

September 25, 2019

To: County of Mendocino, Dept. of Planning & Building Services
860 N. Bush St.,
Ukiah, CA 95482

Mendocino County

SEP 30 2019

Planning & Building Services

cc: Carre Brown, BOS Chair/Supervisor Dist. 1
John McCowan, BOS Supervisor Dist. 2

Re: Case#: GP_2019-0002/R_2019-0003, Rezoning & General Plan Amendment Request

Ukiah Valley needs more housing, well-planned housing. As residents of Sanford Ranch Road since 2000, we've experienced the negative impact of living across the street from a pear orchard and the drift from agricultural spraying. Now that the pear trees are gone, we are glad to be able to leave our doors and windows open according to the weather instead of worrying if it's a spray day.

At the same time, other aspects of life on Sanford Ranch Road make worrisome the thought of changing land from ag to residential without significant County mitigation.


The road is often a speedway between Knob Hill and Talmage Rd., unfavorable to children and pets. Most residents have to back out of their driveways to exit their property, and they also have to dodge cars to cross the street to retrieve their mail from mailboxes. If more homes and traffic are introduced to the neighborhood, will the County install traffic-calming speed bumps, and will it relocate mailboxes to the same side of the street as the homes they accompany? Will it enforce posted speed limits?

Mendocino Transit Authority does not offer fixed bus route service to the area. When it did, the bus stop on Talmage was too far away from Sanford Ranch Road to be practical. So new housing would assume that new residents use cars.

Every rainy season brings with it the threat of being cut off from town, either because of water buildup where Sanford Ranch Road meets Talmage, or because of the low-lying area to the west on Talmage that flooded so dramatically last year. Will these flood-prone roadways be corrected before introducing more at-risk homes/residents? Will, the additional cement that accompanies housing create more runoff/water displacement once the sponge effect of agricultural land is lost?

A creek runs through the property and the property is next to a fault line. Will steps be taken to protect the creek from building/sceptic issues, and also building specs be in place to protect new home residents from higher-than-standard earthquake worries?

We appreciate the Commission Staff's inclusion of these concerns as it prepares to make its recommendation to the Board of Supervisors.

 David J. Nieskoski

Kathy Johnson & David Nieskoski
1100 Sanford Ranch Rd., Ukiah