



SUBDIVISION COMMITTEE

AGENDA

JUNE 12, 2025

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 June 12, 2025, 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_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

3b. 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



4. MINOR SUBDIVISIONS

4a. Extension of time for Case No: MS_2021-0006 (Leneave)

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>