



# SUBDIVISION COMMITTEE

## AGENDA

APRIL 10, 2025

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** Time April 10, 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](mailto: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\_2025-0001

**DATE FILED:** 2/10/2025

**OWNER/APPLICANT:** Kenneth M & Linda R Bareilles

**AGENT:** Tony Sorace

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APNs 037-280-18, 19, 037-290-21) will decrease to 300± acres. Lot 2 (APN 037-280-23) will increase to 220± acres. Lot 3 (APNs 037-290-22, 23) will increase to 160± acres, and Lot 4 (APNs 037-290-24, 037-300-09) will decrease to 90± acres.

**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt

**LOCATION:** 6.8± miles northeast of Willits on the north side of String Creek Road (private), 4.7± miles north of its intersection with Hearst Willits Road (CR 306) at 7980 Hearst Willits Road, Willits. APNs: 037-280-18, 19, 037-290-21, 037-280-23, 037-290-22, 23, 037-290-24, 037-300-09)

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** Russell Ford

##### 3b. CASE#: B\_2025-0004

**DATE FILED:** 2/13/2025

**OWNER/APPLICANT:** J K Ranch LLC

**AGENT:** Ron Franz

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 050-180-52) will decrease to 230± acres, and Lot 2 (APNs 050-180-54, 050-220-15) will increase to 426± acres.

**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt

**LOCATION:** 3.8± miles southeast of Hopland on the east side of Old Toll Road (CR 108), 2.15± miles south of its intersection with State Route 175 (SR 175) at 16500 Old Toll Road, Hopland. APNs: 050-180-52, 54, 050-220-15.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** Russell Ford



- 3c. CASE#:** B\_2025-0005  
**DATE FILED:** 2/13/2025  
**OWNER/APPLICANT:** McDowell Valley Farming CO LLC  
**AGENT:** Ron Franz  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two lots and align the boundary to an existing road. Lot 1 (APNs 050-060-12, 050-030-18, 048-270-16) will increase to 122± acres, and Lot 2 (APNs 050-060-13, 050-030-24) will decrease to 114± acres.  
**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt  
**LOCATION:** 3± miles east of Hopland on the south side of State Route 175 (SR 175) opposite its intersection with Nokomis Road (CR 117) at 3811 Highway 175, Hopland. APNs. 050-060-12, 13, 050-030-18, 24, 050-270-16.  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** Russell Ford
- 3d. CASE#:** B\_2025-0007  
**DATE FILED:** 2/20/2025  
**OWNER:** Friends Of Liberty LLC  
**REQUEST:** Boundary line adjustment to reconfigure the boundaries between four existing lots. Lot 1 (APN 170-170-29) will increase to 6.95± acres. Lot 2 (APN 170-190-28) will decrease to 1.26± acres. Lot 3 (APN 170-190-05) will increase to 1.26± acres, and Lot 4 (APN 170-190-35x) will decrease to 12.37± acres.  
**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt  
**LOCATION:** Immediately north of the City of Ukiah at the terminus of Masonite Road (CR 148) at 1307 Masonite Road, Ukiah. APN 170-190-28  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** Russell Ford
- 3e. CASE#:** B\_2025-0008  
**DATE FILED:** 2/26/2025  
**OWNER/APPLICANT:** Jordan Celso  
**AGENT:** Tony Sorace  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundary between two existing lots. Lot 1 (APN 014-210-24) will increase to 1.05± acres, and Lot 2 (APNs 014-210-37, 014-220-02) will decrease to 1.16± acres.  
**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt  
**LOCATION:** 1.14± miles southwest of Laytonville on the south side of Lakeside Drive (CR 319-B), 0.2± miles west of its intersection with Branscomb Road (CR 429) at 1411 and 1431 Lakeside Drive, Laytonville. APNs: 014-210-24, 37, 014-220-02  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Russell Ford
- 3f. CASE#:** B\_2025-0009  
**DATE FILED:** 2/28/2025  
**OWNER:** Butler Gulch LLC  
**APPLICANT:** Pyramid Builders and Custom Milling  
**AGENT:** Richard Wise  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 053-540-07) will increase to 0.17± acres, and Lot 2 (APN 053-540-06) will decrease to 0.46± acres.  
**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt  
**LOCATION:** In the community of Leggett on the west side of Drive Thru Tree Road (SR 271) 0.21± miles south of its intersection with State Route 1 (SR 1) at 67674 and 67672 Highway 271, Leggett. APNs 053-540-06, 07.  
**SUPERVISORIAL DISTRICT:** 4  
**STAFF PLANNER:** Russell Ford



- 3g. CASE#:** B\_2025-0010  
**DATE FILED:** 3/12/2025  
**OWNER:** Courtney Bailey And Chris Butler  
**APPLICANT:** Courtney Bailey  
**AGENT:** Ron Franz  
**REQUEST:** Boundary Line Adjustment to swap 0.55± acres between two existing lots. Lot 1 (APNs 026-392-35, 36 will remain 53.88± acres, and Lot 2 (APN 026-392-34) will remain 2.38± acres.  
**ENVIRONMENTAL DETERMINATION:** Class 5(a)Categorically Exempt  
**LOCATION:** 3.2± miles west of Philo on the east side of Signal Ridge Road (CR 133) 1.2± miles south of its intersection with Philo-Greenwood Road (CR 132) at 7041 Signal Ridge Road, Philo. APNs: 026-392-34, 35, 36  
**SUPERVISORIAL DISTRICT:** 5  
**STAFF PLANNER:** Russell Ford

**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>