SUBDIVISION COMMITTEE SEPTEMBER 14, 2017
AGENDA AMENDED 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_2017-0028
DATE FILED: 6/2/2017
OWNER: BRITTON JOANNA TTEE
APPLICANT/AGENT: JOANNA BRITTON
REQUEST: Coastal Development Boundary Line Adjustment to merge 4 lots down to 2, and transfer .07± acres from Lot 2 (APNs 123-150-36, 21) into Lot 1 (APNs 123-150-20, 49). The project will result into two lots of .53± acres and .30± acres, respectively.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Within the Coastal Zone and in the Town of Albion. Parcels are on the north side of Albion Street (CR 407-D) .25± miles east of the intersection of Albion Ridge Road (CR 402) and State Highway 1 at 33790 Albion Street, Albion (APNs: 123-150-20, 21, 36, 49).
STAFF PLANNER: Russell Ford

2b. CASE#: B_2017-0038
DATE FILED: 6/29/2017
OWNER: MARTINSON CLYDE R & MARIA
APPLICANT: RUSTY MARTINSON
AGENT: RON FRANZ
REQUEST: The applicant has three existing lots that contain two residences and a working vineyard. The project proses to reconfigure the boundary between the three lots to put each residence on its own parcel, with the vineyard and pond making the balance. Lot 1 (APN: 162-110-04) will be increased by 5.9± acres and will contain both a residence and a portion of the vineyard. Lot 2 (APN: 162-110-05) will be increased by 12± acres, comprising the majority of the vineyard, and Lot 3 (APNs: 162-110-06, 162-140-42) will be reduced by 17.9± acres and will contain only the 2nd house. The final result of this adjustment will be three lots; Lot 1 (APN: 162-110-04) at 9.1± acres, Lot 2 (APN: 162-110-05) at 35.4± acres and Lot 3 (APNs: 162-110-06, 162-140-42) at 1.7± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are on the south side of Road N (CR 238-A) .40± miles west of its intersection with West Road (CR 237) at 501 Road N, Redwood Valley (APNs: 162-110-04, 05, 06, 162-140-42).
STAFF PLANNER: Russell Ford

2c. CASE#: B_2017-0040
DATE FILED: 6/29/2017
OWNER: BRADY MICHAEL ALBERT & HALLE G
APPLICANT/ AGENT: STACEY SUARDIKA
REQUEST: To transfer .37± acres from Lot 2 (APN: 175-300-27) to Lot 1 (APN: 175-300-28) to create room for a cultivation operation. Lot 2 (APN: 175-300-27) will decrease to .92± acres (40,000 sq. ft.) and Lot 1 (APN: 175-300-28) will increase to 2.17± acres. Lot 1 is improved with two residential units and a barn. Lot 2 is vacant.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are on the east side of East Side Potter Valley Road (CR 240) .05± miles north of its intersection with Burris Lane (CR 243) at 9081 East Side Potter Valley Road, Potter Valley (APN: 175-300-28).
STAFF PLANNER: Russell Ford

2d. CASE#: B_2017-0045
DATE FILED: 7/18/2017
OWNER: BRAUGHT MICHAEL J & SHANNA R
APPLICANT: SHANNA BRAUGHT
REQUEST: Reconfigure the boundary between two lots on Branscomb Road outside Laytonville. Lot 1 (APN: 014-500-42) will increase by 8± acres, while Lot 2 (APN: 014-500-43) will be reduced by the same amount. Both lots are currently improved with residences and multiple accessory structures. The final result of this adjustment will be two lots: Lot 1 (APN: 014-500-42) at 29± acres, and Lot 2 (APN: 014-500-43) at 13± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are split by Mill Creek Road (Private), .30± miles southwest of its intersection with Bauer Road (CR 319-H) at 1531 Mill Creek Road, Laytonville (APNs: 014-500-42, 43).
STAFF PLANNER: Russell Ford

2e. CASE#: B_2017-0046
DATE FILED: 8/11/2017
OWNER: JOHN & WENDY THOMAS AND MARY GOLDEN
APPLICANT: JOHN & WENDY THOMAS
AGENT: RON FRANZ
REQUEST: Reconfigure the boundaries between four lots. Lot 1 (APN: 179-100-01) will be reduced 62.7± acres to contain an existing vineyard, residences, accessory structures, well and septic. Lot 2 (APN: 179-110-03) will increase 56.6± acres and will be vacant. Lot 3 (APN: 179-110-04) will increase 18.5± acres and will be vacant, and Lot 4 (APN: 179-110-05) will be reduced 12.4± acres and will contain an existing SFR, garage, septic and well. Final result will be four lots: Lot 1 (APN: 179-100-01) at 14.9± acres, Lot 2 (APN: 179-110-03) at 62.7± acres, Lot 3 (APN: 179-110-04) at 24.3± acres and Lot 4 (APN: 179-110-05) at 1± acre.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are on the south side of Vichy Springs Road (CR 215) .38± miles east of US Highway 101 at 1001 Vichy Springs Road, Ukiah (APN: 179-100-01)
STAFF PLANNER: Russell Ford

2f. CASE#: B_2017-0047
DATE FILED: 8/17/2017
OWNER: GARMAN FAMILY LAND COMPANY LLC
APPLICANT: VERIZON WIRELESS
AGENT: PAMELA NOBEL
REQUEST: Transfer .39± acres from Lot 2 (APN: 037-080-26) to Lot 1 (APN: 037-080-25). This will further modify a previous adjustment, completed under B_2016-0014. Final result will be two lots: Lot 1 (APN: 037-080-25) at 5.97± acres and Lot 2 (APN: 037-080-26) at 46.78± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Parcels are located on the west side of US 101 at its intersection with Shimmins ridge Road (CR 310-B), 8± miles north of Willis at 30430 N. Highway 101, Willits (APNs: 037-080-25, 26).
STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2017-0005
DATE FILED: 6/21/2017
OWNER: BOARDMAN SHASTA TTEE
APPLICANT: JOHN BOARDMAN
AGENT: RON W. FRANZ
REQUEST: Split of a 1.74± acre parcel into two parcels of 1.01± and 0.73± acres for residential use
ENVIRONMENTAL DETERMINATION: To be determined after referral process
LOCATION: Outside the City of Ukiah limits, 3.2± miles north of town center, between Tollini Lane and Highway 101. 3571 Tollini Ln. (APN: 169-071-23-00).
STAFF PLANNER: Eduardo Hernandez

3b. CASE#: MS_2017-0008
DATE FILED: 6/29/2017
OWNER/APPLICANT: APPERSON JIM & VALENDA
AGENT: RON FRANZ
REQUEST: Minor subdivision of a 5.81± acre lot into 2 parcels (2.15± A, and 3.65± A,) with no remainder parcel.
LOCATION: 9± miles north of Ukiah, lying directly east of East Side Rd. 1± mile north of the intersection with HWY 20. Located at 930 Lone Pine Rd., Redwood Valley (APN: 166-020-23).
STAFF PLANNER: Jesse Davis

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0017 **(continued from August 10, 2017)**
DATE FILED: 6/16/2017
OWNER: AMAZING FACTS INC
APPLICANT: BEN HARNESS
AGENT: DUSTY DULEY
REQUEST: Subdivision of 2 acre parcel into four 0.5 acre parcels. Provision of water TBD. Intend to add lines to existing sewer district (Covelo Community Services District), but open to on-site septic systems if necessary.
LOCATION: 0.1± mi. north of Covelo center, on the west side of HWY 162, 0.1± mi. north of its intersection with Howard St (CR 334D). 76500 Covelo Road, Covelo (APN: 033-230-23).
STAFF PLANNER: Sam 'Vandy' Vandewater

4b. CASE#: PAC_2017-0018
DATE FILED: 6/28/2017
OWNER: JUDY JOHNSON
APPLICANT: MARK APLET
REQUEST: To rezone subject 9.2± acres parcel from Rural Residential RR:5 to RR:2, and then split it in two (2) parcels of 5± and 4.2± acres
LOCATION: In Redwood Valley, 1± west of town center, between Roan N and Lee's Road, lying east of Laughlin Way. 9526 Laughlin Way, Redwood Valley (APN: 162-050-17).
STAFF PLANNER: Eduardo Hernandez

4c. CASE#: PAC_2017-0021
DATE FILED: 7/27/2017
OWNER/ APPLICANT: DUGGAN PATRICK
AGENT: FRANZ RON
REQUEST: Pre-application Conference for Minor Subdivision and subsequent dwelling unit construction. Roughly one home every 2 years.
LOCATION: 3 miles north of Calpella town center, on the south side of Road D (CR 232), 0.3 miles east of its intersection with East Road (CR 230). 1401 Road D, Redwood Valley (APN: 163-082-09).
STAFF PLANNER: Sam 'Vandy' Vandewater

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.

http://www.mendocinocounty.org/pbs