



SUBDIVISION COMMITTEE AGENDA

JULY 14, 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_2016-0017

DATE FILED: 5/16/2016

OWNER/APPLICANT: CONGAREE RIVER LLC

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two legal lots, transferring 48± acres from lot 1 to lot 2 to create two lots of 110± acres and 223± acres, respectively. Both lots are zoned TPZ and currently undeveloped.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Manchester area. Parcels are accessed via Mountain House Road (CR 510) approximately 3.60 miles east of its intersection with Highway 1. Parcels are located approximately 4.60 miles northeast of the City of Point Arena. APN 133-170-15.

RECOMMENDED ACTION: Approve with Standard Conditions.

2b. CASE#: B_2016-0018

DATE FILED: 5/16/2016

OWNER: BRIAN & KATHLEEN FERRI-TAYLOR AND DAVID RADFORD AND MICHAEL & DONNA RICE AND CLAY & MELANIE ROMERO & GERALD & GREER VIALE

APPLICANT: VARIOUS

AGENT: BROOKTRAILS CSD

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Voluntary merger of 11 parcels into 5 within the Brooktrails Vacation Village.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Various locations within Brooktrails Vacation Village, Willits.

RECOMMENDED ACTION: Approve with Special Conditions.

2c. CASE#: B_2016-0019

DATE FILED: 5/20/2016

OWNER: ARLENE STEELY TTEE

APPLICANT/AGENT: DAVID STEELY

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two legal lots, transferring .06± acres from lot 2 to lot 1 to create two lots of 2.29± acres and 1.01± acres, respectively. This adjustment will move a property line that currently runs through an existing barn on lot 1 and allow it to meet required setbacks.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Redwood Valley area. Parcels are located on Oak Grove Drive (CR 237-E), .18± miles west of its intersection with West Road (CR 237) and 1.80± miles northwest of the town center of Redwood Valley. APN 160-210-03

RECOMMENDED ACTION: Approve with Standard Conditions.



2d. CASE#: B_2016-0020

DATE FILED: 5/23/2016

OWNER/APPLICANT: NEARY CHRISTOPHER J

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots, transferring 179.50± acres from Lot 2 to Lot 1 to create two lots of 4.90± acres and 339.50± acres, respectively. The adjusted Lot 2 will be collinear with the boundaries of an R-3 contract rezone through Ordinance 4195 but the contract was never signed and recorded.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Willits area. Parcels are located on the west side of Highway 101 at the southern boundary of the City of Willits. APN 007-220-05.

RECOMMENDED ACTION: Approve with Special Conditions.

2e. CASE#: B_2016-0021

DATE FILED: 5/23/2016

OWNER: JOANNE ELIZABETH DART AND BRIAN FORD

APPLICANT: TONY FORD

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots, transferring 7.00± acres from Lot 2 to Lot 1 to create two lots of 28± acres and 173± acres, respectively. The adjustment will locate the existing access road to Lot 1 within its own boundaries, as well as provide frontage on Robinson Creek Road (CR 125).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Ukiah area. Parcels are located along Robinson Creek Road (CR 125), approximately 2.10± miles west of its intersection with Highway 253. Parcels are approximately 3.20± miles southwest of the City of Ukiah. APN 046-222-19.

RECOMMENDED ACTION: Approve with Standard Conditions.

2f. CASE#: B_2016-0022

DATE FILED: 6/7/2016

OWNER/APPLICANT: BRAY DOROTHY H TTEE

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots of 302± acres and 16± acres into two lots of 165± acres and 153± acres, respectively. Adjustment will transfer 137± acres from Lot 1 to Lot 2.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Ukiah area. Parcels are accessed by Romers Dairy Road (CR 107-A), also known as Burke Hill Drive, approximately .50± miles southwest of Highway 101. Parcels are approximately 2.50± miles south of the City of Ukiah. APN 046-300-60.

RECOMMENDED ACTION: Approve with Standard Conditions.

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2010-0013

DATE FILED: 12/7/2010

OWNER/APPLICANT: THOMAS & MARYANN ADKISSON

AGENT: JIM RONCO

REQUEST: Extension of Time for a Minor Subdivision to create 3 parcels containing 5± acres each and a remainder parcel containing 5± acres.

LOCATION: 1.8± miles north of Laytonville town center, lying on the east side of Highway 101, at its intersection with County Road 307, located at 46740 County Road 307, Laytonville; APN 013-200-63 and 014-020-35.

PROJECT COORDINATOR: JULIA ACKER



3b. CASE#: MS_2014-0010

DATE FILED: 12/16/2014

OWNER/APPLICANT: MARIETTA HOPLAND LLC

AGENT: BEN KAISI

PROJECT COORDINATOR: JOHN SPEKA

REQUEST: Minor Subdivision of a 269 ± acre parcel to create 4 parcels of 40, 44, 133 and 52 acres, respectively. A use permit is also requested to implement a Planned Development (PD) on the subject property.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

LOCATION: Approximately 3.9 miles northeast of Hopland, lying on the east side of Old River Road (CR 201), 3 ± miles north of its intersection with University Road (CR 116B), located at 9801, 10275 and 10501 Old River Road.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2016-0012

DATE FILED: 5/13/2016

OWNER/APPLICANT: HERVILLA CHARLES D & DALPHINIA

AGENT: AMY WYNN

PROJECT COORDINATOR: ROBERT DOSTALEK

REQUEST: Proposed rezone from RR10 to RR5 and subdivide into two parcels.

LOCATION: 41421 Little Lake Rd., Mendocino. APN 119-470-43.

4b. CASE#: PAC_2016-0013

DATE FILED: 5/25/2016

OWNER/APPLICANT: APPERSON JIM & VALENDIA

AGENT: RON FRANZ

PROJECT COORDINATOR: ROBERT DOSTALEK

REQUEST: Pre-Application Conference for potential 2 parcel division.

LOCATION: In Redwood Valley, off Lone Pine Dr. APN 166-020-23.

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APPEAL 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.co.mendocino.ca.us/planning>