

December 9, 2017

From:

31400 Pine Mountain Road
Cloverdale, CA 95425

To:

Department of Planning & Building Services Commission
Staff
860 North Bush Street,
Ukiah, CA 95482-3919

CC: James Gore, District 4 Sonoma County Board of Supervisors

Dear Planning Commissioners,

33380 Pine Mountain Road, Hopland

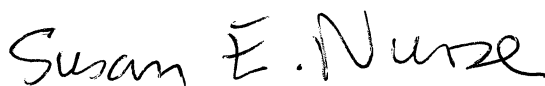
Please note that there is no access to 33380 Pine Mountain Road from Hopland. Access is from Pine Mountain Rd Cloverdale (below 33380).

Regarding Bendan LLC/Collective Hotels and Retreats Inc project, encompassing an 18-room resort hotel, 15 annual events with up to 150 attendees per event, and the serving of alcohol to those attendees that will then drive down Pine Mountain Road, give me significant concerns about the impact to my neighborhood:

1. Pine Mountain Road serves load-density agriculture and residences, and is barely suitable for its existing traffic load. It is a narrow, winding road with many blind corners, deteriorated pavement, steep drop-offs and long stretches where it is barely 12 feet wide. Vehicles frequently must back-up close to steep drop-offs to accommodate passing. The significant additional drivers, most of those unfamiliar with the road – and some less alert from alcohol – will result in much peril on this road. The danger to those who drive to reach this resort, and to those of us who drive daily to our homes and land, cannot be overstated.
2. This is a rural and agricultural area, and as such, is totally unsuited to a commercial development.
3. No environmental report has been distributed to our residents. If such a report has been conducted, where/when do we receive this? Your communication states that we have less than 3 weeks to comment and attend a hearing, no right to appeal the decision after 10 days, and only issues already raised before/at the hearing to be considered if such an appeal is made.
4. With no environmental report distributed, less than 21 days from announcement of this significant project, and no facility for analysis of the environmental impact, this has all the signs of a done deal, with lip service paid to the public and the developer holding the cards. What rights do I have as a citizen?

In summary, this project may benefit Mendocino County and the property developers. However, the real cost in terms of road damage, traffic danger and the high likelihood of serious accidents will be borne by the residents of this rural neighborhood. I request that this project be denied.

Sincerely,



Susan E Nurse

Mendocino County

DEC 13 2017

Planning & Building Services