

Frances W. Selby  
300 Skyview Drive  
Cloverdale, CA 95425-5433

December 15, 2017

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

Case # U\_2017-0009

Gentlemen:

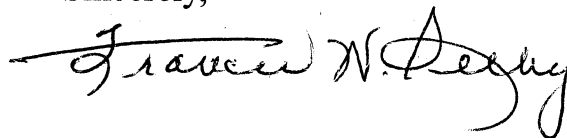
As a seventeen year resident of Cloverdale I am familiar with the property located at 33350 Pine Mountain Road, immediately adjacent to the proposed resort and campground at 33380 Pine Mountain Road, Hopland.

I oppose your proposal as a miss use of range land and a disservice to the small farms and wineries located on Pine Mountain Road for the following reasons:

1. Extreme Fire and Wildfire Hazard – tents, wood stoves and a fire pit used by visitors is an accident ready to happen. Emergency response from Cal Fire would take a minimum of 25 minutes. Evacuating visitors would create traffic safety issues on the narrow road.
2. Safety – the resort will serve and sell beer, wine and liquor, creating both fire and traffic safety issues.
3. Noise Pollution – traffic from campers and staff, delivery, garbage and catering trucks, a commercial and outdoor dining area, as would the proposed wedding venues and other events would contribute to significant noise.

Thank you for the opportunity for me to express my concerns for this proposed project.

Sincerely,



Mendocino County

DEC 18 2017

Planning & Building Services

