

BRUCE & ELAINE RICHARD
100 Gobalet Lane,
Ukiah, CA
95482

Mendocino County

MAR 08 2023

Planning & Building Services

March 7, 2023

Mendocino County Board of Supervisors
Dept. of Planning and Building Services

RE: MARCH 9 SPECIAL MEETING

Comments re Case# S_2020-0001/DEV_202-0001/AP_2022-0034
Modifications to previously approved Garden's Gate Subdivision Vesting Tentative Map
and it's associated Development Agreement.

Our family has lived on Gobalet Lane for 35 years. We have reviewed the documents provided on line for this meeting. We submit these questions and concerns in writing in lieu of personal attendance at the March 9 meeting.

1. **Will construction vehicles be using Gobalet Lane at any time?** If so, will Rancho Yokayo LP provide any improvements to this section of road? (This was not mentioned in the "good neighbor" design guidelines.) Gobalet Lane is a private road and will deteriorate quickly under use by heavy construction vehicles.
2. **Subdivision fencing along Gobalet Lane** – Fencing along Gobalet Lane will provide privacy for traditional homes' back yards. The Design Guidelines Manual describes these fence designs as "good neighbor" style. My concern is that there is not a provision for "softening" the Gobalet Lane side of the fence line.

This has been a concern of ours since the first draft EIR hearings for Gardens Gate and Elaine spoke about this at that hearing in 2009. At the time, that developer's representative said he would make sure there were plantings along Gobalet Lane. I don't know if that commitment will carry over to this new owner/developer.

A 6 foot high wooden fence that goes along our entire road without any softening plantings will be a **BLIGHT** on our small residential neighborhood. **Please require the inclusion of some softening plantings along the Gobalet Lane fence line.**

Please include these written comments in the public hearing on March 9, 2023.

Bruce Richard

Elaine Richard

James Feenan

Mendocino County

From: Tim Karas <karamountzos@gmail.com>
Sent: Wednesday, March 8, 2023 4:02 PM
To: pbscommissions
Subject: Mendocino County Planning Commission March 9, 2023

MAR 08 2023

Planning & Building Services

Dear Planning Commissioners:

My name is Tim Karas and I am a resident of Ukiah. My comments concern the planning application for Garden's Gate Subdivision. The lack of housing in the Ukiah Valley is an important issue facing the Ukiah Valley. Many leave our county due to the lack of available housing stock.

As the leader of one of the major employers, Mendocino College, in Mendocino County, housing is a significant barrier to retaining and attracting employees. People leave after being frustrated in the inability to find housing to raise a family. Or they relocate to neighboring counties with more housing opportunities and commute long distances. This is not good for the environment, local schools, or businesses/shops. Additionally, especially for positions requiring advanced degrees or technical knowledge, the lack of housing is a deterrent to people accepting positions.

Thank you,
Tim Karas

James Feenan

From: grewin@hughes.net
Sent: Wednesday, March 8, 2023 11:01 AM
To: pbscommissions
Subject: Re: Bella Vista Subdivision

Mendocino County

MAR 08 2023

Planning & Building Services

March 07/2023

To: Ukiah Planning Commission

Re: Bella Vista Subdivision

From: Mackinnon Family

First of all we are surprised that neighbors of this proposed subdivision have not been notified in writing of the forward progress that seems to be happening. Is it too late to send out questionnaires to neighbors within 2 mile radius? Questions like how do we think this will impact our quality of life?

We, personally, have many concerns for a Subdivision of this size: the first would be traffic, then water, then not enough open space and too high density housing and as others have stated no walking or bicycle lanes to get to Ukiah and no back way to get out of this project in case of a disaster except on State Street. Also, air quality with another 300+ cars and trips to town daily and we don't like to think about Seniors trying to cross State Street to get to a bus with no sidewalks, (I see there is a senior component to this project). Because this project is surrounded by Ag Land we would hope the Ag Land will not be rezoned as well and that the farmers in the area will still be able to farm. Also of concern is Fire. It looks like this property backs up to the forest land where there are many dead and dying trees. A fire would burn right up to the Oak Knoll ridge and from there, in heavy treed areas, down into Ukiah, like the big fire in 1964.

We do know this subdivision was approved many years ago but since it failed to be built, neighbors I have talked to don't seem to know anything about the new revitalized plans. Having lived here on a large property, in close proximity, for over 30 years this project will definitely impact the Boonville Rd. side of the neighborhood. For us and our neighbors we will mostly be impacted with **traffic, noise and air quality and possibly increased fire risk at the West end of development.**

Here are a list of concerns/questions about the subdivision from what we've read and hope will be addressed by appropriate agencies

Water—what we've read is Willow water is the water company. Where will the huge holding tanks be located for this subdivision? We have 2 big cement Willow water tanks below our property and occasionally dirt bikes and hikers even bicyclists make their way up to these tanks and onto our property, all of which are on private property. Hope there will be more security in place on the new system although not sure where that may be. From what I've read, Willow water comes from wells by the Russian River which is mostly owned by Sonoma County. In drought years will there be enough to supply a project of this magnitude if the Russian River is a trickle (like the last years).

Traffic—a roundabout sounds like a great idea, hope that the big trucks going to the transfer station can negotiate a roundabout. The traffic coming from this So. State Street area already backs up at Hastings Rd. down in Ukiah, heading down to Costco area, this area backs up quite a lot during the day. What will all those extra cars heading down there do to further impact that intersection? The freeway on ramp going South is already too short. Hopefully that will be addressed, plus a right turn lane on to Hwy 253 would help. Also will traffic back up onto 101 at south 253 exit with all these new residents getting off the 101 at peak hours. Seems like after people get through the roundabout at Plant Rd. going South that they could be doing 45 miles an hour by the time they get to freeway onramp, so people trying to turn left from Hwy 253 onto South State are going to back up on 253. Sidewalks, bike lanes needed on State Street plus another egress. In our opinion traffic flow needs to be addressed more.

Parks--3 (?) small parks is not a lot of open space for a subdivision of this size. What about a dog park? It looks like solid houses without enough open space from the plans I've seen. More undeveloped Space would be nice to see.

Air Quality—Around 300 extra cars with probably daily trips to town is lots of impact. Plus all the air quality issues while building these units and the noise associated with building and air pollution a subdivision this size would create.

Thank You
MacKinnon Family
grewin@hughes.net
1370 Boonville Rd.
Ukiah, CA 95482

Mendocino County

MAR 07 2023

Planning & Building Services



March 7, 2023

Dear Mendocino County Planning Commissioners,

I am writing to express our union's strong support for the Bella Vista Subdivision project that is being discussed at your March 9, 2023 meeting. We have followed this development with keen interest because housing is such an important issue for our membership.

SEIU Local 1021, a union of 60,000 members in Northern California, represents about 1,100 public employees in Mendocino County—workers at the County, the superior court, Mendocino College, and the City of Ft. Bragg. A concern that dominates many union meetings and discussions has been the lack of housing here in the county. As we heard more and more stories of employers struggling to attract qualified candidates, even well-paid professionals, because of lack of housing, we knew we had to do something to address this issue. Two years ago, our Local put out a report '**There's Nowhere to Live Here, Addressing Mendocino County's Housing Crisis**'. Here is a link to the report: <https://www.seiu1021mendohousingreport.org/>

Mendocino County like much of the state of California, is experiencing a crisis of housing availability and affordability. The lack of housing is driving up house prices and rents. It is impacting employers who are unable to recruit employees because of the historically low vacancy rates and slow pace of new construction. This is also making it harder for young people who have grown up here to find a place of their own.

Just yesterday I spoke to a County employee who had to give up a higher paying job here in the Ukiah area and return to Fort Bragg because there just wasn't any housing available. Large numbers of public employees have to live in Lake and Sonoma counties because there just isn't anywhere to live in the community where they work.

Most of the housing development that has occurred in the past few years here in the Ukiah area has been designated as 'low income' or agricultural housing. While this housing is certainly needed, what has been missing is workforce housing. This void has had a real and significant impact on our community. The proposed project will bring 171 new homes to our area in a well-designed, multigenerational neighborhood.

We urge the Planning Commission to support this thoughtful and much needed project to bring more middle-class housing to our community.

Sincerely,

Patrick Hickey
Field Representative