SUBDIVISION COMMITTEE NOVEMBER 13, 2025

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 November 13, 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_2024-0030
DATE FILED: 12/19/2024
OWNER/APPLICANT: Meghan Anne McNertney
REQUEST: Coastal Boundary Line Adjustment to voluntarily merge two existing lots. Lot 1 (APN: 017-160-61, .42± acres), Lot 2 (APN: 017-160-40, 1 acre±). The merger will create one (1) new lot of 1.42± acres in size.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, east of State Hwy 1 (SR1), on the south side of Bennett Lane (private),.07± miles west of its intersection with Georges Lane (CR 414C), Located at 32521 Bennett Lane (private); APN: 017-160-40 and 18110 Georges Lane; APN: 017-160-61, in Fort Bragg.
SUPERVISORIAL DISTRICT: 4 (NORVELL)
STAFF PLANNER: Sandy Arellano

3b. CASE#: B_2025-0021
DATE FILED: 8/15/2025
OWNER: Blake & Daisy Tallman and Oscar Stedman
APPLICANT: Blake Tallman
AGENT: Clifford Zimmerman
REQUEST: Coastal Development Boundary Line Adjustment to transfer 1.98± acres from Lot 2 to Lot 1. Lot 1 (APN: 017-261-40) will increase to 9.54± acres, and Lot 2 (APN: 017-261-41) will decrease to 5.10± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone 1± mile northeast of the community of Caspar on the north side of Holquist Lane (CR 412) 0.2± miles east of its intersection with Gibney Lane (CR 412-E) at 32340 and 32350 Holquist Lane, Fort Bragg. APNs: 017-261-40, and 41.
STAFF PLANNER: Russell Ford

3c. CASE#: B_2025-0023
DATE FILED: 9/16/2025
OWNER: Mendocino County Office of EDU
APPLICANT: Ryan Bortow
AGENT: Heather Rantala
REQUEST: Boundary Line Adjustment to transfer 0.29± acres from Lot 2 to Lot 1. Lot 1 (APN 181-080-10) will increase to 2.23± acres, and Lot 2 (APN 181-080-15) will decrease to 1.96± acres.
ENVIRONMENTAL DETERMINATION: Class 5aCategorically Exempt
LOCATION: 2.7± miles southeast of Ukiah on the west side of Old River Road (CR 201) opposite its intersection with Mill Creek Road (CR 203) at 2240 Old River Road, Ukiah. APNs: 181-080-10, 15.
SUPERVISORIAL DISTRICT:
STAFF PLANNER: Russell Ford

3d. CASE#: B_2025-0025
DATE FILED: 10/10/2025
OWNER/APPLICANT: Friends Of Liberty LLC
AGENT: Ron Franz
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1(APN 170-170-43, -44) will increase from 7.57±acres to 7.90± acres and Lot 2(APN 170-170-49x, 170-190-38x) will decrease from 11.67± acres to 11.34± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.4± miles north of Ukiah city center, situated at the terminus of Masonite Road (CR 148) with an address of 1307 Masonite Road, Ukiah (APN 170-190-28*)
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: Dirk Larson

1. MINOR SUBDIVISIONS

2. MATTERS FROM STAFF

3. ADJOURNMENT

ADJOURNMENT/APPEAL 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