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## SUBDIVISION COMMITTEE AGENDA

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MAY 14, 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#: CDB\_2015-0001

DATE FILED: 1/22/2015

OWNER: JEFFREY & SUSAN FRANKEL AND ANGELA & JOHN ZUCKER

APPLICANT: ANGELA & JOHN ZUCKER

PROJECT COORDINATOR: JULIANA CHERRY

REQUEST: Coastal Development Boundary Line Adjustment transferring 2.61± acres from APN 127-040-12 to APN 127-040-03 and creating parcels of 22.91± acres and 6.67± acres in area.

ENVIRONMENTAL DETERMINATION: A Class 5(a) Categorical Exemption from CEQA pursuant to Section 15305 for minor alterations in land use limitations, including minor lot line adjustments not resulting in the creation of a new parcel.

LOCATION: Within the Coastal Zone, 1.2± miles north of Elk, lying on the west side of Highway 1 and north of Cavanaugh Gulch on parcels 127-040-03 and 127-040-12.

RECOMMENDED ACTION: APPROVAL TO CPA WITH CONDITIONS

2b. CASE#: B\_2015-0013

DATE FILED: 3/17/2015

OWNER: MARK ALAN & MARILYN FOSTER

APPLICANT: MARK FOSTER

AGENT: JIM RONCO

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Boundary Line Adjustment to reconfigure the line from east/west to north/south, resulting in 2 parcels of 0.29± acres each.

LOCATION: In the town of Calpella, 400± feet north of its intersection of North State Street (CR 104) and Moore Street (CR 229B). This parcel fronts on both North State Street and Third Street (CR 229A).

Located at 6247 Third Street; APN 167-030-11.

RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS

2c. CASE#: B\_2015-0014

DATE FILED: 3/23/2015

OWNER/APPLICANT: EARTH VIEW PROPERTIES, LLC TTEE

AGENT: GREGORY BIXLER

PROJECT COORDINATOR: FRED TARR

REQUEST: Boundary Line Adjustment to reconfigure two legal parcels from 80 acres to 40 acres and from 40 acres to 80 acres.

LOCATION: 5± miles north of Boonville, situated off Peachland Road. No address assigned; APN's 046-550-84 and -85.

RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS



2d. **CASE#:** B\_2015-0015

**DATE FILED:** 3/24/2015

**OWNER/APPLICANT:** METTA FOUNDATION

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to adjust 3 existing legal parcels of 40± acres each into a new configuration that provides private road access to each parcel, resulting in 3 legal lots 40± acres each.

**LOCATION:** North of the City of Ukiah, 1± mile northwest of the intersection of North State Street (CR 104) and Hensley Creek Road (CR 225A). Parcels are adjacent to and immediately north of the Mendocino College Campus. Located at 800 Hensley Creek Road, Ukiah; APN's 169-010-14, -15, 169-020-12, -13, -22, -28.

**RECOMMENDED ACTION:** APPROVAL WITH STANDARD CONDITIONS

2e. **CASE#:** B\_2015-0018

**DATE FILED:** 4/16/2015

**OWNER:** PATTY McMILLEN

**APPLICANT:** PATTY McMILLEN

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure two parcels of 4± acres and 112± acres into two parcels of 31± acres and 85± acres along an existing access road. The subject parcels were part of Certificate of Compliance #59-77, 85-77 & 86-77.

**LOCATION:** Northeast of the City of Ukiah off Deerwood Drive Extension (CR 215BX), 1.6± miles northeast of its intersection with Redemeyer Road (CR 215A), located at 3175 Deerwood Drive Extension; APN's 178-100-06, -07, 178-110-05, -10, and 189-010-01.

**RECOMMENDATION ACTION:** APPROVAL WITH STANDARD CONDITIONS

2f. **CASE#:** B\_2015-0019

**DATE FILED:** 4/16/2015

**OWNER:** CORB & MARCIA FLICK

**APPLICANT:** CORB FLICK

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Boundary Line Adjustment to reconfigure 4 legal parcels from sectionalized lots and Certificates of Compliance legal into four lots that better match the local terrain. Two lots are intended to be sold and will be granted an access easement prior to transfer.

**LOCATION:** Southwest of Yorkville on Elkhorn Road (CR 120), .60± miles from its intersection with Highway 128. Located 28120 Elkhorn Road, Yorkville; APN's 049-250-12, -18, -47, and -02.

**RECOMMENDED ACTION:** APPROVAL WITH STANDARD CONDITIONS

3. **MINOR SUBDIVISIONS**

3a. **CASE#:** MS\_2010-0014

**DATE FILED:** 1/1/2011

**OWNER/APPLICANT:** MORGAN DeBOLD/SANDRA DARR

**AGENT:** SAM POPE

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Minor Subdivision creating two (2) parcels of 25.0± and 45.45± acres.

**LOCATION:** 10± miles north of Laytonville, lying on both side of Bell Springs Road (CR 324) 0.5± mile from its intersection with Highway 101. Located at 57800 Bell Springs Road, Laytonville; APN 053-490-08.

**RECOMMENDED ACTION:** APPROVAL WITH STANDARD CONDITIONS



**4. PREAPPLICATION CONFERENCE**

**4a. CASE#:** PAC\_2015-0005

**DATE FILED:** 3/16/2015

**OWNER/APPLICANT:** BOYD SEARER III

**AGENT:** KENT WESTWOOD

**PROJECT COORDINATOR:** GRAHAM HANNAFORD

**REQUEST:** Preapplication Conference to discuss dividing split zoned parcel into a total of 3 parcels, 2 20 acres UR 20 parcels and one 90 acres FL, in the Laytonville area. Parcel has pre-existing logging roads providing access throughout. 3 springs provide water. Applicant would also like to discuss Boundary Line Adjustment that would provide 50% spring rights with neighboring parcel.

**LOCATION:** 8.11± miles north of Laytonville, bounded by Simmerly Road on parcel's western and southern borders, 1.75± miles from intersection of Simmerly and Iron Peak Road, 3± miles from intersection of Spyrock Rd and Highway 101, located at 8001 Simmerly Rd, Laytonville; APN 033-040-54.

**4b. CASE#:** PAC\_2015-0006

**DATE FILED:** 3/31/2015

**OWNER:** COLBY FRIEND

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Preapplication Conference for 2 parcel Minor Subdivision of 20 acres each.

**LOCATION:** 1461 Buckhorn Road, Willits; APN 104-280-07.

**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