



**SUBDIVISION COMMITTEE  
AGENDA**

**AMENDED**

**NOVEMBER 12, 2015  
9:00 A.M.**

**Mendocino County Administration Center  
501 Low Gap Road, Ukiah, California  
Conference Room C**

**Order of Agenda**

**1. ROLL CALL**

**2. BOUNDARY LINE ADJUSTMENTS**

**2a. CASE#: B\_2015-0038**

**DATE FILED:** 9/23/2015

**OWNER:** MICHAEL & SHELIA BIAGGI AND STUART TITUS AND STEVEN TITUS

**APPLICANT:** MICHAEL & SHELIA BIAGGI

**AGENT:** RICHARD SEALE

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure boundary between two parcels, adjusting 0.37 acres from APN 133-170-07 to APN 133-190-06.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Manchester area. Parcels are lying at the north side of Mountain View Road (CR 510), 3.85± miles east of its intersection with Highway 1. Located at 39050 and 40100 Mountain View Road; APN's 133-170-07 and 133-190-06.

**RECOMMENDED ACTION:** APPROVE WITH SPECIAL CONDITIONS

**2b. CASE#: B\_2015-0041**

**DATE FILED:** 10/13/2015

**OWNER:** DARIAN TUCKER AND MARIPOSA INSTITUTE

**APPLICANT:** DARIAN TUCKER

**AGENT:** MARC KOMER

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Boundary Line Adjustment to reconfigure two parcels resulting in a 10± acre parcel and a 72.2± acre parcel.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption

**LOCATION:** 2.5± miles west of Ukiah, lying on the south side of Low Gap Road (CR 212). Located at 3571 and 3801 Low Gap Road; APN's 156-170-12 and -14.

**RECOMMENDED ACTION:** APPROVE WITH STANDARD CONDITIONS

**3. MINOR SUBDIVISIONS**

**3a. CASE#: MS\_2015-0002**

**DATE FILED:** 3/26/2015

**OWNER:** DONALD SUNDSTROM AND EMANI SEEFELDT AND DAVID & DIANA HILLMER

**APPLICANT:** EMANI SEEFELDT

**AGENT:** RICHARD SEALE

**PROJECT COORDINATOR:** GRAHAM HANNAFORD

**REQUEST:** Minor Subdivision of a 23.9± acre parcel into four (4) parcels of 5.0±, 5.0±, 6.9± and 7.0± acres in size.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 2± miles north east of Gualala, lying on the east side of Old Stage Road (CR 502) just north of its intersection with Pacific Woods Road (private), 38701 Old Stage Road, Gualala; APN 145-011-01.



**3b. CASE#:** MS\_2015-0003

**DATE FILED:** 7/21/2015

**OWNER:** THOMAS & SHERRILL SNYDER

**AGENT:** RAYMOND HALL

**PROJECT COORDINATOR:** GRAHAM HANNAFORD

**REQUEST:** Subdivide APN 169-080-10, 1.27± acres, into three (3) parcels. Proposed parcels would be 14,680 square feet, 14,002 square feet, and 17,162 square feet.

**LOCATION:** 1.6± miles north east of Ukiah, 1,400± feet east of its intersection with North State Street, lying on the north side of the road. Located at 420 Lake Mendocino Drive; APN 169-080-10.

#### 4. PREAPPLICATION CONFERENCE

None.

#### 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.