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# SUBDIVISION COMMITTEE AGENDA (SPECIAL MEETING) AMENDED AND CORRECTED

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NOVEMBER 10, 2021  
11:00 AM

## VIRTUAL MEETING ORDER OF AGENDA

The Mendocino County Subdivision Committee meetings will be conducted *virtually* and not available for in person public participation the provisions of Government Code section 54953 and the recommendation of the Mendocino County Health Officer. 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, please submit the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

### 1. ROLL CALL

### 2. SUBDIVISION COMMITTEE ADMINISTRATION

- 2a. Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Subdivision Committee Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings

### 3. BOUNDARY LINE ADJUSTMENTS

3a. **CASE#:** B\_2021-0045

**DATE FILED:** 9/8/2021

**OWNER/APPLICANT:** STEVEN GOMES

**REQUEST:** Reconfigure boundary lines between Parcel 1, 1.67± acres (APN 119-120-19) and Parcel 2, 0.23± acres (APN 119-120-18), resulting in a final acreage for Parcel 1 at 1.55± acres and Parcel 2 at 0.035± acres.

**LOCATION:** Located 0.63± miles northeast of Mendocino town center, located at the corner of Little Lake Rd. 0.41± miles (CR 408) and Flores St. (CR 407), Located at 44401 Little Lake Rd. Mendocino, CA 95460. APNs: 119-120-19 and 119-120-18.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MATT GOINES

3b. **CASE#:** B\_2021-0053

**DATE FILED:** 10/6/2021

**OWNER:** BRUTOCAO VINEYARDS INC

**APPLICANT:** BRUTOCAO VINEYARDS INC

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to adjust the boundaries between three existing lots. Parcel 1 (APNs 048-260-05) will increase to 93± acres. Parcel 2 (APN 050-030-04, 050-110-08) will decrease to 175± acres. Parcel 3 (APN 048-270-20) will increase to 56± acres.

**LOCATION:** 1.8 ± miles east of Hopland on the south side of State Route 175 (SR 175) at its intersection with LaDelle Hilltop Road (private); located at 13471 LaDelle Ranch Road, Hopland; APNs: 048-260-05, 050-030-04, 050-110-08, 048-270-20.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** KALLI FORD

3c. **CASE#:** B\_2021-0054

**DATE FILED:** 10/13/2021

**OWNER:** VIRGINIA MCLAIN AND BENJAMIN & TERESA KEFFELER AND ZACHARY & MELISSA SCHAT

**APPLICANT:** VIRGINIA MCLAIN



**REQUEST:** Boundary Line Adjustment to adjust the boundaries between four existing parcels. Parcel 1 (APNs 161-220-23, 161-203-45) will decrease to 3.2± acres. Parcel 2 (APN 161-230-47) will increase to 11.22± acres. Parcel 3 (APN 161-230-46) will increase to 5.4± acres, and parcel 4 (APN 161-230-48) will increase to 10.43± acres.

**LOCATION:** 0.57± miles north of Redwood Valley town center on the east side of East Road (CR 230) at its intersection with Road F (private); located at 2200 Road F; 9201, 9209, and 9215 East Rd, Redwood Valley; APNs: 161-220-23, 161-230-45, 46, 47, 48.

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** RUSSELL FORD

**3d. CASE#:** B\_2021-0056

**DATE FILED:** 10/19/2021

**OWNER/APPLICANT:** PETERSON TRACTOR COMPANY

**AGENT:** MUNSELLE CIVIL ENGINEERING

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two parcels. Parcel 1 (APN 169-072-09) will increase to 2.95± acres. Parcel 2 (APN 169-072-11) will decrease to 1.02± acres

**LOCATION:** Approximately 2.96± miles north of Ukiah City Center, lying on the west side of North State St (CR 104), 0.15 miles south of its intersection with Parducci Rd (CR 224); located at 3400 North State St., Ukiah; APNs: 169-072-09 and 169-072-11.

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** DIRK LARSON

**4. MINOR SUBDIVISIONS**

**4a. CASE#:** MS\_2021-0005

**DATE FILED:** 7/26/2021

**OWNER/APPLICANT:** RICK & JANE CUPPLES

**AGENT:** RON FRANZ

**REQUEST:** Minor Subdivision of a 4.5± acre parcel into two parcels of 3.6± and 0.9± acres in size.

**LOCATION:** 0.5± southwest of Hopland center, at the terminus of St Mary's Avenue (CR 114C), 600± from its intersection with Mac Millan Drive (CR 114B); located at 501 St Mary's Avenue, Hopland; APN: 048-341-18.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SAM VANDEWATER

**4b. CASE#:** MS\_2017-0008

**OWNER/APPLICANT:** JIM & VALENDIA APPERSON

**AGENT:** RON FRANZ

**REQUEST:** REQUEST FOR EXTENSION: Extension of time request for completion of required conditions of approval. The extension of time will result in a new expiration date of April 5, 2023. This is the second and final extension of time available for this subdivision.

**LOCATION:** South of the Redwood Valley town center, lying directly east of East Side Rd. (CR 230) 1± mile north of its intersection with Hwy 20; located at 930 Lone Pine Rd.; APN: 166-020-23.

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** RUSSELL FORD

**5. PREAPPLICATIONS**

**5a. CASE#:** PAC\_2021-0004

**OWNER/APPLICANT:** MENDOCINO COAST HUMANE SOCIETY

**REQUEST:** Demolish the vacant building and add 938 square feet to the existing 3,700 square foot Ark Thrift Store to be used for receiving and sorting donations, and minor renovations to the interior.

**LOCATION:** In the Coastal Zone, 2.33± miles south of the town of Fort Bragg, on the northwest corner of the intersection of State Route 1 and Simpson Lane (CR414); located at 18520 N. Highway 1, Fort Bragg; APN: 017-280-54.

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** ANGIE LANE



**5b. CASE#:** PAC\_2021-0008

**DATE FILED:** 10/4/2021

**OWNER:** MENDOCINO REDWOOD COMPANY LLC

**APPLICANT:** MENDOCINO COUNTY SOCCER ACADEMY

**REQUEST:** Pre-application conference to discuss construction of a four field soccer complex with a clubhouse, walking trails, and parking.

**LOCATION:** 2.5± miles from Ukiah town center, on the east side of North State St. (CR 104), 0.10±mile south of Carter Lane (private); located at 2881 North State St., Ukiah; APN: 169-150-02.

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** ANGIE LANE

## **6. MATTERS FROM STAFF**

**7. MATTERS FROM THE PUBLIC.** Members of the public are welcome to address the Subdivision Committee on items not listed on the agenda, but within the jurisdiction of the Subdivision Committee. The Subdivision Committee is prohibited by law from taking action on matters not on the agenda. Individuals wishing to address the Subdivision Committee under Matters from the Public are welcome to do so via email, telephone, Zoom, or via voicemail message. For information on each of these methods call the Planning & Building Department at (707) 234-6650 or visit <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. All correspondence will be attached to the item and made available online at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

## **8. 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>