



SUBDIVISION COMMITTEE AGENDA

OCTOBER 8, 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_2020-0027

DATE FILED: 7/22/2020

OWNER: LUKE & EMILY FREY

APPLICANT: FREY VINEYARDS, LTD

AGENT: JAMES R. BARRETT

REQUEST: Boundary Line Adjustment to reconfigure two (2) existing boundary lines.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Inland, 4.90± Miles north-northwest of Redwood Valley town center, lying on the west side of Tomki Road (CR 237D) 0.5± miles northwest of its intersection with Fisher Lake Drive (CR 237I), located at 13418 and 14000 Tomki Rd., Redwood Valley APNs: 160-011-34 & -40.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MATT GOINES

2b. CASE#: B_2020-0028

DATE FILED: 7/27/2020

OWNER: JESSE CISNEY

APPLICANT: VANCE RICKS

REQUEST: Reconfigure the boundary lines between 4 existing legal parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 13.5± miles southwest of Laytonville town center, 1.4 miles southwest of its intersection with Bunim Road (Private), Register Guest Road (Private) bisects all 4 parcels, located at 56680, 56521, and 56511 Register Guest Road, Laytonville (APNs: 012-611-20, 012-611-21, 012- 611-22, 012-611-23, and 012-611-24).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MATT GOINES



2c. CASE #: B_2020-0032

DATE FILED: 9/9/2020

OWNER/APPLICANT: COURTNEY BAILEY

AGENT: SCOTT WARD

REQUEST: Reconfigure the boundaries between two (2) existing parcels. Parcel1 (APN: 026-392-07) will increase in size to 2.39± acres, while parcel 2 (APN: 026-392-06) will decrease in size by 0.46± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 5± miles west of Philo town center, lying on the north side of Signal Ridge Road (Private), 3.5± miles southeast of its intersection with Philo Greenwood Road (CR 132), located at 7047 Signal Ridge Rd. Philo (APNs: 026-392-06 & 07).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSE DAVIS

3. MINOR SUBDIVISIONS

None.

4. PREAPPLICATIONS

4a. CASE#: PAC_2020-0006

DATE FILED: 7/23/2020

OWNER: JACK RAFTER LLC

APPLICANT/AGENT: VANCE RICKS

REQUEST: Pre-Application Conference for a Minor Subdivision of a 6.0± acre parcel, creating one (1) new parcel and one remainder parcel. New parcel will be 2.1± acres and the remainder parcel will be 3.9± acres.

LOCATION: 4.6± miles north of the City of Ukiah center, on the east side of North State Street (CR 104), 0.33± miles north of its intersection with Pomo Lane (CR 228A), located at 4681 North State St., Ukiah (APNs: 167-190-08 & 167-230-03).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MATT GOINES

4b. CASE#: PAC_2020-0005

DATE FILED: 6/25/2020

OWNER/APPLICANT: MENDOCINO COAST RECREATION AND PARK DISTRICT

AGENT: KIRK MARSHALL

REQUEST: Rezone parcels (zoned Timber Land Production, TP:160) and zoned Forest Land, (FL:160) to Industrial, then subdivide said parcels. All parcels have a General Plan designation of Forest Land (FL: 160) and are not in the coastal zone.

LOCATION: 2.5± miles southeast of the City of Fort Bragg center, on the north side of State Highway 20 (SH 20) and the east side of Summers Lane (CR 415D), (APNs: 019-070-07, -10, -11, -14, -16 & 019-080-23).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

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>