



SUBDIVISION COMMITTEE AGENDA

FEBRUARY 11, 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_2015-0042 (Continued from 1/14/2016)

DATE FILED: 11/23/2015

OWNER: BEN PILL

APPLICANT: CLIFFORD ZIMMERMAN

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Boundary Line Adjustment to reconfigure two existing legal lots of 22.4± and 20± acres into two lots of 22.37± and 20.03± acres, respectively. Both parcels are currently undeveloped. This adjustment is intended to create a suitable building site on parcel 1.

LOCATION: Westport. Parcels are accessed via DeHaven Creek Road (private), .40± miles northeast of its intersection with Branscomb Road (CR 429). Parcels lay 1.75± miles northeast of the town center of Westport. Located at 23851 and 24051 DeHaven Creek; APN's 013-890-06 and -27.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

2b. **CASE#:** B_2016-0001

DATE FILED: 1/14/2016

OWNER: WILLIAM & MARILYNN BOOSINGER AND LORETTA HOROWITZ AND KARINA JOYCE McABEE & ALAN COTLER TTEE AND ROBERT McFARLING & CAMILLE STUART AND CAROLINE & TREVOR MULLER AND ROBERT & COLLEEN NOWLIN AND GLENN PANELLA AND ROBBIN & TAMIA REMPEL AND THOMAS & HONEAH RUSH AND DAVID & KIMBERLY SMITH AND JOHN & DEBORAH VAU AND THE BROOKTRAILS COMMUNITY SERVICE DISTRICT

APPLICANT/ AGENT: BROOKTRAILS COMMUNITY SERVICE DISTRICT

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Brooktrails Merger Group 3, Fall 2015. 27 parcels located throughout Brooktrails Vacation Village and owned by 11 owners will be variously merged resulting in 12 legal lots.

LOCATION: Brooktrails Vacation Village. 28100 Poppy Drive. 1958 Lupine Drive. 1511 Casteel Drive. 3201 Primrose Drive. 1380 Tuck Road. 1580 Harrah Drive. 1642 Harrah Drive. 28190 Poppy Drive. 27420 Sherwood Road. 26620 Hawk Terrace. 26255 Otter Drive. 1973 Lupine Drive.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

2c. **CASE#:** B_2016-0002

DATE FILED: 1/15/2016

OWNER/APPLICANT: JANE LEONARD ET AL

AGENT: STEVE JACKSON

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Reconfigure two existing parcels of 218± and 40± acres so that Parcel 2 has direct access to existing county road. Acreages of parcels will remain the same following the adjustment.

LOCATION: Ukiah area. Parcels are located at the end of Romer's Dairy Road (CR 107-A, also known as Burke Hill Drive), approximately .47± miles south of its intersection with US 101. Parcel 1 has two existing single family residences; Parcel 2 is undeveloped.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS



3. MINOR SUBDIVISIONS

NONE.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2016-0001

DATE FILED: 1/7/2016

OWNER: ROBERT LAWSON SUCCTTEE

APPLICANT: SHELTER CO. LLC

AGENT: DAVID BATTENFIELD/ LUNDBERG DESIGN

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: Pre-application conference. Applicants interested in creating a campground with 30 permanent tent cabins, hiking, events pavilion, caretakers residence, and other accessory buildings.

LOCATION: 28581 ELKHORN ROAD, YORKVILLE; APN'S 049-320-31 & 19 and 049-340-50.

4b. CASE#: PAC_2016-0002

DATE FILED: 1/22/2016

OWNER: LONG VALLEY HEALTH CENTER INC

APPLICANT: THE HARWOOD MEMORIAL PARK, INC

AGENT: ROLAND SPENCE

PROJECT COORDINATOR: FRED TARR

REQUEST: Preapplication Conference to discuss a proposed skate park in Laytonville.

LOCATION: 351 Harwood Road, Laytonville, CA; APN 014-160-14.

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.