



SUBDIVISION COMMITTEE

AGENDA

APRIL 09, 2026

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 09, 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 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_2025-0011

DATE FILED: 3/27/2025

OWNER/APPLICANT: Susan Hofberg

OWNER 2: Margaret Holub

REQUEST: Coastal Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 123-100-17) will increase from 1.99± acres to 2.35± acres, Lot 2 (APN: 123-100-18) will decrease from 1.43± acres to 1.07± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.62± miles east of the town of Albion, lying on the west side of Albion Ridge G Road (Private), 0.24± miles northwest of its intersection with Albion Ridge Road (CR 402), located at 3600 Albion Ridge G Road and 3720 Albion Ridge G Road, Albion; APN's: 123-100-17 and 123-100-18.

STAFF PLANNER: Marco Rodriguez

3b.CASE#: B_2026-0001

DATE FILED: 1/12/2026

OWNER: DFG Real Estate

APPLICANT: McDowell Valley Farming Co.

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 050-080-18) will increase to 41.78± acres and Lot 2 (APN 050-080-17) will decrease to 31± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.92± miles east of Hopland community center, lying along Hwy 175 (SR 175), situated at the junction of Hwy 175 and Buckman Drive (CR 105B), located at 13300 and 13204 Buckman Drive, Hopland. (APNs 050-080-17, -18)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Dirk Larson



- 3c. CASE#:** B_2026-0005
DATE FILED: 2/2/2026
OWNER: Navarro General Store, Inc.
APPLICANT: Dave Evans
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure two (2) existing lots created by CC 2026-0001 a Final Judgement to Quiet Title. Lot 1 (APN 026-100-12, 026-130-02 aka CC1 & APN 026-100-11) will decrease to .38± acres and Lot 2 (APN 026-130-02 & 026-1302-03 aka CC2) will increase to 1.22± acres.
LOCATION: Within the town of Navarro, lying on the east side of Highway 128, located at 220, 230, 250 & 270 Wendling Street, Navarro (APNs 026-100-10, 11, 12, 026-130-02, 03 and 04)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Lisa Foster
- 3d. CASE#:** B_2026-0006
DATE FILED: 2/2/2026
OWNER/APPLICANT: David & Helen Magruder Menasian
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between four (4) existing lots. Lot 1(APN 174-280-06, 176-220-27) will increase to 9.3± acres, Lot 2(APN 176-220-27) will decrease to 3.6± acres, Lot 3(APN 176-220-12) will increase to 27.3± acres, and Lot 4(APN 176-220-30)will increase to 67.7± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.04± miles south of Potter Valley community center, 0.96± miles north of the intersection of Westside-Potter Valley Rd and Eastside-Potter Valley Rd, located at 9000 Westside-Potter Valley Rd. (APNs 174-280-06, 176-220-12, -27, -30, -31)
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: Dirk Larson
- 3e. CASE#:** B_2026-0008
DATE FILED: 2/20/2026
OWNER: John & Marcia Lazaro AND Mike Boer
APPLICANT: Mike Boer
AGENT: RON FRANZ
REQUEST: REVISED: Boundary Line Adjustment to reconfigure the boundaries between three existing lots. Lot 1 (APN 185-080-09) will increase to 7.78± acres. Lot 2 (APNs 185-080-11, 185-072-10, 185-060-04, 05, 15, 185-050-04) will decrease to 40.01± acres, and Lot 3 (APN 185-080-10) will increase to 4.96± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.7± miles south of Ukiah on the south side of State Route 253 (SR 253 / Boonville Road) 1± mile west of its intersection with South State Street (CR 104-A) at 1071 and 1151 Boonville Road. APNs: 185-072-10, 185-080-09, 11, 185-060-04, 05, 15, 185-050-04)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Russell Ford
- 3f. CASE#:** B_2026-0009
DATE FILED: 2/23/2026
OWNER: Louis Bock E TTEE And Frederico Alvarez & Maria Ballesteros
APPLICANT: Louis Bock E TTEE
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 161-260-26) will increase to 4.2± acres, Lot 2 (APN 161-260-25) will decrease to 0.5± acres, Lot 3 (APN 161-260-24) will decrease to 0.8± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.52± miles east of Redwood Valley community center, situated off East Rd (CR 230), 0.25± miles east of the intersection of Road E (CR 233) and Colony Dr (CR 232A), located at 9154, 9161, 9165 Colony Dr, Redwood Valley, CA (APNs 161-260-24, -25, -26)
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: Dirk Larson



3g. CASE#: B_2026-0011

DATE FILED: 2/24/2026

OWNER: Dennis & Tina DeLaMontanya

APPLICANT: Dennis & Tina DeLaMontanya

AGENT: RON FRANZ

REQUEST: Request to adjust the boundary lines so that Lot 1(161-070-15), Lot 2 (161-070-03x) , and Lot 3 (161-070-03x) are reconfigured into smaller parcels of approximately 1.5 acres each, with the remaining acreage consolidated into Lot 4 (161-040-02), resulting in a final Lot 4 size of 56.2 acres.

ENVIRONMENTAL DETERMINATION:

LOCATION: Roughly 1 mile north of Redwood Valley town center located at 10060 East Rd, 10100 East Road and 10514 East Road. APNs (161-070-15, 161-070-03x, 161-070-03x, and 161-040-02).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: Jamie Henry

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. 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>