

**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: November 9, 2023, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/84746861966>

One tap mobile: +16694449171,,84746861966# US +16699009128,,84746861966# US (San Jose)

Webinar ID 847 4686 1966

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_2023-0001****DATE FILED:** 1/13/2023**OWNER:** ALBION LITTLE RIVER FIRE PROTECTION**APPLICANT:** PAM LINSTEDT**REQUEST:** Boundary line adjustment to merge three (3) legal parcels of 0.55±, 0.23±, and 1.03± acres into one (1) legal parcel of 1.81± acres.**LOCATION:** In the Coastal Zone, within the Albion town center, 425± feet northeast of the intersection with Albion Ridge Road (CR 402) and State Route 1 (SR 1), 150± feet west of the intersection of West Street, Albion River South Side Road (CR 402A) and Albion Ridge Road (CR 402), located at 33900 West Street, Albion; APN(s): 123-150-45, 123-150-47, and 123-150-48.**SUPERVISORIAL DISTRICT:** 5**STAFF PLANNER:** MATT GOINES**3b. CASE#: B_2023-0010****DATE FILED:** 5/2/2023**OWNER/APPLICANT:** PAUL ROWSON AND E.A. BLAKE**REQUEST:** Boundary Line Adjustment to voluntarily merge two (2) existing lots. Lot 1 (APN 132-130-05) being 0.79±acres and Lot 2(APN 132-150-27) being 0.38±acres will merge to become one (1) lot at 1.17±acres total.**ENVIRONMENTAL DETERMINATION:** Categorically Exempt**LOCATION:** 3.45± miles north of Manchester community center, lying on the east side of State Route 1 (SR 1), 0.26±miles east of its intersection with Pomo Lake Dr. (CR 551), and then 0.25± miles west of the intersection of Pomo Lake Dr (CR 551) and Forest View Rd (CR 551A) in the Irish Beach Subdivision, located at 15721 & 15731 Forest View Rd, Manchester.**SUPERVISORIAL DISTRICT:** 5**STAFF PLANNER:** DIRK LARSON



- 3c. **CASE#:** B_2023-0026 (Continued from October 11, 2023)
DATE FILED: 8/10/2023
OWNER/APPLICANT: MAX P & JOAN M 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

- 3d. **CASE#:** B_2023-0031
DATE FILED: 9/18/2023
OWNER/APPLICANT: HOEK KENNETH J & BRENDA ZELDA
AGENT: JIM RONCO
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 003-440-03) will decrease from 8.8± acres to 8.7± acres, Lot 2 (APN 003-440-24) will increase from 0.13± acres to 0.23± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.25± miles south of Ukiah city center, lying on the west side of S. Dora St (CR 209), situated 0.07± miles west of its intersection with Jefferson Ln. (CR 269), located at 308 Jefferson Ln & 212 Rosemary Ln, Ukiah. (APNs 003-440-03, -24))
SUPERVISORIAL DISTRICT: 2
STAFF PLANNER: DIRK LARSON

- 3e. **CASE#:** B_2023-0032
DATE FILED: 9/28/2023
OWNER: FARAH JAMIL
APPLICANT/AGENT: MUNSELLE CIVIL ENGINEERING, INC
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 170-220-69) will increase from 0.24± acres to 0.27± acres, Lot 2 (APN 170-220-70) will decrease from 0.29± acres to 0.26± acres.
LOCATION: 1.31± miles north of Ukiah city center, lying on the north side of Empire Drive (City), 0.16± miles north of its intersection with N. Bush St (CR 250C), located at 1553 & 1563 N. Bush St, Ukiah. (APNs 170-220-69, 170-220-70)
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: DIRK LARSON

- 4. MINOR SUBDIVISIONS
- 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 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>