

Brooke Larsen

From: David Gonsalves <dgonsalves2000@yahoo.com>
Sent: Tuesday, December 20, 2022 10:08 AM
To: pbscommissions
Cc: John Vitale
Subject: Comments for CDP_2022-0008 (Pine Beach Inn)

RE: CASE #CDP_2022-0008 (Pine Beach Renovation)

We own a home/property to the southwest of the Pine Beach Inn. We have lived here for 15 years. Our only concerns relate to (1) public access to Mitchell Creek Beach and (2) ground water usage. After reading the report, our concerns have been assuaged regarding public access through the property down to the beach. We are relieved to see that continued public access is affirmed in the report, as we visit the beach regularly.

As for water, we do have concerns regarding the impact that a newly rejuvenated hotel may have on our collective groundwater supply in the area. We (and others), have had to have water delivered at various times during the past several years. This is a relatively recent change. Climate change/drought has definitely impacted our water resources. The Pine Beach Inn has basically been 'empty' now for a couple years. For several years prior to its sale, their vacancy rate was pretty abysmal. I say all this simply to affirm the Pine Beach Inn property has not used much water in recent times... all the while, the outlook for ground water supply has grown more bleak. Introducing a new (presumably popular) hotel to the our neighborhood has the potential to impact us all. Add in a new pool and landscaping, and I'm sure you can understand the concern in our neighborhood. (Even 'drought tolerant' landscaping takes a couple years of watering in order to get established).

We hope the new owners are committed to doing what they can to conserve water, and consider additional collection methods and/or storage— ie, rainwater catchment, additional tank(s)?. Perhaps they might also consider trucking in water when it's time to fill the pool.

The room remodeling plans, landscaping, removal of asphalt, and use of low level lighting are impressive and appreciated. Overall, the rehabilitation of the Pine Beach Inn should make for a nice addition to the coast hospitality and tourism scene; hopefully it's impact on our quality of life here in the neighborhood is minimal.

David Gonsalves
John Vitale
16600 Ocean Drive
Fort Bragg, CA 95437
(707) 479-6628