



---

# SUBDIVISION COMMITTEE AGENDA

---

APRIL 11, 2019  
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\_2019-0001 (Continued from March 14, 2019)

**DATE FILED:** 1/7/2019

**OWNER/APPLICANT:** CHRISTOPHER GARLINGTON

**REQUEST:** Boundary Line Adjustment to transfer 1.21± acres from Parcel 1 (APN: 046-031-37) to Parcel 2 (APN: 046-031-38). Parcel 1 will decrease to 20.53± acres and Parcel 2 will increase to 32.61± acres.

**LOCATION:** 1.8± miles southeast of the community of Philo on the east side of Vista Ranch Road (Private), 0.25± miles northeast of its intersection with County Road 151, located at 6721 and 6731 Vista Ranch Rd., Boonville (APNs: 046-031-37, & -38).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** RUSSELL FORD

2b. **CASE#:** B\_2011-0017

**DATE FILED:** 5/6/2011

**OWNER:** JOHN & MYRNA FOSTER

**APPLICANT:** JOHN FOSTER

**REQUEST:** Boundary line adjustment to 3 parcels in Laytonville. Parcel 1 (014-210-72) will be increased from 3.3± acres to 8.93± acres; Parcel 2 (014-210-73) will be reduced from 8.4± acres to 1.27± acres; and Parcel 3 (014-210-74) will be increased from 3.9± acres to 5.12± acres.

**LOCATION:** 1± miles southwest of Laytonville center, on the south side of North Road (CR 319E), 0.2± miles west of its intersection with Branscomb Road (CR 429), located at 1155, 1221, & 1101 North Rd., Laytonville (APNs: 014-210-72, -73, & -74).

**STAFF PLANNER:** SAM VANDEWATER

2c. **CASE#:** B\_2019-0008

**DATE FILED:** 3/4/2019

**OWNER/APPLICANT:** LAURA GERMAN

**AGENT:** RON FRANZ

**REQUEST:** Boundary Line Adjustment to transfer 2.2± acres from Parcel 2 (APN: 182-220-01) to Parcel 1 (APN: 182-260-12). Parcel 1 will increase to 28.8± acres and Parcel 2 will decrease to 1.8± acres.

**LOCATION:** 1± mile east of Talmage on the east side of Guidiville Reservation Road (CR 203-B) 0.15± miles north of its intersection with Mill Creek Road (CR 203) at 2101 Guidiville Reservation Rd., Talmage (APNs: 182-220-01 & 182-260-12).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** RUSSELL FORD



- 2d. **CASE#:** B\_2019-0009  
**DATE FILED:** 3/4/2019  
**OWNER:** SEAN & ANNETTE MITCHELL AND CHARLES & KRISTIN MARINO  
**APPLICANT:** SEAN & ANNETTE MITCHELL  
**AGENT:** VANCE RICKS  
**REQUEST:** Boundary Line Adjustment to transfer 60± acres from Parcel 2 (APNs: 053-290-02, 053-300-08, -09) to Parcel 1 (APN: 053-290-01). Parcel 1 will increase to 100± acres and Parcel 2 will decrease to 185± acres.  
**LOCATION:** 3.8± miles southeast of the community of Piercy on the north side of US 101, 1.5± miles south of its intersection with SR 271, located at 73201 N. Highway 101, Piercy (APNs: 053-290-01, -02, 053-300-08, -09).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** RUSSELL FORD
- 2e. **CASE#:** B\_2019-0010  
**DATE FILED:** 3/6/2019  
**OWNER:** LINDA BUDISH  
**APPLICANT:** DAN GREEN  
**REQUEST:** Boundary Line Adjustment to merge two parcels within the Brooktrails Vacation Village. Parcel 1 (APN: 099-053-03) and Parcel 2 (APN: 099-053-04) will be combined to a single legal parcel of 0.5± acres.  
**LOCATION:** Within Brooktrails Vacation Village, 2.75± miles northwest of the City of Willits on the north side of Robin Circle (CR 604-D), 0.2± miles east of its intersection with Primrose Drive (CR 604), located at 25093 & 25099 Robin Cir., Willits (APNs: 099-053-03, -04).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** RUSSELL FORD
- 2f. **CASE#:** B\_2019-0013  
**DATE FILED:** 3/11/2019  
**OWNER:** TIMOTHY & LAURA HAENDLE AND TIMOTHY & JOEI HAENDLE  
**APPLICANT:** TIMOTHY & LAURA HAENDLE  
**AGENT:** SHN ENGINEERING  
**REQUEST:** Boundary Line Adjustment to adjust the boundaries between three existing parcels. Parcel 1 (APN: 147-052-13) will decrease to 37.2± acres, Parcel 2 (APN: 147-052-14) will remain the same at 41.71± acres, and Parcel 3 (APN: 147-052-10) will increase to 42.89± acres.  
**LOCATION:** 5.5± miles south of the City of Willits, on the west side of Walker Lake Road (private), 2.4± miles south of its intersection with Blackhawk Drive (CR 371), located at 16520 & 16540 Walker Lake Rd., Willits (APNs: 147-052-10, -13, -14).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** RUSSELL FORD

### 3. MINOR SUBDIVISIONS

- 3a. **CASE#:** MS\_2011-0002  
**DATE FILED:** 5/6/2011  
**OWNER:** JOHN & MYRNA FOSTER  
**APPLICANT:** JOHN FOSTER  
**AGENT:** JIM RONCO  
**REQUEST:** Boundary Line Adjustment to reconfigure three (3) legal parcels and a 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. See also B\_2011-0017.  
**LOCATION:** In the Laytonville area, lying on the south side of North Road (CR 319E), 400± feet west of its intersection with Branscomb Road (CR 429), located at 1163, 1155, 1221 North Rd., Laytonville (APNs: 014-210-72, -73, & -74x).  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**STAFF PLANNER:** SAM VANDEWATER



- 3b. CASE#:** MS\_2018-0001  
**DATE FILED:** 1/4/2018  
**OWNER/APPLICANT:** SCOTT BROWN  
**REQUEST:** Subdivision of a 10.3± acre parcel into 3 parcels of 2±, 2±, and 6.3± acres.  
**LOCATION:** 2.5± southeast of Fort Bragg center, on the north side of Thomas Lane (private), 0.3± mile east of its intersection with Benson Lane (CR 415E), located at 31120 Thomas Ln., Fort Bragg (APN: 019-333-18).  
**STAFF PLANNER:** SAM VANDEWATER

#### 4. MATTERS FROM STAFF

None.

#### 5. 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.mendocinocounty.org/pbs>