



SUBDIVISION COMMITTEE AGENDA

APRIL 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_2016-0004

DATE FILED: 2/29/2016

OWNER: MENDOCINO REDWOOD COMPANY LLC AND BLUE ELK RANCH LLC

APPLICANT: MARK BIAGGI

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure the boundary between two existing lots to better conform to terrain and existing uses. Lot 1 is 200± acres and Lot 2 is 120± acres. Both lots will remain the same size after the proposed adjustment.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Elk area. Parcels are accessed via private roads from State Highway 1, and lie approximately 5 miles southeast of the town of Elk. Parcels are approximately 2 miles from the Pacific Ocean, but are outside the Coastal Zone.

2b. **CASE#:** B_2016-0006

DATE FILED: 3/9/2016

OWNER/APPLICANT: SHIRLEY FIORA L AND LYNN SORENSON

AGENT: JAVIER RAU - RAU AND ASSOCIATES

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots of 161.89± acres and 16.78± acres to locate Fiora's house and water tanks onto Fiora's parcel. Structures are approximately 11 feet inside Sorenson's property line. 1 acre will be adjusted between the parcels, so the total acreages will stay the same.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Willits area. Parcels are located on String Creek Road (private), approximately 2.40 miles north of its intersection with Hearst-Willits Road (CR 306).

2c. **CASE#:** B_2016-0007

DATE FILED: 3/18/2016

OWNER: PAULI ERNEST CLAYTON & DIANE

APPLICANT: FROST PAULI

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing lots of 13.49± and 2± acres into two lots of 14.03± and 1.46± acres, respectively. Adjustment will allow for existing house and outbuildings to be on a lot separate from existing vineyard and ag uses.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Potter Valley. Parcels are located on Powerhouse Road (CR 248A), approximately .22 miles north of its intersection with Gibson Lane (CR 246), and approximately 1.36 miles northwest of the Potter Valley town center.



3. MINOR SUBDIVISIONS

None.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2016-0003

DATE FILED: 2/5/2016

OWNER/APPLICANT: TAYLOR FEENY

PROJECT COORDINATOR: ADELE PHILLIPS

REQUEST: Minor Subdivision.

LOCATION: 8100 Vineyard Oaks, Redwood Valley

4b. CASE#: PAC_2016-0004

DATE FILED: 2/18/2016

OWNER: GREEN WALLACE

APPLICANT: POPE ENGINEERING

PROJECT COORDINATOR: ADELE PHILLIPS

REQUEST: Pre- ap Conference for review of proposed four lot minor subdivision in Calpella.

LOCATION: 3801 East Side Calpella Road, Ukiah

4c. CASE#: PAC_2016-0009

DATE FILED: 3/18/2016

OWNER: LOST COAST MILLWORKS LLC

APPLICANT: RESTORATION FORESTRY, INC.

AGENT: RICHARD KNOLL CONSULTING

PROJECT COORDINATOR: JOHN SPEKA

REQUEST: Major use permit for construction and operation of a "biochar" facility.

LOCATION: 80301 Highway 271, Piercy; APN: 053-110-08.

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.