



# SUBDIVISION COMMITTEE AGENDA

JANUARY 14, 2021  
9:00 A.M.

## VIRTUAL MEETING

### ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Subdivision Committee meetings will be conducted *virtually* and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

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 immediately available to the Commissioners, 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, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

#### 1. ROLL CALL

#### 2. BOUNDARY LINE ADJUSTMENTS

##### 2a. CASE#: B\_2020-0035

**DATE FILED:** 10/14/2020

**OWNER/APPLICANT:** DEVALL FAMILY HOLDINGS LLC

**REQUEST:** Boundary Line Adjustment to transfer 40± acres from parcel 1 to parcel 2. Lot 1 (APN: 046-020-86) will decrease to 160± acres, and parcel 2 (APN: 046-020-90) will increase to 200± acres.

**LOCATION:** 2.8± miles northeast of Philo on the east side of Clow Ridge Road (private), 2.43± miles east of its intersection with Clow Meadow Rd. (private) located at 7225 Clow Ridge Road and 7265 Clow Road, Philo; APNs: 046-020-86, 90.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

##### 2b. CASE#: B\_2020-0045

**DATE FILED:** 11/18/2020

**OWNER:** WILL WHITESIDE

**APPLICANT:** ROLAND & BARBARA WENTZEL

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure three (3) legal parcels in Talmage. Parcel 1 (APNs: 189-060-33, 189-080-13, -14) will increase by 18.5± acres while Parcel 3 (APN: 189-080-29) will decrease by the same amount. Parcel 2 (APNs: 189-060-37 and 189-080-28) will be reconfigured to accommodate adjustments but will not change in acreage.

**LOCATION:** 5± miles southeast of Ukiah town center, on the south side of Twining Road (private), 2± miles southeast of its intersection with Old River Road (CR 201); located at 2389 Twining Road, Talmage; APNs: 189-060-33, 189-080-13, 189-080-14, 189-060-37, 189-080-28, and 189-080-29.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** SAM VANDEWATER



**2c. CASE#:** B\_2020-0046

**DATE FILED:** 11/30/2020

**OWNER:** THOMAS & SHERRILL & LEE SNYDER & PAMELA RODRIGUE & ANDREW SNYDER

**APPLICANT/AGENT:** W VANCE RICKS

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between three existing parcels.

Parcel 1 (APN: 161-051-20) will decrease to .98± acres. Parcel 2 (APN: 161-051-22) will increase to 1.17± acres, and parcel 3 (APN: 161-051-23) will decrease to 1.64± acres.

**LOCATION:** 1.36± miles north of Redwood Valley, on the west side of East Road (CR 230) opposite its intersection with Road J (CR 235), located at 10480 East Road, 10490 East Road, and 10500 East Road, Redwood Valley; APNs: 161-051-20, 22, 23.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** RUSSELL FORD

**3. MINOR SUBDIVISIONS**

None

**4. PREAPPLICATIONS**

**4a. CASE#:** PAC\_2020-0009

**DATE FILED:** 12/8/2020

**OWNER:** MICHAEL BERRY

**APPLICANT/AGENT:** W VANCE RICKS

**REQUEST:** Pre-application Conference (PAC) for a minor subdivision, creating two new parcels and a remainder parcel; the new parcels would be 165± and 188± acres, with the remainder parcel being 240± acres.

**LOCATION:** 10± miles north of Redwood Valley center, on both sides of Tomki Road (CR 237D), 1± south of its intersection with Canyon Road (CR 306); located at 20740 Tomki Road and 20401 Tomki Road, Redwood Valley; APNs: 108-181-09, 108-211-10 & -25.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** SAM VANDEWATER

**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](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 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>