



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 15, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Farm Advisor
Agriculture Commissioner
Air Quality Management
Archaeological Commission
Sonoma State University
Russian River Flood Control
Resource Lands Protection Committee

Native Plant Society
Caltrans
CalFire - Prevention
Department of Fish and Wildlife
RWQCB
US Fish & Wildlife Service
LAFCO
County Addresser- Russ Ford
Ukiah City Planning Department
Ukiah Valley Fire District
Ukiah Valley Sanitation District

Ukiah Unified School District
Rogina Water District
Mendocino Transit Authority
Natural Resource Conservation Service
Dept. of Conservation – Div. of Land
Resource Protection
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: GP_2019-0002/R_2019-0003

DATE FILED: 1/28/2019

OWNER: DONALD J. LUCCHESI

AGENT: JAMES BARRETT

REQUEST: Rezoning and General Plan Amendment from AG:40 (Zoning) and AG:40 (GP) to Suburban Residential (SR) [Zoning and General Plan] to allow for future subdivision and residential housing.

LOCATION: 3± miles south of Ukiah city center, on the north side of Talmage Road (State Highway 222), to the south and east of Sanford Ranch Road (CR 200), 0.4± miles north of its intersection with Talmage Rd., located at 1251 Sanford Ranch Rd., Talmage (APNs: 181-050-30 and a portion of 181-050-31).

STAFF PLANNER: SUSAN SUMMERFORD

RESPONSE DUE DATE: April 29, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: GP_2019-0002/R_2019-0003

OWNER/ APPLICANT: DONALD J. LUCCHESI

AGENT: JAMES BARRETT and JIM RONCO

REQUEST: Rezoning and General Plan Amendment from Agricultural (AG:40) [Zoning] and Agricultural (AG40) [General Plan] to Suburban Residential (SR) [Zoning and General Plan] to allow for future subdivision and residential housing.

LOCATION: 3± miles south of Ukiah city center, on the north side of Talmage Road (State Highway 222), to the south and east of Sanford Ranch Road (CR 200), 0.4± miles north of its' intersection with Talmage Road. Located at 1251 Sanford Ranch Road, Talmage (APN's 181-050-30 and portion of 181-050-31).

APN/S: 181-050-30 and portion of 181-050-31

PARCEL SIZES: 7.42 acres (entirety of APN 181-050-30) & 2.58 acres (portion of APN 181-50-31)

GENERAL PLAN: AG40: **TOWNSHIP:** 15N
ZONING: AG:40 **SECTION:** 27
RANGE: 12W
EXISTING USES: Agricultural **USGS QUAD #:** MENDO_QUAD 50

SUPERVISORIAL DISTRICT: 1

RELATED CASES IN THE VICINITY OF THE PROJECT SITE: General Plan Amendment 6-82 (1982); General Plan Amendment 13-82 (1982); Rezoning 8-90 (1990); General Plan Amendment 14-83 (1983) These actions give historical context to the project in that they are located adjacent to the site and help form a narative for the site's surrounding neighborhoods of single family residences abutting the existing vineyard.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Surburban Residential (SR)	Residential 1 acre min (R:1)	Approx. 9 parcels ranging from 0.2 acres to 2 acres in size	Residential
EAST:	Agricultural (AG40)	Agricultural 40 acre min (AG:40)	15.06± acres	Agricultural
SOUTH:	Surburban Residential (SR)	Suburban Residential (SR)	approx. 7 parcels averaging 0.4± acres	Residential
WEST:	Rural Residential 5 acre min (RR5)	Rural Residential 5 acre min (RR:5)	approx. 5 parcels averaging 0.4± acres	Residential

REFERRAL AGENCIES

- LOCAL**

 - ☒ Agricultural Commissioner
 - ☒ Air Quality Management District
 - ☒ Archaeological Commission
 - ☒ Assessor’s Office
 - ☒ Building Division Ukiah
 - ☒ County Addresser
 - ☒ Department of Transportation (DOT)
 - ☒ Environmental Health (EH)
 - ☒ Farm Advisor
 - ☒ LAFCO
 - ☒ Ukiah City Planning Department
 - ☒ Ukiah Valley Fire District
- ☒ Ukiah Valley Sanitation District
 - ☒ Ukiah Unified School District
 - ☒ Rogina Water District
 - ☒ Mendocino Transit Authority (MTA)
 - ☒ Resource Lands Protection Com.
 - ☒ Sonoma State University
 - ☒ Russian River Flood Control/Water Conservation Improvement District

STATE

 - ☒ CALFIRE (Land Use)
- ☒ Dept. of Conservation – Div. of Land Resource Protection
 - ☒ California Dept. of Fish & Wildlife
 - ☒ California Native Plant Society
 - ☒ CALTRANS
 - ☒ Regional Water Quality Control Board

FEDERAL

 - ☒ US Department of Fish & Wildlife
 - ☒ US Natural Resources Conservation Service

ADDITIONAL INFORMATION: Site located exclusively within Prime and Unique Farmland designations.

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

No; (Ukiah Valley Fire Local Response Area)

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Prime and Unique Farmland

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

No

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Pinole Gravelly Loam and Talmage Gravelly Sandy Loam

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Riverine running along the south property line.

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

Yes

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Ukiah Valley Area Plan

21. STATE CLEARINGHOUSE REQUIRED:

Policy

Yes

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No



Planning and Building
Services

Case No:	GP 2019-0002 / R 2019-0003
CalFire No:	
Date Filed:	1/28/2019
Fee:	10,435
Receipt No:	025195/025198
Received By:	JA
Office use only	

APPLICATION FORM

APPLICANT

Name: Donald Lucchesi

Phone: 707-671-6933

Mailing

Address: P.O. Box 5

City: Talmage

State/Zip: Ca 95481

email: _____

PROPERTY OWNER

Name: Donald Lucchesi, Trustee

Phone: 707-671-6933

Mailing

Address: P.O. Box 5

City: Talmage

State/Zip: Ca. 95481

email: _____

AGENT

Name: James Barrett/
Jim Ronco

Phone: 707-391-5824
707-477-7616

Mailing

Address: P.O. Box 1448 (Barrett) 445 N. State St. (Ronco)

City: Ukiah

State/Zip: Ca. 95482

email: jbarrett@pacific.net/jim@jimroncoconsulting.com

Parcel Size: 10+ ac

(Sq. feet/Acres) Address of Property: 1251 Sanford Ranch Rd., Talmage

Assessor Parcel Number(s): 181-050-30 & portion of 181-050-31

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☒ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☒ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

I certify that the information submitted with this application is true and accurate.

Jim Ronco
Signature of Applicant/Agent

1/10/19
Date

Donald Lucchesi
Signature of Owner

1-10-2019
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

[illegible]

3. If the project is commercial, industrial or institutional, complete the following: n/a

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☒ Yes ☐ No If yes, explain your plans for phasing:
Residential development via approved subdivision after approval of General Plan change & Rezone

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:
Not in General Plan change and Rezone phase

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided? TBD

	<u>Number</u>	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).
Not in General Plan change and Rezone phase

9. For grading or road construction, complete the following: tbd

A. Amount of cut _____ cubic yards

B. Amount of fill _____ cubic yards

C. Maximum height of fill slope _____ feet

D. Maximum height of cut slope _____ feet

E. Amount of import or export _____ cubic yards

F. Location of borrow or disposal site _____

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? <u>10.7</u> acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.</p> <p><u>Not in General Plan change and Rezone phase</u></p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input checked="" type="checkbox"/> Community water system - Specify supplier <u>Rogina Water Company</u></p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

20. Are there any associated projects and/or adjacent properties under your ownership?
☒ Yes ☐ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):
181-050-26, 28, 29; 181-110-16 & 17

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
None in General Plan change and Rezone phase

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
North of Eunice Court subdivision, east and south of Sanford Ranch Road

23. Are there existing structures on the property? ☐ Yes ☒ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures tbd feet. Maximum height of proposed structures tbd feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 10.7 ac square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
Ancient vineyard (to be removed due to reduced productivity) surrounded on 3 sides by residential development
90% less than 2 % slope with no drainage issues, adjacent to fully improved County Rd., within and served by Rogina Water, all utilities in Sanford Ranch Rd., Transitional agricultural use. Urbanized plants and animals.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
Residential (multi units to south, sfr to north and west) Transitional agricultural to the east.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential	X		X	X
Agricultural		X		
Commercial Industrial				
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Ronald Pucchesi
Owner/Authorized Agent

1-10-2019
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize James Barrett and Jim Ronco to act as my representative and to bind me in all matters concerning this application.

Ronald Pucchesi
Owner

1-10-2019
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: *Ronald Pucchesi* Date: 1-10-2019

I. The Project:

General Plan change from AG- Agriculture to SR-Suburban Residential and a rezone from Ag-40 to SR., to allow for the future subdivision and home building on approximately 10 acres.

Existing Land Use and General Plan designations in the Talmage area and the Ukiah Valley Area Plan in the vicinity of the Lucchesi property demonstrate a mixed use and mixed density urban interface area and are summarized and described as follows:

- To the east of Ukiah is the unincorporated community of Talmage, classified as Rural Community: This community once supported a large state mental hospital which was - closed, sold, and is now the site of the City of 10,000 Buddhas, a Buddhist residential and religious center. Between the City of 10,000 Buddhas and Ukiah (as well as north and south of the Buddhist property) is a mix of residential development and a small amount of commercial development along Highway 222. To the east and south are scattered rural residential developments and large properties used for agriculture and grazing. Immediately east of the Buddhist property is the Guidiville Rancheria, now developed with single-family housing units, over which the County has no jurisdiction. These areas are classified Rural Residential and are adjoined by Remote Residential, Agricultural and Rangeland.

- On the east side of Highway 101, north of Talmage, is agricultural land and the Rogina Heights subdivision. Lands along the Russian River are agricultural. Some foothill properties to the east of Redemeyer Road are rural residential, including the Deerwood Park, El Dorado Estates, and Vichy Springs subdivisions, and larger lot rural residential development. Further east are rangelands all along the east side of Lake Mendocino -with the exception of some large lot rural residential developments immediately south of Highway 20.

The project site is 10 acres (all of APN 181-050-30 [C of C 3-2001] and a portion of APN 181-050-31 [C of C 3-2001]. The property was purchased from the Sanford family (Sanford Ranch Road) in the 1930's by the Lucchesi family and a vineyard was planted in 1940 (Zinfandel) that has reached beyond its economic/producing life and will be removed so as to not create waste on adjacent vineyard lands.

The project site is contiguous to SFR residential development of an average of 1 dwelling per ½ acre on the north and west along Sanford Ranch Road (CR#200). On the south side of the project site is the Eunice Court development of 28 mixed residential units. The Lucchesi family owns the adjacent lands to the East and will continue to farm the vineyard/orchard as economics and production will allow.

As referenced above the Lucchesi property consists of recognized certificate of compliance parcels (7) ranging in size from 6 to 18 acres comprising 73 acres in total none of which has ever been under Williamson Act contract.

Mendocino County General Plan (MCGP) and Ukiah Valley Area Plan (UVAP):

Plans, Policies and Goals of the MCGP and UVAP were reviewed and analyzed to determine potential significant Environmental Impacts and or conflicts. Project impacts on

- Geology and Soils
- Hydrology
- Water Quality
- Biological Resources
- Cultural Resources
- Traffic,
- Air Quality
- Noise
- Schools
- Fire Protection
- Police Protection
- Emergency Medical Services
- Solid Waste
- Recreation
- Hazards
- Waste Water
- Energy
- Land Use

were also reviewed and analyzed. It is our conclusion and belief that the environmental impacts of the project are less than significant.

General Plan and Rezone of Agricultural lands policy RM – 106 states:

Land shall not be converted from Agricultural Lands or Range Lands Classification to non-agricultural classifications unless all of the following criteria are substantiated:

- The project will not result in a need for unintended expansion of infrastructure in conflict with other policies.
- The project will not adversely affect the long-term integrity of the agricultural areas or agricultural uses in the area.
- The proposed use in the subject location will achieve the long-range objectives of the General Plan.

We submit that the project meets the requirements of MCGP RM-106 by the following findings:

- Adequate access to the site exists on Sanford Ranch County Road #200 which maintains sufficient capacity to serve development on the site
- The site is served by Rogina Water Co., from Sanford Ranch Road as well as by an existing main water line along the East side of the Site.

- The site is protected by the Ukiah Valley Fire Agency. Fire Hydrants are existing along Sanford Ranch Road and Eunice Court.
- Site is patrolled by the Mendocino County Sheriffs office and the California Highway Patrol
- Electrical, telephone and cable/internet services are developed and adjacent to the site.
- A site analysis from field testing by C. Rittiman indicates individual septic disposal systems are feasible.
- There is no evidence of archeological resources present.

-
- The site is not in a Williamson Act contract. The site and other lands in the Lucchesi ownership (7 legal parcels of 6-18 acres in size as per certificates of compliance/BLA), are less than 40 acres in size each and are less than 100 acres in aggregate. Each legal parcel is recognized as a legal non-conforming parcel. Urban uses exist to the south and southeast of the site and are immediately adjacent to the remaining lands of Lucchesi along Talmage Rd. and Sanford Ranch Rd.
 - Owner states that project build out design constraints will not increase the level of impacts to agricultural uses on his adjacent lands beyond those which currently exist as site adjoins residential uses to the south, north and west currently

-
- Project represents in fill of lands held for future development because of their proximity to utilities, urban services and topography.
 - Project site is bounded on the north and south by SR classified and zoned lands and on the west by RR 5 zoned, Rural Residential classified lands. Reclassification and Rezone would make site consistent with adjacent classifications/zoning and uses potential.
 - The MCGP and UVAP (2005/2011) ⁶ site a need to provide housing for an increase in population of 8705 persons not including the City of Ukiah in the urban area calculations.
 - The 2018 Regional Housing Needs Assessment report (RHNA) cites a housing need for 1349 housing unit county wide exclusive of the Ukiah City Metropolitan area representing the following economic levels:
 - Very low: 291 units
 - Low: 179 units
 - Moderate: 177 units
 - Above Moderate: 702 units

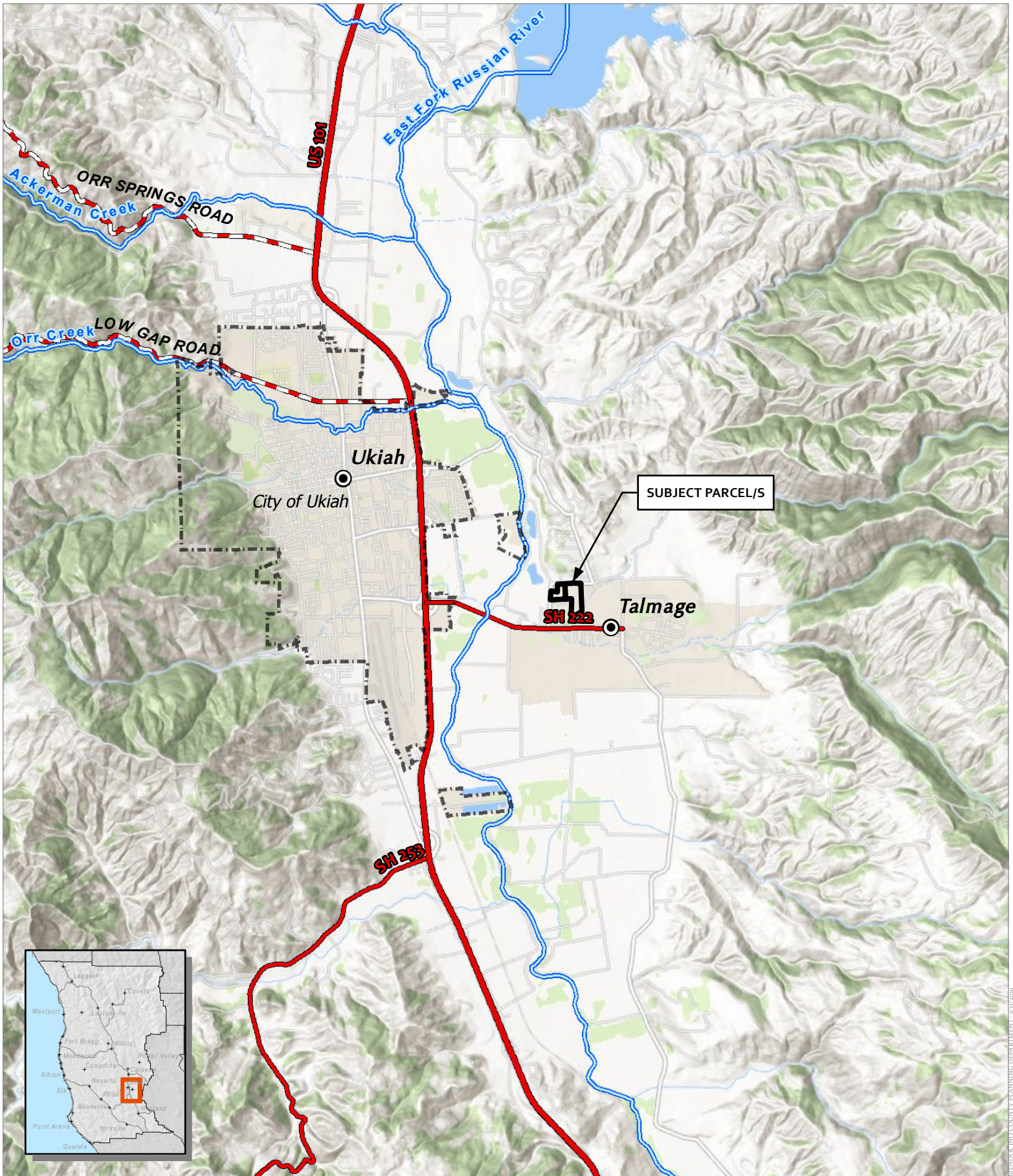
These numbers do not incorporate replacement of 378 housing units in Mendocino County destroyed by the October 2017 wildfire apocalypse. Housing units destroyed in the 2017 fire event in Sonoma County may eventually be replaced in Mendocino County by Sonoma County residents replacing their destroyed housing units more economically in Mendocino County, conceivable adding additional pressure for housing.

- Areas currently zoned for development in the UVAP for the most part remain undeveloped due to various reasons/constraints including; fire hazards, flood hazards, access/circulation issues, seismic safety, the cost of infrastructure development, economic viability of project

We believe that the Project site has reached its long-range development stage by taking into consideration:

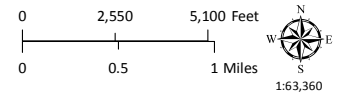
- the impacts of adjacent residential development on the viability of and expense of agricultural new plantings,
- the reasoned exclusion of the property from Williamson Act contracts on the owner's part (due to the historic development trends in the Talmage urban area)
- the availability of services such as fire, emergency, security and circulation as well as the proximity the site to the urban core of the valley for social/health/domestic services
- site location providing alternatives to environmental hazards i.e. fire, flood and seismic.

And recognizing that by moving forward with the process housing may become available for occupation in 6-7 years.



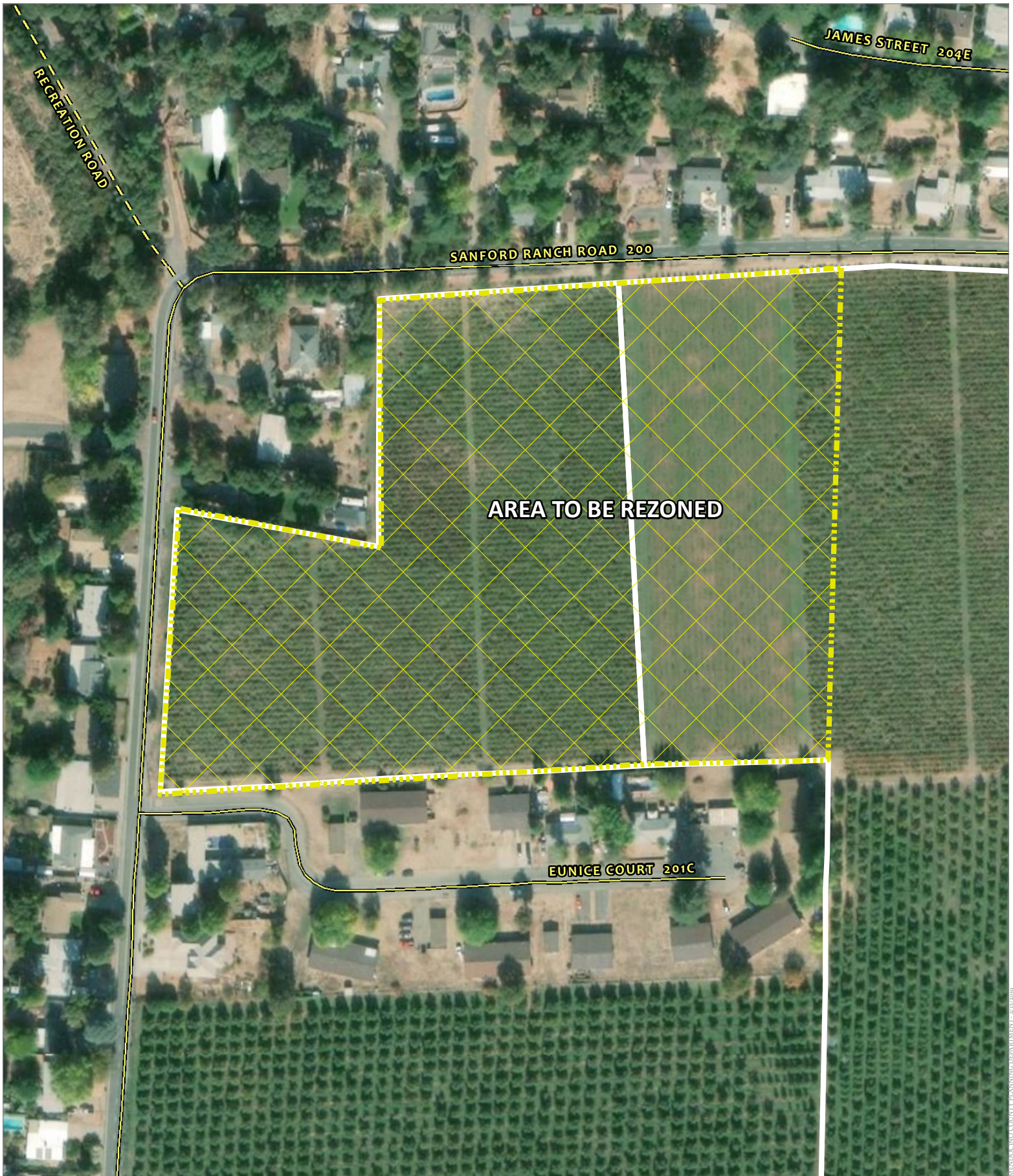
CASE: GP 2019-0002 / R 2019-0003
 OWNER: LUCCHESI, Donald J.
 APN: 181-050-30
 APLCT: Donald Lucchesi
 AGENT: J.R. Barrett
 ADDRESS: 1251 Sanford Ranch Road, Talmage

- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads






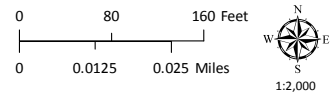
LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: GP 2019-0002 / R 2019-0003
 OWNER: LUCCHESI, Donald J.
 APN: 181-050-30
 APLCT: Donald Lucchesi
 AGENT: J.R. Barrett
 ADDRESS: 1251 Sanford Ranch Road, Talmage

-  Named Rivers
-  Public Roads
-  Private Roads



AERIAL IMAGERY

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KENDRICK COUNTY PLANNING DEPARTMENT - 2/13/2019



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Major Towns & Places



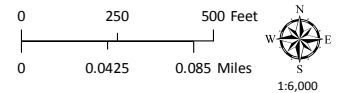
City Limits



Named Rivers

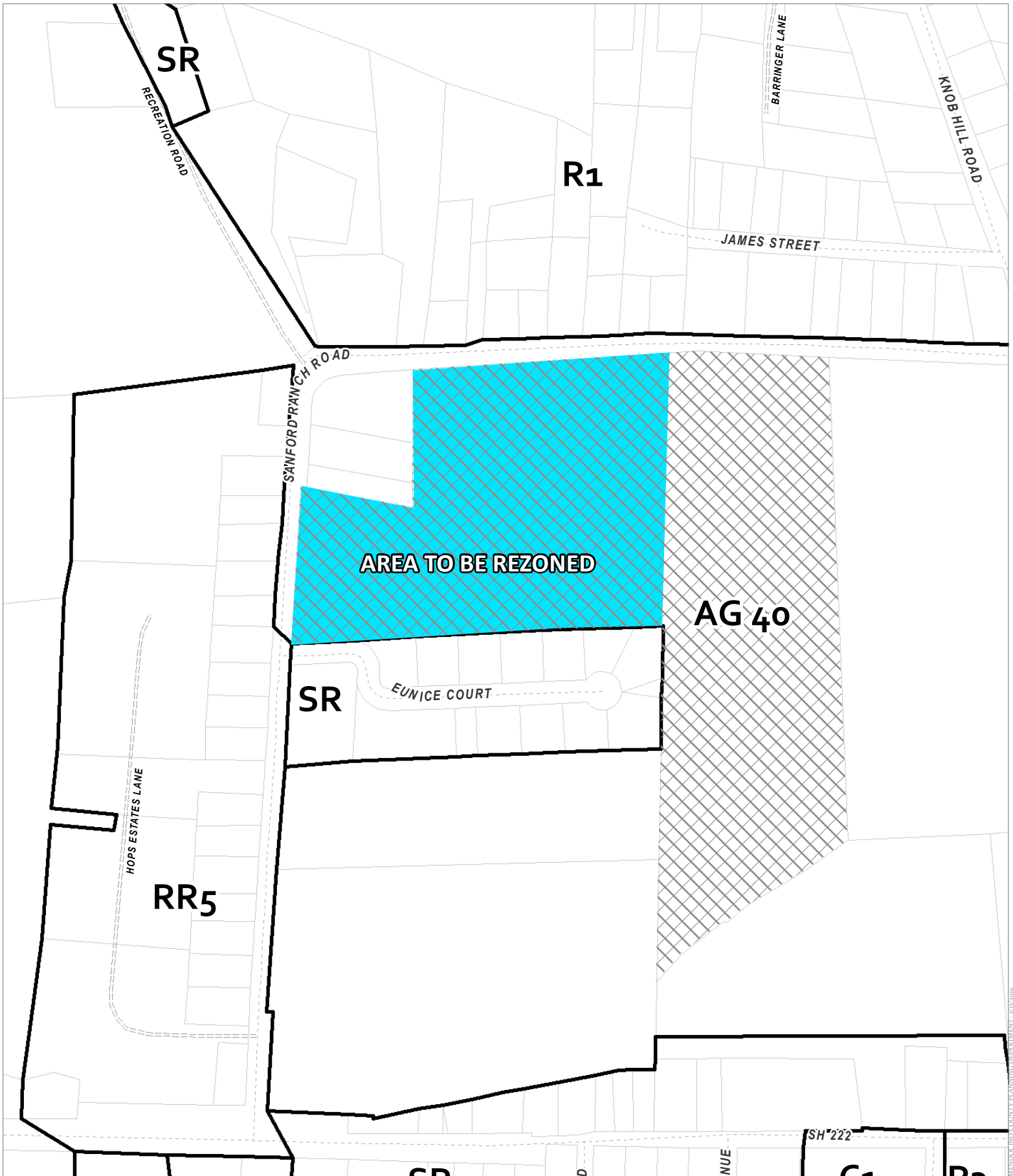
Public Roads

Private Roads





AERIAL IMAGERY

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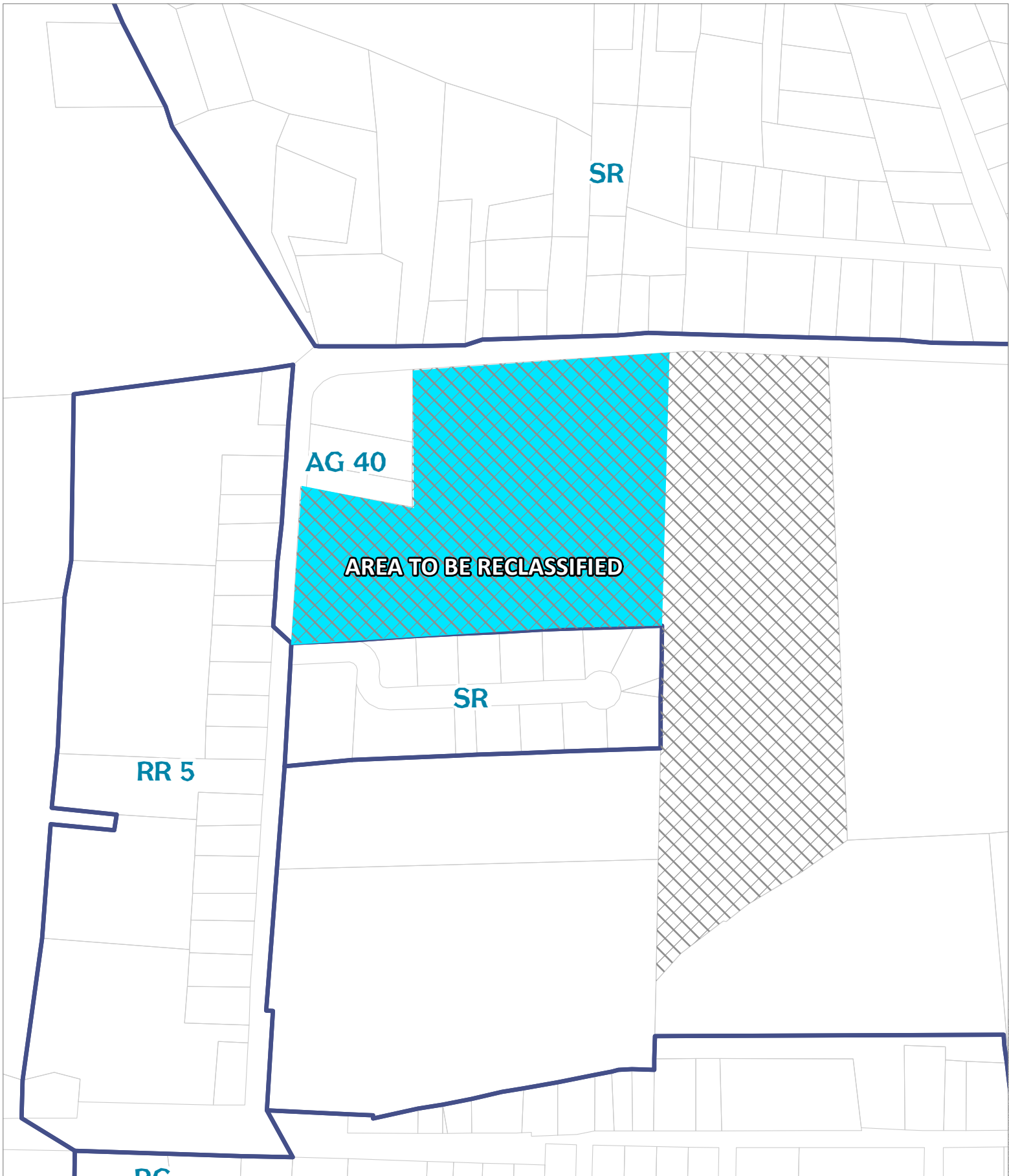
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 Zoning Districts
 Public Roads


0 150 300 Feet
 0 0.025 0.05 Miles
 N
 W E
 S
 1:3,600

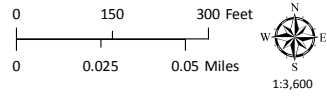
ZONING DISPLAY MAP

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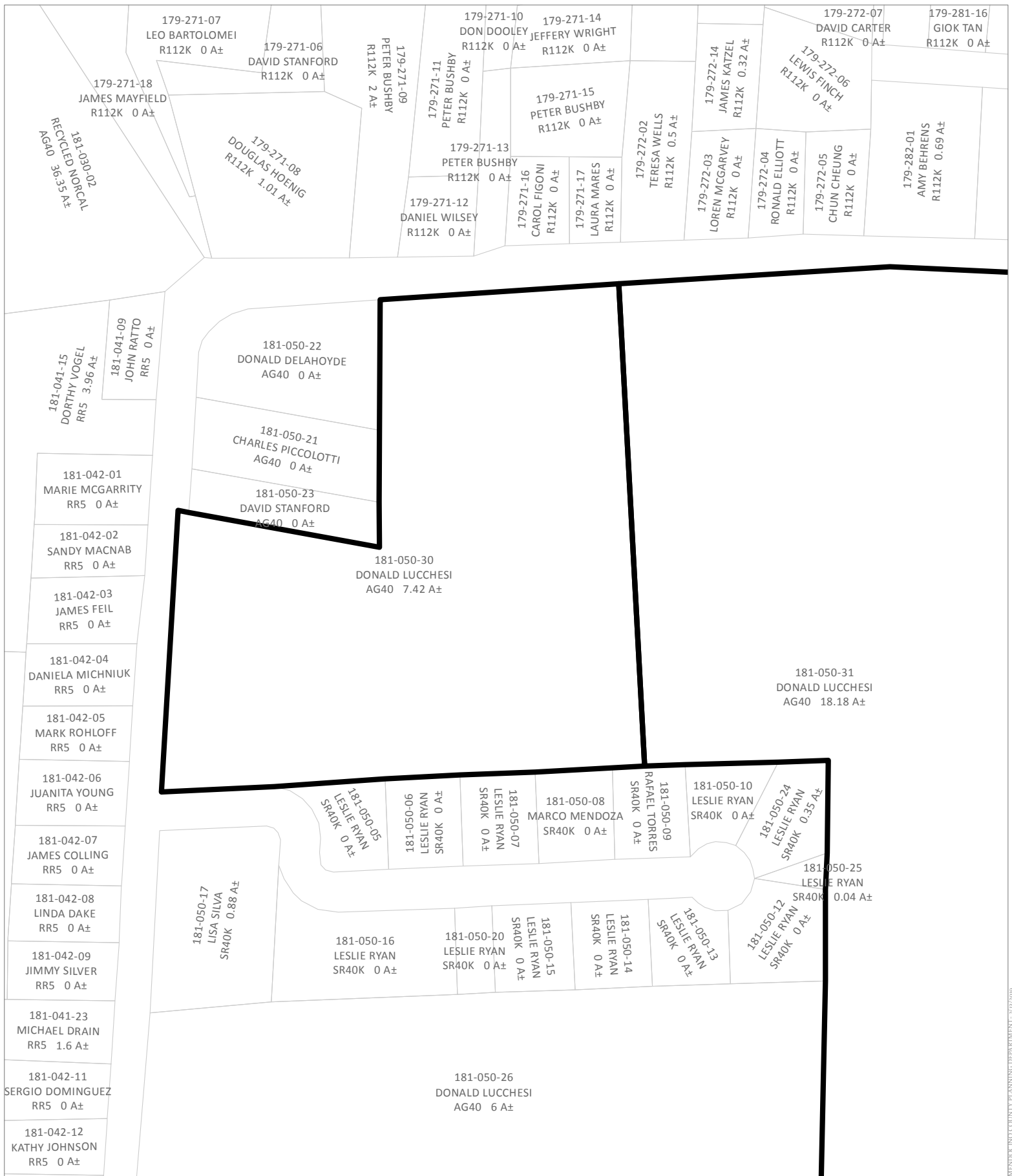
 General Plan Classes



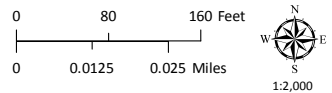
GENERAL PLAN CLASSIFICATIONS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 2/13/2019

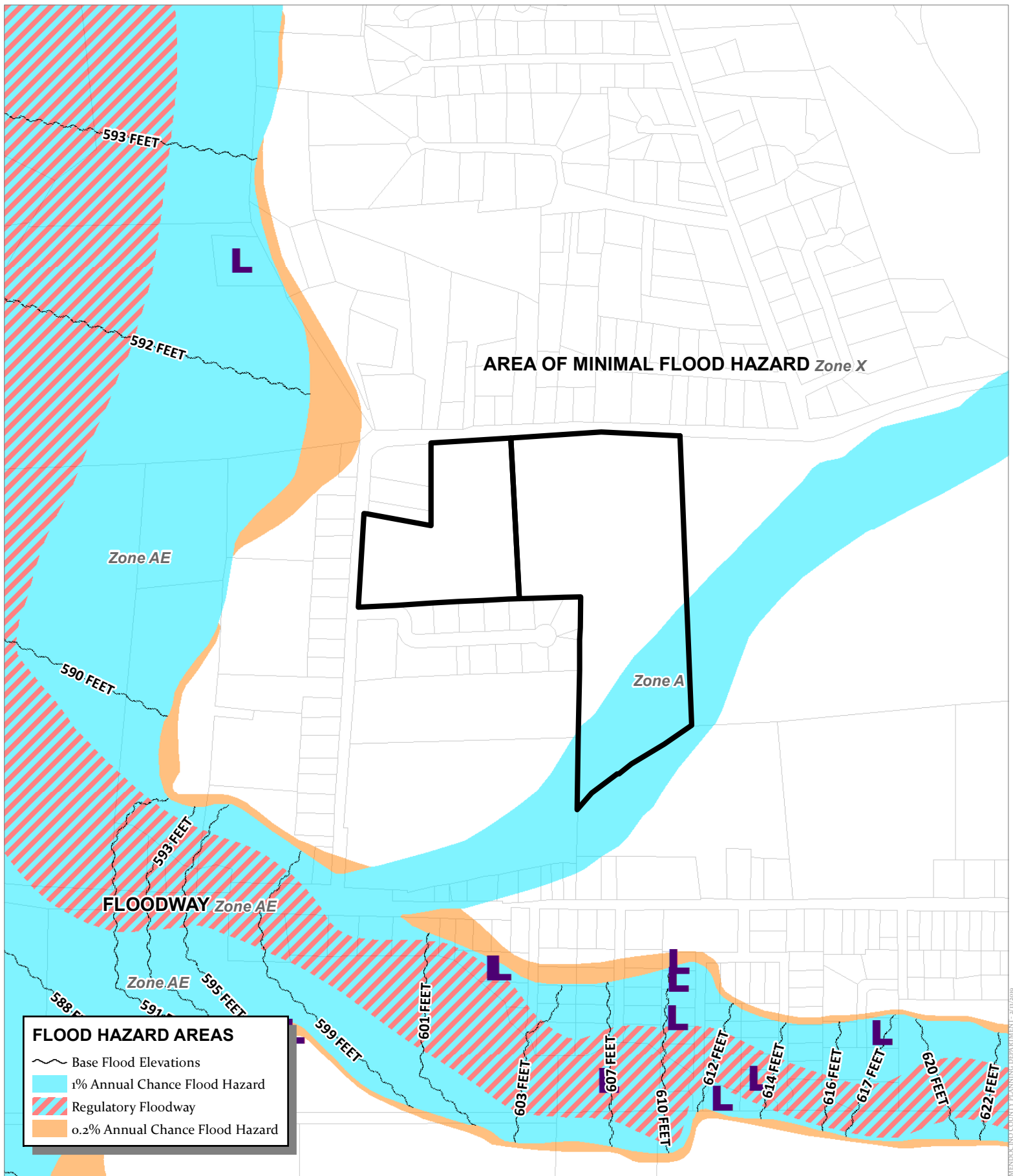


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ADJACENT PARCELS

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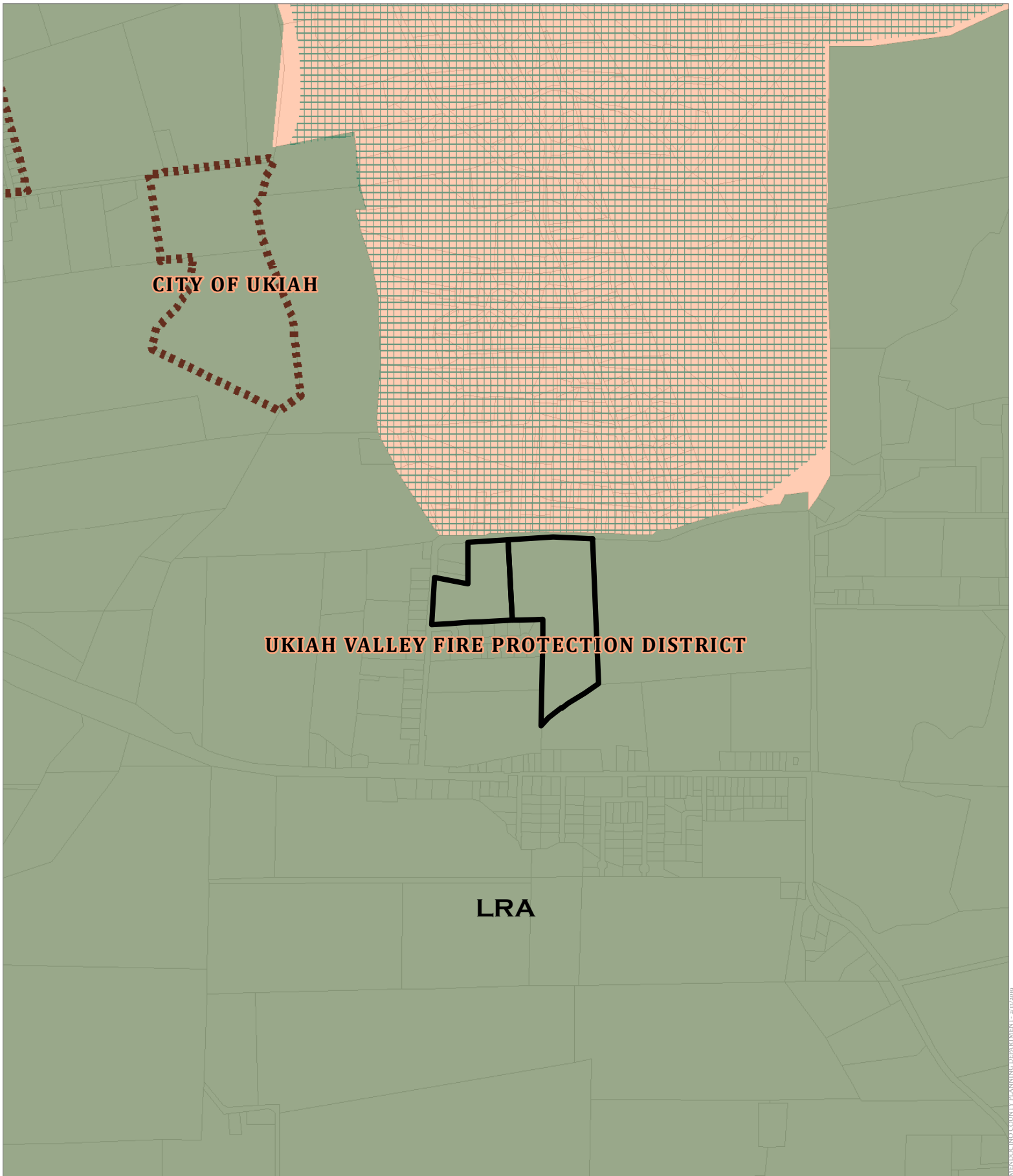
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LOMA Letters




SPECIAL FLOOD HAZARD AREAS

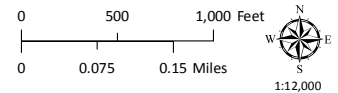
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MENDOCINO COUNTY PLANNING DEPARTMENT - 2/19/2019



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OWNER: LUCCHESI, Donald J.
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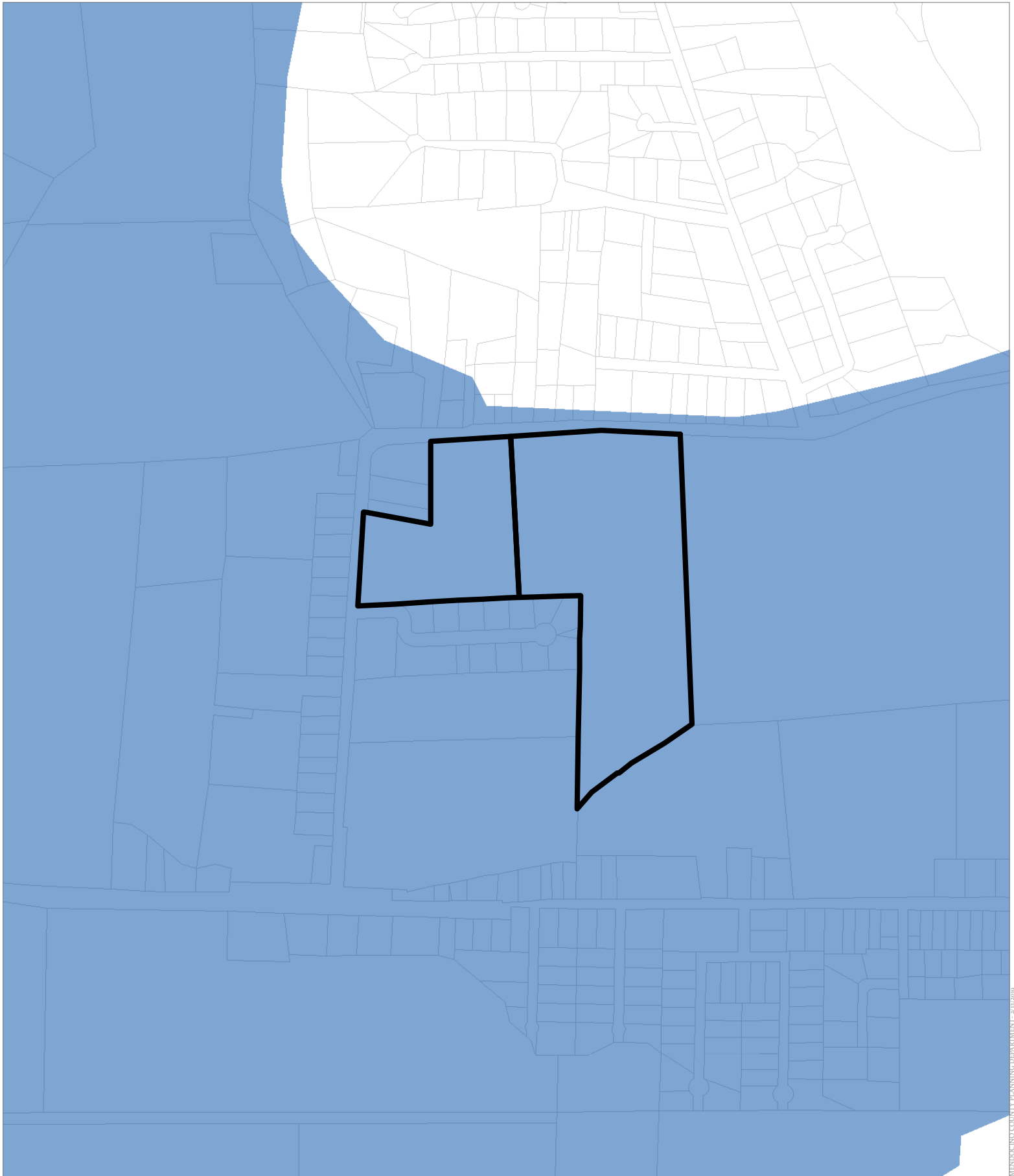
-  Local Responsibility Area
-  Moderate Fire Hazard
-  County Fire Districts



FIRE RESPONSIBILITY AREAS

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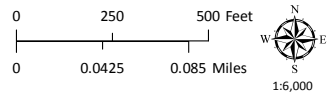
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/19/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/19/2019

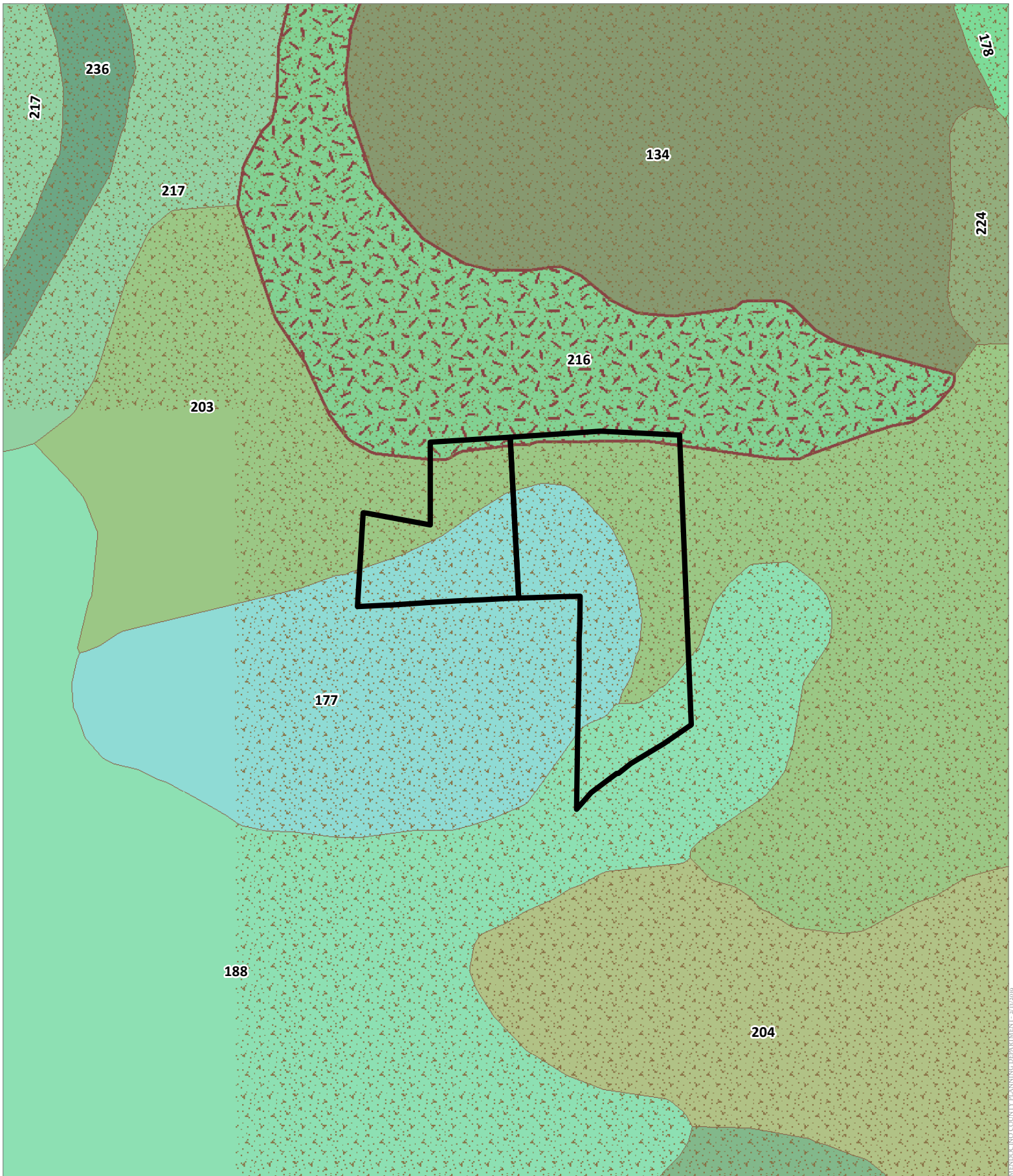
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Estimated Inundation Zones



INUNDATION ZONES

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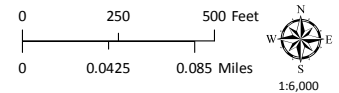
Naturally Occurring Asbestos



Eastern Serpentine Inclusions



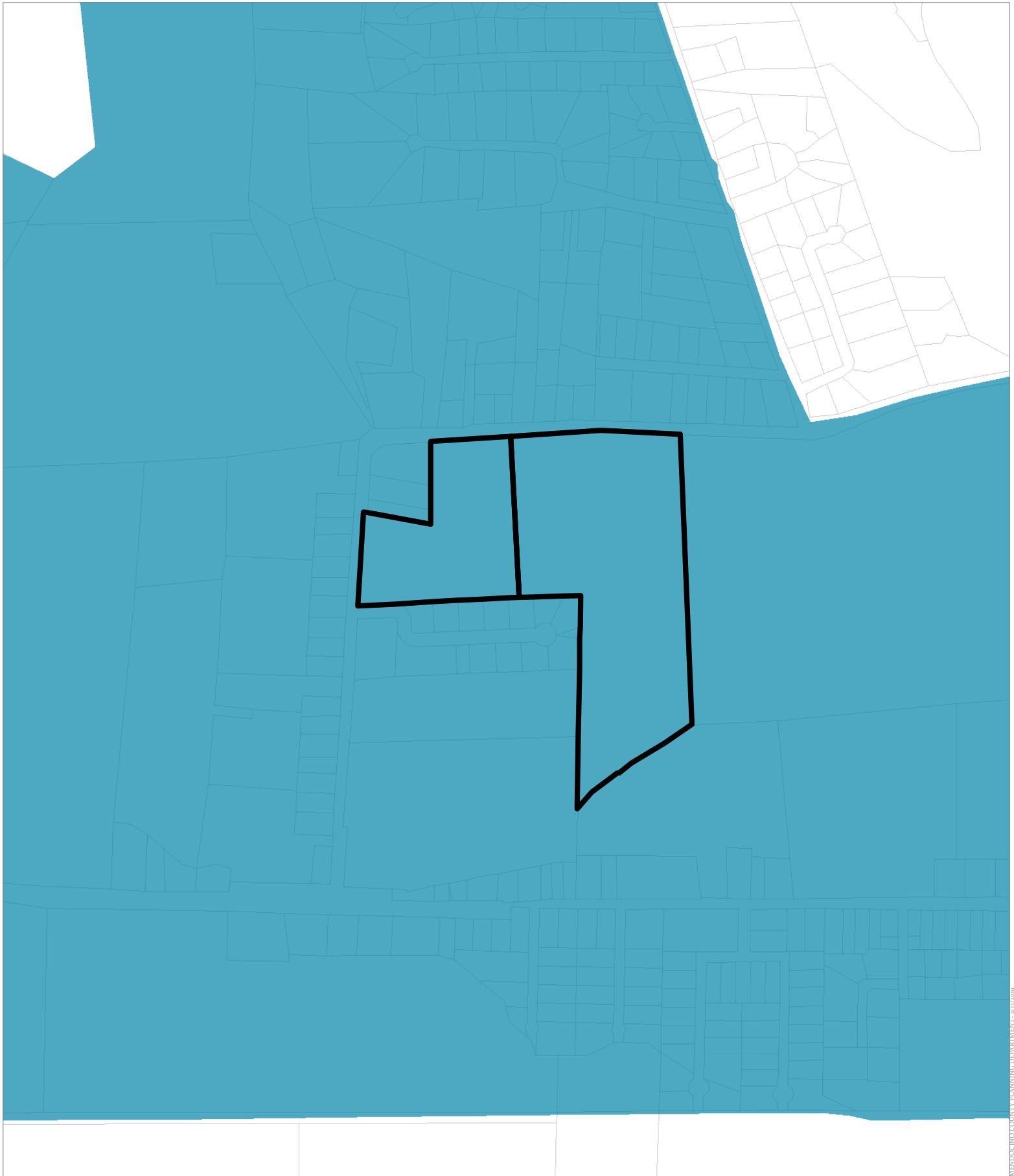
Eastern Study Soil Types



LOCAL SOILS

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KENDRICK COUNTY PLANNING DEPARTMENT - 2/12/2019

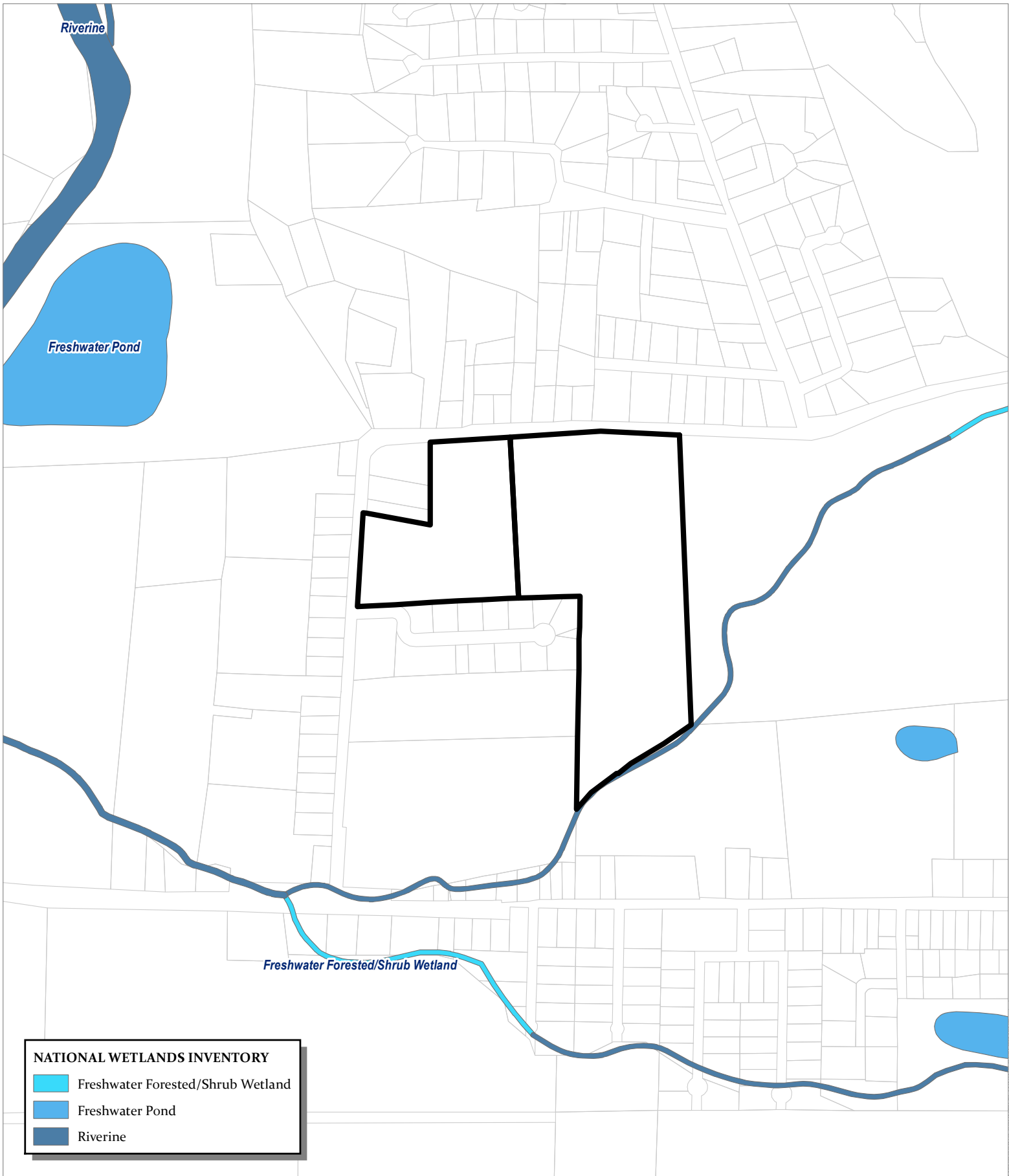


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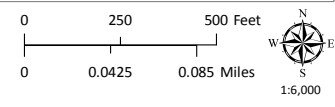
Ukiah Stormwater Areas

STORMWATER MITIGATION AREAS

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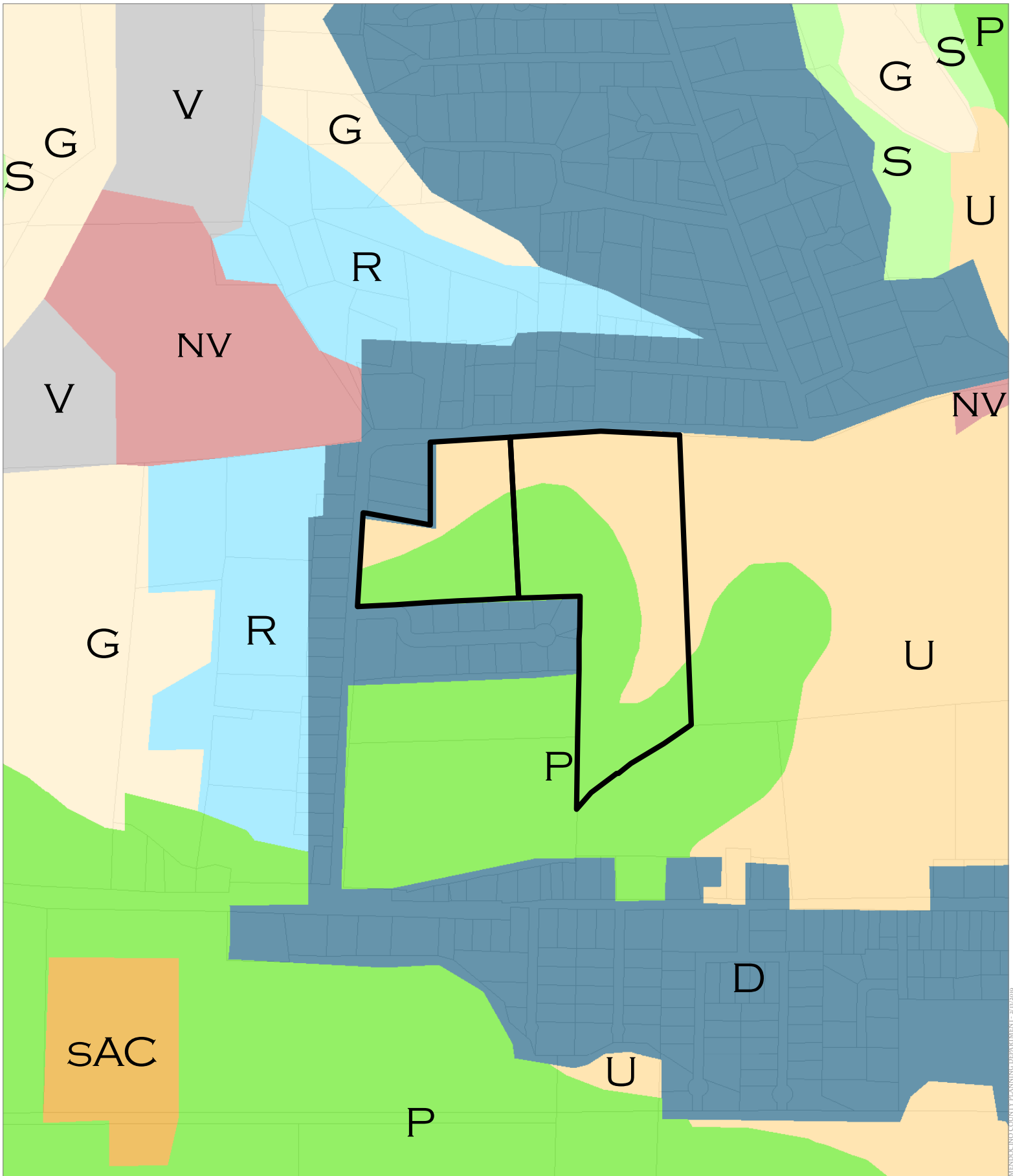
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WETLANDS

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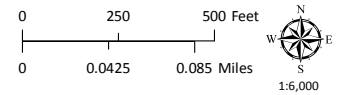
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/19/2019



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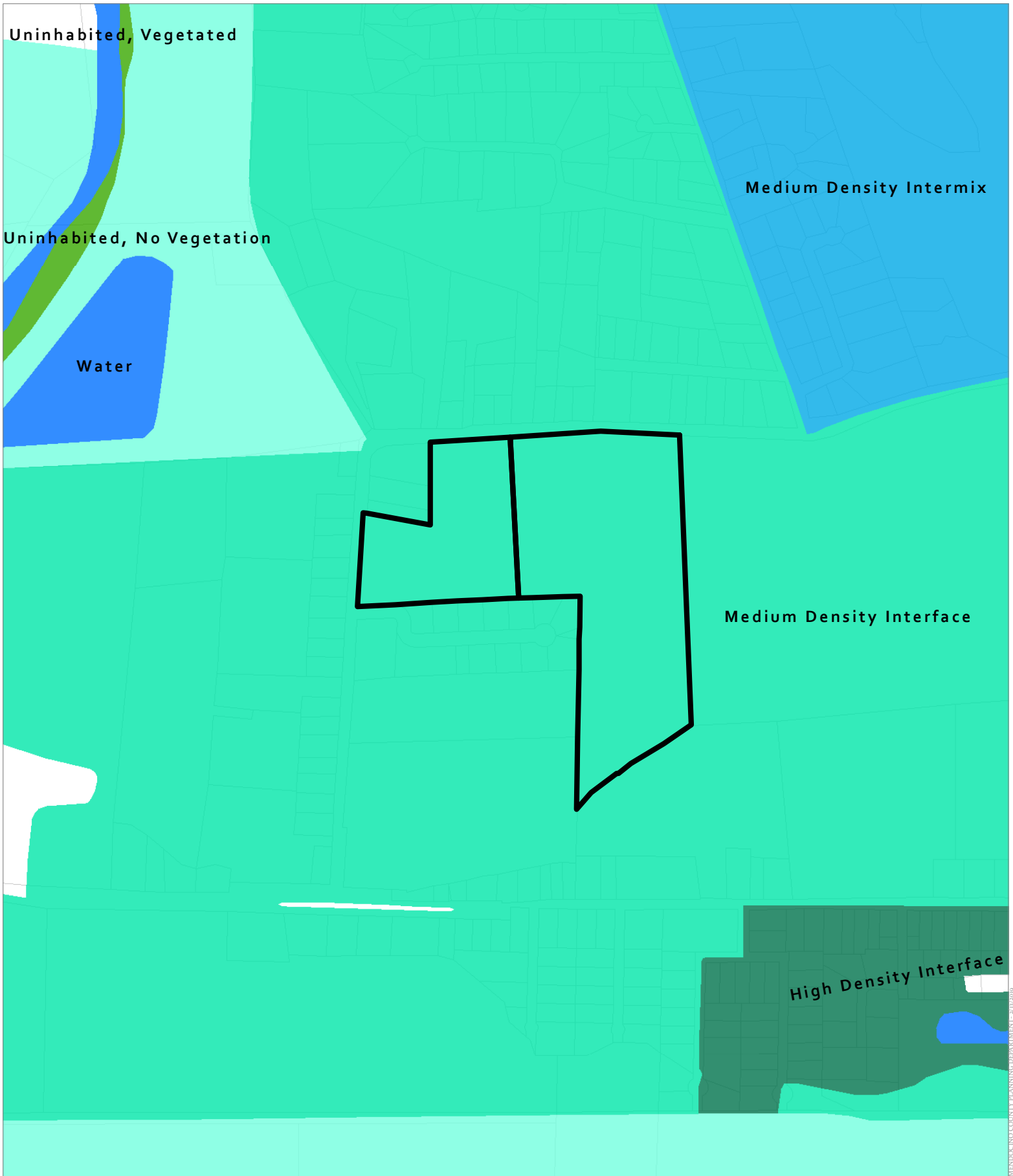
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)

Prime Farmland (P)



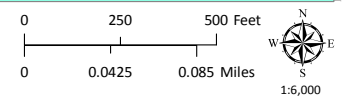
IMPORTANT FARMLAND

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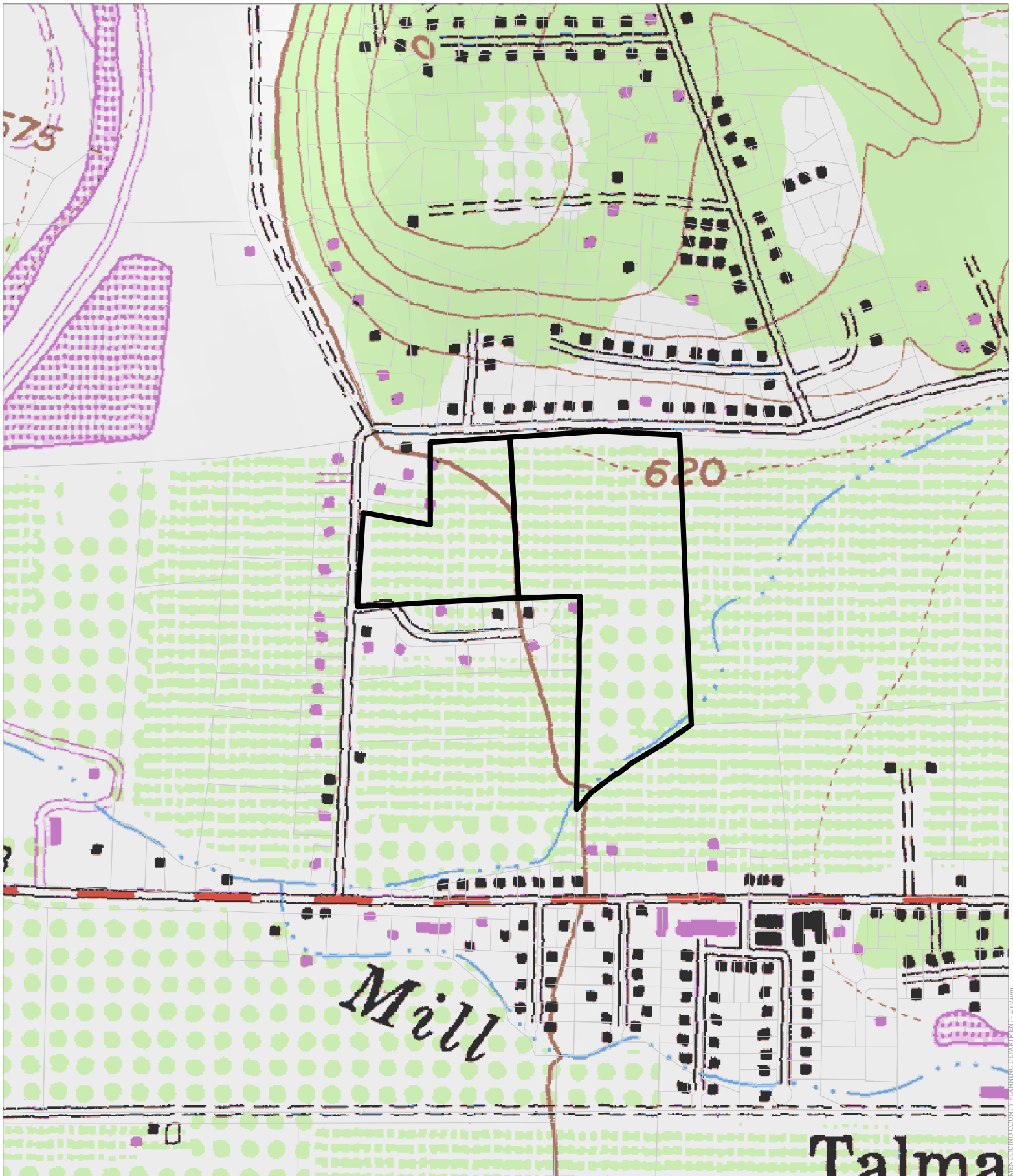
 Water



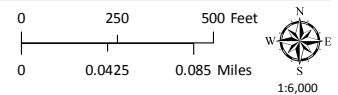
WILDLAND-URBAN INTERFACE ZONES

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MENDOCINO COUNTY PLANNING DEPARTMENT - 2/19/2019



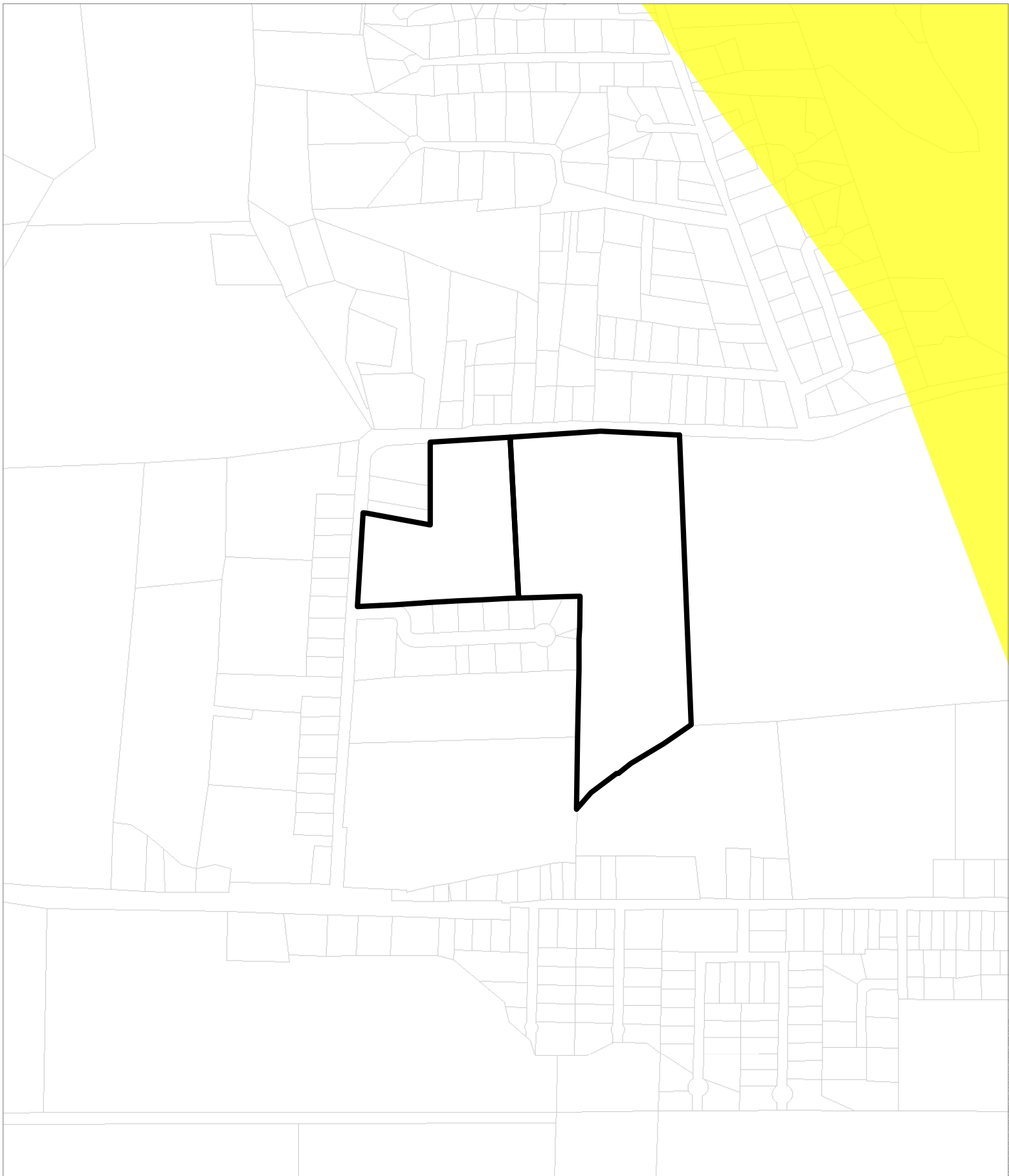
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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

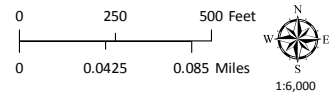
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 Maacama Fault Zone



EARTHQUAKE FAULT ZONES

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