



SUBDIVISION COMMITTEE AGENDA

**MAY 10, 2018
9:00 A.M.**

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

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2017-0061

DATE FILED: 12/19/2017

OWNER: BAYWOODS LLC

APPLICANT: BRENT FOX

AGENT: RON FRANZ

REQUEST: Coastal Development Boundary Line Adjustment request to transfer 13± acres from Parcel 1 (APNs: 132-180-19, 132-210-49, 132-220-15) to Parcel 2 (APN:132-220-22) to create two parcels of 160± acres and 173± acres, respectively.

LOCATION: In the Coastal Zone, 2.5± miles north of the community of Manchester, on the east side of State Highway 1, located at 16401 South Highway 1, Manchester (APN: 132-180-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2b. CASE#: B_2018-0019

DATE FILED: 3/27/2018

OWNER/APPLICANT: STEVEN B & SHARON GIANNECCHINI

AGENT: RON FRANZ

REQUEST: Applicants propose to transfer .5 acres from Parcel 1 (APN: 183-100-06) to Parcel 2 (APN: 183-100-07), creating two parcels of 1± acre and 34.36± acres, respectively.

LOCATION: Near Talmage, at the southeast corner of the intersection of Howell Creek Road (CR 206-B) and Ruddick-Cunningham Road (CR 205), 2.15± miles south of Talmage Road (SH 222), located at 1485 Howell Creek Road, Talmage (APNs: 183-100-06, 07).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0021

DATE FILED: 4/3/2018

OWNER/APPLICANT: MATHIEU BEAUNIEUX AND SHEILA CAULDWELL

AGENT: POPE ENGINEERING

REQUEST: To transfer 1.70± acres from Parcel 2 (APN: 037-680-30) to Parcel 1 (APN: 037-680-16) which would put the existing septic area on the same parcel as the residence it serves.

LOCATION: 7.8± north-west of Willits, on the south side of Timberline Road (private), 2± miles west of its intersection with Sherwood Road (CR 311), located at 30100 Timberline Road., Willits (APNs: 037-680-16 & 30).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford



- 2d. CASE#:** B_2018-0022
DATE FILED: 4/5/2018
OWNER: CHARLES W & MARIE M LIVSEY
APPLICANT: MARIE LIVSEY
REQUEST: To transfer 44± acres from Parcel 1 (APNs: 012-640-16 & 012-710-50) to Parcel 2 (APN: 012-710-51), resulting in Parcel 1 at 194± acres and Parcel 2 at 244 ± acres.
LOCATION: 8.9± miles north of Laytonville on the west side of N. Hwy 101, 2.3± miles west of its intersection with Spyrock Rd. (CR 323), located at 52220 N. Hwy. 101, Laytonville (APNs: 012-710-51,04; 012-640-16 & 012-710-50).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Jesse Davis
- 2e. CASE#:** B_2018-0023
DATE FILED: 4/5/2018
OWNER/APPLICANT: DAVID J OLEARY
REQUEST: To merge Parcel 1 (APN: 103-050-03) and Parcel 2 (APN: 103-050-04), and transfer 11.48± acres from Parcel 3 (APN: 103-050-15) to the merged lot. The final result will be two parcels, Parcel 1 at 12.31± acres, and Parcel 2 at 20± acres.
LOCATION: In the Willits area, on the east side of Bray Road (CR 305) at its intersection with Hearst Willits Road (CR 306), 1± mile east of Hwy. 101, located at 22801 Bray Road, Willits (APNs: 103-050-03, 04, & 15).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Russell Ford
- 2f. CASE#:** B_2018-0024
DATE FILED: 4/16/2018
OWNER: BENDA CYRIL AND JONATHAN VALDMAN
APPLICANT: BENDA CYRIL
REQUEST: To transfer 2± acres from Parcel 1 (APN: 125-090-31) to Parcel 2 (APN: 125-480-26). Parcel 1 will decrease to 12.90± acres, and Parcel 2 will increase to 5.30± acres.
LOCATION: In the Comptche area, on the east side of Flynn Creek Road (CR 135), .5± miles south of its intersection with Comptche-Ukiah Road (CR 223), located at 8475 Flynn Creek Road, Comptche (APNs: 125-090-31&125-480-26).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Russell Ford
- 2g. CASE#:** B_2018-0025
DATE FILED: 4/17/2018
OWNER: NICHOLAS A & KIM M BARBIERI AND ROBERT PHILLIPS
APPLICANT: NICHOLAS A & KIM M BARBIERI
AGENT: SHN CONSULTING ENGINEERS
REQUEST: To transfer 6.1± acres from Parcel 2 (APN: 156-030-04) into Parcel 1 (APN: 156-030-06) to locate an existing driveway easement on the parcel it serves. Parcel 1 will increase to 46.1± acres, and Parcel 2 will decrease to 18.9± acres.
LOCATION: In the Ukiah area, on the north side of Orr Springs Road (CR 223), 3± miles west of its intersection with North State Street (CR 104), located at 3600 Orr Springs Road, Ukiah (APNs: 156-030-04 & 06)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Russell Ford



3. MINOR SUBDIVISIONS

3a. CASE#: MS_2007-0009

DATE FILED: 3/22/2007

OWNER: MARY E. MACKALL

APPLICANT: UKIAH REDWOOD

REQUEST: Extension of time request for completion of required conditions of approval. The extension of time will result in a new expiration date of October 4, 2019.

LOCATION: 2± miles east of Hopland on the east side of Old River Road (CR 201), 800± feet north of the intersection of St. Hwy. 175 and Old River Road, located at 13711 Old River Road, Hopland (APN: 048-170-38) (previously APN: 048-170-07).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Julia Acker

3b. CASE#: MS_2007-0023

DATE FILED: 1/1/2011

OWNER: TRUSTEES OF PINOLEVILLE

APPLICANT: MICHAEL KINNEY ESQ

AGENT: JIM RONCO

REQUEST: Extension of time request for completion of required conditions of approval. The extension of time will result in a new expiration date of November 18, 2019.

LOCATION: In Ukiah, 2± miles northwest of the town center, lying on the north side of Orr Springs Road (CR 223), just west with its intersection with Pinoleville Drive (CR 225), 0.5± miles west from the intersection of Orr Springs Road and North State Street (CR 104), (APNs: 156-110-21 & 169-170-04).

STAFF PLANNER: Mary Lynn Hunt

3c. CASE#: MS_2016-0007

DATE FILED: 11/14/2016

OWNER: ALDO DAVID TOLLINI

APPLICANT/AGENT: JAVIER J. RAU

REQUEST: Minor subdivision of a 6.76± acre lot into a 2.0± acre lot and a 4.5± acre lot.

LOCATION: 4.5 ± miles north of Ukiah, lying south of Parducci Lane (CR 224), 505± feet from Tollini Lane (CR 228), accessed off Aldo Lane, located at 3550 Tollini Lane (CR 228), Ukiah (APN: 169-071-29).

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>