

BLA objection

From maria ballesteros <mariaballesteros285@yahoo.com>

Date Tue 4/7/2026 1:14 PM

To Dirk Larson <larsondj@mendocinocounty.gov>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

“Please confirm receipt and that this will be included in the BLA file.”

Sent from my iPhone

Public Comment – Objection to BLA – 9161–65 Colony Drive (APNs 161-260-25 & 161-260-24)

From maria ballesteros <mariaballesteros285@yahoo.com>

Date Tue 4/7/2026 1:13 PM

To Dirk Larson <larsondj@mendocinocounty.gov>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Larson,

I am submitting this as a Public Comment / Formal Objection regarding the Boundary Line Adjustment scheduled for review on April 9, 2026, for the property located at 9161–65 Colony Drive, Redwood Valley, CA (APNs 161-260-25 and 161-260-24).

I am the property owner and respectfully object to the currently proposed Boundary Line Adjustment.

While I understand there is a court order requiring cooperation with a boundary line adjustment, I am not refusing to comply. However, the current proposal does not accurately reflect the property boundaries as they were represented to me at the time of purchase.

The maps, legal description, and disclosures provided during escrow indicated a different configuration of the property. The current BLA results in a greater transfer of land than what was originally represented and understood.

Additionally, the title insurance company acknowledged that inaccurate information may have been provided during the transaction, further supporting that the current proposal does not reflect what was reasonably relied upon.

I respectfully request that the County not approve the BLA in its current form and require that any adjustment reflect the original representations and legal description associated with the purchase.

I have attached supporting documents, including maps and a visual comparison for reference.

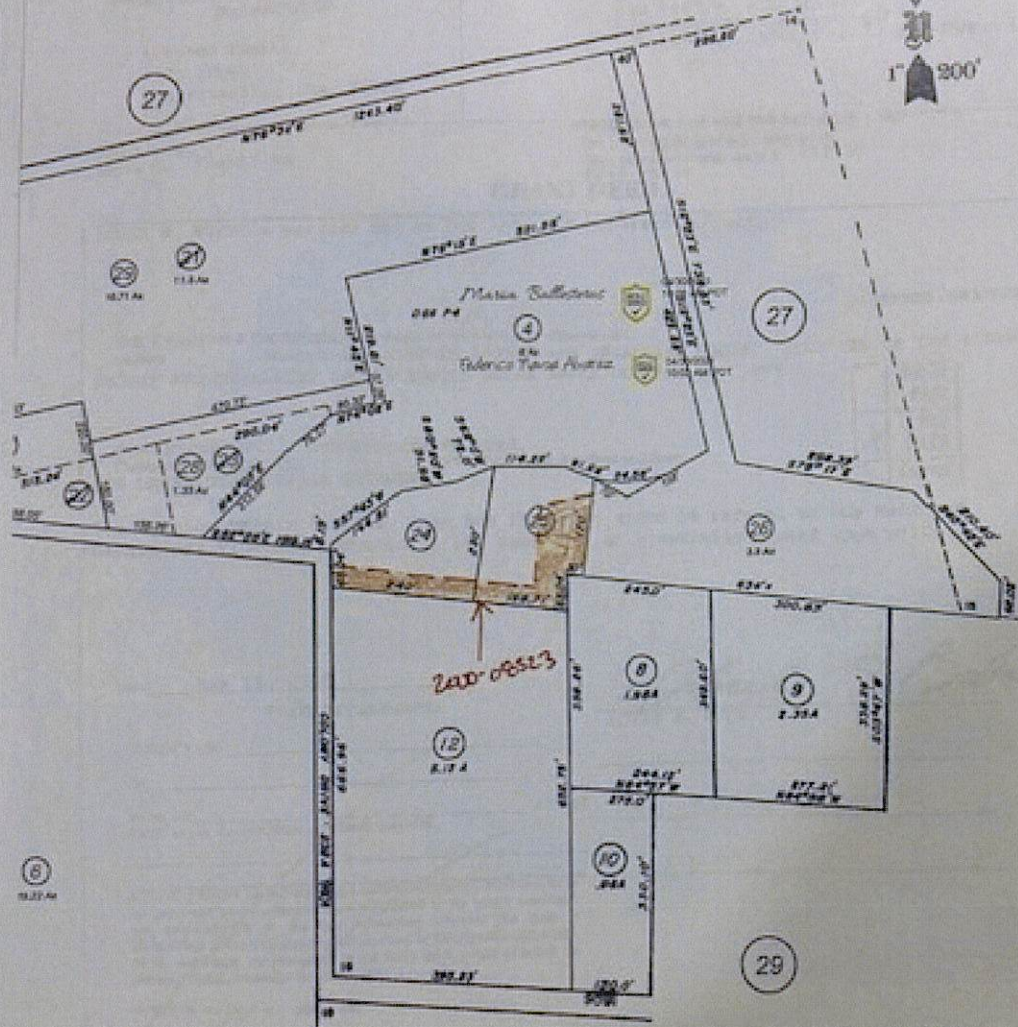
Thank you for your time and consideration.

Sincerely,
Maria Ballesteros

ly Subdivision, Yokayo Rancho

154 - 028

161 - 26



LOT 114
LOT 88

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated herein.

Assessor's Map
County of Mendocino, Calif.
August 13, 2020



Planning and Building Services

Case No:	B-2021-0024
CalFire No:	
Date Filed:	5-8-2021
Fee:	\$ 2,135.00
Receipt No:	MARK CLIFF
Received By:	Office use only

COPY

APPLICATION FORM

APPLICANT
 Name: Louis Bock Phone: 415-710-7438

Mailing Address: 9154 colony dr
 City: redwood valley State/Zip: ca. 95470 email: lou.bock@bockwineandspirits

PROPERTY OWNER
 Name: Bock Revocable Trust Phone: 415-710-7438

Mailing Address: 9154 colony dr
 City: redwood valley State/Zip: Ca. 95470 email: lou.bock@bockwineandspirits.com

AGENT
 Name: _____ Phone: _____

Mailing Address: _____
 City: _____ State/Zip: _____ email: _____

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted	
			Before	After
161-260-26 (Lot "B")	Bock Trust	9154 Colony Dr.	3.5±	3.8±
161-260-25 (Lot "A")	Shohet Trust	9161 Colony Dr.	1.0±	0.7±

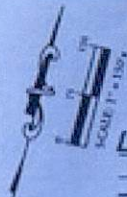
Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):
Adjusting 0.3± acres from APN 161-260-25 (Lot "A") to APN 161-260-26 (Lot "B")

I certify that the information submitted with this application is true and accurate.

[Signature] 4/12/2021 [Signature] 4/12/21
 Signatures of Applicant/Agent Date Signature of Owner Date

BOUNDARY LINE ADJUSTMENT EXHIBIT

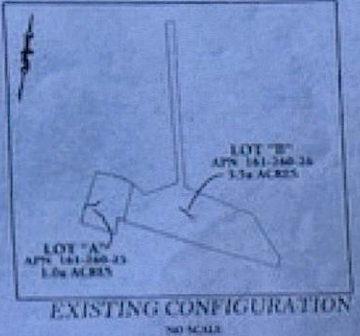
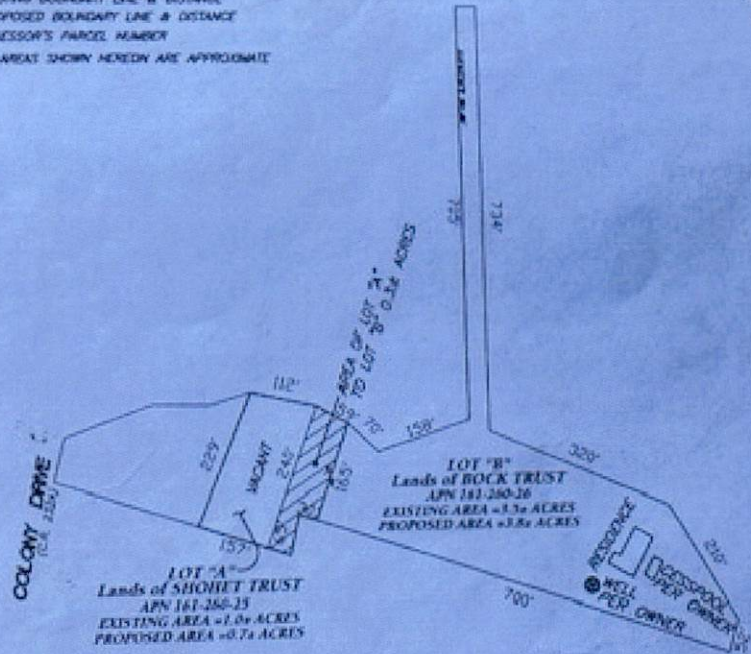
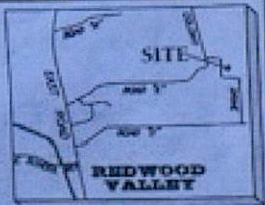
Lands of BOCK TRUST & SHOHET TRUST
 9154 & 9161 COLONY DRIVE
 REDWOOD VALLEY, CA. 95490
 APNs 161-260-25 & 26



LEGEND

- EXISTING BOUNDARY LINE & DISTANCE
- PROPOSED BOUNDARY LINE & DISTANCE
- APN ASSESSOR'S PARCEL NUMBER

ALL FEATURES, DISTANCES AND AREAS SHOWN HEREON ARE APPROXIMATE



VANCE
LAND SURVEYING
 10380 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414



PLANNING & BUILDING SERVICES

APPLICANT: Louis Bock
DATE: 2/22/24
FEE: \$200.00
RECEIVED: 2/22/24

BOUNDARY LINE ADJUSTMENT APPLICATION FORM

APPLICANT

Name: Louis Bock Phone: 415-710-7438

Mailing Address: 9154 Colony Dr.

City: Redwood Valley State/Zip: CA, 95470 Email: louis.rock@backcountryandsports.com

PROPERTY OWNER

Name: Louis Bock Phone: 415-710-7438

Mailing Address: 9154 Colony Dr.

City: Redwood Valley State/Zip: CA, 95470 Email: louis.rock@backcountryandsports.com

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ Email: _____

LOT NO.	ASSESSOR'S PARCEL NUMBERS	PARCEL OWNER/S	STREET ADDRESS	LOT ACREAGE BEFORE / AFTER
1	161-260-26	Bock Trust	9154 Colony Dr	3.5 ± 0.2 ±
2	161-260-25	Ballesteros, Nurca	9160 Colony Dr	1.0 ± 0.15 ±
3	161-260-24	Ballesteros, Nurca	9160 Colony Dr	1.0 ± 0.18 ±

BRIEFLY DESCRIBE THE PROPOSED PARCEL ADJUSTMENTS: (ACREAGE TO BE ADJUSTED FROM ASSESSOR'S PARCEL NUMBER INTO ASSESSOR'S PARCEL NUMBER, ETC.)

Adjusting 0.7 Acres as per court decision from APNs 161-260-25 and 161-260-24 to APN 161-260-26 see attached court decision.

certify that the information submitted with this application is true and accurate.

Louis Bock 2/22/24 Nurca Bock 2/22/24

Signature of Applicant/Agent

Date

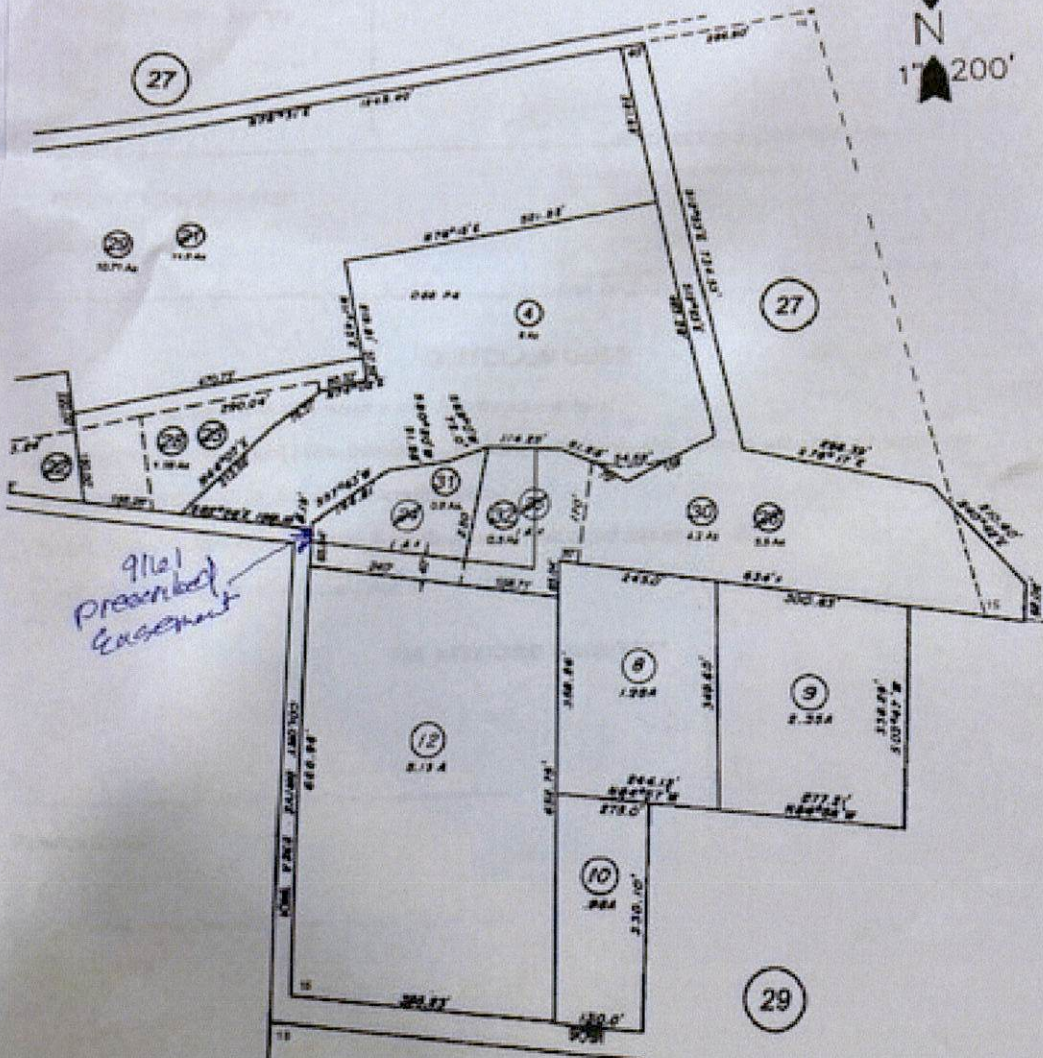
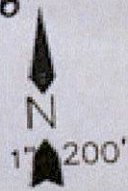
Signature of Owner

Date

y Subdivision, Yokayo Rancho

154-028

161-26



9161 Presently Easement

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
December 8, 2025

LOT 114
LOT 95