



SUBDIVISION COMMITTEE AGENDA

MARCH 8, 2018
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_2017-0038 (Continued from 9-14-17, 10-12-17, 11-9-17, 12-14-17, 1-11-18, & 2-8-18)

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_2018-0003

DATE FILED: 1/10/2018

OWNER/APPLICANT: WENTZEL ROLAND & BARBARA TTEES

AGENT: BRAD THOMAS, DOBLE THOMAS & ASSOCIATES

REQUEST: Applicants propose to redraw the boundaries between four existing lots to distribute existing and proposed cannabis cultivation sites. Lot 1 (APNs 189-060-29, 189-070-26, 189-080-19, 189-090-22) will be reduced by 118± acres to 258± acres. Lot 2 (APN 189-090-26) will be reduced by 23± acres to 160± acres. Lot 3 (APNs 189-080-20, 21, 189-090-23, 24) will increase by 25± acres to 203± acres, and Lot 4 (APNs 189-080-22, 189-090-25) will increase by 115± acres to 281± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the south side of Mill Creek Road (CR 203), 3.25± miles east of its intersection with Old River Road (CR 201) at 5155 Mill Creek Rd., Talmage (APNs: 189-060-29, 189-070-26, 189-080-19, 189-090-22, 189-090-26, 189-080-20, 21, 189-080-22, 189-090-25)

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0009

DATE FILED: 2/14/2018

OWNER/APPLICANT: MCASEY ROBERT W & TUESDAY M TT

AGENT: RON FRANZ

REQUEST: Applicants propose to adjust the boundary between two existing parcels to associate an existing driveway access with the parcel it serves. Lot 1 (APN: 048-200-60) will be decreased by .04± acres to .25± acres and Lot 2 (APN: 048-200-04) will increase by .04± acres to 1± acre. Both parcels are currently developed with Single Family Residences.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the west side of US 101, .50± miles north of its intersection with State Highway 175 at 12950 S. Hwy. 101, Hopland (APNs: 048-200-04, 60).

STAFF PLANNER: Russell Ford



3. MINOR SUBDIVISIONS

None.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2018-0002

DATE FILED: 1/24/2018

OWNER: VLASAK ADAM P & HEIDI

LOCATION: .5± miles west of Hopland town center on Ralph Bettcher Dr. (Private), 1/4± of a mile west from its intersection with MacMillan Dr. (Private), adjacent to Heidi Ln. (Private). Located at 641 Ralph Bettcher Dr., Hopland (APN: 048-400-56 & 048-400-55).

STAFF PLANNER: Jesse Davis

4b. CASE#: PAC_2018-0003

DATE FILED: 2/8/2018

OWNER: WOIDA JAY C & ANNE E

APPLICANT: MARVIN LEVIN

REQUEST: Proposed General Plan Amendment and Rezone to change the property from General Commercial (C2:12K) to Limited Industrial (I1), as well as an Administrative Permit to allow for Level II Cannabis Manufacturing .

LOCATION: 2± miles northwest of Redwood Valley town center, lying northeast of North State St. (CR 104), at its northerly terminus with St. Hwy. 101 North. Located at 9711 State St., Redwood Valley (APN: 162-100-68).

STAFF PLANNER: Jesse Davis

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.mendocinocounty.org/pbs>