



SUBDIVISION COMMITTEE

AGENDA

AMENDED

OCTOBER 12, 2017
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_2017-0038 (Continued from 9/14/2017)

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 proposes 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

2b. CASE#: B_2017-0044

DATE FILED: 7/11/2017

OWNER: REIFERS ELSU P & CONNIE A AND ANNE REIN

APPLICANT: ELSU & CONNIE REIFERS

AGENT: SUSAN RUSCHMEYER

REQUEST: **Coastal Development Boundary Line Adjustment** to transfer 3.2± acres from Lot 1 (APN 027-221-14, 027-241-03) to Lot 2 (APN 027-221-15). Transferred property will include Rein residence which was inadvertently built over the property line. Final result will be two lots: Lot 1 (APN 027-221-14, 027-241-03) at 24.68± acres and Lot 2 (APN 027-221-15) at 4.70± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone. Parcels are on the south side of Eureka Hill Rd. (CR 505) 1.18± miles east of its intersection with State Highway 1 at 42701 Eureka Hill Rd., Point Arena (APNs: 027-221-14, 15, 027-221-15).

STAFF PLANNER: Russell Ford

2c. CASE#: B_2017-0048

DATE FILED: 8/22/2017

OWNER/APPLICANT: JOHN VITEK

AGENT: RON FRANZ

REQUEST: Applicant proposes a transfer of 2± acres of open pasture from Lot 2 (APN: 046-120-24) to Lot 1 (APN: 046-120-23). Lot 1 (APN 046-120-23) will be increased to 5.69±, and will retain existing well and shed. Lot 2 (APN: 046-120-24) will be reduced to 9.48± acres and will retain existing ag pond and barn. Both lots are currently under Williamson Act contract.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Boonville area. Parcels are on the southwest side of the end of Anderson Valley Way (CR 150) .28± miles northwest of its closest intersection with State Highway 128 at 10600 Anderson Valley Way. (APNs: 046-120-23, 24).

STAFF PLANNER: Russell Ford



2d. CASE#: B_2017-0049

DATE FILED: 8/24/2017

OWNER: MCDOWELL VALLEY FARMING CO LLC

AGENT: RON FRANZ

REQUEST: Applicant proposes to transfer .80± acres from Lot 1 (APNs: 050-080-15, 16) into Lot 2 (APN: 050-080-14) to allow existing storage/warehouse building to meet setbacks. Final result will be two lots. Lot 1 (APNs: 050-080-15, 16) will be decreased to 34.36± and Lot 2 (APN: 050-080-14) will be increased to 38.05±. Both lots are currently under Williamson Act contract. Proposed adjustment intends to maintain qualification for both lots.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of State Highway 275 at its intersection with Buckman Drive (CR 105-B), 4± miles east of US 101, located at 13300 Buckman Drive, Hopland (APNs: 050-080-14, 15, 16).

STAFF PLANNER: Russell Ford

2e. CASE#: B_2017-0050

DATE FILED: 8/31/2017

OWNER/APPLICANT: 510 BRUSH ST LP

AGENT: MATTHEW WALSH

REQUEST: Applicant proposes to merge Lot 1 (APN: 002-050-16) and Lot 2 (APN: 002-050-17) to create a single lot of 4.15± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of Brush Street (CR 217) .32± miles east of its intersection with North State Street (CR 104) at 350 Brush Street, Ukiah (APNs: 002-050-16, 17).

STAFF PLANNER: Russell Ford

2f. CASE#: B_2017-0051

DATE FILED: 9/20/2017

OWNER/APPLICANT: JEREMY HAWK

AGENT: JESSE BUFFINGTON/POINTS WEST SURVEYING

REQUEST: Applicant proposes to adjust the boundaries between four lots, merging down to three total lots. Lot 1 (APN: 053-070-08) will increase by 24.5± acres. Lot 2 (APN: 053-090-02) will increase by 16.5± acres. Lot 3 (APN: 053-08-06) will increase by 1.6± acres, and Lot 4 (APN: 053-070-09) will be entirely merged into portions of each of the first three lots. The final result will be: Lot 1 (APN: 053-070-08) at 55.5± acres; Lot 2 (APN: 053-090-02) at 56.5± acres; and Lot 3 (APN: 053-080-06) at 25.9± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the east side of US 101, 2± miles south of the Mendocino-Humboldt County Line, located at 82001 N. Highway 101, Piercy (APNs: 053-070-08, 09, 053-080-06, 053-090-02).

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0004

DATE FILED: 7/20/2016

OWNER: DON DOOLEY AND PAULINE WRIGHT

APPLICANT: ZACHARY A. KUCHERA and RANI L. WEITALA

AGENT: GEORGE C. RAU

REQUEST: Subdivision of an 11.9± acre parcel into two 5.8± acre parcels for residential use.

LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of US HWY 101, located at 8100 Vineyard Oaks Dr., Redwood Valley (APN: 162-210-47).

STAFF PLANNER: Eduardo Hernandez



3b. CASE#: MS_2017-0002

DATE FILED: 1/30/2017

OWNER: ALVAREZ FRANCISCO & ISABEL

APPLICANT: POPE ENGINEERING

AGENT: POPE SAM

REQUEST: Minor Subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.3± miles south of Ukiah center, on the west side of South State Street (CR 104A). Located 0.05± miles from the intersection of Fircrest Drive (CR 210), South Dora Street (CR 209) and Crest View Drive (CR 210A). Located at 315 Crestview Drive, Ukiah (APN: 180-220-21).

STAFF PLANNER: Monique Gil

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0019

DATE FILED: 6/29/2017

OWNER: REYNOLDS MURIEL R TTEE

REQUEST: Ground Mount Photovoltaic project on 19.65± acres.

LOCATION: 25895 Mendocino Pass Road, Covelo (APN: 032-410-06).

STAFF PLANNER: Monique Gil

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.

<http://www.mendocinocounty.org/pbs>