



# SUBDIVISION COMMITTEE AGENDA

AUGUST 12, 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\_2021-0035

**DATE FILED:** 6/28/2021

**OWNER(S):** PHILIP ANDREW & EMILY WILLIAMS & MIKE & NADINE BOER

**APPLICANT/AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to transfer 0.25± acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 185-080-05) will decrease to 4.94± acres, and parcel 2 (APN: 185-080-01, 04 & 08 & 185-060-04, 05 & 15 & 185-072-10 & 185-050-04) will increase to 41.70± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.5± miles southeast of the City of Ukiah, 0.80± mile west of the intersection of State Route 253 (SR 253) and South State Street (CR 104-A) located at 951 Boonville Rd., Ukiah; APNs: 185-080-01, 04, 08 & 185-060-04, 05 & 15 & 185-072-10 & 185-050-04.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** TIA SAR

##### 2b. CASE#: B\_2021-0036

**DATE FILED:** 6/29/2021

**OWNER:** BIG BLUE ROCK LLC

**APPLICANT/AGENT:** W VANCE RICKS

**REQUEST:** Boundary Line Adjustment to reconfigure three legal parcels. Parcel 1 (APN: 032-222-25) will change location but remain 10± acres. Parcel 2 (APNs: 032-222-22, 26, 24) will decrease to 20± acres, and Parcel 3 (APN: 032-222-28) will increase to 30± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 9.7± north of Laytonville on the east side of Simmerly Ranch Road (private), 2.57± miles north of its intersection with Simmerly Road (private) at 7721 Simmerly Ranch Road & 7741 Simmerly Ranch Road, Laytonville. (APNs: 032-222-22, 24, 25, 26, 28)

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

##### 2c. CASE#: B\_2021-0037

**DATE FILED:** 7/1/2021

**OWNER/APPLICANT:** SIGNAL RIDGE HOLDINGS LLC

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to transfer 24± acres from parcel 1 to parcel 2. Parcel 1 (APN: 026-392-02) will decrease to 56± acres, and Parcel 2 (APN: 026-392-06) will increase to 60± acres.



**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 3± miles west of Philo on the east side of Signal Ridge Road (CR 133) 1± mile south of its intersection with Philo-Greenwood Road (CR 132); located at 7041 Signal Ridge Road, Philo; APNs: 026-392-02, 06.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** RUSSELL FORD

2d. **CASE#:** B\_2021-0039  
**DATE FILED:** 7/8/2021  
**OWNER/APPLICANT:** D & J INVESTMENTS LLC  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to alter the size and location of an existing non-conforming parcel to a more preferable building site. Parcel 1 (APN: 157-050-11) will be reduced to 5± acres and re-located to the eastern side of the property, closer to existing infrastructure and access. Parcel 2 (APN's: 003-190-10, 157-050-09, 157-070-05) will increase to 153.2± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 1.03± miles southwest of Ukiah past the end of Redwood Avenue (City of Ukiah), 0.28± miles west of its intersection with Helen Avenue (City of Ukiah). No Address has been assigned. (APNs: 157-050-09, 11, 157-070-05, 003-190-10).  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. **CASE#:** MS\_2017-0009  
**DATE FILED:** 6/29/2017  
**OWNER/APPLICANT:** MARJORIE TODD  
**AGENT:** DANIEL TODD  
**REQUEST:** Minor subdivision of a 164± acre parcel into three (3) parcels of 40±, 47.5±, and 76.5± acres.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** 2.7± miles northwest of Potter Valley center, on the west side of North Busch Lane (CR 247A), at its northwest intersection with Busch Lane (CR 247); located at 13500 North Busch Road, Potter Valley; APN: 172-230-24.  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** SAM VANDEWATER

3b. **CASE#:** MS\_2020-0007  
**DATE FILED:** 12/30/2020  
**OWNER:** JOHN MARK  
**APPLICANT:** BOHDI MARK  
**REQUEST:** Minor Subdivision of a 144.78± acre parcel into two parcels of 60± acres and 84± acres. Upgrading the driveway encroachment to Highway 128 also is proposed.  
**LOCATION:** Approximately 3.78+/- miles southeast of Yorkville, lying north of State Highway 128; located at 32301 Hwy 128, Yorkville; APN: 049-370-63.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** KEITH GRONENDYKE

4. PREAPPLICATIONS

None

5. MATTERS FROM STAFF

6. ADJOURNMENT



ADJOURNMENT/APPEAL 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>