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## SUBDIVISION COMMITTEE AGENDA

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**JUNE 14, 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\_2018-0022 (Continued from May 10, 2018)**

**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 (US 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

**2b. CASE#: B\_2018-0015**

**DATE FILED:** 3/12/2018

**OWNE/APPLICANT:** ADAM PIELASZCZYK

**REQUEST:** Boundary Line Adjustment to reconfigure three legal parcels. Lot 1 (APN: 035-490-08), Lot 2 (APNs: 035-490-13, 035-150-03x) and Lot 3 (APN: 035-150-03x) creating parcels of 34± acres, 165± acres and 160± acres each.

**LOCATION:** Laytonville area. Parcels are on the south side of Laytonville-Dos Rios Road (CR 322), 2.2± miles east of its intersection with US 101 at 2131 Laytonville-Dos Rios Road (APNs: 035-490-08, 13, & 035-150-03).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**2c. CASE#: B\_2018-0026**

**DATE FILED:** 4/23/2018

**OWNER:** DAVID J HULL TTEE AND JIMMY ELLISON

**APPLICANT:** DAVE HULL

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure four legal parcels Lot 1 (APN: 157-050-09) Lot 2 (APN: 157-070-01 & 001-040-83) Lot 3 (APN: 157-070-02 & 003-190-01) and Lot 4 (APNs: 157-070-04 & 003-190-03) Creating parcels of 149.1± acres, 77.6± acres, 40± acres, and 40± acres each.

**LOCATION:** Ukiah. Parcels are accessed via Redwood Avenue (City of Ukiah) and sit 1.2± miles southwest of the City of Ukiah at 1250 Redwood Avenue. (APNs: 157-050-09, 157-070-01, -02, -04, 003-190-01, -03, & 001-040-83).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford



**2d. CASE#:** B\_2018-0027

**DATE FILED:** 4/25/2018

**OWNER:** LINDA O'LEARY AND FORREST CORD

**APPLICANT/AGENT:** BROOKTRAILS TOWNSHIP CSD

**REQUEST:** Boundary Line Adjustment to merge (APN: 098-162-10-01 & 98-161-14-00)(Cord/Craig) into one legal parcel and (APN: 097-071-040-01 & 05-01(O'Leary) into one legal parcel. Brooktrails Merger Group 31.

**LOCATION:** Within the Booktrails Vacation Village, northwest of the City of Willits. Ownership sites are on Lupine Drive (Cord) and Bear Terrace (O'Leary). (APNs: 098-162-10, 098-161-14, 097-071-04, & -05).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**2e. CASE#:** B\_2018-0029

**DATE FILED:** 5/1/2018

**OWNER:** GARY J & JEAN T MASSON AND ROBERT D LAWSON

**APPLICANT:** GARY J & JEAN T MASSON

**AGENT:** JIM RONCO

**REQUEST:** Boundary Line Adjustment to transfer 80± acres from Lot 1 (APNs: 177-240-04, 177-250-15, 188-130-02 & 188-130-03) to Lot 2 (APNs: 177-250-12 & 188-220-21). Creating parcels of 223± acre and 47± acre each.

**LOCATION:** Redwood Valley area. Parcels are located 8± miles southeast of Redwood Valley on the south side of State Highway 20 (SR 20), 1.1 ± miles southeast of its intersection with Rd 262 (CR 262); Addressed at 6901 Highway 20, Ukiah (APNs: 177-250-12 & 188-220-21).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Jesse Davis

**2f. CASE#:** B\_2018-0031

**DATE FILED:** 5/3/2018

**OWNER/APPLICANT:** DON MICHAEL W & ANGE CERRETANI

**REQUEST:** Boundary Line Adjustment to reconfigure three legal parcels (APNs: 032-124-12, 032-221-08 and 032-220-21) into parcels of 20±, 10± and 130± acres each.

**LOCATION:** Boundary Line Adjustment to reconfigure three legal parcels (APNs: 032-124-12, 032-221-08 and 032-220-21) into parcels of 20±, 10± and 130± acres each (APNs: 032-221-08, 032-221-21, & 032-124-12).

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**2g. CASE#:** B\_2018-0033

**DATE FILED:** 5/8/2018

**OWNER:** SHARI A MCASEY AND RICKY RICETTI

**APPLICANT:** SHARI A MCASEY

**REQUEST:** Boundary Line Adjustment to reconfigure two legal parcels (APNs: 160-100-09 & -08) into parcels consisting of 3.41± ac and 5.61+\_ ac

**LOCATION:** 3.8± miles north Redwood Valley center, on the east side of West Road (CR 237), 0.4± miles south of its intersection with Tomki Road (CR 237D), located at 11475 West Rd., (APNs: 160-100-09 and 160-100-08).

**STAFF PLANNER:** Sam 'Vandy' Vandewater



**2h. CASE#: B\_2018-0034**

**DATE FILED:** 5/8/2018

**OWNER/APPLICANT:** NAVARRO RANCH LLC

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to reconfigure three legal parcels Lot 1 (APNs: 026-350-37, 38) , Lot 2 (APNs: 026-350-39) and Lot 3 (APNs: 026-010-03, 14, 026-350-04, 026-320-05, 59, 10, 026-340-06, & 07). Creating parcels of 80± acres, 23.5± acres and 666± acres each.

**LOCATION:** Philo area. Parcels are on the north side of State Highway 128, 3± miles northwest of the community of Philo at 5801 Highway 128, Philo (APN: 026-350-39-00).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**2i. CASE#: B\_2018-0039**

**DATE FILED:** 5/21/2018

**OWNER/APPLICANT:** LAURA B GERMAN

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to transfer 4+ from Lot 1 (APN: 182-260-10) into Lot 2 (APNs: 182-260-11 & 189-060-35), creating parcels of 26± acres and 66± acres each.

**LOCATION:** Talmage area. Parcels are on the east side of Guidiville Reservation Road (CR 203-B), .2± miles north of its intersection with Mill Creek Road (CR 203) at 2101 Guidiville Reservation Road, Ukiah (APNs: 182-260-10, -11, & 189-060-35).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

**3. MINOR SUBDIVISIONS**

**3a. CASE#: MS\_2016-0007 (Continued from May 10, 2018)**

**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, Ukiah (APN: 169-071-29).

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**3b. CASE#: MS\_2017-0005**

**DATE FILED:** 6/21/2017

**OWNER:** SHASTA BOARDMAN

**APPLICANT:** JOHN BOARDMAN

**AGENT:** RON W. FRANZ

**REQUEST:** Subdivision of 1.74± acre parcel into two parcels of 1.01± and 0.73± acres.

**LOCATION:** 3.2± miles north of Ukiah town center, lying east of Tollini Lane (CR 228) just north of its intersection with the Highway 101/Lake Mendocino Highway interchange Located at 3571 Tollini Ln., Ukiah (APN: 169-071-23).

**STAFF PLANNER:** Eduardo Hernandez

**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](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 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>