



SUBDIVISION COMMITTEE AGENDA

JULY 9, 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 8:00 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_2020-0011

DATE FILED: 5/7/2020

OWNER: SOUZA PROPERTIES LLC

APPLICANT: STEVE SOUZA

AGENT: MUNSELLE CIVIL ENGINEERING LLC

REQUEST: Boundary Line Adjustment to transfer 6± Acres from Parcel 1 (APNs 168-060-23, 25, 168-070-13) to Parcel 2 (APN's: 168-060-24, 26, 168-070-14). Parcel 1 will decrease to 11.1± Acres and Parcel 2 will increase to 33.7± Acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: .66± miles southeast of Calpella on either side of East Side Calpella Road (CR 227), .63± miles south of its intersection with Moore Street (CR 229-B), located at 5359 East Side Calpella Rd., Calpella (APNs: 168-060-23, 24, 25, 26, 168-070-13, 14).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2b. CASE#: B_2020-0012

DATE FILED: 5/13/2020

OWNER: GREGORY LOLONIS

APPLICANT: JUAN GAMINO

AGENT: MUNSELLE CIVIL ENGINEERING

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing Parcels. Parcel 1 (APN: 163-040-09) will increase to 12.53± Acres, Parcel 2 (APN: 163-040-06) will decrease to 32.47± Acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Approximately 0.93± miles North East of Redwood Valley Community center, lying on the east side of East Rd.(CR 230), 0.85± miles east of its intersection with Road D (CR 232), located at 1900 Road D, Redwood Valley. APN's: 163-040-06, 163-040-09

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON



2c. CASE#: B_2020-0013

DATE FILED: 5/29/2020

OWNER/APPLICANT: DENNIS & TINA DELAMONTANYA

REQUEST: Boundary Line Adjustment to transfer 55± Acres from Parcel 2 to Parcel 1. Parcel 1 (APN: 160-180-08) will increase to 83± Acres, and Parcel 2 (APN's: 160-180-10, 160-190-07) will decrease to 17± Acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.80± miles north west of Redwood Valley on the west side of West Road (CR 237) at its intersection with Inez Way (CR 237-F), located at 10200 West Road, Redwood Valley. APN's: 160-180-08, 10, 160-190-07.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2d. CASE#: B_2020-0014

DATE FILED: 6/1/2020

OWNER/APPLICANT: DAVID A GIDLEY & JEFFREY NIXON & YUN YAN LI

AGENT: TRACY WOLFSON

REQUEST: Boundary Line Adjustment to transfer .13± Acres from Parcel 1 to Lot 2 to clear an existing encroachment. Parcel 1 (APN: 019-470-28) will decrease to 2.83± Acres, and Parcel 2 (APN: 019-470-29) will increase to 3.53± Acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.5± miles southeast of Fort Bragg on the east side of Shane Drive (private), .22± miles south of its intersection with Turner Road (CR 414-F), located at 15681 Shane Drive, Fort Bragg.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: RUSSELL FORD

2e. CASE#: B_2020-0016

DATE FILED: 6/9/2020

OWNER: PAV & PAIGE CHERNY & CHARLES & JOAN KELLY

AGENT: W. VANCE RICKS

REQUEST: Boundary Line Adjustment to transfer .52± Acres from Parcel 2 to Parcel 1. Parcel 1 (APN: 168-140-11) will increase to 22.12± Acres, and Parcel 2 (APN's: 168-140-13, 168-160-10) will decrease to 23.38± Acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.32± miles southeast of Calpella on either side of Lake Ridge Drive (private), 1.33± miles south of its intersection with Marina Drive (CR 226), located at 4800 Lake Ridge Drive.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2f. CASE#: B_2020-0018

DATE FILED: 6/10/2020

OWNER/APPLICANT: STANFORD & SANDRA BROWN

REQUEST: Boundary Line Adjustment to reconfigure two (2) existing boundaries, and merge a third parcel. Parcel 1 (APN: 118-490-12) will be increased from 7± Acres to 12± Acres, Parcel 2 (APN: 118-490-30) will be increased from 10± Acres to 15± Acres, and Parcel 3 (APN: 118-490-25) will be merged into Parcel 1 and Parcel 2.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Inland, 1.80± Miles southeast of Caspar town center, lying on the southwest side of Caspar Little Lake Road (CR 409) 1.2± miles southeast of its intersection with State Route 1, located at 43195 Caspar Little Lake Road. APN's: 118-490-12, 29, 30.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MATT GOINES



2g. CASE#: B_2020-0019
DATE FILED: 6/12/2020
OWNER/APPLICANT: CROPLEY HOLDING LLC
AGENT: Matt Herman
REQUEST: Boundary Line Adjustment to transfer 7.9± Acres from Parcel 2 to Parcel 1. Parcel 1 (APN: 038-130-91) will increase to 28.83± Acres, and Parcel 2 (APN: 038-130-50) will decrease to 22.13± Acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: .70± miles southwest of Willits on the west side of Quarry Road (private), .35± miles south of its intersection with State Route 20 (SR 20), located at 801 Quarry Road. APN's: 038-130-50, 91.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0004
OWNER: DON DOOLEY & PAULINE WRIGHT
APPLICANT: ZACHARY KUCHERA and RANI WEITALA
AGENT: GEORGE C. RAU
REQUEST: Extension of time for Subdivision of a 1R1.9± acre parcel into two 5.8± acre parcels for residential use.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of Hwy 101 (US 101), off West Road (CR 237) and lying southwest of Vineyard Oaks Drive (CR 236B), located at 8100 Vineyard Oaks Drive, Redwood Valley (APN: 162-210-47).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: DIRK LARSON

4. PREAPPLICATIONS

None.

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>