



SUBDIVISION COMMITTEE AGENDA

JUNE 8, 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_2017-0024

DATE FILED: 5/9/2017

OWNER: HARWOOD ARTHUR C & REBEKAH L

APPLICANT: ARTHUR HARWOOD

REQUEST: Merge two existing lots to create a single 270± acre lot.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Branscomb. Parcels are located on the west side of Kenny Creek Road (private) .60± miles north of its intersection with Branscomb Road (CR 429) at 13160 Kenny Creek Road, Branscomb. APNs: 013-690-88, 89.

STAFF PLANNER: RUSSELL FORD

2b. CASE#: B_2017-0026

DATE FILED: 5/12/2017

OWNER: PERRILL ANDREW SCOTT

APPLICANT: ANDREW PERRILL

AGENT: TONY SORACE

REQUEST: Adjust the boundaries between three legal lots to create three lots of 160±, 160± and 248± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Willits area. Parcels on bisected by Timber Road (private) at its intersection with Fort Bragg Sherwood Road (CR 419), 4± miles west of its intersection with Sherwood Road (CR 311). APNs: 015-280-63, 64, 65, 015-300-44.

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2017-0027

DATE FILED: 5/12/2017

OWNER: BRADLEY WALTER E TTEE ESTATE O

APPLICANT: STEVEN BRADLEY

AGENT: CLIFFORD ZIMMERMAN

REQUEST: Adjust the boundary between two lots from a north/south to east/west orientation. Resulting parcels will be nominally the same size.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Fort Bragg. Parcels are on the north side of Chestnut Street (City of Fort Bragg), 1.20± miles east of its intersection with State Highway 1 at 31500 Chestnut Street. APNs: 019-600-08, 61.

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2011-0003

DATE FILED: 6/16/2011

OWNER: BETTY S. DELANEY TRUSTEE

APPLICANT: BETTY DELANEY

AGENT: JIM RONCO

REQUEST: Extension of time request for Minor Subdivision of a 30± acre parcel into two (2) parcels of 17.20± and 13.2± acres.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: Approximately 4± miles east of Old Hopland, lying on both sides of State Highway 175; 6201 State Highway 175; APN 50-090-07 and 50-090-08.

STAFF PLANNER: MONIQUE GIL



3b. CASE#: MS_2017-0003

DATE FILED: 2/14/2017

OWNER/APPLICANT: MCGEHEE CLARK J

AGENT: MATT HERMAN

REQUEST: Subdivision of parcel 169-080-01 (9.34± acres) into two new parcels and a remainder parcel. The new parcels would be 3.10± acres and 0.91± acres, with the remainder parcel being 5.33± acres.

ENVIRONMENTAL DETERMINATION:

LOCATION: 3.5± miles north of Ukiah center, on the east side of N State Street (CR104). Immediately southeast of the intersection of N State Street and Parducci Road (CR224). 3401 N State Street, Ukiah; APN 169-080-01.

STAFF PLANNER: SAM VANDEWATER

RESPONSE DUE DATE: April 21, 2017

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0009 (continued from May 11, 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

4b. CASE#: PAC_2017-0010 (continued from May 11, 2017)

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: Approximately 0.25 miles south of the City of Fort Bragg, located on the east side of Highway 1, approximately 0.25 miles south of its intersection with Highway 20, at 18631 N Highway 1 (APN 017-140-16).

STAFF PLANNER: JULIA ACKER

4c. CASE#: PAC_2017-0011

DATE FILED: 5/5/2017

OWNER: MEADOW FARM COMMUNITY LAND TRU

APPLICANT: SOJOURNA LEE

REQUEST: Use Permit for Cluster Development and Subdivision. Greenhouses, Homes for Resident Farmers, Possible Access Changes, Bringing in Electric Utilities.

ENVIRONMENTAL DETERMINATION:

LOCATION: Approximately 0.5 mile north of Fort Bragg, on the south side of Country Road, approximately 1.5 miles east of the intersection of Highway 1 and Pudding Creek Road, and approximately 0.3 miles east of the intersection of Pudding Creek Road and Country Road. Located at 31271 Country Road, Fort Bragg (APNs 020-110-43 & 020-220-73)

STAFF PLANNER: JULIA ACKER

4d. CASE#: PAC_2017-0012

DATE FILED: 5/5/2017

OWNER/APPLICANT: JAMESON WAYNE

REQUEST: To split subject 353.86 ± acres parcel in two conforming parcels of at least 160 acres.

LOCATION: 3± miles North of Branscomb, 7± miles West of Laytonville. Situs address: 16840 Branscomb Rd, Branscomb, CA. APN: 013-670-64-00.

STAFF PLANNER: EDUARDO HERNANDEZ



4e. CASE#: PAC_2017-0013

DATE FILED: 5/10/2017

OWNER: CREEKSIDE INVESTMENTS LLC AND TOMMY LE

APPLICANT: TOMMY LE

AGENT: RICHARD P. RUFF, ARCHITECT

REQUEST: To split subject 6.13 ± acres parcel in four (4) parcels and a remainder.

LOCATION: Located at North Ukiah, between US Highway 101 and North State Street. Situs address: 4260 N State St, Ukiah, CA. APN: 167-260-12-00.

STAFF PLANNER: EDUARDO HERNANDEZ

4f. CASE#: PAC_2017-0014

DATE FILED: 5/15/2017

OWNER: POEHLMANN TIMOTHY & KHAMOOR

REQUEST: Major Use Permit for establishment of a Campground facility consisting of 6-12 camp sites, a small bath house, camp fire area, and parking. Maximum capacity for overnight guests would be approximately 30 people.

LOCATION: Approximately 4.5 miles east of the Town of Mendocino, on the west side of Little Lake Road, approximately 4.5 miles east of its intersection with Highway 1, at 40500 Little Lake Road (APN 118-550-19).

STAFF PLANNER: JULIA ACKER

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.co.mendocino.ca.us/planning>