



SUBDIVISION COMMITTEE AGENDA

DECEMBER 14, 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, & November 9, 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), located at 501 Road N, Redwood Valley (APNs: 162-110-04, 05, 06, & 162-140-42).

STAFF PLANNER: Russell Ford

2b. CASE#: B_2017-0052

DATE FILED: 9/21/2017

OWNER/APPLICANT: COOLEY RANCH COMPANY AND GARY & CAROLE GALEAZZI

AGENT: WESTERN TIMBER SERVICES

REQUEST: Applicant proposes to adjust the boundaries between 3 lots to match an existing fence line. Lot 1 (APN: 049-350-18) will decrease by 2± acres. Lot 2 (APN: 049-350-28) will decrease by 6± acres, and Lot 3 (APN: 049-350-45) will increase by 8± acres. The final result will be 617± acres (Lot 1)(APN: 049-350-18), 506± acres (Lot 2)(APN: 049-350-28), and 39± acres (Lot 3)(APN: 049-350-45).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of State Highway 128, 4.50± miles east of the community of Yorkville. No site address is assigned (APNs: 049-350-18, 28, & 45).

STAFF PLANNER: Russell Ford

2c. CASE#: B_2017-0053

DATE FILED: 10/2/2017

OWNER/APPLICANT: PINOLI ROBERT R & CECILIA F TT

AGENT: JIM RONCO

REQUEST: Applicant proposes to adjust the boundaries between 2 lots to accommodate residential development. Lot 1 (APN: 026-310-42) will be decreased by 15± acres, and Lot 2 (APN: 026-310-04) will be increased by 15± acres. The final result will be 66± acres (Lot 1)(APN: 026-310-42), and 35± acres (Lot 2)(APN: 026-310-04).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the southwest side of Clark Road (CR 130-B) near its intersection with State Highway 128 and 4.80± northwest of the town of Philo. Located at 3280 Clark Road, Philo (APNs: 026-310-42 & 04).

STAFF PLANNER: Russel Ford



2d. CASE#: B_2017-0057

DATE FILED: 11/13/2017

OWNER: KNIGHT WILLIAM L & PETRA G

REQUEST: Applicant proposes to adjust the boundary between 2 existing lots. Lot 1 (APN: 177-250-07) will increase by 3± acres, and Lot 2 (APNs: 177-250-06, 177-270-019, & 188-230-02) will decrease by 3± acres. The final result will be 76.70± acres (Lot 1)(APN: 177-250-07), and 161± acres (Lot 2)(APN: 177-250-06, 177-270-019, & 188-230-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of State Highway 20, 2.70± miles east of its intersection with East Side Potter Valley Road (CR 240). Located at 7800 East Highway 20, Potter Valley (APNs: 177-250-07, 177-250-06, 177-270-019, & 188-230-02).

STAFF PLANNER: Russell Ford

2e. CASE#: B_2017-0058

DATE FILED: 11/16/2017

OWNER: GULLICK DENNIS L & JANA L TTEE AND MARGERY CLARK

APPLICANT: DENNIS & JANA GULLICK

AGENT: RON FRANZ

REQUEST: Applicant proposes to transfer 10± acres of undeveloped open space from Lot 2 (APN: 166-110-45) to Lot 1 (APNs: 166-110-12, 24). Final result will be 30.48± acres (Lot 1)(APN: 166-110-12, 24) and 20± acres (Lot 2)(APN: 166-110-45).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of Black Bart Trail (private), .50± miles east of its intersection with Road B (CR 231-A), located at 2900 Black Bart Trail, Redwood Valley (APNs: 166-110-12, 24 & 45).

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2012-0003

DATE FILED: 12/3/2012

OWNER/APPLICANT: SNOW MOUNTAIN TREE FARM INC

AGENT: RON FRANZ

REQUEST: Extension of time request resulting in a new expiration date of October 16, 2018. Minor Subdivision to create 4 parcels containing 10± acres each and a remainder parcel containing 57.3 ± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3.9±miles north of Potter Valley town center, lying on the north side of Eel River Rd. (CR 240B) 0.1± miles east of its intersection with Van Arsdale Rd. (CR 242), located at 17200 Eel River Rd. (APNs: 171-200-14 & 171-210-11).

STAFF PLANNER: Julia Acker

3b. CASE#: MS_2017-0007

DATE FILED: 6/26/2017

OWNER: ZUMALT JASON LEE TTEE

APPLICANT: W. VINCE RICKS

AGENT: JIM RONCO

REQUEST: Request to subdivide 1 parcel into 4 parcels and a remainder.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.5± mi. northwest of Calpella center, on the west side of Finne Road, 0.8± mi. south of its intersection with Uva Drive (CR 239). Located at 656 Finne Road, Redwood Valley (APN: 151-210-11).

STAFF PLANNER: Sam 'Vandy' Vandewater



3c. CASE#: MS_2017-0008

DATE FILED: 6/29/2017

OWNER/APPLICANT: APPERSON JIM & VALENDIA

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.

ENVIRONMENTAL DETERMINATION: Environmental Determination to Be Determined After Referral

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_2017-0025

DATE FILED: 10/17/2017

OWNER: FAWN KENN & CAROL J

APPLICANT: STOCKEL ANNA

REQUEST: Pre Application Conference for major use permit for four (4) dwelling units and short term rentals of two of the dwelling units (rented four times per month), one (1) aerobic facility with bathroom, four (4) guest tent spaces, one (1) guest RV space with utilities and separate restroom and shower structure, creation of pond and hiking trails for guest use, one (1) commercial kitchen with bathroom to be used for food and beverage preparation without consumption, and cultivation and sales of agricultural products: mushrooms and medicinal herbs (not cannabis) with roadside sales.

LOCATION: 3.8± miles northeast of Fort Bragg City center, lying on the east side of Hwy 1, 0.2± miles north of its intersection with Mill Creek Dr., located at 24535 N Hwy 1, Fort Bragg (APN: 069-310-03).

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>