



SUBDIVISION COMMITTEE AGENDA

**AUGUST 11, 2022
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

SUBDIVISION COMMITTEE Time: August 11, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/85024857239?pwd=WEFvUXhlWm1yaXBMRfJiTDRzWFVQUT09>

Meeting ID: <https://mendocinocounty.zoom.us/j/82688210442>

Passcode: **826 8821 0442**

One tap mobile

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or +1 312 626 6799 or +1 646 558 8656

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/subdivision-committee>

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_2022-0005

DATE FILED: 2/16/2022

OWNER: KATHLEEN & RONALD CRAIG BRYSON

APPLICANT: NATE BRYSON

AGENT: SUSAN RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two (2) lots in Gualala. Lot 1 will increase to 129.64± acres, Lot 2 will decrease to 5.21± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.35± miles north of Gualala, on the east side of State Route 1 (SR 1), 800± feet from its intersection with Glennen Drive (CR 534), located at 37275 Glennen Drive, 37701 S Hwy 1; APN's: 144-160-23, 144-170-13, & 144-270-04.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: STEVEN SWITZER

3b. CASE#: B_2022-0008

DATE FILED: 3/10/2022

OWNER: ROBERT HILDEBRAND

APPLICANT: PETE JACKSON, J&A

REQUEST: Boundary line adjustment to cede 2.83 acres from one legal parcel to another, lessening encroachments.

LOCATION: 4.8± miles southeast of Ukiah on the north side of Yokayo Tribe Ranch Road, east of its intersection with Old River Road (CR 201); located at 4985 Old River Road, 1286 Yokayo Tribe Ranch Road, 1135 Yokayo Tribe Ranch Rd, 5000 Old River Rd, & 1314 Yokayo Tribe Ranch Rd.; APNs: 187-020-01, 187-020-02, 187-020-03, 187-070-02, & 187-030-03.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: ROB FITZSIMMONS

3c. CASE#: B_2022-0014

DATE FILED: 5/17/2022

OWNER: MICHAEL & TERI BARTHOLDY AND FELICIA JEAN HIBBARD

APPLICANT: MICHAEL & TERI BARTHOLDY

REQUEST: Boundary Line Adjustment to reconfigure boundary lines between Lot 1, 200± acres (APN 050-480-13) and Lot 2, 80± acres (APN 050-480-34), resulting in a final acreage for Lot 1 at 210± acres and Lot 2 at 70± acres. 10± acres would be transferred from Lot 2 to Lot 1.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 14± miles southeast of Hopland, on a private road 0.5± miles south of its intersection with Pine Mountain Road (CR 101), located at 35150 and 35165 Pine Mountain Road, Hopland; APNs: 050-480-13 and 050-480-34.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: LIAM CROWLEY

3d. CASE#: B_2022-0017

DATE FILED: 5/19/2022

OWNER/APPLICANT: ADAM PIELASCZCYK

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 053-110-12) will increase to 21.2± acres. Lot 2 (053-130-02x, 053-150-02x, 03x) will decrease to 5.3± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the community of Piercy on the south side of County Road 442-B (CR 442-B) 0.26± miles southeast of its intersection with State Route 271 (SR 271); located at 1801 Pepperwood Springs Road and 80080 Rd 442-B, Piercy; APNs: 053-110-12, 053-130-02, 053-150-02, 03.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: KEITH GRONENDYKE



- 3e. CASE#:** B_2022-0020
DATE FILED: 6/15/2022
OWNER/APPLICANT: JOHN FETZER
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 048-290-44) will decrease from 0.18± acres to 0.13± acres, Lot 2 (APN 048-290-45) will increase from 0.17± acres to 0.21± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 300± feet east of Hopland Community Center, lying on the east side of State Highway 101 (SR 101), 260± feet east of its intersection with Center Street (CR 114), located at 60 and 50 Center St., Hopland; APNs: 048-290-44, -45.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: DIRK LARSON
- 3f. CASE#:** B_2022-0022
DATE FILED: 6/23/2022
OWNER: MENDOCINO WINE GROUP LLC
APPLICANT: W. VANCE RICKS
AGENT: COLLIN MAXWELL
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 169-030-04 & 169-060-12) will decrease to 80.4± acres. Lot 2 (APN 169-060-04) will increase to 2.1± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.6± miles north of Ukiah City center on the east side of Parducci Road (CR 224), 0.2± miles north of its intersection with Aldo Lane (Private), at 501 Parducci Road, 3575 Aldo Lane, & 405 Parducci Road, & Ukiah; APNs: 169-030-04, 169-060-12 & 169-060-04.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: MARK CLISER
- 3g. CASE#:** B_2022-0023
DATE FILED: 7/6/2022
OWNER/APPLICANT: WESLEY BOYD
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN: 037-370-30, 037-400-21x) will decrease from 280± acres to 260± acres, Lot 2 (APN: 037-400-20, -21x) will decrease from 320± acres to 160± acres, Lot 3 (APN: 037-400-06, -21x, -25x) will increase from 160± acres to 240± acres, Lot 4 (APN: 037-400-24, -25x) will increase from 160± acres to 260± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 10.3± miles north of Potter Valley, lying 7.1± miles north of the junction of Eel River Road (CR 240B) and Ridgeway Hwy (CR 249); located at 28000 Ridgeway Hwy, Potter Valley; APNs: 037-370-30, 037-400-06, -20, -21, -24, -25.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: DIRK LARSON
- 3h. CASE#:** B_2022-0024
DATE FILED: 7/6/2022
OWNER/APPLICANT: GARY & VIRGINIA ISLAND
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN: 046-260-84x) will increase from 160± acres to 190± acres, Lot 2 (APN: 046-280-84x) will increase from 165± acres to 205± acres, Lot 3 (APN: 046-260-93) will decrease from 103± acres to 10± acres, Lot 4 (APN: 046-260-86, -87) will increase from 27± acres to 50 ± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 7.8± miles east of Boonville town center, lying on the south side of State Route 253 (CA 253E), 6.9± miles east of its intersection with State Route 128 (CA 128E); located at 12101 Boonville Rd.; APNs: 046-260-84x, -93, -86, -87.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: DIRK LARSON



- 3i. **CASE#:** B_2022-0025
DATE FILED: 7/7/2022
OWNER/APPLICANT: JOSEPH & CANDACE POMILIA
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to adjust the line between two existing lots. Lot 1 (APN 163-060-44) will increase to 1.7± acres, and Lot 2 (APN 163-060-45) will decrease to 2.22± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.50± miles northwest of Redwood Valley on the east side of Middle Terrace (private), 0.12± miles north of its intersection with School Way (CR 236); located at 8671 and 8661 Middle Terrace, Redwood Valley; APNs: 163-060-44, 45.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSSELL FORD

4. MINOR SUBDIVISIONS

- 4a. None

5. PREAPPLICATION CONFERENCE

- 5a. **CASE#:** PAC_2022-0008
DATE FILED: 6/6/2022
OWNER: DUPUIS HOLDINGS LLC
APPLICANT: PAUL EINBUND (LESSEE)
AGENT: STEVEN WOOD ARCHITECT
REQUEST: Establish a hospitality center with ancillary transient occupancy lodging in individual cabins. A new commercial kitchen and dining area will also be constructed on site. The site takes access off of Raven's Pike Road, which is a privately maintained road.
LOCATION: 2.1± miles northwest of the town of Boonville, located at the terminus of Raven's Pike Road (private), .87± miles north of its intersection with Mountain View Road (CR 510); located at 8851 Raven's Pike Road Boonville; APN's: 029-560-05 and 029-560-06.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE

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 (707)234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Subdivision Committee's 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>