

Mary Ann Villwock
1580 James Street
Ukiah, CA 95482

October 14, 2019

County of Mendocino
Department of Planning and Building Services
860 N. Bush Street
Ukiah, CA 95482
via email: pbs@mendocinocounty.org

Re: Application for rezoning and general plan amendment, #GP_2019-0002/R_2019-0003

Dear Department of PBS and Planning Commission:

I live on James Street overlooking the location of this proposed development. The agricultural acreage surrounded by Talmage and Sanford Ranch roads is what anchors the feeling of open space and country ambiance for the entire surrounding area.

The decision to amend the general plan and re-zone property – especially to transform prime and unique ag land that has been in production for 75 years --into a suburban residential area will have a dramatic and lasting impact and should not be done without a thorough and exhaustive analysis and exploration of all possible consequences. The staff report/draft negative declaration does not provide that.

The Mendocino County General Plan and the Ukiah Valley Area Plan place a high priority on preserving agriculture. This staff report basically admits that this application would be step one in rezoning the entire acreage surrounded by Talmage and Sanford Ranch roads into residential developments which is absolutely not in accordance with the general plan or UVAP. To conclude that “this project will not adversely affect the long-term integrity of ... agricultural uses in the area” is ludicrous and disingenuous. In fact, the report goes on to state that “[t]he subject site is a good example of a historic agricultural use that now appears to be out of place in the increasingly residential enclave”. This opinion of staff clearly indicates that additional similar applications would be given increasingly favorable weight.

The staff report states that “the project will not result in a need for unintended

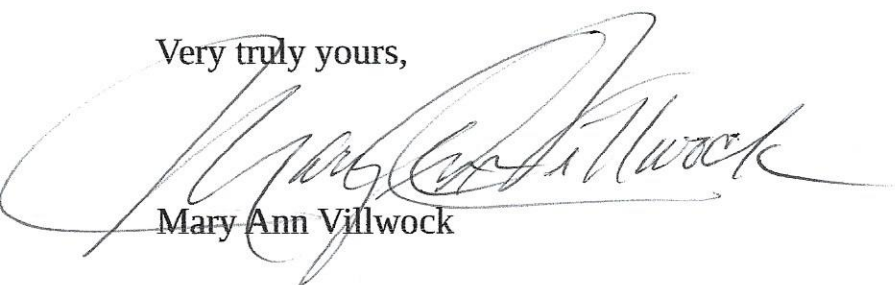
expansion of infrastructure in conflict with other policies". Then the report goes immediately on to say that "... improvements to existing facilities to accommodate a higher density and residential standards would need to be pursued...". Presumably, this reference is to increasing facilities/services in the vicinity of Talmage (which has minimal services) which would, in turn, create a whole new set of problems and likely exacerbate the strip-mall effect along Talmage Road, all of which is contrary to the general plan/UVAP goal of avoiding this kind of thing. I believe the UVAP requires that the Ukiah Valley be considered as a whole and thus input from the City of Ukiah would be necessary in this decision.

The staff report contains no mention of the frequent flooding in Talmage and the fact that Talmage and Sanford Ranch roads are frequently closed because of flooding. Also, I see no mention in the report of sewer treatment. There is no sewer system in this area.

I, and others in my neighborhood, think this proposal is a very bad idea. At the very least, it should be analyzed much more thoroughly with regard to the goals of the

from the surrounding residents.

Very truly yours,

A large, flowing handwritten signature in dark ink, which appears to read "Mary Ann Villwock". The signature is written over the printed name.

Mary Ann Villwock

cc: Carre Brown, Supervisor, Dist. 1
cc: John McCowen, Supervisor Dist. 2