



SUBDIVISION COMMITTEE AGENDA

**JULY 12, 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_2018-0026 (Continued from June 14, 2018)

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: 1.2± miles southwest of the City of Ukiah, located 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

2b. CASE#: B_2018-0017

DATE FILED: 3/13/2018

OWNER: MELVIN J & PATRICIA PYORRE

APPLICANT/AGENT: CLIFFORD ZIMMERMAN

REQUEST: A Coastal Development Boundary Line Adjustment to reconfigure the boundary between two existing parcels. Parcel 1 (APN: 019-600-09) will increase by .45± acres to 1.45± acres. Parcel 2 (APNs: 019-600-21, 65) will decrease by .45± acres to 9.92± acres.

LOCATION: In the Coastal Zone, outside the city limits of Fort Bragg, on the south side of Chestnut St. (City of Fort Bragg), 1.14± miles east of its intersection with Hwy. 1, Fort Bragg (APNs: 019-600-21, -09, & -65).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0028

DATE FILED: 4/30/2018

OWNER/APPLICANT: RUSSELL WAYNE BASHORE

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing legal parcels of 1.26±, and 2.41± acres.

LOCATION: In Willits, 2± miles east of the City center, off of Valley Rd. (CR 309), lying south of Davis St. (CR 309A), located at 27081 Bear Ter., Willits (APNs: 103-210-11 & 103-210-12).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Eduardo Hernandez



- 2d. CASE#:** B_2018-0030
DATE FILED: 5/3/2018
OWNER: SHAWN WILLIAM GOTT and IRIS RANCH LLC
APPLICANT: IAN POWELL
AGENT: POPE ENGINEERING
REQUEST: Boundary Line Adjustment to transfer 80 acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 031-250-39) will decrease to 77± acres, and Parcel 2 (APN: 031-250-38) will increase to 240± acres.
LOCATION: Parcels lie along both sides of Spyrock Rd. (CR 323), 10± miles north of its intersection with Hwy. 101 (US 101), located at 23600 Spyrock Rd., Laytonville (APNs: 031-250-38, & -39)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Russell Ford
- 2e. CASE#:** B_2018-0035
DATE FILED: 5/11/2018
OWNER: DIVINE ASSISTANTS INTERNATIONAL and KEVIN PORTER
APPLICANT: DIVINE ASSISTANTS INTERNATIONAL
AGENT: VANCE RICKS
REQUEST: A Boundary Line Adjustment to transfer 40 acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 012-611-74) will decrease to 111± acres, and Parcel 2 (APN: 012-611-13) will increase to 176± acres.
LOCATION: Parcels are on the east side of Bell Springs Rd. (CR 324), 2.9± miles from its intersection with US Hwy. 101, located at 60991 Bell Springs Rd., Laytonville (APNs: 012-611-74 & -13).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Russell Ford
- 2f. CASE#:** B_2018-0036
DATE FILED: 5/14/2018
OWNER: RONALD TROY & JULIA ANN BLOYD and APRIL & LARRY ERLEI
APPLICANT: VANCE RICKS
AGENT: JIM RONCO
REQUEST: A Boundary Line Adjustment to reconfigure the boundaries between 3 existing legal parcels of 0.7±, 22.25±, and 4.3± acres; to merge 2 parcels, which would result in 2 parcels, one would be 22.25± acres, and the other will be 5± acres in size.
LOCATION: In Navarro, 0.5± mile south of town center, off Hwy. 128, on the north side of Salmela Rd. (CR 130D), Philo (APNs: 026-160-08, -16, & 026-180-10).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Eduardo Hernandez
- 2g. CASE#:** B_2018-0037
DATE FILED: 5/14/2018
OWNER/APPLICANT: YULUPA INVESTMENTS LLC
REQUEST: A Boundary Line Adjustment to merge 2 parcels in Ukiah. Parcel 1 (APN: 184-140-10), consisting of 9.88± acres, will be merged with Parcel 2 (APN: 184-170-06), consisting of 2.00± acres, to establish a single parcel of 11.88± acres.
LOCATION: 3± miles south of Ukiah center, on the east side of Taylor Dr., (CR 143), 0.2± miles south of its intersection with Plant Rd. (CR 142). Located at 3401 Taylor Dr., Ukiah (APNs: 184-140-10 & 184-170-06)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Sam 'Vandy' Vandewater



2h. CASE#: B_2018-0041

DATE FILED: 5/29/2018

OWNER: MICHAEL LOVELL

APPLICANT/AGENT: POPE ENGINEERING

REQUEST: Boundary Line Adjustment to transfer 9.4± acres from Parcel 2 (APN: 034-290-32) to Parcel 1 (APN: 034-290-31). Parcel 1 will increase to 10.8± acres and Parcel 2 will decrease to 54.2± acres.

LOCATION: 4± miles southeast of the town of Covelo, on the west side of Hill Rd. (CR 327-B), 1.8± miles east of its intersection with Dobie Ln. (CR 329), located at 73770 Hill Rd., Covelo (APNs: 034-290-31, & -32).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2i. CASE#: B_2018-0042

DATE FILED: 6/8/2018

OWNER/APPLICANT: LOUIS BOCK

REQUEST: Boundary Line Adjustment to merge Parcel 1 (APN: 161-260-22) and Parcel 2 (APN: 161-260-23) into a single Parcel of 1.37± acres to allow conversion and Class K permitting of existing storage structure.

LOCATION: 2.5± northeast of the community center of Redwood Valley, on the north side of Colony Dr. (CR 232-A), at its intersection with Road E (CR 233), located at 9185 Colony Dr., Redwood Valley (APNs: 161-260-22 & -23).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2j. CASE#: B_2018-0043

DATE FILED: 6/19/2018

OWNER: JAMES HOYT & STEPHANIE WALKER and THOMAS & KIMBERLY MATTIAS and SUZANNE PAQUETTE

APPLICANT: BROOKTRAILS CSD

REQUEST: Brooktrails Merge Group 32, Boundary Line Adjustment to merge 6 parcels, that have 3 separate owners, into 3 parcels.

LOCATION: Various locations within Brooktrails Vacation Village. (APNs: 099-102-15, -15, 097-293-09, -06, 098-162-13, & -01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2k. CASE#: B_2018-0044

DATE FILED: 6/20/2018

OWNER: MICHAEL AHOLA, GLEN WHITE and ALICE FIRESTONE

APPLICANT: MICHAEL AHOLA

AGENT: JESSE BUFFINGTON

REQUEST: A Boundary Line Adjustment to merge portions of Parcel 5 (APNs: 011-430-45 & -46) into 4 adjacent parcels and adjust the boundary between the remainder parcels. Parcel 1 (APN: 011-430-35) will increase by 19.1± acres to 49.9± acres. Parcel 2 (APN: 011-430-29) will increase by 11.3± acres to 54.4± acres. Parcel 3 (APN: 011-430-36) will increase by 6± acres to 39.6± acres, and Parcel 4 (APN: 011-430-10) will decrease by 4.3± acres to 66.2± acres.

LOCATION: 10± miles northeast of the community of Piercy, the parcels are on the south side of Hansen Ranch Rd. (Private), a private extension of Milstead Rd. (CR 324-A), and 6± miles west of its intersection with Bell Springs Rd. (CR 324), located at 3501 Hansen Ranch Rd., Piercy (APNs: 011-430-35, -29, -36, -10, -45, & -46).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford



2I. CASE#: B_2018-0045

DATE FILED: 6/21/2018

OWNER/APPLICANT: CLARK MCGEHEE

AGENT: MATT HERMAN

REQUEST: A Boundary Line Adjustment to transfer .13± acres from Parcel 1 (APN: 168-203-08x) to Parcel 2 (APN: 168-203-08x) to align property boundary with existing fence. Parcel 1 will decrease to .87± acres and Parcel 2 will increase to .3± acres.

LOCATION: 3.8± miles northeast of the City of Ukiah, the parcels are on the north side of Stutsman Rd., (Private), .05± miles west of its intersection with East Side Calpella Rd., (CR 227), located at 430 Stutsman Rd., Ukiah (APN: 168-203-08).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0007 (Continued from May 10, 2018 and June 14, 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

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2018-0004

DATE FILED: 3/27/2018

OWNER/APPLICANT: SUNDSTROM SHOPPING CENTER

REQUEST: Boundary Line Adjustment to better align boundaries with existing structures.

LOCATION: In the community of Gualala, on the east side of Hwy. 1, 0.14± miles south of its intersection with Ocean Dr. (CR 523), located at 39225 S. Hwy. 1, Gualala (APN: 145-262-39).

STAFF PLANNER: Russell Ford

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>