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# SUBDIVISION COMMITTEE

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APRIL 11, 2024

## AGENDA

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9:00 A.M.

### HYBRID MEETING

### ORDER OF AGENDA

Mendocino County Subdivision Committee meetings will be conducted *in person* at 860 North Bush ST. Ukiah, CA 95482. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**SUBDIVISION COMMITTEE** Time April 11, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/87085924320>

One tap mobile: +16694449171,,87085924320# US +16699009128,,87085924320# US (San Jose)

Webinar ID: 870 8592 4320

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 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

#### 3. BOUNDARY LINE ADJUSTMENTS

##### 3a. CASE#: B\_2024-0005

**DATE FILED:** 2/6/2024

**OWNER/APPLICANT:** KELLY ROBERT MAYHUGH

**AGENT:** JAVIER RAU

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 036-520-07) 36.79± acres and Lot 2 (APN 036-520-06) 59.76± acres will maintain their respective sizes as an equal exchange of acreage is being proposed.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 9.4± miles north of Willits city center, lying on the east side of Hwy 101 (US 101), 2.67± miles northeast of its intersection with Shimmins Ridge Rd. (CR 310B), located at 33777 Shimmins Ridge Rd, Willits, Ca (APNs 036-520-06, -07)

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

##### 3b. CASE#: B\_2024-0007

**DATE FILED:** 2/14/2024

**OWNER:** FELIZ CREEK VINEYARDS LLC

**APPLICANT:** STEVEN AMATO

**AGENT:** JIM RONCO CONSULTING LLC

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 047-050-31, 047-080-27) will decrease to 83± acres, Lot 2 (APN 047-080-22) will decrease to 16± acres, Lot 3 (APN 047-080-11) will increase to 191± acres, and Lot 4 (APN 047-080-23) will decrease to 9± acres.

**ENVIRONMENTAL DETERMINATION:** 3.05± miles west of Hopland community center, lying on the west side of Hwy 101 (US 101), 2.36± miles west of its intersection with Feliz Creek Rd (CR 109), located at 3565 and 3563 Feliz Creek Rd, Hopland, CA (APNs 047-050-31, 047-080-11, -22, -23, -27).Categorically Exempt



**LOCATION:** 3.05± miles west of Hopland community center, lying on the west side of Hwy 101 (US 101), 2.36± miles west of its intersection with Feliz Creek Rd (CR 109), located at 3565 and 3563 Feliz Creek Rd, Hopland, CA (APNs 047-050-31, 047-080-11, -22, -23, -27).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

**3c. CASE#:** B\_2024-0008

**DATE FILED:** 2/27/2024

**OWNER/APPLICANT:** DANIEL HOY & STEPHANIE STRATFO

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 069-112-18) will increase from 2.68± acres to 3.85± acres and Lot 2 (APN 069-112-19) will decrease from 3.17± acres to 2.0± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 5.25± miles northeast of Fort Bragg city center, lying 1.75± miles east of State Route 1 (SR 1), situated at the junction of Little Valley Rd (CR 426) and Bennie Lane (Private Road), located at 26175 Bennie Lane, Fort Bragg, CA (APNs 069-112-18, -19)

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** DIRK LARSON

**3d. CASE#:** B\_2024-0010

**DATE FILED:** 3/7/2024

**OWNER:** CHAPPELL RALPH AND LUCCHESI PETE

**APPLICANT:** LUCCHESI PETE

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 161-250-04) 9.91± acres and Lot 2 (APN 161-250-05) 0.47± acres propose an equal exchange of acreage to accommodate setback requirements.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 0.95± miles northeast of Redwood Valley community center, lying on the east side of East Road (CR 230), 0.80± miles east of its intersection with Road E (CR 233), located at 2660 Road E, Redwood Valley, CA (APNs 161-250-04, -05).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** DIRK LARSON

**4. MINOR SUBDIVISIONS**

**5. PREAPPLICATION CONFERENCE**

**5a. CASE#:** PAC\_2024-0002

**DATE FILED:** 2/16/2024

**OWNER:** KENNETH & DAWN LORENZI

**APPLICANT:** PHILLIP DELAHOYDE

**AGENT:** MATT HERMAN, SHN

**REQUEST:** Pre-Application Conference to discuss a possible Minor Subdivision of an existing 33± acre parcel into four (4) parcels and one (1) remainder parcel. Parcel 1 would be 5 acres, Parcel 2 would be 6.6 acres, Parcel 3 would be 6.1 acres, Parcel 4 would be 5 acres, and the remainder parcel would be 10 acres.

**LOCATION:** 3.5± miles north of Ukiah, on the east side of East Side Calpella Road (CR 227) 0.6± miles north of its intersection with Lake Mendocino Drive (CR 227B), located at 3991 East Side Calpella Road, 3993 East Side Calpella Road, and 1250 Lake Mendocino Drive; (APN: 168-190-05).

**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 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](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 (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>