



# SUBDIVISION COMMITTEE AGENDA

MAY 13, 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\_2021-0015

**DATE FILED:** 3/19/2021

**OWNER:** CARSEY SYLVIA

**AGENT:** WILLIAM HOUSELY

**REQUEST:** Boundary Line Adjustment to merge two parcels to make one legal parcel.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 2.6± miles northwest of downtown Philo, .23± miles southeast of its intersection with Highway 128 (SR 128); located at 18351 and 18361 Philo-Greenwood Road, Philo; APN: 026-360-59 and 026-360-60.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** KEITH GRONENDYKE

##### 2b. CASE#: B\_2021-0016

**DATE FILED:** 3/22/2021

**OWNER/APPLICANT:** DAVID LEPPERT

**APPLICANT:** W VANCE RICKS

**REQUEST:** Boundary Line Adjustment to reconfigure a net of 0.31 acres between two parcels. Lot 1 (APN: 107-051-41) will transfer 0.83 acres to Lot 2, and Lot 2 (APN: 107-051-40) will transfer 1.14 acres to Lot 1; Lot 1 will increase by 0.31 acres and Lot 2 will decrease by the same amount.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 7± miles east of Willits town center, on the north side of Cave Creek Road (private), 1± mile southeast of its intersection with Tomki Road (private); located at 8800 and 8850 Cave Creek Road, Redwood Valley; APN's: 107-051-40 & 107-051-41.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** SAM VANDEWATER



- 2c. CASE#:** B\_2021-0017  
**DATE FILED:** 4/7/2021  
**OWNER/APPLICANT:** DANIEL FETZER  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between two parcels. Parcel 1 (APN: 048-090-06) will decrease to 44± acres. Parcel 2 (APN: 048-090-05) will increase to 4± acres.  
**ENVIRONMENTAL DETERMINATION:**  
**LOCATION:** 1.1± miles north of Hopland town center on the west side of Highway 101 (SR 101), north of its intersection with Road 112A (CR 112A); located at 12141 and 12301 Hewlitt & Sturtevant Road, Hopland; APN's: 048-090-06 & 048-090-05.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** MARK CLISER
- 2d. CASE#:** B\_2021-0018  
**DATE FILED:** 4/13/2021  
**OWNER/APPLICANT:** JOHN & DEE PICKUS  
**AGENT:** VANCE RICKS  
**REQUEST:** Boundary Line Adjustment to adjust 1.4± acres between two parcels. Parcel 1 (APN: 049-270-33) will reduce to 11.4± acres, and Parcel 2 (APN: 049-270-37) will increase to 2.4± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 0.80± miles northwest of Yorkville on the north side of Big Oaks Drive (CR 120-A), 0.27± miles north of its intersection with Highway 128 (SR 128); located at 25951 and 26061 Big Oak Drive, Yorkville; APN's: 049-270-33 and 049-370-37.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** RUSSELL FORD
- 2e. CASE#:** B\_2021-0019  
**DATE FILED:** 4/14/2021  
**OWNER/APPLICANT:** THOMAS DANIEL & BEC CUNNINGHAM  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to adjust four parcels split by the County and the City of Ukiah. Parcel 1 (APN's: 002-101-28, 29, 002-030-07, 08, 09x) will decrease to 2.10± acres. Parcel 2 (APN 002-090-09x) will decrease to 1.35±. Parcel 3 (APN's: 002-030-09x, 10x) will increase to 1.93± acres, and Parcel 4 (APN: 002-030-10x) will increase to 3.24± acres. The new boundary between Parcels 1 and 2 will be the city limits.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 0.65± miles northeast of Ukiah on the east side of North Orchard Avenue (City of Ukiah), at its intersection with Brush Street (CR 217); located at 915, 907, and 675 N. Orchard Avenue, and 595 Brush Street, Ukiah; APN's: 002-101-28, 002-101-29, 002-030-07, 022-030-08, 002-030-09 and 022-030-10.  
**SUPERVISORIAL DISTRICT:** 2  
**STAFF PLANNER:** RUSSELL FORD
- 2f. CASE#:** B\_2021-0021  
**DATE FILED:** 4/14/2021  
**OWNER/APPLICANT:** ADAM PIELASZCZYK  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to reconfigure four existing parcels. Parcel 1 (APN: 053-130-02x) will increase to 38± acres. Parcel 2 (APN's: 053-130-02x, 053-150-02x, 08x, 17, 18) will decrease to 22± acres. Parcel 3 (APN: 053-150-03) will increase to 10±, and Parcel 4 (APN: 053-150-08x) will increase to 28± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 0.27± miles south of Piercy on the south side of County Road 442-B (CR 442-B) 0.4± miles west of its intersection with US 101; located at 80050, 80060, and 80080 Road 442-B, Piercy; APN's: 053-130-02, 053-150-02, 053-150-03, 053-150-08, 053-150-17 and 053-150-18.  
**SUPERVISORIAL DISTRICT:** 4  
**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

**4. PREAPPLICATIONS**

None

**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>