



SUBDIVISION COMMITTEE AGENDA

APRIL 12, 2018
9:00 A.M.

COUNTY ADMINISTRATION BUILDING
501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM C

AMENDED

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** B_2017-0054

DATE FILED: 10/6/2017

OWNER/APPLICANT: ROMANO PABLO ALEJANDRO

REQUEST: Coastal Development Boundary Line Adjustment request to merge Lot 1 (APN: 132-130-08) and Lot 2 (APN: 132-130-09) to create a single lot of .59± acres.

LOCATION: In the Coastal Zone, within the community of Irish Beach. Parcels are on the north side of Forest View Rd. (CR 551-A), .20± miles west of its intersection with Pomo Lake Dr. (CR 551). Located at 15761 Forest View Rd., Manchester (APNs: 132-130-08 & 09).

STAFF PLANNER: Russell Ford

2b. **CASE#:** B_2018-0005

DATE FILED: 1/25/2018

OWNER/APPLICANT: WILLIAM RANDALL & JENNIFER REED

AGENT: DOUG MALLORY

REQUEST: Applicants propose to transfer 21.29± acres from Lot 2 (APNs: 125-370-13, 125-460-27) to Lot 1 (APNs: 125-370-16, 125-460-26). Lot 1 will increase to 317.95± acres, and Lot 2 will decrease to 169.60± acres.

LOCATION: Parcels are on the east side of Flynn Creek Rd. (CR 135), 4.5± north of its intersection with Hwy. 128, located at 5601 Flynn Creek Rd., Comptche (APNs: 125-370-13, 16, 125-460-26, 27).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2c. **CASE#:** B_2018-0006

DATE FILED: 2/6/2018

OWNER: BEWLEY R STUART TTEE 48%

APPLICANT: R STUART BEWLEY

AGENT: TONY SORACE

REQUEST: Applicant proposes boundary line adjustments to 4 parcels on Adanac Ranch. Lot 1 (CC 91; 011-900-23x and 011-700-11x) will increase from 120± acres to 130± acres. Lot 2 (CC 93; 011-700-11x) will decrease from 70± acres to 20± acres. Lot 3 (CC 92; 011-700-11x) will increase from 80± acres to 120± acres. Lot 4 (CC 89; 011-900-23x and 011-920-10x) will decrease from 80± acres to 40± acres. No development exists on any of the subject parcels.

LOCATION: 19.5± miles north of Laytonville, on the east side of Bell Springs Rd. (CR 324), directly east of its intersection with Red Mountain Rd. (Private), located at 66001 Bell Springs Rd., Laytonville (APNs: 011-700-11, 011-900-23, 011-920-10).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Sam 'Vandy' Vandewater



- 2d. CASE#:** B_2018-0007
DATE FILED: 2/6/2018
OWNER: SCHMALL DEBORAH J
APPLICANT: RICHARD WORTLEY
AGENT: AARON R SMITH
REQUEST: Coastal Development Boundary Line Adjustment to transfer 0.96 acres from (APN: 142-140-10) to (APN: 142-140-06), resulting in new parcel configurations containing 17.68 acres and 11.04 acres.
LOCATION: 3± miles north of Anchor Bay, on the east side of St. Hwy. 1., 0.17± miles northeast of its intersection with Signal Port Creek Rd. (CR 520), located at 46500 Signal Port Rd., Gualala (APNs: 142-140-06 & 10).
ENVIRONMENTAL DETERMINATION: Categorically Exempt – Class: 5a (Minor boundary line adjustment not resulting in the creation of any new parcel).
STAFF PLANNER: Jesse Davis
- 2e. CASE#:** B_2018-0008
DATE FILED: 2/7/2018
OWNER: BREWER SPENCER JAMES III TTEE AND ESTHER SIEGEL AND CHIRS BENNETT
APPLICANT: SPENCER BREWER
REQUEST: Reconfigure the boundaries between two existing legal lots of 1.12± and 4.2± acres.
LOCATION: 0.6± miles southwest of Redwood Valley town center, on the east side of US 101 and 0.5± miles east of its intersection with West Road (CR 237). APNs: 163-190-16 and 163-190-25.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Eduardo Hernandez
- 2f. CASE#:** B_2018-0010
DATE FILED: 2/20/2018
OWNER: ALFRED HARNESS
APPLICANT: BEN HARNESS
AGENT: JAVIER RAU
REQUEST: Applicant proposes an adjustment to transfer 40± acres from Lot 1 (APNs: 034-320-01 & 034-320-04) to Lot 2 (APN: 034-310-30). Final result will be two lots: Lot 1 (APNs: 034-320-01 & 034-320-04) at 60± acres and Lot 2 (APN: 034-310-30) at 46 ± acres.
LOCATION: Parcels are located 3.5± miles southeast of Covelo on the south side of Hill Road (CR 327B) at its intersection with Hinman Ln. (Private), located at 71551 Hill Rd., Covelo, CA, 95428 (APNs: 034-320-01,04 & 034-310-30).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Jesse Davis
- 2g. CASE#:** B_2018-0011
DATE FILED: 3/5/2018
OWNER: NORTH CAROLINA TTEE AND ZACH & MELISSA SCHAT AND BEN & TERESA KEFFLER
APPLICANT: ZACH & MELISSA SCHAT
AGENT: RON FRANZ
REQUEST: Reconfigure the boundaries between three existing legal lots of 10±, 12.08±, and 1.5± acres.
LOCATION: 0.58± miles north of town center, on the east side of East Rd. (CR 230) and lying south of Road F (Private), Redwood Valley (APNs: 161-230-01, 161-230-44, and 161-230-41).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Eduardo Hernandez



- 2h. CASE#:** B_2018-0012
DATE FILED: 3/5/2018
OWNER: MAVERICK PROPERTIES ACQUISITIO AND CHARLES SAWYER
APPLICANT: CHARLES SAWYER
AGENT: RON FRANZ
REQUEST: Applicants propose to transfer 4.73± acres from Lot 1 (APN: 170-200-16) to Lot 2 (APN: 170-200-17). Lot 1 will decrease to 10.63± acres, and Lot 2 will increase to 9.31± acres.
LOCATION: Parcels are at the end of Ford Rd., (CR 250) 55± miles east of its intersection with N. State St. (CR 104) (APNs: 170-200-16, 17).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Russell Ford
- 2i. CASE#:** B_2018-0013
DATE FILED: 3/6/2018
OWNER: BRADLE LEAH TTEE
APPLICANT: LEAH BRADLE
AGENT: GEORGE C. RAU
REQUEST: Applicant proposes an adjustment to equally transfer 4.13± acres between Lot 1 (APN: 033-172-45) and Lot 2 (APN: 033-172-38). Final result will be two lots: Lot 1 (APN: 033-172-45) remains at 90± acres and Lot 2 (APN: 033-172-38) remains at 160± acres.
LOCATION: Dos Rios area. Parcels are located .25± miles north of Dos Rios on the west of Poonkinney Rd. (CR 326), .75± miles north from its intersection with Hwy. 162 (SH 162), located at 13230 Poonkinney Rd., Covelo, CA, 95428 (APNs: 033-172-45, -38).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Jesse Davis
- 2j. CASE#:** B_2018-0014
DATE FILED: 3/7/2018
OWNER: BRETT TTEE AND BRAD INGRAM
APPLICANT: BRAD INGRAM
AGENT: RON FRANZ
REQUEST: Applicants propose to adjust the boundaries between four existing lots. Lot 1 (APNs: 053-460-14, 012-710-46, 57, 60) will increase by 5± acres to 274± acres. Lot 2 (APN: 012-710-59) will decrease by 103± acres to 216± acres. Lot 3 (APN: 012-710-48x) will decrease by 80± acres to 80± acres, and Lot 4 (APN: 012-710-48x) will decrease by 26± acres to 160± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are on the south side of US 101, 5.25± miles southeast of the community of Leggett, located at 59676 N. Hwy. 1, Leggett (APNs: 053-460-14, 012-710-46, 57, 60, 59, 48x).
STAFF PLANNER: Russell Ford
- 2k. CASE#:** B_2018-0016
DATE FILED: 3/12/2018
OWNER/APPLICANT: DAKIN VERGILIA
REQUEST: Applicant proposes boundary line adjustment to 5 parcels located just north of Ukiah. Lot A (APNs: 169-020-22 and 169-020-31) will decrease from 43.3± acres to 41.6± acres. Lot B (APNs: 169-010-17 and 169-010-18) will increase from 40.7± acres to 41.2± acres. Lot C (APN: 169-020-29) will increase from 39.8± acres to 41.2± acres.
LOCATION: 3± miles north of Ukiah center, on the north side of Hensley Creek Rd. (CR 225A), 0.5± mile west of its intersection with N. State St., located at 800 Hensley Creek Rd., Ukiah (APNs: 169-010-17, 169-010-18, 169-020-22, 169-020-29, and 169-020-31).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Sam 'Vandy' Vandewater



2I. CASE#: B_2018-0018

DATE FILED: 3/15/2018

OWNER/APPLICANT: NORGARD PROPERTIES INC.

AGENT: JIM RONCO

REQUEST: Applicants propose to adjust the boundary between three existing parcels to better align legal boundaries with existing land uses. Lot 1 (APN: 180-110-03) will be increased by 12.60± acres to 42.70± acres. Lot 2 (APNs: 180-120-06, 184-080-26) will decrease by 9± acres to .3± acres, and Lot 3 (APNs: 180-120-05, 180-120-04) will decrease by 3.2± acres to 5.8± acres. This adjustment will be conditional upon Certificates of Compliance being issued for two of the lots. A portion of Lot 3 lies within the City of Ukiah.

LOCATION: Parcels are on the east side of US 101 at the end of Norgard Ln. (CR 211), .3± miles east of its intersection with S. State St. in the City of Ukiah (APNs: 180-110-03, 180-120-06, 184-080-26, 180-120-05, 184-080-25, 184-080-16, 180-120-04, 184-080-01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2003-0012

DATE FILED: 9/10/2003

OWNER: NED & MARY KIKUCHI AND, SAM ARAKI & LARRY D. COLBERT & ABBIE M. COLBERT

AGENT: AMY WYNN

LOCATION: Within the Coastal Zone, in Fort Bragg, 0.5± mile south of the intersection of Hwy. 1 and Ocean Dr. (CR 436), located at 34260 Pelican Way, Fort Bragg (APN: 017-080-44).

REQUEST: Extension of Time request for previously approved Minor Subdivision to allow for completion of conditions. Current expiration date is August 19, 2018. This is the last and final 18-month extension and will result in a new expiration date of February 19, 2020.

STAFF PLANNER: Julia Acker

3b. CASE#: MS_2008-0007

DATE FILED: 2/25/2008

OWNER / APPLICANT: JESUS & SANTANA VILLAPANDO

AGENT: RICHARD A SEALE

REQUEST: Extension of time for completion of required conditions of approval. The extension of time will result in a new expiration date of October 13, 2019.

LOCATION: 3.5± miles southeast of Fort Bragg, lying on the south side of Simpson Ln. (CR 414), directly across from its intersection with Redwood Springs Dr. (CR 561), located at 30801 Simpson Ln., Fort Bragg (APN: 019-350-17).

PROJECT COORDINATOR: Julia Acker

3c. CASE#: MS 10-2010

DATE FILED: 6/30/2010

OWNER: RANDY & JANICE ROSENTHAL

APPLICANT/ AGENT: BOB TRIMMER

REQUEST: Extension of time for minor subdivision to allow completion of the required conditions of approval. Current expiration date is March 17, 2017 and the applicant requests the first 18 month extension resulting in a new expiration date of September 17, 2018.

LOCATION: In Leggett, lying on the west side of Hwy. 271, locally known as Drive Thru Tree Rd., 0.25± miles south of its intersection with Hwy 1, located at 67650 Drive Thru Tree Rd., Leggett (APN: 053-390-15).

PROJECT COORDINATOR: Julia Acker



3d. CASE#: MS_2017-0011

DATE FILED: 8/31/2017

OWNER: ADEL PARK LLC.

APPLICANT: TOMMY LEE

AGENT: RICHARD RUFF

REQUEST: Subdivision of 5.13± acre parcel into 4 parcels and a .75± acre remainder. Proposed parcels range from .55± to 2.53± acres.

LOCATION: 4± mi. north of Ukiah center, on the west side of N. State St. (CR 104), 0.2± mi. south if its intersection with Parducci Rd. (CR 224), located at 4260 N. State St., Ukiah (APN: 167-260-12).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Sam 'Vandy' Vandewater

4. PREAPPLICATION CONFERENCE

None.

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APPEAL 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 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 Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the 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 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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>