



SUBDIVISION COMMITTEE

AGENDA

AUGUST 14 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 August 14, 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 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_2025-0013 (Continued from 7.10.25)

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.

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

3b. **CASE#:** B_2025-0017

DATE FILED: 6/25/2025

OWNER: Daniel J & Joan E Nelson TTEES

APPLICANT: Robin Madison

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 147-061-30) will increase to 20.19± acres and Lot 2 (APN 147-061-26) will decrease to 51.62± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 7.5 ± miles southeast of Willits city center, lying on the west side of Westview Road (private), 1.1± miles west of its intersection with Williams Ranch Road (private), located at 5630 & 5721 Westview Rd, Willits; APNs 147-061-26, -30

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Dirk Larson



- 3c. **CASE#:** B_2025-0018
DATE FILED: 7/9/2025
OWNER/APPLICANT: Kuhn Matthew
AGENT: Javier Rau
REQUEST: Boundary line adjustment to transfer 13.3± acres from Lot 1 (APN 125-280-77) to Lot 2 (APN 125-280-79).
LOCATION: 4.2± miles southeast of Comptche town center, lying on the east side of Comptche-Ukiah Road (CR 223), 2± miles northwest of its intersection with Low Gap Road (CR 212), located at 26501 Comptche Ukiah Road, Comptche (APN: 125-280-77 & APN 125-280-79).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Jamie Henry

- 3d. **CASE#:** B_2025-0019
DATE FILED: 7/22/2025
OWNER: Constellation Brands U S Opera
APPLICANT: 2399 North State LLC
AGENT: Ron Franz
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1(APN169-242-13) will decrease to 16.2± acres and Lot 2(APN 169-242-11) will increase to 11.43± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.96± miles north of Ukiah city center, lying on the east side of North State St (CR 104), 0.28± miles north of its intersection with Orr Springs Rd (CR 223), located at 2399 North State St, Ukiah (APNs 169-242-11, -13)
SUPERVISORIAL DISTRICT: 1
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. 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>