



SUBDIVISION COMMITTEE AGENDA

MAY 12, 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: May 12, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/85024857239?pwd=WEFvUXhIWm1yaXBMRfJiTDRzWFVQUT09>

Meeting ID: <https://mendocinocounty.zoom.us/j/83427242561>

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: 834 2724 2561

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_2021-0058
DATE FILED: 10/25/2021
OWNER: MAX BALLANTINE AND VINEET JAGGI
APPLICANT: VINEET JAGGI
AGENT: RICHARD SEALE
REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two lots in Anchor Bay. Lot 1 (APN: 144-035-06) will decrease to .24± acres and Lot 2 (APN: 144-035-07) will increase to .34± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, in the Community of Anchor Bay, lying on the east side of Hwy 1 (SR 1), 730± feet east of its intersection with Ocean View Ave (private), located at 46841 & 46851 Ocean View Way, Anchor Bay; APN:144-035-06, -07.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: LIAM CROWLEY

- 3b. **CASE#:** B_2022-0004
DATE FILED: 2/9/2022
OWNER: ALVIN & SALINA TOLLINI AND RALPH CHAPPELL
APPLICANT: ALVIN F & SALINA TOLLINI
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to transfer 1 acre from Lot 2 to Lot 1. Lot 1 (APN: 161-240-02) will increase to 14.3± acres, and Lot 2 (APN: 161-240-13) will decrease to 5.1± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1± mile northeast of Redwood Valley on the north side of Road E (CR 233) 0.85± miles east of its intersection with East Road (CR 230), located at 2710 and 2730 Road E, Redwood Valley; APNs: 161-240-02, 13.
SUPERVISORIAL DISTRICT: 1 (McGourtey)
STAFF PLANNER: KEITH GRONENDYKE

- 3c. **CASE#:** B_2022-0010
DATE FILED: 3/28/2022
OWNER/APPLICANT: JAMES NEWMAN
AGENT: JIM RONCO
REQUEST: Boundary Line Adjustment to reconfigure boundary lines between Lot 1, 178± acres (APN: 125-240-27) and Lot 2, 119± acres (APN: 125-240-30), resulting in a final acreage for Lot 1 at 181± acres and Lot 2 at 116± acres. 3± acres would be transferred from Lot 2 to Lot 1.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.5± miles south of Comptche, lying on the east side of Flynn Creek Road (CR 135), 2.5± miles south of its intersection with Comptche-Ukiah Road (CR 223), located at 5801 and 5751 Flynn Creek Road, Comptche; APNs: 125-240-27 and 125-240-30.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: LIAM CROWLEY

4. MINOR SUBDIVISIONS

- 4a. **CASE#:** MS_2021-0004
DATE FILED: 7/16/2021
OWNER/APPLICANT: DAVID DEMERA
REQUEST: Minor Subdivision of a 115± acre parcel, creating two lots. Lot 1 will be 72.5± acres and Lot 2 will be 42.5± acres.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 1± mile west of Willits City center, lying on the north side of Highway 20 (SR 20), .4± miles northwest of its intersection with Pepperwood Way (private), located at 1450 Highway 20, Willits; APN: 038- 130- 93 and 038-180-51.
SUPERVISORIAL DISTRICT: 3 (Haschak)
STAFF PLANNER: MATT GOINES



5. PREAPPLICATION CONFERENCE

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>