



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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January 26, 2021

**PUBLIC NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino County Coastal Permit Administrator at their regular meeting on Thursday, February 11, 2021 at 10:00 a.m. will conduct a public hearing on the following project that is located in the Coastal Zone at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally and via telecomment in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

**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 second residential unit, 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 single-family residence, 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; APN: 118-050-05.

**ENVIRONMENTAL DETERMINATION:** Categorical Exempt

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** JESSIE WALDMAN

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W. Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by February 10, 2021 or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas> and must be received prior to 7:00 a.m. the morning of the meeting.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

IGNACIO 'NASH' GONZALEZ, Interim Director of Planning and Building Services



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**COASTAL PERMIT ADMINISTRATOR  
STAFF REPORT FOR STANDARD CDP**

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**FEBRUARY 11, 2021  
CDP\_2020-0021**

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**SUMMARY**

**OWNER/APPLICANT:** CAROL PEARCE  
15164 CASPAR RD  
CASPAR, CA 95420

**AGENT:** JAY ANDREIS  
PO BOX 699  
FORT BRAGG, CA 95437

**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 second residential unit, 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 single family residence, including the construction of new wood fencing (Phase 2). Including the connection to existing well and utilities.

**TOTAL ACREAGE:** 1.2± Acres

**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; APN: 118-050-05.

**GENERAL PLAN:** General Plan, Coastal Element Chapter 4.9, Rural Residential, Rural Residential, 5-acre minimum with an alternate density of 2-acre minimum, RR5(2)

**ZONING:** Mendocino Coastal Zone Code, Rural Residential, Rural Residential, 5-acre minimum with an alternate density of 2-acre minimum, RR5(2)

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**ENVIRONMENTAL DETERMINATION:** Categorical Exempt: Existing Facilities (Class 1 - 15301(d)) "Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety; and New Construction - (Class 3 - 15303(e)) "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences."

**APPEALBLE:** YES (West of 1<sup>st</sup> Public Road & Highly Scenic Area)

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** JESSIE WALDMAN

## BACKGROUND

**PROJECT DESCRIPTION:** 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.

**APPLICANT'S STATEMENT:** *Renovate existing primary single family residence, remove existing attached garage and replace with detached garage. Replace existing secondary SFR in kind with proposed single family residence. Renovate existing detached garage and carport. Install new septic system. Install new 6' cedar privacy fence.*

### **RELATED APPLICATIONS ON-SITE:**

- CCC-1-90-90W – Relocate Shed
- IC\_2019-0502 – Unpermitted development of remodeling of both the SFR and SRU, the construction of a new garage and shed and tree removal.
- ST27533 – Approved Septic, Pending issuance of CDP

### **Neighboring Property**

- APN: 118-050-04 - CDP\_2010-0004 - Accessory Structures, including Guest Cottage above Garage to SFR
- APN: 118-050-20 - CDP 3-93/CDAP 18/94 - Remodel SFR, addition to SRU and Accessory uses; CDP 3-93(M) Fence, pond and Guest Cottage
- APN: 118-050-23 - CDP 7-2007 - Remodel SFR and Accessory Uses
- APN: 118-080-20 - California State Park

**SITE CHARACTERISTICS:** The 1.2± acre subject parcel is located on a private road, 600± feet west of Caspar Road (CR 569), as shown on the *Location Map*. The site is surrounded by parcels of similar size and zoning of Coastal Rural Residential (RR) and are greater than 1 acres but less than 5 acres, with the exception of the parcel to the south, as shown on the *Adjacent Parcels Map*. The parcel to the south is zoned as Remote Residential (RMR), publicly owned and part of the Caspar Headlands State Beach and Preserve, with designated Caspar Doyle Creek Shoreline Access, as shown on the Local Coastal Program (LCP) *Land Use Map 15: Caspar and Zoning maps*.

The subject parcel was originally developed in 1940 with additional development in 1969. The subject parcel is currently developed with an existing 640 square foot Single Family Residence (SFR) with decking, developed in 1940. In 1969, an existing barn was converted into a 1,296 sq. ft. Second Residential Unit (SRU), with a 560 sq. ft. attached garage/carport/storage area. Other existing development includes accessory structures including a pump shed and storage shed. The SRU is a legally nonconforming use and does not propose to increase or reduce the intensity of the use, while the garage is proposed to become detached from the SRU.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR), with the exception of the adjacent parcel to the south being classified and zoned Remote Residential (RMR 20). Where the RR adjacent parcels are developed with residential uses, and the RMR adjacent parcel is public land and part of the Caspar Doyle Creek Shoreline Access, as shown on the *Aerial Imagery (Vicinity)*, *Aerial Imagery* and Local Coastal Program (LCP) *Land Use Map 15: Caspar maps*. The proposed improvements to the single family residence, second residential unit and ancillary development are consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential RR5(2)	Rural Residential RR5(2)	1.8± Acres	Residential
EAST	Rural Residential RR5(2)	Rural Residential RR5(2)	1.3± Acres	Residential
SOUTH	Remote Residential RMR20	Remote Residential RMR20	51.6± Acres	Caspar Headlands State Beach and Preserve
WEST	Rural Residential RR5(2)	Rural Residential RR5(2)	2.0± Acres	Residential

**PUBLIC SERVICES:**

Access: Private Road  
 Fire District: CalFire and Fort Bragg Rural Fire Protection District (FBFD)  
 Water District: NONE  
 Sewer District: NONE  
 School District: Mendocino Unified School District (MUSD)

**AGENCY COMMENTS:** On September 8, 2020, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project.

REFERRAL AGENCIES	COMMENT
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (Fort Bragg)	Comments
California Coastal Commission (CCC)	No Response
CalFire (Land Use)	No Response
Cloverdale Rancheria	No Response
Department of Transportation (DOT)	No Comment
Environmental Health (EH) (Fort Bragg)	No Comment
Fort Bragg Rural Fire Protection District (FBFD)	No Response
Planning Division (Ukiah)	Comments
Redwood Valley Tribe	No Comment
Sherwood Valley Band of Pomo Indians	No Response
Sonoma State University (SSU)	Comments

**LOCAL COASTAL PROGRAM CONSISTENCY**

The proposed development is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Code as detailed below:

Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area and is shown on the *LCP Land Use Map 15: Caspar* map. The subject parcel is classified as Rural Residential (RR), by the Mendocino County General Plan, as shown on the *General Plan Classifications* map.

The Coastal Element Chapter 2.2 Rural Residential classification states:

*"... is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal*

*impact on agricultural viability.”*

The Coastal Element Chapter 2.2 Non-Conforming Use objective states:

*“To allow for the continued utilization of lawfully existing improvements and uses made nonconforming by the adoption of this Coastal Element of the General Plan, where the use is compatible with adjacent land uses and where it is not feasible to replace the activity with a conforming land use. The intent is that as a result of this general plan process, if land use classification or zoning changes occur on parcels of land where improvements are in place and where activities have been or are being carried out as an allowed use in that classification or zoning district, the specific use may be continued and shall be entitled, subject to the requirement of consistency with all applicable Local Coastal Plan provisions other than land use designations, to all the rights, privileges and uses allowed prior to the classification or zoning changes. Right of expansion shall be allowed only through issuance of a conditional use permit. This section is not intended to negate the requirements for use permits when appropriate or specified elsewhere in the County Code.”*

The SRU was developed in 1969, prior to the Local Coastal Plan (LCP), and the proposed use is neither requesting to increase or be relocated and will remain within the existing SRU footprint, thus the use may continue and is consistent with Mendocino County Code Coastal Element Chapter 2.2 Rural Residential and Non-Conforming Use Policies.

The proposed development is consistent with allowed residential development and allowed accessory uses associated with residential development per Mendocino County Coastal Element Chapter 2.2.

Zoning: The project site is located within a Rural Residential (RR) district, as shown on the *Zoning Display Map*. The RR district, per Mendocino County Code (MCC) Section 20.376.005, states:

*“... is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.”*

The purpose of Nonconforming Uses and Structures, per Mendocino County Code (MCC) Section 20.480.005 and 20.480.005(A) states:

*“To allow for the continued utilization of lawfully existing improvements and uses made nonconforming by the adoption of the Coastal Element of the Mendocino County General Plan and this Division, where the use is compatible with adjacent land uses and where it is not feasible to replace the activity with a conforming land use.*

*(A) A nonconforming use is a use of a structure or land which was lawfully established and maintained prior to the adoption of this Division but which does not conform with the use regulations for the zone in which it is located.”*

Nonconforming Uses and Structures may be continued and maintained, per Mendocino County Code (MCC) Section 20.480.010(A), states:

*“(A) A legal nonconforming use or structure may be continued if it conforms to the following criteria:*

*(1) If the existing use is contained within a structure built or modified to accommodate the existing use, conformance is required with the applicable building code and/or zoning code in effect at the time of construction or modification.*

*(2) The use must be compatible with adjacent land uses, such that its hours of operation, noise levels, aesthetic impacts, and traffic to the site do not now significantly adversely impact adjacent land uses."*

Remodeling, rehabilitation and reconstruction of legal nonconforming structures may occur, per Mendocino County Code (MCC) Section 20.480.015, states:

*"Existing legal nonconforming structures may be remodeled, rehabilitated or reconstructed as long as the exterior dimensions of the building remain the same."*

Expansion or Reduction of Nonconforming Uses, per Mendocino County Code (MCC) Section 20.480.025(A), states:

*Existing legal nonconforming uses conforming with Section 20.480.010 may be expanded or reduced to a use of lesser intensity through the issuance of a Coastal Development Use Permit*

While the SRU is by definition a legal non-conforming use, developed in 1969 and prior to the Local Coastal Plan (LCP) and the proposed project includes the separation of the existing garage/carport/storage from the SRU, the foot print of the proposed use is neither requesting to expanded or be reduced to a use of lesser intensity, thus the reconstruction is consistent with county code, per Mendocino County Code (MCC) Zoning Ordinance Chapter 20.480.

The parcel's RR zoning designation requires a 5-acre minimum parcel size; where the established parcel is 1.2± acres in size and is considered consistent to lot size requirements. The RR district setback limitations are 20 feet for each front and rear yard and 6 feet for each side yard. No corridor preservation setback applies along the private road, as the subject parcel is the second to the last parcel accessed through the private road. The proposed project and improvements will be consistent with the RR district setbacks, as shown on the *Site Plan* map.

The maximum building height allowed in the RR District is 18 feet above the natural grade for Highly Scenic Areas west of State Route 1 (SR 1), such as the project site. As currently proposed, the development will be a maximum height of 17 feet 9 inches and will be consistent with the RR district maximum building height allowed, as shown on the *Proposed SFR & Garage Elevations* map.

The maximum allowed lot coverage for parcels of this size located within an RR District is 20 percent. The proposed development increases the lot coverage by 0.9 percent, from 4.6 percent to 5.5 percent, and will be consistent with the RR district maximum allowed lot coverage, as shown on the *Site Plan* map.

A minimum of two off-street parking spaces are required per residential unit. There are six spaces existing and the site has more than adequate capacity for the required parking, as shown on the *Site Plan* map, and will be consistent with the Off-Street residential parking requirements, per MCC Section 20.472.015.

As currently proposed, the project will conform to the development standards of MCC Chapters 20.376, 20.444 and 20.456, 20.472 and 20.480 and 20.532 and Division II of Title 20 of Mendocino County Code.

Visual Resources: The site is mapped as a Highly Scenic Area, as shown in the *Highly Scenic & Tree Removal Areas Map*, and the proposed development is subject to Policy 3.5-1 and 3.5-3 of the Coastal Element, which states:

*"...The scenic and visual qualities of Mendocino County coastal areas*

*shall be considered and projected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas...*

*"...Any development permitted in these areas shall provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes..."*

MCC Section 20.504.015(C)(3) (Highly Scenic Areas) states:

*(3) New development shall be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings.*

**Condition 10** is recommended to require an exterior finish schedule for proposed materials and colors which will be visually compatible with the character of the surrounding area consistent with Mendocino County Coastal Element Policies 3.5-1 and 3.5-3 and Section 20.504.015(C) of the Mendocino County Code.

MCC Section 20.504.035 (Exterior Lighting Regulations) states:

*(A) "Essential criteria for the development of night lighting for any purpose shall take into consideration the impact of light intrusion upon the sparsely developed region of the highly scenic coastal zone.*

*(2) Where possible, all lights, whether installed for security, safety, or landscape design purposes, shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed.*

*(3) Security lighting and flood lighting for occasional and/or emergency use shall be permitted in all areas."*

**Condition 11** is recommended to require exterior lighting to be kept to the minimum necessary for safety and security purposes and to be downcast and shielded, and positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Mendocino County Coastal Element Policies 3.5-1 and 3.5-3 and Section 20.504.035 of the Mendocino County Code.

As conditioned, the proposed project will not increase view obstruction from nearby public areas and is visually compatible with the character of surrounding areas and will be consistent with Mendocino County Coastal Element Policies 3.5-1 and 3.5-3 and MCC Chapter 20.504 regulations for parcels to be developed within Highly Scenic Areas.

Hazards Management: The property is in an area of "High Fire Hazard" severity rating, as shown on the *Fire Hazard Zones & Responsibility Areas* map. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Fort Bragg Rural Fire Protection District (FBFD). The proposed project was referred to both fire protection agencies, where FBFD had no response as of this date. A State Fire Safe Regulations Application Form, CalFire File Number 259-20, was issued for the project. **Conditions 4 and 5** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan will be addressed. With the inclusion of these conditions, the



proposal would be consistent with Mendocino County policies for fire protection.

As conditioned, the proposed project will be consistent with MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards.

Habitats and Natural Resources: Both the Mendocino County Coastal Element and Mendocino County Code (MCC) address Environmentally Sensitive Habitat Areas (ESHA). MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures. The site is primarily designated as barren, with a portion as mapped riparian areas to the north of all proposed development, as shown on the *LCP Habitats & Resources* map.

Teresa Spade of Spade Natural Resources Consulting conducted a site visit and prepared a written statement, as shown in the *SNRC Letter, March 6, 2020* map, which states:

*“Some tree removal occurred fairly recently, including removal of eucalyptus, pine and acacia. All but one of these trees is 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 consist 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 wetland 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 it characterized by impacts from many years of residential use, it is my professional opinion that a botanical survey is not warranted.”*

As proposed, the project will occur within already disturbed areas, thereby minimizing impacts to potential sensitive habitats and species within the vicinity. Staff finds the project will not significantly impact sensitive habitats or resources. The proposed project is consistent with MCC Chapter 20.496 regulations for Environmentally Sensitive Habitat Areas (ESHA).

Grading, Erosion, and Run Off: The area of the proposed project is relatively flat and some grading will be required to accommodate the proposed development, specifically the proposed septic replacement. The proposed replacement septic system is located in a relatively flat area, just west of the existing SFR. Best Management Practices shall be implemented during construction to prevent delivery of sediment over the bluff edge. **Conditions 4 and 5** requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any grading, erosion and runoff protection and hazard area policies or plans will be addressed.

The proposed project is consistent with MCC Chapter 20.492 regulations for Grading, Erosion and Runoff Standards.

Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Critical Water Resource Area, as shown on the *Ground Water Resources* map. The proposed development includes the development of a replacement septic system and connection to the existing well

on site. The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. DEH responded with comments stating a septic permit, (ST27533) has been approved but not issued, to support a three bedroom residence. DEH also responded with comments that the SRU will require a proof of water test. **Conditions 4 and 5** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any groundwater and DEH regulations will be addressed. **Condition 12** is recommended to ensure the proposed development has septage and leach field approval and adequate water supply which will be consistent with Chapter 20.516 of the Mendocino County Code and DEH regulations. Prior to final of a Building Permit, final approval and installation of the septic permit shall be completed, as well as proof of water for the SRU, per Department of Environment Health regulations.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources and DEH regulations.

Archaeological/Cultural Resources: The proposed development was referred to Northwest Information Center at Sonoma State University (SSU), where it was recommended a cultural resources survey be conducted. The proposed project was presented to the Mendocino County Archaeological Commission (ARCH), where it was determined that no survey be required with the recommendation of **Conditions 8 and 9**, where the Archaeological Commission recommends including a discovery clause as part of the conditions of project approval and photographic documentation of the 1940 SFR be collected and submitted to the Mendocino County Historical Society and the Northwest Information Center.

Staff notes that **Condition 8** advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project. **Condition 9** is recommended to ensure photographic documentation of the 1940 SFR be collected and submitted to the Mendocino County Historical Society and the Northwest Information Center.

The project was referred to three local tribes for review and comment: Sherwood Valley Rancheria, Redwood Valley Rancheria, and the Cloverdale Rancheria. As of this date, no response has been received from the Sherwood Valley Rancheria and the Cloverdale Rancheria local tribes, where the Redwood Valley Rancheria local tribe responded with no comment. Without additional conditions, Staff recommends that the project is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources, including Coastal Element Policy 3.5-10.

Transportation/Circulation: The project would not contribute a significant amount of new traffic on local and regional roadways. The proposed project was referred to the Mendocino County Department of Transportation (DOT) and CalFire for input. A State Fire Safe Regulations Application Form, CalFire File Number #259-20, was issued for the project, where the project is subject to address and driveways standards. DOT responded with no comment at this time. **Conditions 4 and 5** requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any for transportation, utilities and public services protection policies or plans will be addressed.

With added conditions, Staff finds the project consistent with Mendocino County policies for transportation, utilities and public services protection and will be consistent with MCC Chapter 20.516 regulations.

Public Access: The site is located west of Caspar Road (CR 569), west of State Route (SR 1) and is adjacent to the Caspar Headlands State Beach and Preserve, with designated Caspar Doyle Creek Shoreline Access, as shown on the *LCP Land Use Map 15: Caspar* map. The proposed project will not impact any existing or proposed public access.

Without additional conditions, Staff finds the project to be consistent with Mendocino County policies for Coastal Shoreline Access Element Chapters 3.6 and Chapter 4.9; and will be consistent with MCC Chapter 20.528 regulations.

**ENVIRONMENTAL DETERMINATION:** The project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Article 19, Section 15301, Class 1(d), restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety; and Section 15303, Class 3(e), Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

### **PROJECT FINDINGS AND CONDITIONS**

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed after-the-fact construction of a detached garage and tool shed, rebuild the existing 1969 second residential unit, including removal of a portion of its attached garage and storage space, construction of a new detached garage and replacement septic system (Phase 1); rebuild and construct additional living space to the existing 1940 single family residence, the construction of new wood fencing (Phase 2); the connection to existing well and utilities and adopts the following findings and conditions.

#### **FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. The proposed development of rebuilding the single family residence and existing second residential unit, accessory structures and ancillary development are principally permitted uses within the Rural Residential land use classification and are consistent with the intent of the Rural Residential Classifications; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development of rebuilding the single family residence and existing second residential unit, accessory structures and ancillary development would be provided with adequate utilities, access roads, drainage, and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development of rebuilding the single family residence and existing second residential unit, accessory structures and ancillary development is consistent with the purpose and intent of the Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas, and building height, setback from property boundaries and lot coverage; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. Restoration of the single family residence and existing second residential unit, accessory structures and ancillary developments are categorically exempt pursuant to Article 19, Section 15301, Class 1(d) and Section 15301, Class 3(e), and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development of rebuilding the single family residence and existing second residential unit, accessory structures and ancillary development will not have any adverse impact on any known archaeological or paleontological resources, and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Restoration of the single family residence and existing second residential unit, accessory structures and ancillary developments are not anticipated to significantly affect demands on public services.

7. Pursuant with MCC Section 20.532.095(B), the proposed development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located between the first public road and the sea and is not designated as a potential public access point.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required permits for the proposed development of rebuilding the single family residence and existing second residential unit, accessory structures and ancillary developments as required by the Building Inspection Division of the Department of Planning and Building Services, Department of Transportation and Division of Environment Health.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Coastal Code.

9. Prior to issuance of a Building Permit associated with the single family residence built in 1940, the property owner shall provide photographic documentation of the 1940 SFR be collected and submitted to the Mendocino County Historical Society and the Northwest Information Center.
10. Prior to issuance of a Building Permit, the property owner shall furnish exterior finish schedule consistent with Mendocino County Coastal Element Policies 3.5-1 and 3.5-3 and Mendocino County Code of Ordinances Section 20.504.015(C), for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
11. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details consistent with Mendocino County Coastal Element Policies 3.5-1 and 3.5-3 and Mendocino County Code of Ordinances Section 20.504.035, for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
12. Prior to final of a Building Permit, final approval and installation of the septic permit shall be completed, as well as proof of water for the Second Residential Unit, per Department of Environment Health regulations.

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DATE

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JESSIE WALDMAN  
PLANNER II

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

**ATTACHMENTS:**

- |   |  |
|---|--|
| A. Location Map                             | M. Garage Elevations                         |
| B. Aerial Map(Vicinity)                     | N. Zoning Display Map                        |
| C. Aerial Map                               | O. General Plan Classifications              |
| D. Topographical Map                        | P. LCP Land Use Map 15: Caspar               |
| E. Site Map                                 | Q. LCP Land Capabilities & Natural Hazards   |
| F. Existing SFR                             | R. LCP Habitats & Resources                  |
| G. Proposed SFR & Garage Floor Plans        | S. Appealable Areas                          |
| H. Proposed SFR 2 <sup>nd</sup> Floor Plans | T. Adjacent Parcels                          |
| I. Proposed SFR & Garage Elevations         | U. Fire Hazards Zones & Responsibility Areas |
| J. Existing SRU Floor Plans                 | V. Groundwater Resources                     |
| K. Proposed SRU Floor Plans                 | W. Highly Scenic & Tree Removal Areas        |
| L. Proposed SRU Elevations                  | X. SNRC Letter, March 6, 2020                |

**REFERENCES:**

(Coastal Element) Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan, Coastal Element. 1985. Accessed December 22, 2020, at: <https://www.mendocinocounty.org/government/planning-building-services/plans/coastal-element>

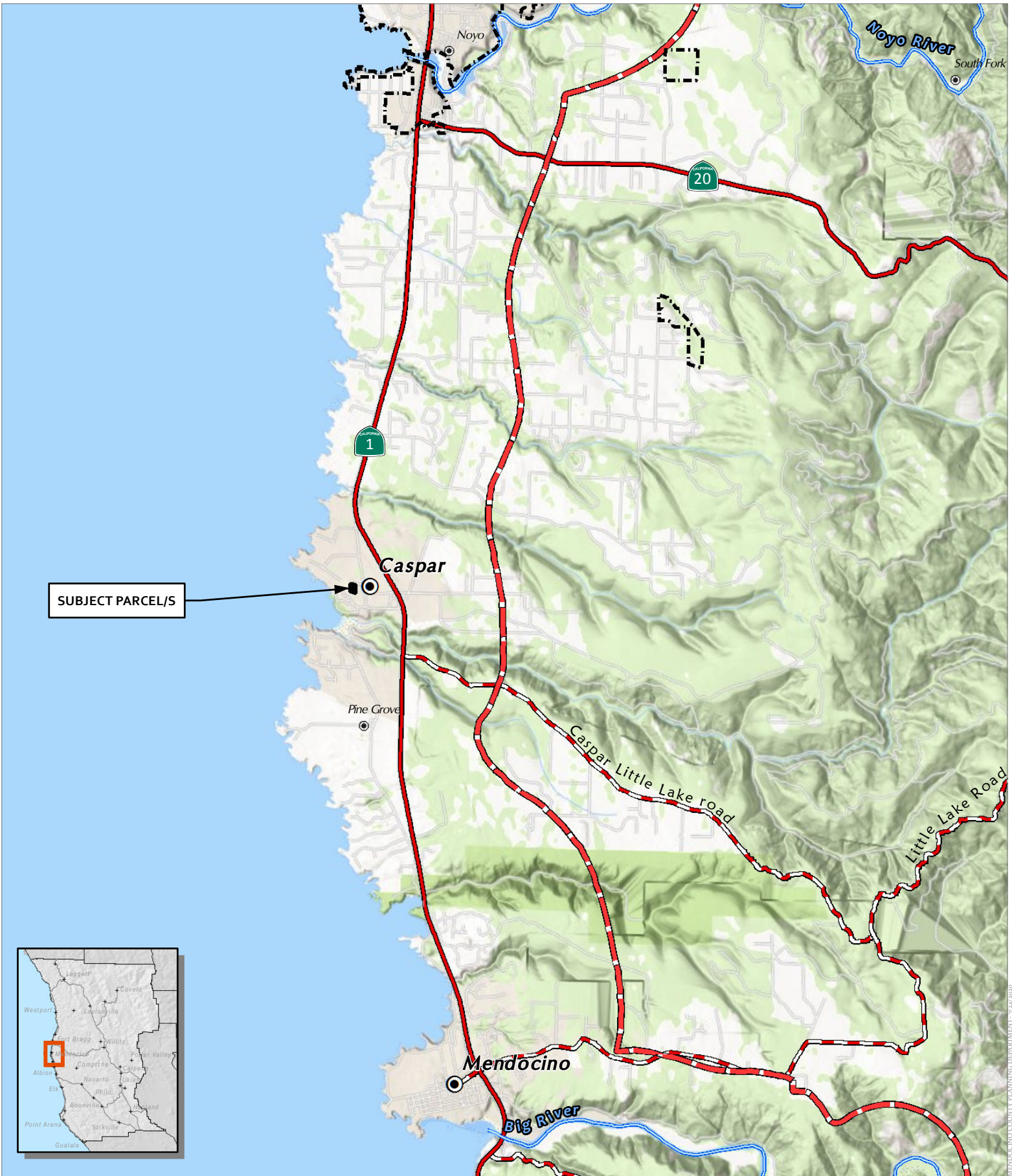
(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991. Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code. Accessed December 22, 2020, at: [https://library.municode.com/ca/mendocino\\_county/codes/code\\_of\\_ordinances?nodeId=MECOCO\\_TIT20\\_ZOOR\\_DIVIIMECOCOZOCO](https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20_ZOOR_DIVIIMECOCOZOCO)

Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 15 – Caspar [map]. 1985. Accessed December 22, 2020, at: <https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps>.

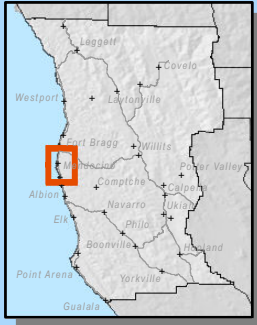
Mendocino County Department of Planning & Building Services. June 2011. Fire Hazard Zones & Fire Responsibility Areas [map]. Accessed December 22, 2020, at: [https://www.mendocinocounty.org/government/planning/Fire\\_Hazard\\_Severity\\_Map.pdf](https://www.mendocinocounty.org/government/planning/Fire_Hazard_Severity_Map.pdf).

Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed December 22, 2020, at: [http://www.co.mendocino.ca.us/planning/pdf/12x36\\_Coastal\\_Groundwater\\_Areas.pdf](http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf)

Spade Natural Resources Consulting, Letter for 15164 Caspar Road, dated March 6, 2020.

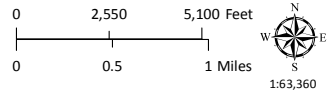


SUBJECT PARCELS



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

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



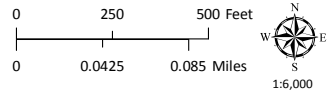
LOCATION MAP  
 ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT 7/24/2020



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

- Major Towns & Places
- Private Roads
- Driveways/Unnamed Roads
- Named Rivers
- Public Roads

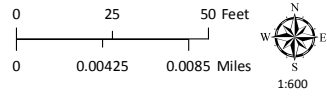






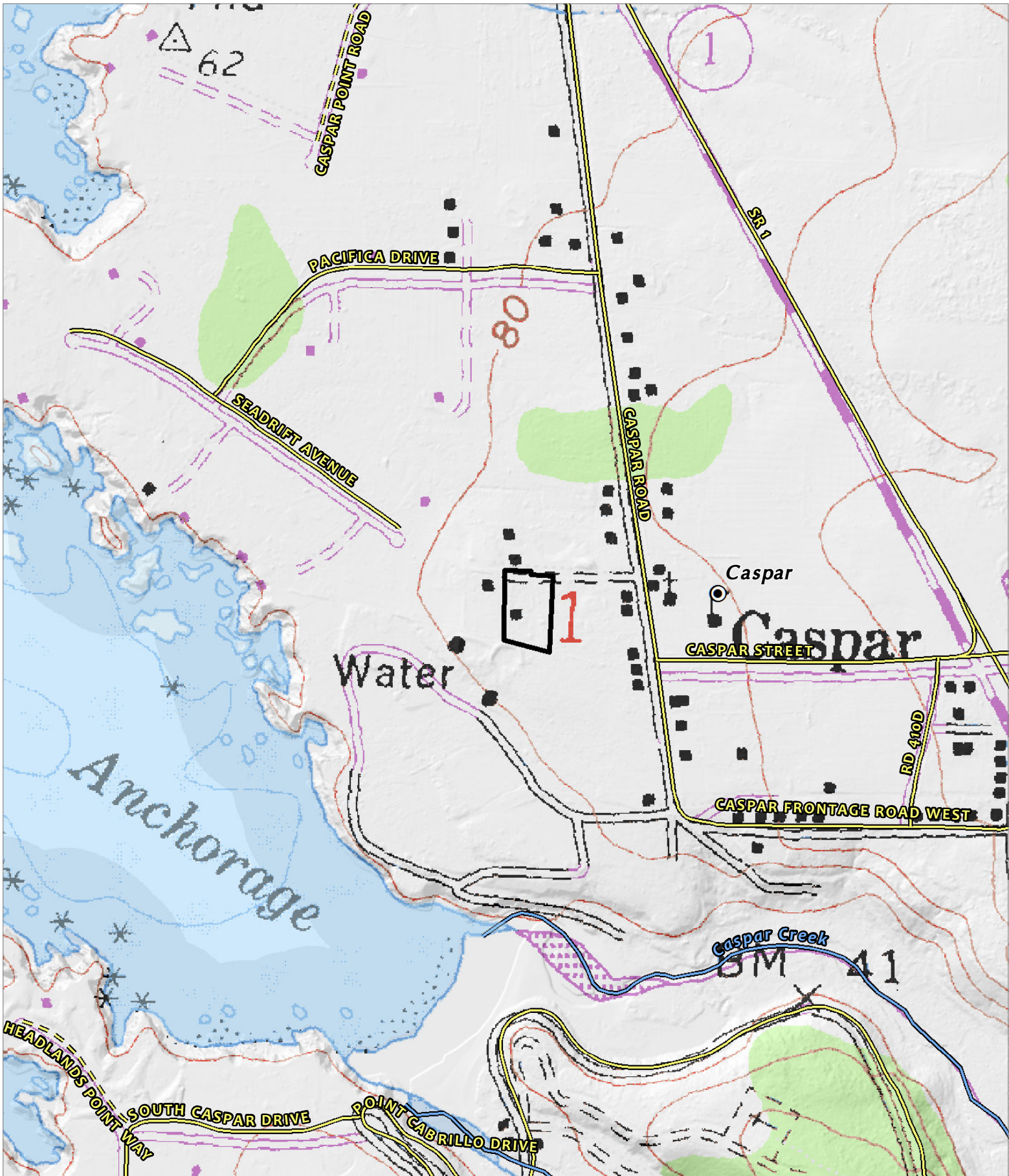
MENDOCINO COUNTY PLANNING DEPARTMENT 7/24/2020

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



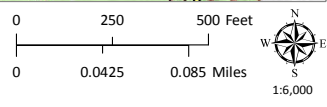
----- Driveways/Unnamed Roads

AERIAL IMAGERY  
ATTACHMENT C



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

- Major Towns & Places
- Private Roads
- Driveways/Unnamed Roads
- Named Rivers
- Public Roads

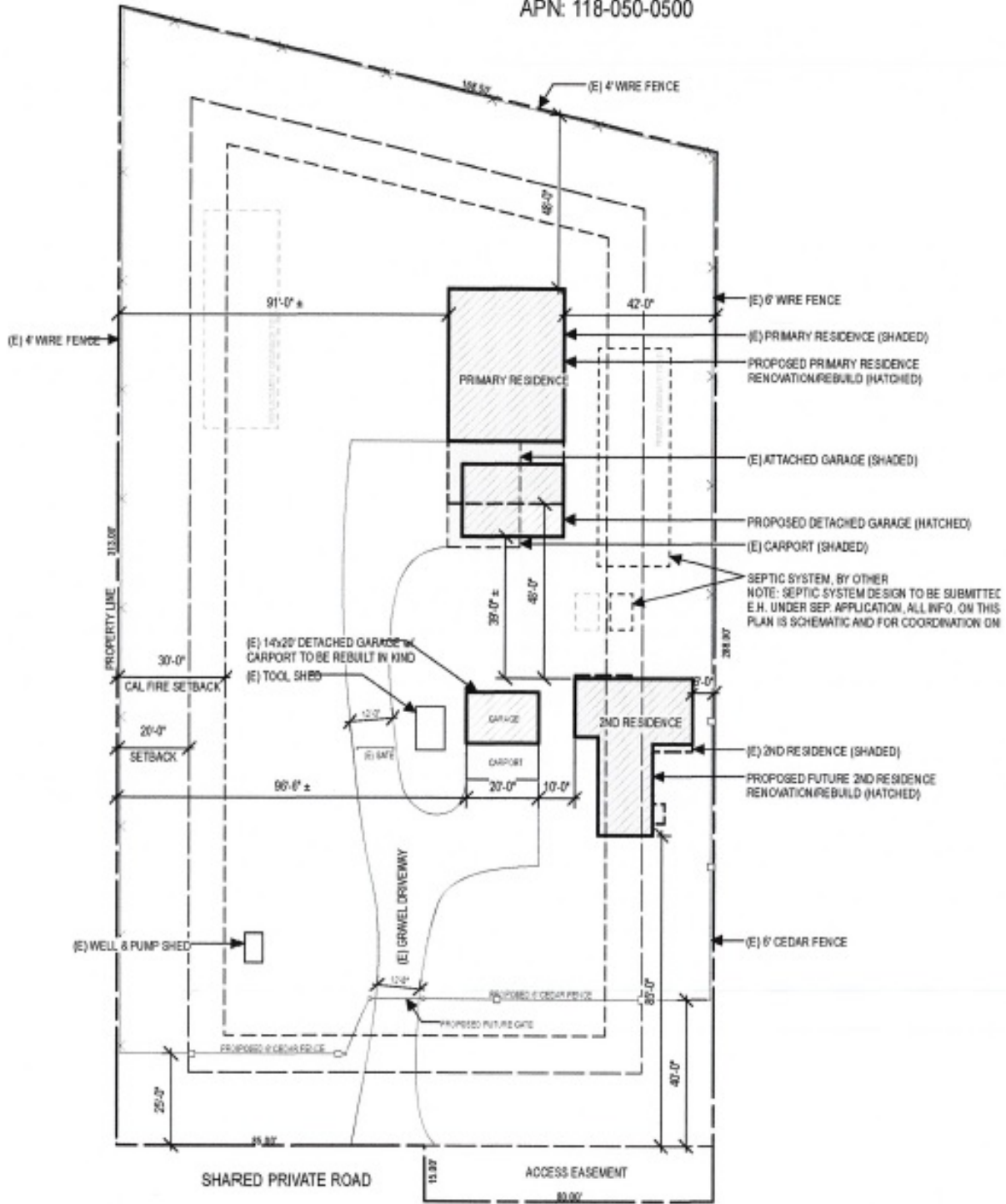


TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

ATTACHMENT D

# PEARCE RESIDENCE

15164 Caspar Road  
 CASPAR, CA 95420  
 APN: 118-050-0500



1

## SITE PLAN

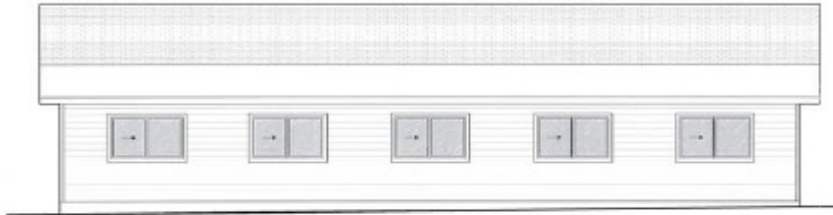
Scale: 1" = 40 ft

THIS SITE PLAN IS NOT A SURVEY, SITE PLAN & INFORMATION WITHIN PROVIDED BY OWNER

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



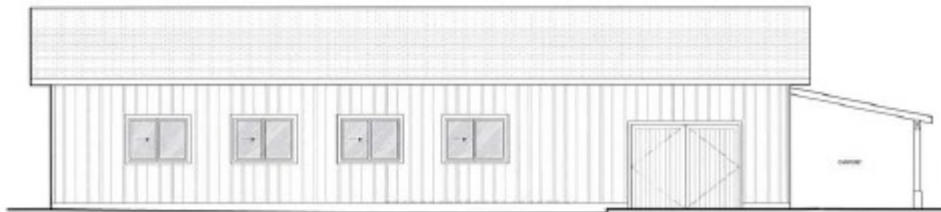
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Scale 1/8" = 1'-0"



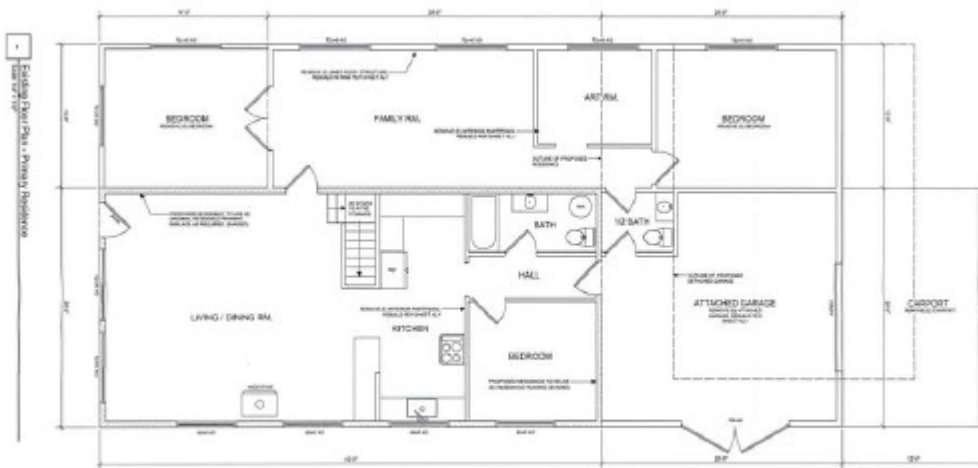
3 Existing West Elevation  
Scale 1/8" = 1'-0"



2 Existing South Elevation  
Scale 1/8" = 1'-0"

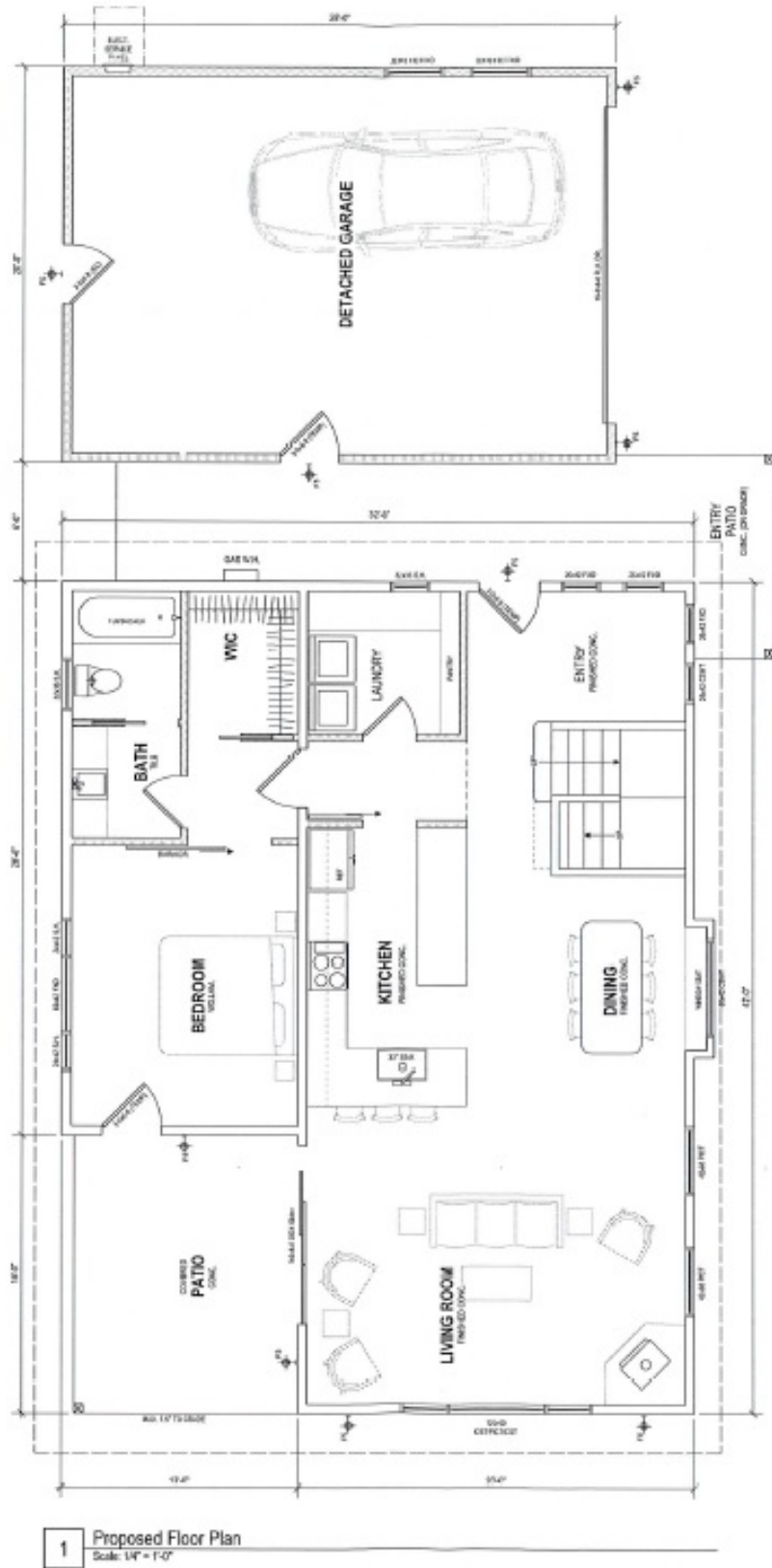


1 Existing East Elevation  
Scale 1/8" = 1'-0"



1 Existing First Floor - Primary Residence  
Scale 1/8" = 1'-0"

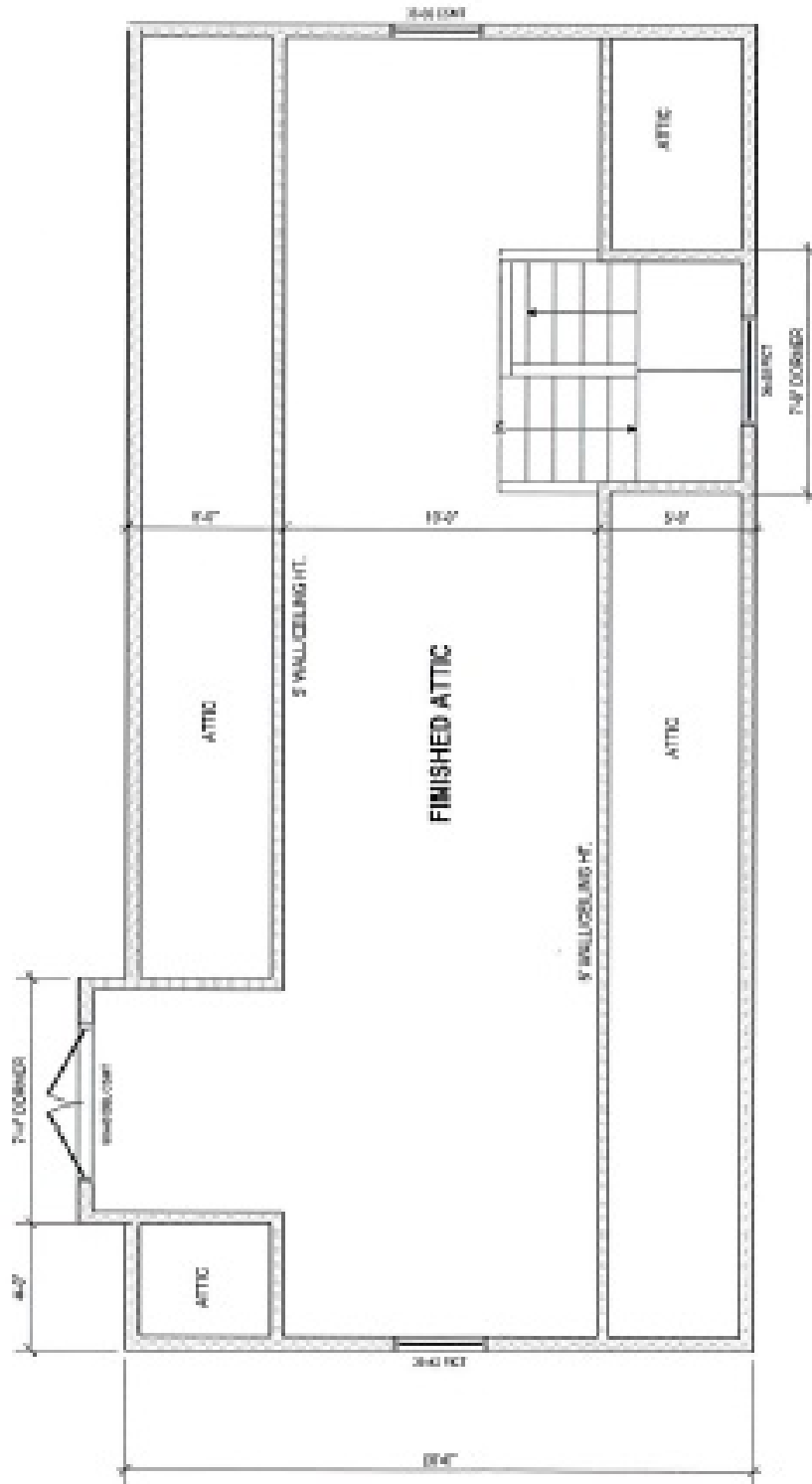
CASE: CDP 2020-0021  
 OWNER: PEARCE, Carol, ET AL  
 APN: 118-050-05  
 APLCT: Carol Pearce  
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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020

CASE: CDP 2020-0021  
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PROPOSED SFR & GARAGE FLOOR  
 ATTACHMENT G



2

Attic Plan  
Scale: 1/4" = 1'-0"

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020

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 OWNER: PEARCE, Carol, ET AL  
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 APLCT: Carol Pearce  
 AGENT: Jay Andreis  
 ADDRESS: 15164 Caspar Road, Caspar



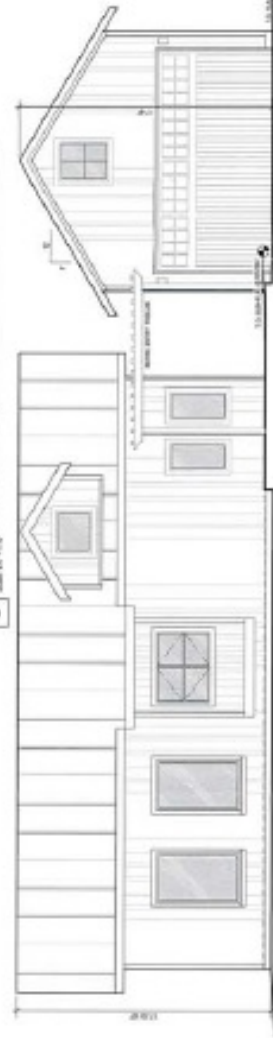
4 Proposed North Elevation (House)  
Scale 1/8" = 1'-0"



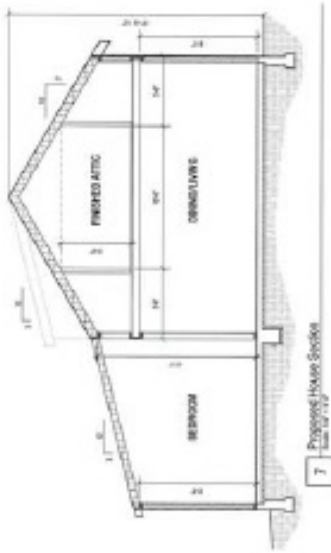
3 Proposed West Elevation (House + Garage)  
Scale 1/8" = 1'-0"



2 Proposed South Elevation (House)  
Scale 1/8" = 1'-0"



1 Proposed East Elevation (House + Garage)  
Scale 1/8" = 1'-0"



7 Proposed House Section  
Scale 1/8" = 1'-0"

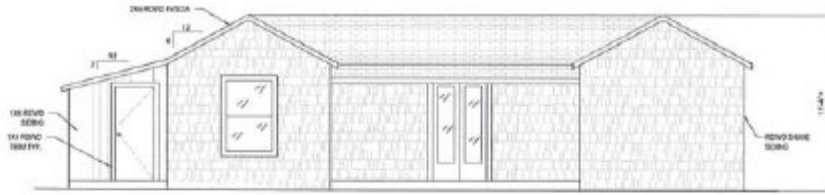


6 Proposed North Elevation (Garage)  
Scale 1/8" = 1'-0"

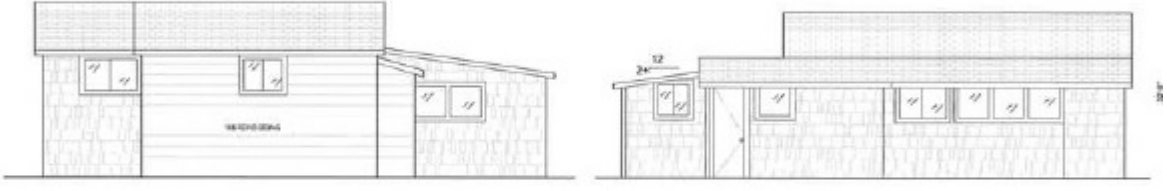


5 Proposed South Elevation (Garage)  
Scale 1/8" = 1'-0"

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



**4A** Existing East Elevation  
Scale: 1/4" = 1'-0"



**3A** Existing North Elevation  
Scale: 1/4" = 1'-0"

**2B** Existing South Elevation  
Scale: 1/4" = 1'-0"



**1A** Existing West Elevation  
Scale: 1/4" = 1'-0"



**A** Existing Floor Plan - Second Unit  
Scale: 1/4" = 1'-0"

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



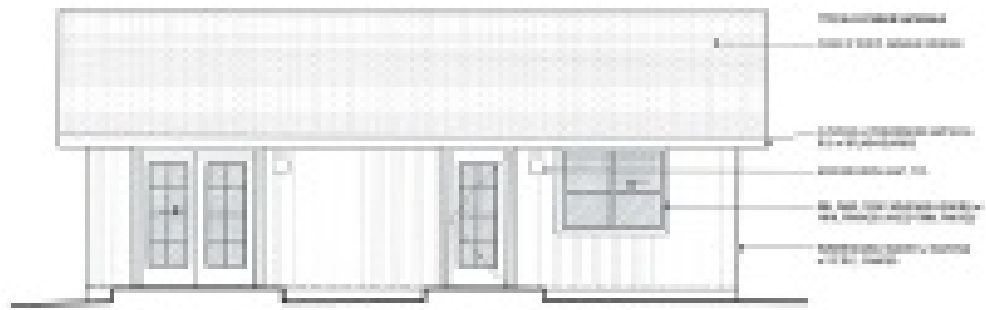


Proposed SRU Floor - Second Unit

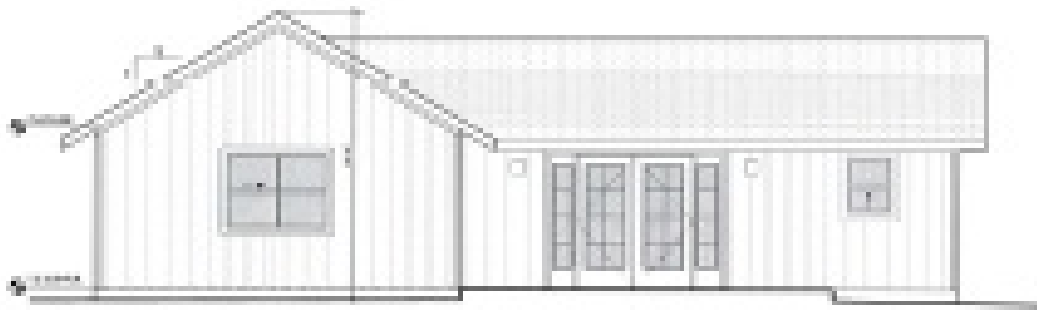
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020

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

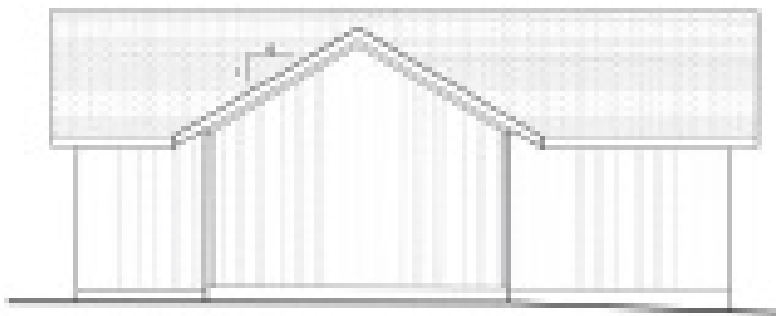
PROPOSED SRU FLOOR  
 ATTACHMENT K



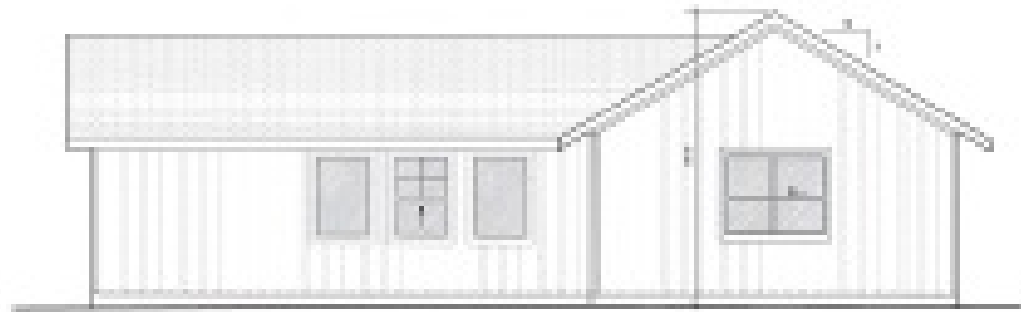
4 Proposed South Elevation  
12/12/20



3 Proposed East Elevation  
12/12/20



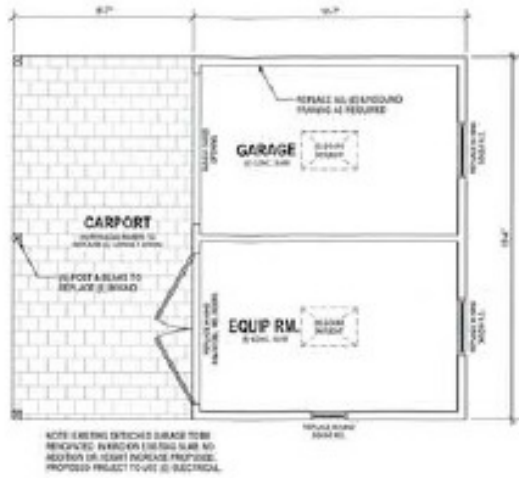
2 Proposed North Elevation  
12/12/20



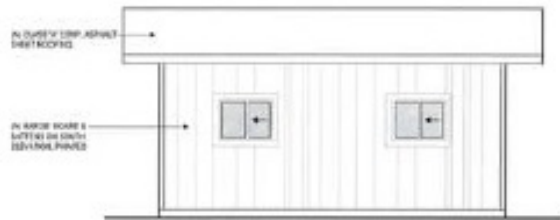
1 Proposed West Elevation  
12/12/20

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020

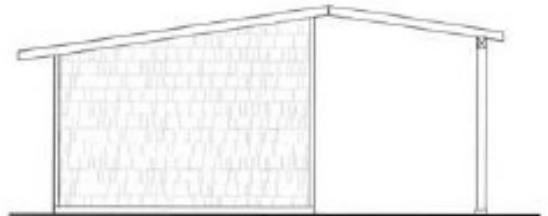
CASE: CDP 2020-0021  
 OWNER: PEARCE, Carol, ET AL  
 APN: 118-050-05 **GAYLE CIRCLE**  
 APLCT: Carol Pearce  
 AGENT: Jay Andreis  
 ADDRESS: 15164 Caspar Road, Caspar



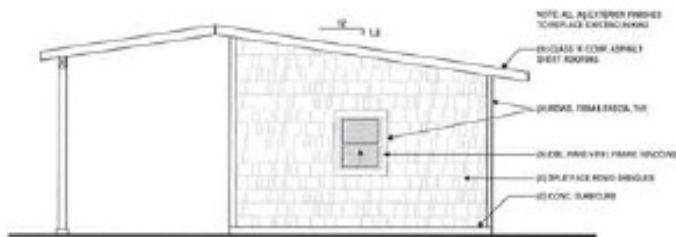
**B** Existing Floor Plan - Detached Garage  
Scale: 1/4" = 1'-0"



**4B** South Elevation  
Scale: 1/4" = 1'-0"



**3B** East Elevation  
Scale: 1/4" = 1'-0"

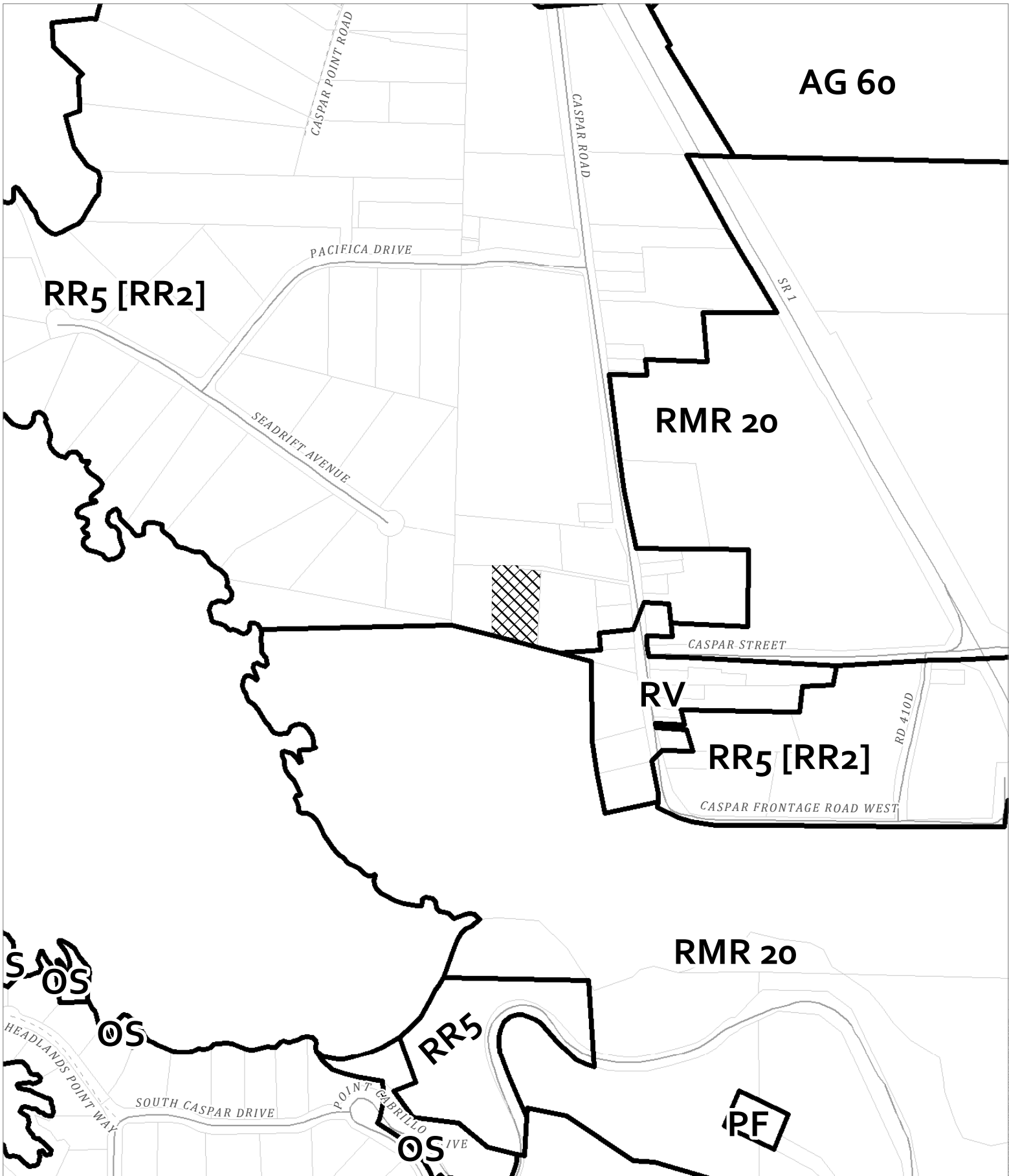


**2B** West Elevation  
Scale: 1/4" = 1'-0"






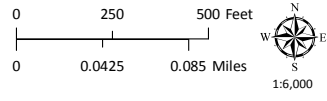
**1B** North Elevation  
Scale: 1/4" = 1'-0"

CASE: CDP 2020-0021  
OWNER: PEARCE, Carol, ET AL  
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APLCT: Carol Pearce  
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ADDRESS: 15164 Caspar Road, Caspar

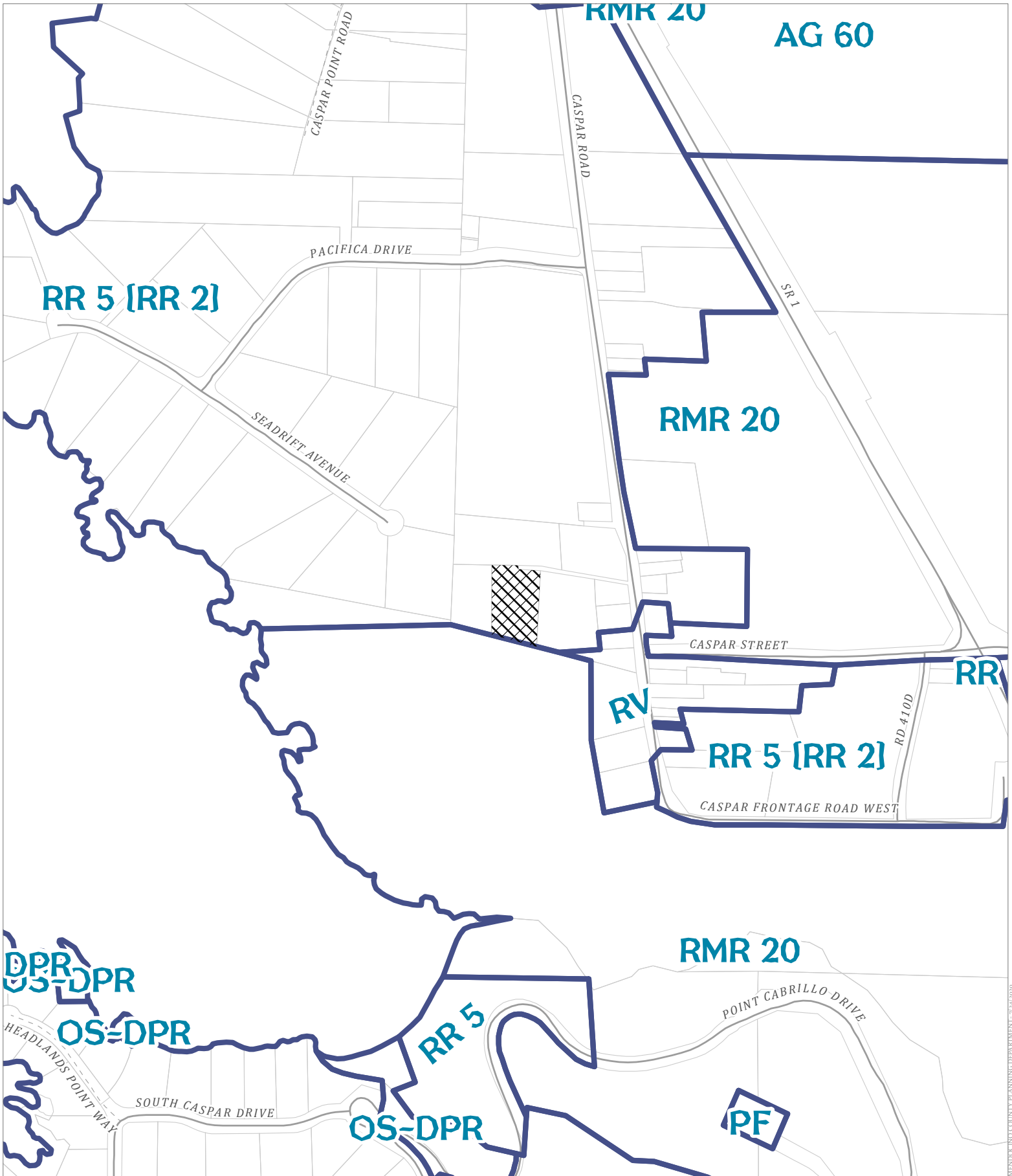


CASE: CDP 2020-0021  
 OWNER: PEARCE, Carol, ET AL  
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 ADDRESS: 15164 Caspar Road, Caspar




-  Zoning Districts
-  Public Roads
-  Assessors Parcels

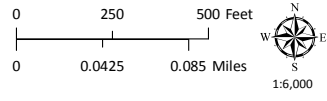


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020

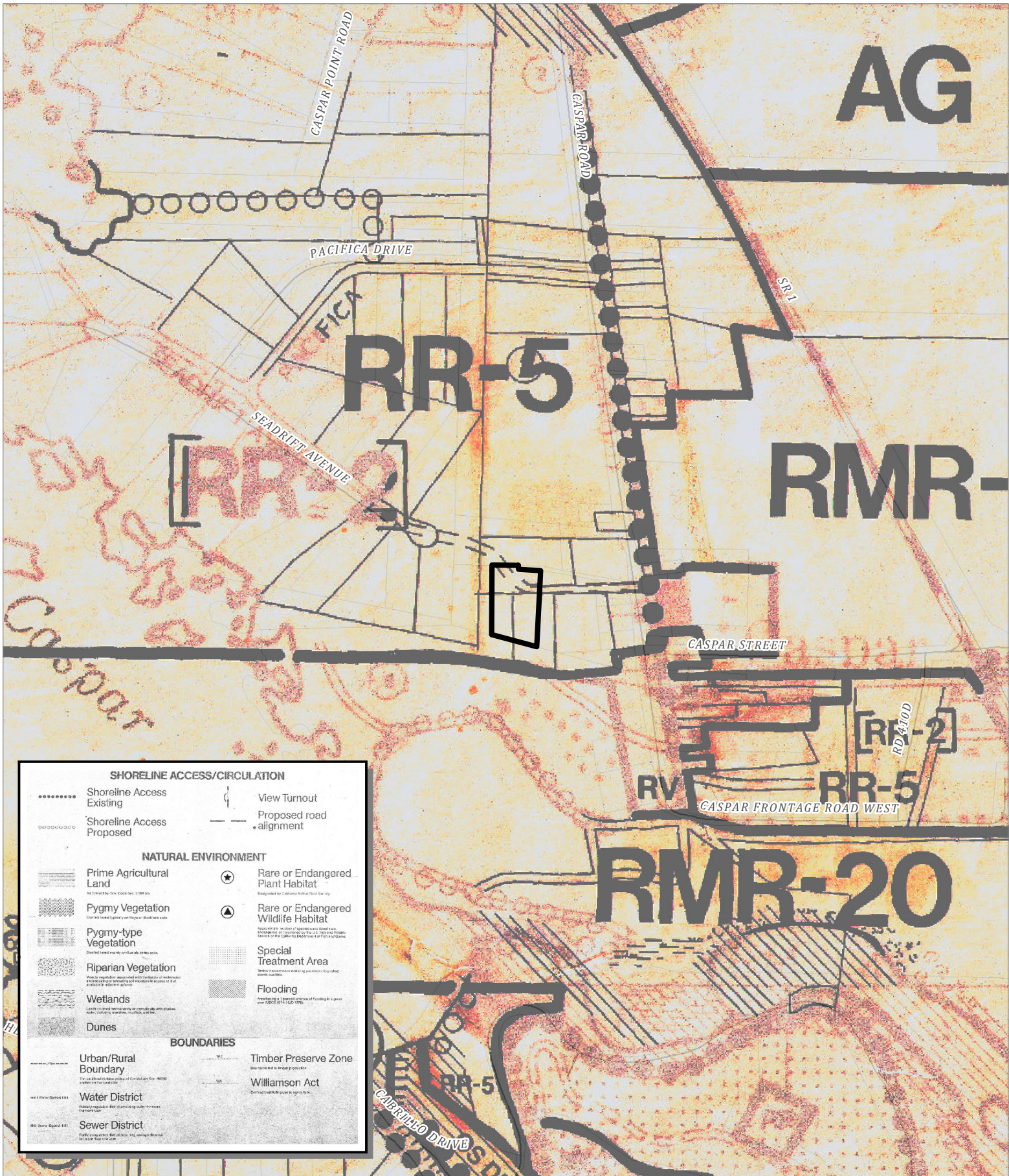


CASE: CDP 2020-0021  
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 ADDRESS: 15164 Caspar Road, Caspar

-  General Plan Classes
-  Public Roads
-  Assessors Parcels

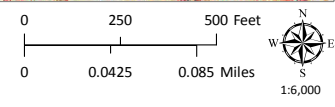


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020

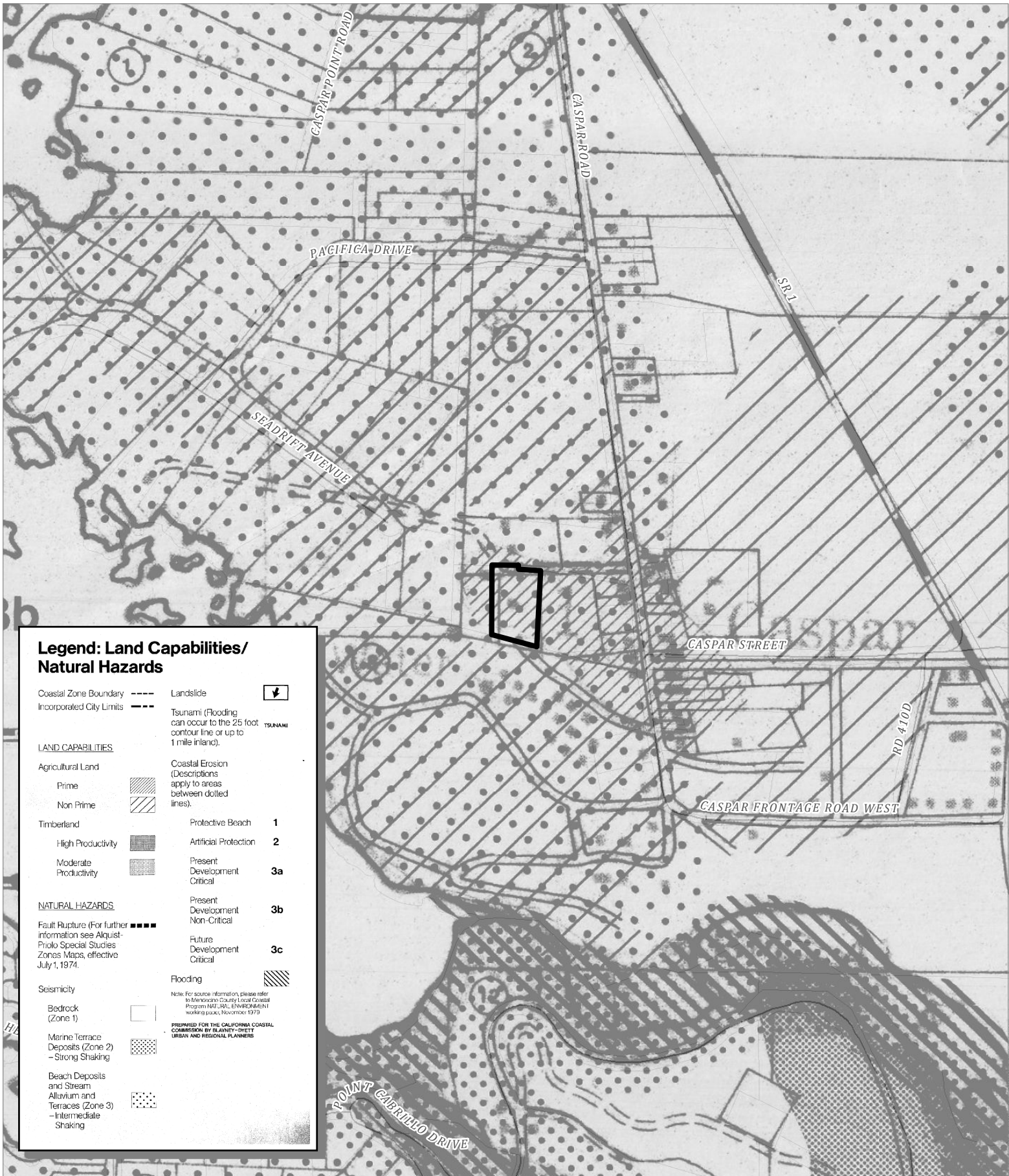


CASE: CDP 2020-0021  
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Public Roads  
 Assessors Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT 7/24/2020

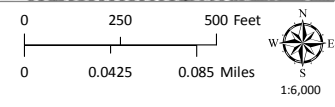


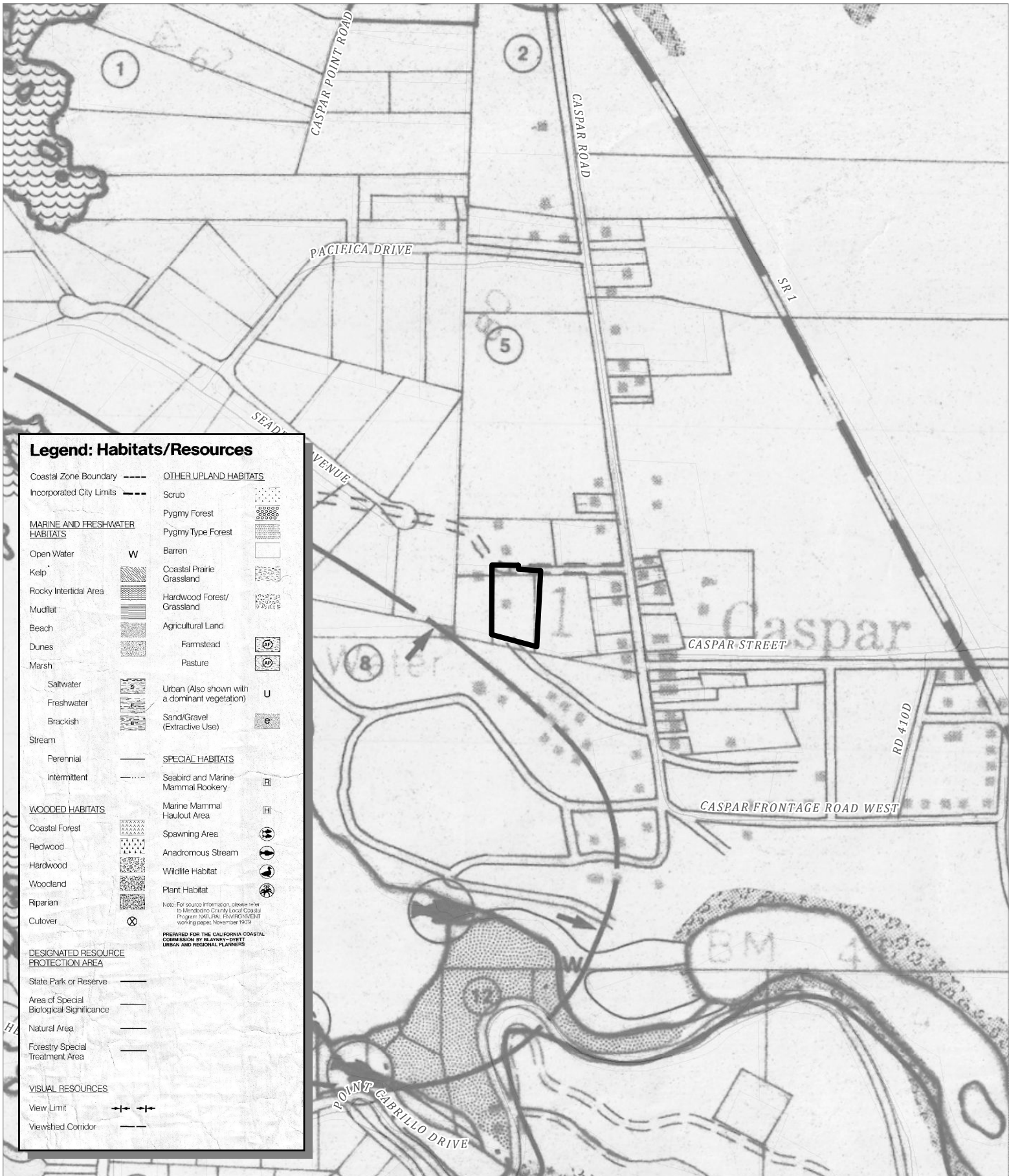
### Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974).	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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Public Roads  
 Assessors Parcels



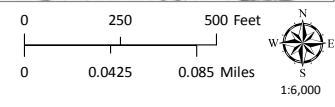


**Legend: Habitats/Resources**

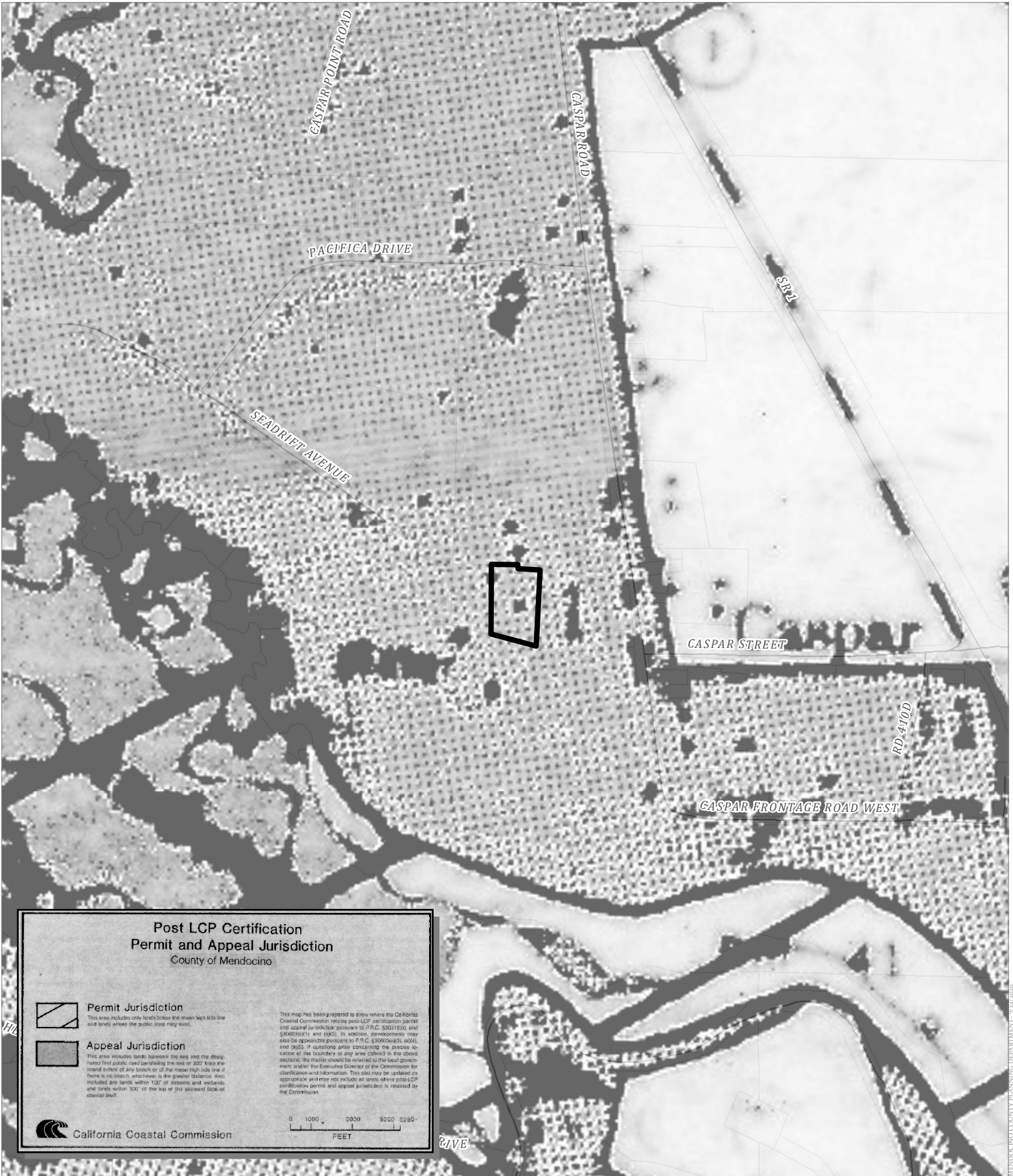
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie	[Pattern]
Mudflat	[Pattern]	Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/	[Pattern]
Dunes	[Pattern]	Grassland	[Pattern]
Marsh	[Pattern]	Agricultural Land	[Pattern]
Saltwater	[Pattern]	Farmstead	[Symbol]
Freshwater	[Pattern]	Pasture	[Symbol]
Brackish	[Pattern]	Urban (Also shown with	U
Stream	[Pattern]	a dominant vegetation)	
Perennial	[Symbol]	Sand/Gravel	e
Intermittent	[Symbol]	(Extractive Use)	
<b>WOODED HABITATS</b>		<b>SPECIAL HABITATS</b>	
Coastal Forest	[Pattern]	Seabird and Marine	[Symbol]
Redwood	[Pattern]	Mammal Rookery	[Symbol]
Hardwood	[Pattern]	Marine Mammal	[Symbol]
Woodland	[Pattern]	Haulout Area	[Symbol]
Riparian	[Pattern]	Spawning Area	[Symbol]
Cutover	[Symbol]	Anadromous Stream	[Symbol]
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		Wildlife Habitat	[Symbol]
State Park or Reserve	[Symbol]	Plant Habitat	[Symbol]
Area of Special Biological Significance	[Symbol]	<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979</small>	
Natural Area	[Symbol]	<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-YEITZ URBAN AND REGIONAL PLANNERS</small>	
Forestry Special Treatment Area	[Symbol]		
<b>VISUAL RESOURCES</b>			
View Limit	[Symbol]		
Viewshed Corridor	[Symbol]		

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



Public Roads  
 Assessors Parcels

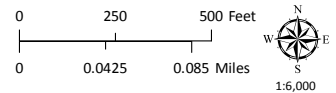


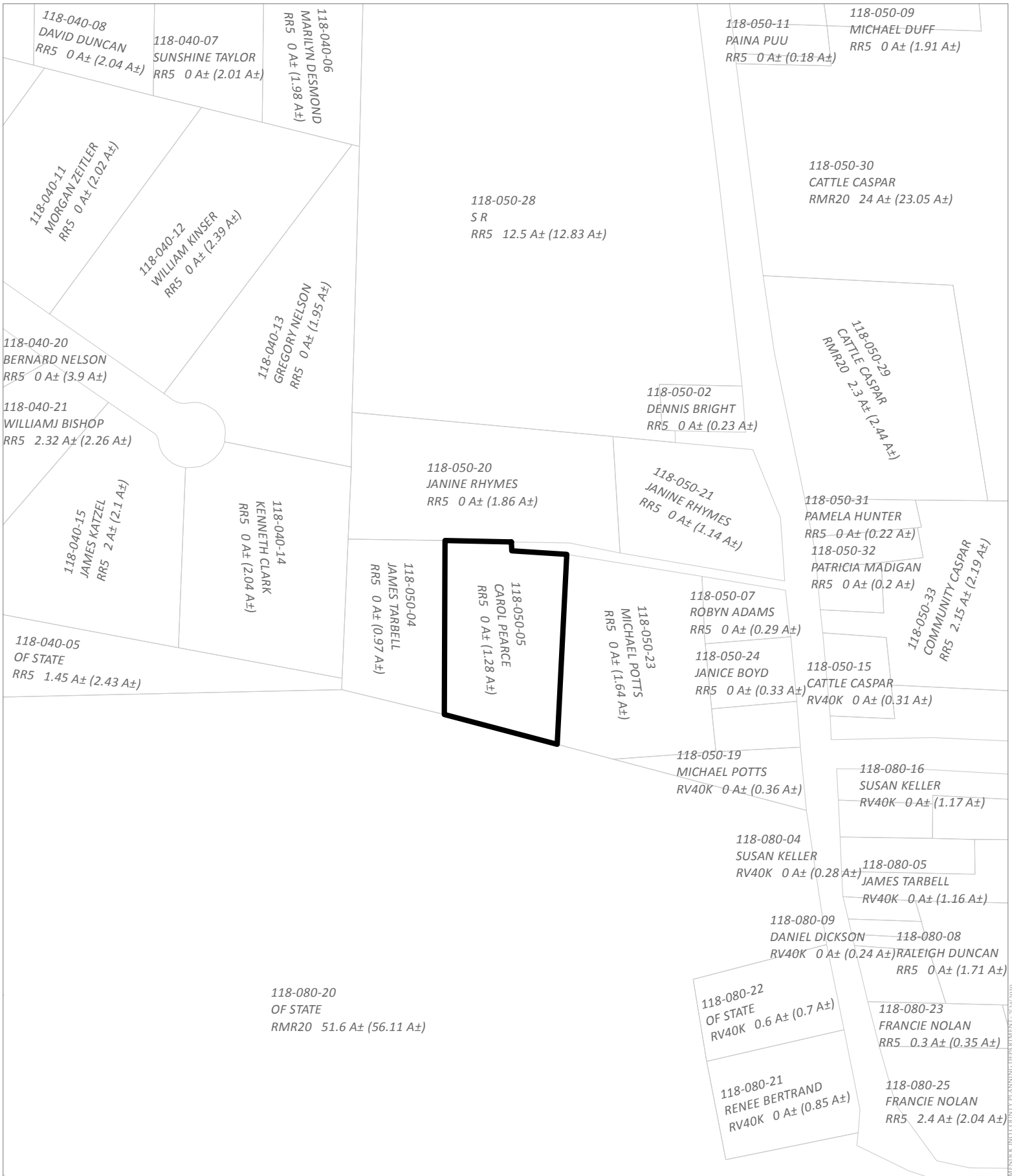




CASE: **CDP 2020-0021**  
 OWNER: **PEARCE, Carol, ET AL**  
 APN: **118-050-05**  
 APLCT: **Carol Pearce**  
 AGENT: **Jay Andreis**  
 ADDRESS: **15164 Caspar Road, Caspar**

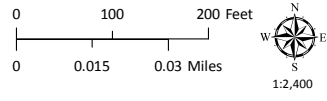
 Public Roads  
 Assessors Parcels





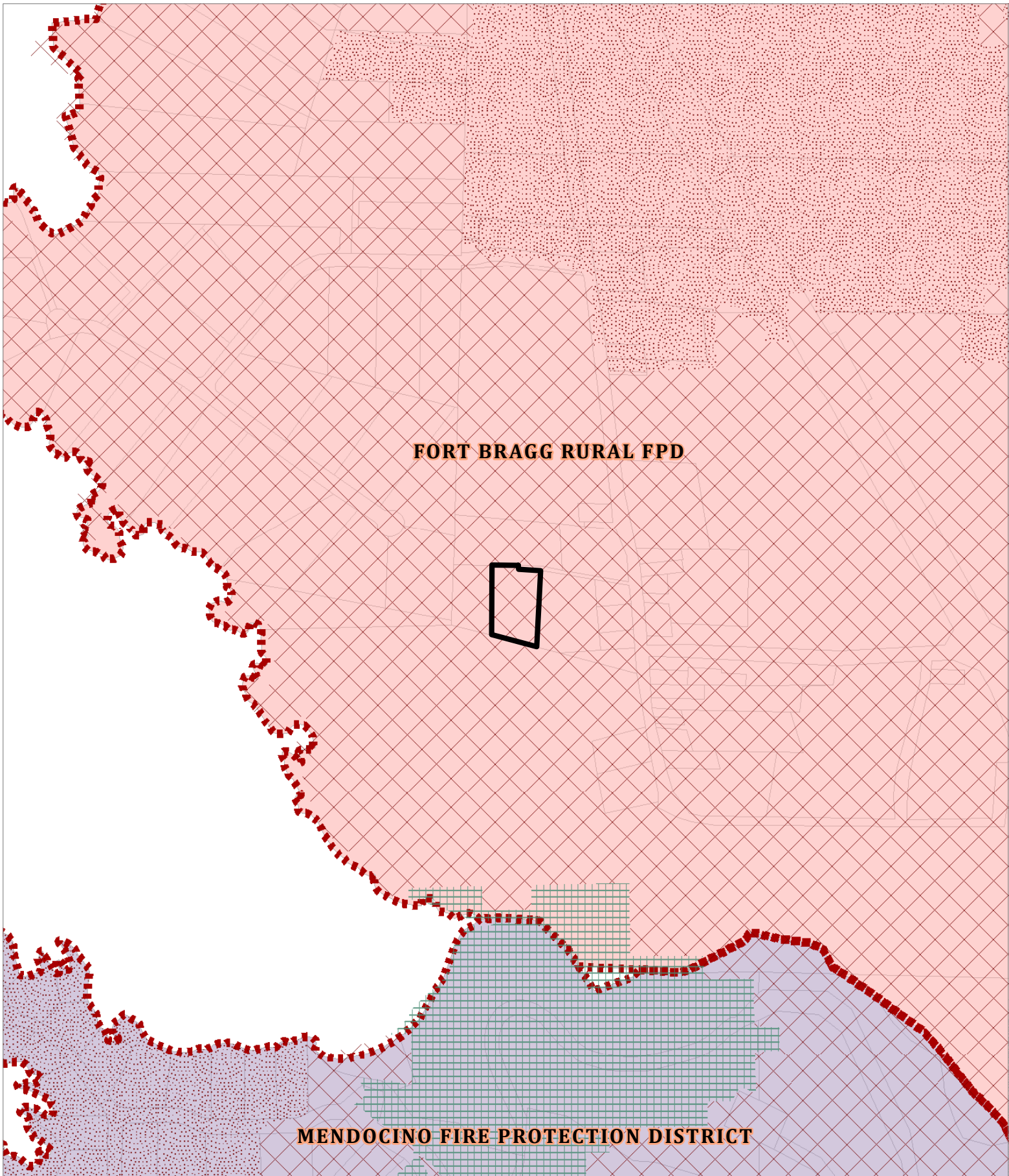
CASE: CDP 2020-0021  
 OWNER: PEARCE, Carol, ET AL  
 APN: 118-050-05  
 APLCT: Carol Pearce  
 AGENT: Jay Andreis  
 ADDRESS: 15164 Caspar Road, Caspar

Assessors Parcels



ADJACENT PARCELS  
 ATTACHMENT T

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/24/2020








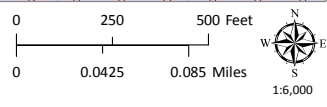
**FORT BRAGG RURAL FPD**



**MENDOCINO FIRE PROTECTION DISTRICT**

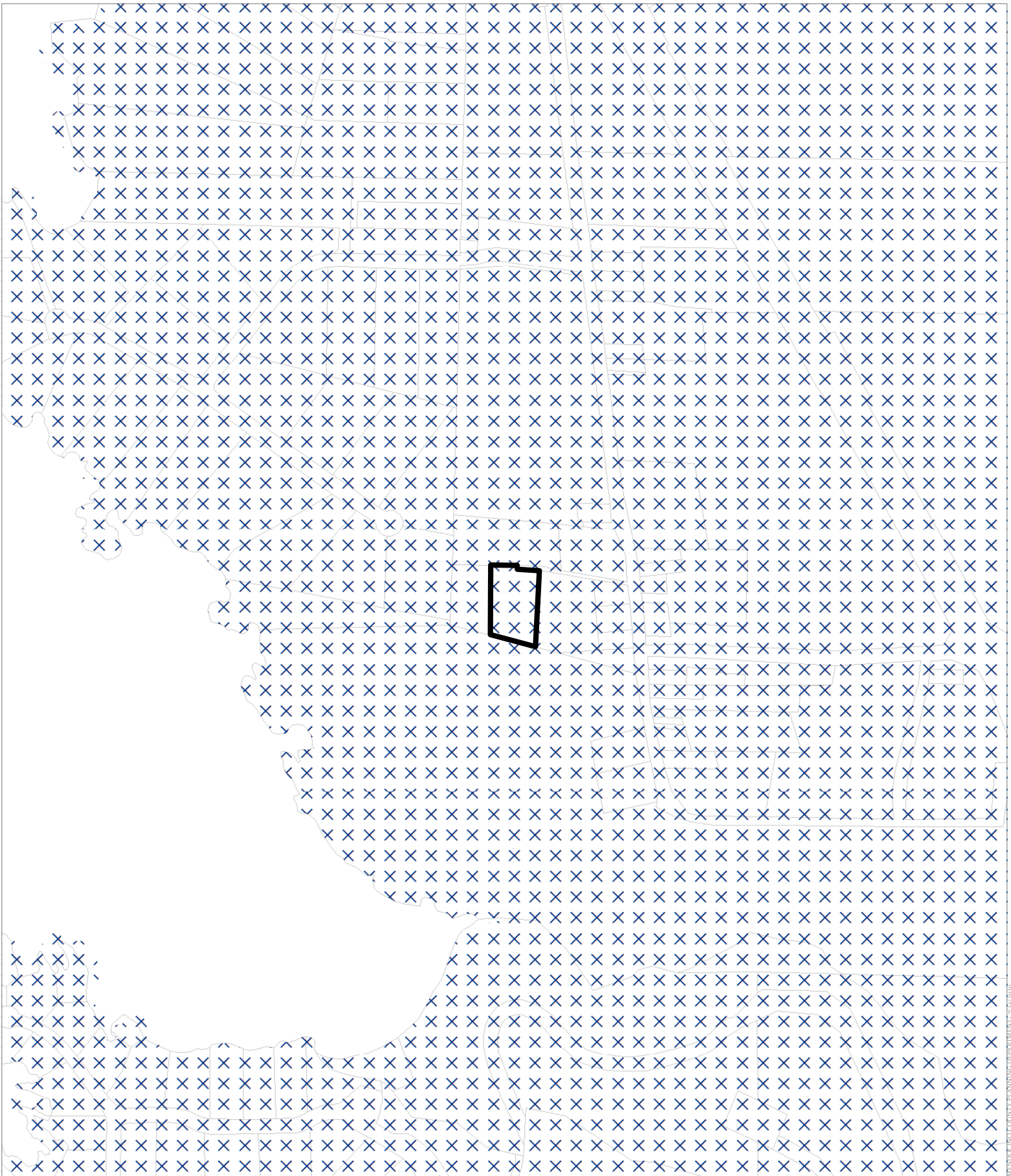
CASE: CDP 2020-0021  
 OWNER: PEARCE, Carol, ET AL  
 APN: 118-050-05  
 APLCT: Carol Pearce  
 AGENT: Jay Andreis  
 ADDRESS: 15164 Caspar Road, Caspar

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








**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

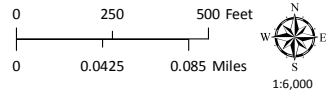
MENDOCINO COUNTY PLANNING DEPARTMENT 7/24/2020



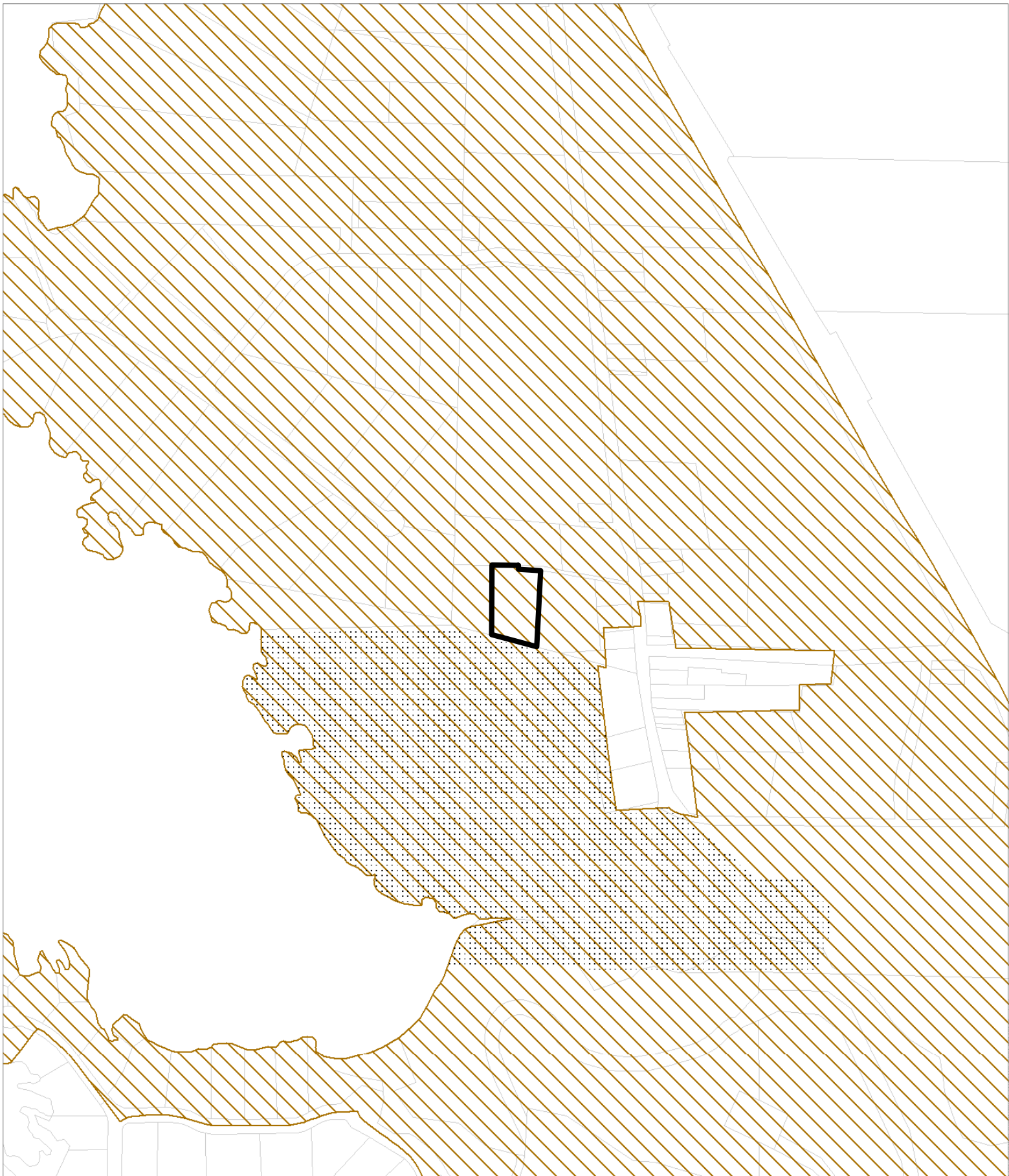
MENDOCINO COUNTY PLANNING DEPARTMENT 7/27/2021

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

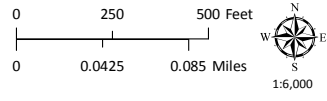


**GROUND WATER RESOURCES  
 ATTACHMENT V**



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

-  Tree Removal Area
-  Highly Scenic Area
-  Assessor's Parcels



HIGHLY SCENIC & TREE REMOVAL AREAS  
 ATTACHMENT W

MENDOCINO COUNTY PLANNING DEPARTMENT 7/24/2023

Teresa R Spade, AICP  
Spade Natural Resources Consulting  
PO Box 1503  
Mendocino, CA 95460  
phone: 707-397-1802  
spadenrc@gmail.com



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,

A handwritten signature in black ink, appearing to read 'Teresa R. Spade', written over a horizontal line.

Teresa R Spade, AICP  
Spade Natural Resources Consulting

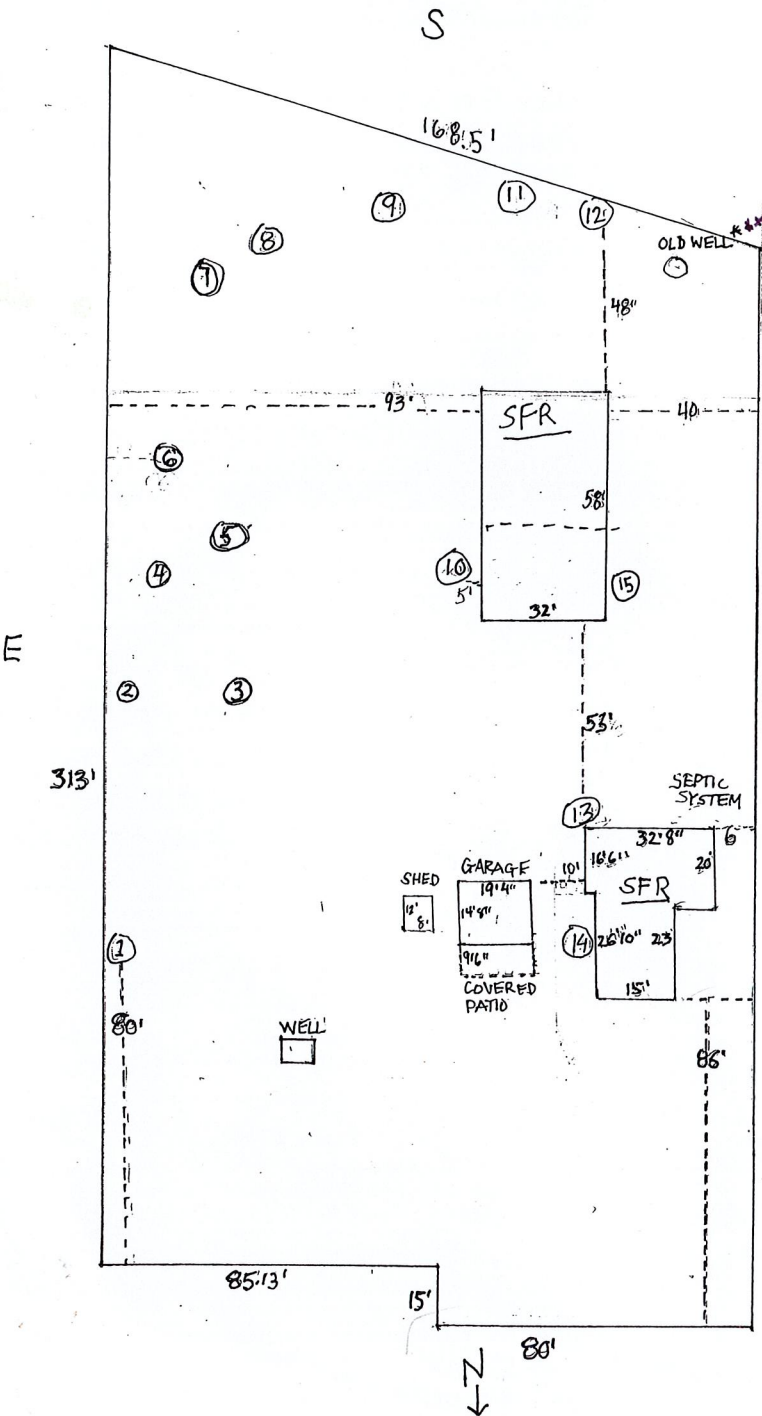
RECEIVED

JUL 15 2020

PLANNING & BUILDING SERV  
FORT BRAGG CA

ATTACHMENT X

15164 CASPAR RD, CASPAR- APN: 18-050-0500



TREES REMOVED SINCE ACQUISITION (1965);  
PROPERTY NEGLECTED BY OCCUPANT  
(BROTHER, DECEASED, JAN 2020) SINCE 1982.  
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=2' 2", DISEASED
- (12) PINE, D=1' 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' 3", OVER-HANGING LIMBS  
DESTROYED LEAN-TO STRUCTURE

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

\*\* PHOTOS PROVIDED

\*\*\* OLD WELL NO LONGER IN USE

RECEIVED

JUL 15 2020

SCALE 1/32" = 1 FT ON

PLANNING & BUILDING SERV  
FORT BRAGG CA

ATTACHMENT X