



SUBDIVISION COMMITTEE

AGENDA

MAY 14, 2026

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 May 14, 2026, 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

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 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.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies> or scan the QR code. To submit public comments via Telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies>

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

3a. CASE#: B_2026-0012

DATE FILED: 3/16/2026

OWNER 1: Donald Gowan

OWNER 2/APPLICANT: Tom Wodetzki

AGENT: Jacob Jackson

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 026-360-24) will increase to .43± acres, and Lot 2 (APN: 026-360-41) will decrease to 6.82± acres.

LOCATION: Anderson Valley, 3.6± miles northwest of Philo, on the north side of SR 128, located at 18575 and 18585 Philo Greenwood Rd; APNs: 026-360-24, 41.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: David Strock

3b. CASE#: B_2026-0013

DATE FILED: 3/19/2026

OWNER 1: 30DEGREEISH LLC

OWNER 2/APPLICANT: Rhys Vinyards

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 170-190-34) will decrease to 2.19± acres. Lot 2 (APN 170-190-33) will increase to 3.17± acres.

LOCATION: 1.25± miles north of Ukiah City center, 0.15± miles north of the intersection of Masonite Road (140C) and Ford Road (250C), located at 1265 and 1315 Masonite Rd; APNs 170-190-33 & -34.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: Kasie Miller



4. MINOR SUBDIVISIONS

4a. CASE#: MS_2025-0001

DATE FILED: 3/13/2025

OWNER: Denise Gorny

APPLICANT: David Kindopp

REQUEST: Applicant requests to divide current 3.18± acre parcel into two parcels, creating a 1± acre parcel and a 2.2± acre remainder parcel.

LOCATION: Located 1± mile north of Redwood Valley town center on Road E, .5± mile from the intersection of East Road and Road E, located at 2300 Road E; APN: 161-250-16.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: JAMIE HENRY

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>