



SUBDIVISION COMMITTEE AGENDA

NOVEMBER 12, 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>

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2020-0031

DATE FILED: 8/24/2020

OWNER: SPRING POND PROPERTIES LLC

APPLICANT: THOMAS HONER

AGENT: KELLY GRIMES

REQUEST: Boundary Line Adjustment to transfer 2,090 sq. ft. from Parcel 1 to Parcel 2. Parcel 1 (APN: 119-150-01) will decrease to 11,660 sq. ft. Parcel 2 (APN: 119-150-44) will increase to 49,625 sq. ft.

LOCATION: In the Town of Mendocino on the Southeast corner of Little Lake Road (CR 408) and Lansing Street (CR 500) located at 10501 Lansing Street, Mendocino; APNs: 119-150-01, 44.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2b. CASE#: B_2020-0033

DATE FILED: 10/14/2020

OWNER: DAN & BECKY THOMAS

APPLICANT: JOHN & WENDY THOMAS

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to transfer 0.79± acres from Parcel 1 to Parcel 2. Parcel 1 (APNs: 166-040-01, 02, 166-010-01, 02) will decrease to 69± acres, and Parcel 2 (APN: 166-040-06) will increase to 1.92± acres.

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 Road and 7380 East Road, Redwood Valley; APNs: 166-040-01, 02, 166-010-01, 02, 166-040-06.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD



2c. CASE#: B_2020-0034

DATE FILED: 10/14/2020

OWNER: ROMAN CATHOLIC BISHOP OF SANTA ROSA

APPLICANT: STEVEN RHOADES

AGENT: VANCE RICKS

REQUEST: Boundary Line Adjustment to transfer 0.35± acres from Parcel 1 to Parcel 2. Parcel 1 (APN 046-200-75) will decrease to 8.45± acres, and Parcel 2 (APN: 046-200-27) will increase to 1.35± acres.

LOCATION: 1.12± miles northwest of Boonville on the north side of Anderson Valley Way (CR 150), 0.50± miles northwest of its intersection with State Route 128 (SR 128), located at 12751 Anderson Valley Way and 12761 Anderson Valley Way, Boonville; APNs: 046-200-75, 27.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2d. CASE NUMBER: B_2020-0037

DATE FILED: 10/15/2020

OWNER/APPLICANT: DONALD LUCCHESI

AGENT: JIM BARRETT

REQUEST: Boundary Line Adjustment to reconfigure four existing Parcels. Parcel 1 (APN: 181-050-30) will decrease to 2.2± acres. Lot 2 (APN: 181-050-31) will decrease to 2.2± acres. Lot 3 (APN: 181-050-29) will decrease to 1.3± acres, and Lot 4 (APN: 181-100-11) will increase to 32± acres.

LOCATION: In the Talmage area on the east and south side of Sanford Ranch Road (CR 200), 0.22± miles north of its intersection with State Route 222 (SR 222) at 1251 Sanford Ranch Road. APNs: 181-050-29, 30 and 31, 181-100-11.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2e. CASE#: B_2020-0038

DATE FILED: 10/15/2020

OWNER: BENDA CYRIL AND JONATHAN VALDMAN

APPLICANT: BENDA CYRIL

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to transfer 1.82± acres from Parcel 2 to Parcel 1. Parcel 1 (APNs: 125-090-31, 40) will increase to 14.91± acres, and Parcel 2 (APNs: 125-090-41, 125-480-26) will decrease to 3.19± acres.

LOCATION: 0.43± miles south of Comptche on the east side of Flynn Creek Road (CR 135), 0.52 miles south of its intersection with Comptche-Ukiah Road (CR 223), located at 8475 Flynn Creek Road and 8251 Flynn Creek Road, Comptche; APNs: 125-090-40, 31 and 41, 125-480-26).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2020-0002

DATE FILED: 4/3/2020

OWNER/APPLICANT: FELIZ CREEK BUSINESS PARK LLC

AGENT: RON FRANZ

REQUEST: Minor Subdivision of 54± acres into four parcels and a remainder. Parcel 1 would be 4.78± acres, Parcel 2 would be 3.12± acres, Parcel 3 would be 2.85± acres, Parcel 4 would be 3.26± acres and the remainder would be 40± acres.

LOCATION: West of Hopland town center, lying 200± feet west of the intersection of Feliz Creek Road and Mountain House Road; located at 365 Feliz Creek Road, Hopland; APN: 048-341-26-00.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY



4. PREAPPLICATIONS

4a. **CASE#:** PAC_2020-0007

DATE FILED: 9/25/2020

OWNER: AKHTAR CAPITAL LIMITED PARTNER

APPLICANT: HARSHMEET SINGH

AGENT: GREG MENKEN

REQUEST: Pre-Application Conference for the request to construct a proposed building design using the existing foundation, same building site, same building height and same footprint, with a modification to the architectural designs, allowed under the previous Coastal Commission Waiver (1-86-158W) and Local Consistency Review Form (LCP 91-47).

LOCATION: In the Coastal Zone, 8.25± miles north of the City of Fort Bragg, 0.25± miles west of the intersection of Ocean Meadows Circle and State Route 1 (SR 1), on the west side of Ocean Meadows Circle, located at 32874 Ocean Meadows Circle, Fort Bragg; APN: 015-350-22.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JESSIE WALDMAN

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>