



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

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

JULIA KROG, DIRECTOR  
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FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

February 28, 2023

Assessor  
Farm Advisor  
Agriculture Commissioner  
Resource Lands Protection Committee

Department of Forestry/ CalFire  
-Land Use  
California State Clearinghouse

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** RE\_2023-0001

**DATE FILED:** 1/10/2023

**OWNER/APPLICANT:** WOODY HECKEROTH

**REQUEST:** Cancellation of a portion of the existing Williamson Act contract on APN 035-030-16 to match property boundaries recently adjusted by a Boundary Line Adjustment (B\_2021-0038)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.6± miles southeast of Dos Rios town center, lying on the north side of State Route 162 (SR 162), 0.9± miles east of its intersection with Laytonville Dos Rios Road (CR 322), located at 51110 Covelo Road, Dos Rios (APNs: 035-030-50 & 035-030-16).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** MARK CLISER

**RESPONSE DUE DATE:** March 14, 2023

**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:** Woody Heckeroth

**APPLICANT:** Woody Heckeroth

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**APN/S:** 035-030-50-00 & 035-030-16

**PARCEL SIZE:** 93± & 40±

**GENERAL PLAN:** RL160:\*

**ZONING:** RL:160

**EXISTING USES:** Agricultural

**DISTRICT:** Supervisorial District 3 (Haschak)

**RELATED CASES:** B\_2021-0038 (Boundary line adjustment)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RMR40; RL160:	RL:160	40± acres	Agricultural
<b>EAST:</b>	PL	RL:160	40± acres	Agricultural
<b>SOUTH:</b>	RL160	UR:40	93± acres	Agricultural
<b>WEST:</b>	RL160	RL:160	40± acres	Agricultural

**REFERRAL AGENCIES**

**LOCAL**

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

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- 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:** Approximately 0.43 acres transferred from APN 035-030-16 to APN 035-030-50 will be taken out of Williamson Act contract to match recently adjusted boundary lines

**STAFF PLANNER:** MARK CLISER

**DATE:** 2/27/2023

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

NA

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*High / Very High*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*CAL FIRE*

**4. FARMLAND CLASSIFICATION:**

GIS

*Grazing*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

NO

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

NA

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Eastern Soils. Ultramafic Rock. Naturally Occurring Asbestos*

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

LCP maps, Pygmy Soils Maps; GIS

NA

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

Yes

**10. TIMBER PRODUCTION ZONE:**

GIS

NO

**11. WETLANDS CLASSIFICATION:**

GIS

*Riverine*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

NO

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

Airport Land Use Plan; GIS

NO

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

GIS; General Plan 3-11

NO

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

**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

NA

**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

NA

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

Yes

**22. OAK WOODLAND AREA:**

USDA

No

**23. HARBOR DISTRICT:**

Sec. 20.512

NA



PLANNING & BUILDING SERVICES

CASE NO: RE 2023-0001
DATE FILED: 1/10/23
FEE: \$3,247
RECEIPT NO: 053940
RECEIVED BY: RDF
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Woody Heckeroth Phone: 707-357-5072
Mailing Address: 6701 Road 21
City: Little River State/Zip: Ca 95456 Email: woodyheckeroth@gmail.com

PROPERTY OWNER:

Name: Woody Heckeroth Phone: 707-357-5072
Mailing Address: 6701 Road 21
City: Little River State/Zip: Ca 95456 Email: woodyheckeroth@gmail.com

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 035-030-49, 50, 033-172-25, 27, 035-030-16, 35

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, Agricultural Preserve: Cancellation, Agricultural Preserve: Rescind & ReEnter, Airport Land Use, Development Review, Exception, Flood Hazard Development Permit, General Plan Amendment, Land Division - Minor, Land Division - Major, Land Division - Parcel, Land Division - Re-Subdivision, Modification of Conditions, Reversion to Acreage, Rezoning, Use Permit - Cottage, Use Permit - Minor, Use Permit - Major, Use Permit - Modification, Variance, Other

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

Signature of Applicant/Agent Date Signature of Owner Date
Woody Heckeroth 01/09/2023

**SITE AND PROJECT DESCRIPTION QUESTIONNAIRE**

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.**

I, Woody Heckerth applied for a Boundary Line Adjustment to transfer 0.57 acres from lot 2 to lot 1 to meet setbacks around an existing garden. Lot 1 (APNs 035-030-49, 50) will increase to 106.07 acres, and lot 2 (APNs 033-172-25, 27, 035-030-16, 35) will decrease to 121.20 acres. Cancellation of the Williamson Act contract for that portion being granted from Lot 2 to Lot 1 must be completed prior to final approval of BLA.

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2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: NA

Estimated No. of shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES  NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES  NO

12. Will the development provide public or private recreation opportunities?

YES  NO If yes, explain how:

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13. Is the proposed development visible from State Highway 1 or other scenic route?

YES  NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES  NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking:  YES  NO

Filling:  YES  NO

Dredging:  YES  NO

Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

If so, what is the amount of material to be dredged/filled?: \_\_\_\_\_ cubic yards

Location of dredged material disposal site?: \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for?  YES  NO

16. Will there be any exterior lighting?

YES  NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

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

Electricity:  Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles

On Site Generation – Specify:

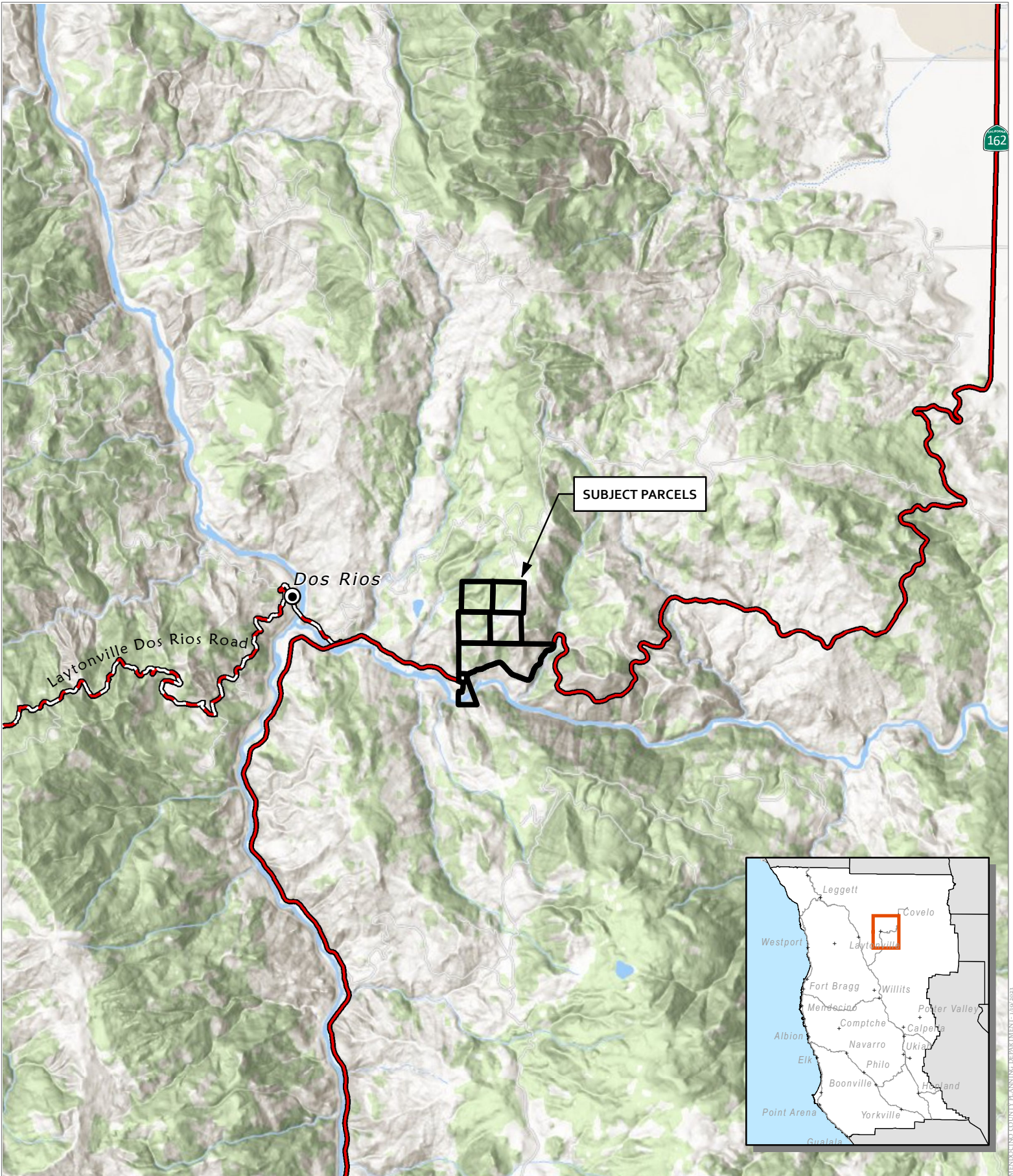
Gas:  Utility Company/Tank

On Site Generation – Specify:

None

Telephone:  YES  NO





162

SUBJECT PARCELS

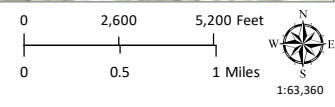
Dos Rios

Laytonville Dos Rios Road



CASE: **RE 2023--0001**  
 OWNER: **HECKEROTH, Woody**  
 APN: **Various**  
 APLCT: **Woody Heckeroth**  
 AGENT:  
 ADDRESS: **Various**

Major Towns & Places    Major Roads  
 Highways

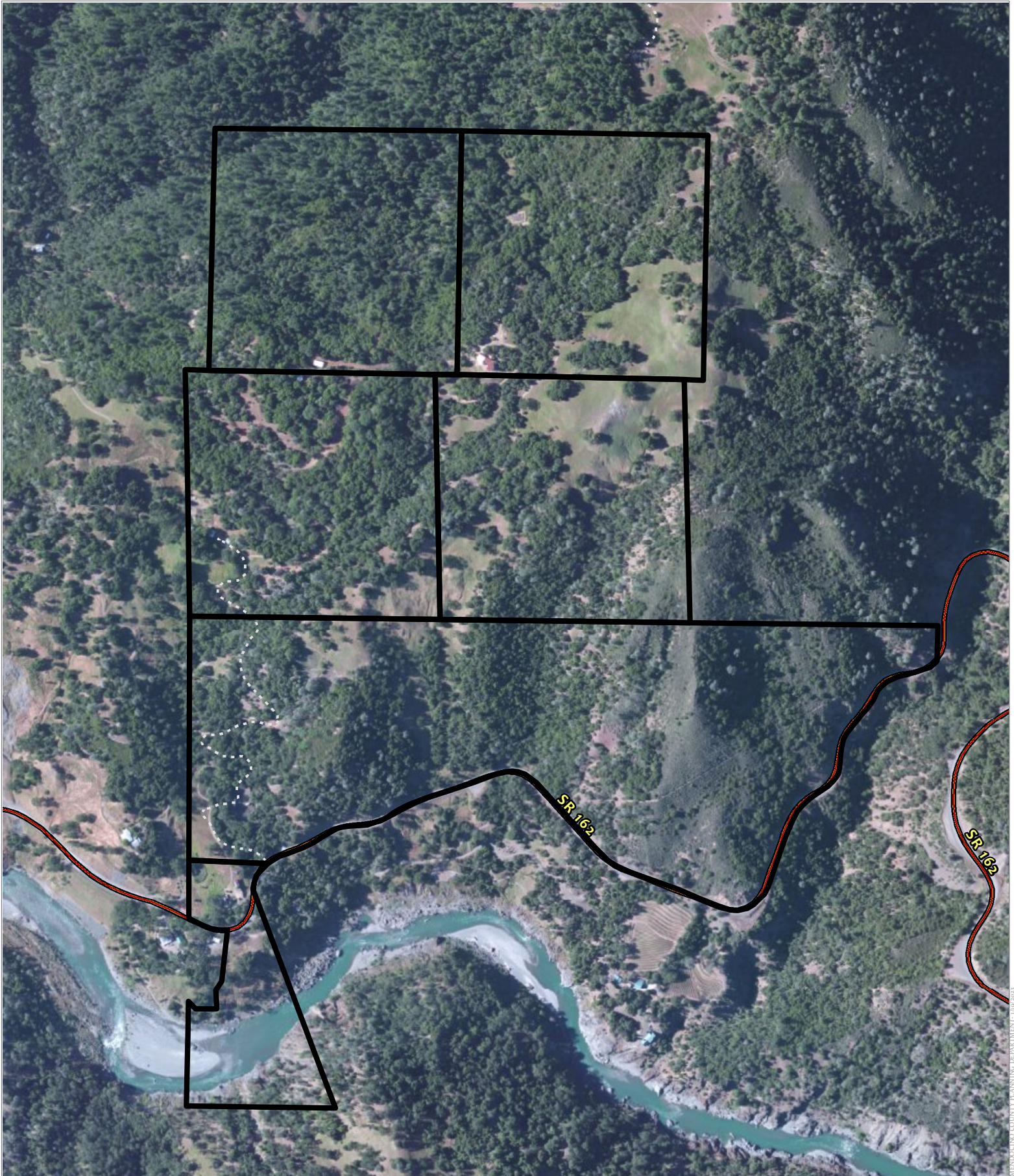


LOCATION


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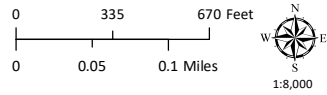
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023





**CASE:** RE 2023--0001  
**OWNER:** HECKEROTH, Woody  
**APN:** Various  
**APLCT:** Woody Heckeroth  
**AGENT:**  
**ADDRESS:** Various

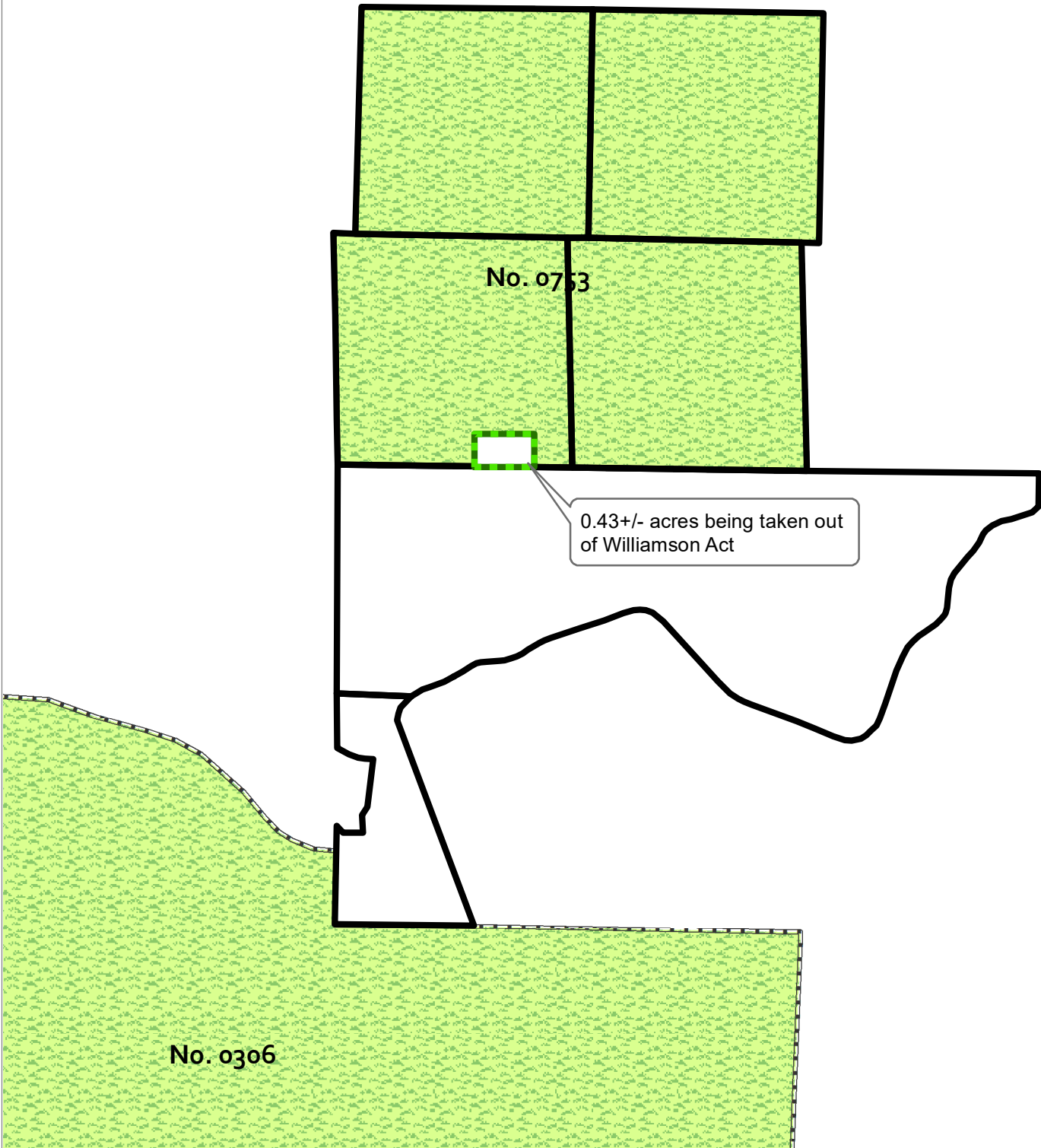
 Public Roads




**AERIAL IMAGERY**

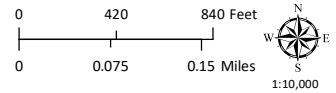
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MENDOCINO COUNTY PLANNING DEPARTMENT 4/10/23



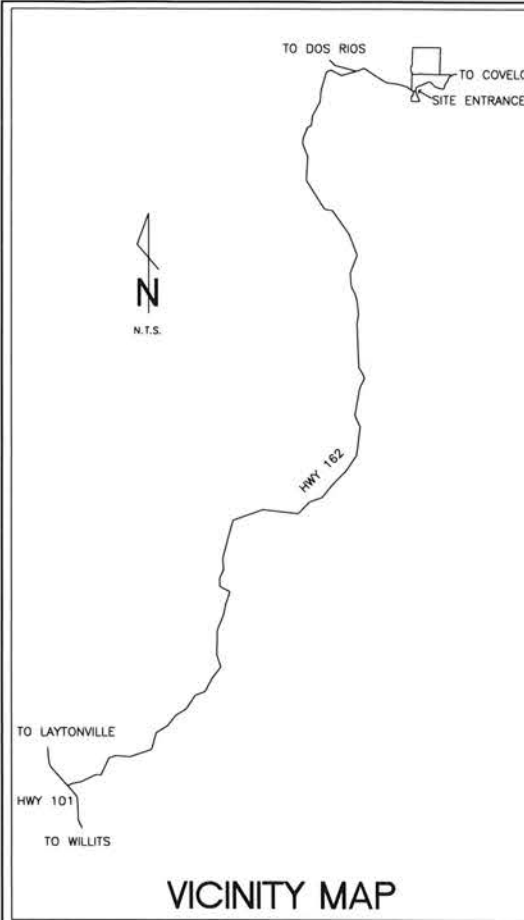
**CASE:** RE 2023--0001  
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**ADDRESS:** Various

 Contract Boundaries



LANDS IN WILLIAMSON ACT CONTRACTS

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**PROJECT STATISTICS**

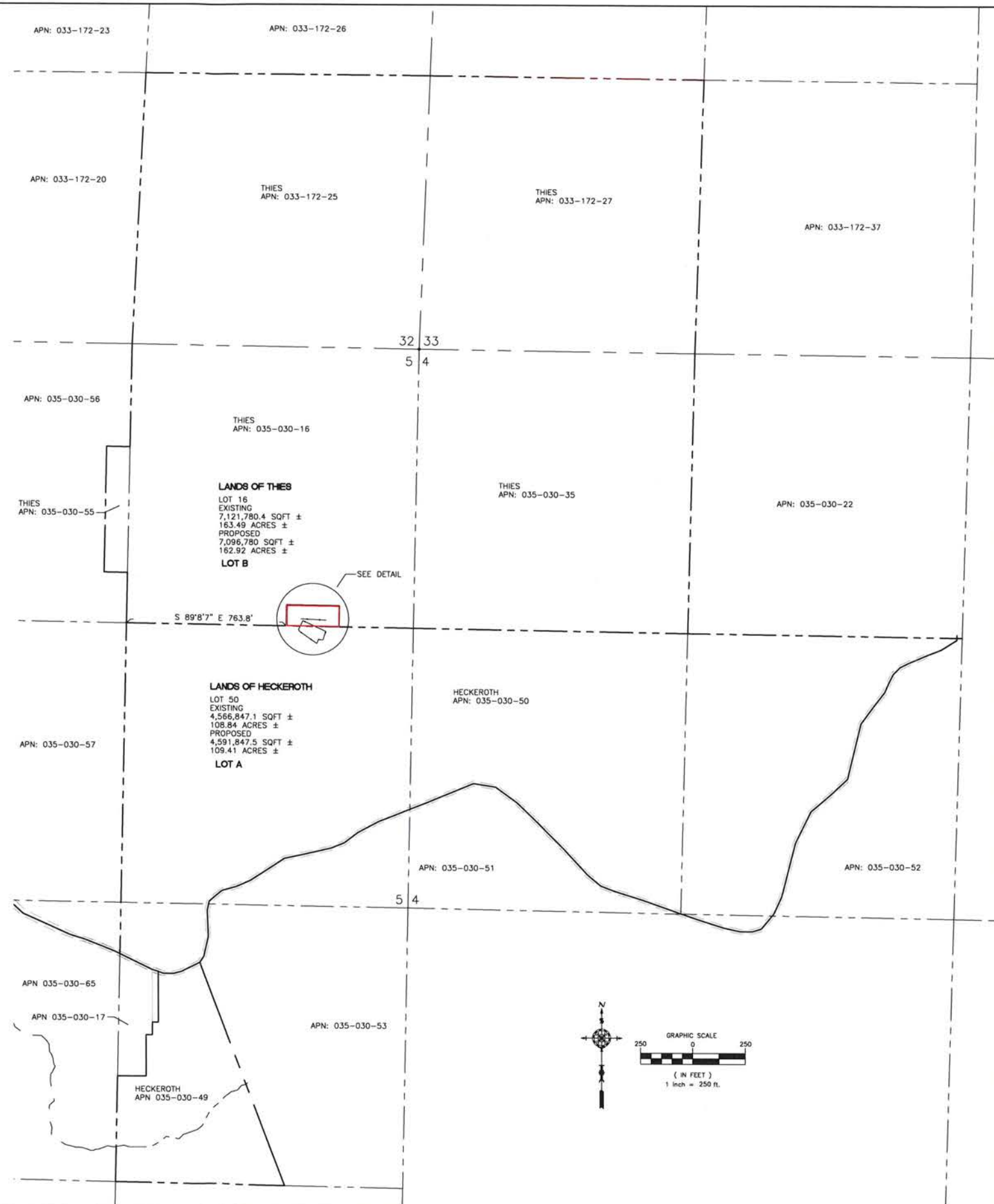
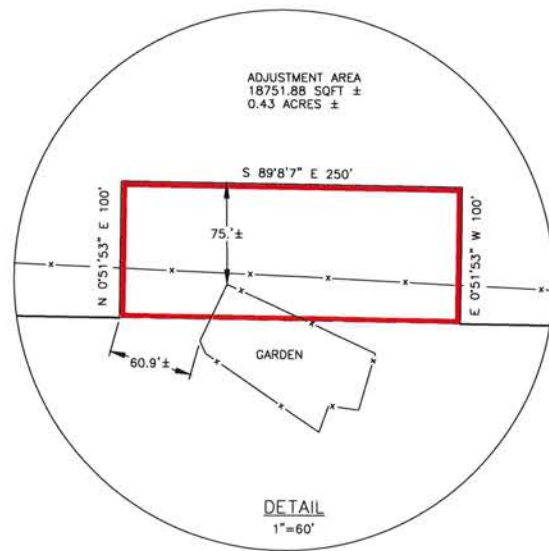
OWNERS: MARK THIES, WOODY HECKEROTH  
PROJECT ADDRESS: 50800 COVELO RD. DOS RIOS, CA, 51110 COVELO RD. DOS RIOS, CA

CIVIL ENGINEER: POPE ENGINEERING  
1540 HARRAH DRIVE  
WILLITS, CA 95490  
(707) 459-3893

APN: 035-030-16 LOT 16  
APN: 035-030-50 LOT 50

LOT 16: BEFORE 7,121,780.4 SF±, AFTER 7,096,780 SF±  
LOT 50: BEFORE 4,466,847.1 SF±, AFTER 4,591,847.5 SF±  
AREA TO BE ADJUSTED: 25000.4 SF± .57 ACRES±  
TOTAL PROJECT AREA: 272.33 ACRES±

Mendocino County  
JUL 07 2021  
Planning & Building Services



REVISIONS		BY

**TENTATIVE MAP**  
LANDS OF HECKEROTH  
51110 COVELO ROAD  
DOS RIOS CALIFORNIA

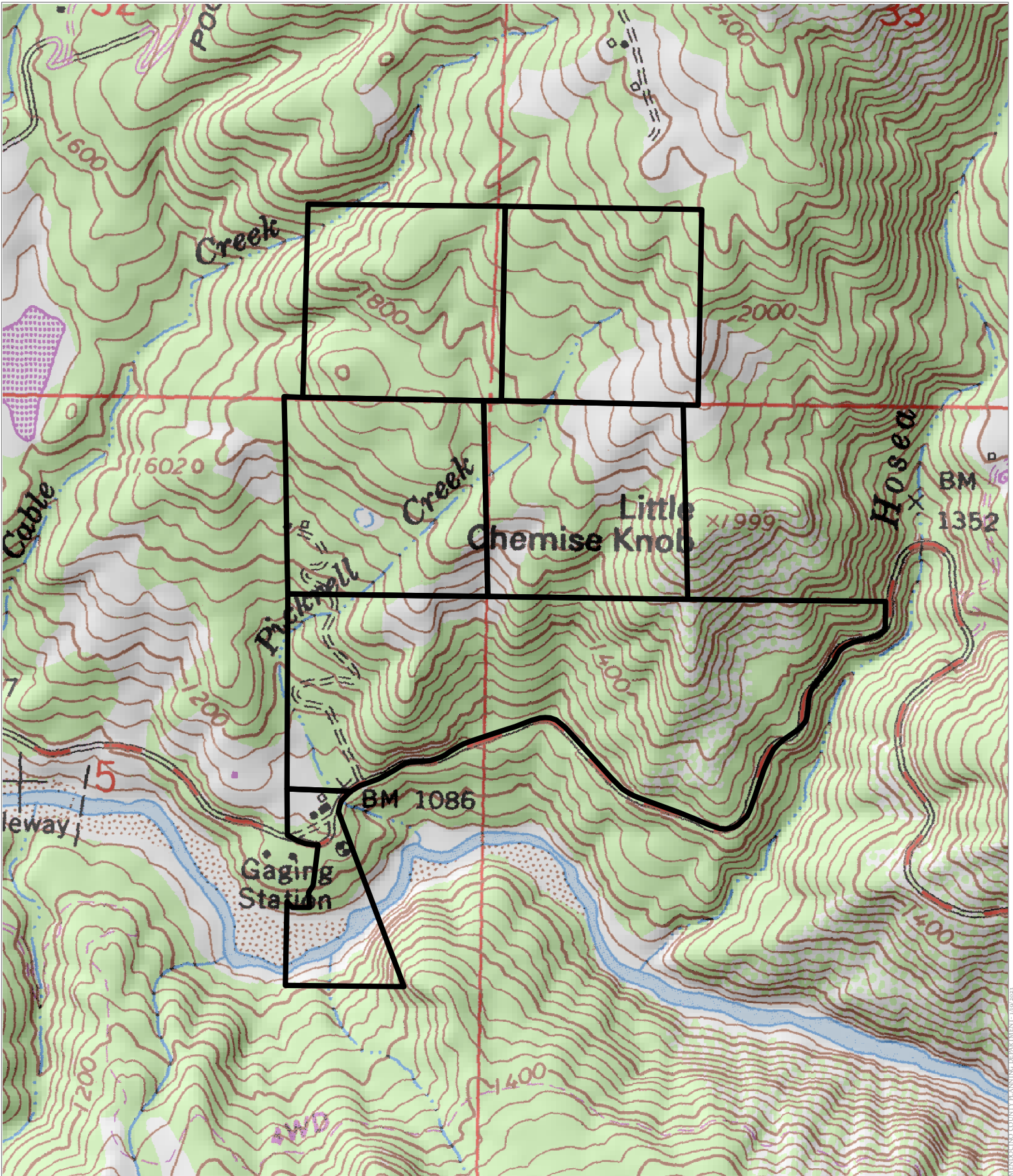
APPROVED BY: [Signature]  
DATE: [Blank]

STATE OF CALIFORNIA  
COUNTY OF MENDOCINO  
LAND SURVEYOR  
No. 8903  
EXPIRES 12/31/2022

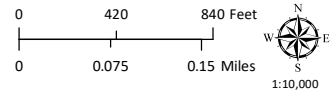
**POPE ENGINEERING**  
CIVIL ENGINEERING - LAND SURVEYING  
SAMUEL G. POPE  
P.L.S. 9003

1540 HARRAH DRIVE WILLITS, CA 95490  
OFFICE 707-459-3893 CELL 707-827-7409  
popen1311@gmail.com

SCALE: AS SHOWN  
DESIGN: POPE  
JOB: HECKEROTH  
ILA TRUCKING MAP  
PLAT DATE: 8-17-21  
SHEET  
**C-1**  
OF 1 SHEETS

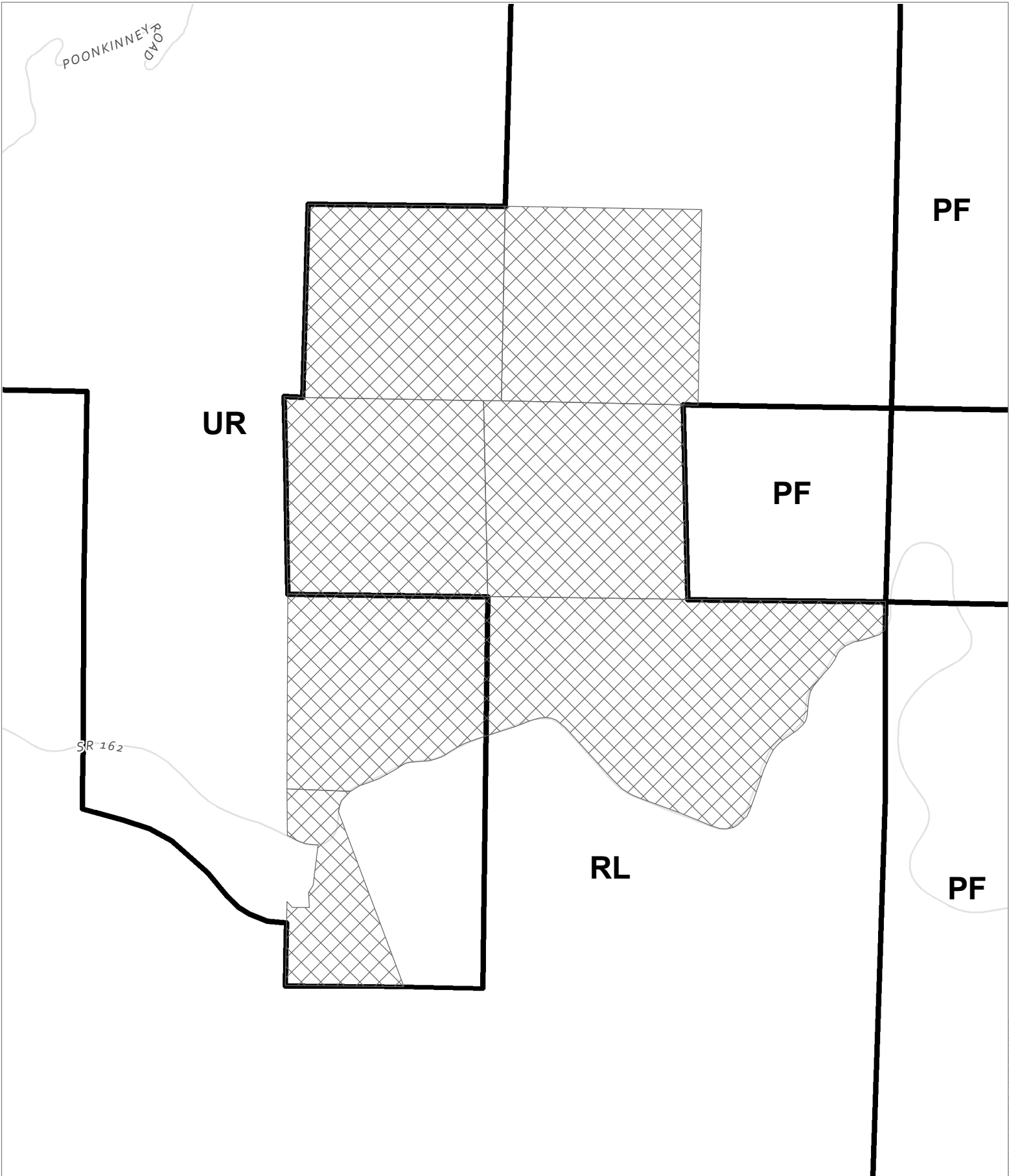


**CASE: RE 2023--0001**  
**OWNER: HECKEROTH, Woody**  
**APN: Various**  
**APLCT: Woody Heckeroth**  
**AGENT:**  
**ADDRESS: Various**



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

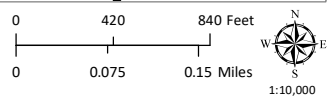
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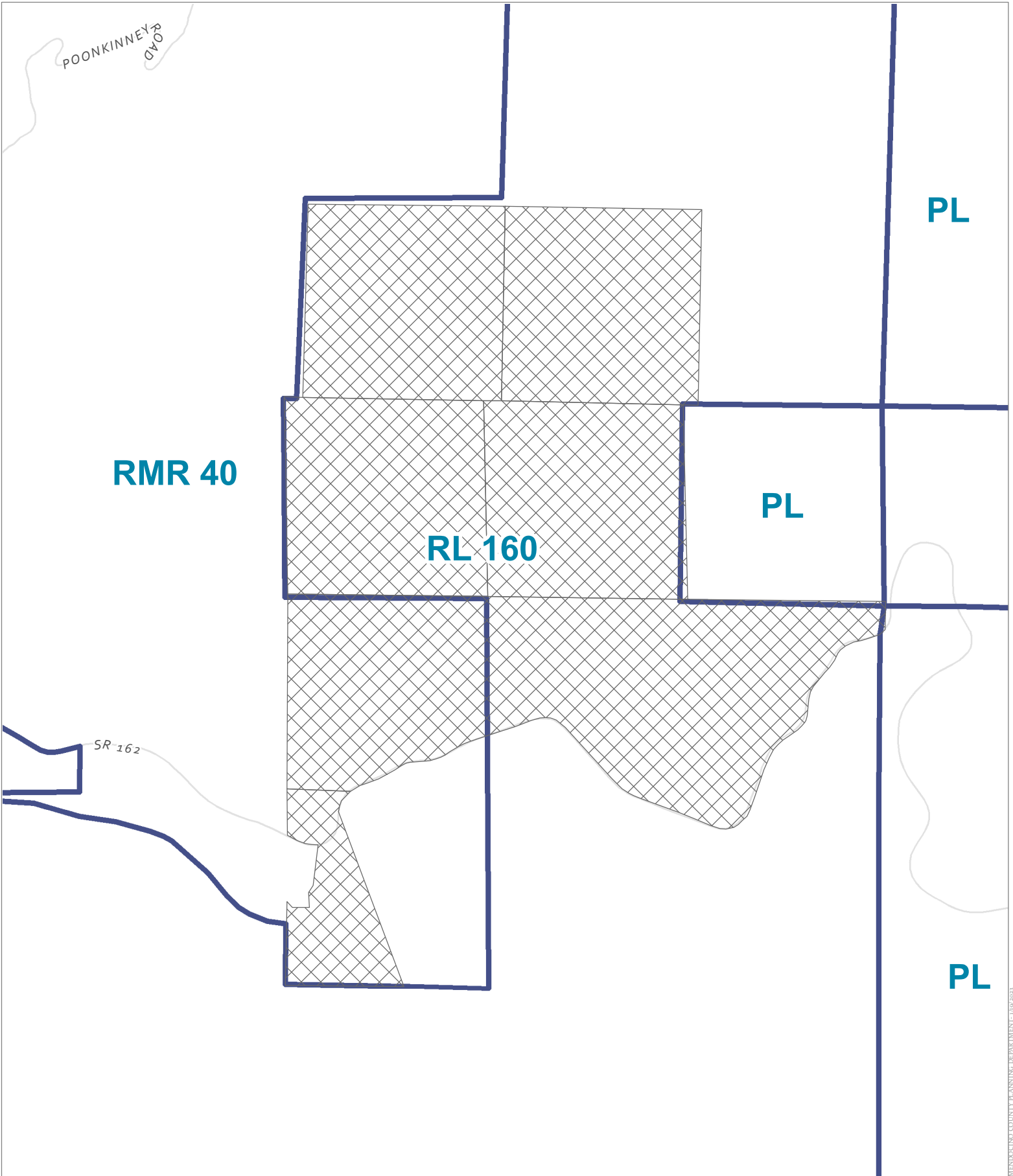
**CASE:** RE 2023--0001  
**OWNER:** HECKEROTH, Woody  
**APN:** Various  
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**AGENT:**  
**ADDRESS:** Various

 Zoning Districts  
 Public Roads





**ZONING**

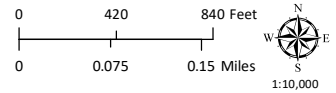
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YENDEKIND COUNTY PLANNING DEPARTMENT - 11/09/2023

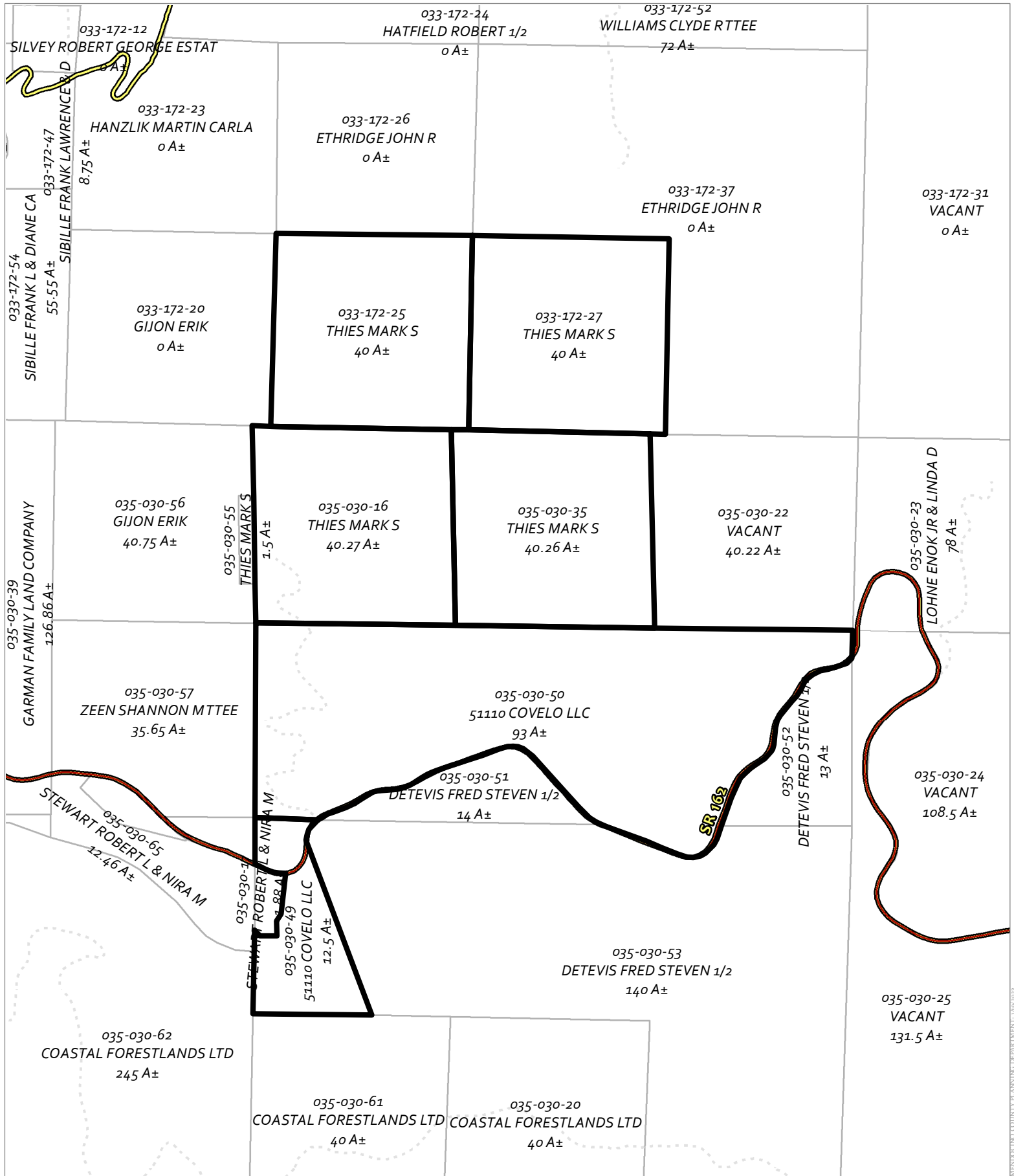
**CASE:** RE 2023--0001  
**OWNER:** HECKEROTH, Woody  
**APN:** Various  
**APLCT:** Woody Heckeroth  
**AGENT:**  
**ADDRESS:** Various

 General Plan Classes  
 Public Roads



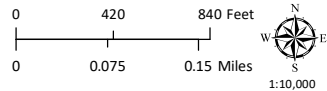
**GENERAL PLAN**

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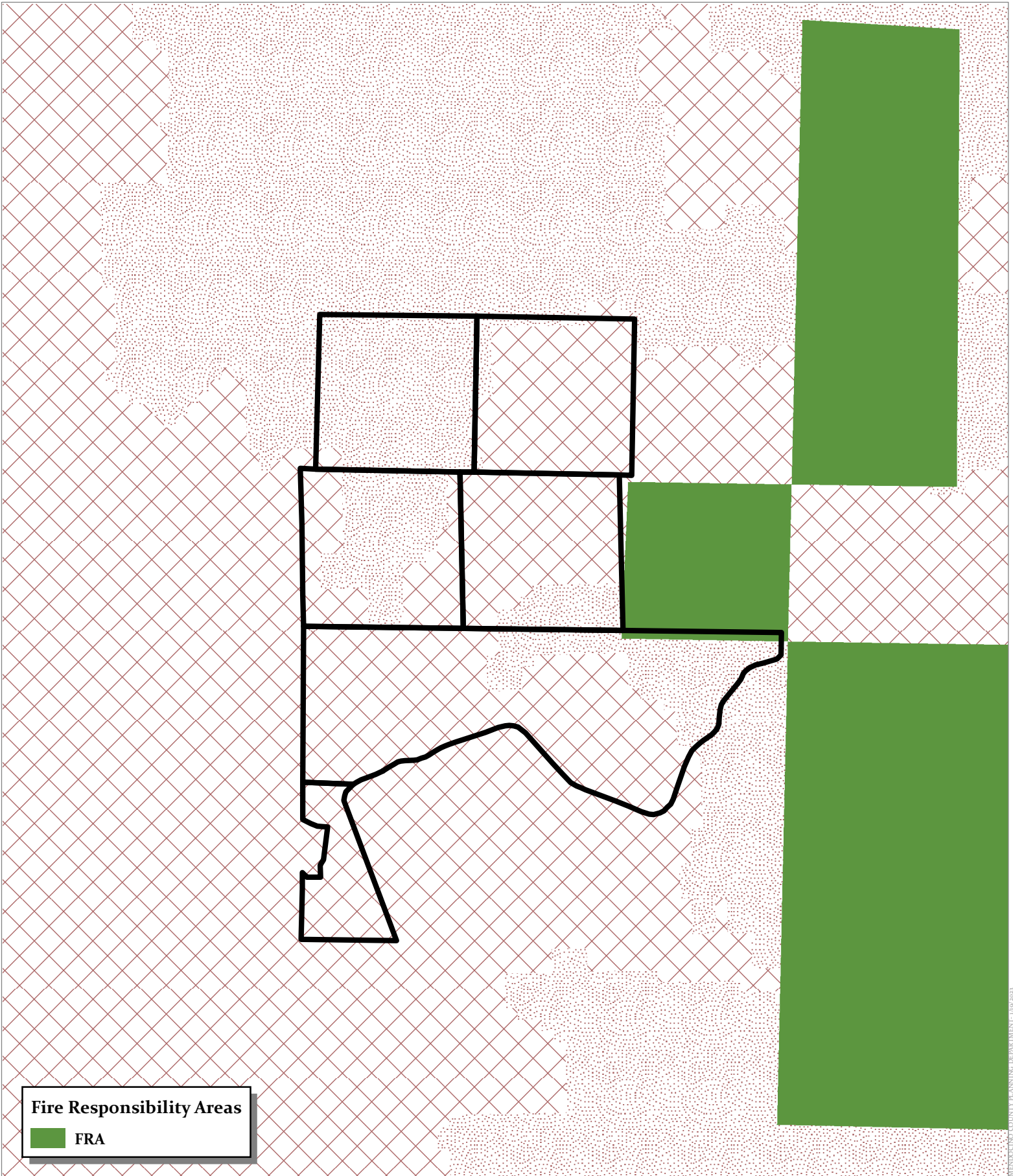
Public Roads



ADJACENT PARCELS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023

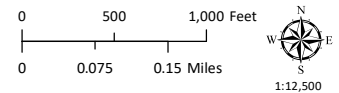


**Fire Responsibility Areas**  
 ■ FRA

**CASE:** RE 2023--0001  
**OWNER:** HECKEROTH, Woody  
**APN:** Various  
**APLCT:** Woody Heckeroth  
**AGENT:**  
**ADDRESS:** Various

■ FRA  
 ▨ Very High Fire Hazard

⊗ High Fire Hazard

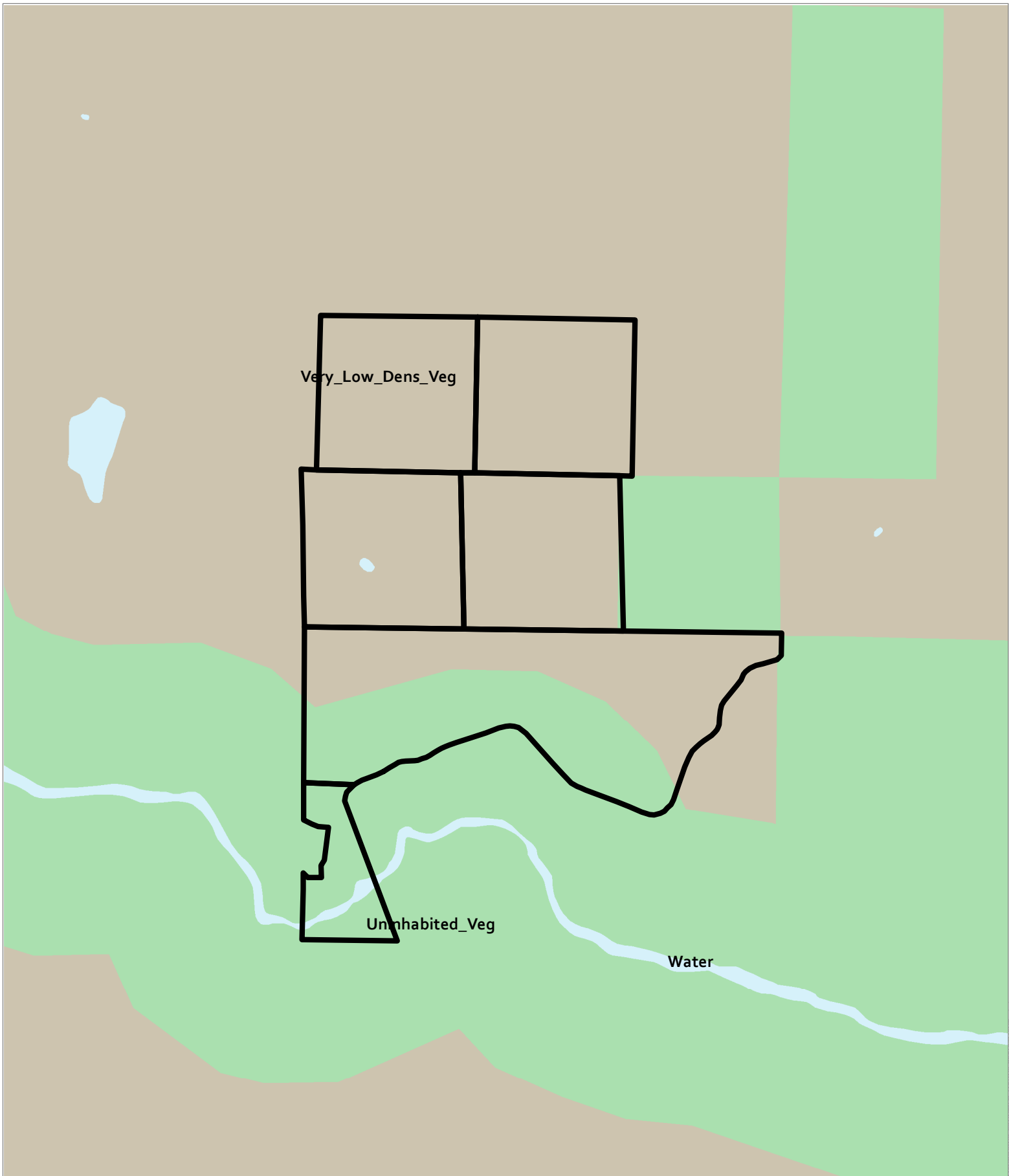


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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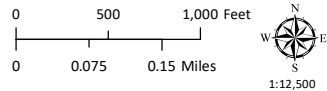
HERKULES COUNTY PLANNING DEPARTMENT - 11/09/2023





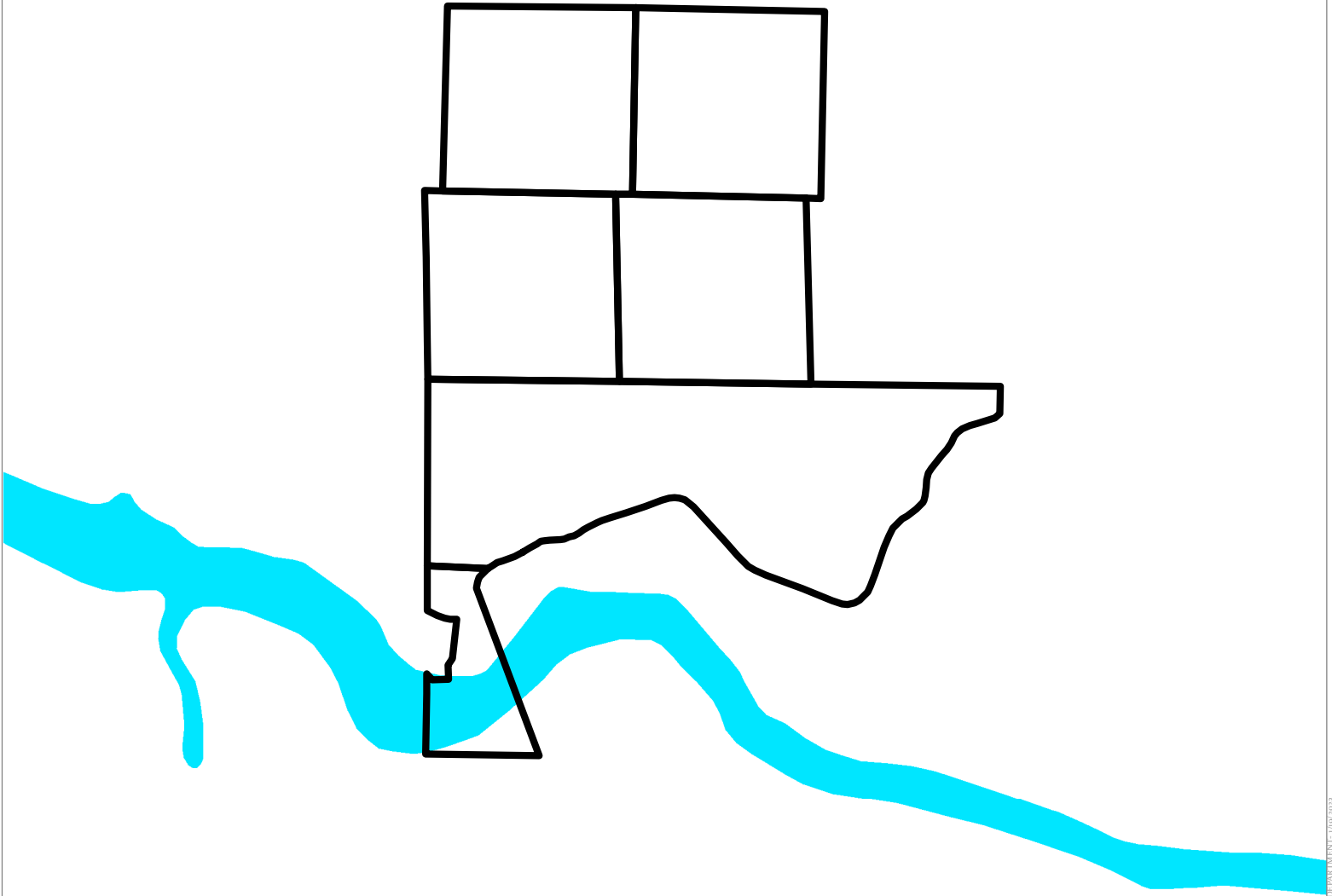
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023

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**APN:** Various  
**APLCT:** Woody Heckeroth  
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**ADDRESS:** Various



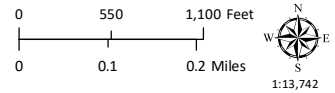
**WILDLANDS-URBAN INTERFACE**

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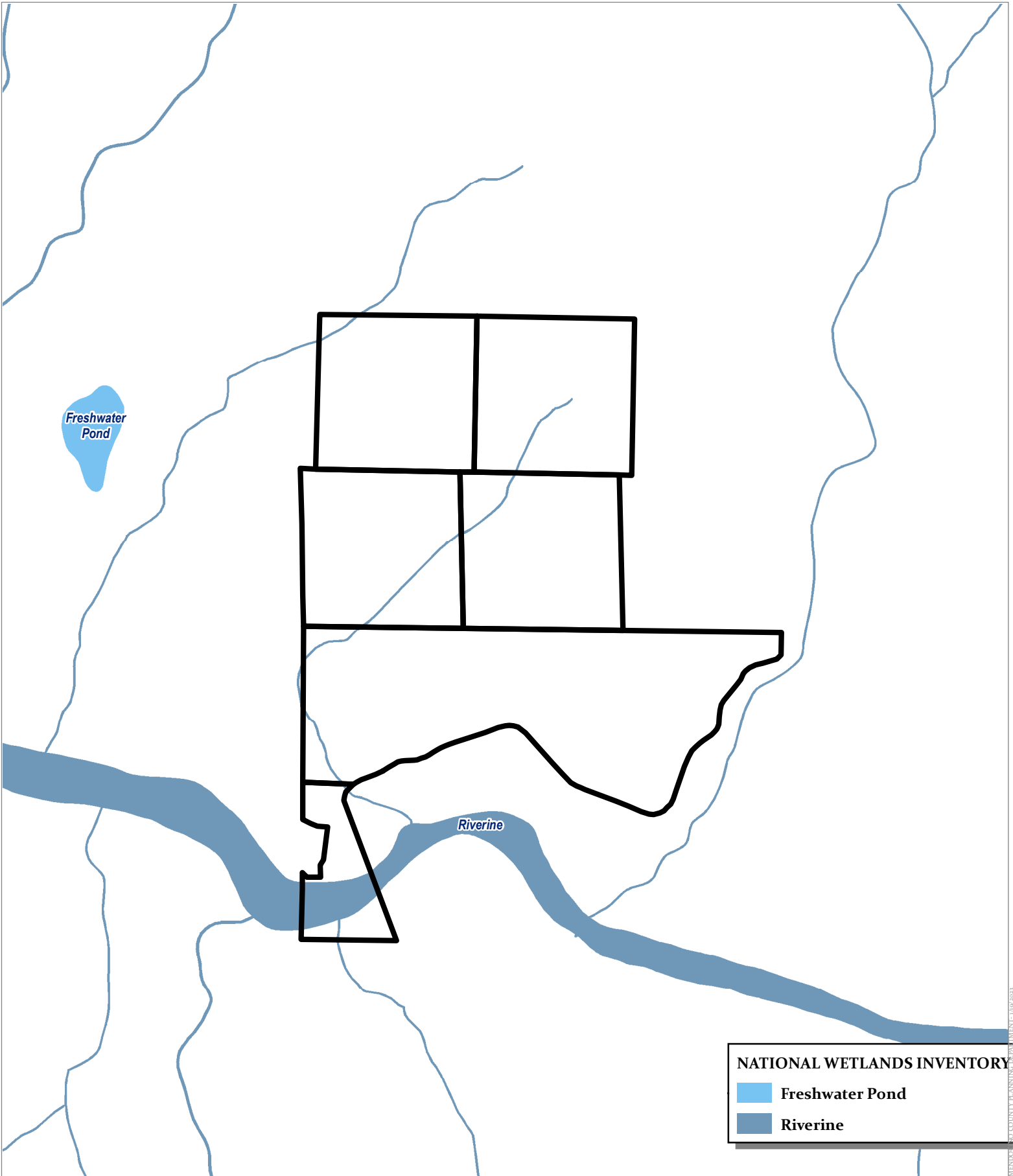


**FLOOD HAZARD AREAS**  
1% Annual Chance Flood Hazard

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**OWNER:** HECKEROTH, Woody  
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**ADDRESS:** Various

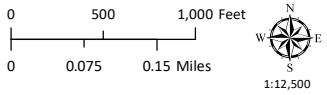


**FLOOD ZONE**



**NATIONAL WETLANDS INVENTORY**

- Freshwater Pond
- Riverine

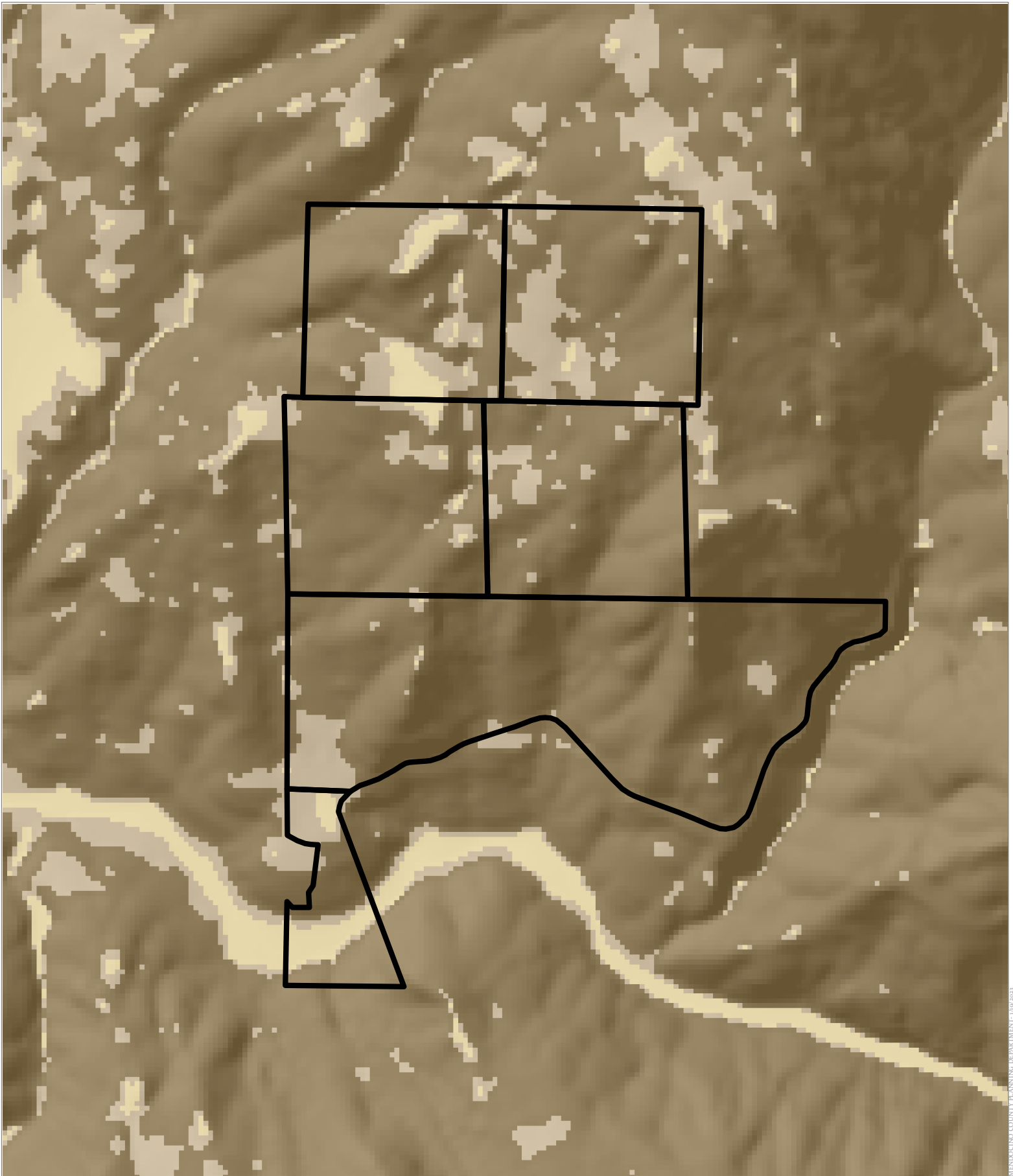


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**APLCT: Woody Heckeroth**  
**AGENT:**  
**ADDRESS: Various**

**WETLANDS**

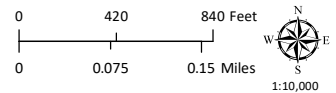
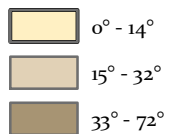
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MENDOTA SO COUNTY PLANNING DEPARTMENT - 11/09/2023



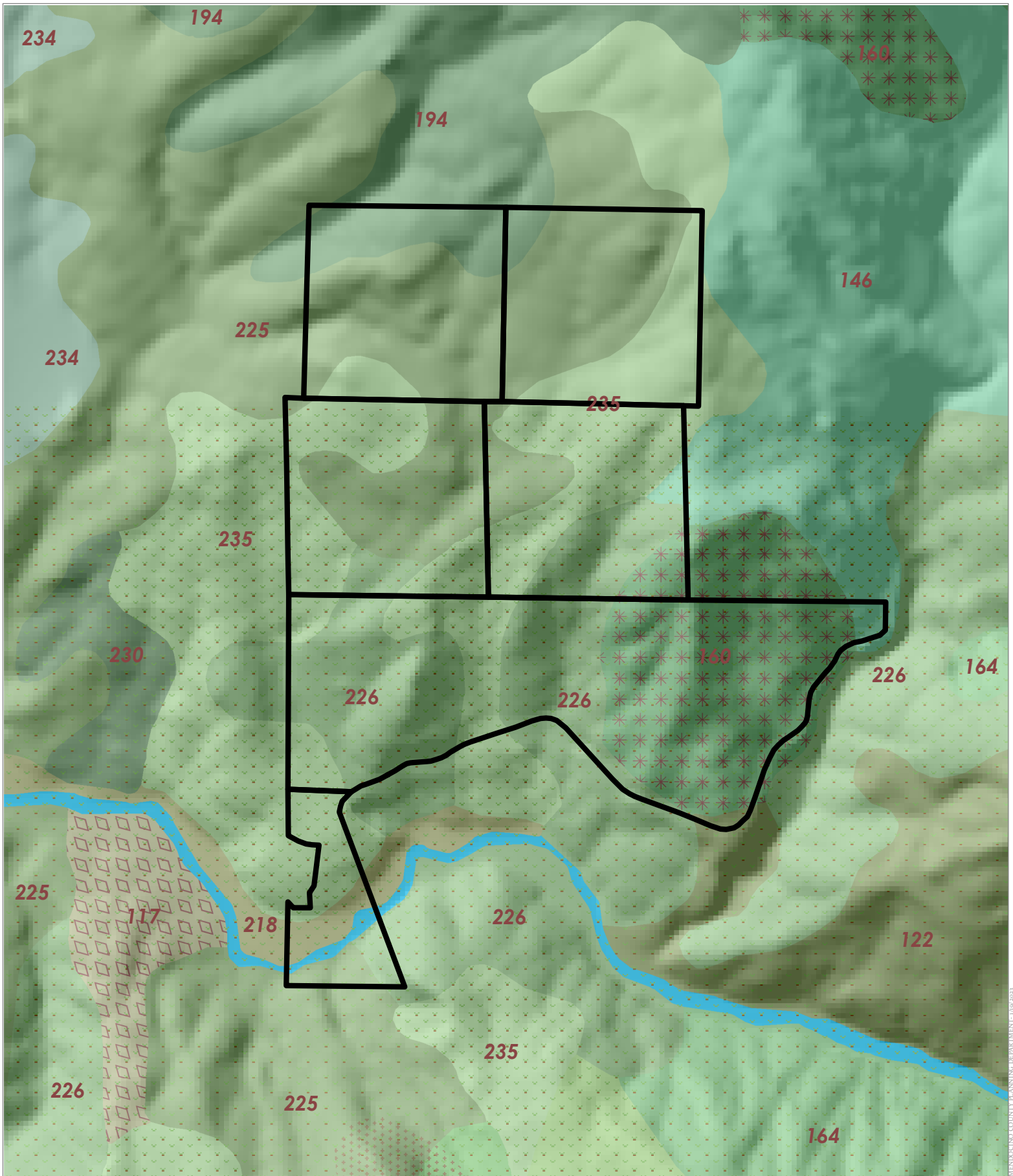
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023

**CASE:** RE 2023--0001  
**OWNER:** HECKEROTH, Woody  
**APN:** Various  
**APLCT:** Woody Heckeroth  
**AGENT:**  
**ADDRESS:** Various



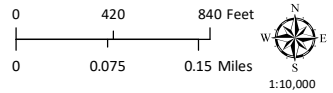
**ESTIMATED SLOPE**

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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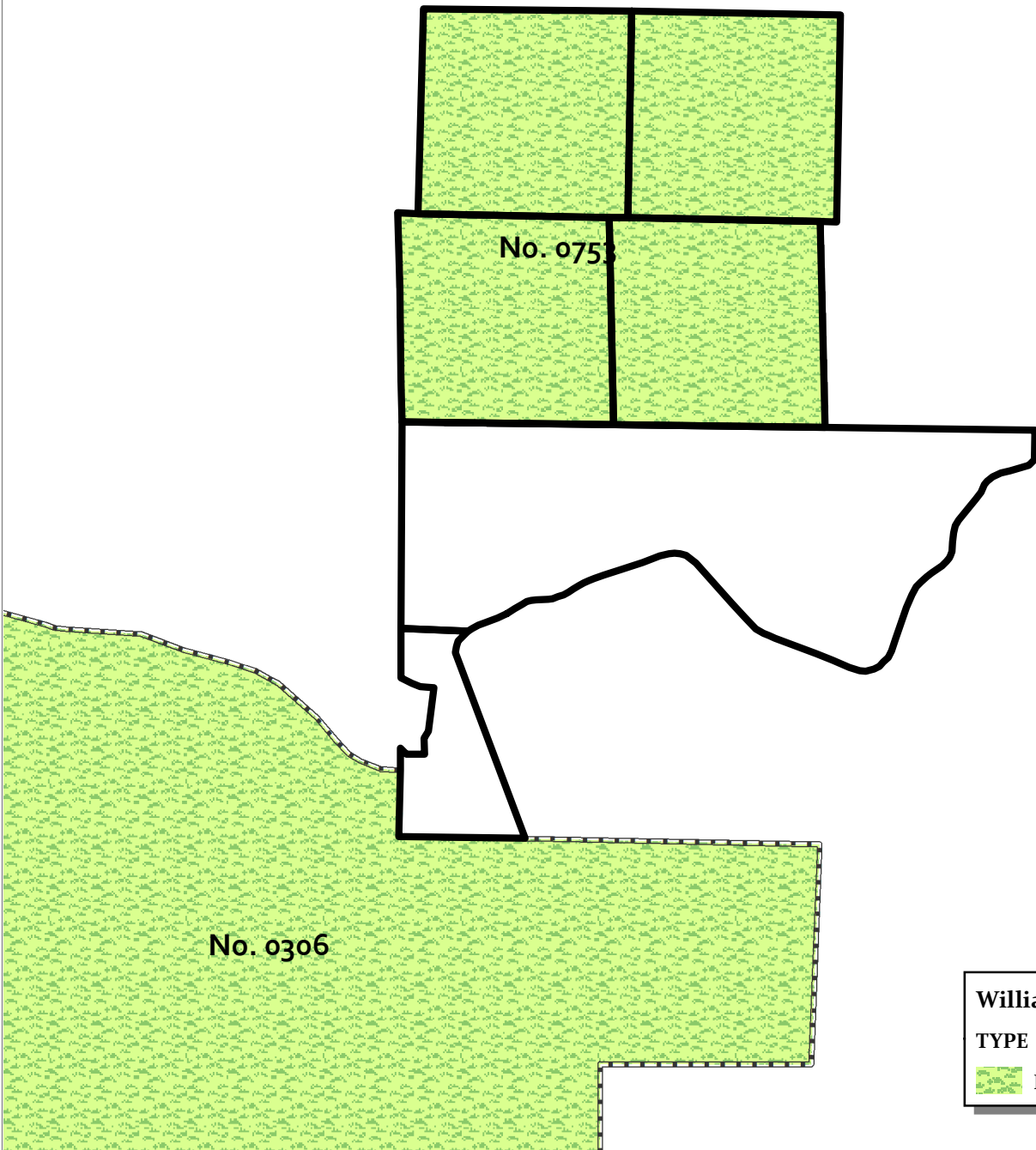
- Ultramafic Rock
- Eastern Rock Inclusions
- Eastern Serpentine Soils
- Naturally Occurring Asbestos



**EASTERN SOIL CLASSIFICATIONS**

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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/09/2023



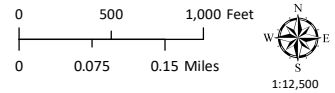
**Williamson Act Lands 051421**

**TYPE**

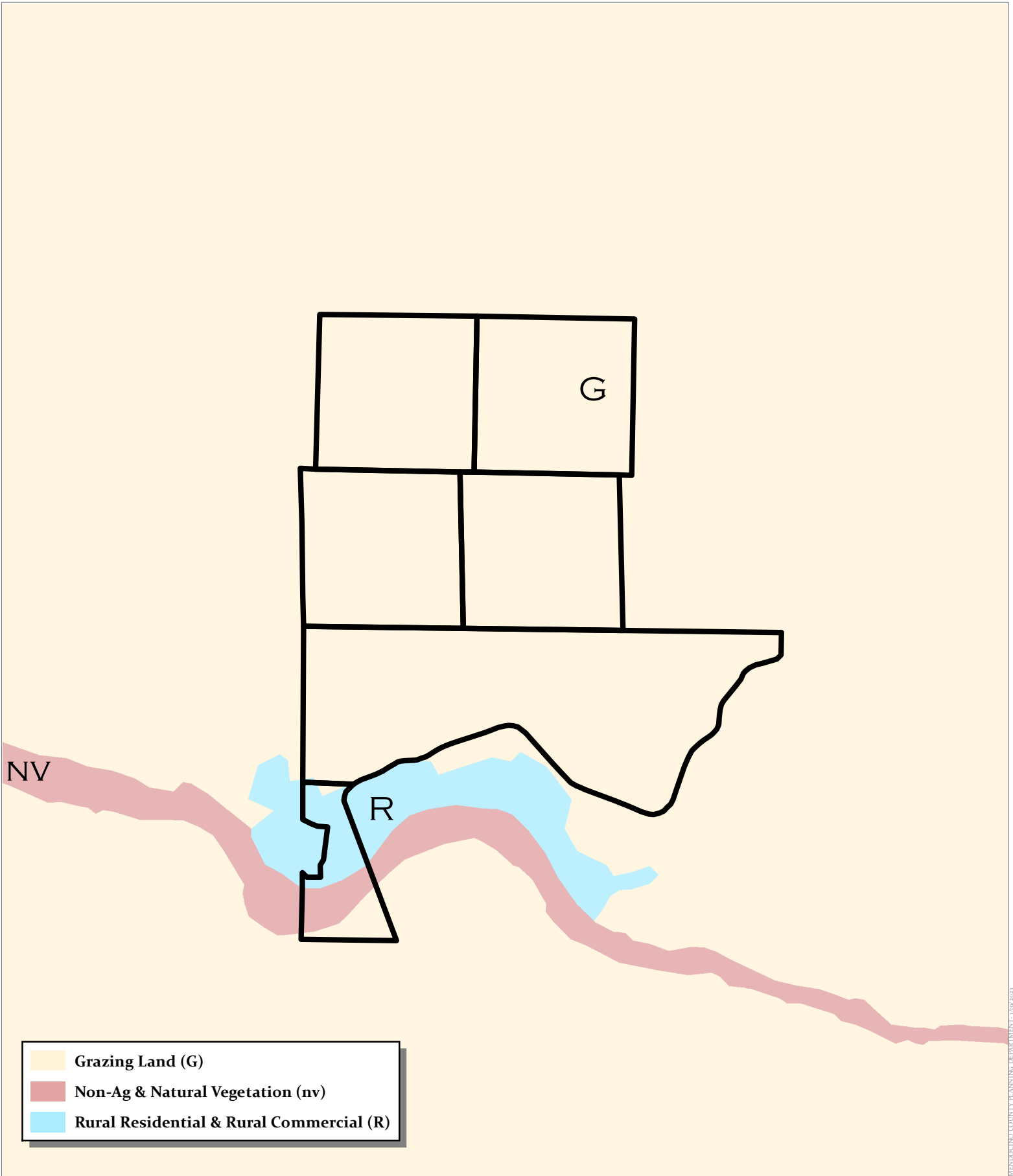
 **NonPrime**

**CASE: RE 2023--0001**  
**OWNER: HECKEROTH, Woody**  
**APN: Various**  
**APLCT: Woody Heckeroth**  
**AGENT:**  
**ADDRESS: Various**

 Contract Boundaries

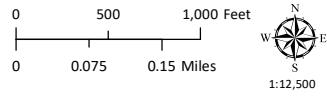


**WILLIAMSON ACT**



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**CASE:** RE 2023--0001  
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**AGENT:**  
**ADDRESS:** Various



**IMPORTANT FARMLANDS**

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