



SUBDIVISION COMMITTEE AGENDA

DECEMBER 10, 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_2020-0039

DATE FILED: 10/29/2020

OWNER: CLYDE & MARIA MARTINSON AND CHERYL WEATHERLY

APPLICANT: CLYDE & MARIA MARTINSON

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to transfer 2.68 acres from parcel 2 to parcel 1. Parcel 1 (APN: 162-140-55) will increase to 8.61 acres. Parcel 2 will decrease to 2.11 acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.4± miles west of Redwood Valley center, on the east side of North State St. (CR 104), 0.2± miles east of its intersection with Laughlin Way (CR 238), Redwood Valley; APN: 162-140-55.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

2b. CASE#: B_2020-0040

DATE FILED: 11/4/2020

OWNER/APPLICANT: MONA BOURELL

REQUEST: Boundary Line Adjustment request to merge parcel 1 (APN: 014-110-20) and parcel 2 (APN: 014-110-19) into a single parcel of 1.28± acres.

LOCATION: 0.24± miles southeast of Laytonville on the east side of Harmon Drive (CR 321), 0.1± miles north of its intersection with US 101 located at 44761 Harmon Drive and 44773 Harmon Drive, Laytonville; APNs: 014-110-19, 20.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2020-0041

DATE FILED: 11/4/2020

OWNER: DAVID & INA FORD & JOHN PRINGLE & MARJOIE PETERSON

APPLICANT: DAVID FORD

AGENT: VANCE RICKS



REQUEST: Boundary Line Adjustment to transfer 8.5± acres from parcel 2 to parcel 1. Parcel 1 (APNs: 160-100-03, 160-110-02) will increase to 66.36± acres, and parcel 2 (APNs: 161-010-02, 161-020-02) will decrease to 9.56± acres.

LOCATION: 1.5± miles north of Redwood Valley on the west side of East Road (CR 230), 0.65± miles south of its intersection with Tomki Road (CR 237-D) at 11200 East Road and 10900 East Road and 10680 East Road, Redwood Valley; APNs: 160-100-03, 160-110-02, 161-010-02, 161-020-02.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2d. CASE#: B_2020-0042

DATE FILED: 11/5/2020

OWNER/APPLICANT: DANIEL & BECKY THOMAS AND JOHN & WENDY THOMAS

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four existing parcels. Parcel 1 (APNs: 002-101-28, 002-030-07) will increase to 3.45± acres. Parcel 2 (APNs: 002-101-29, 002-030-08) will increase to 1.93± acres. Parcel 3 (APN: 002-030-09) will decrease to 1.62± acres, and Parcel 4 (APN: 002-030-10) will decrease to 1.63± acres.

LOCATION: 0.65± miles northeast of Ukiah on the east side of North Orchard Avenue (City of Ukiah) at its intersection with Brush Street (CR 217) located at 915 N. Orchard Avenue and 907 N. Orchard Avenue and 595 Brush Street and 675 N. Orchard Avenue ; APNs: 002-101-28, 29, 002-030-07, 08, 002-030-09, 10.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 2

STAFF PLANNER: RUSSELL FORD

2e. CASE#: B_2020-0043

DATE FILED: 11/9/2020

OWNER: RANCHO YOKAYO AND CHESTER & ERIN KOEHN

APPLICANT: BRADLEY THOMAS

AGENT: JAKE MORLEY

REQUEST: Boundary Line Adjustment to reconfigure the boundary between four parcels recently created by a Parcel Map. Parcel 1 (APN 184-033-15) will decrease to .31± acres. Parcel 2 (APN: 184-033-15) will increase to .56± acres. Parcel 3 (APN: 184-033-15) and parcel 4 (APN: 184-033-13) will merge to a single parcel of 1.03± acres.

LOCATION: 2.53± miles southwest of Ukiah on the south side of Oak Court Road (CR 252-A) at its intersection with Oak Knoll Road (CR 252) located at 2873 Oak Court Road and 2875 Oak Court Road, Ukiah; APNs: 184-033-15, 13.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2f. CASE#: B_2020-0044

DATE FILED: 11/12/2020

OWNER: WILLIAM BRIGGS MCCLATCHY AND MICHAEL PRATT

APPLICANT: WILLIAM BRIGGS MCCLATCHY

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three existing parcels. Parcel 1 (APN: 048-210-35) will increase to 2.81± acres. Parcel 2 (APN: 048-210-37) will decrease to 8.11± acres, and Parcel 3 (APN; 048-210-27) will increase to 2.97± acres.

LOCATION: 1.12± miles east of Hopland on the northeast side of State Route 175 (SR 175) 0.17± miles east of its intersection with Old River Road (CR 201) located at 1250 Hwy 175 and 1200 Hwy 175, Hopland; APNs: 048-210-35, 37, 27.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD



3. MINOR SUBDIVISIONS

None

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>