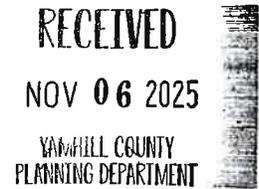


## Lance Woods

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**From:** Melissa Winkelman <melissawinkelman03@gmail.com>  
**Sent:** Thursday, November 6, 2025 12:37 PM  
**To:** Lance Woods  
**Subject:** Docket C-01-25 10431 Equestrian Drive



**Caution:** This email originated outside of the Yamhill County email system

To whom it may concern;

My husband and I have lived at 10445 NE Equestrian Dr. for over 28 years. We are extremely dismayed by the changes in land use implemented by our new neighbor, Javier Ceja.

Mr. Ceja has built an enormous structure immediately adjacent to our shared property line. This structure has never been intended for agricultural use, despite permitting prohibitions, it is clearly intended for use as a commercial structure.

Our main concerns are as follows:

- Watershed from this large structure and newly paved large parking area that may affect our property.
- Unpermitted drainage systems that may affect our well and the erosion it might cause..
- An incredible increase in traffic on our single lane gravel road. This road is basically a shared country driveway and is not intended for the amount of use it is now receiving. It is not fair to expect the rest of the neighborhood to continue to maintain this road or put up with the ensuing dust and noise.
- Another issue we have is the lack of any kind of screening preventing us from looking out at a parking lot full of commercial vehicles, and multiple 1000 gallon water tanks and propane tanks all along our property line.

How can it be that a property that is zoned for residential farmland can be changed so dramatically into a commercial business? This is what zoning restrictions are for, to prevent this kind of intrusion and loss of valuable farmland. I understand Mr. Ceja's desire to grow his business, but it should not be at the expense of the rights of the rest of his neighbors.

Thank you for your consideration,  
Steve Winkelman and Melissa Winkelman  
10445 NE Equestrian Dr.