



SUBDIVISION COMMITTEE AGENDA

MAY 11, 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 April 13, 2017)

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

2b. CASE#: B_2017-0019 (continued from April 13, 2017)

DATE FILED: 3/17/2017

OWNER: LEE GEORGE F DR & KATHERINE F

APPLICANT: RAU AND ASSOCIATES

AGENT: RAU AND ASSOCIATES

REQUEST: Transfer 65± acres from Lot 1 to Lot 2 to create two lots of 160± acres and 195± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Yorkville. Parcels are on the north side of State Highway 128, 1.3± miles west of its intersection with Mountain House Road (CR 111) at 32265 Highway 128. APNs: 049-370-14, 59

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2017-0021

DATE FILED: 4/17/2017

OWNER: JOHN E FETZER AND BERNARD ORSI

APPLICANT: JOHN FETZER

AGENT: RON FRANZ

REQUEST: Transfer 47± acres from Lot 1 to Lot 2, creating two parcels of 228± acres and 176± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Hopland. Parcels straddle US 101, 1.40± miles north of its intersection with State Highway 175 at 11684 S. Highway 101. APNs: 048-010-06, 13, 14, 048-040-05, 048-050-03

STAFF PLANNER: RUSSELL FORD

2d. CASE#: B_2017-0022

DATE FILED: 4/20/2017

OWNER/APPLICANT: PITTMAN TRACI L TTEE

AGENT: CHAD PITTMAN

REQUEST: Transfer 25± acres from Lot 1 to Lot 2, creating two parcels of 15± acres and 185± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Ukiah. Parcels are mostly on the north side of Orr Springs Road (CR 223), 2.30± miles east of its intersection with North State Street (CR 104). APNs: 156-060-14, 156-050-06

STAFF PLANNER: RUSSELL FORD



2e. CASE#: B_2017-0023

DATE FILED: 4/21/2017

OWNER: CAHTO INVESTMENT CO

APPLICANT: JASON HUGGINS

AGENT: SHN CONSULTING/MATT HERMAN

REQUEST: Reconfigure the boundaries between three lots to create three lots of 31± acres, 3.5± acres and 25± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Laytonville. Parcels are on the south side of Branscomb Road (CR 429) .35± miles west of its intersection with US 101. Huggins parcel also has access from Willis Avenue (CR 321-D) at 44550 Willis Avenue. APNs: 014-090-37, 014-180-11, 12, 014-140-05.

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0008

DATE FILED: 12/7/2016

OWNER/APPLICANT: GREEN WALLACE

AGENT: SAMUEL G. POPE

REQUEST: Minor subdivision of a 4.98± acre lot into 3 parcels (.31 acres±, .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. (CR227), 0.4± miles north of its intersection with Lake Mendocino Dr. (CR227B) APN: 168-210-07

STAFF PLANNER: THOMAS MATICAN

4. MAJOR SUBDIVISIONS

None

5. PREAPPLICATION CONFERENCE

5a. CASE#: PAC_2017-0008 (continued from April 13, 2017)

DATE FILED: 3/8/2017

OWNER/APPLICANT: THOMAS LARRY W TTEE 1/2

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

ENVIRONMENTAL DETERMINATION:

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

5a. CASE#: PAC_2017-0009 (continued from April 13, 2017)

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

5c. CASE#: PAC_2017-0010

DATE FILED: 3/27/2017

OWNER/APPLICANT: SWITHENBANK TRAVIS

REQUEST: Multiple self-storage unit buildings, Calfire less than 3-acre conversion, grading, paving and buildings.

LOCATION: 18631 No Hwy 1, Fort Bragg, 017-140-16-00

STAFF PLANNER: JULIA ACKER



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>