



SUBDIVISION COMMITTEE AGENDA

APRIL 13, 2023
9:00 A.M.

HYBRID MEETING ORDER OF AGENDA

Mendocino County Subdivision Committee meetings will be conducted *In person* at 860 North Bush ST. Ukiah, CA 95482. 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 13, 2023 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting:

<https://mendocinocounty.zoom.us/j/89993989444>

One tap mobile:

US: +16694449171,,89993989444# or +16699009128,,89993989444#

Webinar ID: 899 9398 9444

Zoom Instructions:

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.

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 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

3. BOUNDARY LINE ADJUSTMENTS

3a. CASE#: B_2023-0002

OWNER: 3780 CHRISTY COURT LLC

OWNER 2/APPLICANT: JAMES DAYTON

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 169-050-35) is decreasing from 1.01±acres to 0.75±acres, Lot 2 (APN: 169-050-34) is increasing from 1.14±acres to 1.40±acres

LOCATION: 2± miles north of Ukiah city center, lying on the west side of Christy Lane (Private), .10± miles north of its intersection with Parducci Road (CR 224), located at 3740 and 3780 Christy Lane. APNs 169-050- 34, -35)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON

3b. CASE#: B_2023-0005

DATE FILED: 03/08/2023

OWNER/APPLICANT: JOHN MOFFLY & LILY WU

AGENT: VANCE RICKS

REQUEST: Reconfigure the boundaries between two existing lots. Lot 1 (APN 046-060-50) will decrease from 0.6± acres to 0.4± acres, Lot 2 (APN 046-060-47) will increase from 0.25± acres to 0.45± acres.

LOCATION: 0.11±miles west of Philo community center, lying on the south side of Hwy 128 (SR 128), 0.12± miles east of its intersection with Rays Road (CR 131), located at 8650 Highway 128, Philo. (APNs 046-060-47, -50)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON



4. MINOR SUBDIVISIONS

- 4a. CASE#:** MS_2017-0006
DATE FILED: 6/26/2017
OWNER: CHRIS OBERGIN
APPLICANT: VANCE W. RICKS
AGENT: JIM RONCO
REQUEST: Minor subdivision of one 45± acre parcel into two lots of 24.5± acres and 20.2± acres
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 3± southwest of Willits center, on the west side of Buckhorn Road (private), 1± miles south of its intersection with Muir Mill Road (CR 301C); located at 1601 Buckhorn Road, Willits (104-280-04).
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: LIAM CROWLEY

- 4b. CASE#:** MS_2020-0001
DATE FILED: 3/10/2020
OWNER/APPLICANT: RICHMOND & CAROL AGUILAR
AGENT: STEVEN MCGUCKIN
REQUEST: Extension of time request for MS_2020-0001 resulting in a new expiration date of September 18, 2024.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: In the Coastal Zone, in the Town of Mendocino, at the west end of Main Street (CR 407E), bordered on the north by Albion Street (CR 407D), on the east by Woodward Street (CR 407J), on the south by Main Street (CR 407E) and on the west by Heeser Street (CR 407I), located at 45300 Main Street, Mendocino; APN: 119-217-08.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JESSIE WALDMAN

- 4c. 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
STAFF PLANNER: LIAM CROWLEY

- 4d. CASE#:** MS_2023-0001
DATE FILED: 1/25/2023
OWNER/APPLICANT: REGINA DICKSON
REQUEST: Minor Subdivision of an existing 1± acre parcel into two (2) lots. Lot 1 would be 0.35± acres and Lot 2 would be 0.65± acres.
LOCATION: In Laytonville on the east side of U.S. Route 101, 600± feet south of its intersection with Branscomb Road (CR 429), located at 44911 North Highway 101, Laytonville; (APN 014-100-74).
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: LIAM CROWLEY

5. PREAPPLICATION CONFERENCE

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>