



VIRTUAL MEETING

ORDER OF AGENDA

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_2021-0028

DATE FILED: 5/13/2021

OWNER: ISHVI AUM

APPLICANT/AGENT: VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure 4± acres between two separate legal parcels. Parcel A (APN 118-160-06) will decrease from 17.38± acres to 13.38± acres and Parcel B (APN 118-160-35) will increase from 16.89± acres to 20.89± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.1 miles south of Caspar, on the west side of State Route 1; located at 13751 Point Cabrillo Drive, Caspar; APN's: 118-160-06 & 118-160-35.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: TIA SAR

2b. CASE#: B_2021-0044

DATE FILED: 8/26/2021

OWNER/APPLICANT: MERINOS PROPERTIES LLC

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 170-200-03) will increase to 9.6± acres, Lot 2 (APN 170-200-04) will decrease to 2.4± acres, Lot 3 (APN 170-200-08) will decrease to 2.3± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Approximately 1.95± miles north of Ukiah City Center, lying on the east side of North State St. (CR 104), .34± miles east of its intersection with Ford Rd (CR 250), located at 410 Ford Rd, Ukiah.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON

2c. CASE#: B_2021-0042

DATE FILED: 8/12/2021

OWNER/APPLICANT: MOUNTANOS MICHAEL S TRUST

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 189-090-29) will decrease to 56± acres, Lot 2 (APN 189-090-06) will increase to 113± acres, Lot 3 (APN 189-090-07) will increase to 168± acres, Lot 4 (APN 189-090-09) will decrease to 44± acres.

LOCATION: Approximately 4.50± miles southeast of Talmage Community Center, lying on the east side of Old River Road (CR 201), 4± miles east of its intersection with Mill Creek Road (CR 203); located at 5400 Mill Creek Road, Talmage; APN's: 189-090-29 & 189-090-07.



SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: DIRK LARSON

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2021-0002
DATE FILED: 6/17/2021
OWNER/ APPLICANT: RURAL COMMUNITES HOUSING DEVELOPMENT
AGENT: TYLER PEARSON, MUNSELLE CIVIL ENGINEERING
REQUEST: Two lot minor subdivision of a 4.10± acre parcel to create one parcel of 2.37± acres (Lot 1) and one parcel of 1.73± acres (Lot 2).
LOCATION: 0.60± miles northeast of the City of Ukiah at the intersection of Brush Street (CR 217) and North Orchard Avenue (City of Ukiah); located at 365 Brush Street, Ukiah; APN: 002-101-31.
SUPERVISORIAL DISTRICT: 2
STAFF PLANNER: RUSSELL FORD

4. PREAPPLICATIONS

4a. CASE#: PAC_2021-0005
DATE FILED: 7/30/2021
OWNER/APPLICANT: Rorick Trust, Trustee Roxanne Rorick
REQUEST: Minor Subdivision of 220± acre parcel into 3 parcels with 1 remainder parcel, along Tomki road. Changes would include additions of necessary utilities for a subdivision (water source, septic, road access). The existing structure by the pond on the remainder parcel is a small former hunting cabin that is unoccupied most of the year.
LOCATION: 7± miles north east of the town of Redwood Valley, 4± miles south west of the intersections of East and West Roads; located at 17000 & 16250 Tomki Rd, Redwood Valley; APNs 105-290-16, 107-040-21 & 107-056-04.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: ANGIE LANE

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>