



MEMORANDUM

DATE: APRIL 16, 2015
TO: PLANNING COMMISSION
FROM: DUSTY DULEY - PLANNER
RE: MS 2012-0003 (SNOW MOUNTAIN TREE FARM)

At the February 19, 2015 meeting, the Planning Commission continued Minor Subdivision #MS 2012-0003 at the applicant's request.

The applicant has chosen to revise the project and is now proposing to create four separate parcels of 10 acres in size along with a remainder parcel containing approximately 57.3 acres. The property is zoned Rural Residential (RR 10) and is in a Cluster Combining District (C). Typically any parcel created through a subdivision in the RR 10 district must be at least 10 acres in size. However the Cluster Combining District (Chapter 20.116 of the Inland Zoning Code) allows smaller parcels to be created provided the overall density of the entire property is not exceeded. This is in part accomplished by limiting residential development to 25 percent of the total property area with the remaining 75 percent to be identified as an "Open Space" parcel to include a restriction on any future residential development.

The applicant originally proposed to use clustering to create four parcels containing approximately 4.1, 5.1, 5.7 and 6.5 acres each along with a remainder parcel containing 75.9 acres. This proposal including staff's prepared initial study and staff report were brought forward at the February 19, 2015 meeting. Subsequently, a new staff report and initial study have been prepared which analyze the applicant's revised subdivision proposal.

The applicant is no longer proposing to cluster parcels and therefore the project is not subject to the Cluster Combining District regulations found in Chapter 20.116 of the Inland Zoning Code. The staff report and initial study have been revised to reflect such.

The amended project including revised road circulation to serve the proposed subdivision was reviewed at the March 19, 2015 Subdivision Committee meeting. Based on the change in traffic circulation, the Department of Transportation, through the Committee, is recommending modification of project Condition Numbers 25 and 28 as follows:

Condition Number 25 to read,

Construct a twenty-two (22) foot wide road, as shown on the Tentative Map prepared by Ron Franz, revised February 23, 2015, from Eel River Road (C.R. 240B). The road will divide to the east to the westerly corner of Parcel 1, to serve both Parcels 1 and 2, and divide to the west to the westerly corner of Parcel 3, to serve both Parcels 3 and 4. Construct the road with eight (8) inch minimum rock base. New or replaced culverts shall be a minimum of 18 inches in diameter.

Condition Number 28 to read,

40-foot radius turnarounds shall be constructed, as shown on the Tentative Map, within 50-foot radius easements at the terminus of each fork of the access easement to the satisfaction of the Mendocino County Department of Transportation.

These identified changes do not affect staff's determination that a Negative Declaration can be adopted for this project.

Recommendation

Staff recommends that the Planning Commission approve Minor Subdivision #MS 2012-0003 subject to the Findings and Conditions of Approval found in the staff report with the exception that Conditions Numbers 25 and 28 be modified as identified above.