



SUBDIVISION COMMITTEE AGENDA

AUGUST 9, 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_2018-0044 (Continued from July 12, 2018)

DATE FILED: 6/20/2018

OWNER: MICHAEL AHOLA, GLEN WHITE and ALICE FIRESTONE

APPLICANT: MICHAEL AHOLA

AGENT: JESSE BUFFINGTON

REQUEST: A Boundary Line Adjustment to merge portions of Parcel 5 (APNs: 011-430-45 & -46) into 4 adjacent parcels and adjust the boundary between the remainder parcels. Parcel 1 (APN: 011-430-35) will increase by 19.1± acres to 49.9± acres. Parcel 2 (APN: 011-430-29) will increase by 11.3± acres to 54.4± acres. Parcel 3 (APN: 011-430-36) will increase by 6± acres to 39.6± acres, and Parcel 4 (APN: 011-430-10) will decrease by 4.3± acres to 66.2± acres.

LOCATION: 10± miles northeast of the community of Piercy, the parcels are on the south side of Hansen Ranch Rd. (Private), a private extension of Milstead Rd. (CR 324-A), and 6± miles west of its intersection with Bell Springs Rd. (CR 324), located at 3501 Hansen Ranch Rd., Piercy (APNs: 011-430-35, -29, -36, -10, -45, & -46).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2b. CASE#: B_2018-0040

DATE FILED: 5/24/2018

OWNER/APPLICANT: ROLAND & BARBARA WENTZEL TTEES

REQUEST: Boundary line adjustment to reconfigure the boundaries between 3 existing legal parcels. Parcel 1 (APNs: 189-070-26, 189-060-29, 189-080-19, & 189-090-22x) will decrease by 94± acres to 164± acres. Parcel 2 (APNs: 189-070-27, 189-060-34, 189-080-15, & -18) will increase by 4± acres to 167± acres. Parcel 3 (APNs: 189-080-16, & -17) will increase by 89± acres to 258± acres.

LOCATION: Talmage area. On the south side of Mill Creek Rd. (CR 203), 3.28± miles east of its intersection with Old River Rd. (CR 201), located at 5165 Mill Creek Rd., Talmage (APNs: 189-070-26, 189-060-29, 189-080-19, 189-090-22x, 189-070-27, 189-060-34, 189-080-15, 18, 189-080-16, & -17)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0046

DATE FILED: 6/28/2018

OWNER/APPLICANT: CROPLEY HOLDING LLC AND MENDO LAND HOLDINGS, LLC AND HARWOOD INVESTMENT COMPANY

AGENT: SHN, ATTN: MATT HERMAN

REQUEST: Boundary line adjustment to reconfigure the boundary between 4 existing Parcels. Parcel 1 (APN: 038-130-91) will increase to 29.13± acres. Parcel 2 (APN: 038-130-90) will increase to 10.5± acres. Parcel 3 (APN: 038-130-50) will decrease to 7.33± acres, and Parcel 4 (APN: 038-130-49) will increase to 22.45± acres.

LOCATION: Willits. On the west side of Cropley Ln. (City of Willits), at its intersection with Hwy. 20, 0.7± miles west of its intersection with US Hwy. 101, located at 801 Quarry Road, Willits (APNs: 038-130-49, 50, 90, 91).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford



2d. CASE#: B_2018-0048

DATE FILED: 7/12/2018

OWNER/APPLICANT: MORENO & COMPANY

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundary between 2 existing Parcels to align them with US Hwy. 101. Parcel 1 (APN: 170-210-01, 001-360-29) will decrease to 8.9± acres, and Parcel 2 (APN: 001-360-31, 33) will increase to 24.5± acres.

LOCATION: Ukiah. On the south side of Ford Rd. (CR 250), .38± miles east of its intersection with N. State St. (CR 104), located at 401 Ford Road, Ukiah. Parcel 2 and a portion of Parcel 1 are also within the Brush Street Triangle area. (APNs: 170-210-01, 001-360-29, -31, & -33).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2e. CASE#: B_2018-0049

DATE FILED: 7/17/2018

OWNER/APPLICANT: DAVID W SPINOSA TTEE

AGENT: POPE ENGINEERING

REQUEST: Boundary Line Adjustment to transfer .36± acres from Parcel 2 to Parcel 1. Parcel 1 (APN: 014-460-61) will increase to 2.04± acres and Parcel 2 (APN: 014-460-54) will decrease to 21.85± acres.

LOCATION: 1.16± miles northwest of the community of Laytonville, on the south side of Ten Mile Creek Rd. (private), 0.8± miles west of its intersection with US Hwy. 101, located at 45600 Meadow Ln., Laytonville (APNs: 014-460-61, & -54).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2f. CASE#: B_2018-0050

DATE FILED: 7/17/2018

OWNER/APPLICANT: MATTHEW C EDWARDS

AGENT: POPE ENGINEERING

REQUEST: Boundary Line Adjustment to transfer 11.89± acres from Parcel 1 to Parcel 2. Parcel 1 (APN: 049-250-64) will decrease to 127± acres, and Parcel 2 (APNs: 049-250-66, 049-290-46, 049-320-02) will increase to 326± acres.

LOCATION: 0.9± miles southwest of the community of Yorkville, on the west side of Elkhorn Rd. (CR 120), 1.67± miles south of its intersection with Hwy. 128, located at 28120 Elkhorn Rd., Yorkville (APNs: 049-250-64, 66, 049-290-46, & 049-320-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

None.

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2018-0006

DATE FILED: 7/17/2018

OWNER/APPLICANT: DONALD J LUCCHESI

AGENT: JAMES R. BARRETT

REQUEST: Rezone and General Plan Amendment to change classification from Agriculture (AG) to Suburban Residential (SR).

LOCATION: Talmage area. On the east side of Sanford Ranch Rd. (CR 200), 0.23± miles north of its intersection with Hwy. 222, located at 1251 Sanford Ranch Rd., Talmage (APN: 181-050-30)

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

STAFF PLANNER: Russell Ford

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>