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MINUTES
CITY ENGINEER PUBLIC HEARING
January 25, 2012

STAFF PRESENT

Tim Eriksen, City Engineer/Director of Public Works
Kim Jordan, Senior Planner
Cathy Elawadly, Recording Secretary

OTHERS PRESENT

Ric Piffero

The meeting was called to order by City Engineer Tim Eriksen at 11:04 a.m. in Conference Room 1, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

2. SITE VISIT VERIFICATION – Confirmed.

3. APPROVAL OF MINUTES – January 12, 2012

City Engineer Eriksen approved the January 12, 2012 as submitted.

4. APPEAL PROCESS

City Engineer Eriksen read the appeal process, stating for matters heard at this meeting, the final date for appeal is Monday, February 6, 2012.

5. VERIFICATION OF NOTICE

Staff verified Hull-Piffero-Ceja Boundary Line Adjustment File No.: 11-18-BLA-CE was properly noticed in accordance with the provisions of the Ukiah Municipal Code.

6. PUBLIC HEARING

6A. Hull-Piffero-Ceja Boundary Line Adjustment File No.: 11-18-BLA-CE. Conduct a public hearing on the property owners request for City Engineer approval of a Boundary Line Adjustment between four parcels located in the Western Hills/Janix Drive/Standley Street. Parcel 1 (APNs: 156-240-10 & 001-040-78) is 45.5 acres; Parcel 2 (APN 001-040-86) is 10.0 acres; Parcel 3 (APN 156-240-08) is 4.1 acres; and Parcel 4 (APNs 001-040-82 & 83, 157-070-01) is 142.8 acres. Parcels 1 and 4 are located partially in the City and partially in the County. Parcel 2 is located in the City and Parcel 3 is located in the County. The BLA would result in the following: Parcel 1 would be 49.6 acres, vacant, and located in the City & County. Parcel 2 would be 10.0 acres, vacant, and located in the City; Parcel 3 would be 31.2 acres, vacant and located in the City; and Parcel 4 would be 111.6 acres, vacant and located in the County. No new parcel would be created and no development is proposed as part of this BLA application.

Senior Planner Jordan:

- An application has been received from Dave Hull, Ric Piffero, Celso Ceja, and Grady Huff requesting City Engineer approval of a Boundary Line Adjustment (BLA) between four contiguous parcels, some of which are located in the City and County and referred to the staff report and attachments that address the project and staff's analysis thereof for consistency with the Ukiah General Plan and zoning regulations.
- The County was required to act on the BLA and approved the project last month.
- Approval of the proposed BLA will result in four reconfigured parcels. No new lots will be created.
- Table 2 in the staff report explains the characteristics that would result with approval of the BLA. Accordingly,
 - Parcels 2 and 3 located in the City limits comply with the Hillside Zoning Ordinance requirements.

- Parcel 1 is located both in the City and County and is subject to both City and County rules. This parcel is consistent with the City requirements.
- The resulting lot located in the County is subject to County rules, i.e., Parcel 4.
- Staff recommends approval of the project.

PUBLIC HEARING OPENED: 11:06 a.m.

Ric Piffero reviewed the staff report, agrees with staff's analysis and had no questions and/or concerns.

PUBLIC HEARING CLOSED: 11:08 a.m.

City Engineer Eriksen approved Hull-Piffero-Ceja Boundary Line Adjustment File No.: 11-18-BLA-CE with Findings 1-6 and Conditions of Approval 1-6. .

7. ADJOURNMENT

There being no further business, the meeting adjourned at 11:08 p.m.

Tim Eriksen, City Engineer

Cathy Elawadly, Recording Secretary

**Hull-Piffero-Ceja Boundary Line Adjustment
APNs: 156-240-10 & 001-040-78 (Parcel 1); APN 001-040-86 (Parcel 2); APN 156-240-08 (Parcel 3);
and APNs 001-040-82 & 83, 157-070-01 (Parcel 4)
In the Western Hills
File No: 11-18-BLA-CE**

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record.

1. The proposed boundary line adjustment conforms to the City of Ukiah General Plan as described in Table 3 of the staff report and summarized.
2. The proposed boundary line adjustment conforms to the requirements of the City of Ukiah Zoning Ordinance as described in Table 4 of the staff report and summarized below:
3. The proposed boundary line adjustment has been reviewed by the Building Official, Fire Marshal, Electric Department, Public Works, and Police Department in order to ensure compliance with City Code requirements. No comments were received from any of these departments regarding the proposed BLA.
4. The proposed boundary line adjustment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the General Rule, that *CEQA applies only to projects which have the potential for causing a significant effect on the environment* based on the following:
 - All of the reconfigured parcels comply with the applicable Hillside Combining District development standards, including minimum lot size and minimum amount of the parcel retained in natural state;
 - No development is proposed as part of this BLA;
 - The access to the parcels will not change as a result of this BLA and no additional dwelling units or parcels will be provided access via Janix Drive;

- 1
- 2 ▪ Any future development of the parcels located in the City of Ukiah is subject to application
- 3 for and approval of a Use Permit;
- 4
- 5 ▪ Any future subdivision of the parcels is subject to application for and approval of a
- 6 Subdivision Map or Parcel Map; and
- 7
- 8 ▪ Any future development is subject to the requirements of the General Plan and Zoning,
- 9 including but not limited to density, minimum lot size, minimum percentage of the parcel
- 10 retained in natural state, siting, and access.
- 11
- 12 5. The approval of this boundary line adjustment, as conditioned, would not be detrimental to the owners
- 13 or occupants of surrounding properties or other nearby properties since the resulting parcels comply
- 14 with the Zoning Ordinance, General Plan, previous entitlement approvals as applicable, and City of
- 15 Ukiah standards for access and utilities.
- 16
- 17 6. A notice of public hearing was provided in the following manner:
- 18
- 19 ▪ mailed to property owners within 300 feet of the project site on January 12, 2012;
- 20 ▪ published in the Ukiah Daily Journal on January 15, 2012; and
- 21 ▪ posted in four offsite (Janix Drive at Standley Street and the access gate to the parcels)
- 22 on January 12, 2012.
- 23

Hull-Piffero-Ceja Boundary Line Adjustment
APNs: 156-240-10 & 001-040-78 (Parcel 1); APN 001-040-86 (Parcel 2); APN 156-240-08 (Parcel 3);
and APNs 001-040-82 & 83, 157-070-01 (Parcel 4)
In the Western Hills
File No: 11-18-BLA-CE

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record.

Conditions of Approval: The following Conditions of Approval shall be made a permanent part of Application No: 11-18-BLA-CE and shall remain in full force and effect regardless of property ownership, and shall be implemented in order for this entitlement to remain valid:

From the Planning Department:

1. Approval is granted for the proposed boundary line adjustment as shown on the boundary line exhibit map submitted to the Planning Department and date stamped December 1, 2011 and subject to the following conditions of approval.
2. All previous approvals for the property included as part of this BLA remain in full force and effect.

From the Public Works Department

3. All fees related to the Boundary Line Adjustment application, must be paid prior to the final approval and the recordation of the Boundary Line Adjustment.
4. The Boundary Line Adjustment shall be reflected in deeds meeting the approval of the City Engineer and shall be recorded with the Mendocino County Recorder. The recorded deed shall include a legal description and plat map, and shall be prepared by a Licensed Land Surveyor or a Registered Civil Engineer.
5. If required, any existing easement, utility or other infrastructure affected by the Boundary Line

1 Adjustment shall be adjusted or relocated, as determined by the City Engineer.
2
3 6. The project must comply with the requirements of the City of Ukiah Public Works Department
4 Boundary Line Adjustment Procedures.
5

6 **ADVISORY NOTE: Once the Ukiah City Engineer provides preliminary approval of the proposed lot line**
7 **adjustment, the lot line application shall be completed in accordance with the City's Boundary Line**
8 **Adjustment Procedure. Please contact Engineering Department Staff if you have questions concerning**
9 **this procedure. The applicant shall also be responsible for any further processing required by the**
10 **California Department of Real Estate.**
11