



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

NASH GONZALEZ, DIRECTOR
JULIA 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

November 23, 2021

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL BOUNDARY LINE ADJUSTMENT PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday December 9, 2021. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing to consider issuance of a coastal development permit on the boundary line adjustment, commencing at 11:00 a.m., or soon thereafter.

This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or orally via Telecomment, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: B_2021-0048

DATE FILED: 11/16/2021

OWNER/APPLICANT: KENNETH HODGES & VANESSA NOLASCO

AGENT: VANCE RICKS

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

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.55± miles southeast of Little River Community Center, lying on the east side of Highway 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Road (CR 404); located at 44621 Little River Airport Road, Little River, and 44631 Little River Airport Road, Little River; APNs 121-310-14 and 121-310-15.

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, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

Your comments regarding the above project(s) are invited; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W. Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by December 8, 2021, or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas> and must be received the morning of the meeting.

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

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.

IGNACIO GONZALEZ, INTERIM DIRECTOR PLANNING AND BUILDING SERVICES



SUMMARY

OWNER/APPLICANT: KENNETH HODGES & VANESSA NOLASCO
5119 TENAYA AVENUE
NEWARK, CA 94560

AGENT: VANCE RICKS
10580 WEST ROAD
REDWOOD VALLEY, CA 95470

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

LOCATION: In the Coastal Zone, 0.55± miles southeast of Little River town center, lying on the east side of Highway 1 (CA 1), 0.40± miles east of its intersection with Little River Airport Road (CR 404); located at 44621 Little River Airport Road, Little River and 44631 Little River Airport Road, Little River; APNs 121-310-14 and 121-310-15

TOTAL ACREAGE: 1.88± Acres

GENERAL PLAN: Rural Residential, five acre minimum variable to one acre minimum (RR5 [RR-1]):R

ZONING: Rural Residential five acre minimum, variable to one acre minimum (RR-5 [RR-1])

SUPERVISORIAL DISTRICT: 5 (Williams)

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

RECOMMENDATION: APPROVE WITH CONDITIONS PER STAFF REPORT

STAFF PLANNER: DIRK LARSON

BACKGROUND

PROJECT DESCRIPTION: Coastal Development Boundary Line Adjustment to merge two parcels in the Little River Area. Parcel 1 (APN: 121-310-14) and Parcel 2 (APN: 121-310-15) will combine into a single parcel of 1.88± acres. There currently exists a two bedroom Single Family Residence and a one bedroom Guest Cottage located on Parcel 1 (APN 121-310-14). Parcel 2 (APN: 121-310-15) is vacant. Existing well and septic systems service the aforementioned living units. The subject property is accessed via a gravel drive off of the public road.

APPLICANT'S STATEMENT:

"Voluntary merger of Lot A with Lot B"

RELATED APPLICATIONS:

On-Site

- Categorical Exclusion, CE_2002-0102, for well replacement. Project completed December 31, 2010.
- F-6502. New Single Family Residence.

Neighboring Property

- The subject property lies within the Woodward Acres Subdivision and is surrounded by similar sized parcels already developed with Single Family Residences. The area consists of mostly gentle slopes and is heavily wooded. The proposed merger of the two existing parcels would not disrupt the character of the neighborhood and would conform to the surrounding area.

SITE CHARACTERISTICS:

The project site is situated on the south side of Little River Airport Rd, 0.40± miles east of its intersection with State Route 1 (SR 1) and is located approximately one half mile southeast of the Little River town center. The majority of both parcels being considered for merger are heavily wooded with mostly level to gentle slopes and are situated more than 100 feet from any watercourse. The immediate area surrounding the subject property is mostly residential and the adjacent parcels are already developed with Single Family Residences.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	PARCEL	USES
NORTH	Remote Residential, 40 Acre. minimum (RMR40)	Remote Residential, 5 acre. minimum (RMR:5)	3.7±	Residential
WEST	Rural Residential, 5 Acre. Minimum, variable to one Acre. minimum (RR5 [RR1])	Rural Residential, 5 acre. Minimum, variable to one (1) acre. minimum (RR5 [RR1])	1.1±	Residential
SOUTH	Rural Residential, 5 Acre. Minimum, variable to one (1) Acre. minimum (RR5 [RR1])	Rural Residential, 5 acre. Minimum, variable to one (1) acre. minimum (RR5 [RR1])	2.04±	Residential
WEST	Rural Residential, 5 Acre. Minimum, variable to one Acre. minimum (RR5 [RR1])	Rural Residential, 5 acre. Minimum, variable to one acre. minimum (RR5 [RR1])	1.05±	Residential

PUBLIC SERVICES:

Access: Little River-Airport Road (CR 404)
 Fire District: CalFire
 Water District: NONE
 Sewer District: NONE
 School District: Mendocino Unified

AGENCY COMMENTS:

On or around September 20, 2021 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. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Forest Advisory	No Comment
Planning Division (FB)	No Comment
Environmental Health-FB/Ukiah	No Response
Building Services-FBPBS	No Comment
Airport Land Use Commission	Comments
Albion Little River Fire District	No Response
Dept. of Fish & Wildlife	No Response
CalFire	Comments
California Coastal Commission	No Response
Potter Valley Tribe	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Band of Pomo Indians	No Response

The majority of the responsible agencies had no comment on this project. Staff did receive comments from two agencies, CalFire and the Airport Land Use Commission (ALUC). CalFire advised that the location of this project lies within the State Responsibility Area (SRA) and falls under the applicable sections of Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-Chapter 2-State Fire Safe Regulations. Staff has included this as a Condition of Approval for this project. ALUC acknowledged that a portion of both parcels involved in the proposed merger are partially located within Zone C of the Airport Comprehensive Land Use Plan (ACLUP) but pose no issue for the Commission as there is no development being proposed with this project.

KEY ISSUES

1. General Plan and Zoning Consistency:

The site area is currently zoned and classified as Rural Residential 5 acre minimum, variable to one acre minimum (RR-5 [RR-1]). The proposed merger of the two subject parcels is consistent with this Zoning District and does not propose to create any new parcels. The eastern most parcel (APN 121-310-14) is currently developed with an existing Single Family Dwelling and Guest Cottage and is currently at the allowed density for this zoning designation. Any future development may be subject to a Coastal Development Permit. The project is consistent with Sec. 20.516.015 of Division II of the Mendocino County Coastal Zoning Code.

2. Natural Resources:

The project site area is located within a 'Highly Scenic Area' and within the estimated habitat of the Western Bumble Bee (*Bombus occidentalis*) but with no development proposed with this project, Staff has determined that additional studies or surveys would not be necessary with this project. Any future development will require additional review by Planning Staff. There currently exists a two bedroom Single Family Residence and Guest Cottage serviced by existing water and septic systems on the property.

3. Division of Land Regulations:

This project is scheduled to be reviewed by the County Subdivision Committee on **December 9, 2021** 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.

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

1. The Boundary Line Adjustment will result in a change of density and the proposed merger does not provide for future divisions beyond that which currently exist;
2. The Boundary Line Adjustment will not create any new parcels;
3. The parcels subject to the adjustment are not located within an environmentally sensitive habitat area, and no fully impacted parcel will be created as a result of this adjustment;
4. No substandard parcel will result from the adjustment. Neither of the existing parcels are conforming to the current minimum parcel size or its variable, but merging the parcels will make them conforming to the higher density minimum (1 acre);
5. The parcels subject to the adjustment, or merger, are in an area designated "Marginal Groundwater Resources" as identified in the Mendocino County Groundwater Study, and is consistent with the study.
6. The project is not located on property containing Pygmy vegetation;
7. The project is located within a designated "Highly Scenic Area". The merger 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;
8. The project is an appealable project as it is a Boundary Line Adjustment, and therefore is required to be processed as a Standard Coastal Development Permit.

ENVIRONMENTAL RECOMMENDATION: The application is Categorically Exempt- Class 5a: Minor parcel line adjustments, side yard and set back variances not resulting in the creation of any new parcel. 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, including:

Policy 3.1-32 discusses the prohibition of a boundary line adjustment if it is located within an ESHA and (1) creates a parcel entirely within an ESHA, or (2) would result in a parcel that does not have adequate building site locations. The proposed boundary line adjustment is consistent with the policy as the resulting parcel would not be located entirely within an ESHA nor would the resulting parcel provide inadequate building site locations.

Policy 3.5-3 discusses the necessity of visual resource impact analysis for development in areas designated as "Highly Scenic". The subject parcels of the proposed boundary line adjustment are within an area designated as such, but as no development is permitted as a part of the project, no visual impacts will occur as a result of its approval. No further analysis is required.

Policy 3.8-7 discusses the requirement of adequate utilities prior to the approval of a boundary line adjustment. The eastern parcel is currently developed with a Single Family Residence with well and septic. This project will merge this developed parcel with the undeveloped parcel adjacent, removing the ability to permit further residences as second units are currently prohibited within the Coastal Zone. Therefore, the proposed boundary line adjustment is consistent with this policy.

RECOMMENDED MOTION

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2021-0048, 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. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed boundary line adjustment is in conformance with the Coastal Element and its policies discussed in this report. The proposed boundary line adjustment is consistent with all applicable policies that discuss boundary line adjustments, and;
2. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed boundary line adjustment does not change any utilities (including water provisions) between the two subject parcels and Little River Airport Road remains the primary access to the property;
3. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Mendocino County Coastal Zoning Code and preserves the integrity of the zoning district. The proposed boundary line adjustment will change the property line between two parcels within the RR-5 [RR-1] zoning district. The proposed boundary line adjustment will merge the two parcels and create one parcel of approximately 1.88± acres, bringing them into conformity with the higher density minimum. The proposed boundary line adjustment would not result in the creation of any new non-conforming parcel.
4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed boundary line adjustment was found to be Categorical Exempt from the provisions of CEQA under a Class 5(a) exemption, and;
5. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(5), the proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource. The proposed boundary line adjustment does not include any ground disturbing activities that would impact archaeological or paleontological resources. Additionally, as the project is categorically exempt from CEQA, the proposed boundary line adjustment is not subject to additional archaeological survey requirements per Mendocino County Code Section 22.12.050(A); and
6. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(6), other public services including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed adjustment.
7. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(1), the proposed project will not impact any environmentally sensitive habitat areas (ESHAs). The proposed boundary line adjustment does not propose any ground disturbing or environmentally impactful activities that would affect ESHAs. Furthermore, the proposed boundary line adjustment does not create parcels that are undevelopable due to ESHA buffers or other environmental setbacks; and
8. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(2), the proposed project is compatible with the long-term protection of resource lands. The proposed boundary line adjustment affects only residential parcels with extremely limited or no commercial resources.

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_2021-0048 and is intended to create no new parcel.”

4. Per Mendocino County Code Section 17-17.5(l)(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, work 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.”*
9. A note shall appear on the deed indicating that this is a voluntary merger of parcels.
10. This project shall adhere to the applicable sections of Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-Chapter 2-State Fire Safe Regulations.

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.

11/22/2021

DATE

Julia Krog for

DIRK LARSON
PLANNER II

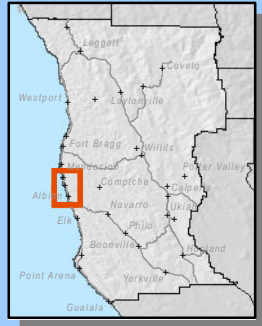
Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site/Tentative Map
- E. Zoning Map
- F. General Plan/LCP Map
- G. LCP Habitats & Resources Map
- H. LCP Land Capabilities & Natural Hazards Map
- I. LCP Land Use Map 17:Mendocino
- J. Post LCP Certification & Appeal Jurisdiction
- K. Adjacent Parcels
- L. Fire Hazards Zones & Responsibility Areas
- M. Wild Urban Interface Zones
- N. Ground Water Resources
- O. Highly Scenic & Tree Removal
- P. Estimated Slope
- Q. Western Soils Classifications
- R. Farmland Classifications
- S. Airport Zones

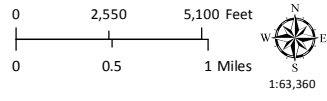


SUBJECT PARCEL/S

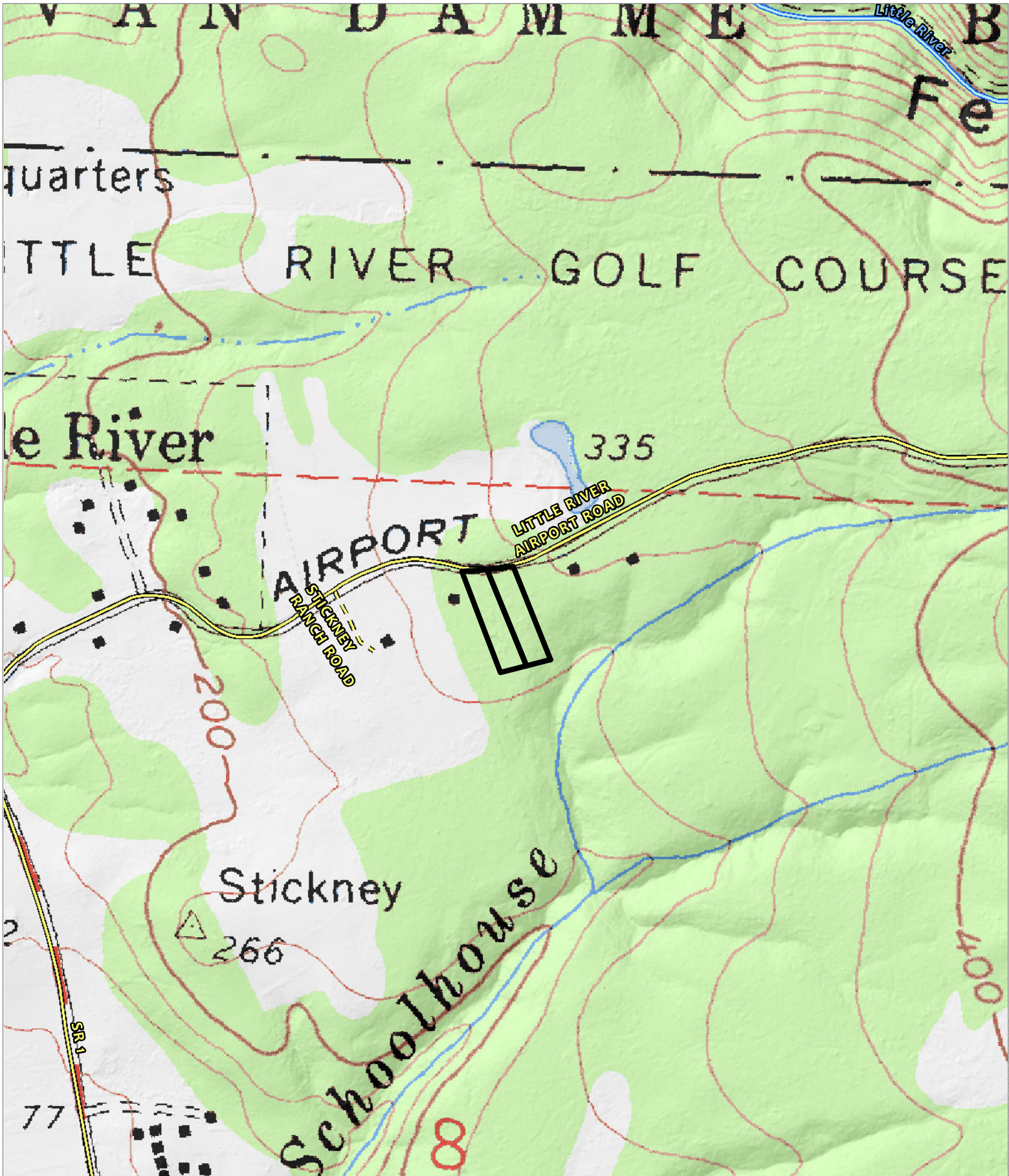


CASE: B 2021-0048
 OWNER: HODGES, Kenneth
 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River



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

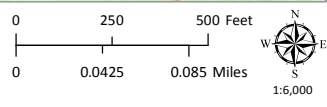


MENDOCINO COUNTY PLANNING DEPARTMENT 09/07/2021



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


-  Public Roads
-  Private Roads

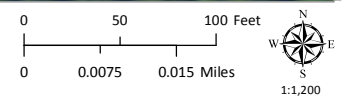


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET





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

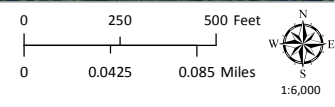
 Public Roads





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

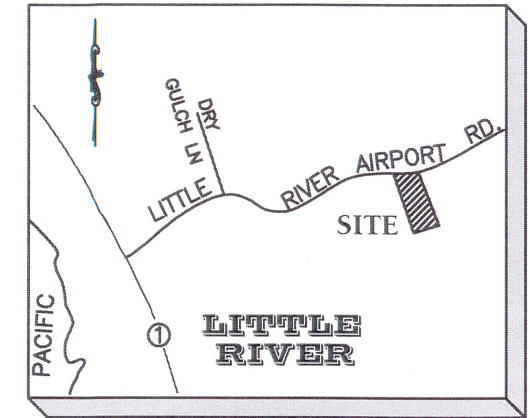
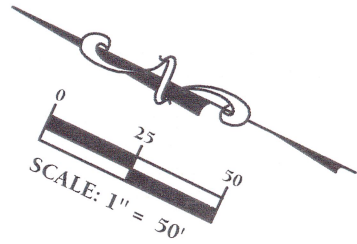
-  Public Roads
-  Private Roads



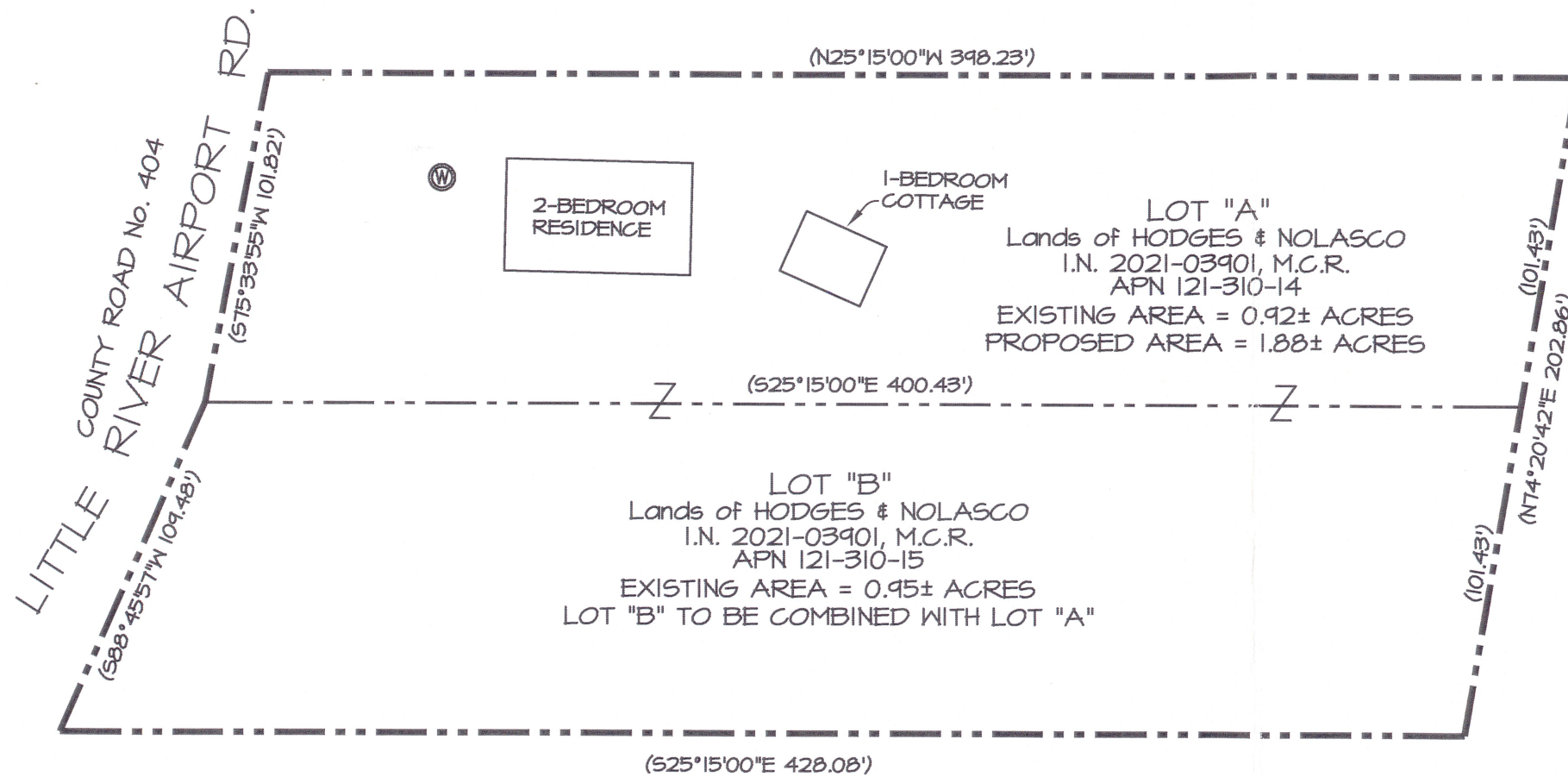
TERRACON COUNTY PLANNING DEPARTMENT - 09/07/2021

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

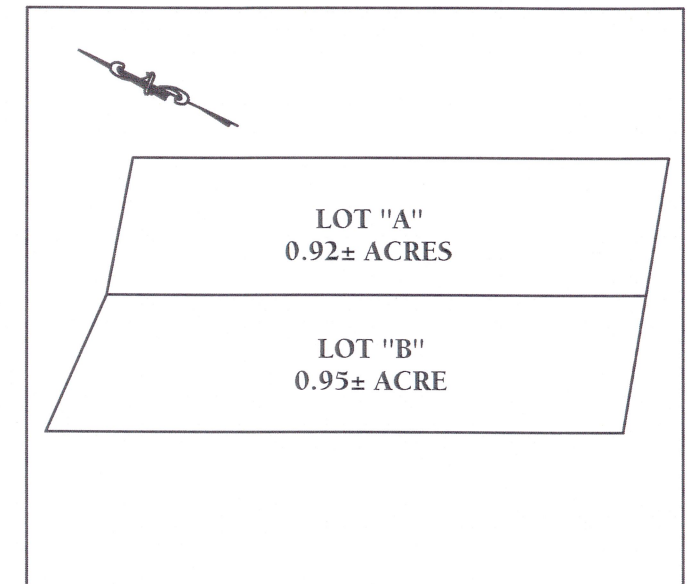


LEGEND

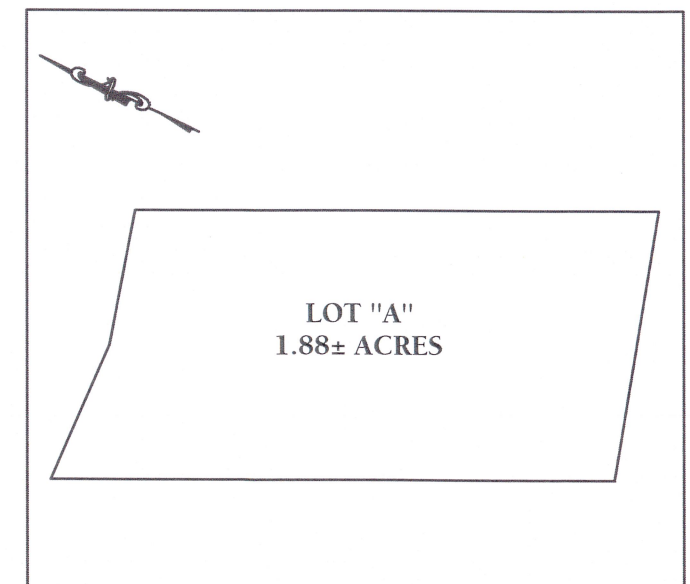
---	EXISTING BOUNDARY LINE
M.R.C.	MENDOCINO COUNTY RECORDS
I.N.	INSTRUMENT NUMBER, M.C.R.
APN	ASSESSOR'S PARCEL NUMBER



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



EXISTING CONFIGURATION
NO SCALE



PROPOSED CONFIGURATION
NO SCALE

OS

RMR 40:PD

RR5 [RR2]

RMR 40

RR5 [RR1]

RMR 20

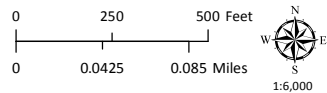
RR10:CR

TP

RR5

RMR

Zoning Districts



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

ZONING DISPLAY MAP

Attachment E

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

OS

RMR 40

RR 5 (RR 2)

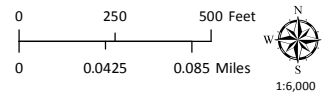
RR 5 (RR 1)

RMR 20

RR 10

FL 160

 General Plan Classes



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

GENERAL PLAN CLASSIFICATIONS

Attachment F

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/07/2021

VAN DAMME STATE PARK NATURAL AREA

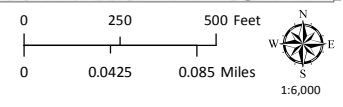
Legend: Habitats/Resources

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	---	

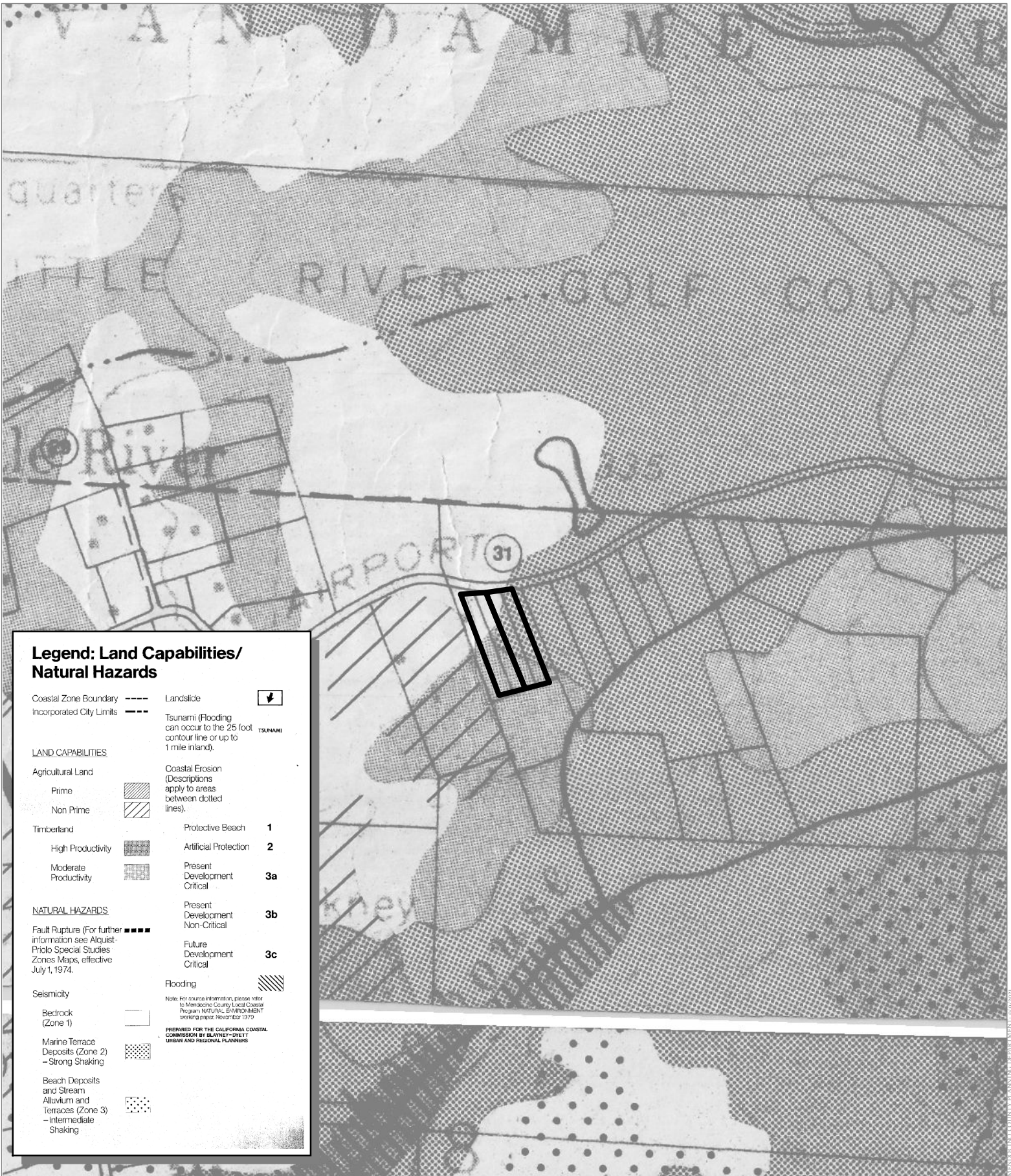
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL CHARACTERISTICS WORKSHEET, November 1979.

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

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



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

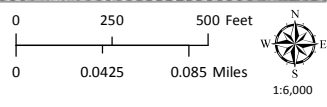


**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -
- LAND CAPABILITIES**
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [diagonal lines]
- Timberland
 - High Productivity [cross-hatch]
 - Moderate Productivity [dotted]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [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 [dotted]
- Landslide [downward arrow]
- 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 [diagonal lines]
 - Present Development Critical 3a [diagonal lines]
 - Present Development Non-Critical 3b [diagonal lines]
 - Future Development Critical 3c [diagonal lines]
- Flooding [diagonal lines]

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-CRITT URBAN AND REGIONAL PLANNERS

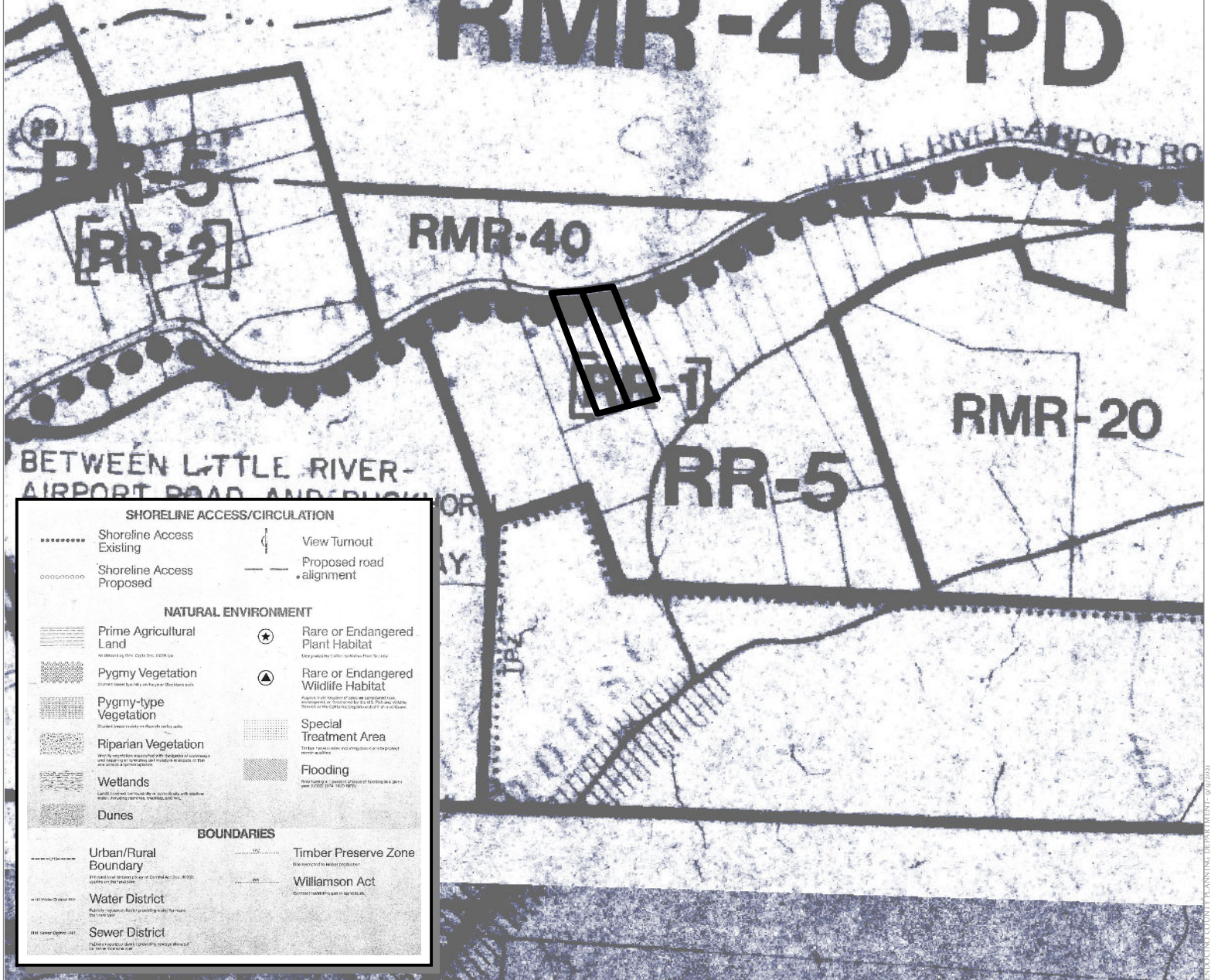
CASE: B 2021-0048
 OWNER: HODGES, Kenneth
 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River



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

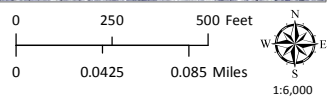
NATURAL ENVIRONMENT

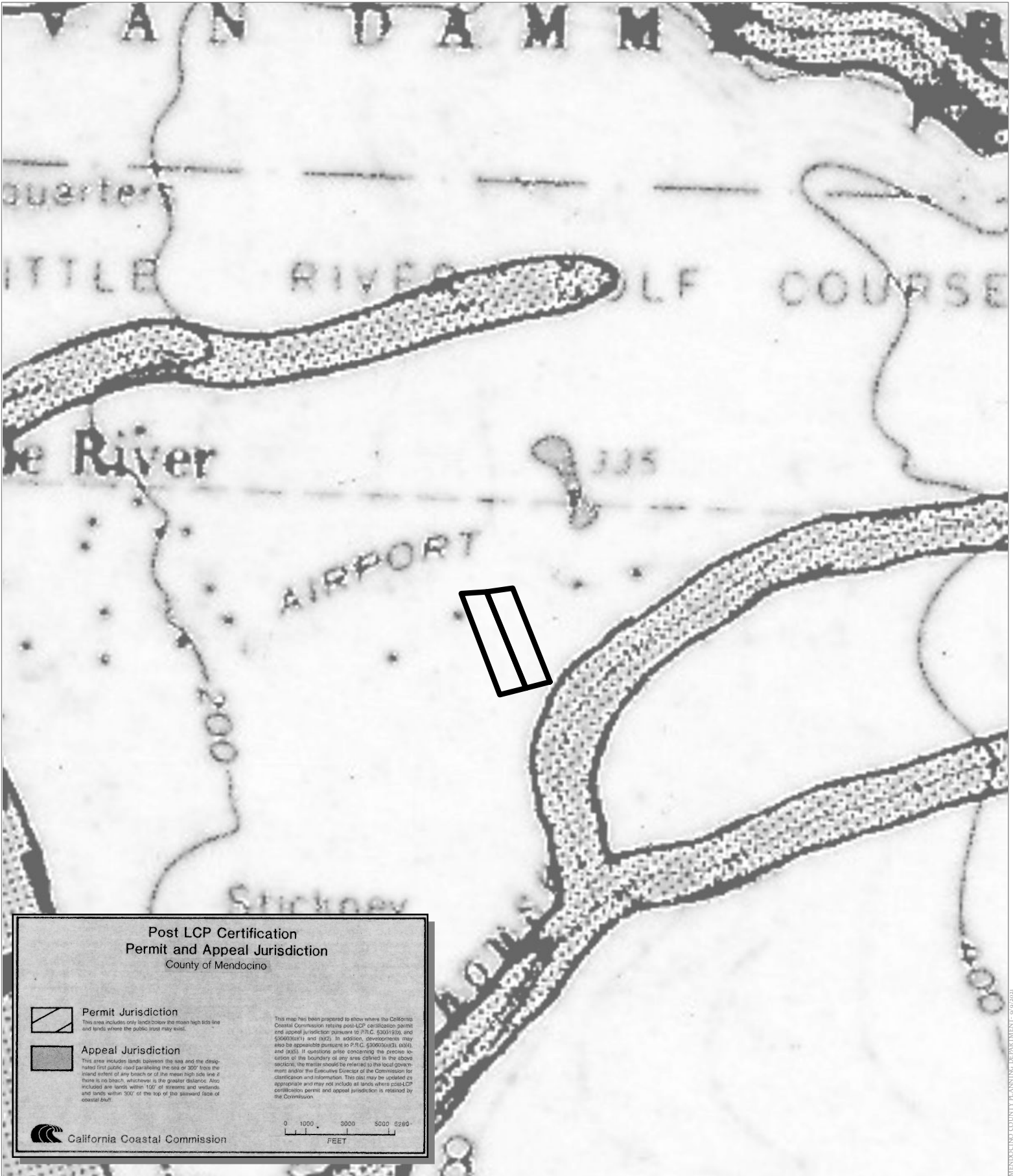
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

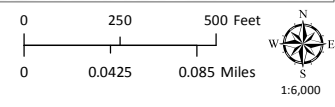
- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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

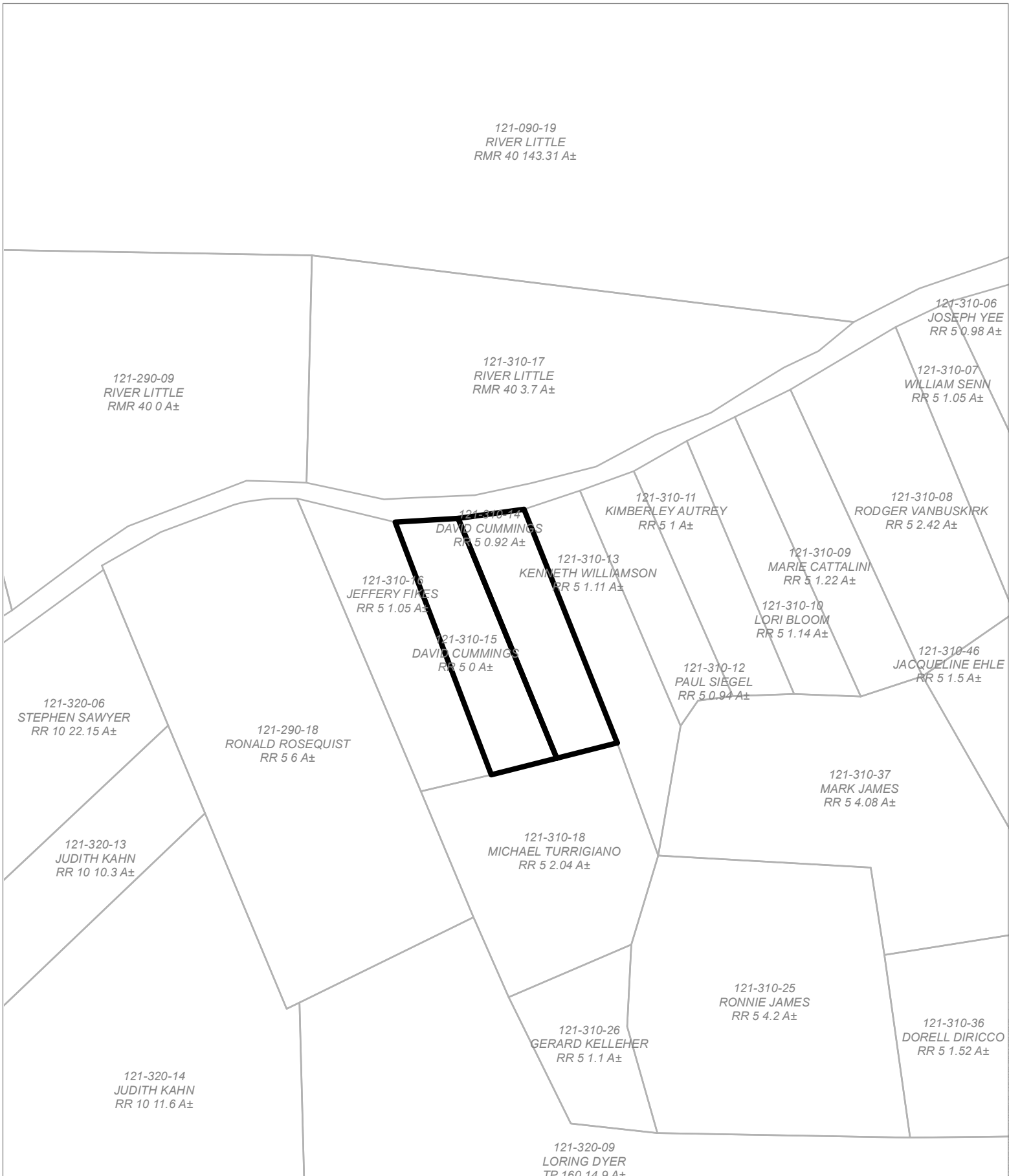




CASE: B 2021-0048
 OWNER: HODGES, Kenneth
 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River

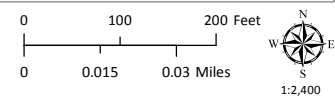


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

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

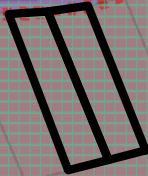


ADJACENT PARCELS




Attachment K

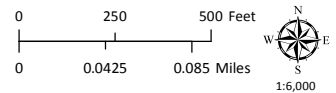
MENDOCINO FIRE PROTECTION DISTRICT

ALBION LITTLE RIVER FIRE PROTECTION DISTRICT



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

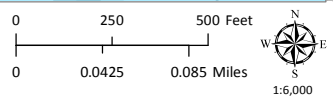
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



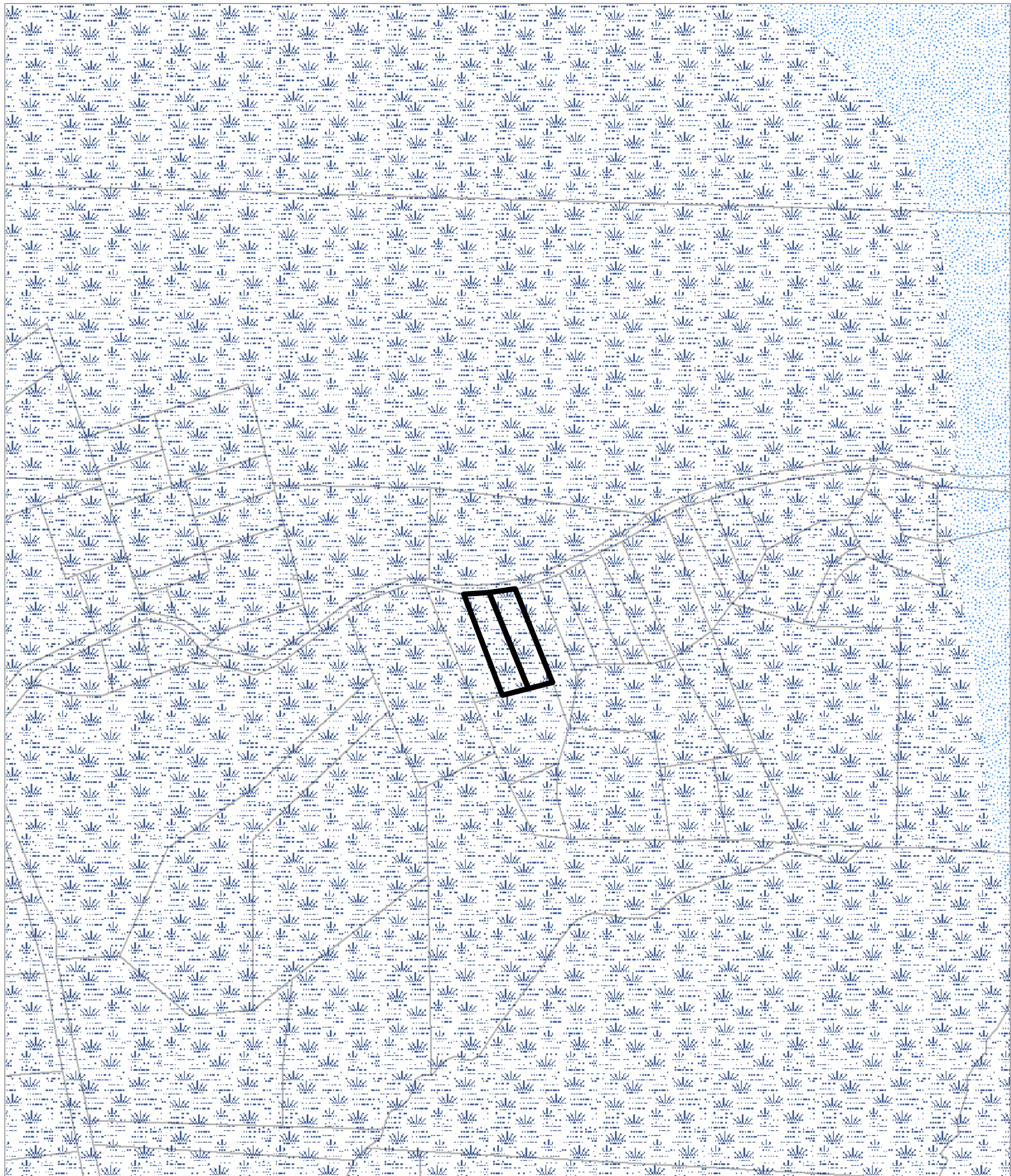
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA





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

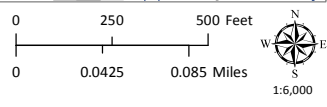


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

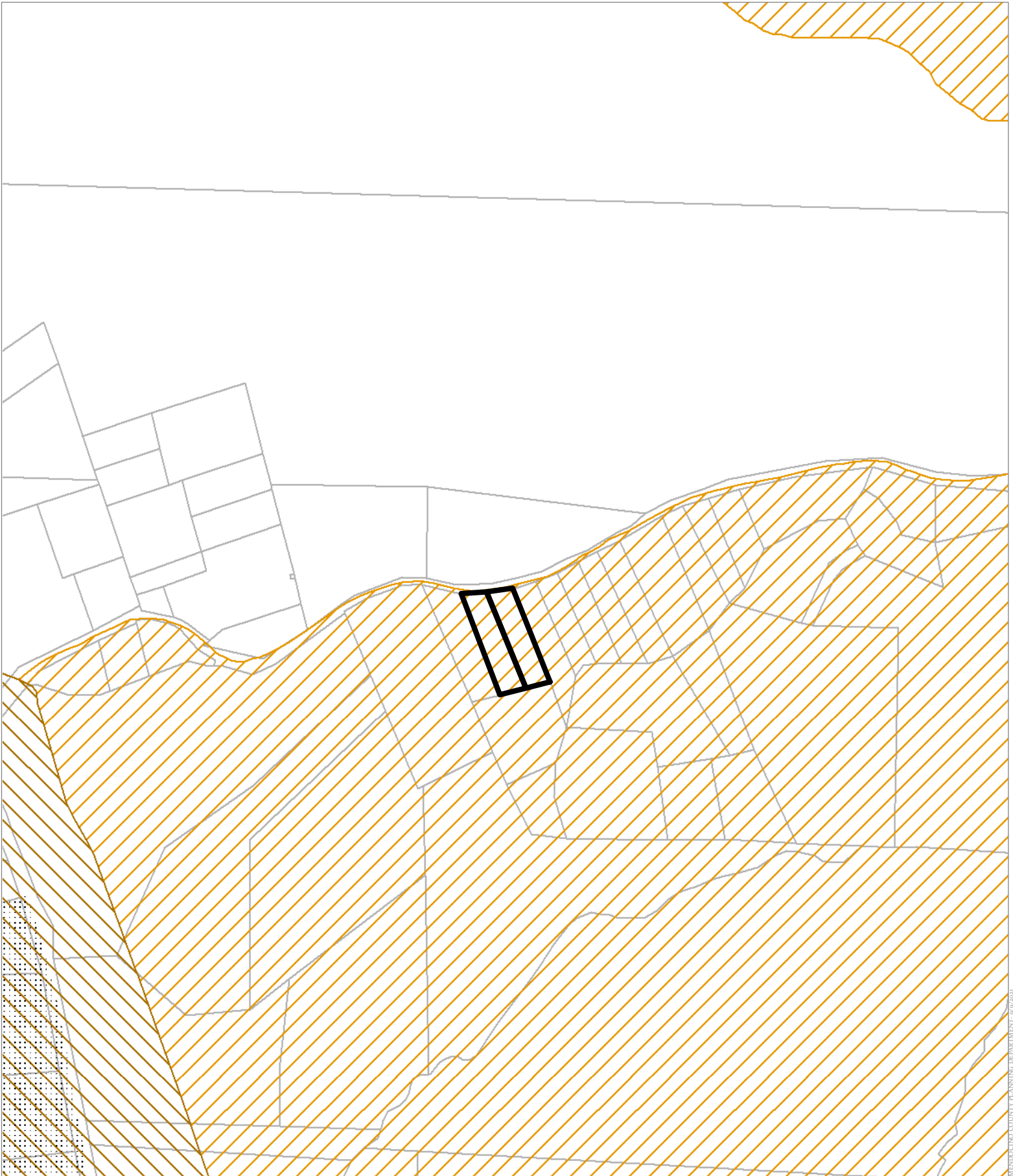


CASE: B 2021-0048
 OWNER: HODGES, Kenneth
 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River




 Sufficient Water Resources
 Marginal Water Resources

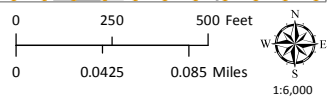


GROUND WATER RESOURCES



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

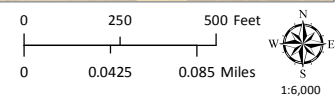
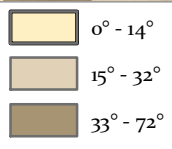
-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



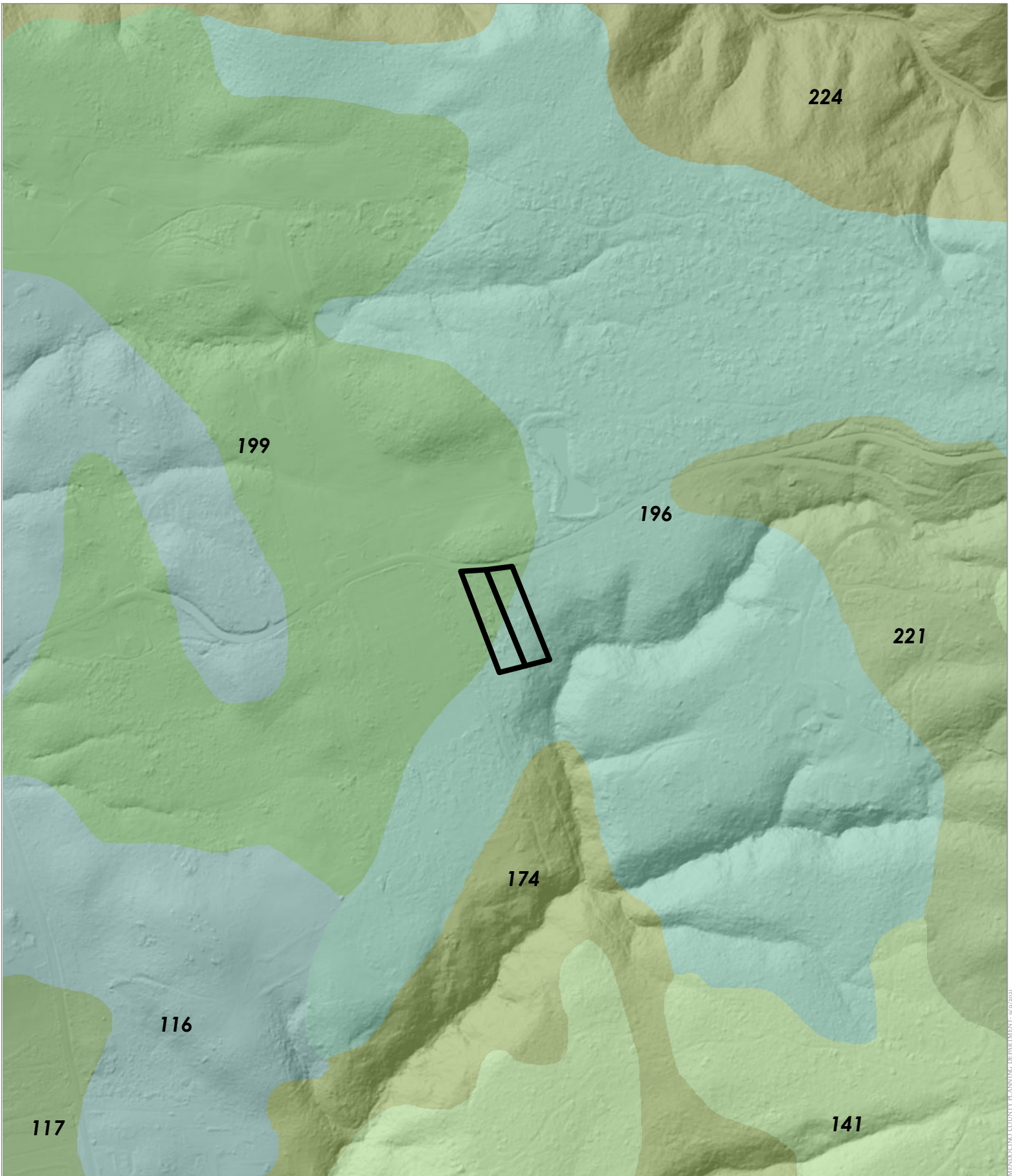
HIGHLY SCENIC & TREE REMOVAL AREAS



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




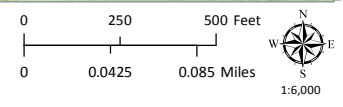
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021



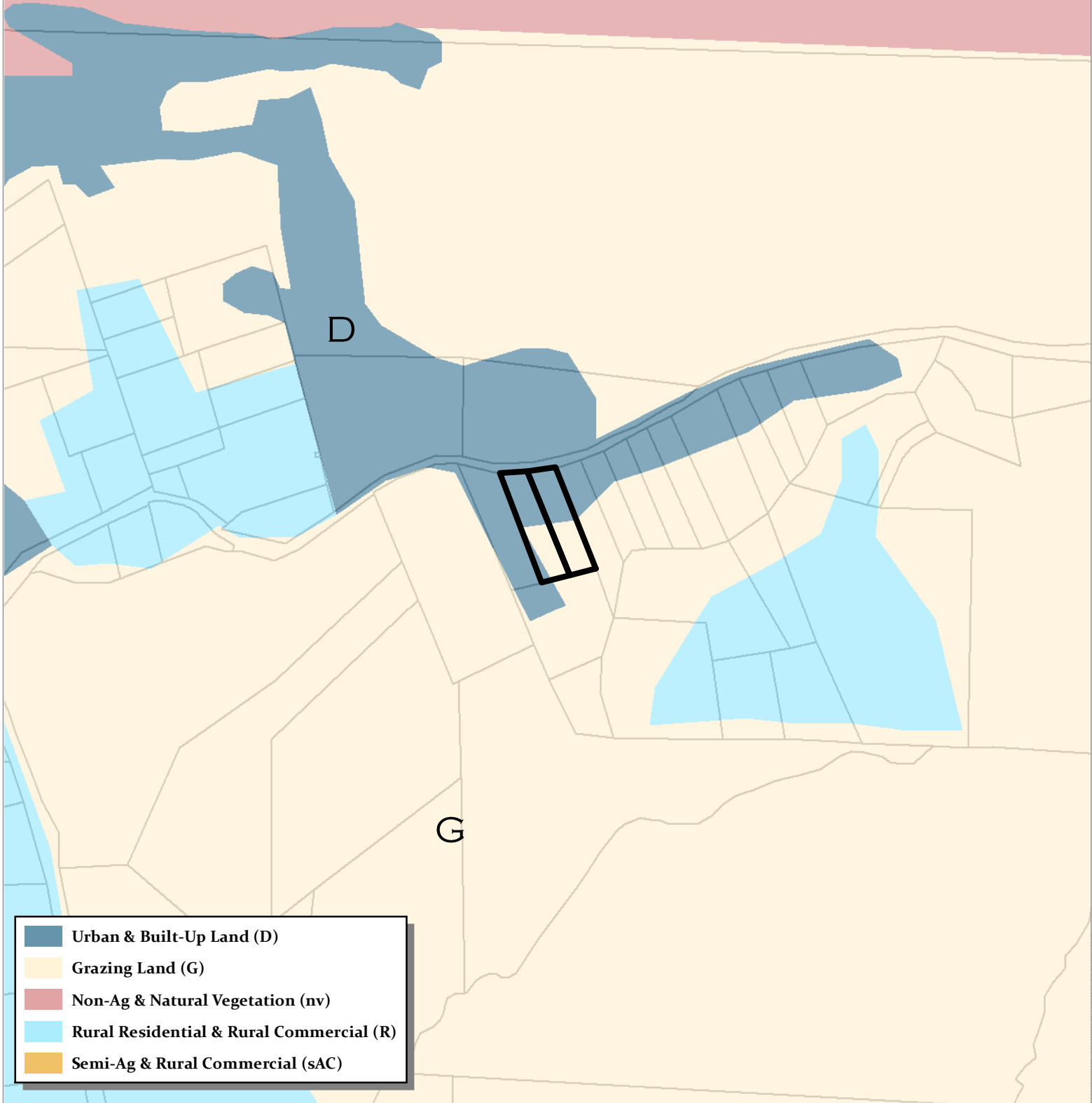
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/07/2021

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

 Shinglemill-Gibney Complex

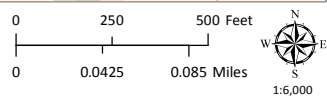


NV

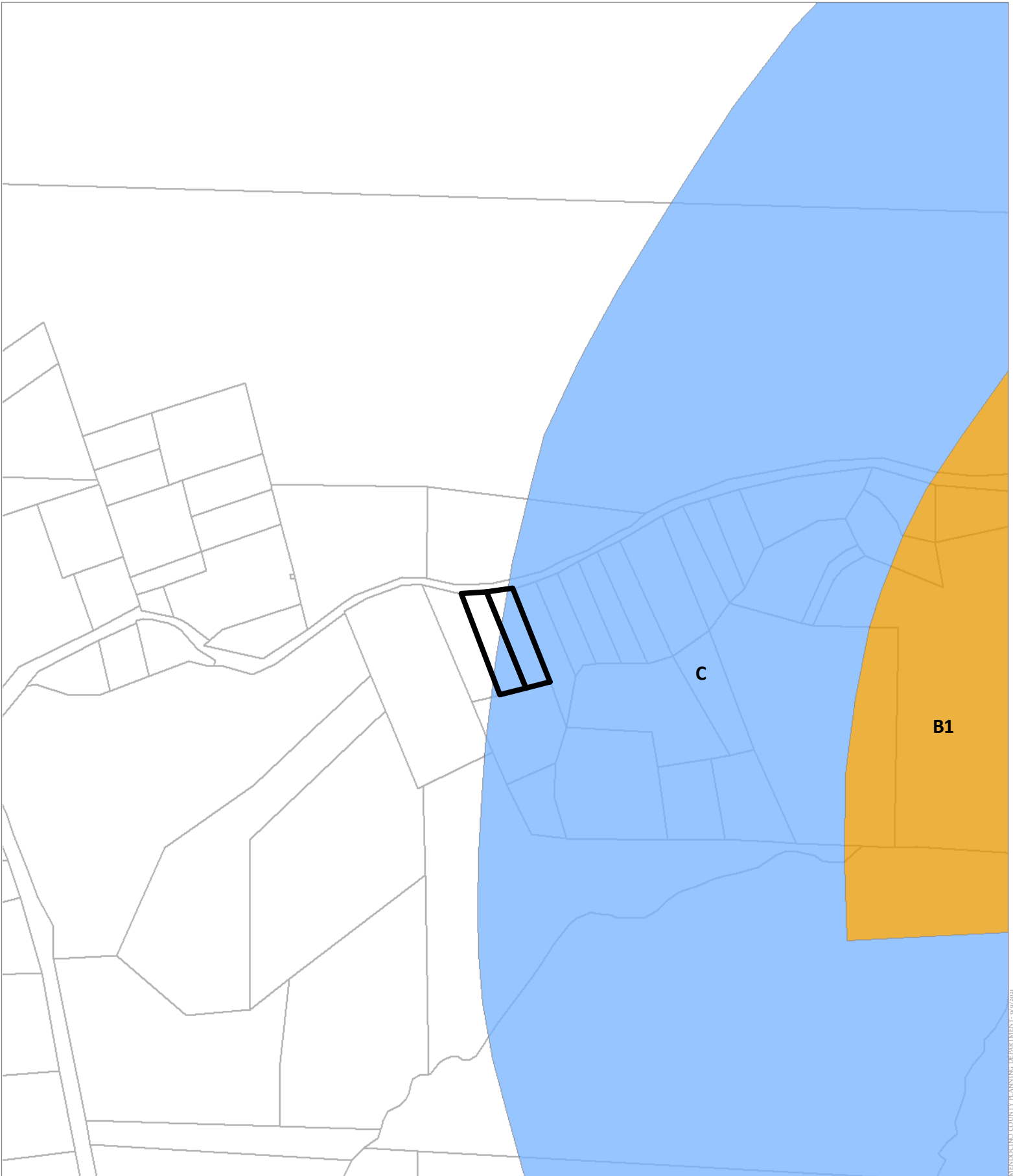


- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)

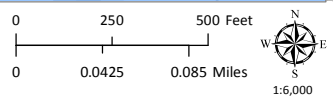
CASE: B 2021-0048
 OWNER: HODGES, Kenneth
 APN: 121-310-14, 15
 APLCT: Kenneth Hodges
 AGENT: Vance Ricks
 ADDRESS: 44621 Little River Airport Road, Little River



MENDOCINO COUNTY PLANNING DEPARTMENT - 09/07/2021



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



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021