



# SUBDIVISION COMMITTEE AGENDA

AUGUST 13, 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](mailto: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\_2019-0041

**DATE FILED:** 8/29/2019

**OWNER/APPLICANT:** JOEL GINSBERG

**REQUEST:** A Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots to facilitate a Coastal Development Permit request for conversion of existing Guest Cottage to residential unit (BF\_2019-0804). Parcel 1 (APN: 123-390-29, -30) will decrease to 21.1± Acres. Parcel 2 (APN: 123-390-07) will increase to 18.4± Acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.1± miles southeast of Albion town center, on the north side of Middle Ridge Road (CR 401A), 2.1± miles northeast of its intersection with Albion Ridge Road (CR 402), located at 32700 Middle Ridge Rd., Albion (APNs: 123-390-29, 30, and 132-390-07).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

##### 2b. CASE#: B\_2020-0015

**DATE FILED:** 6/2/2020

**OWNER/APPLICANT:** KYLE WANLASS

**AGENT:** MUNSELL CIVIL ENGINEERING

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing parcels. Parcel 1 (APN: 125-280-17) will increase to 42.5± Acres and Parcel 2 (APN: 125-280-81) will decrease to 79.5± Acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 5.3± miles southeast of Comptche town center, lying on the south side of Comptche Ukiah Road (CR 223), 1.5± miles west of its intersection with Low Gap Road (CR 212), located at 25035 Comptche Ukiah Rd., Comptche (APNs: 125-280-17 and 125-280-81).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER



**2c. CASE#:** B\_2020-0017

**DATE FILED:** 6/10/2020

**OWNER/APPLICANT:** ANDY JOHNSTON

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing Parcels.

Parcel 1 (APN: 013-660-68) will decrease to 185± Acres and Parcel 2 (APN: 013-660-66) will increase to 675± Acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 3.3± miles northwest of Branscomb town center, lying on the west side of Wilderness Lodge Road (CR 320), 0.8± mile northwest of its intersection with Branscomb Road (CR 439), located at 39600 Wilderness Lodge Rd., Branscomb (APNs 013-660-68, -60, & -62).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** MARK CLISER

**2d. CASE#:** B\_2020-0020

**DATE FILED:** 6/25/2020

**OWNER/APPLICANT:** CERRO PACIFIC LUMBER INC.

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing parcels.

Parcel 1 (APN: 163-131-16) will increase to 2.34± Acres and Parcel 2 (APN: 163-131-15) will decrease to 4.27± Acres.

**LOCATION:** 8.2± miles north of Ukiah City center, lying on the west side of East Road. (CR 230) and on the north side of School Way (CR 236), 0.9± southwest of its intersection with Road D (CR 232), located at 8500 East Rd., Redwood Valley (APN: 163-131-16) and 960 School Way, Redwood Valley (APN: 163-131-15).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** MARK CLISER

**2e. CASE#:** B\_2020-0021

**DATE FILED:** 7/1/2020

**OWNER/APPLICANT:** LANCE & SHELLY WHITELY

**AGENT:** TONY SORACE

**REQUEST:** Boundary Line Adjustment to transfer 291± acres from Parcel 1 to Parcel 2. Parcel1 (APNs: 013-540-47, 013-560-64) will decrease to 160± Acres and Parcel 2 (APNs: 013-560-61, 62) will increase to 473± Acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 6± miles northwest of Laytonville on the west side of US Highway 101 (US 101) 2.7± miles south of its intersection with Spyrock Road (CR 323), located at 51800 N. Highway 101, Laytonville (APNs: 013-540-47, 013-560-61, -62 & -64).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

**2f. CASE#:** B\_2020-0022

**DATE FILED:** 7/8/2020

**OWNER/APPLICANT:** LOST CREEK RANCH LLC

**AGENT:** RON FRANZ

**REQUEST:** Reconfigure the boundary lines between 2 existing legal parcels.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 3.7± miles southeast of Yorkville town center, on the north side of State Route 128 and 7.0± miles northwest of State Route 253, located at 21449 Highway 128, Yorkville (APN: 049-080-47) and 22300 Highway 128, Yorkville (APN: 049-080-42).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MATT GOINES



**2g. CASE#:** B\_2020-0023

**DATE FILED:** 7/10/2020

**OWNER:** MORENO & COMPANY

**APPLICANT:** JOE THOMAS

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure four existing parcel. Parcel 1 (APN's: 166-010-01, 02x, 163-210-11, 12x) will increase to 70± Acres. Parcel 2 (APN's: 166-040-01x, 02x) will decrease to 1.88± Acres. Parcel 3 (APN's: 166-040-01x, 02x) will decrease to 1.88± Acres, and Parcel 4 (APN's: 166-040-01x, 02x) will decrease to 1.88± Acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 0.35± miles south of Redwood Valley on the west side of East Road (CR 230), 0.38± miles south of its intersection with East School Way (CR 236), located at 7450 East Rd., Redwood Valley. (APNs: 166-010-01, 02, 163-210-11, 12, 166-040-01 & -02).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** RUSSELL FORD

**2h. CASE#:** B\_2020-0024

**DATE FILED:** 7/10/2020

**OWNER:** JAMES ALEXANDER AND GERSON ARAUJO

**APPLICANT:** KATHY JANZEN

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to adjust the lines between to existing parcels to correct a septic encroachment. Parcel 1 (APN: 179-170-17) will decrease to 1.97± Acres, and Parcel 2 (APN: 179-170-18) will increase to 1.93± Acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.85± miles east of Ukiah on the east side of Sunset Drive (CR 204-G) at its intersection with Ridge Road (CR 204-F), located at 1800 Ridge Rd., Ukiah (APN's: 179-170-17 & -18).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** RUSSELL FORD

**2i. CASE#:** B\_2020-0025

**DATE FILED:** 7/13/2020

**OWNER/APPLICANT:** JOSEPH JEPSON

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to adjust the line between two existing Parcels to clear encroachments to buildings and leachfield. Parcel 1 (APN: 014-411-16) will decrease to 8.97± Acres, and Parcel 2 (APN: 014-411-17) will increase to 1.25± Acre.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 2.35± miles southwest of Laytonville on the north side of Steele Lane (CR 318), 1± mile west of its intersection with US 101, located at 1000 Steele Ln., Laytonville (APNs: 014-411-16 & -17).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

**2j. CASE#:** B\_2020-0026

**DATE FILED:** 7/15/2020

**OWNER:** DANY WALTHALL & JENNIFER SMIT & JEFFREY ROBINSON

**APPLICANT/AGENT:** W. VANCE RICKS

**REQUEST:** Boundary Line Adjustment to transfer 0.6± Acres from Parcel 2 to Parcel 1. Parcel 1 (APN: 176-040-21) will increase to 10.6± Acres, and Parcel 2 (APN: 176-040-09) will decrease to 19.6± Acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 2.8± miles southeast of Redwood Valley on the north side of Black Bart Trail (private), 1.13± miles east of its intersection with Road B (CR 231-A), located at 3420 Black Bart Trail, Redwood Valley (APNs: 176-040-21 & -09).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** RUSSELL FORD



**3. MINOR SUBDIVISIONS**

**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

**3b. CASE#:** MS\_2020-0001

**DATE FILED:** 3/10/2020

**OWNER:** RICHMOND & CAROL AGUILAR

**APPLICANT:** RICHMOND AGUILAR

**AGENT:** STEVEN MCGUCKIN

**REQUEST:** Coastal Development Minor Subdivision of a 31,234± sq. ft. parcel to create 2 parcels of approximately 18,430 sq. ft. and 12,800 sq. ft.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** In the Coastal Zone, in the Town of Mendocino, at the west end of Main Street (CR 407E), bordered on the north by Albion St. (CR 407D), on the east by Woodward Street (CR 407J), on the south by Main St. (CR 407E) and on the west by Heeser Street (CR 407I), located at 45300 Main St., Mendocino (APN: 119-217 & -08).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSIE WALDMAN

**4. PREAPPLICATIONS**

None.

**5. MATTERS FROM STAFF**

**6. ADJOURNMENT**

ADJOURNMENT/APEAL 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](http://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>