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From: grewin@hughes.net
Sent: Wednesday, March 8, 2023 11:01 AM
To: pbscommissions
Subject: Re: Bella Vista Subdivision

Mendocino County

MAR 08 2023

Planning & Building Services

March 07/2023

To: Ukiah Planning Commission

Re: Bella Vista Subdivision

From: Mackinnon Family

First of all we are surprised that neighbors of this proposed subdivision have not been notified in writing of the forward progress that seems to be happening. Is it too late to send out questionnaires to neighbors within 2 mile radius? Questions like how do we think this will impact our quality of life?

We, personally, have many concerns for a Subdivision of this size: the first would be traffic, then water, then not enough open space and too high density housing and as others have stated no walking or bicycle lanes to get to Ukiah and no back way to get out of this project in case of a disaster except on State Street. Also, air quality with another 300+ cars and trips to town daily and we don't like to think about Seniors trying to cross State Street to get to a bus with no sidewalks, (I see there is a senior component to this project). Because this project is surrounded by Ag Land we would hope the Ag Land will not be rezoned as well and that the farmers in the area will still be able to farm. Also of concern is Fire. It looks like this property backs up to the forest land where there are many dead and dying trees. A fire would burn right up to the Oak Knoll ridge and from there, in heavy treed areas, down into Ukiah, like the big fire in 1964.

We do know this subdivision was approved many years ago but since it failed to be built, neighbors I have talked to don't seem to know anything about the new revitalized plans. Having lived here on a large property, in close proximity, for over 30 years this project will definitely impact the Boonville Rd. side of the neighborhood. For us and our neighbors we will mostly be impacted with **traffic, noise and air quality and possibly increased fire risk at the West end of development.**

Here are a list of concerns/questions about the subdivision from what we've read and hope will be addressed by appropriate agencies

Water—what we've read is Willow water is the water company. Where will the huge holding tanks be located for this subdivision? We have 2 big cement Willow water tanks below our property and occasionally dirt bikes and hikers even bicyclists make their way up to these tanks and onto our property, all of which are on private property. Hope there will be more security in place on the new system although not sure where that may be. From what I've read, Willow water comes from wells by the Russian River which is mostly owned by Sonoma County. In drought years will there be enough to supply a project of this magnitude if the Russian River is a trickle (like the last years).

Traffic—a roundabout sounds like a great idea, hope that the big trucks going to the transfer station can negotiate a roundabout. The traffic coming from this So. State Street area already backs up at Hastings Rd. down in Ukiah, heading down to Costco area, this area backs up quite a lot during the day. What will all those extra cars heading down there do to further impact that intersection? The freeway on ramp going South is already too short. Hopefully that will be addressed, plus a right turn lane on to Hwy 253 would help. Also will traffic back up onto 101 at south 253 exit with all these new residents getting off the 101 at peak hours. Seems like after people get through the roundabout at Plant Rd. going South that they could be doing 45 miles an hour by the time they get to freeway onramp, so people trying to turn left from Hwy 253 onto South State are going to back up on 253. Sidewalks, bike lanes needed on State Street plus another egress. In our opinion traffic flow needs to be addressed more.

Parks--3 (?) small parks is not a lot of open space for a subdivision of this size. What about a dog park? It looks like solid houses without enough open space from the plans I've seen. More undeveloped Space would be nice to see.

Air Quality—Around 300 extra cars with probably daily trips to town is lots of impact. Plus all the air quality issues while building these units and the noise associated with building and air pollution a subdivision this size would create.

Thank You
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