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# SUBDIVISION COMMITTEE

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## AGENDA

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SEPTEMBER 12, 2024  
9:00 A.M.

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### HYBRID MEETING

### ORDER OF AGENDA

Mendocino County Subdivision Committee meetings will be conducted *In person* at 860 North Bush ST. Ukiah, CA 95482. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**SUBDIVISION COMMITTEE** Time September 12, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting <https://mendocinocounty.zoom.us/j/84263952211>

One tap mobile: +16699009128,,84263952211# US (San Jose) +16694449171,,84263952211# US

Webinar ID: 842 6395 2211

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.gov](mailto:pbscommissions@mendocinocounty.gov) or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Committee, 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>

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1. ROLL CALL
2. SUBDIVISION COMMITTEE ADMINISTRATION
3. BOUNDARY LINE ADJUSTMENTS

**3a. CASE#:** B\_2024-0012

**DATE FILED:** 3/27/2024

**OWNER:** Slick Rock Ranch, LLC

**APPLICANT:** Slick Rock Ranch/Don Ratcliff

**AGENT:** Jim Ronco & Vance Ricks Consulting

**REQUEST:** Coastal Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 142-070-06x) will increase from 1.5± acres to 17± acres, and Lot 2 (APN: 142-110-02x) will decrease from 37± acres to 21.5± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 7.27± miles north of Gualala town center, lying on the east side of State Route 1 (SR 1), 1.02± miles south of its intersection with Iversen Point Rd (CR 503B), located at 31101 S. Hwy 1, Gualala; APNs: 142-070-06x, 142-110-02x.

**STAFF PLANNER:** Dirk Larson



- 3b. CASE#:** B\_2024-0019  
**DATE FILED:** 6/13/2024  
**OWNER:** Timothy & Pia Mcisaac  
**APPLICANT:** Pope Engineering (Sam)  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots to end up with just two (2) lots post BLA. Lot 1 (APN 034-050-19) will increase to 201.62± acres, a portion of Lot 2 (APN 034-050-18) will be merged with all of Lot 3 (APN 034-050-16) and become one lot of 162.42± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 14.7± miles east of Covelo town center, lying on the south side of Mendocino Pass Rd (CR 338), 6.48 miles southeast of its intersection with Indian Dick Rd (M1/FH7). No assigned addresses, vacant lots.  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Dirk Larson

**4. MINOR SUBDIVISIONS**

**5. MATTERS FROM STAFF**

**6. 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>