



SUBDIVISION COMMITTEE AGENDA

SEPTEMBER 12, 2019
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_2019-0018

DATE FILED: 4/10/2019

OWNER/APPLICANT: LANCE & JAMIE STORNETTA

AGENT: JAMES R. BARRETT

REQUEST: Boundary Line Adjustment to reconfigure the boundary between two (2) parcels. Lot A (APN: 133-150-24) will decrease to 10± acres and Lot B (APN: 133-150-25) will increase to 219± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.4± miles south of Manchester town center, lying on the south side of Mountain View Road (CR 510), 0.01± miles east of its intersection with State Route 1 (SR 1); no addresses assigned (APNs: 133-150-24 & 133-150-25)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

2b. **CASE#:** B_2019-0014

DATE FILED: 3/18/2019

OWNER/APPLICANT: KATHLEEN SANFORD MYERS KIEFER

AGENT: RICHARD SEALE

REQUEST: Adjust .01± acres (approx. 4 feet) between Lot 1 (APN 119-237-14) and Lot 2 (APN 119-237-15) to accommodate existing structures. Lot 1 will decrease to .14± acres and Lot 2 will increase to .08 acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino on the south side of Albion Street (Cr 407-D), .05 miles east of its intersection with Woodward Street (CR 407-J) and .5 miles west of State Route 1 (SR 1) at 45171 Albion Street, Mendocino. APNs: 119-237-14, 15

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2c. **CASE#:** B_2019-0030

DATE FILED: 7/11/2019

OWNER/APPLICANT: GARY & VIRGINIA ISLAND & SQUIRREL AND THE CROSS LLC

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to adjust the boundaries between four(4) existing lots. Lot 1(APN 046-260-88, 029-260-05) will increase to 424± acres. Lot 2(APN: 029-260-39, 029-260-40, 046-260-86, 046-260-87) will increase to 103± acres. Lot 3(APN: 029-260-06) will decrease to 27± acres, and Lot 4(APN: 029-260-26) will increase to 250± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 7.7± miles east of Boonville town center, lying on the south side of State Route 253 (SR 253), 6.8± miles east of its intersection with State Route 128 (SR 128), located off Page Road, no assigned address. (APN 046-260-88, 029-260-05, 029-260-39, 029-260-40, 046-260-86, 046-260-87, 029-260-06, 029-260-26)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSEN



2d. CASE#: B_2019-0031

DATE FILED: 7/17/2019

OWNER/APPLICANT: RURAL COMMUNITES HOUSING DEVELOPMENT

AGENT: JAVIER RAU

REQUEST: Boundary Line Adjustment to transfer 4.24± acres from Lot 1 (APN 002-101-26) to Lot 2 (APN 002-101-27). Lot 1 will decrease to 1.84± acres and Lot 2 will increase to 6.24± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.2± miles northeast of the City of Ukiah on the south side of Brush Street (CR 217), .25± miles east of its intersection with North State Street (City of Ukiah) at 501 Brush Street. APNs: 002-101-26, 27.

SUPERVISORIAL DISTRICT: 2

STAFF PLANNER: RUSSELL FORD

2e. CASE#: B_2019-0032

DATE FILED: 7/19/2019

OWNER: LYNNE ROBERTSON & ROBERT & SUZIE RUSSO

APPLICANT/AGENT: BROOKTRAILS TOWNSHIP

REQUEST: Merge 5 lots from two owners down to two lots within the Brooktrails Vacation Village.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Various locations within the Brooktrails Vacation Village.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: RUSSELL FORD

2f. CASE#: B_2019-0033

DATE FILED: 8/7/2019

OWNER: WILLIAN WILEY II

APPLICANT/AGENT: NATHAN STEPHENS

REQUEST: Boundary Line Adjustment to transfer .5± acres from Lot 1 (APN 026-080-07) into Lot 2 (APN 026-220-02). Lot 1 will decrease to 107.76± acres and Lot 2 will increase to 1.55± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: .66 miles south of Navarro on the south side of State Route 128 (SR 128) .2 miles east of its intersection with Salmella Road (CR 130-D) at 1200 Highway 128, Navarro. APNs: 026-080-07, 026-220-02.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISION

3a. CASE#: MS_2017-0001

DATE FILED: 1/3/2017

OWNER: TIMOTHY & CANDY SLOTTE

AGENT: RON FRANZ

REQUEST: Extension of time for Subdivision of 2.5± acres into one 1± ac. parcel and one 1.5± ac. parcel for residential use.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 0.5± mile southeast of Boonville center, on the northeast side of SH 128. 0.25± mile northwest from intersection of SH 128 and SH 253. 14701 HWY 128. APN 029-160-47.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER



4. PREAPPLICATIONS

4a. **CASE#:** PAC_2019-0004

DATE FILED: 8/15/2019

OWNER: BRUTOCAO VINEYARD, LP

APPLICANT: GETAWAY HOUSE, INC.

AGENT: STEPHEN MAULDEN

REQUEST: Discussion of Resort & Recreational Facility or Transient Habitation RV Park.

LOCATION: 048-270-24; 048-270-23; 048-270-22X

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSE DAVIS

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>