



SUBDIVISION COMMITTEE AGENDA

NOVEMBER 14, 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_2019-0034

DATE FILED: 8/13/2019

OWNER/APPLICANT: LOUISE BLACK AND LYME REDWOOD TIMBERLANDS, LLC

REQUEST: Coastal Development Boundary Line Adjustment to transfer 2.74± acres from Lot 2 (APN: 069-101-45) into Lot 1 (APN: 069-101-21). Lot 1 will increase to 5.17± acres and Lot 2 will decrease to 81.14± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 8.95± miles north of the City of Fort Bragg, on the south side of Simpson Road (private), 0.55± miles east of its intersection with State Route 1 (SR 1), located at 33801 Simpson Road, Fort Bragg (APN's: 069-101-21, & -45).

STAFF PLANNER: RUSSELL FORD

2b. **CASE#:** B_2019-0039

DATE FILED: 8/22/2019

OWNER/APPLICANT: LARRY & ABBIE COLBERT

REQUEST: Boundary Line Adjustment to rearrange 10.13± acres between two separate legal parcels. Parcel 1 would gain 10.13± acres and Parcel 2 would lose the same amount.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± miles south of Fort Bragg town center, on the west side of Pelican Way (CR 428B), 0.4± miles from its intersection with Ocean Drive (CR 436), located at 34561 Pelican Way (APN's: 017-060-19 and 017-080-44)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDEWATER

2c. **CASE#:** B_2019-0001

DATE FILED: 1/7/2019

OWNER/APPLICANT: CHRISTOPHER GARLINGTON

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to transfer 1.21± acres from Lot 1 (APN: 046-031-37) to Lot 2 (APN: 046-031-38). Lot 1 will decrease to 20.53± acres, and Lot 2 will increase to 32.61± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.8± miles southeast of the community of Philo on the east side of Vista Ranch Road (Private), 0.25± miles northeast of its intersection with County Road 151, located at 6721 and 6731 Vista Ranch Rd., Boonville (APN's: 046-031-37, -38).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2d. **CASE#:** B_2019-0035

DATE FILED: 8/14/2019

OWNER/APPLICANT: SAMUELE BILBRO

AGENT: RON FRANZ

REQUEST: Boundary line adjustment to reconfigure the boundary between two (2) existing lots. Lot 1 (APN 049-300-68) will increase to 301± acres. Lot 2 (APN: 049-300-69 and 049-330-09) will decrease to 160± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Approximately 3.2± miles East of Yorkville town center on the North and South sides of State Highway (SH 128), 2.7± miles East of its intersection with Elkhorn Rd (CR 120), located at 31165 Highway 128 (APN's: 049-300-68, 049-300-69, 049-330-09).

SUPERVISORIAL DISTRICT: 5



STAFF PLANNER: DIRK LARSON

- 2e. **CASE#:** B_2019-0040
DATE FILED: 8/27/2019
OWNER/APPLICANT: KEVIN BARR
AGENT: MUNSELLE CIVIL ENGINEERING, INC.
REQUEST: Boundary Line Adjustment to transfer 17± acres from Lot 1 (APNs 049-150-20, 21, 049-150-05x) to Lot 2 (APNs 049-150-23, 24, 27). Lot 1 will decrease to 188.91± acres and Lot 2 will increase to 416± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.7± miles west of Yorkville on the south side of Fish Rock Road (CR 122), 2.7± miles southwest of its intersection with State Route 128 (SR 128), located at 20111 Fish Rock Road, Yorkville (APN's: 049-150-20, 21, 23, 24, 27, 049-150-05).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

- 2f. **CASE#:** B_2019-0043
DATE FILED: 9/9/2019
OWNER/APPLICANT: JOHN FETZER
AGENT: J.R.BARRETT
REQUEST: Boundary Line Adjustment to transfer 13± acres from Lot 2 (APNs 162-200-23, 162-190-07) into Lot 1 (APN: 162-171-09). Lot 1 will increase to 23.8± acres and Lot 2 will decrease to 22± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.4± miles southwest of Redwood Valley on the north side of Smith Lane (private), 0.2± miles west of its intersection with Uva Drive (CR 239), located at 950 Smith Lane, Redwood Valley (APN's: 162-171-09, 162-190-07, 162-200-23).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: RUSSELL FORD

- 2g. **CASE#:** B_2019-0045
DATE FILED: 9/12/2019
OWNER/APPLICANT: THOMAS & LARA HOUSTON AND JAMES GRISWOLD AND Z HOLDINGS, LLC
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to transfer 45± acres between three lots. Lot 1 (APN: 046-320-53) will increase to 49± acres. Lot 2 (APN: 046-320-52) will remain at 5± acres, and Lot 3 (APN's: 047-110-18, 047-120-35) will decrease to 10± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 7.5± miles south of Ukiah on either side of McNab Ranch Road (private) 3.37± miles west of its intersection with US 101, located at 2900 McNab Ranch Road (APN's: 046-320-52, 53, 047-110-18, 047-120-35).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

- 2h. **CASE#:** B_2019-0046
DATE FILED: 9/13/2019
OWNER/APPLICANT: DAVID GATTONI & JERRY STUTSMAN
REQUEST: Reconfigure the boundary between two (2) existing lots with equal exchange of acreage. Lot 1(APN 157-110-08, 157-120-11) will remain 160± acres; Lot 2(APN; 157-110-07) will remain 113.44± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.5± miles southwest of Ukiah City center lying on the north side of Boonville Rd.(SH 253), 3.2± miles westerly of its intersection with South State St.(CR 104A) , located at 1462 Boonville Rd., Ukiah (APN's: 157-110-07,08 and 157-120-11).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON

- 2i. **CASE#:** B_2019-0047
DATE FILED: 9/17/2019
OWNER/APPLICANT: MICHAEL & SHANNA BRAUGHT AND ROBERT & JAMIE WOODSMALL
AGENT: RON FRANZ



REQUEST: Reconfigure the boundaries between two (2) existing lots. Lot 1(APN: 014-190-28) will decrease to 4.75± acres, Lot 2 (APN: 014-190-43) will increase to 0.69± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.2± miles west of Laytonville town center, lying on the west side of State Route 101(SR 101), .45± west from the intersection of Branscomb Rd.(CR 429) and Bauer Rd.(CR 319H), located at 1101 Mill Creek Rd., Laytonville (APN's: (014-190-28), (014-190-43).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: DIRK LARSON

3. MINOR SUBDIVISION

3a. CASE#: S_2007-0001

DATE FILED: 7/17/2007

OWNER/APPLICANT: BRIAN MANNING

AGENT: STEVE GOMES

REQUEST: Extension of Time for Major Subdivision of a 26.80± acre parcel to create 18 lots, 17 lots ranging in size from 0.22± acres to 2.02 acres and a Remainder Parcel containing 11.54 acres; Rezone from RR1 (Rural Residential- 1 acre minimum) to RR 1: PD (Rural Residential- 1 acre minimum: Planned Development); Use Permit to implement the "PD" designation; Variance for the construction of retaining walls within the front yard setbacks, and an exception to reduce the access easement from 60-feet to 50-feet in width.

LOCATION: In Hopland on the west side of South Highway 101, approximately 800 feet north of the Highway 101-Center Street (CR 114) intersection, located at 13100 South Hwy 101 (APN: 048-200-39 and 048-200-40).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

4. PREAPPLICATIONS

4a. CASE#: PAC_2019-0005

DATE FILED: 9/30/2019

OWNER: ROBERT & M KATHLEEN BONNET

APPLICANT: ROBERT BONNET

AGENT: JIM RONCO & DAVID KINDOPP

REQUEST: Pre-Application Conference to allow for restaurant on parcel

LOCATION: 1.3± miles south of Laytonville town center, 1± miles south of the intersection of State Highway 101 (SR 101) and Harwood Road (CR 319), located at 43701 Highway 101 (SR 101), Laytonville (APN: 035-170-26)

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

4b. CASE#: PAC_2019-0006

DATE FILED: 10/3/2019

OWNER: JACKSON RANCHERIA DEVELOPMENT

APPLICANT: ROFF BRANETT

AGENT: BLAIR FOSTER, WYNN COASTAL PLANNING

REQUEST: Pre-application Conference regarding a potential 5 parcel subdivision.

ENVIRONMENTAL DETERMINATION:

LOCATION: In the Coastal Zone, in the town of Elk, on the west side of State Route 1 (SR 1), 500 feet north of its intersection with Philo-Greenwood Road (CR 132); located at 6127 S Hwy 1, Elk (APN: 127-231-05)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

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>