



SUBDIVISION COMMITTEE AGENDA

FEBRUARY 10, 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

SUBDIVISION COMMITTEE Time: February 10, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/81583359490>

Meeting ID: 815 8335 9490

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)

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/subdivision-committee>.

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_2021-0065
DATE FILED: 12/14/2021
OWNER: NAOMI AGES AND DAVID ROSS GREGORY
APPLICANT: JOSEPH SEIDELL
REQUEST: Boundary line adjustment to transfer 1.3± acres from Lot 2 to Lot 1. Lot 2 (APN 123-270-35) will decrease from 12.7± acres to 11.4± acres, and Lot 1 (APN 123-270-37) will increase from 8.7± acres to 10± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3± miles east of Albion, on the east side of Albion Ridge Road (CR 402); located at 30200 Albion Ridge Road, Albion; APNs 123-270-37 and 123-270-35.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: LIAM CROWLEY

4. MINOR SUBDIVISIONS

4a. CASE#: CDMS_2014-0001
DATE FILED: 1/13/2014
OWNER: MICHAEL BUTLER AND AGNES LI
APPLICANT: MICHAEL BUTLER
REQUEST: Extension of Time Coastal Development Minor Subdivision to create two parcels of 1.84± and 2.67± acres from an existing 4.8± acre parcel, an Exception to MCC Sec. 17-48.5(A)(1)(e)(i) is requested to reduce the required easement width to twenty-five (25) feet where a forty (40) foot easement is required; and a Coastal Development Permit for conversion of an existing storage structure to a single-family residence, and relocation of a variety of existing buildings and road improvements.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: In the Coastal Zone, 2.5± miles south of the City of Fort Bragg, lying north of Boice Lane (CR 413) and 200± feet west of its intersection with Highway 1 (SH 1), located at 33110 Boice Lane, Fort Bragg (APN: 017-080-30).
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: ANGIE LANE

4b. CASE#: MS_2020-0006
DATE FILED: 12/3/2020
OWNER: JACK RAFTER LLC
APPLICANT: VANCE RICKS
AGENT: JIM RONCO
REQUEST: Minor Subdivision of one legal 6 acre parcel, comprised of APNs 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres and 3.9± acres.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 4.5± north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± north of its intersection with Pomo Lane (CR 228A), located at 4681 North State Street, Ukiah (APNs 167-190-08 and 167-230-03).
SUPERVISORIAL DISTRICT: 1(McGourty)
STAFF PLANNER: MARK CLISER

5. PREAPPLICATION CONFERENCE

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 (707) 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>