December 17, 2017

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. Proposed for 33380 Pine Mountain Road,
Cloverdale

To whom it may concern:

I write this letter as the brother of Roger and Kate Schafer who own Pine Mountain Olive Farm. I
also write this letter as a professional landscape architect and land planner with over 30 years’
experience. I am very familiar with Roger and Kate’s property, having visited the property many
times. I’m also familiar with the unique conditions of the site which Collective Hotels and
Retreats plans for the neighboring property.

I feel strongly that a development like Collective Retreats will adversely impact Pine Mountain in
the following ways:

1. Fire. Considering the current fire season, every attempt should be made to keep this type of
camping development with open fires and wood stoves from being located in a highly
flammable setting, such as Pine Mountain, especially at the end of a long, narrow, winding
road.

2. Pollution Risk. This development is closely adjacent to Roger and Kate’s pond and
agricultural operations. Roger and Kate do all they can to maintain an organic and
ecologically-sound enterprise. Their pond is the direct recipient of run-off from the
Collective Retreats proposed project. Even if Collective Retreats run an equally favorably
environmentally sound operation, a parking lot for 36 cars will surely bring pollutants to the
pond (and beyond). Light and noise pollution at is also of concern. A campground will surely
destroy the “dark sky” and quiet/peaceful qualities of Pine Mountain – regardless if Collect
Retreats is high-end glam-campground.

3. Erosion. The native California landscape is a very sensitive and fragile environment.
Constructing roads and campsites, exposing barren ground to rains will create on-going
erosion, even if erosion mitigation measures are taken. The California landscape, especially
those areas on steep slopes, takes several decades to heal.

4. Wildlife. Although not typically considered when determining development rights that
provide a reasonable tax base, this development will push migratory routes further up the
mountain, and further decrease an already diminished wildlife corridor.

5. Traffic. I cannot imagine what is would be like to travel on the road up and down Pine
Mountain with such an increase in traffic. Accidents will increase, especially at night, and
especially if guests at the retreat are driving under the influence, and not familiar with this
treacherous road.

6. Privacy. The Collective Retreat project will be in full view from the Schafer’s house and farm,
destroying all the qualities, which led them to Pine Mountain, where they have been
extremely responsible residents and good stewards of the land.
I personally live close to another Collective Retreats property, which is located in Ghent, NY – about six miles from my house. I have no issue with Collect Retreats as a company or lodging type. However, in Ghent, their facility is appropriately located on relatively flat ground, near a major road, on a property that is already a commercial operation, and not in the critical view corridor of a neighbor. The Pine Mountain site is both irresponsible and poorly considered. The county and state should consider the health, safety, and welfare of their residents over the development such as this, which will definitely adversely impact the community as a whole. I ask you to please deny any request for this proposed development, or any like it, on Pine Mountain.

Very Sincerely,

Dale Schafer, RLA, ASLA
Principal
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