



COASTAL PERMIT ADMINISTRATOR AGENDA

JUNE 12, 2025
11:00 A.M.

ORDER OF AGENDA

The Mendocino County Coastal Permit Administrator meetings will be conducted **at 860 North Bush Street, Ukiah California** and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>



Mendocino County Coastal Permit Administrator June 12, 2025 @ 11:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/81420425512>

One tap mobile +16694449171,,81420425512# US+16699009128,,81420425512# US (San Jose)

Webinar ID: 814 2042 5512

The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Coastal Permit Administrator, 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.gov/departments/planning-building-services/public-hearing-bodies>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies> under the Coastal Permit Administrator tab.

1. Meeting Called to Order - 11:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.

3a. CASE#: B_2024-0006 (Continued from May 8, 2025)

DATE FILED: 11/1/2024

OWNER: Elbert "Buddy" & Mary Ann Burdick, and Ryan Eury

APPLICANT: Elbert "Buddy" Burdick

REQUEST: Coastal Development Boundary Line Adjustment to transfer 0.03± acres between two lots. Lot 1 (APN: 069-102-10) will remain 2.04± acres, and Lot 2 (APN: 069-102-07) will remain 1.08± acres after the adjustment.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone 3.61± miles north of the City of Fort Bragg on the east side of Blueberry Hill Road (private), 0.08± miles north of its intersection with Simpson Road (private), located at 26311 and 26650 Blueberry Hill Road, Fort Bragg; APNs: 069-102-10, 07.

SUPERVISORIAL DISTRICT: 4 (Norvell)

STAFF PLANNER: Russ Ford

3b. CASE#: CDP_2024-0043

DATE FILED: 12/11/2024

OWNER/APPLICANT: California Department of Transportation, North Region

AGENT: Alex Arevalo

REQUEST: Standard Coastal Development Permit to conduct Geotechnical investigations at two locations on State Route 1: Post Mile 4.64 (3 drill sites near entrance of Anchor Bay Campground on Sunset Drive) and Post Mile 58.78 (2 drill sites 1± mile south of Fort Bragg at Tregoning Drive), to assess subsurface conditions for foundation design for free span bridges to replace culverts that are blocking fish passage on these streams.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: The projects are located within the Caltrans right-of-way: (1) Fish Rock Gulch on Highway 1 at Post Mile 4.64 at the Anchor Bay Campground at Hwy 1 and Sunset Drive. (2) The Creek on Highway 1 at Post Mile 58.78, near the Mendocino Botanical Gardens immediately north of Tregoning Drive.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Mark Cliser



- 3c. **CASE#:** B_2024-0026
DATE FILED: 10/2/2024
OWNER/APPLICANT: Perry Gottsfeld
OWNER 2: Alethea Valley & Sam Burrage
REQUEST: Request to modify the boundary line between two parcels to accommodate a driveway, utility right-of-way, and other encroachments.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 5.4± miles northeast of the Gualala town center, off Roseman Creek Road (private), 0.7± miles west of its intersection with Iversen Road (CR 503), located at 40218 and 40212 Roseman Creek Road, Gualala; APNs:141-090-05 and 141-090-23.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Jamie Henry
- 3d. **CASE#:** B_2024-0029
DATE FILED: 1/13/2025
OWNER/APPLICANT: Paul & Joan Katzeff
AGENT: A.S.K Consulting
REQUEST: Application to relocate the boundary line between Parcel One (APN: 018-160-35) and Parcel Two (APN: 018-160-36) to facilitate the inclusion of the 0.55-acre apple orchard from Parcel Two into Parcel One.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.7± miles southeast of the city of Fort Bragg, and 0.07± miles north of the South Harbor Drive (CR 415) State Route 20 (SR 20) intersection, located at 19171 South Harbor Drive and 19100 South Harbor Drive, Fort Bragg; APNs: 018-160-36 and 018-160-35.
SUPERVISORIAL DISTRICT: 4 (Norvell)
STAFF PLANNER: Jamie Henry
- 3e. **CASE#:** CDP_2023-0032
DATE FILED: 8/1/2023
OWNER: Til Schuermann
APPLICANT: Superior Pump & Drilling
REQUEST: Standard Coastal Development Permit to drill a supplemental well and permit a secondary after the fact water storage tank to support the existing single-family residence located on the parcel.
ENVIRONMENTAL DETERMINATION Categorically Exempt
LOCATION: In the Coastal Zone, 1.5± miles north of the Town of Mendocino, west of State Route 1 (SR 1), .15± miles west of its intersection with Point Cabrillo Drive (CR 564), located at 45100 Brest Road, Mendocino; APN: 118-240-08.
SUPERVISORIAL DISTRICT: 4 (Norvell)
STAFF PLANNER: Sandy Arellano
- 3f. **CASE#:** CDP_2024-0032
DATE FILED: 8/16/2024
OWNER: Daniel Balderston
APPLICANT/ AGENT: Aum Construction C/O Sunny Chancellor
REQUEST: Standard Coastal Development Permit to authorize the work completed under EM_2024-0003 to repair the existing foundation of the single-family residence. In addition, the project proposes installing a generator and propane tank, constructing a rolling gate and a fence to screen view of generator, and replacing and relocating the main electrical service panel.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1± mile north of the Mendocino town center, situated at the intersection of County Road 500D and State Route 1 (SR1), located at 12700 N. Highway 1, Mendocino; APN:118-320-05.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Shelby Miller



3g. CASE#: CDPM_2025-0001

DATE FILED: 1/2/2025

OWNER/APPLICANT: California Department of Transportation (Caltrans)

AGENT: Katie Everett

REQUEST: Amendment of Coastal Development Permit CDP_2021-0012, which authorized the construction of four (4) foot shoulders and improved drainage on State Route 1 between Post Mile 65.13 and 65.49. The amendment would authorize after-the-fact development not included Within CDP_2021-0012, including the deepening and widening of a drainage ditch, installation of a Flared End Section and Headwall, and a bioswale drainage pipe.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, along State Route 1 in Cleone between its intersection with Mill Creek Drive (CR 425) and Ward Avenue (CR 425B); located between State Route 1 PM 65.13 and 65.20.

SUPERVISORIAL DISTRICT: 4 (Norvell)

STAFF PLANNER: Liam Crowley

4. Matters from Staff.

- 5. Matters from the Public.** The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Coastal Permit Administrator which are not on the posted agenda and items which have not already been considered by the Coastal Permit Administrator. No action will be taken.

6. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. 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 Coastal Permit Administrator'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.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's agenda for consideration, and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Administrator

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.

www.mendocinocounty.gov/pbs