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**COUNTY OF MENDOCINO**  
BOARD OF SUPERVISORS  
501 Low Gap Road • Room 1010  
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Date: April 10, 2023

From: Supervisor Dan Gjerde

To: Board of Supervisors

RE: **Improving the homeowner experience at proposed Bella Vista subdivision**

I am impressed with the design of the proposed Bella Vista subdivision. The layout of the subdivision is, I believe, an improvement over the approved Gardens Gate subdivision for the same property, and I want to compliment the applicant and the planners who have shaped his proposal.

Recognizing this effort, we should focus on five modest changes that would make this one of the most desirable neighborhoods in Ukiah Valley.

- 1) To reduce the urban heat island effect, increase the tree canopy. Patio trees -- like the Eastern Redbud, Autumn Gold Ginkgo, European Hornbeam and Field Maple -- should be replaced with larger trees, as patio trees will find their way into the (mostly) small residential lots. Larger trees, especially in the linear park, could include native Black Oaks, for example.
- 2) To reduce tree root upheaval of sidewalks and streets, install root guards to direct roots downward, and enlarge landscape space from a width of 3'6" to 5'6".
- 3) To ensure tree roots and landscaping are not in conflict with utilities, keep utilities and vaults within the sidewalk or at the home side of the sidewalk.
- 4) To minimize peak energy demand, ensure roof sheathing includes a radiant barrier (such as the LP ProStruct Roof Sheathing) and roofing materials meet Energy Star Cool Roof standards.
- 5) To encourage social walking in the neighborhood, ensure the sidewalk, including its clear zone, is 6' wide.<sup>1</sup>

<sup>1</sup> Recommendations of the Federal Highway Administration, [Course on Bicycle and Pedestrian Transportation](#).