

To: Mendocino County Board of Supervisors

Feb. 27, 2018

Attn: Supervisor Dan Hamburg-Chair

Subject: Proposed Revisions to Mendocino County Code Chapter 18.23: Regulations for Limited Density Rural Dwellings (Class K Owner-Builder Regulations):

Dear Chairman Hamburg:

Regarding the proposed amendments to the existing County Code Chapter 18.23 (Class K), The County, in proposing these changes, must consider the following:

- Mendocino County must facilitate the development of Affordable Housing options for the residents of the County. The Class K program is a low-cost and effective program with forty years of proven success.
- Class K, by its nature, promotes the use of local and sustainable building materials and energy efficient building design.
- Class K provides an economical means for County residents to develop rural properties that comply with basic and reasonable County regulations.
- Class K continues to provide common sense based affordable options for the County's significant housing needs.

Regarding fire sprinklers: This well-intentioned proposed requirement will do nothing to provide increased fire safety. Not one structure burnt down as a result of the recent Redwood Complex Incident would have been saved as a result of interior fire sprinklers. There is no data that shows the effectiveness of fire sprinklers in reducing or prevent wildland fires. This is a needless and expensive burden that will not provide any reduction in serious fire incidents.

In closing, Mendocino County risks damaging a truly effective program for assisting with affordable housing solutions. Any changes to the existing program may drive residents further away from compliance, rather than increasing compliance, which should be the Counties mission.

Respectfully,
David Roderick
Hopland