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# SUBDIVISION COMMITTEE

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JUNE 13, 2024

## AGENDA

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9:00 A.M.

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### 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 June 13, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting <https://mendocinocounty.zoom.us/j/81767430594>

One tap mobile: +16694449171,,81767430594# US +16699009128,,81767430594# US (San Jose)

Webinar ID: 817 6743 0594

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.gov](mailto:pbscommissions@mendocinocounty.gov) 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>

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1. ROLL CALL
2. SUBDIVISION COMMITTEE ADMINISTRATION
3. BOUNDARY LINE ADJUSTMENTS

**3a. CASE#:** B\_2022-0034

**DATE FILED:** 12/6/2022

**OWNER:** Casey R & Lynne Hartlip

**APPLICANT:** Will Whiteside

**AGENT:** Ron Franz

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 189-060-33, -37x, 189-080-13,-14,-15x,-18x) will increase by 70±acres, Lot 2 (APN 189-060-37x, 189-080-15x,-18x, -30x) will decrease by 7.66± acres, Lot 3 (APNs 189-080-17x, -30x) will decrease by 63.7± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 5± miles southeast of Ukiah town center, lying on the south side of Twining Road (private), 2± miles southeast of its intersection with Old River Road (CR 201), located at 2389 Twining Road, Talmage. (APNs 189-060-33, -37x, 189-080-13, -14, -15x, -18x, -30x)

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** Dirk Larson



- 3b. CASE#:** B\_2024-0011  
**DATE FILED:** 3/26/2024  
**OWNER:** M R Vineyard  
**APPLICANT:** Wendel Nicolaus  
**AGENT:** Jim Ronco Consulting  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 050-180-45) will increase to 198±acres, Lot 2 (APN 050-110-18) will increase to 180±acres, Lot 3 (APN 050-180-47) will decrease to 46.5±acres, and Lot 4 (APN 050-110-19, -32) will decrease to 60.5±acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.47±miles east of Hopland community center, lying on the south side of State Hwy 175 (SR 175), 0.69±miles south of its intersection with Old Toll Road (CR 108). No assigned addresses. (APNs 050-110-18, -19, -32, 50-180-45, -47)  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** Dirk Larson
- 3c. CASE#:** CC\_2023-0008  
**DATE FILED:** 11/15/2023  
**OWNER/APPLICANT:** Robert Evans III  
**AGENT:** Stephen Potter  
**REQUEST:** Legalization of a land division violation of two parcels in the Comptche area. Both parcels meet zoning and density requirements and are developed with single-family dwellings and accessory structures. Applicants request issuance of Conditional Certificates of Compliance in order to provide requirements to legalize the violation and keep the parcel separate.  
**LOCATION:** In the community of Comptche on the south side of Comptche-Ukiah Road (CR 223) 0.28± miles west of its intersection with Flynn Creek Road (CR 135) at 31351 and 31365 Comptche Ukiah Road, Comptche. APNs: 125-080-37 and 125-080-38.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** RUSSELL FORD

**4. MINOR SUBDIVISIONS**

- 4a. CASE#:** MS\_2017-0006  
**DATE FILED:** 6/26/2017  
**OWNER/APPLICANT:** Chris Obergin  
**REQUEST:** Final extension of time for a Minor Subdivision of one 45± acre parcel into two parcels of 24.5± acres and 20.2± acres. The extension would change the expiration date from June 3, 2024 to December 3, 2025.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** 3± southwest of Willits center, on the west side of Buckhorn Road (private), 1± miles south of its intersection with Muir Mill Road (CR 301C); located at 1601 Buckhorn Road, Willits (104-280-04).  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Liam Crowley
- 4b. CASE#:** MS\_2019-0004  
**DATE FILED:** 9/11/2019  
**OWNER:** Anna Sommers AND Ruth Slocum AND Robin L Madison  
**APPLICANT:** Anna Sommers  
**REQUEST:** Subdivision of a 44.08± acre lot into two (2) lots, each 22.04± acres in size. This proposed subdivision is to accommodate a previously constructed residential dwelling unit that presently exceeds the maximum dwelling density for its zoning district. This proposed subdivision will bring the property into conformance with regard to the number of residential structures per lot. No further development is proposed.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration



**LOCATION:** 7.5 ± miles southeast of the City of Willits center, lying on the west side of Westview Road (private), 1.1± miles west of its intersection with Williams Ranch Road (private), located at 5600 Westview Rd., Willits; APN: 147-061-13.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

**4c. CASE#:** MS\_2021-0006

**DATE FILED:** 9/22/2021

**OWNER/APPLICANT:** Robert & Cindy Leneave

**AGENT:** Ron Franz

**REQUEST:** Minor Subdivision of a 4.34± acre parcel into two parcels. Parcel One would be 3.09± acres, while Parcel Two would be 1.25± acres.

**ENVIRONMENTAL DETERMINATION:** To be determined. Negative Declaration

**LOCATION:** 1.62± miles northwest of Calpella town center, lying east of Uva Drive ( CR 239), 1,034± feet northwest of its intersection with Finne Road (private); located at 7825 Uva Drive, Redwood Valley (APN: 165-040-20).

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** Keith Gronendyke

**4d. CASE#:** MS\_2023-0003

**DATE FILED:** 10/30/2023

**OWNER/APPLICANT:** Linda Rosetti

**AGENT:** Ron Franz

**REQUEST:** Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 1± mile east of Hopland, on the southwest side of McDowell Street 300± feet northwest of its intersection with State Route 175, located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** Liam Crowley

**5. PREAPPLICATION CONFERENCE**

**5a. CASE#:** PAC\_2023-0009

**DATE FILED:** 8/16/2023

**OWNER:** Marcus Ratnathicam

**APPLICANT:** Bob Wilms & Michael Lesser

**AGENT:** Jim Ronco Consulting

**REQUEST:** Rezone to place subject parcel within a Clustering Development Combining District.

**LOCATION:** 29100 Camp Two Tenmile Rd, Fort Bragg, CA, Fort Bragg (APN 015-140-81)

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** Rob Fitzsimmons

**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>