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# SUBDIVISION COMMITTEE AGENDA

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JANUARY 9, 2020  
9:00 A.M.

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

### ORDER OF AGENDA

#### 1. ROLL CALL

#### 2. BOUNDARY LINE ADJUSTMENTS

##### 2a. CASE#: B\_2019-0053

**DATE FILED:** 11/19/2019

**OWNER/APPLICANT:** BRIAN PADILLA & DIANA DAVENPORT

**AGENT:** CHRISTOPHER NEARY

**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between three existing lots. Lot 1 (APN 046-080-40) will increase to 2.2± acres. Lot 2 (APN: 046-080-41) will increase to 7.6± acres. Lot 3 (APN: 046-530-14,17, 046-080-26, 046-031-22) will decrease to 123± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 0.32± miles east of Philo on the east side of Indian Creek Road (CR 129), 0.25± miles north of its intersection with State Route 128 (SR 128) located at 17601 Indian Creek Road, Philo. (APN's: 046-080-26, 40, 41, 046-530-14, 17, 046-031-22).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

##### 2b. CASE#: B\_2019-0055

**DATE FILED:** 11/26/2019

**OWNER/APPLICANT:** JOHN WAGENET

**AGENT:** TONY SORACE

**REQUEST:** Boundary line adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN's: 038-080-34 & 038-100-18) will increase to 32.1±. Lot 2 (APN's: 038-080-33 & 038-060-10) will decrease to 16.4±.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.0± miles northwest of Willits City center, lying on the east side of Sherwood Rd. 0.8± miles northwest of its intersection with Main Street, located at 23901 Sherwood Rd., Willits (APN's: 038-080-34, 038-100-18, 038-080-33, and 038-060-10).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** MATT GOINES

#### 3. MINOR SUBDIVISION

##### 3a. CASE#: MS\_2016-0007

**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).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SAM VANDEWATER



**3b. CASE#: MS\_2019-0001**

**DATE FILED:** 6/3/2019

**OWNER/APPLICANT:** GARY & VIRGINIA ISLAND

**AGENT:** RON FRANZ

**REQUEST:** Subdivision of a 325± acre property into two (2) parcels of 160±, & 165 ± acres. No new development is proposed, as both parcels maintain existing septic systems, domestic wells, utilities, and access encroachments onto State Highway (SR 253).

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 7.8 ± miles east of Boonville town center, lying on south side of State Route 253 (CA-253 E), 6.9± miles east of its intersection with State Route 128 (CA-128E). Addressed at 12101 Boonville Rd. & 11501 Boonville Rd., Boonville, (APN: 046-260-84).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

**4. PREAPPLICATIONS**

**4a. CASE#: PAC\_2019-0010**

**DATE FILED:** 11/4/2019

**OWNER:** ALEJANDRO BOROVINSKY

**APPLICANT:** HANNAH NELSON

**AGENT:** JIM RONCO

**REQUEST:** General Plan Amendment and Re-zone from Rangeland (RL160) to Remote Residential (RMR) and Upland Residential (UR20).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Approximately 1.5± miles west of Laytonville town center, lying on the west side of Branscomb Rd (CR 429), .95± miles west of its intersection with Bauer Rd (CR 319H), located at 1550 Mill Creek Rd (Private Road), Laytonville.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** DIRK LARSON

**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](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>