



SUBDIVISION COMMITTEE
AGENDA **AMENDED**

MARCH 12, 2015
9:00 A.M.

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

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.

BOUNDARY LINE ADJUSTMENTS

1. **CASE#:** CDB 2014-0029
DATE FILED: 8/6/2014
OWNER: JAMES & BARBARA HURST AND PACIFIC RIM REAL ESTATE, LLC
AGENT: DAVID E PAOLI
PROJECT COORDINATOR: JULIANA CHERRY
REQUEST: For the Consolidated Coastal Development Permit: Resolution of the Mendocino County Board of Supervisors Authorizing the processing of a consolidated coastal development permit by the California Coastal Commission, for Barbara Hurst, James Hurst, and Pacific Rim Real Estate, for a boundary line adjustment (CDB-29-2014) between two legal lots (APN 018-140-39 and APN 018-140-59) in Noyo Harbor. For the Boundary Line Adjustment: Boundary Line Adjustment to transfer 0.37 acres from APN 018-140-39 to APN 018-140-59.
ENVIRONMENTAL DETERMINATION:
LOCATION: In Noyo Harbor, south of the City of Fort Bragg, on North Harbor Drive at 32300 N Harbor Drive (APN 018-140-39) and 32310 N Harbor Drive (APN 018-140-59).
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS

2. **CASE#:** CDB 2014-0036
DATE FILED: 10/10/2014
OWNER: LINDA J FRATIS AND MENDOCINO LAND TRUST
APPLICANT: MENDOCINO LAND TRUST
AGENT: CLIFFORD M. ZIMMERMAN
PROJECT COORDINATOR: JULIA ACKER
REQUEST: Coastal Development Boundary Line Adjustment to transfer 0.325± acres from 118-140-56 into 118-140-45. Creating parcels of 11.116± and 30.03± acres.
ENVIRONMENTAL DETERMINATION: Exempt from CEQA class 5(a).
LOCATION: Within the Coastal Zone, lying 3.5± miles north of the Town of Mendocino, on the east side of Point Cabrillo Drive (CR 564), 985± feet south of intersection with South Caspar Drive (CR 540). Located at 13911 Point Cabrillo Drive, Mendocino; APN's 118-140-45 and -188-140-56.
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS



3. **CASE#:** B 2014-0037
DATE FILED: 10/20/2014
OWNER: ROBERT HIATT AND RONALD HIATT
APPLICANT: STEVE BROOKS
AGENT: JIM RONCO
PROJECT COORDINATOR: RUSSELL FORD
REQUEST: Boundary Line Adjustment to reconfigure the line between 2 parcels to create one 29.8± acre and one 38.7± acre parcel.
LOCATION: 2.0± miles east of Hopland on Highway 175. Located at 2400 Highway 175, Hopland; APN's 048-270-01 and -10.
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS
4. **CASE#:** B 2015-0004
DATE FILED: 1/30/2015
OWNER: JAY BONNET AND CHARLES HADLEY
APPLICANT: JAY BONNET
AGENT: SHN CONSULTING -MATT HERMAN
PROJECT COORDINATOR: GRAHAM HANNAFORD
REQUEST: Boundary Line Adjustment to adjust 1.6± acre from APN 037-190-29 to APN 037-270-15 and 1.6± acre from 037-270-15 to APN 037-190-29, so that the barn, shed, and a pond are wholly within parcel APN 037-190-29.
LOCATION: 7.5± miles east of Longvale. No address assigned; APN's 037-190-29 and 037-270-15.
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS
5. **CASE#:** B 2015-0005
DATE FILED: 1/30/2015
OWNER/APPLICANT: ROBERT MCGRATH
AGENT: SHN CONSULTING -MATT HERMAN
PROJECT COORDINATOR: RUSSELL FORD
REQUEST: Boundary Line Adjustment to merge three parcels and adjust boundary between the fourth to settle Judgment of Dissolution of Marriage.
LOCATION: Bell Springs Road, 5± miles from the junction with Highway 101. Located at 63501 Bell Springs Road, Laytonville; APN's 011-720-04, -05, -06, and -28.
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS
6. **CASE#:** B 2015-0007
DATE FILED: 2/2/2015
OWNER: ANNA SHIMKO AND PETER HUDSON
APPLICANT: VANCE RICKS
PROJECT COORDINATOR: GRAHAM HANNAFORD
REQUEST: Boundary Line Adjustment to adjust 1.24± acres from APN 049-280-16 to APN 049-280-17 so that the propane tank and well serving 049-280-17 are on the same property as the dwelling.
LOCATION: Lying on the south side of Highway 128, 17± miles due south of Ukiah. Located at 26460 Highway 128, Yorkville; APN's 049-270-07, 049-280-16, and -17.
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS



7. **CASE#:** B 2015-0008
DATE FILED: 2/5/2015
OWNER: WALTER & BARBARA OBERKIRCH AND PAUL LAMBERT & JANET LEE AND JEFF & KELLY COWAN AND MICHAEL & BRENDA SMITH AND STEVEN & NATALIE SPACKMAN AND GIOVANNI VITALIE
APPLICANT: BROOKTRAILS TOWNSHIP COMMUNITY SERVICE DISTRICT
AGENT: ELIZABETH SIMPSON
PROJECT COORDINATOR: GRAHAM HANNAFORD
REQUEST: Brooktrails Boundary Line Adjustment group #30- single application for 6 individual property owners to merge 12 parcels into 6 parcels.
LOCATION: In Brooktrails, 6 separate locations: Clover Drive, Camellia Place, Fox Road, Otter Drive, Coyote Place, and Maize Place. APN's 099-112-05, -06, 100-141-14, -15, 097-112-12, -13, 097-072-06, -07, 097-124-13, -14, 097-327-10, and 097-328-03.
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS

MINOR SUBDIVISIONS

8. **CASE#:** P 2014-0001
DATE FILED: 5/9/2014
OWNER: H W C & ASSOCIATES, LLC
APPLICANT/AGENT: RANDY WESTON
PROJECT COORDINATOR: FRED TARR
REQUEST: Parcel Subdivision of a 287± acres parcel into four (4) parcels of 47±, 47±, 74±, and 119± acres. The private road name "Pear Ranch Road" is proposed to serve the parcels.
ENVIRONMENTAL DETERMINATION:
LOCATION: In Covelo, 1.5± miles south of town center, lying north of Fairbanks Road (CR 327) just east of its intersection with State Highway 162 (Covelo Road). APN's 034-121-63, 66, 71, and 72.
RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS
9. **CASE#:** MS 2012-0003
DATE FILED: 12/3/2012
OWNER/APPLICANT: SNOW MOUNTAIN TREE FARM INC.
AGENT: RON FRANZ
PROJECT COORDINATOR: DUSTY DULEY
REQUEST: Minor Subdivision to create 4 parcels containing 10± acres each and a remainder parcel containing 57.3± acres.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 3.9± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B) 0.1± miles east of its intersection with Van Arsdale Road (CR 242), located at 17200 Eel River Road; APN's 171-200-14 & 171-210-11.



PRE-APPLICATION CONFERENCE

10. **CASE#:** PAC 2015-0001
DATE FILED: 2/3/2015
OWNER: MARK DILORENZO
APPLICANT: ASHLEY & JEFF KUHL
AGENT: SEAN GAYNOR-ROUSSEAU
PROJECT COORDINATOR: SCOTT M PERKINS
REQUEST: Pre-Application Conference to build a residential home with a septic system with removal trees and vegetation. Potentially construct driveway and patio.
LOCATION: 15170 Irish Beach Drive, Manchester; APN 132-050-03.

MATTERS FROM STAFF

MATTERS FROM PUBLIC

ADJOURNMENT