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Organization: Pinos del Norte Condominium Association

Title: President

Comments: As property owners that neighbor the proposed Golden Peak Improvement Project, the Pinos del Norte Condominiums Association would like to express our concern that the development increases runoff towards the Pinos del Norte property, which in turn increases the risk of flood, mudflood and mudflow. Given this risk, we request that the Forest Service require the thorough evaluation so that the drainage improvements appropriately mitigate the risk and ensure that the Pinos del Norte property is not adversely affected by the proposed project.

We share the concerns already expressed by our neighbors, the Northwoods Condominium Association, based on the CTL/Thompson report (attached) that they commissioned. While such report is specific to the Northwoods condominiums, given the proximity of Pinos del Norte to Northwoods, Pinos del Norte shares many of the issues highlighted in that report since they would have similar effect on our property, and we believe the mitigation works proposed should be required prior to authorizing the proposed project.