



SUBDIVISION COMMITTEE AGENDA

NOVEMBER 9, 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 September 14 & October 12, 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_2017-0055

DATE FILED: 10/18/2017

OWNER: SANHEDRIN HOLDINGS LLC

APPLICANT: TRUST FOR PUBLIC LAND

AGENT: TONY SORACE

REQUEST: Applicant proposes to reconfigure the boundary between four existing lots. Lot 1 (037-410-17) will increase by 198± acres. Lot 2 (APN 037-410-15) will increase by 42± acres. Lot 3 (APN 037-410-22) will decrease by 80± acres, and Lot 3 (APN 037-410-20) will decrease by 160± acres. Final result will be four lots: Lot 1 (APN 037-410-17) at 358± acres, Lot 2 (APN 037-410-15) at 202± acres, Lot 3 (APN 037-410-22) at 240± acres, and Lot 4 (APN 037-410-20) at 480± acres. A portion of Lot 3 (160± acres) lies within the County of Lake.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Eden Valley area. Parcels are within the Mendocino National Forest and unaddressed, so precise access is unclear. The site is likely accessed by National Forest roads via Lake County, but sits 10± miles southeast of Eden Valley and 17.5± miles northeast of Willits.

STAFF PLANNER: Russell Ford



2c. CASE#: B_2017-0056

DATE FILED: 10/18/2017

OWNER: SANHEDRIN HOLDINGS LLC

APPLICANT: TRUST FOR PUBLIC LAND

AGENT: TONY SORACE

REQUEST: Applicant proposes to reconfigure the boundary between four existing lots. Lot 1 (APNs: 037-410-12, 14) will decrease by 326± acres. Lot 2 (APN: 037-410-13) will increase by 436± acres. Lot 3 (APN: 037-410-19) will see a marginal net gain in acreage, and Lot 4 (APN: 037-380-14) will decrease by 100± acres. The final result will be four lots: Lot 1 (APN: 037-410-12,14) at 200± acres, Lot 2 (APN: 037-410-13) at 1066± acres, Lot 3 (APN: 037-410-19) at 440± acres, and Lot 4 (APN: 037-380-14) at 220± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Eden Valley area. Parcels are within the Mendocino National Forest and unaddressed, so precise access is unclear. The site is likely accessed by National Forest roads via Lake County, but sits 10± miles southeast of Eden Valley and 17.5± miles northeast of Willits.

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2017-0002 (Continued from October 12, 2017)

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

3b. CASE#: MS_2014-0005

DATE FILED: 2/25/2014

OWNER: REED ARVIN L TTEE AND AARON & MARY ELLEN NORTH AND CHEYANNE RIVER

APPLICANT: CHEYANNE RIVER

AGENT: JIM RONCO

REQUEST: EXTENSION OF TIME for Subdivision of a 4.7± acre parcel to create a 2.3± acre parcel and a 2.4± acre parcel.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

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

STAFF PLANNER: Monique Gil

3c.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0024

DATE FILED: 9/19/2017

OWNER: SHANE JACK A & LORENE K TTEES

APPLICANT: SARAH CORTEZ/JACK SHANE JR

REQUEST: Pre-Application Conference for a proposed subdivision of the existing lot into 4 parcels.

LOCATION: Partially within the Coastal Zone and partially outside the coastal zone, located on both the east and west sides of Ten Mile Road (CR 506), approximately one mile southeast of its intersection with Eureka Hill Road (CR 505), located at (APN: 027-321-01) (No address yet assigned).

STAFF PLANNER: Jesse Davis



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>