

12/20/17
Protest letter
for 12/21/17 meeting

PINE MOUNTAIN ROAD RESIDENTS

TO: DEPARTMENT OF PLANNING AND BUILDING SERVICES

COUNTY OF MENDOCINO

RE: Case#: U_2017-0009 hearing date: December 21, 2017

Via Fax: 707 463-5709

Ignacio Gonzalez, Interim Director; Madelin Holtkamp, Chair Mendocino Planning Commission and Jesse Davis, Project Planner

Written Comments to Proposed Campground development.

Pine Mountain residents object to the proposed development.

- NO NOTICE TO IMPACTED NEIGHBORS or SURROUNDING PROPERTY OWNERS OF PROJECT. Therefore the surrounding and impacted property owners were NOT allowed to participate in this approval or disapproval of this project.
- NO NOTICE OF PUBLIC HEARING
- NO NOTICE TO CLOVERDALE FIRE PROTECTION DISTRICT OR any EMS Services that are designated to this site.
- NO report from Sonoma County Planning or Board of Supervisors

As Property Owner of 31195 Pine Mountain Road, and Owner and Operator of Demattel Vineyard I am objecting to this project and objecting to the impacts this will have on our roads, traffic and potential fire hazards this may have on our community on Pine Mountain. I am also concerned with the water use for potential campers that may impact the down level water users that this project would have on our water.

I am requesting FULL HEARINGS on this matter, including impacts to River and Geysers Roads as well as Impacts to the City of Cloverdale, incurring much traffic as well as Emergency Services that are designated to this site.

The sale of alcoholic beverages by the camps' patrons and dramatic additional traffic imposed on Pine Mountain are not wise or safe.

The County of Sonoma has not maintained Pine Mountain Road, having left road slides, pot holes, deep gulley's, trees down and pavement failures fester for the last 5 years, making many section of the road dangerous with blind turns and road buckling, which causes vehicles to drive on the wrong side of the road into oncoming traffic. Certain areas are so rutted and washed out that a vehicle must slow to a crawl in order to safely transit the damaged road surface. Numerous sections are so narrow as to allow only one vehicle at a time.

Sonoma residents living on Pine Mountain are restricted in their own business uses and development due to the road's access, condition, and first responder issues. The proposed development would not be allowed if Sonoma County was the controlling jurisdiction. But for the geographic quirk, this Mendocino project does not have the same restrictions as we the Sonoma resident live under, and yet will feel the effects of this project.

The proposed use despite being in Mendocino County has only one ingress and egress and that is over the Sonoma County portion of Pine Mountain; which the Sonoma County residents incur taxes with no measureable road maintenance to date on this roadway.

Presently Kendall Jackson and Coppola Wineries are developing large vineyard tracks which have already impacted the road with large trucks, equipment and vineyard workers daily in transit up and down Pine Mountain Road. These activities will continue and increase for the next 3-5 years.

The proposed development in theory will add up to 3000 additional people during the year, (perhaps more) using Pine Mountain Road to gain access, along with alcohol sales and consumption by those using the development's amenities. This has the potential of a recipe for disaster.

Has any staff of the Mendocino County Building Department or Fire Protection Services actually driven Pine Mountain Road from its start at Geysers Road to the proposed development? Perhaps that would be advisable before proceeding with any further approval of this development.

Before there are some reasonable and satisfactory answers to these issues, the Pine Mountain Residents object to this proposed development.

David E Demattei
David E. Demattei
Name

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Demattei Vineyards
Address

Name

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