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# SUBDIVISION COMMITTEE

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## AGENDA

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OCTOBER 10, 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 October 10, 2024, 2024, 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting <https://mendocinocounty.zoom.us/j/88494017147>

One tap mobile: +16699009128,,88494017147# US (San Jose) +16694449171,,88494017147# US

Webinar ID: 884 9401 7147

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>

#### 1. ROLL CALL

#### 2. SUBDIVISION COMMITTEE ADMINISTRATION

#### 3. BOUNDARY LINE ADJUSTMENTS

##### 3a. CASE#: B\_2024-0021

**DATE FILED:** 6/26/2024

**OWNER:** Philbrick Family Partnership

**APPLICANT:** Pope Engineering

**REQUEST:** Boundary Line Adjustment to transfer 5.8± acres between Lot 1 (APN 125-280-68) and Lot 2 (APN 125-280-84). Lot 1 will lose 4.2± acres and gain 1.6± acres.

**ENVIRONMENTAL DETERMINATION:**

**LOCATION:** 3.6 +/- miles west of the town of Comptche, on the south side of Comptche Ukiah Road (CR 223), 3.5 miles west of Flynn Creek Road (CR 135) at 26855 Comptche Ukiah Road. APNs: 125-280-68, 84

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** Lisa Foster

##### 3b. CASE#: B\_2024-0025

**DATE FILED:** 9/6/2024

**OWNER:** M R VINEYARD

**APPLICANT:** RONCO CONSULTING

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1 (APN 050-110-18x & 050-180-47x) will decrease to 170± acres, Lot 2 (APN 050-180-46) will increase to 134± acres, Lot 3 (APN 050-180-68) will increase to 165± acres, Lot 3 (APN 050-180-47x) will decrease to 34± acres.

**LOCATION:** 2.45± miles east of Hopland community center, lying on the south side of State Hwy 175 (SR 175), 0.70± miles south of its intersection with Old Toll Road (CR 108). No assigned addresses. (APNs 050-110-18x, 050-180-46, -47x, -68)

**SUPERVISORIAL DISTRICT:** 5

**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>