



SUBDIVISION COMMITTEE AGENDA

MARCH 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_2016-0042

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 Padillas parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are located on the east side of Indian Creek Road (CR 129), .40± miles from its intersection with Highway 128. The project area is .30± miles east of the town of Philo. Located at 17601 Indian Creek Rd., Philo; APN: 046-080-04.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2b. CASE#: B_2016-0047

DATE FILED: 1/5/2017

OWNER/APPLICANT: TEAK VINEYARDS, LLC

AGENT: RON FRANZ

REQUEST: Adjust 3.5± acres from Lot 2 into Lot 1 to incorporate pond, garden area and existing vineyard uses into vineyard parcel. Lot 2 will contain existing SFR and associated improvements.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± miles southeast of the City of Ukiah on the west side of Old River Road (CR 201), 2.60± miles south of its intersection with Talmage Road (SH 222). Located at 4550 Old River Road, Talmage; APNs: 183-180-01, 05

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2c. CASE#: B_2017-0002

DATE FILED: 1/12/2017

OWNER: FREEMAN JACK R & SHARON L 28.0 AND MARJORIE TODD AND VICKI TODD

APPLICANT: MARJORIE TODD

AGENT: DANIEL TODD

REQUEST: Reconfigure three lots of 280± acres, 40± acres and 166± acres into three lots of 80± acres, 242± acres and 164± acres, respectively. This adjustment will repair a longstanding land division violation.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Potter Valley, at the intersection of Busch Lane (CR 247) and North Busch Road (CR 247-A), .75± miles west of Powerhouse Road (CR 248-A). Located at 13500 N. Busch Lane, Potter Valley; APNs: 172-150-06, 172-160-03, 172-210-08, 172-230-19, 172-160-04, 172-180-13, 172-180-14, 172-230-22, 172-230-23.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions



2d. CASE#: B_2017-0007

DATE FILED: 1/18/2017

OWNER/APPLICANT: WILSON MATTHEW

AGENT: TONY SORACE

REQUEST: Adjust 240± acres from Lot 1 into Lot 2 to reconfigure the boundary between two existing legal lots.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 6.7± miles north of Laytonville on the south side of Fitzhugh Road (private), 2.60± miles from Spyrock Road (CR 323). APNs: 056-400-27, 013-550-33, 34.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2e. CASE#: B_2017-0009

DATE FILED: 1/23/2017

OWNER/APPLICANT: SIBILLE FRANK L & DIANE CARLSO

REQUEST: Reconfigure the boundaries between two existing legal lots to locate one SFR on each parcel.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 7.80± miles northeast of the town of Laytonville on the south side of Poonkinney Road (CR 326), 1.50± miles north of its intersection with Highway 162. Located at 13991 Poonkinney Road, Dos Rios; APNs: 033-172-17, 19

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2f. CASE#: B_2017-0010

DATE FILED: 2/1/2017

OWNER/APPLICANT: SCOTT MCKINNEY

AGENT: TONY SORACE

REQUEST: Reconfigure three lots of 40± acres, 10± acres and 10± acres into three 20± acre lots.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10± miles northeast of the town of Laytonville along Simmerly Ranch Road (private), 8± miles east of Spyrock Road (CR 326). Located at 8300 Simmerly Ranch Road, Laytonville; APNs: 032-125-35, 36, 37, 38.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2g. CASE#: B_2017-0011

DATE FILED: 2/7/2017

OWNER: DAYTON JAMES V & BRENDA J TTEE AND MATTHEW MANDELKER

APPLICANT: JAMES DAYTON

AGENT: RON FRANZ

REQUEST: Adjust approximately .25± acres from Lot 2 into Lot 1, to create two parcels of approximately 1± acre each.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2± miles north of the City of Ukiah on the west side of Christy Lane (private), .10± miles north of its intersection with Parducci Road (CR 224). Located at 3740 Christy Lane, Ukiah; APNs: 169-050-20, 24.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2h. CASE#: B_2017-0012

DATE FILED: 2/8/2017

OWNER/APPLICANT: BEN KAISI

AGENT: RON FRANZ

REQUEST: Transfer approximately 24± acres from Lot 2 (154-150-01x) into Lot 1 (154-150-01x), creating two lots of 25± acres and 54± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 9 miles west of the City of Ukiah on the south side of Low Gap Road (CR 212), 11.10± miles



west of its intersection with North State Street (city). Located at 13405 Low Gap Road, Ukiah; APN: 154-150-01.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2i. CASE#: B_2017-0013

DATE FILED: 2/8/2017

OWNER: LISA CARTER AND KENNETH RUNYAN AND THOMAS PETERS

APPLICANT/AGENT: BROOKTRAILS TOWNSHIP CSD

REQUEST: Voluntary merger of 7 lots into three. 2 owned by Carter, 2 owned by Runyan and 3 owned by Peters.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Brooktrails Vacation Village. 24621 Lilac Terrace (Carter), 24149 Birch Terrace (Runyan) and 1670 Daphne Drive (Peters). APN's 099-143-15 & 18.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

2j. CASE#: B_2017-0015

DATE FILED: 2/16/2017

OWNER/APPLICANT: CLARENCE F II & LISA RHINE

AGENT: TONY SORACE

REQUEST: Reconfigure the boundaries between four existing legal lots into four lots of 2±, 15±, 2± and 46.30± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4± miles north of Willits on the east side of US 101 and .70± miles north of its intersection with Reynolds Highway (CR 310). Located at 27901 N. Hwy. 101, Willits; APNs: 037-150-26, 037-170-20, 037-230-17, 18.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions

3. MINOR SUBDIVISIONS

3a. CASE#: CDMS_2003-0012

DATE FILED: 9/10/2003

OWNER: NED & MARY KIKUCHI AND SAM ARAKI

AGENT: AMY WYNN

REQUEST: Extension of Time Request for previously approved Minor Subdivision to allow for completion of conditions. Current expiration date is February 19, 2017. This is the first request for an 18-month extension.

LOCATION: Within the Coastal Zone, in Fort Bragg, 0.5 mile south of the intersection of Highway 1 and Ocean Drive (CR 436), located at 34260 Pelican Way; APN 017-080-44.

STAFF PLANNER: JULIA ACKER

3b. CASE#: MS_2012-0002

DATE FILED: 7/23/2012

OWNER: DCA II

APPLICANT: DONOVAN ALBRIGHT

AGENT: VANCE RICKS

REQUEST: Extension of time for Minor Subdivision of a 8.78+/- acre parcel (being Parcel 1 of MS 17-2000) creating 2 parcels of 4.5 and 4.3+/- acres.

LOCATION: 2.5+/- miles east of central Ukiah, on the north side of Sanford Ranch Road (CR 200), 600 feet east of its intersection with Knob Hill Road (CR 204) off of a private unnamed roadway, located at 1900 Sanford Ranch Road; APN 181-170-06.

STAFF PLANNER: MONIQUE GIL

4. MAJOR SUBDIVISIONS



None.

5. PREAPPLICATION CONFERENCE

None.

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>