



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

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February 11, 2020

Department of Transportation  
Environmental Health - Fort Bragg  
Assessor  
Air Quality Management  
Archaeological Commission

CalFire - Prevention  
Department of Fish and Wildlife  
Coastal Commission  
US Natural Resources Conservation  
US Fish & Wildlife Service

Caspar South Sewer District  
Caspar South Water District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** CDPH\_2020-0001

**DATE FILED:** 1/15/2020

**OWNER/APPLICANT:** CRAIG BLENCOWE & LISA WEGER

**REQUEST:** Renewal of Coastal Development Permit CDP 56-2007 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 ft. 6 in. 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, 2021.

**LOCATION:** In the Coastal Zone, 2± miles south of the City of Fort Bragg, lying on the west side of South Caspar Drive (CR 540), 0.25 ± miles west of its intersection with Point Cabrillo Drive (CR 564), located at 45551 South Caspar Dr., Caspar (APN: 118-380-05).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** TIA SAR

**RESPONSE DUE DATE:** February 25, 2020

**PROJECT INFORMATION CAN BE FOUND AT:**

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

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

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

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

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

**APPLICANT:** Weger Interests, Ltd.

**LOCATION:** In the Coastal Zone, 2± miles south of the City of Fort Bragg, lying on the west side of South Caspar Drive (CR 540), 0.25 ± miles west of its intersection with Point Cabrillo Drive (CR 564), located at 45551 South Caspar Dr., Caspar (APN: 118-380-05).

**APN/S:** 118-380-05-00

**PARCEL SIZE:** 0.74  $\pm$

**GENERAL PLAN:** Coastal Element, Rural Residential (RR5(1):R)

**ZONING:** RR:5

**EXISTING USES:** Vacant

DISTRICT: 4

**RELATED CASES:** LCP\_87-177A (SFR), CDP\_22-03 (SFR), CDP\_56-07 (SFR).

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

- ☒ Air Quality Management District
- ☒ Archaeological Commission
- ☒ Assessor's Office
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (FB)
- ☒ Casper South Sewer District
- ☒ Casper South Water District

- ☒ CALFIRE (Land Use)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife

- ☒ US Department of Fish & Wildlife
- ☒ US Natural Resources Conservation

- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** TIA SAR

**DATE:** 2/3/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

SRA: Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resource

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils 161 – Heeser sandy loam. 2 to 15% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

No

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Mendocino Coast Paintbrush

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Casper Headlands State Beach and Preserve is located north

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

No

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

RR:5 and (RR5(1):R)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Beach Deposits and stream Alluvium and Terraces (Zone 3)  
Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Mapped as Barren Land

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

No

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

**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 2020-0001  
Date Filed 11/15/20  
Fee \$ \$1701.58  
Receipt No. PRT-032832  
Received by Tia Sar

Office Use Only

**COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM**

Name of Applicant <u>Lisa Weger</u> <u>Craig Blencowe</u>	Name of Owner(s) <u>Weger Interests Ltd</u> <u>Craig Blencowe</u>	Name of Agent
Mailing Address <u>2333 mill creek LN.</u> <u>Healdsburg CA</u> <u>95448</u>	Mailing Address <u>same</u>	Mailing Address
Telephone Number <u>(707) 473-9079</u>	Telephone Number <u>same</u>	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.

NONE

**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) <u>118-380-05</u>	Date of expiration of issued CDP <u>Jan 15, 2020</u>
Parcel Size <u>0.75</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project <u>45551 South Caspar Dr</u> <u>Mendocino CA</u> <u>95460</u>



# 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. To 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	<u>                    </u>	<u>                    </u>
<input type="checkbox"/> Duplex/Multifamily	<u>                    </u>	<u>                    </u>

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; 2 B2B SMS 500 Del Mar PX luminaires DM-10; DM-20, all shield to downcast position.

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, viewing southeast, 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 water courses or wet areas.

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

N/A

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.

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 TERRAZONE 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/ INTEGRALLY 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/ PTD AT CONCEALED FRAMING LOCATIONS

NAILING:

ALL EXPOSED NAILING TO BE STAINLESS RING SHANK TYPE

STAFF REPORT FOR COASTAL DEVELOPMENT  
STANDARD PERMIT

CDP # 56-2007 (Weger & Blencowe)  
October 23, 2008

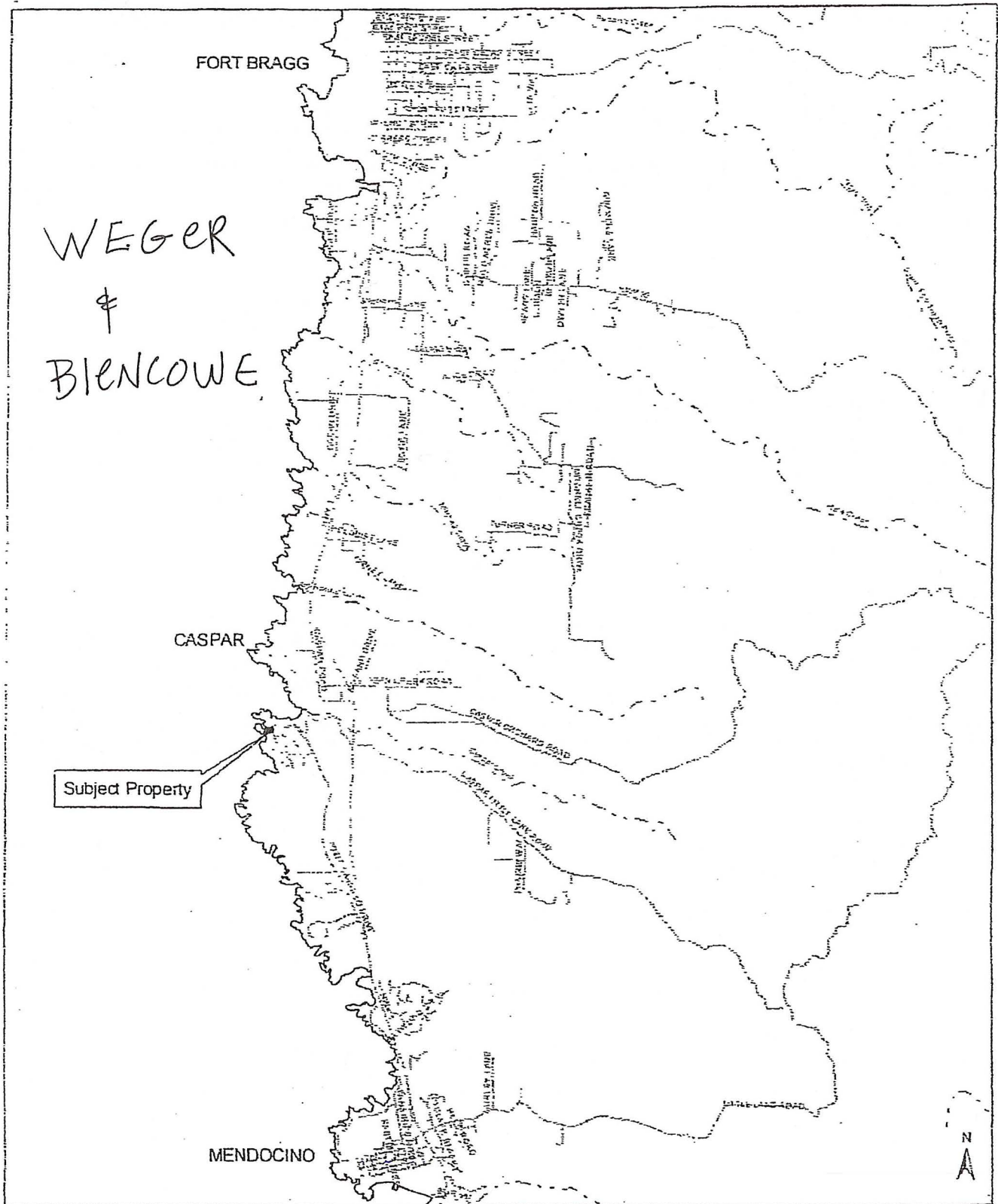


EXHIBIT A

LOCATION MAP

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of September 2007)



VICINITY MAP

APN -  
116-380-05

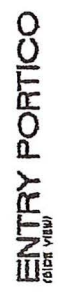







	FLOOR PLAN	<b>WEEGER BLENCOWE</b> CRAIG USA A NEW SINGLE FAMILY RESIDENCE FOR 45551 SOUTH CASPAR DRIVE MENDOCINO, CALIFORNIA 95460 APR-18-98D-05	1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0" 1/128" = 1'-0" 1/256" = 1'-0" 1/512" = 1'-0" 1/1024" = 1'-0" 1/2048" = 1'-0" 1/4096" = 1'-0" 1/8192" = 1'-0" 1/16384" = 1'-0" 1/32768" = 1'-0" 1/65536" = 1'-0" 1/131072" = 1'-0" 1/262144" = 1'-0" 1/524288" = 1'-0" 1/1048576" = 1'-0" 1/2097152" = 1'-0" 1/4194304" = 1'-0" 1/8388608" = 1'-0" 1/16777216" = 1'-0" 1/33554432" = 1'-0" 1/67108864" = 1'-0" 1/134217728" = 1'-0" 1/268435456" = 1'-0" 1/536870912" = 1'-0" 1/1073741824" = 1'-0" 1/2147483648" = 1'-0" 1/4294967296" = 1'-0" 1/8589934592" = 1'-0" 1/17179869184" = 1'-0" 1/34359738368" = 1'-0" 1/68719476736" = 1'-0" 1/137438953472" = 1'-0" 1/274877906944" = 1'-0" 1/549755813888" = 1'-0" 1/1099511627776" = 1'-0" 1/2199023255552" = 1'-0" 1/4398046511104" = 1'-0" 1/8796093022208" = 1'-0" 1/17592186044416" = 1'-0" 1/35184372088832" = 1'-0" 1/70368744177664" = 1'-0" 1/140737488355328" = 1'-0" 1/281474976710656" = 1'-0" 1/562949953421312" = 1'-0" 1/1125899906842624" = 1'-0" 1/2251799813685248" = 1'-0" 1/4503599627370496" = 1'-0" 1/9007199254740992" = 1'-0" 1/18014398509481984" = 1'-0" 1/36028797018963968" = 1'-0" 1/72057594037927936" = 1'-0" 1/144115188075855872" = 1'-0" 1/288230376151711744" = 1'-0" 1/576460752303423488" = 1'-0" 1/1152921504606846976" = 1'-0" 1/2305843009213693952" = 1'-0" 1/4611686018427387904" = 1'-0" 1/9223372036854775808" = 1'-0" 1/18446744073709551616" = 1'-0" 1/36893488147419103232" = 1'-0" 1/73786976294838206464" = 1'-0" 1/147573952589676412928" = 1'-0" 1/295147905179352825856" = 1'-0" 1/590295810358705651712" = 1'-0" 1/1180591620717411303424" = 1'-0" 1/2361183241434822606848" = 1'-0" 1/4722366482869645213696" = 1'-0" 1/9444732965739290427392" = 1'-0" 1/18889465931478580854784" = 1'-0" 1/37778931862957161709568" = 1'-0" 1/75557863725914323419136" = 1'-0" 1/151115727451828646838272" = 1'-0" 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A3.1

[illegible]

A NEW SINGLE FAMILY RESIDENCE FOR  
USA  
MEGER  
CRAIG  
BLENCOWE  
45551 SOUTH CASPAR DRIVE  
MENDOCINO, California 95480 APN# TB-380-05



PA	PL	W' = 1.07
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County

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

1/8/2020  
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

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 X \_\_\_\_\_ (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 Carpar DR, Mendocino CA 95460  
APN 118-380-05

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

45551 So Carpar DR Mendocino CA 95460

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

X   
Owner/Authorized Representative

X 1-15-20  
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**

## **INDEMNIFICATION AND HOLD HARMLESS**

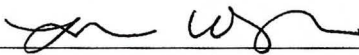
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### **INDEMNIFICATION AGREEMENT**

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

Date: \_\_\_\_\_

1-8-2020

  
\_\_\_\_\_  
Applicant



post.

# NOTICE OF PERMIT RENEWAL

A COASTAL PERMIT RENEWAL APPLICATION FOR DEVELOPMENT ON  
THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO:

CDP # TO BE RENEWED: 56-2007

PROJECT DESCRIPTION: Construct a new 3167 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 Caspar So.  
water Dist. System, underground utilities, extensions for water,  
electricity, Telephone, Cable TV, & a  
500 gal propane tank,

LOCATION: .

45551 So Caspar Dr. Mendocino, CA 95460

APPLICANT: Craig Blencowe & Lisa Weger

ASSESSOR'S PARCEL NUMBER (S): 118-380-05

DATE NOTICE POSTED: 15 Jan 2020

ANY PERSON WISHING TO CONTEST THE GRANTING OF THIS RENEWAL  
WITHOUT A PUBLIC HEARING MUST SUBMIT TO THE PLANNING DIVISION A  
WRITTEN REQUEST WITHIN 10 DAYS TO HOLD A PUBLIC HEARING. FOR  
FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437

TELEPHONE 707-964-5379 • FAX 707-961-2427  
HOURS: 8:00 - 12:00 & 1:00 - 5:00





## MAILING LIST

Marjorie McDonald  
1979 Tamarack St.  
Westlake Village, CA 91361  
45501 So Caspar Dr  
118-380-03

Kerry Paine & Greg Rhoten  
PO Box 819  
Mendocino CA 95460  
45601 So Caspar Dr  
118-400-06

Bob and Julie Melendi  
7603 Burn Run Rd  
Dallas, Texas 75248  
45575 So Caspar Dr.  
118-380-06

ICF Green Development, LLC  
2090 N. Kolb Rd. #120  
Tuscon, AZ 85715  
45525 So Caspar Dr.  
118-380-04

Michael Doherty  
PO Box 126  
Dunningan, CA 95937  
45550 So Caspar DR.  
118-380-07

Caspar So Service Company  
PO Box 774  
Mendocino, CA 95460  
118-360-24

Joyce and Robert Rutledge  
1489 Richland Rd.  
Yuba City, CA 95993  
45500 So Caspar Dr 118-380-08

Helstrem Trust, Curt and Sandra  
5646 Vine Hill Rd  
Sebastopol, CA 95472  
45480 Gayle Circle  
118-380-09

Richard Friar  
153 N. Main St.  
Fort Bragg, CA 95437  
45450 So Caspar Dr.  
118-380-10

Charlene Arbogast  
PO Box 28  
Mendocino, CA 95460  
45475 So Caspar Dr.  
118-380-11

Mr. David Goldfarb & Ms. Desimone  
One Post St. #2650  
San Francisco, CA 94104  
45465 So Caspar Dr  
118-380-12

Rudy Sacks  
406 Butulph Ln.  
Santa Fe, NM 87505  
45600 So Caspar Dr.  
118-400-05

James and Elizabeth Tillotson  
14221 Headlands Pt. Way  
Mendocino, CA 95460  
118-420-02

Joe and Rita Thome  
14240 Headlands Pt. Way  
Mendocino, CA 95460  
118-420-07

Patricia & Michael Sellick  
3672 Hastings  
Layfayette CA 94540  
14220 Headlands Pt. Way  
118-420-08

Doug & Doris Hamilton  
14 Alverno Ct.  
Redwood City, CA 94061  
45590 So Caspar Dr.  
118-420-01

# COASTAL DEVELOPMENT PERMIT RENEWAL PROJECT INTAKE CHECKLIST

The following information and materials must be submitted at the time a coastal development permit renewal application is filed with the Planning Division. **Applicants should check off each completed item under the box marked "A" and submit this checklist with the application.**

☒ A ☐ C

1. **FIVE (5) SETS** of items a-d. Copies must be on 8 ½" x 11" paper, collated and stapled into individual application packets.

- a) **APPLICATION FORM AND COASTAL ZONE PROJECT DESCRIPTION QUESTIONNAIRE.** Please be sure to answer all questions thoroughly and accurately.
- b) **LOCATION MAP** using USGS quad maps with parcel boundaries (See attached example).
- c) **SITE PLAN** drawn to scale (See attached example).
- d) **ARCHITECTURAL BUILDING FLOOR PLANS & ELEVATIONS** (& Sign Detail, if applicable).

☒ A ☐ C

2. **SIGNED CERTIFICATION AND SITE VIEW AUTHORIZATION FORM - 1 Copy**

☒ A ☐ C

3. **SIGNED DECLARATION OF POSTING - 1 Copy**

☒ A ☐ C

4. **SIGNED INDEMNIFICATION AGREEMENT- 1 Copy**

☒ A ☐ C

5. **UPDATED STAMPED, LEGAL SIZE ENVELOPES** addressed to all **owners** of property situated within three hundred (300) feet of property boundaries and **occupants** situated within one hundred (100) feet of the property lines of the project site (excluding roads) and to any other parties known to the applicant to have an interest in the proposed development. Return address shall be left blank on the envelopes.

☒ A ☐ C

6. **UPDATED MAILING LIST - 1 COPY** A list of the names, addresses and Assessor's Parcel Numbers of owners/occupants/parties of interest as required above shall be typed or printed legibly on the form provided in the application packet.

☒ A ☐ C

7. **FILING FEE** (check with a planner for fee amount). Checks to be made payable to the County of Mendocino.



# Mendocino County

## Planning and Building Services

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

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

**Paid By: CRAIG BLENCOWE**

**CDPR\_2020-0001**

**Receipt: PRJ\_032832**

**Date: 1/15/2020**

**Pay Method: CHECK 1798**

**Received By: TIA SAR**

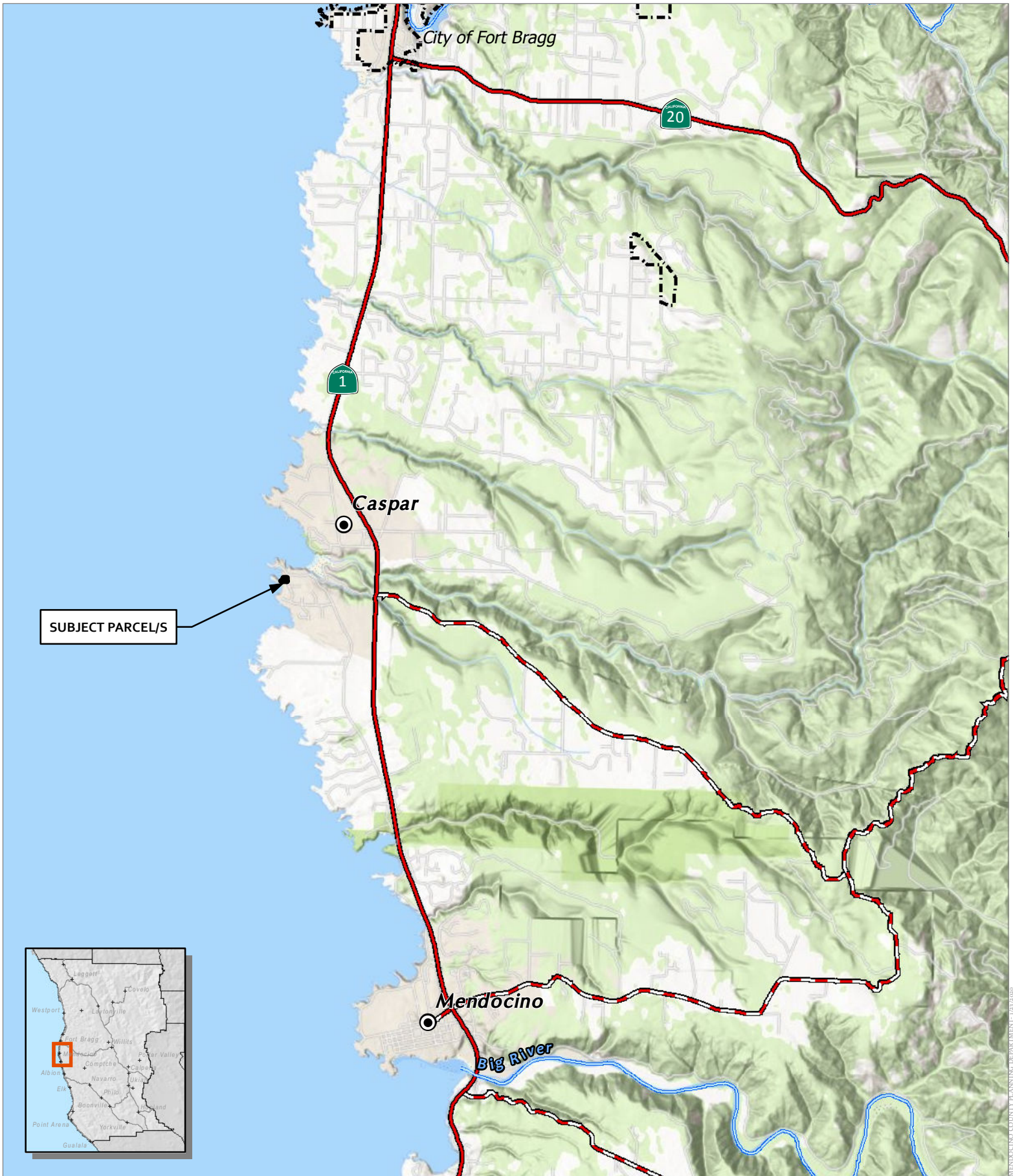
**Project Number: CDPR\_2020-0001**

**Project Description: Weger, Renew CDP 2007-0056**






**Site Address: 45551 SO CASPAR DR**

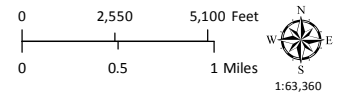
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DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2E			\$150.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
RENEWAL	1100-2851-822609		\$1,024.58
CDPS RENEWAL			\$1,024.58
<b>Total Fees Paid:</b>			<b>\$1,701.58</b>





CASE: **CDPR 2020-0001**  
 OWNER: **BLENCOWE, Craig**  
 APN: **118-380-05**  
 APLCT: **Lisa Weger**  
 AGENT:  
 ADDRESS: **45551 S. Caspar Drive, Mendocino**

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






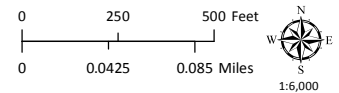
LOCATION MAP





CASE: **CDPR 2020-0001**  
 OWNER: **BLENCOWE, Craig**  
 APN: **118-380-05**  
 APLCT: **Lisa Weger**  
 AGENT:  
 ADDRESS: **45551 S. Caspar Drive, Mendocino**

-  Named Rivers
-  Public Roads
-  Private Roads



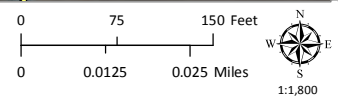
AERIAL IMAGERY





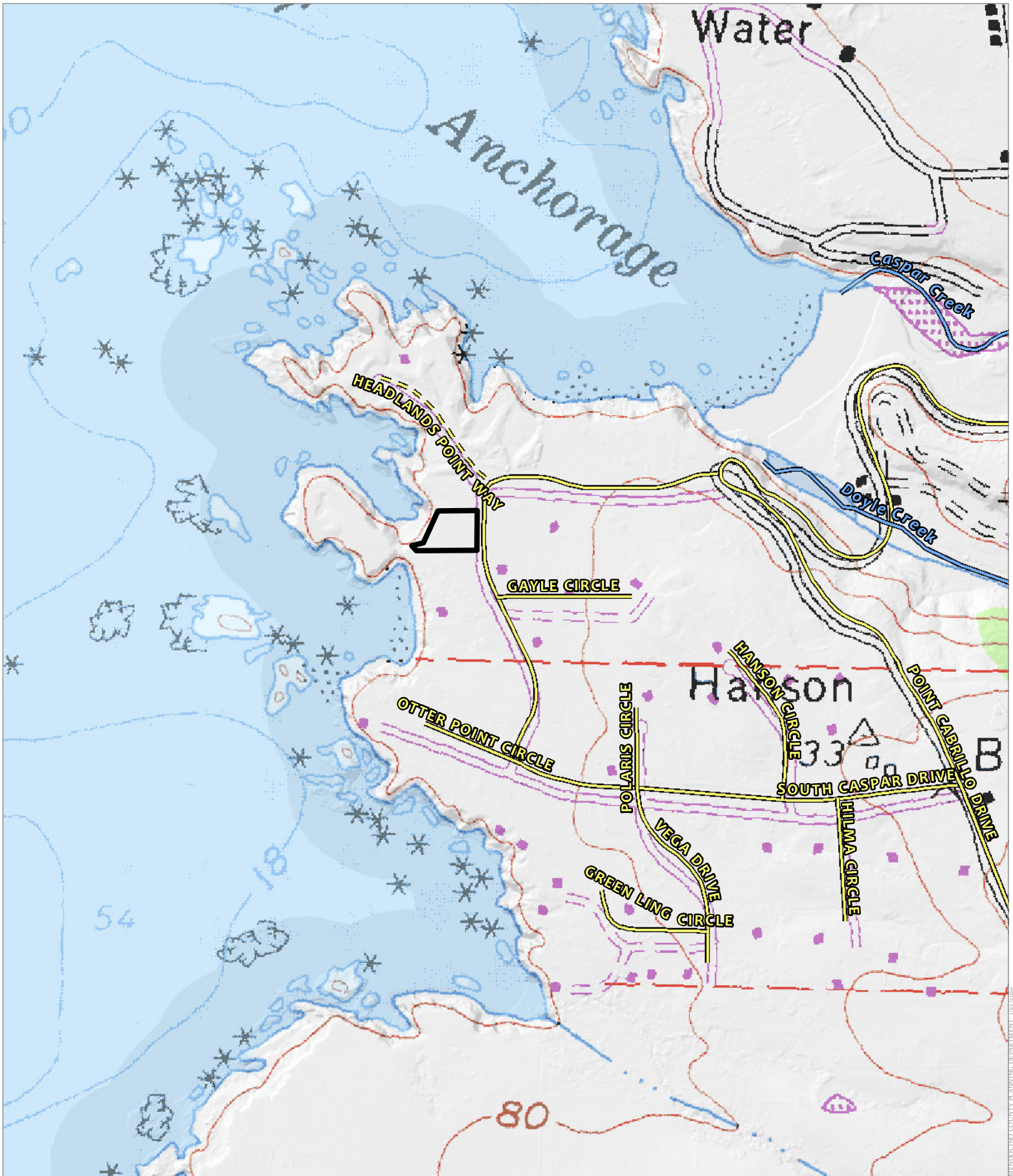
CASE: **CDPR 2020-0001**  
OWNER: **BLENCOWE, Craig**  
APN: **118-380-05**  
APLCT: **Lisa Weger**  
AGENT:  
ADDRESS: **45551 S. Caspar Drive, Mendocino**

== Public Roads  
- - - Private Roads






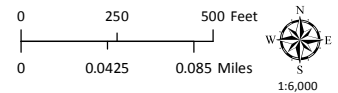
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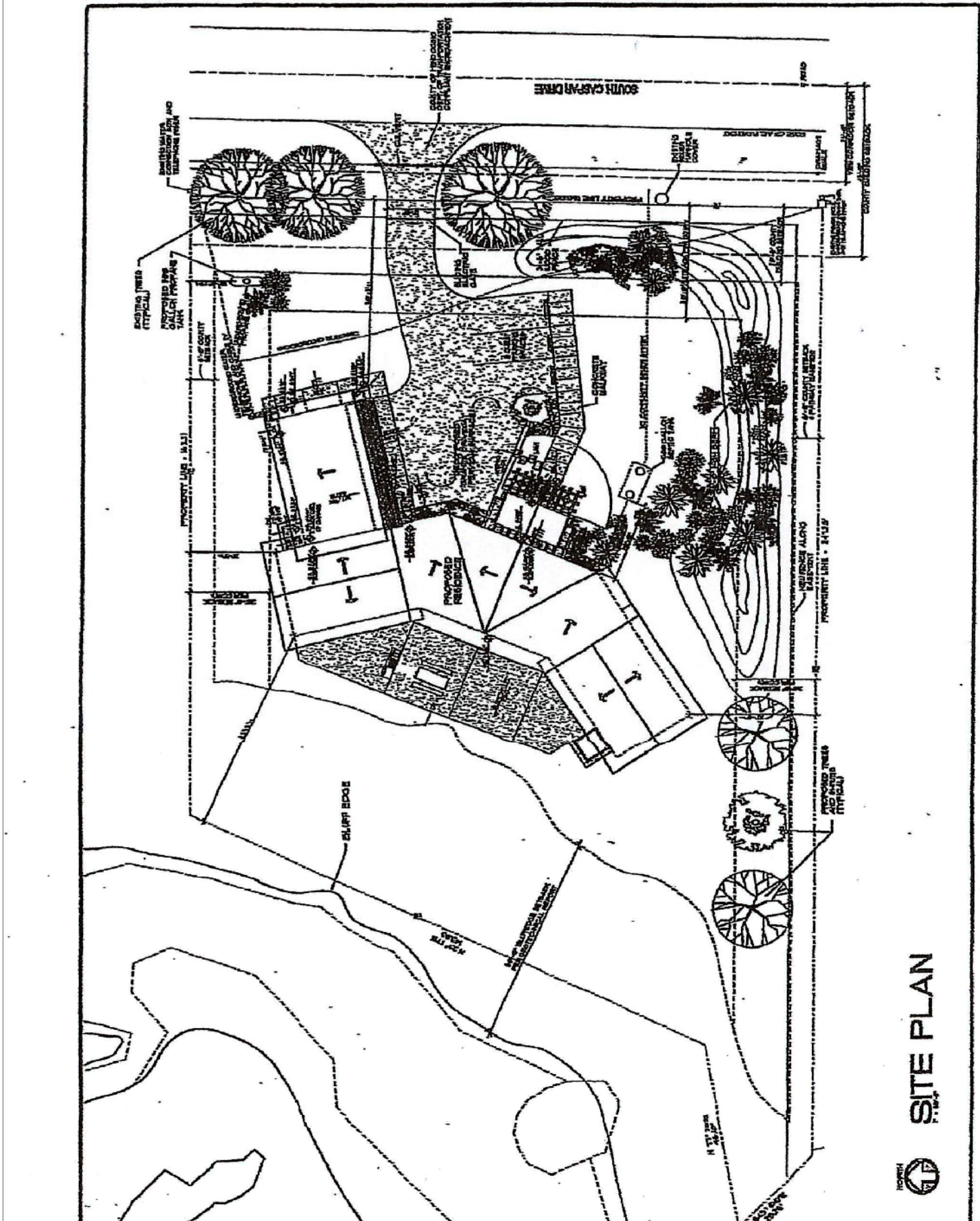
CASE: **CDPR 2020-0001**  
OWNER: **BLENCOWE, Craig**  
APN: **118-380-05**  
APLCT: **Lisa Weger**  
AGENT:  
ADDRESS: **45551 S. Caspar Drive, Mendocino**

-  Named Rivers
-  Public Roads
-  Private Roads



**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET





# SITE PLAN



CASE: **CDPR 2020-0001**  
 OWNER: **BLENCOWE, Craig**  
 APN: **118-380-05**  
 APLCT: **Lisa Weger**  
 AGENT:  
 ADDRESS: **45551 S. Caspar Drive, Mendocino**

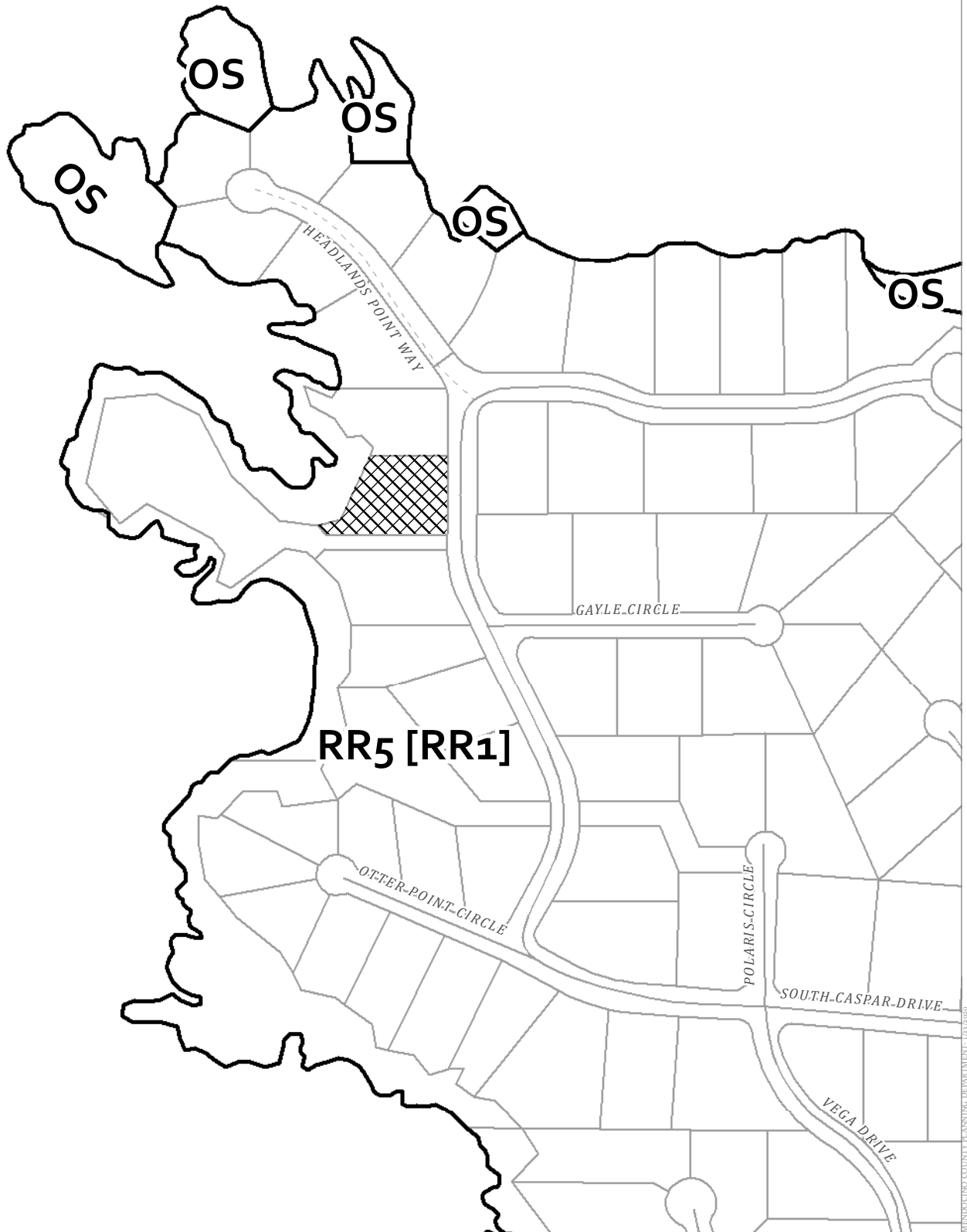
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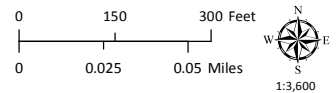


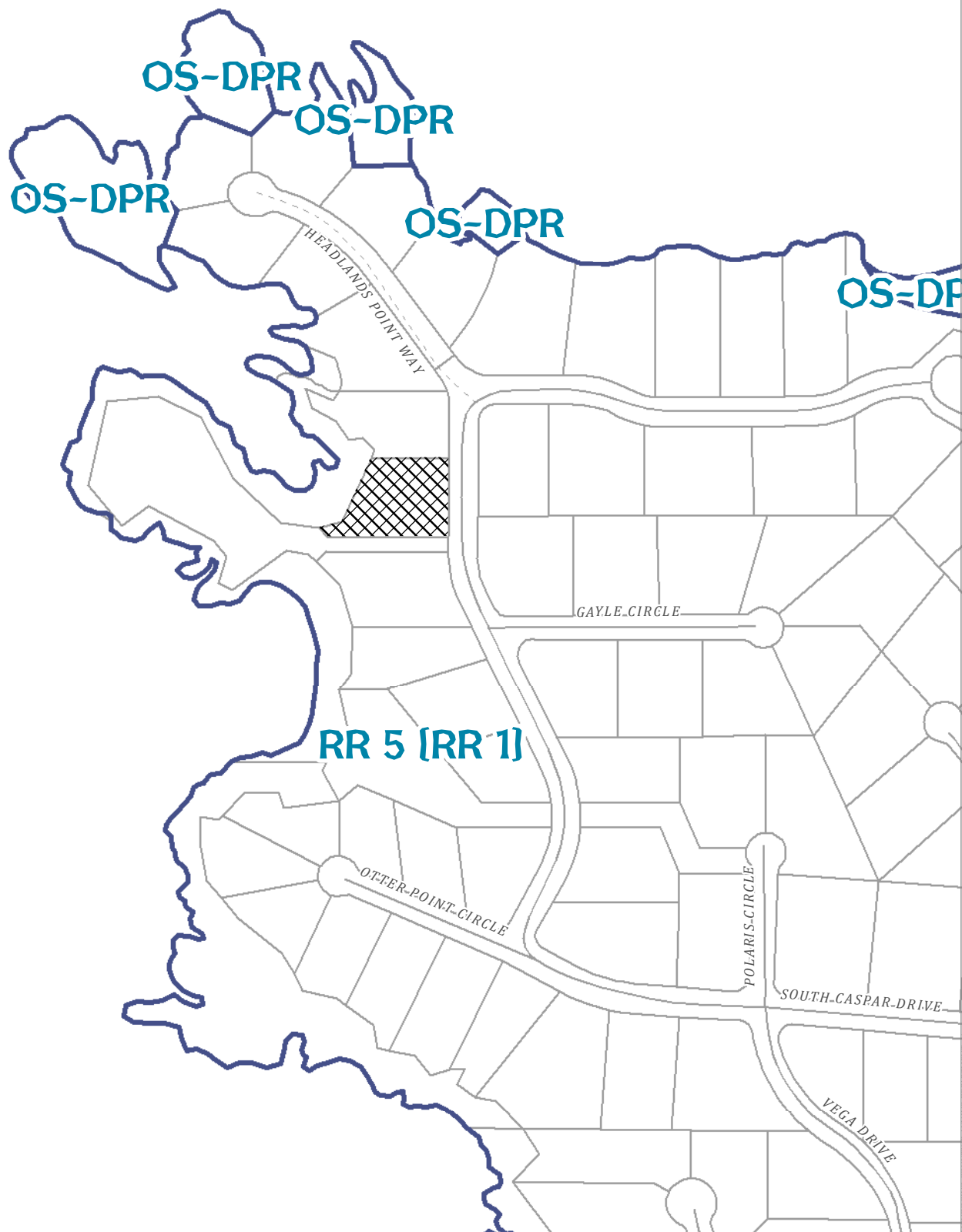







CASE: **CDPR 2020-0001**  
OWNER: **BLENCOWE, Craig**  
APN: **118-380-05**  
APLCT: **Lisa Weger**  
AGENT:  
ADDRESS: **45551 S. Caspar Drive, Mendocino**

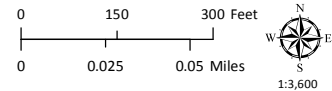
-  Zoning Districts
-  Public Roads
-  Assessors Parcels





CASE: **CDPR 2020-0001**  
OWNER: **BLENCOWE, Craig**  
APN: **118-380-05**  
APLCT: **Lisa Weger**  
AGENT:  
ADDRESS: **45551 S. Caspar Drive, Mendocino**

-  General Plan Classes
-  Public Roads
-  Assessors Parcels





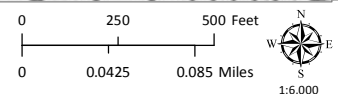






Public Roads

LCP LAND CAPABILITIES &amp; NATURAL HAZARDS





**Legend: Habitats/Resources**

Coastal Zone Boundary - - - - -  
 Incorporated City Limits - - - - -

**MARINE AND FRESHWATER HABITATS**

Open Water W  
 Kelp  
 Rocky Intertidal Area  
 Mudflat  
 Beach  
 Dunes  
 Marsh  
 Saltwater  
 Freshwater  
 Brackish  
 Stream  
 Perennial  
 Intermittent

**WOODED HABITATS**

Coastal Forest  
 Redwood  
 Hardwood  
 Woodland  
 Riparian  
 Cutover

**DESIGNATED RESOURCE PROTECTION AREA**

State Park or Reserve  
 Area of Special Biological Significance  
 Natural Area  
 Forestry Special Treatment Area

**VISUAL RESOURCES**

View Limit  
 Viewshed Corridor

**OTHER UPLAND HABITATS**

Scrub  
 Pygmy Forest  
 Pygmy Type Forest  
 Barren  
 Coastal Prairie Grassland  
 Hardwood Forest/Grassland  
 Agricultural Land  
 Farmstead  
 Pasture  
 Urban (Also shown with a dominant vegetation) U  
 Sand/Gravel (Extractive Use) e

**SPECIAL HABITATS**

Seabird and Marine Mammal Rookery  
 Marine Mammal Haulout Area  
 Spawning Area  
 Anadromous Stream  
 Wildlife Habitat  
 Plant Habitat

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT version dated November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DYETT URBAN AND REGIONAL PLANNERS

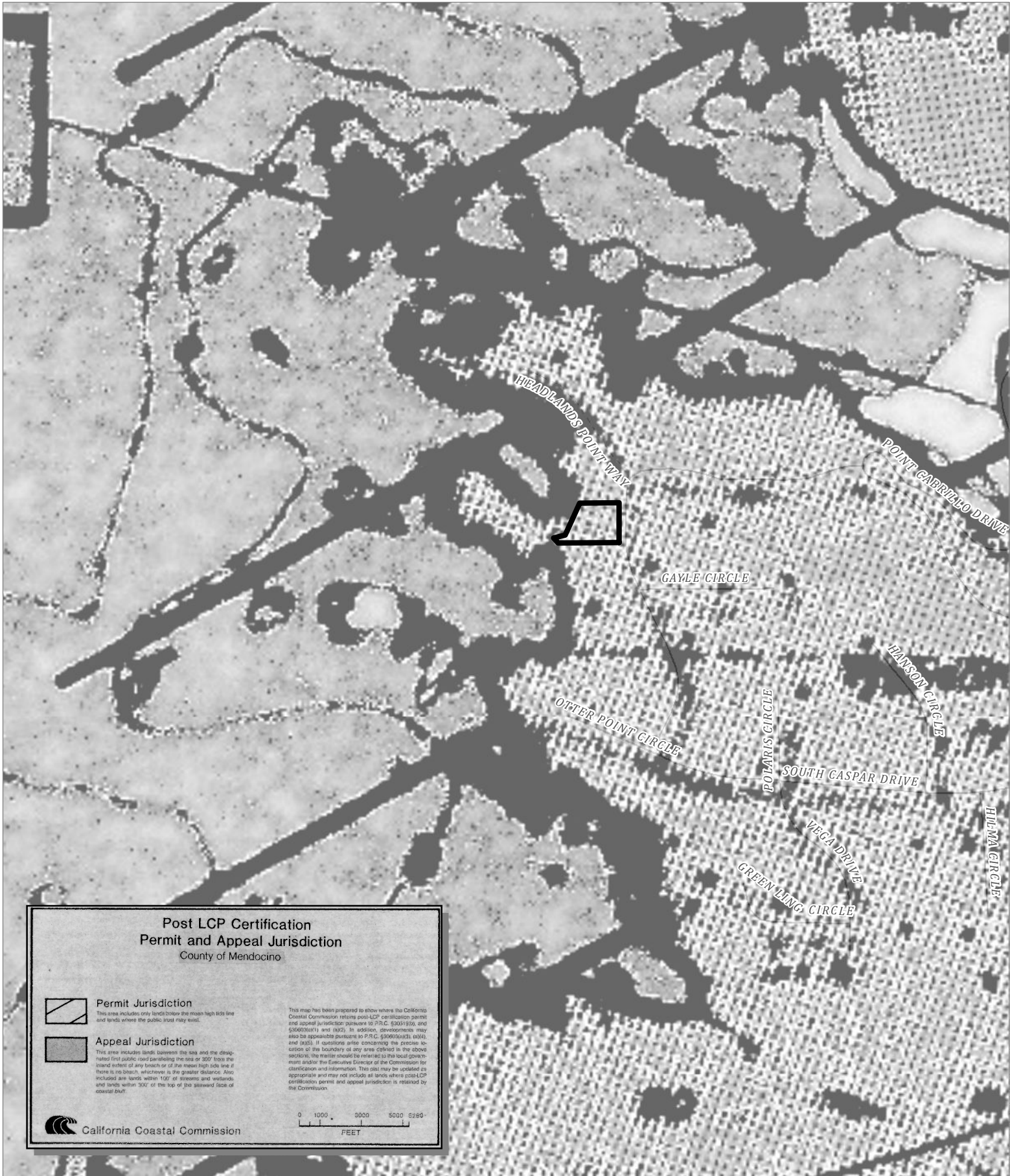


CASE: CDPR 2020-0001  
 OWNER: BLENCOWE, Craig  
 APN: 118-380-05  
 APLCT: Lisa Weger  
 AGENT:  
 ADDRESS: 45551 S. Caspar Drive, Mendocino

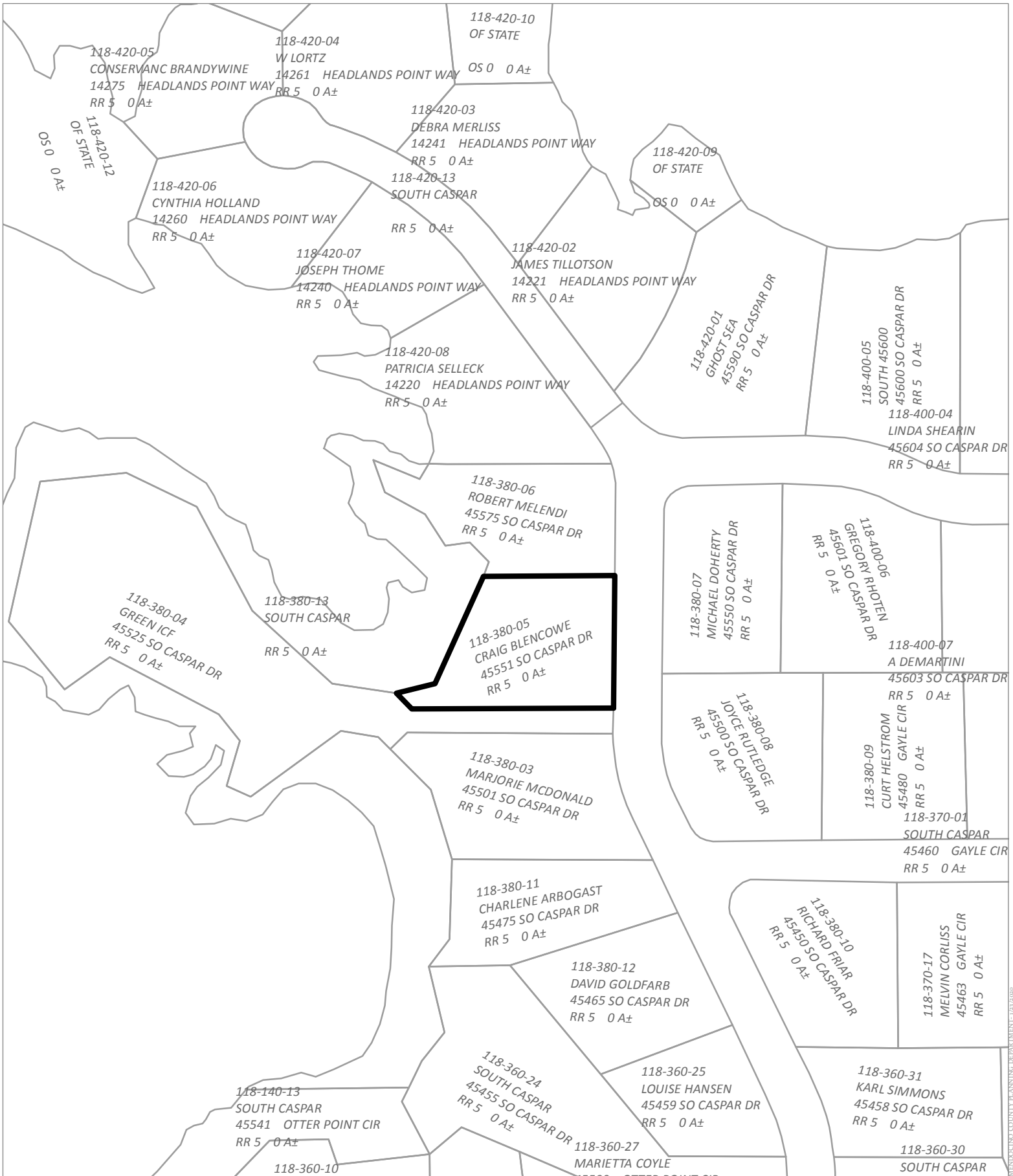
Public Roads

LCP HABITATS & RESOURCES




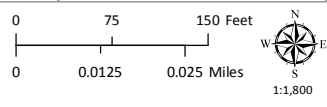




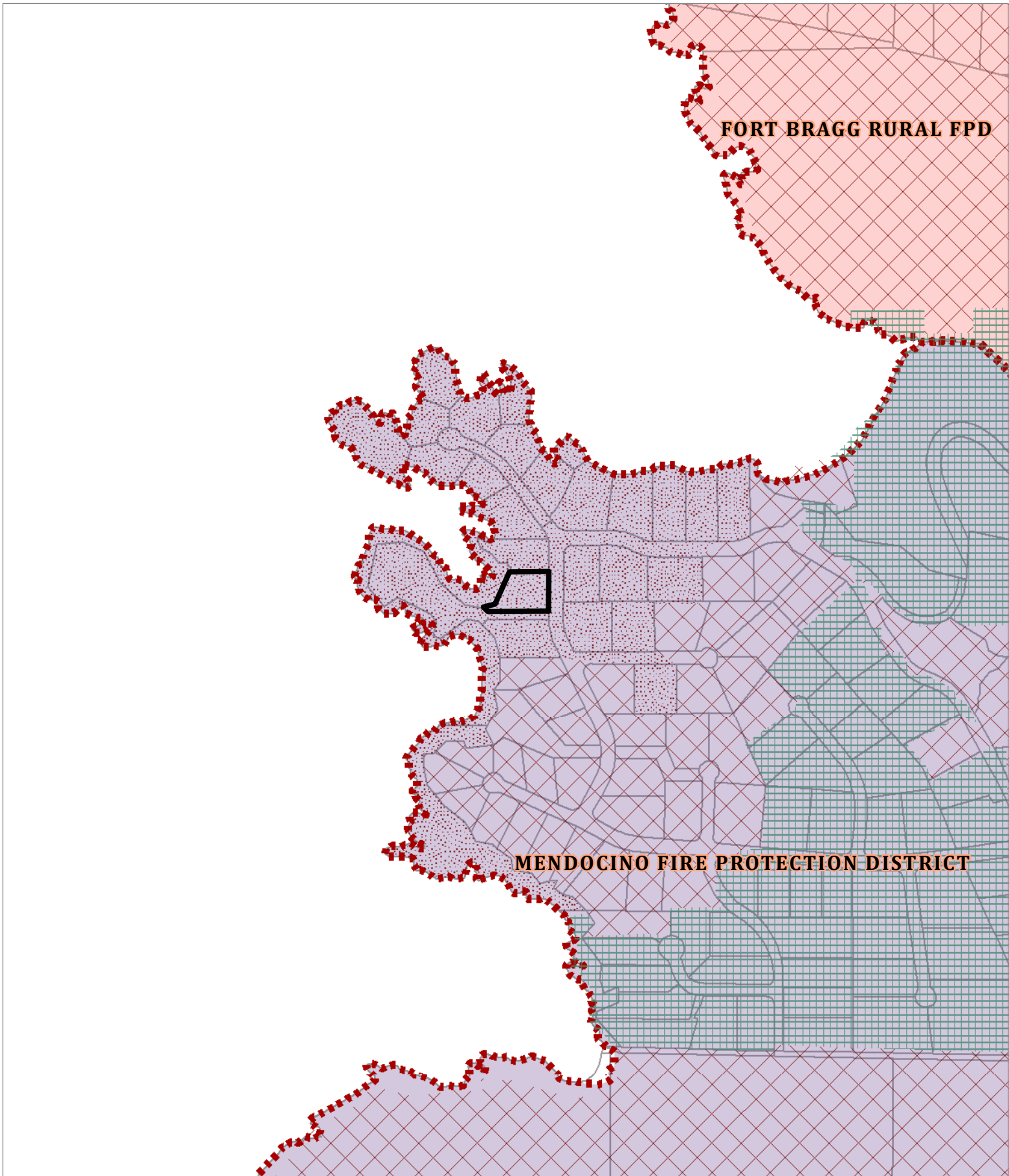


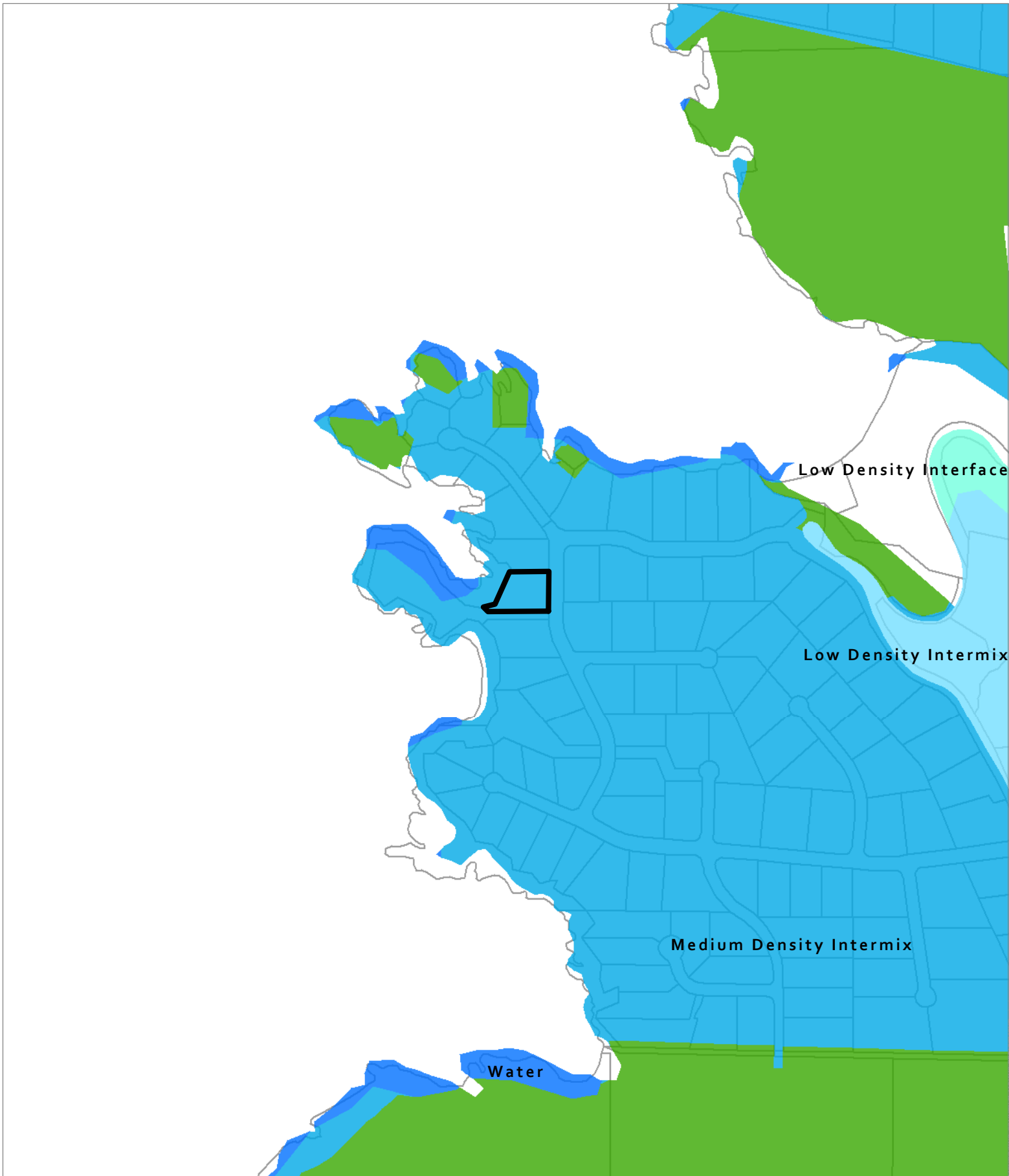
CASE: **CDPR 2020-0001**  
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 APN: **118-380-05**  
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 AGENT:  
 ADDRESS: **45551 S. Caspar Drive, Mendocino**

 Assessor's Parcels

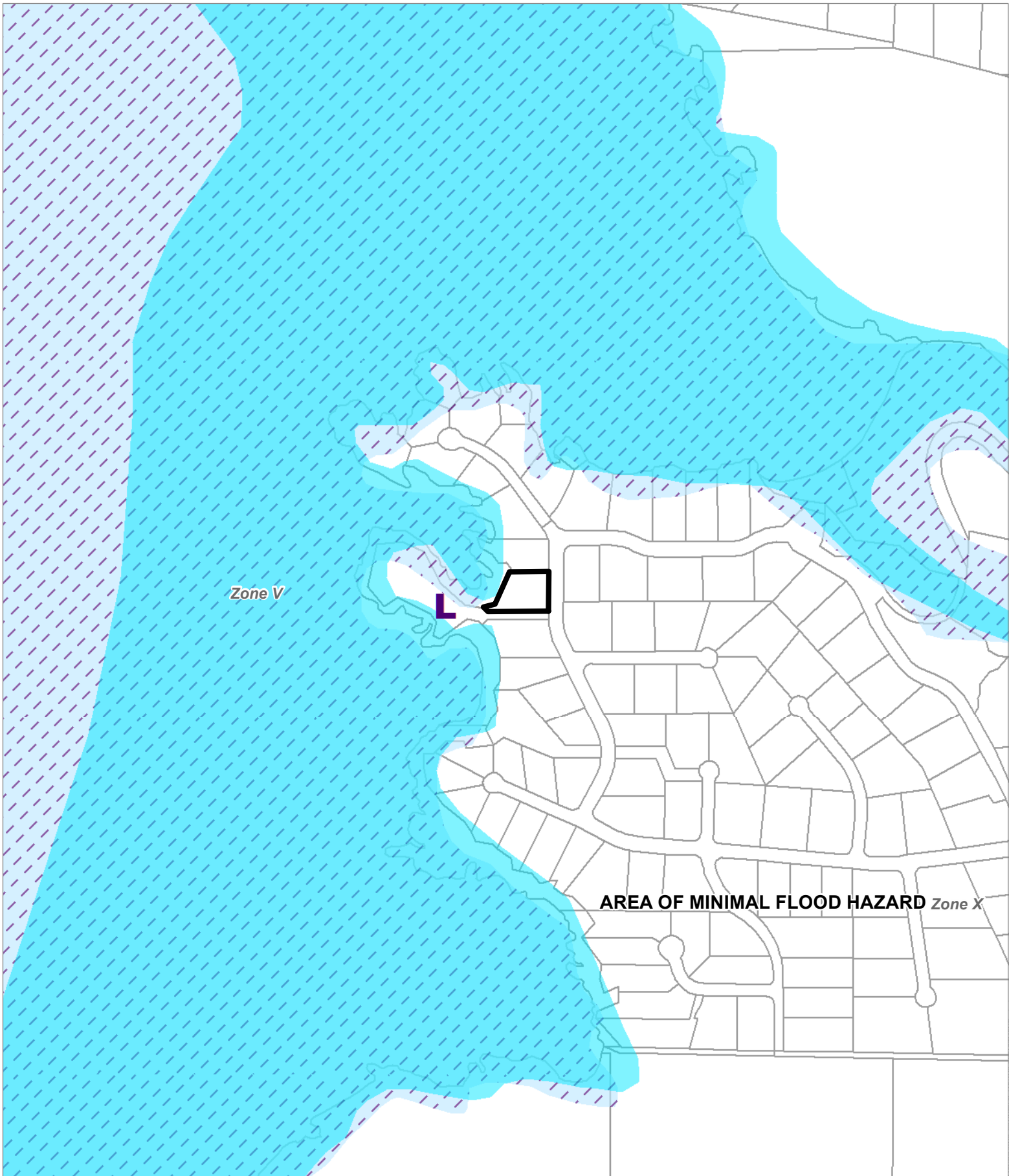


ADJACENT PARCELS






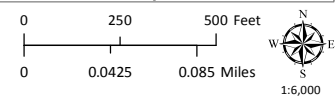


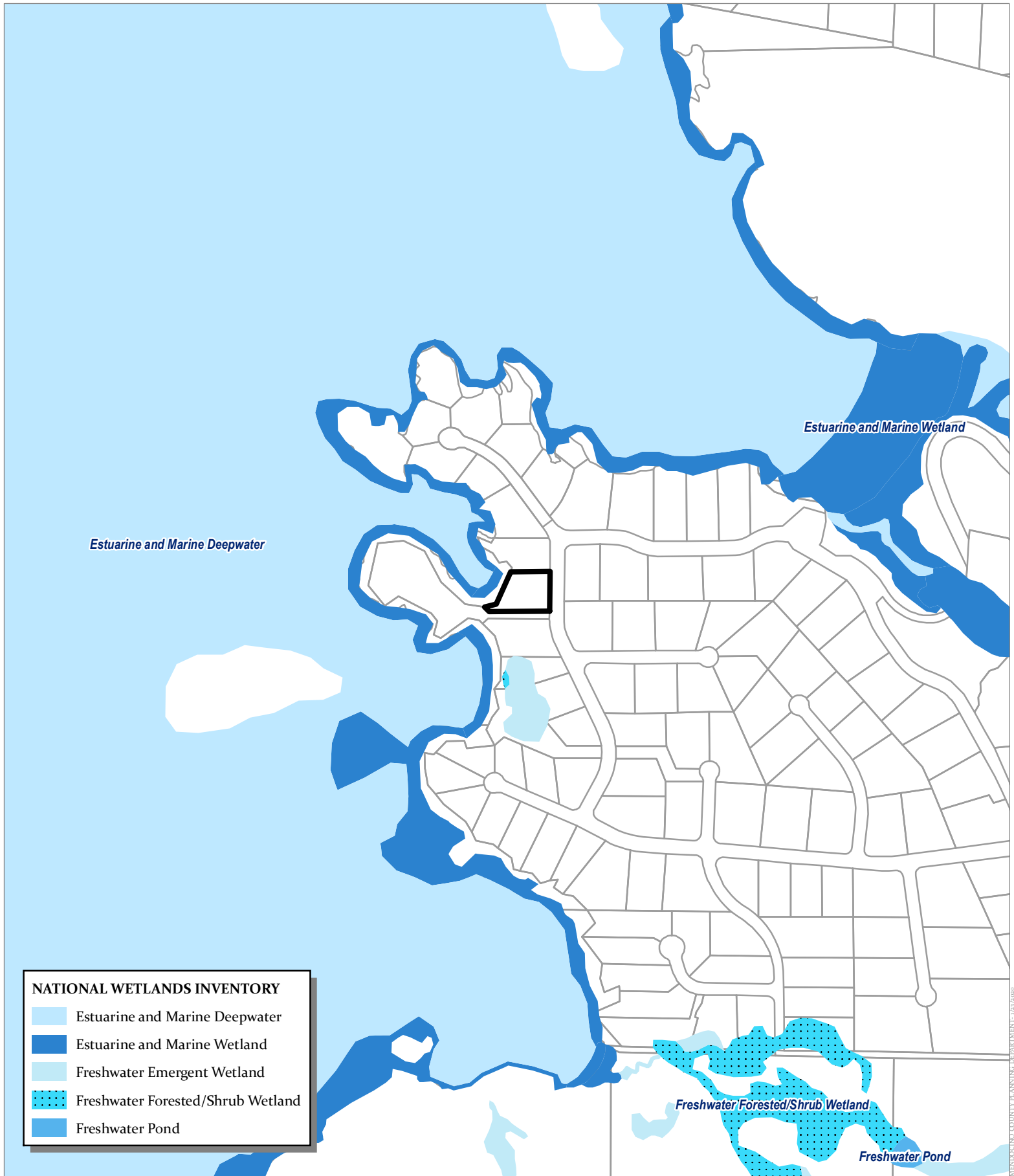




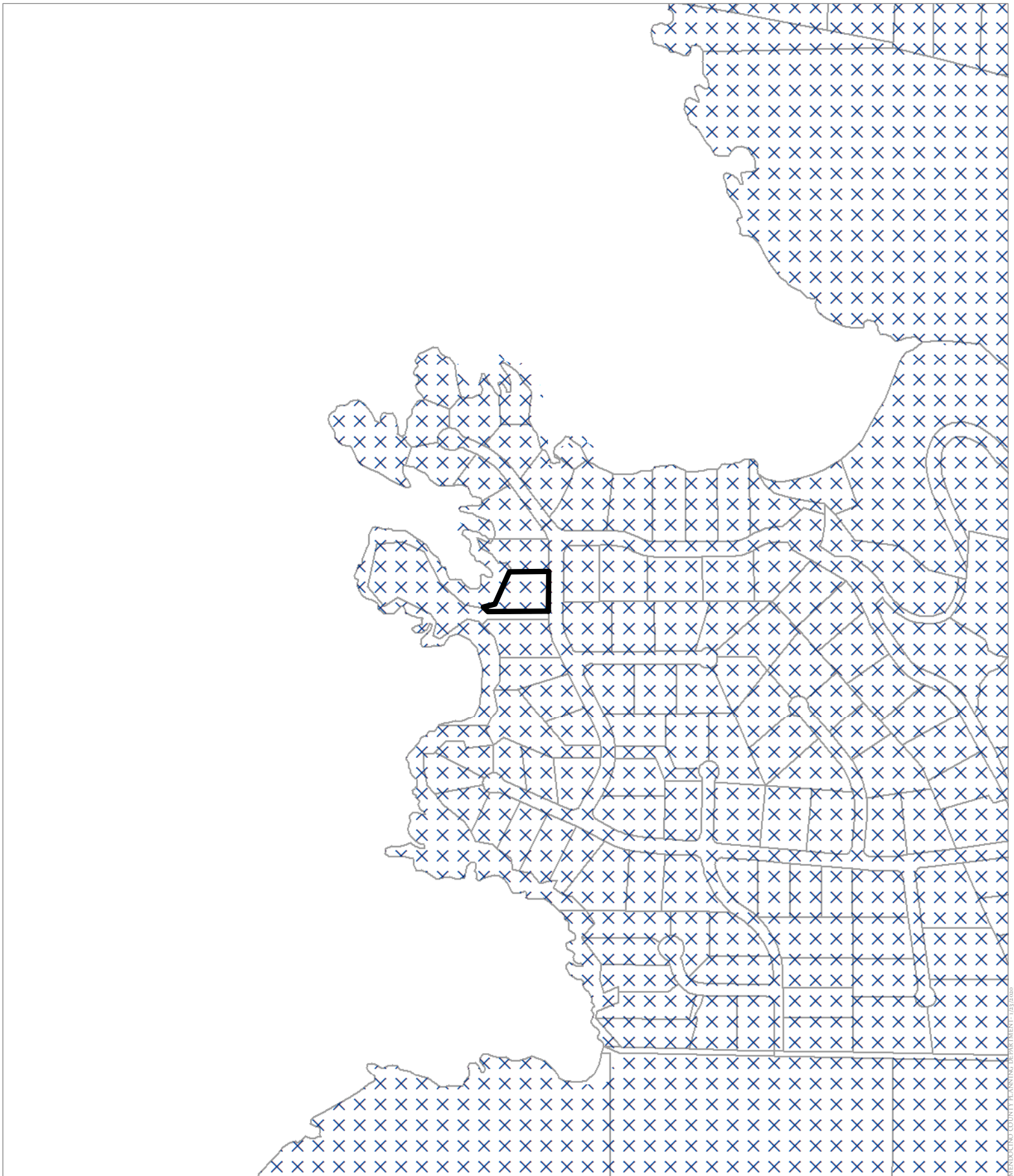
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-  LOMA Letters
-  Tsunami Inundation Zones
-  Assessors Parcels







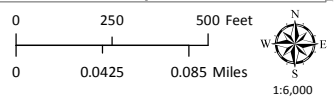


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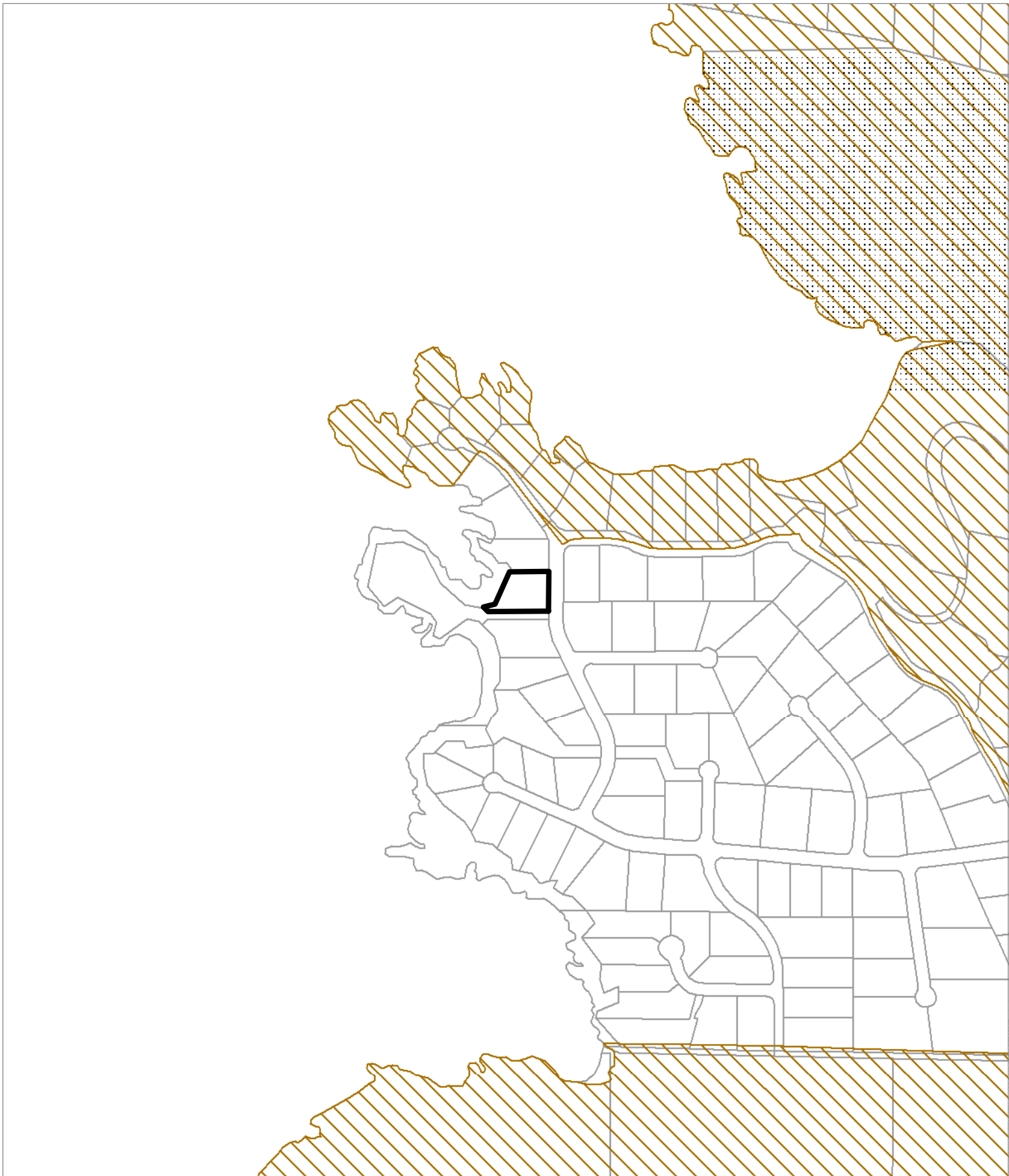
CASE: **CDPR 2020-0001**  
OWNER: **BLENCOWE, Craig**  
APN: **118-380-05**  
APLCT: **Lisa Weger**  
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ADDRESS: **45551 S. Caspar Drive, Mendocino**

   Critical Water Areas  
 Assessors Parcels



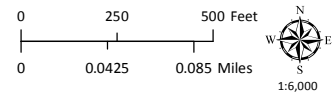
**GROUND WATER RESOURCES**



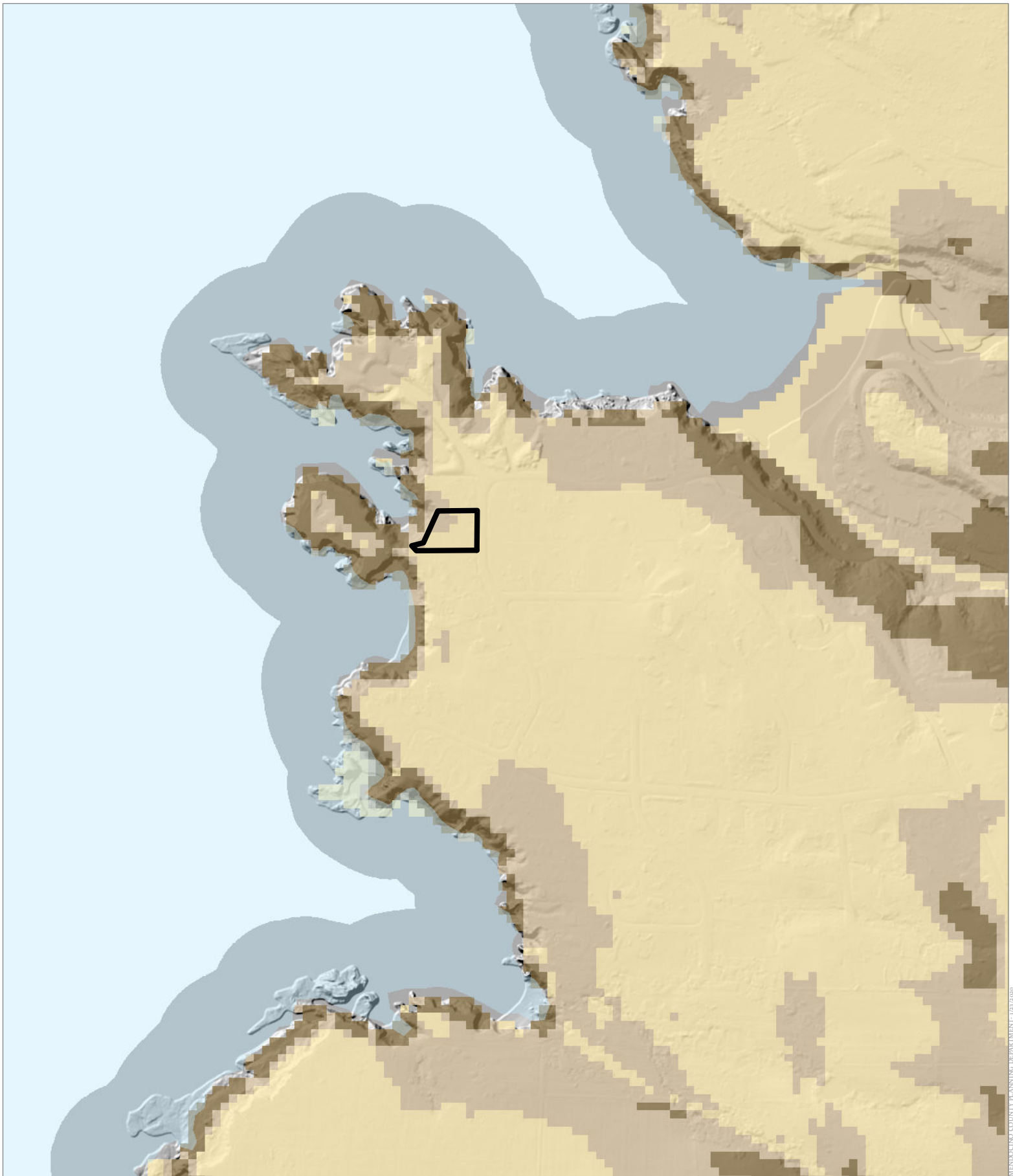


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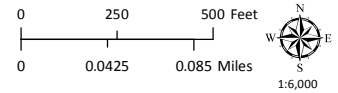
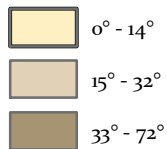
-  Tree Removal Area
-  Highly Scenic Area
-  Assessors Parcels



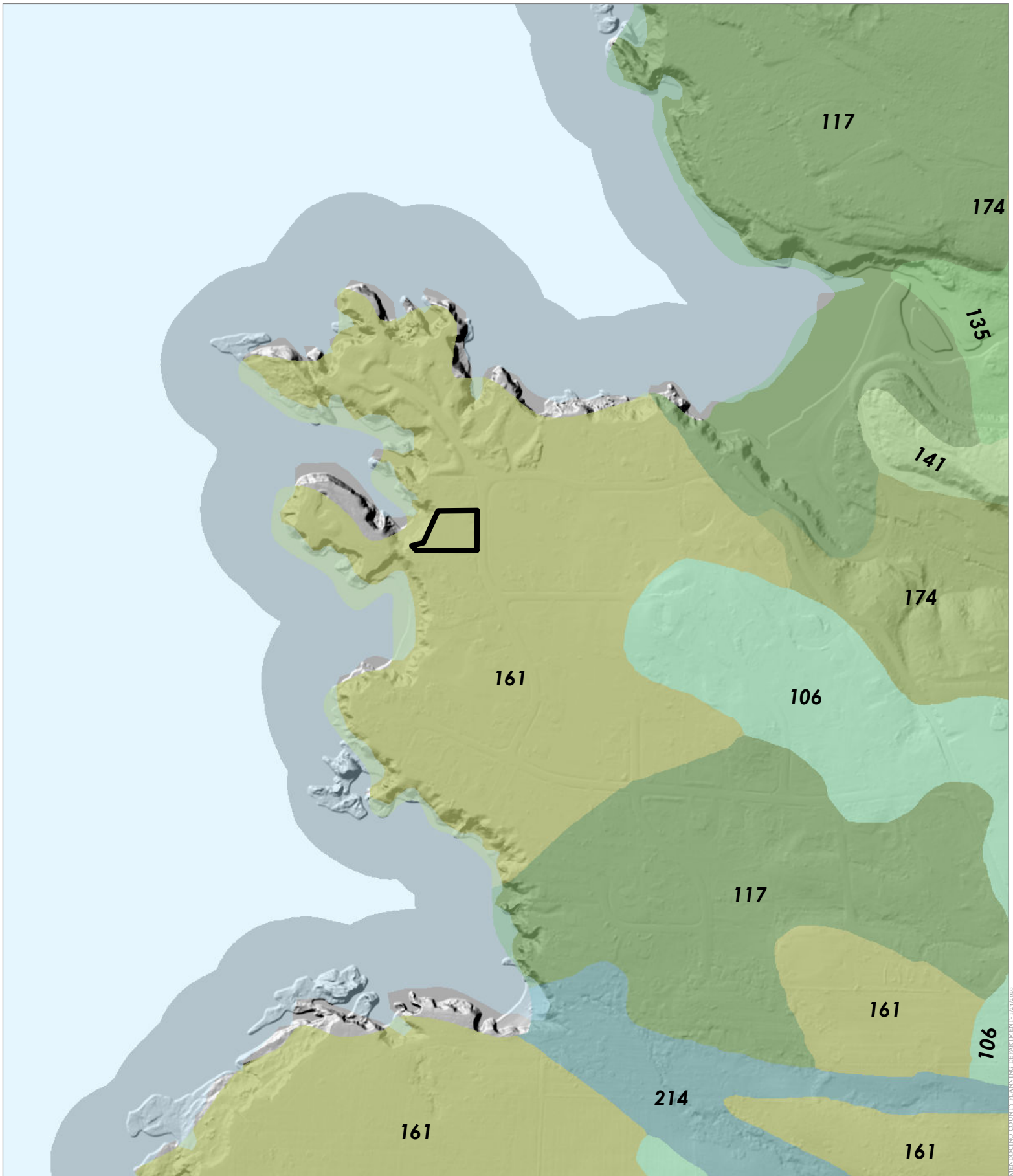
**HIGHLY SCENIC & TREE REMOVAL AREAS**



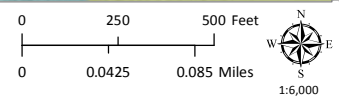
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ESTIMATED SLOPE

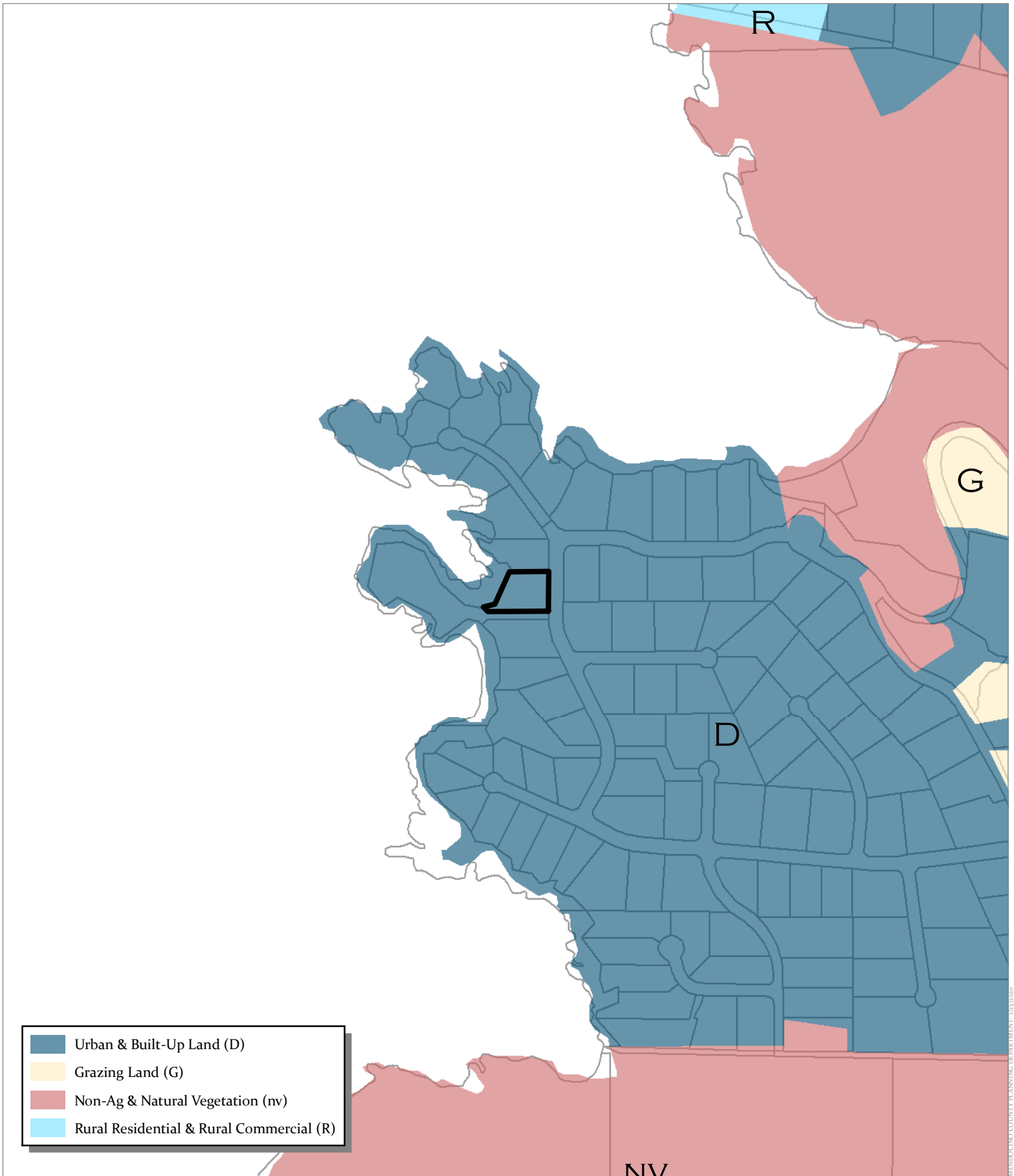


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WESTERN SOIL CLASSIFICATIONS

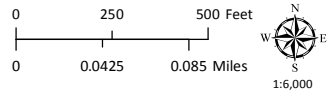




- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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 Assessors Parcels



FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020