

December 16 2016

Janet Kamiya & Todd Sabatino
380 Granite Creek Road
Santa Cruz, CA 95065

County of Mendocino
Department of Planning and Building Services
860 North Bush Street
Ukiah, California 95482

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

Dear Commission Staff,

We have just received news that there is a proposed development for property adjacent to the home and property of Roger and Kate Schafer. As friends of theirs, we have visited their property numerous times and know their place as one of beauty and tranquility and particularly quiet. They are models of stewardship, running a small certified organic olive farm, and taking care of the rest of their property with an eye towards preserving the natural habitat, particularly in and around their pond which is a wildlife rich area.

The idea of having a development right next door, parts of it in direct view, and within earshot that includes the possibility of 18 tent units and bathrooms with water and electricity, commercial kitchen, 34 parking spaces and up to 150 people for 15 events per year seems *totally incompatible* with the current nature of the area.

(note: under the REQUEST: section it states "15 plus or minus temporary private events per year" but then under the PLANNING COMMISSION STAFF REPORT FOR MAJOR USE PERMIT it states: "The project will allow up to 15 temporary private events per year")

In terms of acoustics, the change would be radical, as it is a very quiet place, where most of the time you only hear the sounds of nature. Sound travels easily and far in that environment. As some of the events being proposed could be celebratory, with alcohol included, the volume and noise could be substantial, carrying far over property lines disturbing the peace and quiet. The use and impact of lighting would also change the current environment and conditions greatly, intruding into and disturbing the natural state of light, both for people and wildlife. Vehicle issues are another factor that would negatively impact. The grading and work that would need to be done to accommodate the roads and parking will be extensive and potentially create erosion issues as some of it is above the pond. Furthermore, all vehicles will have to come and go on the narrow and winding Pine Mountain Road that is the only way in and out, and serves all the people who live off that road.

The proposal just seems completely at odds with the current use of the area, and would be introducing a massive change in how it is used, and alter the quiet and peaceful nature of the mountain.

Thank you for listening and your consideration.

Janet Kamiya and Todd Sabatino

