



SUBDIVISION COMMITTEE AGENDA

JUNE 11, 2020
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>

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_2019-0054

DATE FILED: 11/21/2019

OWNER/APPLICANT: WILLIAM & TONA MOORES

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing parcels and merge a fourth (4th) parcel. Parcel 1 (APN: 132-210-37) will merge with Parcel 3 (APN: 132-210-39) and increase to 35± acres, Parcel 2 (APN: 132-210-38) will increase to 29± acres, and Parcel 4 (APN: 132-210-61) will decrease to 16± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3.2± miles north of Manchester town center, located 0.8± miles east of State Route 1 (SR 1) on an unnamed access easement. Addressees not yet assigned. (APNs: 132-210-37; 132-210-38; 132-210-39; 132-210-61).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

2b. CASE#: B_2020-0009

DATE FILED: 4/15/2020

OWNER/APPLICANT: ROBERT & TUESDAY MCASEY

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APN: 103-100-09) will increase to 17± acres. Lot 2 (APN: 103-100-18) will reduce to 1± acre. Lot 3 (APN: 103-100-21) and Lot 4 (APN: 103-100-22) will stay at 5± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.5± miles southeast of Willits on the east side of Sawyers Lane (CR 302) .08± miles south of its intersection with Center Valley Road (CR 303), located at 2101 Center Valley Road, Willits. APN's: 103-100-09, 18, 21, 22.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: RUSSELL FORD



2c. CASE#: B_2020-0010

DATE FILED: 4/16/2020

OWNER: MORENO & COMPANY

APPLICANT: JOE THOMAS

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APN's: 163-210-11x, 12x) will increase to 43.2± acres. Lot 2 (APN's: 163-210-11x, 12x) will decrease to 1.84± acres (80,160 SF). Lot 3 (APN's: 166-010-01x, 02x) will decrease to 1.84± acres (80,000 SF), and Lot 4 (APN's: 166-010-01x, 02x) will decrease to 1.87± acres (81,370 SF).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: .4± miles south of Redwood Valley, on the west side of East Road (CR 230), at its intersection with Road B (CR 231-A), located at 7780 East Road, Redwood Valley. APN's: 163-210-11, 12, 166-010-01, 02.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISION

None

4. PREAPPLICATIONS

4a. CASE#: PAC_2020-0004

DATE FILED: 5/1/2020

OWNER/APPLICANT: KAREN TREPTE

AGENT: WYNN COASTAL PLANNING

REQUEST: Pre-Application Conference for a General Plan Amendment and Rezone from RR-10 to RR-2, and a subsequent subdivision of a 11.50± acre parcel into two 5± acre parcels.

LOCATION: In the Coastal Zone, 5.5± miles north of Fort Bragg on the east side of State Route 1 (SR 1), 0.66± miles north of its intersection with Little Valley Road (CR 426) at 26585 N. Highway 1.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: RUSSELL FORD

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>