September 8, 2020

CASE#: CDP_2020-0021
DATE FILED: 7/15/2020
OWNER/APPLICANT: CAROL PEARCE
AGENT: JAY ANDREIS
REQUEST: Standard Coastal Development Permit for after-the-fact construction of a detached garage and tool shed. Including the request to rebuild the existing 1969 single-family residence, including removal of a portion of its attached garage and storage space, construction of a new detached garage and replacement septic system (Phase 1). As well as, rebuild and construct additional living space to the existing 1940 second residential unit, including the construction of new wood fencing (Phase 2). Including the connection to existing well and utilities.

LOCATION: In the Coastal Zone, north west of Caspar town center, on the west side of Caspar Road (CR 569), 500± feet north of its intersection with Caspar Street (CR 410E), 600± feet west of Caspar Rd. (CR 569) on a private road, located at 15164 Caspar Rd., Caspar (APNs: 118-050-05).

SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: JESSIE WALDMAN
RESPONSE DUE DATE: September 22, 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. 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).

________________________________________  ____________________________  ____________________________
Signature                     Department                     Date
REQUEST: Standard Coastal Development Permit for after-the-fact construction of a detached garage and tool shed. Including the request to rebuild the existing 1969 single-family residence, including removal of a portion of its attached garage and storage space, construction of a new detached garage and replacement septic system (Phase 1). As well as, rebuild and construct additional living space to the existing 1940 second residential unit, including the construction of new wood fencing (Phase 2). Including the connection to existing well and utilities.

LOCATION: In the Coastal Zone, north west of Caspar town center, on the west side of Caspar Road (CR 569), 500± feet north of its intersection with Caspar Street (CR 410E), 600± feet west of Caspar Rd. (CR 569) on a private road, located at 15164 Caspar Rd., Caspar (APNs: 118-050-05).

APN/S: 118-050-05

PARCEL SIZE: 1.0± Acres

GENERAL PLAN: Rural Residential RR5(2)

ZONING: Rural Residential RR5(2)

EXISTING USES: Residential

DISTRICT: 4th (Gjerde)

RELATED CASES: IC_2019-0502, BF_2019-0532

ADJACENT GENERAL PLAN

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>EAST</th>
<th>ADJACENT GENERAL PLAN</th>
<th>SOUTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>WEST</th>
<th>ADJACENT GENERAL PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>1.8± Acres</td>
<td>Residential</td>
<td>Remote Residential RMR20</td>
<td>Remote Residential RMR20</td>
<td>51.6± Acres</td>
<td>Caspar Headlands State Beach and Preserve Residential</td>
</tr>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>1.3± Acres</td>
<td>Residential</td>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>2.0± Acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

ADJACENT ZONING

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT ZONING</th>
<th>EAST</th>
<th>ADJACENT ZONING</th>
<th>SOUTH</th>
<th>ADJACENT ZONING</th>
<th>WEST</th>
<th>ADJACENT ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>1.8± Acres</td>
<td>Residential</td>
<td>Remote Residential RMR20</td>
<td>Remote Residential RMR20</td>
<td>51.6± Acres</td>
<td>Caspar Headlands State Beach and Preserve Residential</td>
</tr>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>1.3± Acres</td>
<td>Residential</td>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>2.0± Acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

ADJACENT LOT SIZES

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT LOT SIZES</th>
<th>EAST</th>
<th>ADJACENT LOT SIZES</th>
<th>SOUTH</th>
<th>ADJACENT LOT SIZES</th>
<th>WEST</th>
<th>ADJACENT LOT SIZES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>1.8± Acres</td>
<td>Residential</td>
<td>Remote Residential RMR20</td>
<td>Remote Residential RMR20</td>
<td>51.6± Acres</td>
<td>Caspar Headlands State Beach and Preserve Residential</td>
</tr>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>1.3± Acres</td>
<td>Residential</td>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>2.0± Acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

ADJACENT USES

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT USES</th>
<th>EAST</th>
<th>ADJACENT USES</th>
<th>SOUTH</th>
<th>ADJACENT USES</th>
<th>WEST</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Residential</td>
<td>Rural Residential RR5(2)</td>
<td>Residential</td>
<td>Remote Residential RMR20</td>
<td>Remote Residential RMR20</td>
<td>51.6± Acres</td>
<td>Caspar Headlands State Beach and Preserve Residential</td>
</tr>
<tr>
<td>Rural Residential RR5(2)</td>
<td>Residential</td>
<td>Rural Residential RR5(2)</td>
<td>Residential</td>
<td>Rural Residential RR5(2)</td>
<td>Rural Residential RR5(2)</td>
<td>2.0± Acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Archaeological Commission
- Assessor’s Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH) (FB)

STATE
- Fort Bragg Rural Fire District
- Planning Division (Ukiah)
- Sonoma State University
- CALFIRE (Land Use)

CALIFORNIA COASTAL COMMISSION

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

ADDITIONAL INFORMATION:
CalFire #259-20

STAFF PLANNER: JESSIE WALDMAN  DATE: 8/20/2020
## ENVIRONMENTAL DATA

<table>
<thead>
<tr>
<th>No.</th>
<th>Environmental Category</th>
<th>Details</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>MAC:</td>
<td>GIS</td>
<td>NO</td>
</tr>
<tr>
<td>2.</td>
<td>Fire Hazard Severity Zone:</td>
<td>CalFIRE FRAP maps/GIS</td>
<td>High Fire Hazard</td>
</tr>
<tr>
<td>3.</td>
<td>Fire Responsibility Area:</td>
<td>CalFIRE FRAP maps/GIS</td>
<td>Fort Bragg Rural Fire Protection District (Local Responsible Agency)</td>
</tr>
<tr>
<td>4.</td>
<td>Farmland Classification:</td>
<td>GIS</td>
<td>NO</td>
</tr>
<tr>
<td>5.</td>
<td>Flood Zone Classification:</td>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
<td>NO</td>
</tr>
<tr>
<td>6.</td>
<td>Coastal Groundwater Resource Area:</td>
<td>Coastal Groundwater Study/GIS</td>
<td>Critical Water Areas</td>
</tr>
<tr>
<td>7.</td>
<td>Soil Classification:</td>
<td>Mendocino County Soils Study/Eastern/Western Part</td>
<td>117—Cabrillo-Heeser complex</td>
</tr>
<tr>
<td>8.</td>
<td>Pygmy Vegetation or Pygmy Capable Soil:</td>
<td>GIS</td>
<td>NO</td>
</tr>
<tr>
<td>9.</td>
<td>Williamson Act Contract:</td>
<td>GIS/Mendocino County Assessor’s Office</td>
<td>NO</td>
</tr>
<tr>
<td>10.</td>
<td>Timber Production Zone:</td>
<td>GIS</td>
<td>NO</td>
</tr>
<tr>
<td>11.</td>
<td>Wetlands Classification:</td>
<td>GIS</td>
<td>NO</td>
</tr>
<tr>
<td>12.</td>
<td>Earthquake Fault Zone:</td>
<td>GIS</td>
<td>NO</td>
</tr>
<tr>
<td>13.</td>
<td>Airport Land Use Planning Area:</td>
<td>Airport Land Use Plan; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>14.</td>
<td>Superfund/Brownfield/Hazmat Site:</td>
<td>GIS; General Plan 3-11</td>
<td>NO</td>
</tr>
<tr>
<td>15.</td>
<td>Natural Diversity Database:</td>
<td>CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</td>
<td>YES</td>
</tr>
<tr>
<td>16.</td>
<td>State Forest/Park/Recreation Area Adjacent:</td>
<td>GIS; General Plan 3-10</td>
<td>NO</td>
</tr>
<tr>
<td>17.</td>
<td>Landslide Hazard:</td>
<td>Hazards and Landslides Map; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>18.</td>
<td>Water Efficient Landscape Required:</td>
<td>Policy RM-7; General Plan 4-34</td>
<td>NO</td>
</tr>
<tr>
<td>19.</td>
<td>Wild and Scenic River:</td>
<td><a href="http://www.rivers.gov">www.rivers.gov</a></td>
<td>NO</td>
</tr>
<tr>
<td>20.</td>
<td>Specific Plan/Special Plan Area:</td>
<td>Various Adopted Specific Plan Areas; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>21.</td>
<td>State Clearinghouse Required:</td>
<td>Policy</td>
<td>NO</td>
</tr>
<tr>
<td>22.</td>
<td>Oak Woodland Area:</td>
<td>GIS</td>
<td>NO</td>
</tr>
<tr>
<td>23.</td>
<td>Harbor District:</td>
<td>Sec. 20.512</td>
<td>NO</td>
</tr>
<tr>
<td>24.</td>
<td>LCP Land Use Classification:</td>
<td>LCP Land Use Map 15: Caspar</td>
<td>NO</td>
</tr>
<tr>
<td>25.</td>
<td>LCP Land Capabilities &amp; Natural Hazards:</td>
<td>Non-Prime Ag Land; Beach Deposits and Stream Alluvium and Terraces (Zone 3)</td>
<td>NO</td>
</tr>
<tr>
<td>26.</td>
<td>LCP Habitats &amp; Resources:</td>
<td>Barren</td>
<td>NO</td>
</tr>
<tr>
<td>27.</td>
<td>Coastal Commission Appealable Area:</td>
<td>High Scenic &amp; Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020</td>
<td>YES</td>
</tr>
<tr>
<td>28.</td>
<td>CDP Exclusion Zone:</td>
<td>CDP Exclusion Zone Maps/GIS</td>
<td>NO</td>
</tr>
<tr>
<td>29.</td>
<td>Highly Scenic Area:</td>
<td>Highly Scenic Area Maps/GIS; Secs. 20.504.015, 20.504.020</td>
<td>NO</td>
</tr>
<tr>
<td>30.</td>
<td>Biological Resources &amp; Natural Areas:</td>
<td>Biological Resources &amp; Natural Area Map; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>31.</td>
<td>Blufftop Geology:</td>
<td>GIS; 20.500.020</td>
<td>NO</td>
</tr>
</tbody>
</table>

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

<table>
<thead>
<tr>
<th>No.</th>
<th>Environmental Category</th>
<th>Details</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.</td>
<td>LCP Land Use Classification:</td>
<td>LCP Land Use Map 15: Caspar</td>
<td>NO</td>
</tr>
<tr>
<td>25.</td>
<td>LCP Land Capabilities &amp; Natural Hazards:</td>
<td>Non-Prime Ag Land; Beach Deposits and Stream Alluvium and Terraces (Zone 3)</td>
<td>NO</td>
</tr>
<tr>
<td>26.</td>
<td>LCP Habitats &amp; Resources:</td>
<td>Barren</td>
<td>NO</td>
</tr>
<tr>
<td>27.</td>
<td>Coastal Commission Appealable Area:</td>
<td>Coastal Commission Appealable Area Maps/GIS</td>
<td>YES</td>
</tr>
</tbody>
</table>
COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Dr. Carol E. Pearce
Mailing Address: 15164 Caspar Rd, #19
City: Caspar
State: CA
Zip Code: 95426
Phone:

PROPERTY OWNER

Name: Dr. Carol E. Pearce, Trustee
Mailing Address: 15164 Caspar Rd, #19
City: Caspar
State: CA
Zip Code: 95426
Phone:

AGENT

Name: Jay Andreis
Mailing Address: Box 699
City: Fort Bragg
State: CA
Zip Code: 95437
Phone: (707) 357-7969

PARCEL SIZE

1.2 Acres

STREET ADDRESS OF PROJECT

15164 Caspar Rd

ASSESSOR’S PARCEL NUMBER(S)

118 050 0500

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

Carol E. Pearce 7-14-2020

Signature of Applicant/Agent  Date  Signature of Owner  Date
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 your 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.
   - Renovate existing primary single family residence, remove existing attached garage & replace with detached garage.
   - Replace existing secondary SFR in kind with proposed single family residence. Renovate existing detached garage & carport. Install new septic system.
   - Install new & cedar privacy fence.

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

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>2</td>
<td>1290 (927)</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   If Multifamily, number of dwelling units per building: __________________________

3. If the project is commercial, industrial, or institutional, complete the following: **N/A**

   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**
   - If Yes, explain your plans for phasing:
     - **Phase 1:** new septic system, proposed primary SFR w/ detached garage. Renovate existing garage (detached)
     - **Phase 2:** replace proposed secondary residence, proposed privacy fence
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.
   PRIMARY RESIDENCE, 2ND RESIDENCE, DETACHED GARAGE, TOOL SHED, WELL & PUMP SHED

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.
   Parts of primary SFR to be removed & replaced in kind.
   Existing secondary SFR proposed to be removed and replaced in kind.
   No relocation proposed.

7. Project Height. Maximum height of structure: 17' 10" primary; 14' 4" 2nd story

8. Lot area (within property lines): 52,588 ☒ square feet    ☐ acres

9. Lot Coverage:
   - Building coverage: 3,453 square feet
   - Paved area: ______ square feet
   - Landscaped area: ______ square feet
   - Unimproved area: ______ square feet

   EXISTING
   TOTAL: 3,266 square feet

   NEW PROPOSED
   TOTAL: ______ square feet

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

10. Gross floor area: 3,561 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:
   - Number of Spaces: Existing 6, Proposed 6, Total 6
   - Number of covered spaces: 4  Size 720
   - Number of uncovered spaces: 2  Size 360
   - Number of standard spaces: Size
   - Number of handicapped spaces: Size
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: __________________________
      [ ] 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.
    FRONT ENTRY, BESIDE DETACHED GARAGE DOORS, DRIVEWAY SIDE-LITES
    AT BEGINNING OF DRIVE, MOTION DETECTOR ON NORTH FACADE

14. What will be the method of sewage disposal?
    [ ] Community sewage system, specify supplier __________________________
    [x] Septic Tank
    [ ] Other, specify __________________________

15. What will be the domestic water source?
    [ ] Community water system, specify supplier __________________________
    [x] Well
    [ ] Spring
    [ ] Other, specify __________________________

16. Is any grading or road construction planned? [ ] Yes [x] No
    If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate
    slope, flat, etc.).
    PARCEL IS MOSTLY FLAT, VERY SLIGHT INCLINE FROM
    ACCESS ROADWAY.

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? □ Yes  ✗ No
   If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? □ Yes  ✗ 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? □ Yes  ✗ 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? □ Yes  ✗ No
   If yes, explain:

21. Is the proposed development visible from:
   A. State Highway 1 or other scenic route? □ Yes  ✗ No
   B. Park, beach or recreation area? □ Yes  ✗ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? □ Yes  ✗ No
   If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?
   A. Diking □ Yes  ✗ No
   B. Filling □ Yes  ✗ No
   C. Dredging □ Yes  ✗ No
   D. Placement of structures in open coastal waters, wetlands, estuaries or lakes □ Yes  ✗ No

   Amount of material to be dredged or filled? ____________ cubic yards.

   Location of dredged material disposal site: ________________________________________________

   Has a U.S. Army Corps of Engineers permit been applied for? □ Yes  ✗ No

If you need additional room to answer any question, attach additional sheets.
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

PROPOSED SFR & GARAGE FLOOR
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

PROPOSED SFR & GARAGE ELEVATIONS
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

EXISTING SRU
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

PROPOSED SRU ELEVATIONS
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020

General Plan Classifications
- Public Roads
- Assessors Parcels
Legend: Land Capabilities/ Natural Hazards

- Coastal Zone Boundary
- Incorporated City Limits
- Landslide
- Tsunami (flooding) can occur to the 26 foot contour line or up to 1 mile inland.
- Coastal Erosion
- Descriptions apply to areas between dotted areas.
- Protective Beach
- Artificial Protection
- Present Development Critical
- Present Development Non-Critical
- Future Development Critical
- Flooding

CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 1564 Caspar Road, Caspar

LCP LAND CAPABILITIES & NATURAL HAZARDS
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 188-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

Major Towns & Places

- 0° - 14°
- 15° - 32°
- 33° - 72°

ESTIMATED SLOPE
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

FARMLAND CLASSIFICATIONS

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

Assessors Parcels
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

EXISTING SFR
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

EXISTING SFR 2ND FLOOR
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

PROPOSED SFR & GARAGE ELEVATIONS
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

PROPOSED SRU ELEVATIONS
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

GARAGE
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 1564 Caspar Road, Caspar

Legend: Land Capabilities/Natural Hazards

- Coastal Zone Boundary
- Incorporated City Limits
- Landslide
- Tsunami Flooding can occur to the 26 foot contour line or up to 1 mile inland.
- Coastal Erosion Descriptions apply to areas between dashed lines.
- Protective Beach
- Artificial Protection
- Forest
- Present Development Critical
- Present Development Non-Critical
- Future Development Critical
- Flooding

LCP LAND CAPABILITIES & NATURAL HAZARDS
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 1564 Caspar Road, Caspar

Legend: Habitats/Resources

- Coastal Zone Boundary
- Incorporated City Limits
- MARINE AND FRESHWATER HABITATS
  - Open Water
  - Seagrass
  - Rocky Intertidal Area
  - Mudflat
  - Beach
  - Dunes
  - Marsh
  - Saltwater Freshwater
  - Stream
  - Perennial Intermittent
- WOODLAND HABITATS
  - Coastland Forest
  - Redwood
  - Hardwood
  - Woodland
  - Riparian
  - Cultivated
- DESIGNATED RESOURCE PROTECTION AREA
  - State Park or Reserve
  - Areas of Special Biological Significance
  - Natural Area
  - Forestry Special Treatment Area
- VISUAL RESOURCES
  - High Point
  - Coastal Habitat
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

Critical Water Areas
Assessors Parcels

GROUND WATER RESOURCES
CASE: CDP 2020-0021
OWNER: PEARCE, Carol, ET AL
APN: 118-050-05
APLCT: Carol Pearce
AGENT: Jay Andreis
ADDRESS: 15164 Caspar Road, Caspar

HIGHERLY SCENIC & TREE REMOVAL AREAS

Tree Removal Area
Highly Scenic Area
Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020
To: Planning Division  
County of Mendocino  
120 West Fir  
Fort Bragg, CA 95437  

Re: 15164 Caspar Road  
118-050-05

Date: March 6, 2020

Dear Planner:

I visited the project site at 15164 Caspar Road on Friday, March 6, 2020. The site is an old residential lot in the Town of Caspar, which is surrounded on most sides by other developed residential lots, and on one side by a large pasture/scrubland. Some tree removal occurred fairly recently, including removal of eucalyptus, pine, and acacia. All but one of these trees is a non-native species. One of the pines removed appears to have been a bishop pine (Pinus muricata) based on needle remnants in the area. The other pines all appear to have been Monterey pines (Pinus radiata) based on the large cones visible on downed branches, and on the ground, and based on the needle bundles in the vicinity of the stumps.

The development area vegetation consists of a somewhat overgrown non-native grassland/lawn, and remnants of landscaping species such as cotoneaster (Cotoneaster sp.) and giant periwinkle (Vinca major). No potential wetlands or streams were observed on the property. Ponds are present on the parcels to the north and east, but both ponds are more than 100 feet from areas to be impacted, and in any case would not be impacted by the development. Given that no areas of the property have been left in a natural state, and the site is well-drained with no mesic areas, and is characterized by impacts from many years of residential use, it is my professional opinion that a botanical survey is unwarranted.

Sincerely,

[Signature]
Teresa R Spade, AICP  
Spade Natural Resources Consulting
TREES REMOVED SINCE ACQUISITION (1965);
PROPERTY NEGLECTED BY OCCUPANT
I BECAME TRUSTEE FOR BROTHER 2016, SINCE
THAT TIME HAVE BEEN CLEANING UP AND
PREPARING TO RESTORE PROPERTY.

(1) EUCALYPTUS (EUK), D=5', 6" *
(2) EUK, D=4' *
(3) EUK, D=2' *
(4) MONTEREY CYPRESS, D=1'6"
(5) PINE, D=2'6"
(6) EUK, D=4'6" *
(7) PINE, D=3'
(8) MONTEREY CYPRESS, D=1'8"
DISEASED
(9) MONTEREY CYPRESS, D=3" DISEASED
(10) BISHOP PINE, D=3', 6", ROOTS **
UNDERMINING FOUNDATION
(11) PINE, D=4'2", DISEASED
(12) PINE, D=4'10"
(13) ACACIA, D=1'10", ROOT UNDER-
MINING BLDG FOUNDATION. BLDG
PLANS CALLED FOR REMOVAL
(14) PLUM, D=2'10", FALLING LIMBS **
DESTROYED SIDE & REAR SHED ROOFS
(15) ACACIA, D=1'7", OVER-HANGING LIMBS
DESTROYED LEAN-TO STRUCTURE

* LIMBS FROM EUK (1-3, 6&6) REGULARLY BROKE OFF;
ALL WITHIN 150' OF SFRs ON PROPERTY

** PHOTOS PROVIDED

*** OLD WELL NO LONGER IN USE

RECEIVED
JUL 15 2020
PLANNING & BUILDING SERV
FORT BRAGG CA

SCALE 1/32" = 1 FT ON