

October 16, 2019

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



Cc: Carre Brown, Vice Chair Mendocino County BOS
John McCowen, Chair, Mendocino County BOS

RE: Rezoning and General Plan Amendment, Case GP 2019_0002/R_2019-0003

I am opposed to this proposal and would ask that my comments be considered prior to the hearing scheduled for October 17, 2019. I am a business owner in Ukiah and have owned a home on Sanford Ranch Rd. for the past 14 years.

In your notice you write ...“while the proposed project does seek to convert agricultural land designated as ‘prime’ or ‘unique’ farmland to residential, it can be supported by documented goals, policies and actions that under certain circumstances, and provided specific characteristics are present, the reclassification of such lands potentially provide a boon to the community.” I am wondering, what exactly are these potential “boons to the community?” I refer to the surrounding communities living on and in close proximity to Sanford Ranch Rd. which surrounds the vineyard, as well as the town of Talmage, all of whom will be drastically impacted.

In addition to serious concerns noted by the City of Ukiah Community Development Department, please let me know what you intend to do about the following:

1) **Traffic:** In the last 6 months, there has been a significant increase in traffic along Sanford Ranch Rd. possibly due to all the new housing being built off Redimeir Rd., now coming over Knob Hill Rd. and onto Sanford Ranch Rd. to go into town or the Airport Blvd. shopping area. This started long before the new construction at Orchard and Perkins so presumably it will continue. In addition, are there plans to widen Sanford Ranch Rd. in order to handle more traffic that

the proposed 20 new residences will add, conceivably adding 2-4 times (or more) the numbers of vehicles on the road than there are now?

2) **Noise:** Ambient noise levels will absolutely be amplified with the rezoning of the land and building of infrastructure required. Not to mention additional noise levels that would come with such high-density housing. The vineyard acts as a noise buffer without which will significantly alter the peace and quiet that living in this rural community provides.

3) **Recreational use:** Currently on any given morning or late afternoon, you will see community residents of all ages along Sanford Ranch Rd., walking, jogging, pushing baby strollers, bicycling, walking with their children, enjoying the natural beauty and quiet that, for the most part, still exists in this part of the Ukiah environs. With the high-density housing development proposed, all this will disappear.

4) **Wildlife and biodiversity:** There are many species of birds, beneficial insects and animals that will be impacted by this proposal.

The health and well-being of a community depends on careful planning, decisions and input based on the actual needs of the community including the natural environment. To paraphrase Joni Mitchell, "you pave paradise" and put up a high-density suburban residential mixed-use housing project. Let's hope not.

Respectfully,



Teresa Wells
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