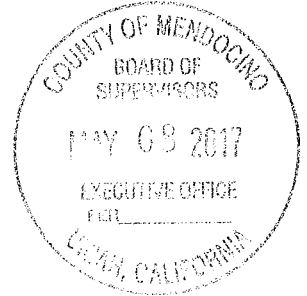
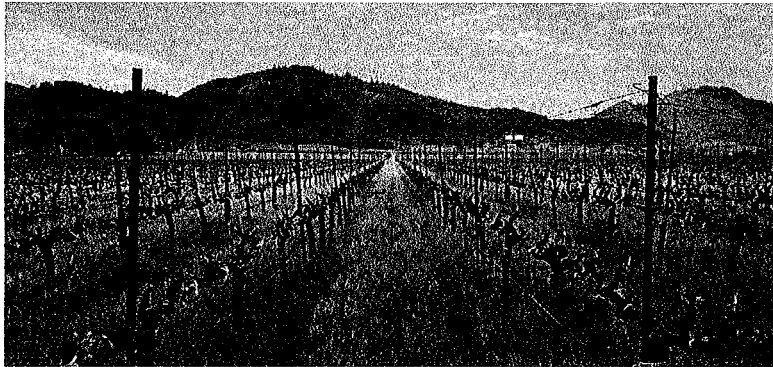
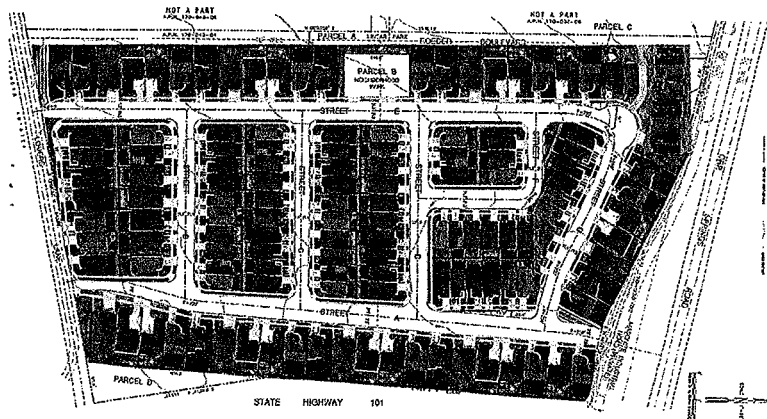


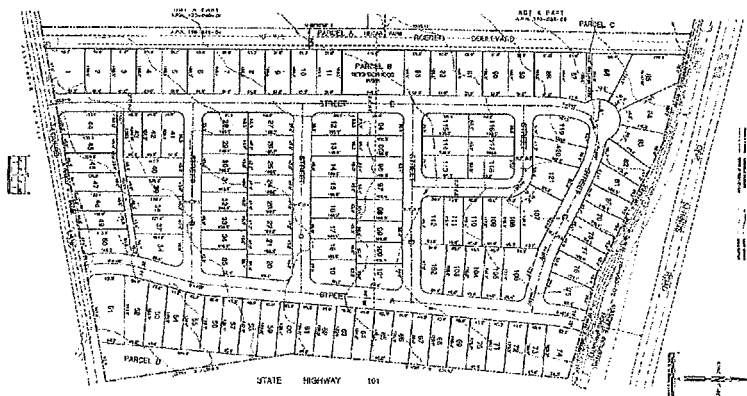
A proposal has been submitted to Mendocino County Planning Department from Mendo Farming Company, LLC to subdivide 24 acres into 121 residential parcels on Lovers Lane Vineyard land. Organic, Biodynamic farmed Prime Ag Land in the Ukiah Valley.



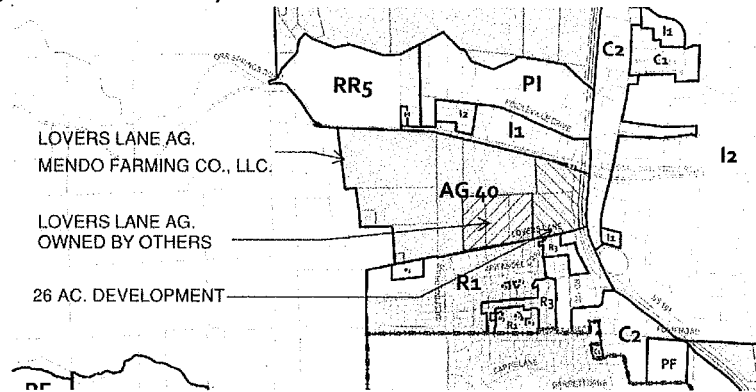
The project request is for a zoning change in the Lovers Lane ag zone. This is more than a referendum on 24 acres for housing development. This new proposal gives us the opportunity to ask ourselves what we value about where we live.



California has lost an average of 50,000 acres of farmland each year for the past 30 years. Mendocino County lost 1,481 acres of Prime Farmland between 2006 and 2014, the last year that studies were compiled. The population for Ukiah Valley from 2010 to 2016, is lower by 0.2%.



At this same location, other landowners with 30 acres adjacent to this development are now waiting on this project to develop their land, and with pressure on the County to prohibit future farming it all but assures the entire Lovers Lane Ag land of being converted into single use, low-density, tract housing. This proposal is at the bottom slope for drainage and downwind from the remaining 120 acres of Vinyard land, and will be subject to pollution from farming on the best of days.



Incremental development with no planning runs counter to County Planning principles. It is inconsistent with the County General Plan, Ukiah Valley Area Plan and the City of Ukiah General Plan. The Board of Supervisors has voted to preserve Lovers Lane vineyards as a permanent agricultural greenbelt for Ukiah valley, and is one of the most thoughtful land use decisions ever made by our local governments.

This property has been under threat of development three times in the last quarter of a century, and the County has decisively recognized the irreplaceable character and importance of this agricultural asset which provides a singular buffer to urban sprawl development moving north in the valley.

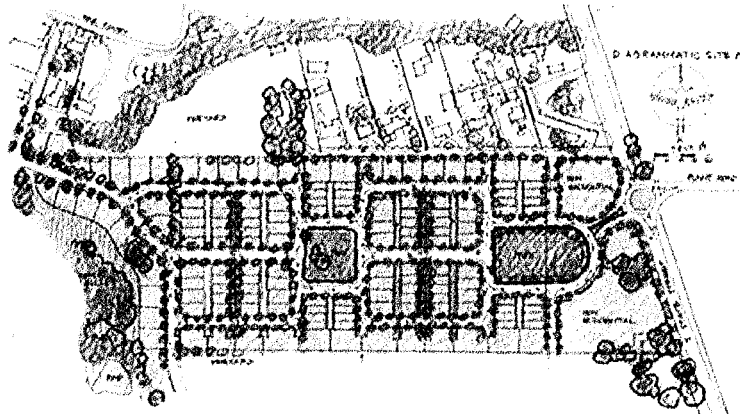
1. A Sonoma County developer and his backers spent years and over one million dollars before dropping plans in 1994 to build up to 1,360 homes on the entire property. The main obstacle then and now was gaining approval for the conversion of revered farmland to tract homes.
2. Then, Creek Bridge Homes, which purchased the 150-acre "Lovers Lane" property from Robert Mondavi Vineyards in late 2005 with plans to build about 600 homes. A proposal to re-zone was denied to them also as an inappropriate use of ag land.
3. The County recently approved re-zoning of Ag preserve adjacent to Lovers Lane by subdividing 17 acres of Ag into two parcels of 11 acres of Planned Development and 6.8 acres onto R-3, or Mixed Use zoning. This includes necessary water and sewer connection approvals. The County is now in compliance with the 24 acre Coplen Settlement Agreement (BOS Agreement 10-023).

During those proposals, consistent neighbor concerns that rezoning would increase the burden and cost on existing traffic circulation, water, drainage and sewer infrastructure, and the negative effect on existing agricultural operations in the surrounding areas. Now these same concerns are more relevant today than ever.

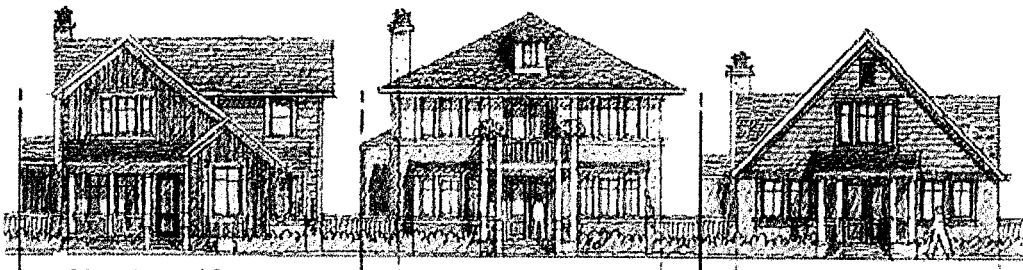
In another ill-conceived proposal in 1981, a 14-acre development at Parducci Winery also on the west side of the highway called Vintners Village was proposed with a 200-room motel, restaurants, banquet and convention facilities and 40,000 square feet for retail shops.

This became a divisive community issue, polarizing developers against supporters of farming, agricultural land and the larger community, with the project ultimately denied as a threat to ag land. The long-term economic interests of Ukiah Valley and Mendocino County, it was decided, are best served by the preservation of agricultural land.

There are two significant and superior alternatives already identified in County Planning documents for housing in the Ukiah Valley. In 2009, the County approved rezoning a 46-acre parcel that should be the next substantial residential development in the Ukiah Valley.



Gardens Gate is just to the south of the City boundary along South State Street and is approved for 200 housing units, with 36 of those for moderate-income households and low cost housing, as opposed to having all market-rate homes as proposed at Lovers Lane.



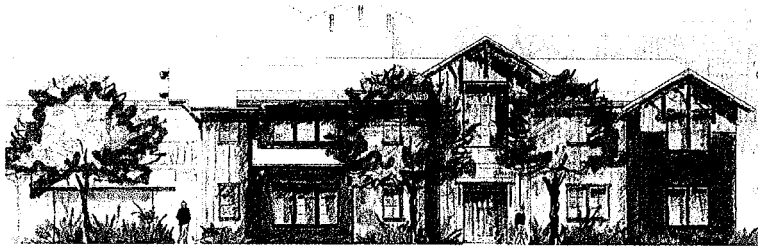
Garden's Gate is designed as an owner-occupied neighborhood residential community with park amenities and other public improvements that will be managed by a homeowner's association. The streets within Garden's Gate project include extensive landscaping and traffic calming features that are designed to create a safe and pleasant pedestrian setting.

The other planned housing solution is in the Brush Street Triangle which is a result of decades of discussion and planning of the community, the City of Ukiah, the County and the owners. The triangle is 90 acres that is already zoned for Mixed Use and is currently approved to build 72 Units of housing, and waiting for more.

Also in the planning are another 82 units of low cost housing by our own Rural Community Housing Development Corporation which manages many beautiful housing examples in the City and County.



The new Sun House Museum apartments will open this year with 42-units of affordable housing for senior residents. The City has donated the property in exchange for it becoming low to moderate income housing, to encourage such development.



This high-quality complex will have three, two-story apartment buildings on a 1.5-acre site and will include a community room and food garden for residents, laundry facilities and parking. The landscaping design includes rain gardens, a dog run and a public walkway between the housing complex and the museum property.

In addition, there are numerous projects either in construction, waiting for construction to start or opportunities for re-zoning for housing both in the City and in the County to create single family homes, mixed use infill and larger planned developments.

The developers of the Lovers Lane Vinyard claim there is just no other land or housing available in our community. Clearly our community will benefit from new, affordable housing. Currently there are many more opportunities for more infill housing and land development in the Ukiah valley without paving over our prized ag land.

There are many well documented planning strategies and principles for creating economically viable growth for our community, and this Lovers Lane proposal is not one of them. The American Institute of Architects helped Santa Rosa, Healdsburg, Sebastopol, Windsor and all have used nationally recognized planning teams to come up with real growth plans that have been implemented and are proven success stories.

Good community planning creates reduced pressure for farmland conversion and simultaneously increases revenues and lowers required overall spending on public infrastructure.