



## SUBDIVISION COMMITTEE AGENDA

JULY 13, 2017  
9:00 A.M.

COUNTY ADMINISTRATION BUILDING  
501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM C

### ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B\_2017-0025

DATE FILED: 5/9/2017

OWNER: HOWARD ROGER M & SONJA F AND DAVID A. ESTELL

APPLICANT: VANCE RICKS

REQUEST: Adjust 90.14± acres from APN: 106-141-19-01 to APN: 106-142-17-01

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Northside of Reeves Canyon Rd (CR 219), 1.5± miles west of US Highway 101

STAFF PLANNER: Eduardo Hernandez

2b. CASE#: B\_2017-0029

DATE FILED: 6/9/2017

OWNER: ROSS GREGORY D AND NAOMI SEIDELL

APPLICANT: HARRY MERCHANT

REQUEST: Transfer 1.30± acres from Lot 2 (APN: 123-270-35) to Lot 1 (APN: 123-270-37), creating two lots of 11.4± acres and 10± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Albion. Parcels are on the north side of Albion Ridge Road (CR 402), 3.50± miles east of its intersection with State Highway 1 at 30200 Albion Ridge Road, Albion. APNs: 123-270-35, 37.

STAFF PLANNER: Russell Ford

2c. CASE#: B\_2017-0030

DATE FILED: 6/14/2017

OWNER/APPLICANT: POLSON MARY M

AGENT: RON FRANZ

REQUEST: Relocate Lot 2 (APN: 014-100-66, 67) within the boundaries of Lot 1 (APN 014-040-24, 25). Additionally, 2± acres will transfer from Lot 1 to Lot 2 creating two lots of 72.50± acres and 2.37± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Laytonville. Parcels are at the intersection of US 101 and Laytonville-Dos Rios Road (CR 322), accessed by US 101 at 44061 N. Highway 101, Laytonville. APNs: 014-040-24, 25, 014-100-66, 67.

STAFF PLANNER: Russell Ford

2d. CASE#: B\_2017-0031

DATE FILED: 6/14/2017

OWNER/APPLICANT: FRIENDS OF LIBERTY LLC

AGENT: RON FRANZ

REQUEST: Reconfigure four lots to 17.29±, .96±, 2± and 25± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Ukiah. Parcels are at the end of Masonite Road (CR 148), .10± miles north of its intersection with Ford Road (CR 250) at 1307 Masonite Road, Ukiah. APNs: 170-170-13, 18, 170-190-21, 22, 23.

STAFF PLANNER: Russell Ford



**2e. CASE#: B\_2017-0032**

**DATE FILED:** 6/19/2017

**OWNER:** LORENZI KARLEN 1/2 AND HARRY & CHRISTINE LORENZI

**APPLICANT/AGENT:** W VANCE RICKS

**REQUEST:** Adjust lines between three legal lots to create three lots of 21.70± acres, 12.10± acres and 8.90± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Ukiah. Parcels are on the east side of East Side Calpella Road (CR 227), .65± miles north of its intersection with Lake Mendocino Drive (CR 227-B) at 3991 East Side Calpella Road. APNs: 168-160-02, 03, 168-190-06.

**STAFF PLANNER:** Russell Ford

**3. MINOR SUBDIVISIONS**

None

**4. PREAPPLICATION CONFERENCE**

**4a. CASE#: PAC\_2017-0009 (continued from June 8, 2017)**

**DATE FILED:** 3/14/2017

**OWNER:** WHITLEY STEPHEN G II & TAYLOR

**REQUEST:** General Plan Amendment and Rezone from RL160 to AG40. Subsequent minor subdivision to create two parcels with boundaries of existing APNs.

**LOCATION:** Located 1± mile north of the town of Laytonville, located on the west and east sides of Ten Mile Road, 0.2± miles southwest of its intersection with Highway 101, at 541 Ten Mile Creek Road (APNs: 014-040-01, 014-500-08).

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**4b. CASE#: PAC\_2017-0011 (continued from June 8, 2017)**

**DATE FILED:** 5/5/2017

**OWNER:** MEADOW FARM COMMUNITY LAND TRU

**APPLICANT:** SOJOURN A LEE

**REQUEST:** Use Permit for Cluster Development and Subdivision. Greenhouses, Homes for Resident Farmers, Possible Access Changes, Bringing in Electric Utilities.

**LOCATION:** Approximately 0.5 mile north of Fort Bragg, on the south side of Country Road, 1.5± miles east of the intersection of Highway 1 and Pudding Creek Road, and 0.3± miles east of the intersection of Pudding Creek Road and Country Road. Located at 31271 Country Road, Fort Bragg (APNs: 020-110-43 & 020-220-73)

**STAFF PLANNER:** Julia Acker

**4c. CASE#: PAC\_2017-0012 (continued from June 8, 2017)**

**DATE FILED:** 5/5/2017

**OWNER/APPLICANT:** JAMESON WAYNE

**REQUEST:** To split subject 353.86 ± acres parcel in two conforming parcels of at least 160 acres.

**LOCATION:** 3± miles North of Branscomb, 7± miles West of Laytonville. Situs address: 16840 Branscomb Rd, Branscomb, CA, APN: 013-670-64-00.

**STAFF PLANNER:** Eduardo Hernandez

**4d. CASE#: PAC\_2017-0015**

**DATE FILED:** 5/17/2017

**OWNER:** ZUMALT JASON

**APPLICANT:** VANCE RICKS

**AGENT:** JIM RONCO

**REQUEST:** Minor Subdivision of 49± acre property into four parcels of 6.8± acres, 6.0± acres, 5.0± acres, and 5.0± acres and one remainder parcel of 27.1± acres.

**LOCATION:** 9.0± miles north of Ukiah City Center, lying southwest of Uva Drive, 0.6± miles southwest of its intersection with Uva Drive, at 656 Finne Road (APN: 118-550-19).

**STAFF PLANNER:** Monique Gil



**4e. CASE#:** PAC\_2016-0016

**DATE FILED:** 7/11/2016

**OWNER/APPLICANT:** CHOI BYUNG S & HYEMI

**AGENT:** CLIFF LANG

**REQUEST:** Partially in the Coastal Zone, subdivision of 54.34± ac into 4 parcels.

**LOCATION:** 31700 and 32395 Pearl Dr., Fort Bragg; APNs: 019-430-25; 017-230-47.

**STAFF PLANNER:** Jesse Davis

## **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](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.co.mendocino.ca.us/planning>