



SUBDIVISION COMMITTEE AGENDA

JANUARY 10, 2019
9:00 A.M.

PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** B_2018-0064

DATE FILED: 10/23/2018

OWNER: DAVID & LING FARRELL AND MATTHEW & DEBBY HANCOCK

APPLICANT/AGENT: VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure the boundary between three parcels to partially match an existing road. Parcel 1 will increase to 11.34± acres. Parcel 2 will remain nominally the same at 37.36± acres, and Parcel 3 will decrease to 38.18± acres.

LOCATION: 9.6± miles northeast of the community of Leggett, on the east side of Bell Springs Road (CR 324), 4.5± miles north of its intersection with US 101, located at 57350 Registered Guest Road, Laytonville (APNs: 056-020-03, -04, 056-040-01).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD

2b. **CASE#:** B_2018-0065

DATE FILED: 11/6/2018

OWNER: NATHANIEL & ISABEL FREY

APPLICANT: JONATHAN FREY

AGENT: J.R. BARRETT ASSOCIATES

REQUEST: Boundary Line Adjustment to reconfigure the boundary between two parcels. Parcel 1 will decrease to 119± acres and Parcel 2 will increase to 12± acres.

LOCATION: 4.12± miles northwest of the Redwood Valley town center, on the west side of Tomki Road (CR 237-D), 1.6± miles north of its intersection with West Road (CR 237), located at 14000 Tomki Road, Redwood Valley (APNs: 107-265-15, 107-200-12, -13, 107-210-08, -13, 160-011-05).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD

2c. **CASE#:** B_2018-0066

DATE FILED: 11/15/2018

OWNER: MENDOCINO ONSSEN CORPORATION AND GEORGE WEGER

APPLICANT: LESLIE WILLIAMS

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to reconfigure the boundary between three parcels to better match existing land use and topography. Parcel 1 will remain the same at 26.28± acres, Parcel 2 will decrease to 58± acres, and Parcel 3 will increase to 72± acres.

LOCATION: 9.9± miles northwest of the Ukiah city center, parcels are bisected by Orr Springs Road (CR 223), 10.8± miles west of its intersection with North State Street (CR 104), located at 13201 Orr Springs Road, Ukiah (APNs: 149-270-08, -09, -10, -20, -21, & -22).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: RUSSELL FORD



- 2d. **CASE#:** B_2018-0067
DATE FILED: 11/27/2018
OWNER/APPLICANT: GARY & LILA MUSIC
REQUEST: Boundary Line Adjustment to transfer 0.25± acres from Parcel 1 to Parcel 2. Parcel 1 will decrease to 7.76± acres, and Parcel 2 will increase to 10.08± acres.
LOCATION: 1.25± northeast of the Piercy town center, on the south side of Ebert Lane (Private), 1.8± miles north of its intersection with State Route 271 (SR 271), located at 81601 Ebert Ln., Piercy (APNs: 011-420-26 & 011-550-63).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: RUSSELL FORD
- 2e. **CASE#:** B_2018-0069
DATE FILED: 12/12/2018
OWNER/APPLICANT: MICHAEL BURGESS
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to transfer 4.37± acres from Parcel 1 to Parcel 2 . Parcel 1 will decrease to 42.76± acres, and Parcel 2 will increase to 48.02± acres.
LOCATION: 1± mile west of the City of Willits, on the south side of State Route 20 (SR 20), 1.6± miles west of its intersection with Main Street (City of Willits), located at 1711 W. Hwy. 20, Willits (APNs: 038-180-54, -55).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISIONS

- 3a. **CASE#:** MS_2007-0027
DATE FILED: 12/5/2007
OWNER/APPLICANT: DAVID NEWTON
AGENT: THOMAS HUNT
REQUEST: **Extension of time** for Minor Subdivision of a 19.52± acre parcel into 4 parcels of: 5.90± acres, 3.98± acres, 3.38 ± acres, 2.30± acres and a remainder parcel of 3.96 ± acres.
LOCATION: 1± mile southwest of the Willits town center, lying on both sides of Cropley Ln. (private), 1500± feet southwest of its intersection with State Route 20 (SR 20), located at 801 Quarry Rd. (private), Willits (APN: 038-130-91).
STAFF PLANNER: ROBERT DOSTALEK
- 3b. **CASE#:** MS_2011-0003
DATE FILED: 6/16/2011
OWNER/APPLICANT: BETTY DELANEY
AGENT: JIM RONCO
REQUEST: **Extension of time** request for Minor Subdivision of a 30± acre parcel into 2 parcels of 17.20± and 13.2± acres.
LOCATION: 4± miles east of Old Hopland, lying on both sides of State Route 175 (SR 175); located at 6201 State Highway 175; Hopland (APNs: 50-090-07 & 50-090-08).
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
STAFF PLANNER: KEITH GRONENDYKE



4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2018-0010 (Continued from November 14, 2018)

DATE FILED: 10/12/2018

OWNER/APPLICANT: ANDERSON VALLEY ELDERHOME

AGENT: STEVEN WOOD

REQUEST: Pre-application conference to convert an existing 2,000 sq. ft. Single Family Residence and accessory structures into a 15-bed residential Group Care Facility.

LOCATION: 0.4 ± south of Boonville town center, on the west side of State Route 128 (SR 128), 125 feet north of its intersection with Charles Lane (private), located at 14450 Highway 128, Boonville (APN: 029-150-53).

STAFF PLANNER: MIO MENDEZ

4b. CASE#: PAC_2018-0013

DATE FILED: 12/5/2018

OWNER: CHRISTOPHER SAVAGE

AGENT: JIM RONCO

REQUEST: General Plan & Rezone request to adjust the existing designations at 12201 Powerhouse Road from Suburban Residential to Upland Residential.

LOCATION: 0.3± miles north of Potter Valley town center, on the west side of Powerhouse Road (CR 248 A), 0.2± miles north of its intersection with Main Street (CR 245), located at 12201 Powerhouse Rd., Potter Valley (APN 174-100-02).

STAFF PLANNER: JESSE DAVIS

5. MATTERS FROM STAFF

None.

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>