

**HYBRID MEETING AMENDED****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: October 12, 2023, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/82694439934>

One tap mobile: +16694449171,,82694439934# US +16699009128,,82694439934# US (San Jose)

Webinar ID: 826 9443 9934

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>

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_2023-0015****DATE FILED:** 6/16/2023**OWNER:** M R VINEYARD**APPLICANT:** WENDEL NICOLAUS**AGENT:** JIM RONCO CONSULTING**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 050-030-14) will increase to 212±acres. Lot 2 (APN 050-030-16) will increase to 60±acres, Lot 3 (APN 050-180-45) will decrease to 21±acres, and Lot 4 (APN 050-110-18) will increase to 163±acres.**ENVIRONMENTAL DETERMINATION:** Categorically Exempt**LOCATION:** 2.46±miles east of Hopland community center, lying on the south side of State Hwy 175 (SR 175), 0.69±miles south of its intersection with Old Toll Road (CR 108), located at 13808 Old Toll Road, Hopland, CA (APNs 050-030-14, -16, 050-180-45, 050-110-18).**SUPERVISORIAL DISTRICT:** 5**STAFF PLANNER:** DIRK LARSON**3b. CASE#: B_2023-0016****DATE FILED:** 6/20/2023**OWNER:** MELVIN & PATRICIA PYORRE AND STEVEN KLECKNER**APPLICANT:** MELVIN & PATRICIA PYORRE**AGENT:** CLIFFORD ZIMMERMAN**REQUEST:** Boundary Line Adjustment to reconfigure boundary lines between Lot 1, 1.45± acres (APN: 019-600-70) and Lot 2, 8.78± acres (APN: 019-600-26, -72), resulting in a final acreage for Lot 1 at 1.79± acres and Lot 2 at 8.44± acres. 0.34± acres would be transferred from Lot 1 to Lot 2.**ENVIRONMENTAL DETERMINATION:** Categorically Exempt**LOCATION:** 1.3± miles southeast of Fort Bragg center, at the terminus of Chestnut Street (City of Fort Bragg), 1.2± miles east of its intersection with State Route 1, located at 31100 and 31501 Chestnut Street, Fort Bragg; APN 019-600-70, -72, and -26.**SUPERVISORIAL DISTRICT:** 4 (Gjerde)**STAFF PLANNER:** LIAM CROWLEY



- 3c. CASE#:** B_2023-0025
DATE FILED: 8/7/2023
OWNER: JONATHAN & CATHERINE MIDDLETON
APPLICANT: JONATHAN S MIDDLETON
REQUEST: Boundary line adjustment to merge two (2) legal parcels of 0.27± and 0.17± acres into one (1) legal parcel of 0.44± acres.:
LOCATION: 2.92± miles northwest of Willits on the west side of Fairbanks Place, 0.09± miles north of its intersection with Sherwood Rd, located at 25496 and 25478 Fairbanks Pl, Willits. (APN's: 098-233-10 and 098-233-04)
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: MARCO RODRIGUEZ
- 3d. CASE#:** B_2023-0026
DATE FILED: 8/10/2023
OWNER: MAX & JOAN SCHLIENGER AND FLIGHT RAIL CORP
APPLICANT: MAX & JOAN SCHLIENGER
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 047-170-24, 047-240-13) will increase to 115.8± acres, Lot 2 (APN 047-170-25) will decrease to 2.0± acres, Lot 3 (APN 047-170-10) will decrease to 10.0± acres
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 8.32± miles south of Ukiah city center, lying on the east side of Hwy 101 (US 101), 770± feet east of its intersection with Henry Station Road (CR 107C), located at 167 and 250 Henry Station Road, Ukiah (APNs 047-170-10, -24, -25, 047-240-13)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON
- 3e. CASE#:** B_2023-0028
DATE FILED: 8/24/2023
OWNER/APPLICANT: DAVID CONCEPCION
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 029-220-23 & 029-220-24) will increase from 24± acres to 24.3± acres, Lot 2 (APN 029-220-22) will decrease from 21± acres to 20.7± acres.
LOCATION: 2.07± miles southeast of Boonville on the west side of State Route 128, 1.26± miles southeast of its intersection with State Route 253, located at 16300 Hwy 128, Boonville. (APN's 029-220-23, 029-220-24, and 029-220-22)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MARCO RODRIGUEZ
- 3f. CASE#:** B_2023-0029
DATE FILED: 8/24/2023
OWNER: ROBERT & TUESDAY MCASEY AND MICHEAL & MARY ANN UNDERHILL
APPLICANT: MIKE UNDERHILL
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 103-150-12) will decrease to 12.86± acres, Lot 2 (APN 103-150-13) will increase to 3.48± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.84± miles southeast of Willits city center, lying on the east side of Baechtel Road (CR 300), 0.73± miles east of its intersection with East Hill Rd (CR 301), located at 900 & 950 East Hill Rd, Willits. (APNs 103-150-12, -13)
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: DIRK LARSON



3g. CASE#: B_2023-0030
DATE FILED: 9/8/2023
OWNER/APPLICANT: FRIENDS OF LIBERTY LLC
AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 170-170-16x, -22x, -26, -27) will increase to 7.57± acres, Lot 2 (APN 170-170-22x, -23x, -30x) will maintain 2± acres, and Lot 3 (APN 170-170-23x, 170-190-21, -35x) will decrease to 17.78± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.53± miles north of Ukiah city center, lying on the east side of North State St. (CR 104), 0.32 miles southeast of its intersection with Masonite Road (CR 148), located at 1307 Masonite Road, Ukiah, CA (APNs 170-170-16x, -22x, -23x, -26, -27, -30x, 170-190-21, -35x)

SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: DIRK LARSON

4. MINOR SUBDIVISIONS

5. PREAPPLICATION CONFERENCE

5a. CASE#: PAC_2023-0008
DATE FILED: 8/14/2023
OWNER: FRIENDS OF LIBERTY LLC
APPLICANT: SAVELLE JEFFERSON, MCP
AGENT: AMERCO REAL ESTATE CO

REQUEST: Construction of new self-storage, truck/trailer share, and related retail sales.

LOCATION: 1.68± miles north of Ukiah on the east side of N State St, 0.12± miles southeast of its intersection with Orr Springs Rd, located at 1875 N State St, Ukiah, (APNs: 170-170-14, 170-170-16)

SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: MARCO RODRIGUEZ

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. 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>

