

October 31, 2019

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Department of Planning and Building
120 West Fir St.
Fort Bragg, CA 95437

PLANNING & BUILDING SERV
FORT BRAGG CA

Re: Case #B:2019-0039

My name is Gerald Zari, my address is 33600 Schoefer Lane, Fort Bragg, CA 95437.

I am a neighbor of the proposed project, and I am writing regarding Case #B:2019-0039, the applicants which shall be referred to as the "subject owners" in this letter, and the requested subdivision adjacent to the south side of our road, Schoefer Lane.

My wife and I are concerned about the potential impact the development of the proposed parcels would have on our road, natural beauty, and environmental disruption, and our privacy. Our concerns include, but not limited to, drainage, excessive noise during and after and "development" occurs, natural beauty and illegal access and trespassing to our private road and individual properties.

I am not opposed to owners "developing" their property. However, we wish to make it very clear that every earnest effort must be made by the subject owners to ensure that our concerns are addressed and accepted by the current residents of Schoefer Lane. Many of Schoefer Lane's residents have lived here for forty plus years, and it is vital to us that the harmony and peaceful private road leading to our properties is not destroyed.

I propose the following measures to be taken by the subject owners to alleviate the above concerns:

1. Construction of a large dimensional/heavy timber 6-foot high fence with no openings along the entire length of the proposed project. The fence must be maintained by the subject owners or all future owners of the parcels.
2. The planting of native trees along the entire north side of the fence at 10-foot spacing to be maintained by the subject owners or all future owners of the parcels.
3. Major drainage design, by a registered professional in the field, to ensure that zero runoff from the parcels impacts Schoefer Lane in any way. This system must also to be maintained by subject or all future owners.
4. Access to Schoefer Lane by the owners and their agents during this process must be requested and accepted, in writing to the residents of Schoefer Lane, prior to their access. All access requests must be thorough in its intent, scope and time periods. Any damage to Schoefer Lane due to such visits must be completely repaired to current DOT standards.
5. Documentation recorded by the County of Mendocino binding the subject owners and future owners from ever having access to Schoefer Lane shall be forbidden and subject to trespassing violation and subject to prosecution.

All California and Mendocino ordinances, codes and standards shall be strictly adhered to by the subject owners and all future owners and their agents during all and any phases of development, construction and maintenance of these subdivisions and parcels.

Respectfully,



Gerald Zari