



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 10, 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday October 10, 2019, in the Planning and Building Services, Public Conference Room, 860 North Bush Street, Ukiah, California. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter, in the Planning and Building Services in the Multipurpose Room. The Coastal Permit Administrator will conduct a public hearing to consider issuance of a coastal development permit on the boundary line adjustment, commencing immediately following the Subdivision Committee meeting.

CASE#: B_2019-0029

OWNER/APPLICANTS: DOUGLAS DODDS & LON HAMAEEKERS

AGENT: WYNN COASTAL PLANNING, BLAIR FOSTER

REQUEST: Boundary Line Adjustment to reconfigure the boundary between two (2) lots. Lot A (APN 121-050-18) will decrease to 15± acres and Lot B (APN 121-050-23) will increase to 8.63± acres.

LOCATION: In the Coastal Zone, 1.2± miles south of Little River town center, lying on the west side of State Route 1 (SR 1), at its intersection with Buckhorn Cove Road (Private), located at 6300 & 6500 No. Hwy 1, Little River, (APNs: 121-050-23 & -18).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, and 120 Fir Street, Ft Bragg, California and on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/CPA>

You are invited to appear at the hearing or to direct written comments to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, no later than October 9, 2019. You may receive notification of the decision on this project by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services. All correspondence should contain reference to the above noted case number.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

BRENT SCHULTZ, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- BOUNDARY LINE ADJUSTMENT**

**OCTOBER 10, 2019
B_2019-0029**

SUMMARY

**OWNER/
APPLICANT** DOUGLAS DODDS & LON HAMAEEKERS
740 N MARTEL AVE
LOS ANGELES, CA 90046

AGENT: WYNN COASTAL PLANNING, BLAIR FOSTER
703 NORTH MAIN STREET
FORT BRAGG, CA 95437

REQUEST: Boundary Line Adjustment to reconfigure the boundary between two (2) lots. Lot A (APN 121-050-18) will decrease to 15± acres and Lot B (APN: 121-050-23) will increase to 8.63± acres.

LOCATION: In the Coastal Zone, 1.2± miles south of Little River town center, lying on the west side of State Route 1 (SR 1), at its intersection with Buckhorn Cove Road (Private), located at 6300 & 6500 No Hwy 1, Little River, (APNs: 121-050-23 & -18).

TOTAL ACREAGE: Lot A: APN: 121-050-18 (20.6± Acres→15± Acres)
Lot B: APN: 121-050-23 (3± Acres→ 8.63± Acres)

GENERAL PLAN: Rural Residential, minimum parcel size of five acre (RR5:R): Rural

ZONING: Rural Residential, minimum parcel size of five acres (RR:5:FP); Flood Plain

SUPERVISORIAL DISTRICT: District 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt; Class: 5a (Minor boundary line adjustment not resulting in the creation of any new parcel)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: DIRK LARSON

BACKGROUND

PROJECT DESCRIPTION: A Boundary Line Adjustment (BLA) to transfer 5.6± Acres from APN: 121-050-18 (Mallory Enterprises LLC) to APN: 121-050-23 (Dodds/Hamaekers) resulting in new parcel configurations containing 15± acres and 8.63± acres respectively. Presently, both parcels maintain an existing Single Family Residence and Guest Cottage. There is no new development proposed as a result of the Boundary Line Adjustment (BLA).

RELATED APPLICATIONS: MS 17-89; MS 87-76

SITE CHARACTERISTICS: The subject parcels are located in the Coastal Zone, 1.2± miles south of Little River town center, lying on the west side of State Route 1 (SR 1), at its intersection with Buckhorn Cove Road West (Private), located at 6300 & 6500 State Route 1 (SR 1). APNs: 121-050-23 & 121-050-18.

Both parcels are designated as Highly Scenic Areas (See Highly Scenic/Tree Removal Map), and both maintain a High Fire Hazard designation within the State Responsibility Area. The nearest Local Response Agency is the Albion Little River Fire Protection District (See Fire Hazard Zones & Responsibility Areas Map). The property is subject to a Flood Zone combining district, as both parcels maintain an identified 'Flood Zone V', as well as the risk of tsunami inundation.

Located along the bluff top, the topography of the subject parcels is mostly level. Both parcels have separate, existing access roads to developed Single Family Residences. and guest cottage on each.

Additionally, the northerly parcel has a Freshwater Pond and Freshwater Forested/Shrub Wetland along its eastern property line (See Wetlands Map).

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RR 5	RR	>1A±	Residential
EAST	RMR 20	RMR	23.74A±; 23.16A±	Residential
SOUTH	RR 5	RR	3A±	Residential
WEST	RR 5	RR	3A±	Residential

PUBLIC SERVICES:

Access: State Route 1 (SR 1)
 Fire District: CalFire
 Water District: NONE
 Sewer District: NONE
 School District: Mendocino Unified

AGENCY COMMENTS:

On July 17, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Environmental Health (FB)	No Comment
Assessor's Office	No Response
Building Services-FBPBS	No Response
Albion Little River Fire District	No Response
Planning Division (FB)	Comments
CalFire	No Response
California Coastal Commission	No Response
California Dept. of Fish and Wildlife	No Response
CalTrans	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Manchester-PA Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

KEY ISSUES

1. General Plan and Zoning Consistency: The site area is currently zoned and classified as Rural Residential 5 acre minimum (RR:5). The southern lot is currently legal non-conforming at 3± acres, and the northern lot is conforming at 20.6± acres. The proposed adjustment will alter the size of the lots and create conforming lots of 8.63± acres and 15± acres respectively. Both lots are currently developed with Single Family Residences and guest cottages; any future development may be subject to a Coastal Development Permit.

2. Division of Land Regulations: This project is scheduled to be reviewed by the County Subdivision Committee on **September 12, 2019** at which time the Subdivision Committee will make recommendations concerning approval to the Coastal Permit Administrator per the required finding in Section 17-17.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified.

3. Natural Resources: There is an identified 'Freshwater Pond' on the northern parcel. Additionally, there is identified 'Estuarine and Marine Wetland' along the coastline of the subject properties. As a Boundary Line Adjustment, no additional development or site disturbance is requested or approved. A review of California Natural Diversity Database indicates occurrences of special status species on the subject property, and there may additional occurrences or species within this area which have not yet been surveyed and/or mapped. Future development of the property may require additional studies (i.e. Botanical Survey, Geotechnical Report, Archaeological Survey etc.) and will be subject to Coastal Development Permit Regulations set forth in Chapter 20.532 of the Coastal Zoning Code.

COASTAL POLICY CONSISTENCY REVIEW: Staff reviewed the project relative to coastal issues and determined the following:

1. The Boundary Line Adjustment will not result in a change in density. The proposed adjustment does not provide for future divisions beyond that which currently exist;
2. The Boundary Line Adjustment will not create any new parcels;
3. No substandard lot will result from the adjustment. The presently conforming lot will remain, and one substandard lot will be brought into conformance with its zoning designation.
4. The properties subject to the adjustment are in an area designated "Marginal Groundwater Resources" as identified in the Mendocino County Groundwater Study. Since both parcels are currently developed with on-site water, staff has determined that the adjustment will not result in parcels being inconsistent with the Mendocino Coastal Groundwater Study;
5. The project is not located on property containing Pygmy vegetation;
6. The project is located within a designated "Highly Scenic Area". The adjustment of the parcels, however, will not result in additional development not already allowed under the current configuration. No change to visual characteristics will result, and those policies addressing "Highly Scenic" remain applicable.
7. An identified riparian area is located on the property. No impacts to any riparian area are anticipated as a result of this Boundary Line Adjustment.
8. The boundary line adjustment is an appealable project.

ENVIRONMENTAL RECOMMENDATION: The application is Categorically Exempt- Class 5a. Therefore, no further environmental review is required.

COASTAL ELEMENT CONSISTENCY RECOMMENDATION. The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

RECOMMENDED MOTION: The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2019-0029, subject to the following conditions of approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. The proposed boundary line adjustment is in conformance with the Coastal Element; and
2. The proposed boundary line adjustment is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Coastal Zoning Code and preserves the integrity of the zoning district, and
3. The proposed boundary line adjustment will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA);
4. The proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource;
5. The proposed use is compatible with the long term protection of resource lands.
6. The project is an appealable project, as it is a boundary line adjustment.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date.
2. That for each proposed adjusted parcel provides one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a quit claim deed containing the following wording to be contained within the legal description:

“Any and all lands and any and all interest thereto lying within the following described real property perimeter description of the adjusted parcels(s).”

And,

“This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B_2019-0029 and is intended to create no new parcel.”

4. Per Mendocino County Code Section 17-17.5(I)(2):

“That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made”.

The enclosed **Certificate of the Official Redeeming Officer Form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a copy of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.

6. In the event that archaeological resources are encountered during development of the property, working in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries has been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that "*The Boundary Line Adjustment shall not relinquish, remise, release, or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties.*"
8. A note shall be placed on the deeds and/or legal descriptions stating that, "*Future development may require additional studies and/or may be subject to restrictions*" and that "*Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code.*"

Once the deed(s) and/or instruments(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. **DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).**

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: ALL APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT 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 OF SUPERVISORS WITHIN TEN (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.



DATE



DIRK LARSON

Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

- A. Location/Topographical Map
- B. Aerial Map
- C. Site/Tentative Map
- D. Zoning Map
- E. Adjacent Parcels
- F. General Plan Map
- G. LCP Land Use Map 18:Albion
- H. LCP Land Capabilities & Natural Hazards Map
- I. Appealable Areas Map
- J. LCP Habitats & Resources Map
- K. Fire Hazard Map
- L. Highly Scenic/Tree Removal
- M. Soils Map
- N. Ground Water Resources Map
- O. Wetlands

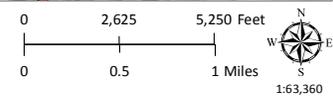


SUBJECT PARCEL/S



CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

- Major Towns & Places
- Highways
- ▬ Coastal Zone Boundary
- ▬ Major Roads
- ~ Major Rivers

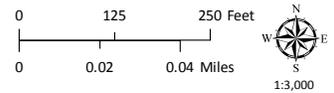


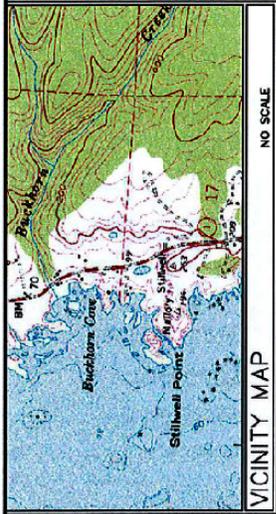
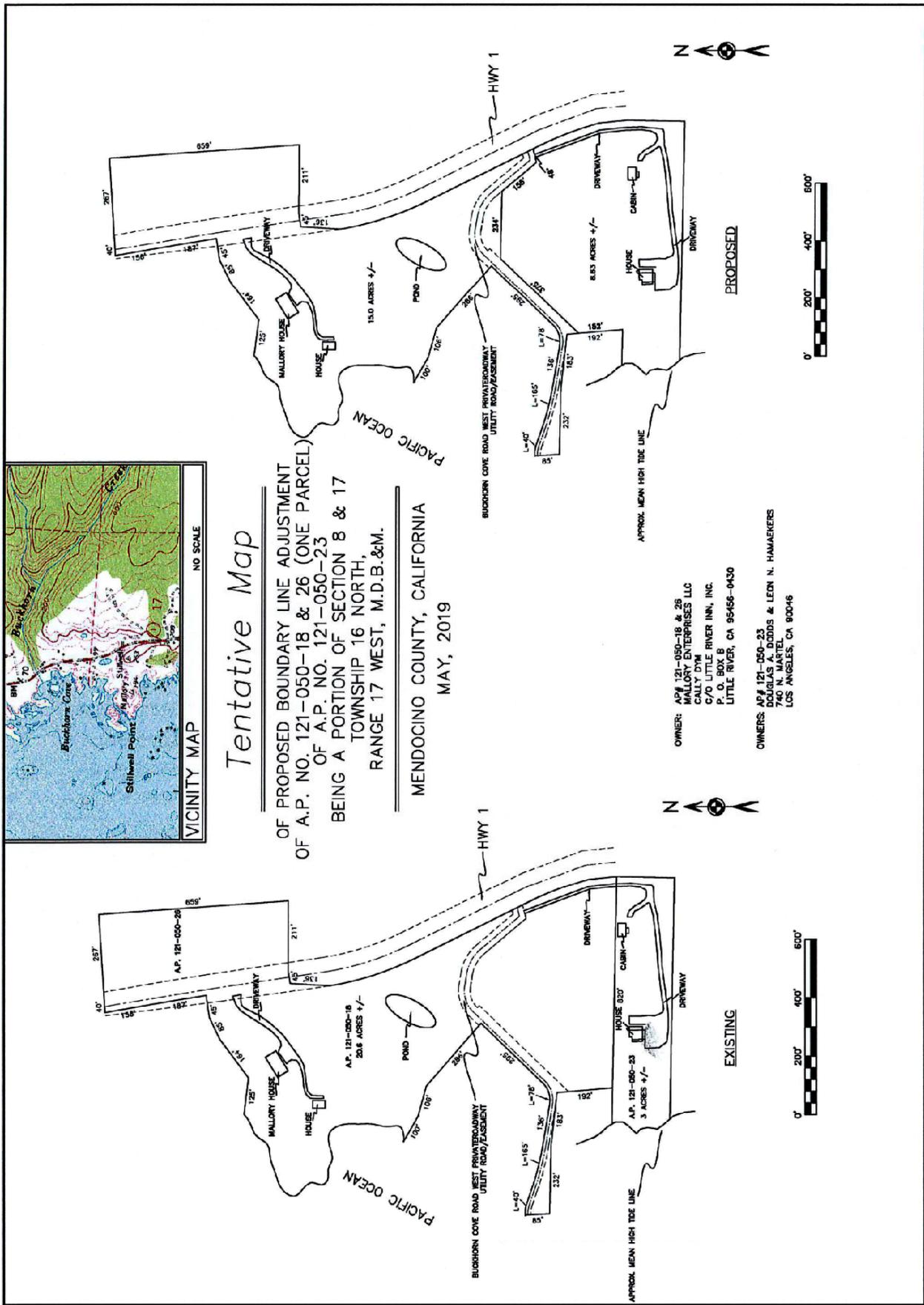
MENDOCINO COUNTY PLANNING DEPARTMENT 7/16/19



CASE: B 2019-0029
OWNER: DODDS / MALLORY
APN: 121-050-18, 23
APLCT: Douglas Dodds
AGENT: Blair Foster
ADDRESS: 6300 N. Highway 1, Little River

- Public Roads
- - - Private Roads





Tentative Map

OF PROPOSED BOUNDARY LINE ADJUSTMENT
OF A.P. NO. 121-050-18 & 26 (ONE PARCEL)
OF A.P. NO. 121-050-23
BEING A PORTION OF SECTION 8 & 17
TOWNSHIP 16 NORTH,
RANGE 17 WEST, M.D.B.&M.

MENDOCINO COUNTY, CALIFORNIA
MAY, 2019

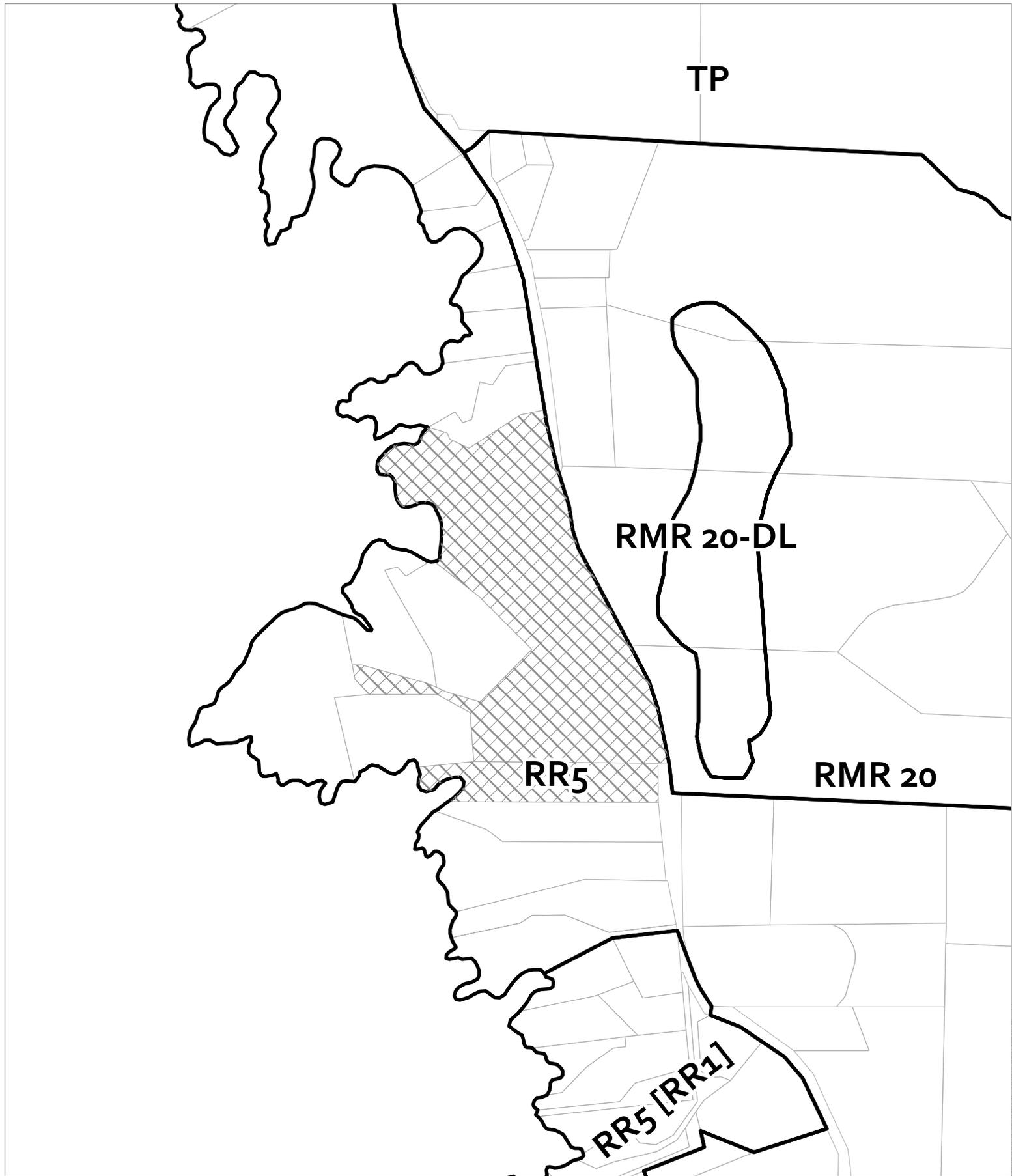
OWNER: AP# 121-050-18 & 26
MALLORY ENTERPRISES LLC
C/O DTM
700 LITTLE RIVER INN, INC.
LITTLE RIVER, CA 95456-0430

OWNERS: AP# 121-050-23
DOUGLAS A. DODDS & LEDN N. HAMAENKERS
778 N. HAMILTON
LOS ANGELES, CA 90046

CASE: B 2019-0029
OWNER: DODDS / MALLORY
APN: 121-050-18, 23
APLCT: Douglas Dodds
AGENT: Blair Foster
ADDRESS: 6300 N. Highway 1, Little River

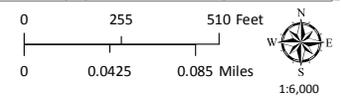
NO SCALE

TENTATIVE MAP
ATTACHMENT C

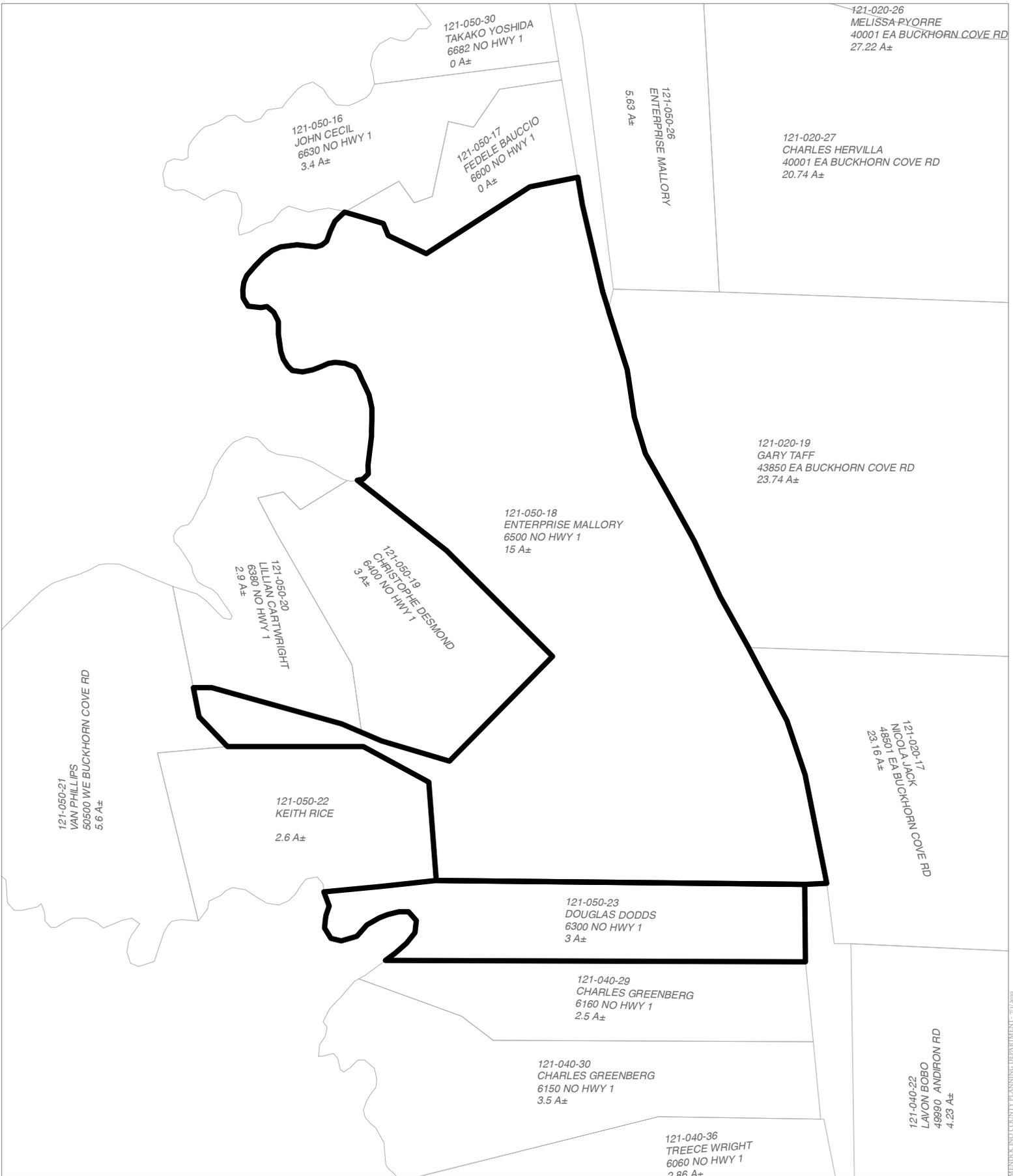


CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

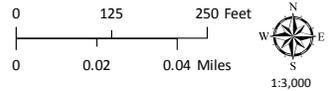
 Zoning Districts

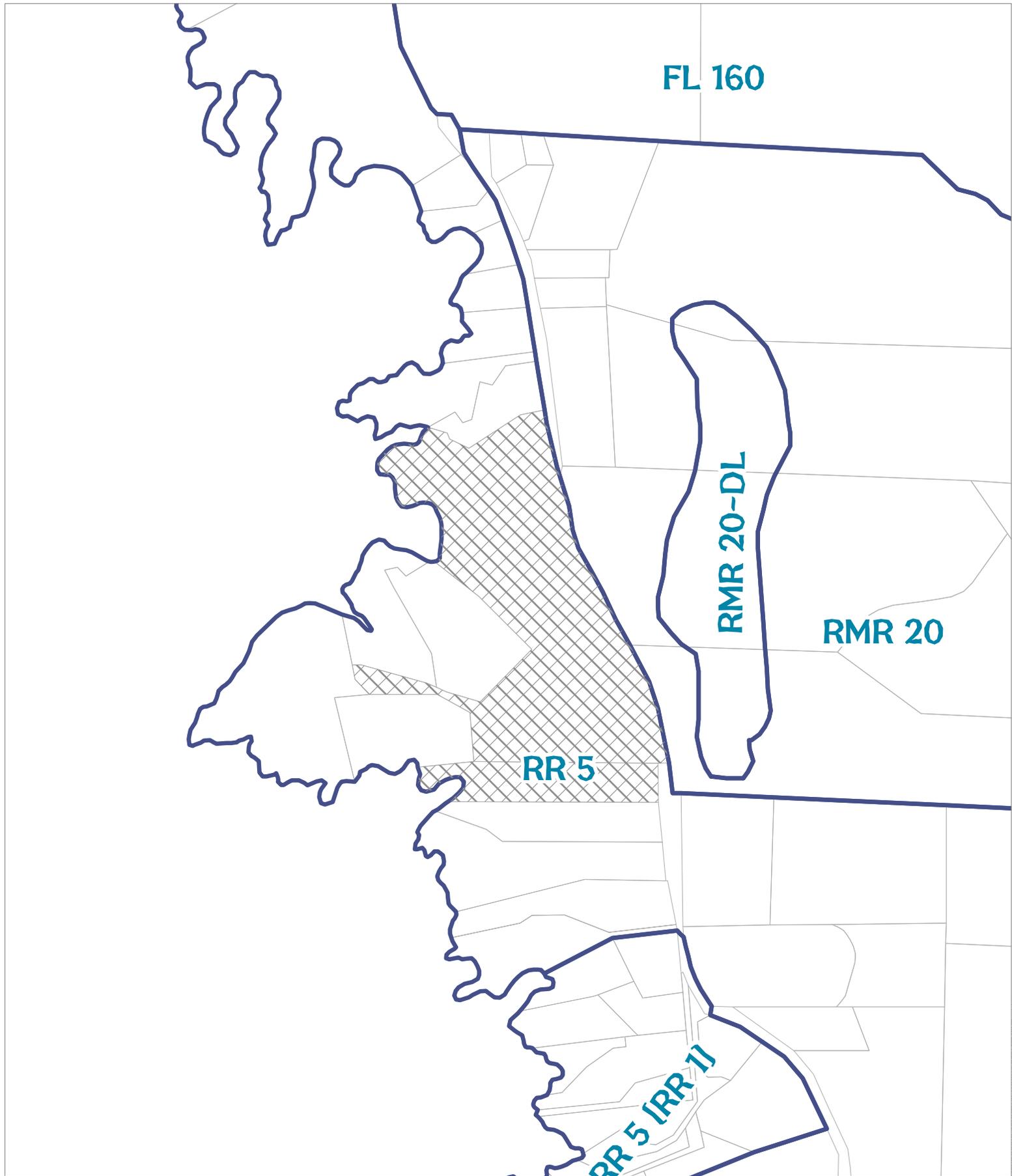


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/2019



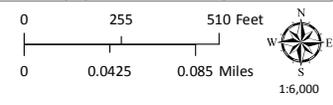
CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River



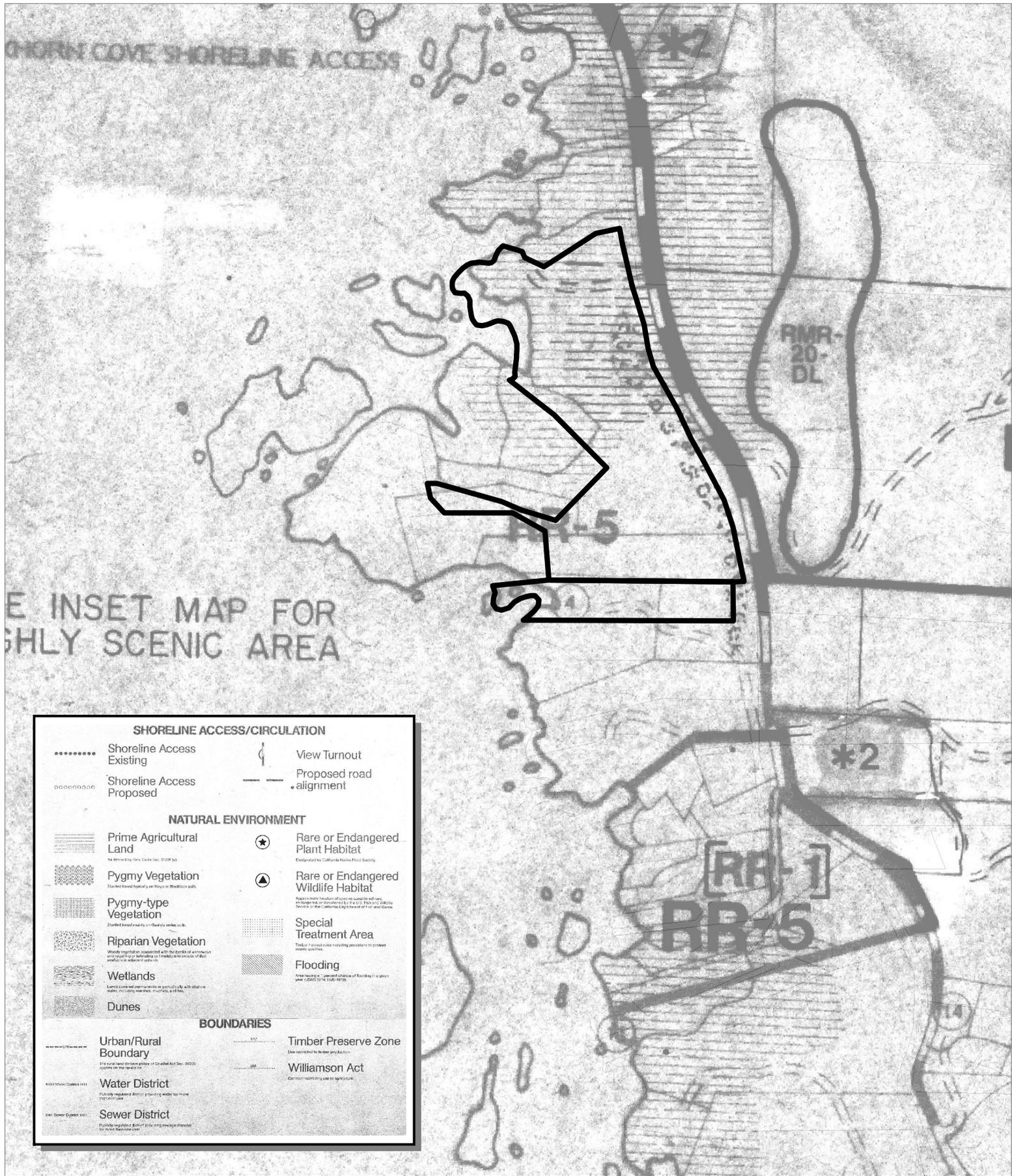


CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

 General Plan Classes

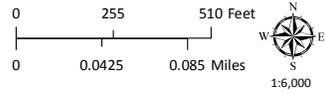


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/2019

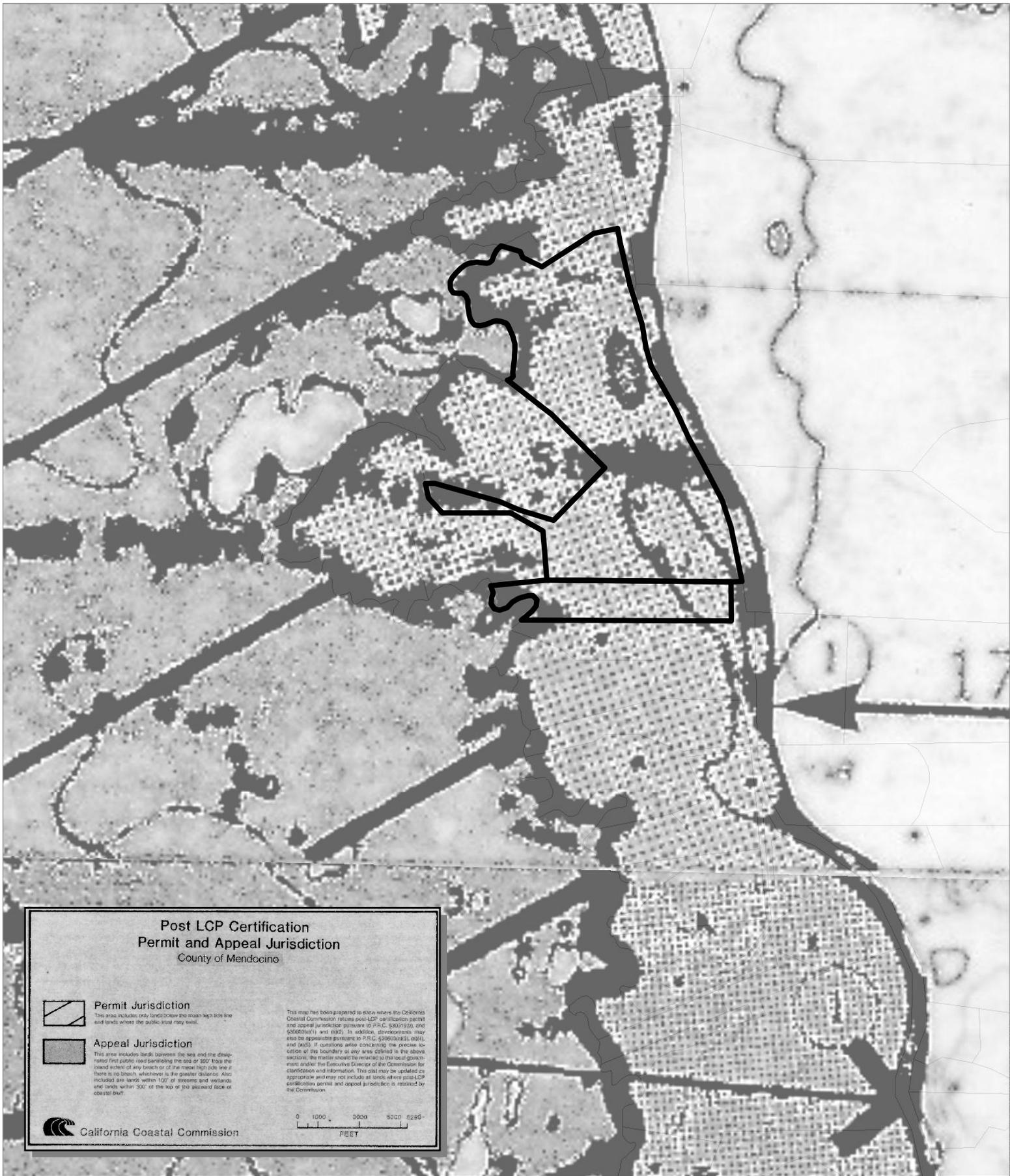


SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by State Code Sec. 320B.3(a)</small>
	Pygmy Vegetation <small>Stunted forest typically on rocky or blackrock soils.</small>
	Pygmy-type Vegetation <small>Stunted forest mainly on quartzite sandstone soils.</small>
	Riparian Vegetation <small>Wetland vegetation associated with the banks of streams and aquifers or tributaries of streams in areas of flat lands or a slight slope.</small>
	Wetlands <small>Large forested wetlands or periodically with shallow water on clayey or silty sandstone soils.</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society.</small>
	Rare or Endangered Wildlife Habitat <small>Applies to the location of species considered rare, endangered, or threatened by the U.S. Fish and Wildlife Service or the California Department of Fish and Game.</small>
	Special Treatment Area <small>Tracts of forest lands including riparian areas to protect riparian values.</small>
	Flooding <small>Area subject to a special district of flooding in a plan area 1992 (S 14, 1992-97).</small>
BOUNDARIES	
	Urban/Rural Boundary <small>The rural land designations of Ordinance Dec. 2020 apply on the rural side.</small>
	Water District <small>Publicly regulated district providing water for more than one user.</small>
	Sewer District <small>Publicly regulated district for collection and disposal of more than one user.</small>
	Timber Preserve Zone <small>Use restricted to timber production.</small>
	Williamson Act <small>Current farming use in agriculture.</small>

CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River



MENDOCINO COUNTY PLANNING DEPARTMENT 7/1/2019



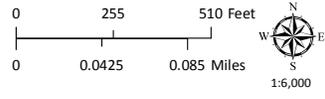
**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
This area includes only lands between the sea and the designated first public road paralleling the sea or 300' from the lowest extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' of the top or the seaward face of coastal bluff.

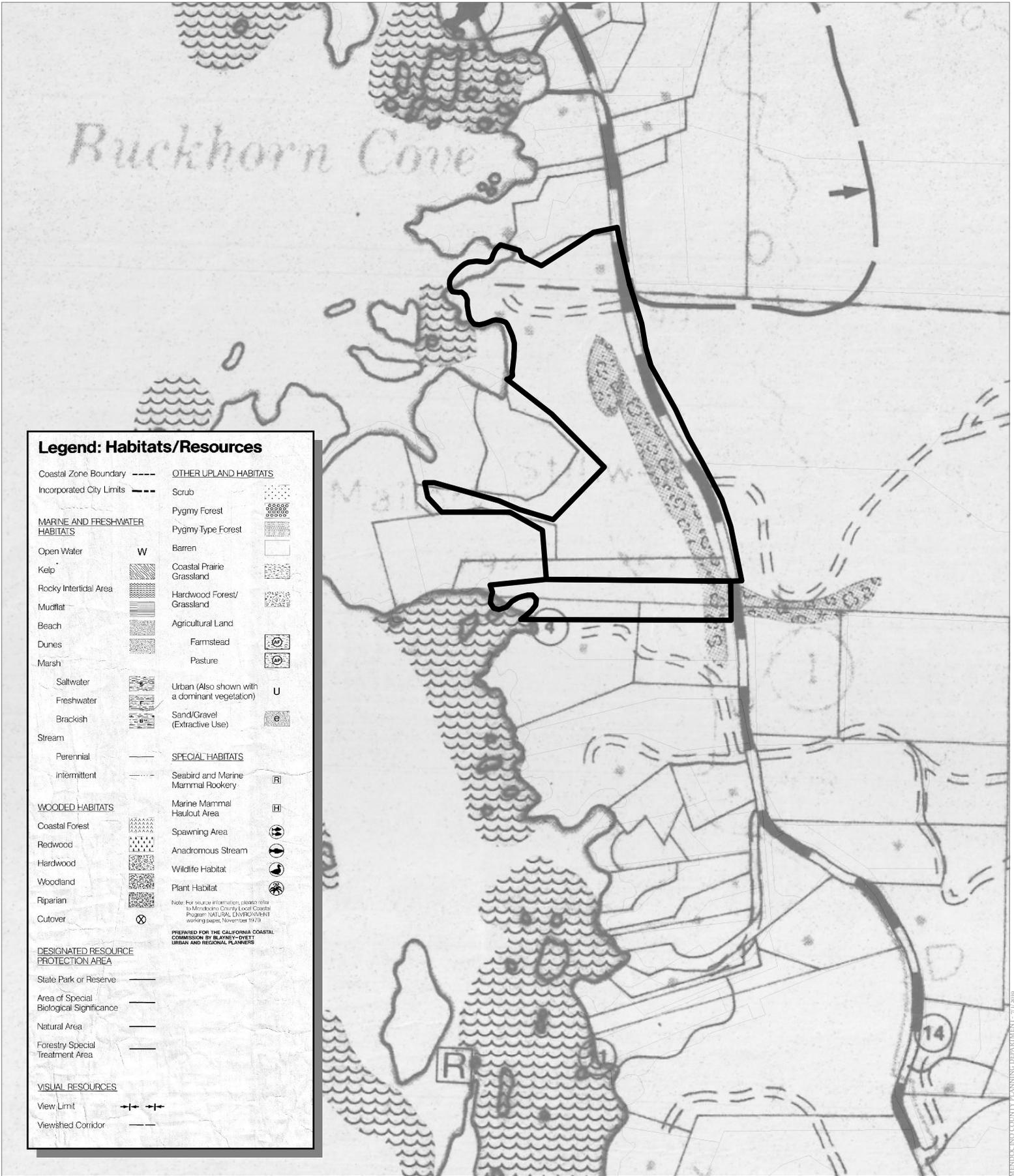
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.S.C. §§33733, and 50003(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.S.C. §§3004(a)(2), 6041, and 6043. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 6250
FEET

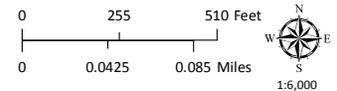
CASE: **B 2019-0029**
 OWNER: **DODDS / MALLORY**
 APN: **121-050-18, 23**
 APLCT: **Douglas Dodds**
 AGENT: **Blair Foster**
 ADDRESS: **6300 N. Highway 1, Little River**

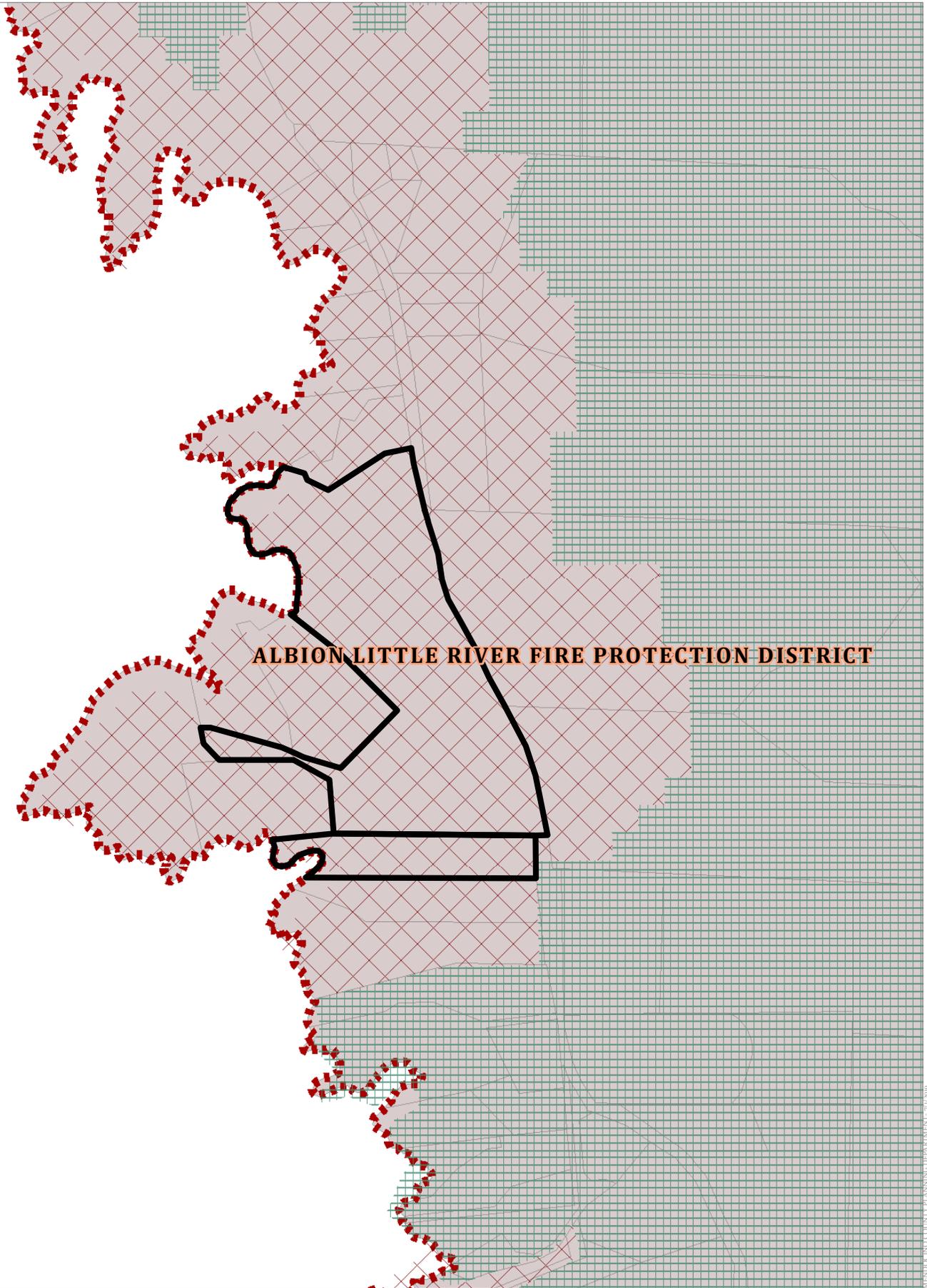


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/11/2019



CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

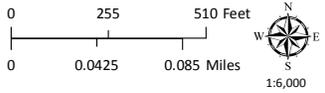




ALBION LITTLE RIVER FIRE PROTECTION DISTRICT

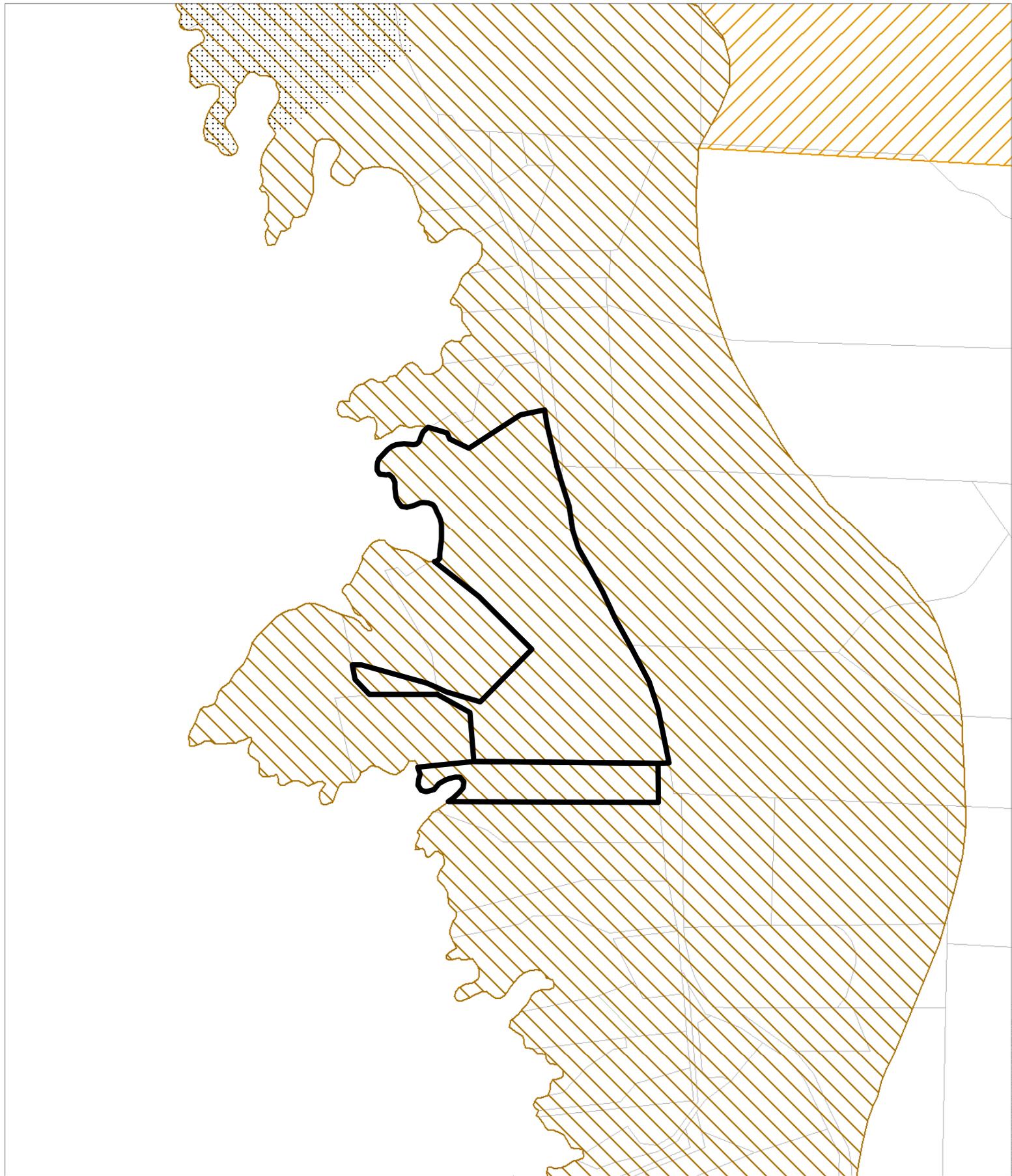
CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

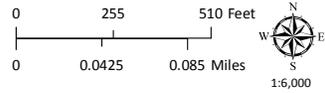
HENDERSON COUNTY PLANNING DEPARTMENT - 7/14/19



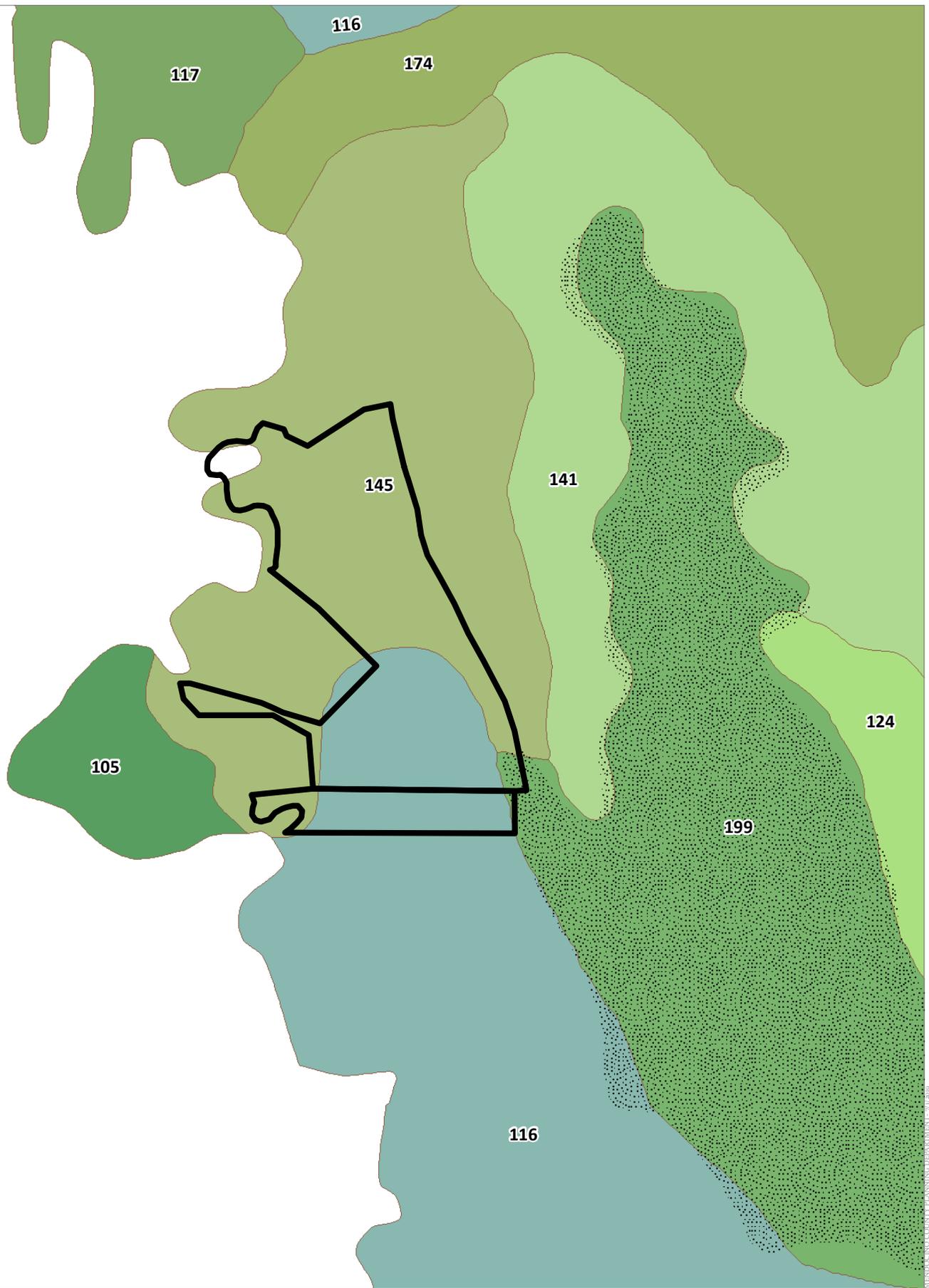
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/19

CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

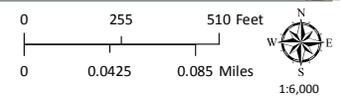


HIGHLY SCENIC & TREE REMOVAL AREAS
 ATTACHMENT L

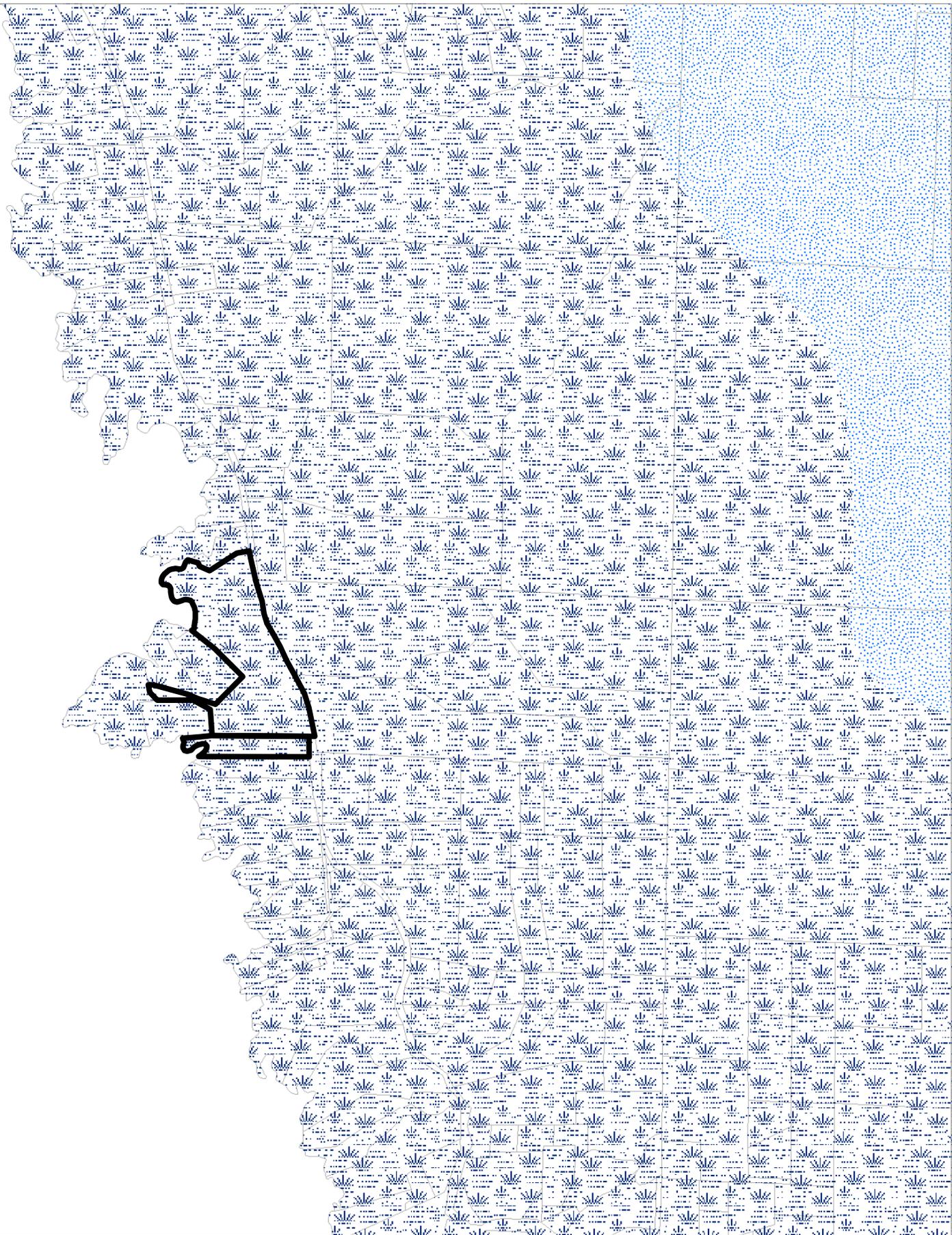


CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

-  Shinglemill-Gibney Complex
-  Western Study Soil Types

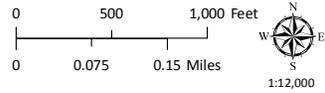


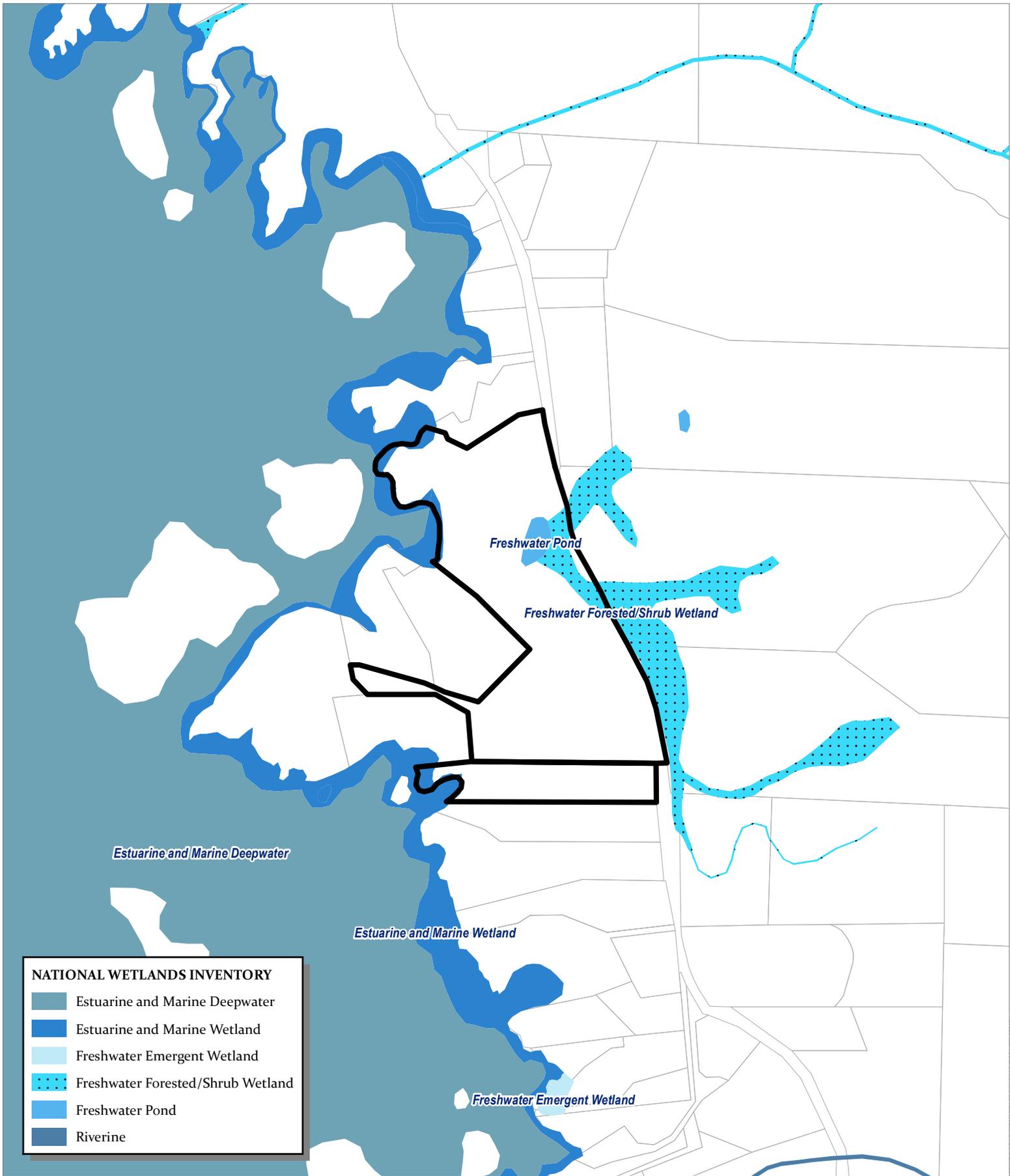
SOIL CLASSIFICATIONS
ATTACHMENT M



CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River

-  Sufficient Water Resources
-  Marginal Water Resources

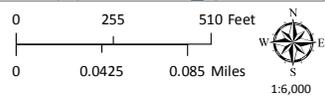




NATIONAL WETLANDS INVENTORY

	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Riverine

CASE: B 2019-0029
 OWNER: DODDS / MALLORY
 APN: 121-050-18, 23
 APLCT: Douglas Dodds
 AGENT: Blair Foster
 ADDRESS: 6300 N. Highway 1, Little River



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/2019