

Mendocino County

JUN 13 2023

Planning & Building Services

June 12, 2023

Mendocino County Planning Commission
501 Low Gap Road
Ukiah, Ca 95482

RE: Minor Use Permit U_2022-0007 (Hayes)

Dear Commissioners,

We have lived on Outlaw Springs Road for 35 years and this has always been a quiet residential neighborhood. Neighbors come and go, but I think everyone is drawn to this place for the quiet, safe place it is. We feel very fortunate to have raised our son here and to now spend our retirement years here. While we do not have an organized neighborhood group for the most part neighbors address issues with each other and as far as we know they get respectfully resolved.

Our primary concerns with this application are:

The property owner does not live on the property. Who will live there and run this operation? How many people on any given day driving in and out. Are they transient which is often the case with large scale growing operations. Will the owner respond to problems or concerns if they arise or not, since they are not directly impacted.

Why is a 5000 sq ft building proposed for a 2500 sq ft garden? It does not seem like storage and processing would require that much space. The staff report states that the building would not be visible from adjacent properties but that is not the case. We can see the existing house through the trees and this building would be closer.

Access to this property is via Outlaw Springs Road which is a narrow one lane private road. All of the maintenance of this road is the responsibility of those of us who live on it. The commercial operation proposed will likely increase the traffic. This will lead to more maintenance and repair costs. This increased traffic also will increase the likelihood of accidents to other drivers and people who routinely walk with their pets and children. We do not see these issues addressed and wonder if the other residents on Outlaw Springs have been notified about this potential increased usage of our road.

We believe that a commercial operation of this type and size would impact our neighborhood negatively. Something about one quarter the size that could be maintained by one or two people who lived on the property would be more appropriate and we hope that you will consider our concerns when making your decision.

Respectfully,
Ron Chandler and Debbie Andrews