



SUBDIVISION COMMITTEE AGENDA

JULY 11, 2019
9:00 A.M.

PLANNING AND BUILDING SERVICES 860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** B_2019-0012

DATE FILED: 3/6/2019

OWNER: ISHVI BENZVI AUM

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing parcels.

Parcel one (APN: 118-160-29) will increase from 16± acres to 17± acres. Parcel two (APN: 118-160-29) will decrease from 11± acres to 10± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.88± miles northwest of the center of the Town of Mendocino, on the eastside of Point Cabrillo Drive (CR 564), 0.99± miles north of its intersection with State Route 1 (SR 1), located at 13501 Point Cabrillo Dr., Mendocino (APN: 118-160-29).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MIO MENDEZ

2b. **CASE#:** B_2019-0021

DATE FILED: 5/7/2019

OWNER: DONALD HODGE JR

APPLICANT: GEORGE WEGER

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to adjust property between three existing lots. Lot 1 (APNs: 149-270-20, 09) will decrease to 40± acres. Lot 2 (APNs: 149-270-23, 24) will decrease to 27± acres. Lot 3 (APN 149-270-27) will increase to 71± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 9.5± miles northwest of Ukiah on the south side of Orr Springs Road (CR 223) 10.1± miles west of its intersection with North State Street (CR 104) at 13051 Orr Springs Road, Ukiah. APNs: 149-270-09, 20, 23, 24, 27.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2c. **CASE#:** B_2019-0023

DATE FILED: 5/23/2019

OWNER: JOANNE C CRAIGHEAD

APPLICANT: JILL CRAIGHEAD

AGENT: MATT HERMAN

REQUEST: Reconfigure the boundary lines between 2 existing legal parcels. Existing parcel sizes 21.42± and 20.29± acres and after adjustment each parcel will be 20.80± Acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 7.8± miles northwest of Willits town center, on the north and south side of Sherwood Rd and 0.3± miles northwest of 3rd Gate. APNs: 037-602-03 and 037-601-10.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MATT GOINES



2e. CASE#: B_2019-0024

DATE FILED: 5/23/2019

OWNER/APPLICANT: MARIO KASHOU

AGENT: JIM RONCO

REQUEST: Reconfigure the boundaries between three(3) legally non-conforming parcels into three(3) parcels of 80 acres each.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.00± miles West of Ukiah and 1.3± miles South of the intersection of Low Gap and Pine Ridge Roads located on the East side of Pine Ridge Road. APN's: 156-210-05,156-230-01,156-230-02.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

2f. CASE#: B_2019-0025

DATE FILED: 5/23/2019

OWNER/APPLICANT: BRANDON AUSTIN

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to adjust property between two existing lots. Lot 1 (APN 047-230-03) will increase from 3.78± acres to 57± acres. Lot 2 (APNs 047-230-08, 047-300-01, 047-290-01, 047-170-22) will decrease from 290± acres to 240± acres. Both lots will be split-zoned between Rangeland and Agriculture districts.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 8.3± miles southeast of Ukiah on the west side of US 101, .5± miles south of its intersection with Henry Station Road (CR 107-C) at 8595 S. Highway 101, Ukiah. APNs: 047-170-22, 047-230-03, 08, 047-290-01, 047-300-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2g. CASE#: B_2019-0026

DATE FILED: 6/4/2019

OWNER/APPLICANT: FERRARI CARANO VINEYARDS & WINERY

AGENT: JAMES R. BARRETT

REQUEST: Boundary Line Adjustment to establish existing fence as legal boundary between two lots. Lot 1 (APNs 026-295-10, 026-330-06) will remain at 89.97± acres, and Lot 2 (APNs 026-295-37, 026-294-14, 026-330-44) will remain at 162± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± miles northwest of Philo on the north side of State Route 128 (SR 128), .35± miles east of its intersection with Nash Mill Road (private) at 4741 Highway 128, Philo. APNs: 026-295-10, 37, 026-233-06, 026-330-44, 026-294-14.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

2h. CASE#: B_2019-0027

DATE FILED: 6/5/2019

OWNER: SUZANNE JAHNKE

APPLICANT: JASON MCCONNELL

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to merge two lots. Lot 1 (APNs: 184-210-05, 06, 07) at 4.09± acres and Lot 2 (no APN; former county right-of-way) at .93± will merge into a single 5.02± acre lot. Lot 2 was formerly the right of way for Cox Schrader Road {Frontage Road E} (CR 141), which was renamed Rivino Ranch Road and vacated by Ordinances 18-060 and 18-061.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.75± miles southeast of the City of Ukiah on the east side of US 101 at its intersection with Rivino Ranch Road (private) at 4101 Rivino Ranch Road. APNs: 184-210-05, 06, 07.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD



3. MINOR SUBDIVISION

3a. CASE#: MS_2011-0002

DATE FILED: 5/6/2011

OWNER/APPLICANT: JOHN & MYRNA FOSTER

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to reconfigure three (3) legal parcels and a Minor Subdivision of an 8.93± acre parcel to create 4 lots of 1.08±, 1.12±, 1.33± and 1.74± net acres and a remainder of 2.79± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Laytonville area, lying on the south side of North Road (CR# 319E), 400± feet west of its intersection with Branscomb Road (CR# 429), located at 1163, 1155, 1221 North Road; AP#'s: 014-210-72, 73 and 74x.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: SAM VANDEWATER

3b. CASE#: MS_2018-0006

DATE FILED: 12/17/2018

OWNER/APPLICANT: DONALD & SHELLI CORNS

AGENT: RON W FRANZ

REQUEST: Minor Subdivision of a 7.3± acre parcel creating three (3) parcels, ranging in size from 1.31± to 3.09± acres.

LOCATION: 1.2± miles southwest of Redwood Valley town center, lying east of Uva Drive (CR 239), 0.3 ± miles southeast of its intersection with Bel Arbres Drive (CR 238B), located at 7899 & 7915 Uva Dr., Redwood Valley (APN: 165-040-14).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: EDUARDO HERNANDEZ

4. PREAPPLICATIONS

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>