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## SUBDIVISION COMMITTEE AGENDA

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AUGUST 11, 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#:** B\_2016-0020 (Continued from 7/14/2016)

**DATE FILED:** 5/23/2016

**OWNER/APPLICANT:** NEARY CHRISTOPHER J / JOAN VON WEIEN

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Reconfigure two existing legal lots, transferring 179.50± acres from Lot 2 to Lot 1 to create two lots of 4.90± acres and 339.50± acres, respectively. The adjusted Lot 2 will be collinear with the boundaries of an R-3 contract rezone through Ordinance 4195 but the contract was never signed and recorded.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Willits area. Parcels are located on the west side of Highway 101 at the southern boundary of the City of Willits. APN 007-220-05.

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

2b. **CASE#:** B\_2016-0025

**DATE FILED:** 6/21/2016

**OWNER/APPLICANT:** THOMAS DANIEL C & BECKY J TTEE

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Reconfigure three existing legal lots of approximately 5± acres each into three lots of 9.60± acres, 2.40± acres and 2.30± acres, respectively.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Ukiah. Parcels are accessed via Ford Road (CR 250) approximately .37± miles east of its intersection with North State Street (CR 104). Parcels are located adjacent to the DDR/Masonite property immediately north of the City of Ukiah. Located at 410 Ford Rd., Ukiah; APN 170-200-03.

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

2c. **CASE#:** B\_2016-0026

**DATE FILED:** 6/21/2016

**OWNER/APPLICANT:** JOHNSON EVA, AND KATI & JEREMIAH JOHNSON

**AGENT:** RON FRANZ

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Reconfigure two existing legal lots of 49.31± acres and 1.71± acres into two lots of 48.68± acres and 2.34± acres, respectively. Adjustment will transfer approximately .63± from Lot 1 into Lot 2.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Boonville. Parcels are accessed via Mountain View Road (CR 510), approximately .03 miles west of its intersection with State Highway 128 in Boonville. Located at 18201 Mountain View Rd., Boonville; APN 029-460-02, 029-150-03, 029-130-01, 029-110-05, 029-110-19, & 029-450-11.

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

2d. **CASE#:** B\_2016-0027

**DATE FILED:** 7/8/2016

**OWNER:** MENDOCINO REDWOOD COMPANY LLC AND JIM BIAGGI



**APPLICANT:** MENDOCINO REDWOOD COMPANY, LLC

**AGENT:** ROGER KRUEGER

**PROJECT COORDINATOR:** RUSSELL FORD

**REQUEST:** Reconfigure three existing legal lots, transferring 40 acres between the three to create three lots of 180± acres, 200± acres and 200± acres, approximately. There is currently a jointly operated rock quarry split by the existing boundary lines. This adjustment will put the entirety of the quarry under MRC ownership.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Manchester area. Parcels are accessed by Owl Creek Road (Private), approximately 3.20± miles east of its intersection with State Highway 1. Parcels are located approximately 3.30± miles northeast of the town of Manchester. APN 132-240-08, 132-250-04, 132-250-04, & 132-220-12.

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

**3. MINOR SUBDIVISIONS**

None

**4. PREAPPLICATION CONFERENCE**

**4a. CASE#:** PAC\_2016-0014

**DATE FILED:** 6/14/2016

**OWNER/APPLICANT:** GUILLES JEANNE E TTEE

**AGENT:** SEAN O'ROURKE

**PROJECT COORDINATOR:** JULIA ACKER

**REQUEST:** In the Coastal Zone, proposed General Plan Amendment and Rezone from Fishing Village (FV) TO Commercial (C). No proposed improvements as part of the project.

**LOCATION:** 36260 WE HWY 20, Fort Bragg; APN 018-260-36.

**4b. CASE#:** PAC\_2016-0016

**DATE FILED:** 7/11/2016

**OWNER:** CHOI BYUNG S & HYEMI

**APPLICANT:** BRIAN CHOI

**AGENT:** CLIFF LANG

**PROJECT COORDINATOR:** ADELE PHILLIPS

**REQUEST:** Partially in the Coastal Zone, subdivision of 54.34+/-ac into 4 parcels.

**LOCATION:** 31700 and 32395 Pearl Dr., Fort Bragg; APN 019-430-25; 017-230-47.

**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.

<http://www.co.mendocino.ca.us/planning>