



SUBDIVISION COMMITTEE AGENDA

JULY 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: July 14, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/87669624533>

Meeting ID: 876 6962 4533

One tap mobile

US: +16699009128,,87669624533# or +13462487799,,87669624533#

Dial by your location

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

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_2022-0011
DATE FILED: 4/18/2022
OWNER: QUINN SCHUMAKER
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three existing lots. These three lots are bisected by a Tax Rate Assessment Line, so each lot has two parcel numbers Lot 1 (APNs: 147-11-44 and 147-100-45) will increase from 219± acres to 246± acres, Lot 2 (APNs: 147-100-46 and 147-100-47) will decrease from 32± acres to 20± acres. Lot 3 (APNs: 147-100-15 and 147-100-16) will decrease in size from 60.41± acres to 36.41± acres.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 6.6± miles south of the incorporated community of Willits, lying on the north side of Walker Lake Road (Private) and Lakeshore Drive (Private) 1.6 miles west of their intersection with Ridgeview Rd. (CR 372); No Address Assigned; APNs: 147-100-44, 147-100-45, 147-100-46, 147-100-47, 147-100-15 and 147-100-16.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: KEITH GRONENDYKE



- 3b. CASE#:** B_2022-0012
DATE FILED: 4/21/2022
OWNER/APPLICANT: MICHAEL MOUNTANOS TRUST
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 189-090-29x) will increase from 61± acres to 274± acres, Lot 2 (APN: 189-070-28) will decrease from 247± acres to 34± acres.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 4.5± 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: 189-090-29x, 189-070-28.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: DIRK LARSON
- 3c. CASE#:** B_2022-0013
DATE FILED: 5/6/2022
OWNER/APPLICANT: ROBERT PIETILA
AGENT: JESSI LANGSTON
REQUEST: Adjusting 8.6± acres from Lot 1 25.8± acres (APN: 051-060-06) to Lot 2 71.3± acres (APN: 051-060-04) resulting in Lot 1 decreasing to 17.2± acres and Lot 2 increasing to 79.9± acres.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 10± miles northwest of Piercy Town Center, lying on the east side of Usal Rd (CR 431), 1.6± miles north from the intersection of Usal Rd (CR 431) and Briceland Road (CR 435), located at 77531 Usal Rd, Whitehorn; APNs: 051-060-04, 051-060-06.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: STEVEN SWITZER
- 3d. CASE#:** B_2022-0016
DATE FILED: 5/12/2022
OWNER/APPLICANT: CAHTO INVESTMENT CO
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN: 013-900-05, -09) will increase from 8.65±ac to 24.6±ac, Lot 2 (APNs: 013-692-07, 013-710-47, 013-900-10, 013-920-06, -13) will decrease from 392.02±ac to 185.58±ac, and Lot 3 (APN: 013-710-46) will increase from 46±ac to 239.69±ac.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 0.8± miles west of Branscomb Community Center, lying on the north and south side of Branscomb Rd (CR 429) at its intersection with Kenny Creek Rd (private), located at 12000 Branscomb Rd and 13130 Kenny Creek Rd.; APNS: 013-900-05, -09, 013-692-07, 013-710-47, 013-900-10, 013-920-06, -13, 013-710-46.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: DIRK LARSON
- 3e. CASE#:** B_2022-0018
DATE FILED: 5/25/2022
OWNER: FRIENDS OF LIBERTY LLC
APPLICANT: ROSS LIBERTY
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APN: 170-190-05) will increase to 3± acres. Lot 2 (APN: 170-190-27) will decrease to 1.44± acres. Lot 3 (APN: 170-190-28) will decrease to 0.97± acres, and Lot 4 (APNs: 170-190-21, 35, 170-170-23) will decrease to 24.39± acres.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 1.6± miles north of Ukiah on the east side of North State Street (CR 104) 0.23± miles south of its intersection with Orr Springs Road (CR 223), located at 300 Ford Rd., APNs: 170-190-05, 27, 28, 21, 35, 170-170-23.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSSELL FORD



- 3f. **CASE#:** B_2022-0019
DATE FILED: 6/9/2022
OWNER: FRIENDS OF LIBERTY LLC
APPLICANT: ROSS LIBERTY
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APN: 170-170-16x) will increase to 5.57± acres. Lot 2 (APN: 170-170-22x) will decrease to 0.40± acres. Lot 3 (APNs: 170-170-14x, 17x, 19x) will decrease to 0.39± acres, and Lot 4 (APN: 170-170-15x) will decrease to 0.40± acres.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 1.6± miles north of Ukiah on the east side of North State Street (CR 104) 0.23± miles south of its intersection with Orr Springs Road (CR 223), no address assigned; APNs: 170-170-16x, 170-170-22x, 170-170-14x, 17x, 19x, 170-170-15x.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSSELL FORD

4. MINOR SUBDIVISIONS

- 4a. **CASE#:** MS_2022-0001
DATE FILED: 3/1/2022
OWNER: OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI
APPLICANT: MICHAEL ADMONI
AGENT: POPE ENGINEERING
REQUEST: Minor Subdivision of an existing 30.3± acre parcel into three respective 10.1± acre parcels.
ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION
LOCATION: 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C), no address assigned; APN: 032-470-63.
SUPERVISORIAL DISTRICT: 3 (Haschak)
STAFF PLANNER: STEVEN SWITZER

5. PREAPPLICATION CONFERENCE

- 5a. None

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 Subdivision Committee's 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>