



SUBDIVISION COMMITTEE

JANUARY 11, 2024

AGENDA

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: January 11, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/87873565951>

One tap mobile: +16699009128,,87873565951# US (San Jose) +16694449171,,87873565951# US

Webinar ID: 878 7356 5951

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 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#: CC_2023-0008

DATE FILED: 11/15/2023

OWNER/APPLICANT: ROBERT EVANS III

AGENT: STEPHEN POTTER

REQUEST: Request for two Certificates of Compliance to resolve a possible land division violation. Staff requests the Subdivision Committee review the circumstances of the project and determine appropriate conditions in order to provide a pathway to legalize the division.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the community of Comptche on the south side of Comptche-Ukiah Road (CR 223) 0.28± miles west of its intersection with Flynn Creek Road (CR 125), located at 31365 and 31351 Comptche Ukiah Road, Comptche. APNs: 125-080-37, 38.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

3b. CASE#: B_2023-0027

DATE FILED: 8/22/2023

OWNER/APPLICANT: PETER G BRIGHAM

AGENT: MENDOCINO SURVEYORS

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between the two (2) lots in Gualala. Lot 1 will increase to 2.94± acres, Lot 2 will decrease to 4.02±.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 5.5± miles north of Gualala, on the east side of State Route 1 (SR 1), 0.12± miles from its intersection with Gypsy Flat Road (private), located at 46900 Gypsy Flat Drive; APN: 143-050-07 and 33301 South CA HWY 1; APN: 143-050-14

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SHELBY MILLER



3c. CASE#: B_2023-0034
DATE FILED: 11/2/2023
OWNER/APPLICANT: MENDOCINO FOREST PRODUCTS COMP
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 165-221-12) will increase to 7.73± acres, Lot 2 (APN 165-221-17) will decrease to 7.70± acres, Lot 3 (APN 165-170-04) will decrease to 1.97± acres, Lot 4 (APN 165-170-05) will increase to 1.54± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.45± miles north of Calpella community center, lying on the east side of North State St (CR 104), directly east of its overpass of State Hwy 20 (SR 20), located at 6391 & 6505 North State St, Calpella, CA. (APNs 165-221-12, -17, 165-170-04, -05).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: DIRK LARSON

3d. CASE#: B_2023-0035
DATE FILED: 11/2/2023
OWNER/APPLICANT: MENDOCINO FOREST PRODUCTS COMP
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 169-250-14x) will increase to 5.35± acres, Lot 2 (APN 169-250-14x) will increase to 12.97± acres, Lot 3 (APN 169-250-14x) will decrease to 11.42± acres
ENVIRONMENTAL DETERMINATION:
LOCATION: 2.1± miles north of Ukiah city center, lying on the east side of North State St (CR 104), 0.50± miles northeast of its intersection with Kunzler Ranch Rd (Private), located at 850 Kunzler Ranch Rd, Ukiah. APN 169-250-14x
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: DIRK LARSON

- 4. MINOR SUBDIVISIONS
- 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>