



SUBDIVISION COMMITTEE AGENDA

MARCH 12, 2020
9:00 A.M.

PLANNING AND BUILDING SERVICES 860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2020-0002 (Continued from February 13, 2020).

DATE FILED: 1/16/2020

OWNER: DOUG & KATHLEEN GOSS & MICHAEL HORGER & CARLIN & WILLIAM HORGER

APPLICANT: DOUG & KATHLEEN GOSS

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three parcels. Lot 1 (APNs 103-210-19, 27) will increase to 10.14± acres. Lot 2 (APN 103-210-32) will decrease to 7.74± acres. Lot 3 (APNs 103-210-23, 33, 34).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.4± miles east of Willits on the south side of Valley Road (CR 309), .25± miles east of its intersection with Davis Street (CR 309-A) at 2261, 2271 and 2351 Valley Road, Willits. APNs: 103-210-19, 23, 27, 32, 33, 34.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: RUSSELL FORD

2b. CASE#: B_2019-0011

DATE FILED: 3/6/2019

OWNER: ANNA SHIMKO & PETER HUDSON

APPLICANT/AGENT: W. VANCE RICKS

REQUEST: Boundary Line Adjustment to transfer 3.6± acres from Lot 1 (APN 049-280-16) to Lot 2 (APN 049-280-17). Lot 1 will decrease to 23.4± acres, and Lot 2 will increase to 4± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: .25± miles northwest of the community of Yorkville on the south side of SR 128 at its intersection with Big Oaks Drive (CR 120-A), located at 26300 Highway 128, Yorkville, APN's: (049-280-16, 17)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2020-0003

DATE FILED: 2/12/2020

OWNER: ALLEN JANUSZ

APPLICANT: ADAM VLASAK

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to transfer 0.43± acres from Lot 1 (APN: 047-100-42) to Lot 2 (APN: 047-100-45). Lot 1 will decrease to 151.11± acres, and Lot 2 will increase to 2.09± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.48± miles southwest of Hopland on the east side of Road 110 (CR 110), 0.91± miles south of its intersection with Feliz Creek Road (CR 109), located at 3011 Road 110, Hopland. (APN: 047-100-42 & APN: 047-100-45).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD



3. MINOR SUBDIVISION

- 3a. **CASE#:** MS_2017-0008
DATE FILED: 6/29/2017
OWNER/APPLICANT: JIM & VALEDA APPERSON
AGENT: RON FRANZ
REQUEST: Extension of time request for completion of required conditions of approval. The extension of time will result in a new expiration date of October 5, 2021. This is the first extension of time requested for this subdivision.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: South of the Redwood Valley town center, lying directly east of East Side Rd. (CR 230) 1± mile north of its intersection with Hwy 20, located at 930 Lone Pine Rd. Redwood Valley, (APN: 166-020-23).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: EDUARDO HERNANDEZ

4. PREAPPLICATIONS

- 4a. **CASE#:** PAC_2019-0008
DATE FILED: 10/4/2019
OWNER: TOM EK ULATOWSKI
APPLICANT: NOAH SHEPPARD
AGENT: TERESA SPADE
REQUEST: PAC to discuss proposed Rezone and subdivision of 22.6 acres of property zoned RR:10, proposal seeks to rezone site to RR:2 to accommodate 8 parcels with sizes ranging from 2-5 acres.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 1.6 ± miles northeast of Mendocino village center, lying west of Gurley Lane (CR 407Z), directly adjacent to its intersection with Law Road (Private), located at 11100 Gurley Lane, Mendocino, 95460; APNs: (119-020-35)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: SUSAN SUMMERFORD

- 4b. **CASE#:** PAC_2020-0002
DATE FILED: 1/21/2020
OWNER: JOHN MARK
APPLICANT: BODHI MARK
REQUEST: Minor Subdivision of a 144± Acre parcel. (APN: 049-370-63), creating two (2) new parcels of 60± acres and 84± acres each.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 5.3± miles east of Yorkville Community Center, lying on the north side of State Highway 128(SH 128), 1.1± miles northwest of its intersection with Mountain House Rd. (CR 111), located at 32301 Hwy 128, Yorkville. (APN: 049-370-63).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON

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>