



# SUBDIVISION COMMITTEE AGENDA

SEPTEMBER 14, 2023  
9:00 A.M.

## HYBRID MEETING ORDER OF AGENDA

Mendocino County Subdivision Committee meetings will be conducted *in person* at 860 North Bush ST. Ukiah, CA 95482. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**SUBDIVISION COMMITTEE** Time: September 14, 2023, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/83329304124>

One tap mobile: +16694449171,,83329304124# US +16699009128,,83329304124# US (San Jose)

Webinar ID: 833 2930 4124

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Committee, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/subdivision-committee>

To submit public comments via Telecomment, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

### 1. ROLL CALL

### 2. SUBDIVISION COMMITTEE ADMINISTRATION

### 3. BOUNDARY LINE ADJUSTMENTS

#### 3a. CASE#: B\_2023-0003

**DATE FILED:** 2/14/2023

**OWNER:** SHERYL CHARBONEAU

**APPLICANT/AGENT:** VANCE RICKS

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 015-370-08) will decrease to 2.8± acres, Lot 2 (APN 015-370-14) will increase to 8.7± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.3± miles south of Westport community center lying on the west side of State Route 1 (SR 1), 1.15± miles south of its intersection with Bruhel Point Road (private), located at 32800 N. Highway 1, and 32900 N. Highway 1, Westport.

**STAFF PLANNER:** DIRK LARSON

#### 3b. CASE#: B\_2023-0006

**DATE FILED:** 3/23/2023

**OWNER/APPLICANT:** THOMAS & SUSANNE OTTOBONI

**AGENT:** MATT HERMAN, SHN

**REQUEST:** Coastal Development Boundary Line Adjustment to merge two (2) lots in the Manchester Area. Parcel 1 (APN: 132-050-04) is 1.34 ± acres and Parcel 2 (APN: 132-050-05) is 1.22 ± acres will combine into a single parcel of 2.56± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.5 northwest of Manchester, on the west side of Irish Beach Road (CR 539), .07± west of its intersection with State Route 1 (SR 1), located at 15520 and 15220 Irish Beach Road (CR 539), APN 132-050-04, 05.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** TIA SAR



- 3c. **CASE#:** B\_2023-0017  
**DATE FILED:** 6/21/2023  
**OWNER/APPLICANT:** LUNA LAWRENCE  
**AGENT:** CHARLES QUINNELLY  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 056-480-01) will increase from 20.26± to 26.6± acres, Lot 2 (APN 056-460-11) will decrease from 20.46± to 13.4± acres.  
**LOCATION:** 6.92± miles east of Leggett on the west side of Bell Springs Rd, 2.94± miles southeast of its intersection with Red Mountain Rd, located at 61700 and 61800 Bell Springs Rd, Laytonville, (APN 056-480-01, 056-460-11)  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** MARCO RODRIGUEZ
- 3d. **CASE#:** B\_2023-0021  
**DATE FILED:** 7/12/2023  
**OWNER:** TERRY & CAROL BLAIR  
**APPLICANT:** LOUISE SIMPSON  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 180-230-02) will increase from 5.35± to 5.4± acres, Lot 2 (APN 180-220-29) will decrease from 1.96± to 1.91± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.17± miles south of Ukiah city center, lying on the west side of South Dora Street (CR 209), 0.17± miles west of its intersection with Crestview Drive (CR 210A), located at 265 and 403 Crestview Dr, Ukiah. (APN 180-220-29, 180-230-02)  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** DIRK LARSON
- 3e. **CASE#:** B\_2023-0022  
**DATE FILED:** 7/14/2023  
**OWNER:** FRANCISCO & ISABEL ALVAREZ AND FERNANDO CEJA  
**APPLICANT:** FRED LOUPY  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 180-220-30, -31) will decrease to 1.35± acres, Lot 2 (APN 180-220-23) will increase to 0.87± acres, Lot 3 (APN 180-220-32, -33) will increase to 0.91± acres, and Lot 4 (APN 180-210-19) will increase to 1.33± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.15± miles south of Ukiah city center, lying on the west side of South Dora Street (CR 209), 0.17± miles west of its intersection with Crestview Drive (CR 210A), located at 221, 261, 291, and 315 Crestview Dr, Ukiah. (APN 180-210-19, 180-220-23, 180-220-30, -31, 180-220-32, -33)  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** DIRK LARSON
- 3f. **CASE#:** B\_2023-0023  
**DATE FILED:** 7/20/2023  
**OWNER:** DONALD LUCCHESI  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 181-050-37) will decrease from 17± acres to 10.5± acres, Lot 2 (APN 181-050-38, 181-100-11, 181-110-19) will increase from 31± acres to 37.5± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2± miles southeast of Ukiah town center, on the north side of Talmage Rd (SR 222), 1± mile east of its intersection with Highway 101, 0.32± miles northeast of the intersection of Talmage Rd (SR 222) and Sanford Ranch Road (CR 200), located at 1251 Sanford Ranch Road, Talmage. (APN 181-050-37, 181-100-11, 181-110-19)  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** DIRK LARSON



- 3g. **CASE#:** B\_2023-0024  
**DATE FILED:** 7/31/2023  
**OWNER:** FRIENDS OF LIBERTY LLC  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 170-170-22, -23) will increase to 2± acres, Lot 2 (APN 170-170-30) will increase to 2.41± acres, Lot 3 (APN 170-170-30) will increase to 2± acres, and Lot 4 (APN 170-170-21, -23, -35) will decrease to 19.78± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 1.53± miles north of Ukiah city center, lying on the east side of North State St. (CR 104), 0.32 miles southeast of its intersection with Masonite Road (CR 148), located at 1307 Masonite Road, Ukiah, CA (APN 170-170-21, -22, -23, -30, -35)  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** DIRK LARSON

4. **MINOR SUBDIVISIONS**

None

5. **PREAPPLICATION CONFERENCE**

None

6. **MATTERS FROM STAFF**

7. **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 Subdivision 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 Planning Commission do not necessarily guarantee that the Subdivision Committee's decision will be overturned. In some cases, the Planning Commission may not have the legal authority to overturn the decision of the Subdivision 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 (707)234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Subdivision Committee's 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>