



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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 JULIA KROG, ASSISTANT DIRECTOR
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 www.mendocinocounty.org/pbs

September 27, 2021

Planning – Ukiah

Department of Transportation

Environmental Health - Ukiah

CASE#: B_2021-0051

DATE FILED: 9/17/2021

OWNER: MCDOWELL VALLEY FARMING CO LLC AND THE SELWAY FAMILY FOUNDATION

APPLICANT: MCDOWELL VALLEY FARMING CO LLC

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots to relocate an existing Single Family Dwelling. Lot 1 (APN 050-060-13 and 050-030-20) will decrease to 119.5± acres. Lot 2 (APN 050-030-21 and 050-070-25) will increase to 74.5± acres.

LOCATION: Approximately 3.65± miles east of Hopland, lying on the east side of US 101, 3.60± miles east of its intersection with Highway 175 (SH 175); located at 3811 Hwy 175, Hopland; APNs 050-060-13, 050-030-20, 050-030-21, and 050-070-25

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: DIRK LARSON

RESPONSE DUE DATE: October 12, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

Boundary Line Adjustment Review Sheet

Case #: B_2021-0051

Owner/s: The Selway Family Foundation
8678 Melrose Ave
West Hollywood, CA 90069

Applicant: McDowell Valley Farming Co
PO Box 800
Geyserville, CA 95441

Agent: Ron Franz
2335 Appolinaris Drive
Ukiah, CA 95482

Request: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots to relocate an existing Single Family Dwelling. Lot 1 (APN 050-060-13 and 050-030-20) will decrease to 119.5± acres. Lot 2 (APN 050-030-21 and 050-070-25) will increase to 74.5± acres.

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Situs: 3811 and 4425 Hwy 175, Hopland

Related Cases: MS 115-73, CC 22-2006, B_2016-0046 **Supervisor District:** 5 **Coastal Zone:** No

Lot #	Owner(s)	Assessor's Parcel Number	Before Acreage/ After Acreage	General Plan/ Zoning	Combining District(s)	Ag. Preserve	TPZ
1	McDowell	050-060-13 050-030-20	120.5±A/119.5±A	AG40/AG:40	FP	Yes	No
2	Selway	050-030-21 050-070-25	73.5±A/74.5±A	AG40/AG:40	FP	Yes	No

Does the BLA comply with applicable building and zoning regulations? YES

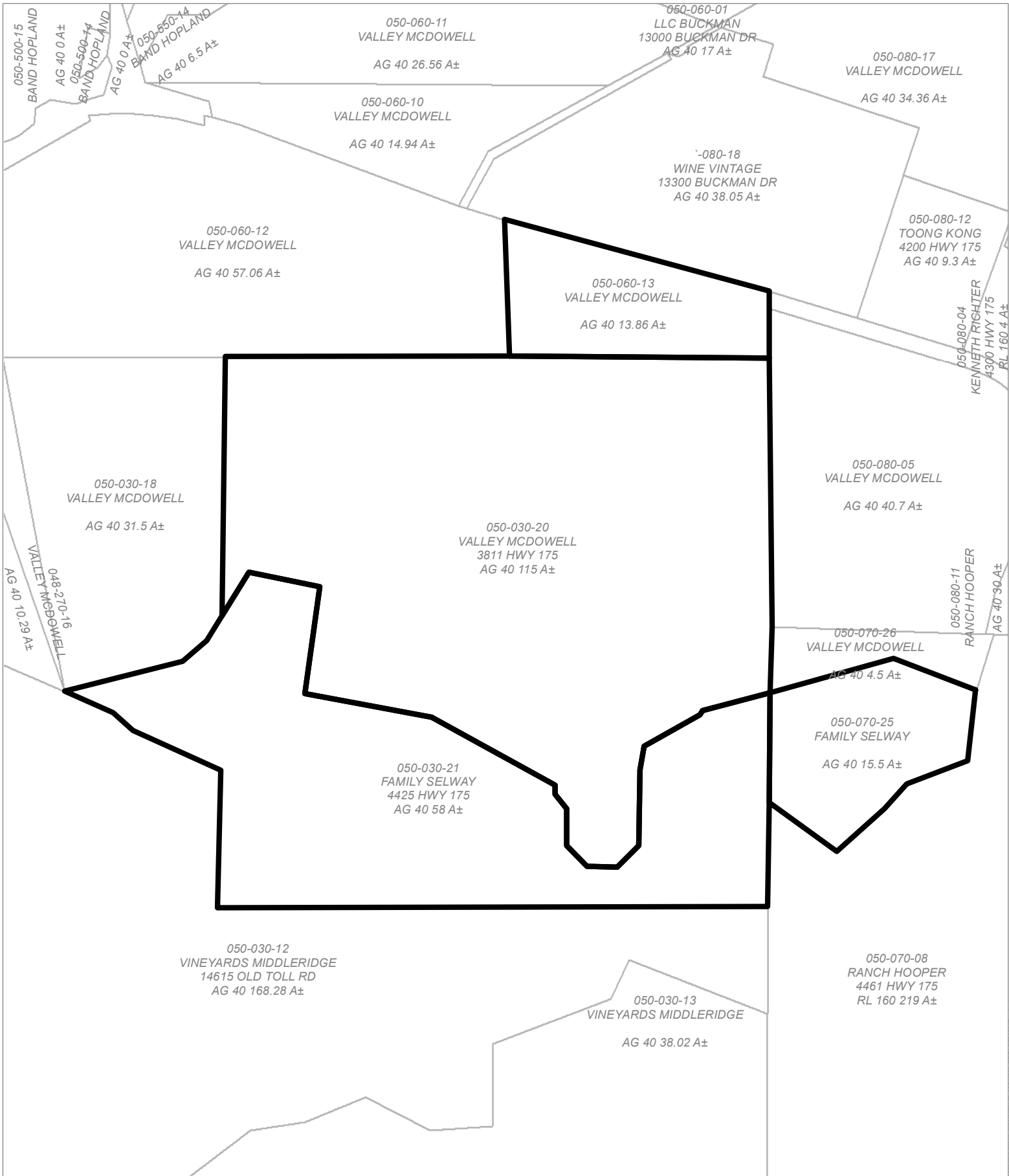
PROJECT RECOMMENDATION: APPROVAL

- Standard Conditions
- Coastal Development Permit
- Special Conditions (list below)

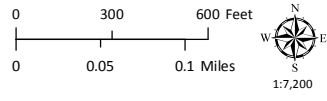
Additional Comments: None

Project Coordinator: Dirk Larson

Date: 09/23/2021

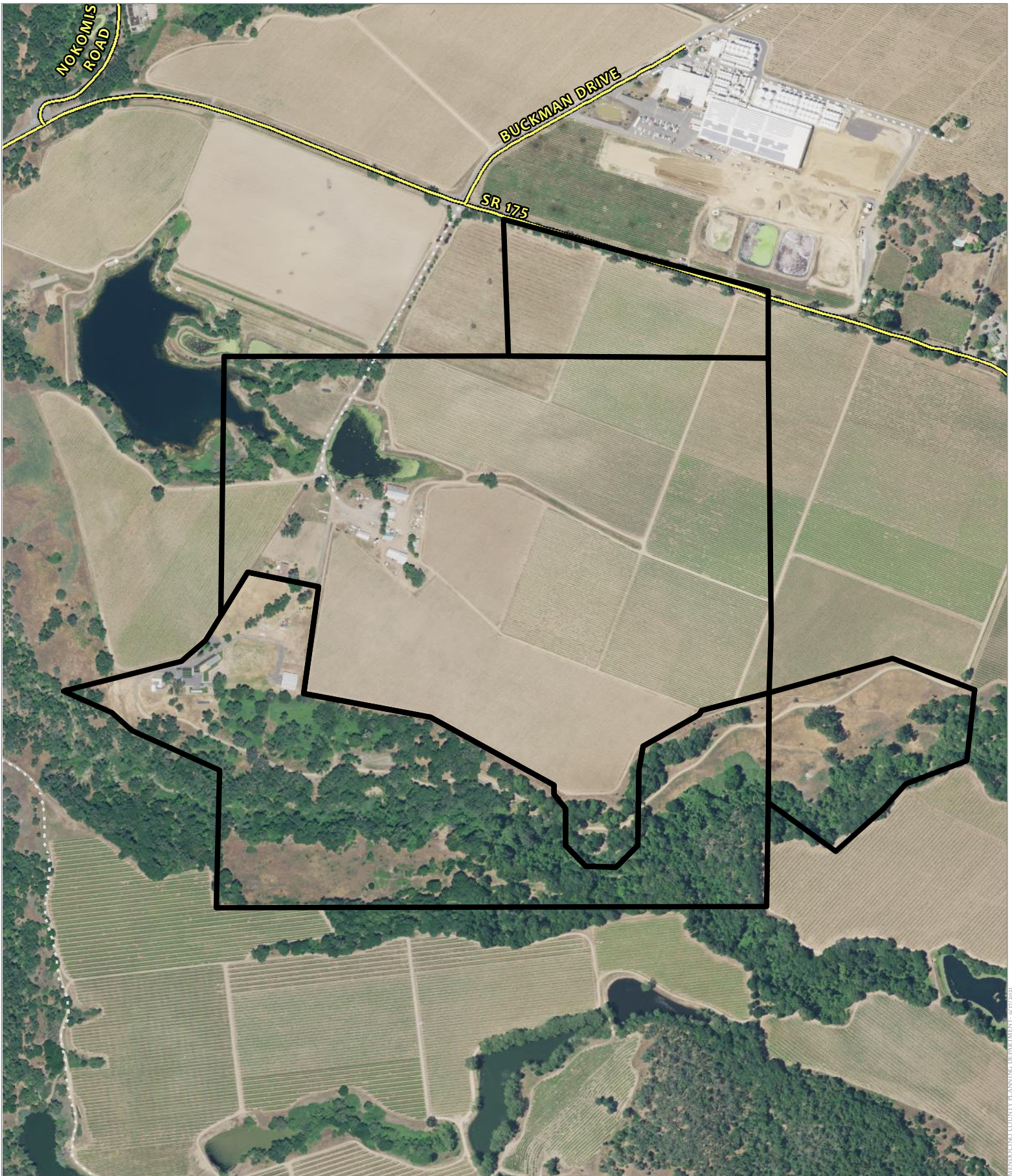


CASE: B 2021-0051
 OWNER: McDowell/Selway
 APN: 050-030-20, ET AL.
 APLCT: McDowell Valley Farming, Co.
 AGENT: Ron Franz
 ADDRESS: 3811 Hwy. 175, Hopland



ADJACENT PARCELS

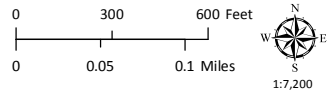
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021



MEMPHIS COUNTY PLANNING DEPARTMENT - 09/27/2021

CASE: B 2021-0051
OWNER: McDowell/Selway
APN: 050-030-20, ET AL.
APLCT: McDowell Valley Farming, Co.
AGENT: Ron Franz
ADDRESS: 3811 Hwy. 175, Hopland

Public Roads



AERIAL IMAGERY

Zone D

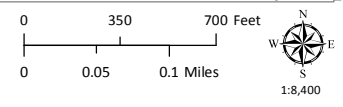
AREA OF
MINIMAL FLOOD
HAZARD *zone X*

Zone A

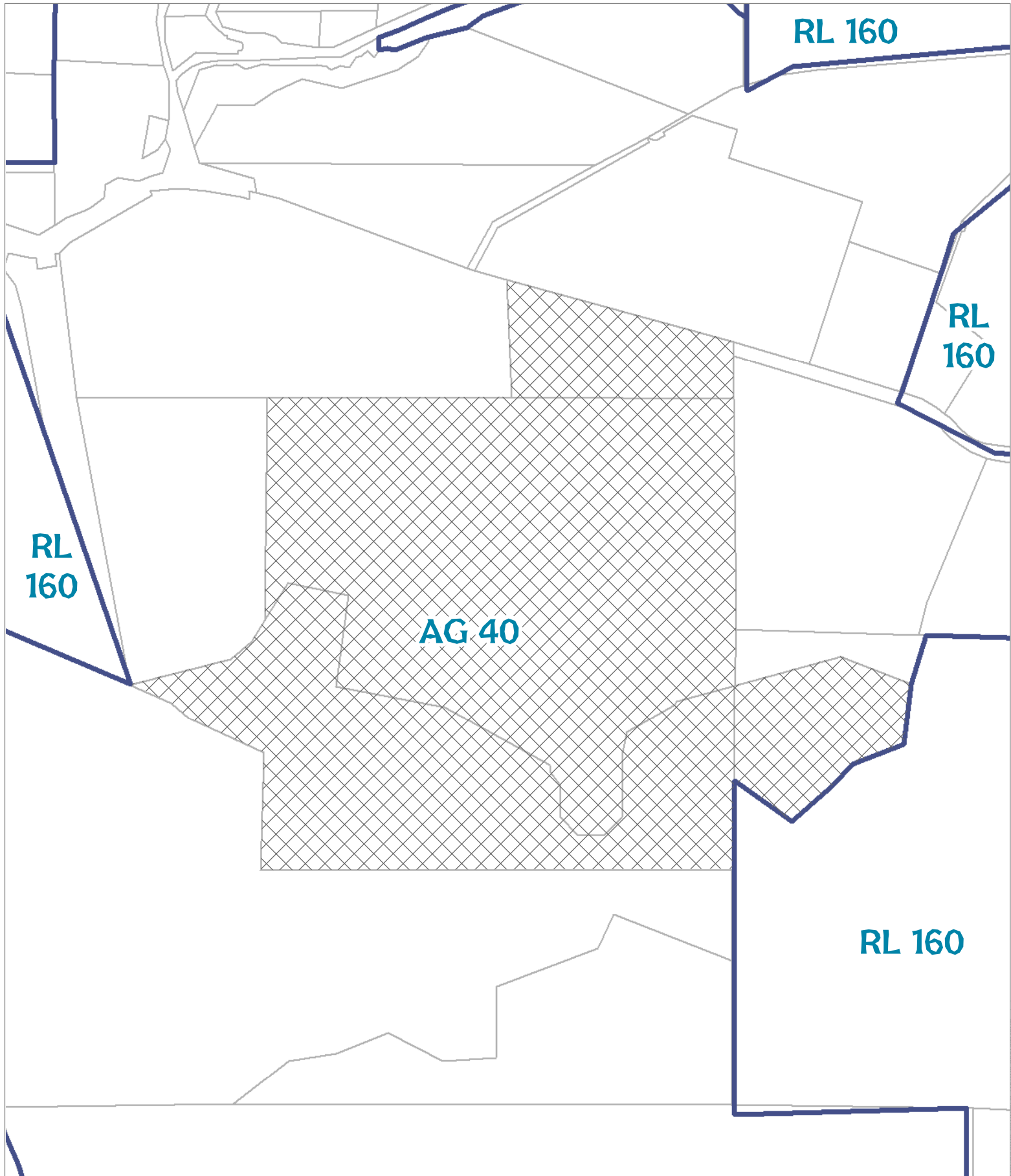
FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard
- Area of Undetermined Flood Hazard

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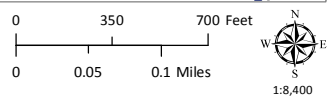
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/7/2021



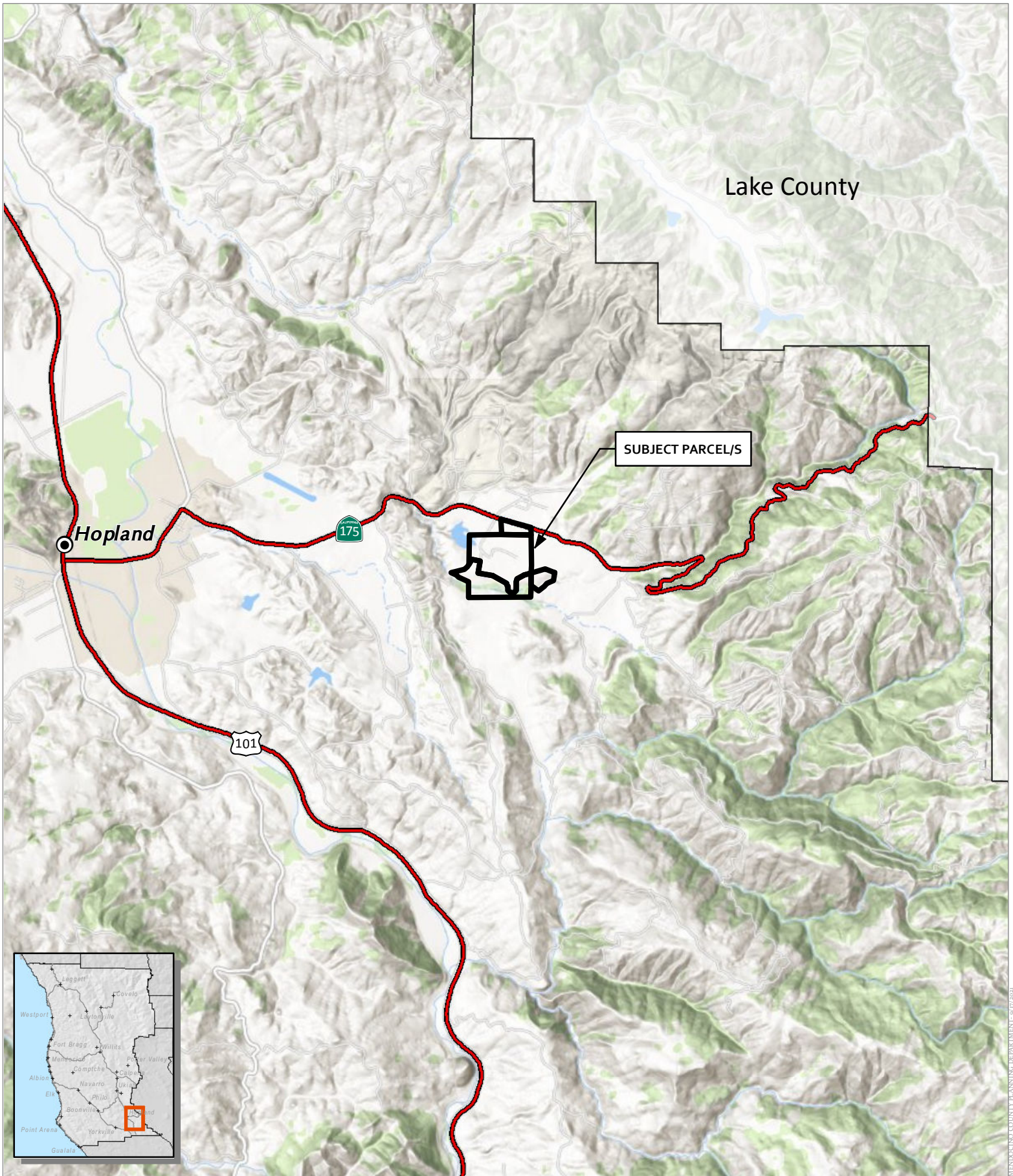
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021

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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



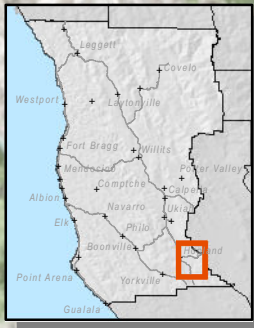
Lake County

SUBJECT PARCEL/S

Hopland

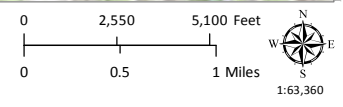
175

101



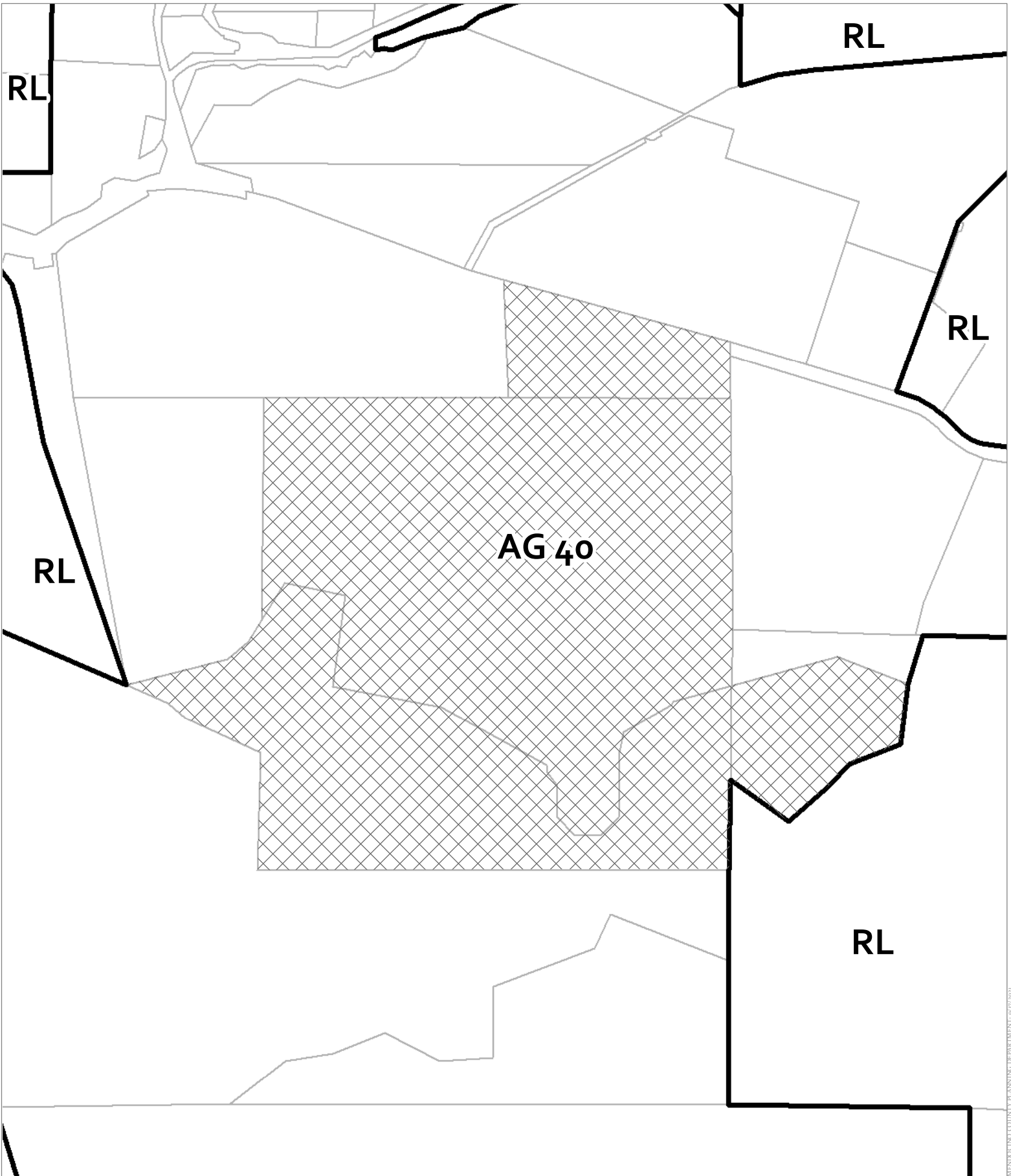
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- Major Towns & Places
- California Counties
- Highways



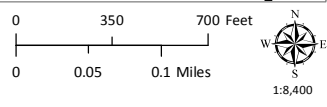
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/07/2021



CASE: B 2021-0051
OWNER: McDowell/Selway
APN: 050-030-20, ET AL.
APLCT: McDowell Valley Farming, Co.
AGENT: Ron Franz
ADDRESS: 3811 Hwy. 175, Hopland

 Zoning Districts



ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/7/2021