

**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 February 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\_2025-0029 (Continued from 01.08.2026)**

**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

**3b. CASE#: B\_2025-0026**

**DATE FILED:** 10/15/2025

**OWNER:** Haiku Vineyards LLC

**APPLICANT:** Laugenour & Meikle

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between three (3) existing lots. Lot 1 (APN 187-070-03) will decrease to 50.75± acres, Lot 2 (APN 187-080-02, 187-090-02, -04, 187-090-01) will increase to 71.16± acres, and Lot 3 (APN 187-090-03) will decrease to 0.96± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 3.48± miles south of Talmage community center, lying on the west side of Old River Road (CR 201), located at 5200, 5300, 5600, 5650, 5700, & 5750 Old River Rd, Talmage (APNs 187-070-03, 187-080-02, 187-090-01, -02, -03)

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** Dirk Larson



**3c. CASE#:** B\_2025-0032  
**DATE FILED:** 12/22/2025  
**OWNER:** Aitchison Douglas TTEE  
**APPLICANT:** Ben Harness  
**REQUEST:** Boundary Line Adjustment to reconfigure two (2) legal parcels. A total of 225 square feet will be transferred from Lot 1 (APN 034-310-28) to Lot 2 (APN 034-320-15,-04).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 4± southeast of Covelo center, on the south side of Hill Road (CR 327B), 0.4± miles south of its intersection with Fairbanks Lane (CR 327A); located at 71201 & 71551 Hill Road, Covelo; APNs 034-310-28 & 034-320-15, 04.  
**SUPERVISORIAL DISTRICT:** 3  
**STAFF PLANNER:** Dirk Larson

**3d. CASE#:** B\_2025-0033  
**DATE FILED:** 12/22/2025  
**OWNER:** Arthur Evans  
**APPLICANT:** Glen Kramer  
**AGENT:** Pete Jackson  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 019-402-01) will increase from 0.93± acres to 0.99± acres and Lot 2 (APN 019-402-09) will decrease from 1.4± acres to 1.34± acres  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 3.67± miles southeast of Fort Bragg city center, outside the Coastal Zone, lying on the east side of Hwy 1 (SR1), 0.38± miles north of the intersection of Simpson Lane (CR 414) and Redwood Springs Rd (CR 561), located at 17560 & 17600 Redwood Springs Rd, Fort Bragg (APNs 019-402-01, -09)  
**SUPERVISORIAL DISTRICT:** 4  
**STAFF PLANNER:** Dirk Larson

**3e. CASE#:** B\_2026-0002  
**DATE FILED:** 1/16/2026  
**OWNER:** Todd & Maria Hunter  
**APPLICANT:** Rigo & Vanessa Vargas  
**AGENT:** Ron Franz  
**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 178-020-52) will decrease to 3.43± acres and Lot 2 (APN 178-020-51) will increase to 2.98± acres.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.8± miles northeast of Ukiah on the west side of Westerly Place (CR 257) at its intersection with Terrace Road (CR 256) at 3030 Westerly Place, Ukiah.  
**SUPERVISORIAL DISTRICT:** 1  
**STAFF PLANNER:** Dirk Larson

- 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](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>