



# SUBDIVISION COMMITTEE AGENDA

JUNE 08, 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>

**SUBDIVISION COMMITTEE** Time: June 08, 2023, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/83559354128>

One tap mobile: +16694449171,83559354128# US +16699009128,,83559354128# US (San Jose)

Webinar ID: 841 9941 9995

**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](mailto: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\_2023-0007

**DATE FILED:** 4/6/2023

**OWNER:** ANGELA NOYER

**APPLICANT:** CHARLIE FALES

**REQUEST:** Boundary Line Adjustment to merge two existing lots. Lot 1 (APN 097-302-08) being 0.29±acres and Lot 2 being 0.21±acres will merge to become one lot approximately 0.50± acres in size.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Brooktrails Township lying on the north side of Sherwood Road (CR 311),

0.36±miles southeast of its intersection with Poppy Drive (CR 623), located at 27881 Poppy Drive, Willits

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

#### 3b. CASE#: B\_2023-0008

**DATE FILED:** 4/19/2023

**OWNER:** ROBIN & ANNE MARIE BIRD

**AGENT:** JIM RONCO CONSULTING

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 026-600-43) will decrease to 5.3± acres and Lot 2 (APN 026-600-44) will increase to 3± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.39± miles west of Philo community center, lying on the west side of State Highway 128

(SR 128), 2.4± miles west southwest of its intersection with Philo-Greenwood Road (CR 132), located at 21601 Philo-Greenwood Rd.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON



**3c. CASE#:** B\_2023-0009  
**DATE FILED:** 5/2/2023  
**OWNER:** WILLIAM B & SARA M LOETHEN  
**APPLICANT:** KEVIN M. SILVA  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 118-490-11) will increase to 8±acres, Lot 2 (APN 118-490-04, -06) will decrease to 1.5±acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 1.87 ± miles southeast of Caspar community center, lying on the east side of State Hwy 1 (SH 1), 1.3±miles east of its intersection with Caspar-Little Lake Rd. (CR 409), located at 43193 and 43410/43401 Caspar-Little Lake Rd, Mendocino. (APNs 118-490-11, -04, -06)  
**SUPERVISORIAL DISTRICT:** 4  
**STAFF PLANNER:** DIRK LARSON

**4. MINOR SUBDIVISIONS**

None

**5. PREAPPLICATION CONFERENCE**

**5a. CASE#:** PAC\_2022-0015  
**DATE FILED:** 10/13/2022  
**OWNER:** JOHN D KRUZIC  
**REQUEST:** Pre-Application Conference to review and provide feedback regarding a proposed rezone and subdivision of a 2-acre parcel into two 1-acre parcels.  
**LOCATION:** In the Coastal Zone, 2 miles north of Casper, lying on the east side of Ocean Drive (CR 436); located at 17403 Ocean Drive (CR 436), Fort Bragg; APN: 017-310-71.  
**SUPERVISORIAL DISTRICT:** 4  
**STAFF PLANNER:** TIA SAR

**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](http://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>