



SUBDIVISION COMMITTEE AGENDA

FEBRUARY 13, 2020
9:00 A.M.

PLANNING AND BUILDING SERVICES 860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** B_2019-0053 (**Continued from January 9, 2019**)

DATE FILED: 11/19/2019

OWNER/APPLICANT: BRIAN PADILLA & DIANA DAVENPORT

AGENT: CHRISTOPHER NEARY

REQUEST: Boundary Line Adjustment to reconfigure the boundary between three existing lots. Lot 1 (APN 046-080-40) will increase to 2.2± acres. Lot 2 (APN: 046-080-41) will increase to 7.6± acres. Lot 3 (APN: 046-530-14,17, 046-080-26, 046-031-22) will decrease to 123± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.32± miles east of Philo on the east side of Indian Creek Road (CR 129), 0.25± miles north of its intersection with State Route 128 (SR 128) located at 17601 Indian Creek Road, Philo. (APN's: 046-080-26, 40, 41, 046-530-14, 17, 046-031-22).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2b. **CASE#:** B_2019-0051

DATE FILED: 11/4/2019

OWNER/APPLICANT: JOHN SCHAEFFER

AGENT: MUNSELLE CIVIL ENGINEERING, INC.

REQUEST: Reconfigure the boundaries with equal exchange of acreage between two (2) existing lots. Lot 1 (APN 050-110-15) will remain 163± acres, Lot 2 (APN 049-360-23) will remain 162± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Approximately 2.3± miles south of Hopland town center, lying on the west side of State Route 101 (SR 101), 1.45± miles south of the intersection of Mountain House Rd. (CR 111) and Duncan Springs Rd. (Private), located at 2001 Duncan Springs Rd., Hopland, (APN: 050-110-15).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

2c. **CASE#:** B_2019-0056

DATE FILED: 12/16/2019

OWNER/APPLICANT: POTTER VALLEY YOUTH COMMUNITY CENTER

AGENT: RON FRANZ

REQUEST: A Boundary Line Adjustment to transfer 0.65± acres from Lot 2 (APN: 174-202-02) to Lot 1 (APN: 174-202-01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Within Potter Valley town center, .3± miles east of its intersection with West Side Potter Valley Road (CR 248), lying on the south side of Main Street (CR 245) addressed at 10175 Main Street & 10209 Main Street, Potter Valley, (APN: 174-202-01).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: JESSE DAVIS

2d. **CASE#:** B_2020-0001

DATE FILED: 1/16/2020

OWNER/OWNER: ALMETA RAWLES

AGENT: RON FRANZ



REQUEST: Boundary Line Adjustment to transfer 4± acres from Lot 1 to Lot 2. Lot 1 (APNs 162-020-19, 20) will decrease to 8± acres, and Lot 2 (APN 160-250-01) will increase to 41± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2± miles northwest of Redwood Valley on the north side of North State Street (CR 104) .27± miles west of its intersection with Laughlin Way (CR 238). (APN's: 162-020-19, 20, 160-250-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2e. CASE#: B_2020-0002

DATE FILED: 1/16/2020

OWNER: DOUG & KATHLEEN GOSS & MICHAEL HORGER & CARLIN & WILLIAM HORGER

APPLICANT: DOUG & KATHLEEN GOSS

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three parcels. Lot 1 (APNs 103-210-19, 27) will increase to 10.14± acres. Lot 2 (APN 103-210-32) will decrease to 7.74± acres. Lot 3 (APNs 103-210-23, 33, 34).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.4± miles east of Willits on the south side of Valley Road (CR 309), .25± miles east of its intersection with Davis Street (CR 309-A) at 2261, 2271 and 2351 Valley Road, Willits. APNs: 103-210-19, 23, 27, 32, 33, 34.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISION

3a. CASE#: MS_2019-0001 (Continued from January 9, 2019)

DATE FILED: 6/3/2019

OWNER/APPLICANT: GARY & VIRGINIA ISLAND

AGENT: RON FRANZ

REQUEST: Subdivision of a 325± acre property into two (2) parcels of 160±, & 165 ± acres. No new development is proposed, as both parcels maintain existing septic systems, domestic wells, utilities, and access encroachments onto State Highway (SR 253).

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 7.8 ± miles east of Boonville town center, lying on south side of State Route 253 (CA-253 E), 6.9± miles east of its intersection with State Route 128 (CA-128E). Addressed at 12101 Boonville Rd. & 11501 Boonville Rd., Boonville, (APN: 046-260-84).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

4. PREAPPLICATIONS

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 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 Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the 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 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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>