
Perry G. J. Two Feathers Tripp

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Mendocino County

JUL 12 2023

Planning & Building Services

Wednesday, July 12, 2023

County of Mendocino

ATTN: Building and Planning Administrator

860 N. Bush Street

Ukiah, CA. 95482

PH: 707-234-6650

Email: pbscommissions@mendocinocounty.org

RE: PLEASE TAKE NOTICE: Official Letter in opposition/challenge to the
CASE#:AP_2022-0041 DATE FILED: 12/15/2022 OWNER/APPLICANT: YAZMIN
MENDOZA-LOPEZ

Department Administrator for Building, Planning and Zoning,

I am a lifelong resident of Mendocino County and have lived at 4740 Burke Hill Drive/Road on the Tomahawk Ranch for over 25 years at my Parents property until I was able to secure my own housing. You are receiving this communication to express the highly contentious permit for the afore-mentioned permit in the matter of Yazmin Mendoza-Lopez DBA: Gather Events. I am very strongly and more than willing to objection for this permit to be approved by taking whatever measures necessary to do so and I will elaborate and outline them below. I am the owner of Two Feathers Private Security Enforcement, Two Feathers Tripp & Associates and adopted the Burke Hill Road through the County Roads Department over a year ago. I have had the responsibility in maintaining a Clean and Beautiful California Road not the applicant. This has included DUI drivers who pull off and usually leave Coors or Budweiser empty cans/cases or a few hard liquor bottles off the exits/entrances on both northbound and southbound ramps.

My parents lived at 4740 for over 35 years when they were able to purchase their first home. Granted, that I didn't reside there when I was younger, however my brothers and sister have over the years up until when, I needed to move "home" from

work in Sacramento. The land in question is very significant to me as a local Native American Yokayo/Sherwood Pomo (Yurok/Tolowa) and was the lands of my ancestors including the three Captains, hence the naming of Burke Hill after Capt. Burke. There is and always will be a connection to this land regardless of and if my Parents choose to move after retirement. With that said, it also brings into question the use permit for the matter before you all. I have reviewed Ms. Faught's letter and cannot be in more support of her detailed FACTS as outlined in her letter and will support that 100%. The area has undergone some minor changes over time, a change in landowners. We have been very lucky with the past fire seasons to not have been a victim to the potential of surrounding area threats: E.g., A vehicle overheating on the Burke Hill Grade rather coming in to the valley or leaving the valley and having to pull off that sets the unmaintained County and Cal-Trans portions of property on fire. The Russian River Fire, Nelson Fire, etc..

We are surrounded by good neighbors on a ranch, some with horses and some without and when someone purchase a property it is common for them to research and visit the neighbors and especially when they have plans to own a business or re-create something that historically has NEVER been done in years past. I can not reiterate enough that the applicant in question purchased the property from Ms. Jenny who, I on two occasions had to deal with what was thought to be "overflow parking" into the very small one lane driveway onto Tomahawk Ranch. I providing a warning citation and warned those who wouldn't even pull all the way off onto the dirt but, rather park crooked on the pavement thus, restricting any type of fire lane, as California Law Requires: "Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 13 feet 6 inches (4115 mm) in most jurisdictions. It is also a fact that the nearest fire hydrant is located on Tomahawk Ranch that I have marked and maintained for the past few years that is painted and 3M reflectively marked that is also the nearest and only accessible hydrant across the creek to the applicant's property. This is a major concern for Public Safety in the event of a fire. It is also a fact that when I had put in calls to Code Enforcement over a year ago for "Gatherings" that exceeded 100 people did I learn that the applicant was not in compliance nor did at that time have any building permits on file. During that time I had also had to place a call to the Willows Headquarters to the California Department of Fish and Game due to the removal of trees, disturbance of hillside and the overcasting's that were casted into the Salmon harvesting Creek located north to the property running east and west.

In addition to what has been outlined, Burke Hill Road/Drive is the straight stretch of County Road that over 150+ residents between the stretch use for recreational evening walks, jogging, with families and children most often use especially in the summer during dusk or night time (cooler) hours. I would also take the time to mention that the current litigation with Jason McConnell and his ex-wife who on the north end of what was Cox-Schrader and now re-named Ravino (that I should have contested) is in a litigation matter rather it be considered an "Event Center" or just a winery that has events. Yet, the same BOS had the wool pulled over all your 'all eyes to allow for that mess to evolve into what it is now. I highly recommend that you all do not approve this permit as it poses a great threat to Public Health, Safety and Welfare for this area and has never and will never be an "Event Center" it's just a horse stable that occasionally would have rodeos or horse barrel events for our community's youth.

Lastly, your decisions impact the great good for the greater cause which apparently most of you do not, nor can conceive to understand and most importantly when it is not a district that you represent or just simply pass thought or have a meeting you attend for your own self glorified position on the Board. There are other neighbors who I know are in opposition to this permit and will stay silent as they worry about work, personal and family repercussion which is the reasons that this is being submitted to you. I have outlined the basics below that SHALL BE CONSIDERED FOR YOUR APPROVAL OF THIS PERMIT, THAT SHOULD BE DENIED!

DENIAL OF THIS PERMIT UNTIL THE FOLLOWING ARE COMPLETED, SUBMITTED OR CONSIDERED & UNDER PUBLIC REVIEW:

- Rezoning of the entire Burke Hill Parcels is completed.
- A State of California Highway and County combined Traffic Safety/Impact Plan that is successfully approved or submitted.
- An Emergency Operations Plan for the Business of "Gather Events" is submitted and approved that, shall also include an Emergency Evacuation Plan with accessible AED's and or contract with an Ambulance Company for each event on stand-by and a Fire Hazard Plan with a designated smoking area to include proper equipment such as fire extinguishers etc.
- A Pre-hazard and Hazard Mitigation Plan that should be required for any "Venue."
- A parking site designated that meets the local, state, and federal requirements of the American Disabilities Act with visible and clearly marked/accessible parking spaces with restrooms.

- Be required to have a Security Plan as is all venues in any jurisdiction that I have worked in for over 30 years requires to have when Alcohol Beverages are served.
- Monitoring of decibels by venue "DJ's" or fixed audio venue equipment to be used (fixed or tested sites) in locations surrounding the property of loud music with decibel metering that requires the permit holder not to exceed 70Db.¹
- Mendocino County Department of Roads review and approval of a road maintenance plan that shall include pedestrian safety action plan.

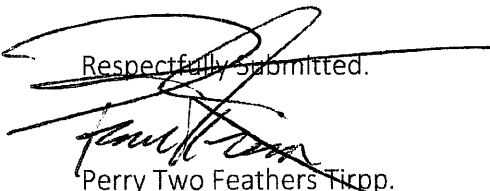
Below, this was submitted to County Roads upon my application to adopt the stretch and since then the South Burke Hill Adopt-a-Road Sign has been knocked down. However, this does not preclude me from keeping this stretch clean as is my obligation to my community.

Arial Drone photos: Taken November 25, 2022 Cox Schrader (Ravino) to Burke Hill
FIG.1.a.



If you have any questions or concerns, please contact me directly at 916.678.2345. I plan to attend the meeting in-person tomorrow.

Respectfully Submitted.


Perry Two Feathers Tirpp.

¹ <https://www.epa.gov/archive/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html>