



# SUBDIVISION COMMITTEE

MARCH 13, 2025

## AGENDA

9:00 A.M.

### HYBRID MEETING ORDER OF AGENDA



County Subdivision Committee meetings will be conducted *In person* at 860 North Bush ST. Ukiah, Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at [v.youtube.com/MendocinoCountyVideo](https://www.youtube.com/MendocinoCountyVideo)

**SUBDIVISION COMMITTEE** Time March 13,2025, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/85492078864>

One tap mobile+16694449171,,85492078864# US+16699009128,,85492078864# US (San Jose)

Webinar ID 854 9207 8864

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> or by scanning the QR code.

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\_2025-0003  
**DATE FILED:** 2/12/2025  
**OWNER:** George Carver Family Land, Inc  
**APPLICANT:** Michael Arnold  
**AGENT:** Jim Ronco  
**REQUEST:** Boundary Line Adjustment to transfer 62± acres from Lot 1 (APN 033-080-57) to Lot 2 (APN 033-080-28). Lot 1 will become 9± acres and contain an existing single family residence, well, and pond. Lot 2 will become 67± acres with no improvements  
**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt  
**LOCATION:** 7± miles northeast of Laytonville on the south side of Woodman Creek Road (private) at its terminus at the Eel River at 10100 Woodman Creek Road, Laytonville. APNs: 033-080-28, 57.  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Russell Ford
  
- 3b. **CASE#:** B\_2025-0006  
**DATE FILED:** 2/13/2025  
**OWNER:** Northern Aggregates  
**APPLICANT:** Dutra Frank J & Judy C TTEES  
**AGENT:** Ron Franz  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two lots. Lot 1 (APNs 147-130-10, 147-140-06, 07, 147-180-13) will decrease to 480± acres, and Lot 2 (APN 147-180-08) will increase to 181± acres.  
**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt  
**LOCATION:** 4± miles south of Willits on the west side of US 101 at its intersection with Black Bart Drive (CR 370) at 16100 N. Hwy. 101, Willits. APNs: 147-130-10, 147-140-06, 07, 147-180-13, 08.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** Russell Ford



**4. MINOR SUBDIVISIONS**

- 4a. **CASE#:** MS\_2024-0003  
**DATE FILED:** 10/15/2024  
**OWNER:** Kenneth & Dawn Lorenzi  
**APPLICANT:** Phillip Delahoyde  
**AGENT:** LACO Associates  
**REQUEST:** Minor Subdivision of an existing 33.72 acre parcel into two (2) lots and one (1) remainder parcel. Lot 1 would be 10.10 acres, Lot 2 would be 5.03 acres, and the Remainder Parcel would be 17.99 acres. No physical development is proposed.  
**LOCATION:** 2.5± miles southeast of Calpella, on the east side of East Side Calpella Road (CR 227) 0.65± miles north of its intersection with Lake Mendocino Drive (CR 227B), located at 3991 East Side Calpella Road, Ukiah; (APN 168-190-05).  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** LIAM CROWLEY

**5. MATTERS FROM STAFF**

**6. 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>