

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