

Phillip Schwartz
426 E Allen Street
Hudson, NY 12534

Department of Planning and Building Services Staff
860 North Bush Street
Ukiah, CA 95482

Re: Case# U_2017_0009
Applicant: Collective Hotels and Retreats Inc.

To whom it may concern:

Being a brother in law of Roger and Kate Schafer's, I have had the pleasure of visiting their family farm, Pine Mountain Olive Farm, on several occasions and I am familiar with the property and it's beauty and all that makes it a special and wonderful home for Roger and Kate. I am deeply concerned that the development proposed by Collective Hotels and Retreats would not only destroy much of what makes their home special, but it would also pose an environmental risk as well. There would be not only a risk of fire due to wood stoves and fire pits, but also the increase in numbers of people would make evacuation in the event of a fire much more difficult. The one road that provides access to Pine Mountain is extremely steep and winding with large drops on the downhill side. I personally find the road a bit terrifying in the best of circumstances and I cannot envision how that road could possibly accommodate increased traffic or an emergency evacuation of people unfamiliar with the road. In addition to safety concerns, I am also concerned that the parking proposed for the site would be just uphill from Roger and Kate's farm and pond, which could easily be polluted by runoff. At present there are no other houses or structures visible from the farm, and the proposed development would destroy the tranquility and privacy of the farm. There would be light pollution, noise, increased traffic, increased fire risk, increased pollution of pond and groundwater and increased threat to migratory birds and native amphibians due to polluted water and disturbance to their habitat. I can't envision a way that the proposed development could be done that is compatible with the site for which it is proposed and in a way that would not destroy the quality of life on Pine Mountain. Some of what makes Roger and Kate's family farm such a joy to visit is the fact that it is secluded and quiet and that the dark night sky makes stars abundantly visible. It's a magical place and the intrusion of heavy traffic and light and noise would certainly take away much of what is special about the place. Please deny permission for the proposed development by Collective Hotels and Retreats to move forward.

Sincerely,

Phillip Schwartz