



# SUBDIVISION COMMITTEE

## AGENDA

MARCH 12, 2026

9:00 A.M.

### AMENDED 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 March 12, 2026, 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\_2025-0031**

**DATE FILED:** 12/16/2025

**OWNER:** Wellman Family Trust and Ron & Vickie Caton and Gabriel Bassan

**APPLICANT:** Gabriel Bassan

**AGENT:** Ron Franz

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundary between three existing lots. Lot 1 (APNs 145-122-03, 145-121-09) will reduce to 3.07± acres. Lot 2 (APN 145-121-08) will increase to 0.73± acres, and Lot 3 (APN 145-121-10) will increase to 1.25± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone on either side of Old Coast Highway (CR 513) 0.38± miles south of its intersection with State Route 1 (SR 1) at 38050 Old Coast Highway. APNs: 145-121-08, 09, 10, 145-122-03.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** Russ Ford

**3b. CASE#: B\_2026-0003**

**DATE FILED:** 1/30/2026

**OWNER/APPLICANT:** Ian Powell

**AGENT:** Ron Franz

**REQUEST:** Boundary Line Adjustment to modify the boundary lines between three (3) existing lots under the same ownership. Lot 1 (APN 186-070-31,-32,-33) will decrease to 11.94± acres, Lot 2 (APN 186-070-26, -27) will decrease to 4.02± acres, and Lot 3 (APN 186-070-25) will increase to 11.34± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.75± miles south of Ukiah city center, lying on the west side of US 101, 0.82± miles south of its intersection with Burke Hill Drive, located at 4752, 4758, 4768 Burke Hill Dr, Ukiah (APNs 186-070-25, -26, -27, -31, -32, -33)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** Dirk Larson



**3c. CASE#:** B\_2026-0004

**DATE FILED:** 2/2/2026

**OWNER/APPLICANT:** R. Stuart Bewley

**AGENT:** Tony Sorace

**REQUEST:** Boundary Line Adjustment to transfer 10± acres between two lots. Lot 1 (APN 011-680-23, 011-700-34) will increase from 157± acres to 167± acres and Lot 2 (APN 011-700-36) will decrease from 63.6± acres to 53.6± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 8.9± miles northeast of Leggett community center, 7.63± miles north of the intersection of US 101 and Bell Springs Rd (CR 324), situated on the east side of Bell Springs Rd (CR 324) and located at 67755 Bell Springs Rd, Laytonville. (APNs 011-680-23, 011-700-34, -36)

**SUPERVISORIAL DISTRICT:** 3

**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>