



SUBDIVISION COMMITTEE

JANUARY 08, 2026

AGENDA

9:00 A.M.

HYBRID MEETING

ORDER OF AGENDA



County Subdivision Committee meetings will be conducted *In person* at 860 North Bush ST. 95482. Meetings are live streamed and available for viewing on the Mendocino County YouTube [tps://www.youtube.com/MendocinoCountyVideo](https://www.youtube.com/MendocinoCountyVideo)

SUBDIVISION COMMITTEE Time January 08, 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_2025-0022

DATE FILED: 9/15/2025

OWNER: Edward Ernest Jr & Sandr Berry

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 182-190-01) will increase from 0.9± acres to 1.5± acres and Lot 2 (APN 182-190-15) will decrease from 35.6± acres to 35± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.06± miles east of Talmage community center, lying on the east side of Old River Rd (CR 201), 0.81± miles east of its intersection with Mill Creek Rd (CR 203), located at 2801 & 2851 Mill Creek Rd, Ukiah. (APNs 182-190-01, -15)

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: Dirk Larson

3b. CASE#: B_2025-0028

DATE FILED: 10/22/2025

OWNER: Camille J Villavicencio

APPLICANT: Frank Van Vranken Jr.

REQUEST: Boundary line adjustment to transfer .03± acres (1,407 square feet) from Lot 2 (APN 184-120-13) to Lot 1 (APN 184-044-05) as well as 0.16± (7,401 square feet) from Lot 3 (APN 184-120-20) to Lot 1 (APN 184-044-05).

LOCATION: 2.57± miles south of Ukiah City center, .02± miles south of the intersection of Whitmore Lane (210C) and Briggs Lane (210 D) located at 2820 Briggs Lane (APN 184-044-05), 170 Gobalet Lane (APN 184-120-13), and 150 Gobalet Lane (APN 184-120-20), Ukiah, CA 95482.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Jamie Henry



3c. CASE#: B_2025-0029
DATE FILED: 12/9/2025
OWNER/APPLICANT: RICHARD HAUTALA
AGENT: JEREMY RONCO - JIM RONCO CONSULTING
REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the line between two existing lots. Lot 1 (APN 119-120-29) will decrease to 0.67± acres, and Lot 2 (APN 119-120-28) will increase to 0.67± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 0.5± miles east of the Town of Mendocino on the east side of Blair Street (CR 407-U) at its intersection with Willits Street (CR 407-Y) at 10425 Blair Street, Mendocino. APNs: 119-120-28, 29.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Russell Ford

3d. CASE#: B_2025-0030
DATE FILED: 12/11/2025
OWNER: Betty Antoni
APPLICANT: Karen Antoni
AGENT: RON FRANZ
REQUEST: Boundary Line Adjustment to transfer 0.26± acres from Lot 1 to Lot 2. Lot 1 (APN 168-201-40) will decrease to 10.01± acres, and Lot 2 (APN 168-201-20) will increase to 0.74± acres.
ENVIRONMENTAL DETERMINATION: Class 5(a)Categorically Exempt
LOCATION: 3.6± miles north of Ukiah on the south side of Antoni Lane (CR 227-E) 0.12± miles west of its intersection with East Side Calpella Road (CR 227) at 201 and 225 Antoni Lane. APNs: 168-201-20, 40.
SUPERVISORIAL DISTRICT:
STAFF PLANNER: Russell Ford

- 4. MINOR SUBDIVISIONS
- 5. PREAPPLICATION CONFERENCE
- 6. MATTERS FROM STAFF
- 7. 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>