



SUBDIVISION COMMITTEE AGENDA

DECEMBER 8, 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: December 8, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting
<https://mendocinocounty.zoom.us/j/84792298305>

Meeting ID: **847 9229 8305**

One tap mobile
US: +16699009128,,84792298305# or +16694449171,,84792298305#

Dial by your location
US: +1 669 900 9128 or +1 669 444 9171 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 507 473 4847
or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 309 205 3325
or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053

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 Committee, 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_2019-0053**
DATE FILED: 11/19/2019
OWNER: BRIAN PADILLA & DIANA DAVENPORT AND PRATHER
APPLICANT: BRIAN PADILLA
AGENT: CHRISTOPHER NEARY
REQUEST: Boundary Line Adjustment to reconfigure the boundary between three existing lots. Lot 1 (APN: 046-080-40) will increase to 2.2± acres. Lot 2 (APN: 046-080-41) will increase to 7.6± acres. Lot 3 (APN: 046-530-14,17, 046-080-26, 046-031-22) will decrease to 123± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.32± miles east of Philo on the east side of Indian Creek Road (CR 129), 0.25± miles north of its intersection with State Route 128 (SR 128); located at 17601 and 17501 Indian Creek Road, Philo; APNs: 046-080-26, 40, 41, 046-530-14, 17, 046-031-22.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: RUSSELL FORD

- 3b. CASE#: B_2022-0031**
DATE FILED: 9/23/2022
OWNER: LUKE & EMILY FREY AND FREY VINEYARDS LTD
APPLICANT: LUKE FREY
AGENT: VANCE RICKS
REQUEST: Boundary Line Adjustment to reconfigure boundary lines between Lot 1, 96.7± acres (APN: 160-011-40) and Lot 2, 40± acres (APN: 160-011-34), resulting in a final acreage for Lot 1 at 95.7± acres and Lot 2 at 41± acres. 1± acres would be transferred from Lot 1 to Lot 2.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In Redwood Valley, on the west side of Tomki Road, 1± mile north of its intersection with West Road (CR 237); located at 13040 & 13420 Tomki Road, Redwood Valley; APNs: 160-011-40 and 160-011-34.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: LIAM CROWLEY

- 3c. CASE#: B_2022-0032**
DATE FILED: 10/26/2022
OWNER: THE POZZI ROBERT DAVID TRUST AND WHEELER
APPLICANT/AGENT: VANCE RICKS
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 147-062-10) will decrease from 22.29± acres to 21.94± acres, Lot 2 (APN: 147-322-01) will increase from 3.34± acres to 3.69± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.8± miles south of Willits city center, lying on the west side of State Highway 101 (SH 101), 3.02± miles west of its intersection with Black Bart Dr (CR 370), roughly 1.59± miles west of the junction of Black Bart Dr. (CR 370) and Blackhawk Dr. (CR 371); located at 4200 and 4160 Blackhawk Dr., Willits, CA.; APNs: 147-062-10, 147-322-01.
SUPERVISORIAL DISTRICT: 3 (Haschak)
STAFF PLANNER: DIRK LARSON

- 3d. CASE#: B_2022-0033**
DATE FILED: 10/26/2022
OWNER: JOHNSON HOLIDAY PHELAN AND MENDOCINO REDWOOD CO
APPLICANT: MENDOCINO REDWOOD CO
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN: 128-020-07, -08, 128-040-04) will increase from 167± acres to 315± acres, Lot 2 (APN: 128-030-01x, 128-050-09x, -10x, 128-070-04x) will increase from 262± acres to 286± acres, Lot 3 (APN: 128-030-01, 128-040-01, 128-050-09x, -10x, 128-060-04) will decrease from 511± acres to 362± acres, Lot 4 (128-070-04x, 128-080-08, -09) will decrease from 1480± acres to 1457± acres.



ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 5.65± miles southeast of Albion community center, lying on the south side of Navarro Ridge Road (CR 518), 5.3± miles east of its intersection with State Route 1 (SR 1); located at 27551 and 28335 Navarro Ridge Road (CR 518); APNs: 128-020-07, -08, 128-030-01, 128-040-01, -04, 128-050-09x, -10x, 128-060-04, 128-070-04, 128-080-08, -09.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: DIRK LARSON

4. MINOR SUBDIVISIONS

None

5. PREAPPLICATION CONFERENCE

None

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 Subdivision 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 Planning Commission do not necessarily guarantee that the Subdivision Committee's decision will be overturned. In some cases, the Planning Commission may not have the legal authority to overturn the decision of the Subdivision 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>