



SUBDIVISION COMMITTEE AGENDA

SEPTEMBER 8, 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_2016-0020 (**Continued from 8/11/2016**)

DATE FILED: 5/23/2016

OWNER/APPLICANT: NEARY CHRISTOPHER J / JOAN VON WEIEN

PROJECT COORDINATOR: RUSSELL FORD

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.

RECOMMENDED ACTION: Approve with Special Conditions.

2b. **CASE#:** B_2016-0023

DATE FILED: 6/9/2016

OWNER/APPLICANT: BRUCE & BETH BELL AND CHARLES & LYDIA URSELLE RAND

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Coastal Development Boundary Line Adjustment to adjust three existing parcels of 2.74± acres, 5.37± acres and 20.10± acres into three parcels of 2.91± acres, 5.20± acres, and 20.10± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone. Parcels are accessed via Jack Peters Creek Road (private), .53± miles northeast of its intersection with Larkin Road (CR 443). Parcels are located 1.00± mile northeast of the Town of Mendocino. APN 118-340-44, -45, 119-380-49.

RECOMMENDATION: Approve with standard conditions.

2c. **CASE#:** B_2016-0024

DATE FILED: 6/13/2016

OWNER/APPLICANT: CALLANAN KEVIN F TTEE AND WARNER CHAD A

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Coastal Development Boundary Line Adjustment to transfer .06± acres from Warner to Clannan to create two parcels of 8.11± and .73 ± cares, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone. Parcels are accessed via Sunset Drive (CR 525), 70± miles from its intersection with Highway 1. Parcels are located 4.00± miles northwest of the town of Gualala, in the Anchor Bay area. APN 143-211-04

RECOMMENDATION: Approve with standard conditions.



- 2d. **CASE#:** B_2016-0028
DATE FILED: 7/22/2016
OWNER: SILVERIA LAWRENCE JAMES & BEVE
APPLICANT: VANCE RICKS
PROJECT COORDINATOR: RUSSELL FORD
REQUEST: Reconfigure two existing legal lots, transferring 55 sq. ft. from Lot 1 to Lot 2, to create two lots of 1.05± acres and 1.15± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Ukiah area. Parcels are located on the west side of Wellmar Drive (private), .04± miles north of its intersection with Orr Springs Road (CR 223) in the Pinoleville area; APN 169-190-38.
RECOMMENDATION: Approve with standard conditions.
- 2e. **CASE#:** B_2016-0029
DATE FILED: 8/9/2016
OWNER: DETZEL TODD & VIRGINIA AND LUTGE CARL & MELODY AND TROY SURLES
APPLICANT: BRADLEY THOMAS
AGENT: CHRIS WATT
PROJECT COORDINATOR: RUSSELL FORD
REQUEST: Reconfigure two existing legal lots, transferring 3± acres from Lot 2 to Lot 1 to create two lots of 37± acres and 11± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Leggett area. Parcels are located on the west side of Bell Springs Road (CR 324), approximately .80± miles north of its intersection with US 101; APN 012-620-22.
RECOMMENDATION: Approve with standard conditions.

3. MINOR SUBDIVISIONS

None

4. PREAPPLICATION CONFERENCE

- 4a. **CASE#:** PAC_2016-0017
DATE FILED: 7/26/2016
OWNER/APPLICANT: MCCULLOCH LARRY
PROJECT COORDINATOR: JULIA ACKER
REQUEST: Subdivide into 3 or 4 lots. Owner is hoping for 4 lots, but that would require a minimum parcel size of 4 acres, as opposed to the required 5 acres.
LOCATION: Just north of Fort Bragg City limits, lying northwest of John Hyman Road (CR 423) and 700± feet south of Airport Road (CR 424); located at 22250 John Hyman Road; APN 69-262-06.
- 4b. **CASE#:** PAC_2016-0019
DATE FILED: 8/5/2016
OWNER/APPLICANT: WIEDMANN DIANA TTEE
PROJECT COORDINATOR: ADELE PHILLIPS
REQUEST: Boundary Line Adjustment to swap 0.68A± with neighboring west parcel, in conjunction with Minor Subdivision of 20A± lot into 3 parcels.
LOCATION: 31601 Albion Ridge, Albion. APN 123-250-12



- 4c. CASE#:** PAC_2016-0020
DATE FILED: 8/10/2016
OWNER/APPLICANT: BURR ANTHONY ERIC
AGENT: NORMAN L. DEVALL
PROJECT COORDINATOR: ROBERT DOSTALEK
REQUEST: Minor subdivision of a 10.59± acre parcel into a 5.6± acre parcel and 4.99± acre parcel.
LOCATION: 41911 Powers Rd., Mendocino Area. APN 118-560-13.

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>