



SUBDIVISION COMMITTEE AGENDA

FEBRUARY 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_2016-0034 (Continued from 01/12/17)

DATE FILED: 9/12/2016

OWNER: BENJAMIN FREY

APPLICANT: JONATHAN FREY

AGENT: J.R. BARRETT ASSOCIATES

REQUEST: Reconfigure three existing legal lots. Transfer 1± acre from APN 107-200-13 et. al. into APN 107-200-21. APN 160-011-05 will be relocated to a different location on the southern side of APN 107-210-08. Adjustment will result in three parcels of 119± acres, 4.50± acres and 6.07± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.70± miles northwest of the town of Redwood Valley. Parcels are on the west side of Tomki Road (CR 237-D), 1.60± miles north of its intersection with East Road (CR 230).

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2b. CASE#: B_2016-0042 (Continued from 01/12/17)

DATE FILED: 11/29/2016

OWNER/APPLICANT: PADILLA BRIAN & DIANA DAVENPOR AND PRATHER ALBERT

AGENT: MARK VOGEL

REQUEST: Reconfigure three existing legal lots of 1.20± acres, 1± acre and 131± acres into three lots of 2.70± acres, 7.10± acres and 123± acres, respectively. The adjustment will result in a better boundary around the existing SFR and barn on Padilla's parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Philo. Parcels are located on the east side of Indian Creek Road (CR 129), .40± miles from its intersection with State Highway 128. The project area is .30± miles east of the town of Philo. APN 046-080-04.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2c. CASE#: B_2016-0046

DATE FILED: 1/5/2017

OWNER: MCDOWELL VALLEY FARMING CO LLC

APPLICANT/AGENT: RON FRANZ

REQUEST: Adjust approximately 2.5 acres from Lot 2 into Lot 1 to include existing water well on northern vineyard parcel.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Approximately 4 miles east of Hopland on the south side of Highway 175, 4 miles east of its intersection with US 101 at 3811 Highway 175. APNs: 050-030-09, 19, 050-060-13, 050-070-25

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions



2d. CASE#: B_2017-0001

DATE FILED: 1/18/2017

OWNER/APPLICANT: MARY POLSON AND RIQUE PAGAN

REQUEST: Adjust approximately 20' from southern boundary of Polson into Pagan.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Laytonville, on the east side of US 101 immediately north of its intersection with Laytonville Dos Rios Road (CR 322) at 45021 N. Highway 101. APNs: 014-040-25, 014-100-68

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2e. CASE#: B_2017-0003

DATE FILED: 1/18/2017

OWNER/APPLICANT: HURT BRIAN K AND HWC & ASSOCIATES

REQUEST: Adjust approximately 8.50± acres from Lot 1 (HWC) into Lot 2 (Hurt).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2 miles southeast of Covelo on the north side of Fairbanks Road (CR 327-A), approximately 1.20± miles east of its intersection with State Highway 162 at 25200 Fairbanks Road, Covelo. APN's: 034-121-80, 82, 34-270-21.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2f. CASE#: B_2017-0004

DATE FILED: 1/18/2017

OWNER/APPLICANT: COATNEY DENNIS M

AGENT: MARK VOGEL

REQUEST: Trade approximately .90± acres between two lots to reconfigure an existing boundary line.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2 miles southwest of Laytonville on the west side of Branscomb Road (CR 479), approximately 2.40± miles west of its intersection with US 101 at 2000 Branscomb Road. APNs: 014-250-77, 79.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2g. CASE#: B_2017-0005

DATE FILED: 1/18/2017

OWNER/APPLICANT: BEWLEY R STUART TTEE

REQUEST: Reconfigure the boundaries between 4 existing legal lots to create one parcel of 80± acres and three parcels of 160± acres each.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 17 miles north of Laytonville on the east side of Bell Springs Road (CR 324), approximately 10 miles north of its intersection with US 101. APN's: 011-660-16, 011-680-06x, 07x

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2h. CASE#: B_2017-0006

DATE FILED: 1/18/2017

OWNER/APPLICANT: BEWLEY R STUART TTEE

REQUEST: Reconfigure the boundaries between four parcels of 73± acres, 80± acres, 120± acres and 77± acres into four parcels of 110± acres, 83± acres, 123± acres and 34± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 15 miles north of Laytonville on the east side of Bell Springs Road (CR 324), approximately 6.5 miles north of its intersection with US 101. APN's: 011-920-10x, 011-900-23x, 011-720-01x

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions



2i. **CASE#:** B_2017-0008

DATE FILED: 1/19/2017

OWNER: FRIENDS OF LIBERTY LLC

APPLICANT: BRADLEY THOMAS

AGENT: CHRIS WATT

REQUEST: Adjust the line between two lots, transferring 4.51± from Lot 1 to Lot 2, creating two lots of 3.00± acres and 14.31± acres respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Immediately north of the City of Ukiah on the north side of Masonite Road (CR 148), approximately .06± miles north of its intersection with Ford Road (CR 250). APNs: 170-190-22, 23

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

3. **MINOR SUBDIVISIONS**

3a. **CASE#:** MS_2004-0028

DATE FILED: 10/20/2004

OWNER/APPLICANT: STEPHEN D. DANGLER

REQUEST: 1/05/2017 - Extension of Time Request for previously approved Minor Subdivision of a 20+ acre parcel to create two parcels containing 10 acres each.

Original Request: Minor Subdivision of a 20+ acre parcel to create two parcels containing 10 acres each.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Ukiah area on both side of Oak Knoll Road (CR# 252) approximately 1 1/2 miles west of the Oak Knoll Road and South Dora Street (CR# 209) intersection, located at 1435 Oak Knoll Road; AP# 157-160-18.

STAFF PLANNER: MONIQUE GIL

4. **MAJOR SUBDIVISIONS**

None

5. **PREAPPLICATION CONFERENCE**

5a. **CASE#:** PAC_2016-0028 (Continued from 01/12/17)

DATE FILED: 12/14/2016

OWNER/APPLICANT: MILECK MARTIN TTEE

REQUEST: Proposed Hardware Store in Covelo.

LOCATION: 76001 Covelo Rd., Covelo; APN 033-290-15, 033-290-16.

STAFF PLANNER: SAM VANDEWATER

5b. **CASE#:** PAC_2016-0029

DATE FILED: 12/16/2016

OWNER/APPLICANT: TATE RAYMOND E

REQUEST: Minor subdivision to create two parcels using Tomki Road as the approximate center boundary line dividing the eastern and western parcels. Acreage of parcels has not been provided.

LOCATION: 8 1/2 miles+/- miles N of Redwood Valley town center, on both sides of Tomki Rd (CR# 237D), at the confluence of Cave Creek and Little Cave Creek; AP# 107-055-02, and 108-211-06, 07, 12.

STAFF PLANNER: MONIQUE GIL

5c. **CASE#:** PAC_2017-0001

DATE FILED: 1/4/2017

OWNER: JOHNSON ERIC D

APPLICANT: ROWEN/EIDOLON

AGENT: WYNN COASTAL PLANNING

REQUEST: Discussion about converting an existing single-family residence to a lodge, constructing a caretaker's home, allowing a music recording studio, and allowing six camp sites on a 40-acre site.

LOCATION: 55000 NO HWY 1, Leggett; APN 012-570-23.

STAFF PLANNER: EDUARDO HERNANDEZ



5d. CASE#: PAC_2017-0002

DATE FILED: 1/13/2017

OWNER: GRILLI MARSHA SUCCTTEE

APPLICANT: GETAWAY HOUSE INC

AGENT: AARON VOMBERG

REQUEST: Applicant is proposing a 25 site recreational vehicle park comprised of 25 pre-fabricated RVs, and four bath houses.

LOCATION: 1.1 miles south of Yorkville on the North West side of Elk Horn Road; APN# 049-290-21

STAFF PLANNER: MONIQUE GIL

6. MATTERS FROM STAFF

None

7. 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.co.mendocino.ca.us/planning>