

From: [David Chen](#)
To: [Bisla, Sachnoor](#)
Cc: [_CityCouncilListPublic](#); [_PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Appellant material Package Num 3
Date: Tuesday, March 24, 2026 1:03:58 PM
Attachments: [pura_vida_recovery_services_surveillance_report.pdf](#)

Noor,

Here is Package Num. 3, the Report from Whitestar Group. Please include it for the record.

Regards,

David Chen
Skyhawk United | BetterSantaRosa.org



March 23, 2026

SUBROSA INVESTIGATION

CASE NAME: Pura Vida Recovery Services

CASE NUMBER: 2603SS0117401

TO: David Chen
Skyhawk United
122 Calistoga Rd. #175
Santa Rosa, CA 95409

FROM : Whitestar Group

OFFICE : Santa Rosa

INVESTIGATORS : T. Nelson

DATE OF INJURY: N/A
INJURY TYPE: N/A

ASSIGNMENT DATE : 03/19/2026, 3/20/2026
ASSIGNMENT TYPE : Subrosa
DUE DATE :
Whitestar file # : n/a

ASSIGNMENT

Per the request of David Chen, Whitestar Group was requested to conduct two (2) days of subrosa on individuals smoking, causing a disturbance, and parking in restricted areas at 5761 Mountain Hawk Dr., 1506 Ronne Dr., 6701 Montecito Blvd., 5041 Parkhurst Dr., 340 Wikiup Dr., and 1966 Robinson Ln., Santa Rosa, CA.

CASE SUMMARY

Two days of surveillance were conducted on March 19, 2026 and March 20, 2026. We documented all activity in the following timeline report. Thank you for entrusting Whitestar Group with your investigative needs.

Day 1 Surveillance

The investigator conducted surveillance at 5761 Mountain Hawk Drive, Santa Rosa, CA, documenting the surrounding area while assessing for any shuttle buses, cargo vans, or individuals potentially associated with Pura Vida Recovery Services, and recording a brief video upon arrival. No activity involving the subjects was observed, and surveillance at this location was terminated at 12:00 p.m. The investigator re-established surveillance at 1506 Ronne Drive, Santa Rosa, CA, documenting multiple vehicles, all associated with various registered owners. Throughout the afternoon, numerous individuals were observed arriving, departing, and congregating near the front porch and yard, with many smoking and conversing, while group movements to and from a white Ford Transit were also documented. Brief video clips were recorded, and surveillance at this location was concluded by mid-afternoon at approximately 3:15 p.m.

Day 2 Surveillance

The investigator conducted surveillance at five addresses associated with Pura Vida Recovery Services in Santa Rosa, CA, documenting all vehicles located at each address and notating pedestrian activity. With no subject-related activity observed, surveillance was terminated at the final location in the late afternoon at 5:00 p.m.

CONCLUSION

The surveillance report, which is included as part of the investigation, provides details of the surveillance operations. The surveillance video, which contains footage taken during the course of the above listed surveillance, is included as part of this package.

I would like to thank you for considering Whitestar Group for your investigative needs and we look forward to working with you again in the near future.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Mark Adams', written in a cursive style.

Mark Adams, CFE
Whitestar Group

Surveillance Timeline

Thursday, March 19, 2026

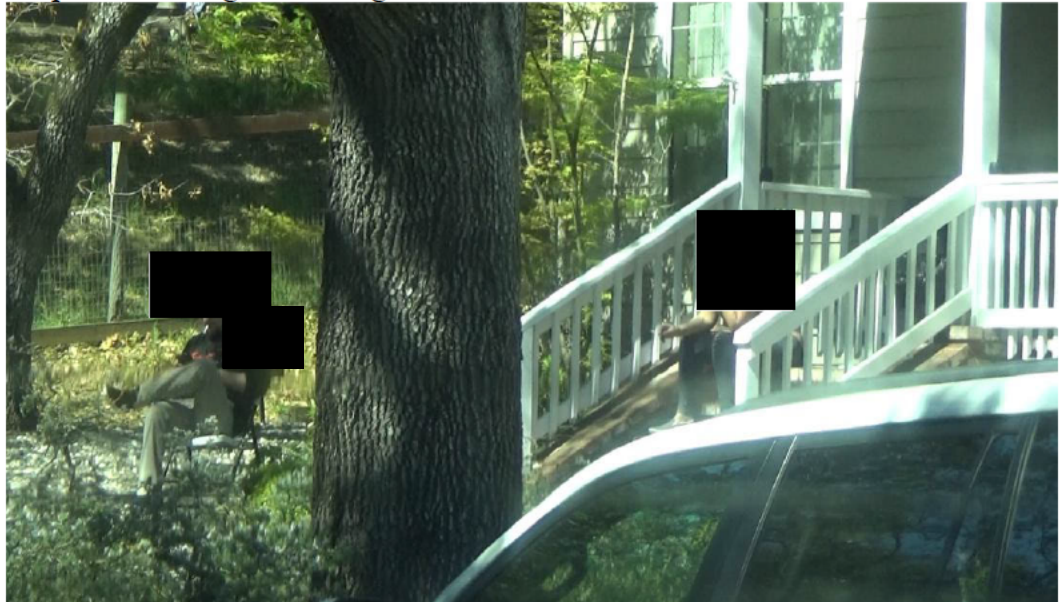
- 12:00 p.m. The Investigator established surveillance at the provided address of 5761 Mountain Hawk Drive, Santa Rosa, CA. Upon arrival, the investigator conducted a visual assessment of the area for any shuttle buses, cargo vans, or individuals potentially associated with Pura Vida Recovery Services. No subject activity was observed, and surveillance at this location was subsequently terminated. A short video clip of the area was obtained. VIDEO OBTAINED
- 12:26 p.m. Surveillance was re-established at the developed address of 1506 Ronne Drive, Santa Rosa, CA. The residence can be described as two-story, yellow in color single-family home with the number 1506 affixed to the front of the building to the left of the garage door. Upon arrival, a white 2017 Ford Transit 350 XLT, CA License # 8HBU777, was parked on the street alongside the curb in front of the residence. A records search revealed the registered owner as Wignall, Alexander Jordan. Four to six individuals were observed exiting the residence and entering the vehicle through the sliding passenger door. A Black male adult was observed occupying the driver's seat. The white Ford Transit then departed the area. Due to the brevity of the departure, no film was obtained.
- 12:36 p.m. The white Ford Transit was located at 728 Famers Lane, Santa Rosa, CA. Upon arrival, the passengers and driver of the Ford Transit were observed exiting the vehicle and entered the shopping mall. A short video clip of the area was obtained. VIDEO OBTAINED
- 12:58 p.m. By the early afternoon, per the client's wishes, surveillance was terminated at this location.
- 1:07 p.m. Surveillance was re-established at the developed address of 1506 Ronne Drive, Santa Rosa, CA. Upon arrival, a silver 2023 Chrysler Pacifica, CA License # 9KTE275 was seen parked on the street alongside the curb in front of the residence. A white Ford F-150, CA License # 24903F2, was seen parked alongside the curb in a No Parking zone across the street from 1508 Ronne Drive. A short video clip was obtained. VIDEO OBTAINED
- 1:12 p.m. A white 2017 Lexus GX 460, CA License # 8WMC714, was seen arriving at the address. The vehicle pulled into the driveway and parked in front of the garage. A White male adult was seen walking down the front steps to the residence. At the same time, a Black female adult exited the front passenger seat of the white Lexus and entered the residence through the front door. The white Lexus then departed the area. VIDEO OBTAINED

1:22 p.m. The white Ford Transit arrived at the address and parked alongside the curb in front of the residence. Upon its arrival, a Black female adult exited the residence from the front door and began to smoke on the front porch. Four individuals, including the driver, were seen exiting the Ford Transit and walked into the residence. VIDEO OBTAINED



1:36 p.m. The white Ford Transit was seen departing the property. Due to the brevity in which the driver appeared, no film of the driver entering the vehicle was obtained. VIDEO OBTAINED

1:37 p.m. A White female adult was seen sitting on the front steps of the residence, talking on a cell phone and smoking. A White male adult walked across the driveway and sat in a chair in the front yard. He subsequently lit a cigarette while using a cellphone and began smoking. VIDEO OBTAINED



1:44 p.m. A gray 2022 Nissan Sentra SR was observed arriving in the area and parked alongside the curb in front of 1508 Ronne Drive. The driver, a White male adult, exited the vehicle, walked to the front passenger side, and opened the door. He retrieved a bag from the interior, closed the door, and proceeded to walk toward 1506 Ronne Drive. VIDEO OBTAINED

1:47 p.m. The white Ford Transit arrived at 1506 Ronne Drive. It parked in the street alongside the curb in front of the residence. The driver exited the vehicle, walked to the silver Chrysler Pacifica, and proceeded to enter the driver's seat. The Chrysler Pacifica then departed the area. VIDEO OBTAINED

1:59 p.m. A Hispanic male adult was seen smoking near the front steps of the property while conversing with a White female adult. VIDEO OBTAINED



2:00 p.m. The silver Chrysler Pacifica arrived at 1506 Ronne Drive. It parked in the street alongside the curb in front of the residence. The driver exited the vehicle and walked into the residence through the front door. VIDEO OBTAINED

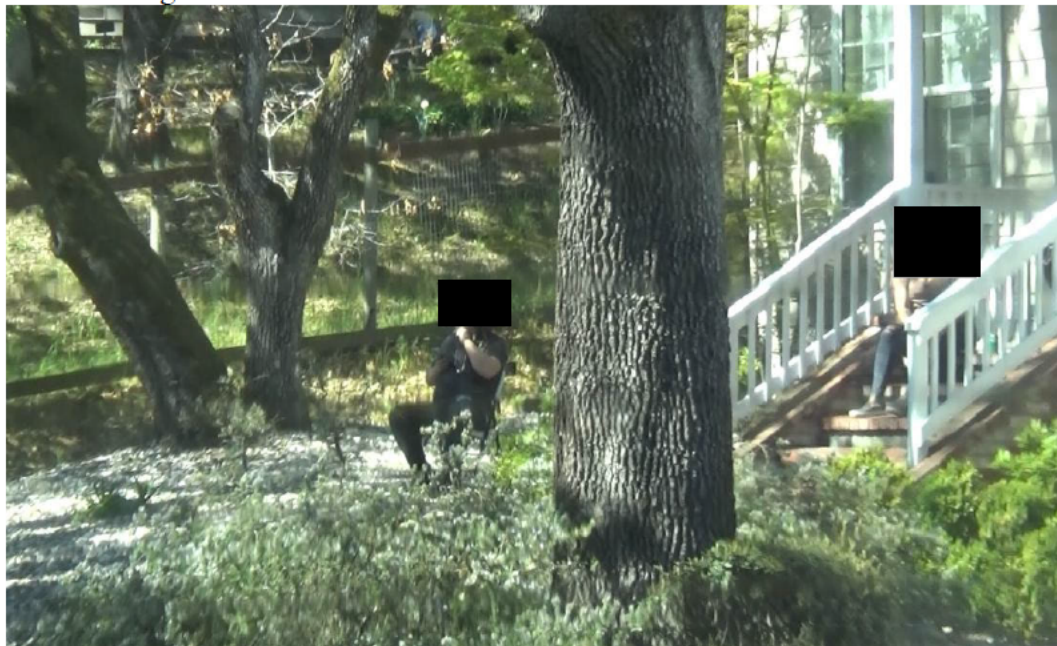
2:04 p.m. A White male adult was seen sitting down in a chair in the front yard and smoking. VIDEO OBTAINED



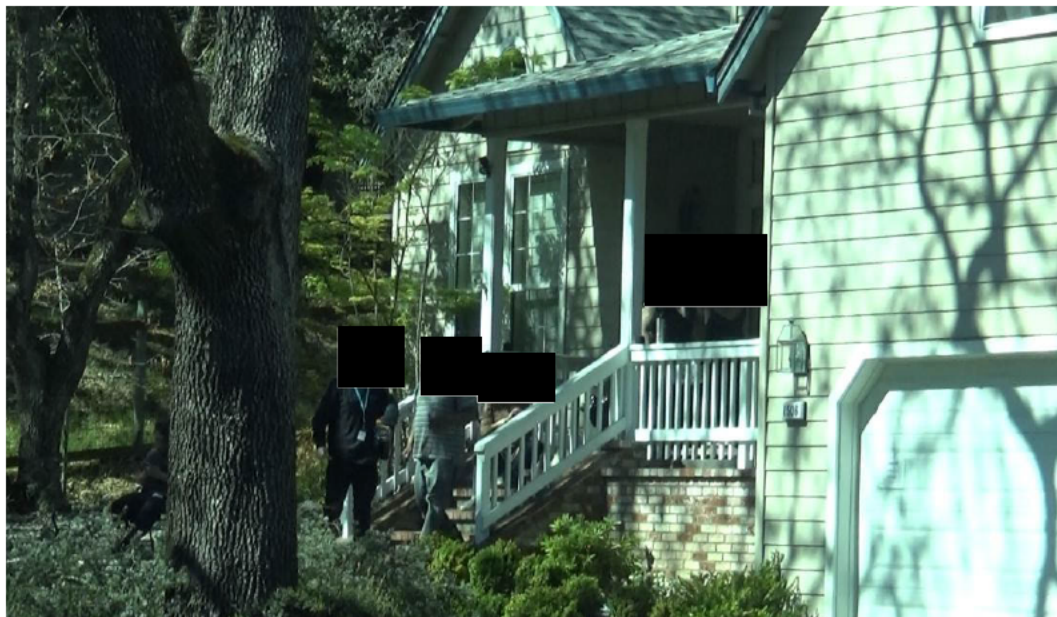
2:20 p.m. A Hispanic male adult was seen smoking in front of the residence near the bottom of the front porch stairs. VIDEO OBTAINED



2:37 p.m. A White female adult was seen seated on the front porch steps smoking. Concurrently, a White male adult was observed seated in a chair in the front yard, also smoking. VIDEO OBTAINED



2:40 p.m. Five individuals were seen gathered around the front porch of the residence. The investigator could hear their conversations from his location; however, the volume was not sufficient to constitute a disturbance. VIDEO OBTAINED



2:43 p.m. The white Lexus GX 460 arrived at 1506 Ronne Drive. The vehicle was parked in the street, alongside the curb in front of the residence. The driver, a White female adult, exited the vehicle and entered the residence through the front door. VIDEO OBTAINED

2:44 p.m. Five individuals were seen gathered around the front porch of the residence. The investigator could hear their conversations from his location; however, the volume was not sufficient to constitute a disturbance. Concurrently, a White male adult walked down the front steps and seated himself in a chair in the front yard with a cigarette in his hand. VIDEO OBTAINED



2:52 p.m. Nine to eleven individuals were seen gathering around the white Ford Transit. A Black male adult entered the driver's seat, and the remaining individuals subsequently entered through the sliding passenger door. The Ford Transit then departed the area. VIDEO OBTAINED

3:10 p.m. The Ford Transit was located in the parking lot at 500 5th Street, Santa Rosa, CA. Its passengers were then seen crossing the street and walking eastbound on 5th Street, where they stopped and gathered at the front entrance of Jessie Jing's Massage & Reflexology, 525 5th Street. After a brief interval, all individuals were observed entering the business. VIDEO OBTAINED

3:15 p.m. By mid-afternoon, with no further activity at this location, surveillance was terminated.

5:00 p.m. The Investigator established surveillance at the developed address of 6701 Montecito Boulevard, Santa Rosa, CA. The residence can be described as a single-story, gray-in-colored home with the number 6701 affixed to the front of the building above the garage. Upon arrival, a black Subaru Crosstrek, CA License # 9RZW950, was parked in the driveway. VIDEO OBTAINED

5:45 p.m. By the late afternoon, with no activity at this location, surveillance was terminated.

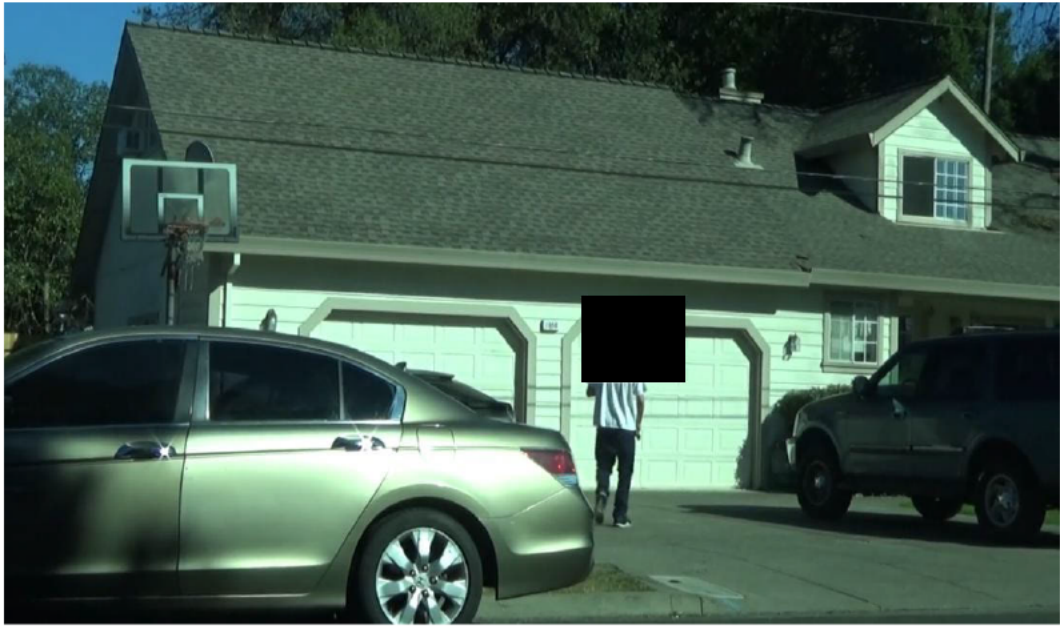
Surveillance Timeline

Friday, March 20, 2026

- 1:00 p.m. The Investigator established surveillance at the developed address of 68 Royal Gorge, Santa Rosa, CA. The residence can be described as a two-story, gray-in-colored home with the number 68 affixed to the fence positioned alongside the driveway. Upon arrival, a green 1990 Honda Accord EX, CA License # 4WAJ220; a gold 2010 Mercedes-Benz E350, CA License # 9SKT882; and a white 2002 Chevrolet Avalanche, CA License # 6X25341, were parked in the cul-de-sac, perpendicular to the curb, in front of the residence. A short video clip of the area was obtained. VIDEO OBTAINED
- 1:30 p.m. By the early afternoon, with no activity at this location, surveillance was terminated.
- 1:40 p.m. The Investigator established surveillance at the developed address of 5041 Parkhurst Drive, Santa Rosa, CA. The residence can be described as a two-story, blue and brown multi-colored home with the number 5041 affixed to the front of the building. Upon arrival, a silver 2017 Hyundai Sante Fe, CA License # 8FEB961, was parked on the street alongside the curb in front of the residence. A silver 2011 Honda CR-V, MA License # 4JM256, was parked in the driveway. A short video clip of the area was obtained. VIDEO OBTAINED
- 2:15 p.m. By the early afternoon, with no activity at this location, surveillance was terminated.
- 2:20 p.m. The Investigator established surveillance at the developed address of 6701 Montecito Boulevard, Santa Rosa, CA. The residence can be described as a single-story, gray-in-colored home with the number 6701 affixed to the front of the building above the garage. Upon arrival, a black 2025 Subaru Crosstrek, CA License # 9RZW950, was parked in the driveway. A short video clip of the area was obtained. VIDEO OBTAINED
- 2:26 p.m. A white cargo van of an unidentified make and model was observed reversing down the driveway alongside the side of the residence. The cargo van was then seen backing out of the driveway onto the street. The vehicle then departed the area. Due to the brevity in which the vehicle appeared, no film of its license plate was obtained. VIDEO OBTAINED



- 3:00 p.m. By the mid-afternoon, with no further activity at this location, surveillance was terminated.
- 3:30 p.m. The Investigator established surveillance at the developed address of 340 Wikiup Drive, Santa Rosa, CA. The residence can be described as a single-story, gray-in-colored home. A mailbox displaying the number 340 is positioned at the entrance of the driveway to the residence. Upon arrival, several vehicles were parked along the driveway of the property; however, due to ongoing vehicle and pedestrian traffic in the area, the investigator was unable to obtain clear images of the license plates. A short video clip of the area was obtained. VIDEO OBTAINED
- 4:00 p.m. By the late afternoon, with no activity at this location, surveillance was terminated.
- 4:15 p.m. The Investigator established surveillance at the developed address of 1966 Robinson Lane, Santa Rosa, CA. The residence can be described as a two-story, yellow in color home with the number 1966 affixed to the front of the building in between two garage doors. Upon arrival, a blue 1998 Ford Expedition, CA License # 4CJZ253, was parked in the driveway; a black 2011 black Honda Accord, CA License # 6TDJ650, and a gold 2009 Honda Accord EX, CA License # 7HOD606, were parked in the street alongside the curb in front of the residence. A short video clip of the area was obtained. VIDEO OBTAINED
- 4:34 p.m. A silver 2019 Honda Civic Sport, CA License # 8JEC702, arrived at the property and parked in the driveway. A White male adult exited the driver's seat of the vehicle and proceeded toward the residence, ascending the front steps and out of view.



5:00 p.m. By the late afternoon, with no further activity, surveillance was terminated.

Investigator: T. Nelson

-END OF CHRONOLOGICAL REPORT-