



SUBDIVISION COMMITTEE AGENDA

OCTOBER 13, 2016
9:00 A.M.

COUNTY ADMINISTRATION BUILDING 501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM C

Order of Agenda

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** B_2016-0030

DATE FILED: 8/24/2016

OWNER/APPLICANT: BRETT & DEBRIELLE INGRAM AND BRAD & KIRSTEN INGRAM

AGENT: RON FRANZ

REQUEST: Adjust 94.17± acres from Lots 2 and 3 into Lot 1, creating three lots of 80±, 113.50± and 272.20± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Leggett Area. Parcels are on the south side of US 101, 3± miles west of its intersection with Bell Springs Road (CR 324). APN/s 012-710-04,06, et. al.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Special Conditions

2b. **CASE#:** B_2016-0031

DATE FILED: 9/6/2016

OWNER: KRAAL SUSAN C

APPLICANT: LLOYD KRAAL

AGENT: TONY SORACE

REQUEST: Transfer 12± acres from APN 013-660-69 to 013-520-48 to create two parcels of 101± acres and 163± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Branscomb area. Parcels are located on Wilderness Lodge Road (CR 320), approximately 2 miles from its intersection with Branscomb Road (CR 429). Parcels are approximately 9 miles west of the town of Laytonville.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2c. **CASE#:** B_2016-0032

DATE FILED: 9/6/2016

OWNER: CLINE MICHAEL R & ELIZABETH AND JEREMY HAWK AND RACHAEL GNEISER

APPLICANT: JEREMY HAWK

AGENT: JESSE BUFFINGTON

REQUEST: Transfer 80± acres from APN 053-090-01 to APN 053-090-05 to create two parcels of 166.30± and 100.02± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Piercy area. Parcels are accessed by Pepperwood Springs Road (private), 1.50± miles east of its intersection with County Road 442-C. Parcels are located 1± mile northeast of the town of Piercy.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.



- 2d. CASE#:** B_2016-0033
DATE FILED: 9/6/2016
OWNER/APPLICANT: CATENACCI JOHN GUY
AGENT: RON FRANZ
REQUEST: Move .44± from APNs 180-220-08, 09 to APNs 180-220-10, et. al. to create two parcels of .78± acres and 2.71± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Ukiah area. Parcels are accessed by Fircrest Drive (CR 210), .20± miles west of its intersection with South State Street (CR 104-A). Parcels are located 2± miles south of the center of the City of Ukiah.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.
- 2e. CASE#:** B_2016-0034
DATE FILED: 9/12/2016
OWNER: FREY BENJAMIN T
APPLICANT: JONATHAN FREY
AGENT: J.R. BARRETT ASSOCIATES
REQUEST: Reconfigure three existing legal lots. Transfer 1± acre from APN 107-200-13 et. al. into APN 107-200-21. APN 160-011-05 will be relocated to a different location on the southern side of APN 107-210-08. Adjustment will result in three parcels of 119± acres, 4.50± acres and 6.07± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4.70± miles northwest of the town of Redwood Valley. Parcels are on the west side of Tomki Road (CR 237-D), 1.60± miles north of its intersection with East Road (CR 230).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.
- 2f. CASE#:** B_2016-0035
DATE FILED: 9/12/2016
OWNER/APPLICANT: WEIR MARK W TTEE
AGENT: RAU AND ASSOCIATES, INC
REQUEST: Transfer 2.50± acres from APN 125-280-81 to APN 125-270-17 to create two parcels of 42.50± acres and 80.10± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are located 5± miles southeast of the town of Comptche, on the south side of Comptche Ukiah Road (CR 223), 6± miles east of its intersection with Flynn Creek Road (CR 135).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.
- 2g. CASE#:** B_2016-0036
DATE FILED: 9/13/2016
OWNER: PACIFIC GAS & ELECTRIC CO AND DEBORAH SIMONTACCHI AND WARREN & LINDA WARE
APPLICANT: PACE ENGINEERING
AGENT: NATHAN SELLERS
REQUEST: Transfer 20.72± acres from APN 171-230-19 (PG&E) to two adjacent lots, APN 171-230-07 (Simontacchi) and APN 171-230-11 (Ware) to create three lots of 138.90± acres, 46.33± acres and 30.11± acres, respectively. Additionally, there will be a minor (±2 feet) correction to the boundary between APN 171-230-11 (Ware) and APN 171-230-23 (Richardson).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are 4.25± miles northeast of the town of Potter Valley on the south side of Eel River Road (240-B), 4± miles north of its intersection with Main Street (CR 245).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Standard Conditions.



2h. CASE#: B_2016-0037
DATE FILED: 9/13/2016
OWNER: PACIFIC GAS & ELECTRIC CO AND MICHAEL & LAURA CLARK AND DAVID CONN
APPLICANT: PACE ENGINEERING
AGENT: NATHAN SELLERS
REQUEST: Transfer 20.72± acres from APN 171-230-19 (PG&E) to two adjacent lots, APN 171-230-07 (Simontacchi) and APN 171-230-11 (Ware) to create three lots of 138.90± acres, 46.33± acres and 30.11± acres, respectively. Additionally, there will be a minor (±2 feet) correction to the boundary between APN 171-230-11 (Ware) and APN 171-230-23 (Richardson).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are 4.25± miles northeast of the town of Potter Valley on the south side of Eel River Road (240-B), 4± miles north of its intersection with Main Street (CR 245).
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Special Conditions.

2i. CASE#: B_2016-0020 (**Continued from 9/08/2016**)
DATE FILED: 5/23/2016
OWNER/APPLICANT: NEARY CHRISTOPHER J / JOAN VON WEIEN
REQUEST: Reconfigure two existing legal lots, transferring 179.50± acres from Lot 2 to Lot 1 to create two lots of 4.90± acres and 339.50± acres, respectively. The adjusted Lot 2 will be collinear with the boundaries of an R-3 contract rezone through Ordinance 4195 but the contract was never signed and recorded.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Willits area. Parcels are located on the west side of Highway 101 at the southern boundary of the City of Willits. APN 007-220-05.
STAFF PLANNER: RUSSELL FORD
RECOMMENDED ACTION: Approve with Special Conditions.

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2007-0009
DATE FILED: 3/22/2007
OWNER: MARY E. MACKALL
APPLICANT: UKIAH REDWOOD
REQUEST: Minor Subdivision of a 1.543+/- acre parcel to create four lots containing 12,476 square feet, 12,944 square feet, 14,450 square feet and 24,120 square feet.
LOCATION: 2± miles east of Hopland on the east side of Old River Road (CR# 201), and approximately 800 feet north of the intersection of State Highway 175 and Old River Road, located at 13711 Old River Road, AP# 048-170-38 (previously 048-170-07).
STAFF PLANNER: MARY LYNN HUNT

3b. CASE#: MS_2008-0007
DATE FILED: 2/25/2008
OWNER/APPLICANT: VILLALPANDO, JESUS
AGENT: RICHARD A SEALE
REQUEST: Minor Subdivision of a 5.59+/- acre parcel to create two parcels of approximately 3.42 and 2.17 acres.
LOCATION: 3.5± miles southeast of Fort Bragg, lying on the south side of Simpson Lane (CR 414) directly across from its intersection with Redwood Springs Drive (CR 561).
STAFF PLANNER: MARY LYNN HUNT



3c. CASE#: MS_2009-0006

DATE FILED: 4/14/2009

OWNER/APPLICATION: RICHMOND & CAROL AGUILAR

APPLICANT: RICHMOND & CAROL AGUILAR

AGENT: AMY WYNN

REQUEST: Coastal Development Minor Subdivision of a 31,234+/- square foot parcel to create 2 parcels of approximately 18,408.8 square feet and 12,802.9 (12,003.2 net) square feet.

9/8/2016 Extension of Time – Applicant is requesting an Extension of Time for the processing of this Minor Subdivision; extending the Final Completion date from October 21, 2016 to April 21, 2018 (18 month extension).

LOCATION: Within the Coastal Zone, located within the town of Mendocino bordered on the north by Albion Street (CR# 407D), on the east by Woodward Street (CR# 407J), on the south by Main Street (CR# 407E) and on the west by Hesser Street (CR# 407I), located at 10401 Hesser Street; AP# 119-217 -08.

STAFF PLANNER: JULIA ACKER

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2016-0021

DATE FILED: 8/24/2016

OWNER/APPLICANT: WOLF JASON ERNIE

REQUEST: Minor subdivision to split a 40± acre parcel into two 20± acre parcels.

LOCATION: 72051 Hill Rd., Covelo; APN 034-320-02.

STAFF PLANNER: ROBERT DOSTALEK

4b. CASE#: PAC_2016-0022

DATE FILED: 8/24/2016

OWNER/APPLICANT: ARIK COHEN, DANIEL COHEN, AND JANE ARIEL

APPLICANT: JANE ARIEL

REQUEST: Subdivision of a 120A± parcel into three 40A± acre parcels.

LOCATION: 3770 Goat Rock Rd., Ukiah; APN 046-310-29.

STAFF PLANNER: ADELE PHILLIPS

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.co.mendocino.ca.us/planning>