

Brooke Larsen

From: Da Bigwave <da.bigwave@gmail.com>
Sent: Tuesday, December 20, 2022 8:39 PM
To: pbscommissions
Subject: Coastal Development Permit # CDP_2022-0008 (Pine Beach Inn)

Dear Mendocino County Coastal Permit Administrator,
We own the property at 16891 Ocean Drive that is located on the private road west of the Pine Beach Inn. We do have a couple concerns with the proposed project but are generally supportive of plans to renovate the property and structures.
We are very concerned about the proposed road that will intersect with the private road that serves our subdivision. Our subdivision consists of nine properties and the only access to the properties is from the private road that branches west from Ocean Drive. The intersection of the proposed road is approximately 35 feet from the entrance to our subdivision. Traffic from Pine Beach Inn guests on the proposed road will seriously increase traffic on a road that is used by residents, emergency responders, rubbish collection, propane delivery trucks and other delivery vehicles. At a minimum this will be an on-going daily nuisance for the residents. In an emergency response, potential delays due to congestion could have tragic consequences. If the planning commission approves the proposed road, we believe it should be gated and not used for daily guest access, i.e., for emergency access.
Our second concern is related to water impacts. All of the nine properties west of the Pine Beach Inn are served by private water wells. Our well runs dry seasonally and we have to truck in water each year at considerable expense. I understand that some of our neighbors' wells have also run dry. In August 2021, the situation was so severe that the City of Fort Bragg suspended water deliveries to off-system users. For approximately three weeks our water delivery company was unable to purchase water and we could not refill our storage tank. In light of the ongoing severe drought we were surprised that the planning commission would approve a large

new swimming pool and three hot tubs. If the proposed swimming pool and hot tubs are approved as proposed, the planning commission should require a grey-water recycling system and roof rainwater catchment system in addition to the other water conservation measures outlined in the development permit.

Thank you for considering our comments.

Sincerely,

David and Sharon Timson