



SUBDIVISION COMMITTEE AGENDA

FEBRUARY 9, 2023
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: February 9, 2023 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting:

<https://mendocinocounty.zoom.us/j/86122971776>

Meeting ID: **861 2297 1776**

One tap mobile:

US: +16694449171,,86122971776# or +16699009128,,86122971776#

Dial by your location:

US: +1 669 444 9171 or +1 669 900 9128 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623

Webinar ID: 861 2297 1776

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 Committee, 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_2021-0046
DATE FILED: 9/9/2021
OWNER: PAUL FREY & YOKE-SIM CHOONG AND NATHANIEL & ISABEL FREY**



APPLICANT: PAUL FREY
AGENT: J.R. BARRETT ASSOCIATES
REQUEST: Boundary Line Adjustment to transfer 1± acre from Lot 2 to Lot 1. Lot 1 (APNs: 107-200-23, 107-265-25) will increase to 43± acres, and Lot 2 (APNs: 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05) will decrease to 114± acres
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.1± miles northwest of Redwood Valley on the west side of Tomki Road (CR 237D) 1.55± miles north of its intersection with West Road (CR 237); located at 14350 and 14000 Tomki Road, Redwood Valley; APNs: 107-200-23, 107-265-25, 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSSELL FORD

3b. **CASE#:** B_2021-0047
DATE FILED: 9/9/2021
OWNER: MATTHEW & SANDRA FREY AND NATHANIEL & ISABEL FREY
APPLICANT: MATTHEW FREY
AGENT: J.R. BARRETT ASSOCIATES
REQUEST: Boundary Line Adjustment to transfer 1.5± acres from Lot 2 to Lot 1. Lot 1 (APN 107-200-21) will increase to 6.5± acres, and Lot 2 (APNs 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05) will decrease to 112.5± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.1± miles northwest of Redwood Valley on the west side of Tomki Road (CR 237-D) 1.55± miles north of its intersection with West Road (CR 237); located at 14250 and 14000 Tomki Road, Redwood Valley; APNs: 107-200-21, 107-265-25, 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSSELL FORD

3c. **CASE#:** B_2022-0037
DATE FILED: 12/15/2022
OWNER: LYNN DURYEE
APPLICANT: ADAM PIELASZCZYK
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 053-130-09) will decrease from 20± acres to 19.7± acres, Lot 2 (APN: 053-150-32) will increase from 5± acres to 5.3± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the community of Piercy, on the south side of County Road 442B (CR 442B), 0.26± miles southeast of its intersection with State Route 271 (SR 271); located at 80090 and 80080 Rd. 442B. Piercy; APNs: 053-130-09, 053-150-32.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: DIRK LARSON

4. MINOR SUBDIVISIONS

4a. **CASE#:** MS_2022-0004
DATE FILED: 9/28/2022
OWNER: ERICKSON BROTHERS PROPERTIES
APPLICANT: ROBERT NEESE
AGENT: RON FRANZ
REQUEST: Minor Subdivision of an existing 10± acre parcel into four (4) parcels and one (1) remainder parcel. Parcel 1 would be 0.74± acres, Parcel 2 would be 0.75± acres, Parcel 3 would be 4.39± acres, Parcel 4 would be 1.09± acres, and the Remainder Parcel would be 3.15± acres.
LOCATION: In Ukiah, on the east side of North State Street (CR 104) 0.5± miles north of its intersection with Brush Street (CR 217), located at 1211 North State Street, Ukiah; APN 001-360-39.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: LIAM CROWLEY



5. PREAPPLICATION CONFERENCE

- 5a. **CASE#:** PAC_2022-0014
DATE FILED: 9/29/2022
OWNER: BARRACUDA TOWERS
APPLICANT/AGENT: SCOTT DUNAWAY
REQUEST: In the Coastal Zone. New Wireless Communication Facility
LOCATION: 3.8± miles southeast of Point Arena town center, on the east and west sides of Ten Mile Road (CR 506), 1.2± miles south of its intersection with Eureka Hill Road (CR 505). Parcel currently not addressed. APN: 027-321-01.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: MARK CLISER

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 Subdivision 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 Planning Commission do not necessarily guarantee that the Subdivision Committee's decision will be overturned. In some cases, the Planning Commission may not have the legal authority to overturn the decision of the Subdivision 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>