



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_2015-0003

DATE FILED: 6/10/2015

OWNER: HAROLD & LAUREN STEDMAN AND OSCAR AND JAMES GIBSON

APPLICANT: HAROLD & LAUREN STEDMAN

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: *Coastal Development Boundary Line Adjustment* to reconfigure two parcels, APN 017-261-30 and 017-261-19 into 7.01± acres and 7.63± acres parcels.

LOCATION: Within the Coastal Zone, 4± miles south of Fort Bragg, lying north off Holquist Lane (CR 412) and 0.25± miles east of its intersection with Gibney Lane (CR 412E). APN 017-261-19 is currently identified as 32350 Holquist Lane, and APN 017-291-30 as 32341 Holquist Lane.

RECOMMENDED ACTION: Recommend Approval to Coastal Permit Administrator

2b. CASE#: B_2015-0026

DATE FILED: 5/28/2015

OWNER: SMITH-LAMPMAN/PERRY FAMILY AND HAWTHORNE TIMBER COMPANY AND THE CONSERVATION FUND

APPLICANT: THE CONSERVATION FUND

AGENT: MENDOCINO LAND TRUST

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: *Coastal Development Boundary Line Adjustment* to adjust ownerships east of Highway 1 between three owners: The Conservation Fund, Smith-Lampman/Perry and Hawthorne Timber resulting in parcels of 49± acres, 294± acres and 12± acres.

LOCATION: Within the Coastal Zone, located 7± miles north of the City of Fort Bragg, adjacent to Highway 1 near its intersection with Camp 2 Ten Mile Road (CR 428). Located at 28761 N Highway 1; APN's 015-130-46, -59, 069-010-20, -35, -37, 069-020-02, -03, -05, -06, -07, -14, 069-052-06, 069-070-07, -11.

RECOMMENDED ACTION: Recommend Approval to Coastal Permit Administrator

2c. CASE#: B_2015-0033

DATE FILED: 7/21/2015

OWNER: RURAL COMMUNITIES HOUSING DEVELOPMENT CORP AND KYLE GACHES AND GRETA WELLS TTEES

APPLICANT: KYLE GACHES

AGENT: LARRY WEISS CONSTRUCTION

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: Boundary Line Adjustment to transfer 927 square feet from parcel 169-206-01 into parcel 169-090-20 and transfer 927 square feet from 169-090-20 into parcel 169-260-07.

LOCATION: 2± miles northeast of Ukiah, 1/2 mile east of the intersection of North State and Lake Mendocino, lying on the north side of Lake Mendocino Drive. Located at 3971, 3995 Seji Way and 530 Lake Mendocino Drive, Ukiah; APN's 169-260-07, 169-090-20, 169-260-01.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS



3. MINOR SUBDIVISIONS

3a. CASE#: MS_2014-0005

DATE FILED: 2/25/2014

OWNER: AARON & MARY ELLEN NORTH AND CHEYANNE RIVER

APPLICANT: CHEYANNE RIVER

AGENT: JIM RONCO

PROJECT COORDINATOR: FRED TARR

REQUEST: Subdivision of a 4.7± acre parcels to create two 2.3± acre parcels.

LOCATION: 1.5 miles southwest of Laytonville, lying east on Branscomb Road (CR 429) 500± feet north of its intersection with North Road (CR 319E). Located at 901 Branscomb Road; APN 014-180-22.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

3b. CASE#: MS_2007-0023

DATE FILED: 1/1/2011

OWNER: TRUSTEES OF PINOLEVILLE

APPLICANT: MICHAEL KINNEY ESQ

AGENT: JIM RONCO

PROJECT COORDINATOR: MARY LYNN HUNT

REQUEST: 8/2015 Modification of Conditions:

Request to Delete Condition Number 10, which States:

The following statement shall appear on the Parcel Map "Residual Parcel-Due to Mendocino County Superior Court No. CV05220 directive, The Remainder Parcel will be used solely for cemetery and ceremonial uses". An Order dated April 27, 2015 has been received directing the Receiver to pursue the request to establish the Remainder Parcel as a buildable parcel given information that water and sewer will be available.

LOCATION: In Ukiah, 2± miles northwest of the town center, lying on the north side of Orr Springs Road (CR 223), just west with its intersection with Pinoleville Drive (CR 225), 0.5± miles west from the intersection of Orr Springs Road and North State Street (CR 104); APN's 156-110-21 & 169-170-04.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

4. PREAPPLICATION CONFERENCE

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. 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.