



SUBDIVISION COMMITTEE

JULY 11, 2024

AGENDA

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 July 11, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting <https://mendocinocounty.zoom.us/j/84169659213>

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Webinar ID: 841 6965 9213

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 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 (Continued from June 13, 2024)

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_2023-0033
DATE FILED: 10/4/2023
OWNER/APPLICANT: Peter G Hanelt Timberland Limi
AGENT: Bradley A. Thomas
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN's: 049-080-14 & 049-080-16) will increase from 6.6± acres to 9.93± acres, Lot 2 (APN's: 049-060-20) will increase from 41.57± acres to 69.58± acres, Lot 3 (APN's: 049-060-05, 049-060-18, 049-060-19, 049-070-02, & 049-070-03) will decrease from 144.43± acres to 108.05± acres.
LOCATION: 5.43± miles northwest of Yorkville on the southwest side of Hwy 128, 0.65± miles northwest of its intersection with Fish Rock Road, located at 20680 Hwy 128, Yorkville (APN's: 049-080-14, 049-080-16, 049-060-05, 049-060-18, 049-060-19, 049-060-20, 049-070-02, and 049-070-03).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Marco Rodriguez
- 3c. CASE#:** B_2023-0037
DATE FILED: 12/12/2023
OWNER/APPLICANT: David J Fife Trust
REQUEST: Coastal Boundary Line Adjustment to voluntarily merge two (2) existing lots. Lot 1 (APN 144-060-09) being 0.76± acres and Lot 2 (APN 144-060-05) being 0.93± acres, will be combined to create a 1.69± acre lot.
LOCATION: In the Coastal Zone, 3.30± miles north of Gualala town center, lying on the east side of State Route 1 (SR1), 0.30± miles south of its intersection with Sunset Drive (CR 525), located at 35653 & 35655 S. Hwy 1, Gualala.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Dirk Larson
- 3d. CASE#:** B_2024-0014
DATE FILED: 4/18/2024
OWNER: Barrington Jo L TTEE And Mendocino Redwood CO. LLC/John Kuhry
APPLICANT: Barrington Jo L TTEE
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 027-331-08) will decrease from 37.51± acres to 37.44± acres, Lot 2 (APN 027-281-05) will increase from 160± acres to 160.07± acres.
LOCATION: 6.02± miles east of Point Arena on the south side of Eureka Hill Rd, 3.07± miles southeast of its intersection with Ten Mile Rd with no situs address listed, located at APN: 027-331-08.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Marco Rodriguez
- 3e. CASE#:** B_2024-0015
DATE FILED: 4/23/2024
OWNER: Berryhill Property LCC And David & Denise Lovell
APPLICANT: Berryhill Property LCC
AGENT: SHN
REQUEST: Boundary Line Adjustment to transfer 2.5 +/- acres from Lot 2 (City) to Lot 1 (County). Lot 2 (APN 007-250-21) will decrease to 57.5 +/- acres, and Lot 1 (APN 007-250-07) will increase to 4.9 +/- acres.
LOCATION: 1± mile south of Willits on the east side of South Main Street, opposite its intersection with Hollands Lane (CR 301-E) at 20311 S. Main Street (et. al.). APNs: 007-250-07, 21.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: Lisa Foster



- 3f. **CASE#:** B_2024-0016
DATE FILED: 5/6/2024
OWNER: UKIAH LLC
APPLICANT/AGENT: Mitchell Duryea
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 170-190-25) will increase from 8.4± acres to 8.6± acres, Lot 2 (APN 170-190-26) will decrease from 1.4± acres to 1.2± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.23± miles north of Ukiah city center, lying on the east side of North State St (CR 104), situated at the intersection of North State St (CR 104) and Ford Rd (CR 250), located at 1315 N State St, Ukiah (APNs 170-190-25, -26).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: Dirk Larson

- 3g. **CASE#:** B_2024-0017
DATE FILED: 5/29/2024
OWNER: Schrock Ken & Margo TTEE
APPLICANT: Alan G Vogel
AGENT: Mark D Vogel
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 165-150-27) will increase from 7.25± acres to 8± acres, and Lot 2 (APN 165-150-28) will decrease from 2.75± acres to 2± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.86± miles northwest of Calpella community center, lying on the west side of Central Ave (CR 229), 0.7± miles north of its intersection with Moore St. (CR 229B), located at 6830 & 6850 Central Ave, Calpella, CA. (APN 165-150-27, -28)
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: Dirk Larson

- 3h. **CASE#:** B_2024-0018
DATE FILED: 5/30/2024
OWNER/APPLICANT: Asfour Nayef K TTEE
AGENT: Ron Franz
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 165-160-26) will decrease from 13.9± acres to 3± acres, and Lot 2 (APN 165-160-19, -24) will increase from 3± acres to 13.9± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.69± acres north of Calpella community center, lying on the east side of North State St (CR 104), 0.21± miles northeast of its intersection with State Route 20 (SR 20), located at 6831 & 7001 N. State St, Calpella. (APNs 165-160-19, -24, -26).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: Dirk Larson

4. MINOR SUBDIVISIONS

- 4a. **CASE#:** MS_2011-0002
DATE FILED: 5/6/2011
OWNER: John & Myrna Foster
APPLICANT: John Foster
AGENT: Jim Ronco
REQUEST: An extension of time for a minor subdivision of an 8.93± acre parcel to create 4 parcels of 1.08±, 1.12±, 1.33±, and 1.74± acres and a 2.79± remainder parcel.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 0.2± west of Laytonville town center, on the south side of North Road (CR 319E), 400± feet west of its intersection with Branscomb Road (CR 429); located at 1163, 1155, and 1221 North Rd. Laytonville; (APN 014-210-72, -014-210-73, 014-210-74).
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: Russell Ford



4b. CASE#: MS_2022-0002

DATE FILED: 5/19/2022

OWNER/APPLICANT: Michael & Maribelle Anderson

AGENT: WYNN COASTAL PLANNING & BIOLOGY, INC, AMY WYNN

REQUEST: Minor Subdivision of a 14.07± acre parcel into two (2) parcels. Parcel One would be 4.77± acres, while Parcel Two would be 9.27± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: Inland, 2.0± miles north of the City of Fort Bragg town center, lying east of State Route 1 (SR 1), 0.5± miles north from its intersection with Airport Road (CR 424); located at 22601 N Hwy 1, Fort Bragg (APN: 069-231-39).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: Keith Gronendyke

5. PREAPPLICATION CONFERENCE

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>