



SUBDIVISION COMMITTEE AGENDA

DECEMBER 12, 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_2019-0049

DATE FILED: 10/3/2019

OWNER: WARREN & LINDA WARE

APPLICANT/AGENT: W. VANCE RICKS

REQUEST: Reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 171-230-11) will increase to 35± acres, Lot 2 (APN: 171-230-26) will decrease to 14± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.4± miles north of Potter Valley town center, lying on the north side of Eel River Rd.(CR 240B), .37± miles east of its intersection with Oat Gap Rd (CR 241), located at 11500 Oat Gap Rd, Potter Valley.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON

2b. CASE#: B_2019-0050

DATE FILED: 11/4/2019

OWNER/APPLICANT: THOMAS & KAREN ANTONI

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to adjust property between three existing lots. Lot 1 (APN: 168-201-30x) will increase to 10.4± acres. Lot 2 (APN: 168-201-30x) will increase to 1.76± acres. Lot 3 (APN: 168-201-05) will decrease to 2.01± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.6± miles northeast of Ukiah at the western end of Antoni Lane (CR 227-E) .11± miles west of its intersection with East Side Calpella Road (CR 227) located at 225 Antoni Lane, Ukiah. APN's: 168-201-05, 30.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2019-0052

DATE FILED: 11/14/2019

OWNER: BRUTOCAO VINEYARDS INC.

APPLICANT: GETAWAY HOUSE INC.

AGENT: REBECCA DALSKÉ

REQUEST: Boundary Line Adjustment to transfer 4.3± acres from Lot 1 (APN: 048-270-22) to Lot 2 (APN: 048-270-23). Lot 1 will decrease to 6.04± acres, and Lot 2 will increase to 14.21± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.5± miles east of Hopland on the south side of State Route 175 (SR 175) located at the intersection with Old Toll Road (CR 108).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISION

None



4. PREAPPLICATIONS

4a. CASE#: PAC_2019-0009

DATE FILED: 10/22/2019

OWNER: BRANSCOMB ROAD LLC

APPLICANT/AGENT: MACKENZIE O'DONNELL

REQUEST: "Rebuild original logging cabins from [1950's] master camp."

LOCATION: 3.8 ± miles southwest of the Laytonville town center, lying north of Road 429 B (CR 429 B), directly adjacent to its intersection with Branscomb Road (CR 429), located at 3000 Branscomb Road, Laytonville, CA, 94920; APN's (014-400-59; 014-250-50; 014-411-25; 014-411-28; 014-411-26; 014-411-27)

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: JESSE DAVIS

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>