



SUBDIVISION COMMITTEE AGENDA

MARCH 10, 2016
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_2016-0003

DATE FILED: 2/10/2016

OWNER: TIM & KATHY KELLEY AND TAYLOR FEENY AND MID MOUNTAIN RANCH

APPLICANT: MID MOUNTAIN RANCH

AGENT: RAU AND ASSOCIATES

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots of 13.25± acres and 1.06± acres into two lots of 11.95± acres and 2.36± acres, respectively. Both parcels contain an SFR and accessory structures, but the proposed line will not encroach on setbacks.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Redwood Valley. Parcels are located on the west side of Valley View Drive, (CR 236 B), approximately .08 miles southeast of its intersection with West Road (CR 237), west of US Highway 101, located at 8100 Vineyard Oaks Drive; APNS 162-210-30 and 36.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

3. MINOR SUBDIVISIONS

3a. CASE#: CDMS_2014-0001

DATE FILED: 1/13/2014

OWNER: MICHAEL BUTLER/ AGNES LI

APPLICANT: MICHAEL BUTLER

PROJECT COORDINATOR: JULIA ACKER

REQUEST: Coastal Development Minor Subdivision to create two parcels of approximately 2 and 2.5 acres from an existing 4.8 acre parcel, an Exception to MCC Sec. 17-48.5(A)(1)(e)(i) is requested to reduce the required easement width to twenty-five (25) feet wide where a forty (40) foot easement is required; and a Coastal Development Permit for conversion of an existing storage structure to a single-family home, and relocation of a variety of existing buildings and road improvements.

ENVIRONMENTAL DETERMINATION: An Initial Study will be prepared and likely adoption of a Negative Declaration.

LOCATION: Within the Coastal Zone, 2.5 miles south of Fort Bragg, lying north of Boice Lane (CR 413) and 200-feet west of its intersection with Highway 1. 33110 Boice Lane, Fort Bragg (APN 017-080-30).

4. PREAPPLICATION CONFERENCE

NONE



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.