



SUBDIVISION COMMITTEE AGENDA

AMENDED

**APRIL 13, 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 (continued from 3/9/17)

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 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.

2f. CASE#: B_2016-0043

DATE FILED: 12/1/2016

OWNER/APPLICANT: IRISH BEACH WATER DISTRICT AND GORDON & SANDRA MOORES

AGENT: PACIFIC LAND SURVEYS SUSAN RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to relocate a 200 square foot parcel owned by the Irish Beach Water District (APN 132-210-24) to a new well location within the Moores parcel. Both parcels will remain at current sizes. The project was previously approved as CDB 10-2012 but expired prior to final completion.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Within the Coastal Zone. Located in the community of Irish Beach 3.70± miles north of the town of Manchester, the project area sits on both sides of Hillcrest Drive (private), 0.40± miles east of its intersection with Pomo Lake Drive (CR 551). APNs: 132-210-21, 22, 24, 47.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2g. CASE#: B_2017-0014

DATE FILED: 2/14/2017

OWNER/APPLICANT: FETZER BENJAMIN A TTEE

AGENT: JIM RONCO CONSULTING

REQUEST: Transfer 73± acres from Lot 2 into Lot 1 to create two lots of 331± acres and 17± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.30± miles west of the town of Redwood Valley on the north side of Bel Arbres Road (private), 1.30± miles west of its intersection with Uva Drive (CR 239) in Redwood Valley. APNs: 162-011-13, 33, 34.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.



2c. CASE#: B_2017-0016

DATE FILED: 2/28/2017

OWNER: CHANDLER JOHN DARRAL

APPLICANT: BRENT FOX

AGENT: DOUGLAS MALLORY

REQUEST: Reconfigure the boundaries between three existing legal lots into three lots of 21.08±, 13.77±, and 15.84± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: On Southside of Sherwood Road (County Road 419), 3± miles East of State Highway 1.

APNs: 020-580-37, 38, and 39.

STAFF PLANNER: EDUARDO HERNANDEZ

RECOMMENDED ACTION: Approve with Standard Conditions.

2b. CASE#: B_2017-0017

DATE FILED: 3/6/2017

OWNER/APPLICANT: ANSARI GHULAM MURTAZA

AGENT: RON FRANZ

REQUEST: Transfer .24± acres from Lot 2 into Lot 1

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Ukiah. Parcels are on the west side of South State Street at its intersection with Jefferson Lane (CR 267) at 1158 S. State Street, Ukiah. APNs: 003-430-55, 60

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2d. CASE#: B_2017-0018

DATE FILED: 3/8/2017

OWNER: ZUMALT JASON

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Transfer 5.80± acres from Lot 1 into Lot 2, creating two lots of 50± acres and 7± acres. This adjustment will bring Lot 2 into compliance with zoning minimums.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Redwood Valley. Parcels are on the west side of Finne Road (private), .34± miles south of its intersection with Uva Drive (CR 239) at 656 Finne Road. APNs: 151-210-11, 165-120-02

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

2e. CASE#: B_2017-0020

DATE FILED: 3/21/2017

OWNER/APPLICANT: DELAMONTANYA DENNIS & TINA S T

AGENT: RON FRANZ

REQUEST: Transfer 7± acres from Lot 2 to Lot 1 to create two parcels of 83± acres and 104± acres. Adjustment will also restore the property boundaries to the same as existing Williamson Act contracts.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Redwood Valley. Parcels are on the west side of West Road (CR 237), 1.90± miles north of its intersection with US 101 at 10200 West Road.

STAFF PLANNER: RUSSELL FORD

RECOMMENDED ACTION: Approve with Standard Conditions.

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0006

DATE FILED: 11/10/2016

OWNER/APPLICANT: OPATZ ALOIS PETER JR & LORNA

AGENT: JIM RONCO CONSULTING

REQUEST: Subdivision of 160± acres into four 40+ acres for agricultural and residential use.

ENVIRONMENTAL DETERMINATION: Negative Declaration



LOCATION: 2.5± miles north of Mendocino/Sonoma county line, at the intersection of SH 128 (of which it lays north of) and Mountain House Road (of which it lays west of). 22130 Mountain House Road APN 049-370-48.

STAFF PLANNER: SAM VANDEWATER

3b. CASE#: MS_2016-0008

DATE FILED: 12/7/2016

OWNER/APPLICANT: GREEN WALLACE

AGENT: SAMUEL G. POPE

REQUEST: Minor subdivision of a 4.98± Acres lot into 3 parcels (.31 A±, .37 A±, .78 A±) and a remainder parcel of 3.52 A±.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3± miles north of Ukiah, lying just northeast of Eastside Capella Rd. (CR#227), 0.4± miles north of its intersection with Lake Mendocino Dr. (CR#227B) APN: 168-210-07

STAFF PLANNER: THOMAS MATICAN

3c. CASE#: MS_2017-0001

DATE FILED: 1/3/2017

OWNER/APPLICANT: SLOTTIE TIMOTHY E & CANDY M

AGENT: RON FRANZ

REQUEST: Subdivision of 2.5± acres into one 1± ac. parcel and one 1.5± ac. parcel for residential use.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 0.5± mile southeast of Boonville center, on the northeast side of SH 128. 0.25± mile northwest from intersection of SH 128 and SH 253. 14701 HWY 128. APN 029-160-47.

STAFF PLANNER: SAM VANDEWATER

4. MAJOR SUBDIVISIONS

None

5. PREAPPLICATION CONFERENCE

5a. CASE#: PAC_2017-0003

DATE FILED: 2/10/2017

OWNER/APPLICANT: Travis Swithenback

REQUEST: Includes two parcels - 069-320-01 and 069-320-02. Minor subdivision, boundary line adjustment, installation of wells and septic systems, possibly widening driveway. There is an existing single family residence with several accessory buildings.

LOCATION: Located 4± miles north of the City of Fort Bragg, on the north side of Nameless Lane, 0.3± miles east of its intersection with Highway 1 at 32700 & 32800 Nameless Lane (APNs 069-320-01 & -02).

STAFF PLANNER: JULIA ACKER

5b. CASE#: PAC_2017-0004

DATE FILED: 2/10/2017

OWNER/APPLICANT: TOSTEN DONALD & JEAN D

AGENT: DEEVINDA LIEBE

REQUEST: • To split subject 120 acre parcel in two: 40 and 80 respectively.

• To retain 50% of spring water rights

LOCATION: 6.3± miles West of Layntoville, 10± miles East of DeHaven at 11810 Branscomb Rd., Branscomb; APN 013-690-76.

STAFF PLANNER: EDUARDO HERNANDEZ

5c. CASE#: PAC_2017-0007

DATE FILED: 3/13/2017

OWNER: BENDAN LLC

APPLICANT: COLLECTIVE HOTELS AND RETREATS, INC.

AGENT: JAMES ZAMORSKI

REQUEST: To permit "Transient Habitation – Campgrounds" through: 5 temporary platforms with tents to



accommodate 2 adults, water, electricity, and bathroom; 1 communal lodge with kitchen, and dining facilities; holding tanks for black water to be pumped via septic truck later; and possible septic installation in a future phase.

LOCATION: 3.5 ± miles East of CA Highway 101, on the border with Sonoma County.

STAFF PLANNER: EDUARDO HERNANDEZ

5d. CASE#: PAC_2017-0008

DATE FILED: 3/8/2017

OWNER/APPLICANT: THOMAS LARRY W TTEE

REQUEST: Minor Subdivision of existing 2.7 acre property into two parcels of an acre each.

LOCATION: Located 1± mile east of the City of Fort Bragg, on the west side of Madson Lane, 0.2± miles south of its intersection with Fort Bragg Sherwood Road, at 29893 Madson Lane (APN 020-250-48).

STAFF PLANNER: JULIA ACKER

5e. CASE#: PAC_2017-0009

DATE FILED: 3/14/2017

OWNER: WHITLEY STEPHEN G II & TAYLOR

REQUEST: General Plan Amendment and Rezone from RL160 to AG40. Subsequent minor subdivision to create two parcels with boundaries of existing APNs.

LOCATION: Located 1± mile north of the town of Laytonville, located on the west and east sides of Ten Mile Road, 0.2± miles southwest of its intersection with Highway 101, at 541 Ten Mile Creek Road (APNs 014-040-01, 014-500-08).

STAFF PLANNER: SAM VANDEWATER

6. MATTERS FROM STAFF

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>