



SUBDIVISION COMMITTEE AGENDA

**AUGUST 13, 2015
9:00 A.M.**

**Mendocino County Administration Center
501 Low Gap Road, Ukiah, California
Conference Room C**

Order of Agenda

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2015-0029

DATE FILED: 6/24/2015

OWNER: MARK WENTWORTH

APPLICANT: CRESCENT TARBELL & LUCILLE LAWRENCE

AGENT: WYNN COASTAL PLANNING

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Boundary Line Adjustment to transfer 5.56± acre from APN 130-130-22 (currently 10.21± acre) to APN 130-130-12 (currently 12.39± acre) resulting in the entire parcel 130-130-22 (proposed 4.65± acre) lying on the north side of Philo Greenwood Road (CR 132), and parcel 130-130-12 (proposed 17.98± acre) lying on the south side of said road.

LOCATION: 3.5± miles east of the town of Elk. Parcels are located on either side of Philo Greenwood Road (CR 132). Located at 31091 and 31200 Philo Greenwood Road; APN's 130-130-12 and -22.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

2b. CASE#: B_2015-0030

DATE FILED: 7/8/2015

OWNER/APPLICANT: DANIEL & BECKY THOMAS

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Boundary Line Adjustment to reconfigure three existing legal parcels of 204±, 317± and 185± acres into parcels of 182±, 358± and 166± acres. Adjustment will move existing boundary so that it is collinear with existing and proposed fences.

LOCATION: Hopland area. Parcels are located along the east side of Highway 101 north of its intersection with Pieta Creek, 3.5± miles southeast of the town of Hopland. Pieta Quarry is currently located on APN 050-180-67, a portion of Parcel 2. Located at 17051 South Highway 101; APN's 050-180-62, -63, -64, -65, -66, -67, 050-220-12, -13, and 050-230-28.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

2c. CASE#: B_2015-0031

DATE FILED: 7/8/2015

OWNER/APPLICANT: GARY WILLIAM VENTURI

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Boundary Line Adjustment to reconfigure three existing legal lots of 52.9±, 3.4± and 3.4± acres into three lots of 55.3±, 1.0± and 6.8± acres, respectively. The new configuration will result in Parcel 2 and Parcel 3 containing the existing residences, and Parcel 1 being entirely ag use (no residences).

LOCATION: Calpella area. Parcels are located on the west side of Central Avenue (CR 229), near its intersection with Moore Street (CR 229B) 0.4± miles west of Calpella. Located at 6350 Central Ave; APN's 165-190-06, 165-200-05, and -06.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS



2d. CASE#: B_2015-0032

DATE FILED: 7/16/2015

OWNER/APPLICANT: CYNTHIA COALE

AGENT: RON FRANZ

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Boundary Line Adjustment to reconfigure four existing lots of 160±, 280±, 160± and 140± acres into four lots of 258±, 82±, 235± and 160± respectively. The purpose of the adjustment is to create suitable building sites on each of the four parcels.

LOCATION: Ukiah area. Parcels are located on the north side of Low Gap Road (CR 212), 2.75± miles west of its intersection with North State Street (CR 104). No address assigned; APN's 156-090-01, 156-100-02, -05, -06, -07, 156-110-07, 156-120-06, -07, 156-150-15156-160-10, and -17.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2014-0005

DATE FILED: 2/25/2014

OWNER: AARON & MARY ELLEN NORTH AND CHEYANNE RIVER

APPLICANT: CHEYANNE RIVER

AGENT: JIM RONCO

PROJECT COORDINATOR: FRED TARR

REQUEST: Subdivision of a 4.7± acre parcels to create two 2.3± acre parcels.

LOCATION: 1.5 miles southwest of Laytonville, lying east on Branscomb Road (CR 429) 500± feet north of its intersection with North Road (CR 319E). Located at 901 Branscomb Road, Laytonville; APN 014-180-22.

RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2015-0007 (Continued from 7-9-15)

DATE FILED: 4/17/2015

OWNER/APPLICANT: RICK AND JANE CUPPLES

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: Preapplication Conference to subdivide existing parcel into 3 parcels with a remainder for a total of 4 parcels.

LOCATION: 221 Olive Avenue, Ukiah APN 169-242-04.

4b. CASE#: PAC_2015-0008 (Continued from 7-9-15)

DATE FILED: 4/17/2015

OWNER/APPLICANT: RICK AND JANE CUPPLES

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: Preapplication Conference to explore Subdivision possibilities on APN 048-341-18.

LOCATION: 501 St. Mary's Avenue, Hopland APN 048-341-18.

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.