



# SUBDIVISION COMMITTEE AGENDA

NOVEMBER 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: November 10, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mendocinocounty.zoom.us/j/87892030126>

Meeting ID: 878 9203 0126

One tap mobile

US: +16694449171,,87892030126# or +16699009128,,87892030126#

Dial by your location

US: +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325

### 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](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, 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\_2021-0064  
**DATE FILED:** 12/10/2021  
**OWNER/APPLICANT:** SAMLER HORN  
**AGENT:** RICHARD SEALE  
**REQUEST:** Coastal Boundary Line Adjustment to reconfigure the boundaries between two lots in Gualala. Lot 1 (APN: 143-070-04) will increase to 2.95± acres and Lot 2 (APN: 143-070-18) will decrease to 10.01± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** In the Coastal Zone, 5.2± miles northwest of the town of Gualala, 0.41± miles east of the intersection of State Route 1 (SR-1) and Gypsy Flat Rd. (private); located at 46301 & 46351 Gypsy Flat Rd., Gualala; APNs: 143-070-04 & 143-070-18.  
**SUPERVISORIAL DISTRICT:** 5 (Williams)  
**STAFF PLANNER:** LIAM CROWLEY
  
- 3b. **CASE#:** B\_2022-0029  
**DATE FILED:** 8/25/2022  
**OWNER:** BIEN VIE LLC  
**APPLICANT:** DAVID HOOTEN - BIEN VIE LLC  
**AGENT:** RON FRANZ  
**REQUEST:** Boundary Line Adjustment to reconfigure boundary lines between two (2) lots. Lot 1 (APN 048-260-26) would remain at 47± acres. Lot 2 (APN 048-260-25) would remain at 42± acres. Acreage between the two (2) lots would be adjusted evenly.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 1.8± miles east of Hopland, on the south side of State Route 175 (SR 175), 0.5± miles east of its intersection with Old River Road (CR 201); located at 1801 and 1501 Highway 175, Hopland; APNs: 048-260-26 and 048-260-25.  
**SUPERVISORIAL DISTRICT:** 5 (Williams)  
**STAFF PLANNER:** LIAM CROWLEY
  
- 3c. **CASE#:** B\_2022-0030  
**DATE FILED:** 9/19/2022  
**OWNER:** SUMMER MARSH ETAL  
**APPLICANT/AGENT:** VANCE RICKS  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 012-611-82) will decrease from 23.8± Acres to 22.8± Acres, Lot 2 (APN 056-030-04) will increase from 49.6± Acres to 50.6± Acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 13± miles north of Laytonville Community Center, in the Spyrock area, lying on the east side of Registered Guest Rd (private), 0.78± miles southwest of its junction with George Washington Rock Rd (private), located at 56701 Registered Guest Rd., Laytonville; APNs: 012-611-82 and 056-030-04.  
**SUPERVISORIAL DISTRICT:** 3 (Haschak)  
**STAFF PLANNER:** DIRK LARSON

4. MINOR SUBDIVISIONS

- 4a. **CASE#:** MS\_2022-0002  
**DATE FILED:** 5/19/2022  
**OWNER/APPLICANT:** MICHAEL & MARIBELLE ANDERSON  
**AGENT:** WYNN COASTAL PLANNING & BIOLOGY, INC, AMY WYNN  
**REQUEST:** Minor Subdivision of a 14.07± acre parcel into two (2) parcels. Parcel One would be 4.77± acres, while Parcel Two would be 9.27± acres.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** 2± miles north of the City of Fort Bragg town center, lying east of State Route 1 (SR 1), 0.5± miles north from its intersection with Airport Road (CR 424); located at 22601 N Hwy 1, Fort Bragg; APN: 069-231-39.  
**SUPERVISORIAL DISTRICT:** 4 (Williams)  
**STAFF PLANNER:** JESSIE WALDMAN



- 4b. CASE#:** MS\_2022-0003  
**DATE FILED:** 6/20/2022  
**OWNER:** ROXANNE CLEMENT-RORICK  
**APPLICANT/AGENT:** MUNSELLE CIVIL ENGINEERING, INC  
**REQUEST:** Minor Subdivision of an existing 214± acre parcel into two (2) parcels and one (1) remainder parcel. Parcel 1 would be 56.77± acres, Parcel 2 would be 40± acres, and the Remainder Parcel would be 118.44± acres.  
**LOCATION:** 6.5± miles north of Redwood Valley, on the east side of Tomki Road (CR 237D) 4.5± miles north of its intersection with East Road (CR 230) and West Road (CR 237); located at 16250 and 17000 Tomki Road, Redwood Valley; APN's: 107-056-04, 107-040-21, 105-290-16.  
**SUPERVISORIAL DISTRICT:** 1 (McGourty)  
**STAFF PLANNER:** LIAM CROWLEY

**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 Subdivision 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 Planning Commission do not necessarily guarantee that the Subdivision Committee's decision will be overturned. In some cases, the Planning Commission may not have the legal authority to overturn the decision of the Subdivision 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 (707)234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Subdivision Committee's 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>