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**SUBDIVISION COMMITTEE  
AGENDA**

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**JANUARY 14, 2016  
9:00 A.M.**

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**CONFERENCE ROOM B  
COUNTY ADMINISTRATION BUILDING  
501 LOW GAP ROAD, UKIAH**

**Order of Agenda**

**1. ROLL CALL**

**2. BOUNDARY LINE ADJUSTMENTS**

**2a. CASE#: B\_2015-0039**

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

**OWNER:** KAY MEDLEY BAUMEISTER

**APPLICANT:** PHILLIP D SMITH

**AGENT:** RICHARD SEALE

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Coastal Development Boundary Line Adjustment to transfer equal acreage (.09± acres) between APN's 126-040-05 and 09.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption

**LOCATION:** Within the Coastal Zone, lying southwest of Highway 1 at the mouth of the Navarro River on the north side, known as Navarro Head. Located at 960 and 1020 N Hwy 1, Albion; APN's 126-040-05 & 09.

**RECOMMENDED ACTION:** APPROVE WITH CONDITIONS

**2b. CASE#: B\_2015-0037**

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

**OWNER/APPLICANT:** PETER KNEZ & HEIDI VAN VLIET-KNEZ

**AGENT:** TIM MATHIAS

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure two lots of 154.8± and 158.5± acres into two lots of 117± acres and 195± acres, respectively. The new parcel boundary will be aligned with an existing small creek bed. Both parcels are currently in Williamson Act contracts. Both parcels are currently developed with single family residences.

**LOCATION:** Parcels are accessed off Deer Meadows Road (Private), 1.5± miles northeast of its intersection with County Road 150A. The parcels are 1± mile northeast of the town center of Boonville. Located at 16165 Deer Meadows Road; APN's 029-060-19 and 046-160-82.

**RECOMMENDED ACTION:** APPROVE WITH SPECIAL CONDITIONS

**2c. CASE#: B\_2015-0042**

**DATE FILED:** 11/23/2015

**OWNER:** BEN PILL

**APPLICANT:** CLIFFORD ZIMMERMAN

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure two existing legal lots of 22.4± and 20± acres into two lots of 22.37± and 20.03± acres, respectively. Both parcels are currently undeveloped. This adjustment is intended to create a suitable building site on parcel 1.

**LOCATION:** Westport. Parcels are accessed via DeHaven Creek Road (private), .40± miles northeast of its intersection with Branscomb Road (CR 429). Parcels lay 1.75± miles northeast of the town center of Westport. Located at 23851 and 24051 DeHaven Creek; APN's 013-890-06 and -27.

**RECOMMENDED ACTION:** APPROVE WITH STANDARD CONDITIONS



**2d. CASE#:** B\_2015-0043

**DATE FILED:** 11/19/2015

**OWNER/APPLICANT:** WARREN & LINDA WARE AND ROBERT PAGE & LINDA WARE

**AGENT:** JIM RONCO CONSULTING

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure four existing lots of 13.6±, 11±, .6± and 30± acres respectively, into four lots of 17.3±, 7.3±, .6± and 30± acres. Proposed adjustment will serve to align the new property line to an existing fence.

**LOCATION:** Parcels lie on Oat Gap Road (CR 241), .40± miles northeast of its intersection with Eel River Road (CR 240B), and are situated 4.3± miles northeast of the town center of Potter Valley. Located at 11500, 11600, 11640, and 11660 Oat Gap Road; APN's 171-230-05, -11, -21, and -22.

**RECOMMENDED ACTION:** APPROVE WITH SPECIAL CONDITIONS

**2e. CASE#:** B\_2015-0044

**DATE FILED:** 11/19/2015

**OWNER/APPLICANT:** TIMOTHY MARSH

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Boundary Line Adjustment to reconfigure two legal lots of 39.41± acres and 17.88± acres to create two legal lots of 41± acres and 16± acres.

**LOCATION:** 2± miles northwest of Ukiah, lying .25± miles north of Orr Springs Road (CR 223), 1± mile west of the intersection of Orr Springs Road and North State Street (CR 104). Located at 1150 Orr Springs Road; APN's 156-060-03, -06, -07, and 156-110-23.

**RECOMMENDED ACTION:** APPROVE WITH STANDARD CONDITIONS

**2f. CASE#:** B\_2015-0045

**DATE FILED:** 11/20/2015

**OWNER/APPLICANT:** MARC JAMESON

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure two parcels of 19± and 17.8± acres into two parcels of 20.6± and 16.2± acres, respectively. Parcel 1 is developed with a Single Family Residence and barn, and the adjustment will place the well serving the Single Family Residence onto Parcel 1. Both parcels are zoned TPZ.

**LOCATION:** Parcels are accessed by the private extension of Company Ranch Road (CR 419A), 2± miles east of its intersection with Fort Bragg Sherwood Road (CR 419). Parcels are located 5.25± miles east of the City of Fort Bragg. Located at 25270 Company Ranch Road; APN's 020-600-22 and -23.

**RECOMMENDED ACTION:** APPROVE WITH SPECIAL CONDITIONS

**2g. CASE#:** B\_2015-0046

**DATE FILED:** 11/20/2015

**OWNER:** VALERIE NORDEMAN AND SEAN & AURORA STUDEBAKER

**APPLICANT:** SEAN & AURORA STUDEBAKER

**AGENT:** CRAWFORD & ASSOCIATES, INC

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure two legal lots of 40.14± and 40.37± acres, into two lots of 37.60± and 42.91± acres, respectively. The Studebaker parcel is the site of an active quarry that holds an easement over a 2.54± acre section of the Nordeman parcel. This adjustment will bring the easement and surrounding area into the existing lands of Studebaker.

**LOCATION:** Parcels are accessed via Laytonville Dos Rios Road (CR 322), 1.15± miles east of its intersection with Highway 101. Parcels are .60± miles east of the town center of Laytonville. Located at 886 and 1136 Laytonville-Dos Rios Road; APN's 035-460-02 and -06.

**RECOMMENDED ACTION:** APPROVE WITH SPECIAL CONDITIONS



### 3. MINOR SUBDIVISIONS

**3a. CASE#:** MS\_2014-0010

**DATE FILED:** 12/16/2014

**OWNER/APPLICANT:** MARIETTA HOPLAND LLC

**AGENT:** BEN KAISI

**PROJECT COORDINATOR:** JOHN SPEKA

**REQUEST:** Minor Subdivision of a 269± acre parcel to create 4 parcels of 40±, 28±, 161± and 40± acres, respectively. Also a use permit is requested to implement a Planned Development (PD) on the subject property.

**LOCATION:** 3.9± miles northeast of Hopland, lying on the east side of Old River Road (CR 201), 3± miles north of its intersection with University Road (CR 116B), located at 9801, 10275 and 10501 Old River Road; APN 047-310-05.

### 4. PREAPPLICATION CONFERENCE

**4a. CASE#:** PAC\_2015-0015

**DATE FILED:** 11/19/2015

**OWNER:** DAVID ALDO TOLLINI

**APPLICANT/AGENT:** JAVIER RAU

**PROJECT COORDINATOR:** ADELE PHILLIPS

**REQUEST:** 2 parcel minor subdivision.

**4b. CASE#:** PAC\_2015-0017

**DATE FILED:** 11/30/2015

**OWNER:** THE JAMES M. MARTIN III TRUST

**APPLICANT:** JIM MARTIN

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Two parcel minor subdivision.

**ENVIRONMENTAL DETERMINATION:**

**LOCATION:** APN 049-340-51; site located on a private road off of Elkhorn Road, Yorkville.

### 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.