



SUBDIVISION COMMITTEE AGENDA

JUNE 13, 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_2017-0042

DATE FILED: 6/29/2017

OWNER/APPLICANT: GARRETT C LUMLEY

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundary between two parcels to allocate one existing residence to each. Lot 1 (APN 017-140-11) will decrease to 3.54± acres, and Lot 2 (APN 017-140-10) will increase to 1.05± acres and be realigned to encompass the southern residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1± mile southeast of the City of Fort Bragg on the north side of Simpson Lane (CR 414), .45± miles east of its intersection with SR 1, located at 32500 and 32530 Simpson Lane. APNs: 017-140-10, 11.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: RUSSELL FORD

2b . CASE#: B_2018-0068

DATE FILED: 12/4/2018

OWNER: WILLIAM & TONA MOORES

APPLICANT: AT&T MOBILITY

AGENT: JARED KEARSLEY

REQUEST: Boundary Line Adjustment to reconfigure two (2) legal non-conforming parcels. Subsequently, a Coastal Development Use Permit will be processed to facilitate construction of a new cellular tower on APN: 132-210-41.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3.2± miles north of Manchester and located .8± miles east of State Route 1 (SR 1). Site Addressees to be assigned. (APNs: 132-210-40 and 132-210-41)

SUPERVISORIAL DISTRICT: 5th District

STAFF PLANNER: KEITH GRONENDYKE

2c. CASE#: B_2019-0001 (Continued from May 9, 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 & 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



2d. **CASE#:** B_2019-0002
DATE FILED: 2/1/2019
OWNER/APPLICANT: BRADRICK & DEBRA COMER
AGENT: JAVIER RAU
REQUEST: Boundary Line Adjustment to transfer 16.5± acres from Lot 1 (APNs 035-330-12, 015-060-47) to Lot 2 (APNs 035-330-11, 015-060-46). Lot 1 will decrease to 86.3± acres, and Lot 2 will increase to 195± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4± miles south of the community of Laytonville on the west side of US 101, 2± miles south of its intersection with Steele Lane (CR 318), located at 40300 Old Sherwood Road, Laytonville. APNs: 015-060-46, 47, 035-330-11, 12.
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: RUSSELL FORD

2e. **CASE#:** B_2019-0020
DATE FILED: 4/24/2019
OWNER: JACOB HUCEK AND PHILBRICK FAMILY PARTNERSHIP
APPLICANT: JACOB HUCEK
AGENT: JAVIER RAU
REQUEST: Boundary Line Adjustment to transfer 55± acres from Lot 2 (APN 125-280-80) to Lot 1 (APN 125-280-67). Lot 1 will increase to 79.49± acres, and Lot 2 will decrease to 193.30± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.3± miles southeast of Comptche on the south side of Comptche Ukiah Road (CR 223), 4± miles east of its intersection with Flynn Creek Road (CR 135), located at 26900 Comptche Ukiah Road. APNs: 125-280-67, 80.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

2f. **CASE#:** B_2019-0022
DATE FILED: 5/15/2019
OWNER/APPLICANT: AARON KOTZ AND LEONARD MOSBY
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to adjust property between two existing lots, one in Mendocino County and one in Lake County. Lot 1 (APN 050-210-05) will increase to 91± acres, and Lot 2 (Lake APNs 007-006-42, 44) will decrease to 101± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 7.9± miles southeast of Hopland on either side of Adobe Creek Road (Private) at its intersection with Old Toll Road (CR 108) and 8.5± miles south of its intersection with State Route 175 (SR 175), located at 10625 Adobe Creek Road, Hopland. APNs: 050-210-05 (Mendocino), 007-006-42, 44 (Lake).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISION

3c. **CASE#:** MS_2018-0004 (Continued from May 9, 2019)
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, located at 3980 NO HWY 1, Albion CA (APN 123-030-09).
STAFF PLANNER: KEITH GRONENDYKE



4. PREAPPLICATIONS

4a. **CASE#:** PAC_2019-0001

DATE FILED: 4/8/2019

OWNER/APPLICANT: CARIN BOKHOF

REQUEST: Pre-Application Conference for a Minor Subdivision of four (4) parcels and one (1) remainder.

LOCATION: 0.2± miles northwest of Yorkville town center, 0.3± miles northwest of the intersection of State Route 128 (SR 128) and Elkhorn Road (CR 120), located at 26800 Hwy 128, Yorkville (APN: 049-290-19)

STAFF PLANNER: MIO MENDEZ

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.

<http://www.mendocinocounty.org/pbs>