



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR  
 JULIA ACKER KROG, ASSISTANT 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

April 5, 2021

Planning – Ukiah  
 Department of Transportation  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg  
 Assessor  
 Air Quality Management

Sonoma State University  
 Department of Forestry/ CalFire  
 Prevention  
 Coastal Commission  
 County Addresser- Russ Ford  
 Albion River Fire Protection District

Cloverdale Rancheria  
 Potter Valley Tribe  
 Redwood Valley Rancheria  
 Sherwood Band of Pomo Indians  
 Airport Zone District

**CASE#:** CDP\_2021-0003

**DATE FILED:** 1/12/2021

**OWNER/APPLICANT:** MARIUS & CARMEN CONSTANTIN

**REQUEST:** Administrative Coastal Development Permit to authorize the conversion of an existing garage/guest cottage with an attached deck to a 1,320 square foot multi-story single family residence, with a maximum height of 20 feet above natural grade. The request includes connection to existing well, septic system and utilities, and the removal of the existing mobile home. Connect to existing well, septic system and utilities.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, .77 miles southeast of Little River, on the east side of Little River Road (PR 404); located 44435 Little River Airport Rd.; APN 121-310-36.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** TIA SAR

**RESPONSE DUE DATE:** April 19, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

**OWNER/**

**APPLICANT:** CONSTANTIN, MARIUS & CARMEN

**REQUEST:** Administrative Coastal Development Permit to authorize the conversion of an existing garage/guest cottage with an attached deck to a 1,320 square foot multi-story single family residence, with a maximum height of 20 feet above natural grade. The request includes connection to existing well, septic system and utilities, and the removal of the existing mobile home. Connect to existing well, septic system and utilities.

**LOCATION:** In the Coastal Zone, .77 miles southeast of Little River, on the east side of Little River Road (PR 404); located 44435 Little River Airport Rd.; APN 121-310-36.

**APN/S:** 121-310-36

**PARCEL SIZE:** 1.52 ± Acres

**GENERAL PLAN:** Rural Residential, five acre minimum lot size or alternate density of one acre minimum lot size (RR5(1))

**ZONING:** Division II, Rural Residential, five acre minimum lot size (RR:5)

**EXISTING USES:** Residential

**DISTRICT:** 5th District (Williams)

**RELATED CASES:** #1-82-206 SFR Excluded from CCC permit Jurisdiction, F-6359 SFR (MH), F6360-A Garage/Guest Cottage and CE\_2017-0007 Replacement Well

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RR5 [RR1]	RR5[RR1]	4.0± Acre	Residential
<b>EAST:</b>	RR5 [RR1]	RR5[RR1]	2.1± Acre	Residential
<b>SOUTH:</b>	FL160	TP	14.9± Acre	Vacant
<b>WEST:</b>	RR5 [RR1]	RR5[RR1]	4.2± Acre	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Airport Zone District
- Assessor's Office
- Building Division FB
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (FB)

- Planning Division Ukiah
- Sonoma State University
- Albion River Fire Protection District

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission

**TRIBAL**

- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indian

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**ADDITIONAL INFORMATION:** There is an existing mobile home (issued 1982) and a detached garage/guest cottage (issued 1989). Both structures have attached decks. There is no proposed septic expansion for the garage/guest cottage conversion to a single family residence. The existing mobile home will be removed.

**STAFF PLANNER:** TIA SAR

**DATE:** 3/31/2021

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*NO*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Moderate Fire Hazard*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Albion Little River Fire Protection District*

**4. FARMLAND CLASSIFICATION:**

GIS

*NO*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*Marginal Water Resources*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Western Soil Classes 196*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*NO*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS

*NO*

**11. WETLANDS CLASSIFICATION:**

GIS

*NO*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*NO*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*YES- C*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*NO*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*YES*

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

*NO*

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*NO*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

**22. OAK WOODLAND AREA:**

USDA

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*LCP Land Use Map 17: Mendocino*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500

*Timberland –High Productivity*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*Coastal Forest*

**27. COASTAL COMMISSION APPEALABLE AREA:**

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*NO*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS

*NO*

**29. HIGHLY SCENIC AREA:**

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

*HIGHLY SCENIC-CONDITIONAL*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*NO*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*NO*

**COUNTY OF MENDOCINO**  
**DEPT OF PLANNING AND BUILDING SERVICES**  
 790 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA 95437  
 Telephone: 707-964-5379  
 FAX: 707-961-2427  
 pbs@co.mendocino.ca.us  
 www.co.mendocino.ca.us/planning



Case No(s)	CDP-2021-0003
CDF No(s)	-
Date Filed	1-12-2021
Fee	3,966.09
Receipt No.	PPJ-039111
Received by	E. WALDMAN
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name MARIUS CONSTANTIN  
 Mailing Address 5713 RAINBOW HILL RD  
 City AGOURA HILLS State CA Zip Code 91301 Phone 310-266-2996

### PROPERTY OWNER

Name MARIUS CONSTANTIN  
 Mailing Address 5713 RAINBOW HILL RD  
 City AGOURA HILLS State CA Zip Code 91301 Phone 310-266-2996

### AGENT

Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

### PARCEL SIZE

66211  Square feet  
 Acres

### STREET ADDRESS OF PROJECT

44435 LITTLE RIVER AIRPORT RD, LITTLE RIVER, CA 95456


### ASSESSOR'S PARCEL NUMBER(S)

121-310-36

I certify that the information submitted with this application is true and accurate.

  
 Signature of Applicant/Agent

12/09/2020  
 Date

  
 Signature of Owner

12/09/2020  
 Date

# COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

## THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

1. Demolish and remove Mobile Home
2. Convert Guest Cottage to Single Family Residence

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1 _____	1320 _____
<input checked="" type="checkbox"/> Mobile Home	1 _____	1152 _____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: \_\_\_\_\_

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: \_\_\_\_\_  
 Estimated employees per shift: \_\_\_\_\_  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

4. Will the proposed project be phased?  Yes  No  
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property?  Yes  No  
 If yes, describe below and identify the use of each structure on the plot plan.

- 1. Mobile Home
- 2. Guest Cottage

6. Will any existing structures be demolished?  Yes  No  
 Will any existing structures be removed?  Yes  No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

Mobile Home will be demolished and removed from the property.

7. Project Height. Maximum height of structure 21 feet.

8. Lot area (within property lines): 66211  square feet  acres

9. Lot Coverage:

	EXISTING		NEW PROPOSED		TOTAL
Building coverage	<u>2472</u>	square feet	<u>1320</u>	square feet	<u>1320</u> square feet
Paved area	<u>500</u>	square feet	<u>500</u>	square feet	<u>500</u> square feet
Landscaped area	<u>10000</u>	square feet	<u>10000</u>	square feet	<u>10000</u> square feet
Unimproved area	<u>53239</u>	square feet	<u>54391</u>	square feet	<u>54391</u> square feet

GRAND TOTAL: 66211 square feet  
 (Should equal gross area of parcel)

10. Gross floor area: 1320 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <sup>3</sup>	Proposed <sup>3</sup>	Total <sup>3</sup>
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).  
 Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
 On Site generation, Specify: \_\_\_\_\_  
 None

B. Gas

- Utility Company/Tank  
 On Site generation, Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

13. Will there be any exterior lighting?  Yes  No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

The light sources below exist already on the property (all downcast, shown on the plans):

- One motion-detection light on the north face of the guest cottage
- One motion-detection light on the west face of the guest cottage
- One street light by the driveway

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank  
 Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

16. Is any grading or road construction planned?  Yes  No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards  
B. Amount of fill: \_\_\_\_\_ cubic yards  
C. Maximum height of fill slope: \_\_\_\_\_ feet  
D. Maximum height of cut slope: \_\_\_\_\_ feet  
E. Amount of import or export: \_\_\_\_\_ cubic yards  
F. Location of borrow or disposal site: \_\_\_\_\_  
\_\_\_\_\_

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from:  A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?  A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Amount of material to be dredged or filled? _____ cubic yards.  Location of dredged material disposal site: _____  _____  Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you need additional room to answer any question, attach additional sheets.

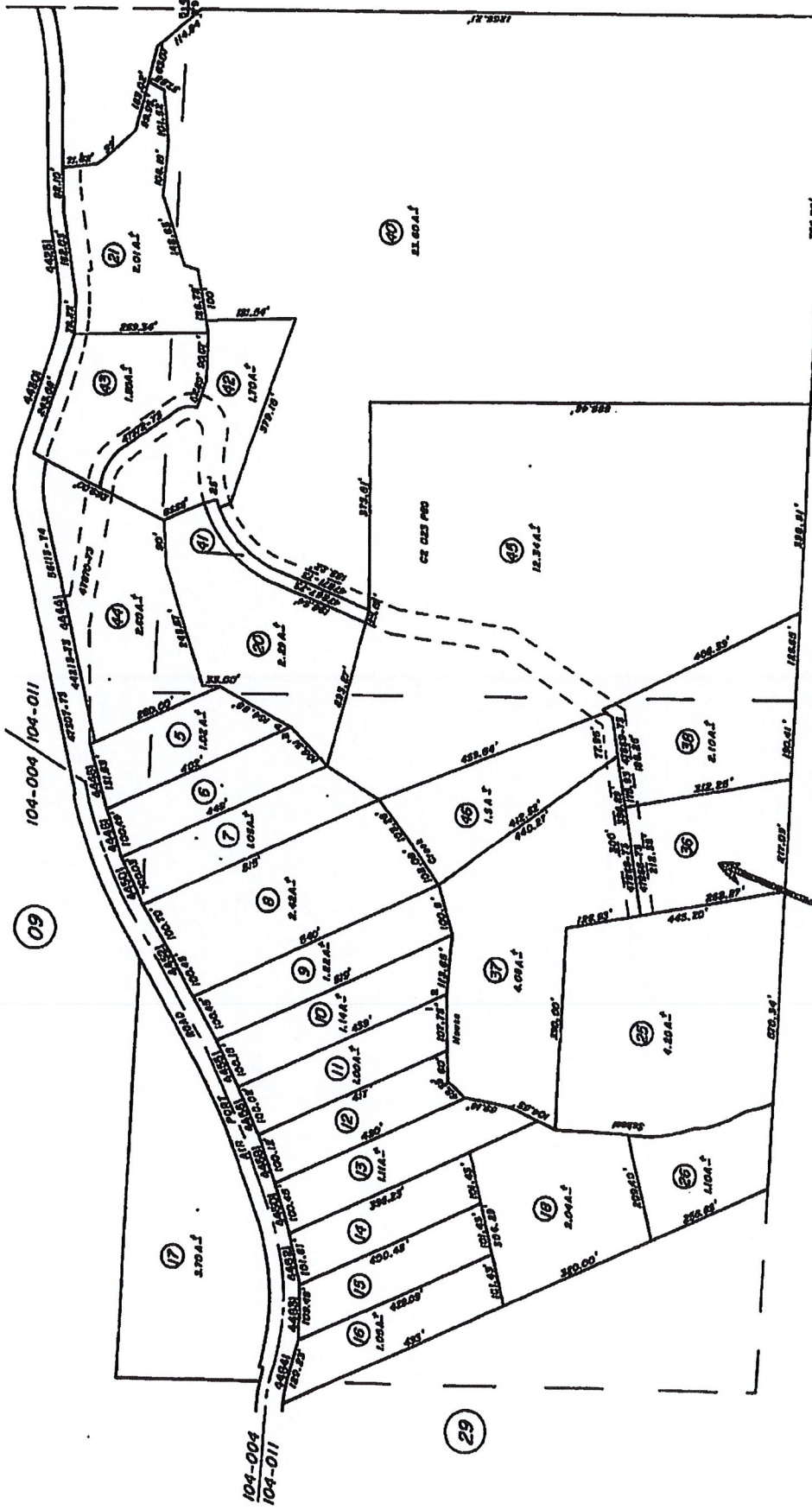


121-31

104-004  
104-011

Por. S.1/2 Sec.5 & Por. N.1/2 of NE.1/4 of Sec. 8, T.16N.R.17W., MDB&M

Woodward Acres Subdivision Unit One



Assessor's Map  
County of Mendocino, Calif.  
March, 1974

Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
  
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

**MARIUS CONSTANTIN**

**12/12/2020**

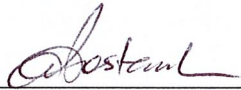
Owner/Authorized Agent

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize \_\_\_\_\_ to act as my representative and to bind me in all matters concerning this application.



12/12/2020

Owner

Date

## MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

**COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY**

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 12/09/2020 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

1. DEMOLISH AND REMOVE MOBILE HOME

CONVERT GUEST COTTAGE TO SINGLE FAMILY RESIDENCE

(Description of development)

Located at:

44435 LITTLE RIVER AIRPORT RD, LITTLE RIVER, CA 95456

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

44435 LITTLE RIVER AIRPORT RD, LITTLE RIVER, CA 95456 (OUTSIDE OF THE PROPERTY BY ROAD 12)

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

MARIUS CONSTANTIN

Owner/Authorized Representative

12/09/2020

Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.**

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

# NOTICE OF PENDING PERMIT

**A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE  
IS PENDING BEFORE THE COUNTY OF MENDOCINO:**

**PROPOSED DEVELOPMENT :** \_\_\_\_\_

1. DEMOLISH AND REMOVE MOBILE HOME

2. CONVERT GUEST COTTAGE TO SINGLE FAMILY RESIDENCE

**LOCATION:** 44435 LITTLE RIVER AIRPORT RD, LITTLE RIVER, CA 95456

**APPLICANT :** MARIUS CONSTANTIN

**ASSESSOR'S PARCEL NUMBER(S):** \_\_\_\_\_

121-310-36

**DATE NOTICE POSTED:** 12/09/2020

**FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:**

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
501 LOW GAP ROAD, ROOM 1440  
UKIAH, CA 95482  
707-463-4281

**SUBMIT ONLY ONE COPY**

**INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

**INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 12/09/2020

MARIUS CONSTANTIN

Applicant



## Final Master Settlement Statement

Redwood Empire Title Company of Mendocino County  
 221 E. Pine Street  
 Fort Bragg, CA 95437  
 Phone: (707)964-8666 Fax: (707)409-6305

**Close of Escrow:** 12/30/2020  
**Disbursement Date:** 12/30/2020  
**Escrow officer/Closer:** Cheryl West  
**Escrow Number:** 20202770CW  
**Loan Number:**  
**Lender:**

**Buyer:** Marius Mircea Constantin and Carmen Ortanza Constantin  
**Seller:** Dorell A. DiRicco, Trustee of The Dorell DiRicco 2014 Trust, dated October 17, 2014  
**Property location:** 44435 Little River Airport Road  
 Little River, CA 95456

Seller		Buyer	
Debit	Credit	Debit	Credit
<b>Financial Consideration</b>			
	425,000.00	425,000.00	
	Sale Price of Property		

# RECEIVED

JAN 12 2021

PLANNING & BUILDING SERV  
 FORT BRAGG CA

## COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP		
AP# 121-310-25 James, Ronnie J PO Box 1336 Mendocino, CA 95460		
AP# 121-310-37 James, Mark k & Joanne 440 Quiet Wood Dr San Rafael, CA 94903		
AP# 121-310-38 Kirwan, Dennis & Beth TTEES PO Box 92 Mendocino, CA 95460		
AP# 121-310-45 Beckley, Steven H PO Box 263 Little River, CA 95456		
AP# 121-310-46 Ehle, Jacqueline M TTEE PO Box 277 Little River, CA 95456		
AP# 121-320-02 Hepler, Jane SUCCTTEE PO Box 2454 Mendocino, CA 95460		
AP# 121-320-09 Dyer, Loring J & Patricia G PO Box 623 Little River, CA 95456		

# Owners within 300' of 121-310-36

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_3
12131025	JAMES RONNIE J	PO BOX 1336	MENDOCINO	CA	95460	44475 LITTLE RIVER AIRPORT
12131036	DIRICCO DORELL A TTEE	797 EAST WASHAKIE ST	MERIDIAN	ID	83646	44435 LITTLE RIVER AIRPORT
12131037	JAMES MARK K & JOANNE	440 QUIET WOOD DR	SAN RAFAEL	CA	94903	44585 LITTLE RIVER AIRPORT
12131038	KIRWAN DENNIS & BETH TTEES	PO BOX 92	MENDOCINO	CA	95460	44423 LITTLE RIVER AIRPORT
12131045	BECKLEY STEVEN H /	PO BOX 263	LITTLE RIVER	CA	95456	44419 LITTLE RIVER AIRPORT
12131046	EHLE JACQUELINE M TTEE	PO BOX 277	LITTLE RIVER	CA	95456	44427 LITTLE RIVER AIRPORT
12132002	HEPLER JANE M SUCCTTEE	PO BOX 2454	MENDOCINO	CA	95460	
12132009	DYER LORING J & PATRICIA G	P O BOX 623	LITTLE RIVER	CA	95456	7439 STICKNEY RANCH RD





**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
 860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
 120 WEST FIR STREET • FT. 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

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended*

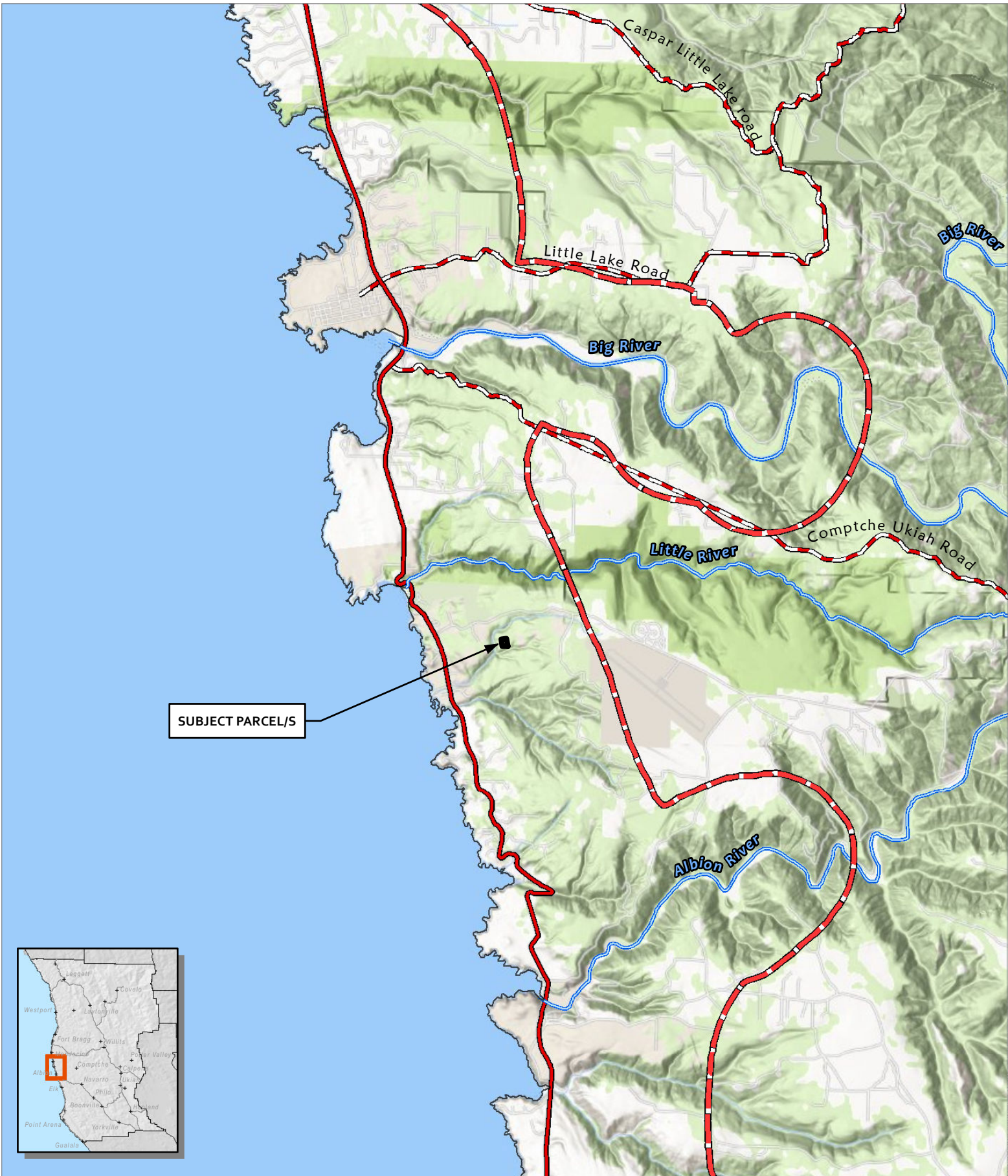
12/28/2020

Applicant Signature

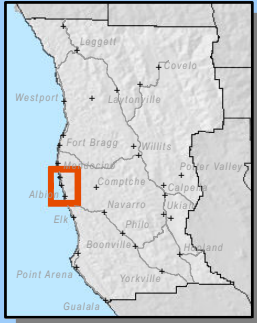
Date

**OFFICE USE ONLY:**




CDP-2021-0003  
 Project or Permit Number

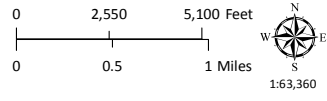


SUBJECT PARCEL/S



CASE: CDP 2020-0003  
 OWNER: CONSTANTIN, Marius & Carmen  
 APN: 121-310-36  
 APLCT: Marius Constantin  
 AGENT:  
 ADDRESS: 44435 Little River Airport Road, Little River

-  Coastal Zone Boundary
-  Highways
-  Major Roads



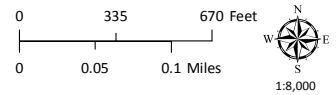
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 02/28/2021



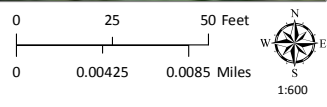
CASE: CDP 2020-0003  
OWNER: CONSTANTIN, Marius & Carmen  
APN: 121-310-36  
APLCT: Marius Constantin  
AGENT:  
ADDRESS: 44435 Little River Airport Road, Little River

- Named Rivers
- Public Roads





CASE: CDP 2020-0003  
OWNER: CONSTANTIN, Marius & Carmen  
APN: 121-310-36  
APLCT: Marius Constantin  
AGENT:  
ADDRESS: 44435 Little River Airport Road, Little River



AERIAL IMAGERY

RENDERED BY TECHNOLOGY DEPARTMENT - 12/28/2021

RIVER ... GOLF COURSE



335

AIRPORT

C



Stickney

266

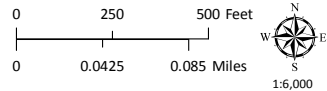
Schoolhouse

400

8

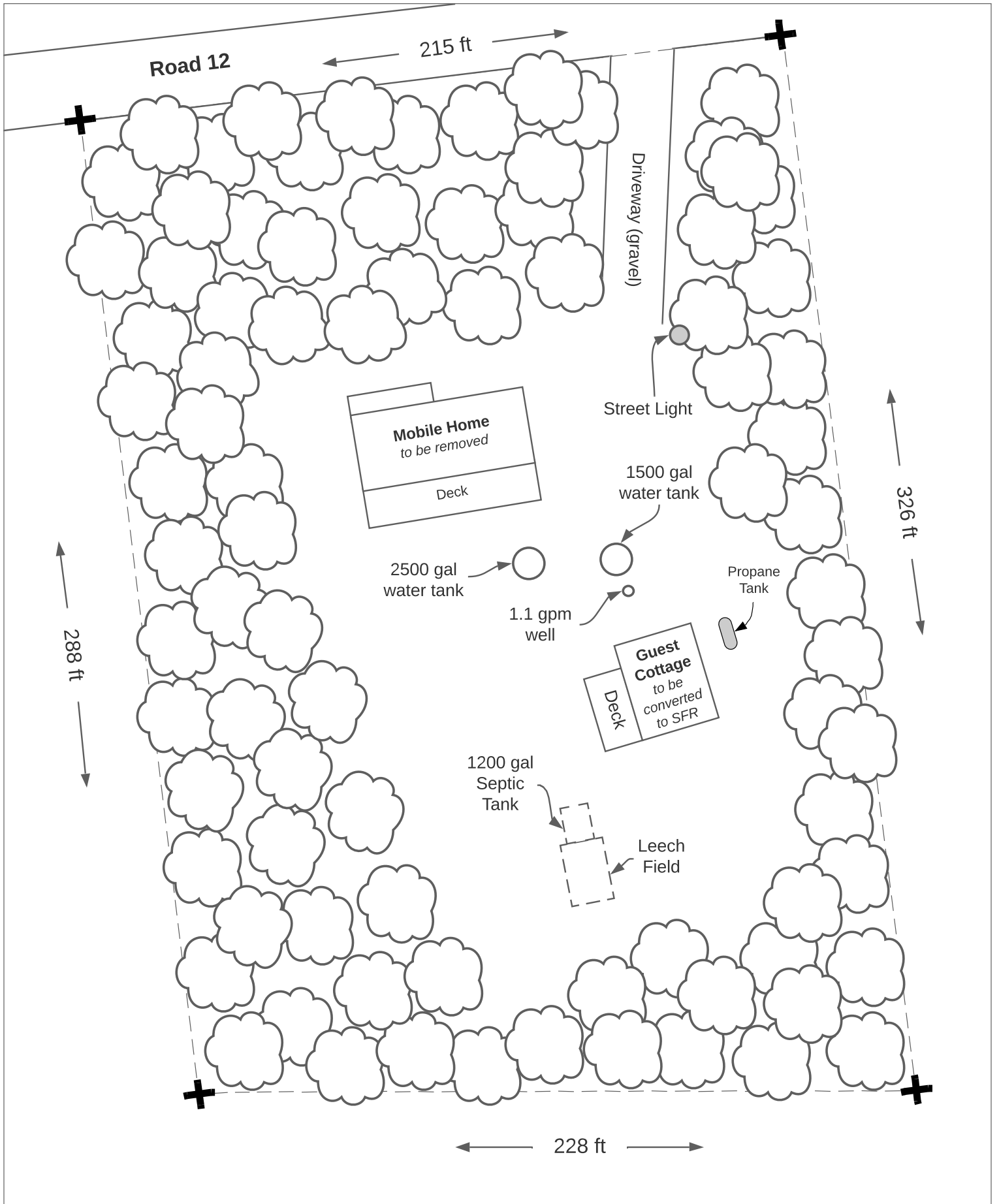
River

CASE: CDP 2020-0003  
OWNER: CONSTANTIN, Marius & Carmen  
APN: 121-310-36  
APLCT: Marius Constantin  
AGENT:  
ADDRESS: 44435 Little River Airport Road, Little River



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

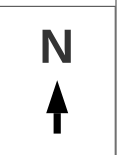
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2021

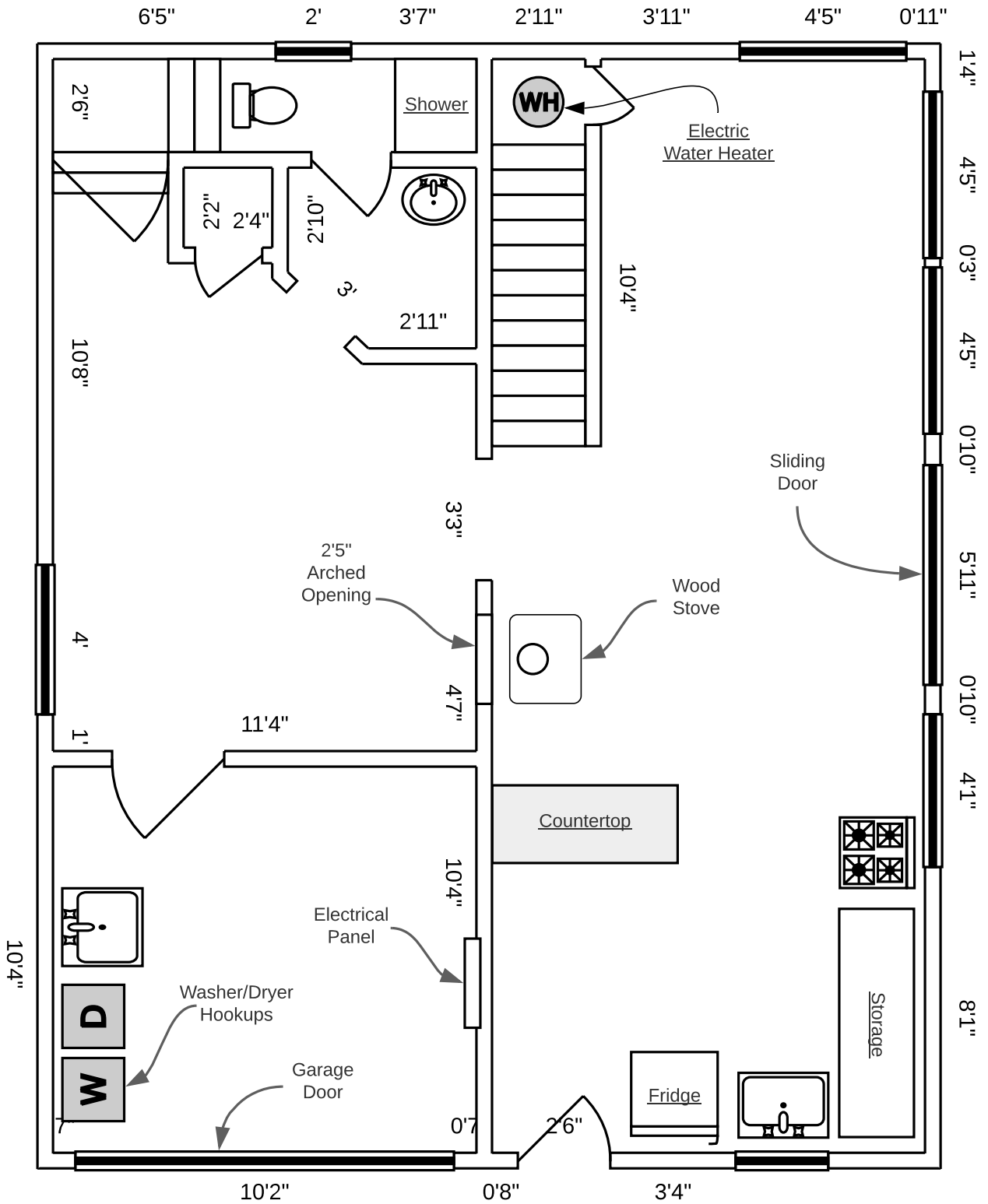


44435 Little River Airport Road  
 Little River, CA 95456

# PLOT PLAN

SCALE  
 1" = 40'

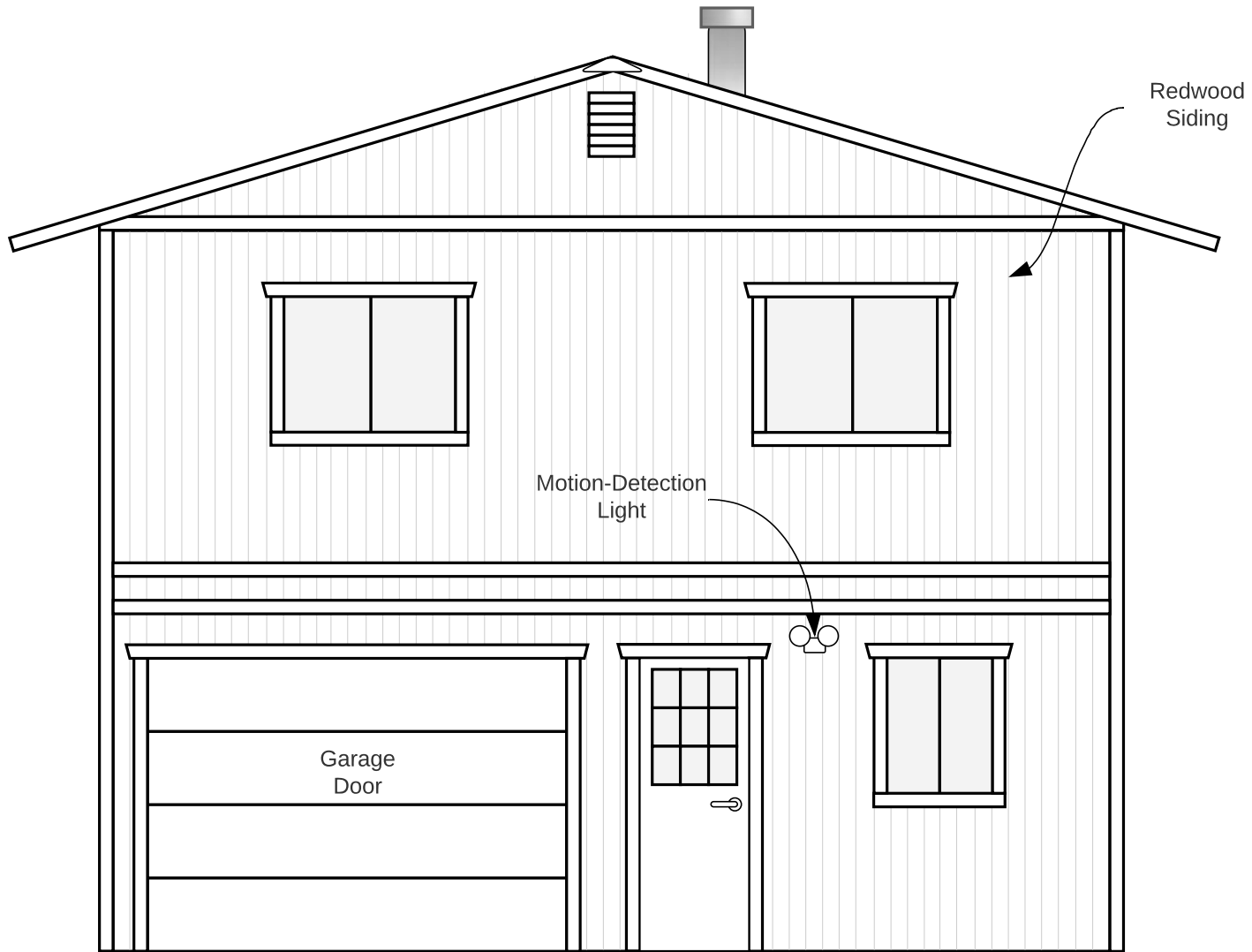




<p>44435 Little River Airport Road Little River, CA 95456</p>	<p><b>GUEST COTTAGE FIRST FLOOR</b></p>	<p>SCALE 1/4" = 1'</p>	<p>↙ <b>N</b></p>
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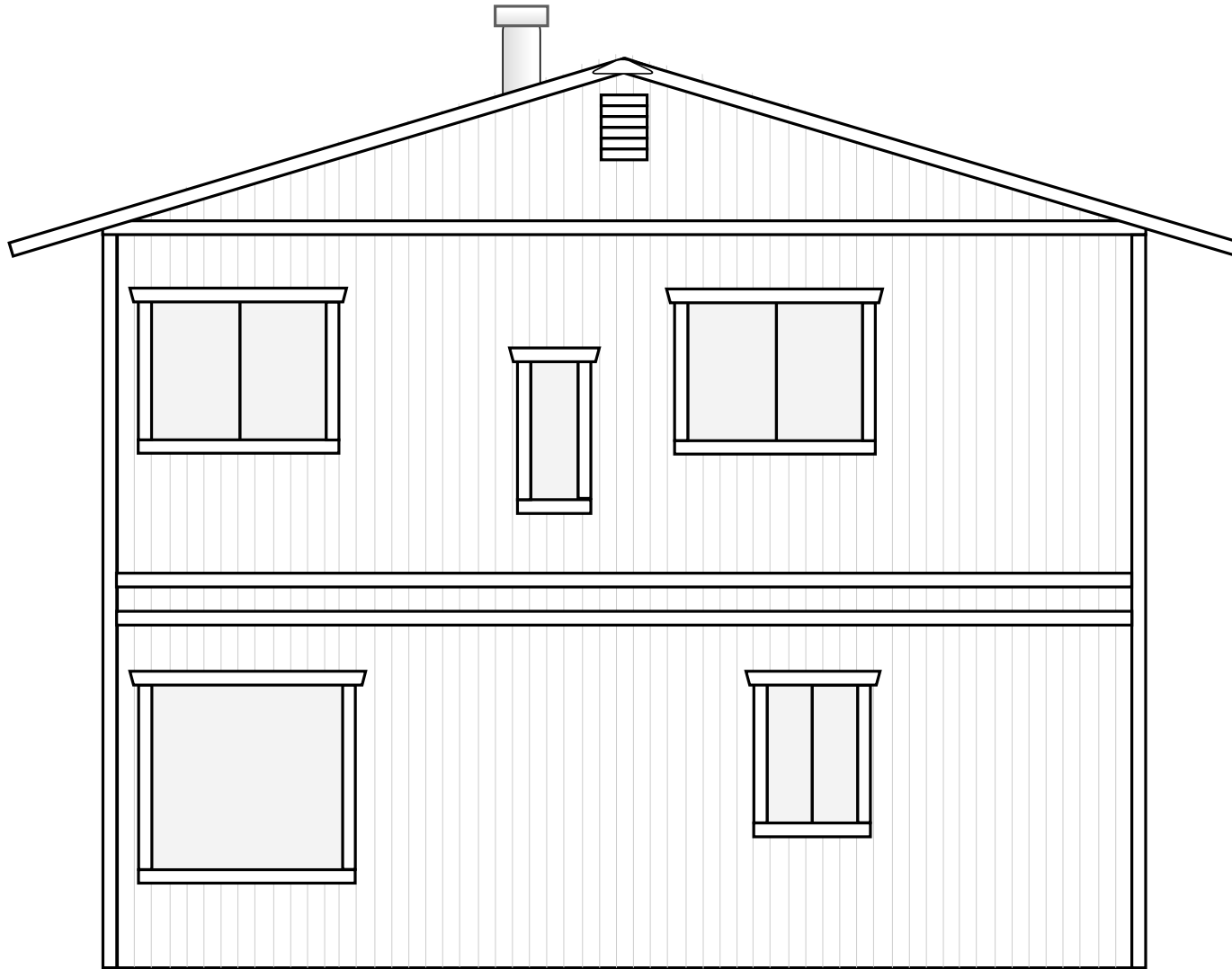
44435 Little River Airport Road  
Little River, CA 95456

**GUEST COTTAGE**  
**NORTH FACE**

SCALE  
1/4" = 1'



44435 Little River Airport Road Little River, CA 95456	<b>GUEST COTTAGE WEST FACE</b>	SCALE 1/4" = 1'
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44435 Little River Airport Road  
Little River, CA 95456

**GUEST COTTAGE**  
**SOUTH FACE**

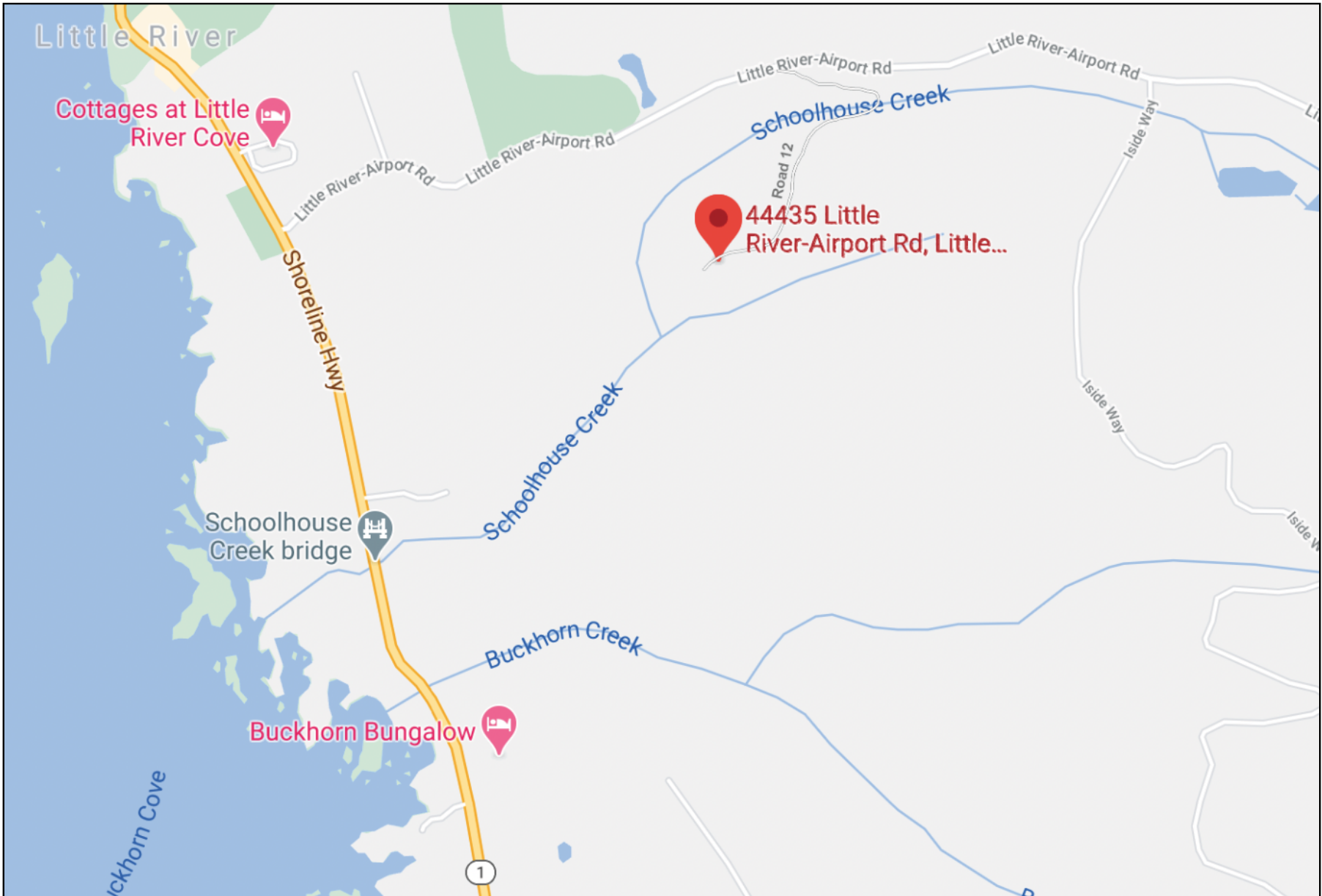
SCALE  
1/4" = 1'



44435 Little River Airport Road  
Little River, CA 95456

**GUEST COTTAGE**  
**EAST FACE**

SCALE  
1/4" = 1'



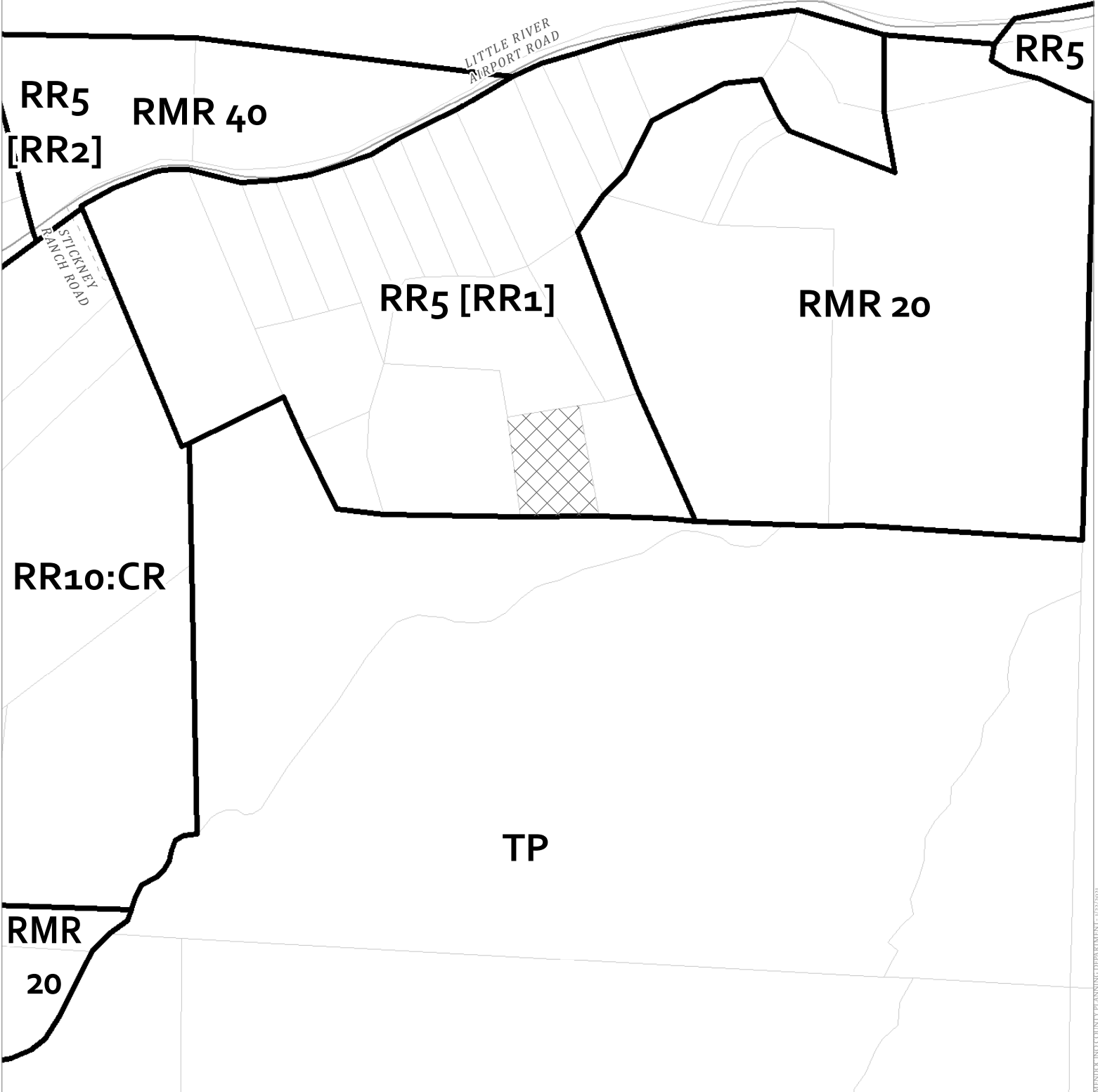
44435 Little River Airport Road  
Little River, CA 95456

# LOCATION PLAN



SCALE  
1" = 1000'

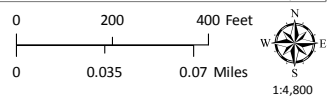


RMR 40:PD



CASE: CDP 2020-0003  
 OWNER: CONSTANTIN, Marius & Carmen  
 APN: 121-310-36  
 APLCT: Marius Constantin  
 AGENT:  
 ADDRESS: 44435 Little River Airport Road, Little River

 Zoning Districts  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2021

ZONING DISPLAY MAP

RMR 40

LITTLE RIVER AIRPORT ROAD

RR 5

RR 5  
(RR 2)  
STICKNEY LANCH ROAD

RR 5 (RR 1)



RMR 20

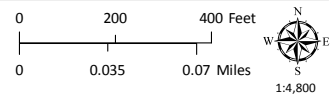
RR 10

FL 160

RMR 20

CASE: CDP 2020-0003  
OWNER: CONSTANTIN, Marius & Carmen  
APN: 121-310-36  
APLCT: Marius Constantin  
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ADDRESS: 44435 Little River Airport Road, Little River

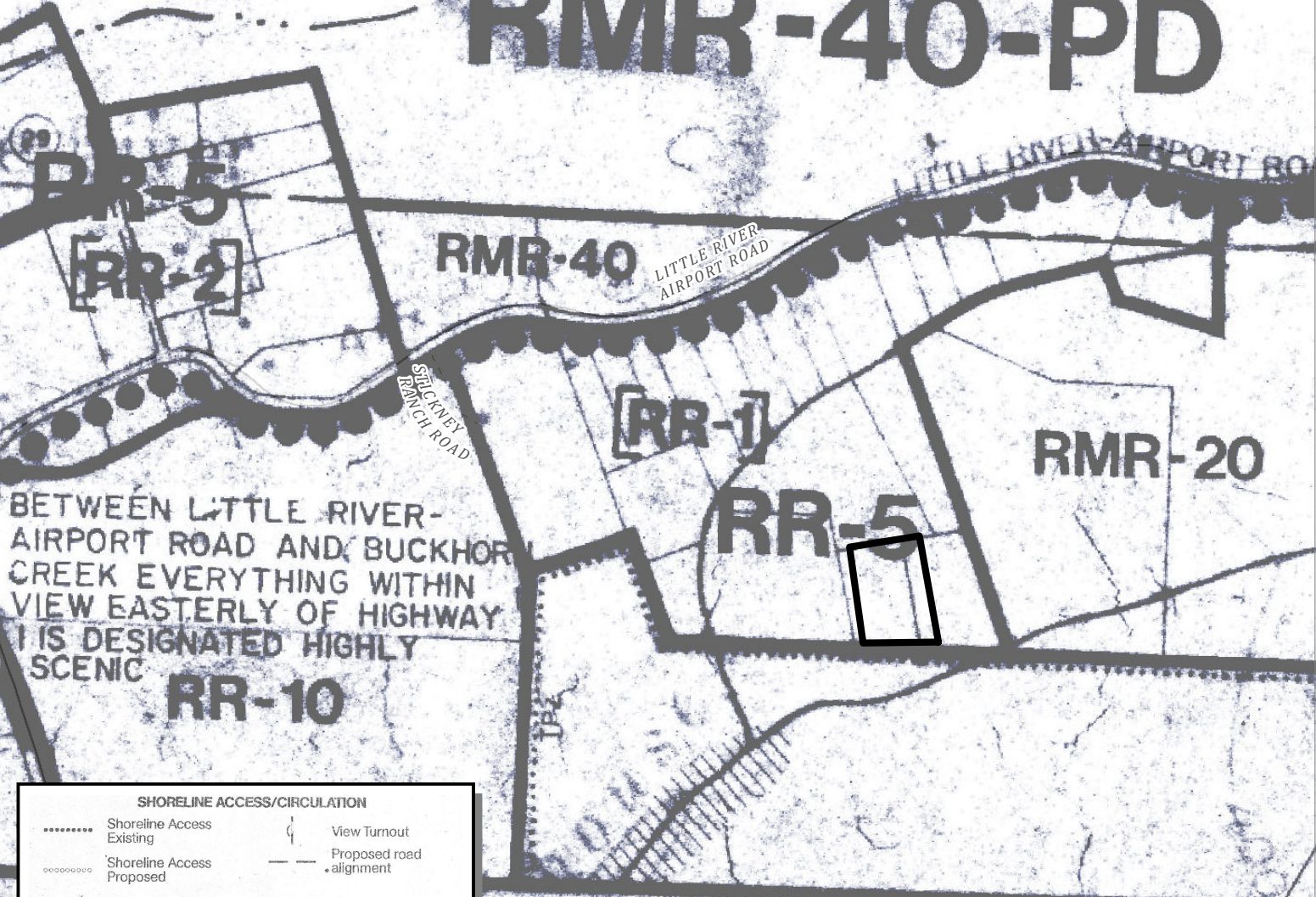
 General Plan Classes  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2021

Private Golf Course

# RMR-40-PD



BETWEEN LITTLE RIVER-AIRPORT ROAD AND BUCKHORN CREEK EVERYTHING WITHIN VIEW EASTERLY OF HIGHWAY 1 IS DESIGNATED HIGHLY SCENIC

**RR-10**

**SHORELINE ACCESS/CIRCULATION**

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

**NATURAL ENVIRONMENT**

- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

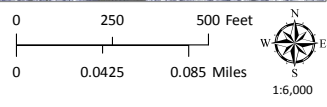
**BOUNDARIES**

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

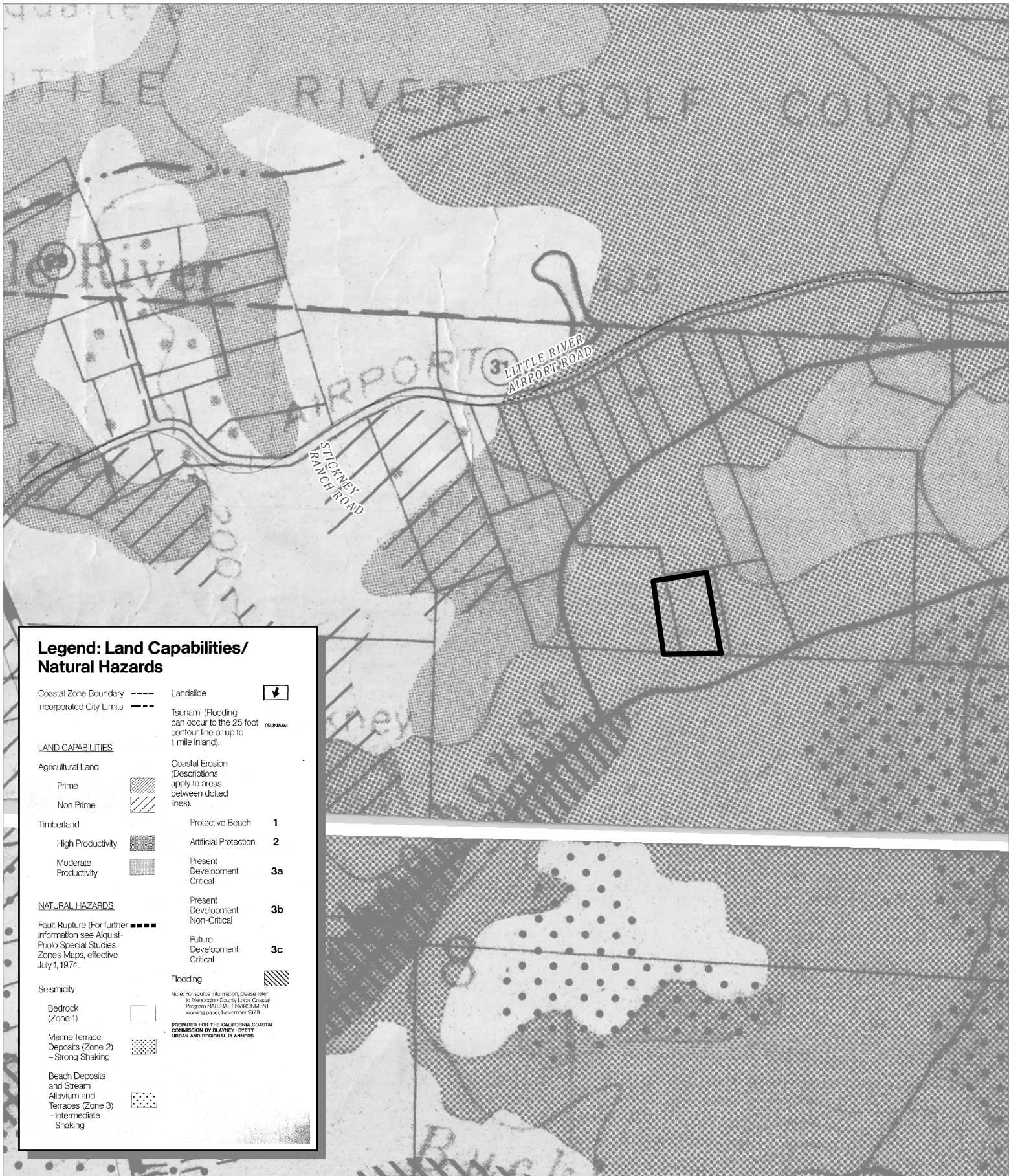
LITTLE RIVER-AIRPORT ROAD AND BUCKHORN CREEK EVERYTHING WITHIN VIEW EASTERLY OF HIGHWAY 1 IS DESIGNATED HIGHLY SCENIC

CASE: CDP 2020-0003  
 OWNER: CONSTANTIN, Marius & Carmen  
 APN: 121-310-36  
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 ADDRESS: 44435 Little River Airport Road, Little River

Public Roads







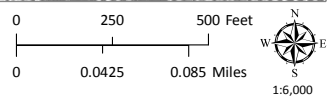
**Legend: Land Capabilities/  
Natural Hazards**

- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- LAND CAPABILITIES
- Agricultural Land
  - Prime [diagonal lines]
  - Non Prime [cross-hatch]
- Timberland
  - High Productivity [stippled]
  - Moderate Productivity [horizontal lines]
- NATURAL HAZARDS
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974) [thick dashed line]
- Seismicity
  - Bedrock (Zone 1) [white]
  - Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted]
  - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled]
- Landslide [arrow pointing down]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]
- Coastal Erosion (Descriptions apply to areas between dotted lines).
  - Protective Beach 1 [diagonal lines]
  - Artificial Protection 2 [cross-hatch]
  - Present Development Critical 3a [stippled]
  - Present Development Non-Critical 3b [horizontal lines]
  - Future Development Critical 3c [vertical lines]
- Flooding [diagonal lines]

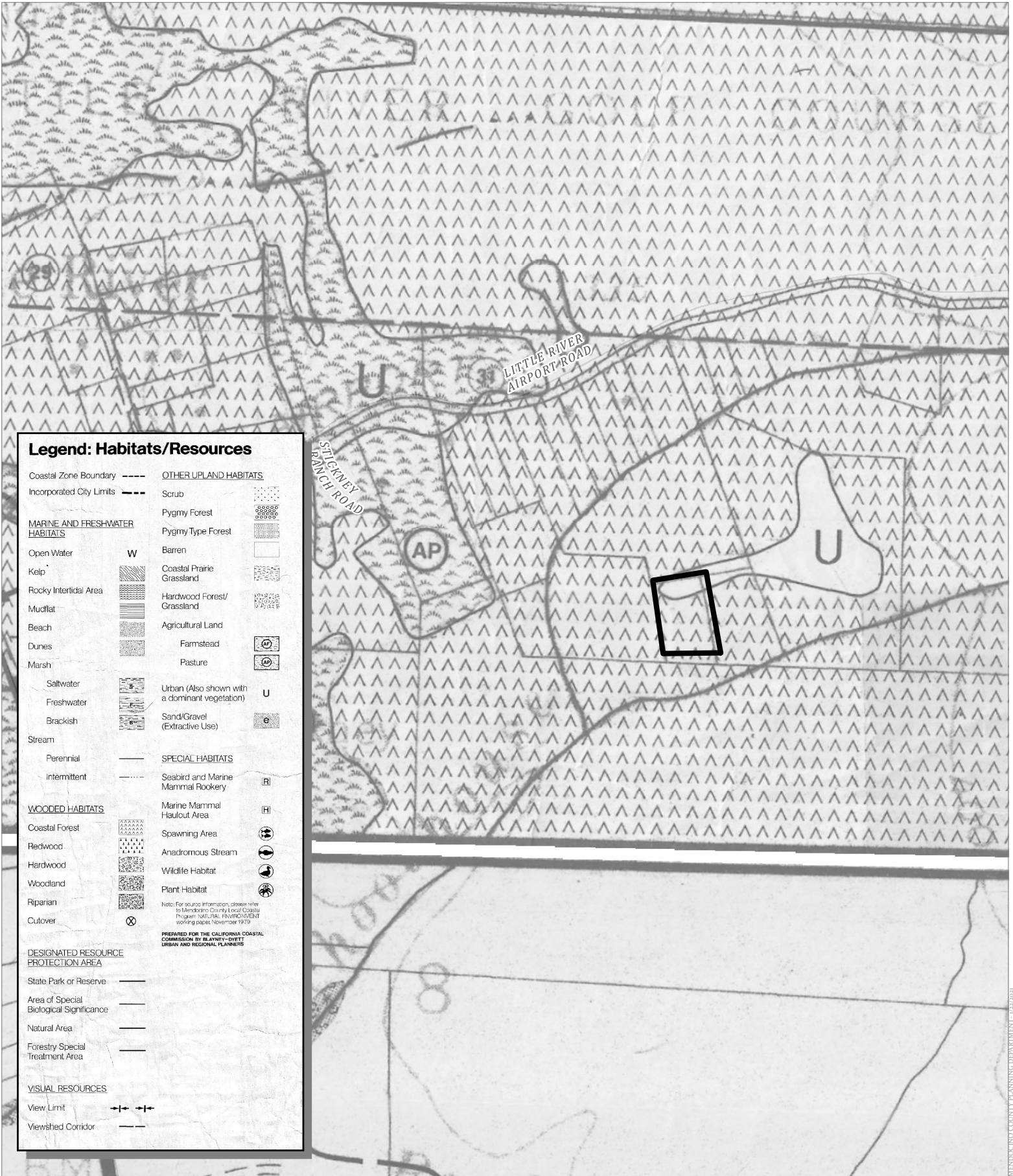
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1975

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

— Public Roads

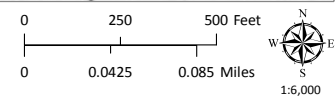


CASE: CDP 2020-0003  
 OWNER: CONSTANTIN, Marius & Carmen  
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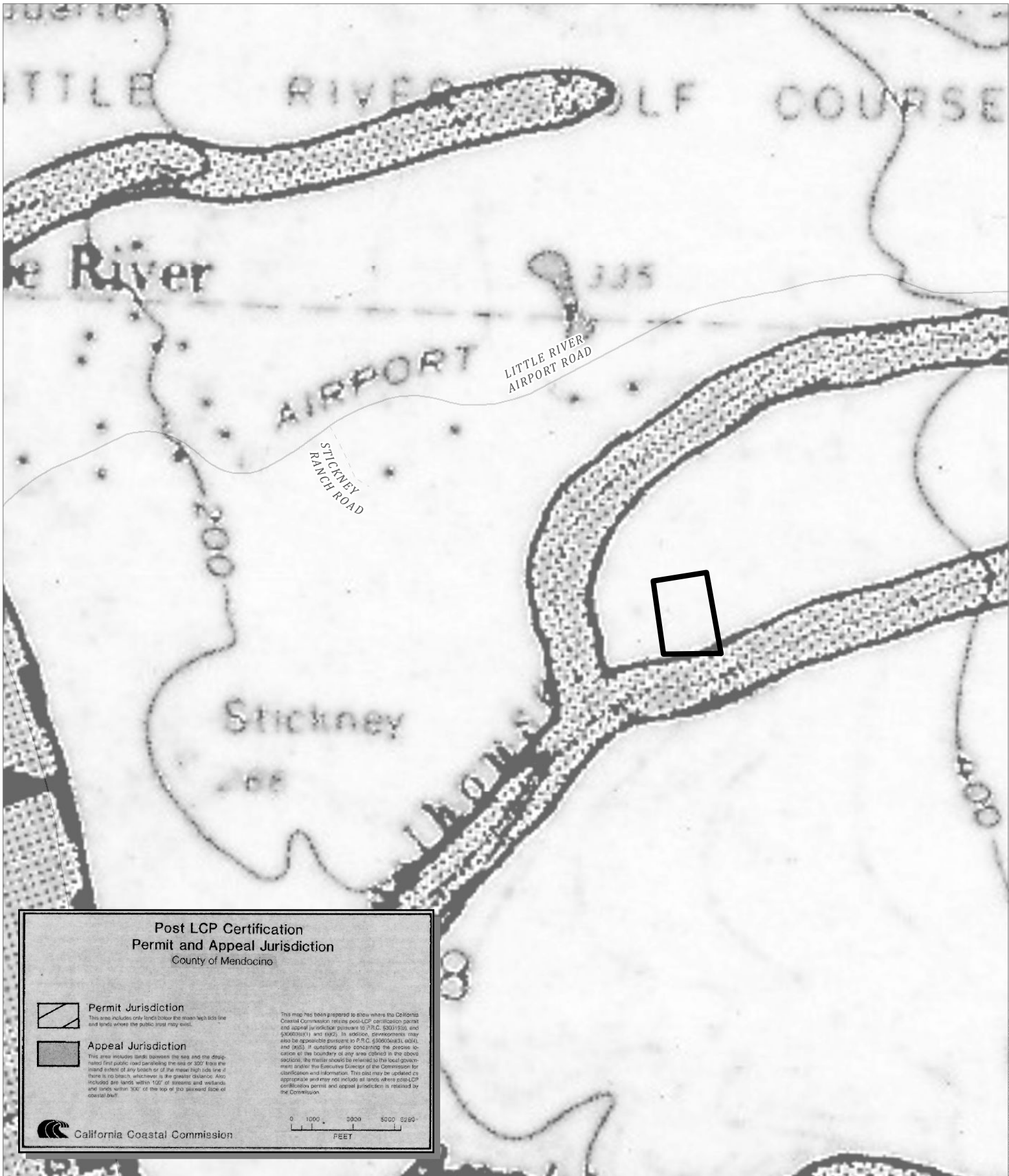


CASE: CDP 2020-0003  
 OWNER: CONSTANTIN, Marius & Carmen  
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Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/22/2021



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

**Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.

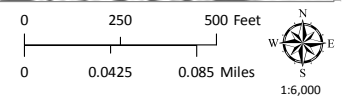
**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams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

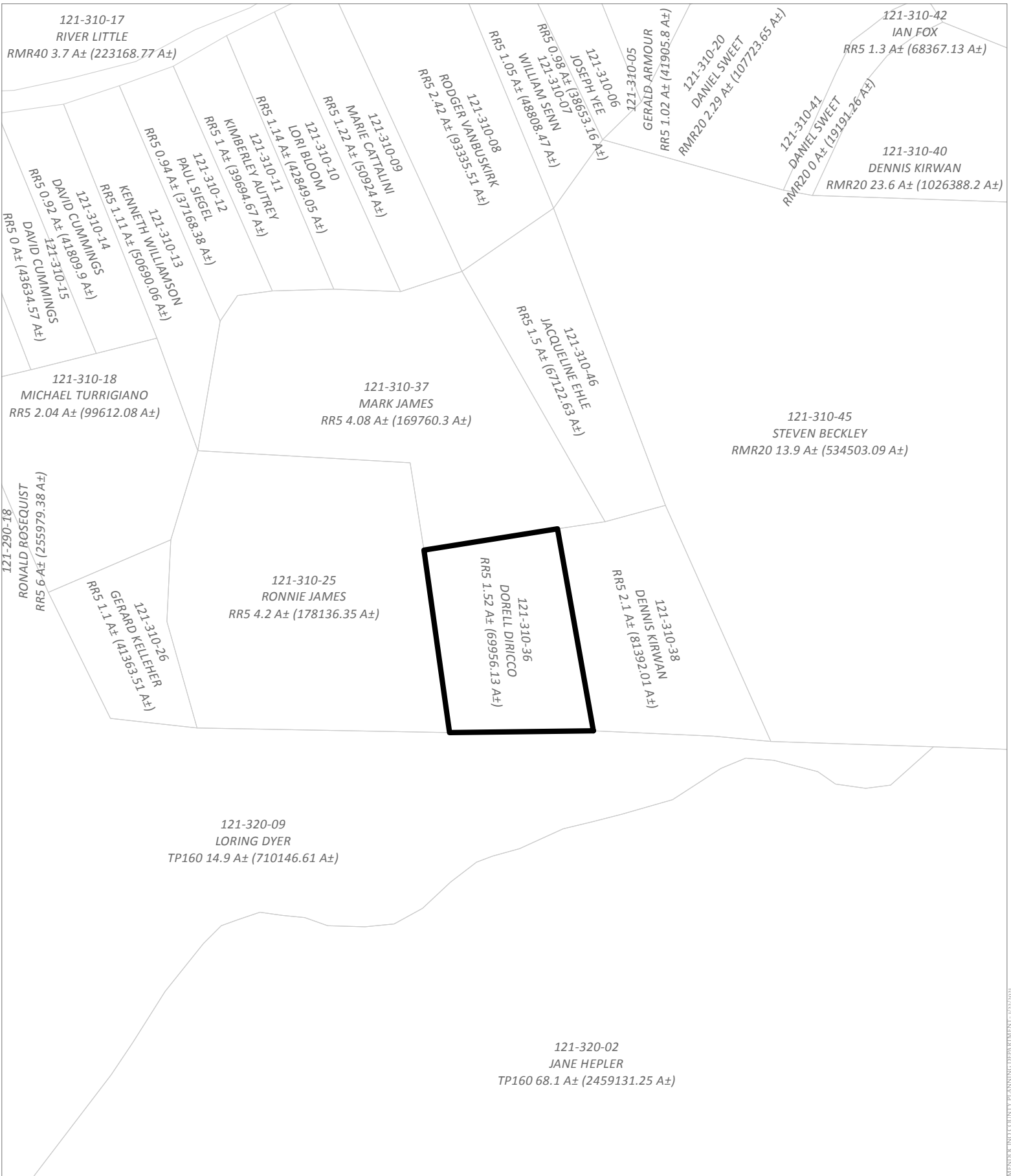
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (3001192), and (3000201) and (302), in addition, developments may also be appealable pursuant to P.R.C. (3000203), (3024), and (3025). In questioning areas concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

FEET

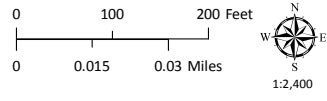
CASE: **CDP 2020-0003**  
 OWNER: **CONSTANTIN, Marius & Carmen**  
 APN: **121-310-36**  
 APLCT: **Marius Constantin**  
 AGENT:  
 ADDRESS: **44435 Little River Airport Road, Little River**

— Public Roads





CASE: CDP 2020-0003  
 OWNER: CONSTANTIN, Marius & Carmen  
 APN: 121-310-36  
 APLCT: Marius Constantin  
 AGENT:  
 ADDRESS: 44435 Little River Airport Road, Little River

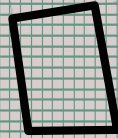


ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2020

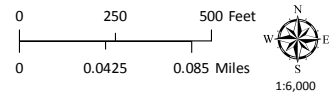
**MENDOCINO FIRE  
PROTECTION  
DISTRICT**

**ALBION LITTLE  
RIVER FIRE  
PROTECTION DISTRICT**

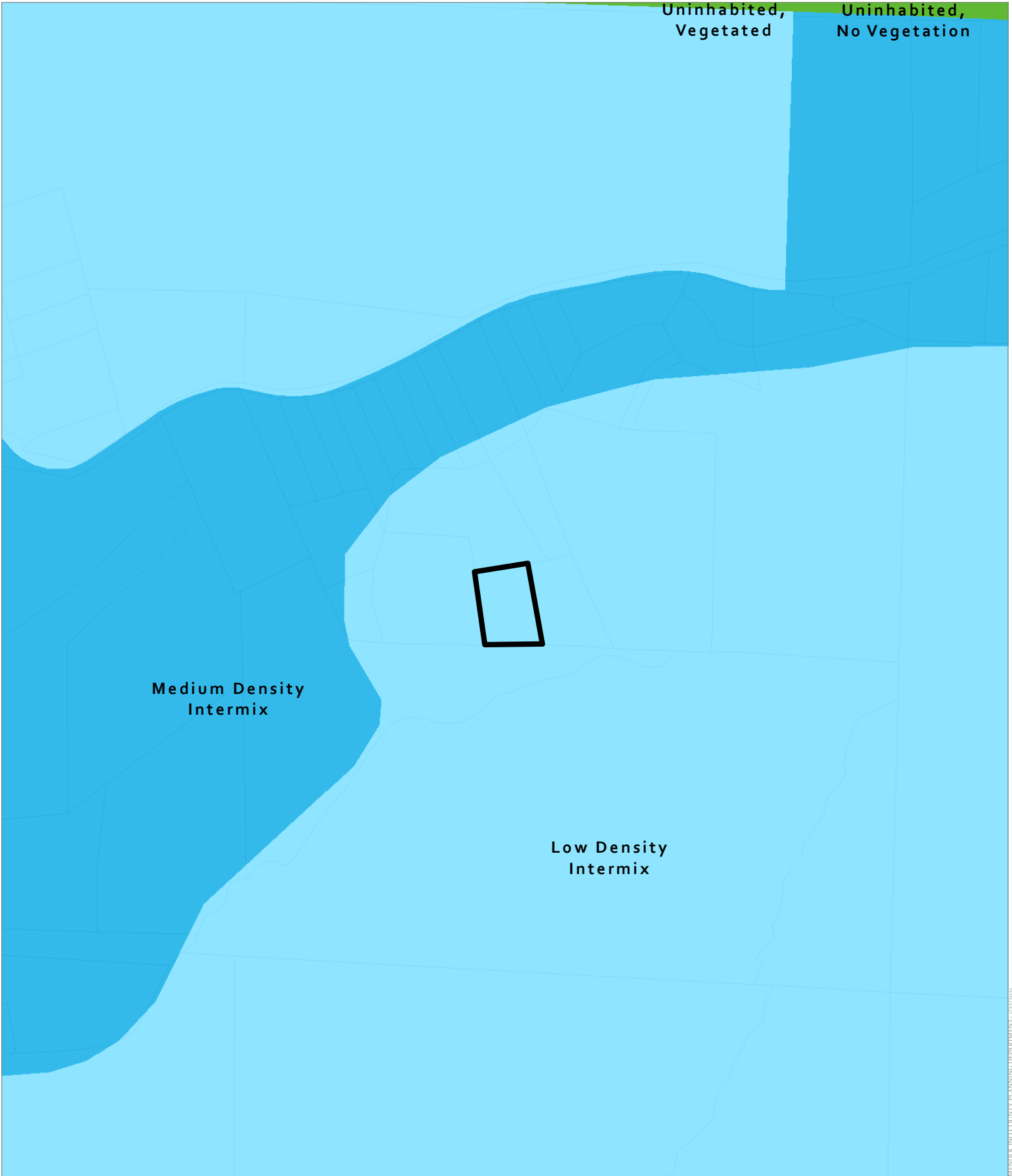


CASE: CDP 2020-0003  
OWNER: CONSTANTIN, Marius & Carmen  
APN: 121-310-36  
APLCT: Marius Constantin  
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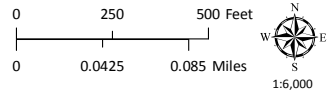
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

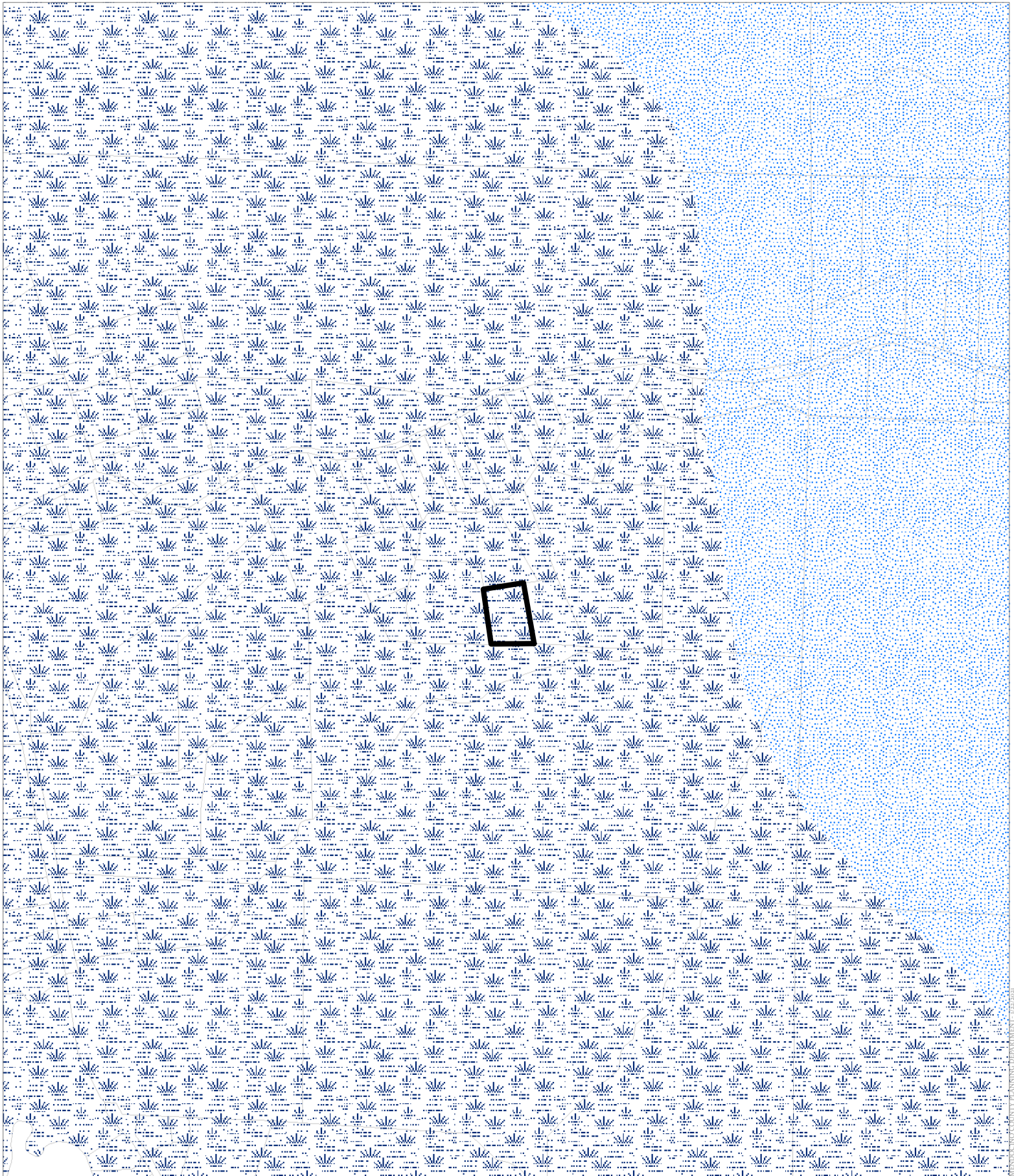


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA





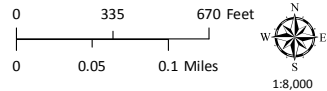
CASE: CDP 2020-0003  
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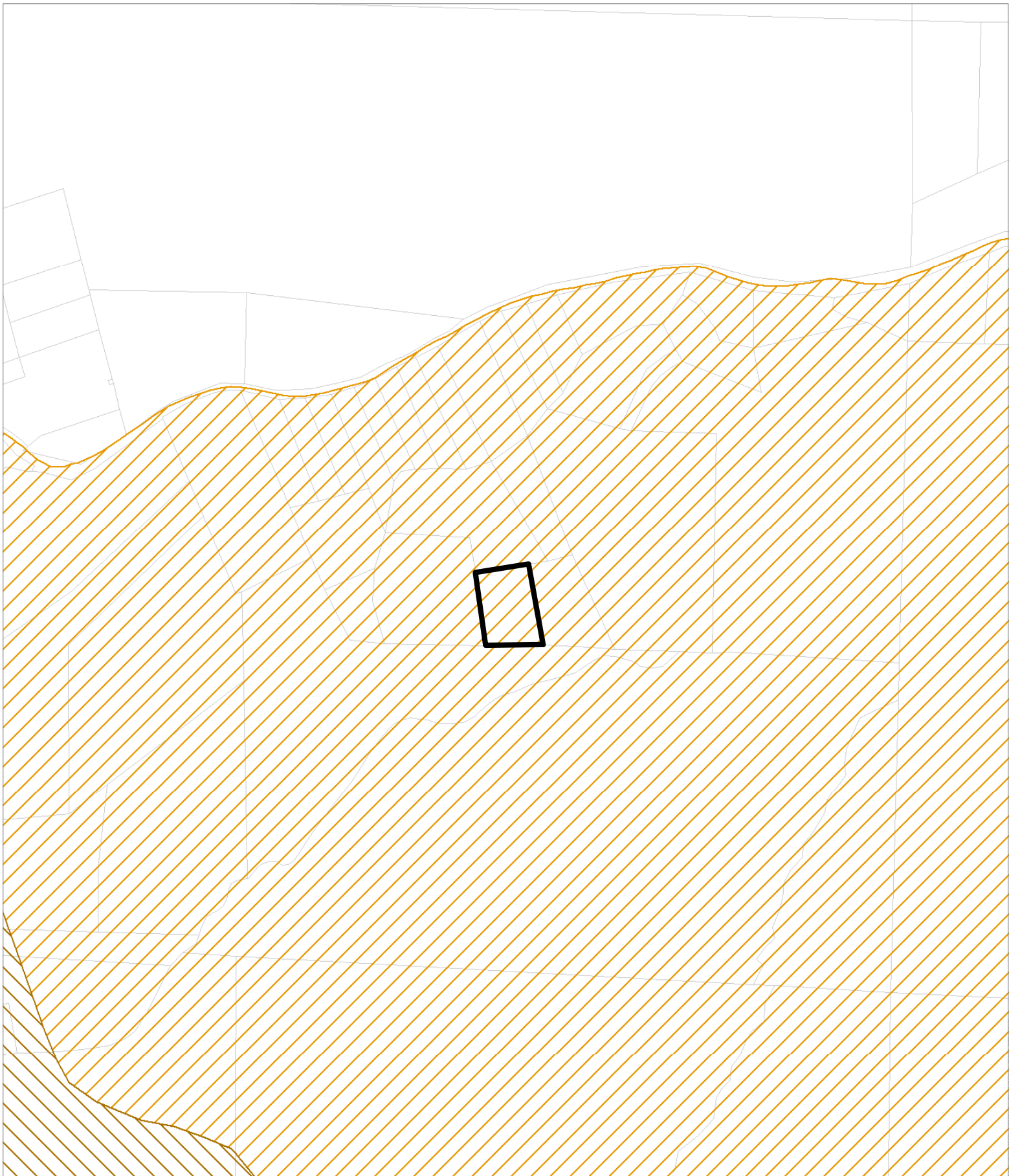


CASE: CDP 2020-0003  
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 APN: 121-310-36  
 APLCT: Marius Constantin  
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 Sufficient Water Resources  
 Marginal Water Resources

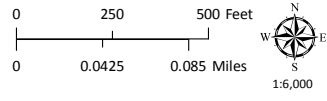


**GROUND WATER RESOURCES**



CASE: CDP 2020-0003  
OWNER: CONSTANTIN, Marius & Carmen  
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APLCT: Marius Constantin  
AGENT:  
ADDRESS: 44435 Little River Airport Road, Little River

-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

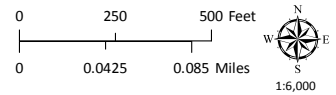
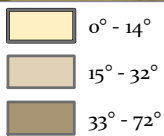
MEMPHIS COUNTY PLANNING DEPARTMENT - 7/23/2021



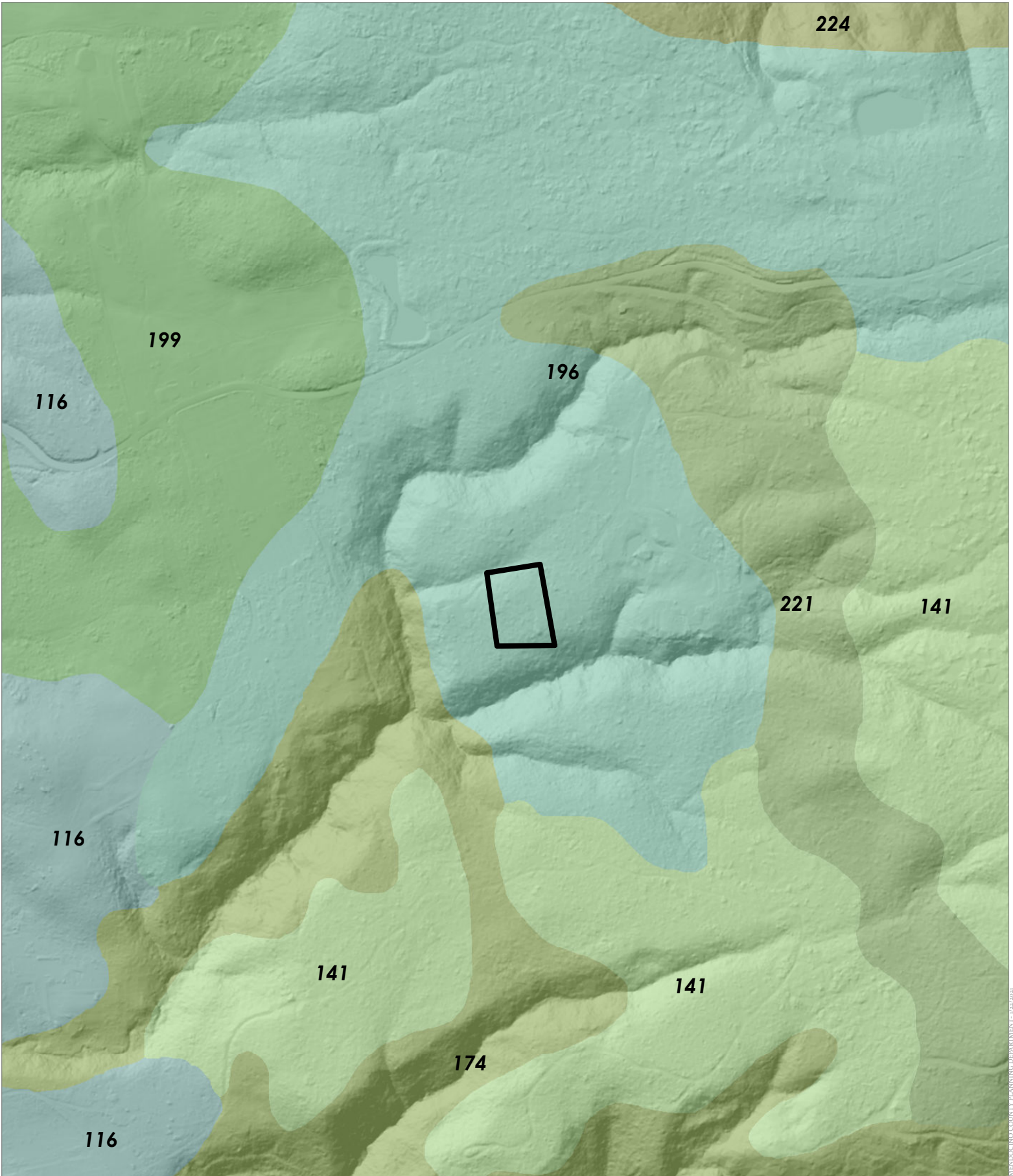


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2021


CASE: CDP 2020-0003  
OWNER: CONSTANTIN, Marius & Carmen  
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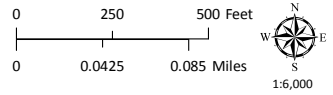


ESTIMATED SLOPE



CASE: CDP 2020-0003  
 OWNER: CONSTANTIN, Marius & Carmen  
 APN: 121-310-36  
 APLCT: Marius Constantin  
 AGENT:  
 ADDRESS: 44435 Little River Airport Road, Little River

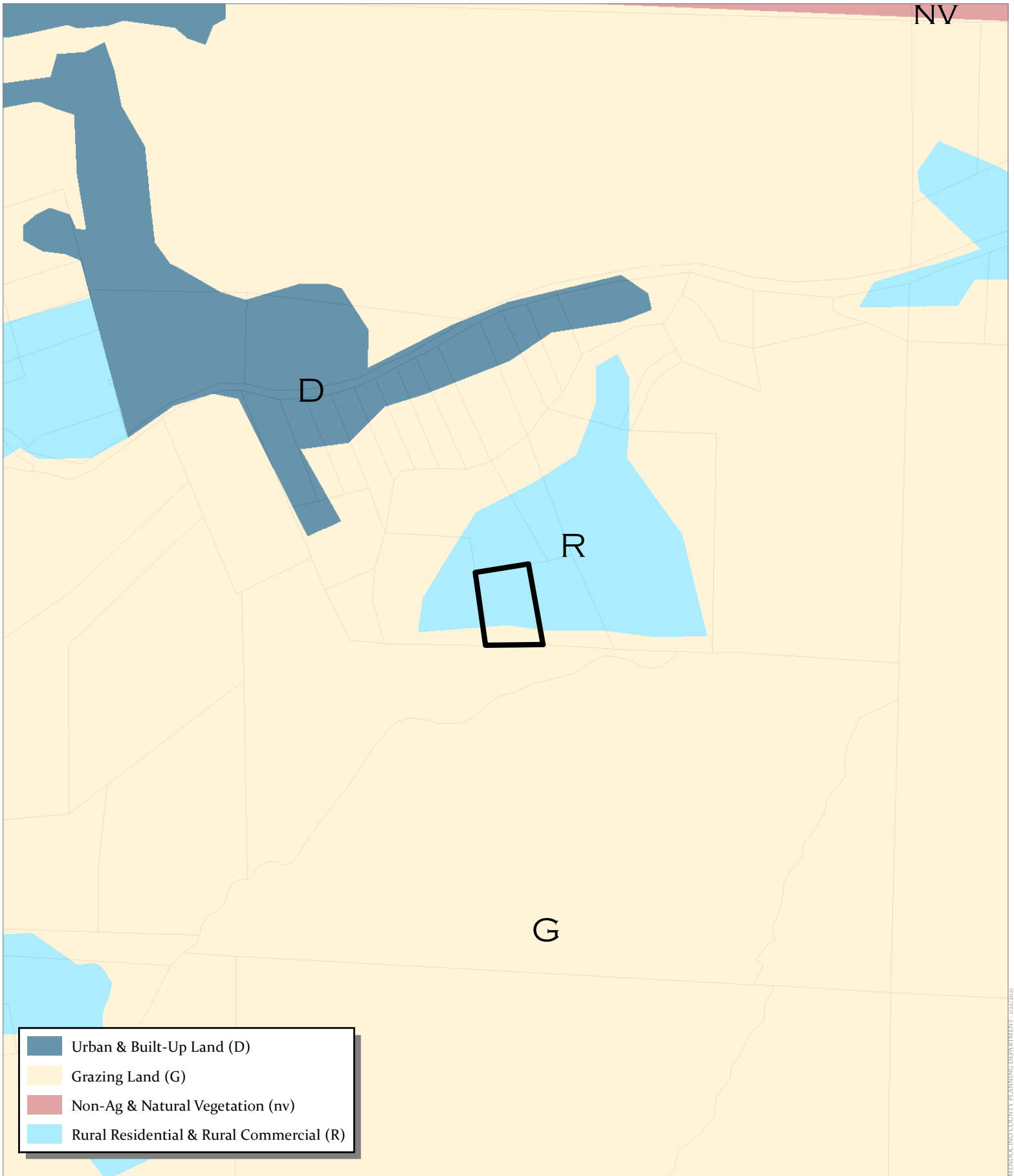
 Shinglemill-Gibney Complex






WESTERN SOIL CLASSES

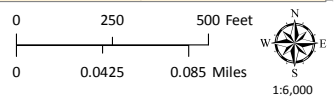
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2021

NV

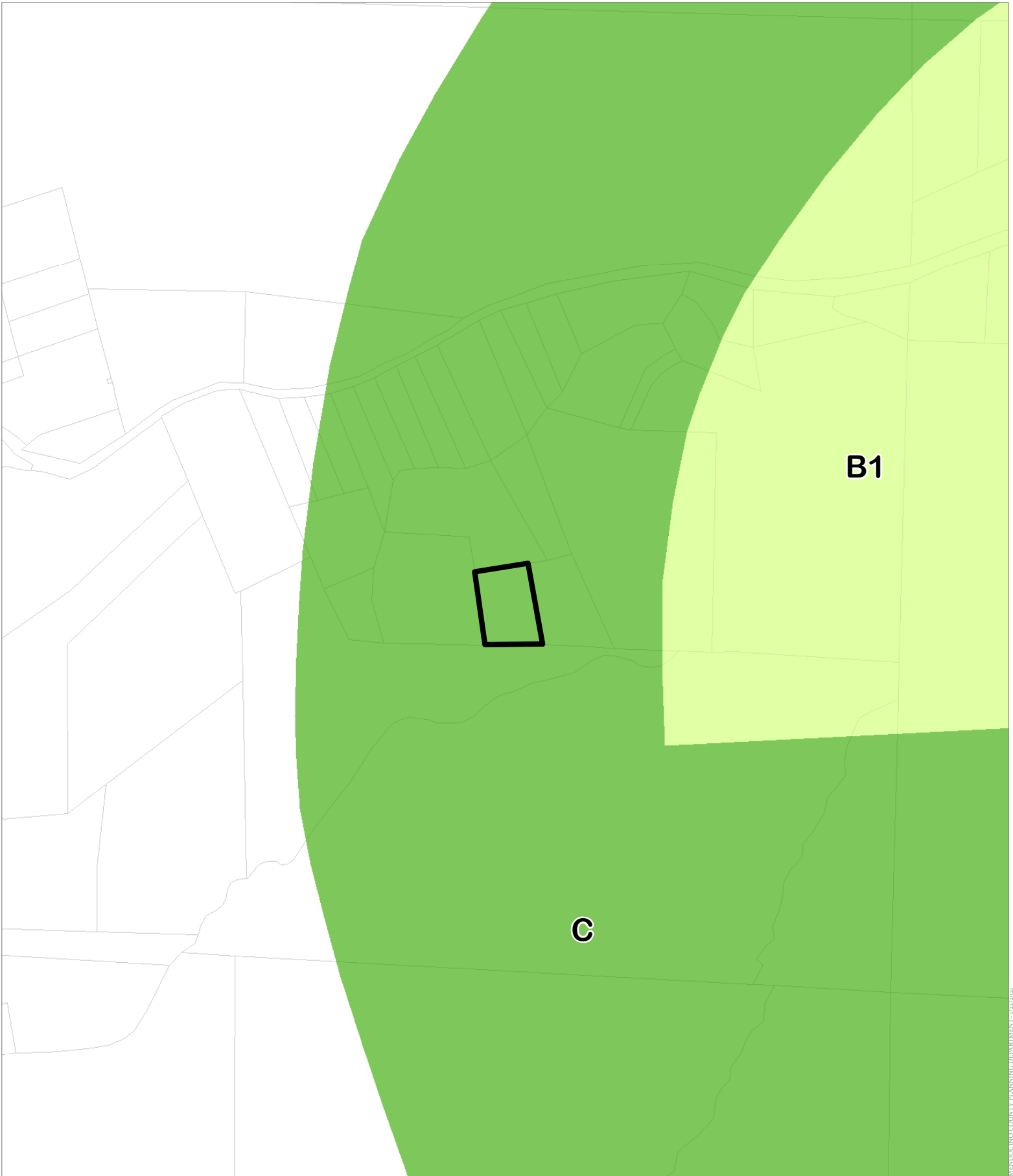


	Urban & Built-Up Land (D)
	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)
	Rural Residential & Rural Commercial (R)

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2021



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