



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 GONZALEZ, INTERIM DIRECTOR
 JULIA KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

September 20, 2021

Planning – FB/Ukiah
 Department of Transportation
 Environmental Health - Ukiah/Fort Bragg
 Building Inspection - Fort Bragg
 Forestry Advisor

Airport Land Use Commission
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission

Potter Valley Tribe
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Albion Little River Fire District

CASE#: B_2021-0048

DATE FILED: 9/9/2021

OWNER/APPLICANT: KENNETH HODGES & VANESSA NOLASCO

AGENT: VANCE RICKS

REQUEST: Coastal Development Boundary Line Adjustment to merge two lots in the Little River Area. Lot 1 (APN 121-310-14) and Lot 2 (APN 121-310-15) will combine into a single lot of 1.88± acres.

LOCATION: In the Coastal Zone, 0.55± miles southeast of Little River Community Center, lying on the east side of Hwy 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Rd (CR 404); located at 44621 Little River Airport Rd; APNs 121-310-14 and 121-310-15.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

RESPONSE DUE DATE: October 4, 2021

PROJECT INFORMATION CAN BE FOUND AT:

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. 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_2021-0048

OWNER: Kenneth Hodges & Vanessa Nolasco

APPLICANT: Kenneth Hodges & Vanessa Nolasco

AGENT: Vance Ricks

REQUEST: Coastal Development Boundary Line Adjustment to merge two lots in the Little River Area. Lot 1 (APN 121-310-14) and Lot 2 (APN 121-310-15) will combine into a single lot of 1.88± acres.

LOCATION: In the Coastal Zone, 0.55± miles southeast of Little River Community Center, lying on the east side of Hwy 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Rd (CR 404); located at 44621 Little River Airport Rd; APNs 121-310-14 and 121-310-15.

APN/S: 121-310-14, -15

PARCEL SIZE: 1.88± acres

GENERAL PLAN: Rural Residential, 5 ac. minimum, one unit per 5 ac. (RR5(1))

ZONING: Rural Residential, 5 ac. Minimum, (RR:5)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: Woodward Acres Subdivision Unit No. 1 (1965)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential, 40 ac. minimum (RMR40)	Remote Residential, 5 ac. minimum (RMR:5)	3.7±	Residential
EAST:	Rural Residential, 5 ac. minimum (RR5)	Rural Residential, 5 ac. minimum (RR:5)	1.1±	Residential
SOUTH:	Rural Residential, 5 ac. minimum (RR5)	Rural Residential, 5 ac. minimum (RR:5)	2.04±	Residential
WEST:	Rural Residential, 5 ac. minimum (RR5)	Rural Residential, 5 ac. minimum (RR:5)	1.05±	Residential

REFERRAL AGENCIES

LOCAL

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

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division (FB)
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- 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: DIRK LARSON

DATE: 9/20/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built Up Land/Grazing

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

Shinglemill-Gibney Complex

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

Zone 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

N/A

19. WILD AND SCENIC RIVER:

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

N/A

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

Rural Residential, 5 ac. minimum,

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

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

YES

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

N/A

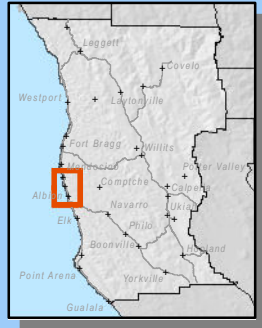
31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

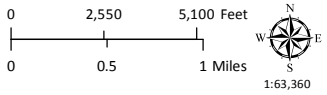


SUBJECT PARCEL/S



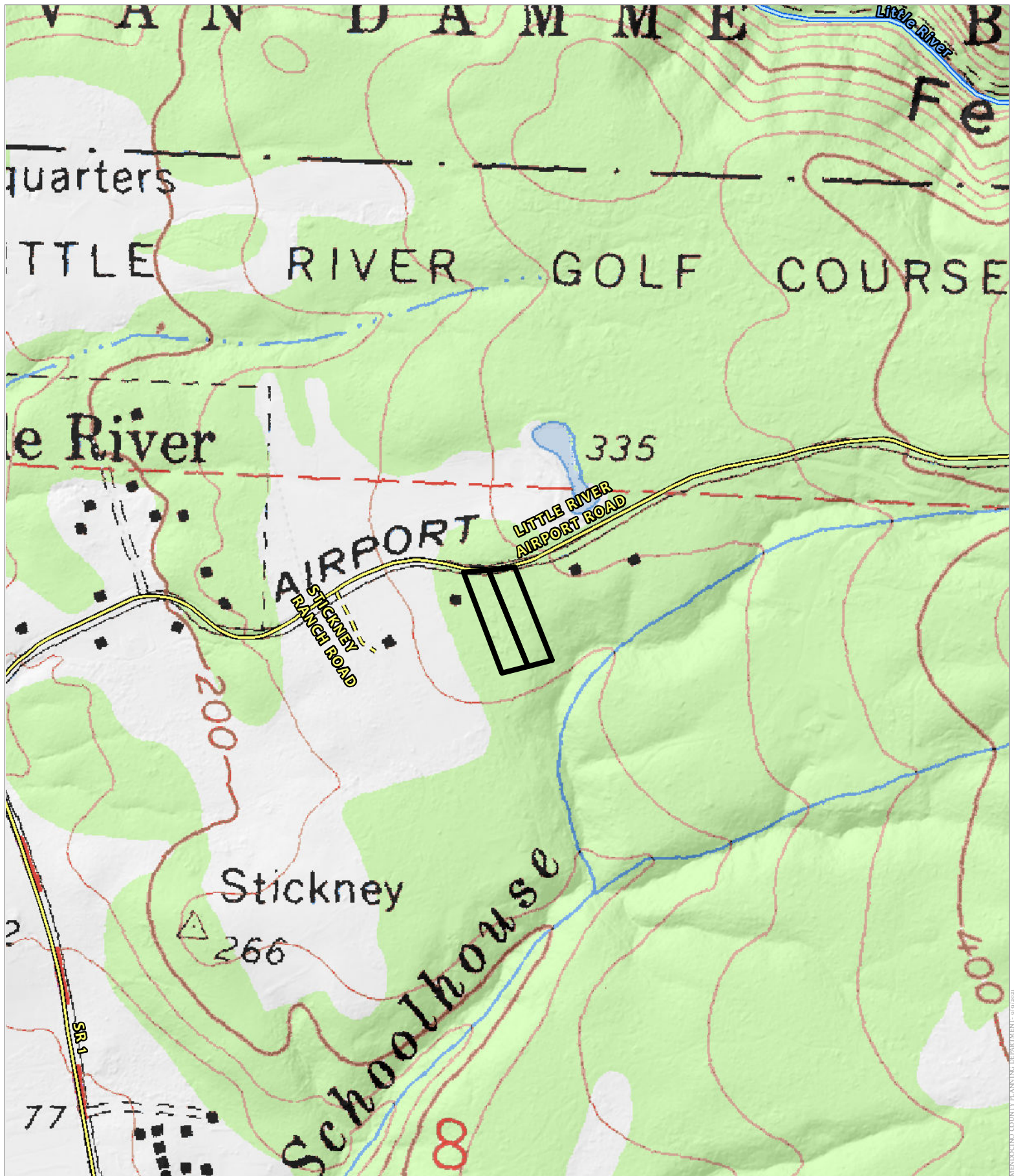
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 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River

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





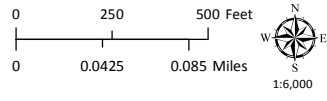
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 09/07/2021



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-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

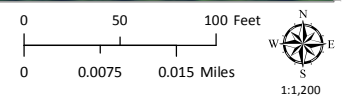
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021



MEMPHIS COUNTY PLANNING DEPARTMENT - 09/07/2021

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
 Public Roads

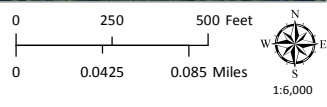


AERIAL IMAGERY



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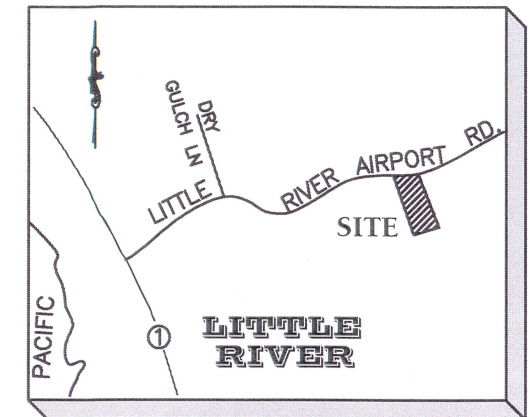
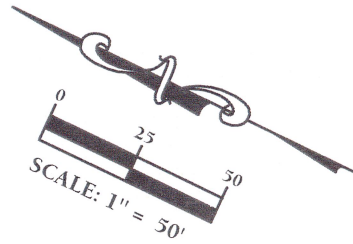
-  Public Roads
-  Private Roads



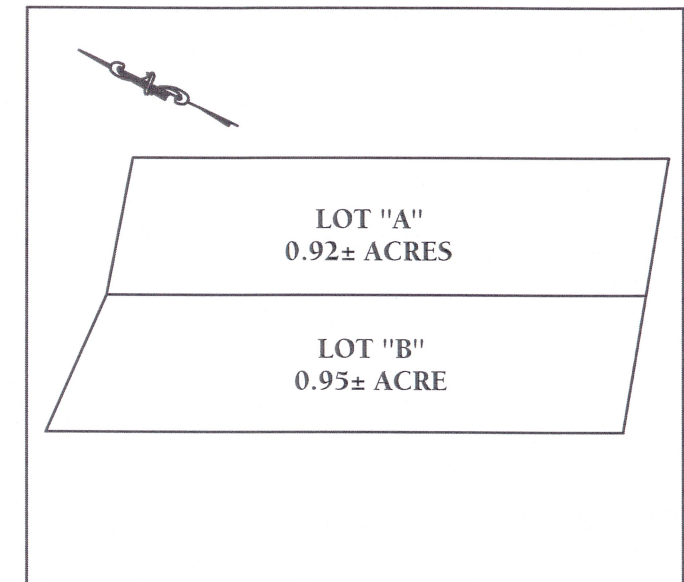
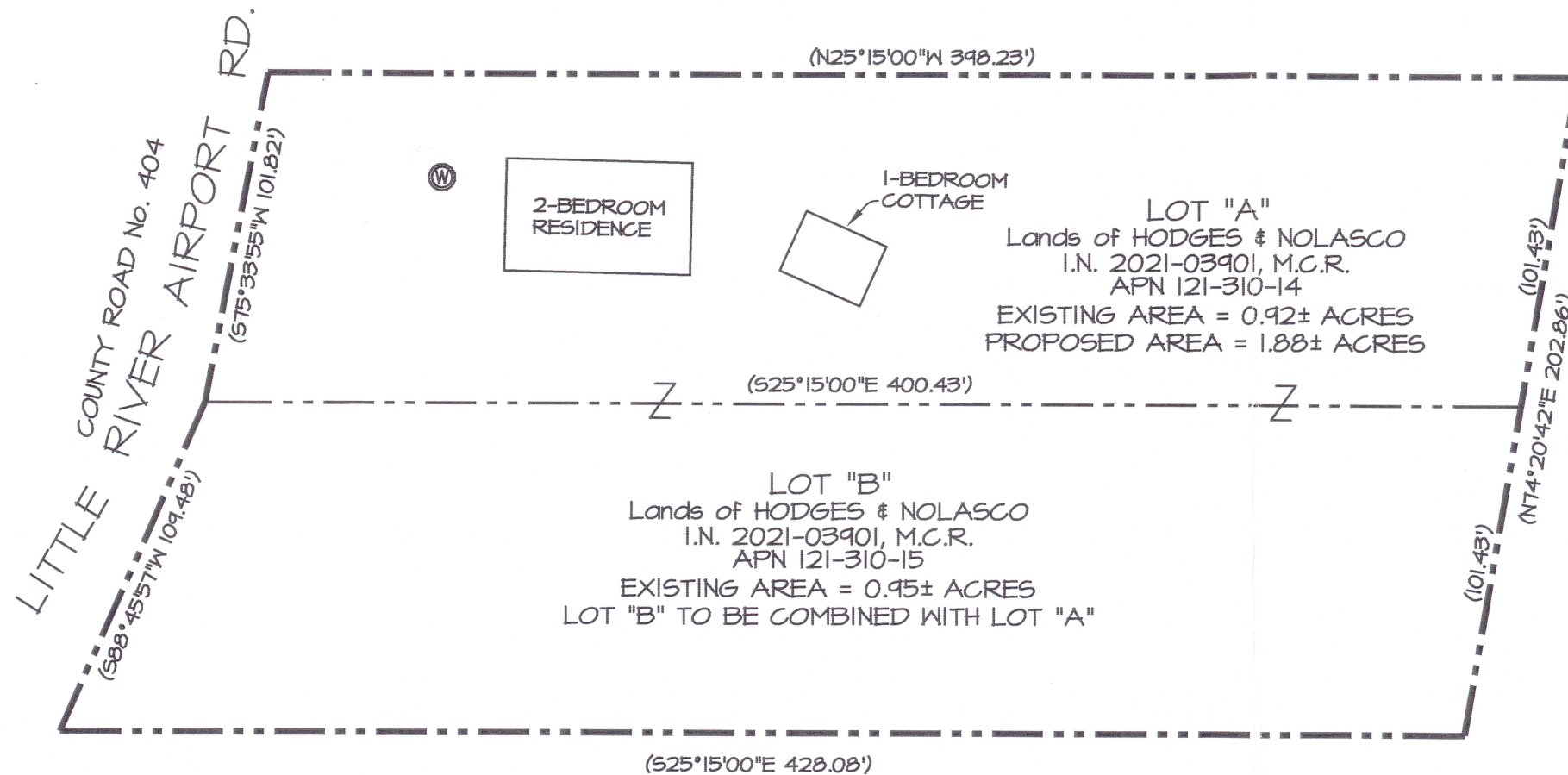
TERRACON COUNTY PLANNING DEPARTMENT - 09/07/2021

BOUNDARY LINE ADJUSTMENT EXHIBIT

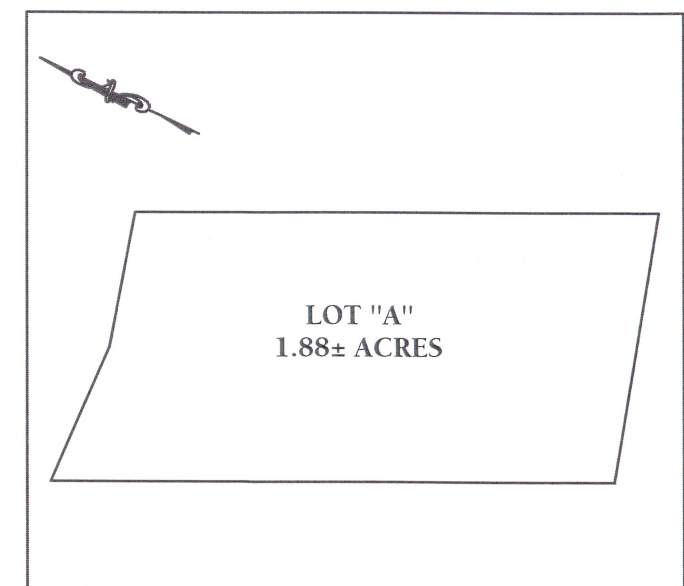
Lands of HODGES & NOLASCO
 44621 & 44631 LITTLE RIVER AIRPORT RD
 APNs 121-310-14 & 15
 VOLUNTARY MERGER



LOCATION MAP
NO SCALE



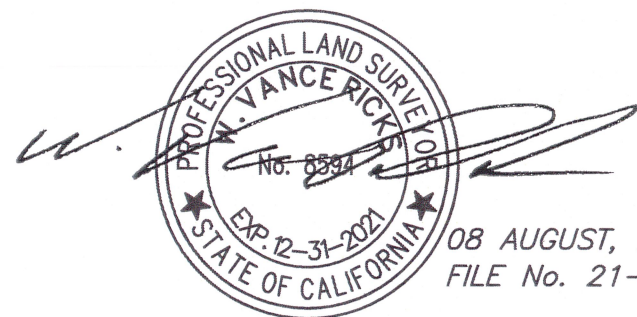
EXISTING CONFIGURATION
NO SCALE



PROPOSED CONFIGURATION
NO SCALE

LEGEND

- EXISTING BOUNDARY LINE
- M.R.C. MENDOCINO COUNTY RECORDS
- I.N. INSTRUMENT NUMBER, M.C.R.
- APN ASSESSOR'S PARCEL NUMBER



VANCE
LAND SURVEYING
 10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414

OS

RMR 40:PD

RR5 [RR2]

RMR 40

RR5 [RR1]

RMR 20

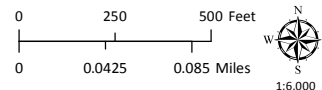
RR10:CR

TP

RR5

RMR

 Zoning Districts



CASE: B 2021-0048
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ZONING DISPLAY MAP

OS

RMR 40

RR 5 (RR 2)

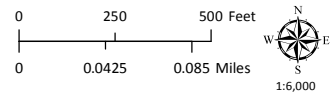
RR 5 (RR 1)

RMR 20

RR 10

FL 160

 General Plan Classes



CASE: B 2021-0048
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GENERAL PLAN CLASSIFICATIONS

VAN DAMME STATE PARK NATURAL AREA

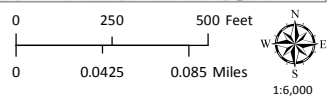
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp		Pygmy Type Forest
Rocky Intertidal Area		Barren
Mudflat		Coastal Prairie Grassland
Beach		Hardwood Forest/Grassland
Dunes		Agricultural Land
Marsh		Farmstead
Saltwater		Pasture
Freshwater		Urban (Also shown with a dominant vegetation)
Brackish		Sand/Gravel (Extractive Use)
Stream		
Perennial	—	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest		Marine Mammal Haulout Area
Redwood		Spawning Area
Hardwood		Anadromous Stream
Woodland		Wildlife Habitat
Riparian		Plant Habitat
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	—	

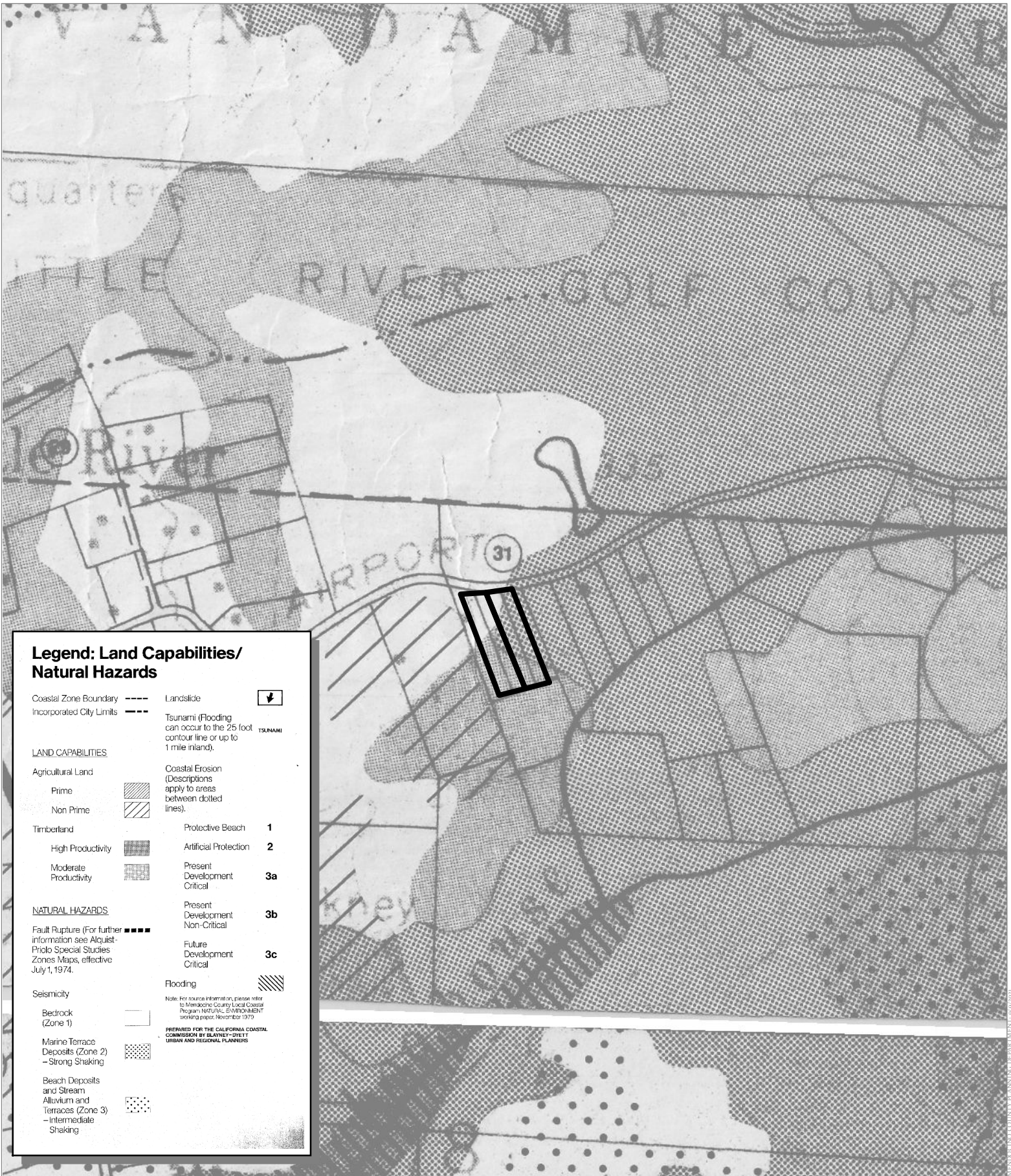
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL CHARACTERISTICS WORKSHEET, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWYER URBAN AND REGIONAL PLANNERS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

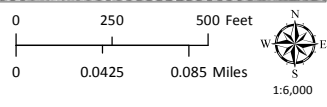


**Legend: Land Capabilities/
Natural Hazards**

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

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 BLANES+DRETT URBAN AND REGIONAL PLANNERS

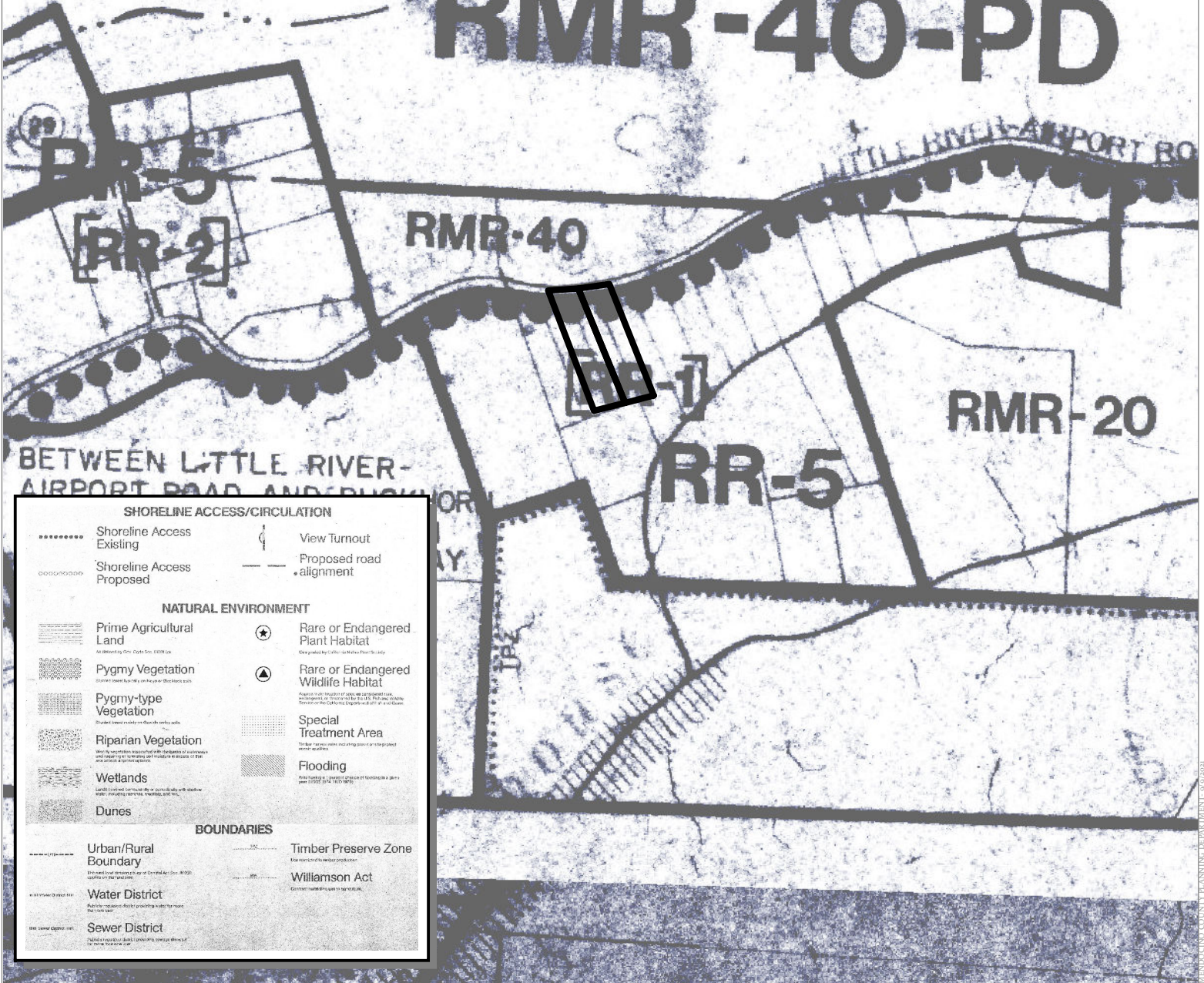
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VAN DAMME STATE PARK NATURAL AREA

Private Golf Course

RMR-40-PD



SHORELINE ACCESS/CIRCULATION

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

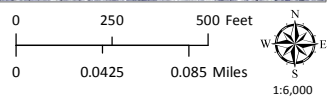
NATURAL ENVIRONMENT

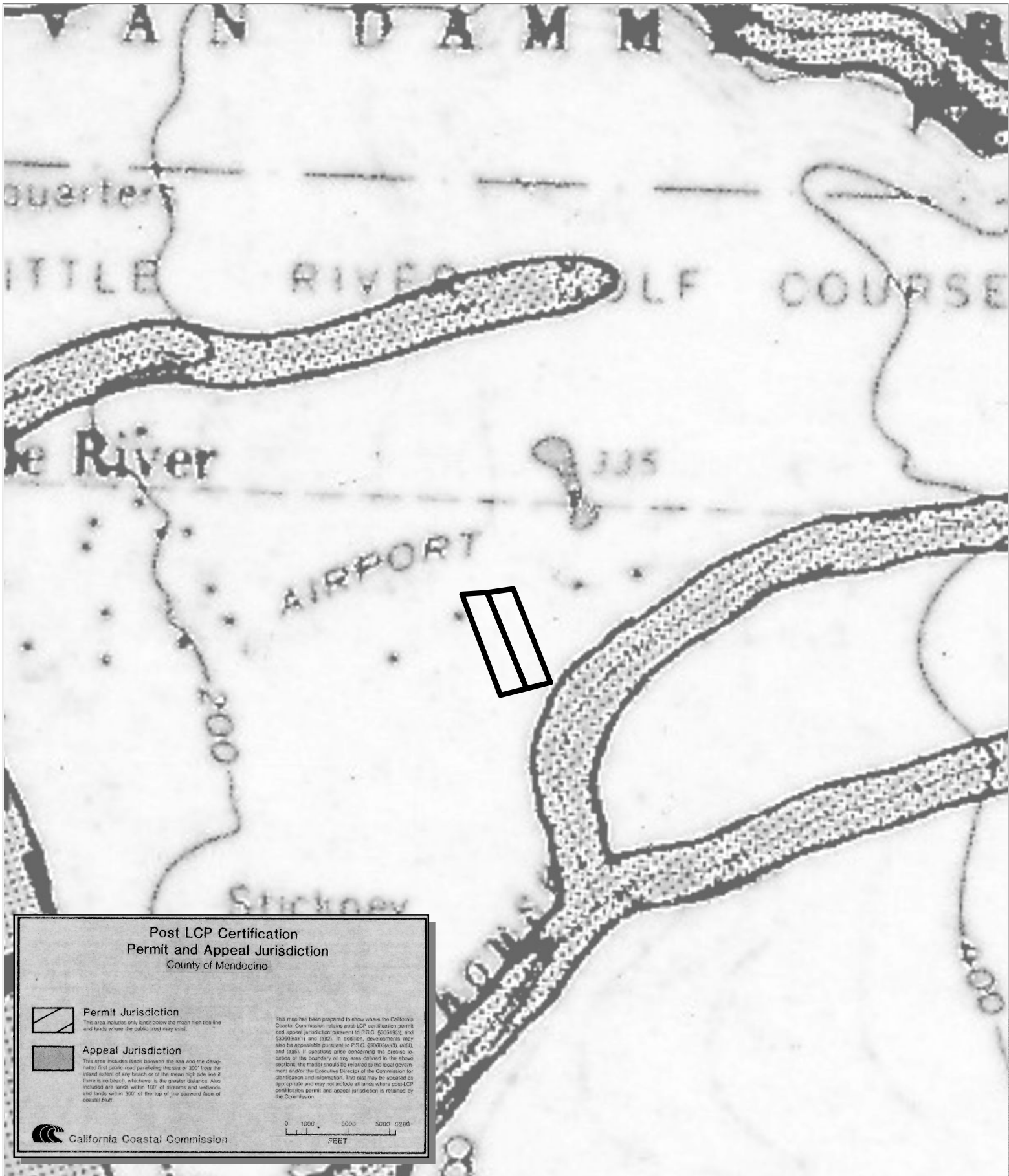
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

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

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**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.

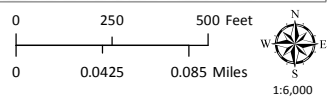
Appeal Jurisdiction
This area includes lands between the sea and the designated first public land paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' of the top of 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.L.C. §3051205, and §30602(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.L.C. §30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader 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 2000 3000 4000

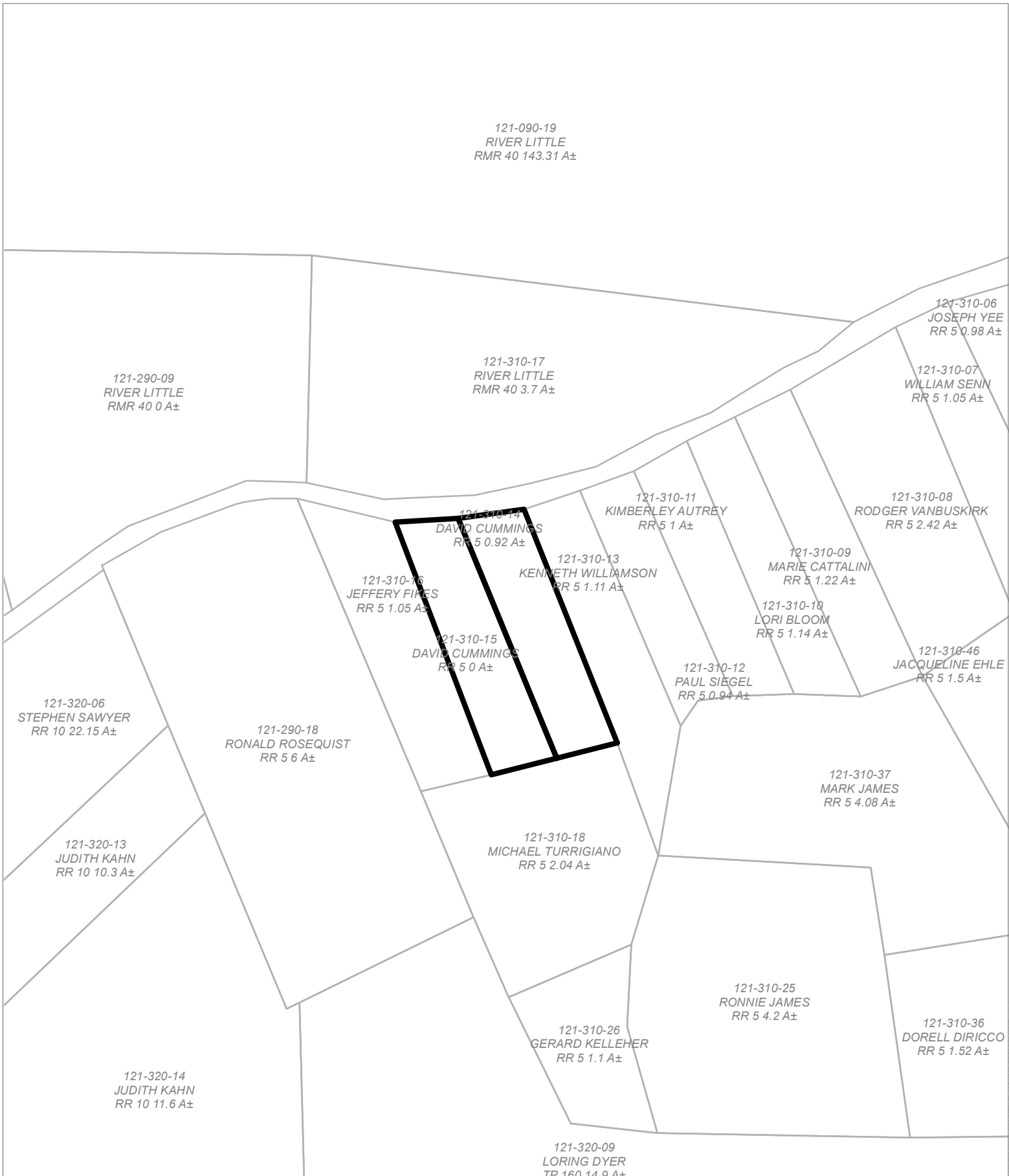
FEET

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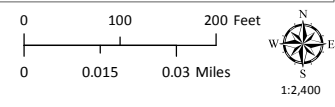
POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/07/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

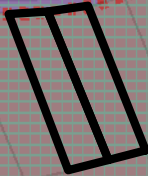
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ADJACENT PARCELS

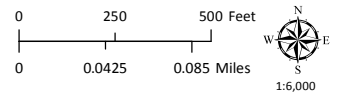
**MENDOCINO FIRE
PROTECTION DISTRICT**

**ALBION LITTLE
RIVER FIRE
PROTECTION DISTRICT**



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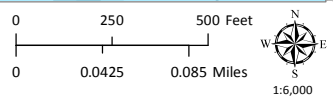
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

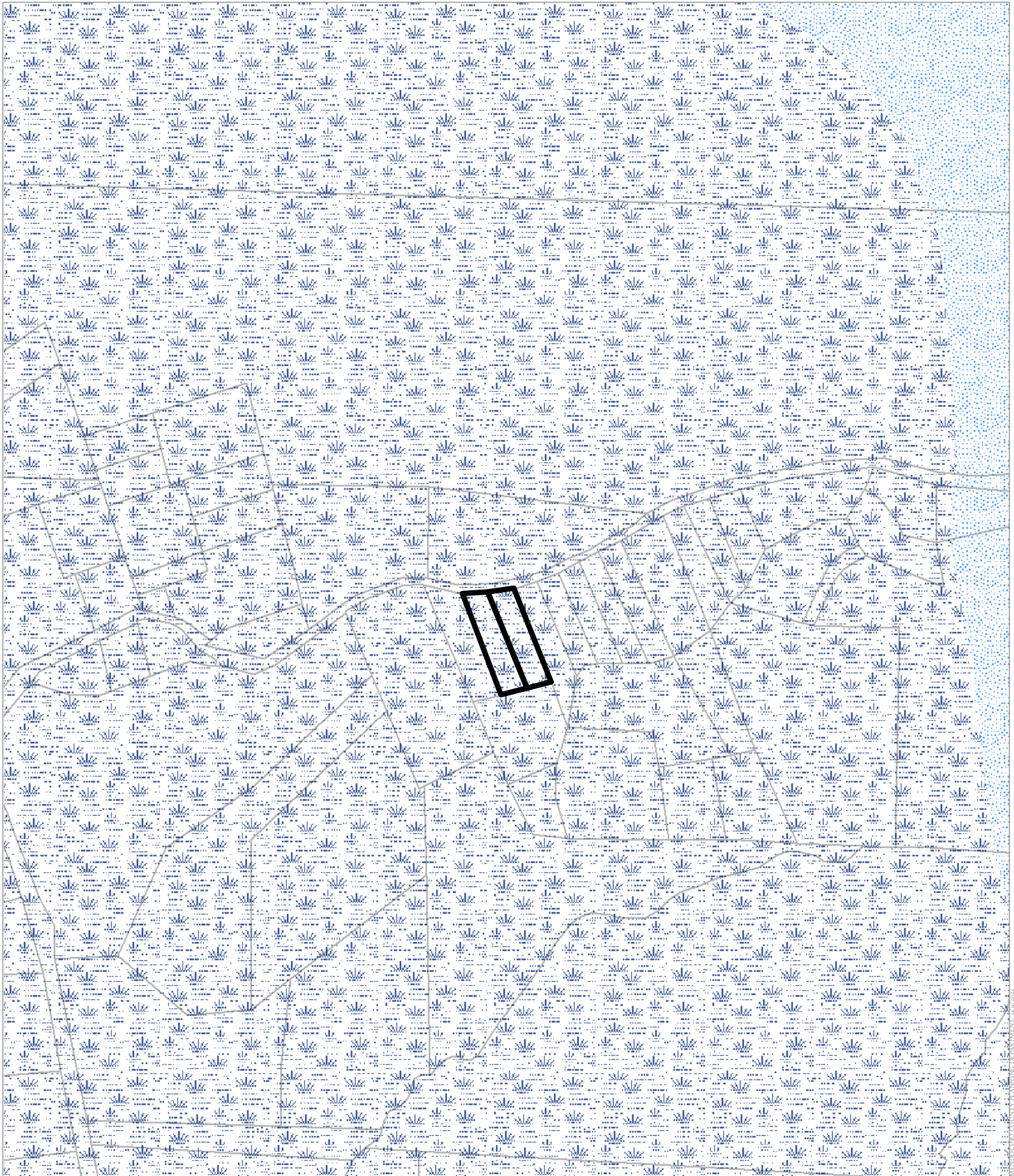


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA





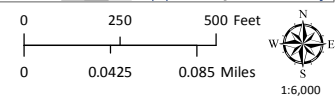
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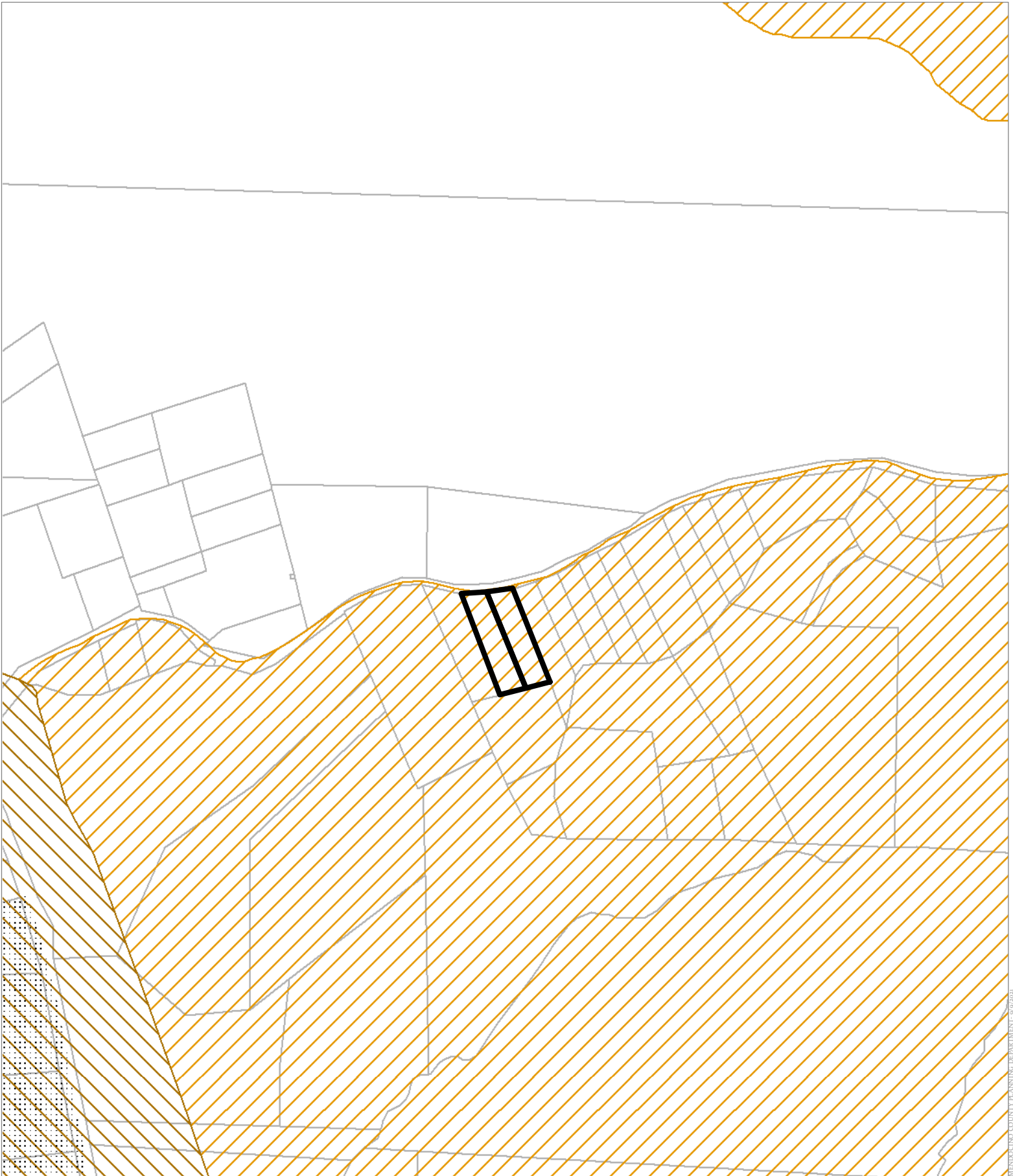


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ADDRESS: 44621 Little River Airport Road, Little River




 Sufficient Water Resources
 Marginal Water Resources

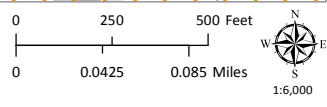


GROUND WATER RESOURCES



CASE: B 2021-0048
 OWNER: HODGES, Kenneth
 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River

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



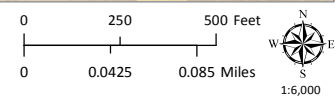
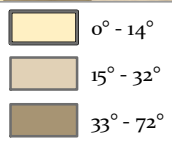
HIGHLY SCENIC & TREE REMOVAL AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/07/2021

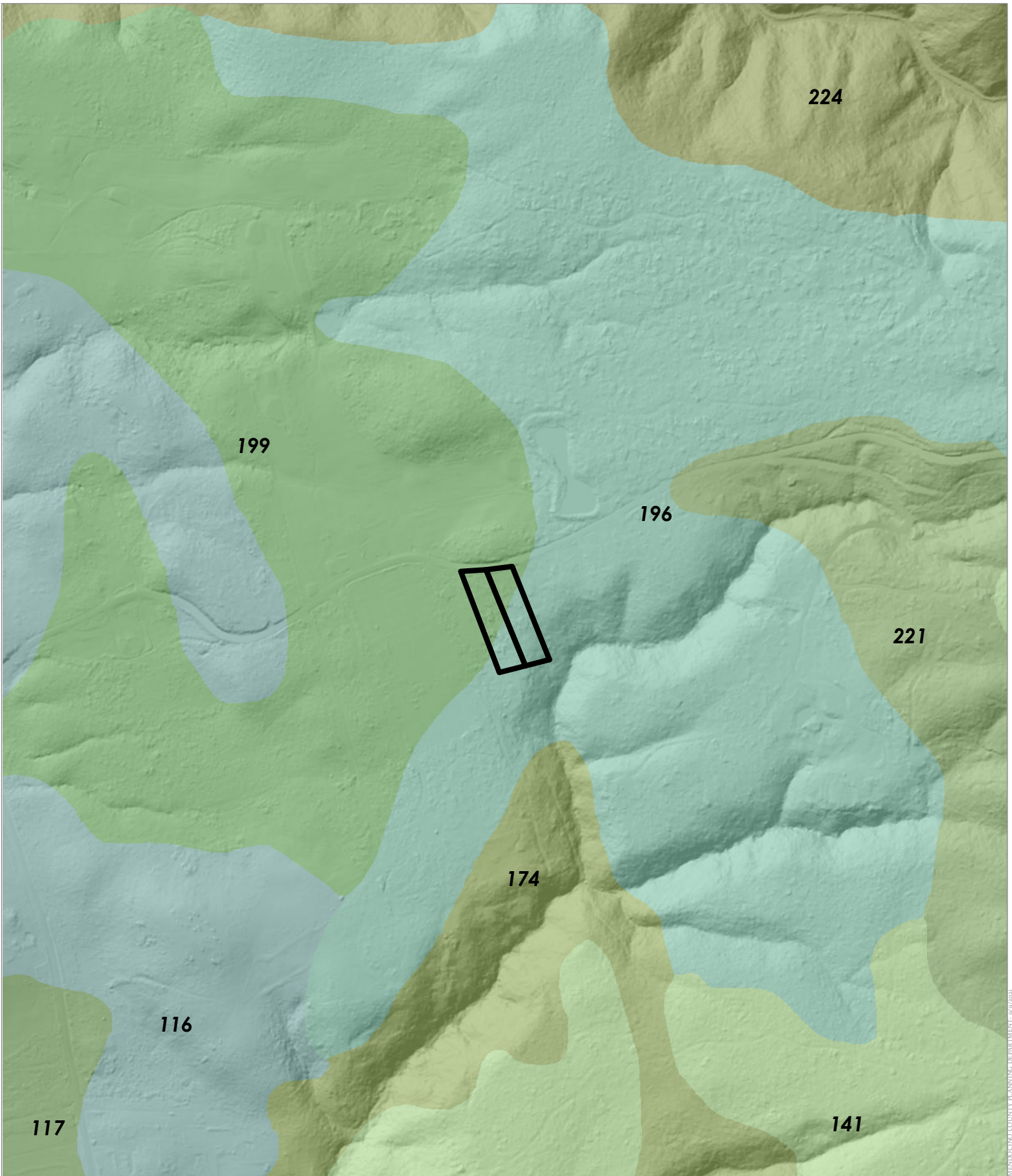


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021


CASE: B 2021-0048
 OWNER: HODGES, Kenneth
 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
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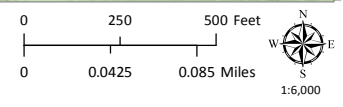


ESTIMATED SLOPE



CASE: B 2021-0048
 OWNER: HODGES, Kenneth
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 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River

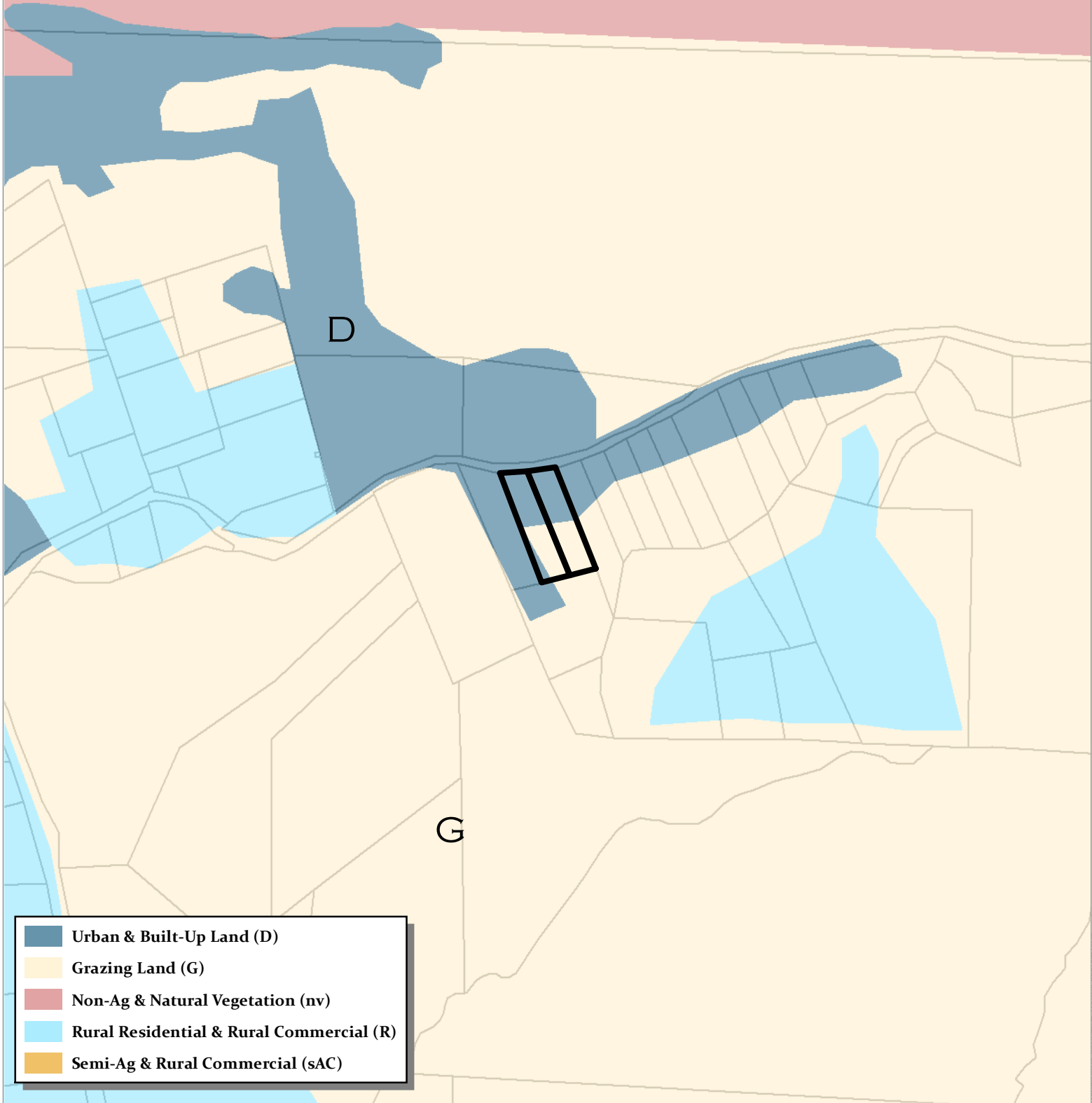
 Shinglemill-Gibney Complex



WESTERN SOIL CLASSIFICATIONS

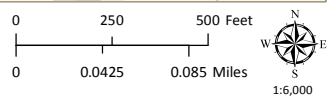
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/07/2021

NV

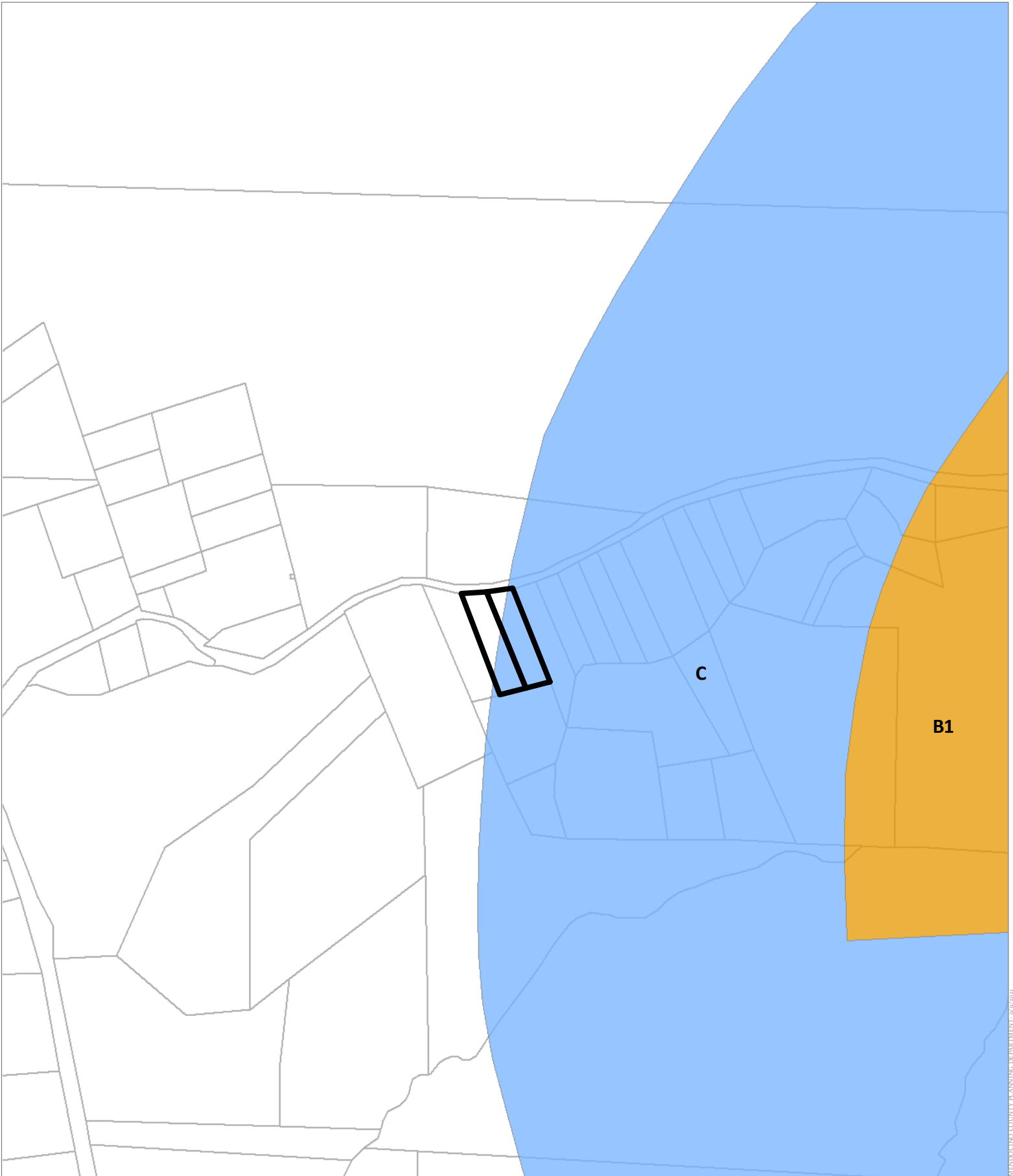


- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)

CASE: B 2021-0048
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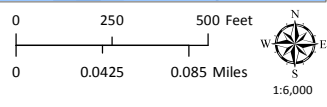


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

CASE: B 2021-0048
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AIRPORT ZONES