



SUBDIVISION COMMITTEE AGENDA

MAY 14, 2020
9:00 A.M.

VIRTUAL MEETING

AMENDED ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Sub Division 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 in lieu of personal attendance. All public comment will be made available to the Subdivision Committee, and 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>

We thank you for your understanding during this difficult time, and thank you for your continued interest.

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2020-0004

DATE FILED: 2/19/2020

OWNER/APPLICANT: SOUZA PROPERTIES LLC

AGENT: MUNSELLE CIVIL ENGINEERING

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 178-170-06) will increase to 96.72± acres and Lot 2 (APN: 178-170-05) will decrease to 15.15± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.2± miles North East of Ukiah City Center on the west side of Redemeyer Rd. (CR 215A), 1.0± miles north of its intersection with Vichy Springs Rd (CR 215), no assigned address.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON

2b. CASE#: B_2020-0005

DATE FILED: 2/20/2020

OWNER/APPLICANT: RICHARD & PAMELA PARRISH

REQUEST: Boundary Line Adjustment request to merge three (3) existing lots. Lot 1 (APN: 098-302-13) 0.14± acres will merge with Lot 2 (APN: 098-302-14) 0.13± acres and Lot 3 (APN: 098-302-15) 0.26± acres to create one 0.53± acre lot.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.8± miles northwest of Willits City center, located in Brooktrails Township, lying on the south side of Primrose Drive (CR 604) at its intersection with Brooktrails Dr (CR 311B), located at 25273 Brooktrails Drive, Willits (APN's: 098-302-13,-14,-15).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: DIRK LARSON

2c. CASE#: B_2020-0006

DATE FILED: 2/25/2020

OWNER/APPLICANT: ALEC RORABAUGH

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN's: 050-110-23, 050-150-34, 050-160-16) will decrease to 124± acres and Lot 2 (APN's: 050-110-22, 050-160-15) will increase to 321± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.6± miles south of Hopland Town Center, lying on the west side of State Highway 101 (SH 101), 2.5± miles south of its intersection with Mountain House Rd (CR 111), located at 15800 Mountain House Rd, Hopland. (APN's: 050-150-34, 050-160-15, -16, 050-110-22, -23)



SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON

2d. CASE#: B_2020-0007

DATE FILED: 3/18/2020

OWNER: RODRIGO & JOSEPHINE VARGAS AND TODD & MARIA VARGAS HUNTER AND JUAN & SILVIA JIMENEZ

APPLICANT: RODRIGO & JOSEPHINE VARGAS

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundary between four lots. Lot 1 (APN: 178-020-40) will increase to .69± acres. Lot 2 (APN: 178-020-47) will decrease to 2.44± acres. Lot 3 (APN: 178-020-49) will increase to 3.30± acres, and Lot 4 (APN: 178-020-23) will increase to .39± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.8± miles northeast of Ukiah on the west side of Westerly Place (CR 257) at its intersection with Terrace Road (CR 256) at 3030 Westerly Place, Ukiah. APN's: 178-020-23, 40, 47, 49.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2e. CASE#: B_2020-0008

DATE FILED: 3/31/2020

OWNER: MARIE WENBAN

APPLICANT: MARIE WENBAN & DAVID LEVERETT

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN: 037-640-02) will decrease to 20± acres, Lot 2 (APN: 037-690-02) will increase to 29.6± acres, Lot 3 (APN: 037-690-04) will decrease to 20± acres, and Lot 4 (APN: 037-100-28) will decrease to 7.5± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 6± miles northwest of Willits City center, lying on the east side of Sherwood Rd. (CR 311), at its intersection with First Gate Rd. (Private), located at 28651 Sherwood Rd, Willits. (APN's: 037-640-07, 037-690-02, 037-690-04, 037-100-28)

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: DIRK LARSON

3. MINOR SUBDIVISION

3a. CASE#: MS_2019-0003

DATE FILED: 7/3/2019

OWNER/APPLICANT: JULIA CARSON

AGENT: TARA JACKSON, WYNN COASTAL PLANNING & BIOLOGY

REQUEST: Coastal Minor Subdivision of a 4.67± acre parcel into two parcels of 2.67± acres and 2.0± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.5± mile west of the intersection of Caspar Road (CR 410B) and State Route 1 (SR 1), lying on the west side of Caspar Point Rd (private); located at 45380 Caspar Point Rd., Caspar (APN: 118-010-27).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIANA CHERRY

4. PREAPPLICATIONS

4a. CASE#: PAC_2020-0003

DATE FILED: 3/5/2020

OWNER: DEBBIE TAYLOR

REQUEST: A Minor Subdivision of a 64± acre property resulting in 4 lots and a remainder parcel.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 0.8± miles north of Hopland town center, lying north of Feliz Creek Road (CR 109), 0.6± miles north of its intersection with Mountain House Road (CR 111); located at 494 Feliz Creek Road, Hopland (APN: 048-200-48).

SUPERVISORIAL DISTRICT: 5



STAFF PLANNER: JULIANA CHERRY

5. MATTERS FROM THE PUBLIC

6. MATTERS FROM STAFF

7. 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>