

CARMEL J. ANGELO
Chief Executive Officer
Clerk of the Board



**COUNTY OF MENDOCINO
BOARD OF SUPERVISORS**

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July 30, 2013

Mr. Michael N. Dobrota, Vice President
Northwest Atlantic (Real Estate Services)
9 Corporate Park
Suite 230
Irvine, CA 92606

Mr. Jeffrey J. Martin, Vice President of Development
DDR Corp.
3300 Enterprise Parkway
Beachwood, OH 44122

RE: DDR Corp. Site Development

Dear Mr. Dobrota and Mr. Martin,

We write this letter signifying our strong resolve and commitment to the revitalization of the DDR site (the former "Masonite Site"). We see this property as a potential key economic driver for the County and our citizens. We welcome and encourage Costco or any other large retailer to come back to the table on this prime location. We believe this is in the best interest of our citizens.

In our past relationship, DDR Corp. has shown an impressive vision for future development of the DDR property that included the potential realization of retail and commercial facilities built in a modern multi-use configuration. Of all the future development sites across Mendocino County, the DDR site clearly has the most potential for growth and ease of access. Sadly, these efforts have not come to fruition, yet it is only a matter of time before this site is brought to the forefront as the next center of economic growth and development in Mendocino County. We believe that time is now.

The County is now ready to take action on any impediment to infill development on this site and is supportive of rezoning the DDR property for Costco or any other retail outlets or housing developments that could be located at this site. Mendocino County is committed to working with its service districts to assure that critical utilities, such as water, transportation and energy, are available to development projects occurring on the DDR property.

Mendocino County has a renewed interest in developing the DDR property. During the July 16, 2013 Board of Supervisors meeting, direction was given to the Executive Office to schedule a meeting with Costco Corp., DDR Corp. and the County. The purpose of this meeting would be to discuss revisiting the use of the DDR property, currently owned by DDR Corp., for the location of a new Costco retail store.

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The Board of Supervisors is in unanimous support of promoting greater economic development that is in harmony with regional planning efforts. The County has adopted its Ukiah Valley Area Plan (UVAP) and is in the process of implementing this all-important planning document to facilitate jobs and housing opportunities within the County's borders. Another prime reason for the adoption and implementation of the UVAP was to preserve open space and agricultural lands within the County. These are goals that can cohabitate with development on the DDR site.

We know the DDR site continues to be the preferred site for business development. There are lingering long-term access deficiencies at the City's proposed site for a Costco retail store in the southern part of the City of Ukiah. The DDR site is simply more flexible and with the County's unwavering support, development projects can happen quickly and be better tailored for the needs of those who will eventually occupy these sites for the next several decades. Mendocino County is prepared to devote staff resources to develop this property and to accommodate businesses and housing at this site.

Thank you for your time and consideration, and please do not hesitate to contact the Board of Supervisor's liaison to the Executive Office, Brandon Merritt, at merrittb@co.mendocino.ca.us or by calling him at 707-463-7236 if you would like to proceed with a meeting.

With Warm Regards,

Dan Hamburg, 5th District
Chair, Mendocino County Board of Supervisors

Carre Brown, 1st District
Mendocino County Board of Supervisors

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Mendocino County Board of Supervisors

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