



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

June 16, 2020

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

Assessor
CalFire - Prevention
Mendocino Fire Protection District
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: V_2020-0001

DATE FILED: 4/14/2020

OWNER/APPLICANT: KURT & NANCY HASENPUSCH

REQUEST: Variance to reduce setback requirement from fifty (50) ft. to ten (10) ft. to allow for the placement of four (4) cargo container and install roof mount solar atop the containers along the north side yard.

LOCATION: 6.5± miles south of the City of Fort Bragg, 2.7± miles east of the intersection of Caspar Little Lake Road (CR 409) and State Route 1 (SR 1), the parcel is 525± feet south of Caspar Little Lake Rd. at end of a private dirt road, located at 42263 Caspar Little Lake Rd., Mendocino (APN: 119-510-40).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: June 30, 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).

REVIEWED BY:

Signature Department Date

CASE: V_2020-0001

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APN/S: 118-510-40

PARCEL SIZE: 5± Acres

GENERAL PLAN: Rural Residential, minimum parcel size ten acres, (RR10)

ZONING: Rural Residential, minimum parcel size ten acres, (RR10)

EXISTING USES: Residential

DISTRICT: 4th Supervisorial District (Gjerde)

RELATED CASES: BF_2020-0118 through BF_2020-0121 – Four (4) Cargo Containers

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR10	Rural Residential RR10	4.2± Acres	Residential
EAST:	Rural Residential RR10	Rural Residential RR10	5.2± Acres	Residential
SOUTH:	Rural Residential RR10	Rural Residential RR10	5.2± Acres	Residential
WEST:	Rural Residential RR10	Rural Residential RR10	5.2± Acres; 5.2± Acres	Vacant/Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)(FB)

- Mendocino Fire Protection District
- Planning Division (UKIAH)

STATE

- CALFIRE (Land Use)

TRIBAL

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

ADDITIONAL INFORMATION:

Historical APN's - 118-510-09 and 118-510-10
Parcel has two (2) addresses – 42263 and 42237 Caspar Little Lake Road
C-19-81 – Clean Slate SFR
B_102-86 – 4 parcel Boundary Line Adjustment
SR-4-92 – Second Residential Unit
Record of Survey – C2 D67 P96

STAFF PLANNER: JESSIE WALDMAN

DATE: 6/15/2020

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
HIGH FIRE HAZARD

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CalFire (State Responsible Agency) - #33-20
Mendocino Fire Protection District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G) & Rural Residential & Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
108—Blacklock and Aborigine soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
108—Blacklock and Aborigine soils

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
Freshwater Forested/Shrub Wetland - Partial

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
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

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 (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
n/a

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
n/a

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
n/a

27. COASTAL COMMISSION APPEALABLE AREA:

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

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS
n/a

29. HIGHLY SCENIC AREA:

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

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
n/a

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COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
 501 LOW GAP ROAD, ROOM 1440
 UKIAH, CA 95482
 Telephone: 707-463-4281
 FAX: 707-463-5709
 pbs@co.mendocino.ca.us
 www.co.mendocino.ca.us/planning



Case No(s)	V-2020-0001
CDF No(s)	letter 2020 0207
Date Filed	4-14-2020
Fee	\$2,170.00
Receipt No.	PRJ-034534
Received by	WALDMAN
Office Use Only	

APPLICATION FORM

APPLICANT

Name KURT O HASENPUSCH
 Mailing _____
 Address 42263 CASPAR LITTLE LAKE RD. 962-4850
 City MENDOCINO State CALIF. Zip Code 95460 Phone 707-962-4850

PROPERTY OWNER

Name KURT O HASENPUSCH
 Mailing _____
 Address 42263 CASPAR LITTLE LAKE RD. 962-4850
 City MENDOCINO State CALIF. Zip Code 95460 Phone 707-962-4850

AGENT

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

PARCEL SIZE

5.033 Square feet
 Acres

STREET ADDRESS OF PROJECT

42263 CASPAR LITTLE LAKE RD.

ASSESSOR'S PARCEL NUMBER(S)

APN 118-510-4000

TYPE OF APPLICATION

(Check Appropriate Boxes)

- | | |
|---|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Land Division: Minor | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Land Division: Major | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Land Division: Parcel | <input type="checkbox"/> Agricultural Preserve |
| <input type="checkbox"/> Land Division: Resubdivision | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other: _____ |

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

Signature of Applicant/Agent

Date

[Signature]

Signature of Owner

3-30-20
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

INSTALLING 4 20FT CONTAINERS
 FOR STORAGE AND FUTURE SOLAR
 PANELS ON TOP OF CONTAINERS.
 NO NEW ROADS (CON EXISTING ROAD ON
 PROPERTY) NO VEGETATION REMOVAL
 REQUIRED) THIS IS THE ONLY
 PLACE ON THE ACERAGE THAT
 IS CLEAR ENOUGH AND HAS A
 STRAIGHT SHAD AT THE SUN
 WITHOUT REMOVING A MASIVE
 AMOUNT OF TREES.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family					
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily				160 SQ FT EA	
<input type="checkbox"/> Other: 4 20' CONTAINERS		4 CONTAINERS		640	
<input type="checkbox"/> Other:					
<input type="checkbox"/> Other:					
<input type="checkbox"/> Other:					
Total Structures		4 CONTAINERS		640	
Paved Area		NA			
Landscaped Area		NA			
Unimproved Area		NA			

GRAND TOTAL (Equal to gross area of Parcel)

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

Estimated employees per shift: NA

Estimated shifts per day: NA

Type of loading facilities proposed: NA

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

PHASE ONE WILL BE TO SET
4 20' CONTAINERS PHASE 2
WILL BE TO APPLY FOR SOLAR
PERMITS, TO INSTALL SOLAR PANELS,
ON TOP OF CONTAINERS.

6
5. Will vegetation be removed on areas other than the building sites and roads? Yes No

Explain:

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

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>N/A</u>	<u> </u>
Number of uncovered spaces	<u>N/A</u>	<u> </u>
Number of standard spaces	<u>N/A</u>	<u> </u>
Number of handicapped spaces	<u>N/A</u>	<u> </u>
Existing Number of Spaces	<u>N/A</u>	
Proposed Additional Spaces	<u>N/A</u>	
Total	<u>N/A</u>	

8. Is any road construction or grading 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.).

9. For grading or road construction, complete the following:

- A. Amount of cut NA cubic yards
- B. Amount of fill NA cubic yards
- C. Maximum height of fill slope NA feet
- D. Maximum height of cut slope NA feet
- E. Amount of import or export NA cubic yards
- F. Location of borrow or disposal site NA

10. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. 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.

12. Will the development provide public or private recreational opportunities? Yes No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route?
 Yes No

14. Is the proposed development visible from a park, beach or other recreational area?
 Yes No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

- Diking: Yes No
- Filling: Yes No
- Dredging: Yes No

Placement of structures in:

- open coastal waters
- wetlands
- estuaries
- lakes

If so, amount of material to be dredged or filled? NA cubic yards.

Location of dredged material disposal site? NA

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

16. 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.

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

A. Electricity:

- Utility Company (service exists to the parcel)
- Utility Company (requires extension of service to site: _____ feet _____ miles)
- On Site Generation - Specify: _____

B. Gas:

- Utility Company/Tank
- On Site Generation - Specify: _____
- None

C. Telephone: Yes No

18. What will be the method of sewage disposal?

- Community sewage system - Specify supplier _____
- Septic Tank
- Other - Specify: ALREADY EXISTING

19. What will be the domestic water source:

- Community water system - Specify supplier _____
- Well
- Spring
- Other - Specify: WELL ALREADY EXISTING

20. Are there any associated projects and/or adjacent properties under your ownership?

- Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:

CAL FIRE CCR 174601 SET BACK.
APPROVED FCN 10 FT.
MEND COUNTY PERMIT BF 2020-0120 TO
BF 2020-0121

THE SITE

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 FROM FORT BRAGG LEFT ON CASPAR LITTLE LAKE RD
 ALSO RD 409 PROCEEDED 2.7 MILES EAST.
 7 TENTH MILES PAST WAHLE CREEK RD
 ADDRESS SIGN ON RIGHT TURN RIGHT.
 APPROX 600 FT TURN RIGHT YOU ARE ON THE
 PROPERTY ADDRESS NUMBERS AT EVERY TURN

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 2 HOMES. 2 SEPTIC SYSTEMS.
 1 WELL NEITHER HAS ANYTHING
 TO DO WITH APPLICATION

24. 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?

25. Project Height. Maximum height of existing structures NA feet. Maximum height of proposed structures 8'5" feet.

26. Gross floor area of existing structures NA square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 640 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 5.033 square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

5.03 ACRES HEAVILY WOODED EXCEPT FOR THE AREA PROPOSED FOR THE CONTAINER LOCATED IN THE DWYER FOREST. ALL PLANTS ARE NATIVE EXCEPT FOR WHICH MY WIFE PLANTED NO CULTURAL HISTORICAL OR SCENIC ASPECTS. TO ANYONE EXCEPT ME & MY WIFE

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

PLANTS ARE MOSTLY NATIVE AREA IS FAIRLY HEAVY WOODED WITH CYPRES & PINE RANGING FROM 1 FT TO APPROX 80 FT LAND USE IS RESIDENTIAL

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential	X	X	X	X
Agricultural				
Commercial				
Industrial				
Institutional				
Timberland				
Other				

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FINDINGS FOR VARIANCES OUTSIDE THE COASTAL ZONE
MENDOCINO COUNTY CODE SECTION 20.200.020(A) THROUGH (E)

Please provide information to substantiate the required findings. All of the five findings must be substantiated by adequate and accurate information. Attach additional information if necessary.

- (A) That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding;

THE PROPERTY IS VERY HEAVILY WOODED AND IS THE ONLY AREA THAT THE CONTAINER WILL FIT WITH ACCESS TO THE SUN FOR FUTURE SOLAR SYSTEM WITHOUT CLEARING 50% OF THE LARGE TREES ON THE PROPERTY

- (B) That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division;

THE PROPERTY IS BASICALLY THE SAME AS PURCHASED IN 2015

- (C) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property in question;

FIRST PART OF QUESTION ME & MY WIFE WISH TO ENJOY OUR PROPERTY AS IS. WITHOUT THE REMOVAL OF TREES (EXCEPT WIND FALLS.) MY NEIGHBOR NEXT TO THE PROJECT HAS WISHED ME WELL

- (D) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located;

IN NO WAY WILL THIS BE DETRIMENTAL IN ANY WAY TO NEIGHBORS OR ANYBODY ELSE FOR ANY REASON

- (E) That the granting of such variance will not adversely affect the General Plan.

IN NO WAY BY DOING WHAT I PLAN MY TOTAL FOOT PRINT WILL BE APPROX 800 SQ FT ON 5 ACRES

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

17501 N. HWY 101
WILLITS, CA 95490
(707) 459-7414
Website: www.fire.ca.gov



02/07/2020

Kurt Hasen Pusch
42263 Caspar Little Lake Rd
Mendocino, CA 95460

RE: 42263 Caspar Little Lake Rd
CALFIRE#: 33-20

Mr. Pusch,

I have reviewed your request for an exception to your project at 42263 Caspar Little Lake Rd. The Department of Forestry and Fire Protection has granted your request for an exception to:

14 CCR 1276.01 Setback for Structure Defensible Space

- (a) All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road.

Due to the extenuating circumstances, parcel size, and facts as to why the structure needs to be closer than 30 feet from the property line, but will maintain this offices policy of setbacks no less than 10 feet, CAL FIRE will NOT be requiring any mitigations for the exception.

14CCR 1270.07 Exceptions to Standards

Upon request by the applicant, exceptions to standards within this subchapter or local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR 1270.05, where the exceptions provide the same overall practical effect as these regulations towards providing defensible space. Exceptions granted by the inspection entity shall be made on a case-by-case basis only.

If you have any questions, please contact (707) 459-7424.

Sincerely,

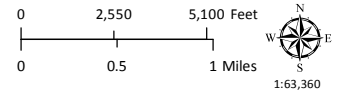
A handwritten signature in blue ink, appearing to read "S. Kirby".

Scott Kirby
Defensible Space Inspector



CASE: V 2020-0001
 OWNER: HASENPUSCH, Kurt & Nancy
 APN: 118-510-40
 APLCT: Kurt & Nancy Hasenpusch
 AGENT:
 ADDRESS: 42263 Caspar Little Lake Road, Mendocino

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads



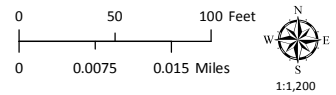
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020

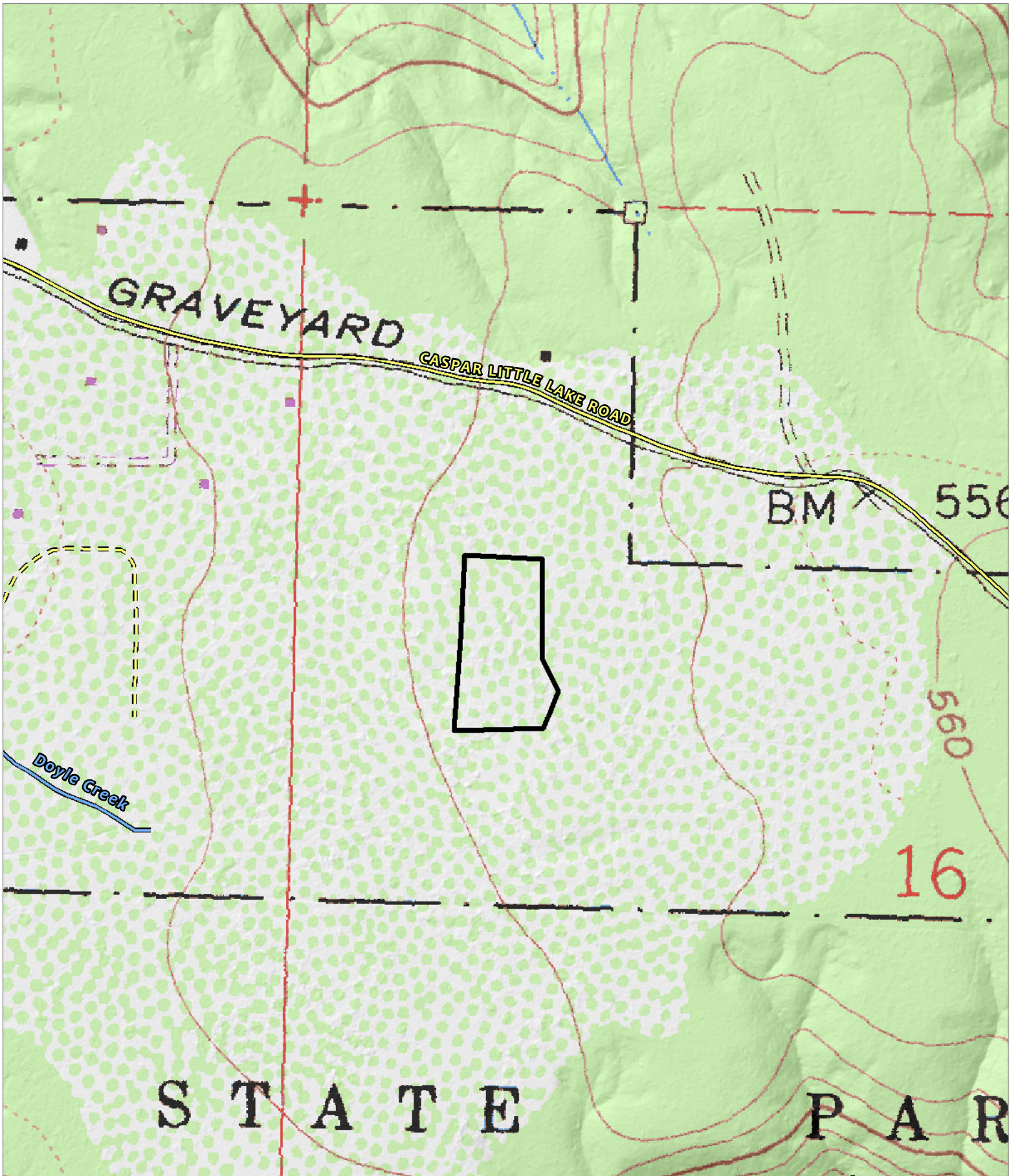


MENDOCINO COUNTY PUBLIC WORKS DEPARTMENT - 4/19/2020

CASE: V 2020-0001
OWNER: HASENPUSCH, Kurt & Nancy
APN: 118-510-40
APLCT: Kurt & Nancy Hasenpusch
AGENT:
ADDRESS: 42263 Caspar Little Lake Road, Mendocino

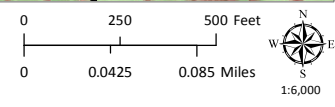


AERIAL IMAGERY



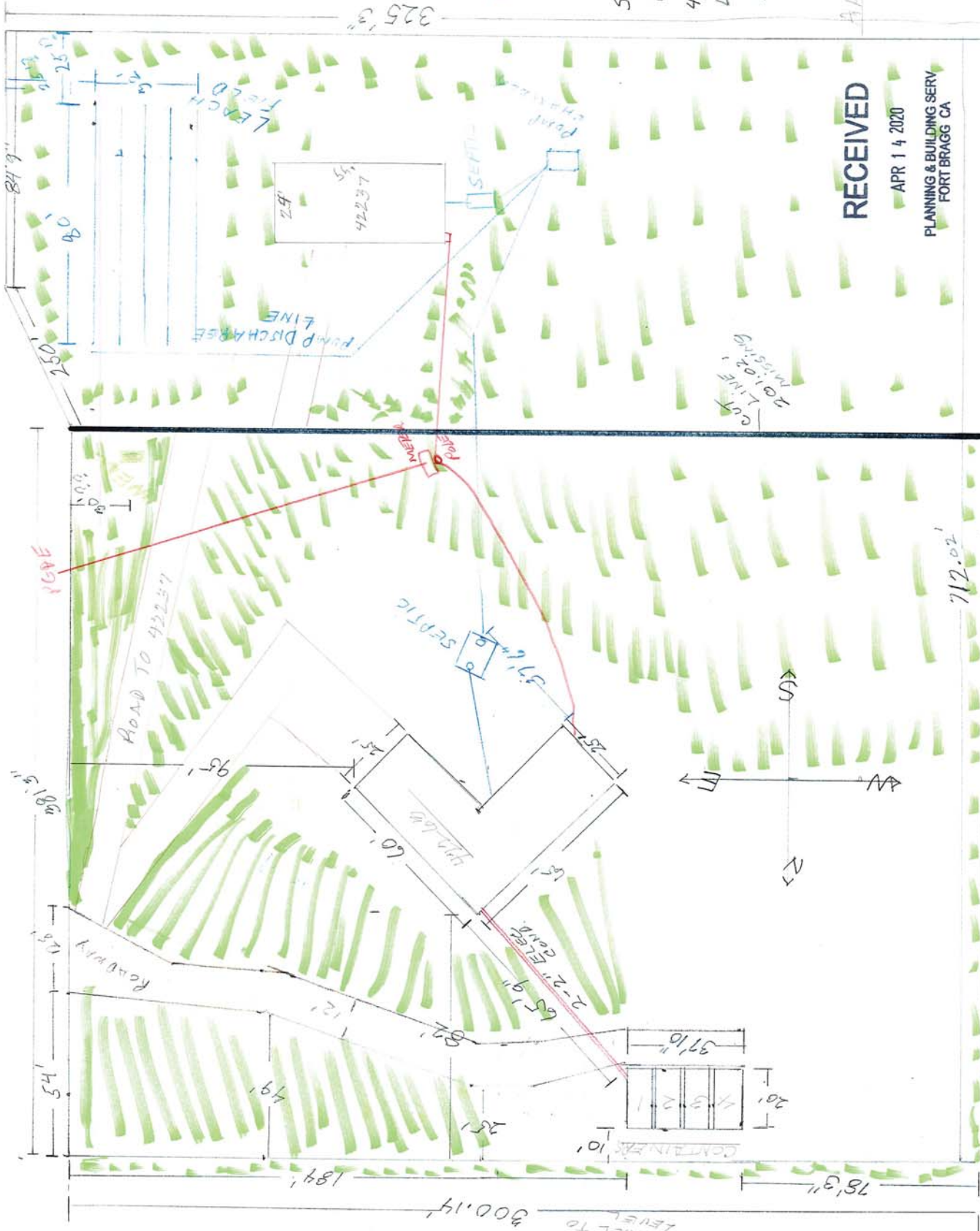
CASE: V 2020-0001
 OWNER: HASENPUSCH, Kurt & Nancy
 APN: 118-510-40
 APLCT: Kurt & Nancy Hasenpusch
 AGENT:
 ADDRESS: 42263 Caspar Little Lake Road, Mendocino

-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020



RED ELECTRIC
 BLUE SEPTIC
 BRN ROAD
 TREES

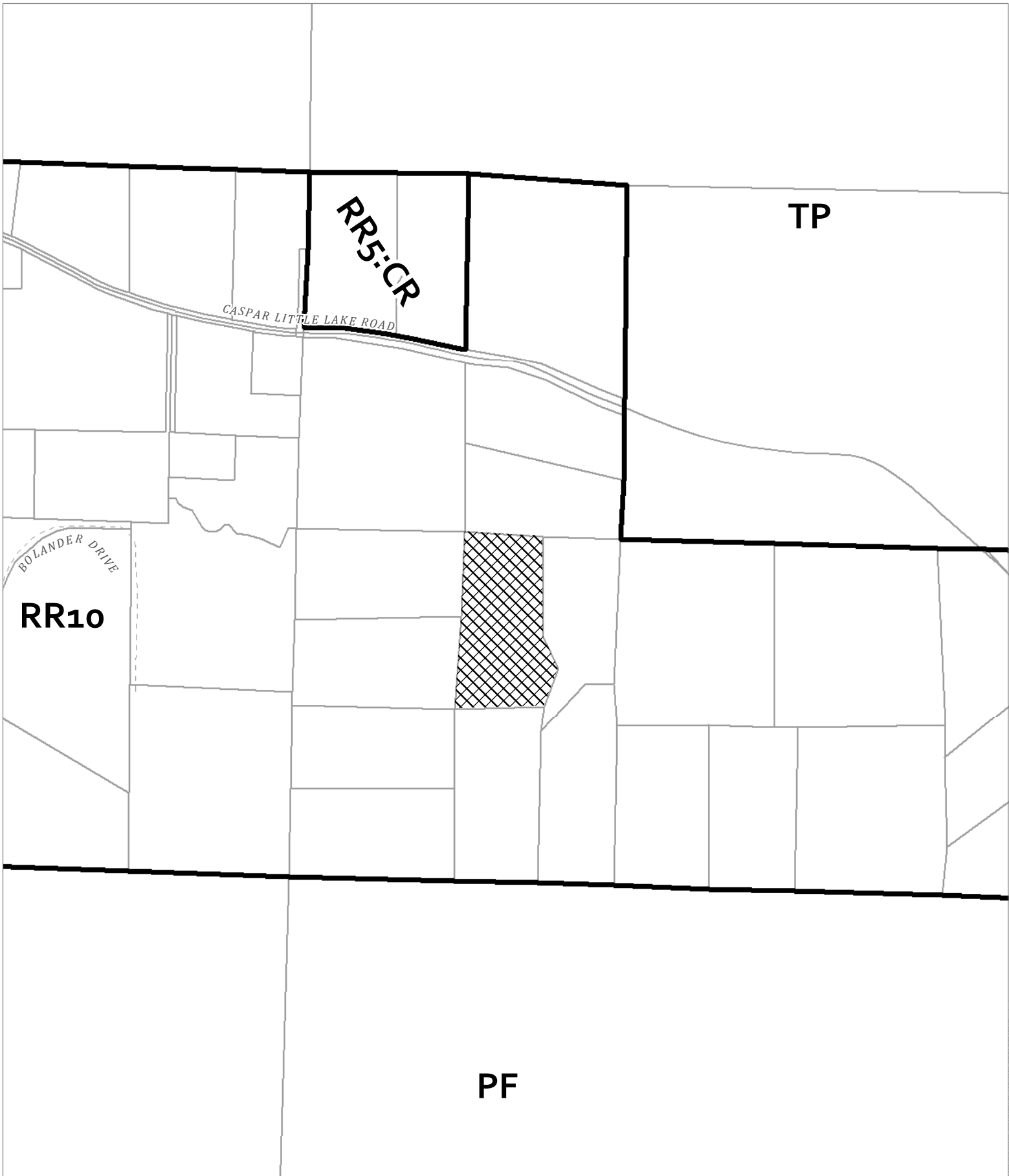
SCALE 1/8" = 10'
 HURT HASENPOSCH
 42263 CASPERA.
 LITTLE LAKE RD.
 MENDOCINO CA.
 94560

APN 18-510-4000




RECEIVED

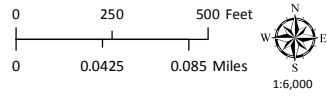
APR 14 2020
 PLANNING & BUILDING SERV
 FORT BRAGG CA

18" CONTAINER
 8'3" FRONT VIEW
 GRAVEL TO LEVEL

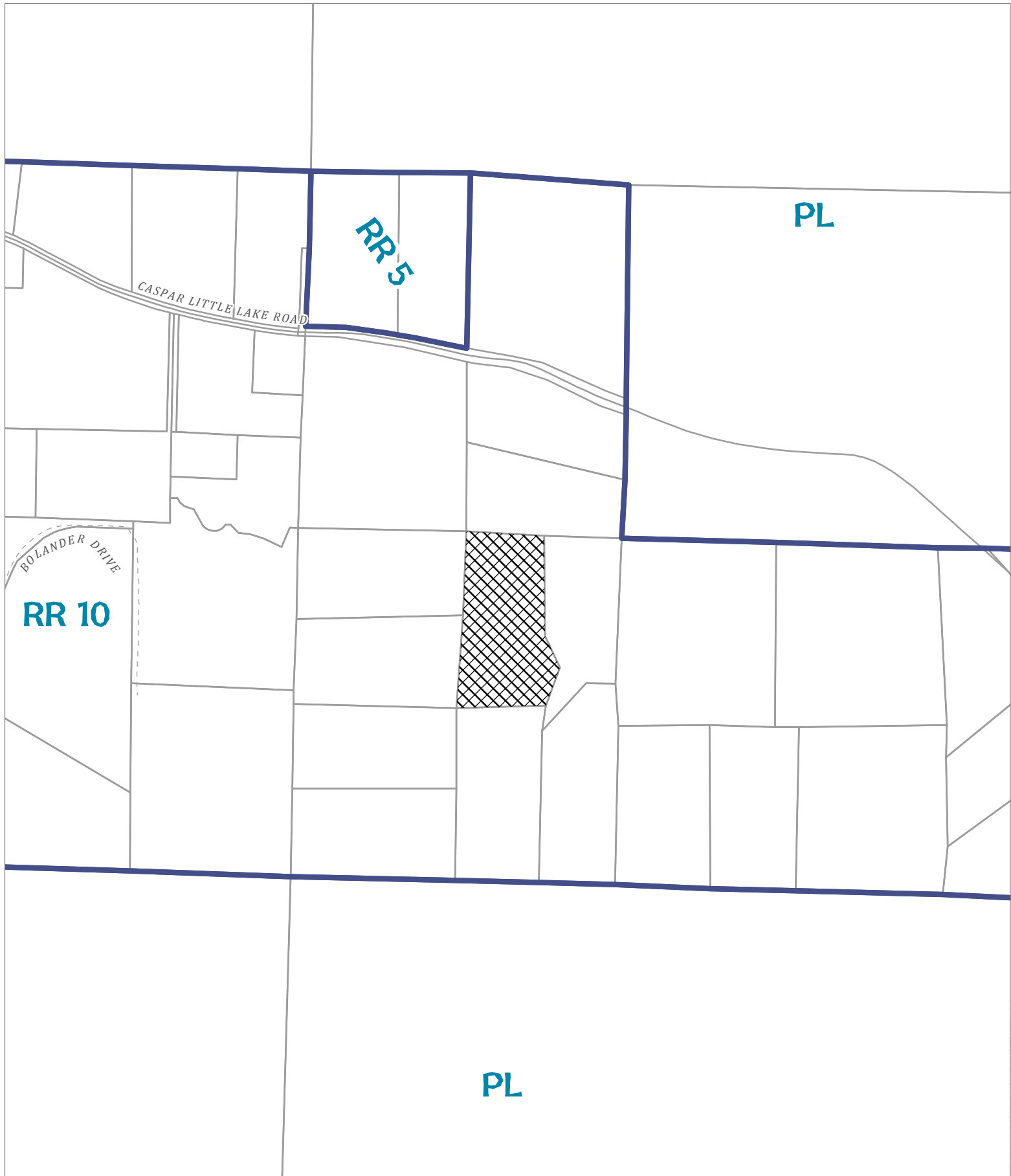


CASE: V 2020-0001
 OWNER: HASENPUSCH, Kurt & Nancy
 APN: 118-510-40
 APLCT: Kurt & Nancy Hasenpusch
 AGENT:
 ADDRESS: 42263 Caspar Little Lake Road, Mendocino




-  Zoning Districts
-  Public Roads
-  Assessors Parcels

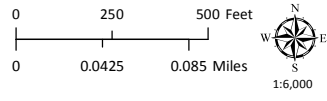


ZONING DISPLAY MAP

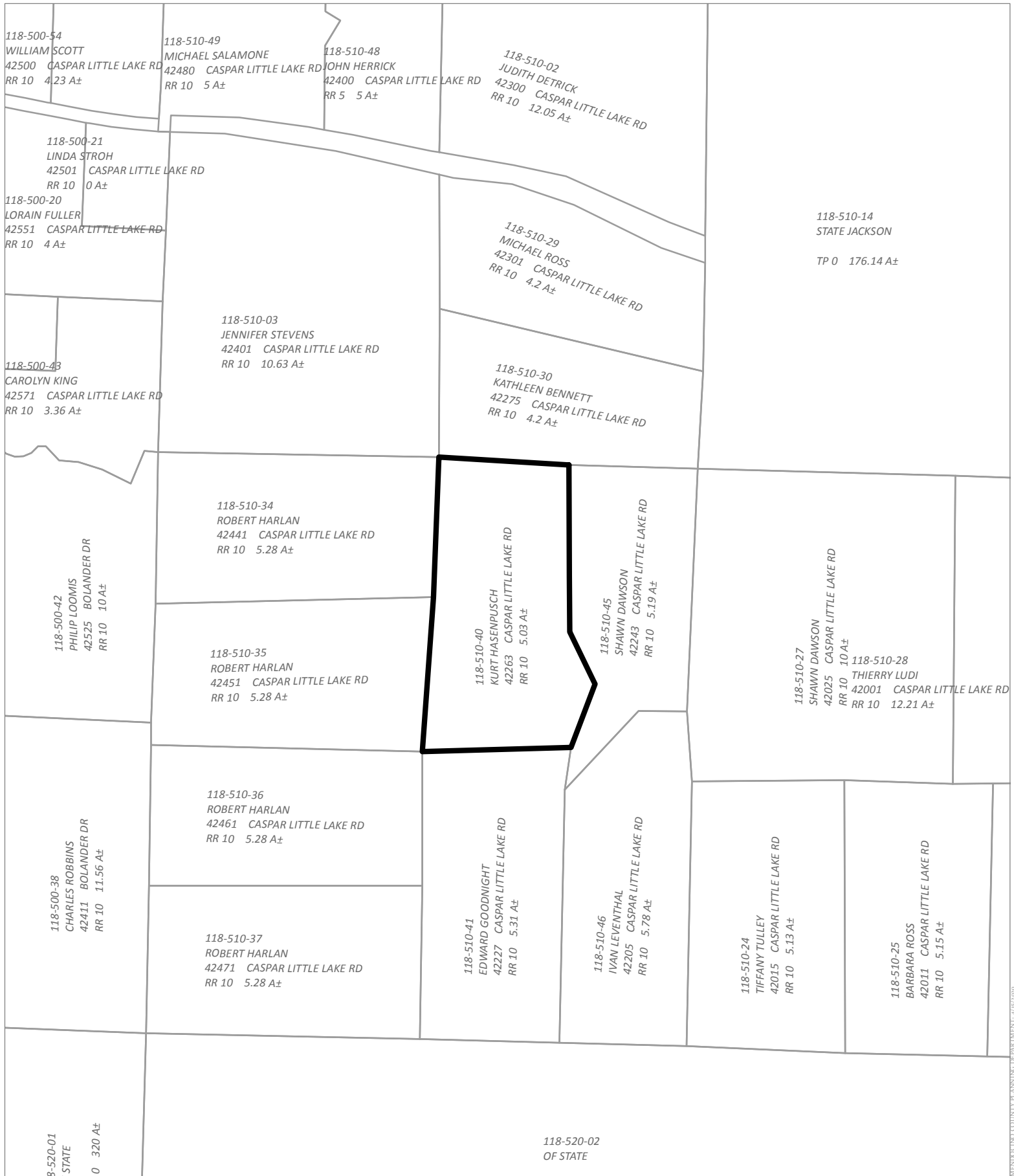


CASE: V 2020-0001
 OWNER: HASENPUSCH, Kurt & Nancy
 APN: 118-510-40
 APLCT: Kurt & Nancy Hasenpusch
 AGENT:
 ADDRESS: 42263 Caspar Little Lake Road, Mendocino

-  General Plan Classes
-  Public Roads
-  Assessors Parcels



GENERAL PLAN CLASSIFICATIONS



CASE: V 2020-0001


OWNER: HASENPUSCH, Kurt & Nancy

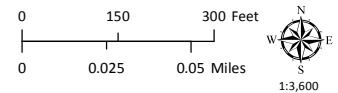
APN: 118-510-40

APLCT: Kurt & Nancy Hasenpusch

AGENT:

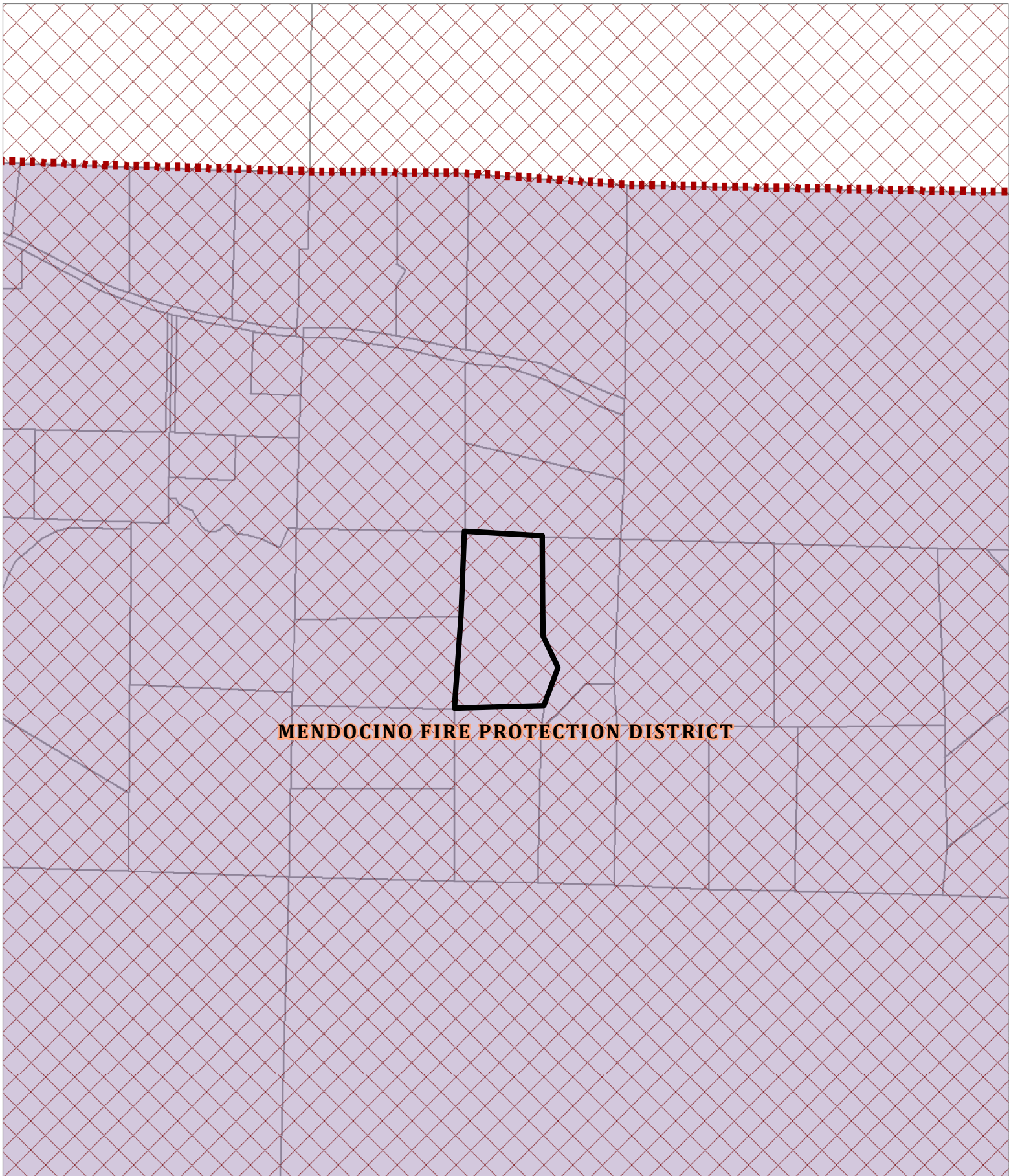
ADDRESS: 42263 Caspar Little Lake Road, Mendocino

 Assessor's Parcels






ADJACENT PARCELS

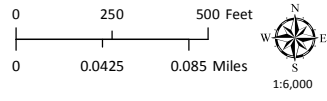
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020



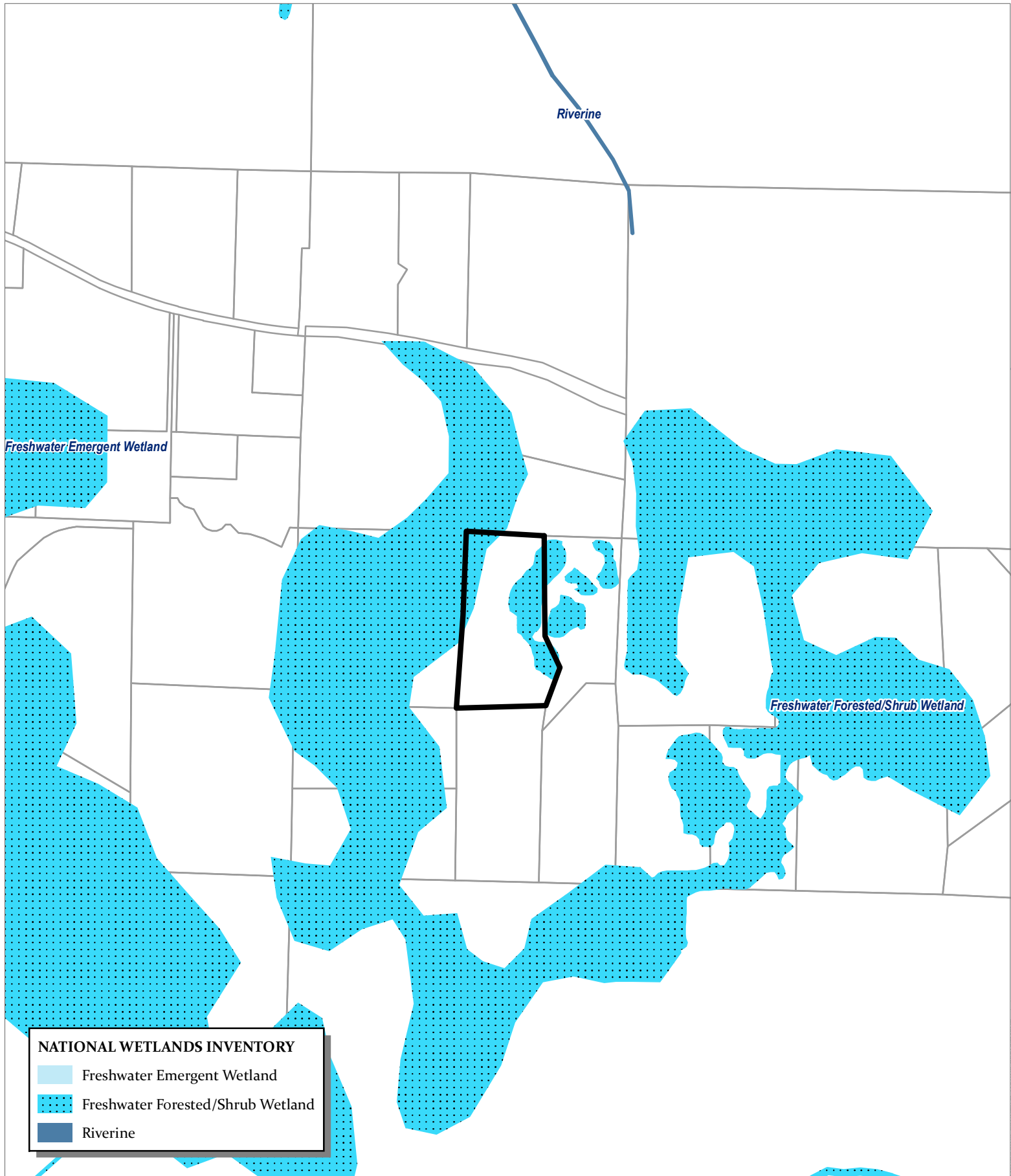
MENDOCINO FIRE PROTECTION DISTRICT

CASE: V 2020-0001
 OWNER: HASENPUSCH, Kurt & Nancy
 APN: 118-510-40
 APLCT: Kurt & Nancy Hasenpusch
 AGENT:
 ADDRESS: 42263 Caspar Little Lake Road, Mendocino

 High Fire Hazard
 County Fire Districts
 Assessors Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020

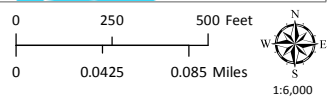


NATIONAL WETLANDS INVENTORY

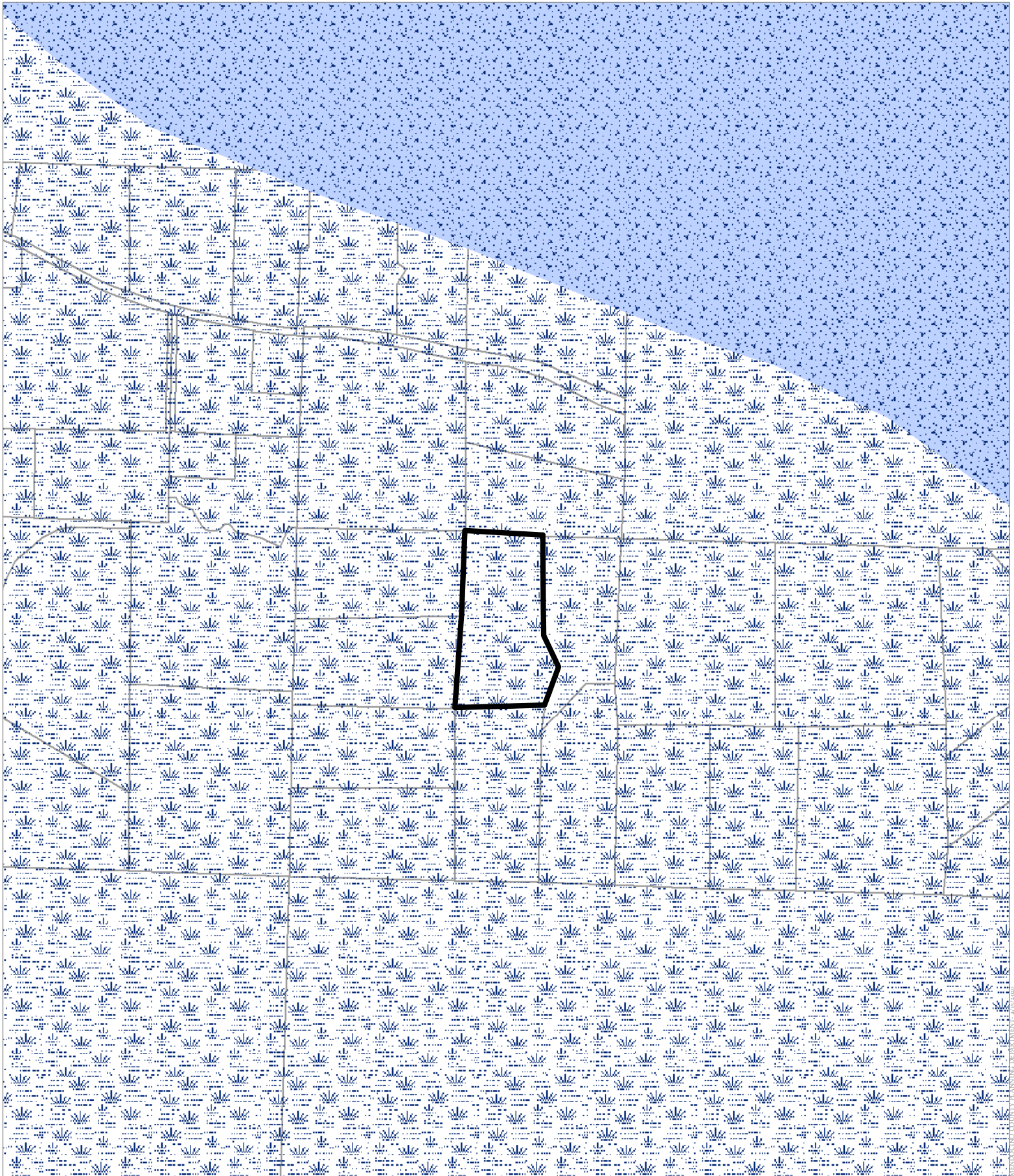
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

CASE: V 2020-0001
 OWNER: HASENPUSCH, Kurt & Nancy
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Assessors Parcels

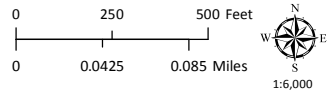


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020

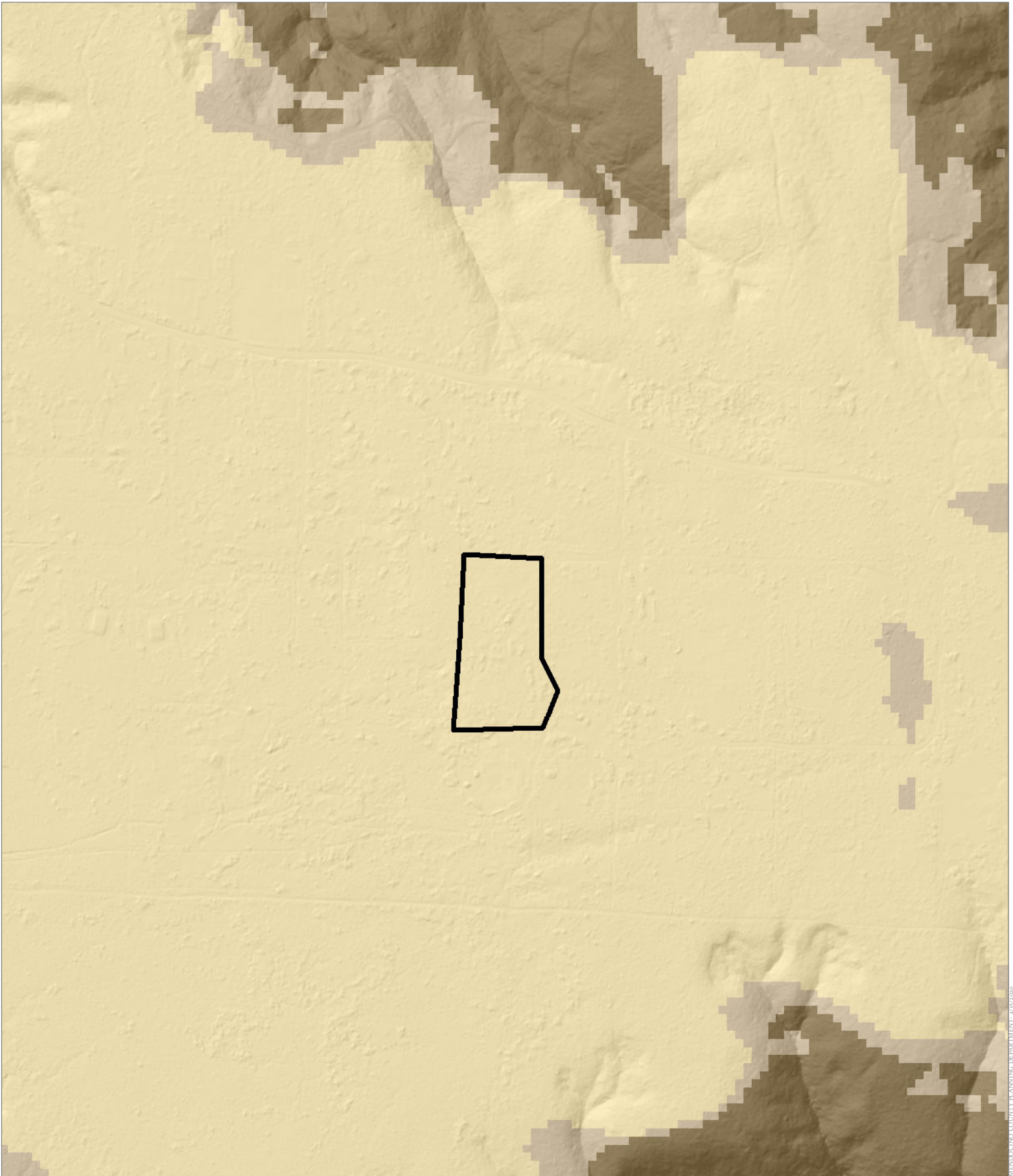


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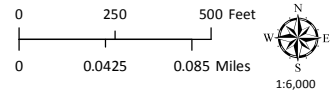
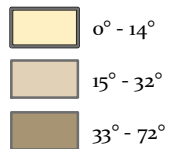
-  Marginal Water Resources
-  Critical Water Resources Bedrock
-  Assessors Parcels



GROUND WATER RESOURCES

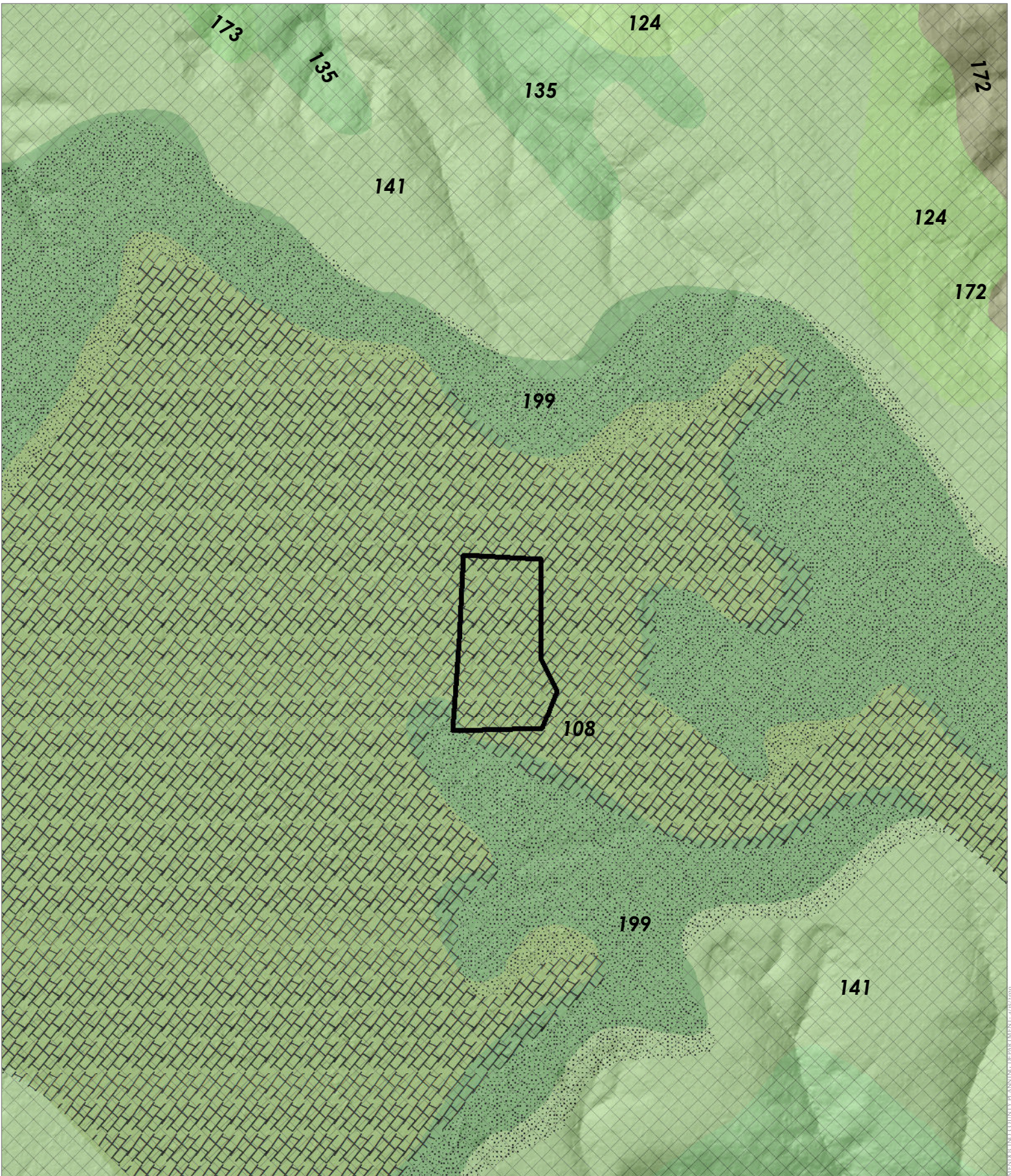


CASE: V 2020-0001
OWNER: HASENPUSCH, Kurt & Nancy
APN: 118-510-40
APLCT: Kurt & Nancy Hasenpusch
AGENT:
ADDRESS: 42263 Caspar Little Lake Road, Mendocino






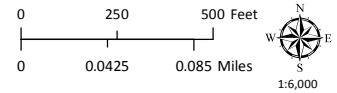
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020

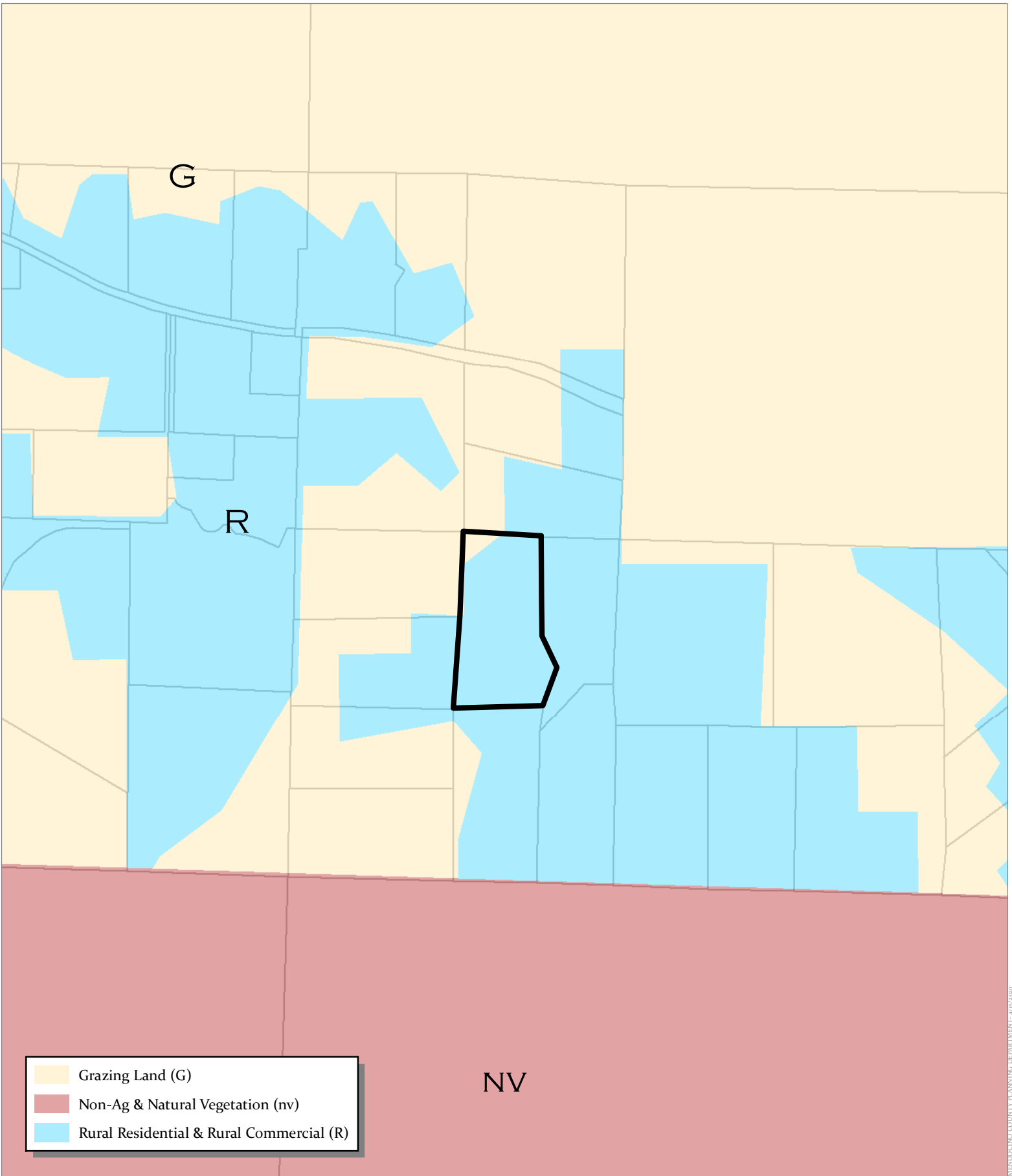





CASE: V 2020-0001
 OWNER: HASENPUSCH, Kurt & Nancy
 APN: 118-510-40
 APLCT: Kurt & Nancy Hasenpusch
 AGENT:
 ADDRESS: 42263 Caspar Little Lake Road, Mendocino

-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine




WESTERN SOIL CLASSIFICATIONS

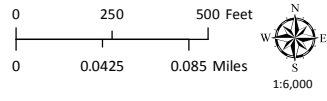


	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)
	Rural Residential & Rural Commercial (R)

NV

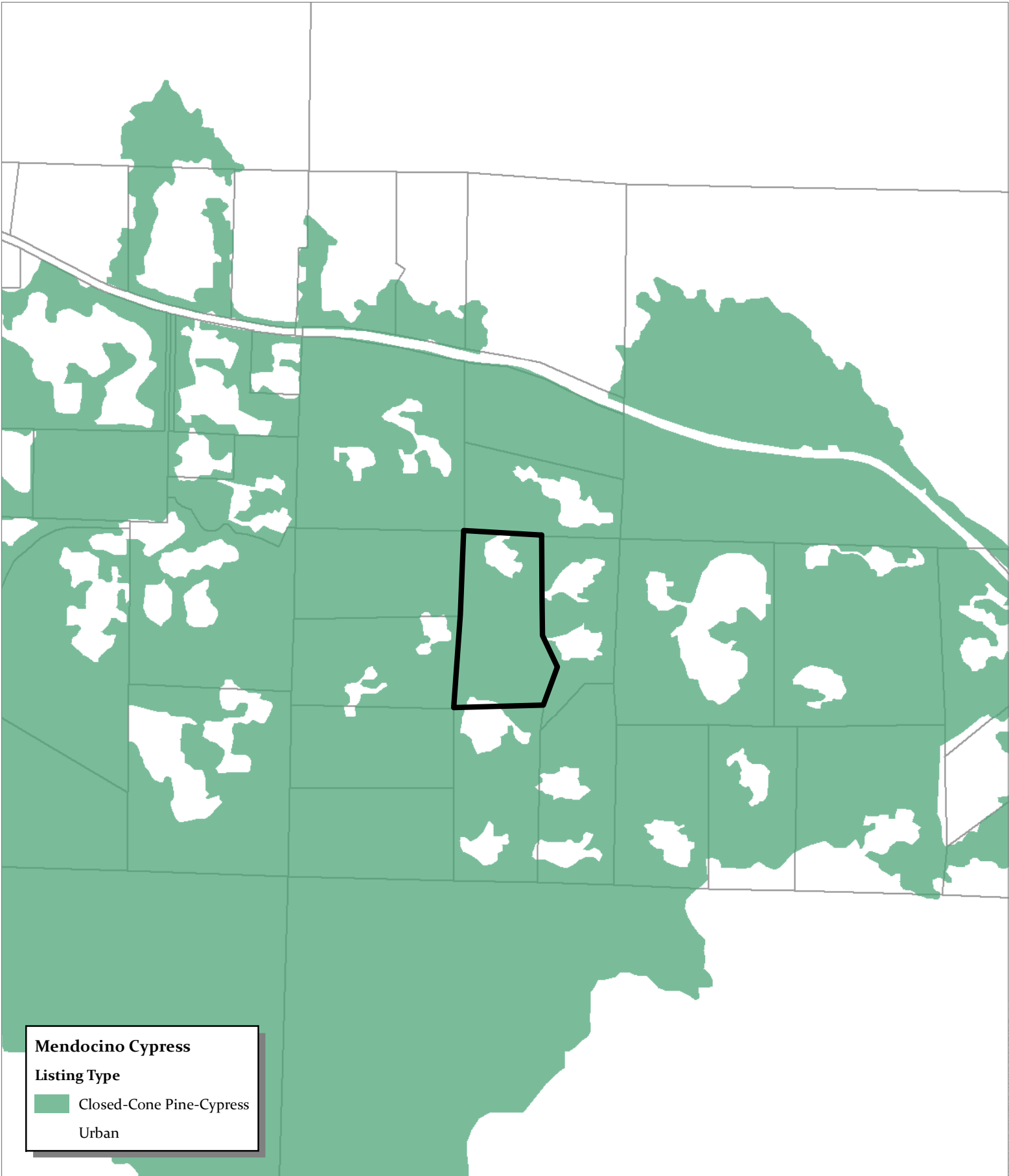
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 Assessors Parcels



FARMLAND CLASSIFICATIONS

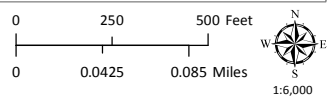
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020



Mendocino Cypress
Listing Type
 Closed-Cone Pine-Cypress
 Urban

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MENDOCINO COUNTY PLANNING DEPARTMENT - 4/19/2020

MENDOCINO CYPRESS