



SUBDIVISION COMMITTEE AGENDA

DECEMBER 8, 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_2016-0034 (**Continued from 11/08/16**)

DATE FILED: 9/12/2016

OWNER: BENJAMIN FREY

APPLICANT: JONATHAN FREY

AGENT: J.R. BARRETT ASSOCIATES

REQUEST: Reconfigure three existing legal lots. Transfer 1± acre from APN 107-200-13 et. al. into APN 107-200-21. APN 160-011-05 will be relocated to a different location on the southern side of APN 107-210-08. Adjustment will result in three parcels of 119± acres, 4.50± acres and 6.07± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.70± miles northwest of the town of Redwood Valley. Parcels are on the west side of Tomki Road (CR 237-D), 1.60± miles north of its intersection with East Road (CR 230).

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2b. **CASE#:** B_2016-0038

DATE FILED: 11/3/2016

OWNER: MENDO FARMING COMPANY LLC AND STEVEN & PEGGY BUCHOLZ

APPLICANT: PAUL DOLAN

AGENT: JIM RONCO

REQUEST: Transfer 11.36± acres from Lot 1 to Lot 2 to create two lots of 1.03± acres and 23.36± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are located immediately north of the City of Ukiah, at the end of Lovers Lane (CR 222), .70± miles west of its intersection with KUKI Lane (CR 250-A). Located at 610 Lovers Ln., Ukiah; APN 170-040-03.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2c. **CASE#:** B_2016-0039

DATE FILED: 11/8/2016

OWNER: RICKY L & KATHERINE E FEIGIN

APPLICANT/AGENT: JIM RONCO

REQUEST: Transfer 1.20± from Lot 1 to Lot 2 to create two lots of 15± acres and 17.10± acres, respectively. The adjustment will result in each of the two existing houses being on its own parcel.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are located immediately north of the City of Ukiah, at the end of Lovers Lane (CR 222), .70± miles west of its intersection with KUKI Lane (CR 250-A). Located at 810 Lovers Ln., Ukiah; APN 170-020-01.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

3. MINOR SUBDIVISIONS

None



4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2016-0024

DATE FILED: 10/18/2016

OWNER/APPLICANT: JOHN T & NANCY H BROWN

REQUEST: 2 parcel or 4 parcel subdivision of a 1.18A± lot.

LOCATION: 580 Milani Dr., Ukiah; APN 168-183-07.

STAFF PLANNER: ADELE PHILLIPS

4b. CASE#: PAC_2016-0025

DATE FILED: 10/20/2016

OWNER/APPLICANT: ROBERT D & TONI RACHELLE PRICE

AGENT: CAREY PINSON

REQUEST: Applicant would like to subdivide the property/ies.

LOCATION: 4501 King Ranch Rd., Ukiah; APN's 188-050-12 & 188-050-18.

STAFF PLANNER: ADELE PHILLIPS

5. MATTERS FROM STAFF

None

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.

<http://www.co.mendocino.ca.us/planning>