PLANNING &
BUILDING SERVICES

GP_2021-0002 &
R_2021-0005 (DYM)

GENERAL PLAN
AMENDMENT/REZONE

NOVEMBER 5, 2026
PRESENTATION



OVERVIEW

- Intent of applicant

- Existing VAS regulations
  - Asterisks on land use, zoning maps
  - Existing & conditional sites

- LCP amendment needed
  - Add *1C Combining District to land use map & zoning map
  - Use Permit required if LCP amendment adopted
  - Preemptive submittal of Use Permit application

- December 21, 2023 PC Hearing
  - Caltrans & traffic safety
  - Age of botanical report
  - CEQA procedure
  - Septic system analysis
  - Nearby VAS build-out
  - Existing easements
  - Continued to date uncertain

Process

- PC hearing & recommendation to BOS
- BOS hearing & may approve, modify, or deny
- If modified by BOS, referred back to PC for recommendation
- If approved by BOS, to CCC for certification
- PBS to submit LCP amendment application to CCC
- CCC hearing & may certify, modify, or deny
- If certified by CCC, back to BOS for final adoption
- If modified by CCC, back to BOS to consider adoption with modifications
- If certified & adopted, Use Permit may proceed

Standard of Review

- CA Gov't Code (rezoning procedure)

- Consistency with CA Coastal Act
  - Includes Coastal Act regulations

- Consistency with County LCP
  - Coastal Element of General Plan
  - Coastal Zoning Code

- CEQA compliance

Basis of Bearings

The bearing N.29°02'31"W. between found monuments as shown and delineated on that certain Record of Survey filed in Map Case 2, Drawer 3, Page 33, Mendocino County Records, was used as the basis of bearings shown hereon.

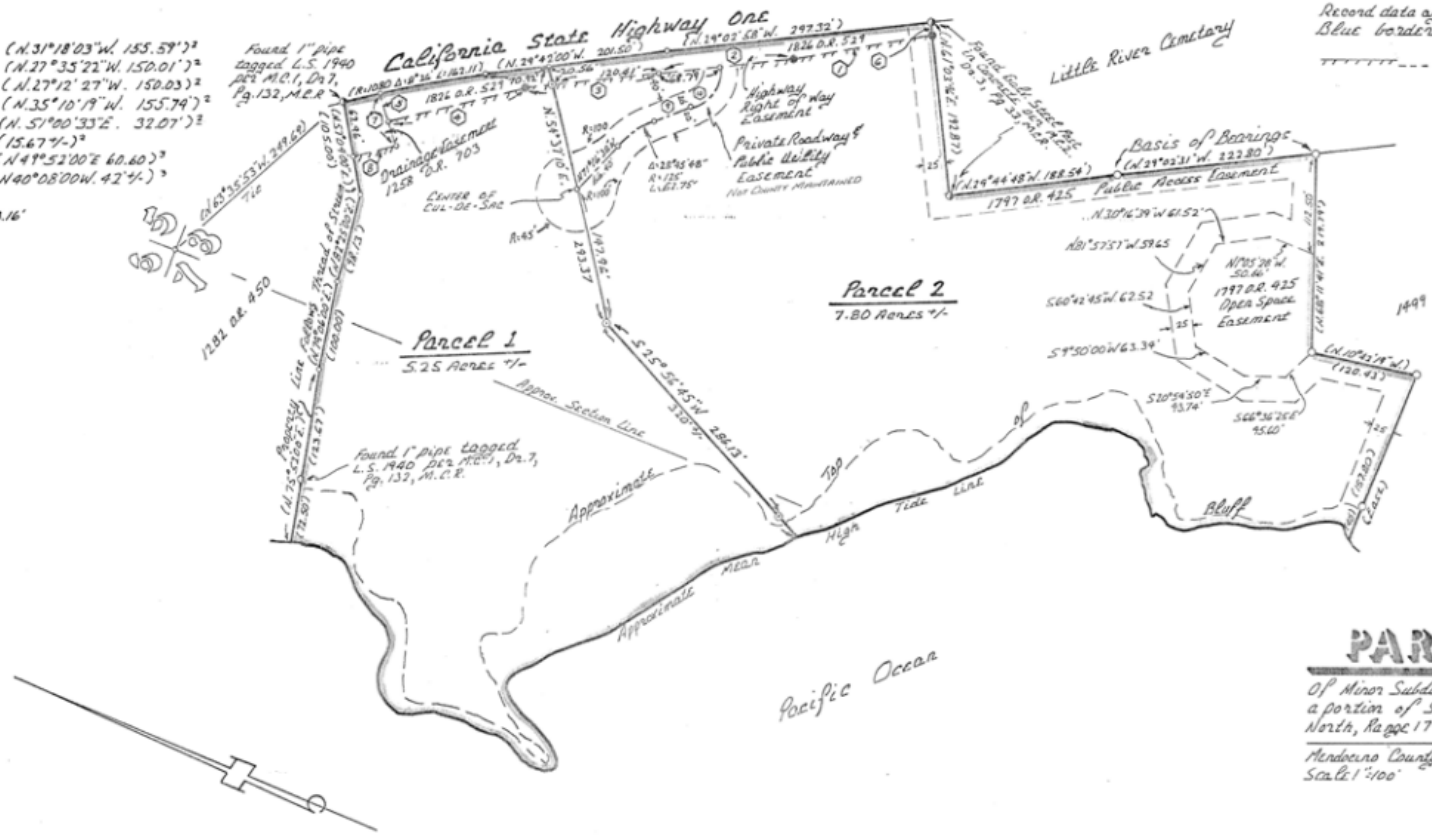
Legend

- ○ ... Dimensional point only.
- ⊙ ... Set 3/4" rebar tagged L.S.5121
- ○ ... Found 3/8" rebar tagged L.S. 3117 per M.C. 2, Dr. 3, Pg. 33, M.C.R.
- ● ... Found 1" pipe w/ plastic plug marked Ca. D.O.T.
- ◑ ... Found monument as described
- ( ) ... Record data per M.C. 2, Dr. 3, Pg. 33, M.C.R.
- ( )[1] ... Record data per 1826 O.R. 529, M.C.R.
- ( )[2] ... Record data per 1258 O.R. 703, M.C.R.

Record data agrees with measured unless otherwise shown.
Blue border indicates limit of this division.

T T T T T T T ... Restricted vehicular access

1. ... N.32°22'10"W. 155.44' (N.31°18'03"W. 155.59')[2]
2. ... N.28°39'29"W. 150.02' (N.27°35'22"W. 150.01')[2]
3. ... N.28°16'34"W. 150.04' (N.27°12'27"W. 150.03')[2]
4. ... N.36°19'26"W. 155.76' (N.35°10'19"W. 155.79')[2]
5. ... N.49°56'29"E. 32.07' (N.51°00'33"E. 32.07')[2]
6. ... N.61°03'46"E. 15.56' (15.67'+/-)[2]
7. ... N.49°56'29"E 60.60' (N49°52'00"E 60.60')[2]
8. ... N.40°05'33"W. 52.53' (N40°08'00W. 42'+/-)[2]
9. ... N.42°30'50"W. 41.81'
10. ... R=40', Δ=76°08'38", L=53.16'



PARCEL MAP

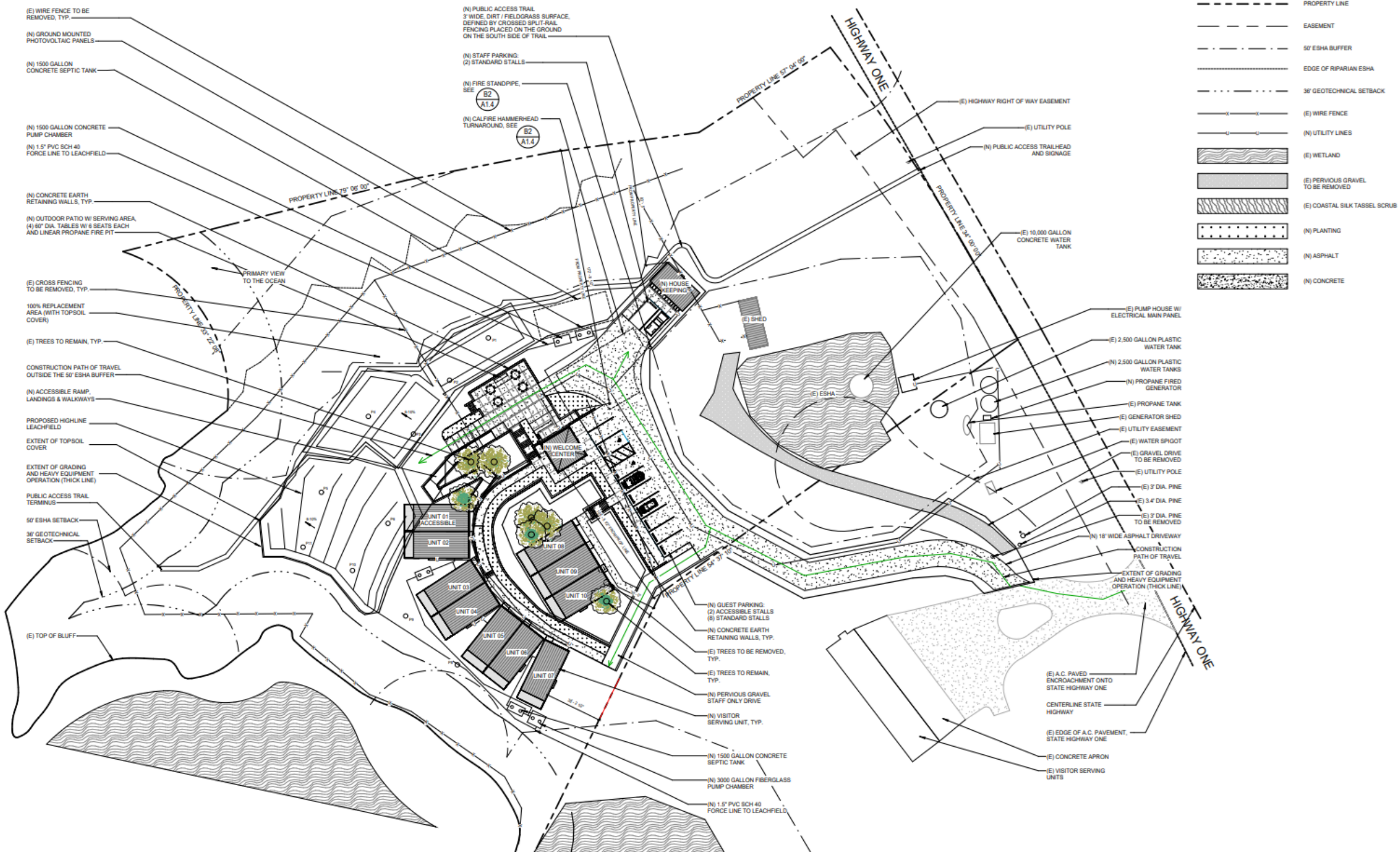
Of Minor Subdivision Number MS 17-88, being a portion of Section 7 & 8, Township 16 North, Range 17 West, Mount Diablo Meridian.

Mendocino County — California
Scale 1"=100' — April, 1990

Sheet two of two

Map Case	2
Drawer	52
Page	25

#25718


(E) WIRE FENCE TO BE REMOVED, TYP.
(N) GROUND MOUNTED PHOTOVOLTAIC PANELS
(N) 1500 GALLON CONCRETE SEPTIC TANK
(N) 1500 GALLON CONCRETE PUMP CHAMBER
(N) 1.5" PVC SCH 40 FORCE LINE TO LEACHFIELD
(N) CONCRETE EARTH RETAINING WALLS, TYP.
(N) OUTDOOR PATIO W/ SERVING AREA, (4) 60" DIA. TABLES W/ 6 SEATS EACH AND LINEAR PROPANE FIRE PIT
(E) CROSS FENCING TO BE REMOVED, TYP.
100% REPLACEMENT AREA (WITH TOPSOIL COVER)
(E) TREES TO REMAIN, TYP.
CONSTRUCTION PATH OF TRAVEL OUTSIDE THE 50' ESHA BUFFER
(N) ACCESSIBLE RAMP, LANDINGS & WALKWAYS
PROPOSED HIGHLINE LEACHFIELD
EXTENT OF TOPSOIL COVER
EXTENT OF GRADING AND HEAVY EQUIPMENT OPERATION (THICK LINE)
PUBLIC ACCESS TRAIL TERMINUS
50' ESHA SETBACK
36' GEOTECHNICAL SETBACK
(E) TOP OF BLUFF
(N) PUBLIC ACCESS TRAIL 3' WIDE, DIRT / FIELDGRASS SURFACE, DEFINED BY CROSSED SPLIT-RAIL FENCING PLACED ON THE GROUND ON THE SOUTH SIDE OF TRAIL
(N) STAFF PARKING: (2) STANDARD STALLS
(N) FIRE STANDPIPE, SEE B2 A1.4
(N) CALFIRE HAMMERHEAD TURNAROUND, SEE B2 A1.4
PROPERTY LINE 79° 06' 00"
PROPERTY LINE 57° 04' 00"
PROPERTY LINE 34° 00' 00"
PROPERTY LINE 54° 37' 00"
PROPERTY LINE 45° 22' 00"
PRIMARY VIEW TO THE OCEAN
(N) HOUSE KEEPING
(N) WELCOME CENTER
(E) SHED
(E) ESHA
UNIT 01 ACCESSIBLE
UNIT 02
UNIT 03
UNIT 04
UNIT 05
UNIT 06
UNIT 07
UNIT 08
UNIT 09
UNIT 10
(N) GUEST PARKING: (2) ACCESSIBLE STALLS (8) STANDARD STALLS
(N) CONCRETE EARTH RETAINING WALLS, TYP.
(E) TREES TO BE REMOVED, TYP.
(E) TREES TO REMAIN, TYP.
(N) PERVIOUS GRAVEL STAFF ONLY DRIVE
(N) VISITOR SERVING UNIT, TYP.
(N) 1500 GALLON CONCRETE SEPTIC TANK
(N) 3000 GALLON FIBERGLASS PUMP CHAMBER
(N) 1.5" PVC SCH 40 FORCE LINE TO LEACHFIELD
HIGHWAY ONE
(E) HIGHWAY RIGHT OF WAY EASEMENT
(E) UTILITY POLE
(N) PUBLIC ACCESS TRAILHEAD AND SIGNAGE
(E) 10,000 GALLON CONCRETE WATER TANK
(E) PUMP HOUSE W/ ELECTRICAL MAIN PANEL
(E) 2,500 GALLON PLASTIC WATER TANK
(N) 2,500 GALLON PLASTIC WATER TANKS
(N) PROPANE FIRED GENERATOR
(E) PROPANE TANK
(E) GENERATOR SHED
(E) UTILITY EASEMENT
(E) WATER SPIGOT
(E) GRAVEL DRIVE TO BE REMOVED
(E) UTILITY POLE
(E) 3' DIA. PINE
(E) 3.4' DIA. PINE
(E) 3' DIA. PINE TO BE REMOVED
(N) 18' WIDE ASPHALT DRIVEWAY
CONSTRUCTION PATH OF TRAVEL
EXTENT OF GRADING AND HEAVY EQUIPMENT OPERATION (THICK LINE)
HIGHWAY ONE
(E) A.C. PAVED ENCROACHMENT ONTO STATE HIGHWAY ONE
CENTERLINE STATE HIGHWAY
(E) EDGE OF A.C. PAVEMENT, STATE HIGHWAY ONE
(E) CONCRETE APRON
(E) VISITOR SERVING UNITS
PROPERTY LINE
EASEMENT
50' ESHA BUFFER
EDGE OF RIPARIAN ESHA
36' GEOTECHNICAL SETBACK
(E) WIRE FENCE
(N) UTILITY LINES
(E) WETLAND
(E) PERVIOUS GRAVEL TO BE REMOVED
(E) COASTAL SILK TASSEL SCRUB
(N) PLANTING
(N) ASPHALT
(N) CONCRETE


121-090-18
121-090-19
121-290-26
121-280-14
Little River
121-290-09
121-310-17
121-120-18
121-290-02
121-280-15
STICKNEY RANCH ROAD
121-330-07
121-280-16
SR 1


121-090-18
121-090-19
121-290-26
121-280-13
121-280-14
Little River
121-290-09
121-310-17
121-290-02
121-280-15
LITTLE RIVER AIRPORT ROAD
SR1
STICKNEY RANCH ROAD
121-280-16

Agency Comments

- Caltrans
  - No comment on GPA/Rezone
  - Comments on preemptive Use Permit
  - Recognize existing shared encroachment
- Environmental Health
  - No comment on GPA/Rezone
  - Approval of 5-unit inn septic design for Use Permit
- CDFW
  - No comment until Use Permit processed
- Coastal Commission
  - Request for more information
  - Separate processing
  - Full 10-unit build-out analysis
- CAL FIRE
  - No comment until Use Permit processed

CEQA

- LCP amendment (GPA/Rezone) not subject to CEQA
  - PRC Sec. 21080.9
- Informational Initial Study / MND prepared anyway
  - To assist CCC review
- CCC certified regulatory program
- Use Permit subject to CEQA

Coastal Act Consistency

- Public Access
  - Existing access nearby
  - Existing LCP requires additional access
  - Lower cost accommodations
- Recreation
  - Increased public access
  - Inn nearby existing recreation areas (Van Damme SP)
- Marine Environment
  - Would not hinder commercial fishing/recreational boating
  - Existing LCP ESHA protections
- Land Resources
  - Not significant agricultural land
  - Archaeological survey & commission review
  - No timberlands on site
- Development
  - In existing developed area
  - Feasible to enforce existing visual resource protections
  - Avoids bluff erosion hazards (can meet setback)
  - No significant increase in VMT, redistribute existing lodging demand

LCP Consistency

- Zoning
  - Setbacks, height limit, parking, agricultural viability
- VAS Combining District
  - Nearby VAS units
- Grading, Erosion, Runoff
  - Geotechnical Investigation, future Use Permit review
- ESHA
  - Reduced Buffer Analysis, meets minimum 50-foot buffers
- Hazard Areas
  - Bluff & landslide setback, tsunami, fire & flood hazards
- Visual Resources
  - Feasible to enforce during Use Permit review
  - Invasive tree removal, new public access viewpoints

LCP Consistency (continued)

- Transportation, Utilities, Public Services
  - Adequate water supply & septic capacity
- Coastal Access
  - Existing access nearby, new access required
  - Lower cost accommodations
- Archaeological Resources
  - Survey & commission review
- Recreation and Visitor-Serving Facilities
  - Coastal Element Table 3.7-2
  - Coastal Element Appendix 10
  - 20-year planning horizon (1985-2005)
  - South Central and South Coast CAC
  - Current South Central build-out at ~75% (*1, *1C, *2, *2C combined)
  - Of 120 maximum *1C & *2C South Central units, 24 built since 1991
  - Demand/development has not shifted to South Coast as desired by LCP

TABLE 3.7-2 TABULATION OF EXISTING AND PROPOSED VISITOR ACCOMMODATIONS ILLUSTRATED ON LAND USE MAPS [1, 9]

FOR ILLUSTRATION PURPOSES ONLY

CAC Area	Motels (Rooms)		Inns (Rooms)		State Park Campgrounds (Spaces)		Private Campgrounds (Spaces)		Resort (Rooms)		Total Visitor Accommodations		
	Existing *2	Add'l[10] *2C	Existing *1	Add' l[10] *1C	Existing *3	Add' l[10] *3C	Existing *3	Add' l[10] *3C	Existing *5	Add'l *5C	Existing *	Add'l *C	Total
North Coast CAC Area	0	20	20	50	--	140	250	160	7	0	277	370	647
North Central[3] CAC Area	159	0	0	0	143	40	464	40	0	0	766	80	846
South Central [4] CAC Area	109	0	52	50	104	80	292	80	104	0	661	210	871
South Coast [5] CAC Area	42	60	56	40	47	0	345	120	12	0	502	220	722
Total	310	80	128	140	294	260	1351	400	123	0	2206	880	3086

1. Private residences used as vacation rentals have not been included.
2. Group camps at State Parks have not been included.
3. Excluding the City of Fort Bragg.
4. Excluding the Town of Mendocino.
5. Excluding the City of Point Arena.
6. All open camping at Sinkyone Wilderness State Park.
7. Approximate number. All open camping at Wage's Creek Beach Campground.
8. Excluding group camp at Jug Handle Farm.
9. Tabulation does not include visitor serving facilities with RV, FV and Commercial land use classifications. See Appendix 10 for listing of privately owned visitor accommodations.
10. Projected from Planning Commission recommendation based on the following assumption of potential units per land use designation on the map.

Motel	20 units
Inn	10 units
Inn, Bed and Breakfast	4 units
Campground	40 units

Table 2: VAS Units (Vicinity)					
Name	**APN**	**Address**	**Type**	**# of Units**	**Source**
SCP Mendocino Inn & Farm	121-010-13, et al.	8211 N Highway 1	*1 & *2C Inn/Hotel	10	UM_2017-0002
Inn at Cobbler's Walk	121-260-22	8200 N Highway 1	*1 Inn	9	CDP 3-99
Van Damme State Park	121-260-03, et al.	8001 N Highway 1	*3 Campground	74	Park Website
Little River Inn	121-290-26, et al.	7901 N Highway 1, et al.	*5 Resort	54	Little River Inn Website
Cottages at Little River Cove	121-290-04	7533 N Highway 1	*1 Inn	9	CDP 02-01
Inn at Schoolhouse Creek	121-020-21	7051 N Highway 1	*2C Hotel	17	CDUM 17-99(07)
Dennen's Victorian Farmhouse	121-020-03	7001 N Highway 1	*1 Inn	10	CDP 106-99
Little River Inn (Van Damme)	121-280-16	7700 N Highway 1	Inn (no VAS overlay)	5	Little River Inn Website
			TOTAL	**188**	

Table 3: VAS Units (Little River Planning Area)					
Name	**APN**	**Address**	**Type**	**# of Units**	**Source**
Van Damme State Park	121-260-03, et al.	8001 N Highway 1	*3 Campground	74	Park Website
Little River Inn	121-290-26, et al.	7901 N Highway 1, et al.	*5 Resort	54	Little River Inn Website
Cottages at Little River Cove	121-290-04	7533 N Highway 1	*1 Inn	9	CDP 02-01
Inn at Schoolhouse Creek	121-020-21	7051 N Highway 1	*2C Hotel	17	CDUM 17-99(07)
Dennen's Victorian Farmhouse	121-020-03	7001 N Highway 1	*1 Inn	10	CDP 106-99
Little River Inn (Van Damme)	121-280-16	7700 N Highway 1	Inn (no VAS overlay)	5	Little River Inn Website
Seafoam Lodge	121-050-10	6751 N Highway 1	*2 Hotel	21	BL_2019-0167
Inn at Buckhorn Cove	121-050-09	6801 N Highway 1	Inn (no VAS overlay)	6	CDP_2017-0012
Andiron Seaside Inn	121-040-21	49801 Andiron Rd.	*2 Motel	12	D_2025-0043
Heritage House Resort	123-010-33 et al.	5200 N Highway 1	*5 Resort	77	CDP 69-93
			TOTAL	**285**	

Table 4: South Central CAC VAS Units from LCP Table 3.7-2			
Designation	Existing	Projected	% Change
*1	52	102 (+50)	96%
*2	109	109 (±0)	0%
*3	396	556 (+160)	40%
*5	104	104 (±0)	0%
Total	661	871 (+210)	32%

Table 5: South Central CAC VAS Units 1985-2026 Change			
Designation	1985 Total	2005 Total	2026 Total
*1 or *1C only	52	82	80
*2 or *2C only	109	79	141
*3 or *3C only	396	207	291
*5 or *5C only	104	104	224
Total	661	557	808

Conclusions

- Increased public access
- No impact or marginally increased recreation
- Lower cost accommodation facilities feasible
- ESHA impacts can be avoided
- Less than significant agricultural impacts
- No timberland or archaeological impacts
- Adequate water supply & septic capacity
- Visual resource protection feasible
- Hazardous areas can be avoided
- Additional VAS units are appropriate
  - Increased overall demand
  - Limited development since LCP adoption
  - Demand/development has not shifted to South Coast

Memo & Revised Resolution

- CEQA clarifications
- Revised findings
  - Remove nonessential details already in staff report
  - Explain applicable regulations
  - Add concluding statements
- Spelling, grammar, citation corrections
- Water Board comments
  - Public water system classification
  - No effect on informational Initial Study / MND
  - To be addressed during Use Permit review
- Map clarifications
- Recommendation: *Adopt the revised resolution, including revised exhibits A and B attached hereto, to recommend that the Board of Supervisors authorize submittal of a local coastal program amendment application to the California Coastal Commission for the project.*