



SUBDIVISION COMMITTEE

MAY 08, 2025

AGENDA

9:00 A.M.

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 May 08, 2025, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/85492078864>

One tap mobile: +16694449171,,85492078864# US+16699009128,,85492078864# US (San Jose)

Webinar ID: 854 9207 8864

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 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> or scan the QR code. 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

3. BOUNDARY LINE ADJUSTMENTS

3a. CASE#: B_2024-0006

DATE FILED: 11/1/2024

OWNER: Elbert "Buddy" & Mary Ann Burdick, and Ryan Eury

APPLICANT: Elbert "Buddy" Burdick

REQUEST: Coastal Development Boundary Line Adjustment to transfer 0.03± acres between two lots. Lot 1 (APN: 069-102-10) will remain 2.04± acres, and Lot 2 (APN: 069-102-07) will remain 1.08± acres after the adjustment.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone 3.61± miles north of the City of Fort Bragg on the east side of Blueberry Hill Road (private), 0.08± miles north of its intersection with Simpson Road (private), located at 26311 and 26650 Blueberry Hill Road, Fort Bragg; APNs: 069-102-10, 07.

SUPERVISORIAL DISTRICT: 4 (Norvell)

STAFF PLANNER: Russ Ford

3b. CASE#: B_2024-0020

DATE FILED: 6/18/2024

OWNER: LYNN KATHLEEN DENLEY-BUSSARD AND JOHN-PASCAL BERRILL & CHRISTA MARIE DAGLEY

APPLICANT: JOHN-PASCAL BERRILL & CHRISTA MARIE DAGLEY

REQUEST: Coastal Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 144-012-10) will increase from 0.9± acres to 1± acres, Lot 2 (APN: 143-170-10) will decrease from 3.8± acres to 3.7± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, lying on the west side of Fish Rock Road (CR 122), 0.20± miles north of its intersection with State Route 1 (SR 1), located at 46800 Fish Rock Road and 34601 S. Hwy 1, Gualala; APN's: 144-012-10 and 143-170-10

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD



3c. CASE#: B_2024-0024
DATE FILED: 8/23/2024
OWNER/APPLICANT: MARGARET WATSON
AGENT: JIM RONCO
REQUEST: Boundary Line Adjustment to reconfigure the boundary between two existing lots. Lot 1 (APN 125-350-21x will decrease to 69± acres, and Lot 2 (APN 125-350-21x) will increase to 45± acres.
ENVIRONMENTAL DETERMINATION: Class 5(a)Categorically Exempt
LOCATION: 7.3± miles southeast of the community of Albion on either side of Navarro Ridge Road (CR 518), 8.5± miles east of its intersection with State Route 1 (SR 1) at 25600 Navarro Ridge Road, Albion. APN 125-350-21.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

3d. CASE#: B_2024-0027
DATE FILED: 10/4/2024
OWNER/APPLICANT: Najib Edward Sahyoun and Camalyn Michelle Sahyoun
REQUEST: Coastal Development Boundary Line Adjustment to merge two (2) lots in Manchester. Lot 1 (APN: 132-080-14) is 0.34± acres and Lot 2 (APN: 132-080-15) is .28± acres. The two lots would become a single parcel of 0.62± acres.
LOCATION: In the Coastal Zone, 3.92± miles northeast of Manchester on the north side of Cypress Parkway (CR 575), 0.14± miles southeast from its intersection with Sea Cypress Drive (CR 568) and 0.12± miles east of its intersection with State Route 1 (SR 1), located at 43620 and 43650 Cypress Parkway APN's: 132-080-14 and -15.
STAFF PLANNER: Jamie Henry

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. 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>