



SUBDIVISION COMMITTEE AGENDA

MAY 12, 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_2015-0038

DATE FILED: 9/23/2015

OWNER: MICHAEL & SHELIA BIAGGI, STUART TITUS AND STEVEN TITUS

APPLICANT: MICHAEL & SHELIA BIAGGI

AGENT: RICHARD SEALE

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots of 33.39± and 4.64± acres into two lots of 33.02± and 5.01± acres, respectively. Adjustment will add .37± to lands of Biaggi.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Manchester area, lying at the north side of Mountain View Road (CR 510), 3.85+- miles east of its intersection with Highway 1. Located at 39050 and 39070 Mountain View Rd.; APN's 133-170-07 and 133-190-06.

RECOMMENDATION: APPROVAL

2b. **CASE#:** B_2016-0009

DATE FILED: 4/12/2016

OWNER/APPLICANT: SCHARFFENBERGER JOHN

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots of 31.70± and 1.00± acres into two lots of 28.70± and 4.00± acres, respectively. Adjustment will move unused vacant portion of larger parcel into smaller one to create a larger parcel with more potential for development. No development is proposed at this time.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Philo area; located along the south side of Highway 128, .70± miles west of the town of Philo.

RECOMMENDATION: APPROVAL

2c. **CASE#:** B_2016-0010

DATE FILED: 4/12/2016

OWNER/APPLICANT: SCHARFFENBERGER JOHN TTEE

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing legal lots of 214± and 6± acres into two lots of 183± and 37± acres, respectively. Adjustment will relocate a small legal lot recognized by CC 2008-0025 into a more useable location.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Philo area; located at the end of Peachland Road (CR 128), 5.25± miles northeast of its intersection with Highway 128.

RECOMMENDATION: APPROVAL



2d. CASE#: B_2016-0012

DATE FILED: 4/14/2016

OWNER/APPLICANT: FETZER JOSEPH M TTEE

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure 2 existing legal lots of 161.80± and 270± acres into two lots of 306.20± and 198± acres, respectively. Adjustment will create more potential building sites on parcel 1 in anticipation of sale.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Hopland area. Existing structures on Parcel 2 are accessed via Hewlitt & Sturtevant Road (CR 112), approximately .90 miles north of its intersection with Highway 101, located at 11900 Hewlitt & Sturtevant Rd. Parcel 1 is accessed via Feliz Creek Road (CR 109) but is currently undeveloped, located at 1900 Feliz Creek Rd. APN 048-0110-05, 06, 07, & 048-080-02.

RECOMMENDATION: APPROVAL

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2015-0004

DATE FILED: 12/16/2015

OWNER: CARR MARTIN T & STASI D

AGENT: RON FRANZ

PROJECT COORDINATOR: ADELE PHILLIPS

REQUEST: Minor subdivision of a 1.0± acre lot into 2, 0.5± acre lots.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4± miles north of Ukiah, lying on the south side of Antoni Lane (CR 227E), 500± feet east of its intersection with East Side Calpella Road (CR 227), located at 231 Antoni Lane; APN: 168-201-29.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2016-0006

DATE FILED: 3/7/2016

OWNER/APPLICANT: COASTAL HEADWATERS ASSOCIATION

AGENT: RICHARD MURRAY

PROJECT COORDINATOR: ROBERT DOSTALEK

REQUEST: Construct a community center to serve the outlying residential enclave. Preliminary information is requested by the applicant. No location, building design or project description has been provided or finalized.

LOCATION: 77431 Usal Road, Whitethorn. APN 051-071-14

4b. CASE#: PAC_2016-0007

DATE FILED: 3/17/2016

OWNER/APPLICANT: MENDOCINO INN & SPA LLC

AGENT: NAVEED HANEEF

PROJECT COORDINATOR: ADELE PHILLIPS

REQUEST: Modification to U8-86 (processed concurrently with MS11-86) to permit use by the general public of restaurant (restaurant for overnight guests only permitted in U8-86), an proposed wine bar facilities (not included in U8-86).

LOCATION: 8211 N HWY 1, Little River. APN 121-010-13



4c. CASE#: PAC_2016-0008

DATE FILED: 3/17/2016

OWNER: WAGNER WILLIAM O TTEE AND TODD WAGNER

APPLICANT: CHRIS ANDRUS

AGENT: MATT HERMAN, SHN CONSULTING

PROJECT COORDINATOR: FRED TARR

REQUEST: Minor subdivision to create two lots of 173 acres each.

LOCATION: 8166 Spyrock Road, Laytonville. APN 032-124-30.

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.