



SUBDIVISION COMMITTEE

AUGUST 8, 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 Time August 08, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting <https://mendocinocounty.zoom.us/j/85298287100>

One tap mobile: +16694449171,,85298287100# US +16699009128,,85298287100# US (San Jose))

Webinar ID: 852 9828 7100

The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov 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.gov/departments/planning-building-services/public-hearing-bodies>, under the Subdivision Tab. To submit public comments via Telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>

ROLL CALL

1. SUBDIVISION COMMITTEE ADMINISTRATION

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2023-0033 (Previously Heard July 11)

DATE FILED: 10/4/2023

OWNER/APPLICANT: Peter G Hanelt Timberland

AGENT: Bradley A. Thomas

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN's: 049-080-14 & 049-080-16) will increase from 6.6± acres to 9.93± acres, Lot 2 (APN's: 049-060-20) will increase from 41.57± acres to 69.58± acres, Lot 3 (APN's: 049-060-05, 049-060-18, 049-060-19, 049-070-02, & 049-070-03) will decrease from 144.43± acres to 108.05± acres.

LOCATION: 5.43± miles northwest of Yorkville on the southwest side of Hwy 128, 0.65± miles northwest of its intersection with Fish Rock Road, located at 20680 Hwy 128, Yorkville (APN's: 049-080-14, 049-080-16, 049-060-05, 049-060-18, 049-060-19, 049-060-20, 049-070-02, and 049-070-03).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Marco Rodriguez

2b. CASE#: B_2024-0022

DATE FILED: 7/10/2024

OWNER/APPLICANT: Eagle Rock Ranch, LLC

AGENT: Ron Franz

REQUEST: Boundary line adjustment to transfer 1.17 acres from Lot 1 to Lot 2. Lot 1 (APNs: 156-080-03, 156-140-03) will decrease to 161.59 ± acres, and Lot 2 (APNs: 156-090-06, 156-100-09, 156-160-18) will increase to 261.01± acres.

ENVIRONMENTAL DETERMINATION: 15305 (a)Categorically Exempt

LOCATION: 3.5± miles approximately northwest of the City of Ukiah on the north side of Low Gap Rd. (CR 212) at its intersection with Pine Ridge Rd (CR 220) located at 5000 Low Gap Rd. (APNs: 156-080-03, 156-140-03, 156-090-06, 156-100-09, 156-160-18).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Jamie Henry



3. MINOR SUBDIVISIONS

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2024-0006

DATE FILED: 5/29/2024

OWNER/APPLICANT: SEAN DEVITO

REQUEST: Rezone property from Rural Residential minimum 10 acres (RR:10) to Rural Residential minimum 5 acres (RR:5) or Rural Residential minimum 2 acres (RR:2) and a Minor Subdivision of this 11 acre parcel into two or three separate legal parcels.

LOCATION: 3.78± miles south of Ukiah on the south side of Fracchia Rd, 0.16± miles west of its intersection with Burke Hill Dr, located at 4016 Fracchia Rd, Ukiah (APN: 185-100-47).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARCO RODRIGUEZ

4b. CASE#: PAC_2024-0007

DATE FILED: 5/29/2024

OWNER: Mendocino Center Partners

APPLICANT: Thomas W Coulson

REQUEST: Pre-Application Conference to discuss relocating existing commercial and residential uses within existing structures on a parcel classified and zoned MMU zoning district.

LOCATION: In the Town of Mendocino, on the north side of Ukiah Street (CR 407C), approximately 200 feet east of the intersection of Ukiah Street and Ford Street (CR 407M) at 45010 Ukiah Street; APN: 119-234-12.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Jessie Waldman

5. MATTERS FROM STAFF

6. 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>