



SUBDIVISION COMMITTEE AGENDA

February 11, 2021
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_2020-0036

DATE FILED: 10/15/2020

OWNER: JAY GRAY

APPLICANT: JAY GRAY

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to reconfigure 2± acres between two separate legal parcels.

Parcel 1 (APN 069-070-03) will increase from 3.8± acres to 5.8± acres and Parcel 2 (APN 069-080-10) will decrease from 58± acres to 56± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 4± northeast of Cleone center, on the north side of Camp 1 Ten Mile Road (CR 427), 1.5± miles east of its intersection with State Route 1 (SR 1); located at 31000 Camp 1 Ten Mile Rd, Fort Bragg (APNs 069-070-03 & 069-080-10)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDY VANDEWATER

2b. CASE#: B_2020-0047

DATE FILED: 12/15/2020

OWNER: ALEXANDER & LORA JEAN MAYDA IRR TRUST

APPLICANT: CLAY & SUE BLUNDELL

AGENT: RON FRANZ

REQUEST: Transfer of approximately 0.3 acres from Assessor's Parcel No. 173-150-13 to Assessor's Parcel No. 173-150-06 to improve the setback distances between a garage structure and the property line.

ENVIRONMENTAL DETERMINATION: Call 5A Categorical Exempt

LOCATION: Approximately 2.6 miles north of Potter Valley on the west side of Eel River Road (CR 240B) and ±0.8 miles north of its intersection with Gibson Lane at 13750 Eel River Road, Potter Valley. APNs: 173-150-06, 173-150-12, 13.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MATT GOINES



2c. CASE#: B_2020-0048

DATE FILED: 12/15/2020

OWNER: KINION CARLA JOY TTEE

APPLICANT: KINION CARLA JOY TTEE

AGENT: MUNSELLE CIVIL ENGINEERING

REQUEST: Boundary Line Adjustment to reconfigure two parcels. Lot 2 (APN 168-170-05) is an island parcel within Lot 1 (APN 168-170-07). The requested Boundary Line Adjustment reconfigures Lot 2 such that it is no longer an island parcel. No change of total acreage will occur to either parcel.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± miles north of Ukiah center, at the end of Antoni Lane (CR 227), 750± feet west of its intersection with Eastside Calpella Road (CR 22E); located at 150 & 170 Antoni Lane, Ukiah (APNs 168-170-05 & 168-170-07).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: SAM VANDEWATER

3. MINOR SUBDIVISIONS

None

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. 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>