



**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  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

July 6, 2021

Planning – Fb  
 Department of Transportation  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg

Department of Forestry/ CalFire  
 Prevention  
 Mendocino Fire District  
 Cloverdale Rancheria

Potter Valley Tribe  
 Sherwood Valley Band of Pomo Indians  
 Redwood Valley Rancheria

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

**DATE FILED:** 2/2/2021

**OWNER/APPLICANT:** PATRICIA SCOTT

**REQUEST:** Coastal Development Boundary Line Adjustment to combine two parcels to make one new parcel. Lot 1 (APN 121-290-11) is 0.52± acres, and Lot 2 (APN 121-290-55) is 3.39±. The new lot will be 3.91± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 0.37± miles southeast of downtown Little River on the north side of Little River Airport Road (CR 404), 0.17± miles east of its intersection with State Route 1 (SR 1); located at 44760 and 44724 Little River Airport Road, Little River; APNs: 121-290-35 and 121-290-11.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** KEITH GRONENDYKE

**RESPONSE DUE DATE:** July 20, 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 \_\_\_\_\_

## CASE: B\_2021-0003

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**OWNER:** Patricia Scott

**APPLICANT:** Patricia Scott

**AGENT:** N/A

**REQUEST:** Coastal Development Boundary Line Adjustment to combine two parcels to make one new parcel. Lot 1 (APN 121-290-11) is 0.52± acres, and Lot 2 (APN 121-290-55) is 3.39±. The new lot will be 3.91± acres.

**LOCATION:** In the Coastal Zone, 0.37± miles southeast of downtown Little River on the north side of Little River Airport Road (CR 404), 0.17± miles east of its intersection with State Route 1 (SR 1); located at 44760 and 44724 Little River Airport Road, Little River; APNs: 121-290-35 and 121-290-11.

**APN/S:** 121-290-35, 11

**PARCEL SIZE:** 3.91± acres, total

**GENERAL PLAN:** Rural Residential, 5 acre minimum, variable to Rural Residential, 2 acre minimum (RR-5[RR-2])

**ZONING:** Rural Residential, 5 acre minimum, variable to Rural Residential, 2 acre minimum (RR-5[RR-2])

**EXISTING USES:** Residential

**DISTRICT:** 5 (Williams)

**RELATED CASES:** BF\_2018-0029, BF\_1997-0258

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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>	RR-5 [RR-2]	RR-5 [RR-2]	1±	Residential
<b>EAST:</b>	RMR-40	RMR-40	5±	Residential
<b>SOUTH:</b>	RR-5 [RR-2]	RR-5 [RR-2]	2±	Residential
<b>WEST:</b>	RR-5 [RR-2]	RR-5 [RR-2]	1±	Residential

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### REFERRAL AGENCIES

#### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Mendocino Fire District
- MAC

- Sanitation District
  - School District
  - Water District
  - Mendocino Transit Authority (MTA)
  - Planning Division Fort Bragg
  - Resource Lands Protection Com.
  - Sonoma State University
  - Trails Advisory Council
- #### STATE
- CALFIRE (Land Use)
  - CALFIRE (Resource Management)
  - California Coastal Commission
  - California Div. of Land Use Protection
  - California Div. of Mine Reclamation
  - California Dept. of Fish & Wildlife
  - California Highway Patrol

- California Native Plant Society
  - California State Clearinghouse
  - CALTRANS
  - Regional Water Quality Control Board
  - Sierra Club
- #### FEDERAL
- Sierra Club
  - US Department of Fish & Wildlife
  - US Department of Health Services
  - US Department of Parks & Recreation
  - US Natural Resources Conservation
- #### TRIBAL
- Cloverdale Rancheria
  - Potter Valley Tribe
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

### **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** Keith Gronendyke

**DATE:** 7/2/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS  
N/A

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
*Moderate*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
*CALFIRE*

### 4. FARMLAND CLASSIFICATION:

GIS  
*Rural Residential & Rural Commercial*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
N/A

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
*Marginal Water Resources*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
*116*

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

LCP maps, Pygmy Soils Maps; GIS  
*Yes*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office  
*No*

### 10. TIMBER PRODUCTION ZONE:

GIS  
*No*

### 11. WETLANDS CLASSIFICATION:

GIS  
N/A

### 12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS  
N/A

### 13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS  
N/A

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

GIS; General Plan 3-11  
N/A

### 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  
N/A

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34  
N/A

### 19. WILD AND SCENIC RIVER:

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

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

Various Adopted Specific Plan Areas; GIS  
N/A

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy  
*No*

### 22. OAK WOODLAND AREA:

USDA  
N/A

### 23. HARBOR DISTRICT:

Sec. 20.512  
N/A

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS  
*RR-5 [RR-2]*

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

LCP Land Capabilities maps/GIS; 20.500  
*Moderate Productivity Timberland*

### 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 (appealable by project type)*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS  
N/A

### 29. HIGHLY SCENIC AREA:

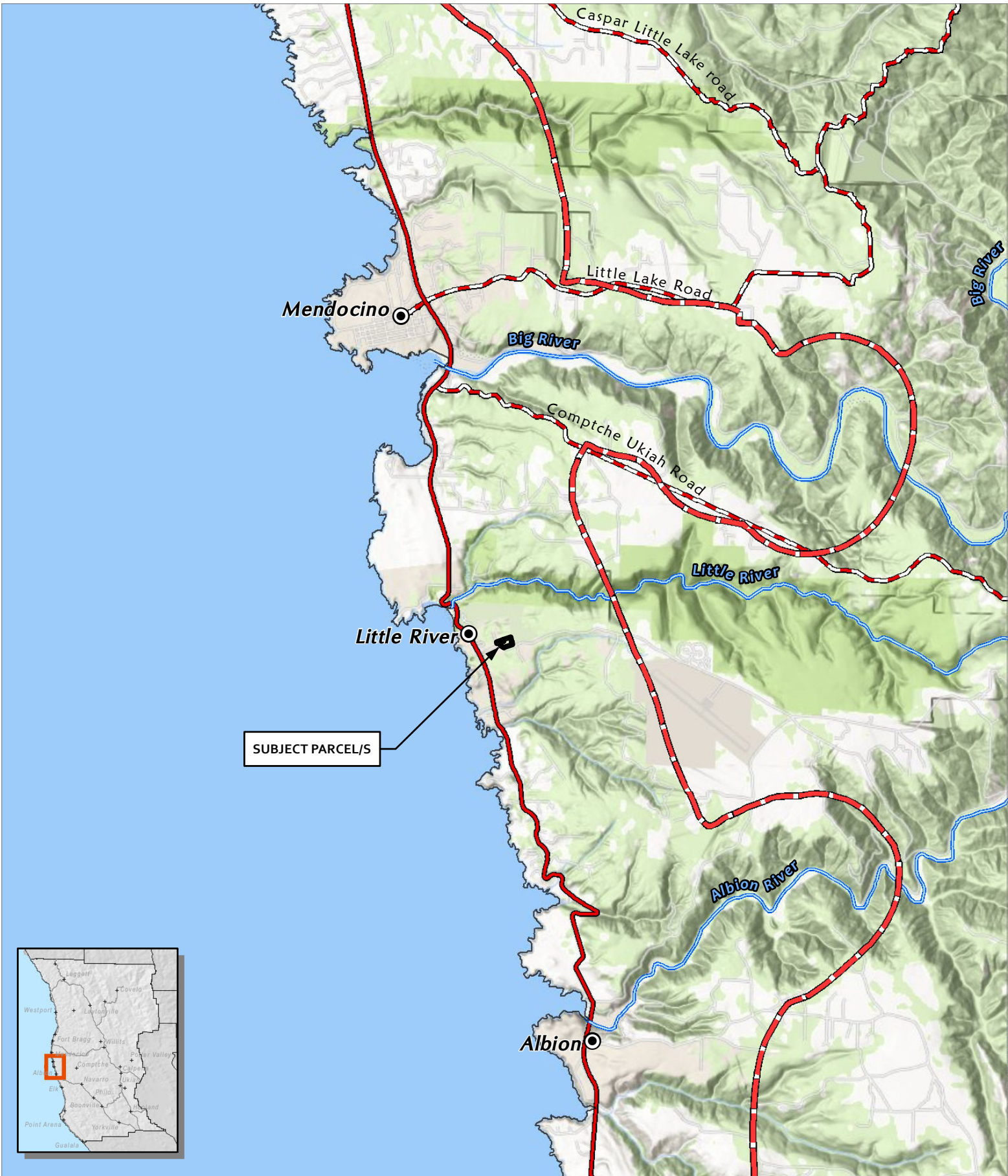
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020  
*No*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

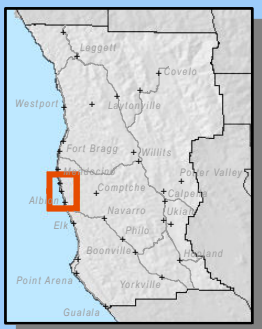
Biological Resources & Natural Area Map; GIS; General Plan 4-9  
N/A

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020  
N/A

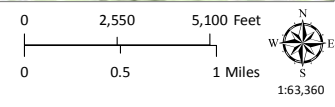


SUBJECT PARCEL/S



CASE: B 2021-0003  
 OWNER: SCOTT, Patricia  
 APN: 121-290-11, 35  
 APLCT: Patricia Scott  
 AGENT:  
 ADDRESS: 44760 Little River Airport Road, Little River

- Major Towns & Places
- Major Roads
- Coastal Zone Boundary
- Highways



LOCATION MAP

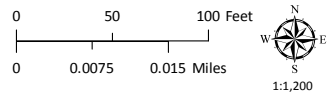
MENDOCINO COUNTY PLANNING DEPARTMENT 2/2021





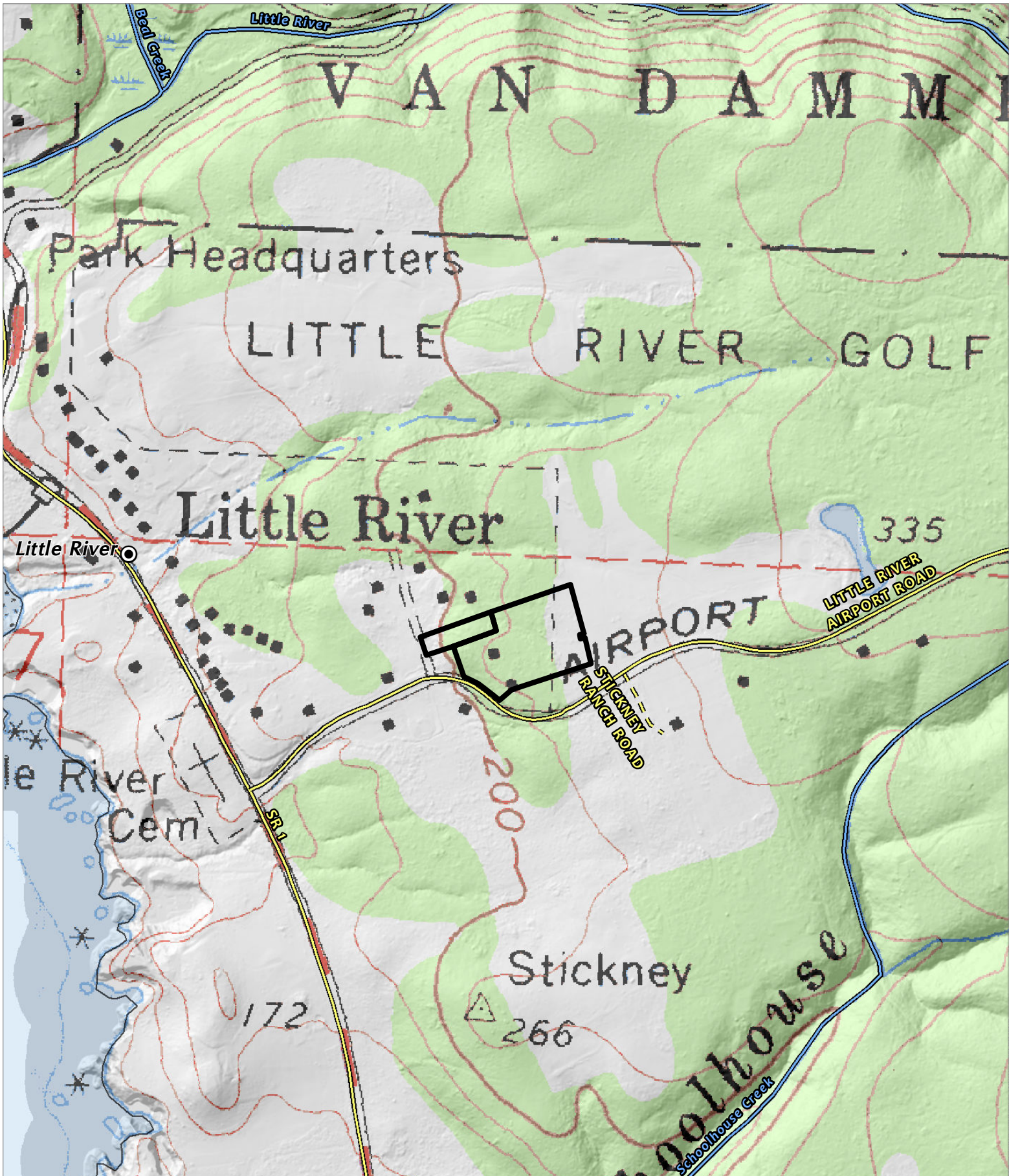
CASE: B 2021-0003  
OWNER: SCOTT, Patricia  
APN: 121-290-11, 35  
APLCT: Patricia Scott  
AGENT:  
ADDRESS: 44760 Little River Aiport Road, Little River

Public Roads






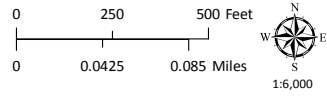
AERIAL IMAGERY





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-  Major Towns & Places
-  Named Rivers
-  Public Roads



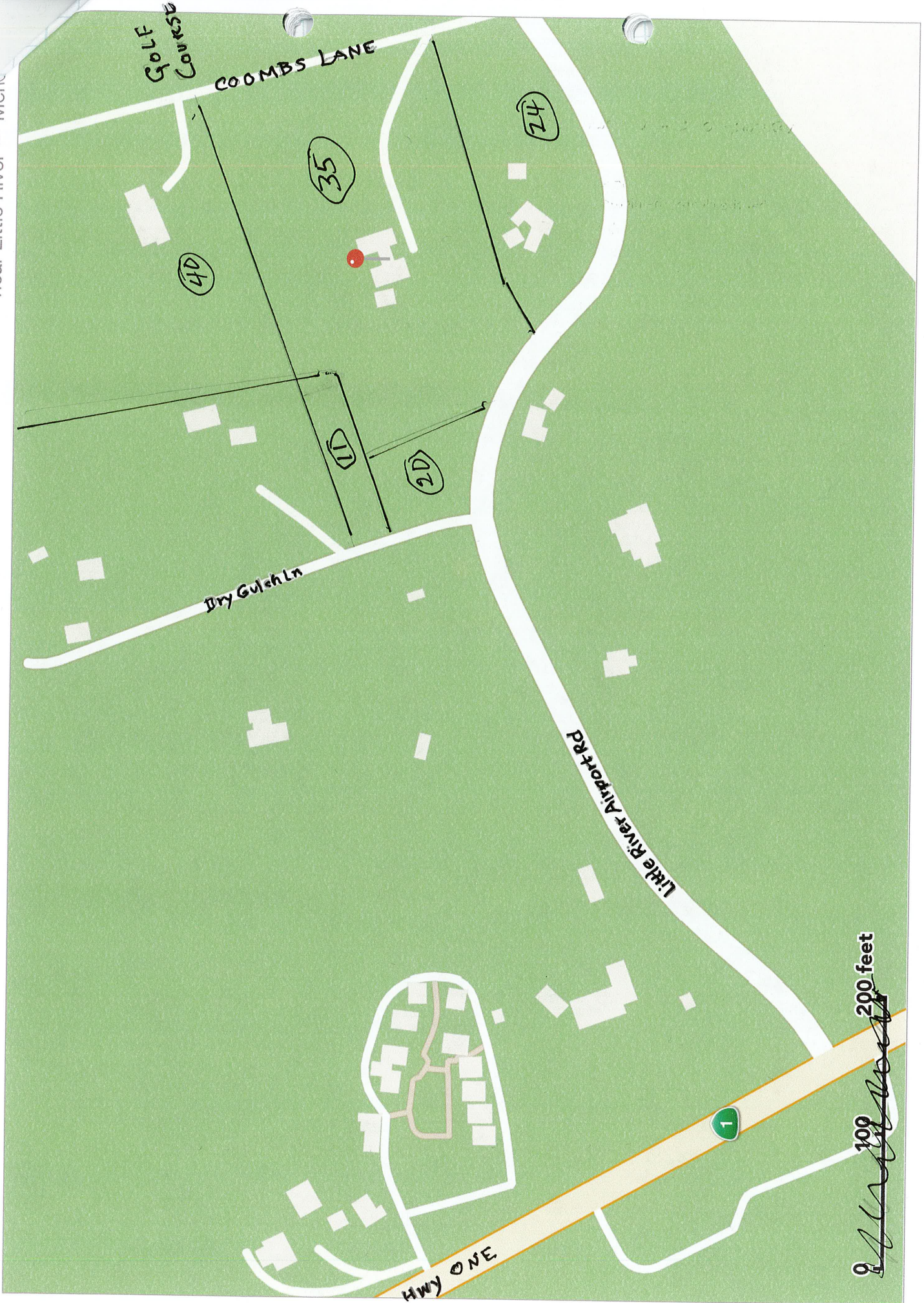
TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/21/21











PD [RR2:PD]

RR5  
[RR2]

OS

SR 1

RR5  
[RR2]

RMR 40:PD

C

C

RR5 [RR2]

RMR 40

PF

LITTLE RIVER  
AIRPORT ROAD  
STICKNEY  
RANCH ROAD

RR5 [RR1]



RMR

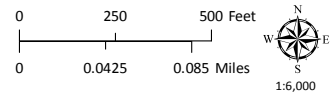
RR5

RR10:CR

TP

CASE: B 2021-0003  
OWNER: SCOTT, Patricia  
APN: 121-290-11, 35  
APLCT: Patricia Scott  
AGENT:  
ADDRESS: 44760 Little River Aiport Road, Little River

 Zoning Districts  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

ZONING DISPLAY MAP

PD (RR 2-PD)

5 (RR 2)

OS-DPR

RR 5 (RR 2)

RMR 40

C

C

RR 5 (RR 2)

LITTLE RIVER AIRPORT ROAD

RMR

RR 5 (RR 1)

PF



STICKNEY RANCH ROAD

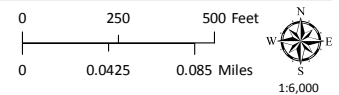
RR 10

RR 5

FL 160

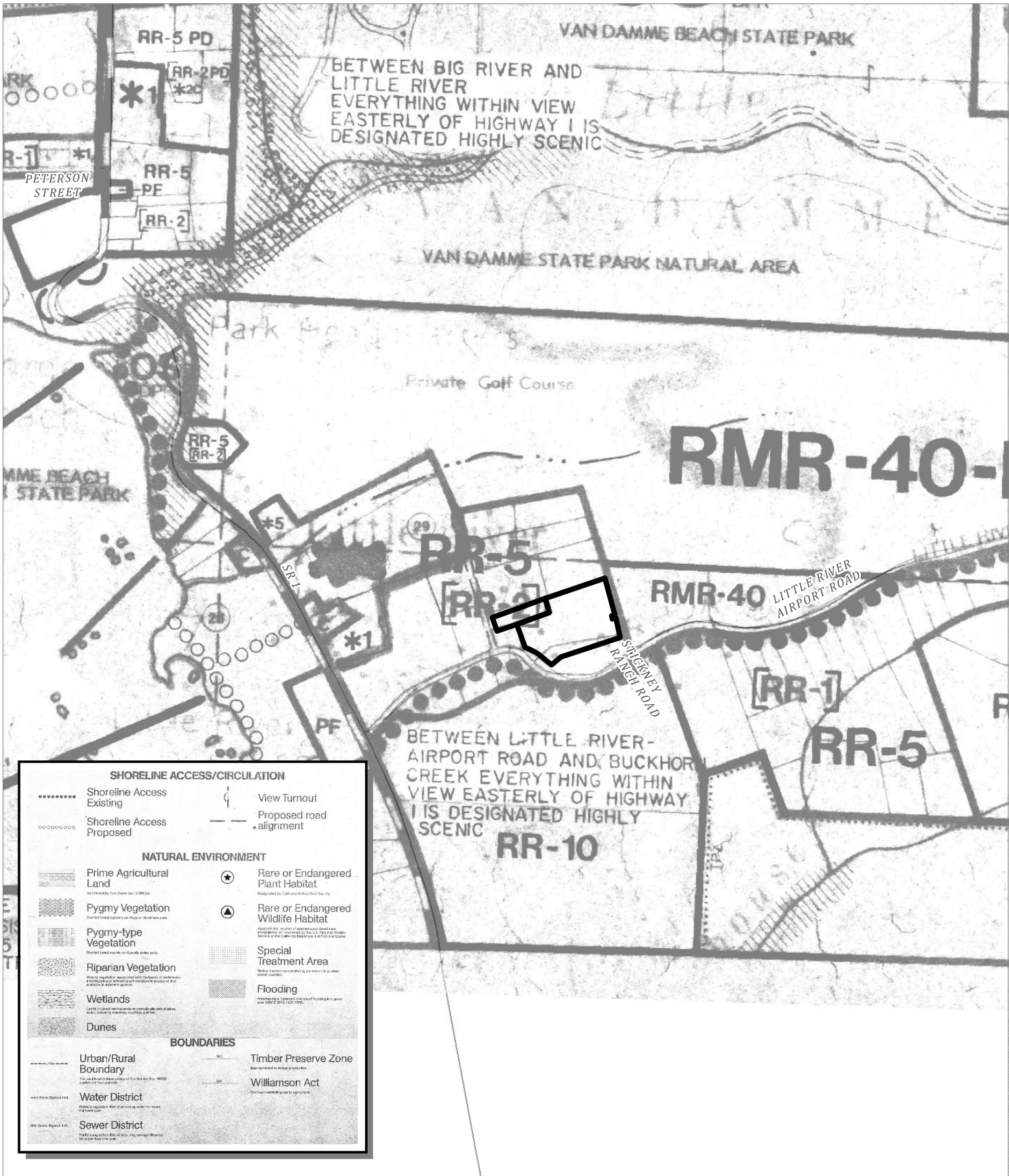
CASE: B 2021-0003  
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 General Plan Classes  
 Public Roads



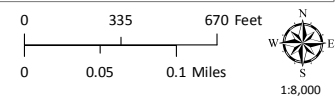
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
.....	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land <small>All created by Gov. Code Sec. 57090.05</small>
[Pattern]	Pygmy Vegetation <small>Outlined boundary on maps or stock photo</small>
[Pattern]	Pygmy-type Vegetation <small>Outlined boundary on maps or stock photo</small>
[Pattern]	Riparian Vegetation <small>Wetlands associated with the banks of waterways and streams and riparian corridors and riparian corridors</small>
[Pattern]	Wetlands <small>Wetlands covered permanently or periodically with shallow water, including marshes, swamps, and bays</small>
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>Designated by California Native Plant Society or the California Department of Fish and Game</small>
[Pattern]	Special Treatment Area <small>Wetlands of special significance to riparian corridors</small>
[Pattern]	Flooding <small>Area subject to a special condition of flooding in areas over 1000 feet (305 m) wide</small>
BOUNDARIES	
[Line]	Urban/Rural Boundary <small>The line is the boundary of the County of Mendocino, California, as defined in the State Constitution</small>
[Line]	Water District <small>Publicly regulated body of governing water for water distribution</small>
[Line]	Sewer District <small>Publicly regulated body of governing sewer for sewer collection and treatment</small>
[Line]	Timber Preserve Zone <small>See regulations for timber production</small>
[Line]	Williamson Act <small>Contract with the State for agricultural use</small>

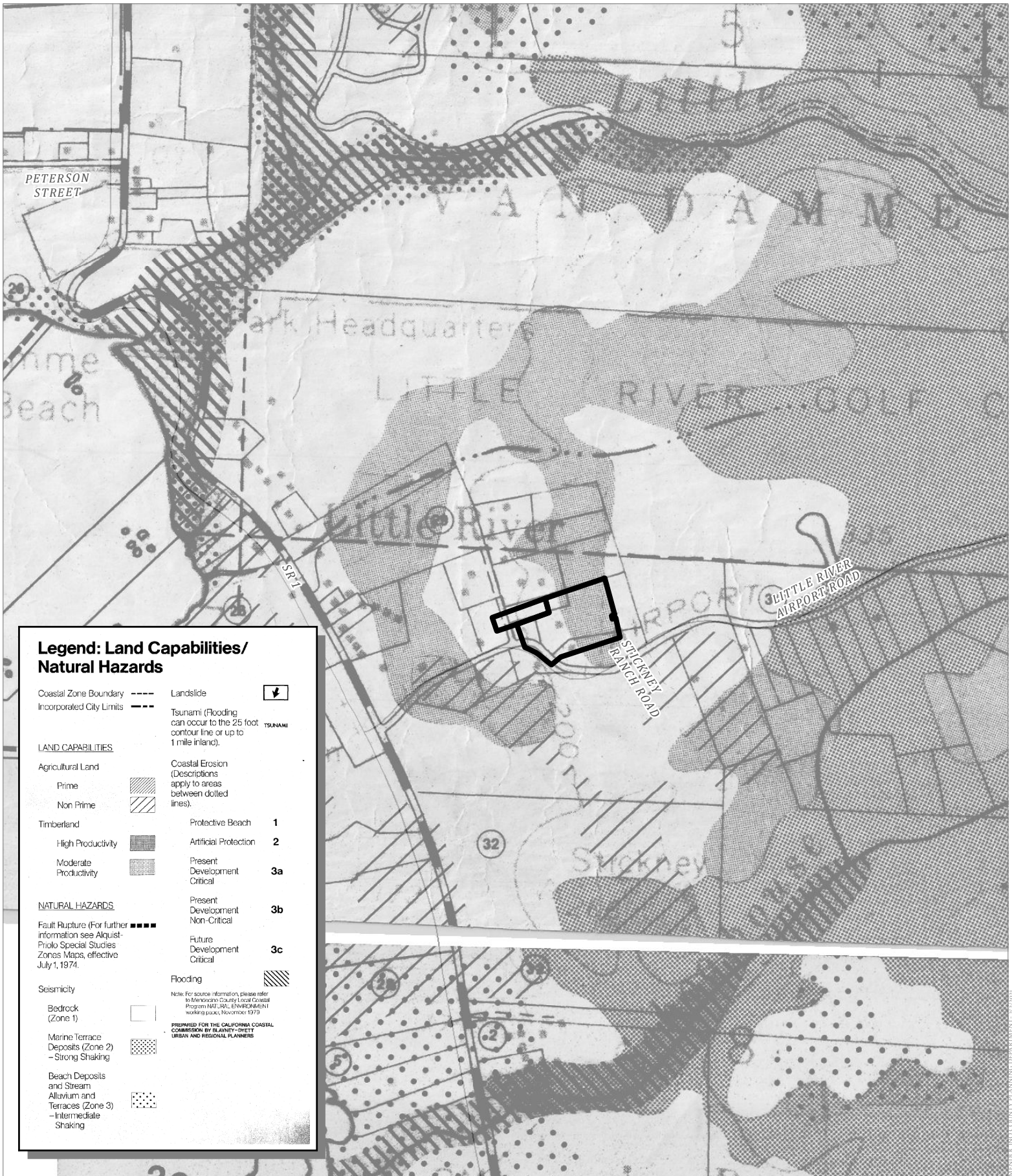
Public Roads



CASE: B 2021-003  
 OWNER: SCOTT, Patricia  
 APN: 121-290-11, 35  
 APLCT: Patricia Scott  
 AGENT:  
 ADDRESS: 44760 Little River Airport Road, Little River

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021





**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 [dotted]

**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 box]  
 Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted box]  
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled box]

Landslide [arrow pointing down to slope]  
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]

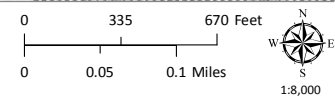
Coastal Erosion (Descriptions apply to areas between dotted lines).  
 Protective Beach 1 [diagonal lines]  
 Artificial Protection 2 [cross-hatch]  
 Present Development Critical 3a [stippled]  
 Present Development Non-Critical 3b [dotted]  
 Future Development Critical 3c [diagonal lines]

Flooding [wavy line]

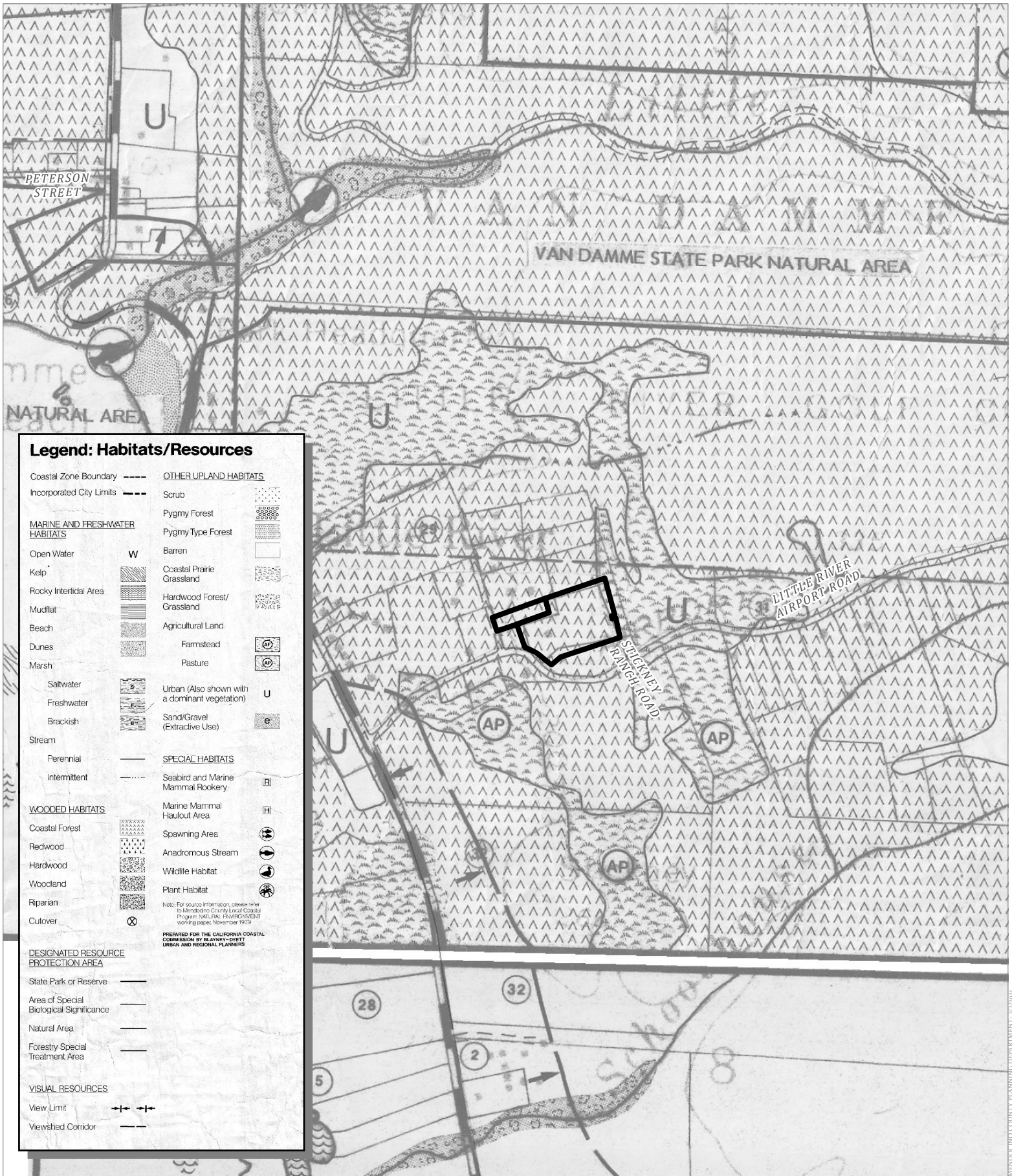
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.  
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

CASE: B 2021-003  
 OWNER: SCOTT, Patricia  
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Public Roads



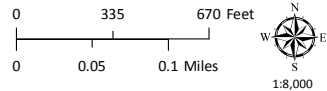




**Legend: Habitats/Resources**

- Coastal Zone Boundary - - - -
  - Incorporated City Limits - - - -
  - MARINE AND FRESHWATER HABITATS**
  - Open Water W
  - Kelp
  - Rocky Intertidal Area
  - Mudflat
  - Beach
  - Dunes
  - Marsh
  - Saltwater
  - Freshwater
  - Brackish
  - Stream
  - Perennial
  - Intermittent
  - WOODED HABITATS**
  - Coastal Forest
  - Redwood
  - Hardwood
  - Woodland
  - Riparian
  - Cutover
  - DESIGNATED RESOURCE PROTECTION AREA**
  - State Park or Reserve
  - Area of Special Biological Significance
  - Natural Area
  - Forestry Special Treatment Area
  - VISUAL RESOURCES**
  - View Limit
  - Viewshed Corridor
  - OTHER UPLAND HABITATS**
  - Scrub
  - Pygmy Forest
  - Pygmy Type Forest
  - Barren
  - Coastal Prairie Grassland
  - Hardwood Forest/Grassland
  - Agricultural Land
  - Farmstead
  - Pasture
  - Urban (Also shown with a dominant vegetation) U
  - Sand/Gravel (Extractive Use) e
  - SPECIAL HABITATS**
  - Seabird and Marine Mammal Rookery
  - Marine Mammal Haulout Area
  - Spawning Area
  - Anadromous Stream
  - Wildlife Habitat
  - Plant Habitat
- Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979
- PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS

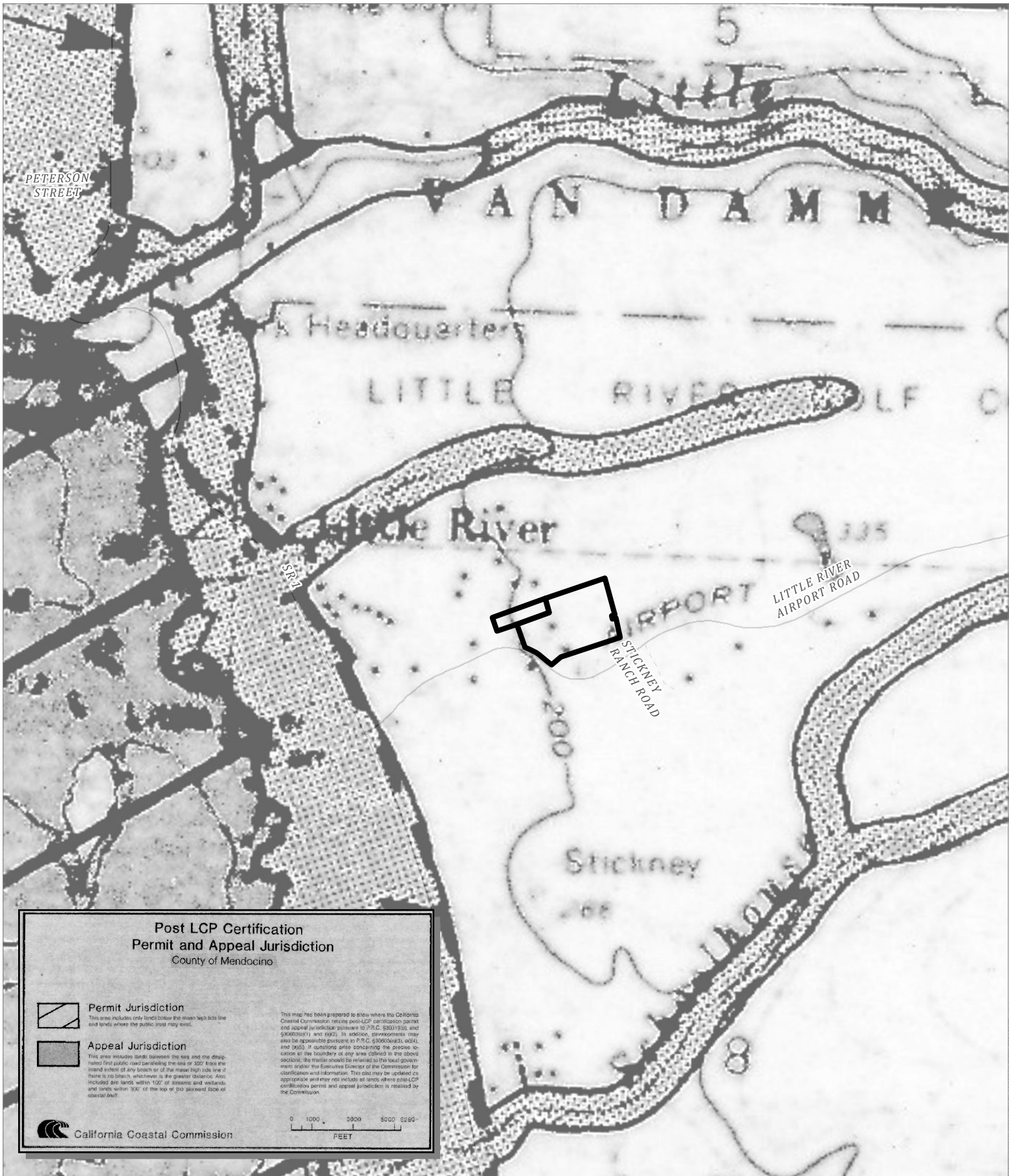
Public Roads



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MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021





PETERSON STREET

VANDAMM

A Headquarters

LITTLE RIVER

Little River

AIRPORT

LITTLE RIVER AIRPORT ROAD

STICKNEY RANCH ROAD

Stickney

WILSONS

**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.

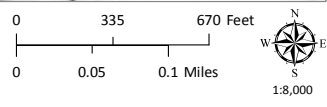
**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams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

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. §20019.50, and §20020.01 and 19.02. In addition, developments may also be appealable pursuant to P.R.C. §20020.03, 03.04, and 06.03. 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.

0 1000 3000 5000 6250  
FEET

California Coastal Commission

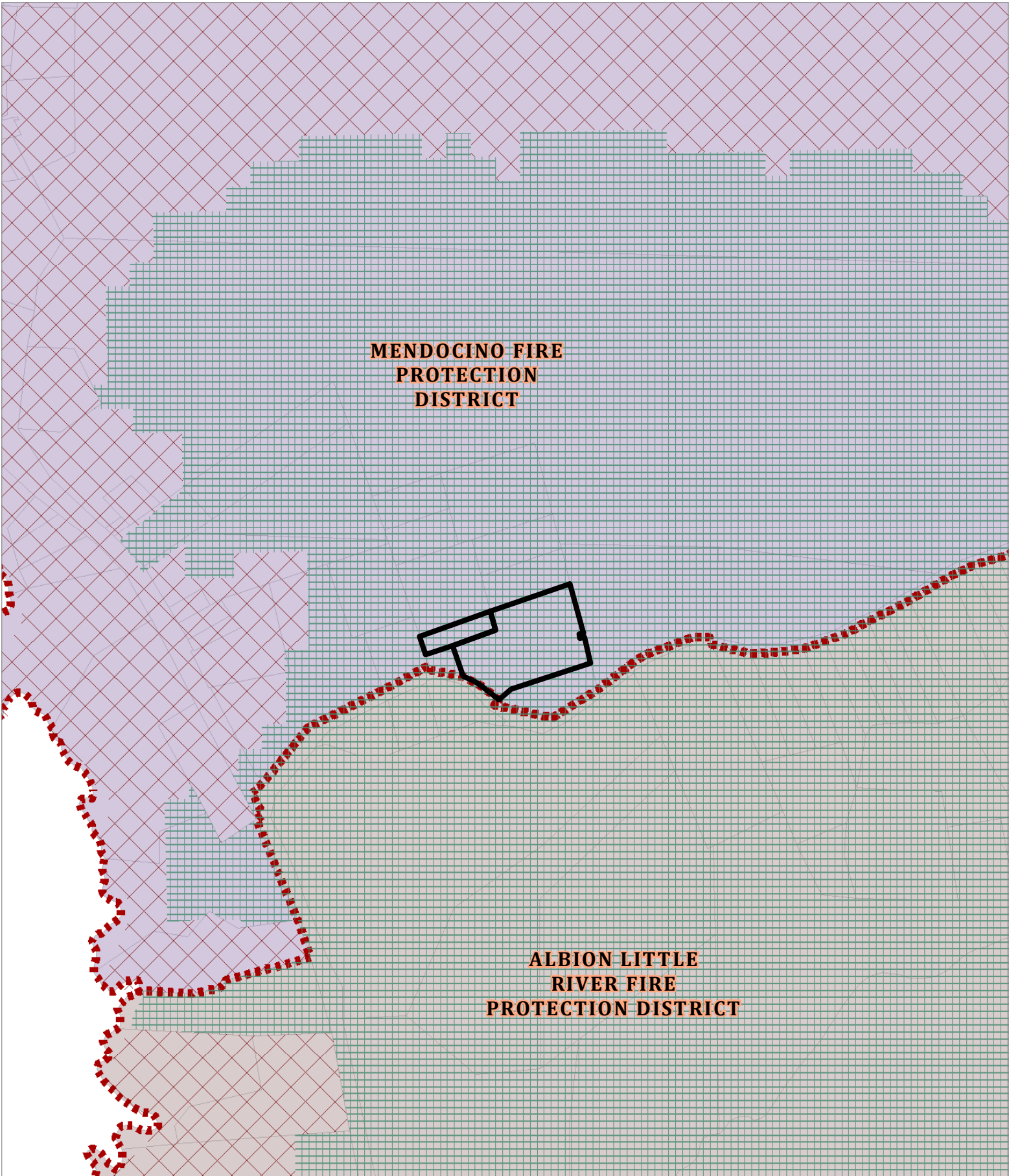
Public Roads



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POST LCP CERTIFICATION & APPEAL JURISDICTION




MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

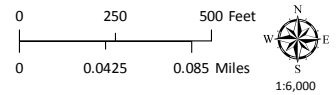


**MENDOCINO FIRE  
PROTECTION  
DISTRICT**

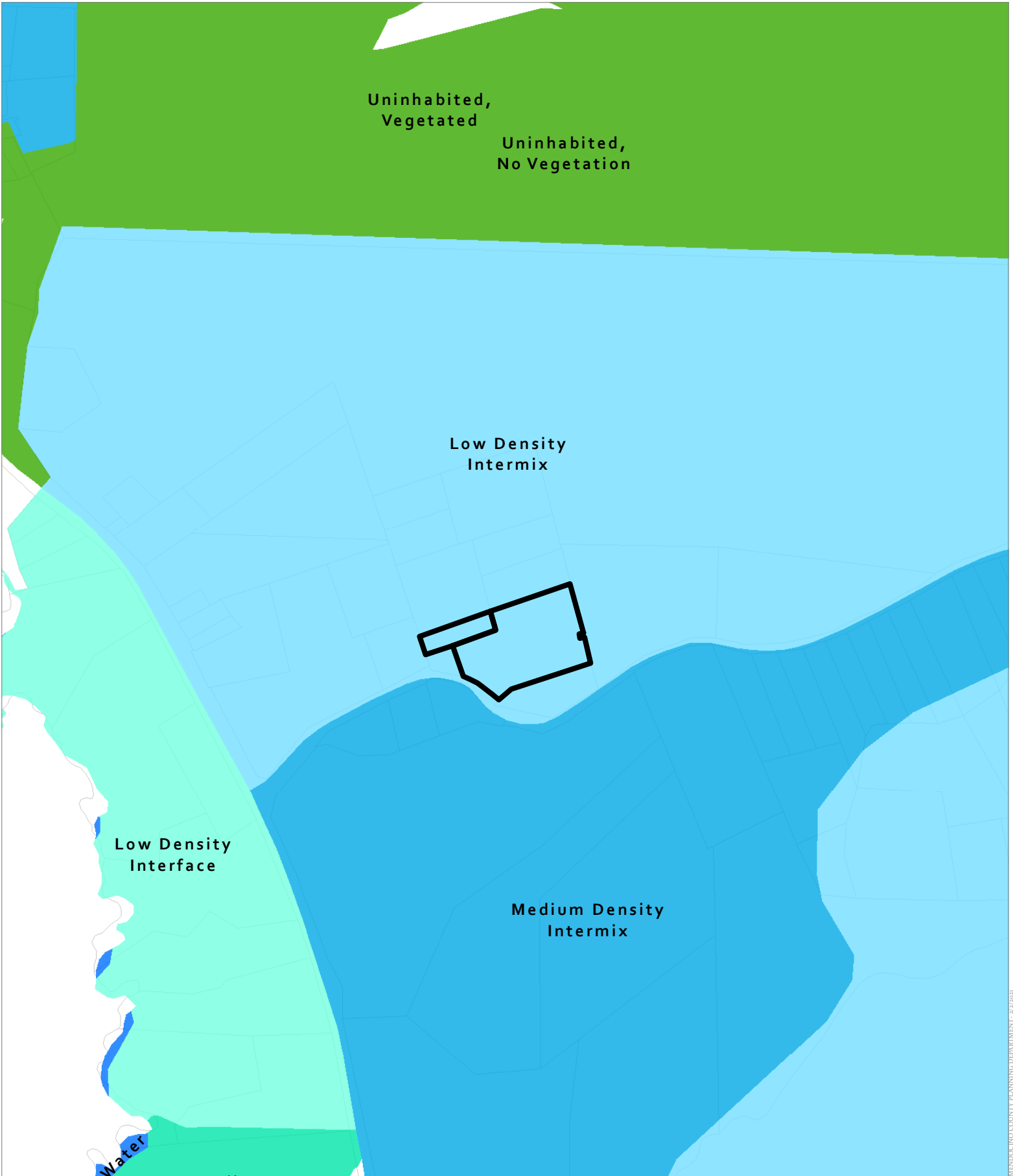
**ALBION LITTLE  
RIVER FIRE  
PROTECTION DISTRICT**

CASE: B 2021-0003  
 OWNER: SCOTT, Patricia  
 APN: 121-290-11, 35  
 APLCT: Patricia Scott  
 AGENT:  
 ADDRESS: 44760 Little River Aiport Road, Little River

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

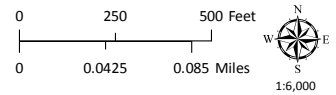


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

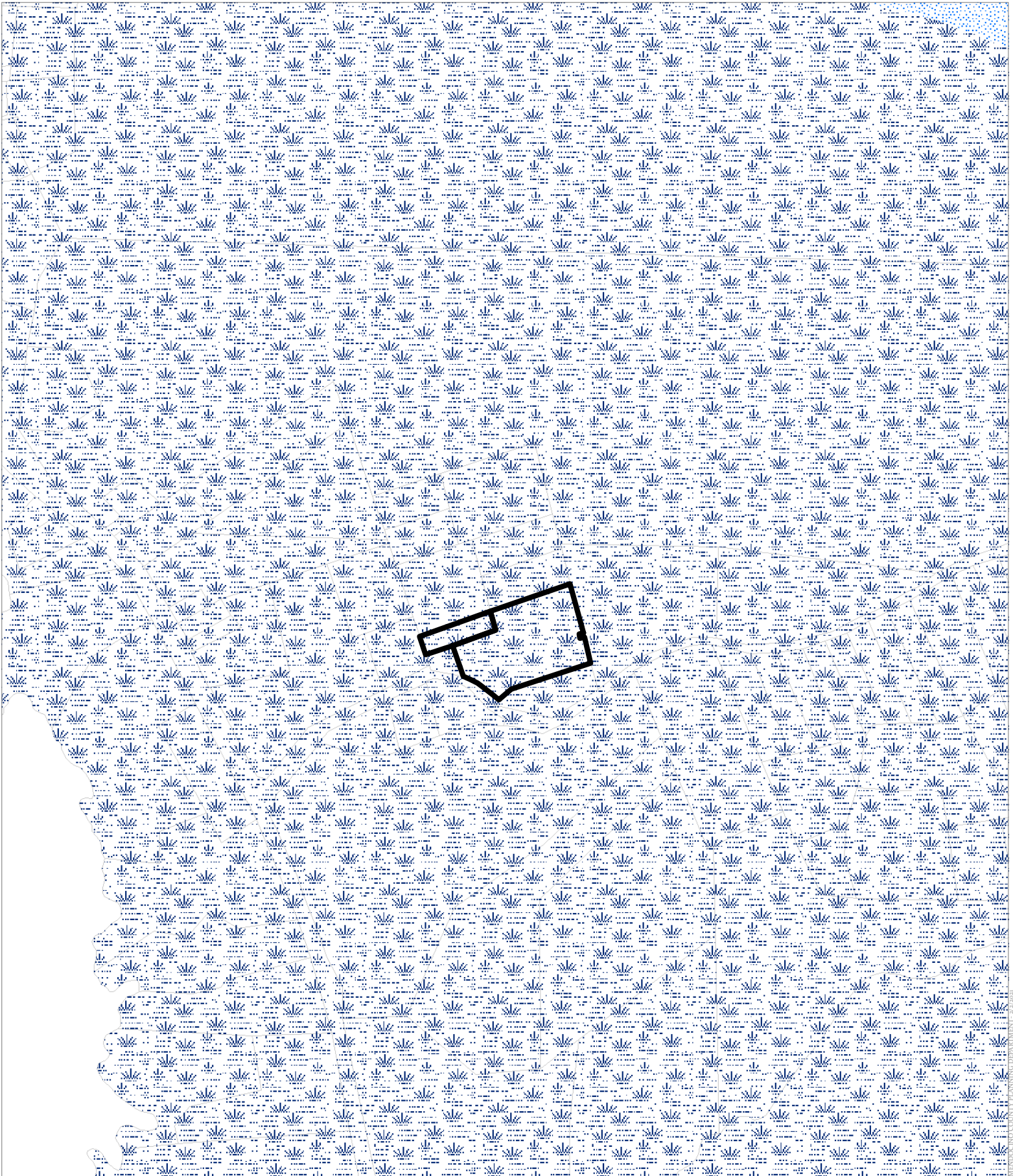


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 Water

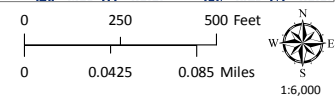




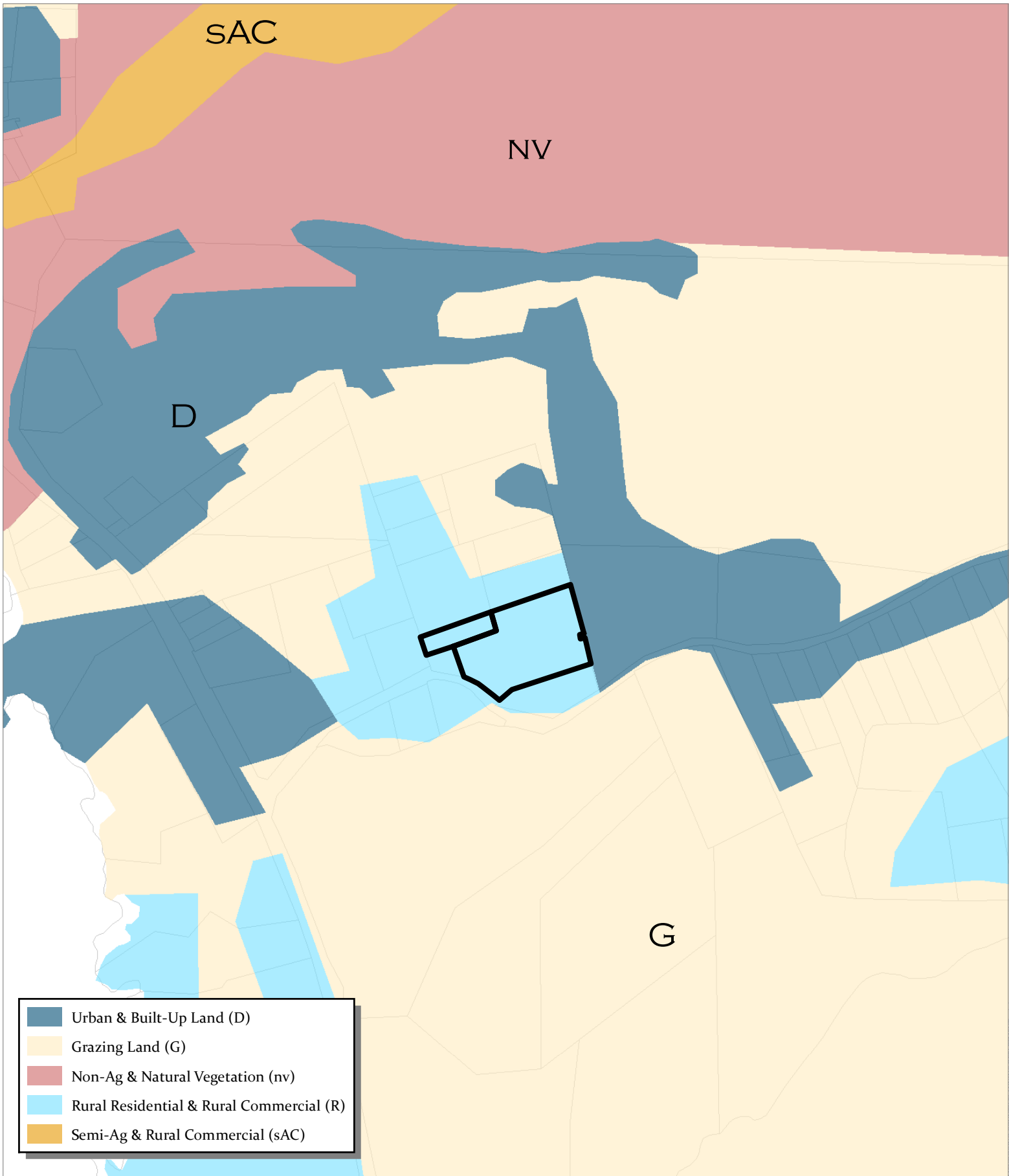


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 Sufficient Water Resources  
 Marginal Water Resources

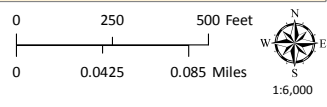


**GROUND WATER RESOURCES**

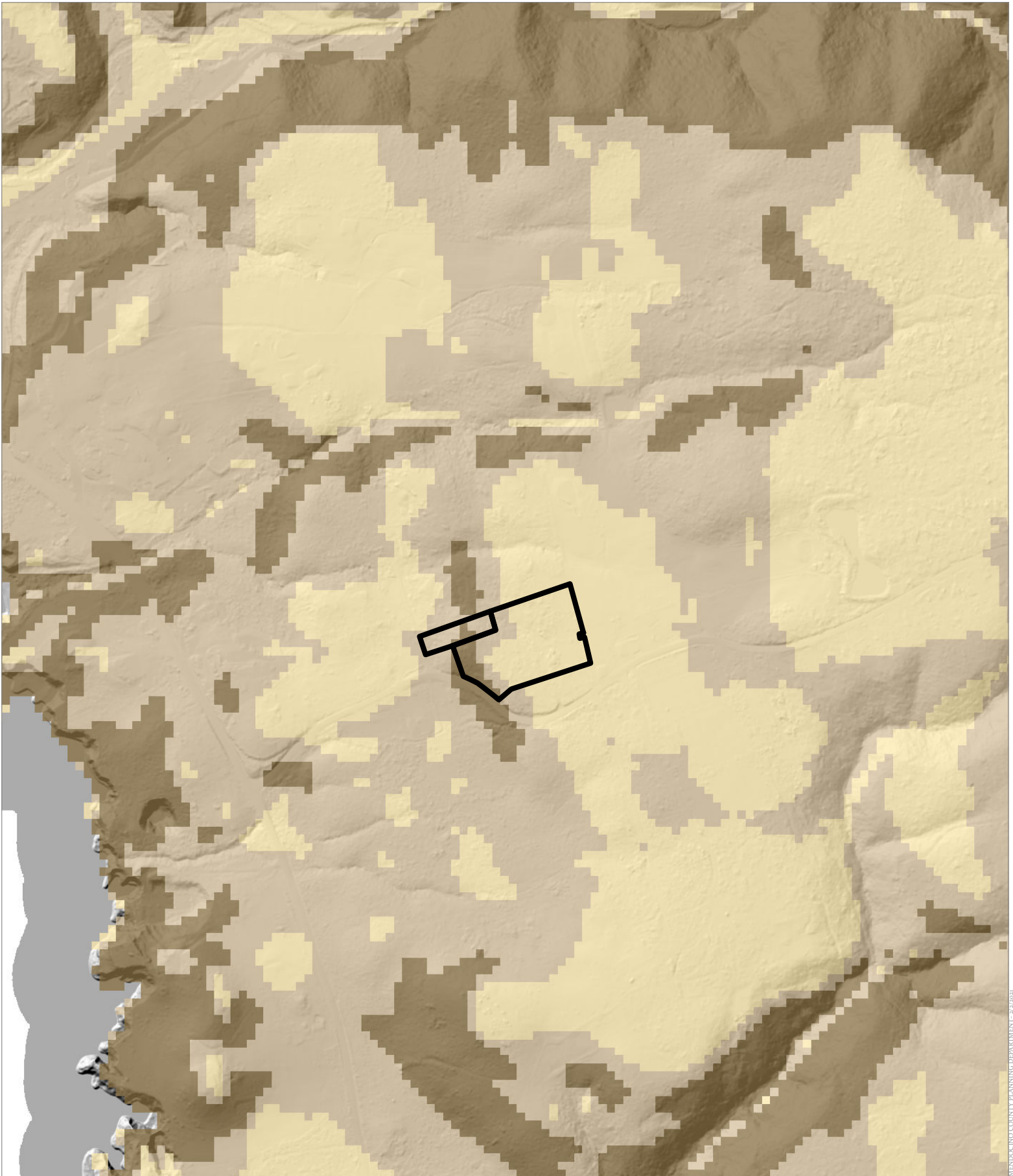


- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)

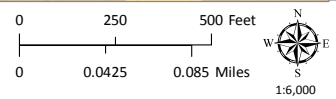
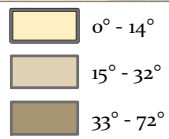
CASE: B 2021-0003  
 OWNER: SCOTT, Patricia  
 APN: 121-290-11, 35  
 APLCT: Patricia Scott  
 AGENT:  
 ADDRESS: 44760 Little River Airport Road, Little River



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

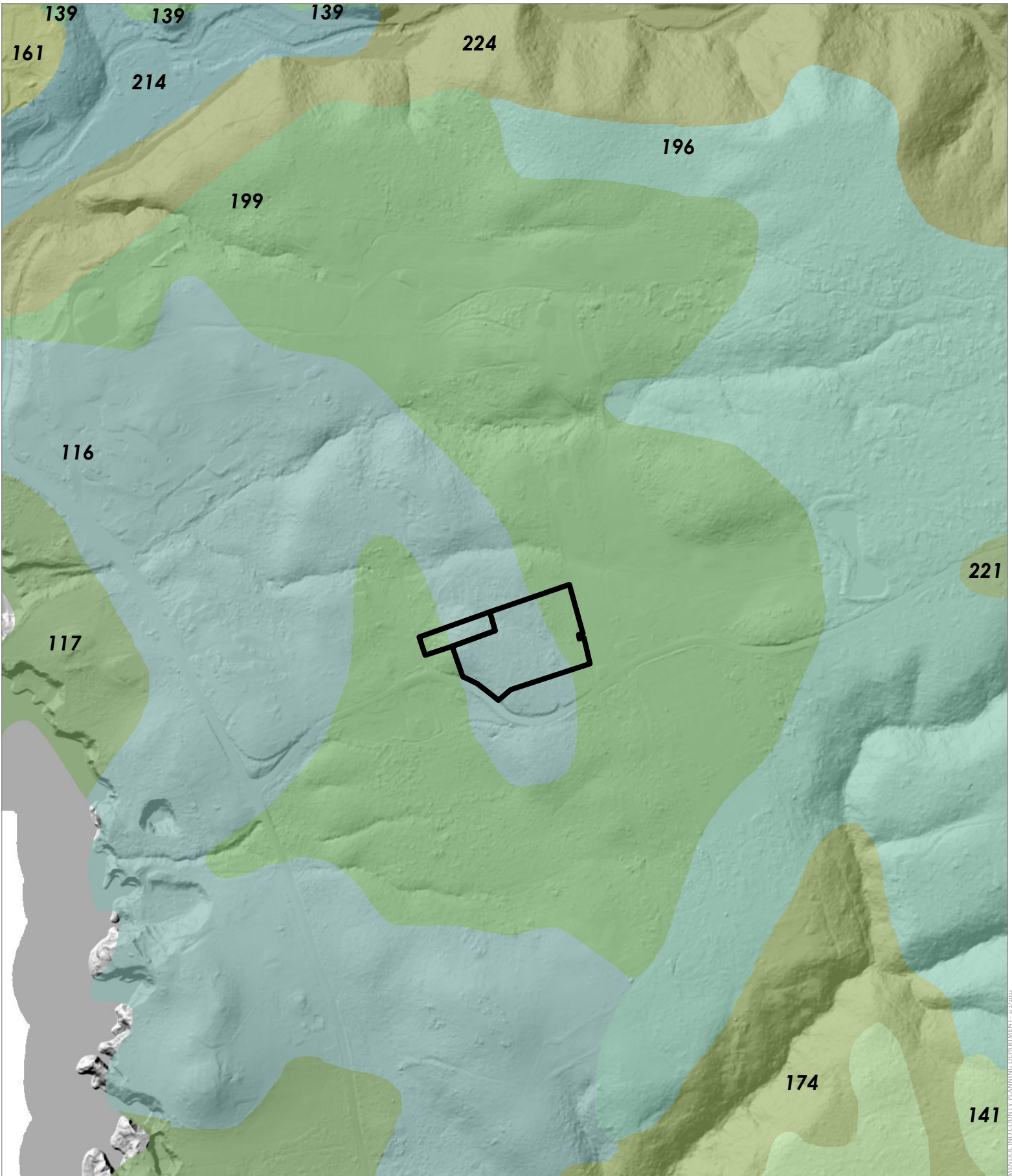


CASE: B 2021-0003  
 OWNER: SCOTT, Patricia  
 APN: 121-290-11, 35  
 APLCT: Patricia Scott  
 AGENT:  
 ADDRESS: 44760 Little River Aiport Road, Little River




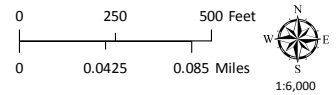
ESTIMATED SLOPE





CASE: B 2021-0003  
 OWNER: SCOTT, Patricia  
 APN: 121-290-11, 35  
 APLCT: Patricia Scott  
 AGENT:  
 ADDRESS: 44760 Little River Airport Road, Little River

 Shinglemill-Gibney Complex



WESTERN SOIL CLASSES