



SUBDIVISION COMMITTEE AGENDA

JANUARY 13, 2022
9:00 A.M.

VIRTUAL MEETING

ORDER OF AGENDA

Mendocino County Subdivision Committee meetings will be conducted *virtually* and not available for in person public participation the provisions of Government Code section 54953 and the recommendation of the Mendocino County Health Officer. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

Topic: SUBDIVISION COMMITTEE Time: January 13, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/83102139687>

Meeting ID: **831 0213 9687**

One tap mobile

[+16699009128](tel:+16699009128), 89852410042# US (San Jose)

[+12532158782](tel:+12532158782), 89852410042# US (Tacoma)

Dial by your location

[+1 669 900 9128](tel:+16699009128) US (San Jose)

[+1 253 215 8782](tel:+12532158782) US (Tacoma)

[+1 346 248 7799](tel:+13462487799) US (Houston)

[+1 646 558 8656](tel:+16465588656) US (New York)

[+1 301 715 8592](tel:+13017158592) US (Washington DC)

[+1 312 626 6799](tel:+13126266799) US (Chicago)

Meeting ID: 898 5241 0042

Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Subdivision Committee meeting begins, and discussion begins for the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

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 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/coastal-permit-administrator>.

To submit public comments via Telecomment, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

1. ROLL CALL

2. SUBDIVISION COMMITTEE ADMINISTRATION

- 2a.** Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Subdivision Committee Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.



3. BOUNDARY LINE ADJUSTMENTS

- 3a. CASE#: B_2021-0003**
DATE FILED: 2/2/2021
OWNER/APPLICANT: PATRICIA SCOTT
REQUEST: Coastal Development Boundary Line Adjustment to combine two parcels to make one new parcel. Lot 1 (APN 121-290-11) is 0.52± acres, and Lot 2 (APN 121-290-55) is 3.39±. The new lot will be 3.91± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 0.37± miles southeast of downtown Little River on the north side of Little River Airport Road (CR 404), 0.17± miles east of its intersection with State Route 1 (SR 1); located at 44760 and 44724 Little River Airport Road, Little River; APNs: 121-290-35 and 121-290-11.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE
- 3b. CASE#: B_2021-0040**
DATE FILED: 7/27/2021
OWNER: SUNNY RIDGE WEST FARM LLC. AND RONALD HORN
APPLICANT: RONALD HORN
AGENT: RICHARD SEALE
REQUEST: Coastal Development Boundary Line Adjustment to adjust approximately two (2) acres from Lot 1 (APN 027-501-37) to Lot 2 (027-501-46). Lot 1 will decrease to 20.94± acres and Lot 2 will increase to 4.0± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 7.9± miles northwest of Gualala town center, lying on the west side of Iversen Road (CR 503) 1.3± miles northeast of its intersection with Iversen Drive (private); Located at 45001 and 44951 Iversen Road; APNs: 027-501-37 and 027-501-46.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MATT GOINES
- 3c. CASE#: B_2021-0048**
DATE FILED: 11/16/2021
OWNER/APPLICANT: KENNETH HODGES & VANESSA NOLASCO
AGENT: VANCE RICKS
REQUEST: Coastal Development Boundary Line Adjustment to merge two parcels in the Little River Area. Parcel 1 (APN 121-310-14) and Parcel 2 (APN 121-310-15) will combine into a single parcel of 1.88± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 0.55± miles southeast of Little River Community Center, lying on the east side of Highway 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Road (CR 404); located at 44621 Little River Airport Road, Little River, and 44631 Little River Airport Road, Little River; APNs 121-310-14 and 121-310-15.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON
- 3d. CASE#: B_2021-0050**
DATE FILED: 9/15/2021
OWNER: WALTER R & DONNA K STORNETTA
APPLICANT: VANCE RICKS
AGENT: DAVID STORNETTA
REQUEST: Coastal Development Boundary Line Adjustment to adjust two parcels. Parcel A (APN 131-110-47) will transfer 0.1 acres to Parcel B (APN 131-110-40). Parcel A will be reduced in size from 2.4± acres to 2.3± acres, while Parcel B will increase in size from 71.4± acres to 71.5± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, approximately 4.91± miles north of downtown Manchester on the west side of State Route 1 (SR 1) 0.77± miles north of its intersection with Navarro Way; located at 44100 Stornetta Drive, Manchester; APNs: 131-110-40 and 131-110-47.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE



- 3e. **CASE#:** B_2021-0061
DATE FILED: 11/9/2021
OWNER: RYAN & MANDY HILL AND JESSE & CAVIN LANDRY
APPLICANT/AGENT: W. VANCE RICKS
REQUEST: Adjusting 436± square feet (0.01± acres) from Lot #1 10.01± acres (APN 035-470-15) to Lot #2 9.99± acres (APN 035-470-17) resulting in Lot #1 decreasing to 10.00± acres and Lot #2 increasing to 10.00± acres
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Approximately 1.9± miles east of Laytonville City Center, lying on the south side of Laytonville Dos Rios Rd (CR 322), 1.8± miles east from the intersection of Laytonville Dos Rios Rd (CR 322) and US 101, located at 1891 Laytonville Dos Rios Rd (CR 322), Laytonville
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: STEVEN SWITZER

- 3f. **CASE#:** B_2021-0063
DATE FILED: 11/23/2021
OWNER/APPLICANT: EMILY & MATTHEW OCKEY
REQUEST: Boundary Line Adjustment to merge four (4) existing lots containing approximately .18± acres each into one new lot with a primary address of 25455 Fairbanks Place.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: Approximately 2.9± miles northwest of Willits city center, lying on the east side of Sherwood Rd (CR 311), 290± feet from its intersection with Fairbanks Place (CR 617), located at 25455 Fairbanks Place, Willits. (APNs 098-241-03, -04, -05, -06.)
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: DIRK LARSON

4. MINOR SUBDIVISIONS

- 4a. **None**

5. PREAPPLICATIONS

- 5a. **None**

6. MATTERS FROM STAFF

7. 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>