



SUBDIVISION COMMITTEE AGENDA

AUGUST 10, 2017
9:00 A.M.

COUNTY ADMINISTRATION BUILDING
501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM B

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2017-0033

DATE FILED: 6/26/2017

OWNER/APPLICANT: ADAM PIELASZCZYK

AGENT: RON FRANZ

REQUEST: Reconfigure the boundaries between three parcels to better match topography. Project will create three parcels of 30.90± acres, 21.80± acres and 26.50 acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the east side of US 101, .60± miles north of its intersection with Reynolds Hwy. (CR310) at 27901 N. Highway 101, Willits (APNs: 037-170-20x, 037-230-17, 18x, 037-240-30).

STAFF PLANNER: Russell Ford

2b. CASE#: B_2017-0034

DATE FILED: 6/26/2017

OWNER: PARK INVESTMENT GROUP LLC.

APPLICANT: DANIEL PARK

REQUEST: Transfer .3± acres of vacant land from (APN: 103-120-18 to 103-141-09), creating two lots of 5.9± acres and 10.05± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the east side of Sawyers Lane (CR302). 40± miles south of its intersection with Center Valley Rd (CR303) at 21801 Sawyers Lane, Willits (APNs:103-141-09,103-120-18).

STAFF PLANNER: Russel Ford

2c. CASE#: B_2017-0035

DATE FILED: 6/28/2017

OWNER: JONATHAN FREY, ET AL AND TIM ROEMER & KATHLEEN COOPER AND DEREK DAHLEN & ELIZABETH FREY

APPLICANT: JONATHAN FREY, ET AL

AGENT: JR BARRETT

REQUEST: The proposed boundary line adjustment will reconfigure the boundaries between four existing lots; three owned by the Frey Family (APN: 107-265-18) [Jonathan & Katrina], (APN:107-265-17) [Jonathan & Katrina] and APN:107-160-07 [Elizabeth Frey & Derek Dahlen]), and one owned by Tim Roemer and Kathleen Cooper (APN:107-150-09) to be more suitable to existing agricultural operations on the parcels. Additionally, APN: 107-150-09 (Roemer/Cooper) and APN: 107-160-07 (Frey/Dahlen) will be adjusted to more appropriately locate the Roemer residence onto the Roemer parcel (APN:107-150-09) as it currently sits on APN: 107-160-07 (Frey/Dahlen). The final adjustment will result in four parcels: Jonathan & Katrina Frey (APN: 107-265-18) at 58± acres, Jonathan & Katrina Frey (107-265-17) at 27± acres, Tim Roemer & Kathleen Cooper (APN: 107-150-09) at 9± acres, and Elizabeth Frey & Derek Dahlen (APN: 107-160-07) at 18± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the west side of Tomki Rd (CR237D) 3± miles north of its intersection with East Rd. (CR230) 15500 Tomki Road, Redwood Valley (APNs: 107-265-17, 18, 107-150-09, 107-160-07).

STAFF PLANNER: Russell Ford



2d. CASE#: B_2017-0036

DATE FILED: 6/28/2017

OWNER: FREY VINEYARDS LTD

APPLICANT: JONATHAN FREY

AGENT: JR BARRETT

REQUEST: The proposed Boundary Line Adjustment will reconfigure the layout of three existing lots. Currently, Lot 1 (APN 161-290-25) contains the vineyard as well as two existing single family residences. Lot 2 (APN 161-290-20) is vacant, and Lot 3 (APN 163-050-05) is mostly covered by an ag pond. The applicant would like to relocate Lots 2 (APN 161-290-20) and 3 (APN 163-050-05) around each of the residences, while keeping the majority of the vineyard and the ag pond confined to Lot 1 (APN 161-290-25). The final result of this adjustment will be three lots. Lot 1 (APN 161-290-25) at 21.30± acres, Lot 2 (APN 161-290-20) at 4.90± acres and Lot 3 (APN 163-050-05) at 3.50± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are at the end of Lolonis Lane (private) off Road D (CR 232), 1.05± miles east of its intersection with East Road (CR 230) at 8750 Lolonis Lane, Redwood Valley (APNs: 161-290-20, 25, 163-050-05).

STAFF PLANNER: Russell Ford

2e. CASE#: B_2017-0037

DATE FILED: 6/29/2017

OWNER/APPLICANT: GAINES GEORGE C & MARY MOORE T

AGENT: RON FRANZ

REQUEST: The applicant proposes to adjust the boundary between three lots recognized by Certificate of Compliance 2016-0023. One of the CC lots is less than an acre and is likely too small to be counted alone for a Boundary Line Adjustment parcel, and so will be merged into one of the other lots. Lot 1 (APN 026-260-25) will increase by 5.36± acres to contain nearly all of the existing structures, including the single family residence. Lot 2 (APN 026-260-18), which includes the merging CC lot will be reduced by 5.36± acres to contain only the existing detached guest bedroom. Final result of the boundary line adjustment will be two lots. Lot 1 (APN 026-260-25) at 8.56± acres, and Lot 2 (APN 026-260-18) at 2.70± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Navarro area. Parcels are on the east side of State Highway 128, 2± miles east of its intersection with Wendling Street (CR 130-E) in the community of Navarro at 2151 Highway 128. (APNs: 026-260-18, 25).

STAFF PLANNER: Russel Ford

2f. CASE#: B_2017-0039

DATE FILED: 6/29/2017

OWNER: ISLAND GARY N & VIRGINIA A TTE

AGENT: RON FRANZ

REQUEST: The applicant proposes to reconfigure the boundaries of four lots on the old mill site in Philo, previously recognized by Certificate of Compliance 2016-0017. Lot 1 (APN 046-060-44x) will increase by 5.52± acres and will contain two existing well sites. Lot 2 (APN 046-060-44x) will decrease by 7.10± acres and will be vacant. Lot 3 (APN 046-060-44x) will increase by 1.40± acres and will contain the existing mill building and outbuildings. Lot 4 (APN 046-060-44x) will increase by 3.20± acres and will be vacant. The final result of this adjustment will be four lots: Lot 1 (APN 046-060-44x) at 4± acres, Lot 2 (APN 046-060-44x) at 2.10± acres, Lot 3 (APN 046-060-44x) at 2.60± acres, and Lot 4 (APN 046-060-44x) at 4.20± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the west side of State Highway 128, .20± miles east of its intersection with Ray's Road (CR 131) in downtown Philo at 8750 Philo School Road, Philo (APN: 046-060-44).

STAFF PLANNER: Russell Ford



2g. CASE#: B_2017-0041

DATE FILED: 6/29/2017

OWNER/APPLICANT: KONG TOD

AGENT: JOHN LAZARO

REQUEST: The applicant proposes to reconfigure the boundary of two lots, previously recognized by Certificate of Compliance 2016-0010 to allow the existing second residential unit to sit on its own parcel and ownership. Currently, Lot 1 (APN 048-300-21) contains all the structures, while Lot 2 (APN 048-300-22) is vacant. The applicant would like to add .06± acres to Lot 2 (APN 048-300-22) and relocate it around the SRU. Lot 1 (APN 048-300-21) will be reduced by .06± acres and will remain otherwise unchanged. The final result of this adjustment will be two lots: Lot 1 (APN 048-300-21) at 1.68± acres and the majority of the existing structures. Lot 2 (APN 048-300-22) at .13± acres and containing only the second residential unit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the south side of Center Street (CR 114) .70± miles west of its intersection with US 101 at 151 Center Street, Hopland (APNs: 048-300-21, 22).

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0001

DATE FILED: 5/23/2016

OWNER/APPLICANT: BLACK DUANE A & MARLENE G

AGENT: RON FRANZ

REQUEST: Minor Subdivision creating four parcels, ranging in size from 1.0± to 1.35± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1± mile southwest of the Redwood Valley Town Center, lying east of Uva Drive (CR 239) just south of its intersection with Bel Arbes Dr (CR 238B), 8087 Uva Drive, Redwood Valley (APN: 165-010-11).

STAFF PLANNER: Eduardo Hernandez

3b. CASE#: MS_2002-0002

DATE FILED: 1/18/2002

OWNER: LORENE SOSA

APPLICANT: AL SOSA

REQUEST: Applicant requests a fee based extension on the minor subdivision resulting in a new expiration date of January 2, 2019, for Coastal Development Minor Subdivision creating two parcels of 20.36, and 21.36± acres each outside the Coastal Zone and a Remainder Parcel of 158.65± acres both within and outside the Coastal Zone. Proposed Parcel 1 and the Remainder Parcel will take access from an existing 60 foot wide road and public utility easement. Proposed Parcels 2 and 3 will access from a proposed 60 foot wide road and public utility easement. Repairs to an existing bridge over Wages Creek on the Remainder Parcel are proposed. Three water wells, three septic systems, utility extensions and road and driveway improvements are also proposed on the project.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: A portion within the Coastal Zone, 1/4± mile north of Westport, lying east of Highway One at its intersection with Wages Creek Road (Private), located at 37995 North Highway 1 and 23651 Wages Creek Road, Westport (APN: 013-240-30).

STAFF PLANNER: Julia Acker

3c. CASE#: MS_2007-0027

DATE FILED: 12/5/2007

OWNER/APPLICANT: DAVID NEWTON

AGENT: THOMAS HUNT

REQUEST: Extension of time. Minor Subdivision of a 19.52± acre parcel to create four parcels of 5.90± acres, 3.98± acres, 3.38± acres, 2.30± acres and a remainder parcel of 3.96± acres, and on June 30, 2017, an extension of time.

LOCATION: In the Willits area on both sides of Cropley Lane (private) 0.5± miles south of its intersection with Highway 20.

STAFF PLANNER: Mary Lynn Hunt



4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0016

DATE FILED: 6/8/2017

OWNER/APPLICANT: MARLIN LINDA

AGENT: DAVID MARLIN

REQUEST: A PRE-APPLICATION CONFERENCE TO DISCUSS A ZONING CONVERSION FROM RL TO AG FOR THREE PARCELS ALONG EEL RIVER.

LOCATION: 19261 Ridgeway Hwy., Potter Valley (APN: 171-190-01-00).

STAFF PLANNER: Jesse Davis

4b. CASE#: PAC_2017-0017

DATE FILED: 6/16/2017

OWNER: AMAZING FACTS INC

APPLICANT: BEN HARNESS

AGENT: DUSTY DULEY

REQUEST: Subdivision of 2 acre parcel into four 0.5 acre parcels. Provision of water TBD. Intend to add lines to existing sewer district (Covelo Community Services District), but open to on-site septic systems if necessary.

ENVIRONMENTAL DETERMINATION:

LOCATION: 0.1± mi. north of Covelo center, on the west side of HWY 162, 0.1± mi. north of its intersection with Howard St (CR 334D). 76500 Covelo Road, Covelo (APN: 033-230-23).

STAFF PLANNER: Sam 'Vandy' Vandewater

4c. CASE#: PAC_2017-0020

DATE FILED: 6/29/2017

OWNER: SHUSTER PHILLIP L & KATHLEEN D

APPLICANT: INTERSECT POWER INC

AGENT: MARISA MITCHELL

REQUEST: Use Permit to allow for photovoltaic power generation station and storage system. Includes connection to public distribution system.

LOCATION: 1.5± mi. east of Willits town center, on the north side of Center Valley Road (CR 303), 1± mi. east of its intersection with Lenore Avenue. 1660 Center Valley Rd., Willits (APN: 103-070-04).

STAFF PLANNER: Sam 'Vandy' Vandewater

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>