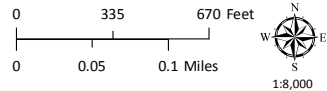




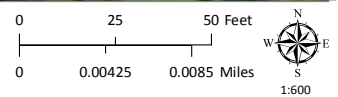
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River

Named Rivers
Public Roads

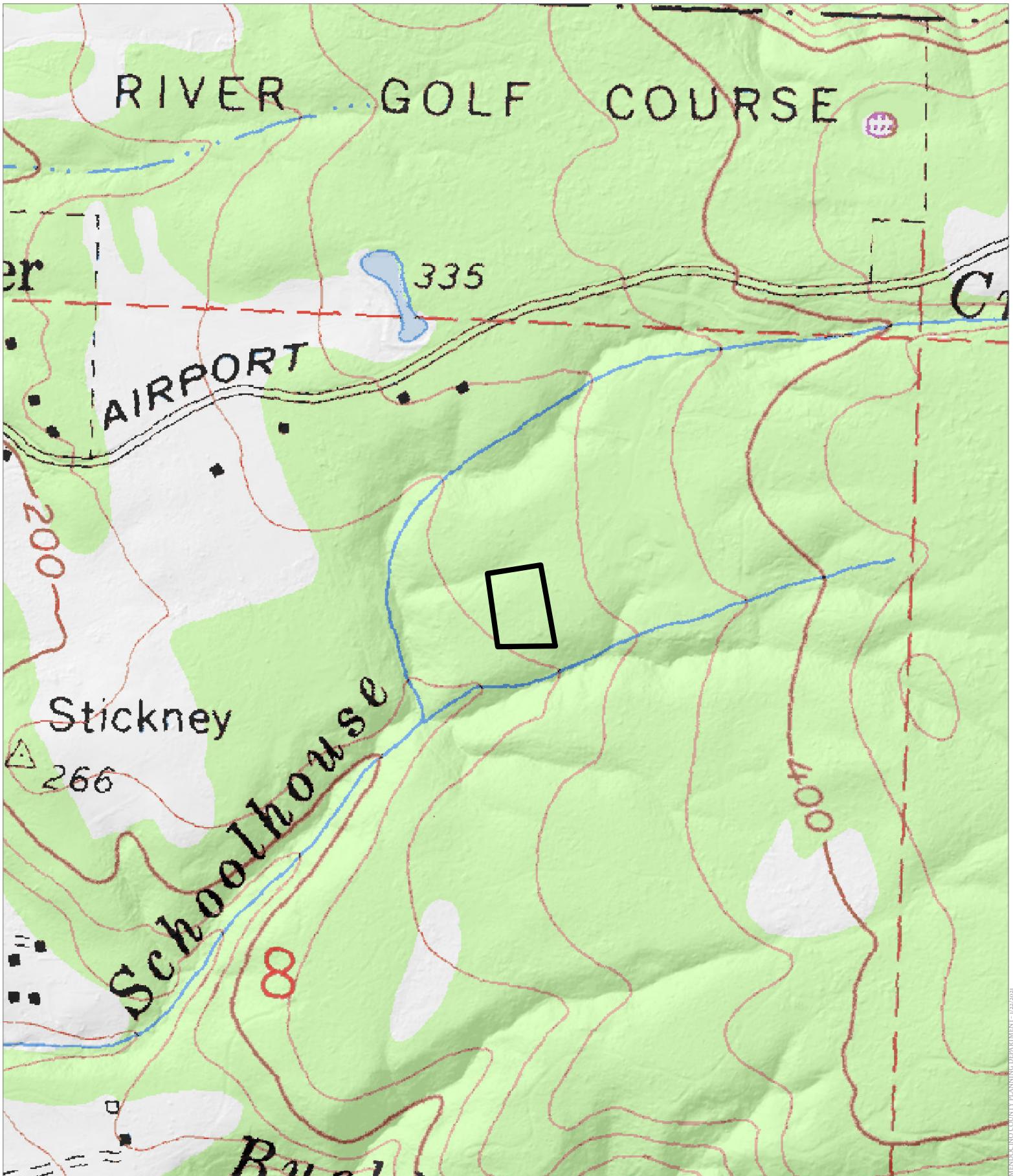




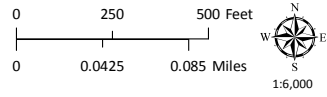
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
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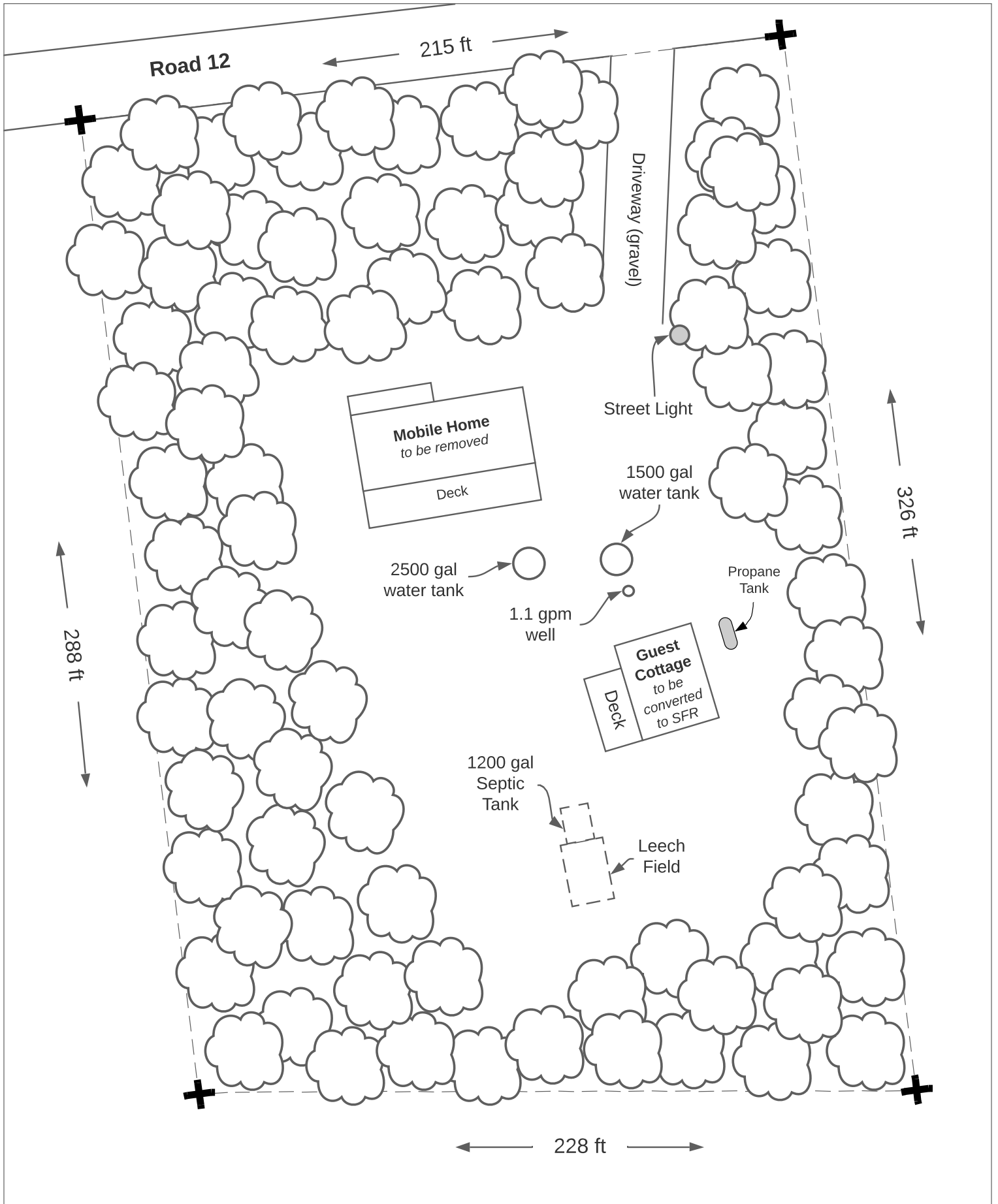
AERIAL IMAGERY
ATTACHMENT C



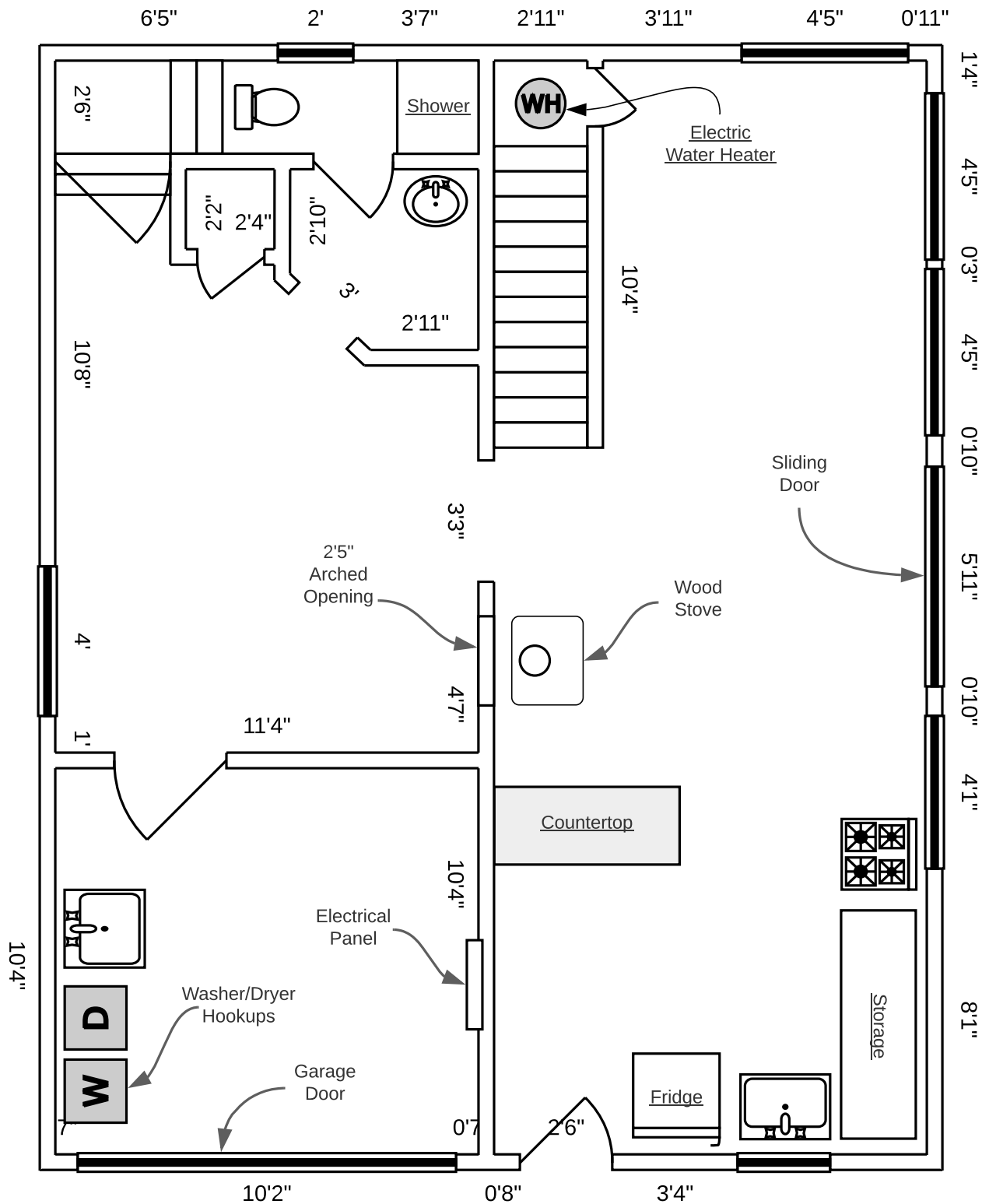
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



44435 Little River Airport Road Little River, CA 95456	PLOT PLAN	SCALE 1" = 40'	N ↑
---	------------------	-------------------	--------



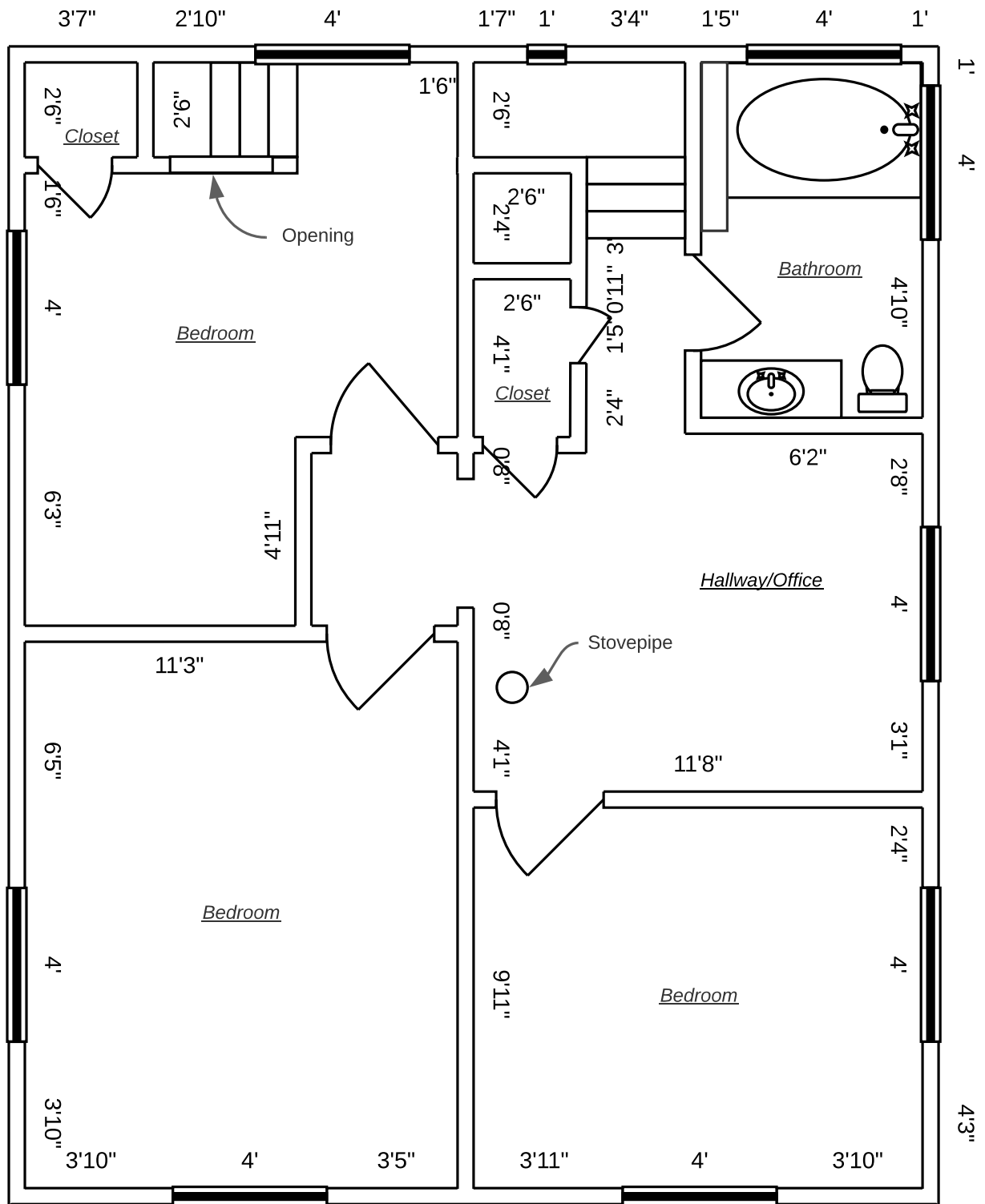
44435 Little River Airport Road
Little River, CA 95456

GUEST COTTAGE FIRST FLOOR

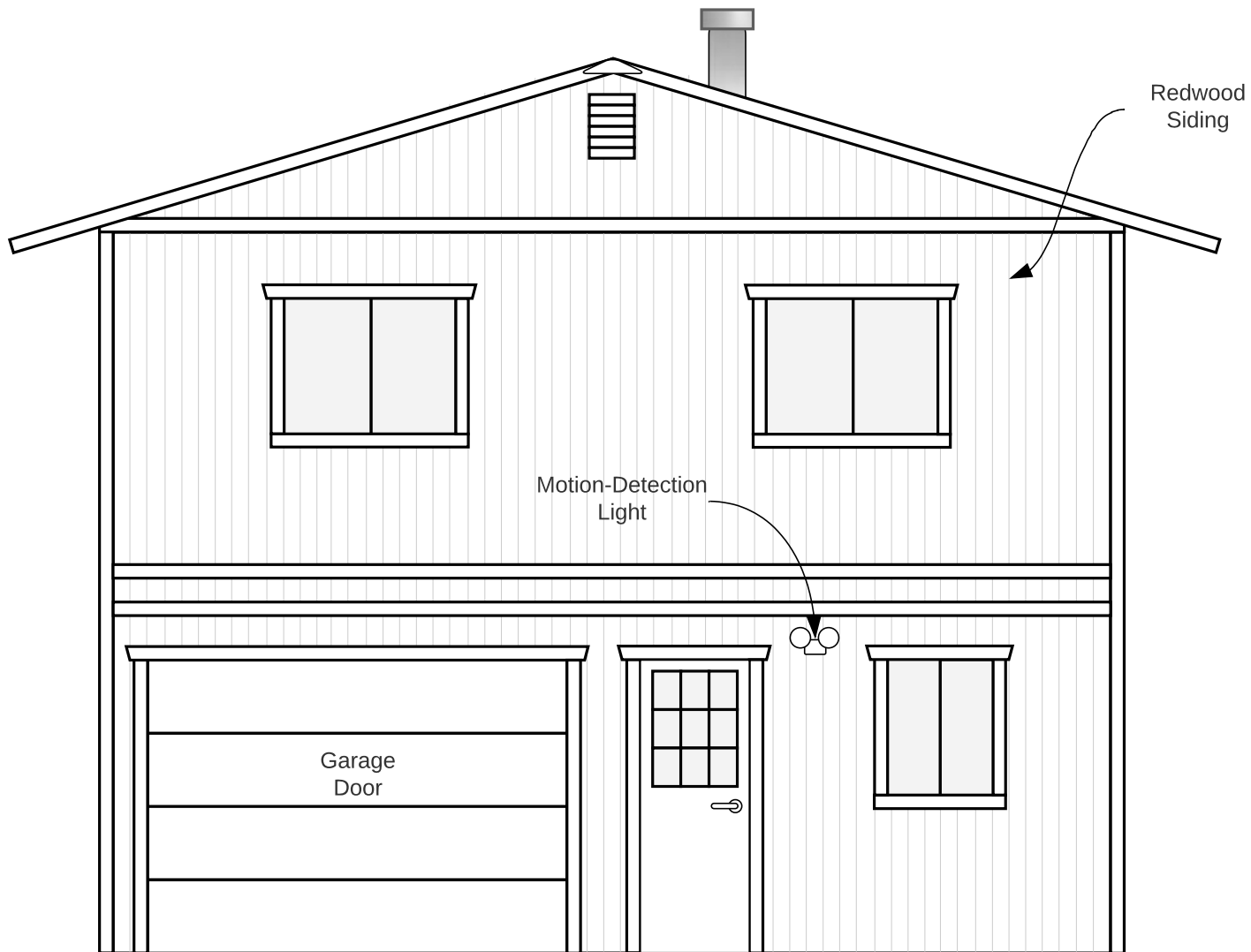
SCALE
1/4" = 1'



ATTACHMENT E



44435 Little River Airport Road Little River, CA 95456	GUEST COTTAGE SECOND FLOOR	SCALE 1/4" = 1'	 N
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44435 Little River Airport Road
Little River, CA 95456

GUEST COTTAGE NORTH FACE

SCALE
1/4" = 1'

ATTACHMENT E

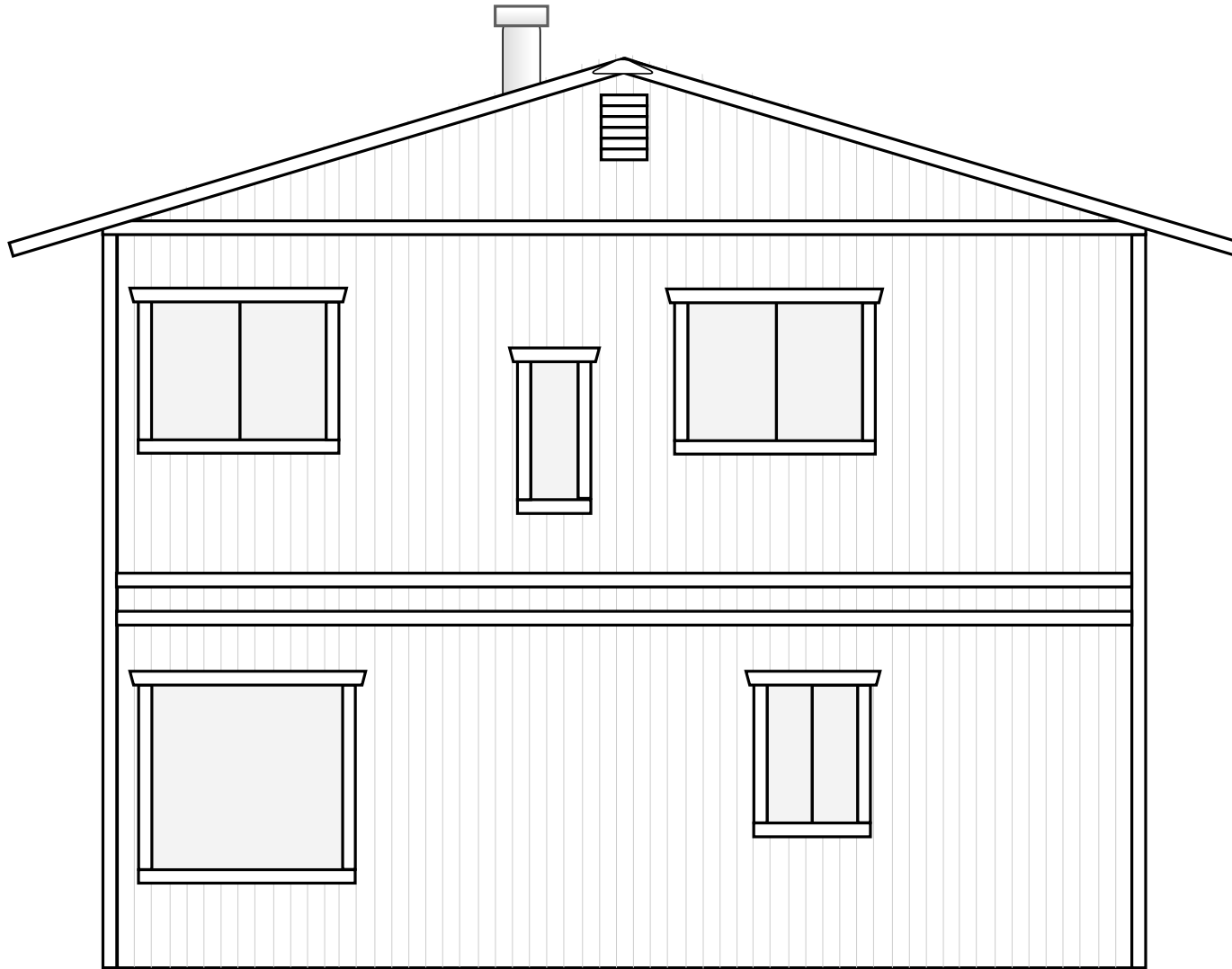


44435 Little River Airport Road
Little River, CA 95456

**GUEST COTTAGE
WEST FACE**

SCALE
 $1/4" = 1'$

ATTACHMENT E

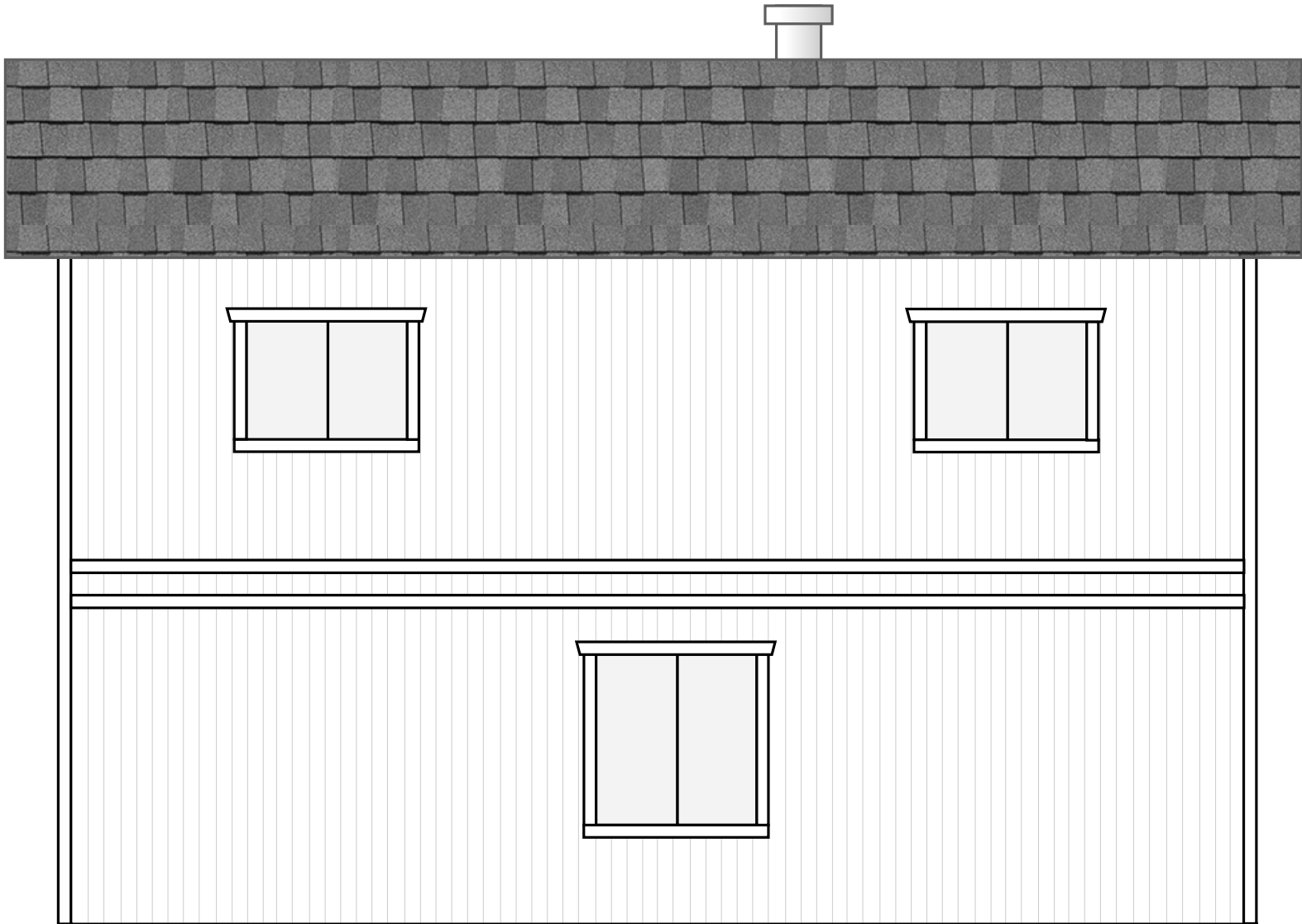


44435 Little River Airport Road
Little River, CA 95456

GUEST COTTAGE
SOUTH FACE

SCALE
1/4" = 1'

ATTACHMENT E

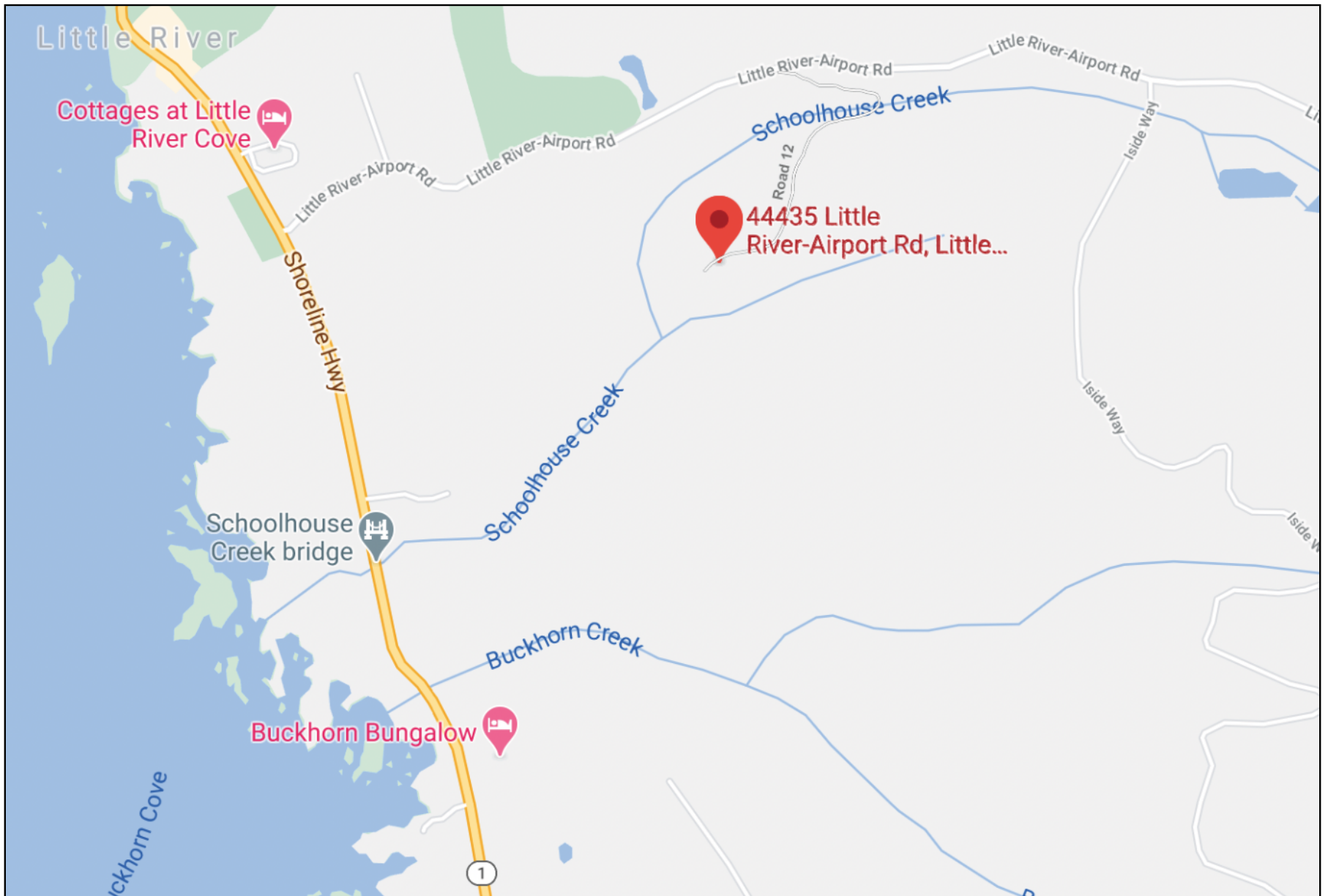


44435 Little River Airport Road
Little River, CA 95456

GUEST COTTAGE
EAST FACE

SCALE
1/4" = 1'

ATTACHMENT E



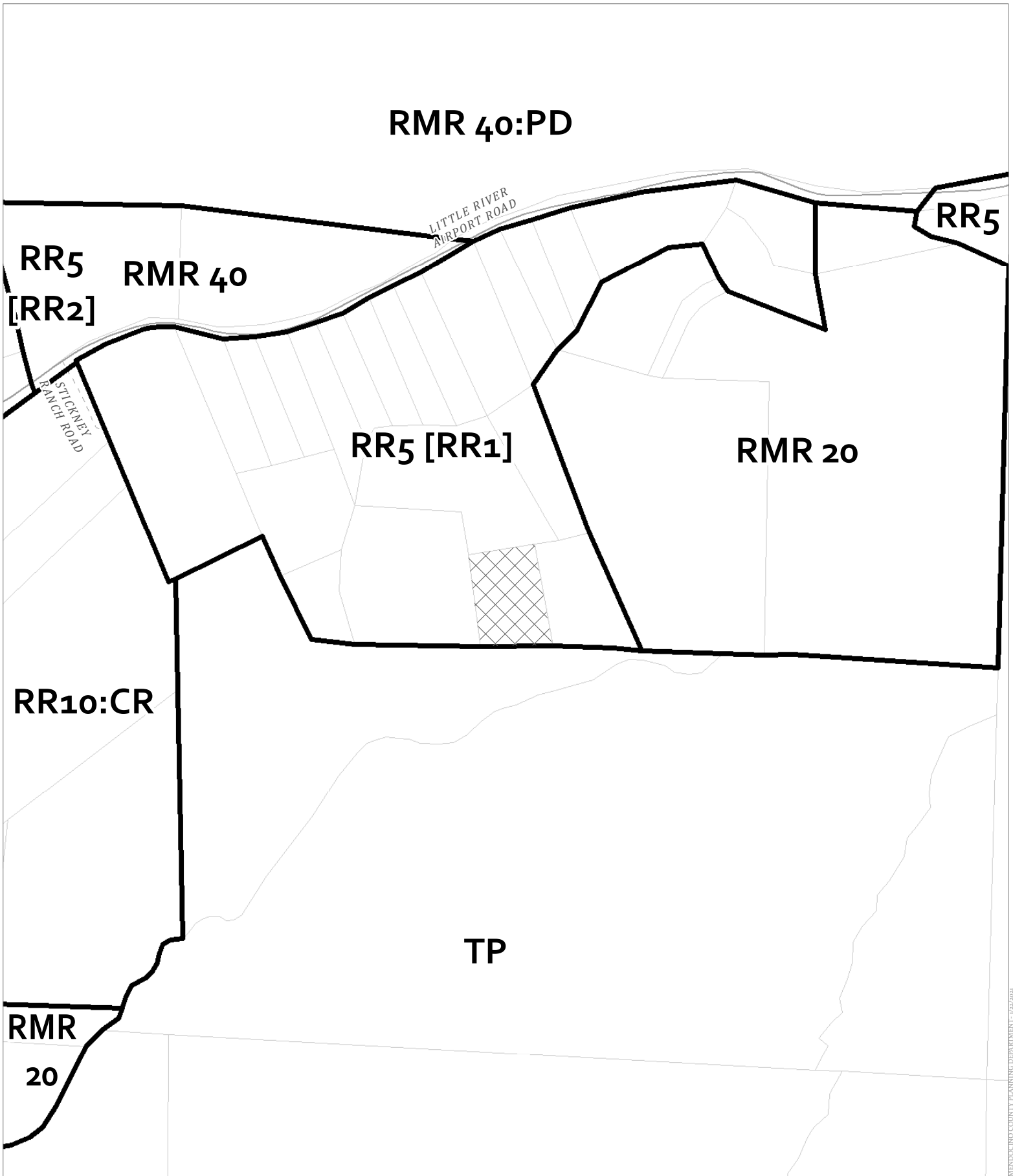
44435 Little River Airport Road
Little River, CA 95456

LOCATION PLAN



SCALE
1" = 1000'

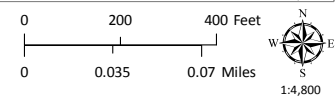


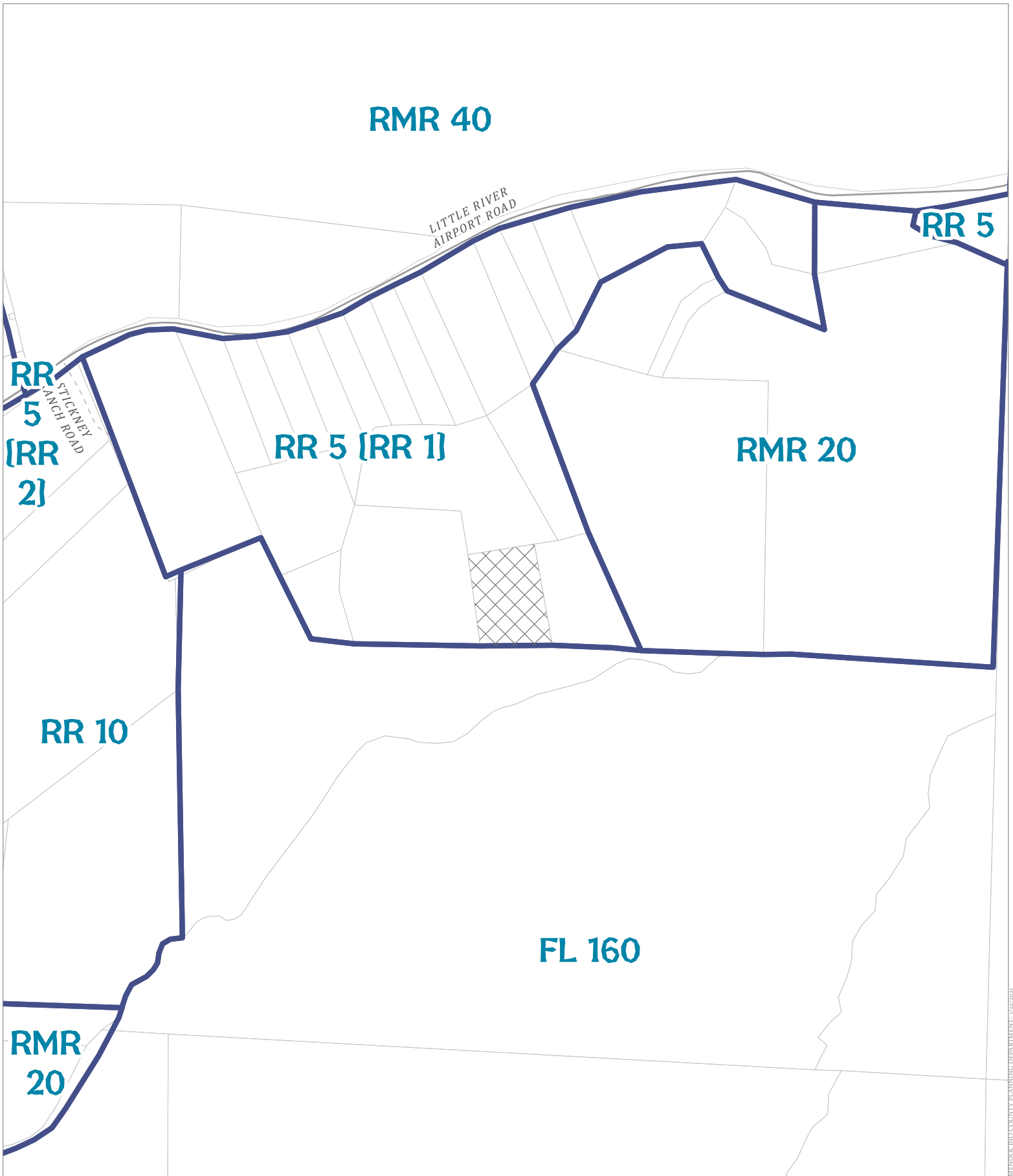
ATTACHMENT E





CASE: CDP 2021-0003
 OWNER: CONSTANTIN, Marius & Carmen
 APN: 121-310-36
 APLCT: Marius Constantin
 AGENT:
 ADDRESS: 44435 Little River Airport Road, Little River

 Zoning Districts
 Public Roads





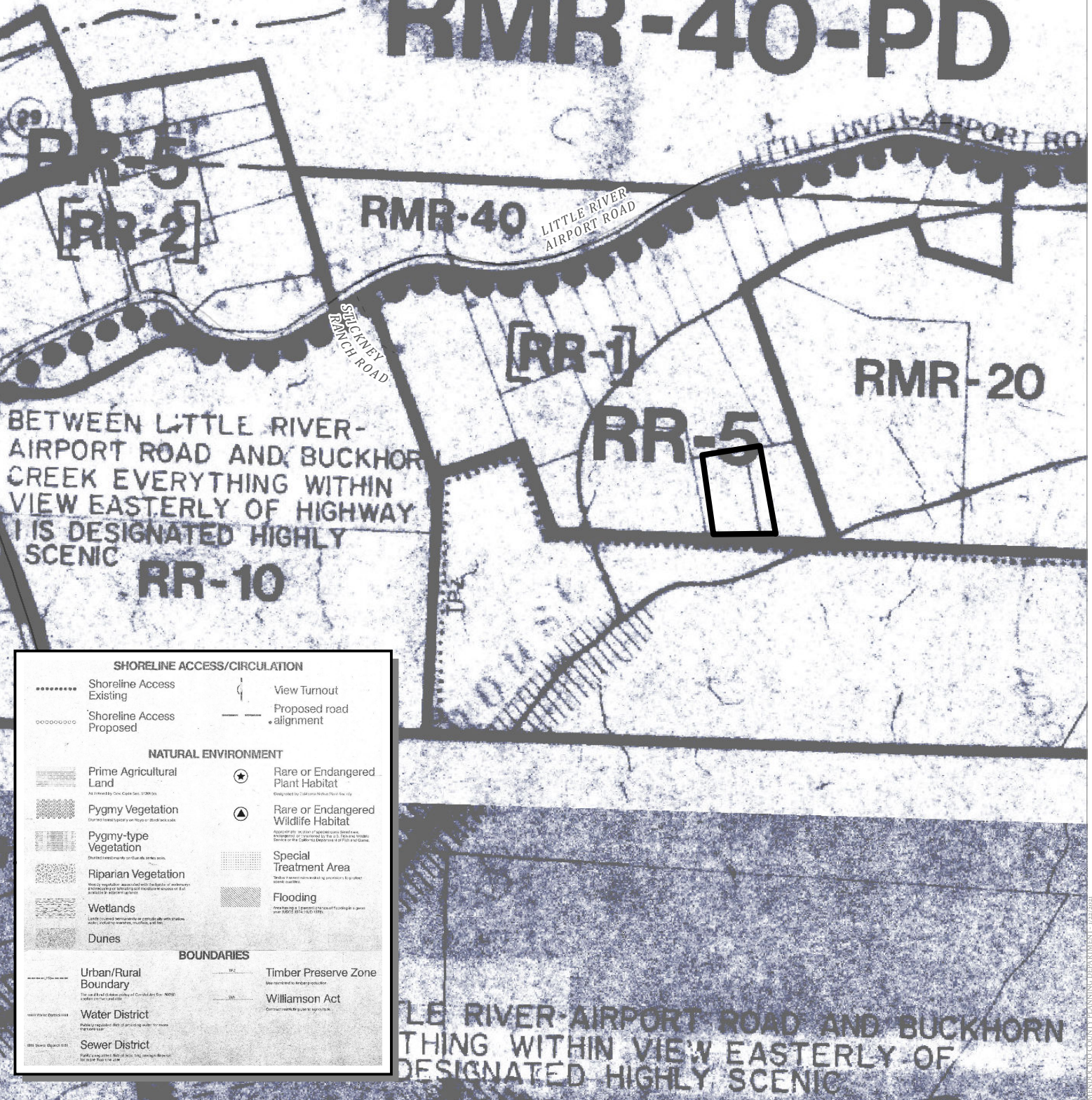
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River

 General Plan Classes
 Public Roads

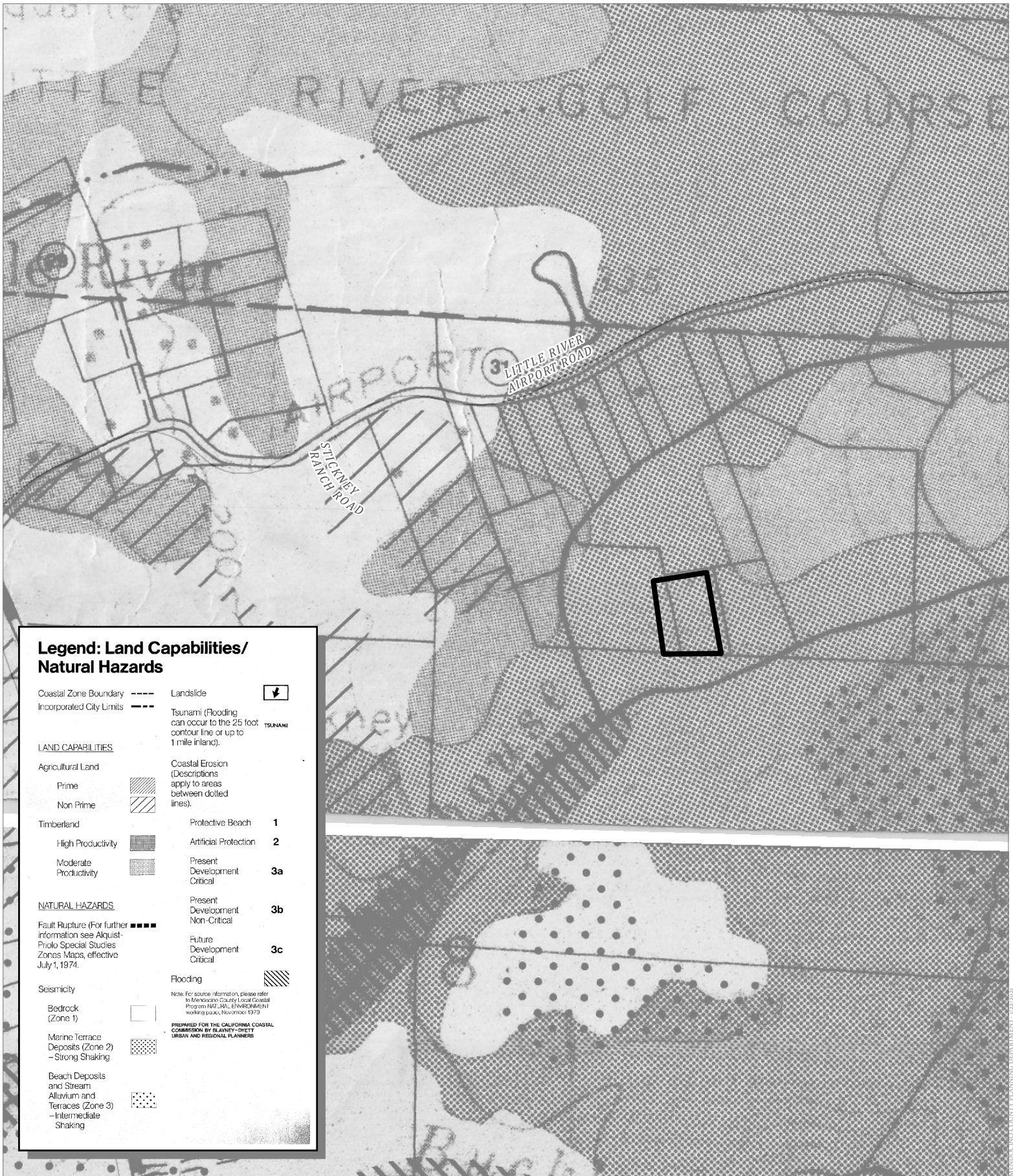
0 200 400 Feet
0 0.035 0.07 Miles
N
W
S
E
1:4,800

Private Golf Course

RMR-40-PD

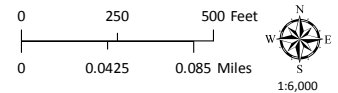


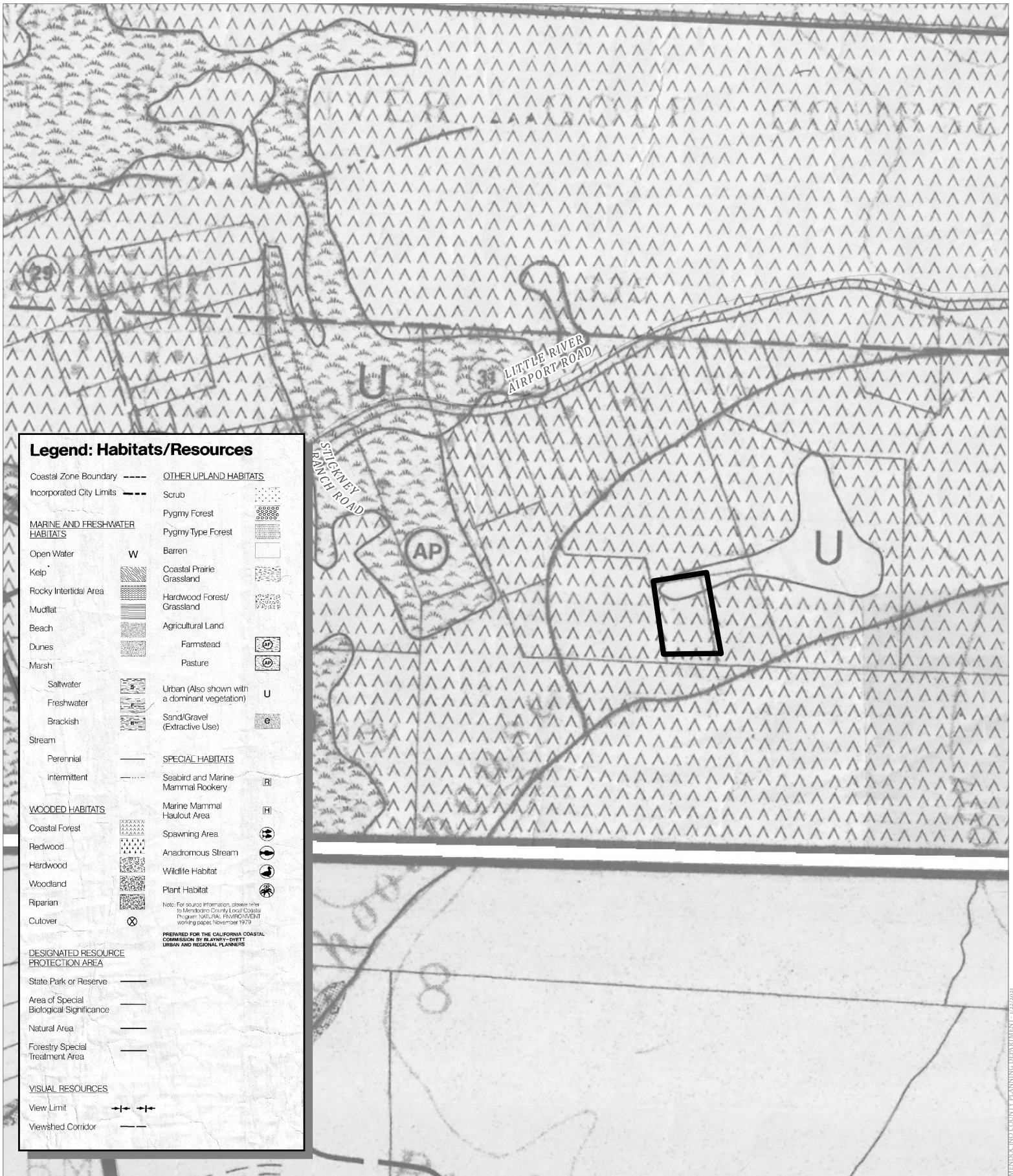
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
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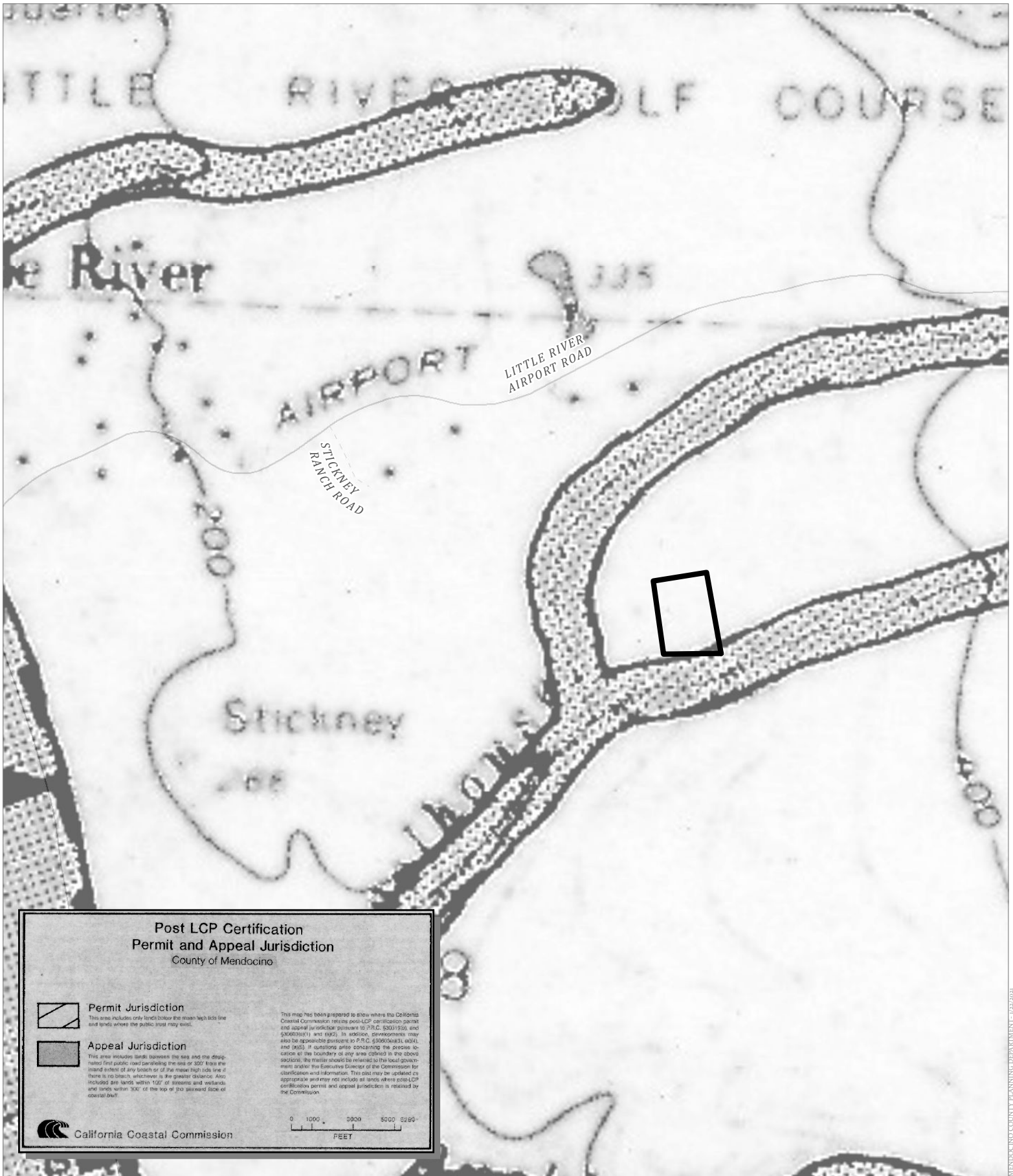
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
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ADDRESS: 44435 Little River Airport Road, Little River

Public Roads

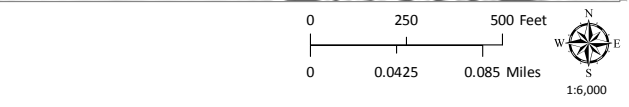


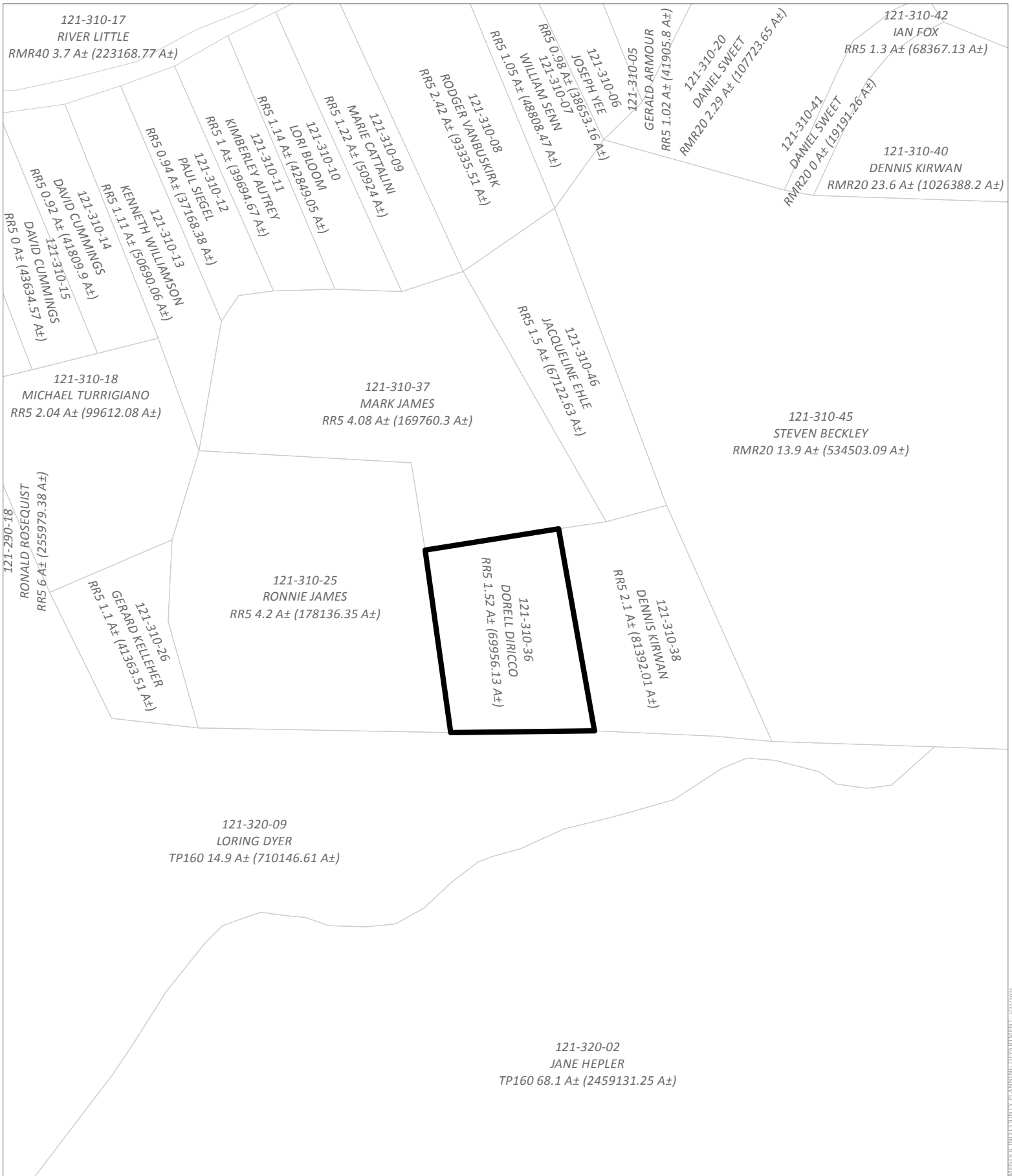


CASE: CDP 2021-0003
 OWNER: CONSTANTIN, Marius & Carmen
 APN: 121-310-36
 APLCT: Marius Constantin
 AGENT:
 ADDRESS: 44435 Little River Airport Road, Little River

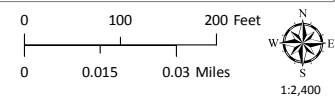


CASE: CDP 2021-0003
 OWNER: CONSTANTIN, Marius & Carmen
 APN: 121-310-36
 APLCT: Marius Constantin
 AGENT:
 ADDRESS: 44435 Little River Airport Road, Little River







CASE: CDP 2021-0003
 OWNER: CONSTANTIN, Marius & Carmen
 APN: 121-310-36
 APLCT: Marius Constantin
 AGENT:
 ADDRESS: 44435 Little River Airport Road, Little River

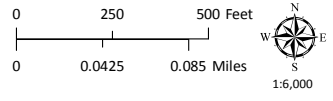


ADJACENT PARCELS
 ATTACHMENT L

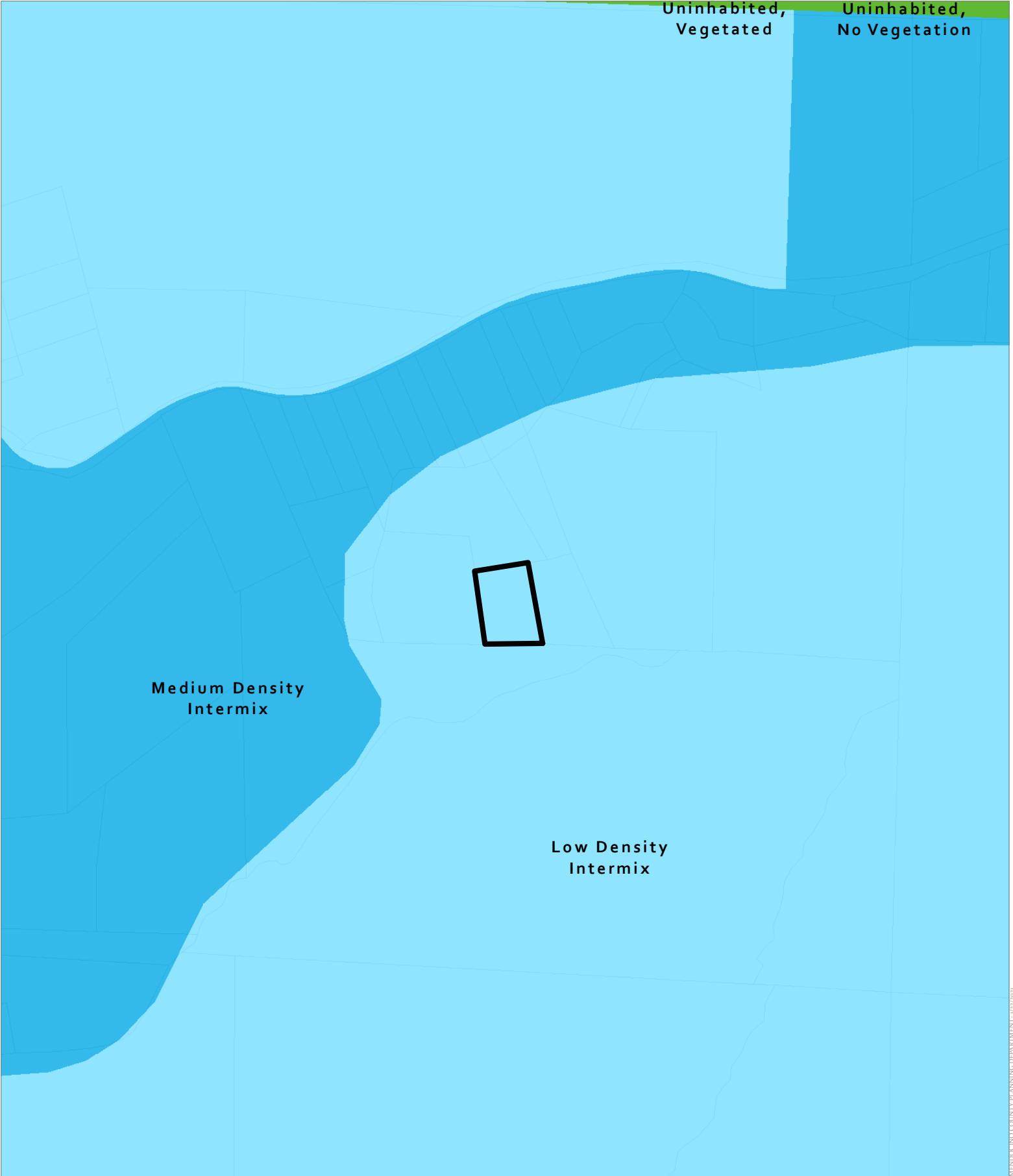


CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River

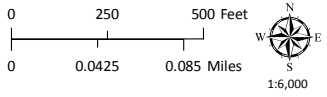
 High Fire Hazard
 Moderate Fire Hazard
 County Fire Districts

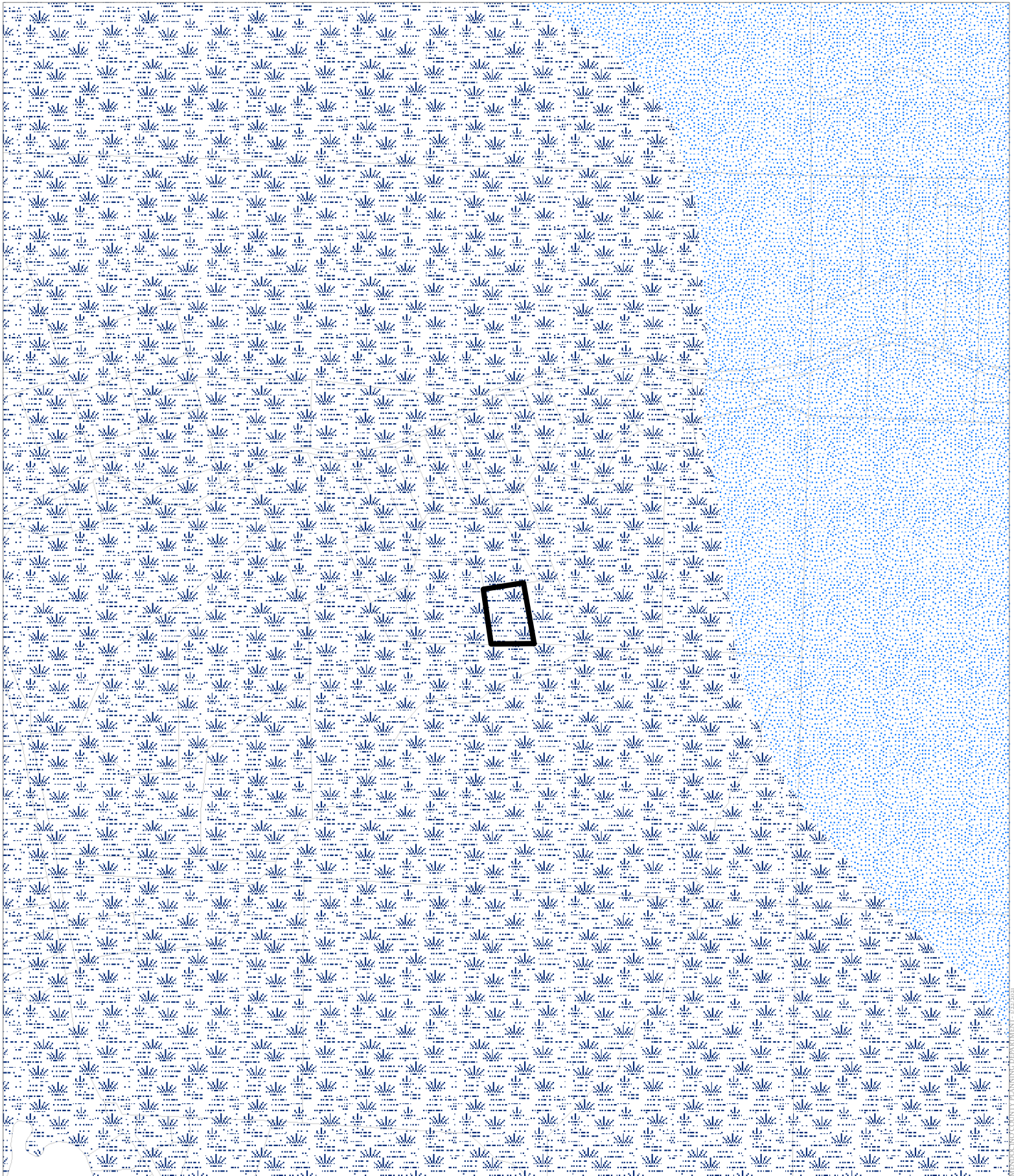


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA





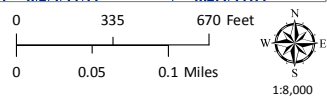
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
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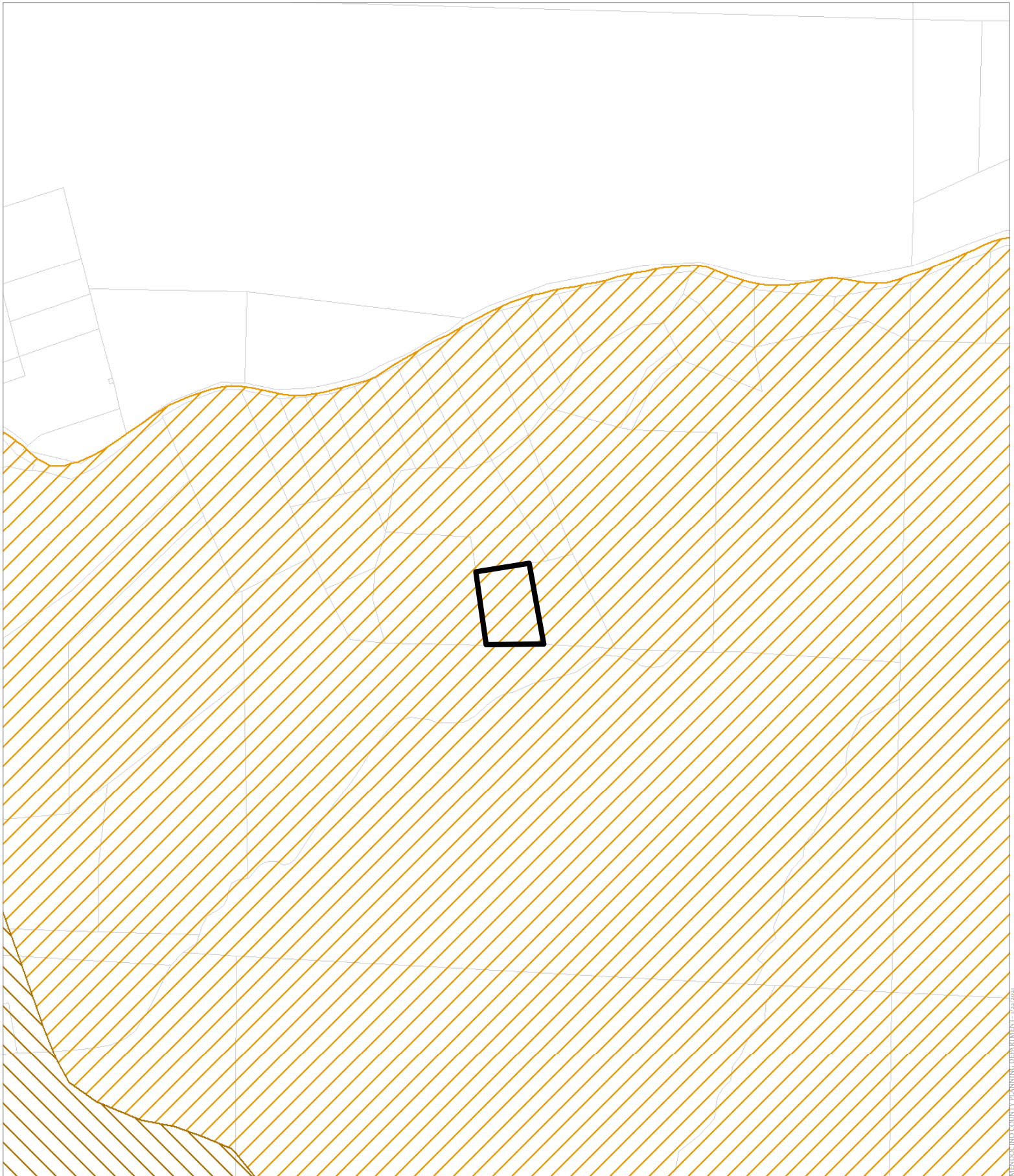






CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River

 Sufficient Water Resources
 Marginal Water Resources





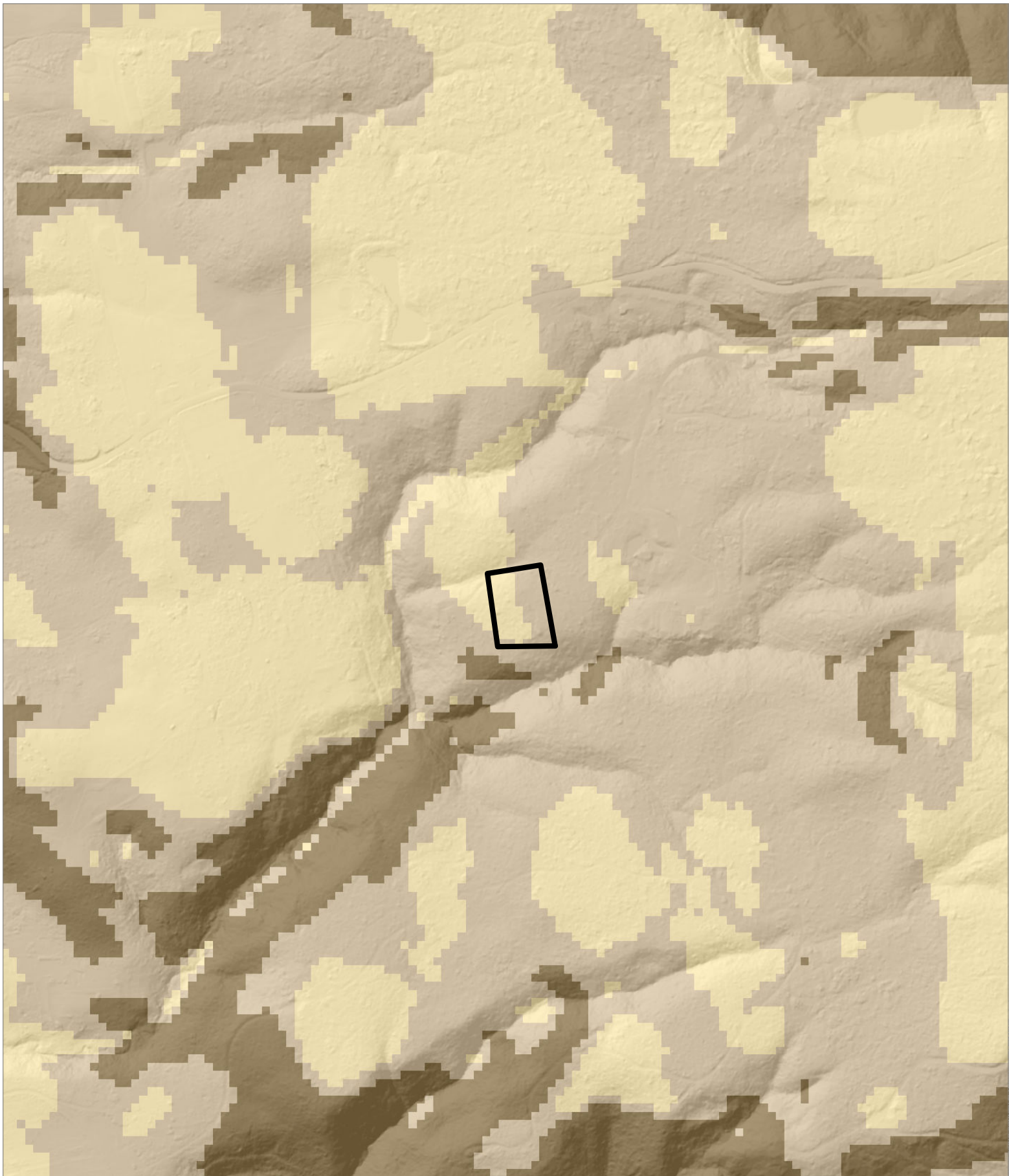
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River

 Highly Scenic Area
 Highly Scenic Area (Conditional)

0 250 500 Feet
0 0.0425 0.085 Miles
N
W
S
E
1:6,000

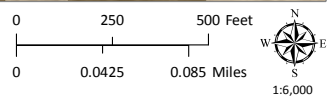
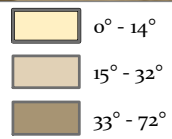
HIGHLY SCENIC & TREE REMOVAL AREAS

ATTACHMENT P

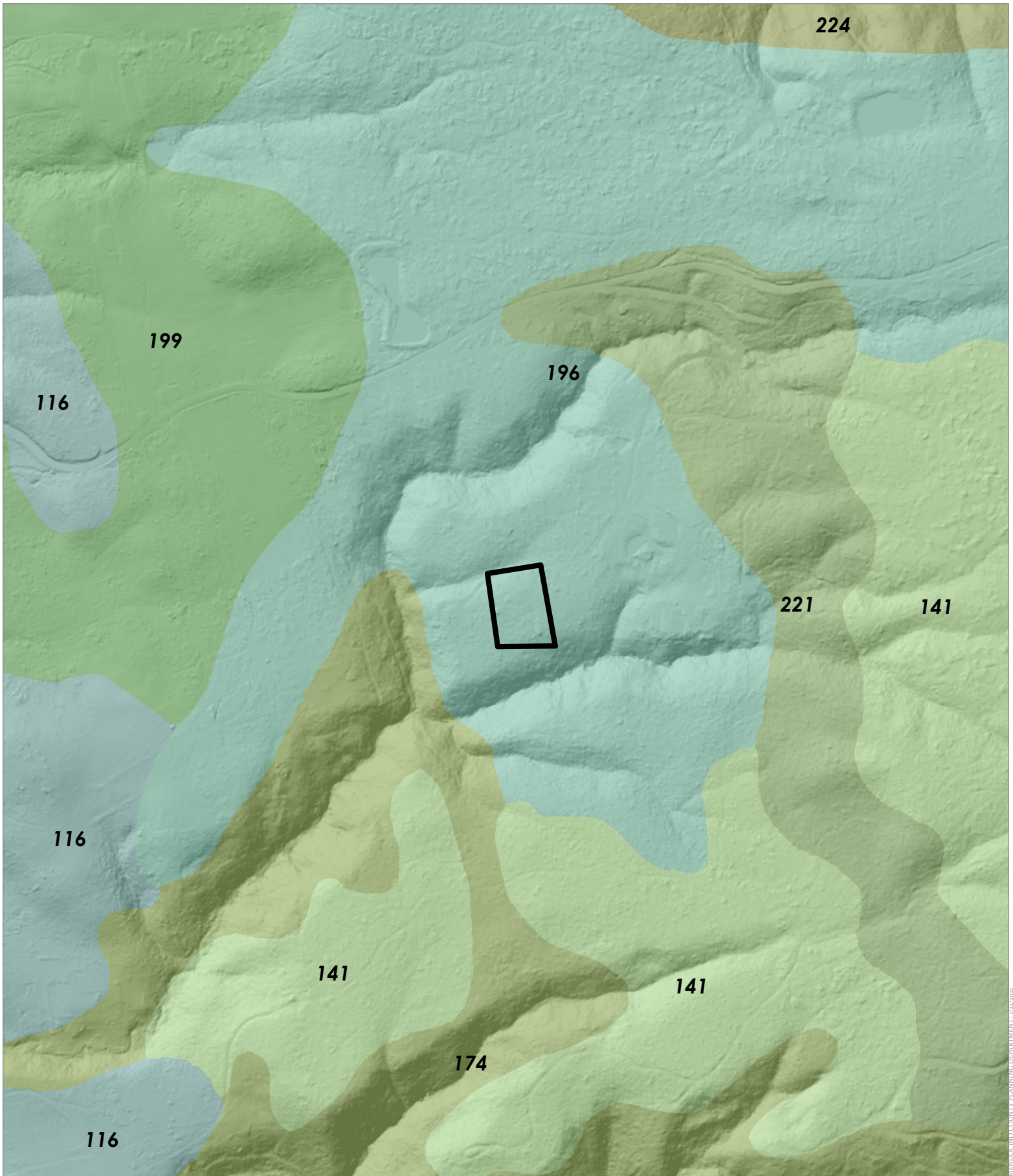


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2021


CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River

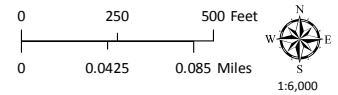


ESTIMATED SLOPE
ATTACHMENT Q



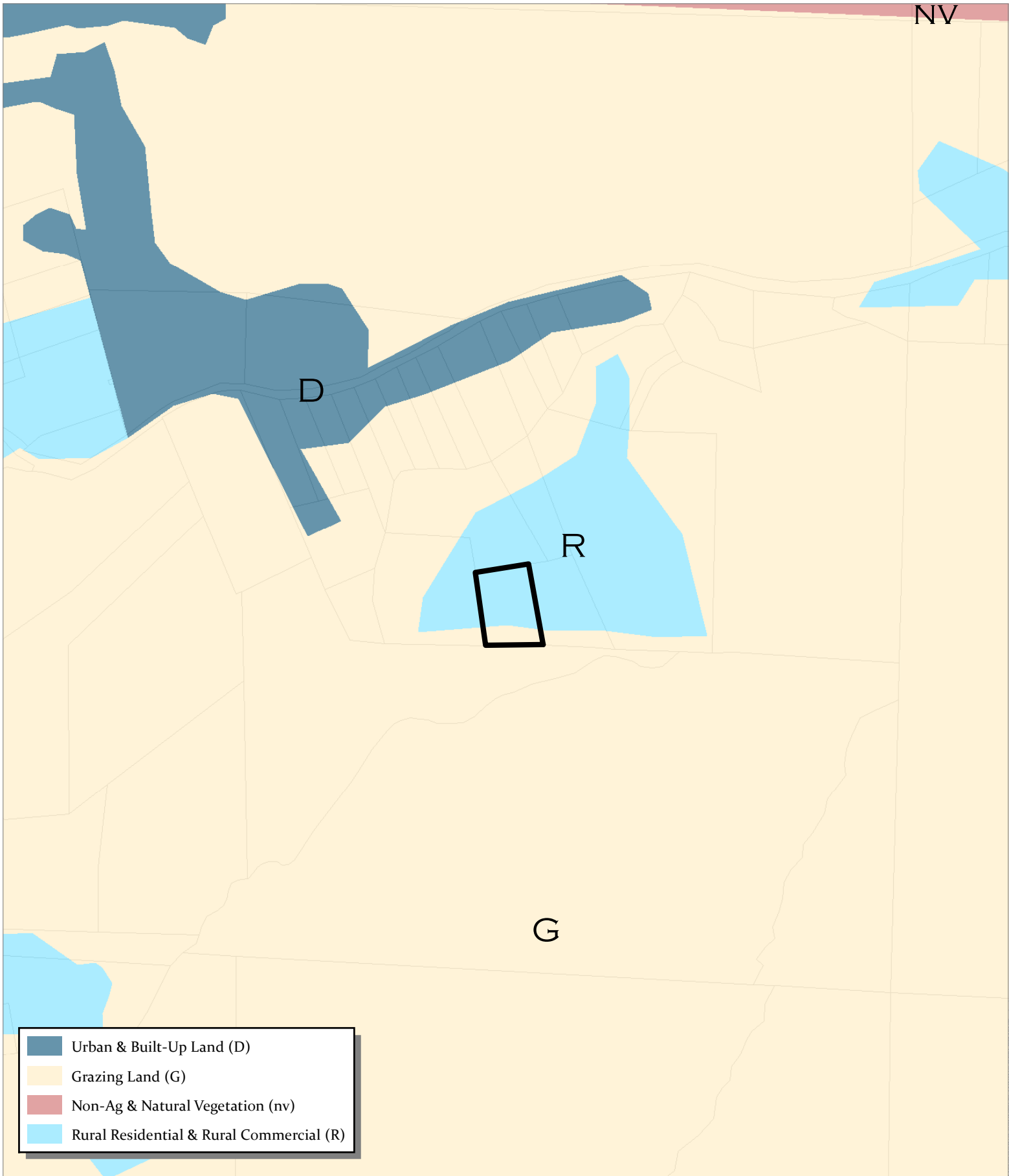
CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River

 Shinglemill-Gibney Complex

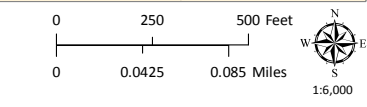


WESTERN SOIL CLASSES

ATTACHMENT R

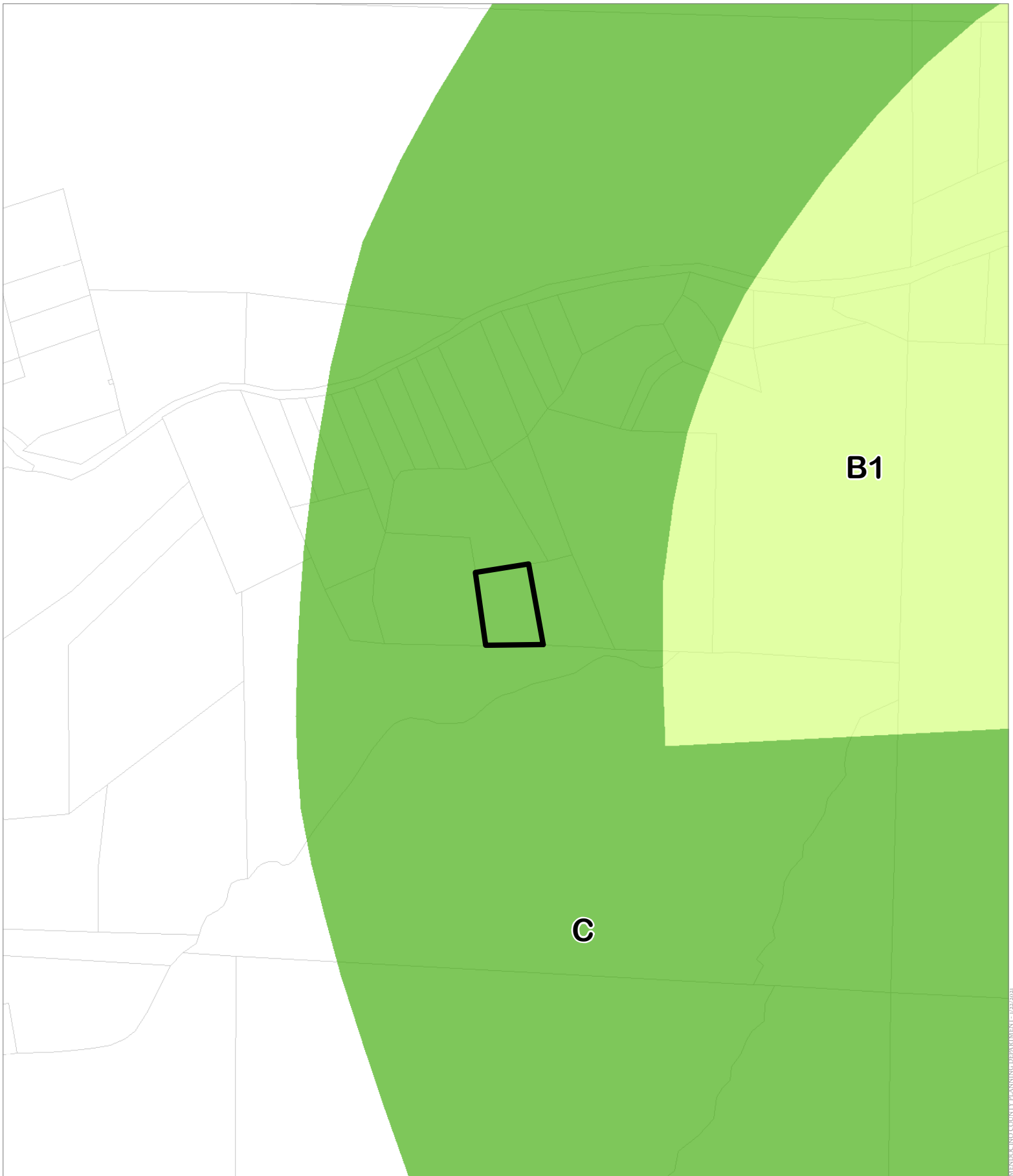


CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
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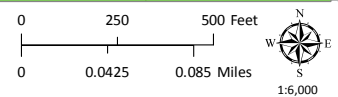


FARMLAND CLASSIFICATIONS

ATTACHMENT S



CASE: CDP 2021-0003
OWNER: CONSTANTIN, Marius & Carmen
APN: 121-310-36
APLCT: Marius Constantin
AGENT:
ADDRESS: 44435 Little River Airport Road, Little River





COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
JULIA ACKER KROG, ASSISTANT DIRECTOR
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

April 5, 2021

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management

Sonoma State University
Department of Forestry/CalFire
Prevention
Coastal Commission
County Addresser- Russ Ford
Albion River Fire Protection District

Cloverdale Rancheria
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Band of Pomo Indians
Airport Zone District

CASE#: CDP_2021-0003

DATE FILED: 1/12/2021

OWNER/APPLICANT: MARIUS & CARMEN CONSTANTIN

REQUEST: Administrative Coastal Development Permit to authorize the conversion of an existing garage/guest cottage with an attached deck to a 1,320 square foot multi-story single family residence, with a maximum height of 20 feet above natural grade. The request includes connection to existing well, septic system and utilities, and the removal of the existing mobile home. Connect to existing well, septic system and utilities.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, .77 miles southeast of Little River, on the east side of Little River Road (PR 404); located 44435 Little River Airport Rd.; APN 121-310-36.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: April 19, 2021

RECEIVED
APR 07 2021
MENDOCINO UNIT

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☒ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature

Department

CAL FIRE

Date

4/9/2021

ATTACHMENT ZZ



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

17501 N. Hwy 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov



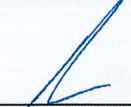
April 9, 2021

Tia Sar
Mendocino Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

Subject: CDP_2021-003
APN: 121-310-36

The Mendocino Unit has reviewed the request for this project. Any construction within the State Responsibility Area (SRA) shall conform to the applicable sections of the State Fire Safe Regulations found in Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-Chapter 2.

Any questions regarding the State Fire Safe Regulations can be forwarded to Mendocino4290@fire.ca.gov.


Chris A. Vallerger
Fire Captain/ Pre-Fire Planning
Mendocino Unit

Cc: MEU PRC 4290 File