



SUBDIVISION COMMITTEE AGENDA (AMENDED)

MARCH 11, 2021
9:00 A.M.

VIRTUAL MEETING

ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Subdivision Committee meetings will be conducted *virtually* and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/subdivision-committee>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2021-0001

DATE FILED: 1/5/2021

OWNER/APPLICANT: DONALD LUCCHESI

AGENT: JAMES R BARRETT

REQUEST: Boundary Line Adjustment to reconfigure three (3) legal parcels. Parcel 1 (APNs: 181-050-29, -31(x), & 181-100-11) will decrease from 27.5 acres to 1.5 acres; parcel 2 (APN 181-110-16) will increase from 12 acres to 18 acres; and parcel 3 will increase from 10 acres to 30 acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2± miles southeast of Ukiah town center, on the north side of Highway 222, 1± mile east of its intersection with Highway 101; located at 1251 Sanford Ranch Road and 1810 Talmage Road, Talmage; APNs: 181-050-29, -31, 181-100-11, 181-110-16, & -17.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: SAM VANDEWATER

2b. CASE#: B_2021-0002

DATE FILED: 1/7/2021

OWNER: ROBERT J & TIFFANY A GIBSON AND DELINA R GIBSON

APPLICANT: GIBSON ROBERT J & TIFFANY A

AGENT: JAMES R BARRETT

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between five existing parcels. Parcel 1 (048-380-18, 048-380-19, 048-380-38, & 048-038-22) will increase to 36.93± acres, and parcel 2 (048-038-39) will remain the same.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.45± miles south of Hopland town center on either side of Highway 101, 0.35± miles south of its intersection with Mountain House Rd. (CR 111). Located at 13901 So. Hwy 1, 14101 Mountain House Road, 14011 Mountain House Rd. and 14381 Mountain House Rd., Hopland; APNs: 048-380-18, 19, 38, 39, and 22.



SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MARK CLISER

2d. CASE#: B_2021-0005

DATE FILED: 1/25/2021

OWNER/APPLICANT: FORREST GAUDER

AGENT: PATRICIA VARGAS

REQUEST: Boundary Line Adjustment to merge 2 existing parcels into 1 lot. Lot 1 (APN: 032-390-22) will decrease to 0 acres. Parcel 2 (APN: 181-050-31) will increase to 10± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Covelo area on the south side of Biggar Lane (Private), 0.37± miles east of its intersection with Highway 162, located at 24450 E Biggar Lane & 24400 Biggar Lane, Covelo; APN 032-390-22 & 032-390-39.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MATT GOINES

3. MINOR SUBDIVISIONS

None

4. PREAPPLICATIONS

4a. CASE#: PAC_2021-0001

DATE FILED: 1/14/2021

OWNER: CONGAREE RIVER LLC

APPLICANT: BRIGITTE & ANDREAS WENDKER

AGENT: JIM RONCO

REQUEST: Development on a 191± acre parcel including a 6,800± square foot residence and various accessory structures (1 – 1,200± Accessory Dwelling Unit, 3 – 775± square foot Utility Structures for yoga room, kayak and water activity storage, shared laundry room, 1 – 2,100± Garage and Stable Facility), Outdoor Dining Area and Fireplaces, 1 – Floating Pier, and dedicated Beach Area. Improvements to occur on 25 acre area for family residential and recreational purpose. Remainder of parcel to remain undisturbed. Additional improvements include creating internal roads to serve the residence and accessory structures. No commercial viticulture or other forms of agriculture are proposed. Applicant proposes using solar panels for on-site power with propane backup generators. 1 – 10,000 gallon well water holding tank and 1 – 25,000 gallon drinking water tank are proposed. On-site septic is proposed.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.8± miles south west of 1.4± miles east of Philo town center, lying 1.4± west of the termination of Van Zandt Resort Road (Private), 0.6± miles south of its intersection with Rays Road (CR 131), and identified by Assessor Parcel Numbers 026-440-51 & 026-392-27.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APPEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.



AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

<http://www.mendocinocounty.org/pbs>