



SUBDIVISION COMMITTEE AGENDA

AUGUST 8, 2019
9:00 A.M.

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

AMENDED ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2019-0028

DATE FILED: 6/17/2019

OWNER: LOUIS TINSLEY

APPLICANT: JIM O'BRIEN

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to revise the boundaries between two existing lots. Lot 1 (APN 185-100-48) will decrease to 10.06+/- acres and Lot 2 will increase to 3.47+/- acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Approximately 1.5+/- South of the City of Ukiah located on the West side of State Highway 101 (SR 101) at the Rivino Ranch Rd exit (Exit 545) near the junction of Bisby Lane and Fracchia Rd located at 4020 Fracchia Rd, Ukiah

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

3. MINOR SUBDIVISION

3a. CASE#: MS_2016-0006

DATE FILED: 11/10/2016

OWNER/APPLICANT: PETER OPATZ & LORNA ALOIS JR

AGENT: JIM RONCO CONSULTING

REQUEST: Subdivision of 160+ acre parcel into three parcels of 40+ acres and a remainder parcel of 40+ acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 7± miles south of Yorkville, north of the intersection of Hwy. 128 and west of Mountain House Road (CR 111). Located at 22130 Mountain House Road, Yorkville (APN: 049-370-48).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

4. PREAPPLICATIONS

4a. CASE#: PAC_2019-0002

DATE FILED: 5/21/2019

OWNER: JAY N LAMPACH

AGENT: WYNN COASTAL PLANNING INC.

REQUEST: A Pre Application Conference for a Rezone and General Plan Amendment from Rural Residential (RR5) to Upland Residential (UR).

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4.9± miles southeast of Willits town center, .6± mile northwest of its intersection with Black Bart Dr. (CR 370) address 16211 Ridgeview Rd. Willits. (APNs: 147-280-01 & 147-260-01-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MATT GOINES

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>