

December 18, 2017

County of Mendocino
Dept. of Planning and Building Services
860 North Brush Street
Ukiah, CA 95482

Mendocino County

DEC 19 2017

Planning & Building Services

Re: Case: U 2017 0009
Applicant: Collective Hotels and Retreats, Inc.

To: Honorable Commissioners,

This letter is written with concern over the proposed development of a camping resort adjacent to a 36-acre farm located at 33350 Pine Mountain Road, Cloverdale, CA 95425. I was the previous owner of this 36-acre farm. This is a serene, peaceful location with spectacular views and hill sides.

My concerns over this proposed development are many, but the bottom line is access. To get up to this proposed campground, you would drive from Geysers Road, up 5 miles of narrow, hazardous roadway involving delivery truck, lumber trucks and farm equipment. Portions of Pine Mountain Road are no more than 10' wide and very sharp turns that challenge drivers. I drove this road for over 9 years when I lived and owned the farm at 33350 Pine Mountain Road, additionally, it is certain that the quiet, peace and use of the property will be destroyed for Kate and Roger Schafer who now own my farm.

I now live in unincorporated Mendocino County near Ukiah. I've been in this county 20 years and believe this camping luxury resort near the Schafer's farm, will literally destroy their privacy, peace and quiet. This resort is out of character with the surrounding land, which are vineyards, farms and country residences in ag-rangeland. I suggest this development be denied. No present resident will escape the noise, roadway hazards involving access, fire hazards and safety concerns.

Finally, this type of development might be better suited to a different location where visitors can enjoy safe access, and be free of fire dangers which is high on Pine Mountain Road. Further, Pine Mountain Road is a water deprived area. The luxury resort land barely perked for a three bedroom when I owned the farm.

Respectfully submitted,



Alan Rodier

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