



# SUBDIVISION COMMITTEE AGENDA

SEPTEMBER 9, 2021  
9:00 A.M.

## VIRTUAL MEETING

### ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Subdivision Committee meetings will be conducted *virtually* and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/subdivision-committee>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

#### 1. ROLL CALL

#### 2. BOUNDARY LINE ADJUSTMENTS

##### 2a. CASE#: B\_2021-0034

**DATE FILED:** 6/16/2021

**OWNER 1:** DOUGLAS AITCHISON

**OWNER 2/APPLICANT:** BEN HARNESS

**AGENT:** SAM POPE

**REQUEST:** Boundary Line Adjustment to reconfigure two (2) legal parcels. A total of 225 square feet will be transferred from Parcel 1 (APN: 034-310-28) to Parcel 2 (APN: 034-320-15).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4± southeast of Covelo center, on the south side of Hill Road (CR 327B), 0.4± miles south of its intersection with Fairbanks Lane (CR 327A); located at 71551 Hill Road, Covelo; APNs: 034-310-28 & 034-320-15.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** SAM VANDEWATER

##### 2b. CASE#: B\_2021-0038

**DATE FILED:** 7/7/2021

**OWNER 1/APPLICANT:** WOODY HECKEROTH

**OWNER 2:** MARK S. THEIS

**REQUEST:** Boundary Line Adjustment to transfer 0.57± acres from Parcel 2 to Parcel 1 to meet setbacks around an existing garden. Parcel 1 (APNs: 035-030-49, 50) will increase to 106.07± acres, and Parcel 2 (APNs: 033-172-25, 27, 035-030-16, 35) will decrease to 121.20± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.33± miles east of Dos Rios on either side of State Route 162 (Covelo Road) 1± mile east of its intersection with Poonkinney Road (CR 326); Located at 51110, 50800, and 50820 Covelo Road. (APNs: 035-030-49, 50, 16, 35, 033-172-25, 27)

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

##### 2c. CASE#: B\_2021-0043

**DATE FILED:** 8/12/2021

**OWNER:** R STUART BEWLEY

**APPLICANT:** JAMEDEAN ALLEN

**AGENT:** TONY SORACE



**REQUEST:** Boundary Line Adjustment to transfer 2.5± acres from Parcel 2 to Parcel 1. Parcel 1 (APNs: 011-920-47, 48) will increase to 78.89± acres, and Parcel 2 (APN: 011-920-44) will decrease to 44.75± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 6.8± miles northeast of Leggett on the east side of Bell Springs Road (CR 324) 6.2± miles north of its intersection with US 101; Located at 63045 Bell Springs Road, Laytonville. (APNs: 011-920-44, 47, 48)

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

### 3. MINOR SUBDIVISIONS

None

### 4. PREAPPLICATIONS

None

### 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](http://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>