



SUBDIVISION COMMITTEE

MARCH 14, 2024

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: March 14, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting: <https://mendocinocounty.zoom.us/j/84740434548>

One tap mobile: +16694449171,,84740434548# US +16699009128,,84740434548# US (San Jose)

Webinar ID: 847 4043 4548

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_2023-0036

DATE FILED: 12/1/2023

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 047-170-10x, -24x, -25x, 047-240-13) will increase to 232.4± acres, Lot 2 (APN 047-240-10, -11, 047-300-12) will decrease to 4.7± acres, and Lot 3 (APN 047-300-14) will increase to 90.3± 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.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

3b. CASE#: B_2024-0002

DATE FILED: 1/17/2024

OWNER/APPLICANT: JOHN & INGER MATTERN

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 182-170-22) will increase to 2.12± acres, Lot 2 (APN 182-170-23) will decrease to 4.58± acres, and Lot 3 (APN 182-170-04, -11) will increase to 34.4± acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.79± miles southeast of Ukiah city center, lying on the east side of Old River Rd (CR 201), 0.41± miles east of its intersection with Tindell Ranch Road (CR 202), located at 2401 Tindell Ranch Road, Ukiah, CA (APNs 182-170-04, -11, -22, -23)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON



3c. CASE#: B_2024-0003
DATE FILED: 1/22/2024
OWNER: R&M STORAGE
APPLICANT: RICHARD&MICHELE MURRAY
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 167-260-12) will decrease to 5.37± acres, Lot 2 (APN 167-260-03) will increase to 4.6± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.5± miles north of Ukiah city center, lying on the west side of North State St. (CR 104), situated at the southwest corner of its intersection with Pomo Ln (CR 228A), located at 4260 & 4300 N. State St, Ukiah (APN 167-260-03, -12).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: DIRK LARSON

3d. CASE#: B_2024-0004
DATE FILED: 1/24/2024
OWNER: JONATHAN & KATRINA FREY AND DEREK DAHLEN&ELIZABETH FREY
APPLICANT: DEREK DAHLEN&ELIZABETH FREY
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 107-150-09) will increase to 5.37± acres, Lot 2 (APN 167-260-03) will increase to 4.6± acres, Lot 3 (APN 107-160-04, -07) will decrease to 10± acres, Lot 4 (APN 107-265-29) will increase to 29± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 5.41± miles north of Redwood Valley community center, lying on the east and west side of Tomki Road (CR 237D), 3.24± miles north of its intersection with West Road (CR 237), located at 15300 & 15500 Tomki Road, Redwood Valley (APNs 107-150-09, -10, 107-160-01,-02, 04, -07, 107-265-29).
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>