



September 24, 2019

Planning & Building Services

Susan Summerford
Planner III
County of Mendocino
Planning and Building Services
860 N Bush Street
Ukiah, Ca 95482

Re: Case GP_2019-0002/R_2019-0003
Date filed: January 28, 2019
Owner/Applicant: Donald J Lucchesi

I would like to speak to this proposal for a General Plan amendment and have my observations and mitigations considered before the hearing date of October 17, 2019.

I am a resident of Talmage and live adjacent to the agricultural property that is the subject of this GP amendment request. I have lived here since 1976 and know the applicant and the Talmage area well. I mean no harm with my objection to this request, but wish to find a solution that is satisfactory to the applicant and the Talmage community.

A similar request for a GP designation change was brought before the Planning Commission in the early eighties and was denied. It was appealed to the Board of Supervisors and was denied there also. The reasons for these denials have not changed but the amount of land involved has.

At the time of the original application, the entire agricultural holding was included and the impact that SR zoning would have had on the traffic flow, septic involvement, lack of community infrastructure and, most importantly, adverse impact on neighboring agricultural usage resulted in the double denials. Of course, the tax base changes would have been negative for the county when compared to the increased services that are necessary in SR vs. AG designations.

While the amount of property is reduced in this request, the density of the SR zoning is still a problem for all the reasons that existed before. Therefore, I would like to suggest that the Planning Department and Commission consider altering the density from SR to RR zoning, which would mitigate many of the concerns and problems that occur with mixed use and reduce the impact on the Talmage community infrastructure.

I appreciate your consideration of this suggestion and will follow up with a phone call before the October 17th meeting. I am available to you, if you would like to discuss this further, at 707-272-1634.

Valerie Johnson
2049 Glenrob Ave, Ukiah, Ca 95482