



SUBDIVISION COMMITTEE AGENDA

JUNE 10, 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_2021-0014

DATE FILED: 3/15/2021

OWNER: HILLERY BOLT TRIPPE TRUST AND DAVID & LINDA KLEIN

APPLICANT: DAVID & LINDA KLEIN

REQUEST: Coastal Development Boundary Line Adjustment to merge two Parcels in Anchor Bay. Parcel 1 (APN: 144-032-01) and Parcel 2 (APN: 144-032-02) will become a single Parcel of .30± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3.5± miles northwest of Gualala at the intersection of Ocean View Avenue (private) and Ocean View Way (private), within the Anchor Bay Unit 1 subdivision; located at 35571 Ocean View Way Anchor Bay; APN:s: 144-032-01 and 144-032-02.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2b. CASE#: B_2021-0020

DATE FILED: 4/14/2021

OWNER: ROBERT FELTMAN, LYDIA TRU AND KERRY RANDALL

APPLICANT/AGENT: W. VANCE RICKS

REQUEST: Boundary Line Adjustment to transfer 0.5± acre from Parcel 1 to Parcel 2. Parcel 1 (APN: 172-180-22) will decrease to 44.1± acres, and Parcel 2 (APN: 172-230-16) will increase to 10.1± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.16± miles northwest of Potter Valley at the end of North Busch Road (CR 247-A), 0.41± miles north of its intersection with Busch Lane (CR 247); located at 13951 and 13901 N. Busch Road; APN:s: 172-180-22 and 172-230-16.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2021-0022

DATE FILED: 4/30/2021

OWNER/APPLICANT: MICHAEL & KATHLEEN TOBIN

REQUEST: Boundary Line Adjustment to merge two (2) legal parcels into a single legal parcel of 0.533± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3± miles northwest of Willits city center, on the south side of Buckeye Place (CR 644B), 600± feet from its intersection with Buckeye Road (CR 644); located at 24305 (Parcel 2) and 24315 (Parcel 1) Buckeye Place, Willits; APN:s: 096-253-07 & 096-253-06.



SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: SAM VANDEWATER

- 2d. CASE#: B_2021-0023**
DATE FILED: 4/30/2021
OWNER/APPLICANT: GERALD CLONINGER
AGENT: FORREST FRANCIS
REQUEST: Boundary Line Adjustment to exchange an equal amount of acreage between two parcels to adjust property lines to meet setbacks. Parcel 1 (APN:: 121-430-07) will remain at 2.05± and Parcel 2 (APN:: 121-430-12, 17) will remain at 8.37± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.26± miles southeast of Little River on the south side of Little River Airport Road (CR 404), 2± miles east of its intersection with Albion Little River Road (CR 403); located at 40271, 40451, and 40121 Little River Airport Road; APN:s: 121-430-07, 121-430-12, and 121-430-17.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD
- 2e. CASE#: B_2021-0025**
DATE FILED: 5/10/2021
OWNER: STEPHEN & MEREDITH DELUCIA AND PATTY MCMILLEN
APPLICANT: PATTY MCMILLEN
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to transfer 27± acres from Parcel 1 to Parcel 2. Parcel 1 (APN:: 178-100-08 and 178-110-11) will decrease to 58± acres, and Parcel 2 (APN:: 178-100-09) will increase to 58± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.37± miles northeast of Ukiah on the south side of Deerwood Drive Extension (CR 215-BX) 0.23± miles east of its intersection with Woodlake Drive (CR 255); located at 3221 & 3225 Deerwood Drive, Ukiah; APN:s: 178-100-08, 178-100-09, and 178-110-11.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD
- 2f. CASE#: B_2021-0026**
DATE FILED: 5/10/2021
OWNER/APPLICANT: BRUTOCAO VINEYARDS INC
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three parcels. Parcel 1 (APN:: 048-270-21) will increase to 47± acres. Parcel 2 (APN:: 048-270-22) will increase to 27± acres, and Parcel 3 (APN:s 048-270-14 and 048-270-24) will decrease to 55± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.25± miles east of Hopland on the south side of State Route 175 (SR 175) at its intersection with Old Toll Road (CR 108); located at 2401 Highway 175 and 13815 Old Toll Rd. Hopland; APN:s: 048-270-14, 048-270-21, 048-270-22, and 048-270-24.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD
- 2g. CASE#: B_2021-0027**
DATE FILED: 5/11/2021
OWNER: JACOB & JAMES WATSON AND CARY & JULIE BEER
APPLICANT/AGENT: W VANCE RICKS
REQUEST: Boundary Line Adjustment to transfer 0.5± acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 160-210-44) will decrease to 1± acre, and Parcel 2 (APN: 160-210-45) will increase to 2.1± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1± mile northwest of Redwood Valley on the south side of Oak Grove Drive (CR 237-E), 0.26± miles west of its intersection with West Road (CR 237); located at 1677 and 1691 Oak Grove Drive, Redwood Valley; APN:s: 160-210-44 and 160-210-45.
SUPERVISORIAL DISTRICT: 1



STAFF PLANNER: RUSSELL FORD

- 2h. **CASE#:** B_2021-0029
DATE FILED: 5/19/2021
OWNER/APPLICANT: D&J INVESTMENTS LL
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure three existing parcels. Parcel 1 (APN:s 157-050-09, 157-070-05, 003-190-10) will decrease to 10± acres. Parcel 2 (APN: 157-050-12) will increase to 138.2± acres, and Parcel 3 (APNs: 157-050-04, 157-060-02) will increase to 78.37± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1± mile southwest of Ukiah on the north side of Redwood Avenue (City of Ukiah), 0.28± miles west of its intersection with Helen Avenue (City of Ukiah); located at 1250 Redwood Avenue, Ukiah; (APNs: 157-050-09, 157-050-12, 157-050-04, 157-060-02, 157-070-05, 003-190-10)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

- 2i. **CASE#:** B_2021-0030
DATE FILED: 5/19/2021
OWNER/APPLICANT: D&J INVESTMENTS LLC
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure four existing parcels. Parcel 1 (APN: 157-030-02) will increase to 40± acres. Parcel 2 (APN: 157-050-01) will remain at 40± acres. Parcel 3 (APN: 157-050-02) will remain at 40± acres, and Parcel 4 (APN: 157-050-11) will decrease to 20± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.7± miles southwest of the City of Ukiah past the end of Redwood Avenue (City of Ukiah), 1.4± miles west of its intersection with Helen Avenue (City of Ukiah); APNs: 157-030-02, 157-050-01, 157-050-02, 157-050-11.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

None

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. 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>