



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

July 17, 2019

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

Caltrans  
CalFire - Prevention  
Department of Fish and Wildlife  
Coastal Commission  
Albion Little River Fire District

Cloverdale Rancheria  
Manchester Point Arena Tribe  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** B\_2019-0029

**DATE FILED:** 6/17/2019

**OWNER:** DOUGLAS A DODDS 1/2 AND MALLORY ENTERPRISES, LLC

**APPLICANT:** DOUGLAS DODDS & LON HAMAEEKERS

**AGENT:** WYNN COASTAL PLANNING, BLAIR FOSTER

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundary between two (2) parcels. Parcel A (APN: 121-050-18) will decrease to 15± acres and Parcel B (APN: 121-050-23) will increase to 8.63± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.2± miles south of Little River town center, lying on the west side of State Route 1 (SR 1), at its intersection with Buckhorn Cove Road West (Private Road), located at 6300 & 6500 No. Hwy 1, Little River. (APNs: 121-050-23 & -18).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

**RESPONSE DUE DATE:** July 31, 2019

**PROJECT INFORMATION CAN BE FOUND AT:**

<https://www.mendocinocounty.org/government/planning-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 \_\_\_\_\_

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**APN/S:** Parcel A: 121-050-18 & Parcel B: 121-050-23

**EXISTING PARCEL SIZE(s):** Parcel A: 20.6± Acres; Parcel B: 3± Acres

**GENERAL PLAN:** Rural Residential (RR)

**ZONING:** Rural Residential (RR:5)

**EXISTING USES:** Residential

**DISTRICT:** 5<sup>th</sup> Supervisorial District (Williams)

**RELATED CASES:** MS 17-89; MS 87-76

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RR 5	RR	>1A±	Residential
<b>EAST:</b>	RMR 20	RMR	23.74A±; 23.16A±	Residential
<b>SOUTH:</b>	RR 5	RR	3A±	Residential
<b>WEST:</b>	RR 5	RR	3A±	Residential

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Building Division (FB)	<input checked="" type="checkbox"/> California Coastal Commission	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Manchester- PA Rancheria
<input checked="" type="checkbox"/> Environmental Health (Fort Bragg)	<input checked="" type="checkbox"/> CALTRANS	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Albion Little River Fire District		
<input checked="" type="checkbox"/> Planning Division (FB)		

**ADDITIONAL INFORMATION:** No new development or construction is proposed in conjunction with this requested Boundary Line Adjustment.

**STAFF PLANNER:** DIRK LARSON **DATE:** 7/12/19

ENVIRONMENTAL DATA

1. MAC:

GIS  
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
CalFire; Albion Little River Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS  
(P)Prime Agricultural Land

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  
Western Soils Classes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS  
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office  
N/A

10. TIMBER PRODUCTION ZONE:

GIS  
N/A

11. WETLANDS CLASSIFICATION:

GIS  
Freshwater Pond & Freshwater Forested/Shrub Wetland;  
Estuarine and Marine Wetland

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  
N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10  
N/A

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  
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  
See Included LCP Land Use Classification 18 (Albion)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500  
See Included LCP Land Capabilities and Natural Hazards Map

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496  
See Included LCP Habitats and Resources Map

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544  
See Included Appealable Areas Map

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  
Highly Scenic Area

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9  
See Included LCP Habitats and Resources Map

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020  
Yes



Planning and Building  
Services

Case No:	B-2019-0029
CalFire No:	
Date Filed:	6-17-2019
Fee:	\$3076.00
Receipt No:	PDJ-028226
Received By:	AWALDMAN
Office use only	

## APPLICATION FORM

### APPLICANT

Name: Douglas Dodds and Lon Hamaekers Phone: (917)747-7220

Mailing Address: 740 North Martel

City: Los Angeles State/Zip: CA 90046 email: dougdoddsnyc@mac.com

### PROPERTY OWNER

Name: Same as above Phone:

Mailing Address:

City: State/Zip: email:

### AGENT

Name: Blair Foster / Wynn Coastal Planning Phone: (707)964-2537

Mailing Address: 703 North Main Street

City: Fort Bragg State/Zip: CA 95437 email: blair@wcplan.com

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
121-050-23	Dodds/ Hamaekers	6300 N. Hwy 1	3 ac	8.63 ac
121-050-18	Mallory Enterprises LLC	6500 N Hwy 1	20.6 ac	15 ac

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):

5.6 acres to be adjusted from AP# 121-050-18 to AP# 121-050-23, resulting in 2 parcels with 15 acres and 8.6 acres respectively.

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

Signature of Applicant Agent

6.14.2019  
Date

Signature of Owner

6/12/19  
Date

6/14/19



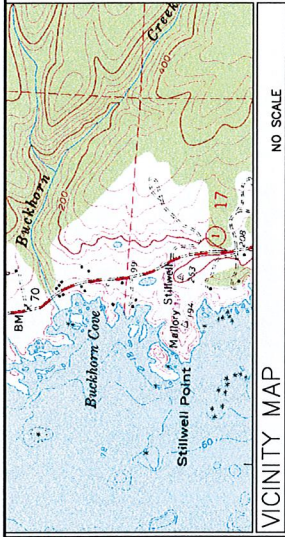
**Project Description Questionnaire  
For Boundary Line Adjustments  
Located In the Coastal Zone**

The purpose of this questionnaire is to provide additional information related to the Coastal Zone 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 the 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.

<b>Present Use Of Property</b>																																												
<p>1. Are there existing structures on the property? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p style="margin-left: 40px;">If yes, describe below, and identify the use of each structure on the map to be submitted with your application.</p> <p style="text-align: center; margin-left: 40px;"><u>There are Single Family Residences on both parcels, as well as a guest cottage on both parcels. There is no new development proposed as a result of the BLA.</u></p>																																												
<p>2. Will any existing structures be demolished? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">Will any existing structures be removed? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?</p>																																												
<p>3. Lot area (within property lines):    <u>23.6</u>    <input type="checkbox"/> square feet    <input checked="" type="checkbox"/> acres.</p>																																												
<p>4. Lot Coverage:    <span style="float: right;">121-050-23</span></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;"></th> <th style="text-align: center; width: 30%;">Existing</th> <th style="text-align: center; width: 30%;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td><u>LOT 1</u></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td style="text-align: center;"><u>4850</u> sq ft</td> <td style="text-align: center;"><u>4850</u> sq ft</td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;"><u>9800</u> sq ft</td> <td style="text-align: center;"><u>9800</u> sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;"><u>          </u> sq ft</td> <td style="text-align: center;"><u>          </u> sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;"><u>116,030</u> sq ft</td> <td style="text-align: center;"><u>359,966</u> sq ft</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;"><u>130,680</u></td> <td style="text-align: center;"><u>374,616</u> sq ft</td> </tr> </tbody> </table> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;"></th> <th style="text-align: center; width: 30%;">Existing</th> <th style="text-align: center; width: 30%;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td><u>LOT 2</u></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td style="text-align: center;"><u>4563</u> sq ft</td> <td style="text-align: center;"><u>4563</u> sq ft</td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;"><u>9437</u> sq ft</td> <td style="text-align: center;"><u>9437</u> sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;"><u>          </u> sq ft</td> <td style="text-align: center;"><u>          </u> sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;"><u>883,336</u> sq ft</td> <td style="text-align: center;"><u>639,400</u> sq ft</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;"><u>897,336</u> sq ft</td> <td style="text-align: center;"><u>653,400</u> sq ft</td> </tr> </tbody> </table> <p style="font-size: small; margin-top: 5px;">(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)</p>				Existing	Proposed after Adjustment	<u>LOT 1</u>			Building Coverage	<u>4850</u> sq ft	<u>4850</u> sq ft	Paved Area	<u>9800</u> sq ft	<u>9800</u> sq ft	Landscaped Area	<u>          </u> sq ft	<u>          </u> sq ft	Unimproved Area	<u>116,030</u> sq ft	<u>359,966</u> sq ft	TOTAL:	<u>130,680</u>	<u>374,616</u> sq ft		Existing	Proposed after Adjustment	<u>LOT 2</u>			Building Coverage	<u>4563</u> sq ft	<u>4563</u> sq ft	Paved Area	<u>9437</u> sq ft	<u>9437</u> sq ft	Landscaped Area	<u>          </u> sq ft	<u>          </u> sq ft	Unimproved Area	<u>883,336</u> sq ft	<u>639,400</u> sq ft	TOTAL:	<u>897,336</u> sq ft	<u>653,400</u> sq ft
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<p>5. Parking will be provided as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">LOT 1</td> <td style="width: 20%;">Existing Spaces <u>4</u></td> <td style="width: 20%;">Proposed Spaces <u>0</u></td> </tr> <tr> <td>LOT 2</td> <td>Existing Spaces <u>4</u></td> <td>Proposed Spaces <u>0</u></td> </tr> </table> <p style="font-size: small; margin-top: 5px;">(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet).</p>			LOT 1	Existing Spaces <u>4</u>	Proposed Spaces <u>0</u>	LOT 2	Existing Spaces <u>4</u>	Proposed Spaces <u>0</u>																																				
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6.	Is any grading or road construction planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.):	
	<div style="border: 1px solid black; padding: 5px; margin: 10px 0;">           For grading or road construction, complete the following: <span style="float: right;">N/A</span>            (A) Amount of cut: _____ cubic yards            (B) Amount of fill: _____ cubic yards            (C) Maximum height of fill slope: _____ feet            (D) Maximum height of cut slope: _____ feet            (E) Amount of import or export: _____ cubic yards            (F) Location of borrow or disposal site: _____         </div>	
7.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, how many acres will be converted? _____ acres. (An agricultural economic feasibility study may be required.)	
8.	Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9.	Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

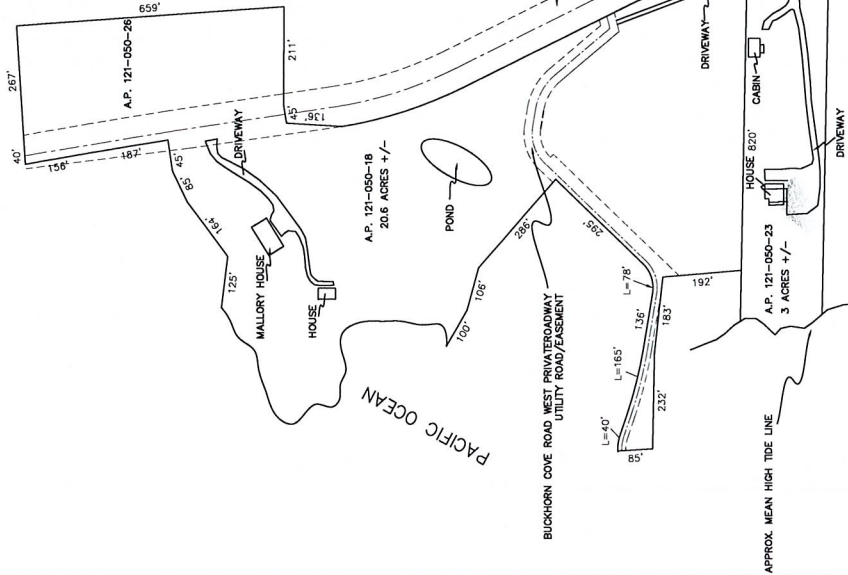
If you need more room to answer any question, please attach additional sheets.



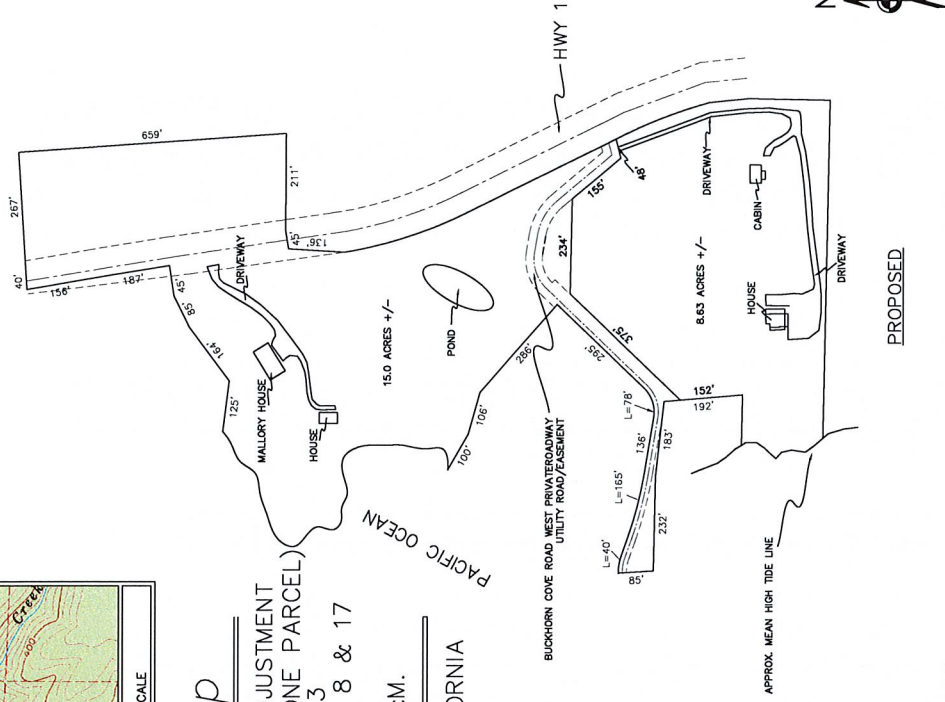
## Tentative Map

OF PROPOSED BOUNDARY LINE ADJUSTMENT  
OF A.P. NO. 121-050-18 & 26 (ONE PARCEL)  
OF A.P. NO. 121-050-23  
BEING A PORTION OF SECTION 8 & 17  
TOWNSHIP 16 NORTH,  
RANGE 17 WEST, M.D.B.&M.

MENDOCINO COUNTY, CALIFORNIA  
MAY, 2019



EXISTING



PROPOSED



OWNER: AP# 121-050-18 & 26  
MALLORY ENTERPRISES LLC  
C/O DYM  
C/O LITTLE RIVER INN, INC.  
P. O. BOX B  
LITTLE RIVER, CA 95456-0430

OWNERS: AP# 121-050-23  
DOUGLAS A. DODDS & LEON N. HAMAEKERS  
740 N. MARTEL  
LOS ANGELES, CA 90046





SUBMIT ONLY ONE COPY

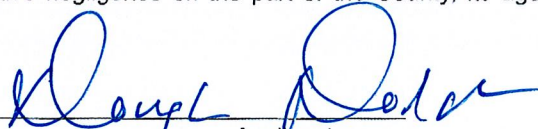
## **Indemnification And Hold Harmless**

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

### **Indemnification Agreement**

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

6/12/19  
Date

  
Applicant



COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## Notice of Pending Permit

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: Coastal boundary Line Adjustment resulting in two parcels of 15 acres  
and 8.6 acres. Original parcels are 20.6 acres and 3 acres

Location: 6300 and 6500 North Highway One, Little River, CA 95456

Applicant: Douglas Dodds and Lon Hamaekers

Assessor's Parcel Number: 121-050-18 & 121-050-23

Date Noticed Posed: June 14, 2019

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
860 N. Bush St  
UKIAH, CA 95482  
707-234-6650  
HOURS: 8:00 - 5:00



COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

### Declaration of posting

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on June 14, 2019 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Coastal boundary Line Adjustment resulting in two parcels of 15 acres and 8.6 acres

(Description of development)

Located at:

6300 and 6500 North Highway One, Little River, CA 95456

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

End of Drive

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

Wen M. Pajon  
Owner/Authorized Representative

6.14.2019  
Date

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

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED A



# Mendocino County

## Planning and Building Services

860 North Bush Street  
Ukiah, CA 95482  
(707) 234-6650

120 West Fir Street  
Fort Bragg, CA 95437  
(707) 964-5379

**Paid By: DOUGLAS DODDS & LON HAMAEEKERS**  
740 N MARTEL AVE

LOS ANGELES

CA 90046

**Project Number: B\_2019-0029**

**Project Description: BLA, 2 pcls, CoastalDodds**

**Site Address: 6300 NO HWY 1**

**B\_2019-0029**

**Receipt: PRJ\_028226**

**Date: 6/17/2019**

**Pay Method: CHECK 1435**

**Received By: JESSIE WALDMAN**

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180	2	\$1,098.00
BLA BASE			\$1,098.00
COASTAL	1100-2851-822609		\$941.00
			\$941.00
DOT FEES	1100-1910-826182		\$400.00
BLA DOT FEES DOT1A			\$400.00
EH FEES	1100-4011-822606		\$245.00
BLA EH			\$245.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00

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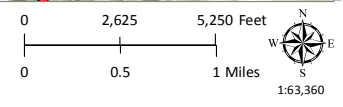
<b>Total Fees Paid:</b>	<b>\$3,076.00</b>
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CASE: B 2019-0029  
 OWNER: DODDS / MALLORY  
 APN: 121-050-18, 23  
 APLCT: Douglas Dodds  
 AGENT: Blair Foster  
 ADDRESS: 6300 N. Highway 1, Little River

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



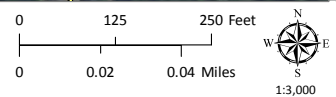
LOCATION MAP





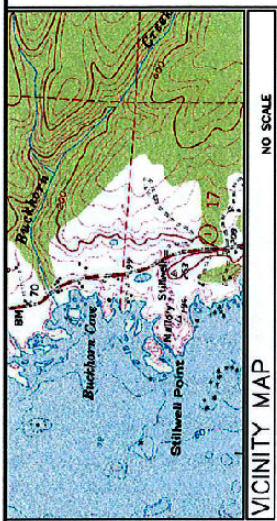
CASE: B 2019-0029  
OWNER: DODDS / MALLORY  
APN: 121-050-18, 23  
APLCT: Douglas Dodds  
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ADDRESS: 6300 N. Highway 1, Little River

Public Roads  
Private Roads



AERIAL IMAGERY

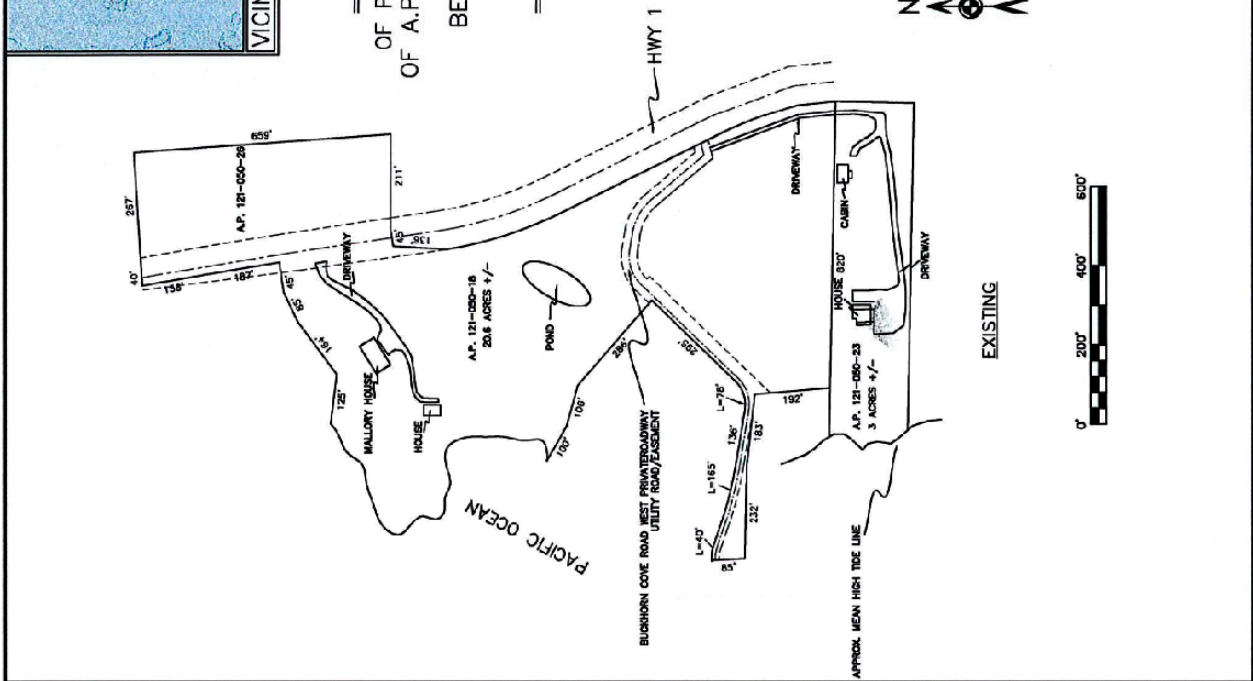




## Tentative Map

OF PROPOSED BOUNDARY LINE ADJUSTMENT  
OF A.P. NO. 121-050-18 & 26 (ONE PARCEL)  
OF A.P. NO. 121-050-23  
BEING A PORTION OF SECTION 8 & 17  
TOWNSHIP 16 NORTH,  
RANGE 17 WEST, M.D.B.&M.

MENDOCINO COUNTY, CALIFORNIA  
MAY, 2019



OWNER: AP# 121-050-18 & 26  
MALLORY ENTERPRISES LLC  
CITY OF  
670 LITTLE RIVER INN, INC.  
LITTLE RIVER, CA 95456-0430

OWNERS: AP# 121-050-23  
DOUGLAS A. DODDS & LEDN N. HAMAEKERS  
785 N. MARKET  
LOS ANGELES, CA 90046

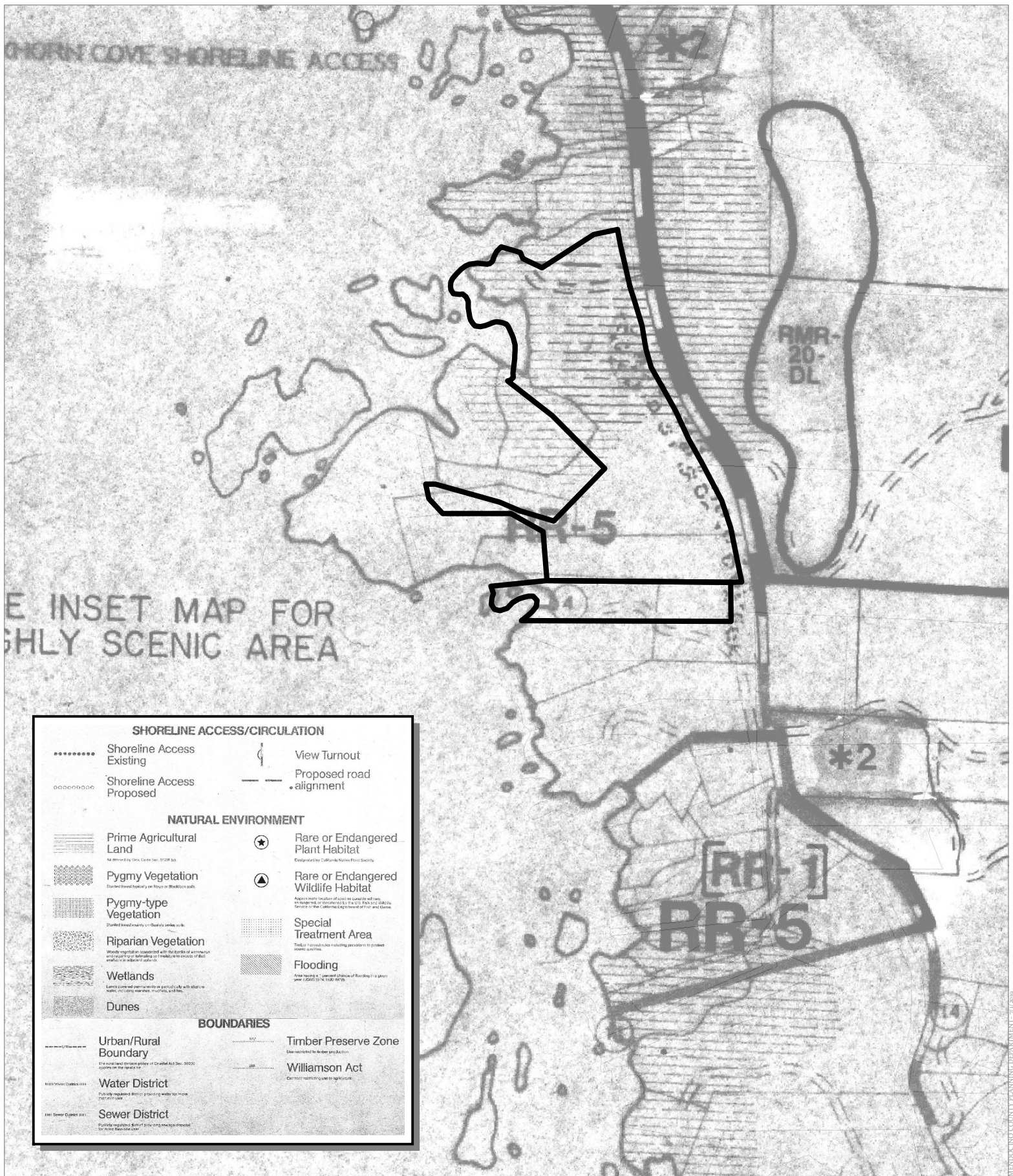
EXISTING

CASE: B 2019-0029  
OWNER: DODDS / MALLORY  
APN: 121-050-18, 23  
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ADDRESS: 6300 N. Highway 1, Little River

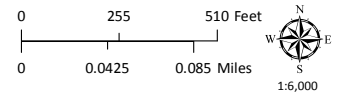
NO SCALE

TENTATIVE MAP





CASE: B 2019-0029  
 OWNER: DODDS / MALLORY  
 APN: 121-050-18, 23  
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 AGENT: Blair Foster  
 ADDRESS: 6300 N. Highway 1, Little River





Ruckhorn Cove

3b

3a

3b

# **Legend: Land Capabilities/ Natural Hazards**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

## **LAND CAPABILITIES**

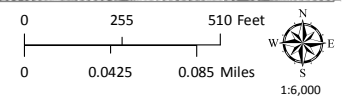
- Agricultural Land
  - Prime
  - Non Prime
- Timberland
  - High Productivity
  - Moderate Productivity
- Coastal Erosion (Descriptions apply to areas between dotted lines).
  - Protective Beach **1**
  - Artificial Protection **2**
  - Present Development Critical **3a**
  - Present Development Non-Critical **3b**
  - Future Development Critical **3c**

## **NATURAL HAZARDS**

- Fault Rupture (For further information see Alquist-Philo 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
- Flooding

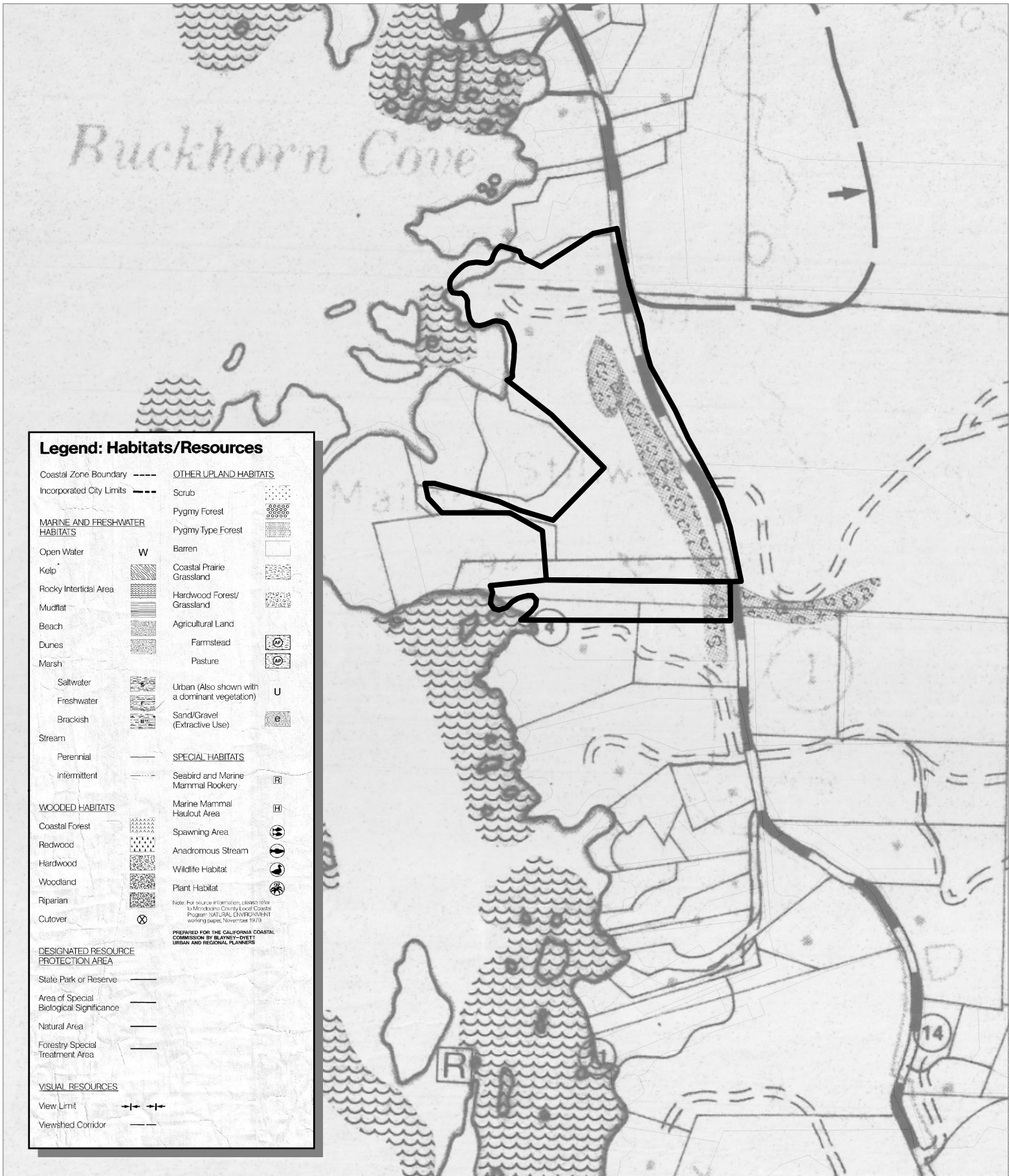
Note: For source information, please refer to Mendocino County Local Coastal Program (LCP), EIR/CEQA/NEPA working paper, November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAIR FOSTER DESIGN AND REGIONAL PLANNERS

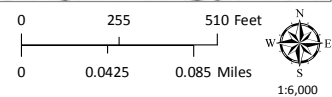


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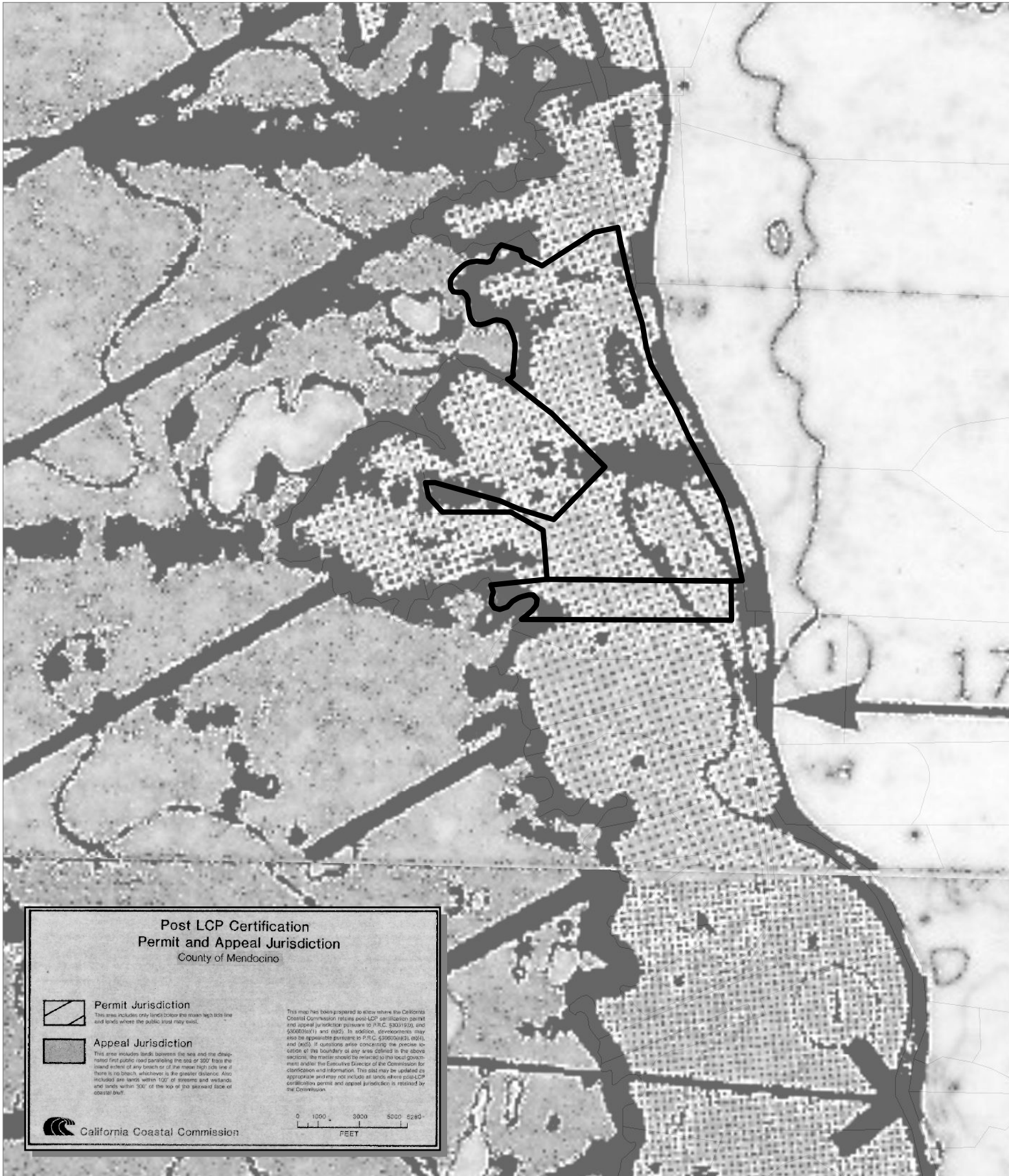




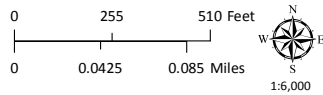
CASE: B 2019-0029  
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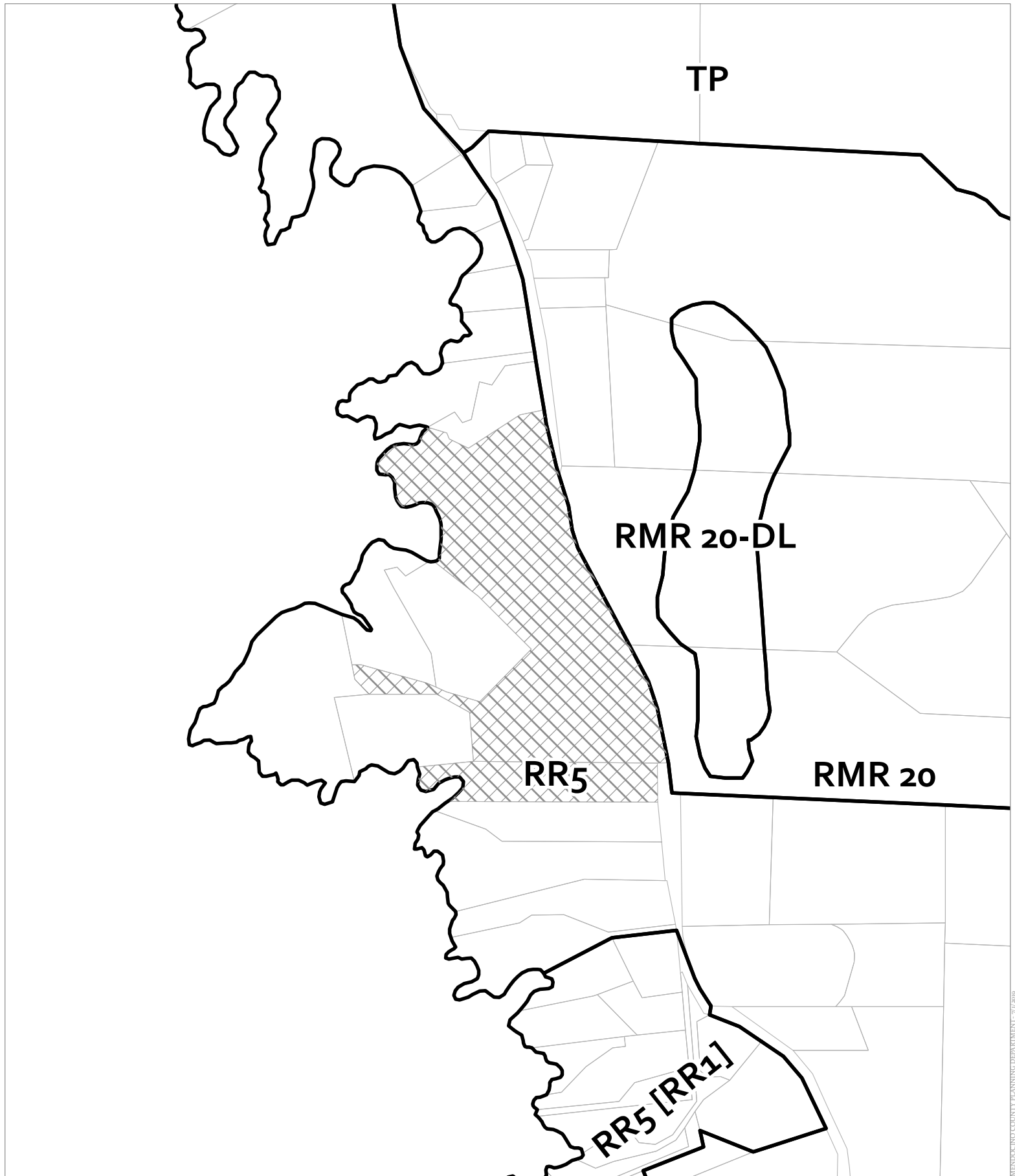




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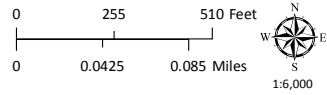
POST LCP CERTIFICATION



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2019

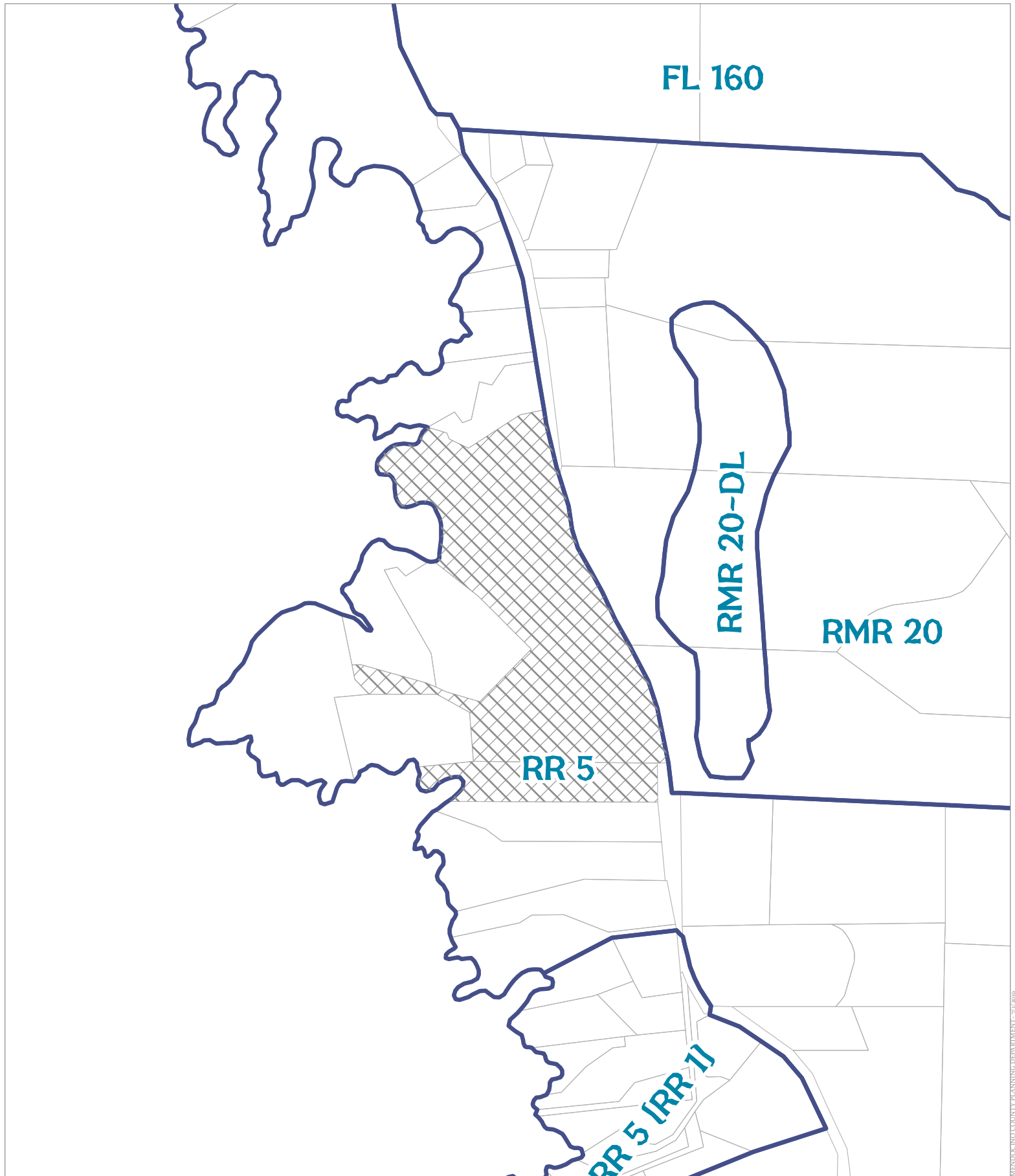
CASE: B 2019-0029  
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ADDRESS: 6300 N. Highway 1, Little River

 Zoning Districts




ZONING DISPLAY MAP



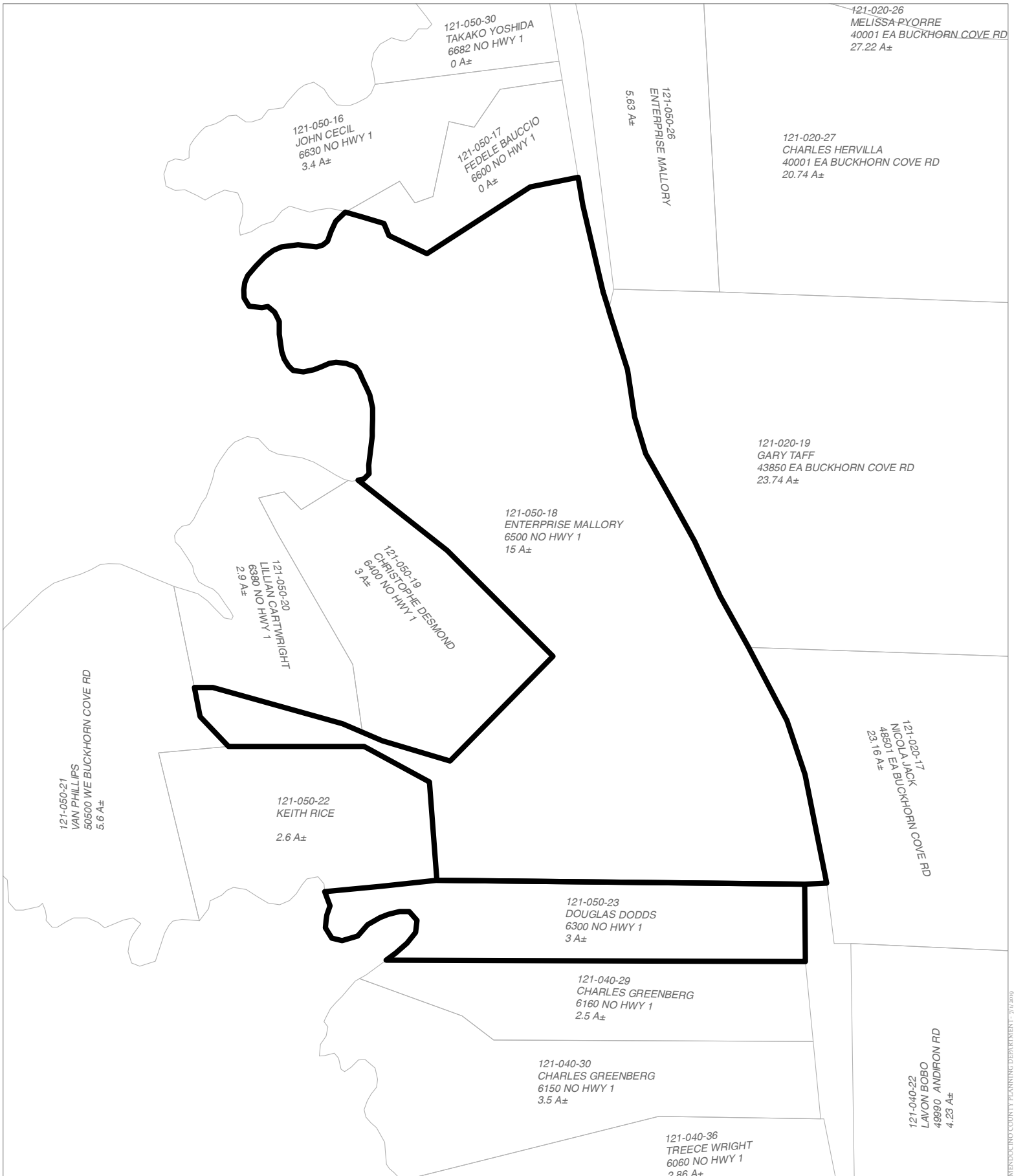


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/1/2019

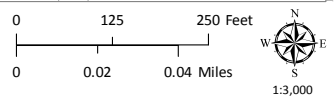
CASE: B 2019-0029  
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 General Plan Classes

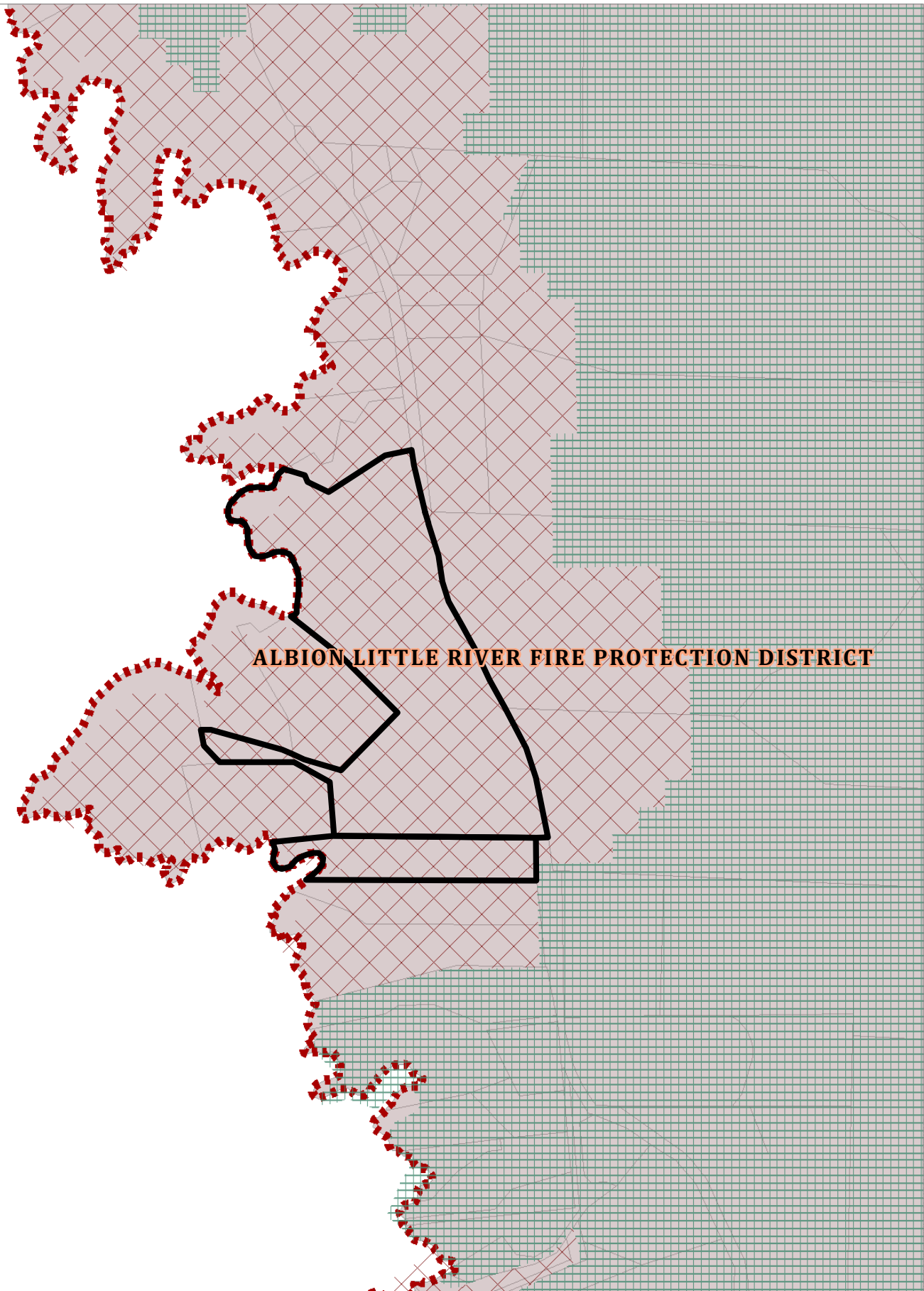
GENERAL PLAN CLASSIFICATIONS






CASE: B 2019-0029  
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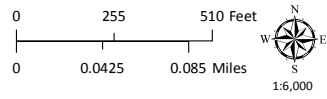


ADJACENT PARCELS

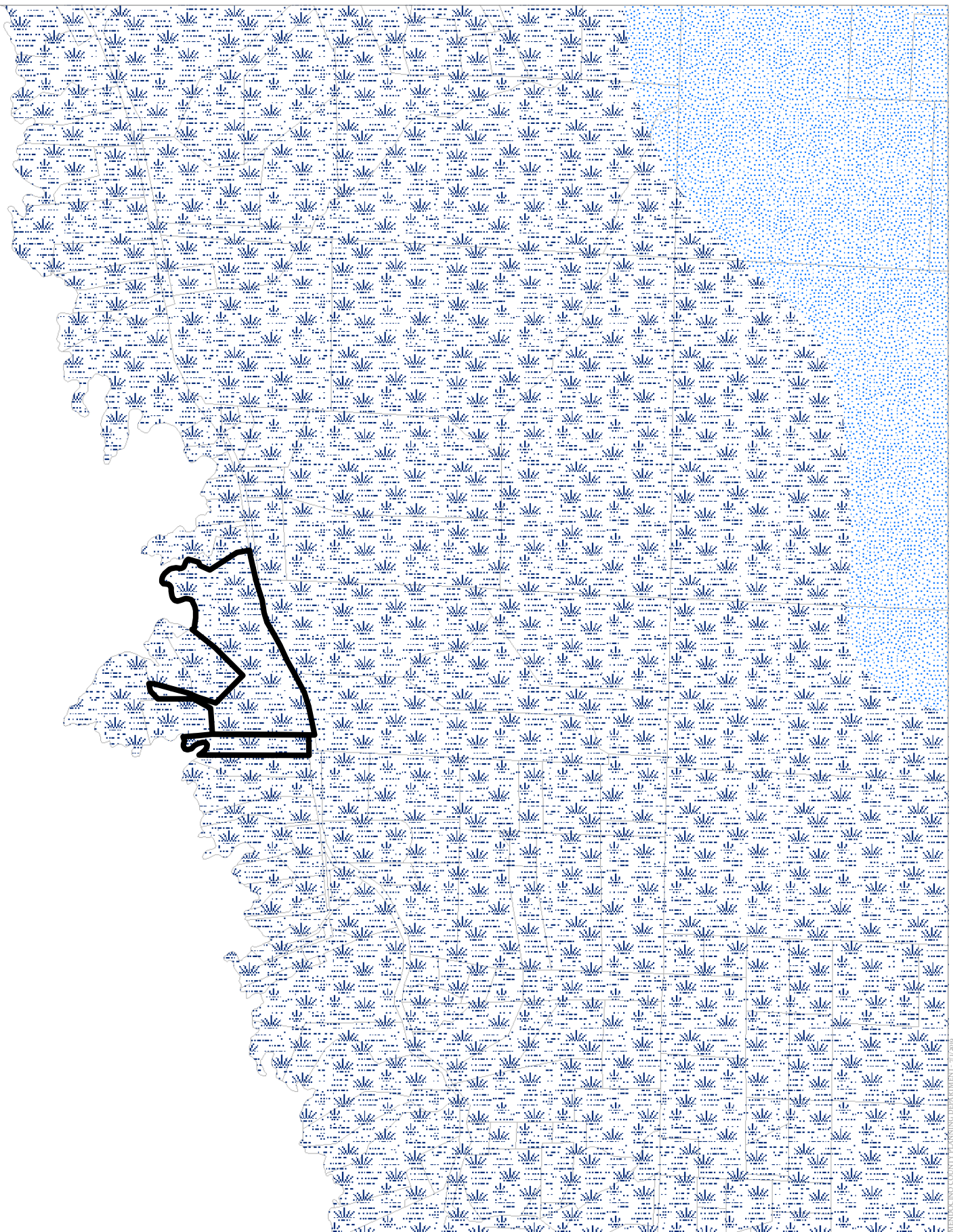


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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

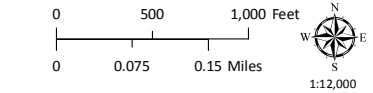


FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA



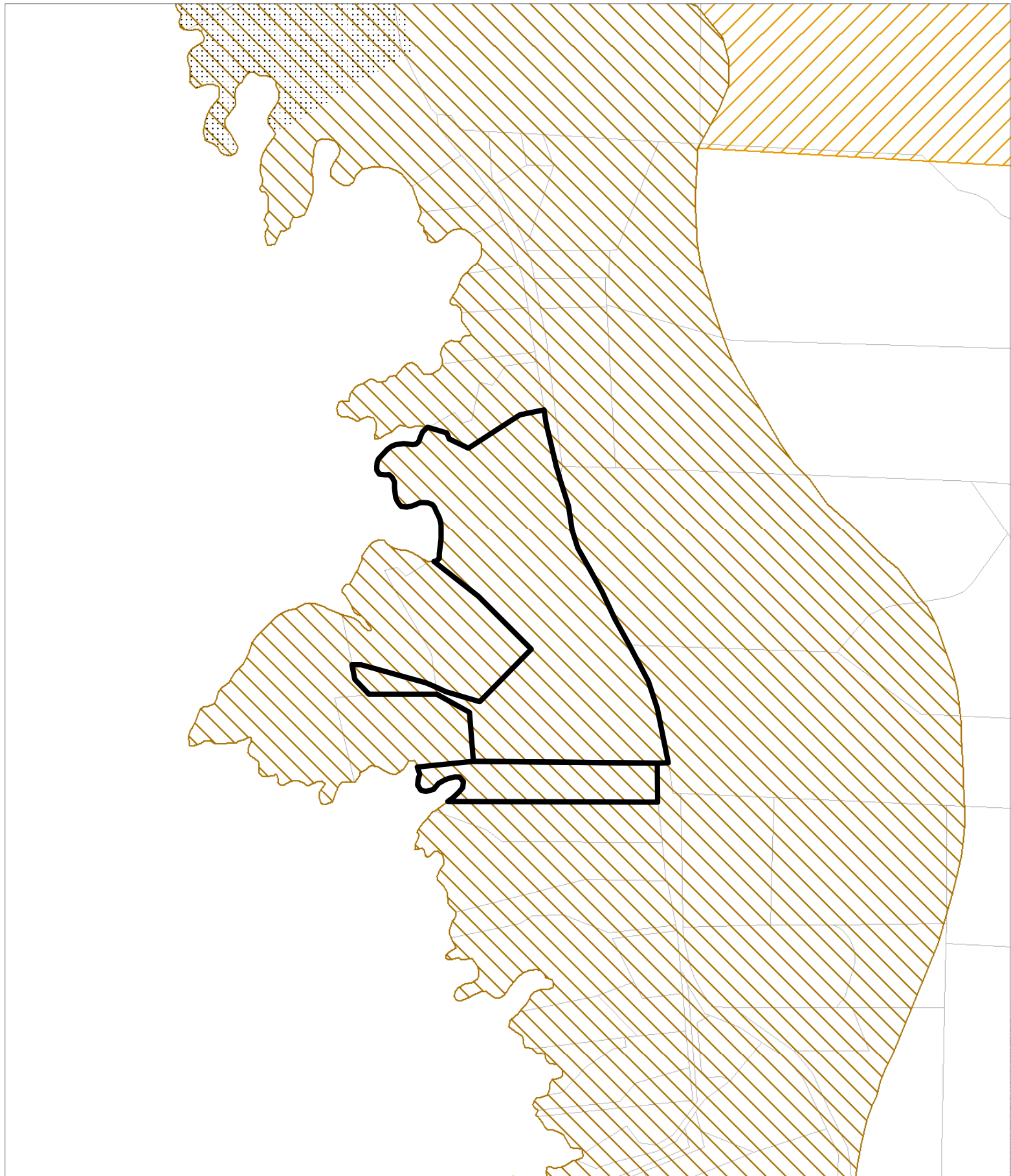
CASE: B 2019-0029  
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-  Sufficient Water Resources
-  Marginal Water Resources






GROUND WATER RESOURCES

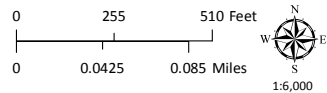




WENDOCKING COUNTY PLANNING DEPARTMENT - 7/1/2019

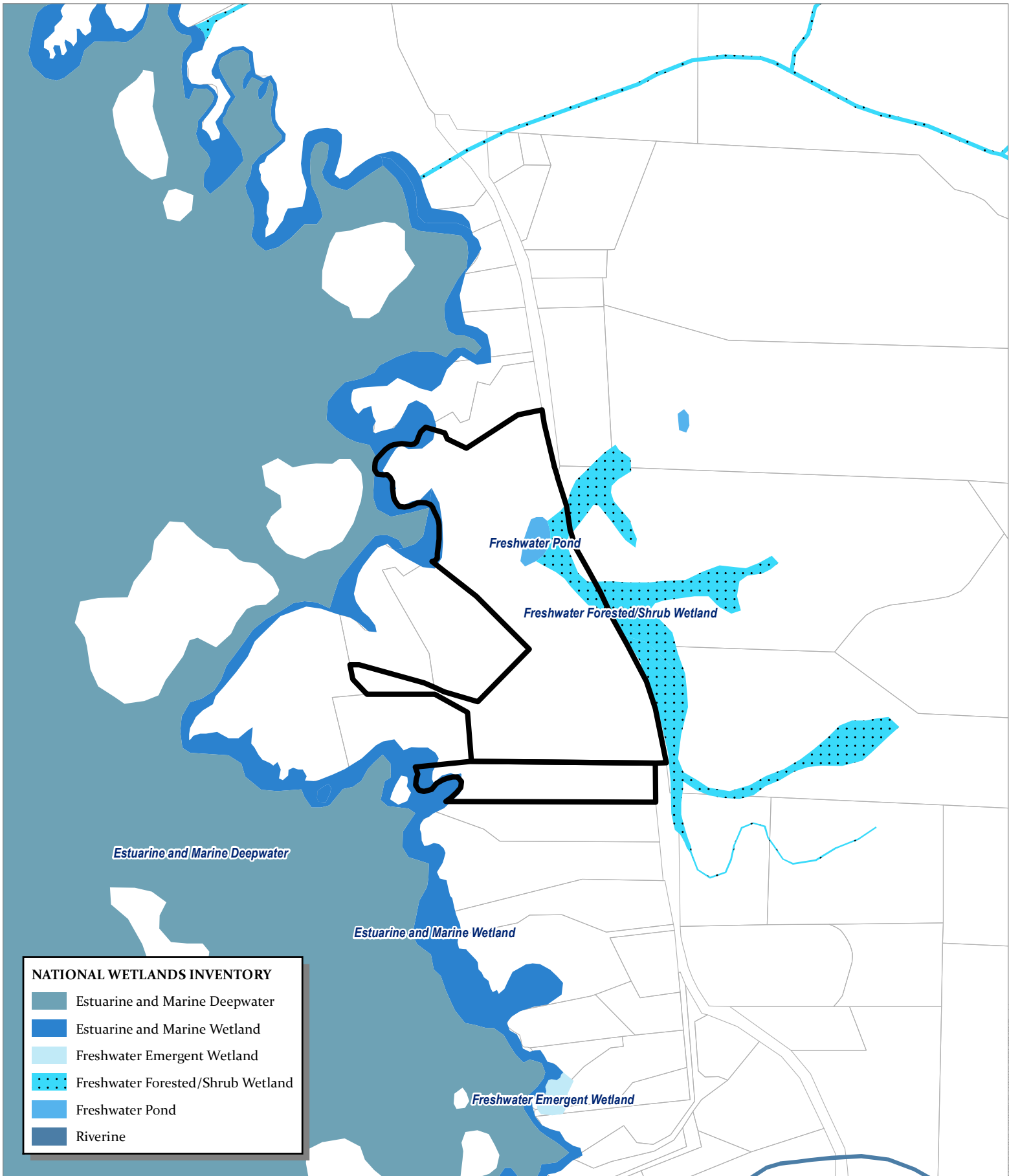
CASE: B 2019-0029  
OWNER: DODDS / MALLORY  
APN: 121-050-18, 23  
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ADDRESS: 6300 N. Highway 1, Little River

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



## HIGHLY SCENIC & TREE REMOVAL AREAS

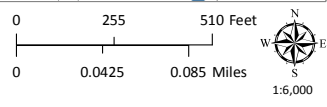




**NATIONAL WETLANDS INVENTORY**



- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

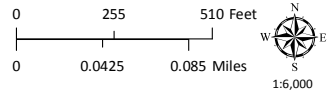
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 Shinglemill-Gibney Complex  
 Western Study Soil Types



SOIL CLASSIFICATIONS