

Peter and Jennifer Bushby
1370 Sanford Ranch Rd.
Ukiah, CA 95482

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Planning & Building Services

To whom it may concern,

October 16, 2019

We are writing to strongly oppose the rezoning and development of the property owned by Don Lucchesi on Sanford Ranch Road (Case #GP-2019-0002/R2019-0003). We have many concerns, starting with the addition of an unknown number of houses or high-density apartments in that area. It would lead to an increased amount of traffic and noise. We choose to live where we do because of the fact that it is in a rural area. We are blessed with a beautiful view of the vineyards and the valley and cannot imagine having to look out on a bunch of roofs. With a large number of houses and subsequent people in those houses, (especially if any of them are low-income), the rate of crime is bound to go up. Cars already drive on Sanford Ranch Road as if it is a freeway, blatantly ignoring the 25-mph speed limit. Countless animals have lost their lives to this and if this goes through, will only get worse. There are a lot of wildlife in that valley that make it their habitat such as coyote's, fox, rabbits, skunks, opossum and racoon. What will the impact be on them? It is very peaceful for the most part and when there is some party on Eunice Court, it sounds like it is right next to us, because it comes up the hill to our house. That has the potential to get much worse by adding all those houses.

We have worked hard at remodeling and updating our home and property and have spent a lot of money to do so. Putting in all those homes could, potentially de-value our property.

That property is in a flood zone. There have been times over the years that we have lived here when we have been unable to get out due to flooding on Talmage and on Redemyer roads. What if there is an emergency and law enforcement, the fire department and/or paramedics can't get here on time?

Has anyone looked into the possibility that those houses will not be insured? Two of our next-door neighbors have had their insurance companies drop them because of fire concerns and many residents of Rogina Heights have had the same thing happen to them. Insurance companies today are finding any reason not to insure a home in California or if they do, it is very expensive and some cannot afford it.

Our hope is that you will not rezone this property, or any of the agriculture property on Sanford Ranch Road. It would deeply impact the residents and animals that already live in the area.

Thank you for your time and consideration,

Peter R. Bushby
Jennifer Bushby

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Cc Mendocino County Board of Supervisors