

Victoria Davis - Regarding Case #: U_2017_0009

From: Niko LaValle <niko.lavalle@outlook.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>
Date: 12/19/2017 9:24 PM
Subject: Regarding Case #: U_2017_0009
Cc: "davisv@mendocinocounty.org" <davisv@mendocinocounty.org>

December 19, 2017

Department of Planning and Building Services
860 North Bush St.
Ukiah, CA 95482

Case #: **U_2017_0009**

Applicant: **Collective Hotels and Retreats, Inc.**

Dear Commission Staff,

I am writing this letter in regard to the proposed development of a resort campground on Pine Mountain Road in Cloverdale, California. I am making an appeal on behalf of Roger and Kate Schafer who own a beautiful ranch directly bordering the proposed site. I have been a frequent visitor to Roger and Kate's property over the last decade and it is truly a tranquil and serene location. They are extremely dedicated to preserving the land and protecting the wildlife. They follow very strict organic practices in their olive orchard and small vineyard. They have carefully maintained a beautiful pond and it is home to many species of birds and aquatic life. They have spent many years making their property their dream home while at the same time caring for the land and maintaining its natural integrity. It is a place of quiet and undisturbed relaxation that I have enjoyed many times over the years.

When I first heard about the proposed development immediately adjacent to the Schafer's ranch I was shocked. The scope of the construction would have a huge impact on the area. I have driven on Pine Mountain Road many times and it is extremely narrow and difficult to navigate. I believe that the extra traffic created from resort guests would be problematic and dangerous for drivers unfamiliar with country roads. The site itself with its proposed eighteen tent cabins each with fire pit, electricity, and bathroom also pose very serious concerns. Particularly prescient issues are fire hazard, noise pollution, and habitat destruction. The addition of one hundred plus people at over fifteen events a year would have an incredible impact. I am deeply saddened by this proposal and believe it to be an egregious misuse of the land. I don't believe that anyone deserves to look across their once peaceful property

and see a campground resort nor do they deserve to hear the noise that will undoubtedly carry over from large parties. They Schafer's were only informed of this proposal a few weeks ago and considering how much the resort would affect their quality of life it seems that this matter must be very carefully considered. I earnestly hope that you will see fit to rethink this proposal. Thank you so much for your time and your consideration.

Sincerely yours,

Niko LaValle niko.lavalle@outlook.com