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# SUBDIVISION COMMITTEE AGENDA

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NOVEMBER 8, 2018  
9:00 A.M.

PLANNING AND BUILDING SERVICES  
860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

## ORDER OF AGENDA

### 1. ROLL CALL

### 2. BOUNDARY LINE ADJUSTMENTS

#### 2a. CASE#: B\_2018-0051 (Continued from October 11, 2018)

**DATE FILED:** 7/23/2018

**OWNER:** SUNDSTROM SHOPPING CENTER

**APPLICANT:** FRANCINE TEMPLE

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundary between 3 parcels. Parcel 1 will decrease to 0.43± acres. Parcel 2 will decrease to 0.71± acres. Parcel 3 will increase to 1.53± acres.

**LOCATION:** In the Coastal Zone, in the community of Gualala, on the east side of State Hwy 1 (SH 1), 0.18± miles north of its intersection with Old State Hwy. (CR 501-A), located at 39225 State Hwy 1, Gualala (APNs: 145-262-23, -37,-38, & -39x).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

#### 2b. CASE#: B\_2018-0056

**DATE FILED:** 8/10/2018

**OWNER/APPLICANT:** EDWARD C. & JOANNA C. SCHIRO TTEE

**REQUEST:** Coastal Development Boundary Line Adjustment to transfer 18± acres from parcel 1 (APN: 017-220-68) to parcel 2 (APN: 017-310-28). Parcel 1 will decrease to 5± acres, and parcel 2 will increase to 36± acres.

**LOCATION:** In the Coastal Zone, 2± miles south of the City of Fort Bragg, on the south side of Boice Ln. (CR 413), 0.35± miles east of the intersection with State Hwy. 1 (SH 1), located at 17600 Boice Ln., Fort Bragg (APNs: 017-220-68 & 017-310-28).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford

#### 2c. CASE#: B\_2018-0063

**DATE FILED:** 10/18/2018

**OWNER:** JOANNE ELIZABETH DART

**APPLICANT/AGENT:** JACOB THOMSEN

**REQUEST:** Boundary Line Adjustment to transfer 25± acres between 2 parcels. Parcel 1 (APN: 046-222-14) will increase to 173± acres, and Parcel 2 (APN: 046-222-24) will decrease to 25± acres.

**LOCATION:** 4.3± miles southwest of the City of Ukiah, 1.75± miles west of its intersection with State Hwy. 253 (SH 253). Parcels are bisected by Robinson Creek Rd. (CR 125), located at 4160 Robinson Creek Rd., Ukiah. (APNs: 046-222-14, & -24).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Russell Ford



2d. **CASE#:** B\_2018-0059  
**DATE FILED:** 9/19/2018  
**OWNER:** MARY R. PIERSON TTEE AND WILLIE & JUDITH BURR AND MARK & JIONG YI PIERSON  
**APPLICANT:** STEPHEN PIERSON  
**REQUEST:** Boundary Line Adjustment to transfer 6.15± acres from parcel 1 (APNs 013-680-31, 38, 013-350-23) to parcel 2 (APN 013-680-40), 2.9± acres from parcel 1 (APNs 013-680-31, 38, 013-350-23) to parcel 3 (APN 013-680-41), and 1.75± acres from parcel 1 (APNs 013-680-31, 38, 013-350-23) to parcel 4 (APN 013-680-42). Parcel 1 will decrease to 151± acres. Parcel 2 will increase to 16.25± acres. Parcel 3 will increase to 13± acres, and Parcel 4 will increase to 11.85± acres.  
**LOCATION:** 1.6± miles northwest of the community of Branscomb. Parcels are on either side of Branscomb Rd. (CR 429) 1± mile west of its intersection with Kenny Creek Rd. (private), located at 16268 Branscomb Rd. (APNs: 013-680-31, -38, -39, -40, -41, -42, & 013-350-23).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** Russell Ford

2e. **CASE#:** B\_2018-0062  
**DATE FILED:** 10/18/2018  
**OWNER:** DANNY & DANIELLE PIFFERO AND ERNEST & LINDA PIFFERO  
**APPLICANT:** DANNY & DANIELLE PIFFERO  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between three existing parcels. Parcel 1 (APN: 163-170-04) will increase to 10± acres, Parcel 2 (APN: 163-170-06) will decrease to 2.8± acres, and Parcel 3 (APN: 163-170-05) will decrease to 33.3± acres.  
**LOCATION:** 1.92± miles northeast of the Redwood Valley town center. Parcels are on the east side of Colony Dr. (CR 232-A) at its intersection with Road D (CR 232), located at 8631 Colony Dr., Redwood Valley (APNs: 163-170-04, -05, & -06).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** Russell Ford

3. MINOR SUBDIVISIONS

3a. **CASE#:** MS\_2012-0002 (**Extension of Time**)  
**DATE FILED:** 7/23/2012  
**OWNER:** DCA II  
**APPLICANT:** DONOVAN ALBRIGHT  
**AGENT:** VANCE RICKS  
**REQUEST:** Extension of time for Minor Subdivision of a 8.78± acre parcel (being Parcel 1 of MS 17-2000) creating 2 parcels of 4.5± and 4.3± acres.  
**LOCATION:** 2.5± miles east of central Ukiah, on the north side of Sanford Ranch Rd. (CR 200), 600± ft. east of its intersection with Knob Hill Rd. (CR 204) off of a private unnamed roadway, located at 1900 Sanford Ranch Rd. (APN: 181-170-06).  
**STAFF PLANNER:** Sam 'Vandy' Vandewater

4. PREAPPLICATION CONFERENCE

4a. **CASE#:** PAC\_2018-0010  
**DATE FILED:** 10/12/2018  
**OWNER/APPLICANT:** ANDERSON VALLEY ELDERHOME  
**AGENT:** STEVEN WOOD  
**REQUEST:** Pre-application conference to convert an existing 2,000 sq. ft. Single Family Residence and accessory structures into a 15-bed residential Group Care Facility.  
**STAFF PLANNER:** Mio Mendez

5. MATTERS FROM STAFF

None.



## 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>