



SUBDIVISION COMMITTEE AGENDA

FEBRUARY 8, 2018
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_2017-0038 (Continued from 9-14-17, 10-12-17, 11-9-17, 12-14-17 & 1-11-18)

DATE FILED: 6/29/2017

OWNER: MARTINSON CLYDE R & MARIA

APPLICANT: RUSTY MARTINSON

AGENT: RON FRANZ

REQUEST: The applicant has three existing lots that contain two residences and a working vineyard. The project proposes to reconfigure the boundary between the three lots to put each residence on its own parcel, with the vineyard and pond making the balance. Lot 1 (APN: 162-110-04) will be increased by 5.9± acres and will contain both a residence and a portion of the vineyard. Lot 2 (APN: 162-110-05) will be increased by 12± acres, comprising the majority of the vineyard, and Lot 3 (APNs: 162-110-06, 162-140-42) will be reduced by 17.9± acres and will contain only the 2nd house. The final result of this adjustment will be three lots; Lot 1 (APN: 162-110-04) at 9.1± acres, Lot 2 (APN: 162-110-05) at 35.4± acres and Lot 3 (APNs: 162-110-06, 162-140-42) at 1.7± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of Road N (CR 238-A) .40± miles west of its intersection with West Road (CR 237), located at 501 Road N, Redwood Valley (APNs: 162-110-04, 05, 06, & 162-140-42).

STAFF PLANNER: Russell Ford

2b. CASE#: B_2017-0062

DATE FILED: 12/21/2017

OWNER: FETZER JOHN E TTEE

APPLICANT: JOHN FETZER

AGENT: RON FRANZ

REQUEST: Applicant proposes to reconfigure the boundary between three existing lots to better allocate existing vineyard, residences and accessory structures. Lot 1 (APNs: 048-010-05, 048-040-02, 048-080-03) will be decreased by 15± acres to 158± acres. Lot 2 (APNs: 048-010-06, 048-040-05) will be decreased by 59± acres to 193± acres, and Lot 3 (APNs: 048-120-06, 048-040-04) will be increased by 74± acres to 87± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the west side of US 101, 1.40± miles north of its intersection with State Hwy 175, located at 11700 Hewlitt-Sturtevant Rd., Hopland (APN: 048-010-05)

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0001

DATE FILED: 1/3/2018

OWNER: SMITH DAN D & JOAN CAROL MARLE

APPLICANT: HUGH PADDOCK

REQUEST: Applicant proposes to transfer 2.17± between two legal lots to bring an existing residence into compliance with setbacks. Lot 1 (APN: 019-550-08) will be increased to 6.50± acres, and Lot 2 (APN: 019-550-06) will decrease to 5± acres. Both lots contain existing single family residences.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of Simpson Ln. (CR 414), 1± mile east of its intersection with Franklin Rd. (CR 414-D), located at 28401 Simpson Ln., Fort Bragg (APN: 019-550-08).

STAFF PLANNER: Russell Ford



2d. CASE#: B_2018-0002

DATE FILED: 1/9/2018

OWNER: MURPHY MICHAEL J & JEAN M TTEE

APPLICANT/AGENT: W VANCE RICKS

REQUEST: Applicant proposes to redraw the line between two legal parcels from a north/west configuration to an east/west one, transferring 4.4± acres between the lots in the process. Lot 1 (APN: 103-200-09) will be reduced to 10± acres, and Lot 2 (APN: 103-200-10) will increase to 13.80± acres. The existing SFR, barn and greenhouse will be located entirely on the proposed Lot 2.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the east side of East Side Rd., (CR 304), .15± miles north of its intersection with Valley Rd., (CR 309), located at 23211 East Side Rd., Willits (APN: 103-200-09).

STAFF PLANNER: Russell Ford

2e. CASE#: B_2018-0004

DATE FILED: 1/18/2018

OWNER/APPLICANT: BRENNEMAN ELIZABETH A 1/3

REQUEST: Applicant proposes to merge three existing parcels to two, and adjust the boundary between the two remaining lots. Lot 1 (APN: 011-720-04) will decrease to 177± acres, and Lot 2 (APN: 011-720-05, 06, 28) will increase to 310± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the east side of Bell Springs Rd. (CR 324), 5± miles north of its intersection with US 101, located at 63501 Bell Springs Rd., Laytonville (APN: 011-720-04).

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2008-0014

DATE FILED: 5/28/2008

OWNER/APPLICANT: ROBERT & ROXANNE LEMOS NEESE

AGENT: POPE ENGINEERING- SAM POPE

REQUEST: A minor subdivision of a 5.61± acre parcel to create four parcels of 40,695 square feet net, 47,977 square feet net, 48,241 square feet net and a remainder parcel of 48,989 square feet and an exception for a forty-foot wide roadway/ Public Utility Easement where sixty feet is required.

LOCATION: 1± mile south of Central Willits, lying on the west side of Locust Street (CR 312A), 0.25± miles south of its intersection with Holly Street (CR 312B), located at 21220 Locust St., Willits (APN: 038-230-04).

STAFF PLANNER: Russell Ford

3b. CASE#: MS_2017-0006

DATE FILED: 6/26/2017

OWNER: OBERGIN CHRIS

APPLICANT: W. VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor subdivision of one 45± acre parcel into two lots of 24.5± acres and 20.2± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2± miles south of the intersection of Della Avenue and Viola Street and 2± miles west of US 101 in Willits (APN: 104-280-04).

STAFF PLANNER: Julia Acker



3c. CASE#: MS_2017-0007

DATE FILED: 6/26/2017

OWNER: ZUMALT JASON LEE TTEE

APPLICANT: W. VINCE RICKS

AGENT: JIM RONCO

REQUEST: Request to subdivide 1 parcel into 4 parcels and a remainder.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.5± mi. northwest of Calpella center, on the west side of Finne Rd., 0.8± mi. south of its intersection with Uva Dr. (CR 239). 656 Finne Road, Redwood Valley (APN: 151-210-11).

STAFF PLANNER: Sam 'Vandy' Vandewater

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0026 (Continued from 1-11-18)

DATE FILED: 12/4/2017

OWNER/APPLICANT: ROWLAND MATHEW J

REQUEST: A Pre-Application Conference request to discuss changing the land use and zoning from RR to C; and discuss a possible Major Use Permit for "Construction Sales and Services" in the Mendocino Commercial District.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: 44351 Little Lake Road, Mendocino (APN: 119-090-24).

STAFF PLANNER: Juliana Cherry

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APPEAL 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.mendocinocounty.org/pbs>