

From: The Anderson Valley Housing Association
Re: AP_2021-0010 Request
Date: June 20, 2022

Mendocino County

JUN 22 2022

Planning & Building Services

To Whom It May Concern:

The Anderson Valley Housing Association owns property across the street from the Rays Road property (Unicorn Ranch) that is requesting an Administrative Permit to host outdoor events, and in the interests of preserving living standards for our tenants, we would like to weigh in on the proposed permit and suggest the following project modifications to AP_2021-0010.

1. Entrance and exit from Hwy 128 instead of from Rays Road

Las Viviendas, located at 18150 Rays Road, houses 12 single male agricultural workers and two agricultural-worker families. Their homes are directly across the street from the proposed event driveway; 100 or more cars using the proposed Rays Road driveway has great potential for causing backed-up traffic on that narrow section of Rays Road and interfering with the residents' access to their own driveway. Since the proposed event site is actually not very close to Rays Road, it would solve a lot of problems if the event traffic entered and exited off of Hwy 128.

2. Quiet Time from 10:00pm to 9:00am

While the event proposal limits amplified music from 9am - 10pm, the proposed Quiet Time is 11pm - 10am. The men who live at 18150 Rays Road rise early for their vineyard jobs. We request that Quiet Time start at 10pm, and would hope that includes generator noise in addition to amplified music.

3. Maximums: 200 guests, 150 cars, 50 glamping tents

These are our recommendations for size caps. But if #1 and #2 are adopted (Hwy 128 access and Quiet Time beginning at 10pm), the potential size of events would no longer be as much of an issue for our tenants.

Many thanks for considering our project modification requests. We wish our neighbor well with her proposed event-hosting enterprise, so long as it is operated in a way that respects our tenants' work hours and home life. Feel free to contact us with any questions.

Best,

Kathy Cox, Stephanie Gold, Rebecca Goldie,
Captain Rainbow, Nancy Serna, and Jody Williams

The Anderson Valley Housing Association Board of Directors