

December 13, 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:

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. 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

I have lived on this road since 2001. When I first moved here I had an issue with gaining encroachment on to the county road because I did not have 200ft sight lines in each direction. I argued at the time that it didn't matter too much because no one ever used the road. I certainly could not make that argument today.

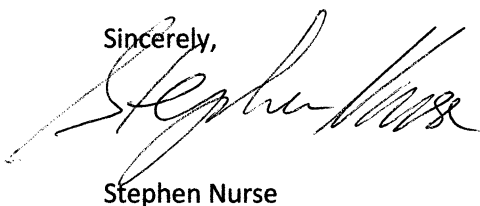
Today I rarely use this road without encountering other traffic, on all occasions one of us has to slow down or stop in order to pass. It's very common for one of us to have to back up in order to provide a safe parking space. I am only one mile from the bottom of the road, the road is considerably more treacherous the further up one drives.

This is a heavily wooded area with plenty of dry brush and grass, during the recent fire incidents in these hills the highway patrol had the good sense to close this road to everything other than essential residential traffic. This is because they recognize the importance of this road as the only one for gaining access to the back country, and because they are trying to preserve life and property.

To allow the development of an 18 room hotel with provision for events hosting 150 people defies understanding. In the likely event of a summer fire in the hills above Cloverdale (something that has occurred at least 5 times since I have been living here) there will be a high probability life and property will be impacted. When large numbers of people evacuate the hotel complex and residences along the road the possibility of fire fighting vehicles and equipment ascending the hill is not just difficult, it would be impossible!

I urge you to deny this application.

Sincerely,



Stephen Nurse

Mendocino County

DEC 18 2017

Planning & Building Services

