

JUN 27 2022

Planning & Building Services

PO Box 158
Philo, CA 95466

June 20, 2022

Ms. Julia Karog
Planning Building Director
Mendocino County
501 Low Gap Road
Ukiah, CA 95482

Dear Ms. Karog:

I am concerned about the changes made in the recent application for glamping at the former Unicorn Ranch on Rays Road in Ukiah. Although the decrease to 99 people seems reasonable, in this location it is not. The road is **barely** a two lane road, not well maintained by the County, and full of residential housing. There are children, chickens, pets and enough resident vehicles to saturate the use of the narrow Rays Road. There are also occasional Mountain Lions in the area.

I worked at Unicorn for 17 years and am very familiar with the area.

There are enough recreational venues in the Valley. With so much infrastructure in place: septic, gas, electricity, water, this location should receive serious consideration as a site for affordable housing. The current owner, an expert in finance, can make this happen, perhaps in conjunction with the Anderson Valley Housing Association, which manages a farmworker rental nearby on Rays Road. A half dozen houses, more if tiny houses, would be a welcome addition to the Valley, put less stress on the narrow road, and still allow the owner an opportunity to make money on her investment.

I hope you can find an opportunity to discuss the idea of housing with the owner but most of all, I hope you nix any tourist use.

Thank you for your consideration of my request.

Sincerely,



Nancy Mayer

cc: Ted Williams, Supervisor
Diana Wiedemann, Planning Commission member
David Severn