



# SUBDIVISION COMMITTEE

## AGENDA

JULY 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** July 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\_2024-0031

**DATE FILED:** 12/24/2024

**OWNER/APPLICANT:** Roger & Janice Moore

**AGENT:** Forrest Francis

**REQUEST:** Coastal Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 017-140-46) will increase from 5.52± acres to 7.13± acres, Lot 2 (APN: 017-140-47) will decrease from 11.51± acres to 10.04± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1± mile southeast of Fort Bragg, lying north of Simpson Lane (CR 414) off of Hare Creek Terrace (private), 1,000± feet north of its intersection with Simpson Lane, located at 18651 and 18675 Hare Creek Terrace (APN's: 017-140-46 & 017-140-47).

**STAFF PLANNER:** Marco Rodriguez

#### 3b. CASE#: B\_2025-0013

**DATE FILED:** 4/23/2025

**OWNER/APPLICANT:** Gary and Virginia Island

**AGENT:** SHN Consulting

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between three existing lots. Lot 1 (APN: 046-060-57) will decrease to 3.95± acres, Lot 2 (APN: 046-060-58) will increase to 3.7± acres, and Lot 3 (APN: 046-060-59) will decrease to 1.49± acres.

**ENVIRONMENTAL DETERMINATION:**

**LOCATION:** In the town of Philo, on the west side of State Route 128 (SR128), 0.15± miles east of the SR128 and Rays Road (CR131) intersection, located at 8750 Highway 128, Philo (APNs: 046-060-57, 046-060-58, and 046-060-59).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** Shelby Miller



- 3c. **CASE#:** B\_2025-0014  
**DATE FILED:** 5/30/2025  
**OWNER:** Bruce Lee And Richard & Mayilyn Wood  
**APPLICANT:** Bruce Lee  
**REQUEST:** Boundary line adjustment to transfer 1 acre from Lot 2 (APN 105-290-15) to Lot 1 (APN 105-290-12).  
**LOCATION:** 5.8± miles South East of Willits City Center, .6± miles north east on Wild Iris Lane (a private road) of it's intersection with Bear Canyon Rd (a private road) and .3± miles northeast of it's intersection with Manzanita Drive (CR 304C).  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Jamie Henry
  
- 3d. **CASE#:** B\_2025-0015  
**DATE FILED:** 6/2/2025  
**OWNER/APPLICANT:** Julie Gibson  
**REQUEST:** Boundary Line Adjustment to merge two existing lots. Lot 1 (APN 096-282-06)) being .21± acres will combine with Lot 2 (APN 96-282-07) being .21± acres to create one lot that is approximately .42± acres in size.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.9± miles west of Willits city center in the Brooktrails Township, lying 0.24± miles west of the intersection of Primrose Dr (CR 604) and Daisy Dr (CR 653), situated at the junction of Daisy Dr (CR 653) and Daisy Ln (CR 653B), located at 25510 & 25520 Daisy Ln. (APNs 096-282-06, -07)  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Dirk Larson
  
- 3e. **CASE#:** B\_2025-0016  
**DATE FILED:** 6/3/2025  
**OWNER/APPLICANT:** Ruiz Robert  
**REQUEST:** Boundary Line Adjustment to merge two existing lots. Lot 1 (APN 100-223-10) being 0.16+/- acres will combine with Lot 2 (APN 100-283-01) being 0.21+/- acres to create one lot that is approximately 0.37 acres in size.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.1+/- miles northwest of Willits city center in the Brooktrails Township, situated 0.12+/- miles north of the intersection of Primrose Dr (CR 604) and Willow Ln (CR 647), located at 24097 & 24081 Willow Ln. (APNs 100-223-10, 100-283-01)  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Dirk Larson

- 1. MINOR SUBDIVISIONS
- 2. MATTERS FROM STAFF
- 3. 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>