



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 GONZALEZ, INTERIM 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 3, 2018

Planning – FB
Department of Transportation
Environmental Health - FB
Building Inspection - FB

Assessor
Coastal Commission
Caspar South Sewer District
Caspar South Water District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Pomo Band

CASE#: CDPR_2018-0001

DATE FILED: 1/12/2018

OWNER: BLENCOWE CRAIG TTEE 1/2

APPLICANT: LISA WEGER & CRAIG BLENCOWE

REQUEST: Renewal of Coastal Development Permit 2007-0056 which approved construction of a 3,176± sq. ft. Single Family Residence and 840± sq. ft. attached garage. The structure would have a maximum height of 25' 6" above average natural grade. Associated development includes trash/generator enclosure, patio, trellis, landings, steps, walkways, exterior lighting, utility extensions and underground propane tank. Connect to community water and sewage, electric, telephone and cable. There are no changes to the original request. The renewal will result in a new expiration date of January 15, 2019.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3(a)(d)(e)

LOCATION: In the Coastal Zone, on the West side of South Caspar Dr., 0.25± miles West of its intersection with Point Cabrillo Dr., located at 45551 South Caspar Dr. (APN: 118-380-05).

STAFF PLANNER: Jessie Waldman

RESPONSE DUE DATE: July 17, 2018

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 _____ Date _____

OWNER:

Weger Interests, Ltd.

APPLICANT:

Lisa Weger & Craig Blencowe

AGENT:

n/a

REQUEST:

Renewal of Coastal Development Permit #2007-0056 which approved construction of a 3,176 ± sq ft SFR and 840 ± sq ft attached garage. The structure would have a maximum height of 25' 6" above average natural grade. Associated development includes trash/generator enclosure, patio, trellis, landings, steps, walkways, exterior lighting, utility extensions and underground propane tank. Connect to community water and sewage, electric, telephone and cable. There are no changes to the original request. The renewal will result in a new expiration date of January 15, 2019.

LOCATION:

Located in the Coastal Zone, on the West side of South Caspar Drive, 0.25 +/- miles West of its intersection with Point Cabrillo Drive. Located at 45551 South Caspar Drive (APN: 118-380-05).

ACREAGE:

0.74 ±

GENERAL PLAN:

Rural Residential (RR5(1):R)

ZONING:

RR:5

COASTAL ZONE:

YES

EXISTING USES:

Vacant

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

17 N

RANGE:

18 W

SECTION:

1

USGS QUAD#:

42

RELATED CASES ON SITE: LCP_87-177A (SFR), CDP_22-03 (SFR), CDP_56-07 (SFR).

RELATED CASES IN VICINITY: LCP_87-165, CC# NCR-78-CC-807-42 (SFR & Bridge).

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential (RR5)	(RR5)	0.69 +/- Acres	Residential
EAST:	Rural Residential (RR5)	(RR5)	0.74+/- Acres	Residential
SOUTH:	Rural Residential (RR5)	(RR5)	0.85 +/- Acres	Residential
WEST:	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

REFERRAL AGENCIES:

☐ Planning (FB)

☐ Department of Transportation

☐ Environmental Health (FB)

☐ Building Inspection (FB)

☐ Emergency Services

☐ Assessor

☐ Farm Advisor

☐ Agriculture Commissioner

☐ Forestry Advisor

☐ Air Quality Management District

☐ ALUC

☐ County Water Agency

☐ Archaeological Commission

☐ Sonoma State University

☐ US Fish & Wildlife Service

☐ Russian River Flood Control/Water Conservation Improvement District

☐ Trails Advisory Council

☐ Native Plant Society

☐ State Clearinghouse

☐ Caltrans

☐ CalFire

☐ Department of Fish & Game

☐ Coastal Commission

☐ RWQCB

☐ Division of Mines & Geology

☐ Department of Health Services

☐ Department of Parks & Recreation

☐ Department of Conservation

☐ Soil Conservation Service

☐ Army Corps of Engineers

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☐ Mendocino School District

☐ Caspar South Sewer District

☐ Caspar South Water District

☐ Mendocino Fire District

☐ Community Services

☒ Cloverdale Rancheria

☒ Redwood Valley Rancheria

☒ Sherwood Valley Pomo Band

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 118-380-05-00

PROJECT COORDINATOR: JESSIE WALDMAN

PREPARED BY: JESSIE WALDMAN

DATE: 1/18/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
NO		1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
NO		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
NO / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		4. Within/Near Hazardous Waste Site
YES		5. Natural Diversity Data Base Mendocino Coast Paintbrush
NO		6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area. Caspar Headlands State Beach and Preserve is located 0.5 +/- miles North
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail. Caspar Doyle Shoreline Access is located 0.5 +/- miles North
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# 395-07 Very High Fire, Mendocino Fire Protection District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soils : 161 – Heeser sandy loam, 2 to 15 % slopes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

		COASTAL ZONE
Yes	No	
NO		16. Exclusion Map.
Critical		17. Coastal Groundwater Study Zone.
NO		18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Beach deposits and streams alluvium and terraces (Zone 3) – Intermediate shaking
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. California Coastal Commission
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. Map #15 - Caspar
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

**COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES**

**120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427**

Case No(s) CDPR 2018-0001

Date Filed 1/12/18

Fee \$ 1668.00

Receipt No. RET 018973

Received by DB

Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant

Lisa Weger

Craig Blencowe

Name of Owner(s)

Weger Interests, Ltd

Craig Blencowe

Name of Agent

Mailing Address

2333 Mill Creek LN
Healdsburg CA
95448

Mailing Address

2333 Mill Creek LN
Healdsburg CA
95448

Mailing Address

Telephone Number

(707) 473-9079

Telephone Number

(707) 473-9079

Telephone Number

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and or structure(s) since CDP issuance.

NO changes

Driving Directions

The site is located on the W (N/S/E/W) side of South Caspar Dr (name road)

approximately 1/4 (feet/miles) W (N/S/E/W) of its intersection with

Point Cabrillo Dr. (provide nearest major intersection).

Assessor's Parcel Number(s)

118-380-05

Date of expiration of issued CDP

Parcel Size

0.75

☐ Square Feet

☒ Acres

Street Address of Project

45551 South Caspar Dr
Mendocino, CA
95460

COASTAL DEVELOPMENT PERMIT RENEWAL

APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For those questions, which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Construct a new 3176 sq. ft. single family residence with a 96 sq. ft. vestibule; 840 sq. ft. attached garage; 45 sq. ft. trash & generator enclosure, septic tank & waste water to connect to So Caspar Water Dist. system; underground utilities, extensions for water, electricity, telephone, cable, TV, 500 gal propane tank.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>3176</u>
<input type="checkbox"/> Mobile Home		
<input type="checkbox"/> Duplex/Multifamily		

3. Are there existing structures on the property? ☐ Yes ☒ No
If yes, describe below and identify the use of each structure on the plot plan.

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

A. Electricity

- ☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☒ Utility Company/Tank
☐ None

- C. Telephone: ☒ Yes ☐ No

5. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Exterior lights include Bega wall mount luminaires, RAB lighting, QB2B SMS500 Del Mar PX luminaire, DM-10, DM-20 all shield in downcast position
See exhibit E.

6. What will be the method of sewage disposal?

- ☒ Community sewage system, specify supplier Caspar So Water Dist.
☐ Septic Tank (indicate primary + replacement leachfields on plot plan)
☐ Other, specify _____

7. What will be the domestic water source?

- ☒ Community water system, specify supplier Caspar So Community Services Dist.
☐ Well
☐ Spring
☐ Other, specify _____

8. Is any grading or road construction planned? ☐ Yes ☒ No

Estimate the amount of grading in cubic yards _____ c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

10. Is the proposed development visible from:

- A. State Highway 1? ☐ Yes ☒ No
B. Park, beach or recreation area? ☒ Yes ☐ No

If you answered yes to either question, explain.

The property can be seen, by viewing south east from the South Caspar Pt public access area.

11. Project Height. Maximum height of structure(s). 25' 6" feet

12. Describe all exterior materials and colors of all structures.

see attached exterior materials & colors

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

no watercourses or wet areas

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

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Will the proposed project be phased? ☐ Yes ☐ No

If Yes, explain your plans for phasing.

N/A

Parking will be provided as follows:

Number of Spaces Existing _____ Proposed _____ Total _____

Number of standard spaces _____ Size _____

Number of handicapped spaces _____ Size _____

A NEW SINGLE FAMILY RESIDENCE FOR:

LISA

CRAIG

WEGER

BLENCOWE

45551 SOUTH CASPAR DRIVE
MENDOCINO, California 95460 APN: 118-380-05

EXTERIOR MATERIALS

SIDING:

CLEAR REDWOOD BEVEL SIDING WITH
'DUCKBACK' OR EQ. CLEAR PENETRATING OIL FINISH

CASINGS:

CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES

TRIM:

CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES

FASCIA:

CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES

SOFFITS:

BRECKENRIDGE PLYWOOD W/ CLEAR OIL FINISH

TRELLIS MEMBERS:

CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES

TRELLIS BASE:

CAST IN PLACE REINFORCED CONCRETE W/ INTEGRAL COLOR & BOARD FORMED FINISH

TRELLIS ROOF:

16 OZ. COPPER

EXTERIOR WOOD FINISH:

'DUCKBACK' OR EQUAL CLEAR PENETRATING OIL FINISH

WINDOWS:

ALUMINUM SASH WITH BRONZE ANODIZED FINISH

SLIDING GLASS DOORS:

ALUMINUM SASH WITH BRONZE ANODIZED FINISH

FRENCH DOORS:

ALUMINUM OR WOOD SASH W/ ALUMINUM CLADDING, BRONZE OR TERRATONE COLOR FINISH

EXTERIOR DOORS:

FIBERGLASS W/ PAINTED FINISH, BRONZE COLOR

ROOFING:

ELK - 40 YEAR COMPOSITION SHINGLES, SABLE WOOD COLOR

FLASHING:

16 OZ. COPPER

GUTTERS:

METAL WITH KYNAR PAINT FINISH, BRONZE COLOR

DOWN SPOUTS:

METAL WITH KYNAR PAINT FINISH, BRONZE COLOR

FLUE AND CAPS:

STAINLESS STEEL

FOUNDATION:

CONCRETE W/ BOARD FORMED FINISH

OUTDOOR KITCHEN:

CONCRETE BLOCK W/ INTRINSICALLY COLORED VENEER, DAVIS COLORS: HARVEST GOLD

WALKS AND PATIOS:

CAST IN PLACE REINFORCED CONCRETE W/ INTEGRAL COLOR & SALT FINISH

PATIO FACE:

CAST IN PLACE REINFORCED CONCRETE W/ INTEGRAL COLOR & BOARD FORMED FINISH

FENCES, GATES:

CLEAR REDWOOD W/ PTDF AT CONCEALED FRAMING LOCATIONS

NAILING:

ALL EXPOSED NAILING TO BE STAINLESS RING SHANK TYPE

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 _____ (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:

Single family residence and attached garage

(Description of development)

Located at:

45551 So Caspar Dr, Mendocino CA 95460

APN 115-380-05

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

45551 So Caspar Dr Mendocino CA 95460

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

SJB
Owner/Authorized Representative

1/10/18
Date

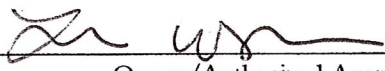
(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



Owner/Authorized Agent

1/10/2018

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

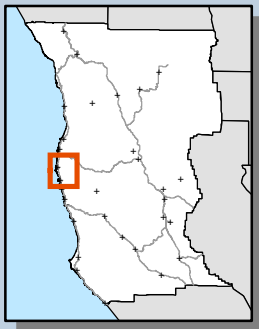
Owner



Date



MAIL DIRECTION


To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name NONE	Name	Name
Mailing Address	Mailing Address	Mailing Address



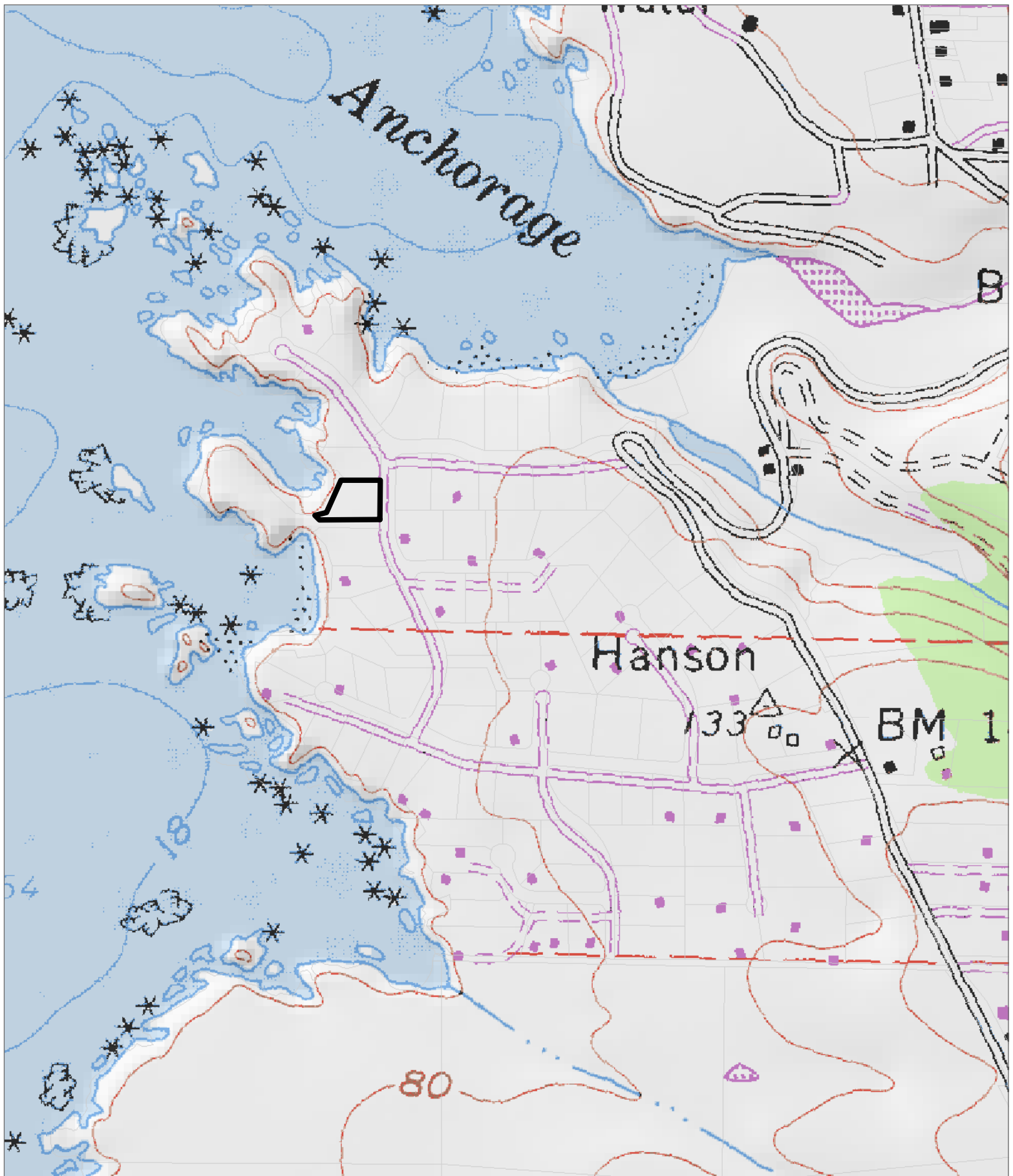
 Major Towns & Places
  Highways

 Incorporated City Limits
  Major Roads

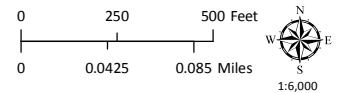
 Major Rivers



**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDPR 2018-0001
OWNER: BLENCOWE, Craig
APN: 118-380-05
APLCT: Lisa Weger
AGENT:
ADDRESS: 45551 S. Caspar Drive, Caspar



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

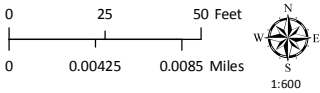
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

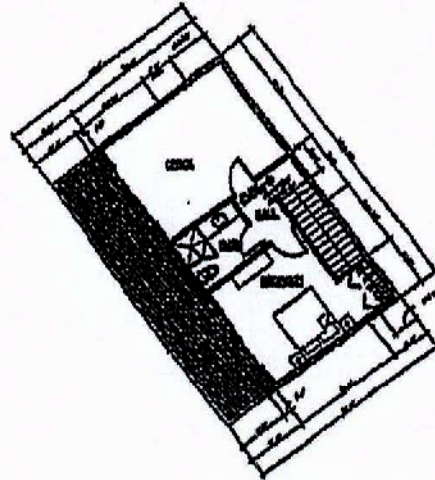
CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

—— Public Roads
== Private Roads

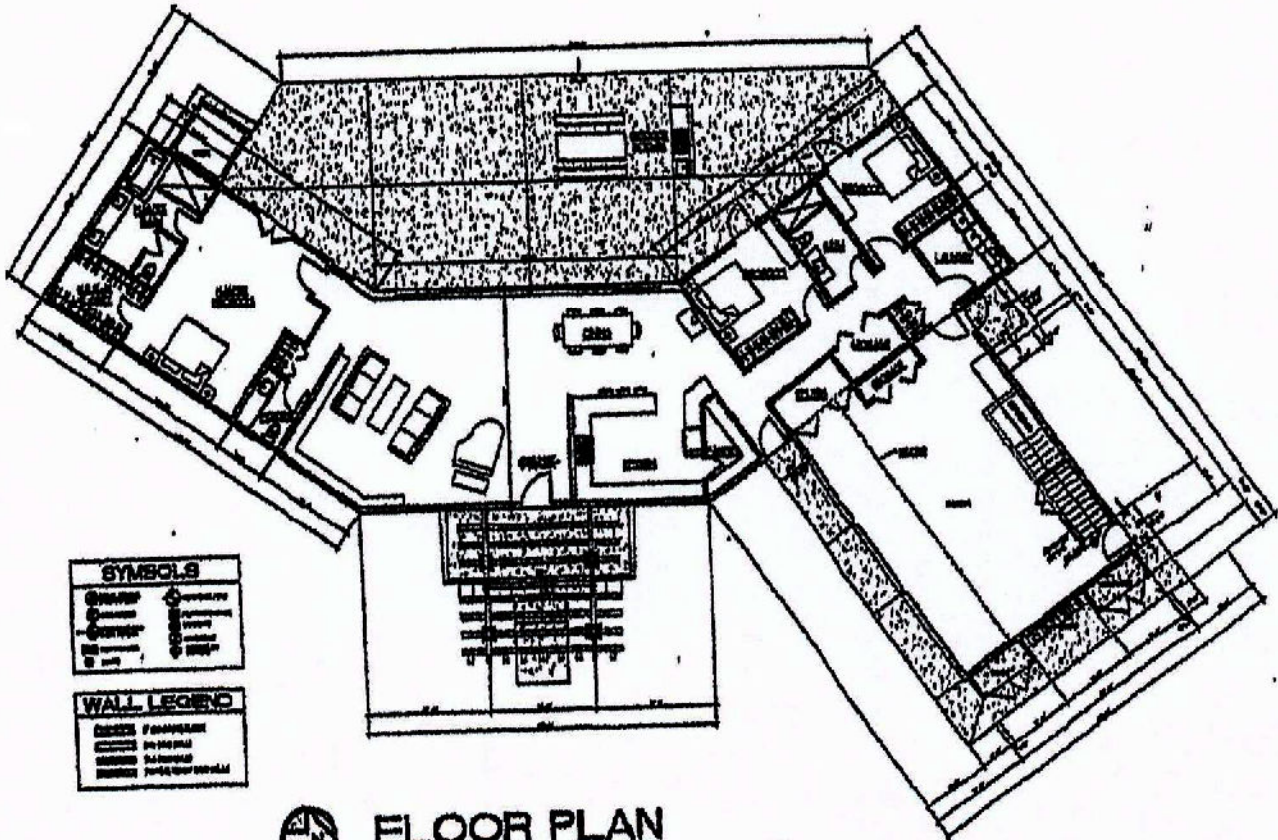


AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



GARAGE SECOND FLOOR PLAN



SYMBOLS	
DOOR	WALL
WINDOW	CEILING
STAIR	FLOOR
...	...

WALL LEGEND	
...	...
...	...
...	...



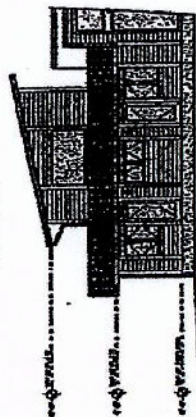
FLOOR PLAN

CASE: CDPR 2018-0001
 OWNER: BLENCOWE, Craig
 APN: 118-380-05
 APLCT: Lisa Weger
 AGENT:
 ADDRESS: 45551 S. Caspar Drive, Caspar

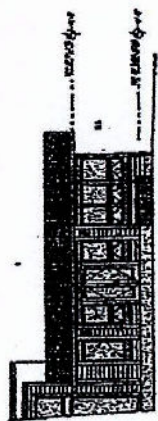
NO SCALE

GARAGE PLAN

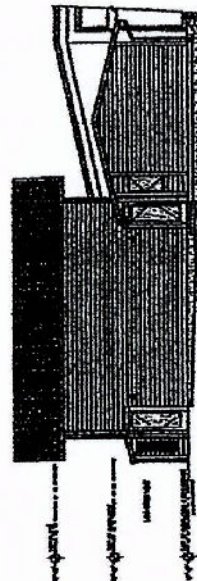
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

[illegible]

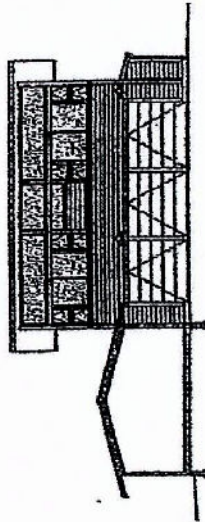
WEST (QUEST ROOMS)



WEST MASTER BEDROOM



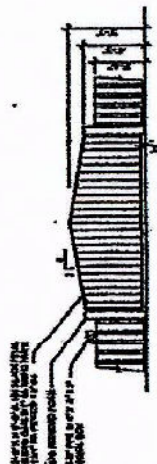
SOUTH EAST (GARAGE)



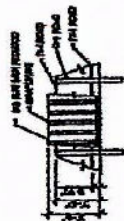
SOUTH WEST (GARAGE)



EAST



ADULT
ENTRY GATE 1, JENCKE



~~① RENCE DETAIL~~

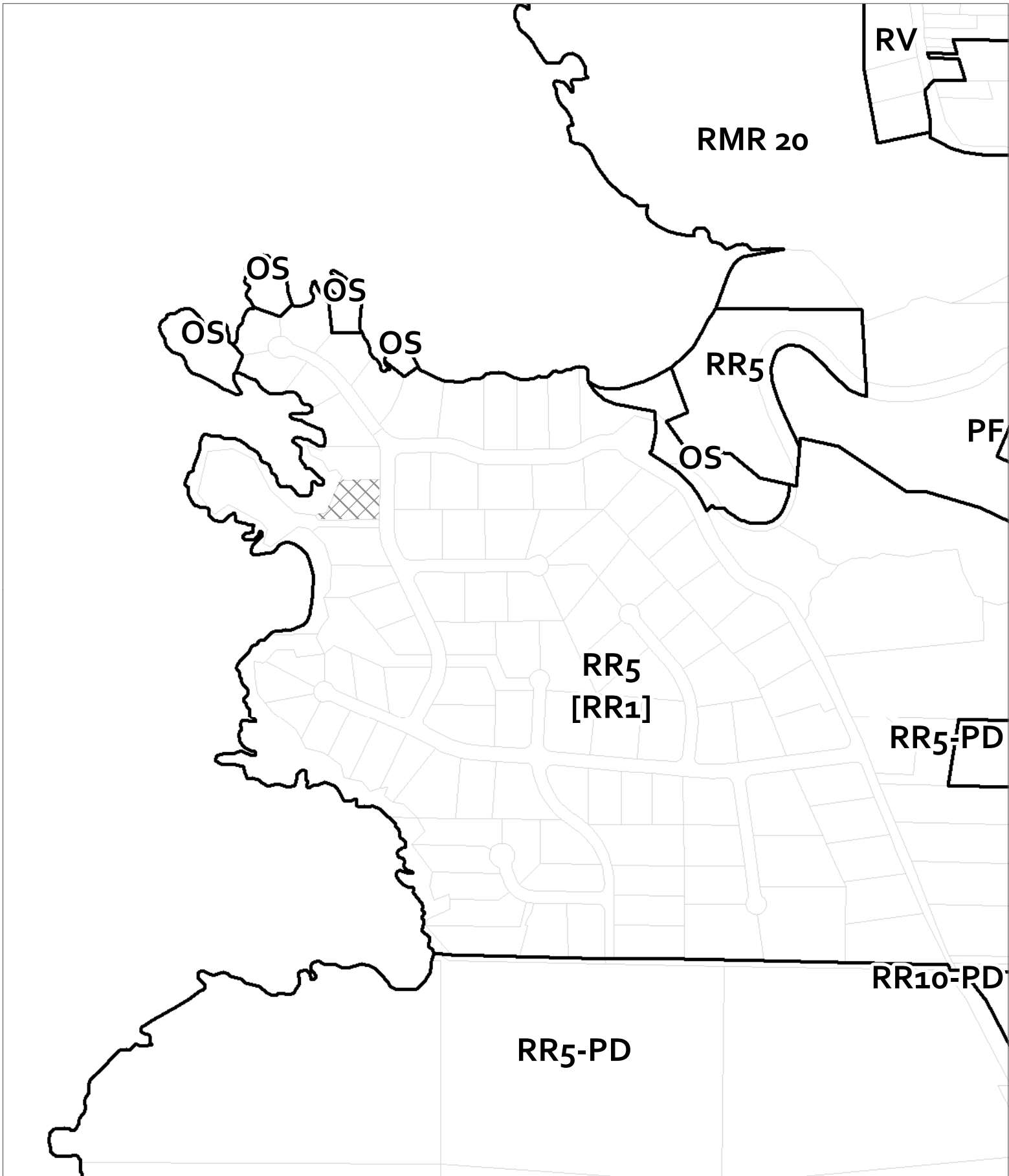


ENTRY PORTICO

EXTERIOR ELEVATIONS

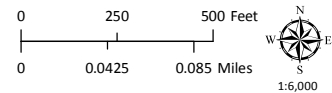
ELEVATIONS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



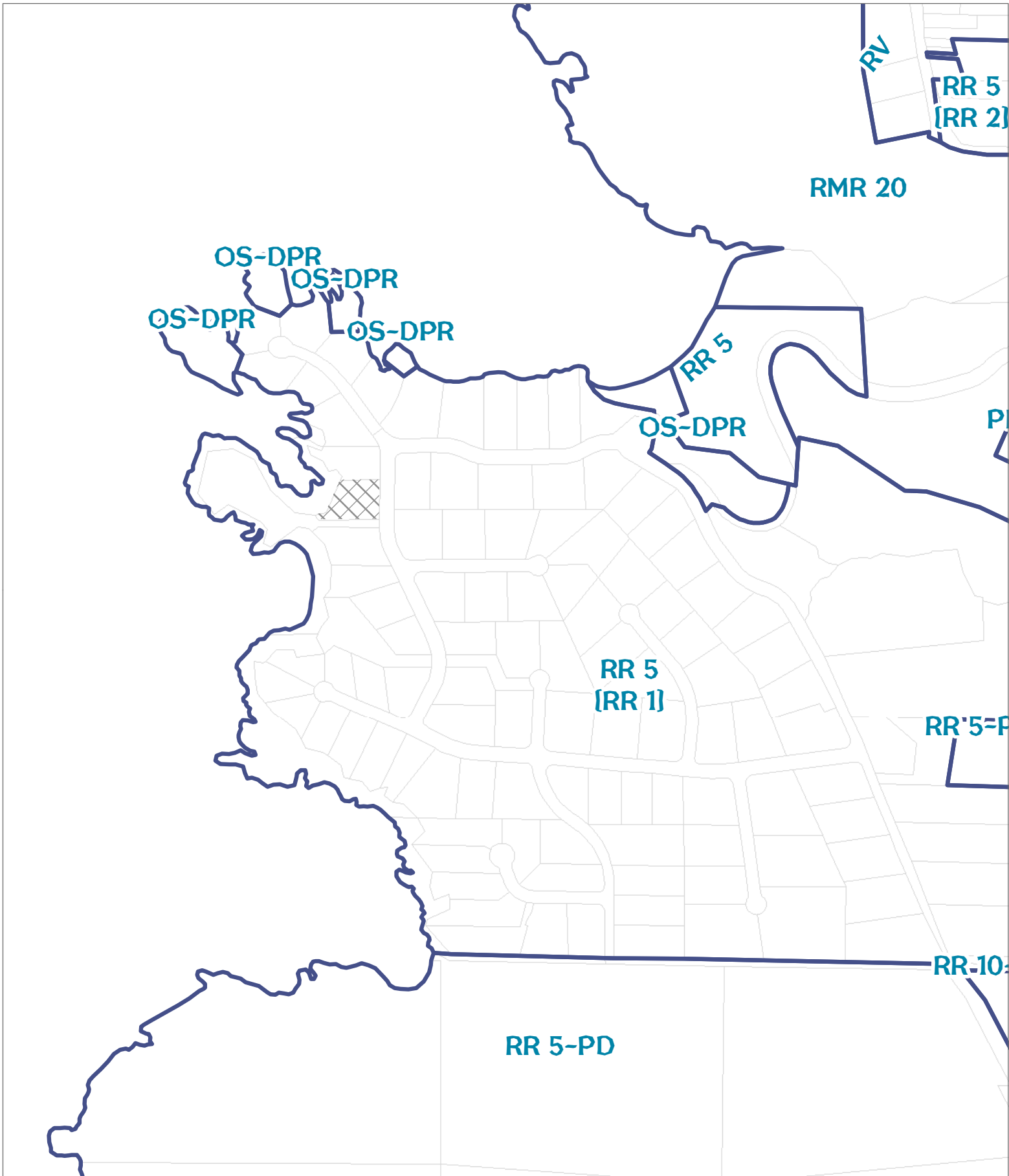
CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

 Zoning Districts




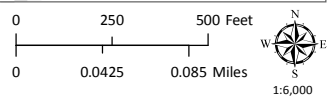
ZONING DISPLAY MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

 General Plan Classes

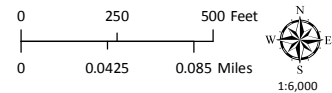


GENERAL PLAN CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **CDPR 2018-0001**
 OWNER: **BLENCOWE, Craig**
 APN: **118-380-05**
 APLCT: **Lisa Weger**
 AGENT:
 ADDRESS: **45551 S. Caspar Drive, Caspar**

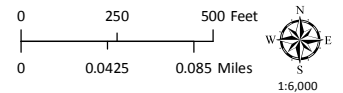


APPEALABLE AREAS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

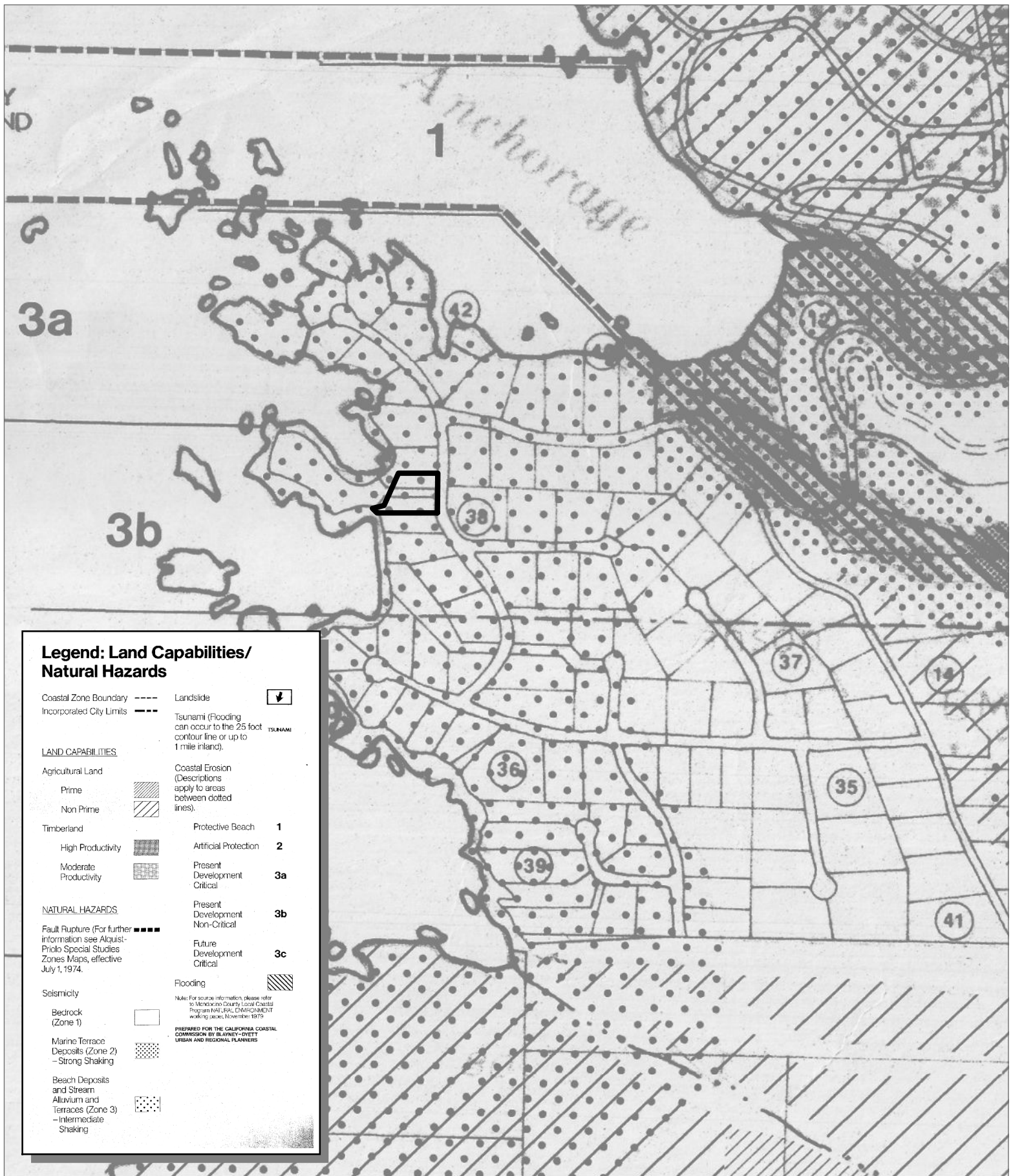


CASE: CDPR 2018-0001
 OWNER: BLENCOWE, Craig
 APN: 118-380-05
 APLCT: Lisa Weger
 AGENT:
 ADDRESS: 45551 S. Caspar Drive, Caspar



LCP HABITATS & RESOURCES

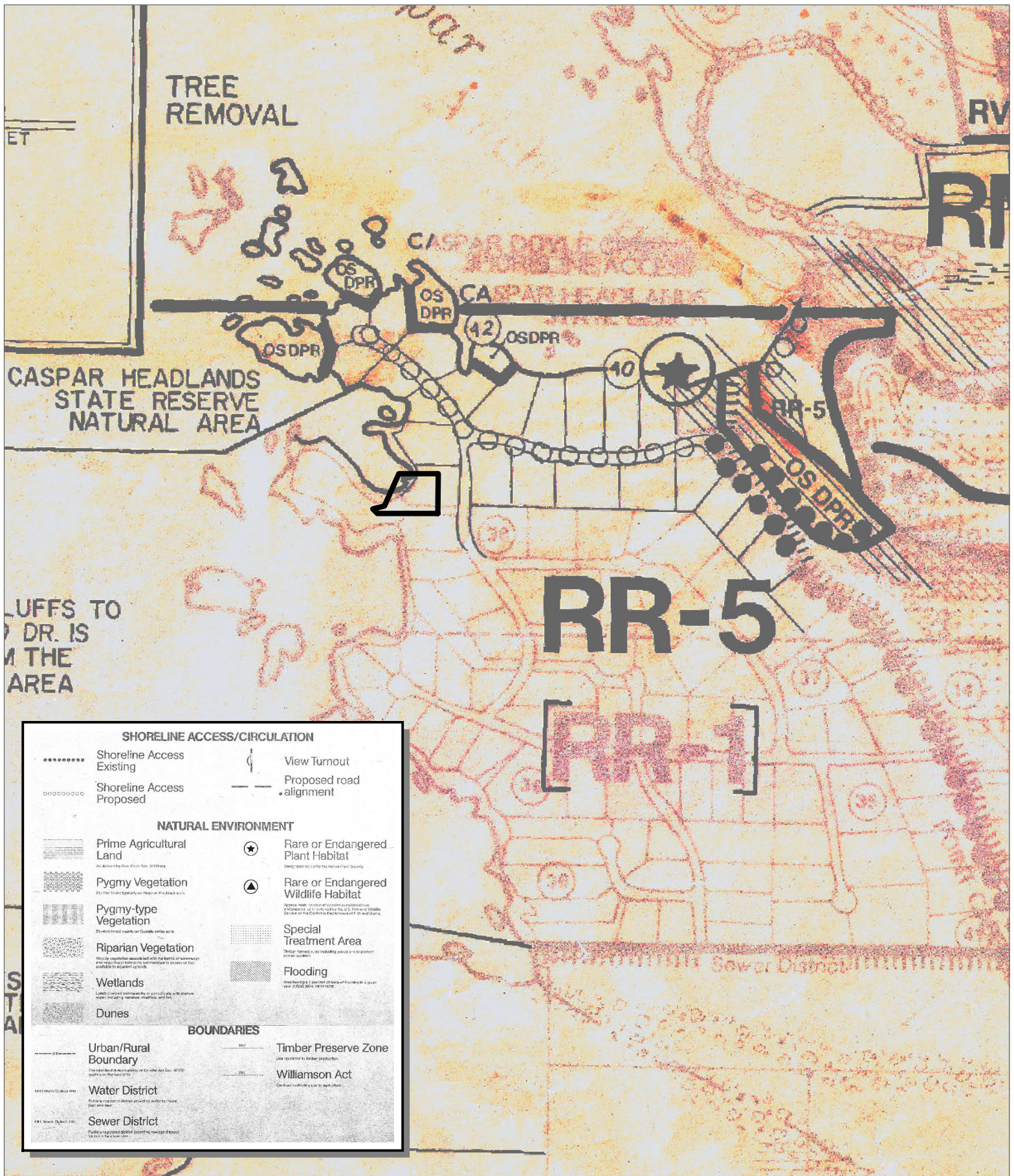
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

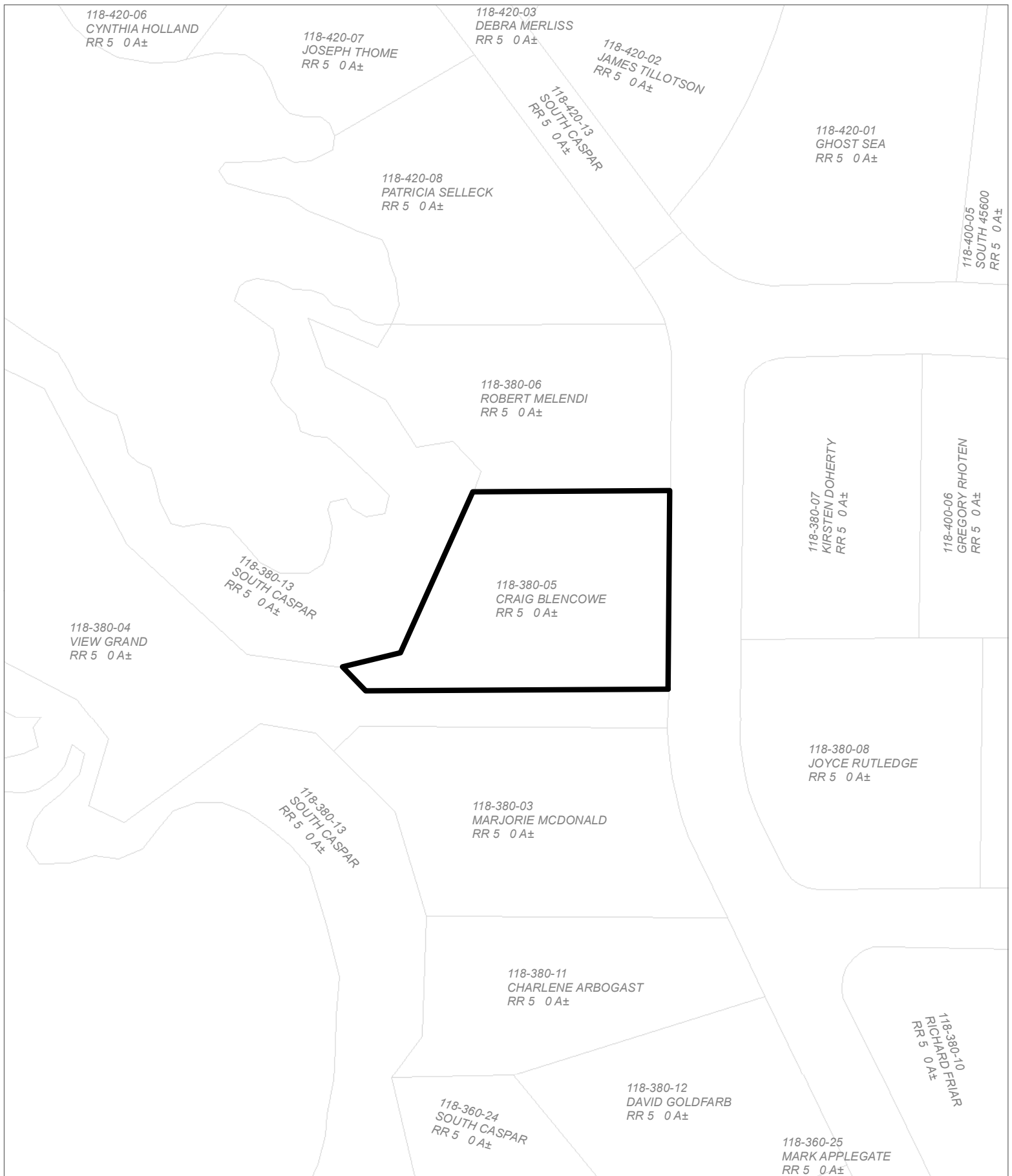


CASE: CDPR 2018-0001
OWNER: BLENCOWE, Craig
APN: 118-380-05
APLCT: Lisa Weger
AGENT:
ADDRESS: 45551 S. Caspar Drive, Caspar

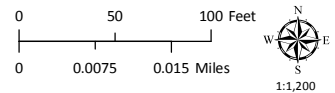
LCP LAND CAPABILITIES & NATURAL HAZARDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



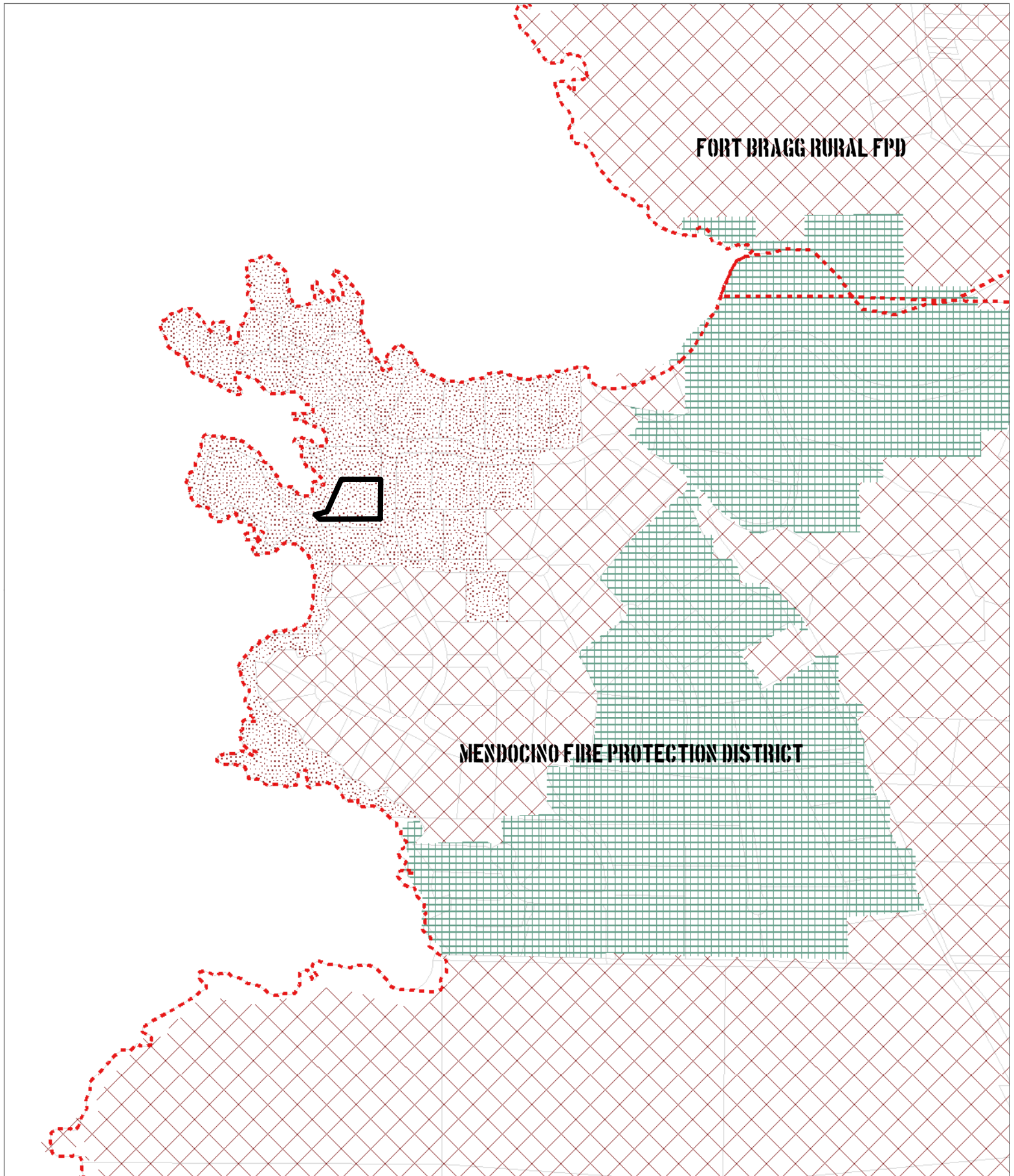


CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**







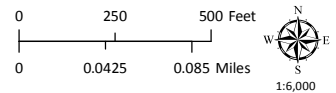
ADJACENT PARCELS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDPR 2018-0001
OWNER: BLENCOWE, Craig
APN: 118-380-05
APLCT: Lisa Weger
AGENT:
ADDRESS: 45551 S. Caspar Drive, Caspar

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



FIRE HAZARD ZONES & RESPONSIBILITY AREAS

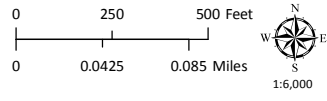
STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



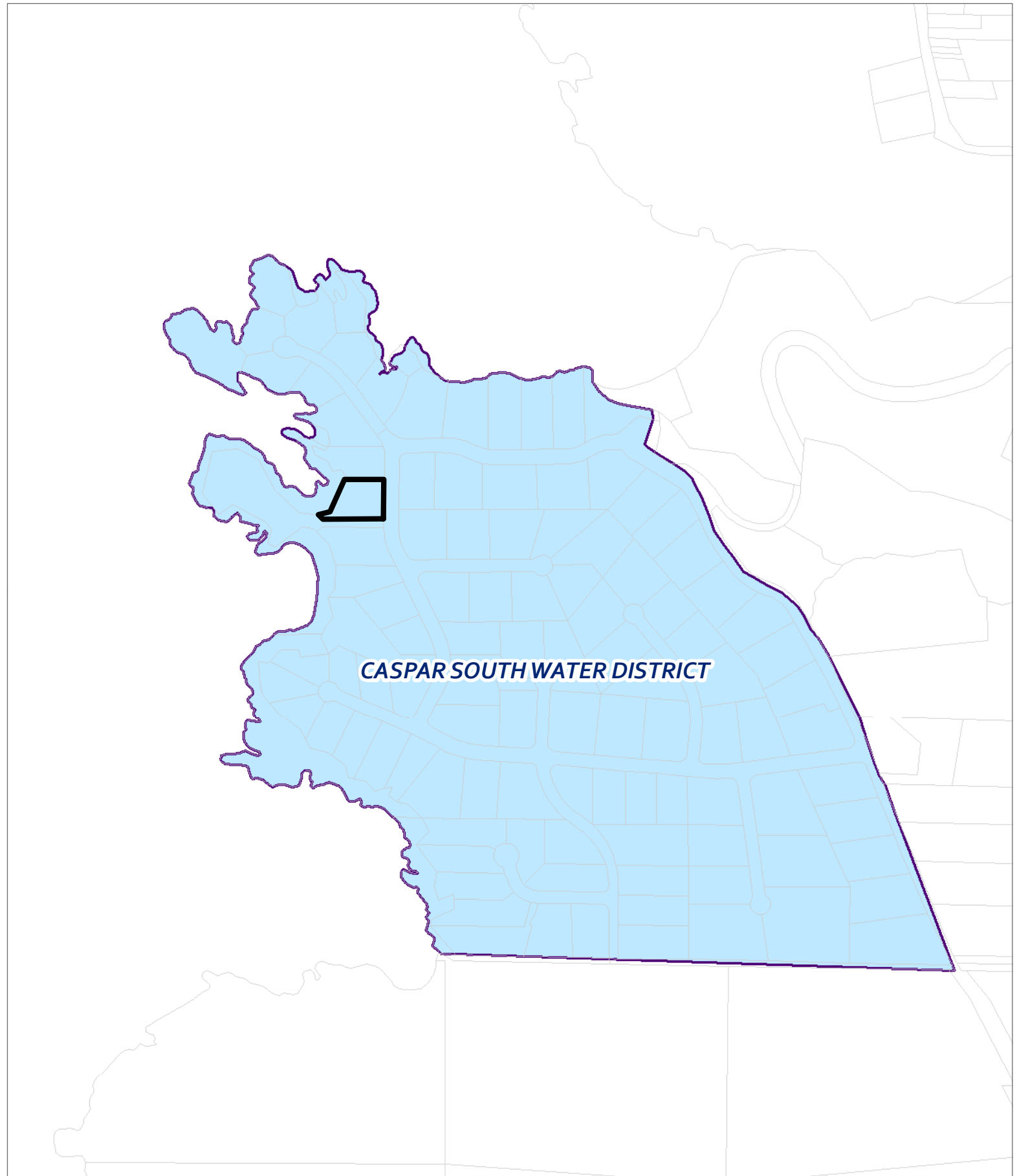
CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

 Water



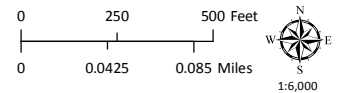
WILDLAND-URBAN INTERFACE ZONES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



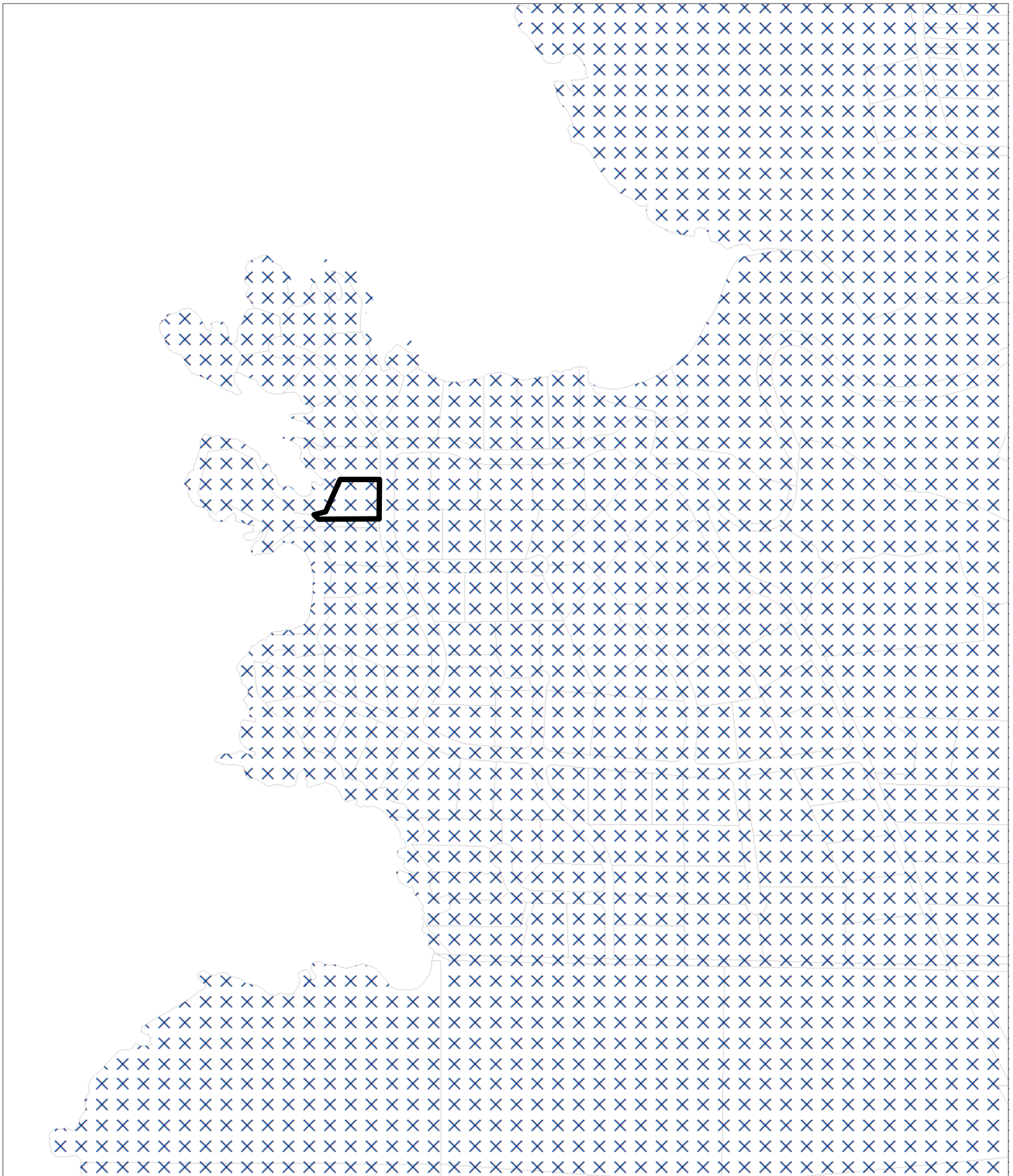
CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

 County Water Districts



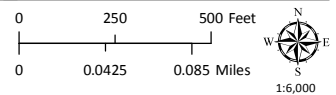
WATER DISTRICTS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



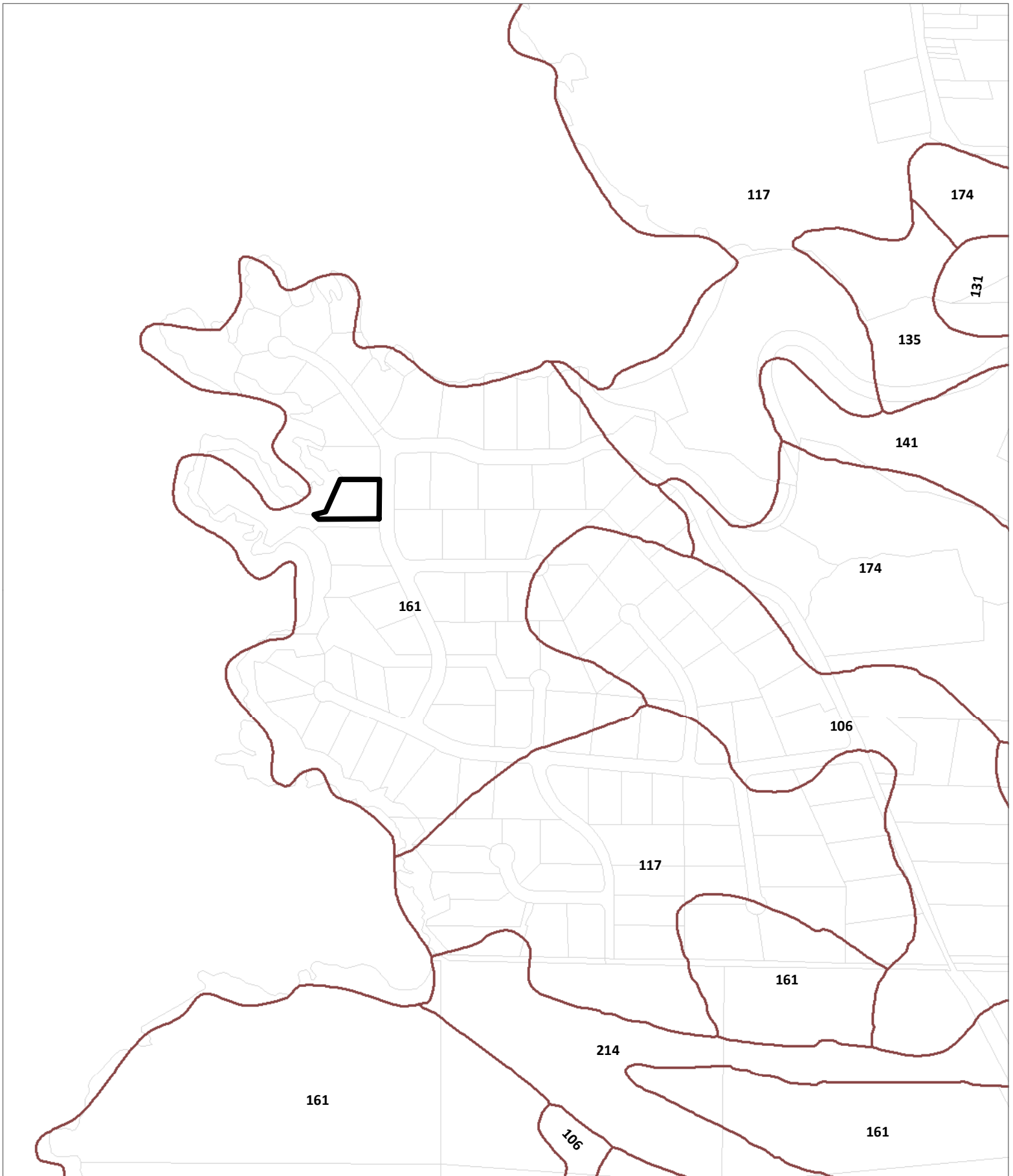
CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

✕ ✕ ✕ Critical Water Areas




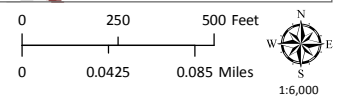
GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



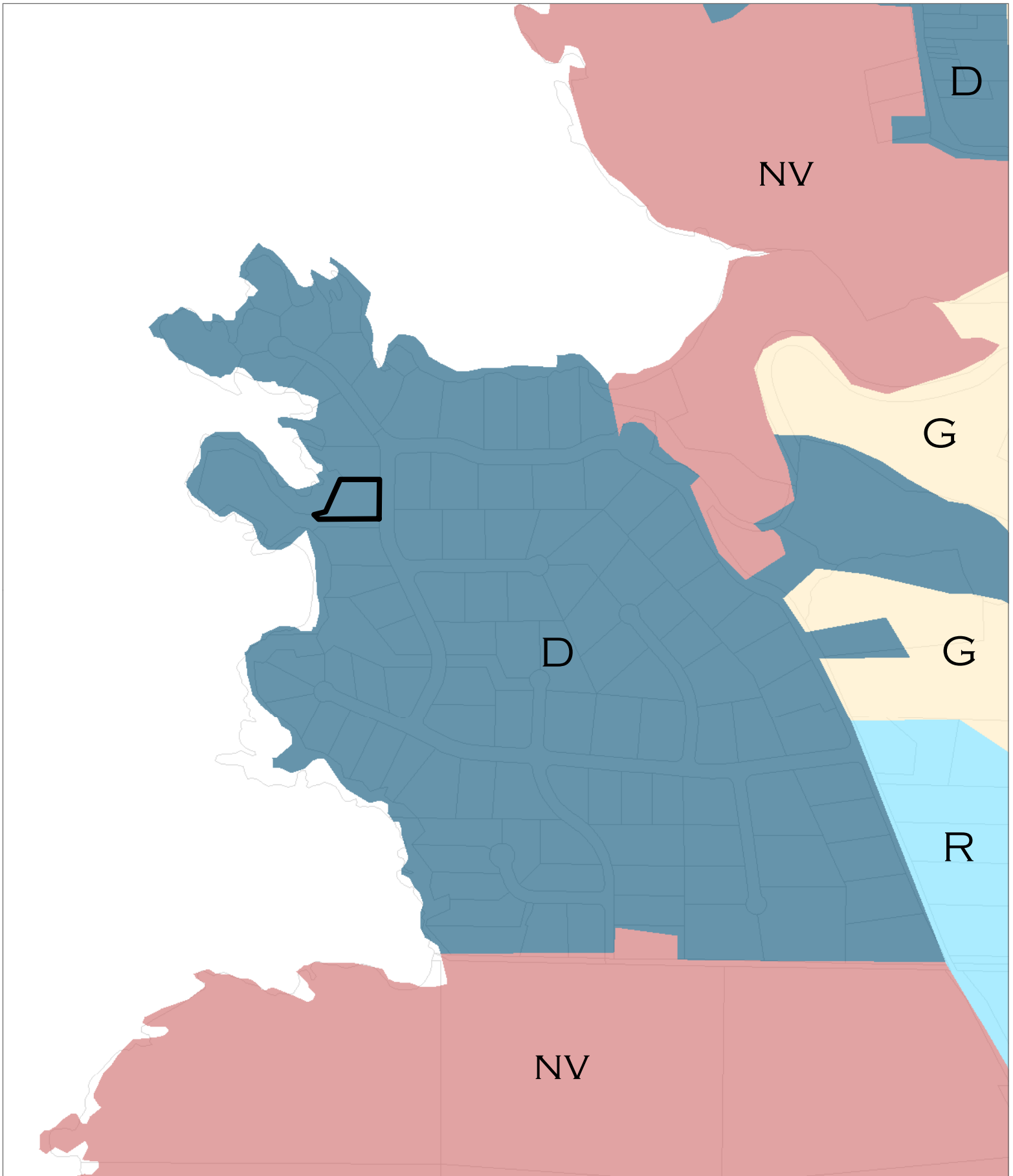
CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

 Western Soil Classes




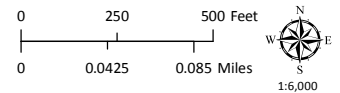
LOCAL SOILS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



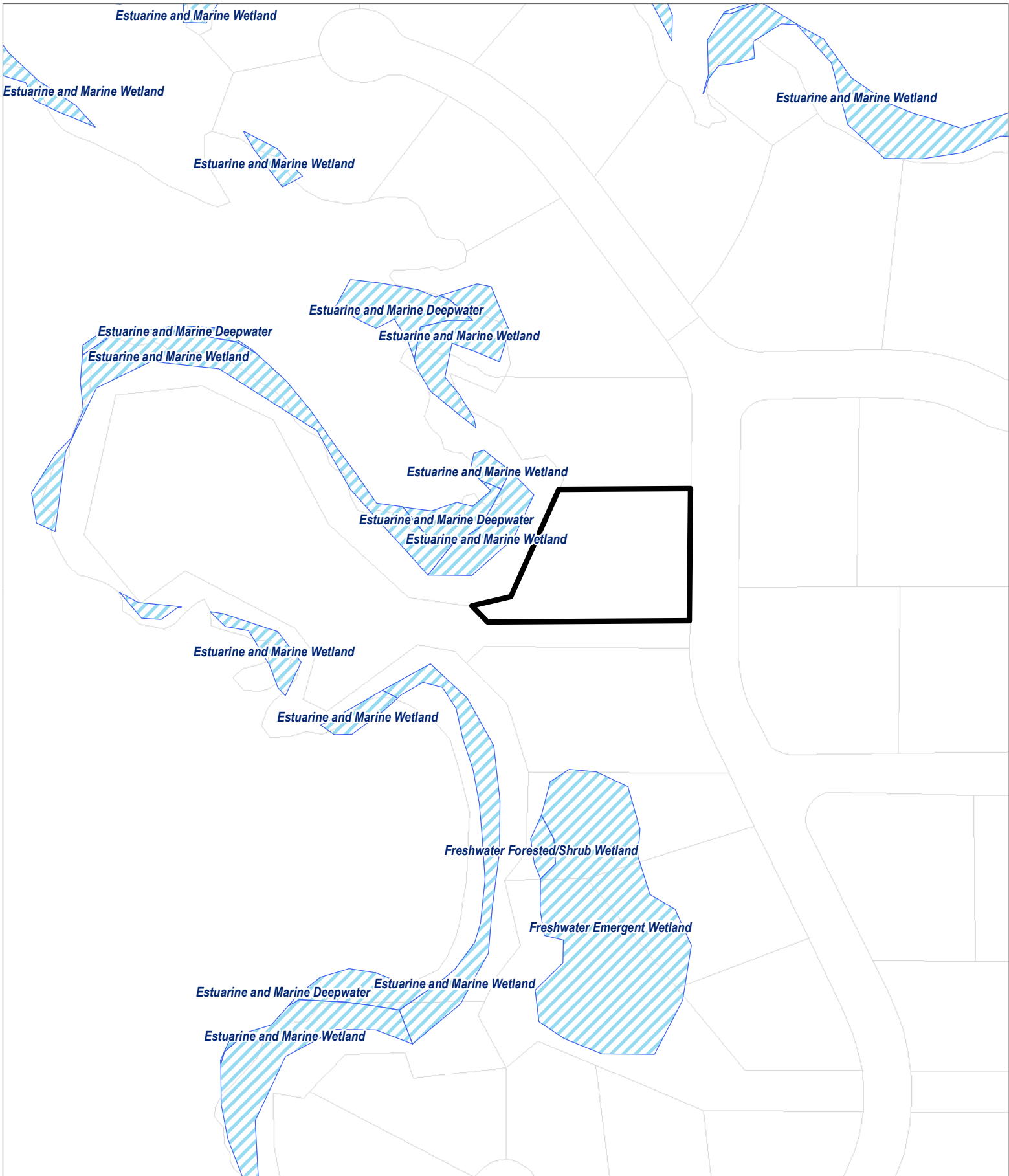
CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

 Urban & Built-Up Land (D)



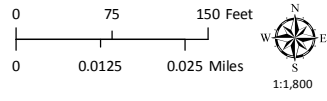
IMPORTANT FARMLAND

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **CDPR 2018-0001**
OWNER: **BLENCOWE, Craig**
APN: **118-380-05**
APLCT: **Lisa Weger**
AGENT:
ADDRESS: **45551 S. Caspar Drive, Caspar**

 National Wetlands Inventory



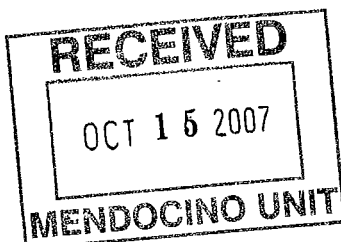
WETLANDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
707-459-7414



CDF FILE # 395-07

To be completed by CDF

- OFFICE USE ONLY -

**STATE FIRE SAFE REGULATIONS
APPLICATION FORM**

Please complete the following and submit to the California Department of Forestry and Fire Protection:

1. Name, Address and Phone Number of Property Owner:

Lisa Weger and Craig Blencowe
2742 Treetops Way
Santa Rosa, CA. 95404 Phone: 707-538-1332

2. Name, Address and Phone Number of Agent or Applicant representing the Property Owner:

Leventhal, Schlosser, Newberger, Architects
435 N. Main St.
Fort Bragg, CA. 95437 Phone: 707-961-0911

3. Address/Location of proposed building site:

45551 Caspar Dr.
Caspar, CA. 95420
APN # 118-380-05

Is it accessible, gated, locked? If so, gate combination or instructions: _____

Accessible.

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

4. Type of Project - CHECK ONE

☐ Subdivision

Current Acreage before Split _____

Number of Parcels to be Created _____

Acreage of Newly Created Parcels _____

☐ Use Permit

Briefly describe your project. Include: dates, times, number of people, roads used or required, etc.

☒ Building Permit and Coastal Development Permit

3581 sq.ft. Size in square feet, of proposed structure, include attached garage, if applicable. (Footprint)

— Size in square feet, of proposed detached garage, if within 50 feet, if applicable.

— Size in square feet, of proposed accessory building(s), if within 50 feet of structure.

3581 sq.ft. TOTAL SQUARE FOOTAGE

☐ Type of Building

☒ Single Family Dwelling: w/attached garage ☒
detached garage ☐
accessory structure ☐

☐ Other

Briefly describe the type of structure you will be building:

New single family residence

5. ☒ Yes ☐ No Is project location map attached showing access to site?
6. ☒ Yes ☐ No Was the subject parcel created PRIOR to January 1, 1992?
7. ☐ Yes ☒ No Is the subject parcel 1 acre or larger?
8. ☐ Yes ☒ No Will the proposed structure(s) be 30 ft. or more from ALL property lines?
9. ☐ Yes ☒ No Will your project require construction of a new road?

If so, how long if feet or miles? _____

- 9a. ☒ Yes ☐ No Will your project require construction of a new driveway?

If so, how long if feet or miles? 94 feet to entry

10. ☐ Yes ☒ No Will your project require the extension of an existing road?

If so, how long if feet or miles? _____

- 10a. ☐ Yes ☒ No Will your project require extension of an existing driveway?

If so, how long if feet or miles? _____

11. If "NO" to #9 or #10 above, DESCRIBE the existing road/driveway

Existing road is Caspar Drive, As paved.
New driveway is decomposed granite.
previous surface, Flat to slightly sloping.

12. ☐ Yes ☒ No Will this project require any bridges to be constructed?

13. ☐ Yes ☒ No Are you requesting any exemptions to the State Fire Safe Regulations?
(See attached)

If so, attach a separate page identifying the section of State law that you are requesting an exemption to, material facts supporting the request, the details of the exception or mitigation measures proposed, and a map showing the proposed location and siting of the exception or mitigation measure.

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in Public Resources Code Section 4290.

SIGNATURE OF PROPERTY OWNER OR AGENT

John M. Mc 12/12/07
Project Architect

CONDITIONS OF APPROVAL

CDF File Number	395-07	Date	10/16/2007
Owner's Last Name	WEGER / BLEUCOVE	Owner's First Name	LISA / CRAIG
Owner's Phone Number	(707) 538-1332		
Owner's Mailing Address	2742 TREETOPS WAY SANTA ROSA, CA 95404	Agent/Phone #	LEVENTHAL / 961-0911
Project Street #	45551	Project Street Name	CASPAR DR.
Project City/Community	CASPAR	Battalion	6 Fort Bragg
		Type of Project	Residence
		Finalized	<input type="checkbox"/>

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-9 foot traffic lanes (18 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Setback for Structure (Defensive Spac**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

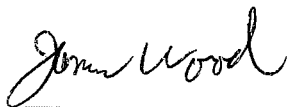
Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 100 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CDF:ADDITIONAL COMMENTS.

Marc Romero
Unit Chief

By:



Reviewing Official

JAMES WOOD

Fire Prevention Bureau