



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

December 10, 2018

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

CalFire - Prevention
Department of Fish and Wildlife
Coastal Commission
Department of Parks & Recreation
State Clearinghouse

Caspar South Water District
Mendocino Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Rancheria

CASE#: CDP_2018-0030

DATE FILED: 10/24/2018

OWNER/APPLICANT: ROBERT S BECKER TTEE

REQUEST: Standard Coastal Development Permit to construct a 6 ft. tall 106 ft. fence and 14 ft. wide solar-powered gate. The 106 ft. fence would be constructed with "see through hog wire with wood framing". The 14 ft. wide gate would be constructed with wood and metal material.

LOCATION: On the west side of Point Cabrillo Dr. (CR 564), 1± miles south of its intersection with South Caspar Dr. (CR 540), located at 14050 Point Cabrillo Dr., Mendocino (APN: 118-410-05).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: December 24, 2018

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. 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:

Robert S. Becker

APPLICANT:

Robert S. Becker

AGENT:

n/a

REQUEST:

Standard Coastal Development Permit to construct a 6 ft. tall 106 ft. fence and 14 ft. wide solar-powered gate. The 106 ft. fence would be constructed with "see through hog wire with wood framing". The 14 ft. wide gate would be constructed with wood and metal material.

LOCATION:

On the west side of Point Cabrillo Dr. (CR 564), 1± miles south of its intesection with South Caspar Dr. (CR 540), located at 14050 Point Cabrillo Dr., Mendocino (APN: 118-410-05).

ACREAGE:

± 1.5 Acres (66,746.7 square feet)

GENERAL PLAN:

Rural Residential 5 acre minimum (RR:5(1)):R

ZONING:

Rural Residential 5 acre minimum (RR:5)

COASTAL ZONE: YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT: 4

TOWNSHIP: 17 N

RANGE: 18 W

SECTION: 12

USGS QUAD#: 42

RELATED CASES ON SITE:
CDP_199-0031 – Single family residence; U_2002-0023(2014) – Caspar South Service Company Water Tank Storage.

RELATED CASES IN VICINITY:
APN: 118-140-42: U_2004-0030 - Point Cabrillo Light Station Restoration Project, GP_2003-0005 - Point Cabrillo Lightkeepers Association Amendment to General Plan and Rezone. APN: 118-140-20(08): CDP_2009-0027 – Public Access Trail from Casper Beach to Point Cabrillo Light Station State Park. APN: 118-140-41: LCP_92-98 - Electric Service and Security at Point Cabrillo

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|----------------------------|----------------------------|-----------------------|------------------------------|
| NORTH: | Rural Residential (RR5(1)) | Rural Residential (RR5) | +/- 1.1 acres | Rural Residential (RR5(1)) |
| EAST: | Rural Residential (RR5(1)) | Rural Residential (RR5) | +/- 1.8 acres | Rural Residential (RR5(1)) |
| SOUTH: | Rural Residential (RR5:PD) | Rural Residential (RR5:PD) | +/- 20.6 acres | Point Cabrillo Light Station |
| WEST: | Rural Residential (RR5(1)) | Rural Residential (RR5) | +/- 2.3 acres | Rural Residential (RR5(1)) |

REFERRAL AGENCIES:

☒ Planning (Ukiah - 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

☒ Cloverdale Rancheria

☐ 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

☒ Sherwood Valley Rancheria

☐ Russian River Flood Control/Water Conservation Improvement District

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☐ School District

☐ Sewer District

☒ Caspar South Water District

☒ Mendocino Fire District

☐ Community Svcs

☐ City Planning

☒ Redwood Valley Rancheria

ADDITIONAL INFORMATION: The parcel is developed with a single family residence, as well as two (2) 100,000 gallon water storage tanks serving the Caspar South Service Company. The proposed fence will create a privacy boundary to the single family residence only. The proposed fence will be located north of the water storage system, with no change of access for Caspar South Service Company.

ASSESSOR'S PARCEL #: 118-410-05

STAFF PLANNER: JESSIE WALDMAN

DATE: 12/03/2018

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 |
| | NO | 6. Airport CLUP Planning Area – ALUC#_____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Adjacent to State Forest/Park/Recreation Area. Point Cabrillo Light Station State Park |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Adjacent to Equestrian/Hiking Trail. Point Cabrillo Light Station State Park |
| <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 checked="" type="checkbox"/> | <input 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# n/a High Fire Hazard |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils. W161 - Heeser sandy loam, 2 to 15 percent slopes; W117 - Cabrillo-Heeser complex, 0 to 5 percent slopes; W106 - Biaggi loam, 5 to 15 percent 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. Bedrock (Zone 1) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Habitats/ESHA/Resources Map. Barren |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Appealable Area/Original Jurisdiction Map. LCP Map 15: Caspar |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Blayney-Dyett Map. LCP Map 15: Caspar – Shoreline Access Existing along Point Cabrillo Drive. |
| <input type="checkbox"/> | <input checked="" 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. Point Cabrillo Light Station State Park |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Noyo Harbor/Albion Harbor. |

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



| | |
|-----------------|---------------|
| Case No(s) | CDP-2018-0030 |
| CDF No(s) | |
| Date Filed | 10-24-18 |
| Fee | 2,342.00 |
| Receipt No. | PRJ-023830 |
| Received by | EDWARD MANT |
| Office Use Only | |

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Robert Becker
Mailing Address P O Box 947
City Mendocino State CA Zip Code 95460 Phone 707 964 9630

PROPERTY OWNER

Name Robert Becker/Katy Pye
Mailing Address PO Box 947
City Mendocino State CA Zip Code 95460 Phone 707 964-9630

AGENT

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

1.5

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

14050 Point Cabrillo Drive

ASSESSOR'S PARCEL NUMBER(S)

118-41-005

RECEIVED

OCT 24 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

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

Signature of Applicant/Agent

Date

10-22-18

Signature of Owner

Date

10-22-18

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

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

106' Fence, 6' high, see-through with coated hog wire. 14' wide driveway gate, 6' high, solar-powered, wood/metal construction, on the down slope, set back 45'-50' from center of Point Cabrillo Dr. This application modifies CDP-1999-31

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

| TYPE OF UNIT | NUMBER OF STRUCTURES | SQUARE FEET PER DWELLING UNIT |
|---|----------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Single Family | 1 | 3200 square ft plus garage/workshop |
| <input type="checkbox"/> Mobile Home | | |
| <input type="checkbox"/> Duplex | | |
| <input type="checkbox"/> Multifamily | | |

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☐ Yes ☒ No
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.
house 3200 sq ft, garage/workshop 550 sq ft. built per original CDP-1999-31

6. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 6 feet.

8. Lot area (within property lines): 1.5 ☐ square feet ☒ acres

9. Lot Coverage:

| | EXISTING | NEW PROPOSED | TOTAL |
|-------------------|-------------------------------|-------------------------------|--------------------------|
| Building coverage | <u>3200 + 500</u> square feet | <u>80</u> square feet | <u>3780</u> square feet |
| Paved area | <u>400</u> square feet | <u> </u> square feet | <u>400</u> square feet |
| Landscaped area | <u>2500 -est.</u> square feet | <u> </u> square feet | <u>2500</u> square feet |
| Unimproved area | <u> </u> square feet | <u> </u> square feet | <u>58660</u> square feet |

GRAND TOTAL: 65340 square feet
(Should equal gross area of parcel)

10. Gross floor area: 3780 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

| Number of Spaces | Existing <u>8</u> | Proposed <u>0</u> | Total <u>8</u> |
|------------------------------|-------------------|-------------------|------------------------------------|
| Number of covered spaces | <u>2</u> | <u> </u> | Size <u>20 X 20' double garage</u> |
| Number of uncovered spaces | <u>6</u> | <u> </u> | Size <u>800' sq ft</u> |
| Number of standard spaces | <u> </u> | <u> </u> | Size <u> </u> |
| Number of handicapped spaces | <u> </u> | <u> </u> | Size <u> </u> |

12. 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: discrete solar for gate

☐ None

B. Gas

☐ Utility Company/Tank

☐ On Site generation, Specify: _____

☐ None

C. Telephone: ☐ Yes ☒ No

13. 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.

14. What will be the method of sewage disposal?

☐ Community sewage system, specify supplier _____

☐ Septic Tank

☐ Other, specify _____

15. What will be the domestic water source?

☐ Community water system, specify supplier _____

☐ Well

☐ Spring

☐ Other, specify _____

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

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: _____ cubic yards

B. Amount of fill: _____ cubic yards

C. Maximum height of fill slope: _____ feet

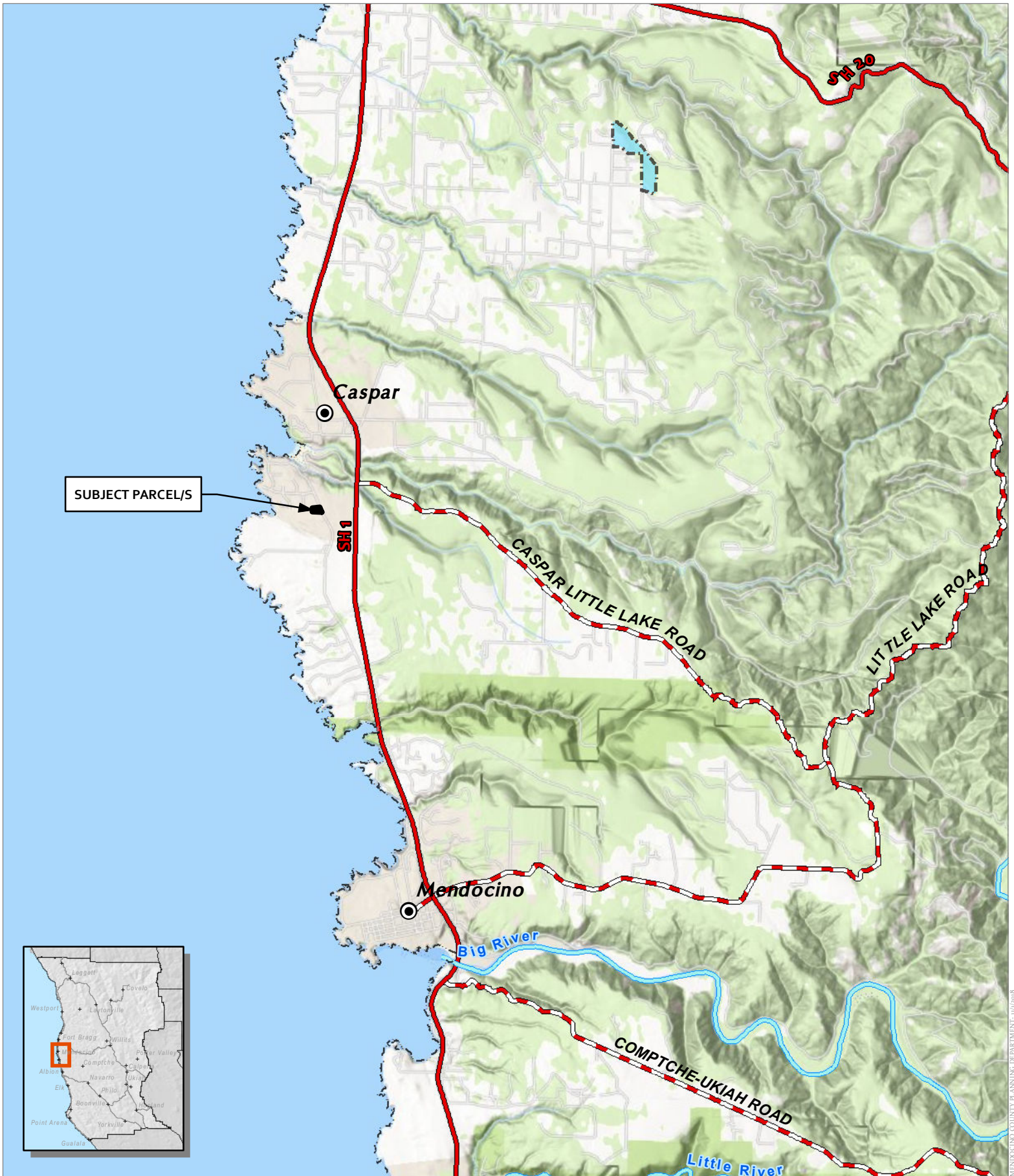
D. Maximum height of cut slope: _____ feet

E. Amount of import or export: _____ cubic yards

F. Location of borrow or disposal site: _____

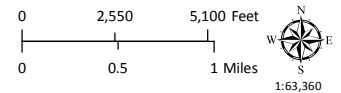
| | |
|-----|---|
| 17. | Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: |
| 18. | Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required. |
| 19. | 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.) |
| 20. | Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: |
| 21. | <div style="display: flex; justify-content: space-between;"> <div> Is the proposed development visible from: <div style="margin-top: 10px;"> A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> </div> <div style="text-align: right;"> Both answers are NO. Could not change pdf! </div> </div> |
| 22. | Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: |
| 23. | Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? <div style="margin-top: 10px;"> A. Diking <input type="checkbox"/> Yes <input type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <p style="margin-top: 10px;">Amount of material to be dredged or filled? _____ cubic yards.</p> <p style="margin-top: 10px;">Location of dredged material disposal site: _____</p> <p style="margin-top: 10px;">Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |

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



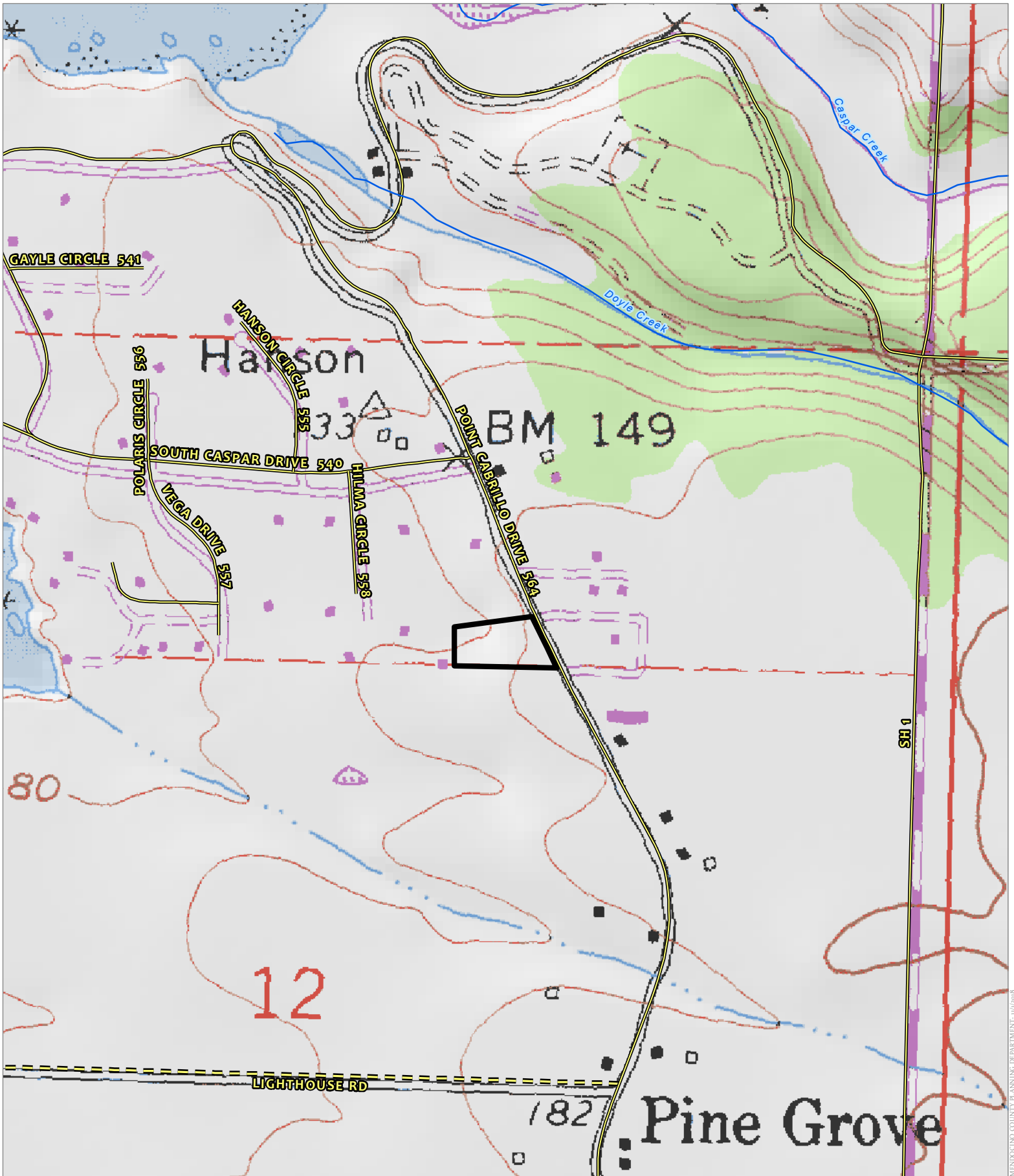
CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino

- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads



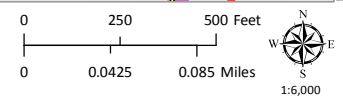
LOCATION MAP

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



CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

- Named Rivers
- Public Roads
- Private Roads



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

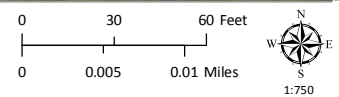
MENDOCINO COUNTY PLANNING DEPARTMENT 10/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

Public Roads



AERIAL IMAGERY




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

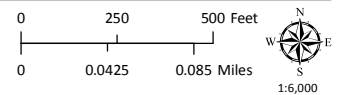
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/02/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Named Rivers
-  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

EASEMENTS "B" & "C" ON LOT 22

25' Project

RECEIVED

SEP 12 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

PIPELINE AREA
EXHIBIT "B"

ifford M. Zimmerman

Land Surveyor, L.S. 4707
Westwood Drive, Fort Briggs, Ca. 95437
707-964-8830

66613 31999

SETBACK: 45' For 6' Fence

14050 Point CABRILLO DR

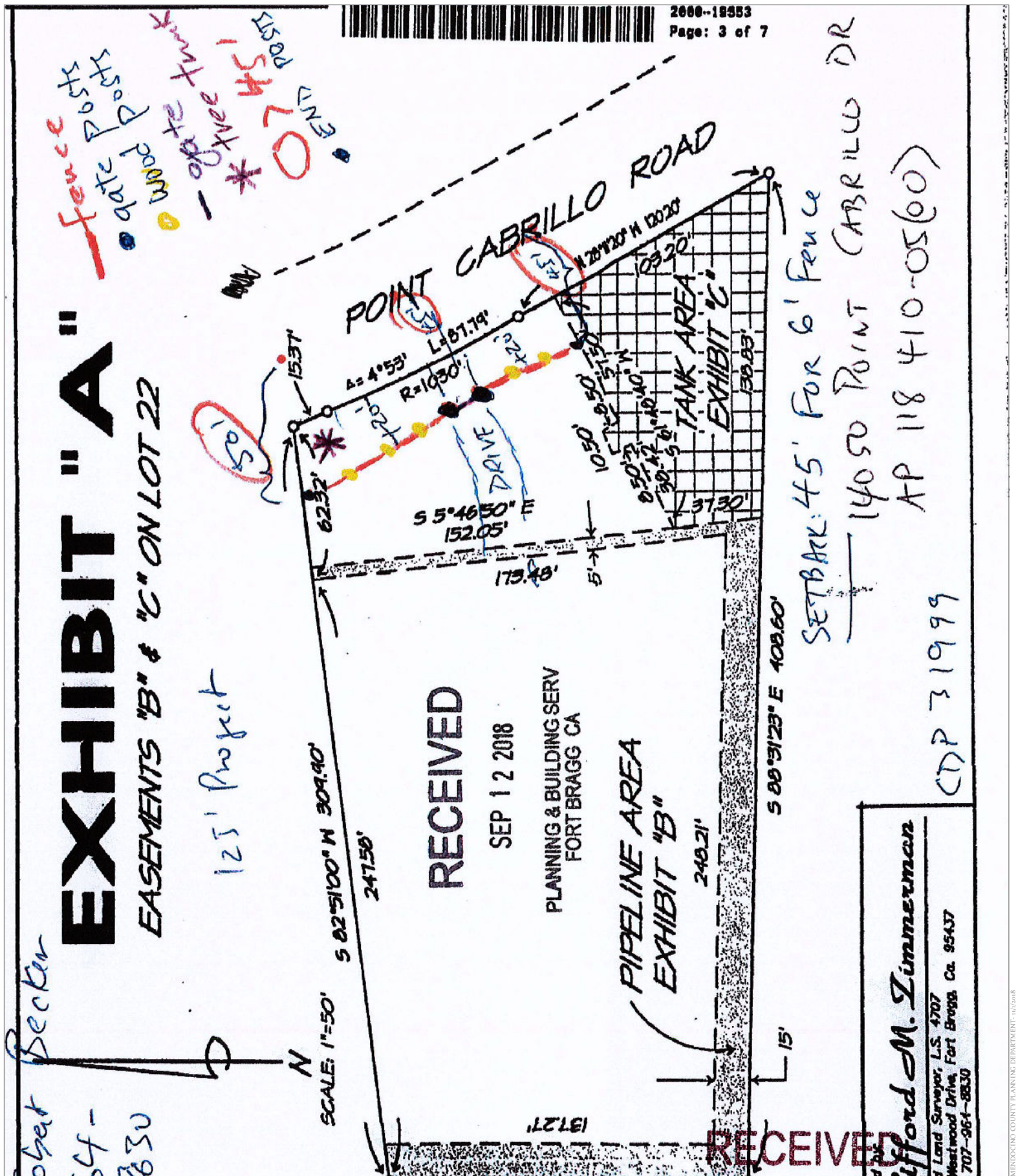
AP 118 410-0560

NO SCALE

SITE PLAN

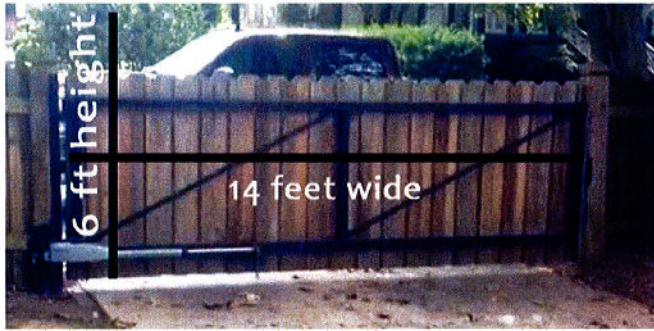
CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cab

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



Elevations

Sample images of gate cladding styles being considered. Wood-clad, aluminum frame gate will be solar powered and roll across (perpendicular to) driveway.



Fence: bottom to top of cap rail 6 feet



RECEIVED

OCT 24 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

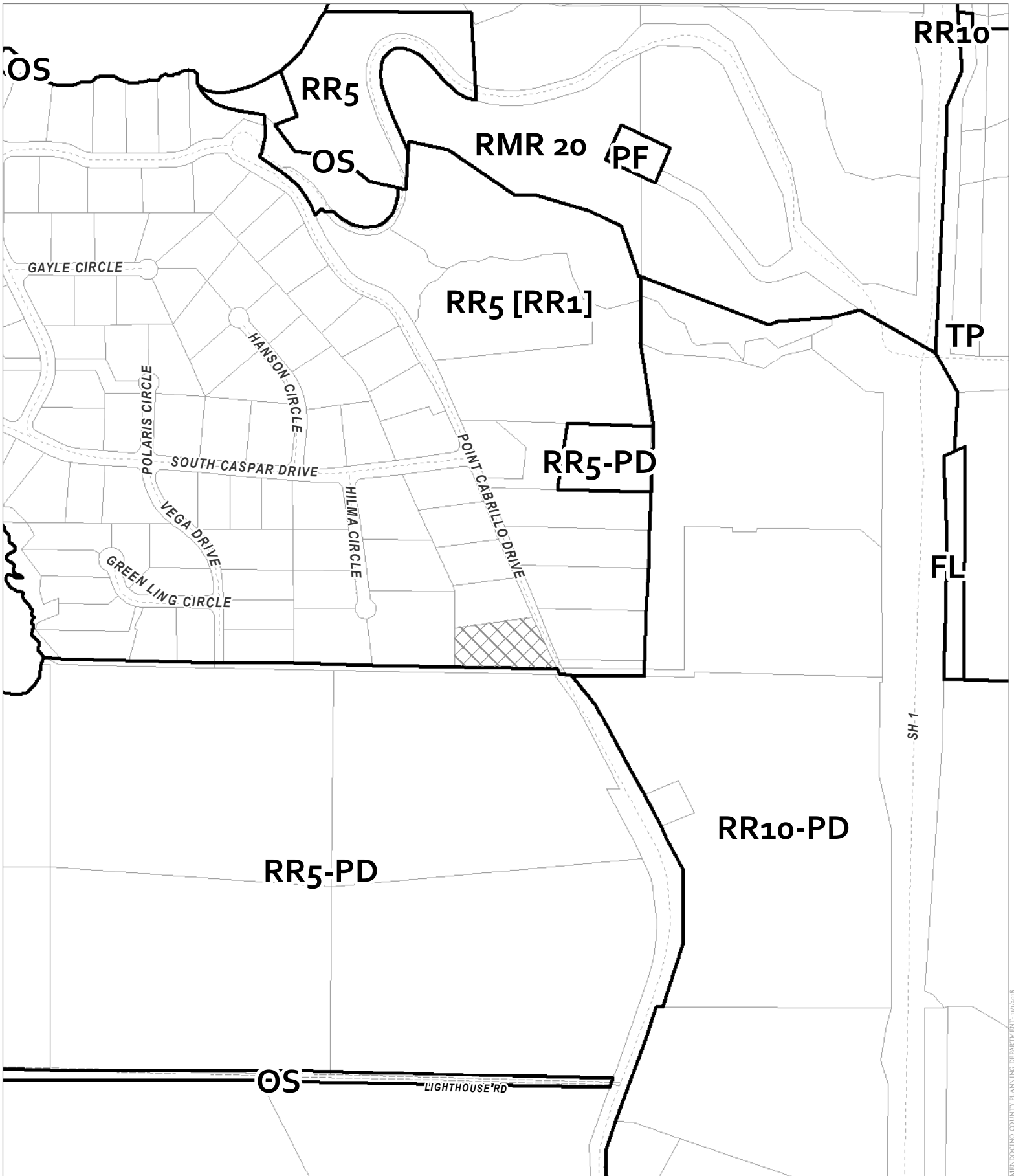
CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:

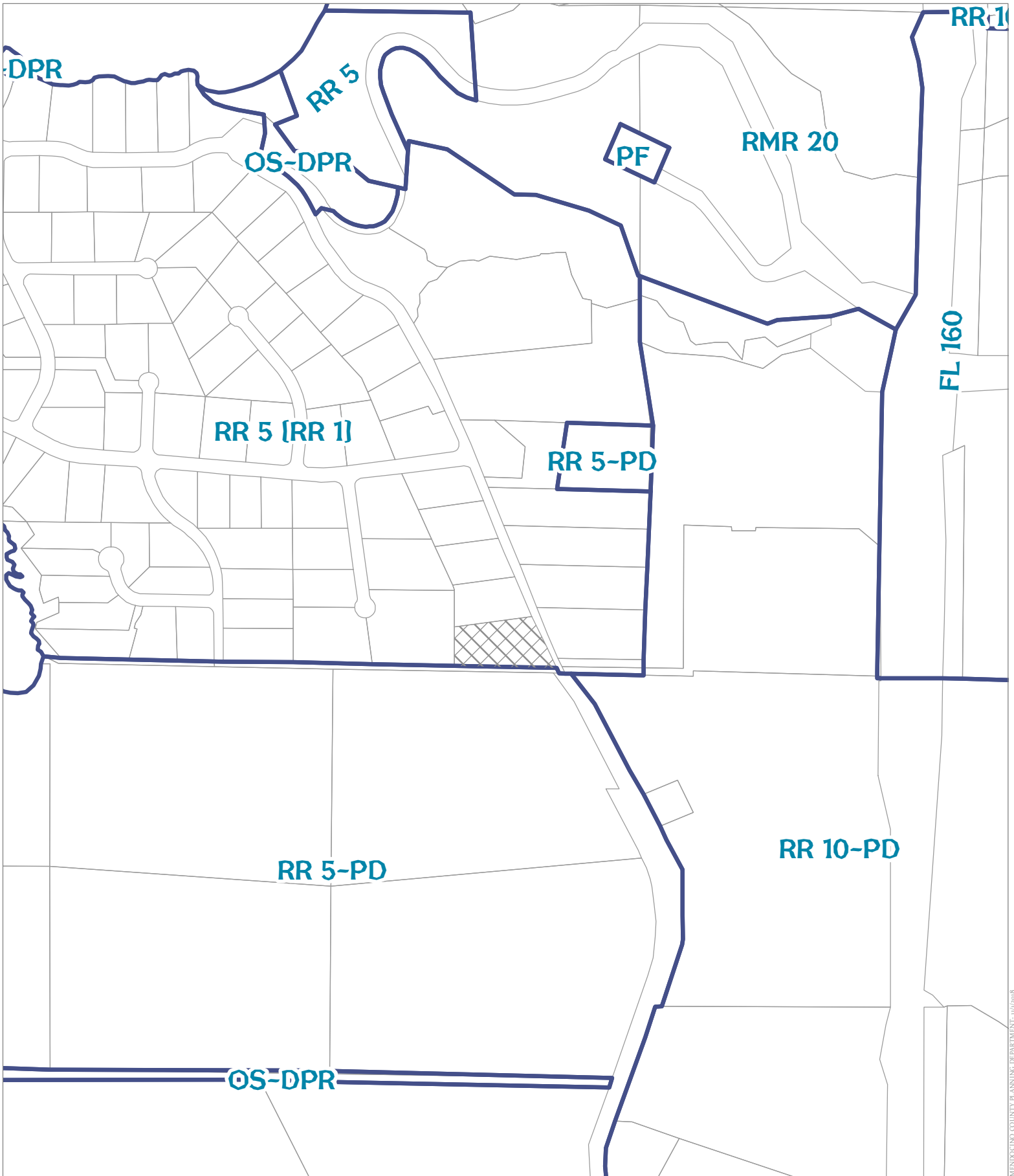
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

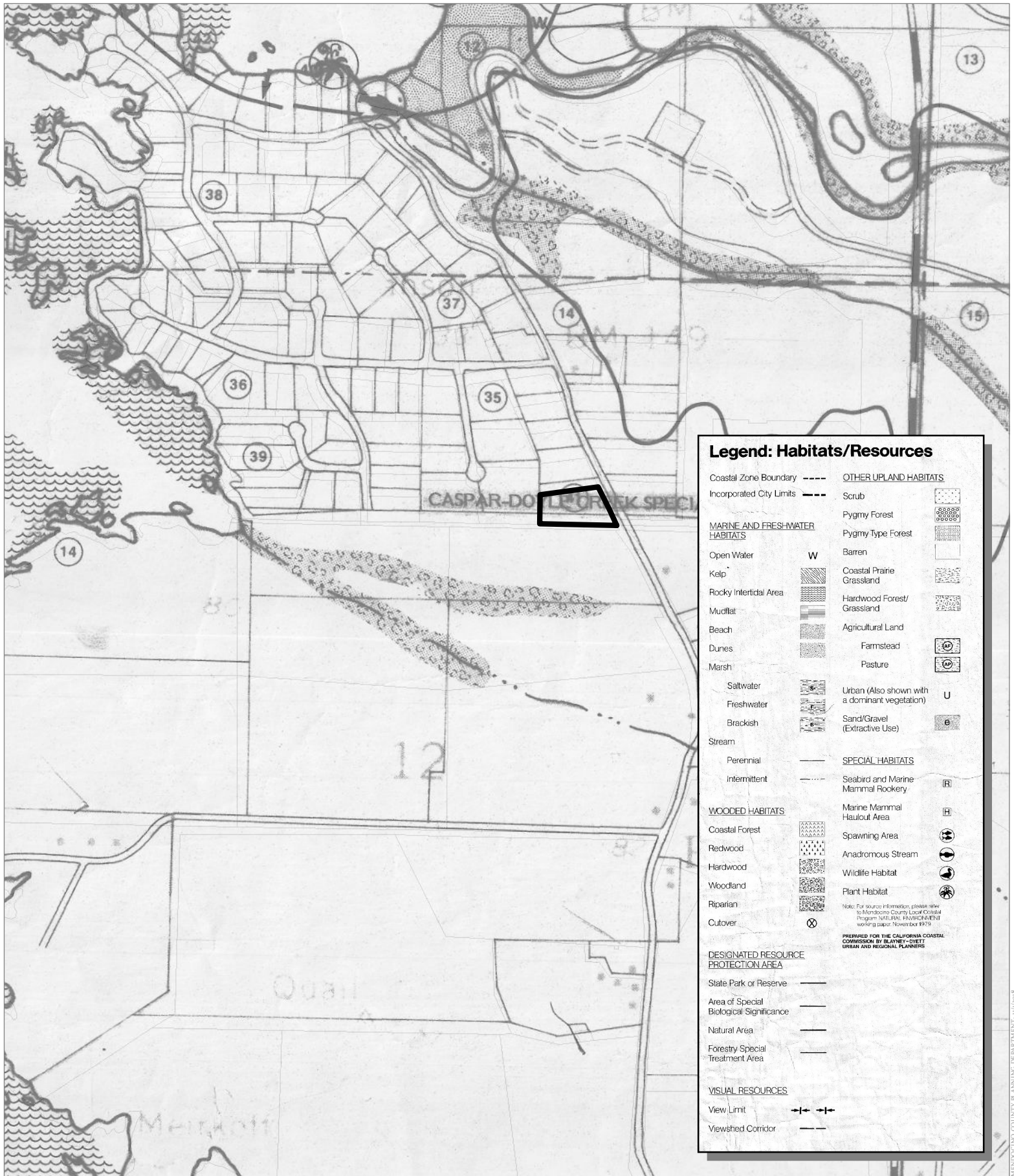
NO SCALE

FENCE ELEVATIONS

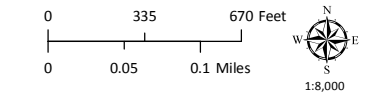
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





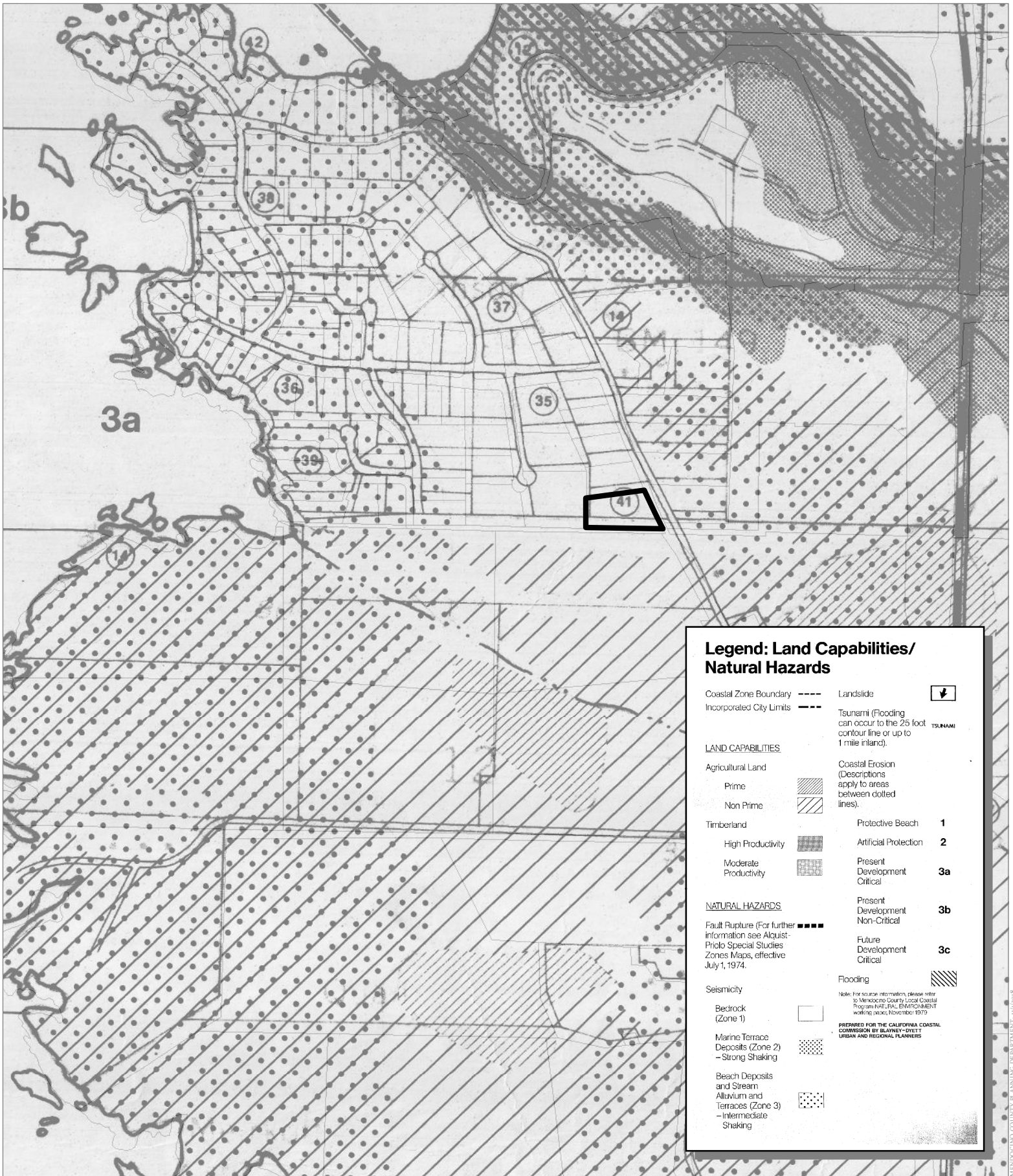


CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino



LCP HABITATS & RESOURCES

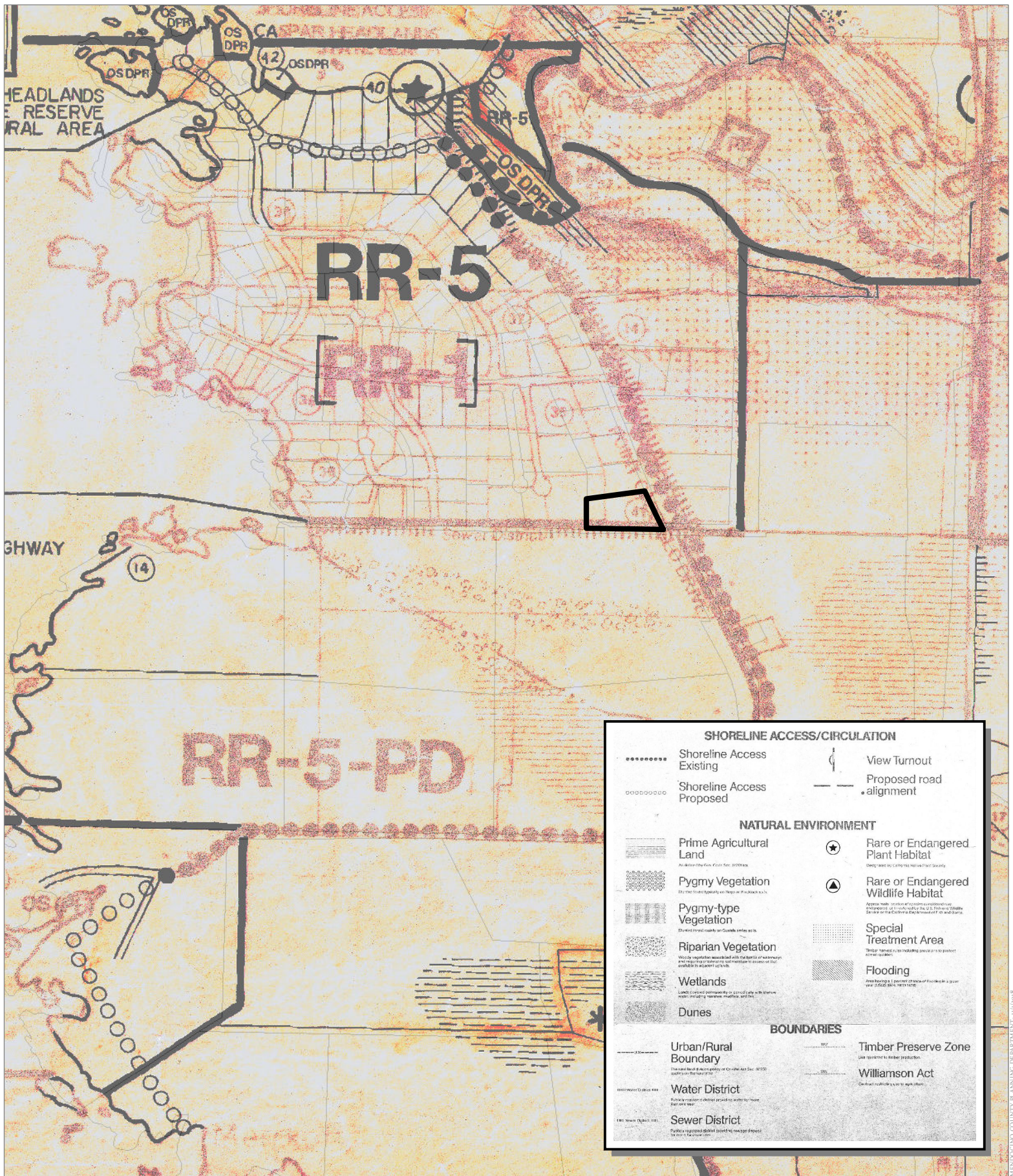
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

LCP LAND CAPABILITIES & NATURAL RESOURCES

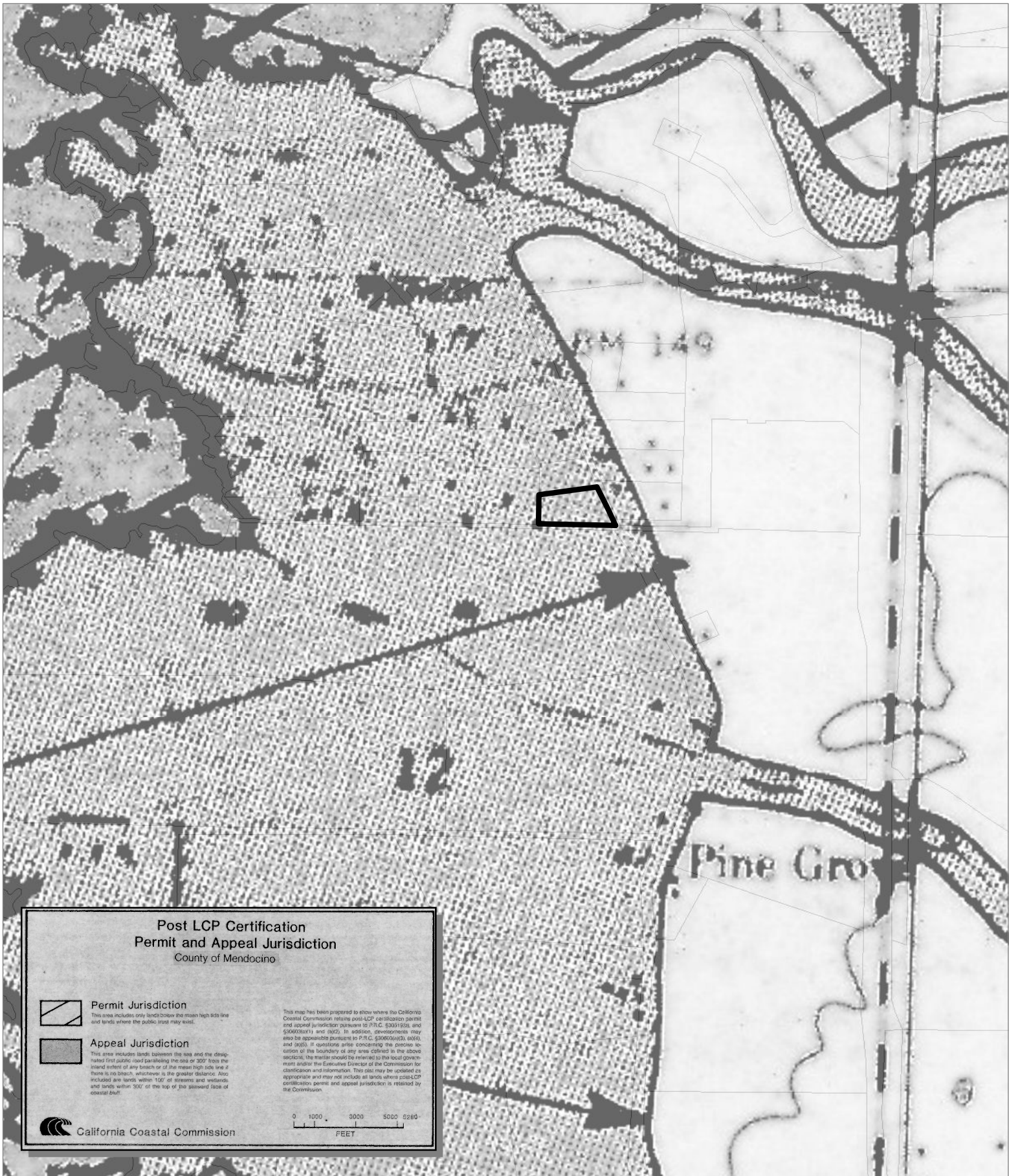
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino

LCP LAND USE MAP 15: CASPAR

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



**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino



Permit Jurisdiction

This area includes only lands between the mean high tide line and lands where the public trust may exist.



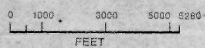
Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.

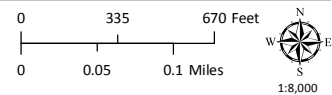
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30319.03, and §30600(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30600(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area called in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



California Coastal Commission

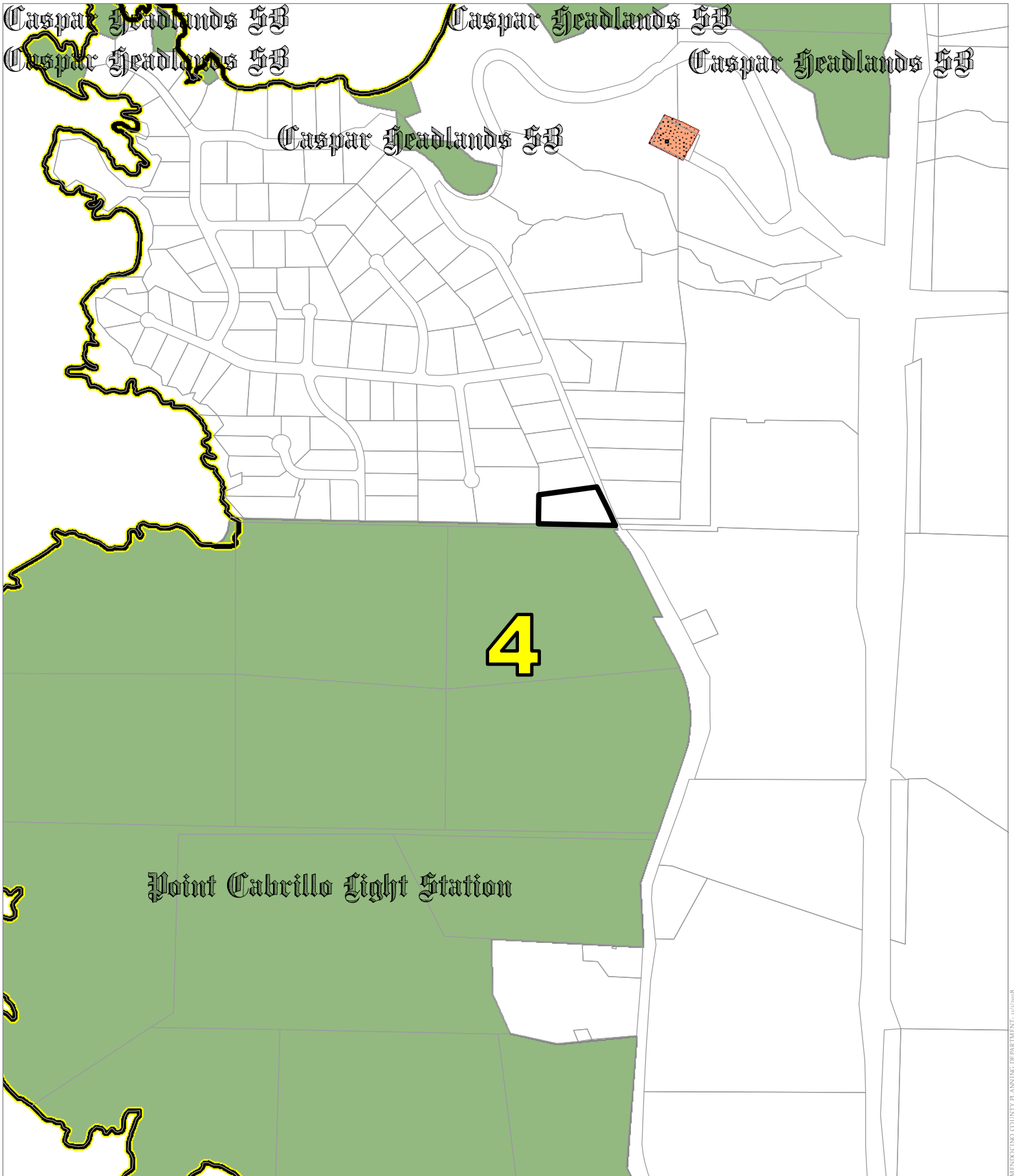


CASE: **CDP 2018-0030**
OWNER: **BECKER, Robert**
APN: **118-410-05**
APLCT: **Robert Becker**
AGENT:
ADDRESS: **14050 Point Cabrillo Drive, Mendocino**






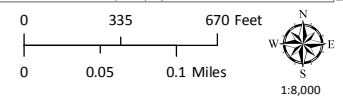
APPEALABLE AREAS

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



CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Cemetery Lots
-  Supervisorial Districts 2010
-  State Parks



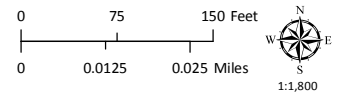
MISC LAYERS

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

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2018

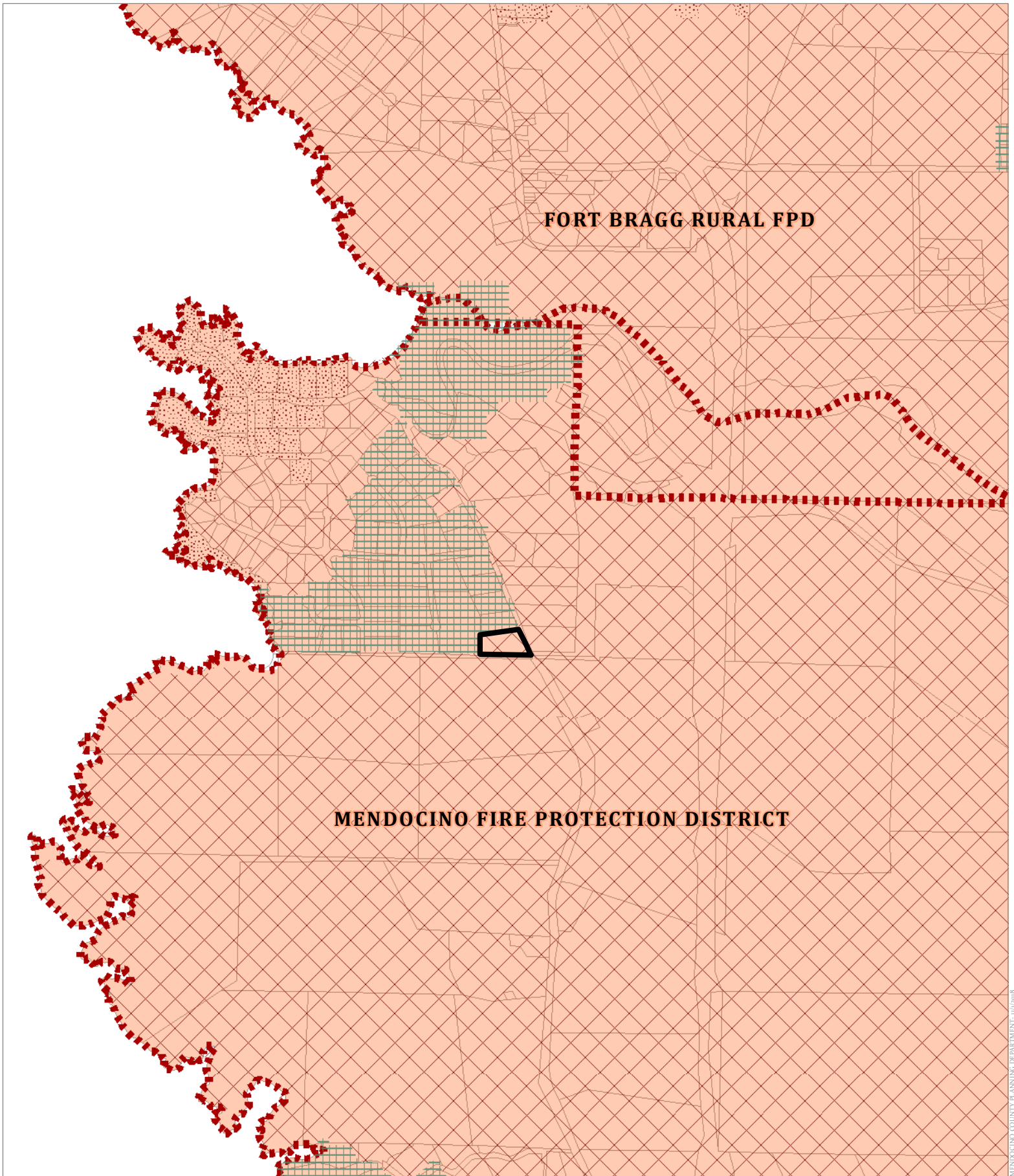


CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino



ADJACENT PARCELS

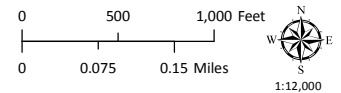
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:

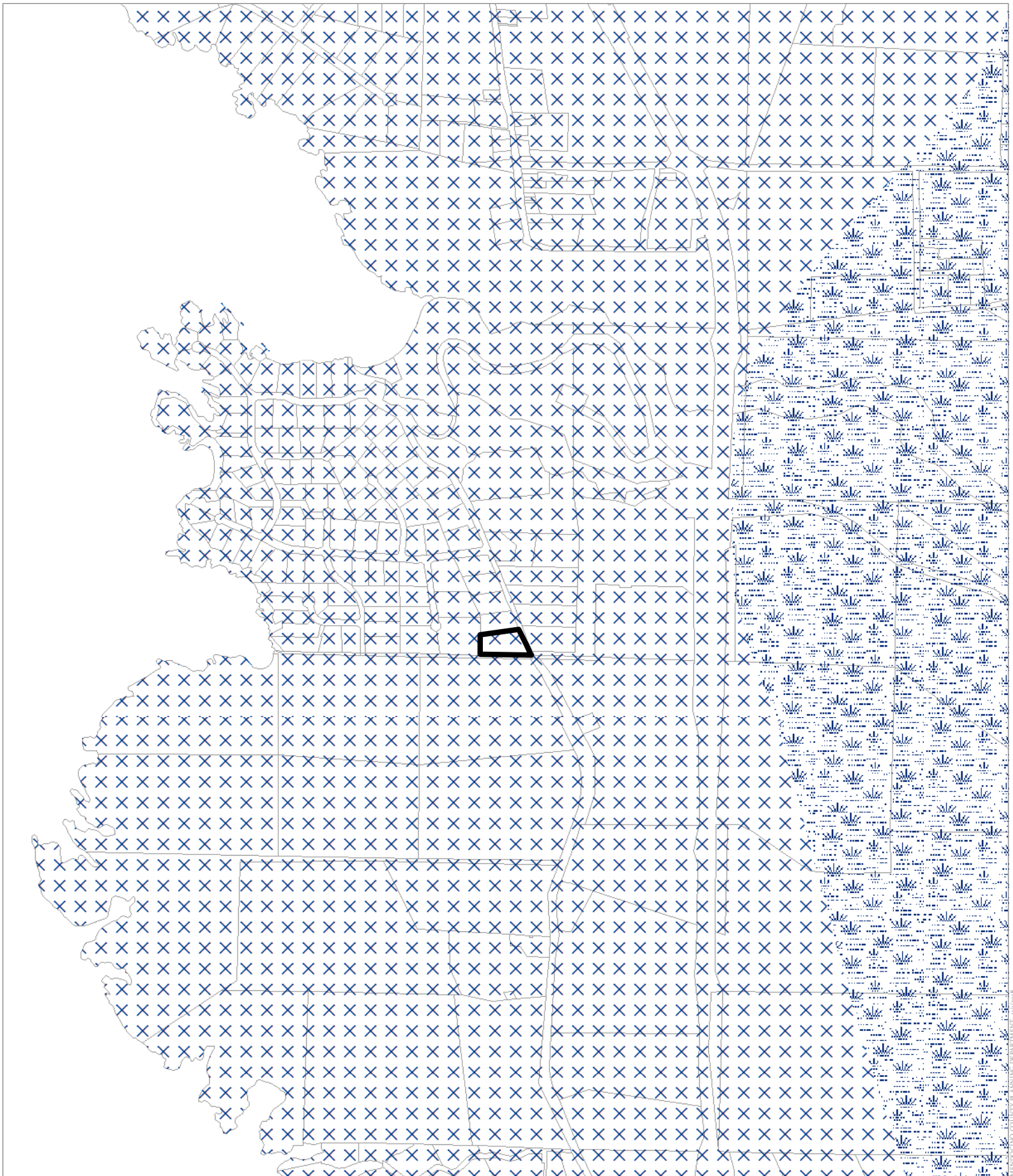
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

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



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

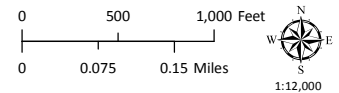


CASE: CDP 2018-0030
OWNER: BECKER, Robert

APN: 118-410-05
APLCT: Robert Becker

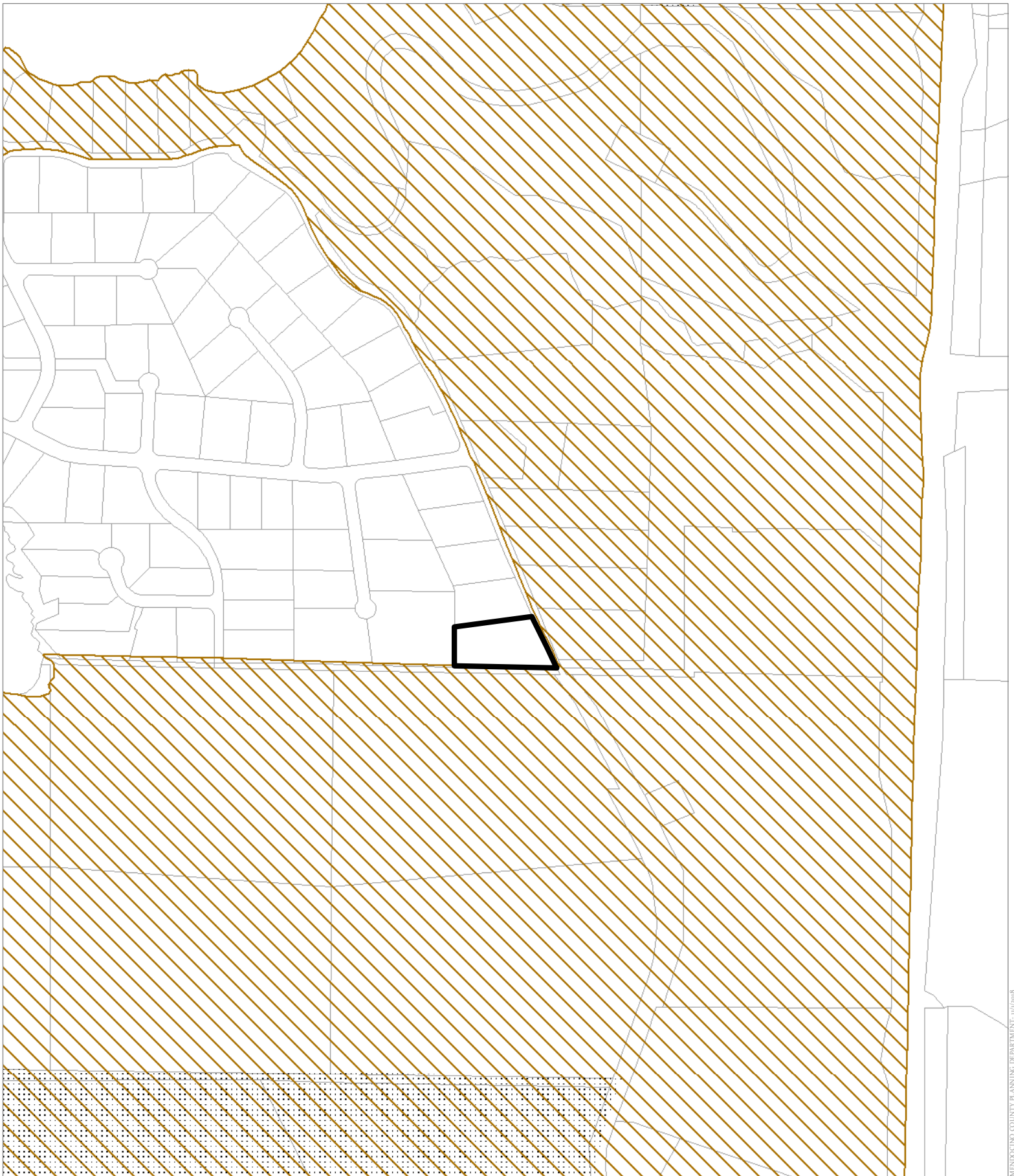
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

× × Critical Water Areas
∨ ∨
Marginal Water Resources





GROUND WATER RESOURCES

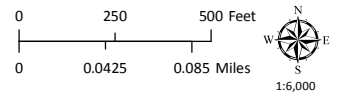
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



MENDOCINO COUNTY PLANNING DEPARTMENT 10/2018

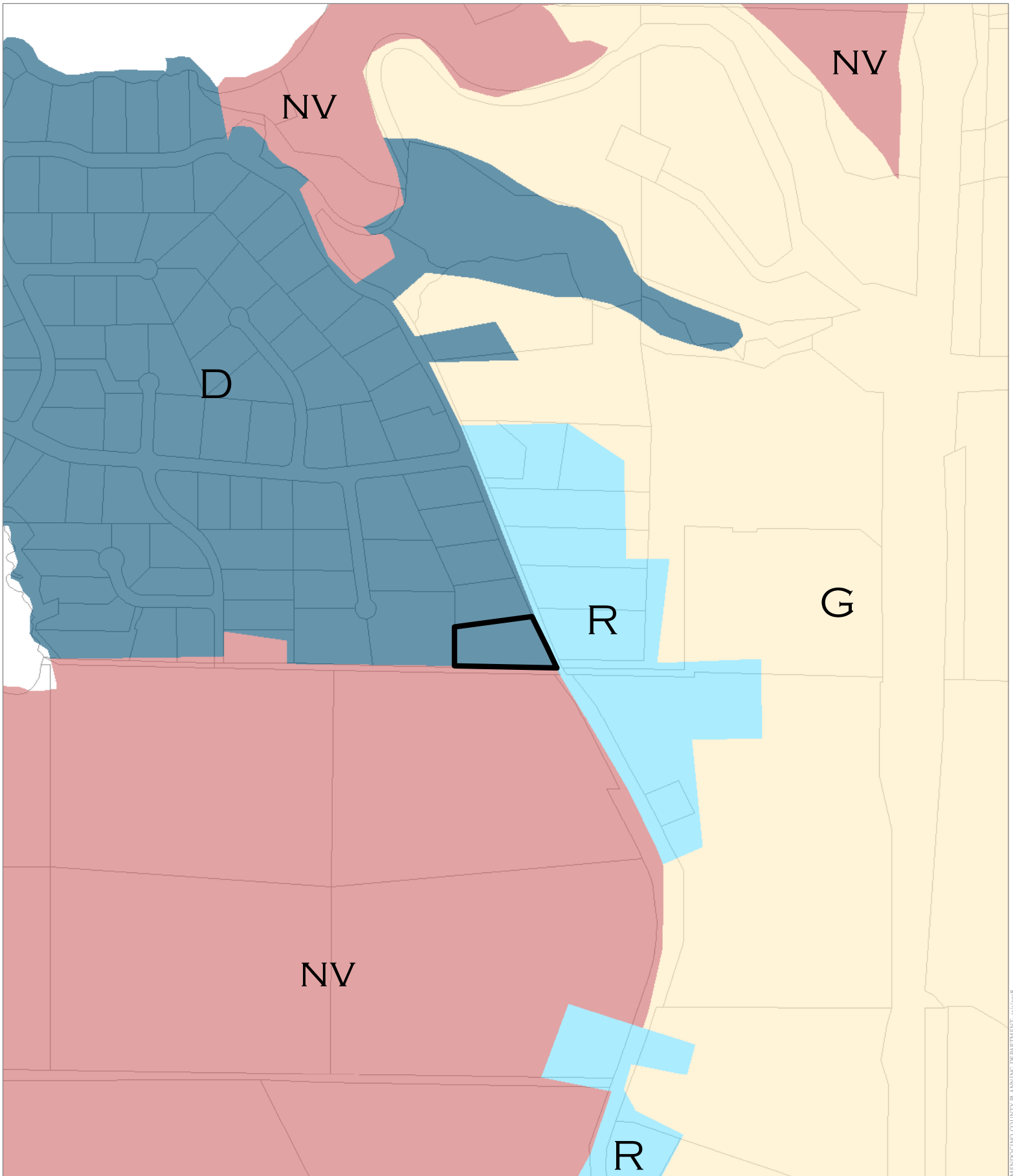
CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Tree Removal Area
-  Highly Scenic Area



HIGHLY SCENIC & TREE REMOVAL AREAS

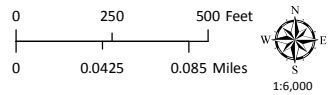
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



MENDOCINO COUNTY PLANNING DEPARTMENT 10/2018

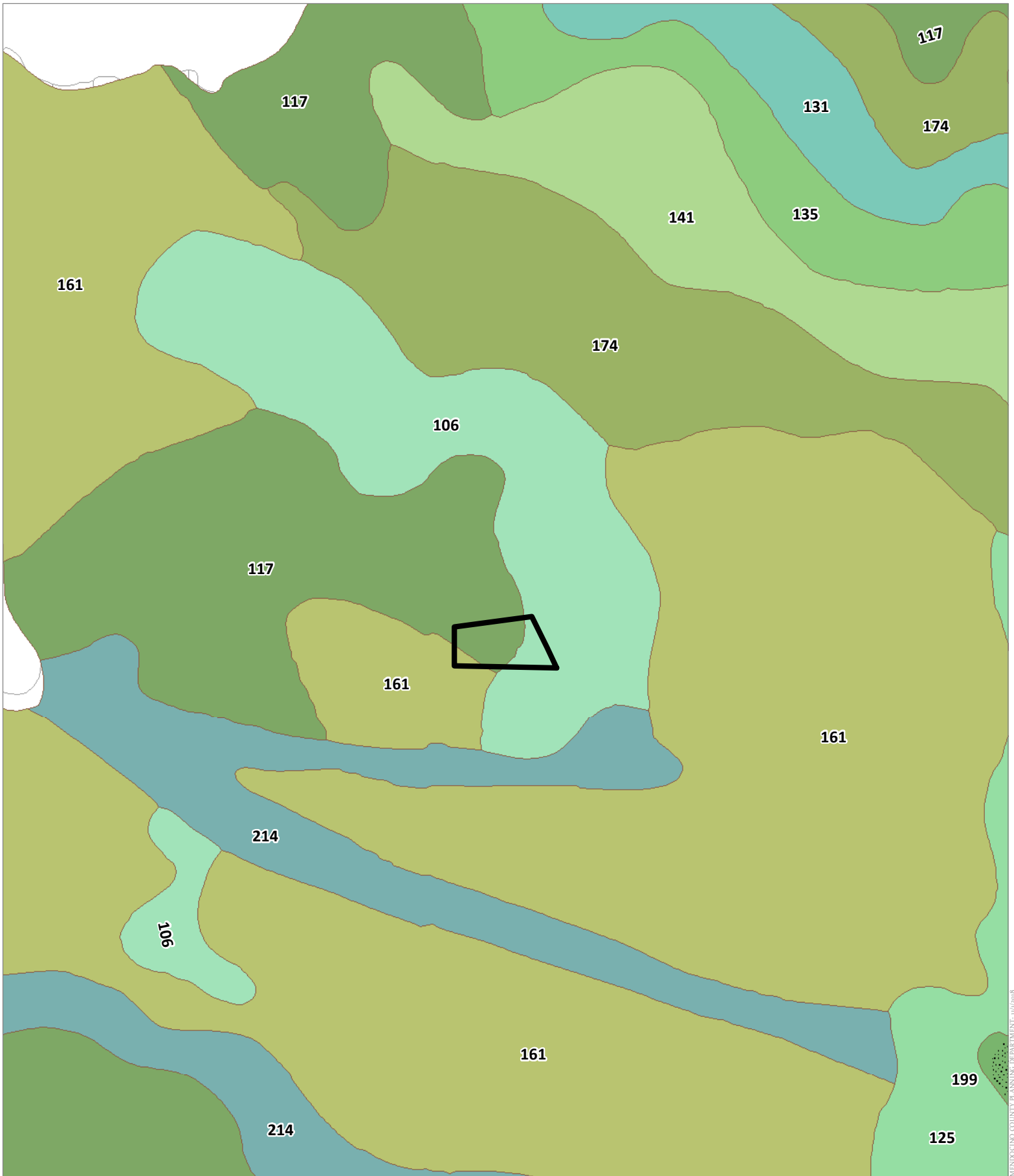
CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino





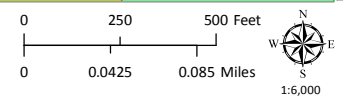
IMPORTANT FARMLAND

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



CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Shinglemill-Gibney Complex
-  Western Study Soil Types



LOCAL SOILS

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