

Permit Sonoma
Attn: Joshua Miranda
2550 Ventura Ave Santa Rosa, CA 95403

RE: Frates Battery Energy Storage Project, PLP22-0005

Mr Miranda,

Our names are Craig and Trinnette Nelson. We live at 19 Raffles Court in Adobe Creek, and, as homeowners here, are members of the Adobe Creek Homeowner's Association. We are writing in response to Jennifer Anderson's letter to you of May 30 this year.

Recently some members of the Adobe Creek Homeowners Association Board of Directors, and in particular the president of that Board, Jennifer Anderson, have acted in an irresponsible and less than honest fashion.

The most recent item to come to our attention is the above-mentioned letter sent by Ms Anderson to Joshua Miranda, Permit Sonoma. Ms Anderson's letter seeks to give a false impression of recent votes by the Adobe Creek Homeowners Association, and by the Board of Directors.

Most importantly, the measure put to the voters and to the board had two separate parts. In the agreement, Adobe Investments LLC agrees to at least somewhat restore part of the former Adobe Creek Golf Course in exchange for Adobe Creek Homeowners Association support of the proposed Battery Energy Storage System.

There is no evidence whatsoever that any significant number of Adobe Creek Homeowners actually voted for the Battery Energy Storage System. All of the many homeowners we talked with on the issue who voted for the proposal voted for the renewal of the golf course, and thus for the Battery Facility only because that was a non-negotiable condition of maybe restoring part of the golf course. In national politics, including the BESS as a condition of the golf course restoration might be called a 'Poison Rider', a

proposition inserted into a main proposal to which the 'Poison Rider' might even be contrary.

Further Ms Anderson mentions that 54% of the respondents voted for the proposal. True, but very misleading. The vote was somewhere around 36% of homeowners for the proposal, 32% against the proposal, with 30% not responding. Nowhere near a majority, barely a plurality.

At the yearly homeowners meeting in December, Ms Anderson gave her word that there would be a special meeting of the homeowners association to provide information about the proposed project, so that homeowners could be informed about issues regarding the BESS before the poll. She further agreed that those of us who have studied the safety issues surrounding BESS installations would get to give information at that meeting. That meeting never occurred. Ms Anderson broke her word.

Long after the poll, Strata corporation, developer of the proposed BESS project, held a carefully controlled, only briefly advertised public meeting about the project. On Nextdoor, Strata misrepresented the project as being a solar farm and not a massive Battery installation.

Ms Anderson stated that the Board would vote as it pleased, irrespective of the Homeowners Association vote. Ms Anderson and other members of the board emphasized that the Homeowners poll would in no way bind the Board members. How many homeowners did not respond in the poll due to the stated irrelevance of the Homeowners poll?

The Adobe Creek Homeowners Association Board of Directors voted 4 in favor of the proposition, 3 against. With seven members voting, that is as close as a vote can be. One of the members, Pat Burke, was in the process of selling his home in Adobe Creek, though the deal was not yet done and he still lived in his Adobe Creek home. Common decency demands recusing one's self from any votes of significance in such a situation, but he did not. The Board vote was therefore really a tie.

The fall 2020 vote is completely irrelevant, as the BESS proposed at the time was much smaller than is proposed now, and a small residential development was proposed also. In short, not the same proposition at all.

Thanks.

Craig Nelson
Trinnette Nelson