



SUBDIVISION COMMITTEE AGENDA

OCTOBER 10, 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#:** CDP_2019-0014/B_2018-0032

DATE FILED: 4/16/2019

OWNER/APPLICANT: WAYNE GORDON & JANET THOMSON

AGENT: WYNN COASTAL PLANNING

REQUEST: Administrative Coastal Development Permit and Coastal Development Boundary Line Adjustment to convert an existing Guest Cottage to a Single Family Residence. The Coastal Development Boundary Line Adjustment will reconfigure four (4) legal non-conforming parcels of 2± acres; 2.09± acres; 1± acres, and 4.06± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.5± miles northeast of Little River, lying on the north side of Gordon Ln. (CR 404A). ± .4 miles east of its intersection with State Highway 1 (SH 1); located at 44600, 44560, 44550, Gordon Ln., Mendocino, (APN's: 119-420-08, 09, 25, 52).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

2b. **CASE#:** B_2019-0019

DATE FILED: 4/15/2019

OWNER/APPLICANT: LANCE & JAIME STORNETTA

AGENT: JAMES BARRETT

REQUEST: Coastal Development Boundary Line Adjustment to transfer 39± acres from Lot 1 (APN: 133-020-09) to Lot 2 (APNs: 133-020-06, 133-010-06x). Lot 1 will be reduced to 5± acres and Lot 2 will increase to 225± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone .35± miles south of Manchester on the west side of SR 1 (SR 1) at its intersection with Biaggi Road (private) located at 44151 Biaggi Road, Manchester, (APNs: 133-020-09, 06, 133-010-06x).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2c. **CASE#:** B_2019-0029

DATE FILED: 6/17/2019

OWNER/APPLICANT: DOUGLAS DODDS & LON HAMAEEKERS

AGENT: WYNN COASTAL PLANNING, BLAIR FOSTER

REQUEST: Boundary Line Adjustment to reconfigure the boundary between two (2) parcels. Lot A (APN: 121-050-18) will decrease to 15± acres and Lot B (APN: 121-050-23) will increase to 8.63± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.2± miles south of Little River town center, lying on the west side of State Route 1 (SR 1), at its intersection with Buckhorn Cove Road (Private Road), located at 6300 & 6500 No. Hwy 1, Little River. (APNs: 121-050-23 & -18).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON



- 2d. CASE#:** B_2019-0036
DATE FILED: 8/14/2019
OWNER/APPLICANT: RONALD LOVELL
AGENT: RON FRANZ
REQUEST: Reconfigure the boundary between two non-conforming lots with equal exchange of acreage. Lot 1 (APN: 104-240-06) will remain 1± acres, Lot 2 (APN: 104-240-07) will remain 1± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.9± miles southeast of Willits town center lying at the end of Hilltop Dr, .87± miles southeast of the intersection of East Hill Rd. (CR 301) and Hilltop Dr. (CR 301F), located at 2240 Hilltop Dr, (APN: 104-240-06, APN: 104-40-07).
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: DIRK LARSON
- 2e. CASE#:** B_2019-0037
DATE FILED: 8/19/2019
OWNER/APPLICANT: ANTHONY & JOANNE CAVALLARI
REQUEST: Boundary Line Adjustment request to merge two existing lots. Lot 1 (APN: 097-154-08) 0.39± acres will merge with Lot 2 (APN 097-154-02) 0.26± acres to create one 0.65± acre lot.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4± miles northwest of Willits City center, located in Brooktrails Township, lying on the south side of Peacock Drive (CR 619), 25± miles east of its intersection with Poppy Dr. (CR 623), located at 2750 Peacock Dr., Willits, (APN's: (097-154-08-02).
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: DIRK LARSON
- 2f. CASE#:** B_2019-0038
DATE FILED: 8/19/2019
OWNER/APPLICANT: DANIEL CROFOOT
AGENT: JIM RONCO
REQUEST: Boundary Line Adjustment to rearrange two parcels under same ownership. Lot 1 (APN: 147-043-03) will gain 27± from Lot 2 (APNs: 106-141-10 & 147-043-01).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 13± miles northwest of Ukiah town center, on both sides of Reeves Canyon Road (CR 219), 5.5± miles from its intersection with US Highway 101, located in Ukiah (no address; APNs: 106-141-10, 147-043-01, & 147-043-03).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: SAM VANDEWATER
- 2g. CASE#:** B_2019-0042
DATE FILED: 9/6/2019
OWNER: CAROL LAWRENCE
APPLICANT: LAURIE SCHUYLER
REQUEST: Reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 118-070-46) will increase to 1.59± acres, Lot 2 (APN: 118-070-45) will decrease to 1.68± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.2± miles east of Caspar town center, lying on the east side of State Route 1(SR 1), .30± miles from the intersection of Cypress Lane (CR 411B) and Johnson Park Rd.(CR 411), located at 44030 Johnson Park Rd., Caspar, (APN's: 118-070-46, 118-070-45).
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: DIRK LARSON



2h. CASE#: B_2019-0044

DATE FILED: 9/11/2019

OWNER/APPLICANT: DIVINE ASSISTANTS INTERNATIONA AND SEAN FONTAINE

REQUEST: Boundary Line Adjustment to exchange 1± acre between Lot 1 (APN: 012-611-75) and Lot 2 (APN 056-480-14). Both parcels will remain at their current acreage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 7.6± miles east of Leggett on the east side of Bell Springs Road (CR 324) 2.7± miles north of its intersection with US 101 located at 60991 Bell Springs Road, Laytonville, (APN's: 012-611-75, 056-480-14).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISION

None.

4. PREAPPLICATIONS

None.

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APEAL 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>