

**Victoria Davis - Letter Regarding Case # U\_2017-0009**

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**From:** Alex Tabone <tabone.alex@gmail.com>  
**To:** <pbs@mendocinocounty.org>, <davisv@mendocinocounty.org>  
**Date:** 12/19/2017 11:59 PM  
**Subject:** Letter Regarding Case # U\_2017-0009  
**Attachments:** Letter Regarding Case U\_2017-009.pdf

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December 19, 2017

Department of Planning and Building Services Commission Staff

860 North Bush Street

Ukiah, CA 95482

Regarding Case #: U\_2017\_009

Applicant: Collective Hotels and Retreats, Inc.

Address: 33380 Pine Mountain Road, Hopland, CA

Dear Planning Commission,

I am writing in regards to the proposed building of a luxury campground on the property at 33380 Pine Mountain Road. As a park professional who has spend the last ten years managing campground in California State Parks, this project seems ill advised for several reasons.

Fire danger in the dry blue oak – gray pine forest is extremely high. The proposed luxury campsites include fire rings that only increase the fire danger to guests at the campground as well as neighboring residents. These luxury campsites, priced according to the company's website at \$500 to \$700 per night, might attract guests without much "wilderness ethic" or knowledge of wildland fire safety and with the possibility of large campfires and loose cigarettes the risk increases ever more. In California State Parks, we have policies in place to ban fires, barbeques, and smoking during periods of high fire danger in order to reduce the risk of starting a blaze. Our guests can be upset by these fire bans because they have a plan of how their camping trip is going to be and their idea of a camping trip includes a fire. Only the threat of enforcement action from our law enforcement Rangers has been enough to ensure fire bans are effective. Collective Hotels and Retreats has not addressed what their policy will be during periods of high fire danger and as a private company will have no Rangers to ensure a fire ban is enforced.

The Pine Mountain Road property has only one ingress and egress route making evacuation difficult. This road is narrow, winding and difficult to drive even in the best of conditions. Fire personal will have a long, difficult and dangerous journey up the road to make access. In California State Parks our new campgrounds are planned with multiple escape routes so we have evacuation options incase one route is cut off.

In State Parks when we have weddings or other special events with upwards of 150 people which include the serving of alcohol, we stipulate Rangers are assigned to the event to ensure enforcement of noise rules, fire safety rules, and generally keep the peace. 150 people is a large influx of people to this rural area and ensuring they stay safe and respectful of the neighboring residences will be a large job. Law Enforcement will have a long response time and will have to leave the county and drive through Cloverdale to reach the site if there is a call for service.

Despite the characterization of this development as small and relatively unobtrusive, a development of this nature will have a large impact on the rural community of the Pine Mountain Road area and these impacts have not been adequately addressed. I ask that you reconsider and this proposal is denied.

Thank you for your time.

Respectfully Yours,

Alex Tabone