

From:
32000 Pine Mountain Road
Cloverdale, CA 95425

To:
Department Of Planning
860 North Bush Street
Ukiah, CA 95482-3919

Dear Planning Commissioners

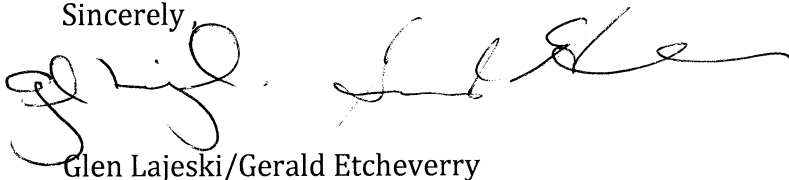
Re: 33380 Pine Mountain Road, Hopland
Case # U_2017-0009

This letter is in response to the desire to build an 18 tent complex at the above address by Bendan LLC/Collective Hotels and Retreats which I strongly object to for numerous reasons:

1. Pine Mountain Road begins in Sonoma County at the juncture of Geysers Road. It is a 14 mile long road with only one entrance and exit. The proposed project is 6-7 miles up this chip sealed road with many potholes, twists and turns, at times unpaved, often only one lane with many hairpin turns with steep drop offs and no guardrails. To build a resort of this magnitude, that will sell liquor, begs a very dangerous situation to residents along this road.
2. Pine Mountain Road is currently in severe disrepair and adding this additional traffic will further cause the deterioration of the chip seal surface.
3. The environmental report has not yet been distributed to the residents involved.
4. There is grave concern with regard to fires and how that is being addressed by the parties concerned: food preparation, BBQ's, fire pits, temporary cooking facilities, guests that smoke etc. Special concern is with guests that are from outside the area that are not familiar with the seriousness of fire concerns.
5. Should there be a fire originating on this site there is only one route of exit. How will that affect firetrucks attempting to come up Pine Mountain Road as guests at the resort attempt to exit. Those that live above this site would be completely cut off from an exit.
6. What is being done about potential fire control? Water source? On site 24 hour per day supervision.

This is just some of the concerns regarding this project. I strongly urge the request to proceed with this project be denied.

Sincerely,



Glen Lajeski/Gerald Etcheverry

Mendocino County

DEC 20 2017

Planning & Building Services