

Classic Typography

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COUNCIL OF MEMBERS
BOARD OF A. J. C. C. C.

2016 NOV 10 AM 10 24

EXECUTIVE OFFICE

PER _____ November 8, 2016
UAKIAH, CALIFORNIA

Supervisor Dan Hamburg
501 Low Gap Road, Room 1010
Ukiah, CA 95482

Re: Support for International Institute for Philosophy and Ethics at CTTB
Case # UR-2009-0002

Dear Buzz,

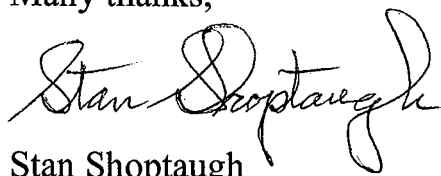
We are sending you this formal letter to urge you to give the go-ahead to the Dharma Realm Buddhist Association so that they can begin construction of the International Institute for Philosophy and Ethics on the east side of their property.

We believe this building project will be quite lovely and will not impact the near neighbors in any negative way. Traffic will not go through Mill Creek Road or Guidiville Road and most of the buildings will be single story, a few two-story. As you know, CTTB has grown quite slowly over the years and even though this project is large, it will not be fully utilized for many years.

We are both now working for Dharma Realm Buddhist University, Stan as a digital development coordinator and photographer and Toni as a writing tutor. In these positions, we have increasingly come to appreciate and respect what the residents of CTTB are trying to do and to value the wonderful addition they are to our valley. For many decades now they have been quiet, generous neighbors to all in the community.

Please do all you can to support this project and to encourage the other supervisors to do so as well.

Many thanks,


Stan Shoptaugh


Toni Minor

1691 Guidiville Reservation Road
Ukiah, California, 95481

2016 NOV 10 AM 10 23

Mendocino County Board of Supervisors

EXEMPTED NOTICE

750
UKIAH, CALIFORNIA

Dear Supervisors,

I would like to strongly urge you to approve the changes requested for the City of Ten Thousand Buddhas' building project along Guidiville Road. As it happens, these changes will move the buildings closer to my house. In fact, I share a boarder with the project. All the reasons why this project is a good idea for the community as a whole has been discussed at length before and approval has been given. My property is probably the most impacted by the proposal to move the buildings further north to better protect wetlands. Protecting wetlands is important to me, so I support this change.

The owners of the City of Ten Thousand Buddhas have gone to great lengths to address the concerns of the community at large and those of their immediate neighbors with regard to this project. I think this project and the proposed changes will protect the stability and peaceful rural character of the Guidiville neighborhood for a long time to come. The owners have been very patient and deserve the chance to move forward with their plans.

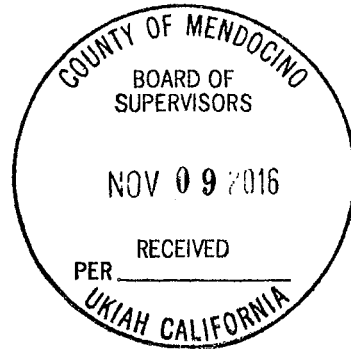
Sincerely,



Barbara Waugh

Re: case no UR 2009-0002

From: Terri Nicholson <tnicholson53@gmail.com>
To: <bos@co.mendocino.ca.us>
Date: 11/9/2016 1:43 PM
Subject: November 9, 2016 M... from Web



November 9, 2016

Mendocino County Board of Supervisors
501 Low Gap Road, Rm 1010
Ukiah, CA 95482

Re: Support letter of case # UR_2009-0002
International Institute for Philosophy and Ethics (IIPE)

Dear Supervisors,

Our family lives on Mill Creek Road near the City of Ten Thousand Buddhas and the proposed International Institute for Philosophy and Ethics. As neighbors to the Buddhist community and residents of Mendocino County, we believe that this project will be an asset to our neighborhood and the greater community.

We believe the applicant's proposed adjustment of shifting a portion of the project to the north of the wetlands by 400 feet to preserve and protect these environmentally sensitive areas is a good choice.

Our family wholeheartedly supports this project and respectfully request that the Board of Supervisors support this project and deny the appeal.

Sincerely,

Alan and Terri Nicholson
3201 Mill Creek Road
Ukiah, CA 95482

Page: <http://www.co.mendocino.ca.us/bos/meetingsArchive.htm>
Browser: Mozilla/5.0 (Windows NT 10.0; WOW64; rv:49.0) Gecko/20100101 Firefox/49.0
IP: 192.52.250.241, DT: 2016-11-09 13:43:39
d: 1

From: <gspinas@pacific.net>
To: <bos@co.mendocino.ca.us>
Date: 11/8/2016 7:25 PM
Subject: Board of Supervisors,... from Web

BOARD OF SUPERVISORS
COUNTY OF MENDOCINO
2016 NOV 9 AM 8 26

EXECUTIVE OFFICE

PER _____

ADMINISTRATIVE SERVICES

Board of Supervisors,

My name is George Spinas and I live in Ukiah. I have worked/volunteered at the City of Ten Thousand Buddhas for the past six years or so. My primary role there is to serve as the librarian at the K-12 girl's school. I am not a Buddhist, but have a deep respect for the people who live and work on the campus. The students of both the K-12 boys and girls school are special individuals as are the university students who I have happened to meet.

It has come to my attention that you, as the board of supervisors of this county, will be addressing an appeal by some of the City's neighbors in regards to the plan for the new LIPE project that has been approved two times by the Mendocino County Planning Commission. I believe the appeal's window was opened because of the Campus' plan to slightly relocate the building site, a change elicited by their concern for preserving additional wetlands. I believe the majority of Mendocino County residents would praise such a change. I have read in the Ukiah Daily Journal that the people making the appeal are concerned about the size of the project, construction noise, increased traffic, and many more people in the Talmage area. I can understand their concern. I also know that there are currently many buildings on the campus. They formerly housed 3000-4000 residents, yet they are very obscured by the natural surroundings. The construction noise will be as much of a concern to the residents and students on campus as it will be to the neighbors. As a career librarian I believe I know a little about being quiet. I have known no other group of human beings who have cherished peace and quiet more than the gentle folks at the CTTB. One of the more notable things from my time spent on the campus is how few cars there are traveling to and from the grounds, particularly in light of how many people from all over the world who visit the site. They come to attend the many functions that are held there or come to enjoy the peace and tranquility which is the essence of the place. As for the concern of an increased number of people in the Talmage area, I can only say that I have been there when 600 people have attended weeklong meditation sessions and only witnessed small hints that they were there.

My home in Ukiah is on the west side of the city, about three blocks from the site of the old Trinity School. My wife and I, in addition to many in our neighborhood, were so pleased when we heard that CTTB had purchased the property. In the intervening years since they have owned the property, I have not heard one voice of concern. They are and want to be good neighbors.

I hope to be at the Board of Supervisors meeting when the discussion takes place. In the event that I am unable to make it, I urge you to let the City of Ten Thousand Buddhas go forth with their plan. I cannot see any real negatives with their dream of the future.

Sincerely,

George Spinas

Page: <http://www.co.mendocino.ca.us/bos/contact.htm>
Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_11_6) AppleWebKit/602.2.14
(KHTML, like Gecko) Version/10.0.1 Safari/602.2.14
IP: 50.0.169.41, DT: 2016-11-08 19:24:05
d: 1

COUNTY OF MENDOCINO
BOARD OF SUPERVISORS

2016 NOV 7 PM 12:48

11/3/2016

EXECUTIVE OFFICE

PER _____

UKIAH, CALIFORNIA

To:

Mendocino County Board of Supervisors
501 Low Gap Road, Room 1010
Ukiah, CA 95482

From: Earl's Auto & Tires
134 Leslie Street
Ukiah, CA 95482

Re: Supportive letter of case # UR_2009-0002
"International Institute for Philosophy and Ethics"
Agenda item of public hearing of Nov 14, 2016

Dear Supervisors,

My family owns Earl's Auto & Tires in Ukiah for several decades, As a local business owner of Mendocino county and good friend of Buddhist community, We believe that Buddhist project is beneficial to our local economy and it will also enhance the cultural values of our neighborhood and greater community.

Regarding to their application to re-position the buildings 400 feet and stay away from wetland, This case already been carefully reviewed and approved by Planning Commissioners unanimously on Oct 6, 2016, We agree this is a wise and environmental friendly choice. Our family fully support this project and planning commissioners' earlier decision.

There was an editorial of **Ukiah Daily Journal** on Sunday, October 30, this editorial is very fair and supportive to this project, I am attached it for your reference and respectfully urges Board of Supervisors to approve this case on Nov 14, 2016.

Sincerely,



134 Leslie Street, Ukiah, CA 95482

P.S. Please find attachment, an editorial of **Ukiah Daily Journal**

Buddhist project deserves to move forward

Neighbors who say they worry about the size of the project, the construction noise and the hoards of followers descending on the Buddhist campus are no doubt sincere, but misguided.

The Institute project will take about three years to complete. It is a sizable effort at 249,000 square feet, but that is over a number of different buildings, two of them dormitories for nuns and monks.

The project itself has long been approved by the county yet somehow this small group of neighbors believes that this is an opportunity to revisit the entire project, which it is not.

The issue the supervisors will be looking at is a simple one. Should the DRBA be allowed to move the project slightly north in order to protect additional wetlands discovered on the property last winter.

According to the Mendocino County Planning Department, the property owned by the DRBA has a total of 16.62 acres of wetlands. Under the old plans, the building project would have affected 2.32 acres of those wetlands. Under the new arrangement of buildings 400 feet northward, 0.49 acres of wetlands are affected and those would be touched only by pilings created for raised walkways over the wetlands.

The revised project would have no other impact on the wetlands, according to the planning department report, and "no impacts to sensitive species have been identified and no impacts to sensitive habitats other than wetlands have been identified."

The Dharma Realm community is doing everything it can, it seems to us, to make the project environmentally sound and sensitive to their neighbors. They have invited anyone who wishes to, to come to the City of 10,000 Buddhas to look at the site and discuss the plans.

We believe the Institute planned there will be a future asset to our area and the supervisors have an opportunity to keep it moving forward. The revised project would have no other impact on the wetlands, according to the planning department report, and "no impacts to sensitive species have been identified and no impacts to sensitive habitats other than wetlands have been identified."

November 5, 2016
Mendocino County Board of Supervisors
501 Low Gap Road, Room 1010
Ukiah, CA 95482

COUNTY OF MENDOCINO
BOARD OF SUPERVISORS
NOV 7 PM 12 48
EXECUTIVE OFFICE
UKIAH, CALIFORNIA

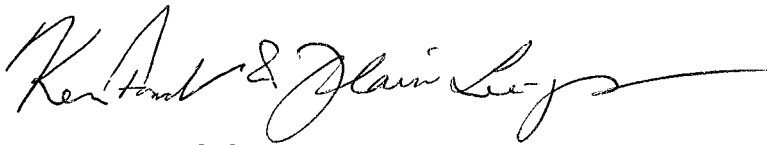
Re: Letter in support of International Institute of Philosophy and Ethics (IIPE)
building project at the City of Ten Thousand Buddhas (CTTB)

Dear Supervisors:

My wife and I moved to Ukiah in 2011. We both volunteer at the Developing Virtue Secondary Schools and Dharma Realm Buddhist University at CTTB. We strongly believe that the IIPE project will benefit our city, county, and state in a significant way. The only difference between this plan and the one previously approved is the accommodation of a new environmental requirement that prevents damage to an emerging wetland where a building was to be located. Moving the project 400 feet to avoid adverse impact to the environment is a responsible choice.

CTTB has been an immense asset to the Ukiah community. The new project will provide more educational and cultural services to our city, county and state. We respectfully request that the Board of Supervisors approve this project plan so that construction can begin.

Sincerely,



Ken Faust and Flavia Lee-Faust
4400 1st Avenue
Ukiah, CA 95482

Date: Nov 2, 2016

To: Board of Supervisors
501 Low Gap Road, Room 1010
Ukiah, CA 95482

Re: Support letter of case # UR_2009-0002
Agenda item of public hearing on Nov 14

Dear Supervisors ,

I has lived in Guidiville Road across street from proposed project of "International Institute for Philosophy and Ethics" for decades, As a neighbor of Buddhist community and lifelong resident of Mendocino county, I believe that this project will add plus value to our neighborhood.

The applicant's adjustment by shifting a portion of the project to the north of the wetlands by 400 ft and to stay away from the sensitive areas. We believe this is an enviornmental friendly choice.

I support this project and respectively urge that Board of Supervisors will approve this case on Nov 14.

Sincerely,


M. Carpenter,

2951 Guidiville Road, Ukiah, CA95482

OFFICE OF THE CLERK
BOARD OF SUPERVISORS

2016 NOV 7 PM 12 49

EXECUTIVE OFFICE

FROM: 2951 Guidiville Road
Ukiah, CA 95482

COUNTY OF MENDOCINO
BOARD OF SUPERVISORS

2016 NOV 4 PM 12:50

10/29/2016

EXECUTIVE OFFICE

Mendocino County Board of Supervisors
501 Low Gap Road, Room 1010
Ukiah, CA 95482

PERMITS
COUNTY OF MENDOCINO

From: The Talmage Store
1990 Talmage Road
Ukiah, CA 95482

Re: Supportive letter of case # UR_2009-0002
"International Institute for Philosophy and Ethics"

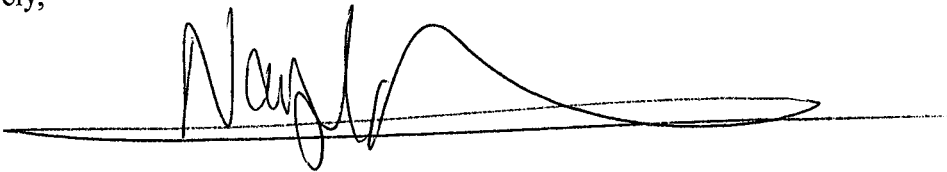
Dear Honorable Supervisors,

Our family owns Talmage Store nearby City of Ten Thousand Buddhas (CTTB) campus, As a friendly neighbor and business owner of Mendocino county, We believe that Buddhist project is beneficial to our local economy and it will enhance the harmonious values of our neighborhood and greater community.

Regarding to CTTB's application to re-position their buildings 400 feet and stay away from wetland, This case already been carefully reviewed and approved by Planning Commissioners unanimously on Oct 6, 2016, We agree this is a sustainable and environmental friendly choice.

Our family fully support this project and respectfully urges Board of Supervisors to approve this case on Nov 14, 2016 .

Sincerely,

A handwritten signature in black ink, appearing to read "N. Anglin", is written over a horizontal line.

1990 Talmage Road, Ukiah, CA 95482

**Gregg Simpson Trucking
11 Highland Ct
Ukiah CA 95482
707-468-1654
CA Lic#650339**

OFFICE OF THE COUNTY CLERK
BOARD OF SUPERVISORS
2016 NOV 4 PM 12:53
EXECUTIVE OFFICE
FEB
CALIFORNIA

November 1st, 2016

County of Mendocino
Board of Supervisors
501 Low Gap Rd
Ukiah CA 95482

Re: Support letter of case # UR_2009-0002

Regarding to "International Institute for Philosophy and Ethics" (IPE) granted under use permit (U 11-99) and variance (V 7-99), which is to be developed on lands within the ownership of the Dharma Realm Buddhist Association (DRBA). This facility which would house a religious educational training facility on lands to the east of the existing City of Ten Thousand Buddhas campus is proposed to be adjusted by shifting a portion of the project to the north of the wetlands by approximately 400 ft in order to minimize impact to those sensitive areas.

Gregg Simpson Trucking continues to show support for this project as we see it only as a beneficial project to our community. As we have mentioned in the past working with the Buddhas is an enjoyable process, all their projects are tediously thought out with taking all environmental concerns into account. They continue to work in a harmonious manner with all that they are confronted with. The project will bring much needed economic benefits to our economy and moving forward with the project is only a positive outcome.

We respectfully request that this adjustment to the building envelop be determined to be an insignificant issue, consistent with the approvals granted and accepted without further action.

Much Appreciated

 11.1.16

Darlene Simpson - Owner Gregg Simpson Trucking

October 31, 2016

Mendocino County Board of Supervisors
501 Low Gap Road, Rm 1010
Ukiah, CA 95482

Re: Support letter of case #UR_2009-0002
International Institute for Philosophy and Ethics (IIPE)

COUNTY OF MENDOCINO
BOARD OF SUPERVISORS

2016 NOV 3 PM 12 22

EXECUTIVE OFFICE

PERMITS
UNIFORM CALIFORNIA

Dear Supervisors,

Since 1987, we have lived adjacent to the south boundary of the East Campus of the City of Ten Thousand Buddhas, the site of the current proposed building project.

We are surprised and somewhat incredulous that a few of our good neighbors are continuing to oppose building project #UR 2009-0002. Their claim that "the final building site plan does not conform to the project analyzed in the environmental impact report and the use permit" simply does not conform to the reality on the ground. It is not just our view that their claim is without merit; it is the unanimous view of both the excellent planning professionals of the Department of Planning and Building Services and the members of the Planning Commission.

Moving the project 400 feet to the north further protects the so-called wetlands for which the appellants profess concern and does not impact the immediate neighbors in any new ways. There are also no new or adverse environmental effects from the proposed changes.

Given those facts and the City of Ten Thousand Buddha's concern both for the environment and for harmonious relations with its neighbors, it is not surprising that almost all of our neighbors have raised no objections to the project. Indeed, many actively support it as a benefit to our community.

The group of people objecting to the project, a very small minority of those living in the vicinity of the project, seem not to realize that the land in question is not public park land and that the owners have the right to develop it according to county regulations.

Both county professional staff and the members of the planning commission have already unanimously determined that the project in question is in accord with county regulations and should be approved. We therefore urge that the appeal be rejected as being without merit so that the project can be allowed to go forward without further delay.

Sincerely yours,

Ron Epstein Ocean Epstein

Ron and Ocean Epstein
2800 Mill Creek Road
Ukiah, CA 95482