

## Jocelyn Gonzalez-Thies

---

**From:** pbscommissions  
**Sent:** Thursday, December 15, 2022 8:59 AM  
**To:** Juliana Cherry  
**Cc:** Jocelyn Gonzalez-Thies  
**Subject:** FW: Coastal Development permit Case CDP\_2022\_008 MC & BC LLC

Mendocino County

DEC 15 2022

Planning & Building Services

-----Original Message-----

From: Kathryn Nelson <lccmom@icloud.com>  
Sent: Thursday, December 8, 2022 4:51 PM  
To: pbscommissions <pbscommissions@mendocinocounty.org>  
Cc: Gary My Love <gnelly21@gmail.com>  
Subject: Coastal Development permit Case CDP\_2022\_008 MC & BC LLC

Thank you for your recent letter regarding the coastal permit for Pine Beach Inn improvements. We are the neighbors (16800 Ocean Dr) that will be most impacted by this renovation as we are immediately opposite the old office building. We would appreciate all available public information on the development so we can ascertain it's impact on our property. I will be using the provided links to investigate further and look forward to the staff report avail Dec 12th.

Without further details, our main concerns are as follows:

- 1) water impact (we are all on well water systems) - we would like to see the owners implement rainwater storage systems off their rooftops to offset the increased usage expected for the new public pool, spa and greenhouses.
- 2) traffic/parking - the hotel is not accessible from Hwy 1 and therefore guests must approach the hotel from the small lane that divides our properties. We have voiced our concern and have made a request to the new owners that they utilize the property adjacent to Hwy 1 to minimize additional traffic on our small country lane.

Best Regards,

Kathryn & Gary Nelson  
760-688-6496