



25 April 2018

Department of Planning and Building Services  
860 North Bush Street  
Ukiah, CA 95482

RE: CDP\_2016-0054 Mendocino Land Trust

Dear whom it may concern,

I represent Lyme Redwood Timberlands LLC which owns a significant amount of property to the East of this proposed project. We have an easement through the proposed project and use the road every day in this area. In my opinion the proposed recreation area creates a safety hazard to potential recreationalists and those using the commercial encroachment for business uses. There is area to the northwest of the proposed project which has ample room for a recreation area along the Highway and away from the existing encroachment. The Staff Report on Page 11 states that substantial increase in hazards due to a design feature is of no impact. The fact that they are proposing walking not only across but also down an existing commercial encroachment creates a safety hazard; the addition of vehicles with families unfamiliar with industrial traffic creates a safety hazard and children playing in and around a commercial encroachment creates a safety hazard. The environmental aspects of the encroachment limit the view when approaching this area from both directions due to three 90 degree turns with very limited sight distance. This encroachment has been utilized by the timber industry and rock quarry industry as well as other industries for the last 40 years. Why were we not consulted in the early planning for this project?

Page 6 of the staff report states that this project would not result in a significant increase in use as recreational activities already exist in the area of the proposed project. My company and the former companies have been using this road since its inception and it has never been a recognized recreational area and people not familiar with the commercial traffic are uncommon on the road. If tourists find themselves on the road they are asked to leave for their own safety. Currently as users of this encroachment we see bicyclists that are trying to use the 10 mile haul road to ride which creates an extreme safety hazard because this road is used by so many commercial trucks on a daily basis. Any use of the 10 mile haul road is trespassing and providing parking at this location will increase the 10 mile haul roads access for bicyclists, pedestrians and automobiles which will result in a significant safety issue.

There are multiple landowners that utilize this encroachment for access which depending on activities can easily put over 200 commercial vehicles a day in this area using the encroachment. Lyme Redwood Forest Company who manages Lyme Redwood Timberlands alone on an average day puts in excess of 35 vehicles on this encroachment daily. I did not see in the staff report any mention of current use and volume through the site. In addition this area is frequented by oversized loads, some up to 14 feet wide and over 90 feet long, which if a vehicle and load of this size was placed on the plan drawing you would see that it would create a very hazardous condition for recreationalists and those trying to work. One vehicle parked in the wrong place on this turn will result in a multi-axle equipment trailer stopped unable to negotiate the turn and in all probability shutting the road down for all traffic. These trailers cannot back out of a turn such as this due to the configuration of the necessary axles.

We would like to know the reason this site was chosen for the parking lot and picnic area, we can only assume that the applicants do not want to pay for an encroachment permit. If this is true we have an extremely hard time with the fact that the applicant is proposing a project that would create a hazardous situation because of the cost of a permit and increased construction costs and that the County of

Mendocino would approve it. If Recreation interests are the reason then safety of the recreationalist should be the number one goal without compromise. In addition the proposed location of the picnic tables would give the recreationists a view of Highway 1 and a Caltrans dump site, not a place we would want to take our families.

Just to the North of the commercial encroachment and on the 10 mile river side of an existing Highway turnout is an area that could be developed to meet all the goals of the project. There is ample room for parking and a picnic area that would overlook the 10 mile estuary providing the recreationalist a beautiful view of the 10 mile river, estuary and beach. This area could also easily be connected to the proposed trail and resides out of the area depicted on the map as ESHA. Most importantly this area does not in itself create a safety hazard for recreationalist and industry as well as promoting the use of the haul road as a bike area.

This project as proposed should not be approved and I am at a lost as to why the county would support creating a hazardous situation such as this for its current residents because of the desire for recreational activities.

The areas that utilize this encroachment area have been managed as productive timberland for generations utilizing existing access roads that for the most part have been a very safe without many incidents. This proposed project would increase any potential risk and or probability that an incident could occur. Please take my comments under consideration and please take the time to properly review the site and the alternative site I suggest before making your final decision on this project as proposed.

Sincerely,



Zachary M. Jones  
General Manager, Lyme Redwood Forest Company LLC