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## SUBDIVISION COMMITTEE AGENDA

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JUNE 11, 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\_2015-0016**

**DATE FILED:** 4/7/2015

**OWNER:** MICHAEL & SHARON SHAPIRO

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to transfer 1.26± acres from APN 029-090-26 into APN 029-090-11, resulting in a parcel of 5.44± and 1.52± acres.

**LOCATION:** Boonville, parcels lie along Highway 128, 0.10± miles east of its intersection with Mountain View Road (CR 510). Located at 13961 and 13975 Highway 128; APN 029-070-27, 029-100-14, 029-090-11 and -14.

**RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS**

**2b. CASE#: B\_2015-0017**

**DATE FILED:** 4/9/2015

**OWNER:** WALTER & SUZANNE LUCHETTI AND KAREN VANN

**APPLICANT:** WALTER & SUZANNE LUCHETTI

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to transfer 0.4± acres from APN 034-230-06 into APN 034-230-05 as shown on exhibit maps. New line to follow along existing fence line. Both parcels are in active Ag Preserve.

**LOCATION:** In the town of Covelo, 1.25± miles east of the intersection of Highway 162 and East Lane (CR 327C). Located at 25026 and 25500 East Lane; APN 034-230-05 and -06.

**RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS**

**2c. CASE#: B\_2015-0020**

**DATE FILED:** 4/21/2015

**OWNER:** MAILLIARD RANCH AND LARRY MAILLIARD

**APPLICANT:** LARRY MAILLIARD

**AGENT:** MATT HERMAN - SHN

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure four existing legal lots (all 160 acres or more) into 2 legal lots, with the new boundary to be drawn along an existing private access road.

**LOCATION:** Yorkville, along Fish Rock Road (CR 122), 1.25± miles west of its intersection with Highway 128. No address is assigned; APN's 049-050-25, 049-060-14, 049-060-15, 049-060-15, 049-060-21, 049-060-22, 049-060-23, 049-060-27, 049-150-37.

**RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS**



**2d. CASE#:** B\_2015-0021

**DATE FILED:** 5/6/2015

**OWNER:** JONATHAN & KATRINA FREY AND JOY HOYMAN - LIFE ESTATE AND THOMAS KIRSCH

**AGENT:** J.R. BARRETT ASSOCIATES

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure existing lots into one lot of 419± acres and one lot of 170± acres.

**LOCATION:** Redwood Valley, parcels are accessed from Tomki Road (CR 237D), 1± mile from its intersection with West Road (CR 237). Located at 12950 Tomki Road; APNs 106-120-04, -05, 160-150-27, -28, and 160-011-29.

**RECOMMENDED ACTION:** APPROVE WITH STANDARD CONDITIONS

**2e. CASE#:** B\_2015-0022

**DATE FILED:** 5/7/2015

**OWNER/APPLICANT:** REMI & ZOUBIDA ZAJAC

**AGENT:** JIM RONCO

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to merge and reconfigure 2 legal lots into one 1.2± acre lot with the existing residence and one 11.1± acre lot for the existing vineyard.

**LOCATION:** Redwood Valley, parcels are located on Road B (CR 231A), 0.50± miles from Highway 20, located at 3350 Road B; APN 166-230-01.

**RECOMMENDED ACTION:** APPROVE WITH STANDARD CONDITIONS

**2f. CASE#:** B\_2015-0023

**DATE FILED:** 5/12/2015

**OWNER/APPLICANT:** JOHN & DANIELLE SHERMAN

**AGENT:** BROOKTRAILS TOWNSHIP CSD

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to merge 2 subdivision lots, one developed and one vacant, to form a single lot of 0.81± acres.

**LOCATION:** Brooktrails, parcels are located on Cypress Drive (CR 606) within the Brooktrails Vacation Village. Located 1.75± miles northwest of the intersection of Sherwood Road (CR 311) and Highway 101. 24275 Cypress Drive, Willits; APN 100-142-07 and -16.

**RECOMMENDED ACTION:** APPROVE WITH STANDARD CONDITIONS

**3. MINOR SUBDIVISIONS**

None.

**4. PREAPPLICATION CONFERENCE**

**4a. CASE#:** PAC\_2014-0009

**DATE FILED:** 11/10/2014

**OWNER/APPLICANT:** JAMES & DEANNA HAM

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Preapplication Conference to consider a two parcel coastal development minor subdivision south of Fort Bragg off of Boice Lane.

**LOCATION:** 32400 Creekside Lane, Fort Bragg; APN 017-220-71.



**4b. CASE#:** PAC\_2015-0002

**DATE FILED:** 2/24/2015

**OWNER/APPLICANT:** KARL & MARLISS WAIDHOFER

**PROJECT COORDINATOR:** JULIA ACKER

**REQUEST:** Preapplication Conference to demolish existing structures on all parcels, construct new fire house for Elk Volunteer Fire Department on APN 127-231-04 (Coastal Development Use Permit), join or combine Louisa Street with Parcel 1 (Boundary Line Adjustment) reconstruct the homes currently existing on Parcel 1, and subdivide APN 127-231-05 into eight (8) parcels (Coastal Development Major Subdivision).

**LOCATION:** 6125 and 6127 S Highway 1, ELK; APN 127-231-04 and 127-231-05.

## 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.