

Susan C Era

1480 Sanford Ranch Road

Ukiah CA, 95482

Mendocino County

OCT 16 2019

Planning & Building Services

October 15, 2019

To: County of Mendocino Department of Planning & Building Services

Mendocino County Board of Supervisors

860 North Bush Street Ukiah CA 95482

Re: Public Hearing Notice , Case # GP_2019-0002R_2019-0003

Property of Donald J Lucchesi, Proposal to change zoning from Agricultural AG 40 (Zoning) & AG 40 (GP) to Suburban Residential (SR) to allow for future subdivision & residential housing.

I am writing to communicate my opposition to this proposal. I have been a resident on Sanford Ranch Road for 37 years. I purchased my home in this area so that I could live in a rural atmosphere with all of the benefits that come with that: health, safety, separation from the busy city life, presence of wildlife and quality of life. I am adamantly opposed to any housing developments being built in the area relevant to this Public Hearing for many reasons.

To quote a section of the Mission of Mendocino County Building and Planning: a focus of Planning & Building is to "Enhance the quality of life in Mendocino County". The proposed rezoning will in fact decrease the quality of life for my family and all of residents who live on Sanford Ranch Road, as well as other neighborhoods in this east side of the City of Ukiah.

In this area many residents utilize Sanford Ranch Road for walking & bicycling to get the exercise we need to maintain our health. Children also walk, ride bikes and wait in the street to catch busses to school. In the many years I have lived here the road has remained the same width, with no sidewalks and with little improvements. Traffic has increased to the point that it makes continuing to walk, jog or bike a hazard for children and adults with the existing population numbers. If the proposal goes through, heavy traffic will increase thus limiting further local access to walking, jogging and biking options which will hinder our quality of life

In addition, there is much wildlife in the vineyards that we will lose. For 37 years we have enjoyed watching deer, rabbits, fox, birds of many varieties, many of them migrating through this area, that live and frequent here. There is no information on the website as to the results of any environmental impact studies that have been performed that will address this issue, as well as impacts on air and water quality.

I would like to also mention that every year this area experiences flooding and road closures on Talmage Road which, unless addressed with major road and water management modifications will only increase traffic problems/hazards with this proposal.

Does the County have plans to make all necessary modifications and improvements to the roads in this area (i.e., adding sidewalks & bike lanes) for the safety of children and families?

It seems that increasing housing in an area, that is already at high risk of fires is a mistake and will increase the fire risks for Ukiah Valley.

I understand that for any development that is approved there is a certain percentage of low income and high density housing required within that development. After working in human services in this County for over 26 years I am well aware of the resources needed for many low income individuals and families. I assume there are plans in place between the County and MTA to reinstate bus access to Ukiah from this area to address the needs of the families and low income residents who will move here to provide access of low income families to social services that are only available in central Ukiah.

I hereby urge the County Planning and Building and Mendocino County Board of Supervisors to oppose this proposal. It is clear to me and my family that if this development does move forward we will begin to take steps to leave this area as it will no longer meet our physical residence needs.

Before any final decisions are made I would like to have access to more information that addresses how the County will address the concerns I have listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan C Era", with a long horizontal flourish extending to the right.

Susan C Era

CC: Carre Brown, Vice Chair Mendocino County Board of Supervisors

John McCowen, Chair Mendocino County Board of Supervisors