



SUBDIVISION COMMITTEE AGENDA

DECEMBER 13, 2018
9:00 A.M.

PLANNING AND BUILDING SERVICES 860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** B_2018-0060

DATE FILED: 9/19/2018

OWNER: GENE & SUSAN MATTIUZZO TTEE

APPLICANT/AGENT: CLIFFORD ZIMMERMAN

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundary between 2 parcels from a north/south configuration to an east/west configuration. Parcel 1 (APN: 017-180-32) will decrease to 5± acres and Parcel 2 (APN: 017-180-31) will increase to 3.67± acres.

LOCATION: 2.5± miles southwest of the City of Fort Bragg on the north side of Simpson Ln. (CR 414), 0.9± east of its intersection with State Hwy. 1 (SH 1), no address assigned (APNs: 017-180-31, & -32).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

STAFF PLANNER: Russell Ford

2b. **CASE#:** B_2018-0058

DATE FILED: 8/30/2018

OWNER/APPLICANT: JONATHAN & KATRINA FREY

AGENT: J.R. BARRETT ASSOCIATES

REQUEST: Boundary Line Adjustment to exchange 259± acres between two existing parcels. Parcel 1 (APNs: 106-120-04, 106-150-27) will increase to 419± acres and Parcel 2 (APNs: 106-120-05, 106-150-28, 160-011-29) will reduce to 170± acres.

LOCATION: 4.3± miles northwest of the Redwood Valley town center. Parcels are on the west side of Tomki Rd. (CR 237-D), 1± mile north of its intersection with West Rd. (CR 237), located at 12950 Tomki Rd., Redwood Valley (APNs: 106-120-04, 05, 106-150-27, 28, 160-011-29).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. **CASE#:** MS_2003-0001

DATE FILED: 1/1/2011

OWNER/APPLICANT: KENNETH & LYNN WOOD TTEES

REQUEST: **Extension of time** request to complete project conditions which would result in a new expiration date of July 19, 2020.

LOCATION: 2± miles northeast of Ukiah, on the south side of Lake Mendocino Dr. (CR 227B), 1± mile east of its intersection with N. State St. (CR 104), located at 1021 Lake Mendocino Dr. (APN: 168-241-41).

STAFF PLANNER: Robert Dostalek

3b. **CASE#:** MS_2011-0002

DATE FILED: 5/6/2011

OWNER: JOHN & MYRNA FOSTER

APPLICANT: JOHN FOSTER

AGENT: JIM RONCO

REQUEST: **Extension of time** - Minor Subdivision of an 8.93± acre parcel to create 4 lots of 1.08±, 1.12±, 1.33± and 1.74± net acres and a remainder of 2.79± acres.

LOCATION: In the Laytonville area, lying on the south side of North Rd. (CR 319E), 400± feet west of its intersection with Branscomb Rd. (CR 429), located at 1163, 1155, 1221 North Rd. (APNs: 014-210-72, -73 & -74x).

STAFF PLANNER: Sam 'Vandy' Vandewater



- 3c. CASE#:** MS_2018-0005
DATE FILED: 7/6/2018
OWNER: ERIK J. LARSON & ILIANA MORENO
APPLICANT/AGENT: ERIK LARSON
REQUEST: Subdivision of a 4.9± acre parcel into 2 parcels of 2.4± and 2.5± acres.
LOCATION: In Laytonville town center, on the west side of US Hwy. 101 (US 101), 200± ft. north of its intersection with Branscomb Rd. (CR 429), located at 45020 N. Hwy. 101, Laytonville (APN: 014-040-23).
STAFF PLANNER: Sam 'Vandy' Vandewater

4. PREAPPLICATION CONFERENCE

- 4a. CASE#:** PAC_2018-0011
DATE FILED: 10/15/2018
OWNER: COOMBS TREE FARMS, INC.
LOCATION: 80300 Road 442 B, Piercy, CA 95587
STAFF PLANNER: Sam 'Vandy' Vandewater
- 4b. CASE#:** PAC_2018-0012
DATE FILED: 10/17/2018
OWNER: DIVINE ASSISTANTS INTERNATIONAL
APPLICANT: CLINT THOMPSON, MD.
AGENT: PATRICK HUFFMAN
LOCATION: 60991 Bell Springs Rd., Laytonville, CA 95454
STAFF PLANNER: Mio Mendez

5. MATTERS FROM STAFF

None.

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. 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.mendocinocounty.org/pbs>