



SUBDIVISION COMMITTEE AGENDA

DECEMBER 9, 2021
9:00 A.M.

VIRTUAL MEETING ORDER OF AGENDA

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>

ZOOM INFORMATION

Topic: SUBDIVISION COMMITTEE Time: Dec 9, 2021 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/89852410042?pwd=TDV6TzArTXVDRWp2R3VXd3RnNVN2dz09>

Meeting ID: 898 5241 0042

Passcode: 236779

One tap mobile

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Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Subdivision Committee meeting begins, and discussion begins for the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

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/coastal-permit-administrator>.

To submit public comments via Telecomment, please use 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_2021-0054 (CONTINUED FROM NOVEMBER 10, 2021)
DATE FILED: 10/13/2021
OWNER: VIRGINIA AND BENJAMIN MCLAIN & TERESA AND ZACHARY KEFFELER & 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 Road, Redwood Valley; APNs: 161-220-23, 161-230-45, 46, 47, 48.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD

- 3b. CASE#:** B_2021-0048
DATE FILED: 9/9/2021
OWNER/APPLICANT: KENNETH HODGES AND VANESSA NOLASCO
AGENT: VANCE RICKS
REQUEST: Coastal Development Boundary Line Adjustment to merge two (2) parcels in the Little River area. Parcel 1 (APN: 121-310-14) and Parcel 2 (APN: 121-310-15) will combine into a single parcel of 1.88± acres.
LOCATION: In the Coastal Zone, 0.55± miles southeast of Little River Community Center, lying on the east side of Highway 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Road (CR 404); located at 44621 Little River Airport Road, Little River and 44631 Little River Airport Road, Little River; APNs 121-310-14 and 121-310-15.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON

- 3c. CASE#:** B_2021-0040
DATE FILED: 7/27/2021
OWNER: SUNNY RIDGE WEST FARM LLC.
APPLICANT: RONALD HORN
AGENT: RICHARD SEALE
REQUEST: Coastal Development Boundary Line Adjustment to adjust approximately two (2) acres from Parcel 1 (APN: 027-501-37) to Parcel 2 (027-501-46). Parcel 1 will go from 22.9 acres to 20.94 acres and Parcel 2 will go from 2.05 acres to 4.0 acres.
LOCATION: In the Coastal Zone, 7.9± miles northwest of Gualala town center, lying on the west side of Iversen Road (CR 503) 1.3± miles northeast of its intersection with Iversen Drive (private); Located at 45000 and 44951 Iversen Road; APNs: 027-501-37 and 02-501-46.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MATT GOINES

- 3d. CASE#:** B_2021-0046
DATE FILED: 9/9/2021
OWNER: PAUL FREY & YOKE-SIM CHOONG AND NATHANIEL & ISABEL FREY
APPLICANT: PAUL FREY
AGENT: J.R. BARRETT ASSOCIATES
REQUEST: Boundary Line Adjustment to transfer 1± acre from Lot 2 to Lot 1. Lot 1 (APNs 107-200-23, 107-265-25) will increase to 43± acres, and Lot 2 (APNs 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05) will decrease to 114± acres.
LOCATION: 4.1± miles northwest of Redwood Valley on the west side of Tomki Road (CR 237-D) 1.55± miles north of its intersection with West Road (CR 237); located at 14350 and 14000 Tomki Road, Redwood Valley; APNs: 107-200-23, 107-265-25, 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD



- 3e. CASE#: B_2021-0047**
DATE FILED: 9/9/2021
OWNER: MATTHEW & SANDRA FREY AND NATHANIEL & ISABEL FREY
APPLICANT: MATTHEW FREY
AGENT: J.R. BARRETT ASSOCIATES
REQUEST: Boundary Line Adjustment to transfer 1.5± acres from Lot 2 to Lot 1. Lot 1 (APN 107-200-21) will increase to 6.5± acres, and Lot 2 (APNs 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05) will decrease to 112.5± acres.
LOCATION: 4.1± miles northwest of Redwood Valley on the west side of Tomki Road (CR 237-D) 1.55± miles north of its intersection with West Road (CR 237); located at 14250 and 14000 Tomki Road, Redwood Valley; APNs: 107-200-21, 107-265-25, 107-265-15, 107-200-12, 13, 107-210-13, 08x, 160-011-05.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD
- 3f. CASE#: B_2021-0049**
DATE FILED: 9/14/2021
OWNER: MATTHEW AND BILLIE TAYLOR
AGENT: RON FRANZ
REQUEST: Reconfigure the boundaries between four existing parcels. Parcel 1 (APN: 037-230-04, 037-240-40) will decrease to 148± acres. Parcel 2 (APNs: 037-221-68, 037-240-41) will decrease to 160± acres. Parcel 3 (APNs: 037-250-25, 037-221-67) will increase to 291± acres. Parcel 4 (APNs: 037-221-69, 037-250-26, 0307-240-33) will increase to 154± acres.
LOCATION: 4.5± miles north of Willits on the north side of Reynolds Highway (CR 310), 0.6± miles northeast of its intersection with State Route 101 (SR 101); located at 26700 Reynolds Highway, Willits; APNs: 037-230-04, 037-240-40, 037-221-68, 037-240-41, 037-250-25, 037-221-67, 037-221-69, 037-250-26, 037-240-33.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: MARK CLISER
- 3g. 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 parcels to relocate an existing Single Family Dwelling. Parcel 1 (APN: 050-060-13 and 050-030-20) will decrease to 119.5± acres. Parcel 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 Highway 175, Hopland and 4425 Highway 175, Hopland; APNs: 050-060-13, 050-030-20, 050-030-21, and 050-070-25
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON
- 3h. CASE#: B_2021-0052**
DATE FILED: 9/17/2021
OWNERS: BRUCE LEE AND NICOLE HUMPHRIES & MARILYN AND RICHARD WOOD
APPLICANT: BRUCE LEE
AGENT: JULIA CARRERA & ASSOCIATES
REQUEST: Reconfigure boundary lines between Parcel 1, 20.76± acres (APN: 105-290-15) and Parcel 2, 20.00± acres (APN: 105-290-12), resulting in a final acreage for Parcel 1 at 14.56± acres and Parcel 2 at 26.20± acres.
LOCATION: Located 6.0± miles east of Willits city center, north of Bear Canyon Road and south of Wild Iris Lane approximately 4.5± miles east of US 101. Located at 18342 Mariposa Creek Road, Willits and 18520 Mariposa Creek Road, Willits; APNs: 105-290-12 and 105-290-15.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: LIAM CROWLEY



3i. **CASE#:** B_2021-0057
DATE FILED: 10/22/2021
OWNER: KEVIN AND CHRISTINE AKIN & EDWARD NELSON
APPLICANT: KEVIN AND CHRISTINE AKIN
AGENT: RON FRANZ
REQUEST: Reconfigure boundary lines between Parcel 1, 49± acres (APN: 178-180-17) and Parcel 2, 29± acres (APN: 178-180-04), resulting in a final acreage for Parcel 1 at 49± acres and Parcel 2 at 29± acres. 0.23± acres would be exchanged evenly between the two parcels.
LOCATION: 1.7± miles northeast of Ukiah city center, 1± mile east of US-101 and west of Redemeyer Road (CR); Located at 851 Ford Road, Ukiah and 1300 Redemeyer Road, Ukiah; APNs: 178-180-17 and 178-180-04.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: LIAM CROWLEY

3j. **CASE#:** B_2021-0059
DATE FILED: 11/3/2021
OWNER/APPLICANT: JOHN & ANNE CEDARHOLM
REQUEST: Reconfigure boundary lines between Parcel #1, 0.01± acres (APN 038-252-19) and Parcel #2, 0.40± acres (APN 038-255-04), resulting in a final acreage for Parcel#1 at 0.12± acres and Parcel#2 at 0.29± acres.
LOCATION: 0.85± miles from Willits city center, on the south side of Holly Street, 1,200± feet from its intersection with Main Street; Located at 293 Holly Street, Willits; APNs: 038-252-19 and 038-255-04.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: LIAM CROWLEY

4. MINOR SUBDIVISIONS

4a. **CASE#:** MS_2021-0003
DATE FILED: 6/18/2021
OWNER/APPLICANT: BARBARA GENE WILLENS
AGENT: SAM POPE
REQUEST: Two parcel minor subdivision of a 40.28± acre parcel to create one parcel of 20.14± acres (Parcel 1) and one parcel of 20.14± acres (Parcel 2).
LOCATION: 5.0± miles northwest of the City of Willits, on the east side of Timberline Road; located at 29301 Timberline RD, Willits; APN: 037-680-38.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: TIA SAR

5. PREAPPLICATIONS

5a. **CASE#:** PAC_2021-0004 (CONTINUED FROM NOVEMBER 10, 2021)
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_2021-0007
DATE FILED: 9/21/2021
OWNER: KEVIN PORTER
APPLICANT: MICHELLE DELEAN
REQUEST: Minor Subdivision of 111± acre parcel into two (2) parcels along Bell Springs Road. One (1) parcel would be approximately seventy (70) acres in size, while the other would be approximately forty (40) acres in size. Changes would include additions of necessary utilities for a subdivision (water source,



septic, road access). Two (2) driveways take access off of Bell Springs Road, which is a public Road (CR 324).

LOCATION: Approximately 13.6± miles northwest of the town of Laytonville on the east side of Bell Springs Road (CR 324) 3.5 miles north of its intersection with Foster Creek Road (Private); located at 61201 Bell Springs Road Laytonville; APN: 012-611-76.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: KEITH GRONENDYKE

5c. CASE#: PAC_2021-0009

DATE FILED: 11/1/2021

OWNER: DANIEL & BECKY THOMAS

APPLICANT: MENDOCINO COMMERCIAL ESTATE SERVICES INC.

AGENT: TOM CARTER & E.D. LERMAN

REQUEST: Pre-application conference to discuss subdivision, construction of gravel roads, and utility connection. Parcels would range from approximately three (3) acres up to seven (7) acres. The terrain is flat with little vegetation. Access is provided through easements from Kunzler Ranch Road (Private) and Ford Road (CR 250).

LOCATION: 1.5± miles northeast of Ukiah center, 0.75± miles east of North State Street (CR 104); located at 651 Kunzler Ranch Road (Private); APN: 170-180-13.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: LIAM CROWLEY

6. MATTERS FROM STAFF

7. 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>