



SUBDIVISION COMMITTEE AGENDA

MAY 9, 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 April 11, 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_2019-0007

DATE FILED: 3/1/2019

OWNER: JUSTIN REILLY

APPLICANT: CHRISTINE CLARK

AGENT: J.R.BARRET

REQUEST: Boundary Line Adjustment to adjust the boundaries between 4 existing lots. Lot 1 (APN 026-270-32) will increase to 36± acres. Lot 2 (APNs 026-240-28, 026-270-30) will decrease to 55± acres. Lot 3 (APNs 026-270-33, 026-280-51) will increase to 44 acres±. Lot 4 (APN 026-280-52) will decrease to 10± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.3± miles southeast of the community of Navarro on the south side of Clark Road (CR 130-B), .1± miles from its intersection with SR 128 as 3000 Clark Road, Philo. APNs: 026-270-32, 026-240-28, 026-27030, 33, 026-280-51, 52.

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2019-0015

DATE FILED: 3/21/2019

OWNER/APPLICANT: MEAGAN HEDLEY

AGENT: BEN LOMAX

REQUEST: Boundary Line Adjustment to adjust the boundaries between two existing parcels. Parcel 1 (APN: 012-611-68) will increase to 22.88± acres and Parcel 2 (APN: 012-611-67) will decrease to 107.12± acres.

LOCATION: 11.5± miles north of Laytonville on either side of Bunim Road (private), 0.85 miles west of its intersection with Registered Guest Road (private), located at 2600 Bunim Rd. (APNs: 012-611-67, & -68).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD



2d. **CASE#:** B_2019-0016
DATE FILED: 3/29/2019
OWNER: REMI & ZOUBIDA ZAJAC
APPLICANT: REMI ZAJAC
REQUEST: Boundary Line Adjustment to adjust the boundaries between three existing parcels. Parcel 1 (APN: 166-230-09) will increase to 8.2± acres, Parcel 2 (APN: 166-230-10) will increase to 1.2± acres, and Parcel 3 (APN: 166-230-11) will decrease to 10.95± acres.
LOCATION: 2± miles southeast of the Redwood Valley community on the east side of Road B (CR 231A), 1.6± miles east of the intersection with East Road (CR 230), located at 3350 Road B, Redwood Valley (APNs: 166-230-09, -10, & -11).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: DIRK LARSON

2e. **CASE#:** B_2019-0017
DATE FILED: 4/3/2019
OWNER: KRISTEN & AGUSTIN MARIN AND UKIAH UNIFIED SCHOOL DIST.
APPLICANT: KRISTEN & AGUSTIN MARIN
AGENT: JAVIER RAU
REQUEST: Boundary Line Adjustment to transfer 0.05± acres from Parcel 2 (APN: 163-200-01) to Parcel 1 (APN: 163-210-16) to allow existing single family residence on Parcel 1 to meet setbacks. Parcel 1 will increase to 1.37± acres, and Parcel 2 will decrease to 44.95± acres.
LOCATION: 0.3± miles southwest of Redwood Valley on the east side of Pinecrest Drive (private) 0.28± miles south of its intersection with School Way (CR 236), located at 8381 Pinecrest Dr., Redwood Valley (APNs: 163-210-16 & 163-200-01).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. **CASE#:** MS_2011-0002 (**Continued from 4/11/2019**)
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 (**Continued from 4/11/2019**)
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



3c. **CASE#:** MS_2018-0004

DATE FILED: 6/19/2018

OWNER/APPLICANT: KENNETH & ROSWIHTA SCHAFFER

AGENT: AMY WYNN, WYNN COASTAL PLANNING

REQUEST: Parcel division modification to amend a specific condition of approval of a subdivision approved in 1972. The modification of the condition of approval would allow flexibility to move the existing approved encroachment from State Route 1, and on a sharp curve, to a location approximately 150 feet to the south along a straight section of State Route 1. This application is being processed concurrently with Coastal Development Permit CDP_2018-0018 to construct a single-family residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.8± mile north of the town of Albion, 0.3± miles northwest of the intersection of State Route 1 (SR1) and Albion Little River Road. (CR 403), lying on the west side of SR 1. Addressed at 3980 NO HWY 1, Albion CA (APN 123-030-09).

STAFF PLANNER: KEITH GRONENDYKE

4. MATTERS FROM STAFF

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. 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>