

December 20, 2017
County of Mendocino
Department of Planning and Building Services
860 North Bush Street
Ukiah, California 95482

Re: Case# U_2017-0009
Applicant: Collective Hotels and Retreats Inc.

Honorable Commissioners,

My husband and I are the owners of property immediately adjacent to the proposed Project Site at 33380 Pine Mountain Road, Cloverdale CA (APN #050-470-45). Our home is on 36 acres to the west of the Project Site, which is owned by BENDAN, LLC, Sausalito CA. The applicant for this proposed development is Collective Hotels and Retreats, Denver, CO.

Some of my objections will have been covered by others submitting their concerns regarding this proposed development (Project), including letters submitted by Daniel Edelstein, Tara Zuroweste, Brian Momsen and Roger Schafer.

1. Aesthetics

- a. In the Report, the planner has determined that the Project will not “create a substantial adverse effect on a scenic vista.” I respectfully disagree. Our home faces the Project Site. My office faces the Project Site. This is the view we see from our home every day. It is the focal point of our home, which is comprised of close to 100% windows on the east side, which faces the Project Site. Our view today is of a pond and a wooded hillside. (Please see attached photographs Attachment A: View from the Front Room with no Campground and Attachment B: View from the Deck with no Campground). The road, parking lot, kitchen and staff housing proposed on this slope would ruin our scenic view.
- b. The Planner has determined that the Project would not “substantially degrade the existing visual character or quality of the site and its surroundings.” I respectfully disagree for the reasons stated in 1.a. above.
- c. The Planner has determined that the Project would not “create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.” I respectfully disagree. Our night view is one of stars. Just stars. There are no lights to the east of us. None. The only lights we see at night are the distant lights of Healdsburg to the south, which do not impact the view from our deck, where we spend our evening hours enjoying the stars. Lights in the parking lot, around the kitchen and dining tent, around and inside each tent — all these would negatively impact the high-quality aesthetic value of our current night sky.

2. Agricultural and Forestry Resources

The Planner has determined that with mitigation the Project would not have a potentially significant impact resulting in the “loss of forest land or conversion of forest land to non-forest use.” I respectfully disagree. Using Google Earth tools and comparing Google Earth images to the proposed Project’s Preliminary Site Plan (Please see Attachment C: Proposed Site Plan), I was able to determine that approximately 0.8 miles of road will be built or improved (Please see Attachment D: Nearly A Mile of Roads). Per CalFire requirements for defensible space, the amount of cleared land for these roads will be $3,942' \times 24' = 94,608$ square feet of cleared forest to support the roads. In addition, the tents, kitchen, staff housing and storage sheds each require 30' of cleared defensible space. If we include 18 tent sites plus the kitchen, 2 sheds, the communal tent, the two bathrooms and the staff trailer, there will be an additional 239,588 square feet of forest land converted to non-forest land. Thus the total amount of forest converted to non-forest would be 334,196 square feet, or 7.67 acres, which represents 38% of the proposed 20-acre campground site. This clearing has already begun, despite the proposed project not yet being approved. Please see Attachment E: Google Earth Taken 5/20/2012 and Attachment F: Google Earth Taken 10/17/2017, which are the same overview taken on two different dates. These two images document the grading and tree removal that has already been done, prior to obtaining permits or completing studies.

3. Air Quality

- a. The Draft Mitigated Negative Declaration states that “the proposed project would not involve a significant amount of new development on the project site.” This is an incorrect conclusion. Consider the myriad new elements that will be added to the Project site (in addition to the removal of trees and the grading that has already been done in advance of project approval): 18 campsites, a communal tent, a commercial kitchen, two public bathrooms, a parking area for 36 cars, staff housing, storage sheds and approximately .8 mile of new roadway are a significant amount of new development on a site that has seen no development other than a minor dirt road.
- b. The Draft Mitigated Negative Declaration notes that dust from vehicles traveling over unpaved roads is a major source of particulate matter less than 10 microns in size (PNM10), yet also states the project will not contribute substantially to an existing or projected air quality violation. How is this conclusion possible? More correct, significant construction dust can reasonably be anticipated during the site build out. In addition, we can note the forecast is 10 staff trips in and out of the site per day, 18 guest cars coming in and out every day, as well as numerous commercial vehicles required for food and other supply delivery and garbage removal.
- c. Although the Draft Mitigated Negative Declaration notes that the Mendocino County Air Quality Management District (MCAQMD) Particulate Matter Attainment Plan applies in this case, there is no recognition of the sheer volume of smoke that would be generated by 18 wood stoves (one per tent). The Particulate Matter Attainment Plan notes on page 28: “each woodstove is a

separate source of air pollution and the cumulative impact of multiple woodstoves is significant.”

The Particulate Matter Attainment Plan also notes that burning wood for heat is an example of the theory of economic externalities, which means visitors enjoying the heat and the low cost of firewood are not bearing the full cost of the air pollution they are creating. Instead, that cost negatively impacts society at large, and in this case, the immediate neighbors (the Schafer family).

- d. The air pollution and smell generated by the commercial kitchen is not adequately addressed in the Draft Mitigated Negative Declaration. I respectfully request that the emissions from the commercial kitchen be further assessed.

4. Biological Resources

- a. As noted by Daniel Edelstein, an Environmental Scientist conversant with California Environmental Quality Act procedures and a Certified Wildlife Biologist Asc. in his comment letter submitted to the Commission, it is not possible to determine the negative impact, if any, on any species identified as a candidate, sensitive, or special status species in local or regional plans without first cataloging the site’s current flora and fauna species, including the potential impact the Project will have on common and special-status nesting bird species that will be present on the site during construction. Consequently, I respectfully request that botanical and wildlife studies be completed and the results be assessed by the Planning Commission before a decision is made on the Major Use Permit for this Project.
- b. Item d under Biological Resources in the Draft Mitigated Negative Declaration asks whether the Project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. In answering this question, the Draft Mitigated Negative Declaration determines there will be a less than significant impact, because “under the project, vegetation would not be removed on areas other than the building sites and roads, as required for fire suppression”. However, as noted in the Agricultural and Forestry Resources section above, nearly 40% of the total area of this Project Site will have vegetation removed. This total is *not insignificant*. More typically, an assessment of “less than significant” would occur when less than 15 percent of vegetation is removed from a site. I respectfully request that the finding for this item be changed to potentially significant negative impact.
- c. The Draft Mitigated Negative Declaration claims that the California Department of Fish and Wildlife (CDFW) was asked for comment and no response was received. This is not correct information. Instead, note that my husband, Roger, contacted CDFW with information about the Project. It seems that the communication from Planning and Building Services, while sent, did not reach its intended target. CDFW *is* interested and has concerns about the Project. Thus, I

respectfully request that no decision regarding the user permit occur until after CDFW has provided its comments. A site visit by a CDFW representative is also advised.

5. Hazards and Hazardous Materials

- a. I strongly disagree with the Planner's conclusion that incorporation of mitigation measures 2-8 would reduce the risk of fire to "less than significant." We frequently experience winds above 50 mph here and winds have been recorded as high at 110 mph.¹ A 5,000 gallon fire suppression supply is inadequate under these conditions. The nearest CalFire station is in Hopland, 45 minutes away. I believe the finding here should be that there is a potentially significant risk of loss, injury or death involving wildland fires. As we come to grips with the new reality climate change has introduced, where 9 of California's 20 largest recorded wildfires have occurred in the past decade², we as a community should take a step back and reconsider establishing campgrounds in high fire hazard areas, both to protect the land and to protect the campers. Likewise, the one-lane, winding, non-maintained road leading to the Project site is a winding challenge to merely enter the proposed Project site. As a result, the risk of fire *and* potential tragic aftermath results should be deemed "potentially significant impacts" for this area.
- b. Garbage, including potentially hazardous materials, will be stored onsite between transfers to the nearest Mendocino County transfer site, which is one hour away in Ukiah. Dumpsters are smelly, can be leaky, and are frequently the site of loose trash that "missed the bucket." In addition, having the garbage trucked away is another source of noise and a burden on both Pine Mountain Road and the mile of dirt access road leading up to the proposed Project site.
- c. In answer to the question "would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?," the Draft Mitigated Negative Declaration has determined there will be a less than significant impact with mitigation incorporated, noting that the site is classified as "Uninhabited, Vegetated and Uninhabited, No Vegetation". I don't know whether the report is correct about the classification, but the fact remains that our property is inhabited full time, year round, and it is directly adjacent to the proposed project site. I ask the Commissioners to consider the risk of a fire starting in the campground and the potential impact to our lives and property. I believe the finding here should be changed to potentially significant impact, considering this area is, in fact, inhabited.

6. Hydrology and Water Quality

- a. I respectfully disagree with the Draft Mitigated Negative Declaration's conclusion that there would be a less than significant negative impact on groundwater supplies. More correct, it is highly likely significant impacts on groundwater

¹ http://www.pinemountainava.org/AVA_facts.php

² SF Chronicle Sunday, December 10, 2017 page A15

supplies will occur. Consider that runoff from the to-date un-utilized spring on the Project site feeds directly into our pond during the rainy season, and, in so doing, percolates into the aquifer. In fact, runoff from the Project site is the only input into our pond other than rainfall. This has been documented by the State Water Resources Control Board in our Small Domestic Use Registration, number D032262.

- b. Similarly, I disagree with the Draft Mitigated Negative Declaration's conclusion that the "project would not substantially alter the existing drainage pattern of the site in a manner that would result in in substantial erosion or siltation on or off site." Here's why this conclusion needs to be further assessed: The Proposed Site Plan (Attachment D: Proposed Site Plan) shows a new road proposed as an entrance to the resort/campground, directly adjacent to our property line at the south west corner of the Project site. A close look at the topographic lines on this site plan shows that the proposed road crosses a depression. This depression is a seasonal pond. The runoff from this pond currently flows across the property line and onto our property, but is naturally dispersed by a berm that essentially dams the pond, and causes no harm to our property. To build a road in this low-lying area, significant soil fill would be required, as would a culvert pipe. A culvert pipe here would channel the runoff, resulting in significant erosion and top-soil depletion in our olive grove. Therefore, I object to the proposed road at this location, as it will result in significant negative impacts upon our property.
- c. The Draft Mitigated Negative Declaration states on page 16 that "All necessary permits for the on-site wells and septic system have been obtained from the Department of Environmental Health." I respectfully request that these permits be added to the record here, prior to a decision to approve the Project.
- d. The Draft Mitigated Negative Declaration also states on page 16 that the current owner has "maintained records regarding the output and production of the naturally occurring spring" and that "the amount of water available to this development appears sufficient based on a review of documentation provided by the owner." This is a surprising and dubious conclusion, given the previous two owners both struggled with a lack of available water. As a result, I respectfully request an independent assessment of the water system as currently developed, including daily volume, before a decision is made to approve this project.

7. Land Use And Planning

- a. The Project Application form dated 6/2/2017 and entered into the record 6/9/17 describes the project as "Develop a 'Transient Habitation – Campground' on 39 acres of RL – Rangeland District at 33380 Pine Mountain Road, Hopland CA"
 - i. The definition of Transient Habitation, Campground is "Campground services involving transient habitation areas for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks or campgrounds. Uses within this use type are subject to Chapter 20.176, Recreational Vehicles and Campground.

- b. In the Staff Report – Major Use Permit dated 12/21/2017 the project description has been changed as follows: “...to establish Transient Habitation (Resort and Recreational Facilities) on a parcel under the R-L (Rangeland) District.”
 - i. The definition of Transient Habitation – Resort and Recreational Facilities is “Resort services including the provision of extensive outdoor recreation and entertainment services, especially for vacationers. Typical uses include resort and recreational facilities, health spas, resort hotels and motels, guest ranch, inns or organized camps”³

The intended use for the proposed campground at 33380 Pine Mountain Road more closely resembles the definition of Transient Habitation – Campground than it does “Transient Habitation – Resort and Recreational Facilities. This distinction is important for two reasons:

1. There are different requirements for these two different types of uses. Requirements for Transient Habitation – Campground are listed under Sec. 20.176.015 – Development Standards in the Mendocino County Code of Ordinances. ⁴ For example, campgrounds must provide a secondary emergency exit while there is no such requirement for resort and recreational facilities.
2. If the incorrect use is permitted with this application, it opens the door to completely different use than is currently being evaluated for the site property.

I respectfully request the Planning Commission review the intended use for this site and ensure it is categorized correctly and that all appropriate regulations are followed prior to granting a Major Use Permit.

8. Noise

As an immediately adjacent neighbor, noise is one of my biggest concerns. Our home is quiet during the day and silent at night. I live here. I work here. I sleep here. Quiet is something I hold dear, and is one of the primary reasons we chose this property for our home ten years ago. As noted in the Draft Mitigated Negative Declaration: “Generally speaking, land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. For example, a residential land use where people live, sleep and study is generally considered sensitive to noise because noise can disrupt these activities” and “Major noise sources in Mendocino County consist of *commercial* and industrial uses, and *recreation* and community facilities.” The proposed Project is a commercial recreational facility.

³

https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIMECOZOCO_CH20.024COSTY_S20.024.135TRHA

⁴

https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIMECOZOCO_CH20.176REVEPACA

- a. Permanent noise increases are inevitable. From a baseline of near absolute silence during the day and complete silence at night, it is not possible that a commercial operation employing up to 10 staff per day and hosting 36 guests or more per day (and all the associated operational noise: deliveries, garbage removal, regular maintenance, etc.) would not create a significant permanent increase in noise. Consequently, I respectfully disagree with the Draft Mitigated Negative Declaration's conclusion that permanent noise increases are not anticipated. I invite the Planning Commission to spend a day or an evening here and I can assure you, you will disagree with the Planner's conclusion that a commercial recreational enterprise operating next door will not result in a substantial permanent increase in noise levels.
- b. Temporary noise increases during construction would be significant. Contrary to the conclusions in the Draft Mitigated Negative Declaration, it is likely the Project will result in substantial temporary and periodic increases in ambient noise. Consider: Construction noise will include chainsaws removing trees and clearing brush; graders and other earth-moving equipment cutting roads and campsites; trenching for powerlines, sewer lines and water lines; tent platform construction; bathroom construction; commercial kitchen construction; and trucks delivering gravel and other supplies. By my calculations there will be (at a minimum) 94,608 square feet of road surface and 15,000 square feet of parking lot surface. With the specified 8" bed of gravel, there will need to be 2,707 cubic yards of gravel delivered, which means 270 truckloads of 10 cubic yards each. As a result, it common sense to agree a significant increase in noise will occur if the Project is approved. I respectfully request this area be further assessed before a use permit is granted to the Applicant.
- c. Temporary increases in noise during weddings and other events will likewise be significant. There will be an increase in traffic to support these events. Additional visitors and additional staff will be onsite, as well as professionals hired by wedding parties (photographers, caterers, flower arrangers, musicians, etc.). The increased noise during these events will be significant, with amplified music expected throughout the three-day events. Weddings are normally boisterous. People rightfully enjoy themselves: they get loud, especially when alcohol is served. The Draft Mitigated Negative Declaration's assertion that wedding events would last no more than three days and would occur over a weekend without creating significant impacts upon *our* weekends is false.

9. Public Services

This section highlights what I consider a fundamental flaw evident throughout the Draft Mitigated Negative Declaration. Here I again ask you to please re-assess the assertion that the activities related to the proposed resort and campground are temporary in nature, somehow implying a reduced impact. What is temporary about the proposed Project? Consider the roads, the buildings, the tent platforms, the kitchen, and the bathrooms — all of these additions are new and permanent impacts. Bottom line: this is a proposal for a permanent resort, where the only temporary

component is the visitors themselves. Consequently, I respectfully reject the notion that this is a temporary enterprise or that the impacts of it are temporary. I respectfully disagree with the Draft Mitigated Negative Declaration's conclusion that "while the expanded lodging and resort and recreational facilities would increase the amount of visitors to the site, these activities would only be temporary in nature, therefore a less than significant impact would occur." Temporary guests leaving only to be replaced by new temporary guests does not equate to a temporary population, but a constant population. This dynamic does, in fact, create a potentially significant impact on public services.

- a. Demand on local services is a major concern. Although the fire department with jurisdiction over the proposed Project site is CalFire, and the official first responder is the Hopland Fire Department, in truth it is the Cloverdale Fire Department who will be the first responder.
- b. The law enforcement entity responsible for the proposed campground/resort is the Mendocino County Sheriff. If we as neighbors have reason to file a complaint based on a fear for our safety or for the safety of the campground/resort guests, the response would come from the Sheriff's office in Ukiah, one hour away. The same is true for guests at the campground/resort — if they need the Sheriff's assistance, it will be at least an hour before they get help.

10. Transportation and Traffic

- a. The Draft Mitigated Negative Declaration incorrectly lumps c), d) and e) together under air traffic patterns. Only c) relates to air traffic.
- b. The dirt access road from Pine Mountain Road up to the proposed Project site is frequently used by agricultural vehicles. There are blind turns where an oncoming car cannot see a slow moving vehicle in front of them or oncoming. I consider this an example of incompatible use: out-of-town guests unfamiliar with the road and not expecting farm equipment are incompatible with slow moving vehicles. I respectfully disagree with the Draft Mitigated Negative Declaration's conclusion that there is a less than significant impact in this regard.
- c. Emergency access is a serious concern. Accidents happen, particularly when alcohol is involved. The Draft Mitigated Negative Declaration incorrectly states that there would be "no impact" on emergency access (page 23). Given that the number of people on the proposed Project site will increase from zero to approximately 50 on any given day (more during weddings and other events), it is irresponsible to dismiss emergency response concerns. I respectfully disagree with the Draft Mitigated Negative Declaration's conclusion that there will be a less than significant impact with respect to emergency response.

11. Utilities and Service Systems

- a. The section "Onsite Water and Septic Systems" on page 25 of the Draft Mitigated Negative Declaration asserts "Documentation of the on-site water source has been

maintained by the land owner. A review of these records indicate sufficient capacity and flow to meet increased demand.” Yet further down the same page the statement is made “...the project may require new water wells...” Which is it? Is there sufficient water for the increased use, or is there not? How is the increased demand projected? Has an independent assessment of water supply occurred? If so, can you please share the report? Given it appears no report exists, I respectfully request that an independent assessment be conducted to confirm the landowner’s findings in this regard prior to you granting the Applicant a Major Use Permit.

- b. The section “Onsite Water and Septic Systems” on page 25 of the Draft Mitigated Negative Declaration states “Conditions are recommended to require the submission of information necessary to demonstrate an adequate water supply and septic suitability for the proposed project to the Department of Environmental Health...” yet we saw on page 16 that “All necessary permits for the on-site wells and septic system have been obtained from the Department of Environmental Health”. *Have permits been obtained or not?* I respectfully request that this question be resolved prior to a Major Use Permit being granted.
- c. It is unclear from the information available in the Draft Mitigated Negative Declaration that there has been a successful percolation test done on the proposed Project site. Anecdotal evidence from previous owners of the proposed Project site suggests that a percolation test sufficient to support the increased use anticipated for this campground and resort is unlikely. I respectfully request that percolation test results supporting the anticipated needs of the campground/resort be provided prior to any approval of the requested Major Use Permit.

12. Mandatory Findings of Significance

- a. The Mandatory Findings of Significance section of the Draft Mitigated Negative Declaration explains that certain mandatory findings of significance must be made to comply with CEQA Guidelines § 15065, and goes on to state that the project has been analyzed, determining that it would not:
 - i. Substantially degrade environmental quality
 - ii. Substantially reduce fish or wildlife habitat
 - iii. Cause a fish or wildlife population to fall below self-sustaining levels
 - iv. Reduce the numbers or range of a rare, threatened or endangered species
 - v. Have environment environmental effects that will directly or indirectly cause substantial adverse effects on human beings
 - vi. Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with the past, current and reasonably anticipated future events.

Yet where are these studies? Among the list of agencies who did not respond to referrals on U_2017-0009 (obtained from Victoria Davis 12/14/17) are the following:

- Air Quality Management District
- Regional Water Quality

- Department of Fish and Wildlife
- Native Plant Society
- US Fish and Wildlife
- Army Corps of Engineers
- Assessor

I respectfully request that a Major Use Permit be denied in this case due to inadequate studies of these areas of concern, or at a minimum, delayed until adequate study has been done. It is unacceptable to state a study exists while also asserting the agency did not reply.

13. Additional Concerns

- a. Although historically designated as Range Land 160 (RL 160) the Project site and our property were subdivided in 1986, creating the new parcels 050-470-043 (currently owned by Bendan, LLC), 050-470-044 (current owned by the Schafers) and 050-470-045 (currently owned by Bendan, LLC). The zoning was not changed from RL 160, but a reasonable person — especially if knowing that the Mendocino County General Plan is due for a revision — would question whether every permissible use for RL 160 is appropriate for a parcel much smaller than 160 acres.
- b. I do not have any problem with glamping, camping or providing the opportunity for others to get outdoors. But I do believe that the proposed location for this project is inappropriate. Several reasons were cited above, in response to the Draft Mitigated Negative Declaration sections: aesthetics; agriculture and forestry resources, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, transportation and traffic, and utilities and service systems. I respectfully request the Planning Commission deny this request at the current proposed location. I believe several alternate sites can be found among Bendan LLC's 1000 acres or even elsewhere in Mendocino or Sonoma counties. Please see Attachment H: Adjacent Bendan LLC Properties.
- c. The initial application for a Major Use Permit indicated that no events were planned, but that the applicant wished to reserve the right to host up to 15 events per year in the future. However, the Draft Mitigated Negative Declaration, in several places, indicates no such future desire. Examples include:
 - i. In the Request on page 1: "...and hold 15 +/- temporary private events per year"
 - ii. In the Project Description on page 2: "The project will allow up to 15 temporary private events per year"
 - iii. In the Hazards and Hazardous Material section on page 5: "the proposed project would increase the number of persons visiting the site, due to the expanded lodging and resort recreational facilities, and private events and/or weddings, to allow for up to 15 private evens and/or weddings per year with up to 150 guests to the site."

- iv. Also in the Hazards and Hazardous Material section on page 5: “Although proper precautions and measures would be taken during private events and/or weddings, the potential exists for wildland fire to inadvertently be ignited when equipment is utilized or outdoor campfires are built near dry grassland...”
- v. In the transportation and Traffic section on page 6: “Additional parking for events will need to be facilitated off-site. Even here, where an Event Plan is mentioned as a prerequisite to holding the first event, there is no mention of simply “reserving the right to hold future events”.

In the Notice of Public Hearing and Availability of Draft Mitigated Negative Declaration for Public Review dated November 29, 2017, again we see the request stated as “...and hold 15 +/- temporary private events per year.”

Given the above information, I request that the Planning Commission require all studies associated with aspects of the proposed Project be completed prior to granting a Major Use Permit for the Project. A piecemeal approach does not match the request as stated, and makes it extremely difficult to get meaningful input from the communities in both Mendocino and Sonoma counties, thereby creating a public disadvantage.

- d. The 39-acre parcel on which the proposed resort would be built has historically and regularly experienced water shortage issues. Consider how previous owners have struggled with obtaining enough water, eventually determining that there was only enough water to support a 2-3 bedroom home. As a result, what conditions have changed to conclude the Project will suitably be able to operate with the current water supplies?
- e. Related, percolation tests have also been a challenge on the proposed Project site. I respectfully request further study to determine that the on-site water source can support this development and that a percolation test will support the addition of 20 toilets, sinks, and showers, and a commercial kitchen. I request that this be an independent study that is submitted to the Commission for review.
- f. Our property is only partially fenced along its common boundary between with the Project site. Without additional fencing, nothing would prevent campers from wandering onto our property. If this Major Use Permit were to be approved, Collective Hotels and Retreats should be responsible for fencing the common boundary between our property and the Project site, including a gate where the upper road crosses our property.
- g. On the Collective Retreats website and Facebook page, much is said about the 1,500 thread count linens provided in the glamping tents. Presumably other linens such as towels, robes, tablecloths, napkins, etc., will also be provided for the guests. However, nothing is said about laundry facilities in the Draft Mitigated Negative Declaration. I respectfully request that laundry be addressed prior to a

decision on this major Use Plan. If laundry is to be processed onsite, where? Have water and grey water requirements been considered? Would harmful detergents be used? If laundry is to be processed offsite, where? Has laundry transportation been considered?

- h. Loss of Property Value – How will this commercial enterprise impact our property value? I have spoken with several appraisers who believe our property will decline in value, but there was not sufficient time for any of them to conduct an appraisal and create a projected impact report ahead of the December 20th deadline for submissions. It is our belief that there will be a downward impact on our property's value.
- i. Intent – Here's a question we as immediate adjacent owners to the Project would appreciate you answering: how did the Project proceed so far without the immediately adjacent owners (us) knowing about it? Why did neither Barry Hoffner (Bendan, LLC) nor Kate Fitzpatrick (Collective Hotels and Retreats) reach out to discuss the project and explore whether we had any concerns? Instead, we learned about the project when we got a notice from Mendocino County Planning and Building Services, a mere 21 days prior to the hearing. I have to conclude that either Bendan, LLC and/or Collective Hotels and Retreats did not care how the Project would impact us or, perhaps, that they knew we would object but did not wish us to have time to appeal and prepare comments for the upcoming hearing.

Thank you for your time and effort on this issue.

Sincerely,



Kate Schafer

707-894-4191

KateSchafer@Yahoo.com

Attachment A: View from the Front Room with no Campground



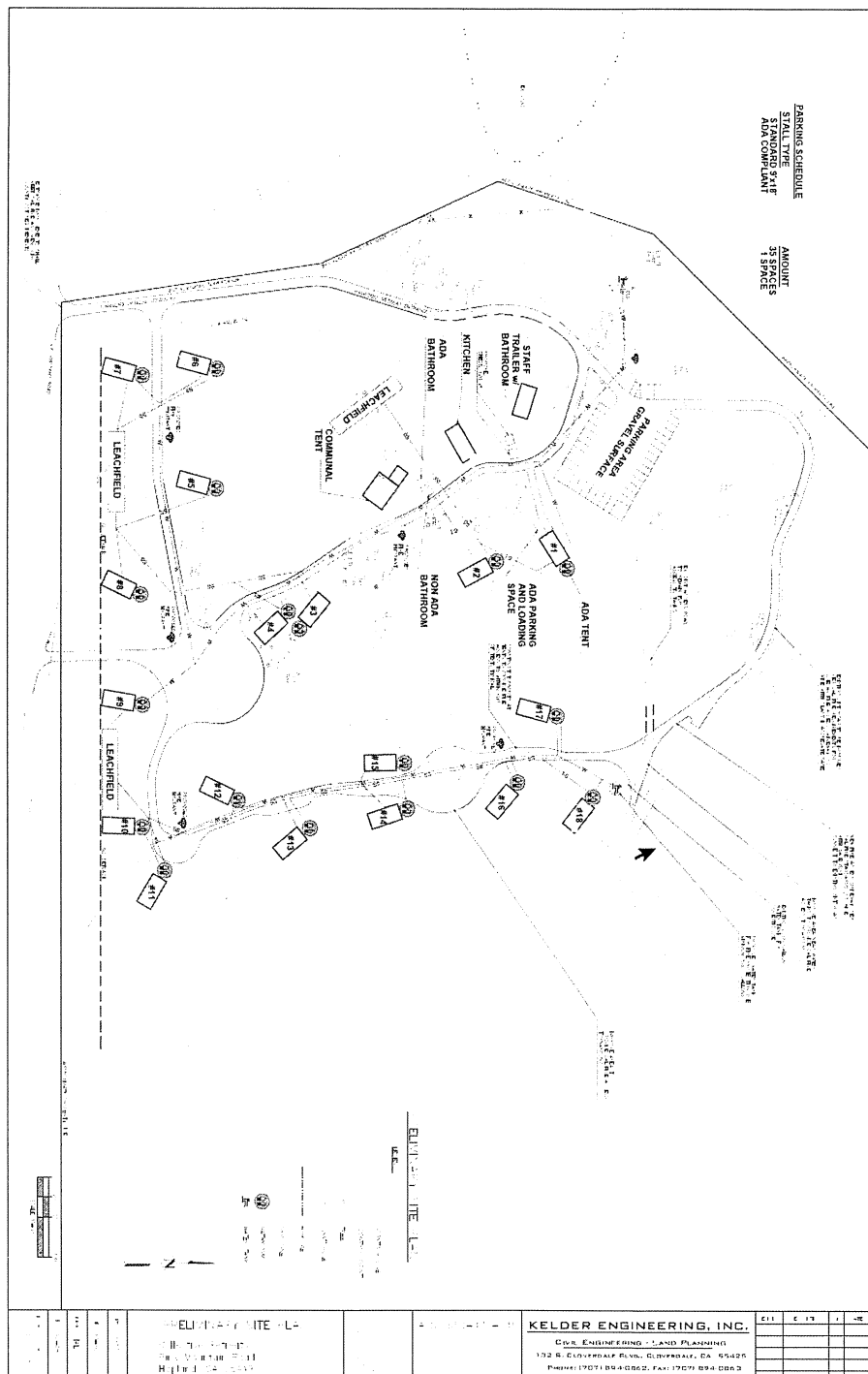
Attachment B: View from the Deck with no Campground



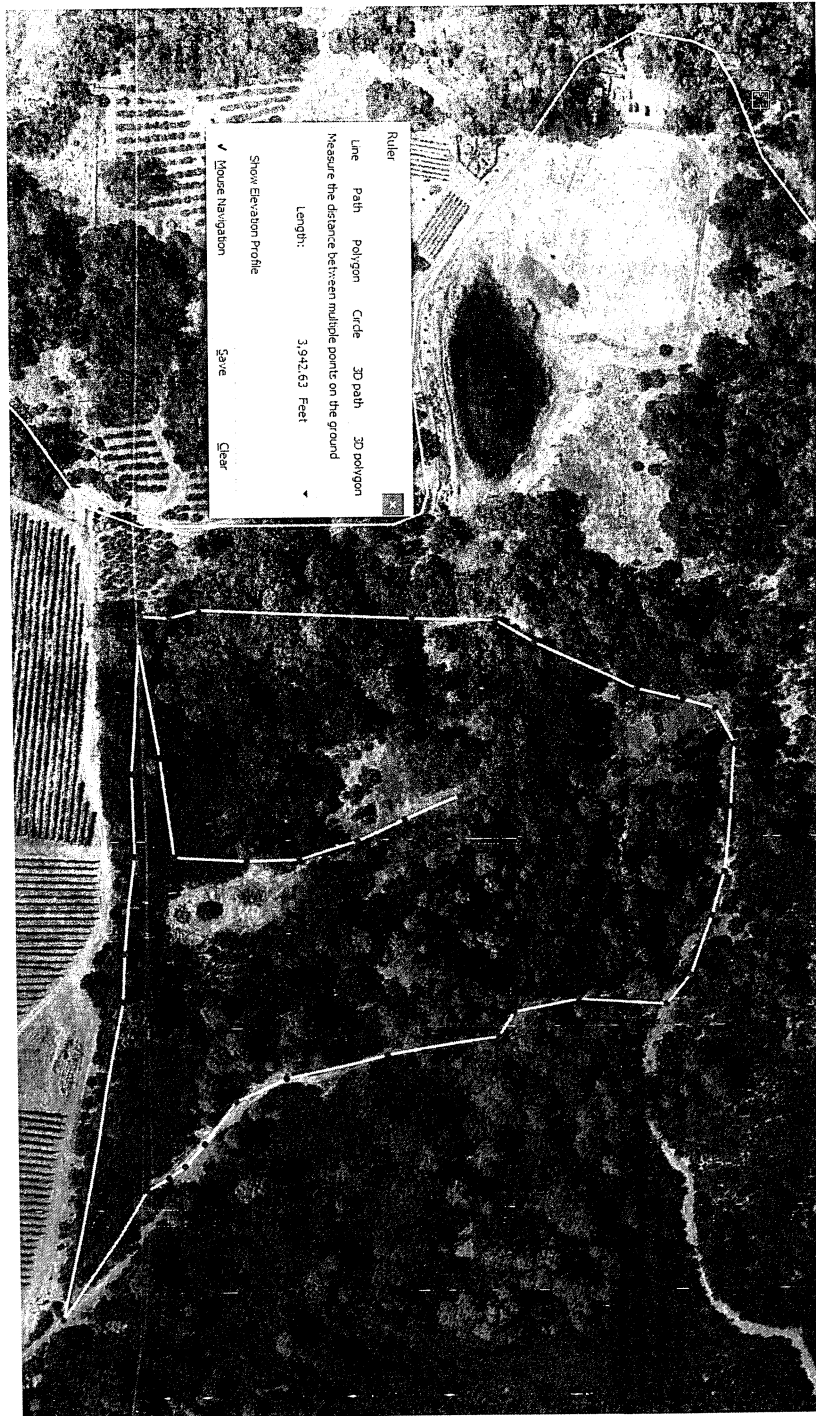
Attachment C: View from the Garden with No Campground



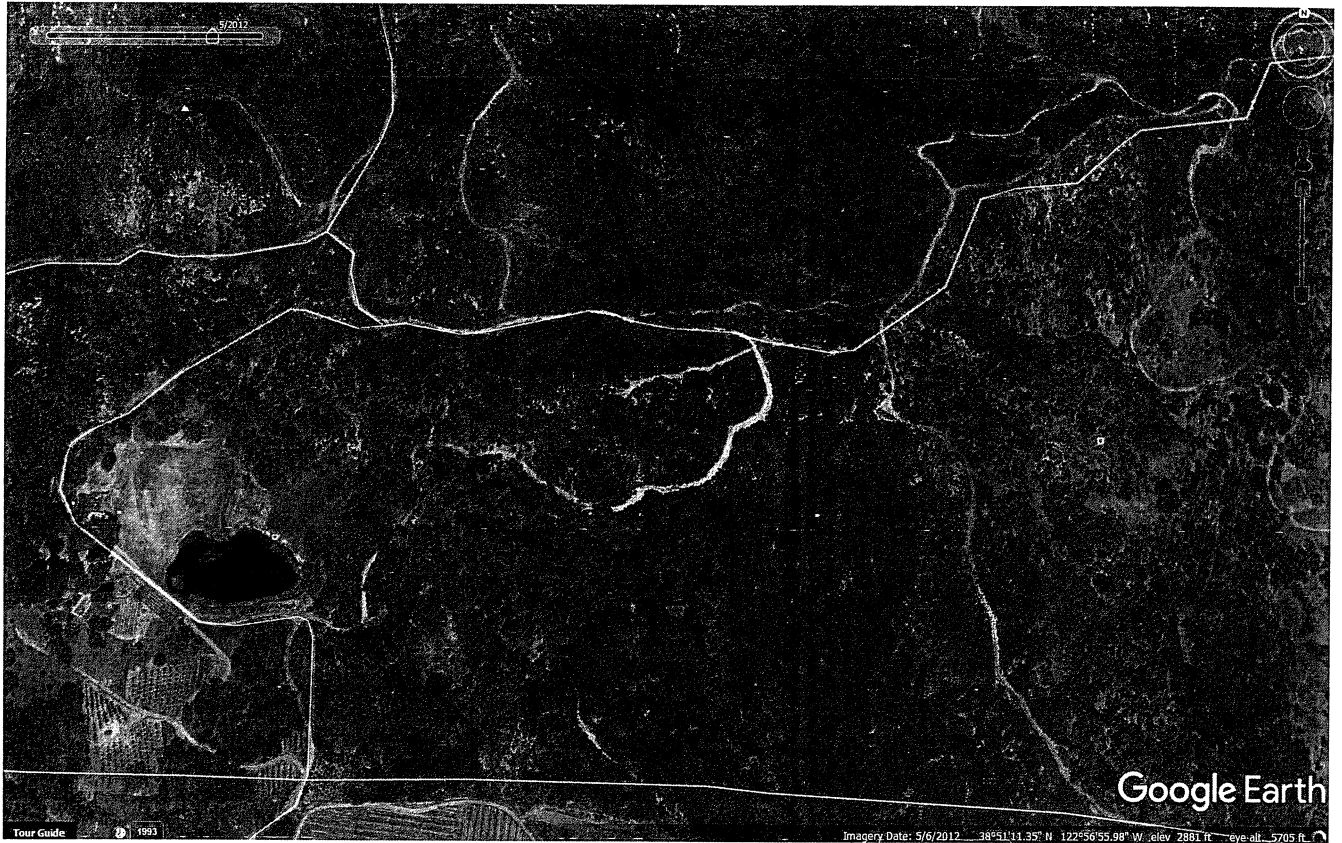
Attachment D: Proposed Site Plan



Attachment E: Nearly a Mile of Roads



Attachment F: Google Earth taken 5/20/2012



Please note: In this image from May 20, 2012 there is only one road through the subject property, and there are no areas cleared of trees and bushes.

Attachment G: Google Earth taken 10/17/2017



Please note: In this image from October 17, 2017 we see an additional road and four cleared areas: the proposed parking lot, a tent area, the common tent area, and the entire top of the highest hill on the property.

Attachment H: Adjacent Bendan LLC Properties

