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## SUBDIVISION COMMITTEE AGENDA

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JUNE 9, 2016  
9:00 A.M.

### COUNTY ADMINISTRATION BUILDING 501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM C

#### Order of Agenda

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** CDB\_2015-0010

**DATE FILED:** 2/20/2015

**OWNER/APPLICANT:** JOAN MAKELA

**AGENT:** RICHARD SEALE

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Coastal Development Boundary Line Adjustment to transfer 2.25+/- acres from APN 017-140-04 into 017-140-08, creating parcels of 2.62+/- acres and 2.75+/- acres in size.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone 1/2 mile southwest of the southern limits of the incorporated area of Fort Bragg, 1/4 mile west of the intersection of Simpson Lane and Highway 1, located at 32600 Simpson Lane, lying on the north side of the road. APNs: 017-140-04 and 017-140-08.

**RECOMMENDED ACTION:** Approve with Standard Conditions.

2b. **CASE#:** B\_2016-0005

**DATE FILED:** 3/3/2016

**OWNER/APPLICANT:** NORTH COAST BREWING CO INC AND JEFFREY SCHULTZ & ELLEN BUECHNER

**AGENT:** PAUL CLARK

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Coastal development boundary line adjustment to reconfigure two existing parcels of 6.85+ and 32.76+ acres into two lots of 12.61+ acres and 27+ acres, respectively. The adjustment will move 5.76+ acres from southerly lot to northerly lot.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Within the coastal zone, parcels are located in the Casper area, East of Highway 1, 0.40+ miles North of its intersection with Fern Creek Road (CR 411A). Parcels are identified as 15401 N Highway 1; APN 017-250-34, -35, and 118-020-19.

**RECOMMENDED ACTION:** Approve with Standard Conditions.

2c. **CASE#:** B\_2016-0008

**DATE FILED:** 4/11/2016

**OWNER/APPLICANT:** MAKI ASH AND JOHN ORANTES

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Reconfigure three legal lots of 11.13±, 15± and 9.25± acres into three lots of 21±, 5± and 9.25± acres, respectively.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Willits area. Parcels are accessed from Ridgewood Road (CR 304-A), approximately 1.25 miles southeast of its intersection with East Side Road (CR 304). Parcels are situated approximately 1.5 miles east of State Highway 101, south of Willits.

**RECOMMENDED ACTION:** Approve with Special Conditions.



- 2d. CASE#:** B\_2016-0011  
**DATE FILED:** 4/14/2016  
**OWNER/APPLICANT:** FRASER DUSTIN AND MICHAEL ADAMS JR.  
**AGENT:** RAU & ASSOC., INC.  
**PROJECT COORDINATOR:** RUSSELL FORD  
**REQUEST:** Reconfigure two existing legal lots of .28± and 8.57± acres into two lots of 2.15± and 6.70± acres, respectively. Lot 1 is undeveloped and Lot 2 has an existing industrial use at its northern end. Adjusted portion is currently undeveloped.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** Covelo. Parcels are located at the NE intersection of State Highway 162 and East Lane (CR 327-C), northeast of the Covelo town center.  
**RECOMMENDED ACTION:** Approve with Standard Conditions.
- 2e. CASE#:** B\_2016-0013  
**DATE FILED:** 4/14/2016  
**OWNER:** SUSAN CARR  
**APPLICANT:** RIQUE PAGAN  
**PROJECT COORDINATOR:** RUSSELL FORD  
**REQUEST:** Reconfigure two existing legal lots, transferring 94± acres from Lot 2 into Lot 1 and creating two lots of 30± and 214± acres, respectively. Both parcels are currently non-conforming. This adjustment will bring Lot 1 into conformance.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** Laytonville area. Parcels are accessed via Woodman Creek Road (Private), approximately 5.10 miles northeast of its intersection with County Road 307, north of the town of Laytonville. 7151 Woodman Creek Rd. APNs 033-111-10, 033-114-02, 033-120-67.  
**RECOMMENDED ACTION:** Approve with Standard Conditions.
- 2f. CASE#:** B\_2016-0014  
**DATE FILED:** 4/21/2016  
**OWNER:** GARMAN FAMILY LAND COMPANY LLC  
**APPLICANT:** NSA WIRELESS  
**PROJECT COORDINATOR:** RUSSELL FORD  
**REQUEST:** Reconfigure two existing lots of 3.68± and 44.70± acres into two lots of 5.58± and 42.80± acres, respectively. The new configuration will include a 160 sq. ft. area in parcel 1 to be used as the site of a proposed cell tower.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** Greater Willits area. Parcels are located along the west side of US Highway 101, at its intersection with Shimmins Ridge Road (CR 310-B), approximately 7.50 miles north of the City of Willits.  
**RECOMMENDED ACTION:** Approve with Standard Conditions.
- 2g. CASE#:** B\_2016-0015  
**DATE FILED:** 5/11/2016  
**OWNER:** JUAREZ ISIDRO & HORTENCIA AND PEREZ CELIA  
**APPLICANT:** CHARISE JUAREZ  
**PROJECT COORDINATOR:** RUSSELL FORD  
**REQUEST:** Reconfigure two legal lots, transferring .19± acres from lot 1 to lot 2 to create two lots of 2.60± acres and 2.10± acres, respectively. The same adjustment was applied for as B 2012-0014 and tentatively approved, but the project expired before completion.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** Willits area. Parcels are located along the northeast side of Blackhawk Drive (CR 371), approximately 4.75 miles west of its intersection with US 101 at Ridgewood Summit.  
**RECOMMENDED ACTION:** Approve with Standard Conditions.



**2h. CASE#:** B\_2016-0016

**DATE FILED:** 5/12/2016

**OWNER/APPLICANT:** FLICK CORB L & MARCIA A TRUST

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Reconfigure two existing legal lots to transfer 89± acres from Lot 2 to Lot 1 creating two lots of 291± acres and 129± acres, respectively.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Yorkville. Parcels are accessed from Elkhorn Road (CR 120) approximately 1.40 miles south of its intersection with State Highway 128 at Yorkville. APN 049-250-13.

**RECOMMENDED ACTION:** Approve with Standard Conditions.

**3. MINOR SUBDIVISIONS**

**3a. CASE#:** MS\_2003-0001

**DATE FILED:** 2/21/2003

**OWNER/APPLICANT:** KENNETH & LYNN WOOD

**PROJECT COORDINATOR:** ROBERT DOSTALEK

**REQUEST:** Minor Subdivision to create four (4) parcels and a remainder parcel along with an exception to the access width requirements.

**LOCATION:** Approximately 2 miles northeast of Ukiah, near Lake Mendocino Drive, 1 mile east of the intersection of North State Street (CR# 104) and Lake Mendocino Drive (CR# 227B), lying on the south side of Lake Mendocino Drive, located at 1021 Lake Mendocino Drive; AP# 168-241-13, 168-241-14, 168-241-15, 168-242-01, and 168-242-02.

**4. PREAPPLICATION CONFERENCE**

**4a. CASE#:** PAC\_2016-0010

**DATE FILED:** 4/1/2016

**OWNER/APPLICANT:** REDWOOD COAST WELLNESS CENTER AND REDWOOD COAST RECREATION CENTER

**AGENT:** MATTHIAS OPPLINGER, ARCHITECT

**PROJECT COORDINATOR:** JULIA ACKER

**REQUEST:** Use Permit for proposed Recreation Center with lap pool and children's pool, indoor gymnasium, indoor therapy pool, two (2) multi-purpose rooms, locker rooms, restrooms, storage, mechanical rooms, administrative offices and foyer. Proposed parking for 78 cars including 2 accessible spaces and 1 van accessible space. Proposed upgrade of existing driveway.

**LOCATION:** 38381 Ocean Ridge Drive, Gualala. APN 144-256-13

**4b. CASE#:** PAC\_2016-0011

**DATE FILED:** 4/13/2016

**OWNER:** HILLTOP JG LL

**APPLICANT/AGENT:** NORMAN DE VALL

**PROJECT COORDINATOR:** ADELE PHILLIPS

**REQUEST:** Use permit to allow use of property for seminar events and as a spa facility.

**LOCATION:** 31800 Bruhel Point Rd., Westport. APN's 015-010-41 and 015-010-44.



**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.

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.