



SUBDIVISION COMMITTEE AGENDA

April 14, 2022
9:00 A.M.

VIRTUAL MEETING ORDER OF AGENDA

Mendocino County Subdivision Committee meetings will be conducted **virtually** and not available for in person public participation the provisions of Government Code section 54953 and the recommendation of the Mendocino County Health Officer. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

SUBDIVISION COMMITTEE Time: April 14, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/89203425019>

Meeting ID: **892 0342 5019**

One tap mobile

US: +16699009128,,89203425019# or
+13462487799,,89203425019#

Dial by your location

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Subdivision Committee meeting begins, and discussion begins for the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

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, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

1. ROLL CALL

2. SUBDIVISION COMMITTEE ADMINISTRATION

- 2a. Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Subdivision Committee Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.**

3. BOUNDARY LINE ADJUSTMENTS



- 3a. CASE#:** B_2021-0033
DATE FILED: 6/15/2021
OWNER/APPLICANT: MICHELLE NOE, JASON VALLINA, RICHARD ESTABROOK AND RED RIDING HOOD, LLC
REQUEST: Coastal Development Boundary Line Adjustment to Merge Lot number 1 0.33± acres (APN 118-100-02) with Lot number 2 0.12± acres (APN: 118-100-03), and reconfigure boundary lines between Lot number 1 and Lot number 3 1.60 acres (APN: 118-100-04) to transfer 0.13± acres from Lot number 3 to Lot number 1, resulting in a final acreage of Lot number 1 at 0.58± acres and Lot number 3 at 1.47± acres; reconfigure boundary lines between Lot number 3 and Lot number 4 133.09± acres (APNs: 118-100-36 and 118-090-16, specifically) to transfer 2.3± acres from Lot number 4 to Lot number 3, resulting in a final acreage of Lot number 3 at 3.77± acres and Lot number 4 at 130.79± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 0.81± miles from Caspar town center on the south side of Caspar Orchard Rd. (CR410) 0.28± miles from its intersection with Fern Creek Rd. (CR411A); located at 44501 Caspar Rd. and 4451 Caspar Rd., Caspar; APNs: 118-100-02, 118-100-03, 118-100-04, 118-100-36, and 118-090-36.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: MATT GOINES
- 3b. CASE#:** B_2021-0065
DATE FILED: 12/14/2021
OWNER: NAOMI AGES AND GREGORY DAVID ROSS
APPLICANT: JOSEPH SEIDELL
REQUEST: Boundary line adjustment to transfer 1.3± acres from Lot 2 to Lot 1. Lot 2 (APN 123-270-35) will decrease from 12.7± acres to 11.4± acres, and Lot 1 (APN 123-270-37) will increase from 8.7± acres to 10± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3± miles east of Albion, on the east side of Albion Ridge Road (CR 402); located at 30200 Albion Ridge Road, Albion; APNs 123-270-37 and 123-270-35.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: LIAM CROWLEY
- 3c. CASE#:** B_2022-0001
DATE FILED: 1/31/2022
OWNER: JAMES & KATHLEEN BOGNER
APPLICANT: ROSS LIBERTY
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APN: 170-170-11x) will increase to 1.37± acres. Lot 2 (APN 170-170-11x) will increase to 2.83± acres. Lot 3 (APN: 170-170-16) will decrease to 1.03± acres, and Lot 4 (APN 170-170-22) will decrease to 0.78± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.6± miles north of Ukiah on the east side of North State Street (CR 104) at its intersection with Masonite Industrial Road (private); located at 1951 N. State Street, Ukiah; APNs: 170-170-11, 170-170-16, 170-170-22.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSSELL FORD

- 3d. CASE#:** B_2022-0002



DATE FILED: 2/9/2022

OWNER/APPLICANT: FRIENDS OF LIBERTY LLC

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APN: 170-170-19) will increase to 5.06± acres. Lot 2 (APN: 170-170-17) will increase to 1.69± acres. Lot 3 (APN: 170-170-14) will decrease to 1.44± acres, and Lot 4 (APN: 170-170-15) will decrease to 0.98± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.6± miles north of Ukiah on the east side of North State Street (CR 104), 0.1± miles south of its intersection with Masonite Industrial Road (private); located at 1801 N. State Street, Ukiah; APNs: 170-170-14, 15, 17, 19.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: RUSSELL FORD

3e. CASE#: B_2022-0003

DATE FILED: 2/9/2022

OWNER: MARIO ASSADI AND THOMAS DOW & GINA LINDSEY

APPLICANT: MARIO ASSADI

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure boundary lines between Lot #1, 65± acres (APN: 046-290-54) and Lot #2, 58± acres (APN: 046-290-59), resulting in a final acreage for Lot #1 at 89± acres and Lot #2 at 34± acres. 24± acres would be transferred from Lot #2 to Lot #1.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Located 6± miles southwest of Ukiah city center, lying on the north side of State Route 253, 4± miles southwest of its intersection with US-101, located at 5500 and 5900 Long Valley Ranch Road, Ukiah; APNs: 046-290-54 and 045-290-59.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: LIAM CROWLEY

3f. CASE#: B_2022-0006

DATE FILED: 3/1/2022

OWNER: GEORGE & CINDY HOLLISTER AND BELINDA POLLACK

APPLICANT/AGENT: VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 125-080-34) will decrease to 2.08± acres, Lot 2 (APN: 125-080-35) will increase to 1.92± acres.

LOCATION: 11.5± miles east of Mendocino Town Center, at the junction of Flynn Creek Road (CR 135) and Comptche-Ukiah Road (CR 223), located at 31101 and 31051 Comptche-Ukiah Rd, Comptche, CA; APNs: 125-080-34 and 125-080-35.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: DIRK LARSON

3g. CASE#: B_2022-0007

DATE FILED: 3/1/2022

OWNER: GREG & TANYA MUSGRAVE

APPLICANT/AGENT: VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 035-180-35) will increase to 11± acres, Lot 2 (APN: 035-180-34) will decrease to 19± acres.

LOCATION: 2.5± miles south of Laytonville, lying on the east side of State Highway 101 (SH 101) at its intersection with Davidson Lane (CR 318A), located at 100 Davidson Ln., Laytonville; APNs: 035-180-35 and 035-180-34.

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: DIRK LARSON

4. MINOR SUBDIVISIONS

4a. None

5. PREAPPLICATION CONFERENCE



5a. CASE#: PAC_2022-0003
DATE FILED: 1/28/2022
OWNER: MORENO & COMPANY
APPLICANT: CROSSLAND BND PURSUIT
REQUEST: Pre-Application Conference for the development of a Warehouse and Office on a parcel subject to the Ukiah Valley Area Plan (UVAP).
LOCATION: Inland, 1± mile north of Ukiah City center, lying on the west side of Hwy 101, 500± feet south of the intersection of Ford Road (CR 250) and Orchard Access Road (CR 147); No Address; APN: 001-360-29.
SUPERVISORIAL DISTRICT: 2
STAFF PLANNER: STEVEN SWITZER

5b. CASE#: PAC_2022-0004
DATE FILED: 2/15/2022
OWNER: DENISE GORNY
APPLICANT: DAVID KINDOPP
AGENT: JIM RONCO
REQUEST: Pre-application conference for the subdivision of (1) one Lot into (1) one Lot and (1) one remainder Lot.
ENVIRONMENTAL DETERMINATION:
LOCATION: In the town of Redwood Valley, 0.37± miles east of East Road, lying on the North side of Road E; located at 2300 Road E; APN: 161-250-16.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: ANGIE LANE

6. MATTERS FROM STAFF

7. 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 (707)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>