



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 31, 2023

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

Trails Advisory Committee
Department of Forestry/ CalFire
-Land Use
California Department of Fish and Wildlife
US Department of Fish and Wildlife
California Coastal Commission

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Fire District

CASE#: CDP_2022-0039

DATE FILED: 11/15/2022

OWNER/APPLICANT: DONNA & DAN BRADY

REQUEST: Standard Coastal Development Permit to renovate existing residential structures, construct a 600-square-foot guest cottage and other accessory structures on land contiguous with State Parks and designated a Highly Scenic Area.

LOCATION: In the Coastal Zone and 0.8 mile south of Caspar, approximately 0.5 miles south of the intersection of Caspar Rd (CR 569) and Pacifica Dr (CR 559) and located at 15100 Seadrift Ave (CR 560), Caspar (APN 118-040-14).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIANA CHERRY

RESPONSE DUE DATE: April 14, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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: CDP_2022-0039 Standard Coastal Development Permit

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APN/S: 118-040-14-00

PARCEL SIZE: 2.05 Acres

GENERAL PLAN: Rural Residential (RR5(2):R), Coastal Element Chapter 2.2

ZONING: Rural Residential (RR:5), Mendocino Coastal Zoning Code Chapter 20.376

EXISTING USES: Residential

DISTRICT: 4

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential	RR	2 Acres	Residential
EAST:	Rural Residential	RR	2 Acres	
SOUTH:	Remote Residential	RMR	51 Acres	State Parks
WEST:	Rural Residential	RR	2 Acres	Residential

REFERRAL AGENCIES

LOCAL

- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Fort Bragg Fire District

- Planning Division Ukiah
- Trails Advisory Council

STATE

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

FEDERAL

- US Department of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION: The southern property line is contiguous with State Parks lands and the property is mapped as a Highly Scenic Area. The applicant requests to build a new 24-SF pump house, obtain a building permit for an existing carport and shed, construct a 600-SF Guest Cottage with connections to the existing septic and well, and replace/add windows to the existing single-family dwelling. (Staff also supports including general repairs and maintenance of existing structures during the initial effective period of the permit when repairs are consistent with the existing exterior building materials, color, and finish.)

Mapping does not associate the site with sensitive coastal resources. The applicant proposes avoidance measures to protect potential occurrences of Howell's spineflower, obscure bumble bees, seacoast ragwort, Oregon coast paintbrush, nesting birds, and red-legged frogs.

Attached: application form, site plan, elevations and floor plans, and 20 exhibits/maps.

Please email comments and recommendations to cherryj@mendocinocounty.org

STAFF PLANNER: J CHERRY

DATE: 3/31/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg and CalFire

4. FARMLAND CLASSIFICATION:

GIS

NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Located north of property

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

Caspar Headlands located south of property

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

Caspar

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

Rural Residential

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

None

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

None

27. COASTAL COMMISSION APPEALABLE AREA:

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

Appeal Jurisdiction

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

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

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

None

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

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Telephone: 707-964-5379
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www.co.mendocino.ca.us/planning



Case No(s)	CDP-2022-0039
CDF No(s)	
Date Filed	11/15/2022
Fee	\$4,733.00
Receipt No.	PRJ-053138
Received by	Tia Sav
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Dan and Donna Brady daniel.brady@cox.net

Mailing Address 30121 Saddleridge Drive

City San Juan Capistrano State CA Zip Code 92675 Phone 949 246 7598

PROPERTY OWNER

Name Dan and Donna Brady

Mailing Address 30121 Saddleridge Drive

City San Juan Capsitrano State CA Zip Code 92675 Phone 949 246 7598

AGENT

Name _____

Mailing Address _____

City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

2.05

- Square feet
- Acres

STREET ADDRESS OF PROJECT

15100 Seadrift Ave, Caspar, CA, 95420

ASSESSOR'S PARCEL NUMBER(S)

118-040-14

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

Signature of Applicant/Agent

11/8/2022

Date

Signature of Owner

Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

Build New 24sqft pump house and move pump equipment from existing shed
 Permit carport and shed
 Prepare site for 595 sqft Guest Cottage
 Build new Guest Cottage- connect to existing septic and well
 Add new windows to existing single family dwelling

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1	~1600
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

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

4. Will the proposed project be phased? Yes No

If Yes, explain your plans for phasing.

- 1) Build new pump house and move pump equipment
- 2) Permit Carport and Shed.
- 3) Build new Guest Cottage - connect to existing septic and well
- 4) Permit and add new windows on existing SFR

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.
 House with attached Garage
 Shed- Contains pump equipment
 Carport
 Well
 Well shed - abandoned

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

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

7. Project Height. Maximum height of structure Average Height Guest Cottage 16.54 feet feet.

8. Lot area (within property lines): 89,500 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1660</u> square feet	<u>1270</u> square feet	<u>2930</u> square feet
Paved area	<u>7500</u> square feet	<u>7240</u> square feet	<u>7240</u> square feet
Landscaped area	<u>1000</u> square feet	<u>200</u> square feet	<u>1200</u> square feet
Unimproved area	<u>79340</u> square feet	_____ square feet	<u>78130</u> square feet
GRAND TOTAL:			<u>89500</u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: 2930 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing ⁵	Proposed ¹	Total ⁶
Number of covered spaces	<u>3</u>	_____	Size <u>760</u>
Number of uncovered spaces	<u>3</u>	_____	Size <u>540</u>
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

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

A. Electricity
 Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas
 Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No
 If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
The Guest Cottage will have three exterior safety lights on the front and one exterior safety light next to the door on the side. Lights will be downcast.

14. What will be the method of sewage disposal?

Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: 10 _____ cubic yards
 B. Amount of fill: 10 _____ cubic yards
 C. Maximum height of fill slope: _____ feet
 D. Maximum height of cut slope: _____ feet
 E. Amount of import or export: _____ cubic yards
 F. Location of borrow or disposal site: _____

<p>17. Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>18. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.</p>
<p>19. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)</p>
<p>20. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>21. Is the proposed development visible from:</p> <p>A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?</p> <p>A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site: _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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

Initial Scope of CDP

House and garage built in 1978 (~1600sqft) No issues.

- Potentially add windows to existing house

Permit carport and shed (shed is ~ 325sqft) ■

- Built sometime between 1978 and 1988
- Add sheetrock inside of the shed and add two high windows and glass slider (turn into meditation and storage room)
- Bring buildings up to code as needed

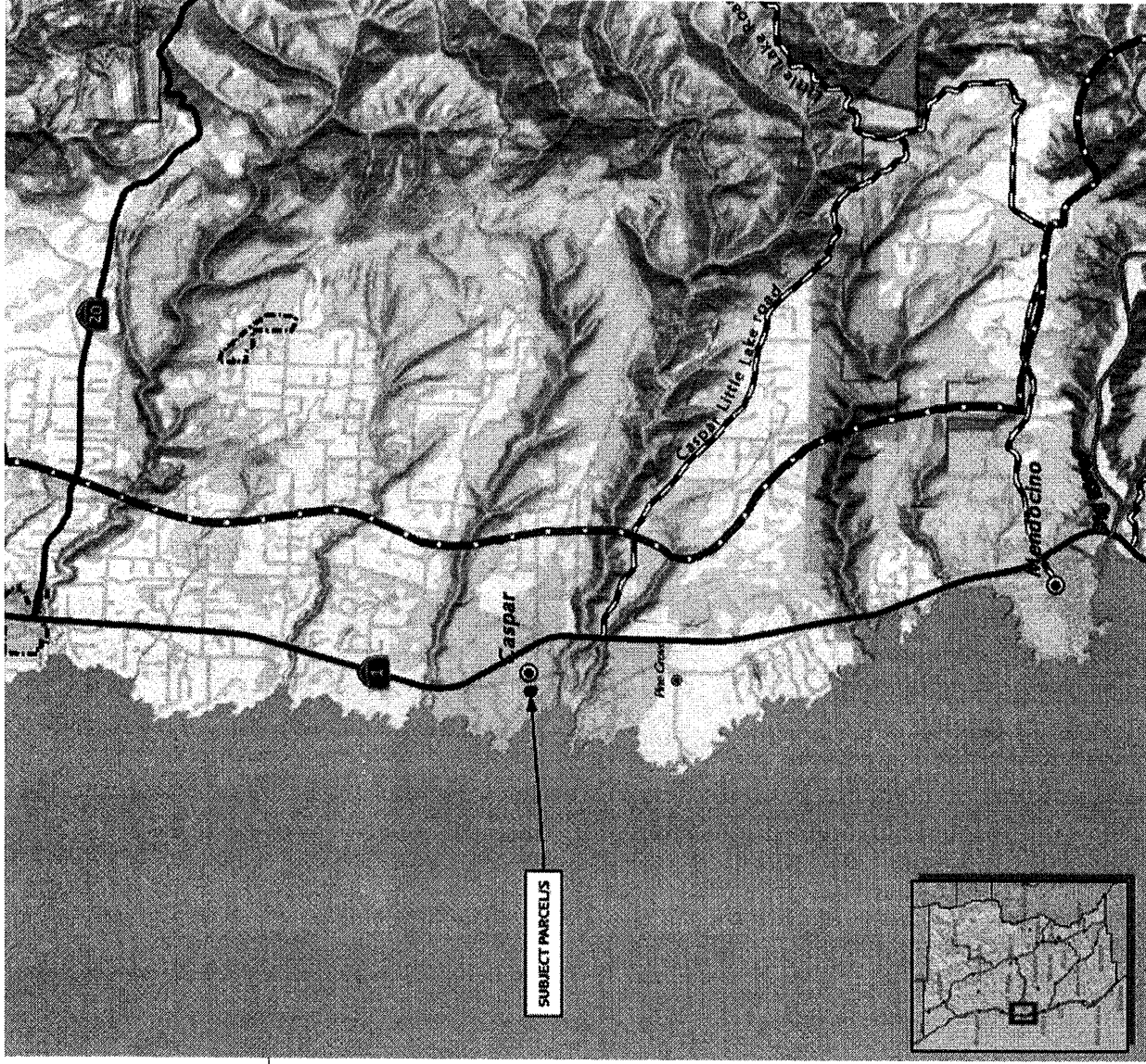
Design and Build small pump house (New ~24sqft)

- Move pump equipment from shed into small pump house

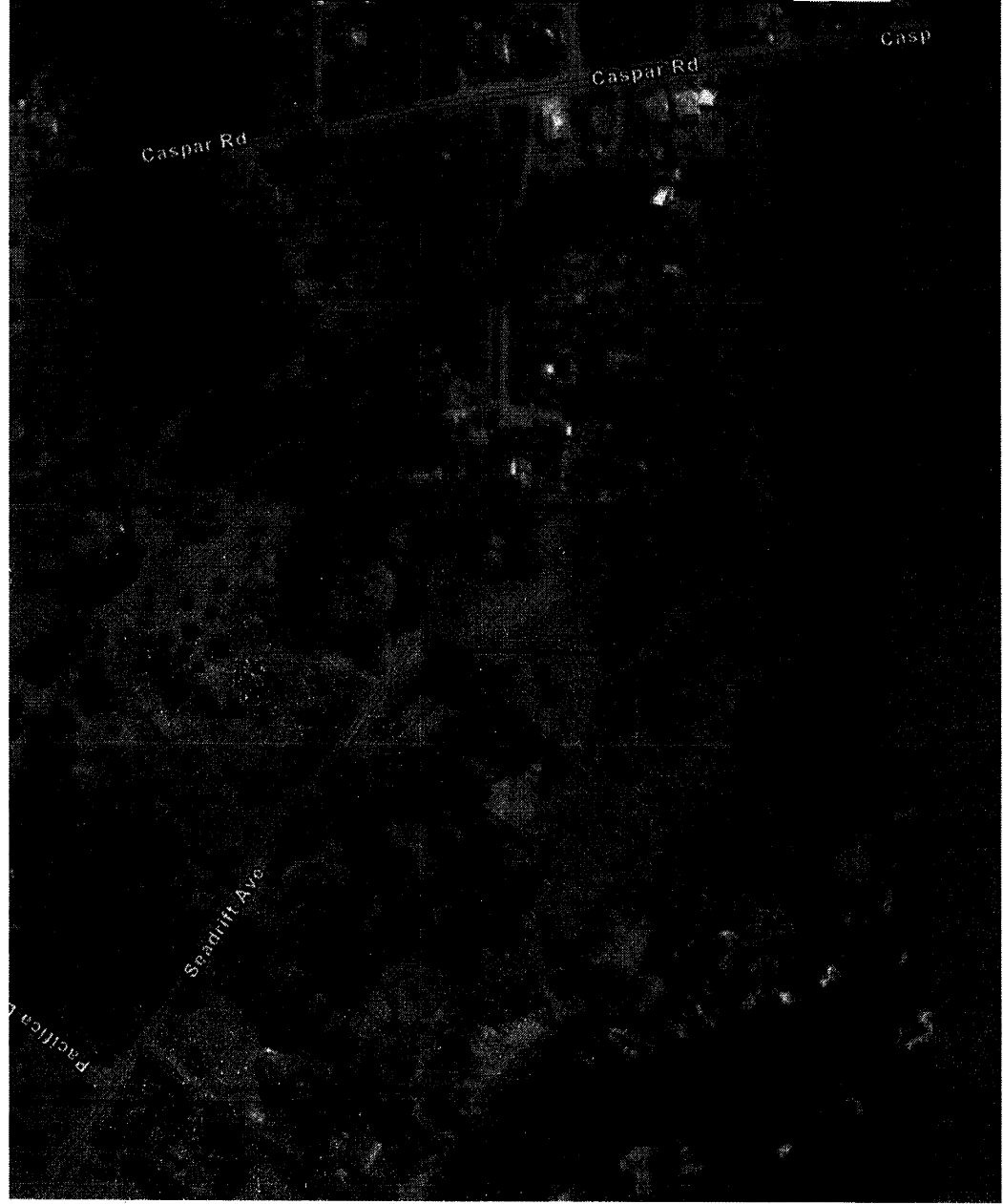
Design and Build Guest Cottage (New ~ 600 sqft)

- Size of building is 35 x 17 ft

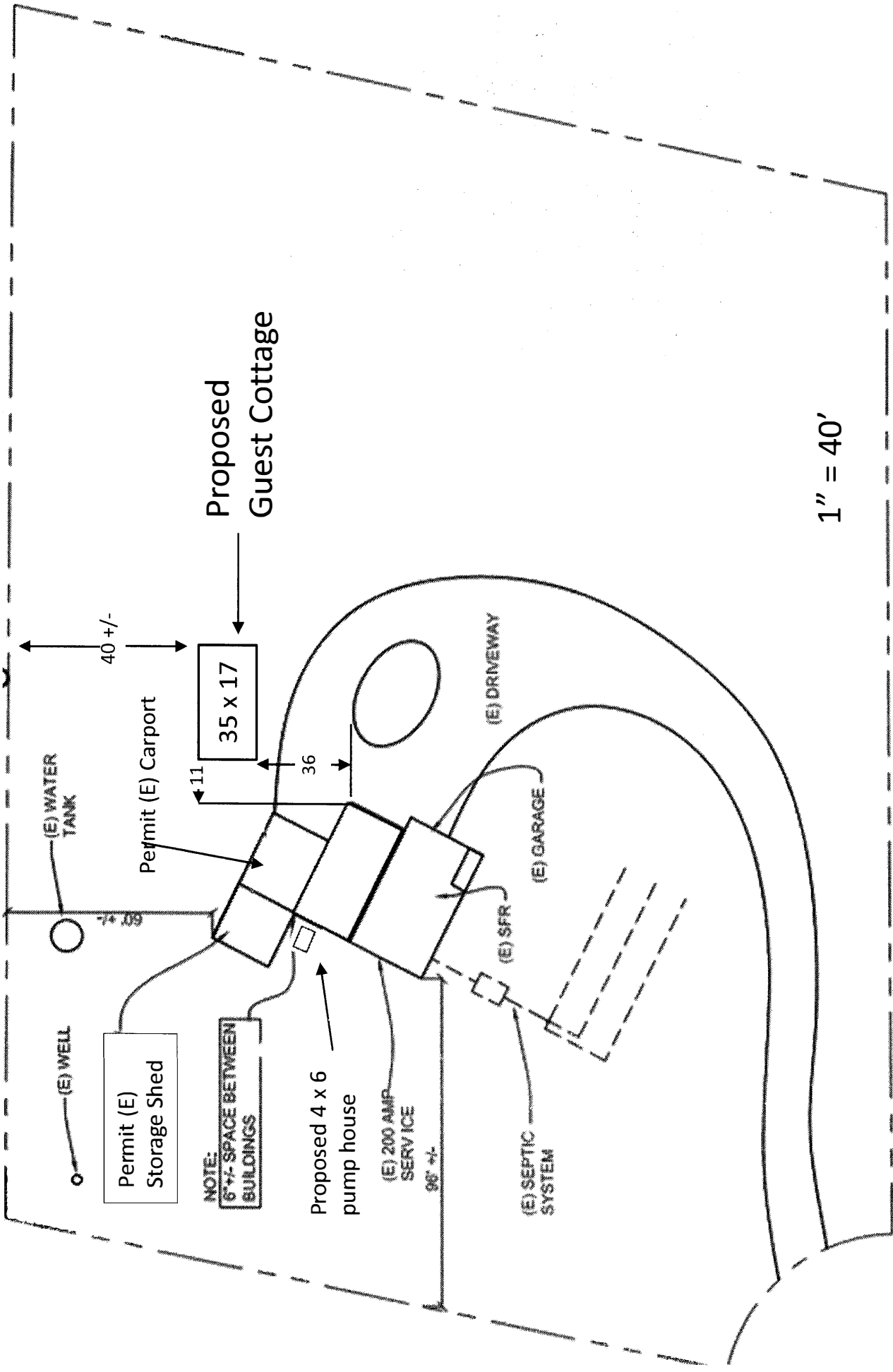
Location Map



Satellite Image of Existing House, Shed and Carport



Zoom In Image



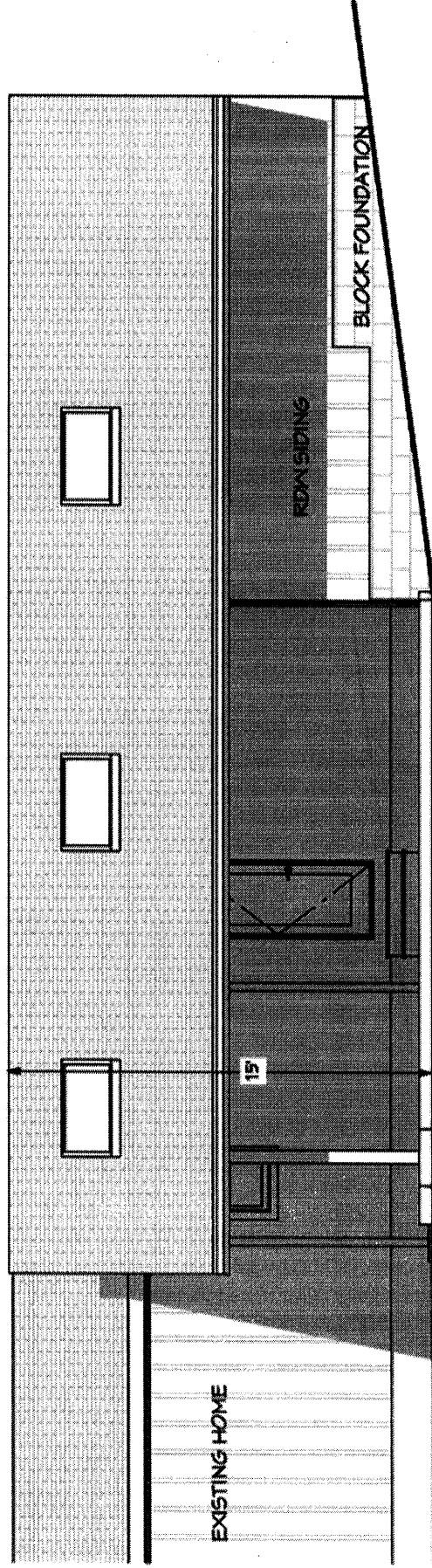
1" = 40'

PLOT PLAN 

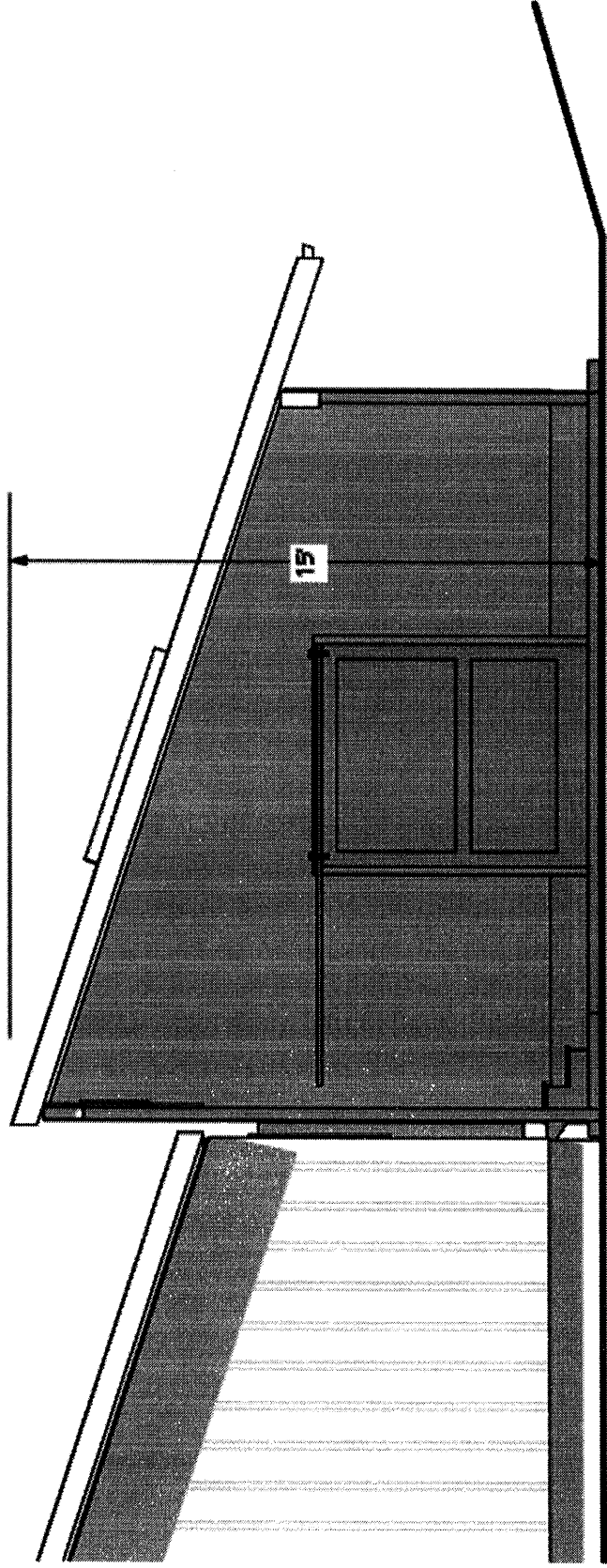
Existing Carport and Shed



Existing Carport and Shed



Existing Carport and Shed



Guest Cottage

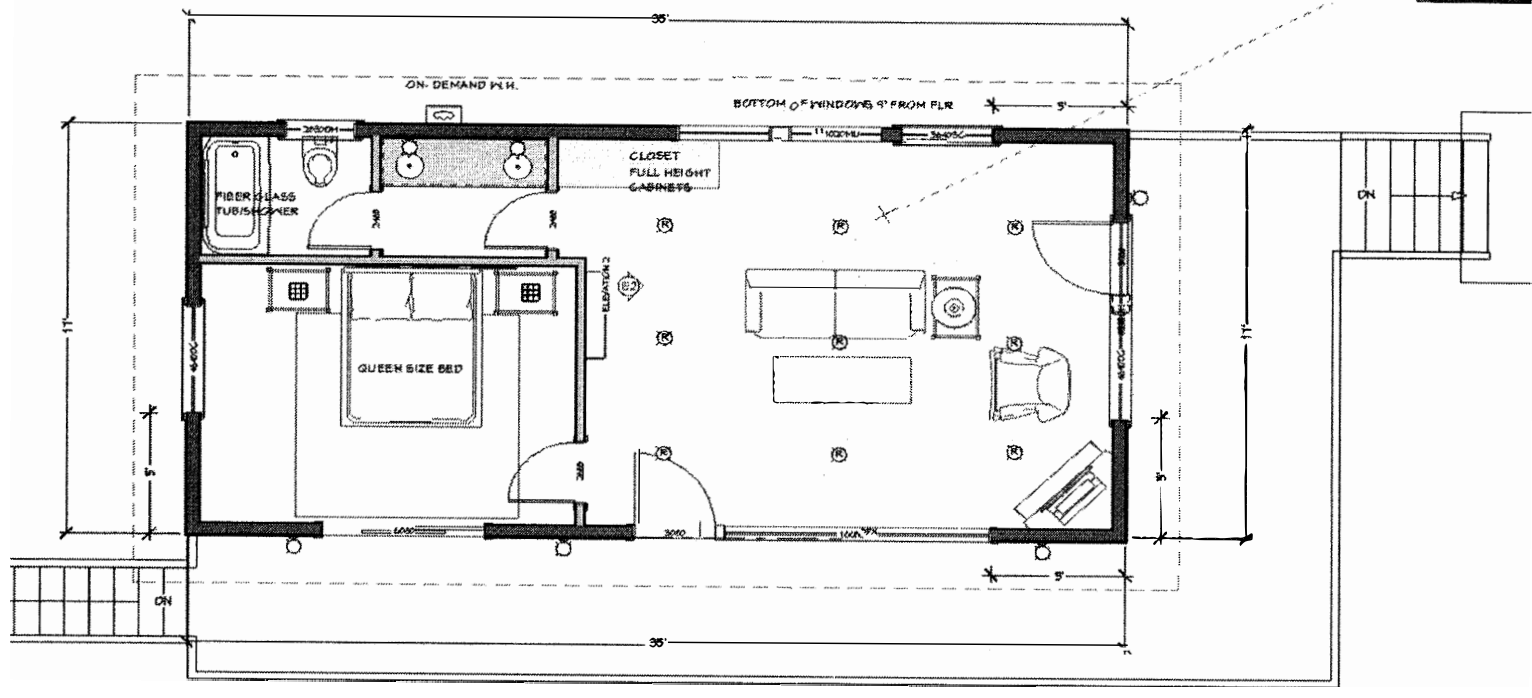
35 x 17 (~600 sqft)

Bedroom, Living room and bathroom

No Kitchen

Has deck to allow access from the North and the South sides of the cottage.

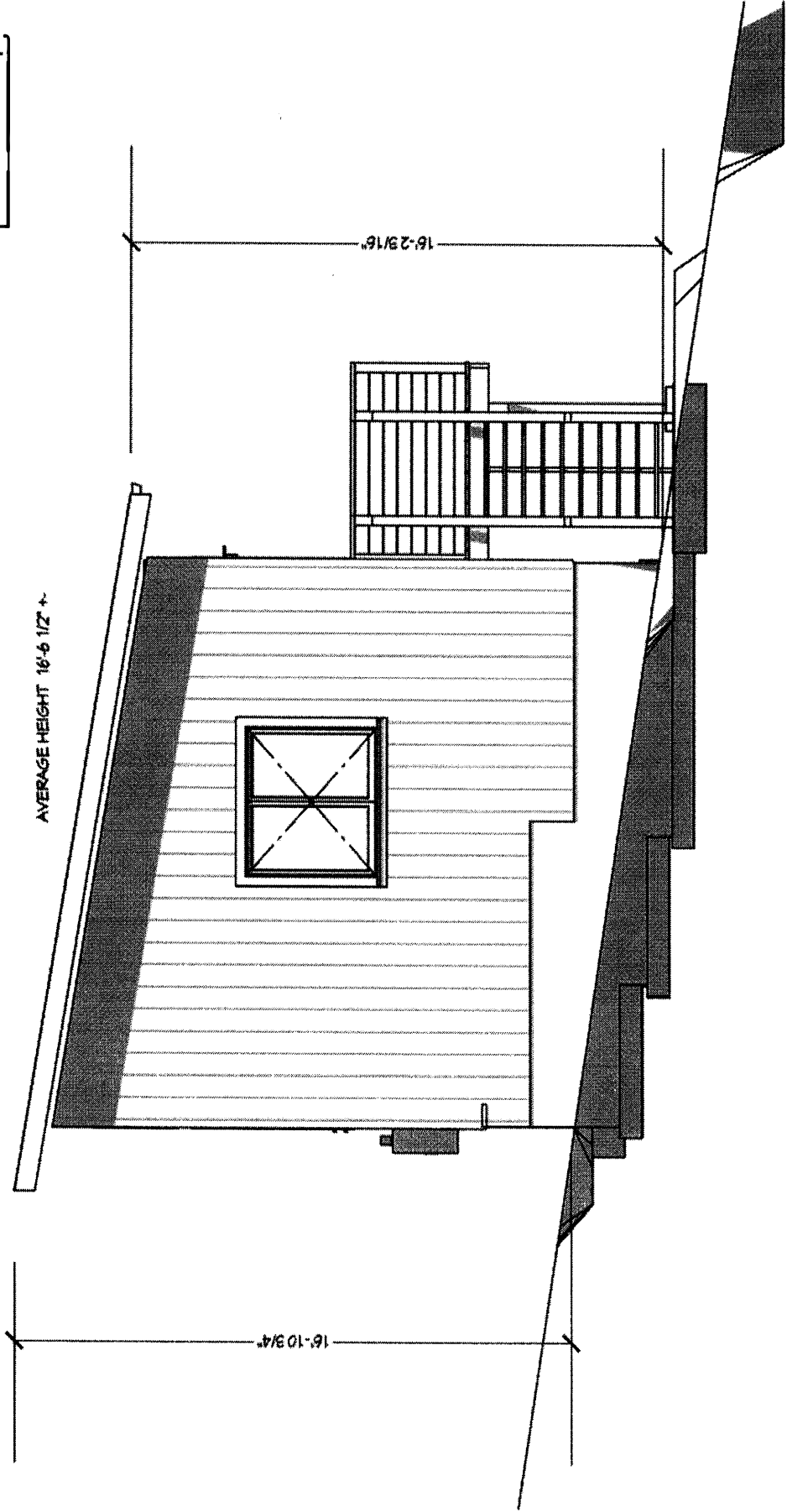
The structure height is less than 18 ft from the base of each side.



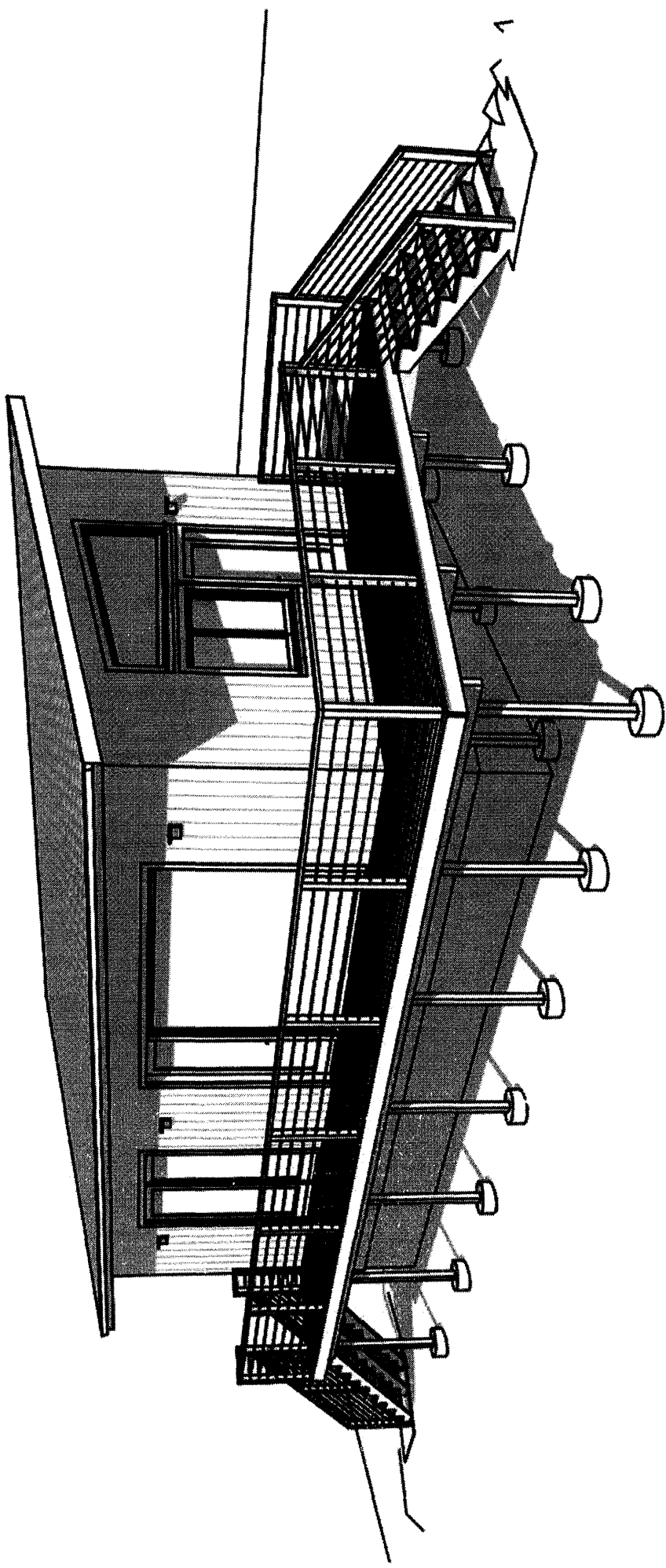
North Elevation



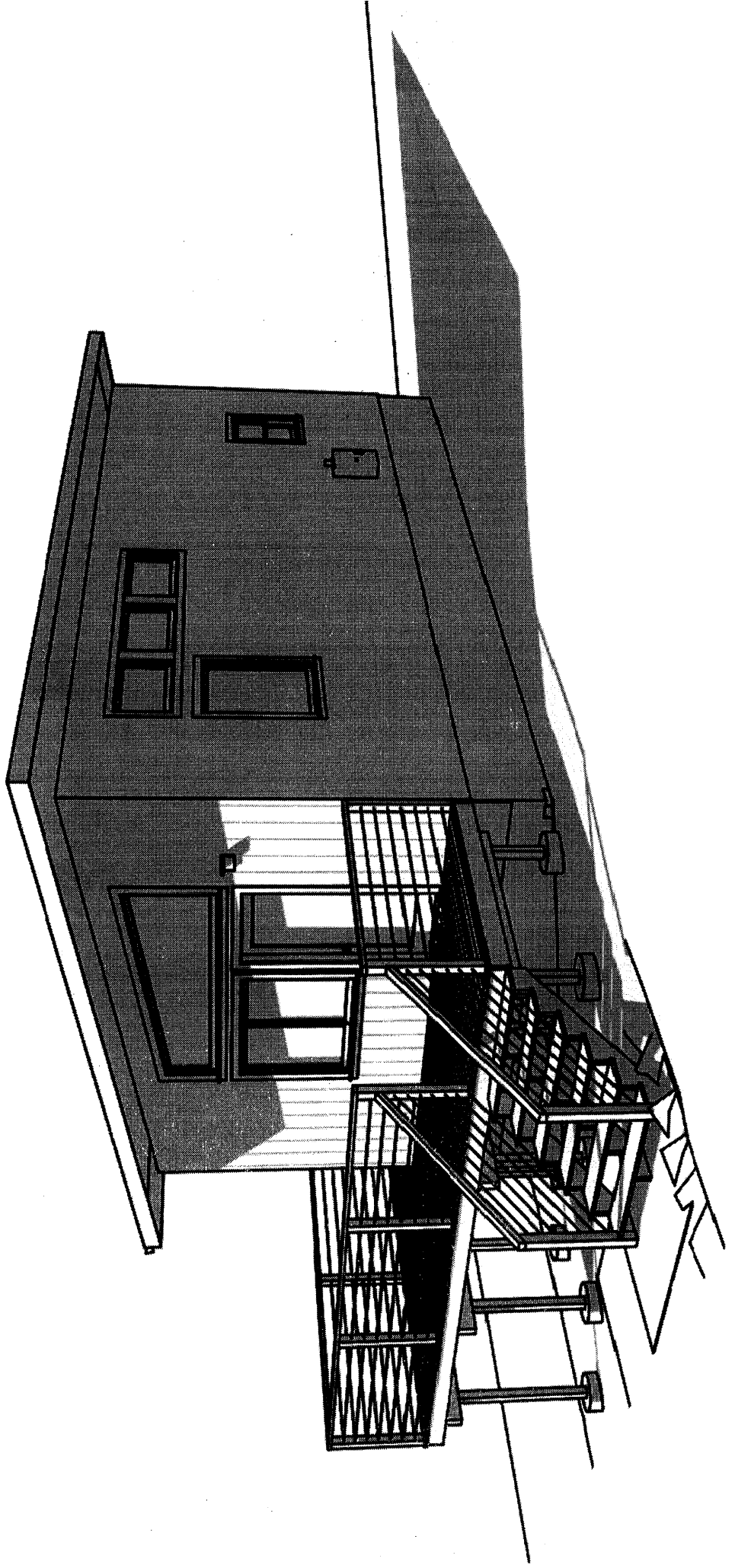
NORTH ELEVATION



Front View looking Northeast Top, Front and Side Views



Side View looking Northwest

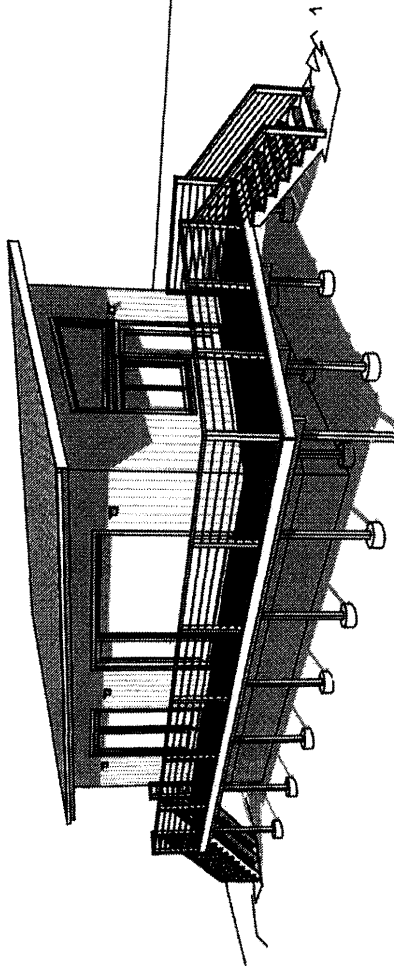


Exterior

- Roof to match existing composite shingle gray/slate roof
- Siding to be redwood siding similar to existing house with a clear/natural stain

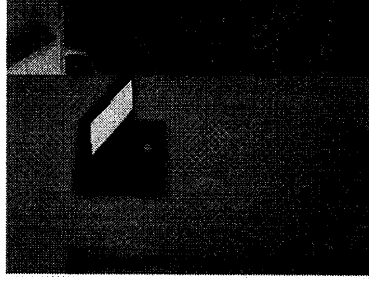
Lighting

- Downward cast light
- Dark Sky
- Gray/Black
- Specifications listed for an example of design type. An equivalent light will be identified if this light is unavailable.



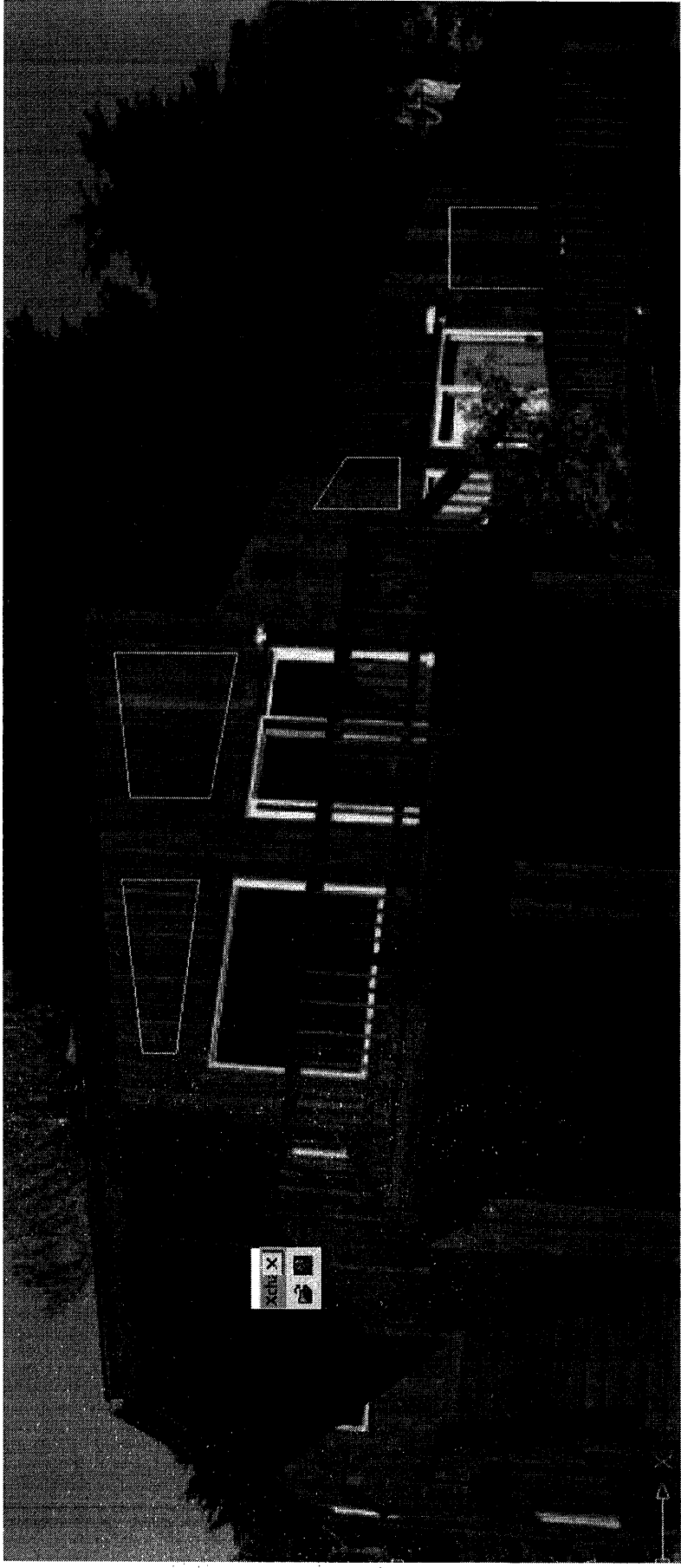
1-Light 6.34-in Dark Grey Motion Sensor Dark Sky Integrated Outdoor Wall Light ENERGY STAR Item #S198647 Model #LWDO051265

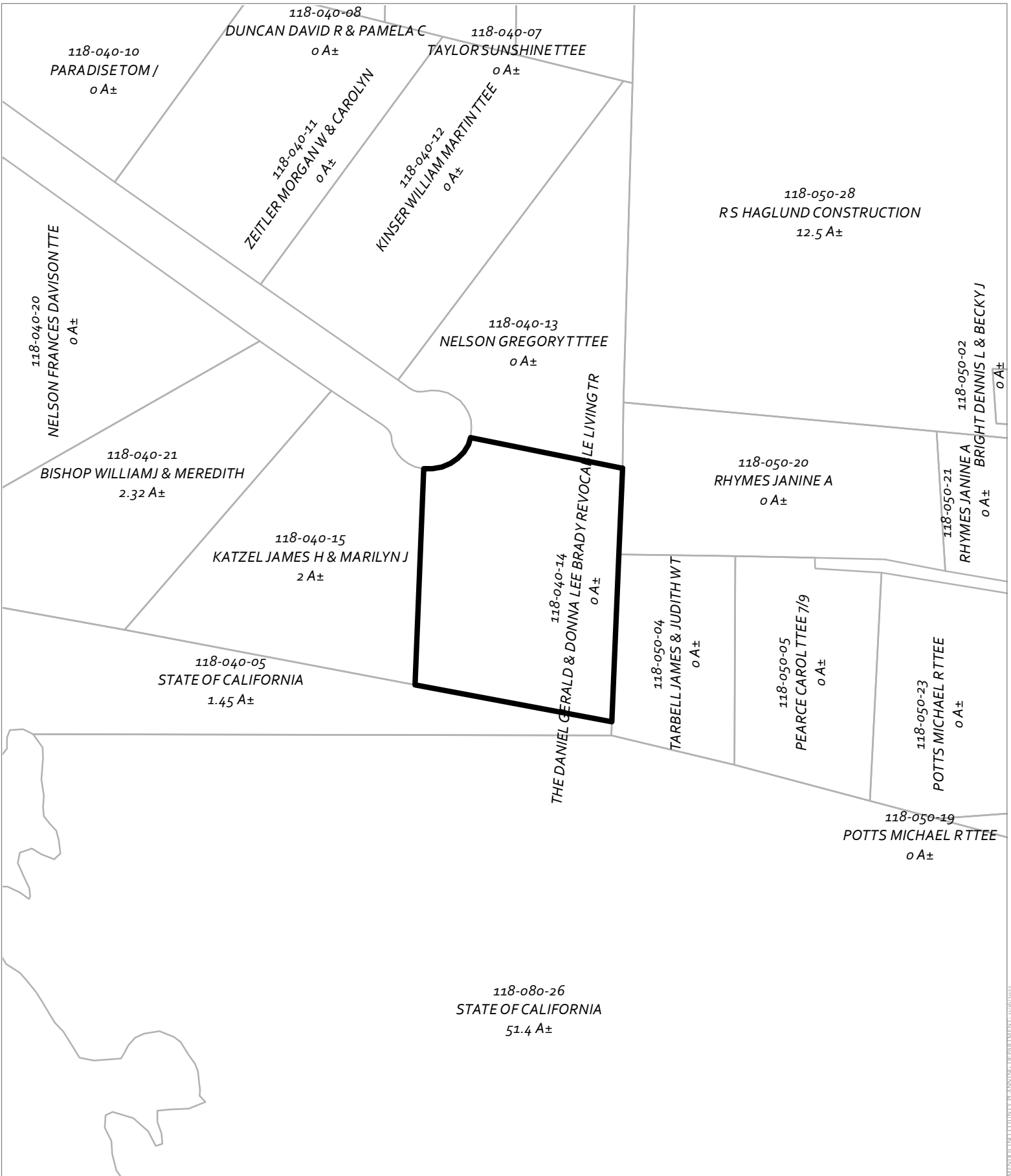
- Material: aluminum
- Lumens: 650
- Temperature: 3000K
- Voltage: 100-240
- Warranty: 36 months



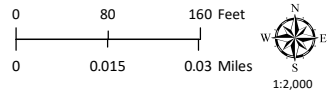
Maximum Bulb Height	13		
Weather Resistant	☑		
Low's Exclusive	☑		
Maximum Fixture Voltage	13		
Fixture Width (Inches)	6.34		
Fixture Color Family	Gray	Motion Sensor	
Glass Color	No glass	Light Bulb Base Type	Integrates
Lumens	650	Weight (lb.-l.)	2.66
Usage Rating	Damp rated	Dimmable	X
Bulb(s) Included	☑	Warranty	3-year limited
Back Plate Height (Inches)	6	UL/ETL	38115930
Voltage Equivalent	13	Number of Bulbs Required	1
Bulb Type	LED	Type	Mini Lantern

Four new windows for existing house





CASE: CDP 2022-0039
OWNER: CLARK, Kenneth & Shirley
APN: 118-040-14
APLCT: Dan & Donna Brady
AGENT:
ADDRESS: 15100 Seadrift Ave., Caspar



ADJACENT PARCELS

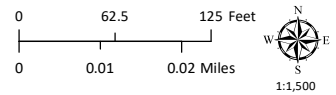
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/16/2022



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/10/2023

CASE: CDP 2022-0039
OWNER: CLARK, Kenneth & Shirley
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APLCT: Dan & Donna Brady
AGENT:
ADDRESS: 15100 Seadrift Ave., Caspar





AERIAL IMAGERY

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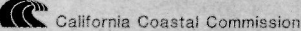


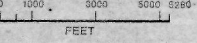
**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

 **Permit Jurisdiction**
This area includes only lands below the mean high tide line and lands where the public trust may exist.

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

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.P.C. §3051910, and §306020411 and §305. In addition, developments may also be appealable pursuant to P.P.C. §306050413, §304, and §305. If questions arise concerning the precise location of the boundary of any area outlined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permits and appeal jurisdiction is retained by the Commission.

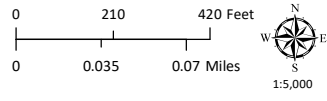




FEET

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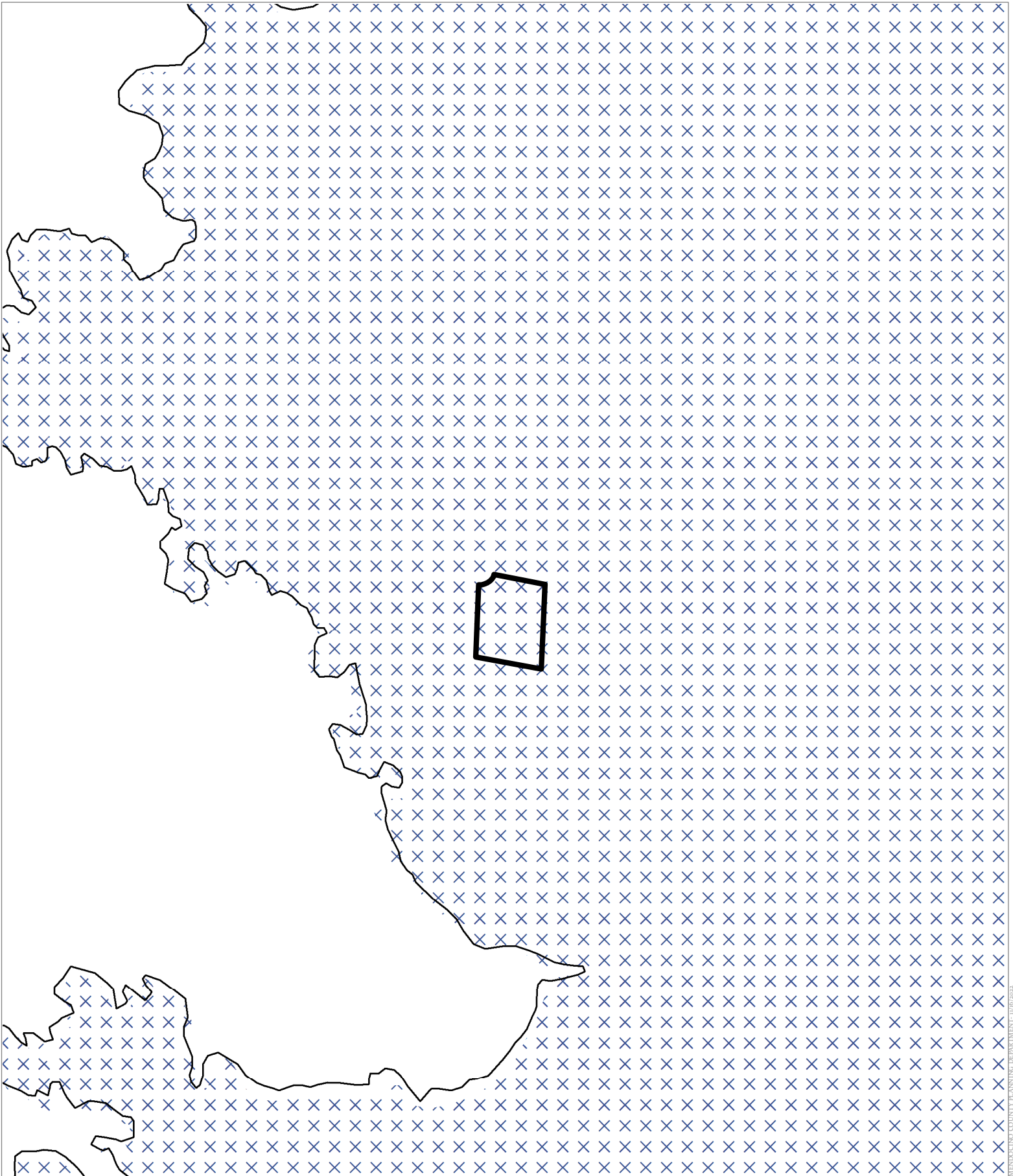
Public Roads



POST LCP CERTIFICATION & APPEAL JURISDICTION

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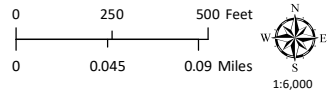
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/07/2023



MONTECALMO COUNTY PLANNING DEPARTMENT - 10/16/2023

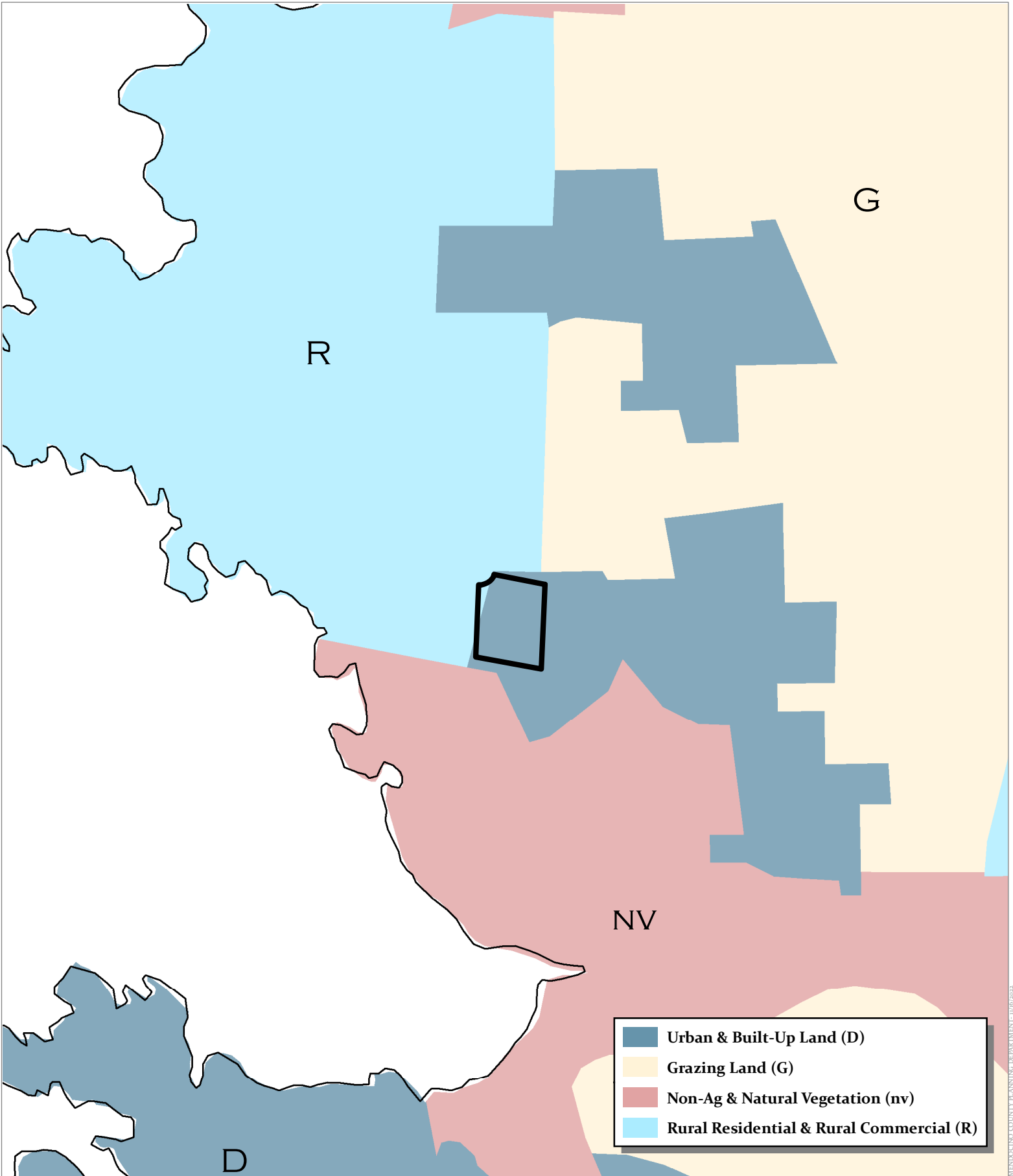
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⊗ Critical Water Resources



COASTAL GROUND WATER RESOURCES

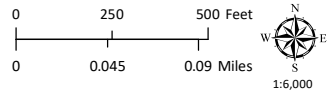
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/10/2023

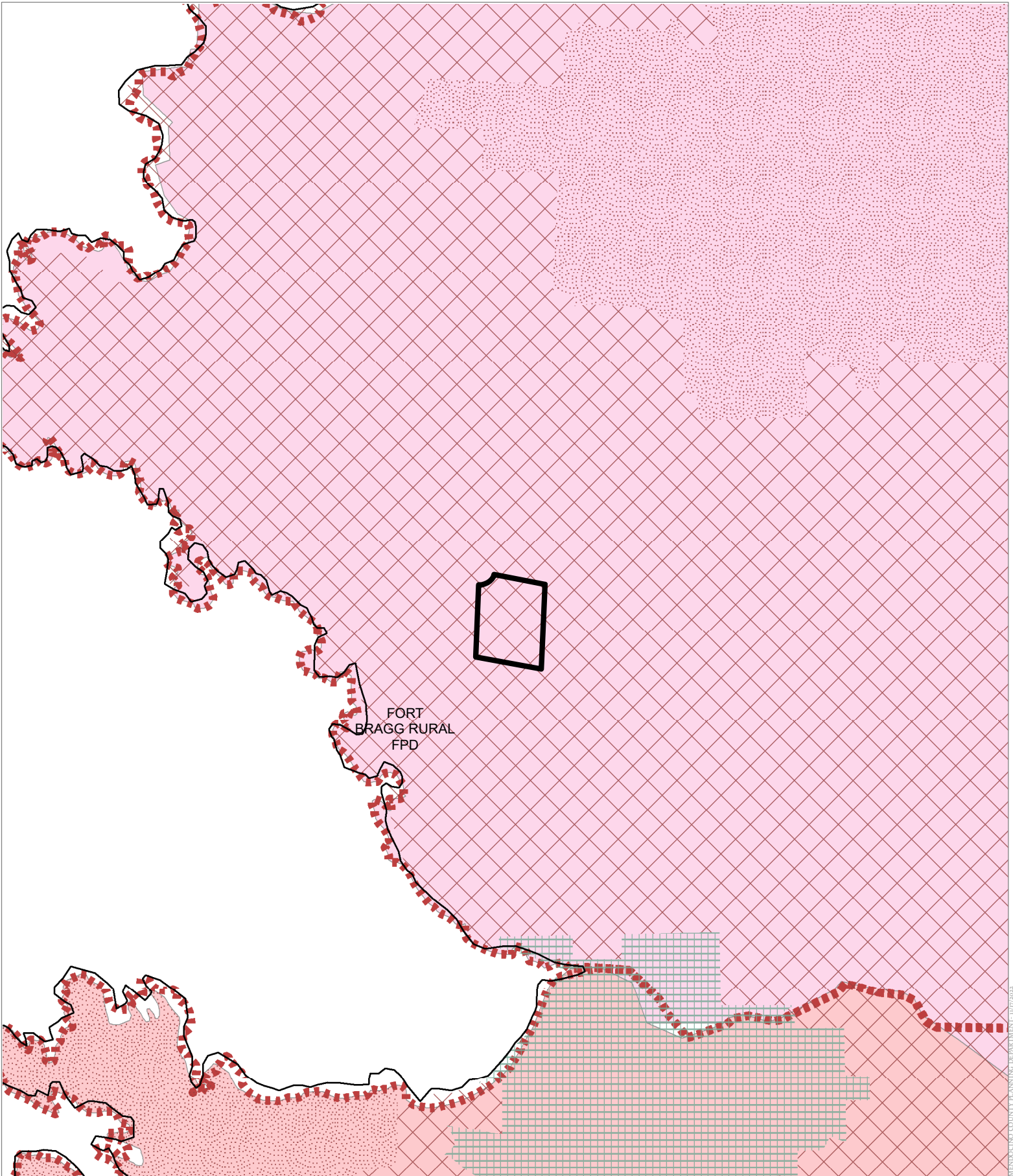
CASE: CDP 2022-0039
OWNER: CLARK, Kenneth & Shirley
APN: 118-040-14
APLCT: Dan & Donna Brady
AGENT:
ADDRESS: 15100 Seadrift Ave., Caspar

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






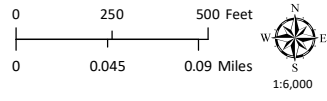
IMPORTANT FARMLANDS

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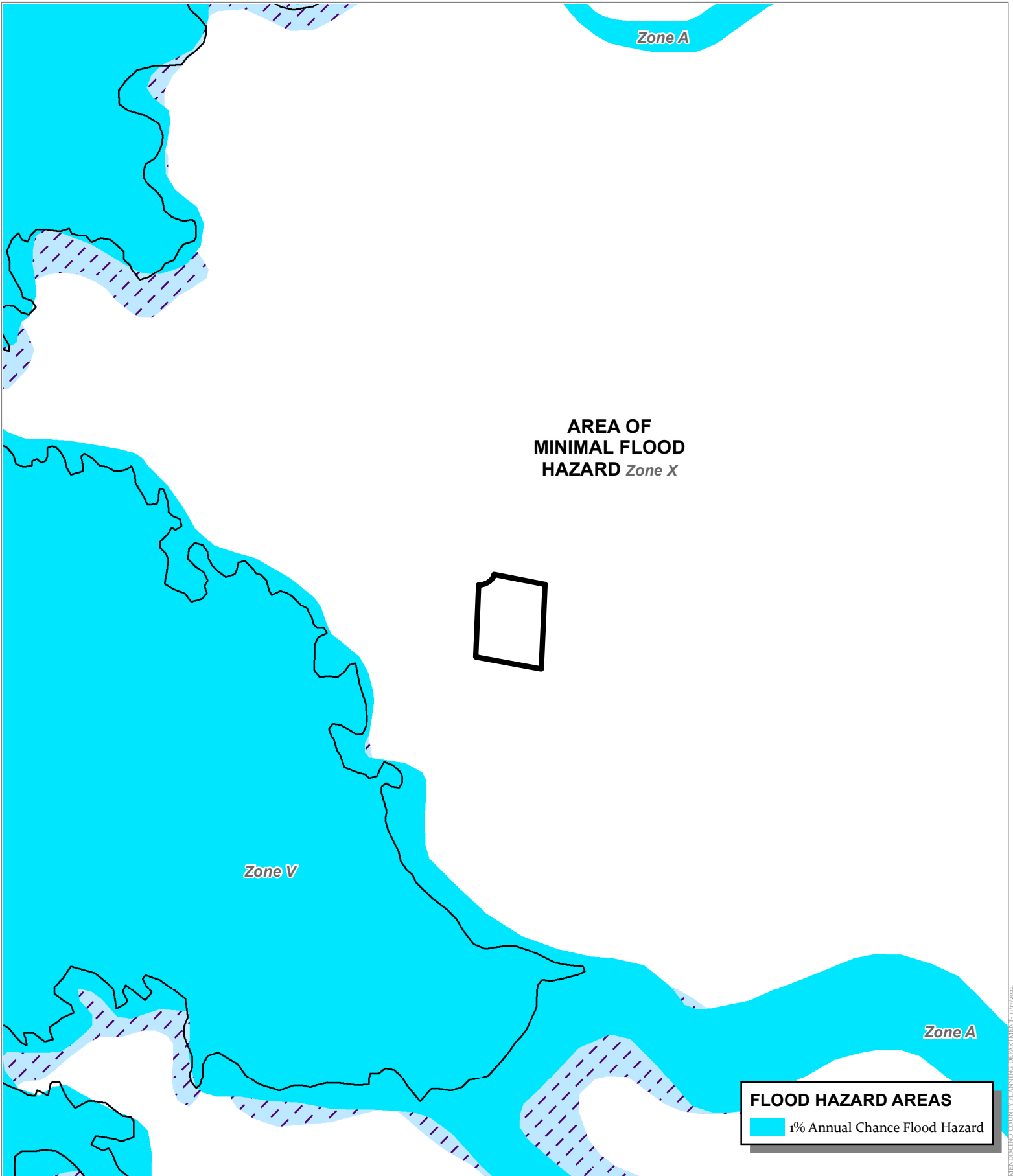
-  Very High Fire Hazard
-  Moderate Fire Hazard
-  High Fire Hazard
-  County Fire Districts





FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

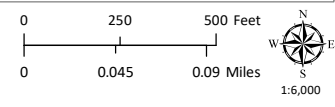
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MERCED COUNTY PLANNING DEPARTMENT - 11/07/2023



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 LOMA Letters
 Tsunami Inundation Zones

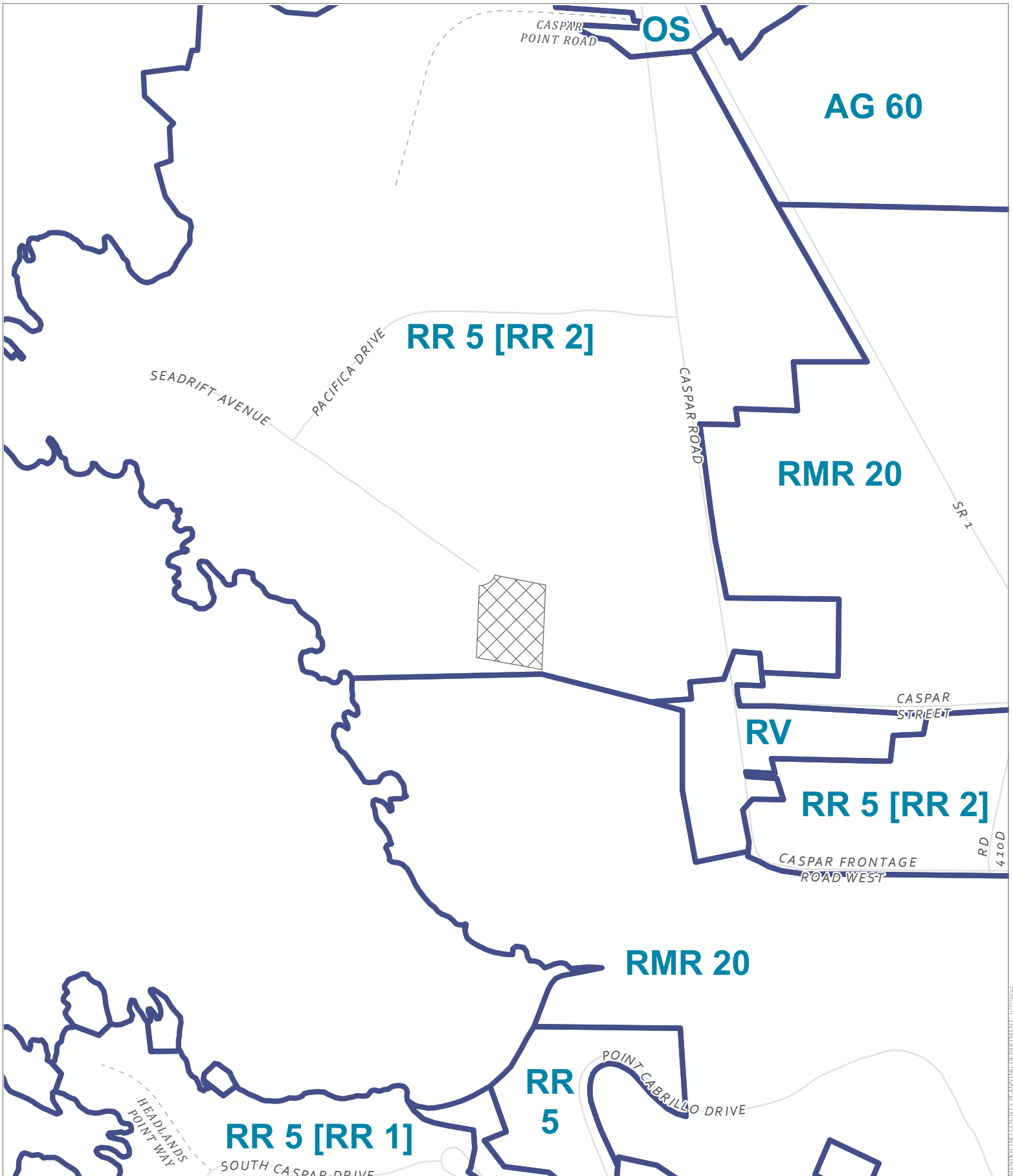


FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard



FLOOD ZONES

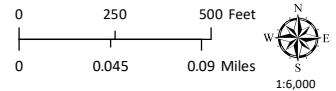
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2022



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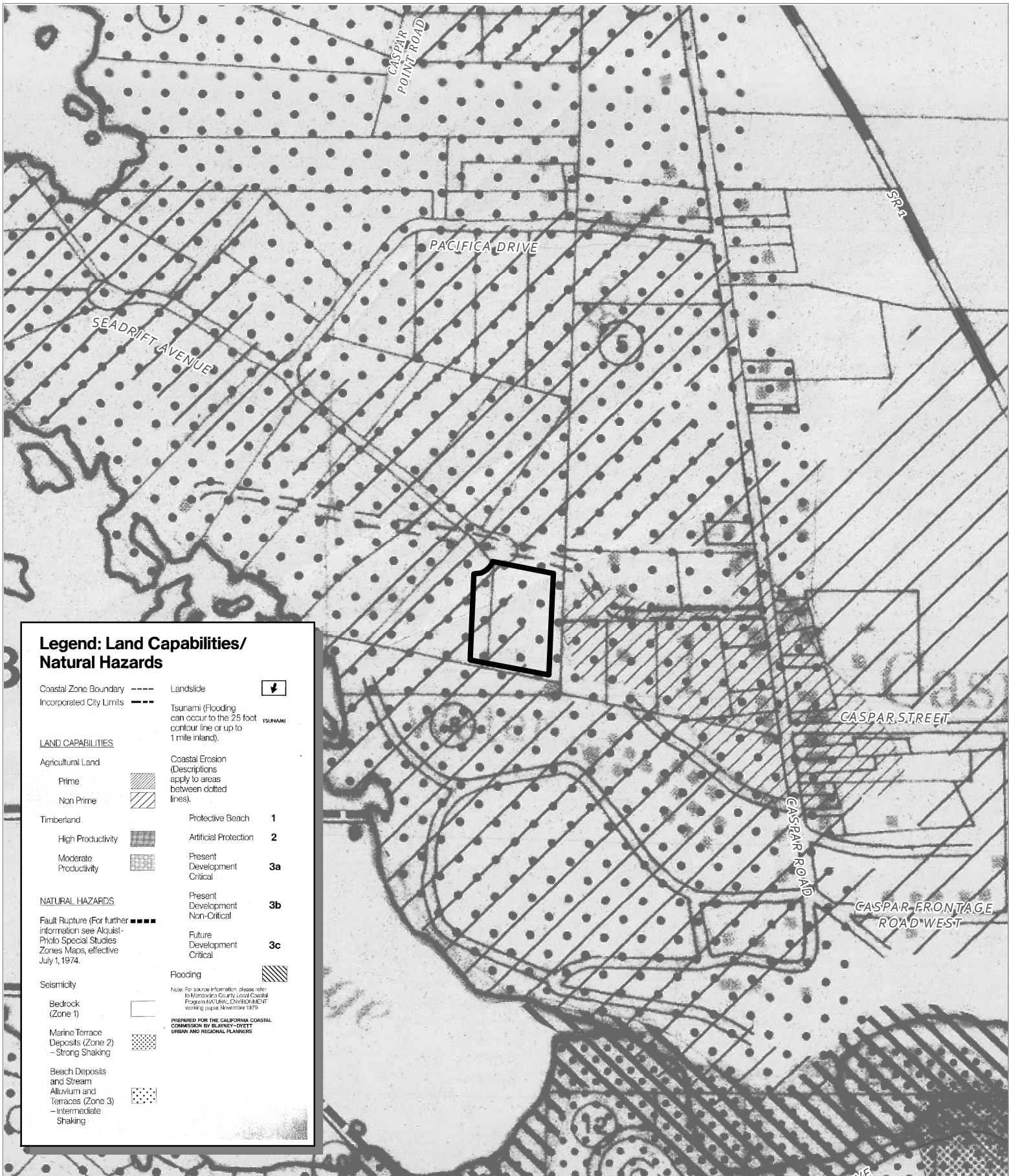
 General Plan Classes
 Public Roads



GENERAL PLAN

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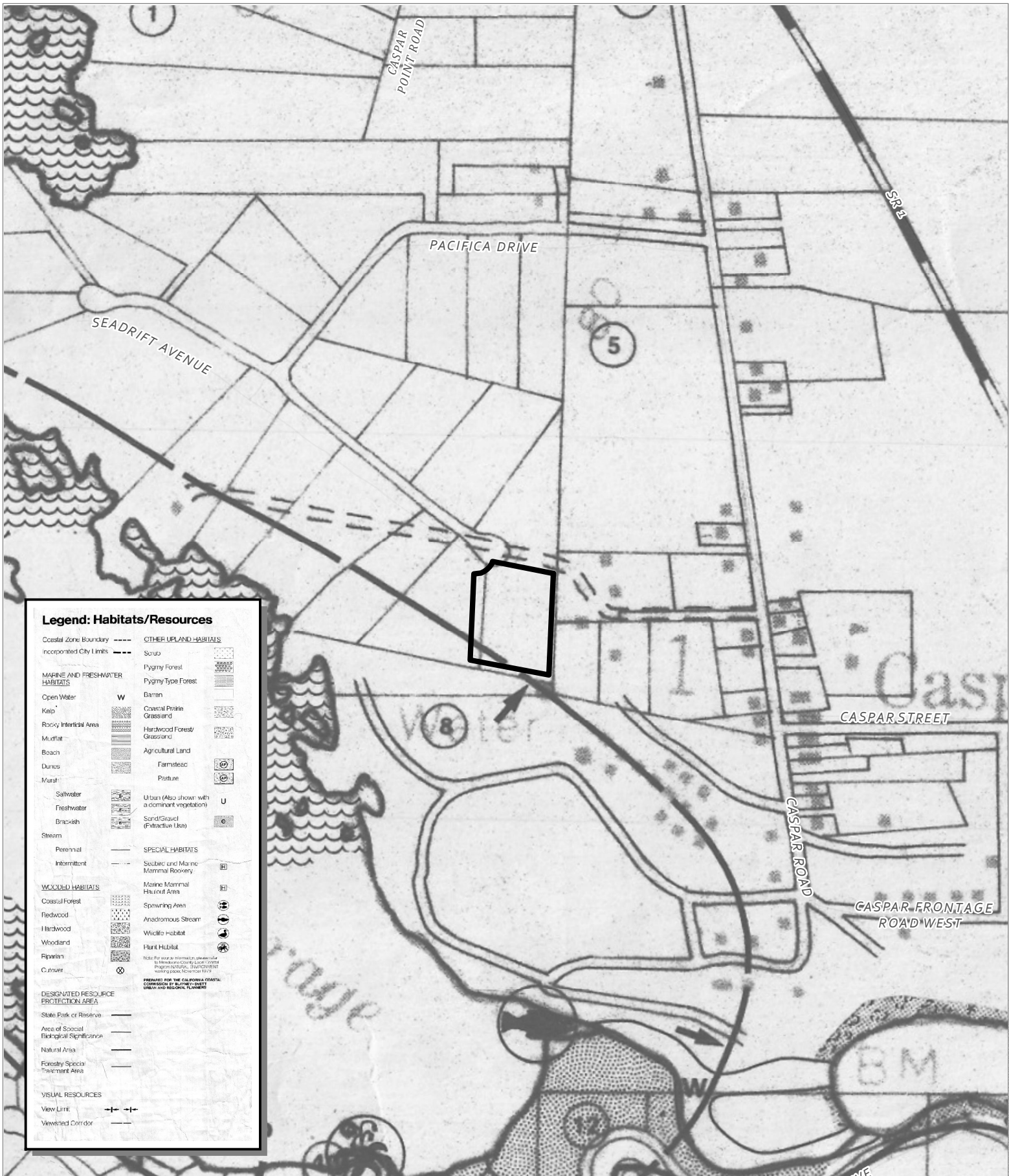
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/07/2022



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LCP LAND CAPABILITIES & NATURAL HAZARDS

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Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pinyon Forest	[Pattern]
Open Water	W	Pinyon Type Forest	[Pattern]
Kelp	[Pattern]	Garden	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie	[Pattern]
Mudflat	[Pattern]	Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Dunes	[Pattern]	Agricultural Land	[Pattern]
Marsh	[Pattern]	Farmstead	[Pattern]
Saltwater	[Pattern]	Pasture	[Pattern]
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Brackish	[Pattern]	Sand/Gravel (Extractive Use)	C
Stream			
Perennial	---	SPECIAL HABITATS	
Intermittent	---	Sacred and Marine Mammal Roostery	[Symbol]
WOODED HABITATS		Marine Mammal Haulout Area	[Symbol]
Coastal Forest	[Pattern]	Spawning Area	[Symbol]
Redwood	[Pattern]	Anadromous Stream	[Symbol]
Hardwood	[Pattern]	Wildlife Habitat	[Symbol]
Woodland	[Pattern]	Plant Habitat	[Symbol]
Riparian	[Pattern]		
C. Over	[Symbol]		
<small>Notes: For water or intermittent streams, use of the Watershed and Stream Channel Program (Watershed, Stream Channel, and Stream Channel) is required to determine the appropriate habitat type.</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY SILVER-QUEST URBAN AND REGIONAL PLANNERS</small>			
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Area	---		
Forestry Special Treatment Area	---		
VISUAL RESOURCES			
View Line	---+---+---		
Viewshed Corridor	---		

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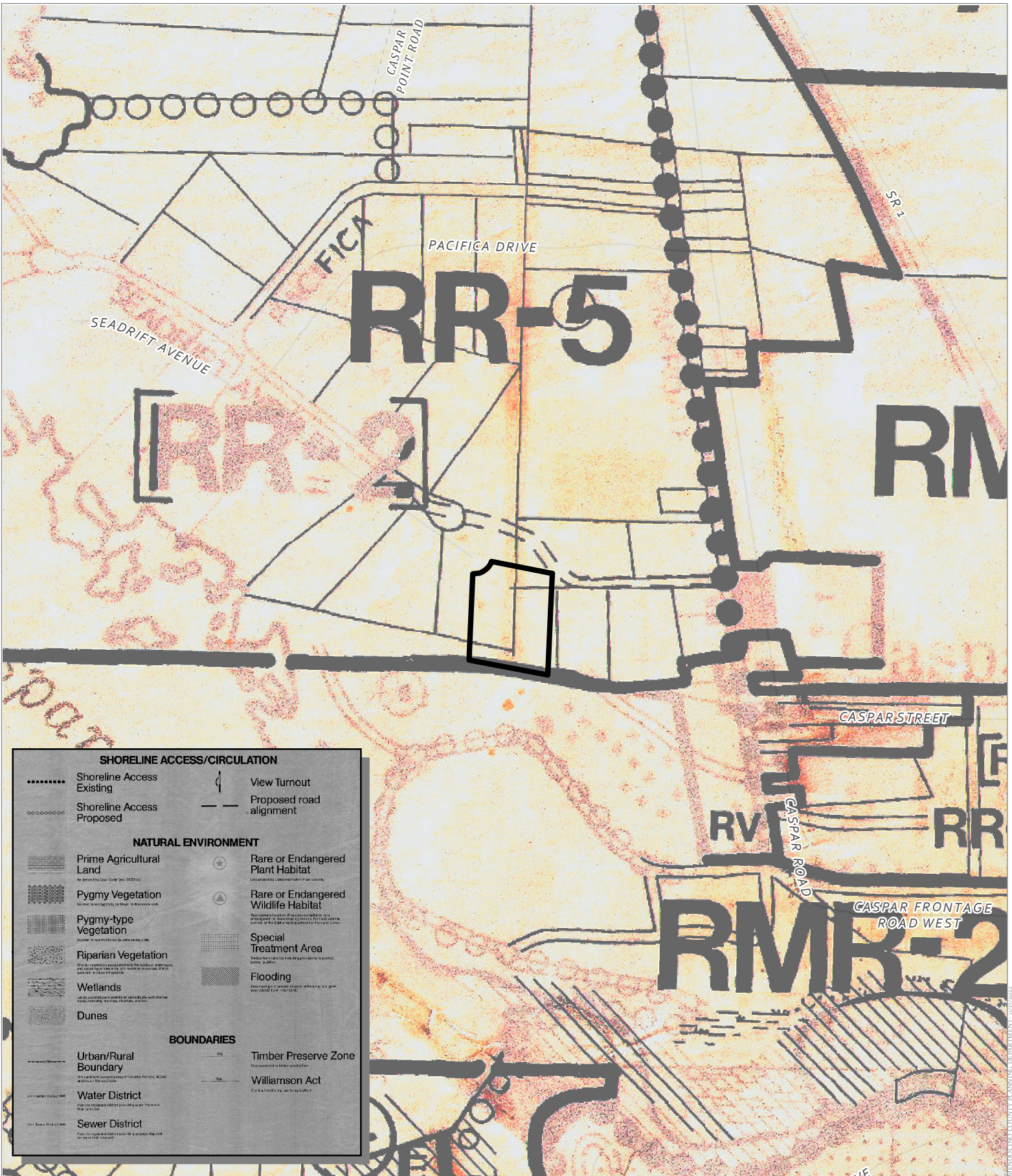
Public Roads

0 210 420 Feet
 0 0.035 0.07 Miles
 1:5,000

LCP HABITATS & RESOURCES

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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/07/2023



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

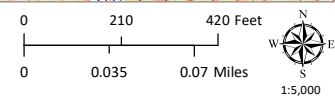
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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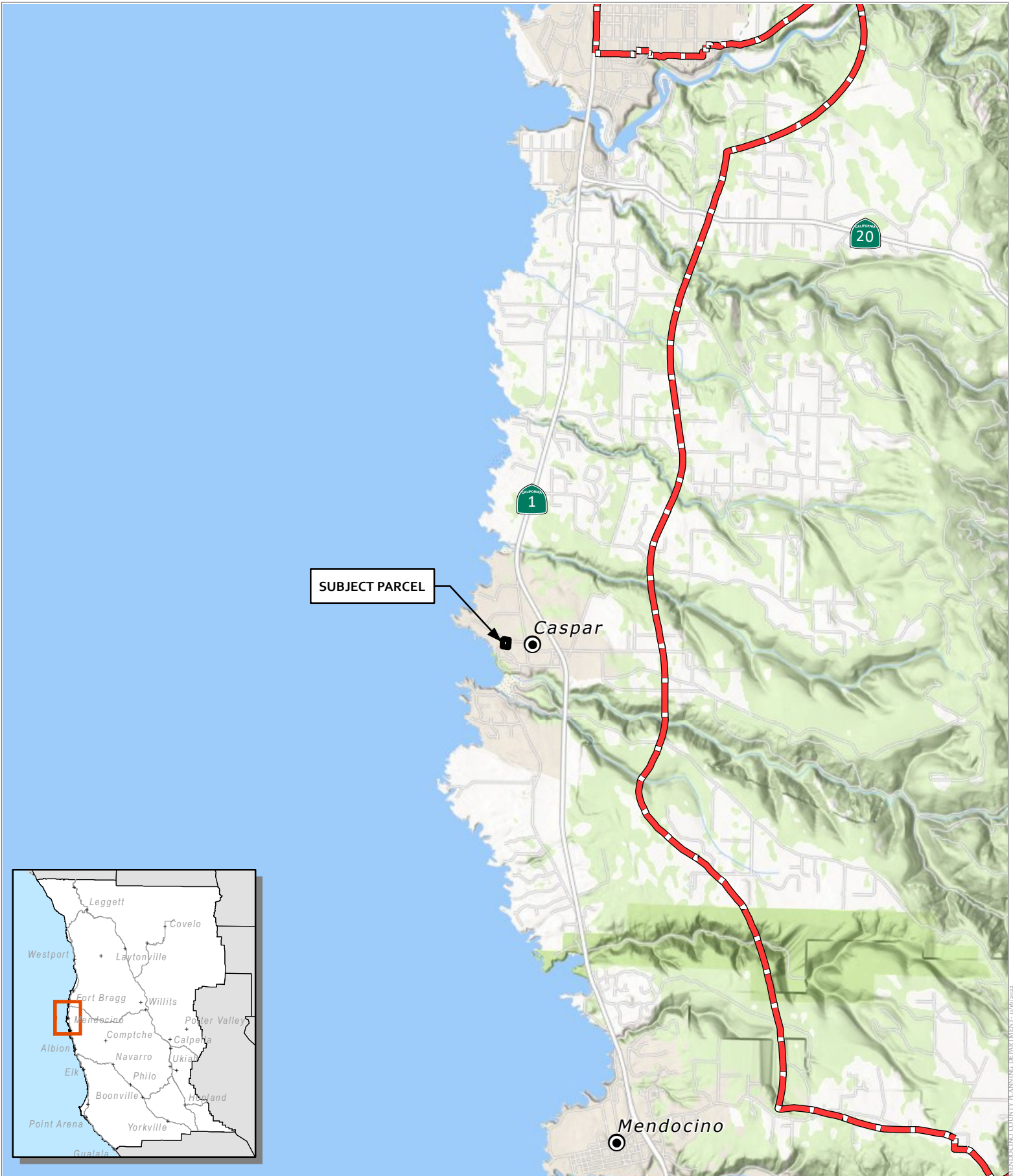
Public Roads



LCP LAND USE MAP 15: CASPAR

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HERNANDO COUNTY PLANNING DEPARTMENT 11/17/2022



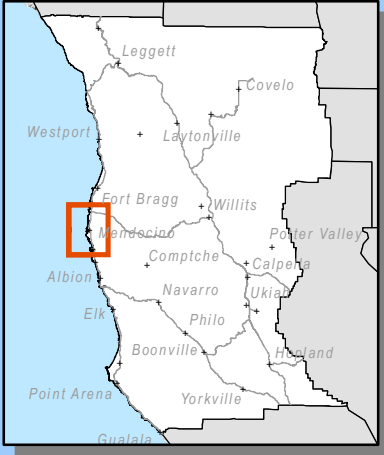
SUBJECT PARCEL

1

20

Caspar

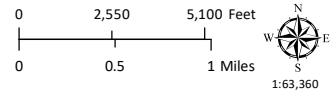
Mendocino



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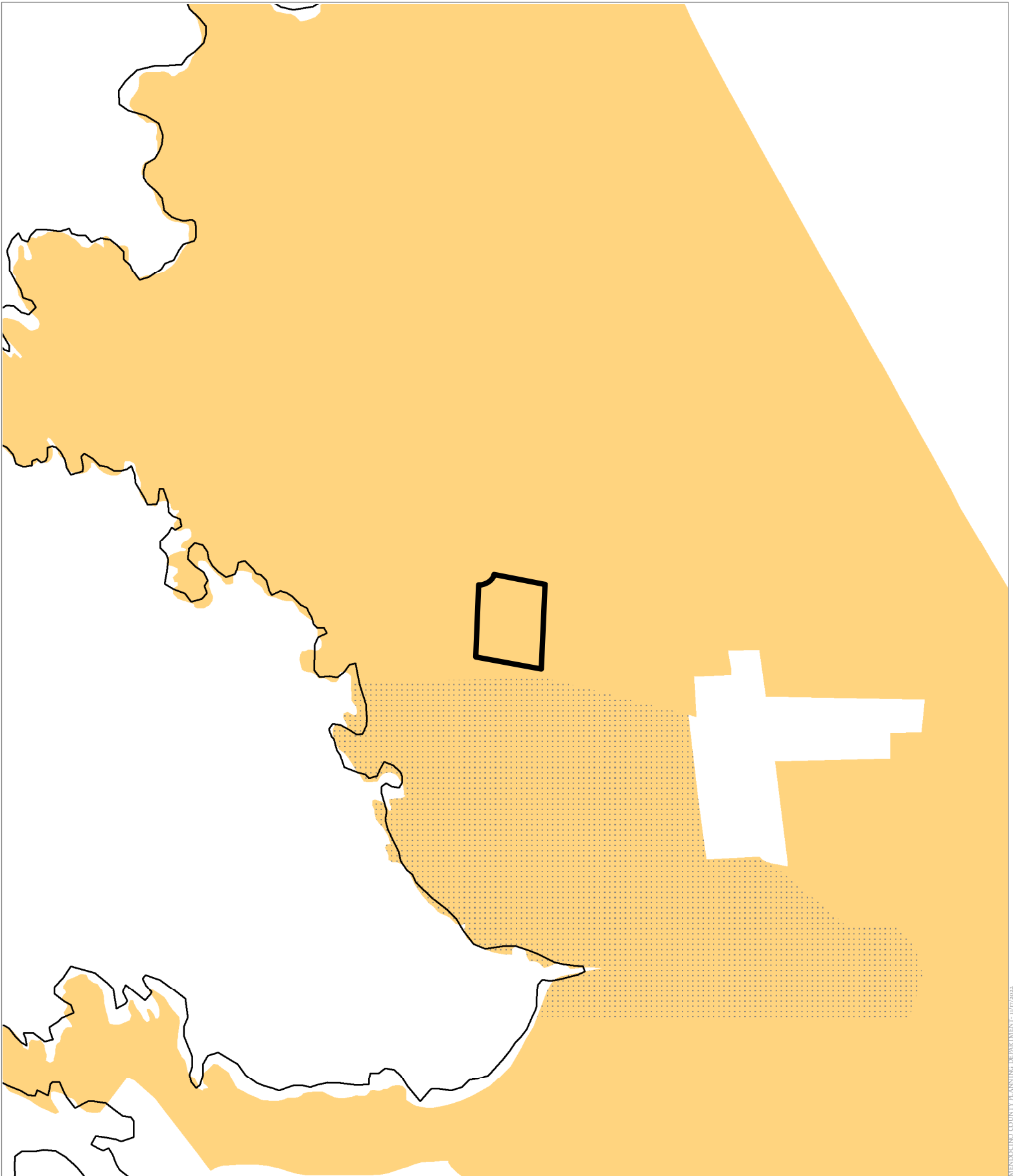
Major Towns & Places

Coastal Zone Boundary





LOCATION

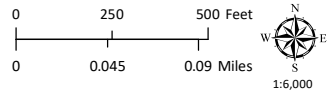
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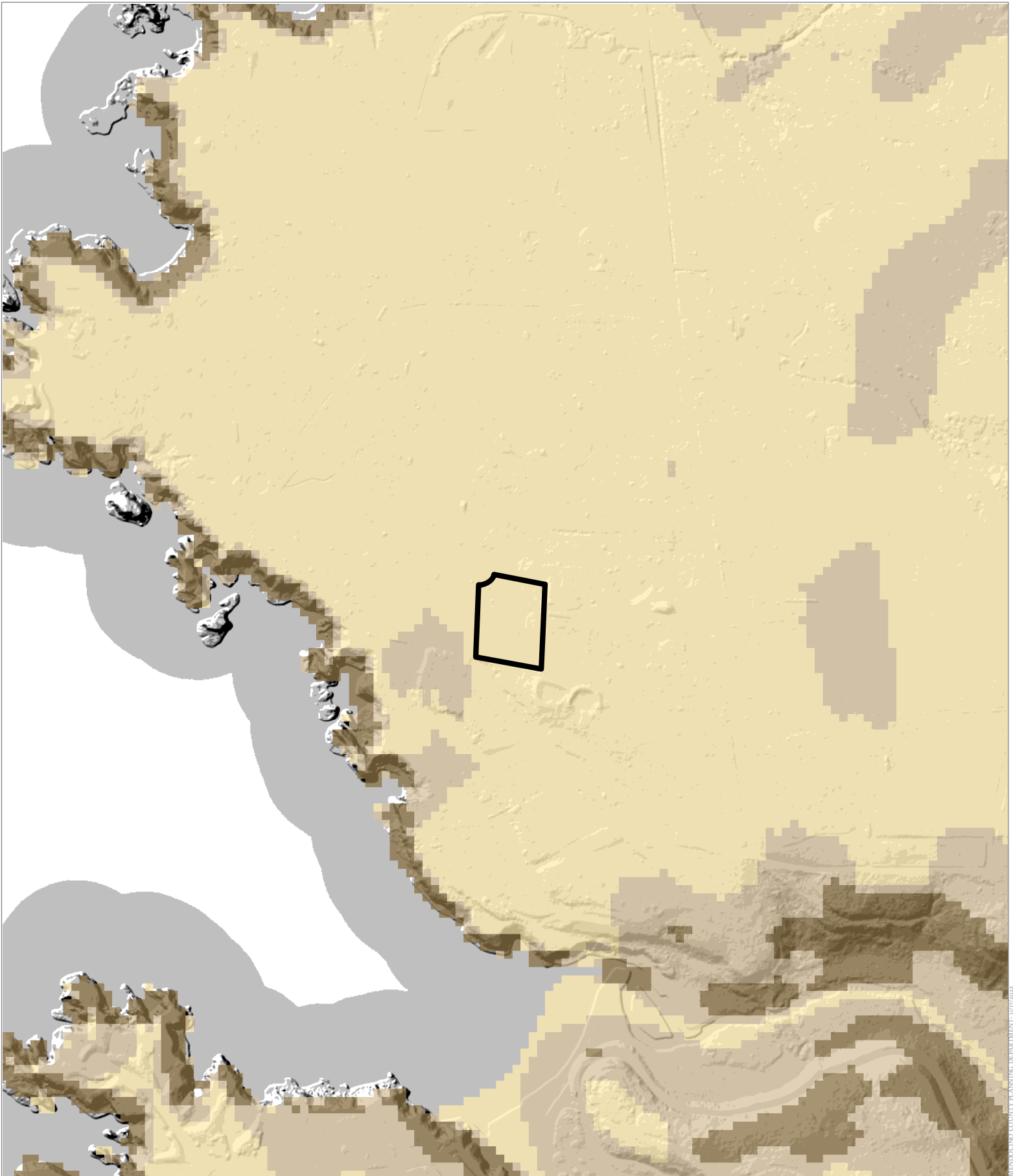
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 Tree Removal Area
 Highly Scenic Area

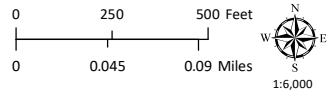
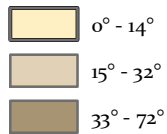


HIGHLY SCENIC & TREE REMOVAL ZONES

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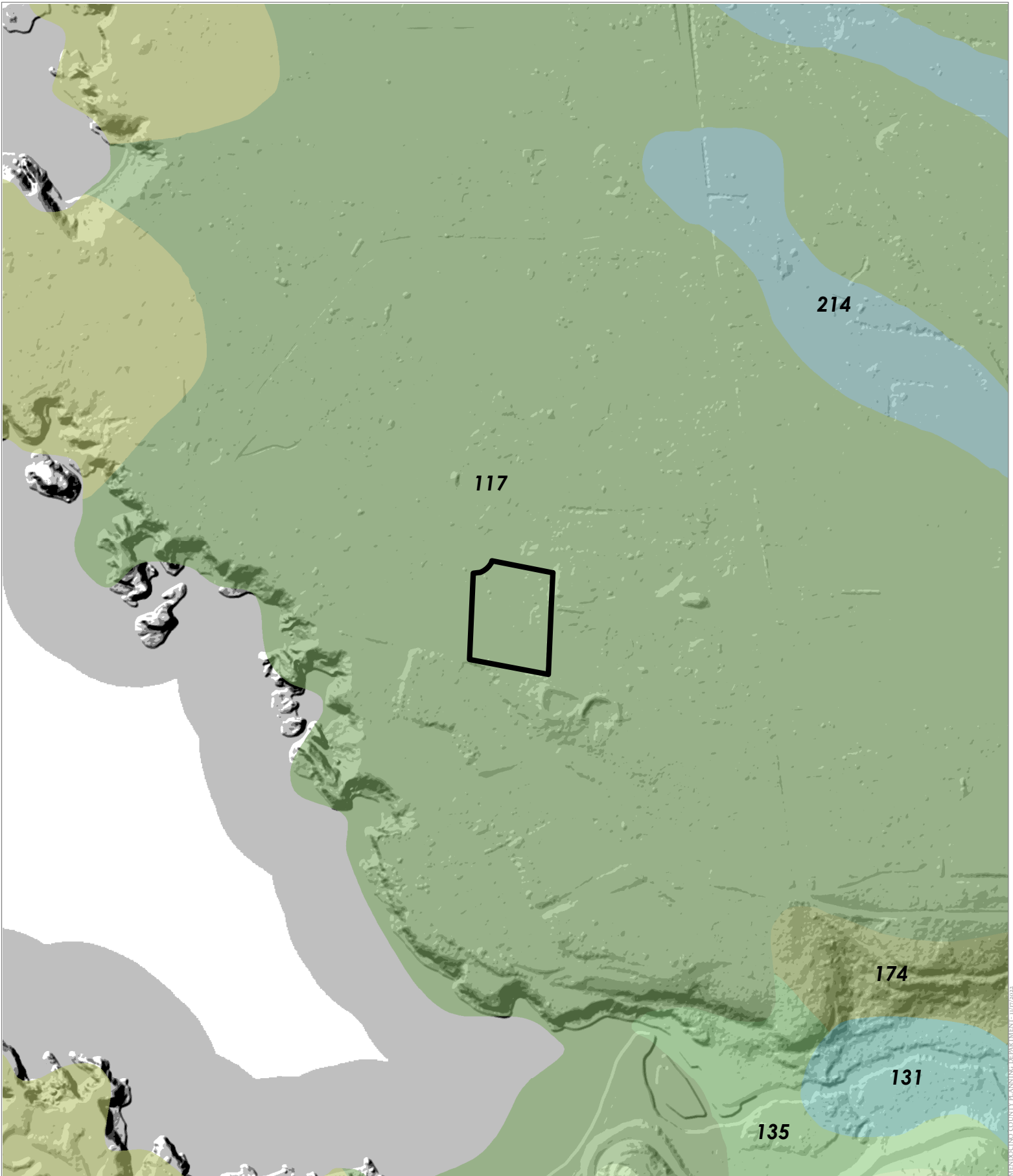
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ESTIMATED SLOPE

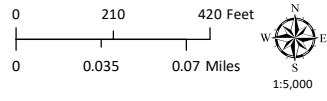
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/07/2023



MENDOCINO COUNTY PLANNING DEPARTMENT 11/17/2023

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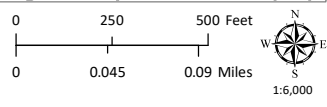
WESTERN SOIL CLASSIFICATIONS

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Jug Handle SR

**Caspar
Headlands SB**

 State Parks

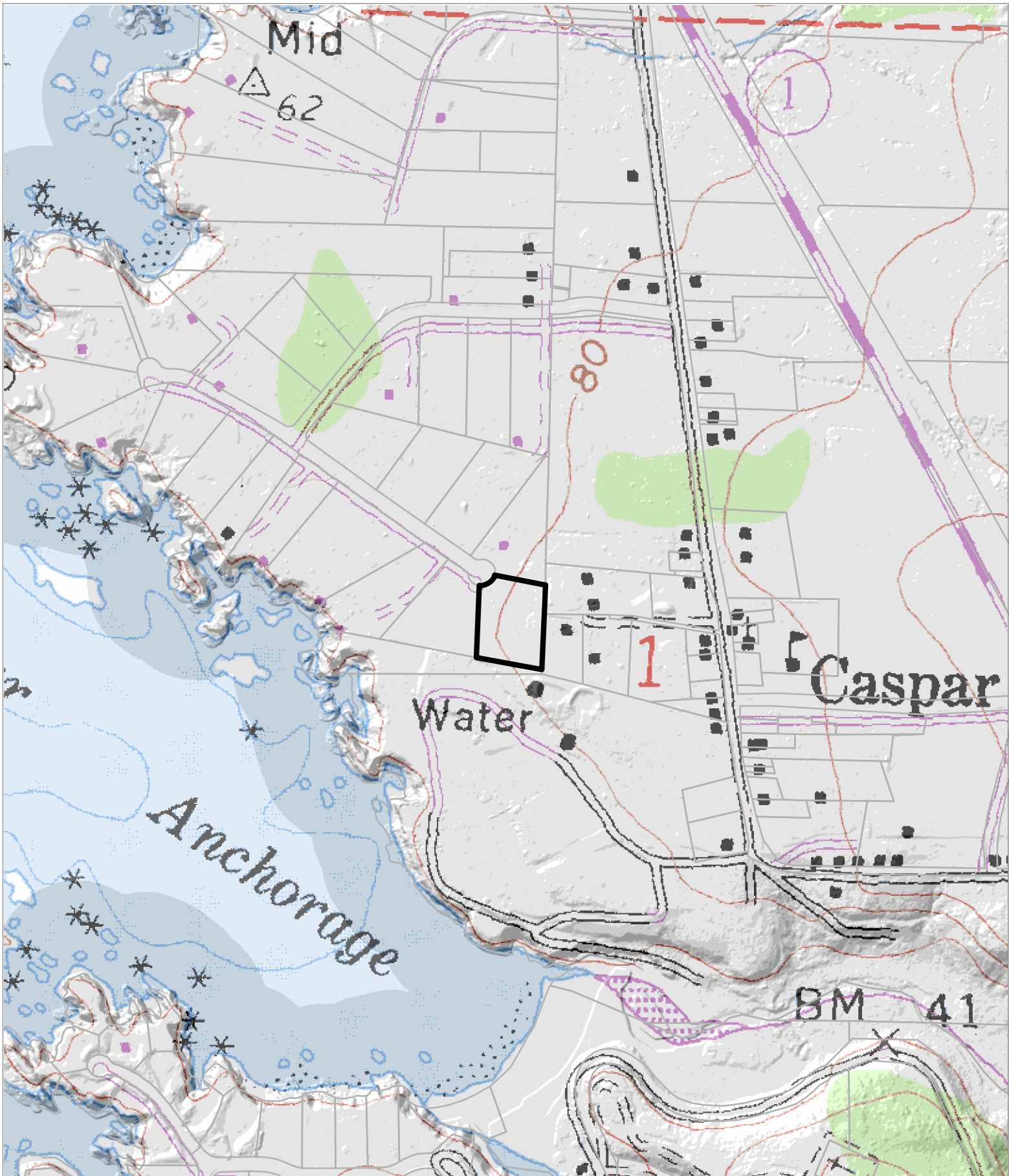


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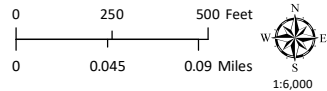
STATE PARKS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2023



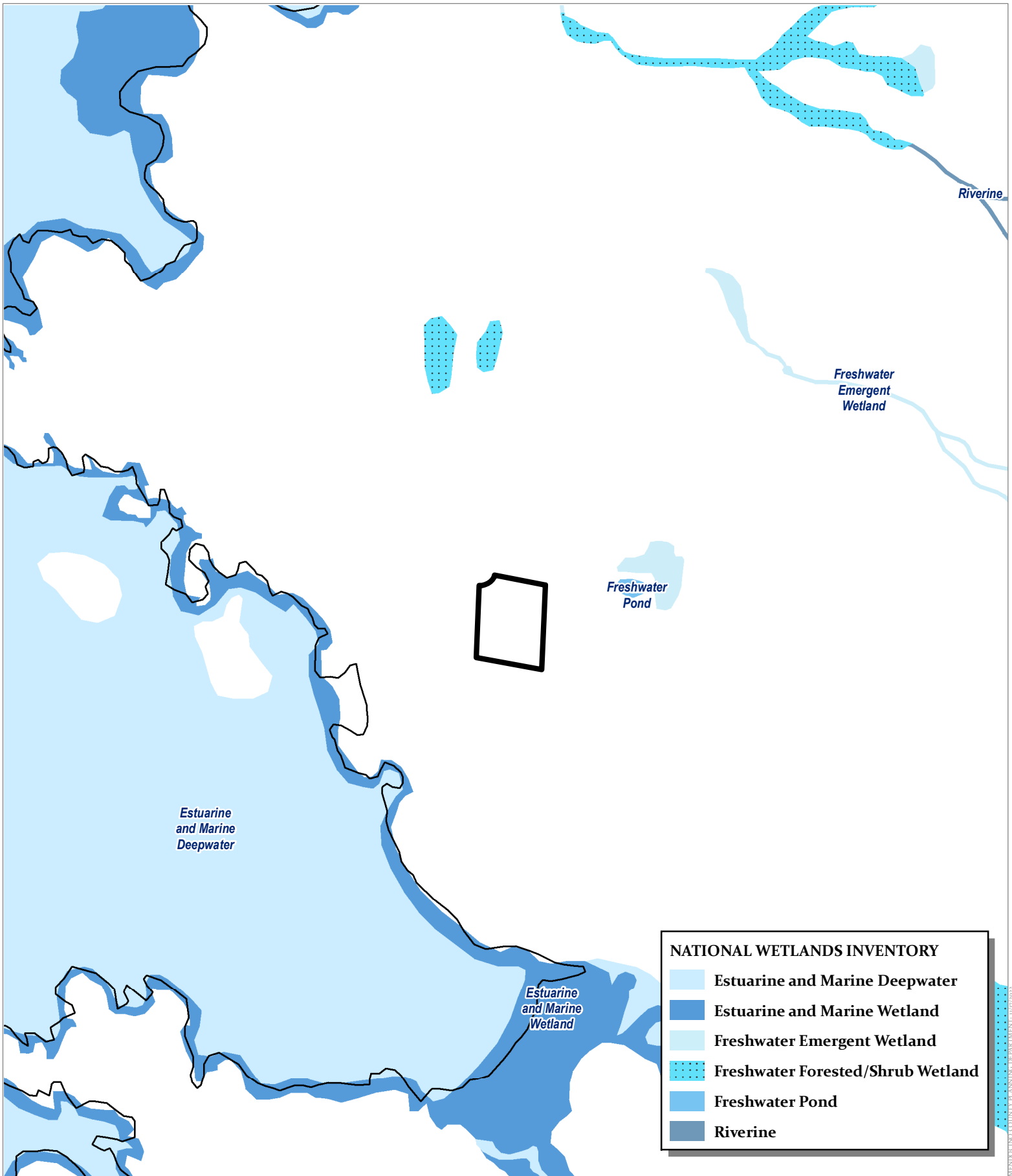
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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

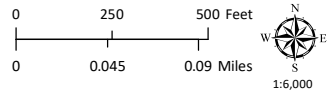
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TENDON COUNTY PLANNING DEPARTMENT - 11/07/2023



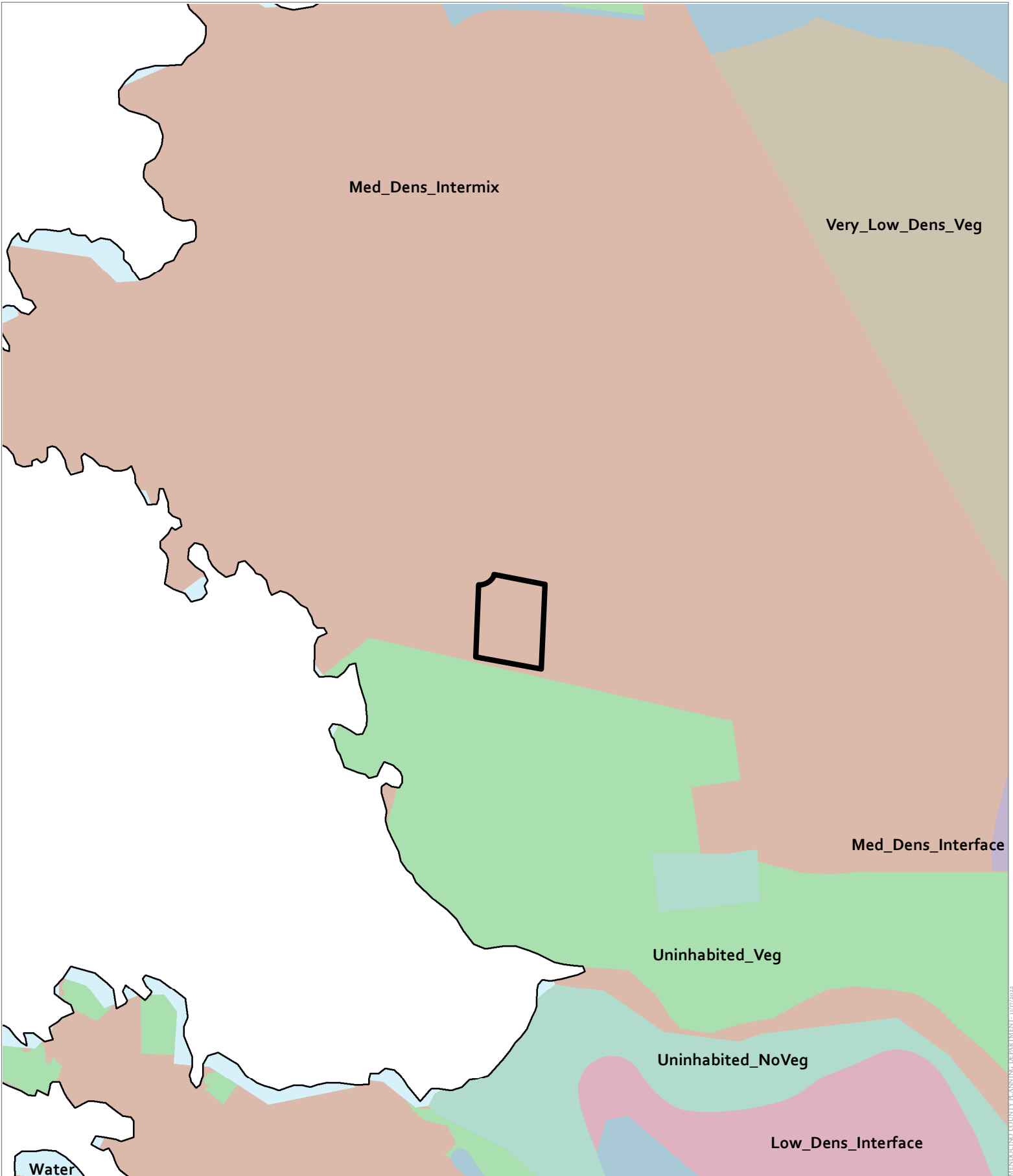
MENDOCINO COUNTY PLANNING DEPARTMENT 10/12/2022

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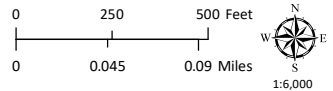


WETLANDS

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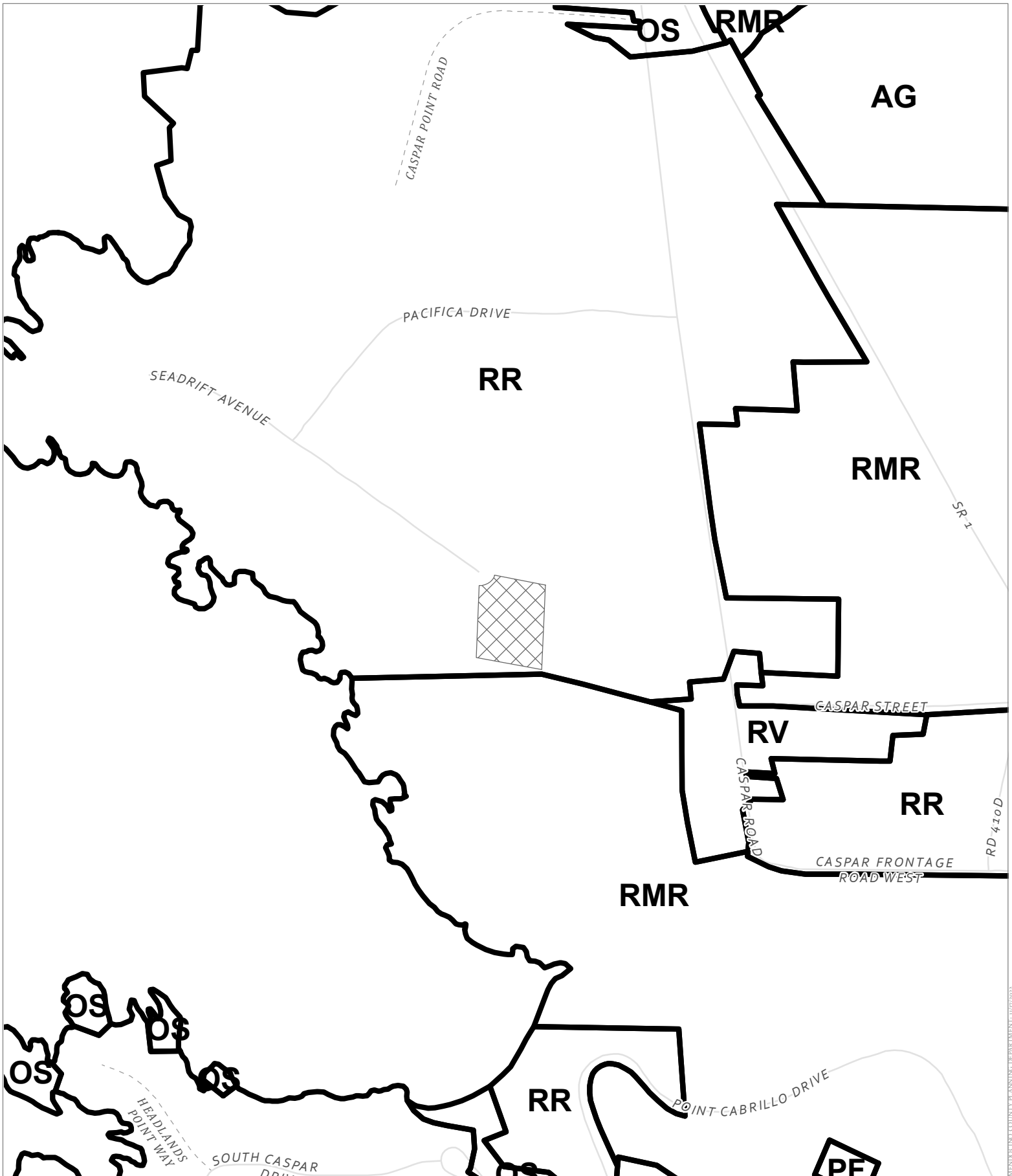
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WILDLAND-URBAN INTERFACE

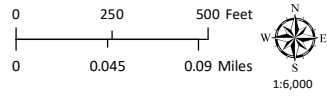
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 Zoning Districts
 Public Roads



ZONING

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