



SUBDIVISION COMMITTEE AGENDA

APRIL 8, 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 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_2017-0043

DATE FILED: 6/30/2017

OWNER: WM PARTNERSHIP, LLC & TRAVIS SWITHENBANK

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to align parcel boundaries with Coastal Zone Boundary and remove split designations. Parcel "A" (APN: 069-320-01) would increase from 10.85 to 11.35± acres, and parcel "B" (APN: 069-320-02) would decrease from 10.85 to 10.35± acres.

LOCATION: In the Coastal Zone, 4± mi. north of the City of Fort Bragg, 700± feet east of the intersection of Highway 1 (SR-1) and Nameless Ln. (Private); located at 32800 & 32700 Nameless Lane, Fort Bragg; APNs: 069-320-01 and 069-320-02.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

2b. CASE#: B_2021-0004

DATE FILED: 1/25/2021

OWNER/APPLICANT: JOHN FETZER

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to transfer 4.6 acres from Parcel 1 to Parcel 2. Parcel 1 (APNs 048-010-05, 048-040-07, 048-040-08 and 048-080-04) will decrease from 160± acres to 155.4± acres. Parcel 2 (APNs 048-040-04 and 048-120-06) will increase from 12.6± acres to 17.2± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.5± miles northwest of downtown Hopland at the end of Hewlitt and Sturtevant Road (CR 112), 0.25± miles north of its intersection with Road 112A (CR 112A); located at 11900 Hewlitt and Sturtevant Road, Hopland; APNs 048-010-05, 048-040-07, 048-040-08, 048-080-04, 048-040-04 and 048-120-06.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE



- 2c. CASE#:** B_2021-0006
DATE FILED: 2/17/2021
OWNER/APPLICANT: DENNIS & TINA DELAMONTANYA AND DANIELA MARTINEZ
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure two parcels. Parcel 1 (APN 160-180-11) will decrease from 94 to 27 acres and parcel 2 (APN 160-190-16) will increase from 17 to 84 acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2± miles northwest of Redwood Valley town center, on the west side of West Road (CR), 500± feet south of its intersection with Mohawk Trail (CR 237G); located at 10200 West Road, Redwood Valley; APNs: 160-180-11 & 160-190-16.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER
- 2d. CASE#:** B_2021-0007
DATE FILED: 3/4/2021
OWNER: DANIEL AND BECKY THOMAS, RALPH & JILL LUCERO AND WILLIAM & DONNA NASH
APPLICANT: DAN, BECKY, JOHN, & WENDY THOMAS
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to transfer .33± acres each from Parcel 1 (APNs 166-040-01, 02, 166-010-01, 02) to Parcels 2 (APN 166-010-11) and 3 (APN 166-040-05). The areas being transferred were originally intended as access strips per Walnut Acres subdivision, but were never utilized by the property owner.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.35± miles south of Redwood Valley on the west side of East Road (CR 230), 0.38± miles south of its intersection with School Way (CR 236), located at 7400, 7570, & 7780 East Road, Redwood Valley; APNs: 166-040-01, 166-040-02, 166-040-05, 166-010-01, 166-010-02, 166-010-11.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD
- 2e. CASE#:** B_2021-0008
DATE FILED: 3/4/2021
OWNER: FRANCIS BUSHMAN
APPLICANT: VANCE RICKS
REQUEST: Boundary Line Adjustment of two existing parcels. Parcel "A", (APNs 032-225-23 and 032-225-24) will be adjusted from 200± acres to 40± acres. Parcel "B" (APN 032-226-07) will be adjusted from 40± acres to 200± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 8.5± miles northeast of downtown Laytonville approximately 1 mile from Simmerly Road (Private), 1.6± miles east of its intersection with Iron Creek Road (Private); located at 8450 and 8460 Simmerly Road, Laytonville; APN's: 032-225-23, 032-225-24, and 032-226-07.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: KEITH GRONENDYKE
- 2f. CASE#:** B_2021-0009
DATE FILED: 3/5/2021
OWNER/APPLICANT: DEVAL FAMILY HOLDINGS LLC
REQUEST: Boundary Line Adjustment to reconfigure four parcels. Parcel 1 (APN 160-180-11) will decrease from 40 to 24 acres; Parcel 2 (APN 046-020-86) will increase from 160 to 176 acres; Parcel 3 (APNs 046-020-87, 046-020-88, 046-020-89, and 046-550-03) will increase from 160 to 200 acres; and Parcel 4 (APN 046-020-90) will decrease from 200 to 164 acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3± miles northeast of Philo, on the east side of Clow Ridge Road (private), 2.4± miles east of its intersection with Clow Meadow Road (private); located at 7225, 7235, and 7275 Clow Ridge Rd, Philo; APNs: 046-020-05, 046-020-86, 046-020-87, 046-020-88, 046-020-89, 046-550-03.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: SAM VANDEWATER



2g. **CASE#:** B_2021-0011
DATE FILED: 3/5/2021
OWNER/APPLICANT: BRAD & KIRSTEN INGRAM
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to trade 0.15± acres between two parcels. Parcel 1 (APN 165-240-13) will remain at 12.25± acres, and Parcel 2 (APN 165-240-14) will remain at 11.36±
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.55± miles southeast of Redwood Valley at the end of Ponderosa Way (private) .24± miles west of its intersection with Road A (CR 231); located at 1501 and 1541 Ponderosa Way; APNs: 165-240-13 and 165-240-14.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD

2h. **CASE#:** B_2021-0012
DATE FILED: 3/11/2021
OWNER: ERNEST & EILEEN WIPF AND ROBERT ACEVEDO
APPLICANT: STEVEN GOMES
REQUEST: Boundary Line Adjustment to transfer 7500 square feet from Parcel 1 (APN 169-130-02) to Parcel 2 (APN 169-130-77). Parcel 1 will be reduced to .88± acres, and Parcel 2 will increase to 4.17± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3± miles north of Ukiah on the south side of Lake Mendocino Drive (CR 227-B), 0.17± miles east of its intersection with North State Street (CR 104); located at 311 Lake Mendocino Drive and 3290 Portlock Ave.; APNs: 169-130-02 and 169-130-77.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD

2i. **CASE#:** B_2021-0013
DATE FILED: 3/11/2021
OWNER/APPLICANT: JOHN WAGENET AND NANCY WALLACE
AGENT: TONY SORACE
REQUEST: Boundary Line Adjustment to adjust acreage between two parcels. Parcel 1 (APNs 038-080-34, 33, & 038-100-18) will transfer .97± acres to Parcel 2. Parcel 2 (APN 038-080-17) will transfer .35± acres to Parcel 1, for a net increase of .62± acres to Parcel 2.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.95± miles north of Willits on the north side of Sherwood Road (CR 311) .63± miles northwest of its intersection with North Main Street; located at 24031 and 23901 Sherwood Road, Willits; APNs: 038-080-17, 33, 34, 038-100-18.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. **CASE#:** MS_2011-0002
DATE FILED: 5/6/2011
OWNER/APPLICANT: JOHN & MYRNA FOSTER
AGENT: JIM RONCO
REQUEST: An extension of time for a minor subdivision of an 8.93± acre parcel to create 4 parcels of 1.08±, 1.12±, 1.33±, and 1.74± acres and a 2.79± remainder parcel.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 0.2± west of Laytonville town center, on the south side of North Road (CR 319E), 400± feet west of its intersection with Branscomb Road (CR 429); located at 1101, 1155, and 1221 North Rd. Laytonville; APNS: 014-210-72, 014-210-73, and 014-210-74.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: SAM VANDEWATER



3b. CASE#: MS_2020-0003
DATE FILED: 4/28/2020
OWNER/APPLICANT: JOHN & NATALIE SMYTHE
REQUEST: Minor Subdivision of a 216.5± acre parcel into two parcels of 90± acres (APN: 013-180-01) and 126.5± acres (APN: 013-190-23).
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 3.4± miles north of Laytonville town center, lying west of US Highway 101, 1.3± miles north of its intersection with Ten Mile Creek Road (private road); located at 48600 and 48650 N. Highway 101, Laytonville; APNs: 013-180-01 & 013-190-23.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: CHEVON HOLMES

4. PREAPPLICATIONS

4a. CASE#: PAC_2021-0002
DATE FILED: 2/1/2021
OWNER: MICHAEL & TIFFANY WHITE
APPLICANT: AVRAM DEIXLER
REQUEST: Pre-Application Conference to review and provide feedback regarding the construction of a small winery as “Packaging and Processing – Winery”. No vineyards are proposed.
LOCATION: 2 miles east of Mendocino town center, on the north side of Little Lake Road (CR 408), 0.3 miles east of its intersection with Surfwood Drive (private); located at 43050 Little Lake Rd, Mendocino; APN: 118-530-20.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: SAM VANDEWATER

4b. CASE#: PAC_2021-0003
DATE FILED: 2/12/2021
OWNER: NATIVIDAD MONTOYA
APPLICANT: MENDOCINO FIRE DISTRICT
AGENT: FOREST FRANCIS
REQUEST: Administrative Coastal Development Permit (CDP) to erect one (1) 40 foot X 50 foot fire apparatus storage facility, (2) rocked driveways with paved aprons and (1) 10,000 gallon concrete water tank.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 3± east of the intersection of US Highway 1 and Comptche Ukiah Road; located at 41851 Comptche Ukiah Road, Mendocino; APN 121-150-09.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: CHEVON HOLMES

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>