

December 19, 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 name is Roger Schafer. My wife, Kate, and I live at 33350 Pine Mountain Road, Cloverdale California in Mendocino County (APN 050-470-44).

It was brought to my attention on November 29th that the applicant, Collective Hotels & Retreats, Inc. from Denver, Colorado and the owner of the parcel adjacent to us (APN 050-470-45), Bendan LLC from Sausalito, California were requesting a major use permit to develop a campground on that parcel. I object in the strongest possible terms to this project.

I was shocked and dumbfounded that something so out of character with the area was possible. Anyone who has ever been to this part of Mendocino County would have the same reaction. Why would these two corporations want to place this project as close as possible to our home and immediately adjacent to our organic olive groves? Neither the owner nor the applicant ever reached out to us about this project.

The character of Pine Mountain is one of beauty, solitude and quiet. There are only single family residences on farms and ranches on the steep slopes of Pine Mountain. The silence at our farm is *penetrating* and one of the reasons we bought the farm ten years ago. This glamping project will destroy that quiet.

I've read the Planning Commission Staff Report for a major use permit (U\_2017-0009). On page 2 of the report, under Site Characteristics, 2nd paragraph, the project parcel is described as being "...surrounded by large parcels zoned RL." Herein lies the kernel of why this project will have such a destructive impact on our home and family farm with regards to a few of the issues that will be discussed in the body of this letter. Our parcel is only 36 acres; it is not a large parcel relative to other parcels in the area, thus the above description is misleading. The owner of the project parcel literally surrounds *our* farm with approximately 1,000 acres in Mendocino and Sonoma Counties, but has chosen the closest twenty of those acres which will have the most impact on our home, our farm and our way of life, on which to develop the proposed campground.

Imbedded in the Staff Report, on page 1 of the Initial Study/Mitigated Negative Declaration, in Section 2, is the Environmental Checklist. I quote, "'Significant effect on the environment' means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient

noise, and aesthetic significance....A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382)".

What follows are my specific objections to the project on a section by section basis from the Initial Study/Draft Mitigated Negative Declaration from the Planning Commission Staff Report-Major Use Permit, dated December 21, 2017:

## 1. AESTHETICS

**Part a:** *Would the project have a substantial adverse effect on a scenic vista?* Yes, there would be a 'Potentially Significant Impact' for us (my wife, Kate, and myself). The scenic vista from our home that we currently enjoy would be destroyed by this campground. The clearing necessary for almost one mile of roads and 30 feet of clearance around each tent and other facilities would reduce the current forest and replace it with a campground—a substantial adverse effect to our scenic vista.

**Part c:** *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?* Yes, there would be a 'Potentially Significant Impact' for us. The existing visual character would be severely degraded with the construction of a 36-space parking lot, 18 tent sites, a commercial kitchen, two communal bathrooms, a communal tent and other outbuildings in the campground, replacing the forest.

**Part d:** *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* Yes, the project would create a 'Potentially Significant Impact' by creating new sources of substantial light and glare for the site and the surrounding area. Currently, the area of the proposed campground is completely dark at night, with a star filled sky and the milky way on clear nights. The campground, in very close proximity to us, would have 18 tent sites, each with a chandelier, several lamps and outdoor lighting (see attached photograph, NightLighting2.jpg). There would also be lights for the various facilities onsite—the commercial kitchen, outdoor dining areas, the parking lot, two central bathrooms, guests' personal lighting devices, etc. All of these lights will significantly degrade the existing night views, even with mitigations. Therefore, I object to the conclusion of the planning department's 'Less Than Significant Impact' finding for Section I. I believe the finding should be 'Potentially Significant Impact'.

## 2. AGRICULTURE AND FORESTRY RESOURCES

**Part d:** *Would the project: Result in the loss of forest land or conversion of forest land to non-forest use?* Yes, the removal of trees and vegetation around each tent and structure for 30 feet, plus all the tree and vegetation removal for the construction of approximately 4,700 feet of roads and a 36-space parking lot (some of which has already been done in possible violation of county/state regulations), built to CalFire specifications would denude the forest significantly on the project's twenty acre campground site. Also, under Mitigation Measure 1 for **part d** it states, "no vegetation shall be removed....or within 50 feet of an identified stream, tributary, or potential wetland area or as otherwise regulated..." In March of 2017, the owner removed trees and vegetation prior to this permit process in the proximity of the water source ('the spring') for the project site. Therefore, I object to the conclusion of the Planning Department's 'Less Than



Significant with Mitigation Incorporated' finding. I believe the finding should be 'Potentially Significant Impact'.

### 3. AIR QUALITY

In this section, in the middle of page 6, it is stated, 'The site currently contains a number of internal roadways and a potential parking area for 35 spaces'. All this work was done in probable violation of several laws, California Department of Fish and Wildlife codes (CDFW 3500 code series) and one federal law (Migratory Bird Treaty Act) coordinated by the U.S. Fish and Wildlife Service prior to this permitting process. Also, as I do not have the knowledge as to which part (a through e) is applicable, I will state in general, that with the smoke from 18 wood stoves (one per tent) and fire rings at the proposed campsite there will be a significant increase in the particulate airborne material which will impact my wife, myself and the many bird species that inhabit the project forest and our pond. Historically, the air is crystal clear on our farm and at the project site. I request that a study be done prior to approving the major land use permit to ensure that the quantity and quality of smoke from the project site will not cause a health risk to myself (I have asthma) or my wife. Therefore I object to the planning department's 'Less Than Significant Impact' finding and I suggest a finding of 'Potentially Significant Impact'.

### 4. BIOLOGICAL RESOURCES

**Part a:** *Would the project: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* This cannot be known until a study is done. Therefore, I disagree with the Department of Planning's 'No Impact' finding and suggest it should be 'Potentially Significant Impact' until the appropriate study is completed.

**Part b:** *Would the project: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?* This cannot be known until a study is done. I've talked with the Department of Fish and Wildlife (DF&W) and they were not aware of some of the issues with this proposed development. Since my conversations with the DF&W, I believe they have contacted the Department of Planning and they will submit a letter to address those concerns. Therefore, I disagree with the Department of Planning's 'No Impact' finding and I suggest it should be 'Potentially Significant Impact' until the appropriate study is done.

**Part d:** *Would the project: 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?* The discussion suggests that "...vegetation would not be removed on areas other than the building sites and roads..." The amount of vegetation removed from just these two impacts would be (or already has been) substantial. Therefore, I believe the answer to this question is yes. Also, having lived next to the project parcel for many years, it appears coyotes live and possibly den on the project parcel, but again, this cannot be determined definitively without a study by the appropriate agency. I have been talking with the DF&W and I believe they now have an interest in this issue. Therefore, I



disagree with the Planning Department's 'No Impact' finding and suggest it is a 'Potentially Significant Impact' until the DF&W can conduct an onsite inspection and study.

**Part e:** *Would the project: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* This part was not discussed in the report. A site inspection should be done by the appropriate agency, Department of Forestry or California Native Plant Society, to determine the answer to this question. Therefore, I object to the Department of Planning's 'No Impact' finding and suggest a 'Potentially Significant Impact' finding until a study can be conducted.

## 5. GEOLOGY AND SOILS

**Part b:** *Would the project: result in substantial soil erosion or the loss of topsoil.* Pine Mountain can have significant rain events, 12-15 inches in a twenty-four period (Source: [www.pinemountainava.org/AVA\\_facts.php](http://www.pinemountainava.org/AVA_facts.php)). I believe that with the roadbuilding and the development of the various outbuildings and tent sites (and the land contouring and tree and brush removal already accomplished) there could be substantial erosion and loss of topsoil onsite. The same could be said for our property. Water discharge from the parking lot area of the project parcel could impact the wetland drainage into our pond. Also, water discharge from the southwest corner of the project parcel near the confluence of two, newly-proposed roads and a swale could result in soil erosion or the loss of topsoil from our organic olive orchard. The project site lies at the base of a steep hill from which runoff onto the barren surfaces of the project would be subjected to surface sheeting of water, thus erosion and topsoil removal. Therefore, I object to the Department of Planning's 'Less Than Significant Impact' finding. I suggest it should be 'Potentially Significant Impact'.

## 6. HAZARDS AND HAZARDOUS MATERIALS

**Part a:** *Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?* The answer is yes. Our pond is approximately 150' from the proposed project. There would be a significant hazard to the environment and to our pond if there were a spillage of hazardous materials. Therefore, I object to the Department of Planning's 'Less Than Significant with Mitigation Incorporated' finding and suggest that it should be 'Potentially Significant Impact'.

**Part b:** *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* The answer is yes. Please see my response to part 6.a. Therefore, I disagree with the Department of Planning's 'less than significant impact with mitigation incorporated' finding and suggest a finding of 'potentially significant impact'.

**Parts g & h:** (g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and (h) expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?* The answer is yes. It is unbelievably irresponsible for the owner of the project parcel and the applicant to want to concentrate so many people (potentially 40-45 on a daily basis and over 150 during events) on a postage-stamp piece of land in an SRA (State Responsibility Area) that is



classified as a high fire hazard severity zone. Added to the concentration of people (*including children, plus dogs*) would be 18 wood burning stoves and also, fire pits. Then add alcohol to this situation which the resort will be selling and serving. We have experienced 70-80 mph winds during the fire season on our property many of the years we have lived on Pine Mountain. Winds of 110 mph have been recorded (Source: [www.pinemountainava.org/AVA\\_facts.php](http://www.pinemountainava.org/AVA_facts.php)). This past October's firestorm in northern Sonoma County started early in the morning hours during one of these wind events. Even with 2-lane paved roads, fire hydrants and proximity to fire-fighting services, there was widespread devastation and 44 people perished. This proposed project will not have anything close to those types of roads and will be in a high fire hazard severity zone where 70-100 mph winds would drive a wildfire. The road to get off Pine Mountain from the project parcel is Pine Mountain Road. I drive this road almost daily. It is a winding, single lane, poorly maintained road built into the steep slopes of Pine Mountain. No evacuation plan has been submitted for this proposal. But, even if one were submitted it would could not be a *responsible* evacuation plan because of Pine Mountain Road, the concentration of people (possibly intoxicated) that the resort would bring to the top of this mountain and the number of vehicles that would be trying to get off Pine Mountain in a panic. If a CalFire engine was on the road, neither the engine nor the dozens of cars trying to escape the resort in a panic would be able to pass along much of Pine Mountain Road. This doesn't even include the residents on the mountain with their livestock. I have watched nearby wildland fires for the last three years from our farm. Pine Mountain Road and Geysers Road have been closed. The evacuation of my wife and myself could be blocked because of this proposed resort. This campground proposal is a huge liability and is irresponsible. There will be fires. The fire could be started next door to us with so many people unfamiliar with the fire severity in this area. Also, embers from a woodland fire could land on any of the 18 tents and start a fire in the campground. Right now, there are no people on the project parcel. The campground could have upwards of 35-40 people a day and 150+ people during events on this site. The project parcel becomes significantly more dangerous as a fire hazard with the influx of these people, contrasted with no people. I strongly object to the Department of Planning's 'Less Than Significant with Mitigation Incorporated' finding. Even with all eight mitigations there could be a catastrophic loss of life given my aforementioned concerns. The permit for the Applicant's proposal should be denied based on this section alone.

## **7. HYDROLOGY AND WATER QUALITY**

**Part b:** *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting rate of nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* There was no study done to arrive at this conclusion. With a degree in geology, I would suggest that there is a high probability that the 'spring' supplying water to the project site and at approximately the same elevation as our well, could very well deplete the same aquifer that we draw water from for our organic olive trees and other uses on our property. Without a study from a hydrogeologist or other professional to determine if the aquifer would be depleted from a large increase in the use of the project's 'spring', the finding of the Department of Environmental Health (DEH) cannot be known. Also, our pond, 100 feet from the project 'spring', is fed by this 'spring'. The significantly increased use of water from this 'spring' would impact our pond and the wildlife that inhabits it. One last point -



before the current owner of the project parcel bought this property, the previous owner gave us permission to be on his property to make sure no trespassing would occur, as he lived out of the county. The previous owner has stated recently that water was a problem with his parcel (the project parcel). He stated that he barely had enough water for the 2-3 bedroom house that he had planned to build and that there was no way the 'spring' mentioned in the proposal would support the proposed campground. It is my assertion that without the DEH itself, or another professional, taking measurements of the output and production of the 'spring', the DEH cannot be certain the measurements are accurate or that there is enough water flowing from this 'spring', the only water source on the project parcel, to supply all the water needs for the 18 tent sites with their toilets, sinks and showers, a commercial kitchen, two communal bathrooms, fire protection, etc. Therefore, I object to the Department of Planning's 'Less Than Significant Impact' and suggest that it should be 'Potentially Significant Impact' until a study can be done and data collection occurs.

**Parts c, d, e, and f:** I have addressed these issues of drainage and runoff in a previous section. My disagreement with the 'Less Than Significant Impact' finding by the Department of Planning is that what appears to have been non-permitted contouring of the project parcel that has already occurred (March, 2017) and the grading, roadbuilding and site preparations that would occur, some immediately adjacent to our organic olive orchards, would alter the existing drainage and surface runoff onto our parcel, potentially with contaminants. Therefore, I suggest a 'Potentially Significant Impact' finding for this section.

## 8. NOISE

**Parts c and d:** *Would the project result in: (c) a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project and (d) a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* The answer to both these questions is yes. The proposal states, "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....Major noise sources in Mendocino County consist of...commercial and industrial uses, and recreation and community facilities...". Currently, the ambient noise level is a penetrating silence, day and night. It is so silent that we can hear fieldworkers talking a half mile away. By putting this proposed glamping resort within 600 feet of our home with 18 tent sites, a 36-space parking lot, a commercial kitchen and an alternating staff of five full-time employees, this site could easily have 40-50 people, with dogs, every day and night. Service trucks, commercial vehicles, garbage trucks, along with up to 36 guest vehicles constantly going in and out the driveways, doors and trunks slamming in the parking lot and all the other noises associated with a campground would create a constant din. All of this, in conjunction with the sale of alcohol would absolutely destroy the soundscape that currently exists on our farm and at our home. With the inclusion of 15+/-events a year with 150 people plus staff per event, with amplified music and alcohol, etc., the soundscape would be destroyed as well with these events. Also, with the contouring of the land, the roadbuilding and the site preparations with heavy equipment and construction crews working daily, there would be an intolerable increase in temporary noise in what is currently a silent land/soundscape. The parcel owner and the applicant for the proposal have minimized our existence and our proximity to their glamping



resort. They have never reached out to my wife or myself about this project. I believe it is their intent to destroy the silence and solitude that we cherish, thus making life on our farm unbearable on a daily basis. Therefore, I object to the Department of Planning's 'Less Than Significant Impact' finding and feel the permit should be denied for the reasons I've listed above.

## 9. PUBLIC SERVICES

**Parts a.1 through a.3:** *Would the project result in adverse physical impacts...to maintain acceptable service ratios, response times or other performance objectives for any of the public services: 1) Fire protection, 2) Police protection, 3) Medical Services?* In the proposal's discussion of these items it is stated 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." In reality, there would be a constant flow of 'temporary' visitors leaving to be replaced by 'temporary' visitors arriving to replace them. The result of 'temporary' visitors departing and arriving would essentially be a constant population increase, not a temporary increase. Also as stated in the proposal, "Fire protection to the site is provided by the California Department of Forestry and Fire protection (CAL FIRE)... The site is located within a high fire hazard severity zone...police protection services are provided by the Mendocino County Sheriff's Department". As noted on page 3 of the staff report, the proposed project is not served by any local fire department. With an increase in the population at the top of Pine Mountain (30- 50 people daily with onsite staff: 18 tent sites x 2 people, plus potentially additional children) which would be the result of the proposed campground, an increase in public services would be expected. The travel time from our home, adjacent to the project site, to Hopland in a car is 35-40 minutes. For a CalFire fire engine in Hopland, the response time would be much, much longer. The travel time from our home to Ukiah is one hour, which would be the response time for the Mendocino County Sheriff's Department. The travel time from our home to the closest hospital, in Healdsburg, is a 40 minute drive in a car. With a significant increase in the population at the top of Pine Mountain from the installation of this proposed resort and the long response time for fire, police and medical responses and the poorly maintained road, I object to the Department of Planning's 'Less Than Significant Impact' finding and suggest a 'Potentially Significant impact' finding is more appropriate.

## 10. RECREATION

The discussion states, "As provided in the application materials, guests would be encouraged to hike throughout the property..." This is a 39 acre parcel, of which 20 of those acres would be the developed campground. During the time I oversaw the project parcel for the previous owner there were no hiking trails and it has been vacant ever since, so any claim to the existence of hiking trails is dubious at best. Even if such hiking trails did exist, the guests could hike westward 100 feet until they encountered our fence. The common property line between the project parcel and our parcel is not completely fenced, so trespassing could occur. If the guests hike the steep terrain northward, they would encounter another private parcel after several hundred feet. If they try hiking to the east they will encounter thick 'coyote brush' and manzanita on steep terrain until they come to more private property. If they hike 100 feet to the south they will encounter the owner's vineyard in Sonoma County. So, essentially there isn't any hiking available.



**Part a** of this section states that “while an increased number of visitors would be anticipated, their visits would be temporary in nature”. See my discussion above in public services about ‘temporary’ visitors.

**Part b** of this section talks about adverse physical effects on the environment because of the project. This issue has already been addressed in the hydrology and biological resources sections of this letter. Therefore, I disagree with the Department of Planning’s ‘Less Than Significant Impact’ finding for part a and ‘Less Than Significant with Mitigation Incorporated’ finding for part b and suggest ‘Potentially Significant Impact’ as the finding for both parts.

## **11. TRANSPORTATION/TRAFFIC**

Almost all of the discussion in this section refers to the project site itself. However, the entire road system to the project site is in Sonoma County. This includes Pine Mountain Road, which itself doesn’t even meet the CalFire standards set for the project site roads, with several washout areas, narrow blind turns and narrow stretches on steep terrain. The discussion states that with the exception of Sonoma County, all agencies invited to respond did so. After much time and many phone calls I reached the appropriate persons in the Sonoma County agencies. The people I talked to in Sonoma County weren’t even aware of the project. The Sonoma County Transportation and Public Works Department and Sonoma County Permit and Resources Management Department were both told that no permits for events were being issued, instead the proposal was simply *reserving the right* to hold events in the future if they wanted to. On page 1, under REQUEST and on page 2 under PROJECT DESCRIPTION of the staff report, there is no mention of *reserving the right* for events. To the contrary, the applicant is *asking* to have events take place at the site, and this is further evidenced by the applicant’s own website in which they are asking for reservations for events at this venue. The two Sonoma County departments refused to look further into the traffic situation unless there were actually going to be events at the venue, at which time they would be interested. Since events *would* be held if this proposed camping ground is installed, all appropriate parking plans, evacuation plans, and road/traffic studies (Sonoma County) should be done prior to the acceptance of the proposal. Therefore, I disagree with the Department of Planning’s ‘Less Than Significant Impact’ finding and suggest a ‘Potentially Significant Impact’ finding.

## **12. UTILITIES AND SERVICE SYSTEMS**

I contend that the assertion the ‘spring’ represented in the staff report provides sufficient water for this entire project is incorrect. My contention is based on a statement by the previous owner of the project parcel that the project parcel ‘spring’ only had enough water to supply a 2-3 bedroom home and would not supply enough water for a project of this size. Data for the water capacity and flow of this ‘spring’ and not any other water source, piped in or otherwise, should be taken and analyzed by a DEH technician or other professional to assure accurate measurements before this project is submitted to a vote by the Planning Commission. With regards to the septic suitability, another previous owner of the project parcel, previous to the aforementioned owner, stated he had tried for six months to get the project parcel perc’d and could only get the parcel permitted for a 2-3 bedroom house. With regards to a storm drain system facility not existing in the vicinity of the project, this begs the question of how and where do all the storm waters go after all the grading and roadbuilding is done? Any siltation, increased water flow, or increased velocity of water flow onto our land and organic olive



orchards will cause damage to our property and orchards. With regards to solid waste, at this time there is no solid waste on our property in the form of litter. Our farm is pristine, organic and litter free. With the proposed installation of the campground (with the large number of people) next to our farm, there will be litter on our farm. Where there are large numbers of people, there will be litter, regardless of precautions taken with receptacles, etc. We object to this. The 'discussion' to this section states, "...though the project may require new water wells...". The proposal already states that there is sufficient water for this project from the project parcel's 'spring'. Is there or isn't there enough water? We already believe that a heavier burden placed on that 'spring' would have a negative impact on our water table and aquifer. If additional wells were drilled, the impact would be even greater. Therefore, based on my discussion above, I disagree with the Department of Planning's 'Less Than Significant Impact' finding and suggest that it should be 'Potentially Significant Impact' or a denial of the permit if a DEH technician or other professional neutral party would find that the output and production data doesn't match what is on file.

### **13. MANDATORY FINDINGS OF SIGNIFICANCE**

**Part a:** It is stated "...that the proposed project would have a 'Less Than Significant Impact' related to the potential to degrade the quality of the environment, substantially reduce habitat values or otherwise impact listed species....Potential environmental impacts from the construction of this project have been analyzed in this document and mitigation has been included that ensures impacts can be held to a less than significant level". I disagree, as the environment at the project site area and our farm will be degraded and habitat values will be reduced. Also there will be environmental impacts from the construction of the project. A study by the DF&W and DF need to be done to ascertain the degree to which degradation to the environment and species occurs. Until this study is performed, the Department of Planning's 'Less Than Significant Impact' finding is flawed and I suggest a 'Potentially Significant Impact' finding.

**Part b:** The cumulative effects of having to drill more wells on this site to meet water demand (although this proposal has stated many times that the 'spring' 'is sufficient to meet the demands of the project') could definitely have a significant effect on the water table and aquifer on the project site and our organic olive farm. Therefore, I disagree with the Department of Planning's 'Less Than Significant Impact' finding and suggest a finding of 'Potentially Significant Impact'.

**Part c:** The project will have environmental effects which will cause substantial adverse effects on human beings directly or indirectly. Last week I went down to the Sonoma County Ag office and had the spray records pulled for the vineyard that is immediately south and adjacent to the project site (Sonoma County APN 117-240-041, 33360 Pine Mountain Road). This vineyard is conventionally farmed. There are numerous sprays introduced to this vineyard approximately every two weeks during the growing season. Some of the sprays applied to the vineyard are Serenade Optimum, Quintec, Luna Experience, Petro Canada Pure Spray Green, Mettle 125 ME Fungicide, Badge X2 and Pristine Fungicide (see the separately submitted spreadsheet 117-240-041\_sprayreport.xlsx). Some of these are hazardous to humans and most have a restricted entry level (REI) of 12 hours in which entry into the treated vineyard is not allowed (per label instructions). This is the vineyard that is the access to the campground and where guests would possibly be 'hiking'. Also, drift from the spray in the vineyard could easily travel to the nearby



glam sites, as we have watched sprays applied in all wind conditions. By putting the campground immediately next to a vineyard that is sprayed every two weeks with harmful chemical agents, the applicant would possibly subject the resort guests to harmful chemical sprays which could have adverse effects on the guests (see attached photograph Spraying\_171218.jpg). Therefore, I disagree with the Department of Planning's 'Less Than Significant Impact' finding and suggest a 'Potentially Significant Impact' finding.

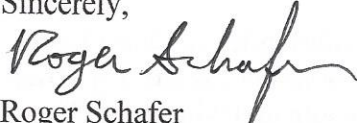
#### 14. OTHER ISSUE

a) On page 1, Section 2, Environmental Checklist, of the Initial Study /Draft Mitigated Negative Declaration, it states, "A social or economic change related to a physical change may be considered in determining whether the physical change is significant (CEQA Guidelines Section 15382)". The value of our organic olive farm now with its quiet, solitude, and scenic views (day and night) to the east would be significantly reduced with the construction of the campsite. The campsite would severely impact our view 600 feet from our home and destroy the quiet and darkness which are an integral part of the value of our property. The constant din from the campground would destroy the soundscape permanently. The mitigations in the report would not prevent the value of our property from declining. Our property value would be negatively impacted by the construction of two roads, one of which is the entrance to the project parcel, *several feet* from one of our olive groves. The heavy traffic flow entering/leaving the project site (guests, employees, service vehicles) would also result in a devaluation of our property.

#### CONCLUSION

My wife and I live on our 36 acre organic olive farm in Mendocino County, surrounded by 1,000+ acres owned by the of the owner of the project parcel, Bendan LLC in Sausalito, California. Partnered with a corporation from Denver, Colorado, these two entities have chosen the closest 20 acres possible to our home on which to put this resort, with all of its problems and the extreme fire danger it would pose directly to us. There is much more land on which to place the resort which doesn't impede the pleasure and enjoyment of our farm or our quality of life. For all the objections put forth in this letter, I implore the Mendocino Planning Commission to deny the permit for this campground at the proposed location. Thank you for your time.

Sincerely,



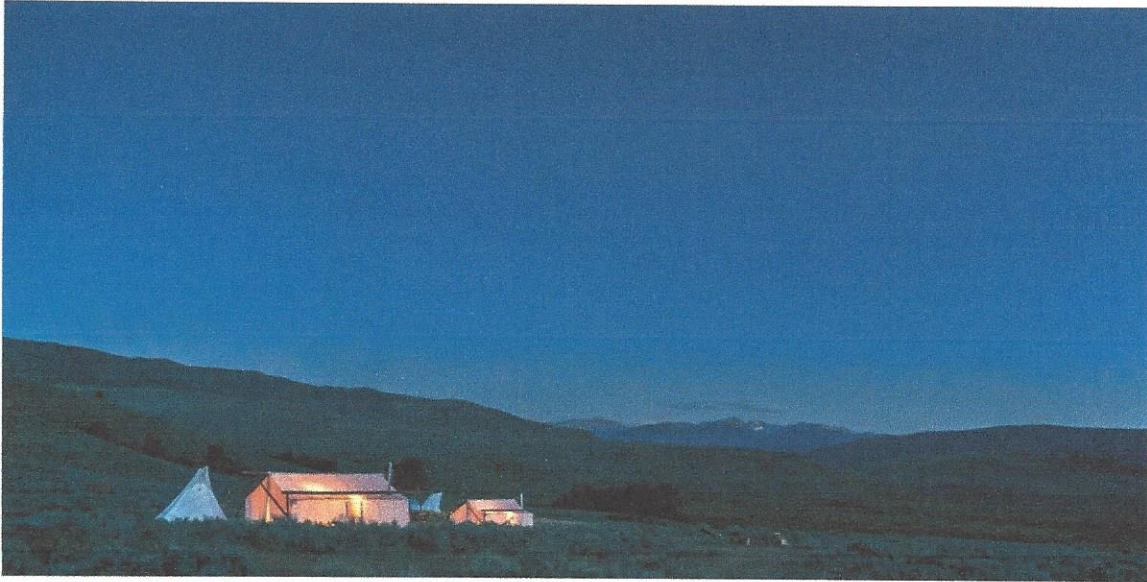
Roger Schafer

707 894 4191

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Attachment 1: NightLighting2.jpg



Collective Retreats

Attachment 2: Spraying\_171218.jpg





Permit #	Site Location	Site Name	Application Date	Plant Species	EPA Reg No	Product Name	Quantity Used	Quantity Unit	Treated Acres
492891	SITE 7	33360 PINE MOUNTAIN	1/18/2012	30.49	62719-410-ZC	RALLY 40 WSP	2.75	Pounds	14.40
492891	SITE 7	33360 PINE MOUNTAIN	1/18/2012	30.49	2935-50185-AA	R-56	12.00	Ounce	14.40
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	4/9/2012	30.49	524-454-AA-55467	TENKOZ BUCCANEER PLUS HERBICIDE	8.40	Gallon	20.21
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	4/9/2012	30.49	2935-50185-AA	R-56	1.10	Gallon	20.21
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	4/9/2012	30.49	2935-50171-AA	CAYUSE PLUS	5.20	Gallon	20.21
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	5/8/2012	30.49	51036-352-AA-2935	SULFUR DF	198.00	Pounds	24.33
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	5/8/2012	30.49	48142-4-AA	NORDOX 75 WG	41.00	Pounds	24.33
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	5/8/2012	30.49	2935-50185-AA	R-56	3.20	Pint	24.33
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	5/24/2012	30.49	69526-9-AA	PETRO CANADA PURESPRAY GREEN	29.00	Gallon	24.33
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	5/24/2012	30.49	2935-50185-AA	R-56	2.20	Quart	24.33
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	5/24/2012	30.49	7969-154-AA	SOVRAN FUNGICIDE	5.62	Pounds	24.33
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	6/4/2012	30.49	62719-410-AA	RALLY 40W AGRICULTURAL FUNGICIDE IN WATER SOLUBLE POUCHES	4.50	Pounds	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	6/4/2012	30.49	2935-50185-AA	R-56	3.30	Quart	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	6/26/2012	30.49	69526-9-AA	PETRO CANADA PURESPRAY GREEN	43.50	Gallon	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	7/7/2012	30.49	7969-199-AA	PRISTINE FUNGICIDE	7.50	Pounds	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	7/7/2012	30.49	51517-50001-AA	BIOLINK SPREADER-STICKER	1.00	Quart	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	7/21/2012	30.49	62719-410-AA	RALLY 40W AGRICULTURAL FUNGICIDE IN WATER SOLUBLE POUCHES	6.20	Pounds	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	7/21/2012	30.49	51517-50001-AA	BIOLINK SPREADER-STICKER	2.50	Quart	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	8/4/2012	30.49	7969-199-AA	PRISTINE FUNGICIDE	17.00	Pounds	24.23
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	8/6/2012	30.49	65564-1-AA	JMS STYLET-OIL	4.00	Gallon	1.99
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	8/9/2012	30.49	65564-1-AA	JMS STYLET-OIL	2.70	Gallon	1.34
492891	ASH CREEK (117-240-041)	33360 PINE MOUNTAIN	8/27/2012	30.49	11581-2-AA	KALIGREEN	16.70	Pounds	3.33
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	4/1/2013	30.49	2935-50185-AA	R-56	3.00	Quart	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	4/1/2013	30.49	7969-61-AA-2935	SULFUR DF	300.00	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	4/1/2013	30.49	48142-4-AA	NORDOX 75 WG	38.00	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	5/1/2013	30.49	69526-9-AA	PETRO CANADA PURESPRAY GREEN	30.00	Gallon	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	5/16/2013	30.49	62719-410-ZC	RALLY 40 WSP	7.80	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	5/29/2013	30.49	7969-61-AA-2935	SULFUR DF	125.00	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	6/5/2013	30.49	7969-199-AA	PRISTINE FUNGICIDE	19.00	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	6/24/2013	30.49	66330-35-AA	ELEVATE 50 WDG FUNGICIDE	29.90	Pounds	19.93
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	6/24/2013	30.49	62719-375-AA	QUINTEC	131.00	Ounce	19.93
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	6/25/2013	30.49	66330-35-AA	ELEVATE 50 WDG FUNGICIDE	18.00	Pounds	10.41
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	6/25/2013	30.49	62719-375-AA	QUINTEC	79.00	Ounce	10.41
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	7/16/2013	30.49	7969-199-AA	PRISTINE FUNGICIDE	38.27	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	8/9/2013	30.49	62719-410-ZC	RALLY 40 WSP	5.00	Pounds	26.21
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	3/24/2014	30.49	2935-50186-AA	CROSSHAIR	4.00	Quart	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	3/24/2014	30.49	2935-50171-AA	CAYUSE PLUS	4.81	Gallon	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	3/24/2014	30.49	524-454-AA-55467	TENKOZ BUCCANEER PLUS HERBICIDE	13.23	Gallon	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	4/8/2014	30.49	7969-61-AA-2935	SULFUR DF	120.00	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	4/8/2014	30.49	48142-4-AA	NORDOX 75 WG	38.00	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	4/16/2014	30.49	62719-410-ZC	RALLY 40 WSP	7.50	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	5/2/2014	30.49	69526-9-AA	PETRO CANADA PURESPRAY GREEN	30.00	Gallon	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	5/10/2014	30.49	62719-410-ZC	RALLY 40 WSP	7.50	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	5/28/2014	30.49	7969-199-AA	PRISTINE FUNGICIDE	35.00	Pounds	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	5/28/2014	30.49	51517-50001-AA	BIOLINK SPREADER-STICKER	1.50	Quart	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	6/14/2014	30.49	62719-375-AA	QUINTEC	200.00	Ounce	30.34
492891	UPPER RIDGE (117-240-041)	33360 PINE MOUNTAIN	6/11/2014	30.49	51517-50001-AA	BIOLINK SPREADER-STICKER	2.00	Quart	30.34