



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

January 10, 2024

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, January 25, 2024, at 10:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: CDP_2023-0036

DATE FILED: 9/29/2023

OWNER/ APPLICANT: MICHAEL ST JOHN

AGENT: KELLY GRIMES

REQUEST: Standard Coastal Development Permit to build a barn, install ground-based solar array, and move power pole from current location to front of property, and underground electricity from there to existing structures. The proposed barn is 1152 square feet with a 288 square foot hay loft.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: In the Coastal Zone, 0.08± mile north of Caspar town center on Caspar Road (CR 569). .28± miles west of the intersection of Caspar Street (CR 410E) and State Route 1 (SR 1), located at 15101 Caspar Road, Caspar; APN: 118-050-29.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: SHELBY MILLER

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

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. 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, or by e-mail to pbscommissions@mendocinocounty.gov no later than January 24, 2024. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.gov, or telecomment, in lieu of personal attendance.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

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 item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services



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

**JANUARY 25, 2024
CDP_2023-0036**

OWNER/APPLICANT: MICHAEL ST. JOHN
15101 CASPAR ROAD, BOX 103
CASPAR, CA 95420

AGENT: KELLY GRIMES
PO BOX 598
LITTLE RIVER, CA 95456

REQUEST: Standard Coastal Development Permit to build a barn, install ground-based solar array, and move power pole from current location to front of property, and underground electricity from there to existing structures. The proposed barn is 1,152 square feet with a 288 square foot hay loft.

LOCATION: In the Coastal Zone, 0.08± mile north of Caspar town center on Caspar Road (CR 569) .28± miles west of the intersection of Caspar Street (CR 410E) and State Route 1 (SR 1), located at 15101 Caspar Road, Caspar; APN: 118-050-29.

TOTAL ACREAGE: 2.3± Acres

GENERAL PLAN: Remote Residential- 20 Acre Minimum (RMR20:R)

ZONING: Remote Residential- 20 Acre Minimum (RMR:20)

SUPERVISORIAL DISTRICT: 4th (Gjerde)

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SHELBY MILLER

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit to build an 1,152 square foot barn with a 288 square foot hay loft, install ground-based solar array, and move power pole from current location to front of property and underground electricity from there to existing utility structure.

ADDITIONAL INFORMATION: During a site visit on October 31, 2023, County Planning Staff examined the proposed on-ground solar array to be placed over 100 feet from the Grand Fir Forest in an open field, facing the sun, away from the streets view. Staff noticed that the proposed barn's placement, at a distance from the blufftop, ensures no impact on public visibility of the Pacific Ocean from the street or the parcel. Consequently, the proposed barn would not alter the view of the Pacific Ocean. Additionally, the proposed location for the barn involves construction on a concrete slab, ensuring no ground disturbance in that area.

APPLICANT'S STATEMENT: "1. Build a 1152 sqft. Barn w/ 288 sqft hay loft (no lighting), 2. Install ground-based solar array, 3. Move power pole from current location to front of property and underground electricity from there to existing structures (approved by PG&E)".

RELATED APPLICATIONS ON-SITE: BF_2023-0257 Move 200A Panel Serving SFR.

SITE CHARACTERISTICS: The Caspar Road parcel is designated highly scenic and located in the Coastal Zone, 0.08± mile north of Caspar town center, and .28± miles west of the intersection of Caspar Street (CR 410E) and State Route 1 (SR 1), located at 15101 Caspar Road (APN: 118-050-29). This property is mapped as Very High Fire Hazard¹ within the Fort Bragg Rural Fire Protection District and California Department of Forestry and Fire Prevention (CalFire) District. The parcel can be accessed from Caspar Road.

The property is currently developed with a main house, garage, garden shed, two equipment sheds, a pumphouse, and a paved space for the proposed barn. The adjacent parcel that lies north and east of property are undeveloped. Additionally, parcels to the west and south are developed with residences. The parcel is relatively flat with a Grand Fir Forest to the northwest and grasslands throughout the parcel. The property is serviced by Caspar Water Company and an on-site septic system (Permit # 7944-F-Septic).

The elevation from the northeast property line to SR 1 raises from 130± feet to 170± feet. This topography ensures that the public traveling on SR 1 have unobstructed visibility of the ocean. The existing structures are surrounded by native trees to the northeast, contributing to the site's natural landscape.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned similarly to the project site.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Remote Residential (RMR20)	Remote Residential (RMR:20)	24± Acres	Undeveloped
SOUTH	Rural Residential (RR5(2))	Rural Residential (RR:5)	2.15±, 0.22± Acres	Residential
EAST	Remote Residential (RMR20)	Remote Residential (RMR:20)	24± Acres	Undeveloped
WEST	Rural Residential (RR5(2))	Rural Residential (RR:5)	12.5±, 0.23±, 1.14± Acres	Residential, Undeveloped

PUBLIC SERVICES:

Access: Caspar Road
Fire District: Fort Bragg Rural Fire Protection District
Water District: Caspar Water Company
Sewer District: None

SUMMARY OF REFERRAL AGENCY COMMENTS: On October 25, 2023, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project. A comment response summary is listed below.

REFERRAL AGENCIES	COMMENT
Building Division Fort Bragg	No Response
Archaeological Commission	No Response
Department of Transportation	No Response
Environmental Health	No Response
Fort Bragg Rural Protection Fire District	No Comment
Caspar Water Company	No Response
Planning Division Fort Bragg	No Comment
Sonoma State University	Comments
CalFire (Land Use)	No Response

¹ Fire Hazard Zone (FHZ) Map.

California Coastal Commission	No Response
California Dept of Fish & Wildlife	No Comment
California Native Plant Society	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

On November 7, 2023, CDFW offers the following informal comments and recommendations as a Trustee Agency role: “CDFW conducted a site visit on 10/31/2023 with the County. The proposed project is outside of ESHA and ESHA buffers with the exception of the existing driveway. CDFW recommends the utilization of native plants in any future landscaping activity, with a focus on targeting non-native invasive species for removal and maintenance. Prohibiting the planting of invasive, non-native species is also advised. Specifically, within the ESHA buffer for the Grand Fir Forest (*Abies grandis Forest Alliance*), the planning of shrubs and plants that constitute this natural community is encouraged.”

On November 7, 2023, Sonoma State University commented that the project should be scheduled for an Archaeological Commission meeting to determine whether an archaeological survey will be required given there is a moderate potential for unrecorded historic-period archaeological resources in the proposed project area.

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program (LCP) as detailed below.

Land Use: The project site is located within the boundaries of the LCP area, as shown on *LCP Land Use Map 15: Caspar*. The subject parcel is classified as Remote Residential in Mendocino Coastal Element Chapter 2.2².

The Coastal Element Chapter 2.2 *Remote Residential* classification is intended to:

“...be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses. The classification is also applied to some areas which might not otherwise qualify except for the fact that the land has been divided and substantial development has occurred.”

The proposed construction of a barn with a hay loft, installation of ground-based solar array, moving a power pole from current location to the front of property, and undergrounding electricity to existing structures is consistent with the allowed uses associated with residential development per Mendocino County Coastal Element Chapter 2.2.

Zoning: This project site is located within the Remote Residential zoning district³. Mendocino County Code (MCC) Section 20.380.005 states it is intended:

“... to be applied to lands within the Coastal Zone which have constraints for commercial agriculture, timber production or grazing, but which are well-suited for small scale farming, light agriculture and low-density residential uses, or where land has already been divided and substantial development has occurred.”

The proposed barn, ground-based solar array, relocation of power pole, and underground electricity does not have potential to impact the agricultural viability, timber production or grazing of the property or conflict with the uses within a Remote Residential District (MCC Chapter 20.380 - *RMR – Remote Residential District*). As currently proposed, the barn, solar panels, and relocation of power pole are consistent with the principal permitted residential uses as an Accessory Use (MCC Section 20.456.010(E): *Barns*).

The project would not impact or encroach on any property line setback requirement for the RMR District per MCC Section 20.380.035.

² General Plan Classifications (GP) Map.

³ Zoning Map.

Visual Resources: The purpose of MCC Chapter 20.504 is to:

“...insure that 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 landforms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas.”

Pursuant to MCC Section 20.504.015(C) *Development Criteria*, the parcel is classified as highly scenic; however, it is not visible from the ocean or SR 1 due to slope. Staff conducted a site visit and observed the proposed nineteen (19) foot barn, ground-based solar array, and the relocation of the power pole would not affect the public views to the ocean or be out of character with surrounding structures. The proposed project would be uniform to the natural setting. To minimize reflective surfaces, the ground-based solar array would be situated in a grassy area behind the residence, facing southwest, surrounded by trees and shrubs to the north, west and south.

There is no exterior lighting proposed at this time, the proposed project would be consistent with the intent of Visual Resource and Special Treatment Areas (MCC Section 20.504.005 *Intent*). Staff finds the proposed project consistent with the development criteria in protecting the visual resources in a highly scenic area.

Hazard Management: The proposed project will have minimal to no impact on geologic, fire, and flood hazards. The site is rated as “High Fire Hazard”, and fire protection services are provided by Fort Bragg Rural Fire Protection District and CalFire⁴. The proposed project would not conflict with Coastal Element 3.4, and complies with MCC Chapter 20.500 *Hazard Areas*, including geologic, faults, bluffs, tsunamis, landslides, erosion fire, and flood hazards.

The proposed project was referred to the Fort Bragg Rural Fire Protection District. On October 25, 2023. This agency responded with “*no comment.*”

Habitats and Natural Resources: LCP Habitats & Resources Map does not identify any sensitive resource areas within 100 feet of the proposed project. The site is mapped as barren. On October 25, 2023, the proposed project was referred to the California Department of Fish and Wildlife and the California Coastal Commission. As of November 7, 2023, the Coastal Commission has not responded. CDFW comments are reported above.

A Biological Constraints and Opportunities Assessment, prepared by WRA Environmental was completed for the subject parcel and surrounding properties (APNs: 118-050-15, -29 and -30; Study Area). The proposed project is located on parcel 118-050-29. The purpose of the assessment was to provide information regarding existing and potential Environmentally Sensitive Habitat Area (ESHA) constraints to be addressed for a future coastal development permit. During the site visit, WRA observed ten (10) land cover types within the Study Area, five of which are considered ESHA including Grand Fir Forest, wetland, stream, riparian forest, and pond⁵. The Biological Constraints and Opportunities Assessment indicates that no sensitive natural communities identified by CDFW are within the Study Area and the National Wetland Inventory (NWI) identifies a freshwater forested/shrub wetland (PSS1B) that correlates to the northern most stream and riparian area identified during the assessments⁶.

MCC 20.496.020(A)(1) requires a minimum 100-foot buffer from all ESHAs. The Grand Fir Forest (ESHA) is situated in the northwest portion of the parcel (118-050-29). During the October site visit with CDFW, Staff observed the proposed project is outside of ESHA and ESHA buffers with the exception of the existing driveway and existing power pole. Staff recommends storing construction materials 100 feet from an ESHA, landscaping with native plants and targeting non-native invasive species for removal. The proposed power pole relocation is planned for the southwest portion of the property, adjacent to the property line. The

⁴ Fire Hazard Zones (FHZ) & Responsibility Areas Map.

⁵ WRA Environmental Consultants. Biological Constraints Assessment. Attachment A.

⁶ WRA Environmental Consultants. Biological Constraints Assessment. Page 3.

proposed relocation of such aligns with the Local Coastal Program policies related to Chapter 3.1 and MCC Chapter 20.496 regulations, ensuring no impact on sensitive habitats or resources. As proposed, staff finds the project consistent with the development criteria of MCC Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas. See conditions included.

Grading, Erosion and Run Off: The proposed development will be located in areas which are relatively flat. Grading will not be required to accommodate the proposed development. The proposed barn will be built on a paved surface. Applicant proposes trenching for underground electricity to existing structures and grading will not exceed 50 cubic yards of soil movement. The trenching will contain 33 cubic yards of soil disturbance, 2.5 feet deep and 1 foot wide, 360 lineal feet of trenches. The trenching will not alter the original elevation or compaction of the property. The proposed project complies with MCC Chapter 20.492 *Grading, Erosion, and Runoff*.

Groundwater Resources: The site is designated as having critical water resources by the Mendocino County Coastal *Groundwater Study*⁷. The project was referred to the Mendocino County Division of Environmental Health (DEH) – Fort Bragg and Caspar Water Company for input on water and septic developments. Division of Environmental Health declared that water resources will not be impacted with the proposed project. Caspar Water Company did not provide comments at this time.

Archaeological/Cultural Resources: The proposed development was referred to Northwest Information Center (NWIC) at Sonoma State University (SSU). The project and NWIC response were scheduled for review by the Archaeological Commission on December 13, 2023. The Archaeological Commission approved the project without requiring additional surveying but requested the Discovery Clause. The Discover Clause has been included in the Conditions of Approval below.

The project was also referred to three local tribes on October 25, 2023, including Cloverdale Rancheria, Redwood Valley Rancheria and Sherwood Valley Band of Pomo Indians. As yet, no response has been received from these tribes. Staff therefore finds that the proposed project is consistent with Coastal Element Policy 3.5-10 and MCC Sections 22.12.090 *Discoveries* and 22.12.100 *Discoveries of Human Remains*.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The project would not impact transportation or circulation and adequate access for residential use of the parcel is already in place, consisting of an existing dirt driveway on the property. The project was referred to Mendocino County Department of Transportation (DOT) and California Department of Transportation (Caltrans) for input. DOT responded with “no comment” and no response has been received from Caltrans. The proposed project complies with MCC Section 20.516.015(C)(2) *Transportation Systems*.

ENVIRONMENTAL DETERMINATION:

The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Section 15303, Class 3, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions:

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed construction of a barn, relocation of a power pole, underground utilities, and ground-based solar array installation comply with the certified Local Coastal Program. The proposed project allows for continued residential use of the site, which is consistent with the intent of the Remote Residential Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the project site is provided with adequate utilities, access

⁷ Coastal Ground Water Resources

roads, drainage, and other necessary facilities. The proposed project includes the installation of a ground-based solar array, relocating a power pole, and undergrounding electricity. Other utilities such as water (via Caspar Water Company) and drainage are already existing and will not be modified by this project. Additionally, the parcel gains access from a driveway via Caspar Road; and

3. Pursuant with MCC Section 20.532.095(A)(3), the project is consistent with the purpose and intent of the Remote Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code. The proposed project entails the construction of a barn, installation of solar panel array, relocation of a power pole, which is a principally permitted use in the Remote Residential District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the project, 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 and is determined to be Categorically Exempt from further environmental review. The Secretary for Resources has found that certain classes or projects have been determined not to have a significant impact on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The project meets the criteria to be Categorically Exempt from the California Environmental Quality Act, per CEQA Guidelines Sections 15303(d) and 15303(e); and
5. Pursuant with MCC Section 20.532.095(A)(5), the project will not have any adverse impact on any known archaeological or paleontological resources. The Archaeological Commission recommended the Discovery Clause to be implemented. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further disturbances within 100 feet of the discovery; 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 site. The site is currently developed with a single-family residence, and the barn will not affect demands on public services.

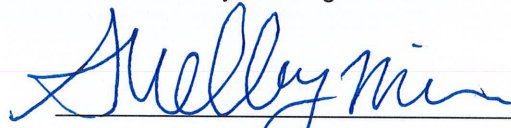
CONDITIONS OF APPROVAL:

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 (10) 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 Applicant has 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 trenching from County, State, and Federal agencies having jurisdiction.
5. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code (MCC).
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 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. All lighting installed on any component of this project 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 subject parcel. Any building permit request associated with this Coastal Development Permit shall include exterior finish schedules on the building plans consistent with Mendocino County Coastal Element Policies 3.5 and Mendocino County Code of Ordinances Section 20.504.035 and shall be a part of on-site construction drawings.
 9. Staging of all building materials and construction vehicles shall be located in previously impacted areas outside of presumed ESHA habitat.
 10. If more than 50 cubic yards of soil movement is performed, a grading permit will be required from the Mendocino County Department of Planning and Building Services.
 11. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner 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 Code.
 12. The property owner agrees that any adverse impacts to the property caused by the permitted project shall be fully the responsibility of the property owner.
 13. The property owner understands that the site may be subject to extraordinary geologic, fire, flood, and other hazards and the property owner assumes the risk from such hazards.
 14. Construction activities shall only occur between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday.
 15. Prior to building permit issuance all required CDP_2023-0036 conditions of approval shall be placed on building plans submitted for review to the Mendocino County Building Division.

1/9/2024

DATE

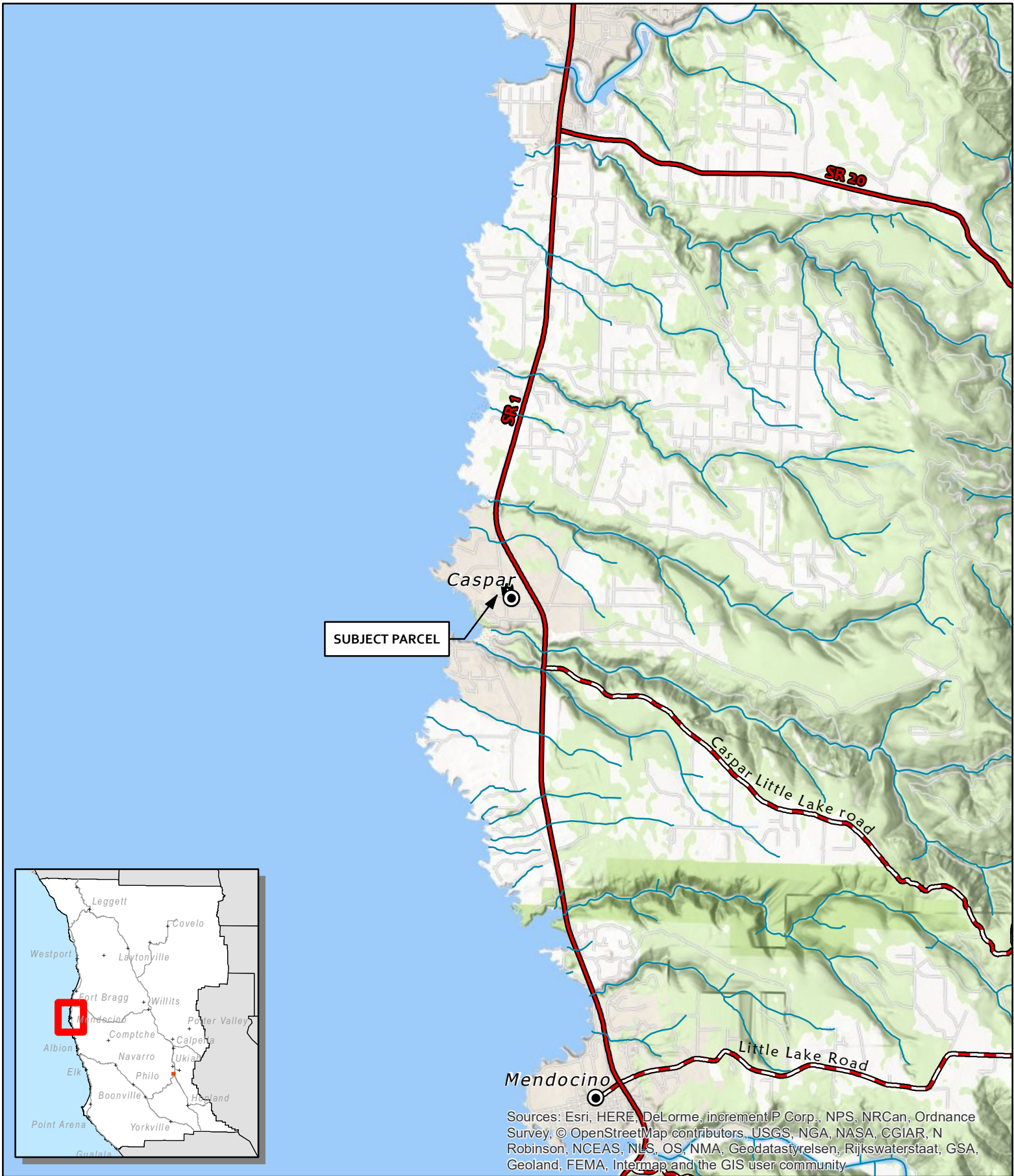


SHELBY MILLER
PLANNER I

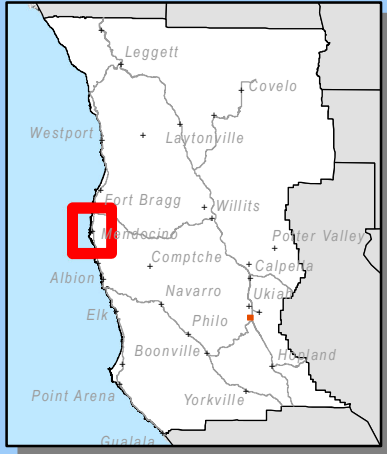
Appeal Period: 10 Days
Appeal Fee: \$2,674.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Map Imagery
- C. Aerial Map (Vicinity)
- D. Site Plan
- E. Elevations
- F. Zoning Display Map
- G. General Plan Classifications
- H. LCP Land Use Map 15: Caspar
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats & Resources
- K. LCP Appeal Jurisdiction
- L. Coastal Groundwater Resources
- M. Flood and Tsunami Zones
- N. Wetlands
- O. Important Farmlands
- P. Fire Hazard Zones & Responsibility Areas
- Q. Wildland Urban Interface
- R. Estimated Slope
- S. Topographic Map
- T. Western Soil Classifications
- U. Adjacent Parcels



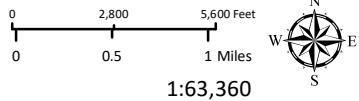
SUBJECT PARCEL



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDP 2023-0036
OWNER: ST. JOHN, Michael
APN: 118-050-29
APLCT: Michael St. John
AGENT: Kelly B. Grimes
ADDRESS: 15101 Caspar Rd., Caspar

- Major Towns & Places
- Major Roads
- Hydrology
- Highways



1:63,360



LOCATION

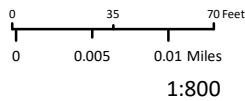
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: CDP 2023-0036
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APLCT: Michael St. John
AGENT: Kelly B. Grimes
ADDRESS: 15101 Caspar Rd., Caspar

-  Public Roads
-  Driveways/Unnamed Roads



1:800







AERIAL IMAGERY

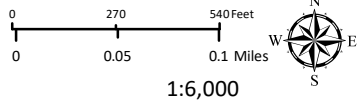
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ADDRESS: 15101 Caspar Rd., Caspar

-  Major Towns & Places
-  Hydrology
-  Highways (2017)
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



1:6,000

AERIAL IMAGERY

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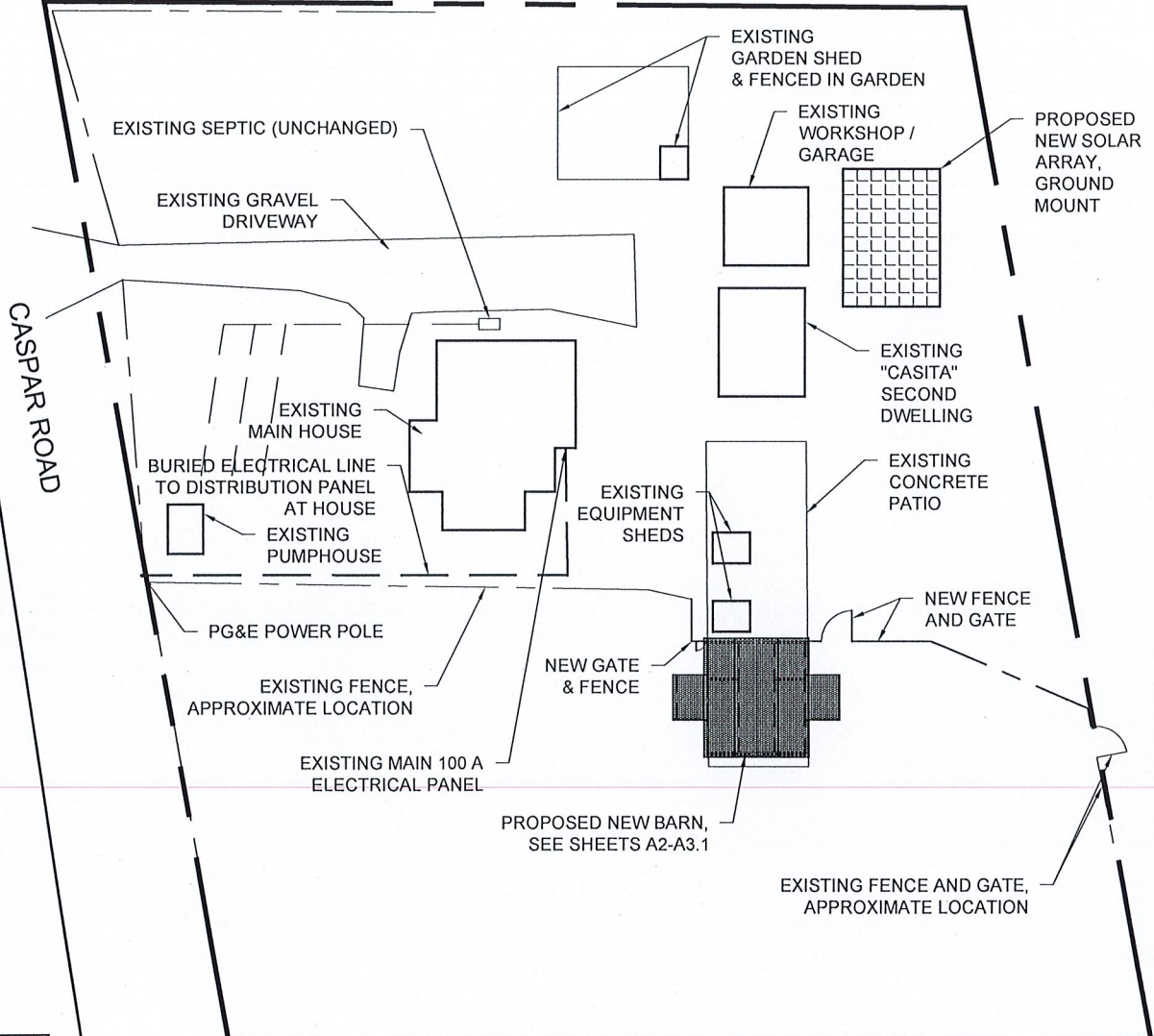
*A New Barn, Solar Array
and relocated power pole for:*

**Michael St. John
15101 Caspar Rd.
Caspar, Ca. 95420**

PROJECT DATA:

U OCCUPANCY, UTILITY AND MISCELLANEOUS
CONSTRUCTION TYPE V-B, LIGHT WOOD FRAMED

ASSESSOR'S PARCEL # 118-050-29
LOT SIZE 2.3 ACRES

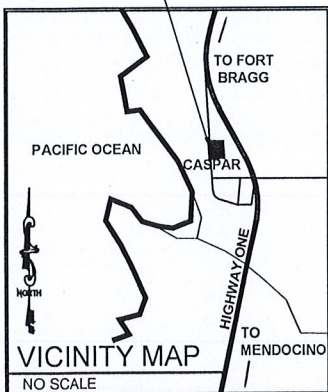


RECEIVED

SEP 29 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

PROJECT SITE:
01 CASPAR RD



PLEASE NOTE:
-NOT ALL LANDSCAPING SHOWN, FOR SIMPLIFICATION.
-PROPERTY LINES ARE DIAGRAMMATIC ONLY.



SITE PLAN

SCALE: 1" = 60'-0" APN 118-050-29

ARCHITECTURAL DRAWINGS:

- A1 SITE PLAN
- A2 BARN PLAN GROUND FLOOR
- A2.1 BARN PLAN UPPER FLOOR
- A3 BARN ELEVATIONS SOUTH AND WEST
- A3.1 BARN ELEVATIONS NORTH AND EAST

A NEW BARN & SOLAR ARRAY FOR:

MICHAEL ST. JOHN
15101 CASPAR ROAD
CASPAR, CA 95420

A.P. # 118-050-29

NOTES:

SHEET NAME:

SITE PLAN

DATE: SEPTEMBER 28, 2023

SCALE: AS NOTED

DRAWN BY: KBG

JOB: STJOHN

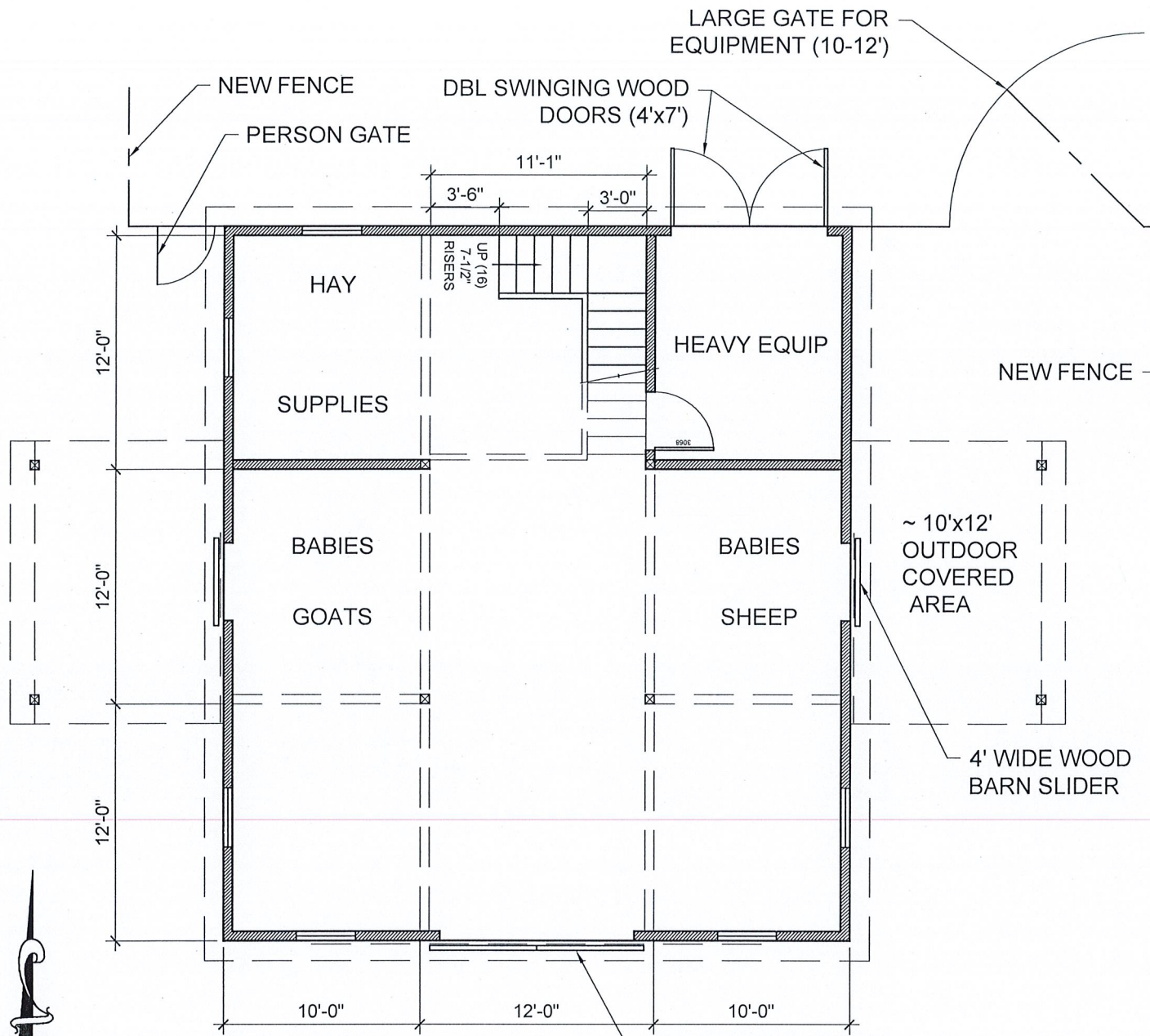
SHEET NO:

A1 of -

Kelly B. Grimes, Architect


P.O. Box 598
Little River, CA 95456
707-937-2904

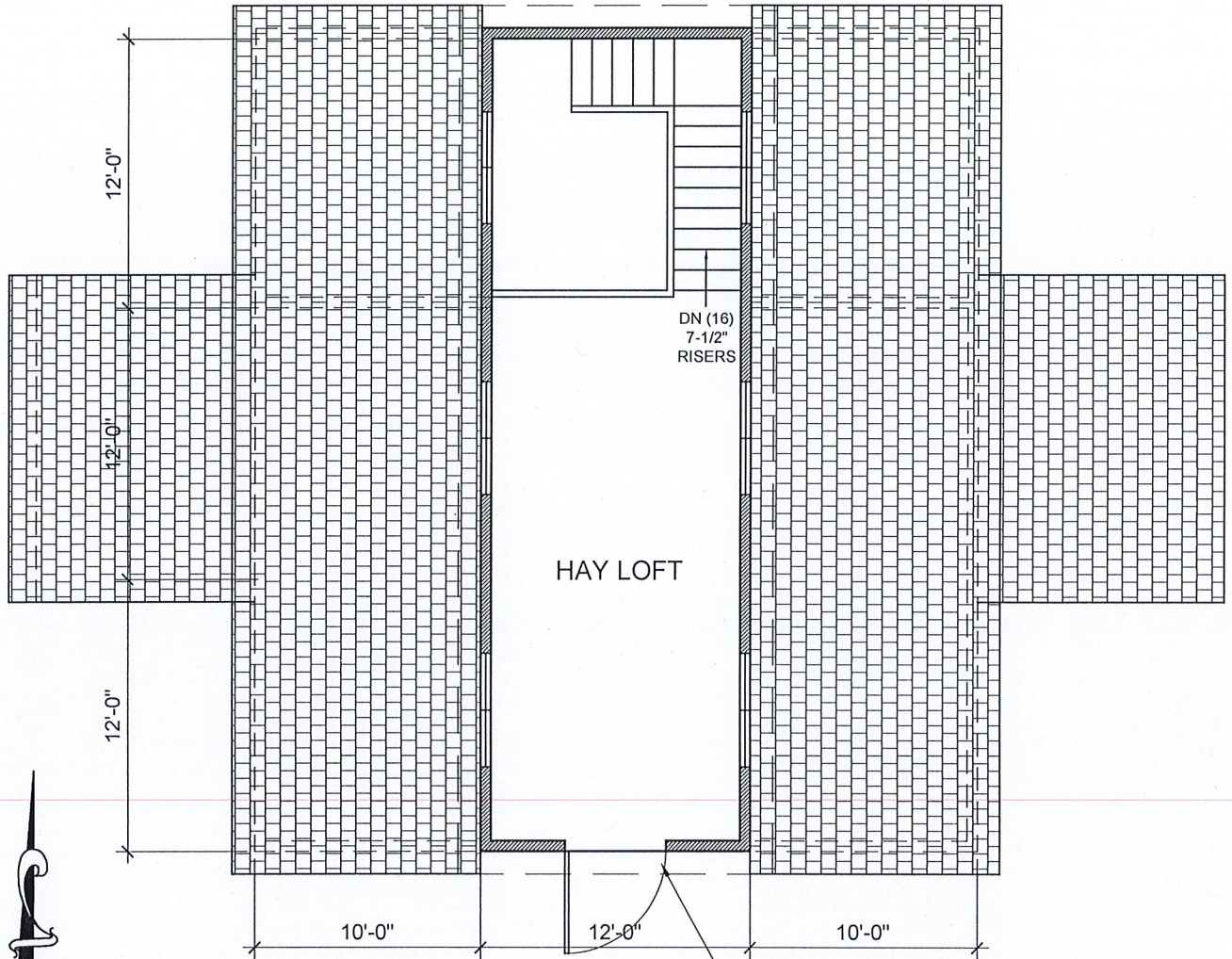




GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
SEP 29 2023
PLANNING & BUILDING
FORT...

<p>A NEW BARN & SOLAR ARRAY FOR:</p> <p>MICHAEL ST. JOHN 15101 CASPAR ROAD CASPAR, CA 95420</p> <p>A.P. # 118-050-29</p>	<p>NOTES:</p> <p>SHEET NAME: GROUND FLOOR PLAN</p>	<p>DATE: SEPTEMBER 26, 2023 SCALE: AS NOTED DRAWN BY: KBG JOB: STJOHN SHEET NO: A2 OF -</p>	<p>Kelly B. Grimes, Architect P.O. Box 598 Little River, CA 95456 707-937-2904</p> 
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UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

4'6" WIDE WOOD HAYLOFT DOOR

RECEIVED

SEP 29 2023

**PLANNING & BUILDING SERV
FORT DRAGG CA**

A NEW BARN & SOLAR ARRAY FOR:

MICHAEL ST. JOHN
15101 CASPAR ROAD
CASPAR, CA 95420

A.P. # 118-050-29

NOTES:

SHEET NAME:

UPPER FLOOR PLAN

DATE: SEPTEMBER 26, 2023

SCALE: AS NOTED

DRAWN BY: KBG

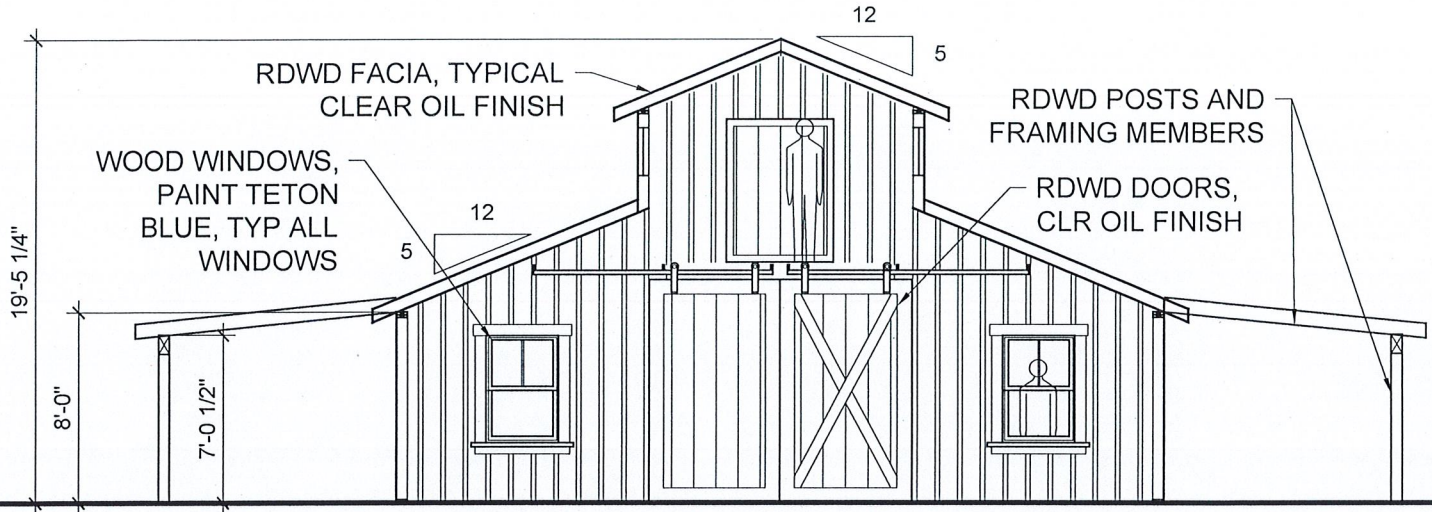
JOB: STJOHN

SHEET NO: **A2.1** of -

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2004





SOUTH ELEVATION

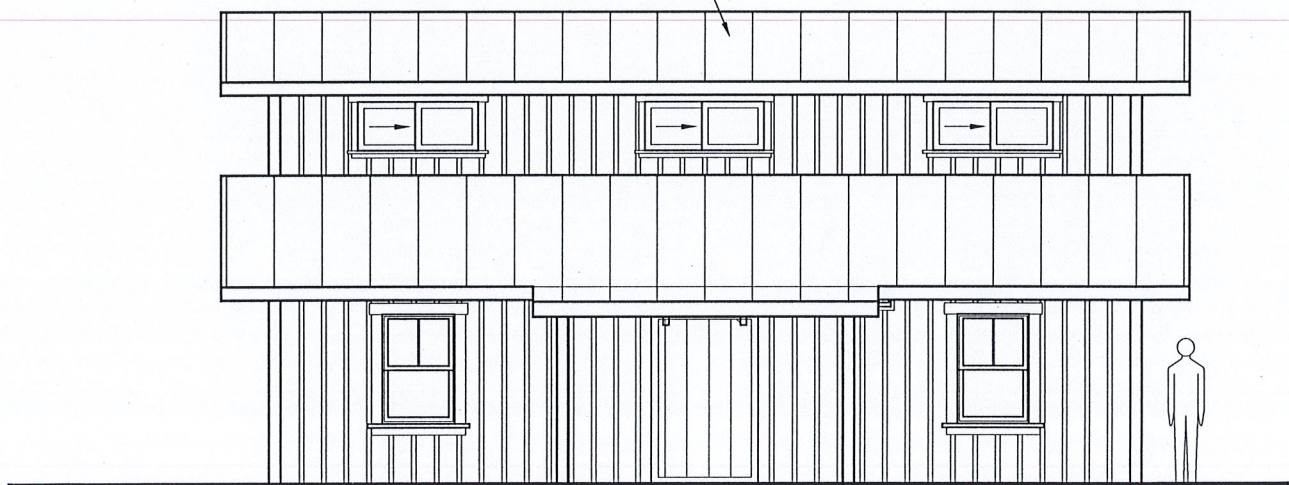
SCALE: 1/8" = 1'-0"

RECEIVED

SEP 29 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

METAL STANDING SEAM
ROOF, COLOR BRONZE



WEST ELEVATION

SCALE: 1/8" = 1'-0"

A NEW BARN & SOLAR ARRAY FOR:

MICHAEL ST. JOHN
15101 CASPAR ROAD
CASPAR, CA 95420

A.P. # 118-050-29

NOTES

SHEET NAME:

**ELEVATIONS
SOUTH & WEST**

DATE: SEPTEMBER 26, 2023

SCALE: AS NOTED

DRAWN BY: KBG

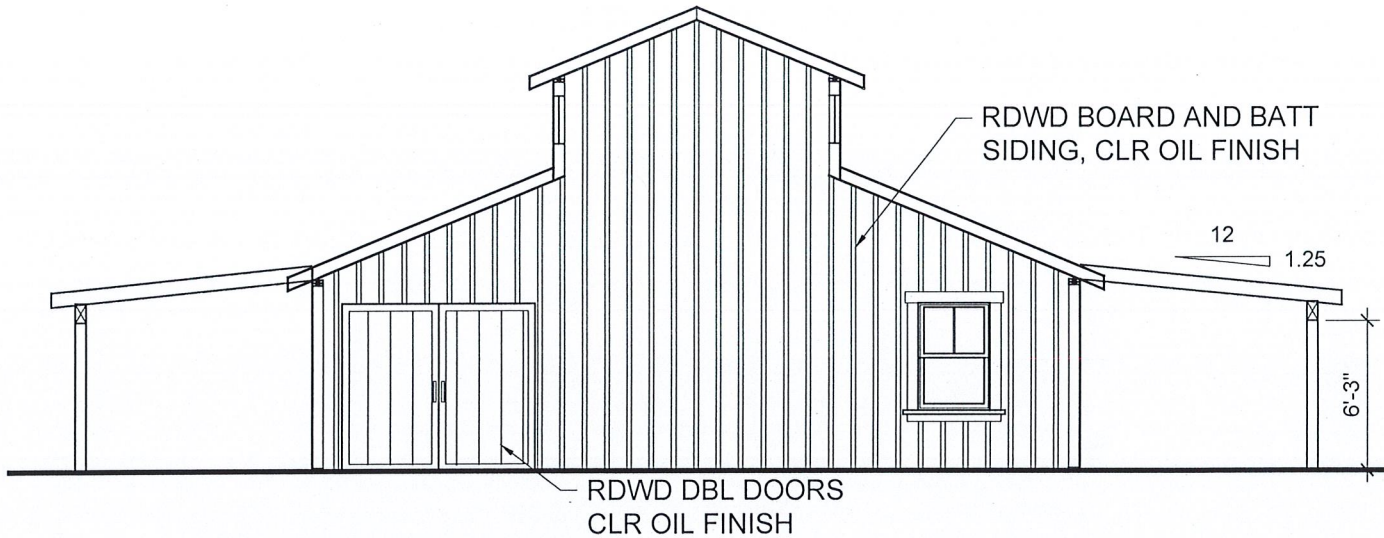
JOB: STJOHN

SHEET NO: **A3** of -

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904





NORTH ELEVATION

SCALE: 1/8" = 1'-0"

RECEIVED

SEP 29 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

EXTERIOR FINISHES:

ROOF - POWDER COATED ALUMINUM STANDING SEAM METAL ROOF OVER 30 # FELT OVER STRUCTURAL SHEAR.

SIDING - REDWOOD BOARD AND BATT SIDING W/ CLEAR OIL FINISH, (CAL FIRE LISTING # 8140-2041:0005) OVER HORIZONTAL GIRTS AND DIAGONAL STRUCTURAL BRACING

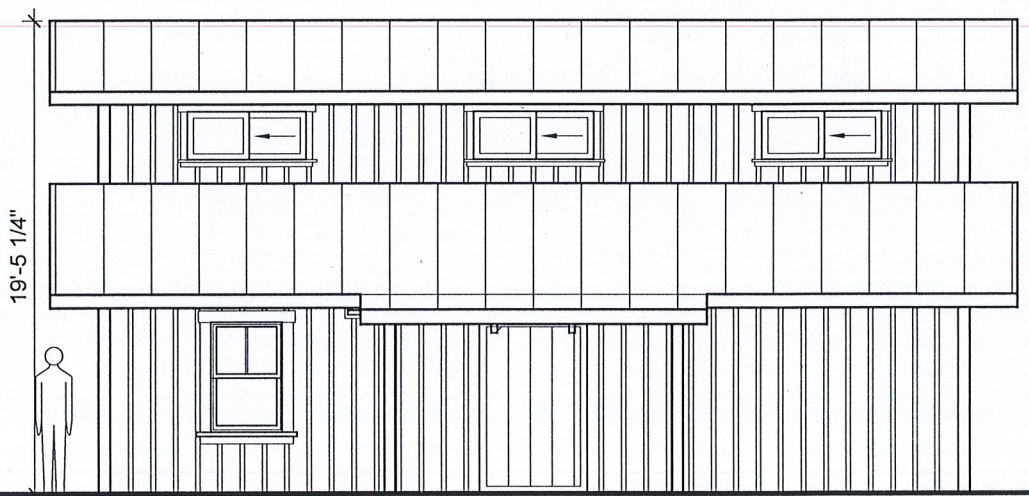
TRIM - REDWOOD OR CEDAR, CLR OIL FINISH, 2x VARIABLE WIDTHS - MINIMUM 3-1/2" (CAL FIRE LISTING # 8140-2041:0005)

WINDOWS - MARVIN ELEVATE OR EQUAL PAINT TETON BLUE, TYPICAL ALL WINDOWS

HEAVY TIMBER FRAMING EXPOSED 2x REDWOOD (OR WESTERN RED CEDAR) FRAMING WITH SIMILAR 4x & 6x POSTS AND BEAMS

FLOOR TYPE - CONCRETE SLAB

FOUNDATION - CONCRETE PERIMETER WITH POST BASES AS SHOWN



EAST ELEVATION

SCALE: 1/8" = 1'-0"

A NEW BARN & SOLAR ARRAY FOR:

MICHAEL ST. JOHN
15101 CASPAR ROAD
CASPAR, CA 95420

A.P. # 118-050-29

NOTES:

SHEET NAME: **ELEVATIONS
NORTH & EAST**

DATE: SEPTEMBER 26, 2023

SCALE: AS NOTED

DRAWN BY: KBG

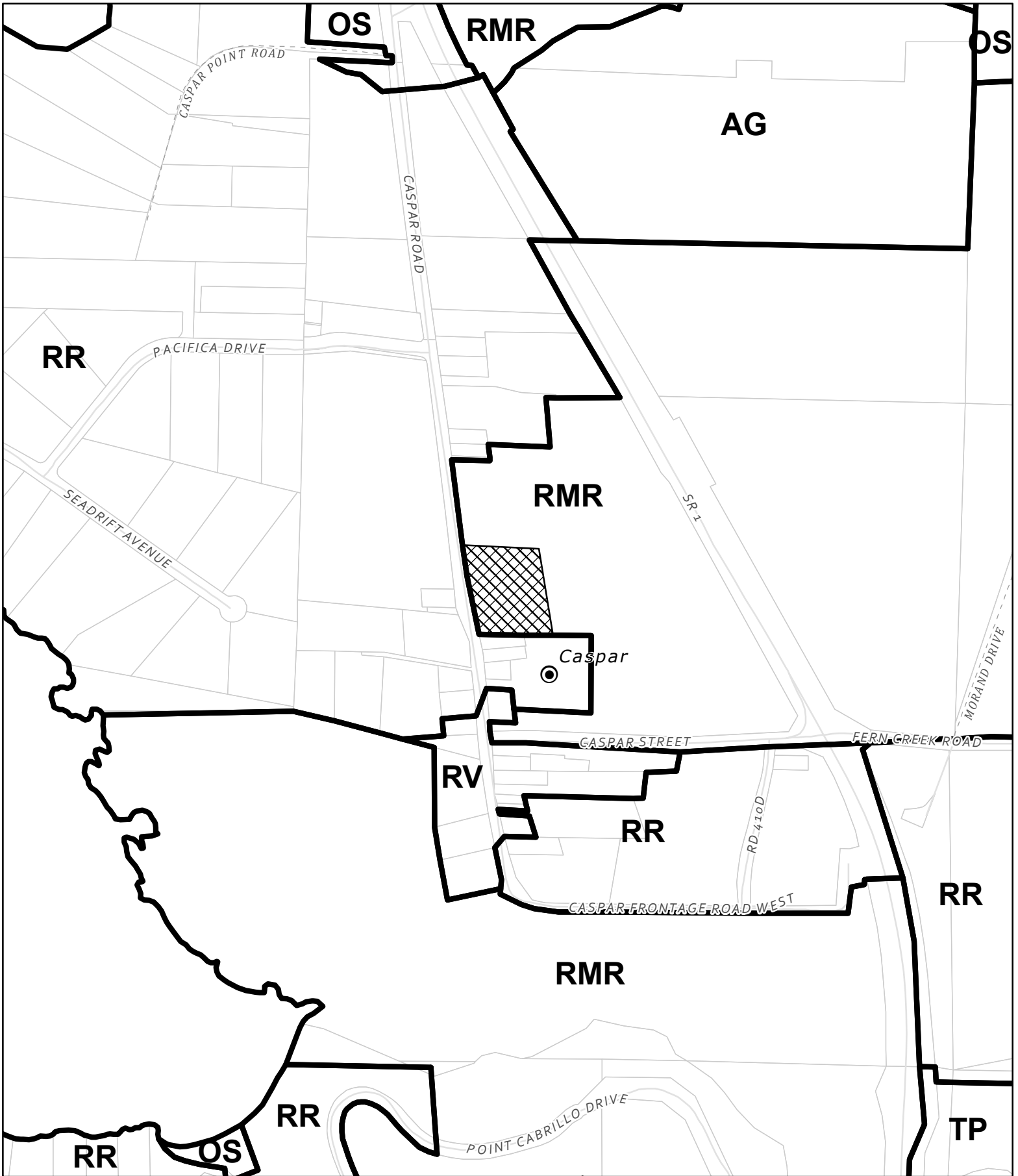
JOB: STJOHN

SHEET NO: **A3.1** OF -






Kelly B. Grimes, Architect

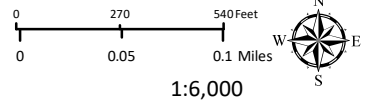
P.O. Box 598
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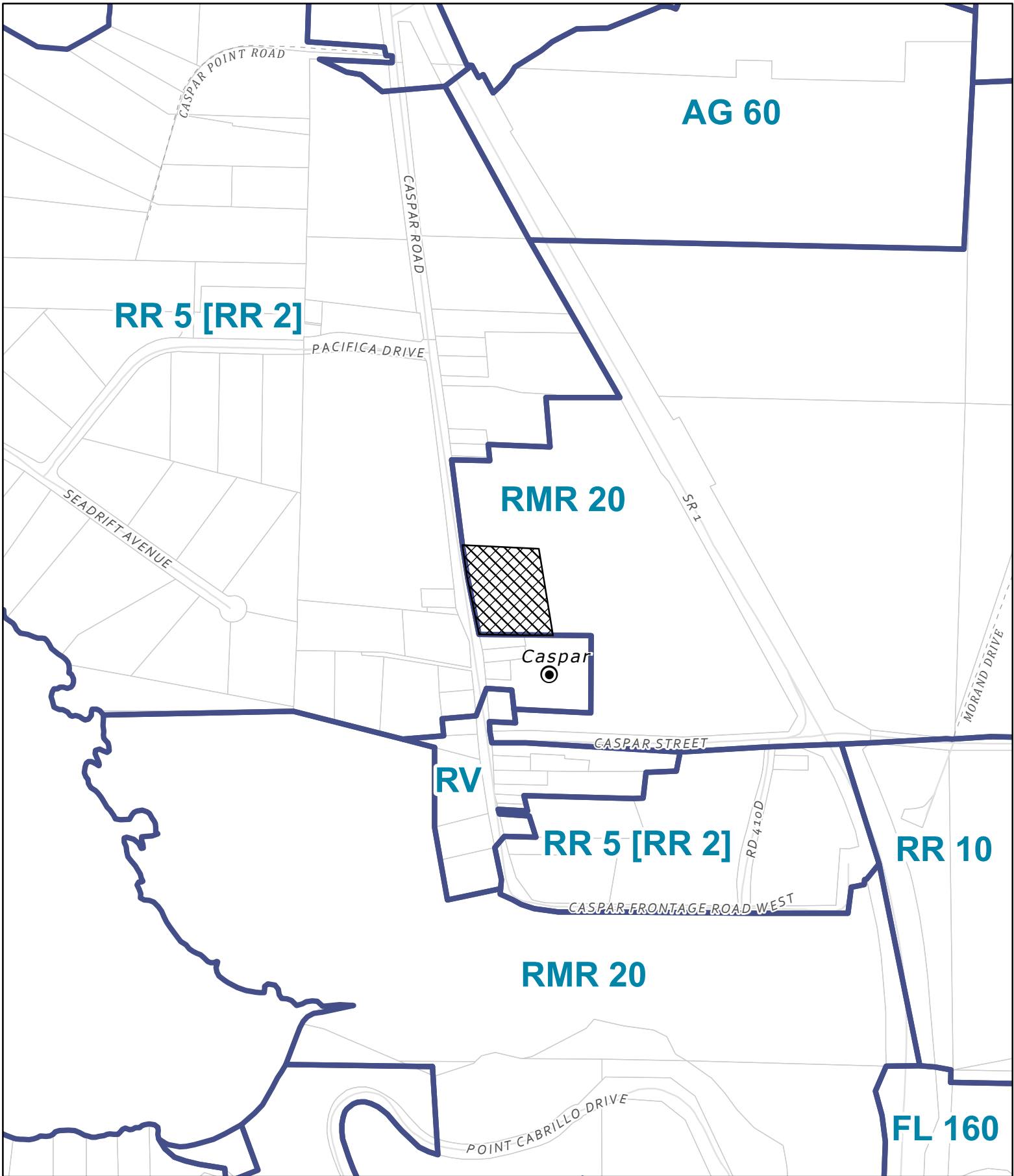
CASE: CDP 2023-0036
OWNER: ST. JOHN, Michael
APN: 118-050-29
APLCT: Michael St. John
AGENT: Kelly B. Grimes
ADDRESS: 15101 Caspar Rd., Caspar

-  Major Towns & Places
-  Private Roads
-  Zoning Districts
-  Assessors Parcels
-  Public Roads







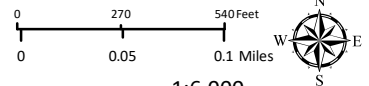
ZONING

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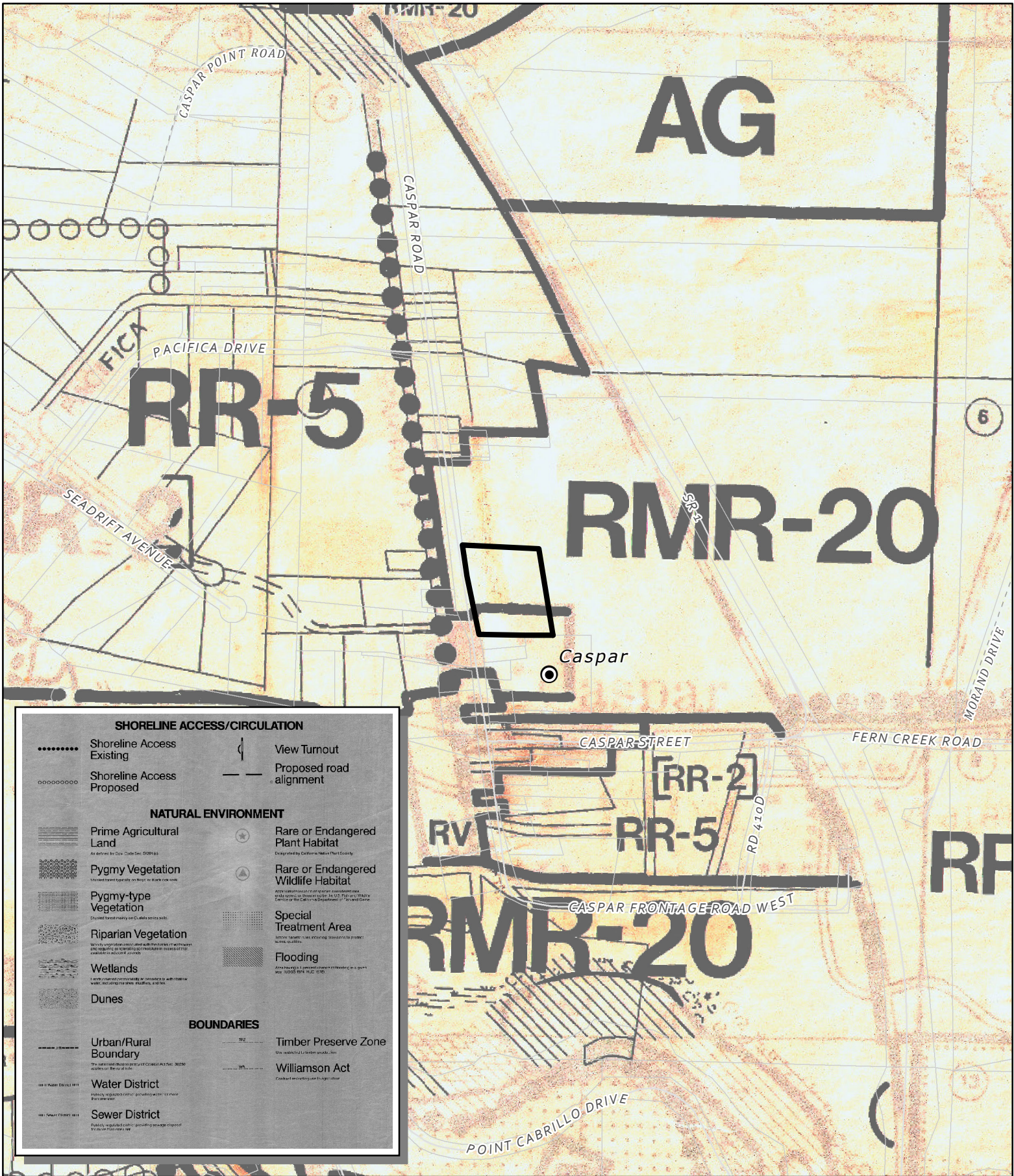
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-  Private Roads
-  Assessors Parcels



1:6,000
GENERAL PLAN

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SHORELINE ACCESS/CIRCULATION

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

NATURAL ENVIRONMENT

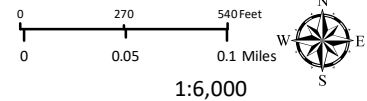
- Prime Agricultural Land
As defined by State Code Sec. 50381.5
- Pygmy Vegetation
Shaded forest typically on slope or black oak oak
- Pygmy-type Vegetation
Shaded forest typically on Gabilan scrub oak
- Riparian Vegetation
Moist vegetation along water courses or wetlands and requires a permit to be placed in riparian habitat
- Wetlands
Land regulated under the Clean Water Act with riparian habitat, including floodplains, floodways, and bars
- Dunes
- Rare or Endangered Plant Habitat
Designated by California Native Plant Society
- Rare or Endangered Wildlife Habitat
Approximate location of riparian environment that provides habitat for the California Department of Fish and Game
- Special Treatment Area
Water quality uses requiring treatment to protect public health
- Flooding
Area subject to inundation from flooding in a year with 100-year return period

BOUNDARIES

- Urban/Rural Boundary
The boundary between the jurisdiction of the County and the State
- Water District
Publicly regulated utility providing water supply to the area
- Sewer District
Publicly regulated utility providing sewage disposal to the area
- Timber Preserve Zone
State regulated timber production area
- Williamson Act
Contract farming with agriculture

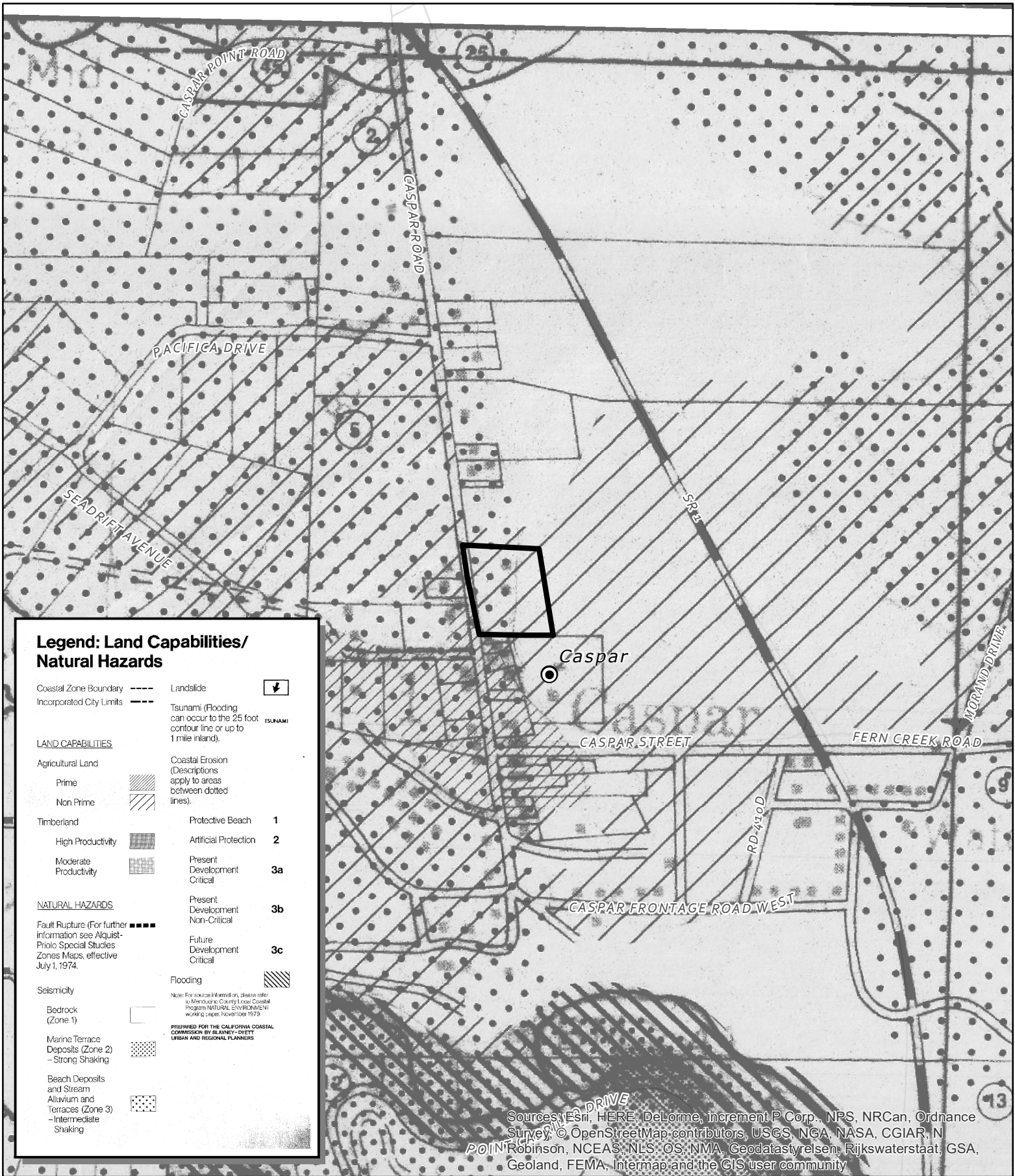
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- Major Towns & Places
- Assessors Parcels
- Public Roads
- - - Private Roads



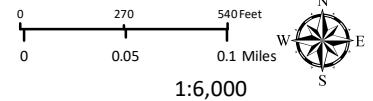
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 LCP LAND USE MAP 15: CASPAR

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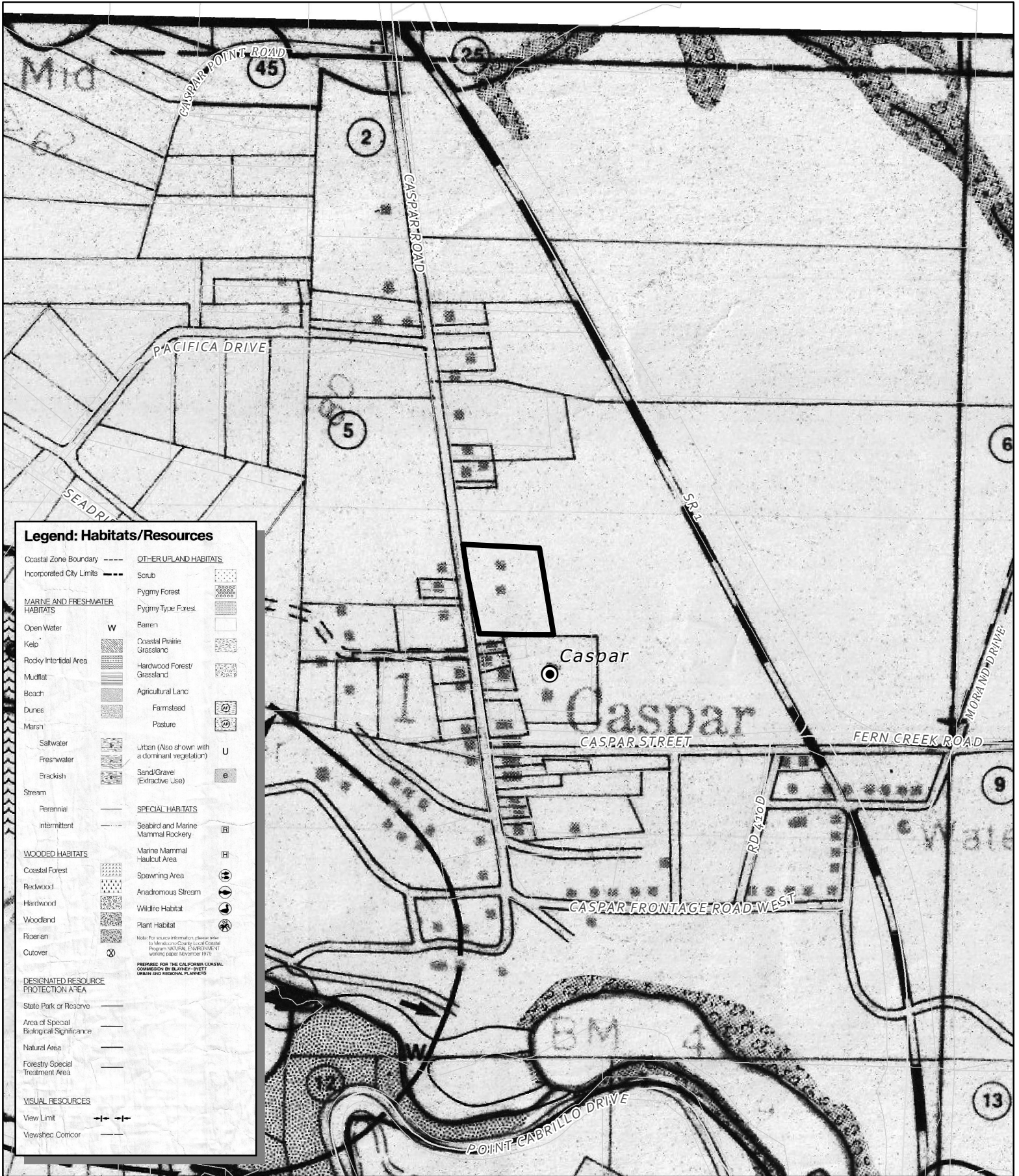
CASE: B 2023-0032
OWNER: Hagi Alam Faizan Corp.
APN: 170-220-69 & 70
APLCT: Munselle Civil Engineering
AGENT: Munselle Civil Engineering
ADDRESS: 1553 & 1563 N Bush St., Ukiah

- Major Towns & Places
- Public Roads
- Private Roads



LCP LAND CAPABILITIES & NATURAL HAZARDS

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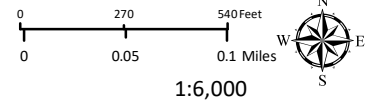


Legend: Habitats/Resources

Coastal Zone Boundary	---	OT-HER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Tree Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie	[Pattern]
Mudflat	[Pattern]	Grossland	[Pattern]
Beach	[Pattern]	Hardwood Forest/	[Pattern]
Dunes	[Pattern]	Grossland	[Pattern]
Marsh	[Pattern]	Agricultural Land	[Pattern]
Saltwater	[Pattern]	Farmstead	[Pattern]
Freshwater	[Pattern]	Pasture	[Pattern]
Brackish	[Pattern]	Urban (Also shown with	U
Stream	[Pattern]	a dominant vegetation)	
Perennial	[Pattern]	Sand/Grave	e
Intermittent	[Pattern]	(Extractive Use)	
WOODED HABITATS		SPECIAL HABITATS	
Coastal Forest	[Pattern]	Seabird and Marine	[Symbol]
Redwood	[Pattern]	Mammal Rockery	[Symbol]
Hardwood	[Pattern]	Marine Mammal	[Symbol]
Woodland	[Pattern]	Haulout Area	[Symbol]
Riparian	[Pattern]	Spawning Area	[Symbol]
Cuover	[Symbol]	Anadromous Stream	[Symbol]
		Wildfire Habitat	[Symbol]
		Plant Habitat	[Symbol]
<small>Note: For more information, please refer to Marin County Local Coastal Program NATURAL ENVIRONMENT WORKING DRAFT November 1972.</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-SHETT 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 Limit	---+---+---		
Viewshed Corridor	---		

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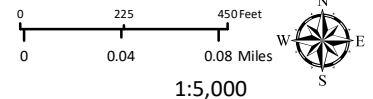
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LCP HABITATS & RESOURCES

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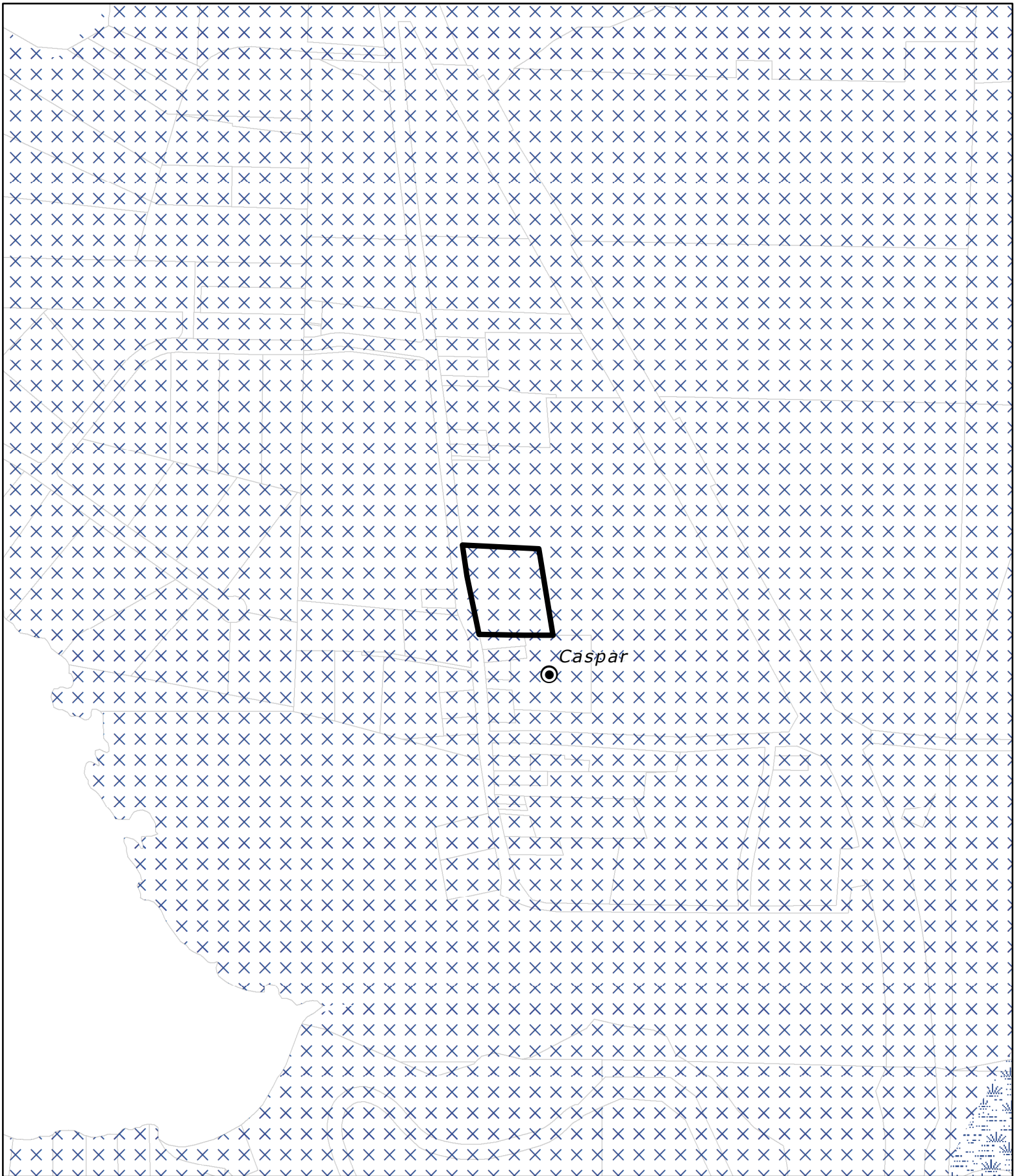
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● Major Towns & Places
 — Public Roads
 - - - Private Roads







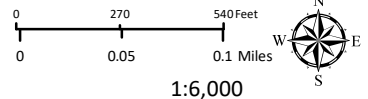
POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDP 2023-0036
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ADDRESS: 15101 Caspar Rd., Caspar

-  Major Towns & Places
-  Assessors Parcels
-  Critical Water Resources
-  Marginal Water Resources







1:6,000

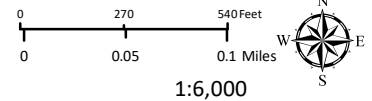
COASTAL GROUND WATER RESOURCES

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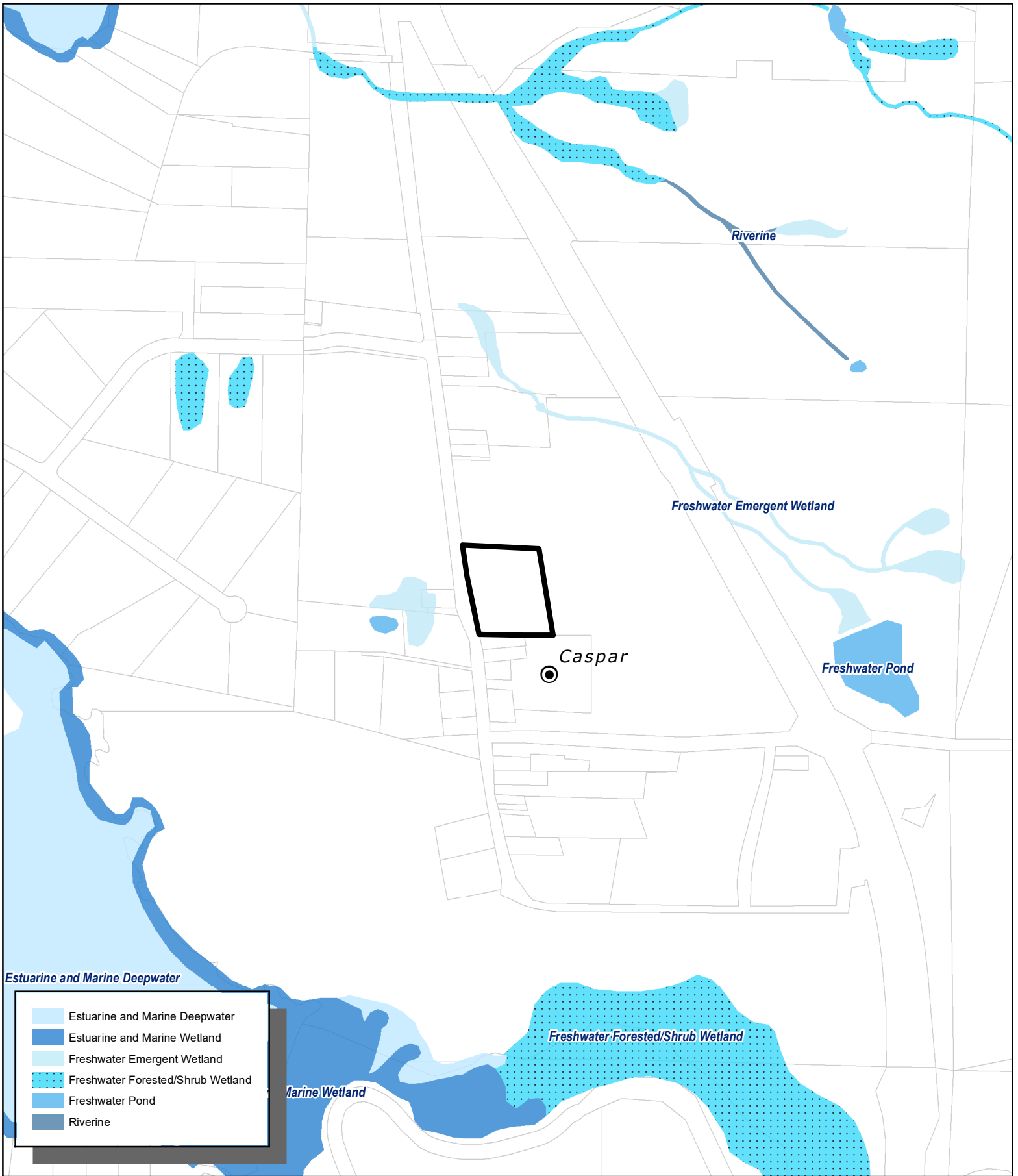
-  Major Towns & Places
-  Assessors Parcels
-  1% Annual Chance Flood Hazard
-  Tsunami Inundation Zones





1:6,000

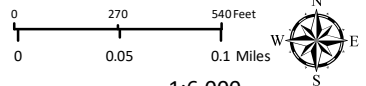
TSUNAMI INUNDATION & FLOOD ZONES

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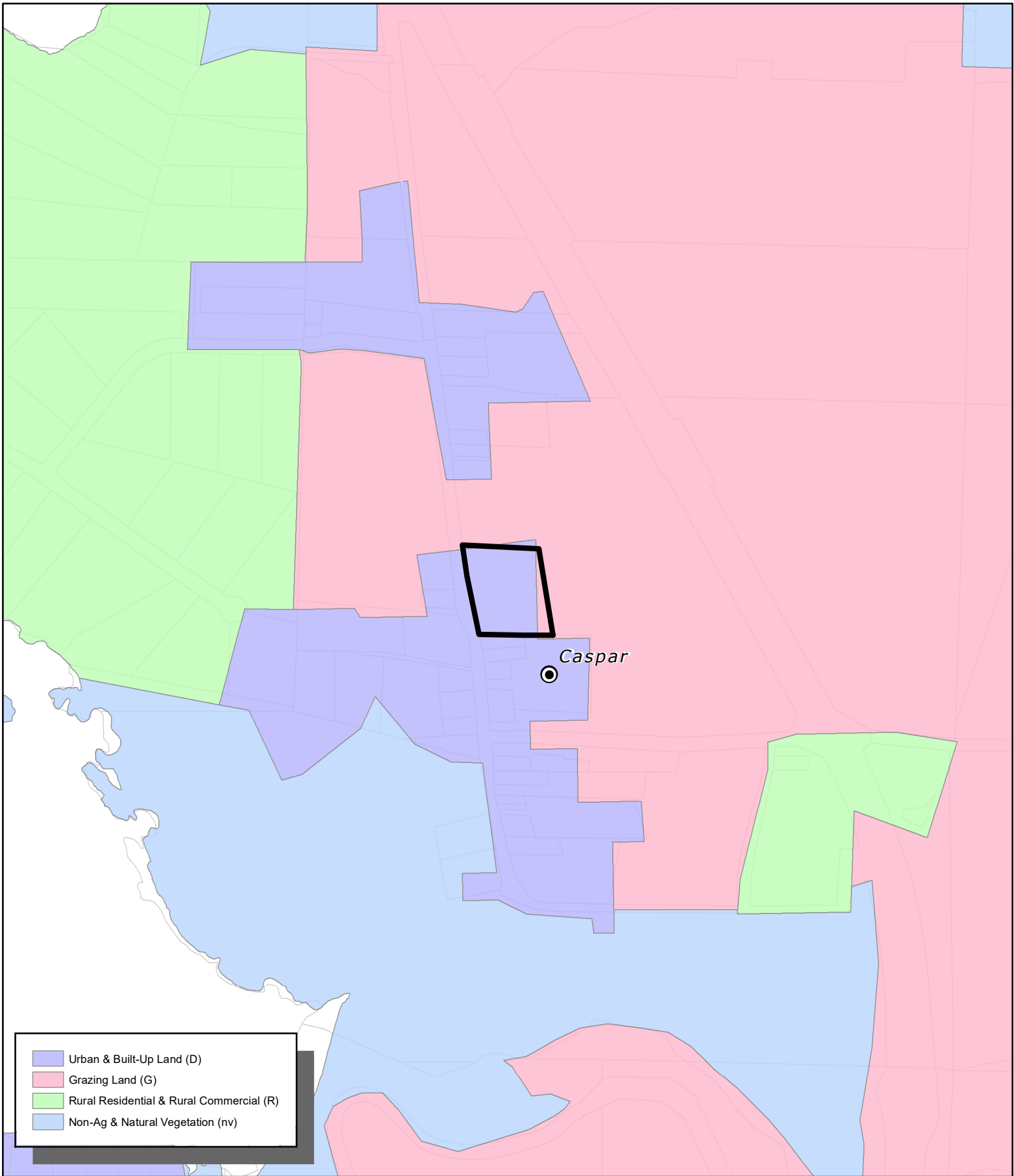
 Major Towns & Places
 Assessors Parcels



1:6,000

WETLANDS

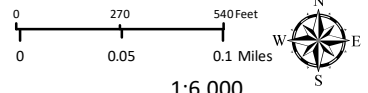
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Non-Ag & Natural Vegetation (nv)

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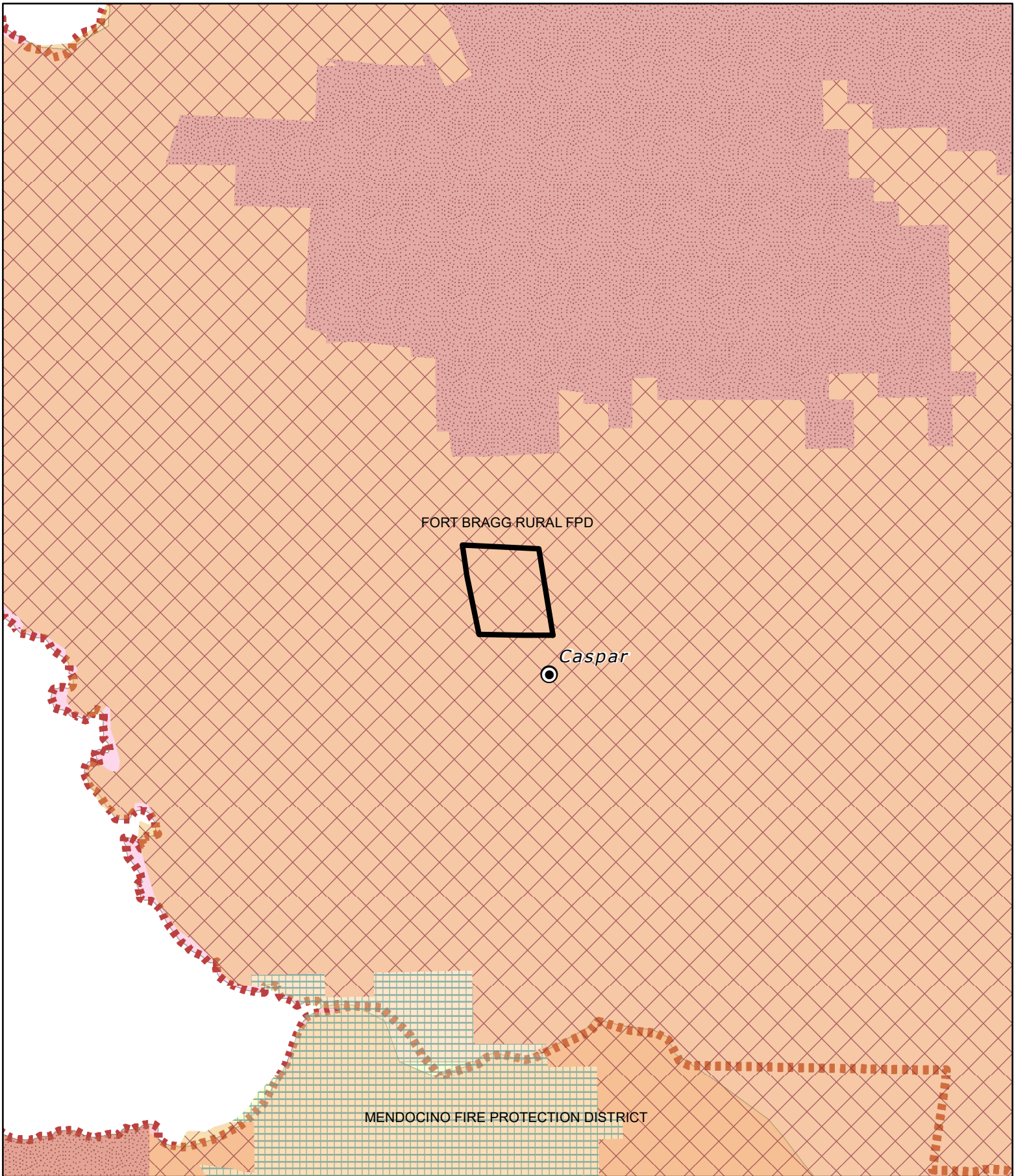
- Major Towns & Places
- Assessors Parcels










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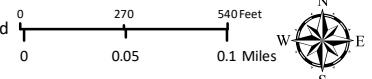
IMPORTANT FARMLANDS

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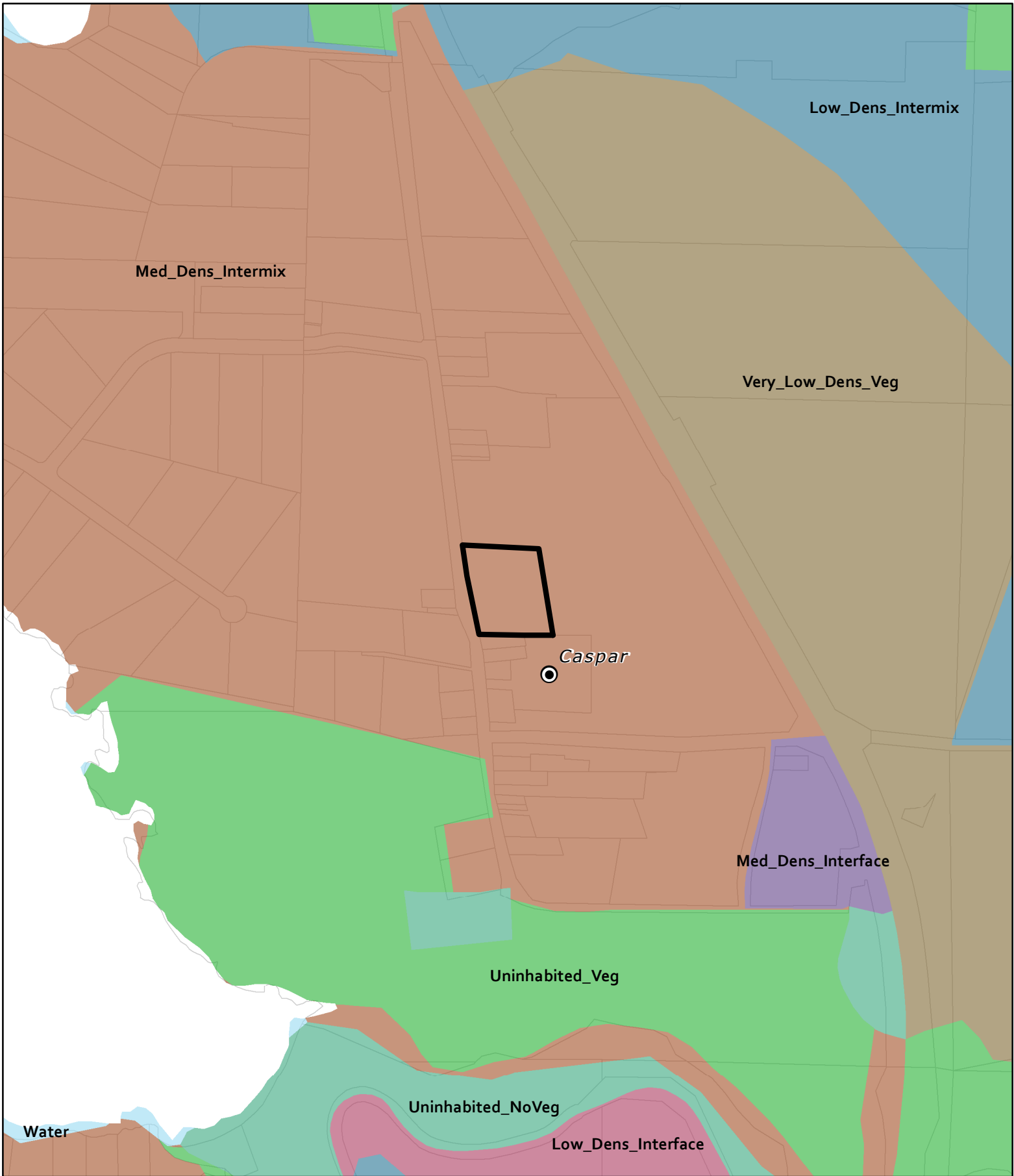
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-  Major Towns & Places
-  Moderate Fire Hazard
-  Very High Fire Hazard
-  Very High Fire Hazard
-  High Fire Hazard
-  High Fire Hazard
-  County Fire Districts





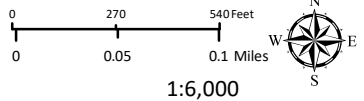
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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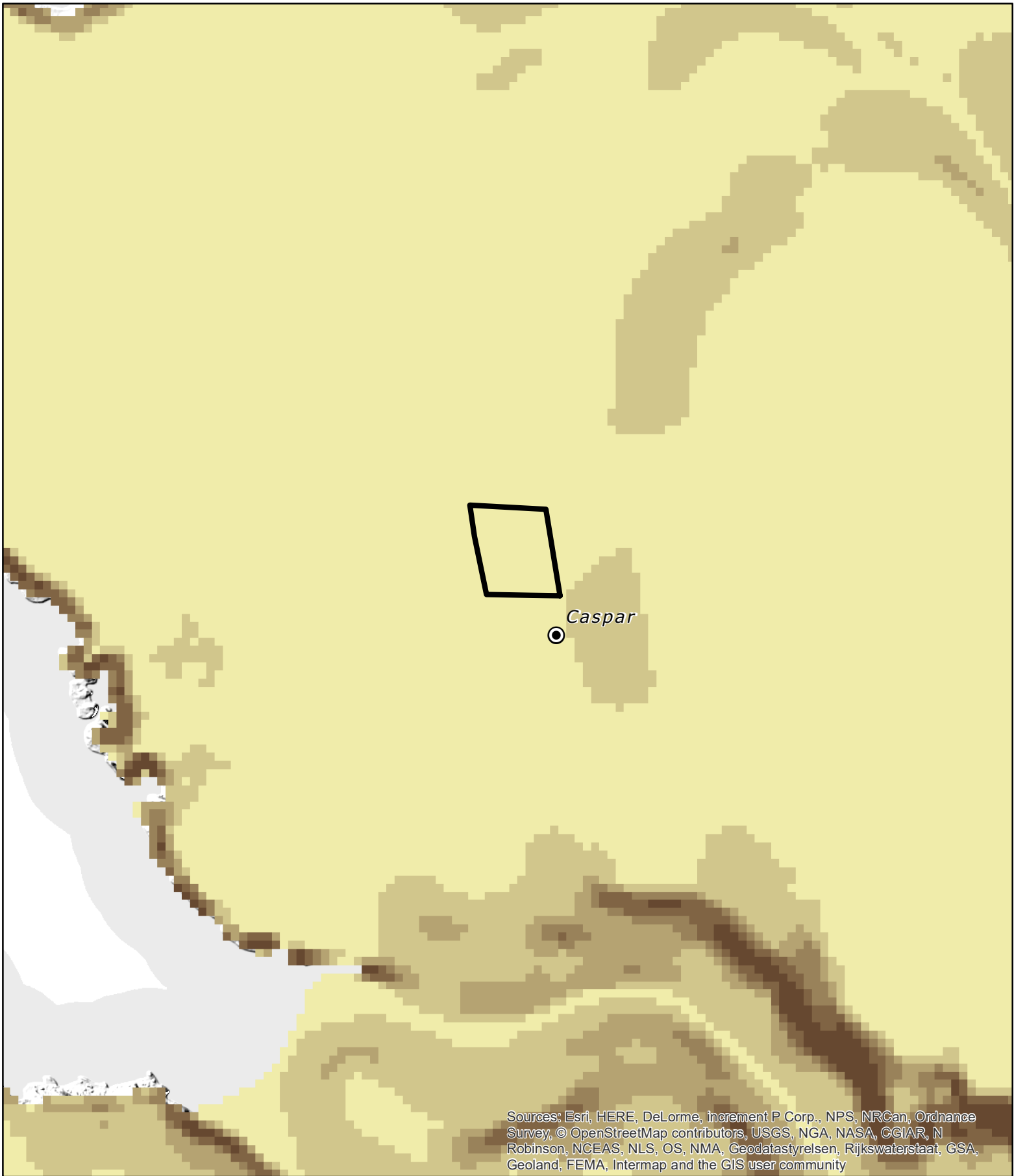
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 Major Towns & Places
 Assessors Parcels



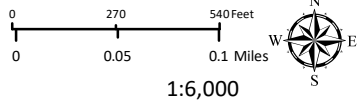
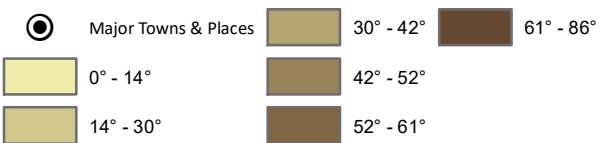
WILDLAND-URBAN INTERFACE

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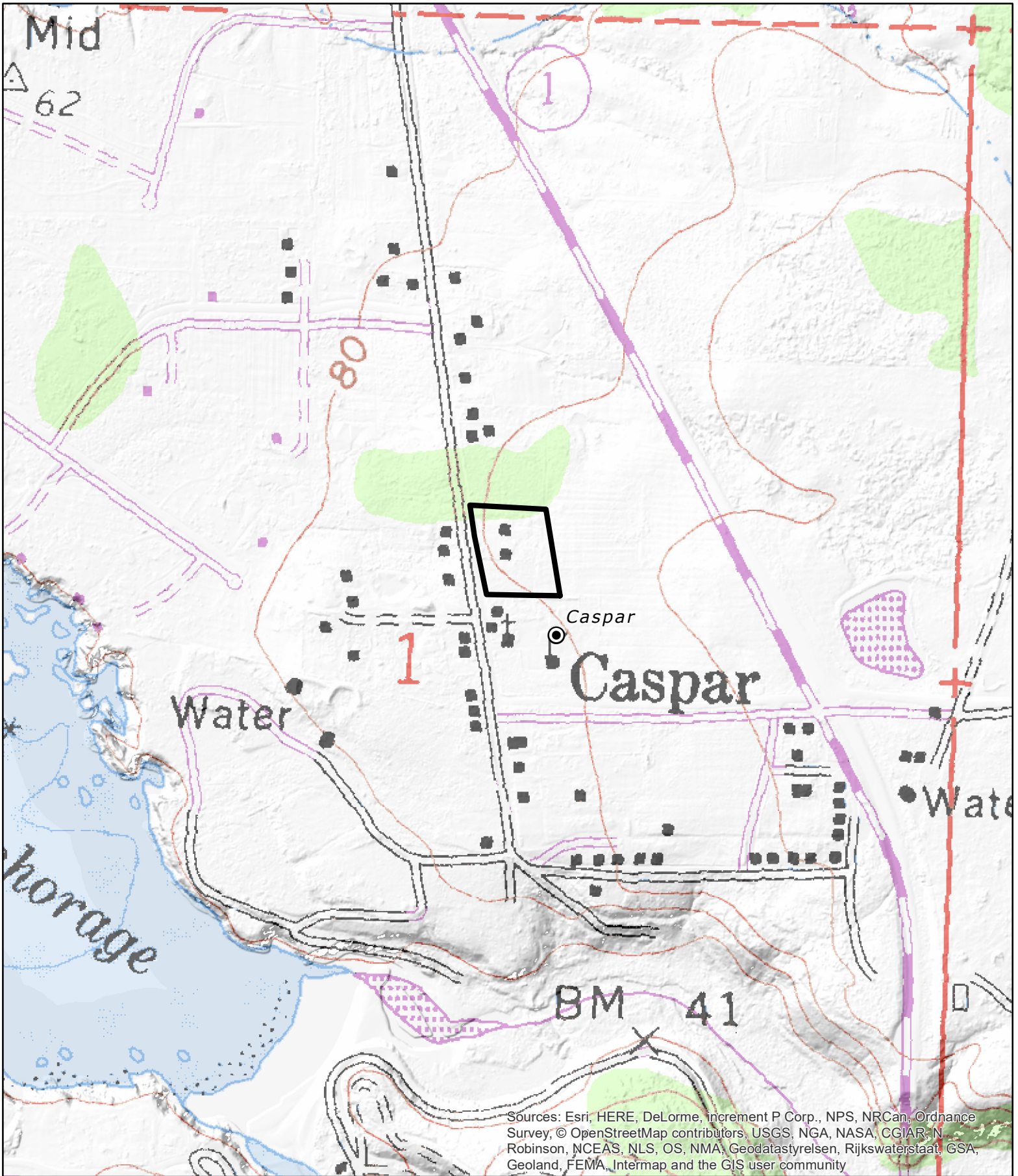
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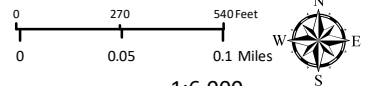
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ESTIMATED SLOPE

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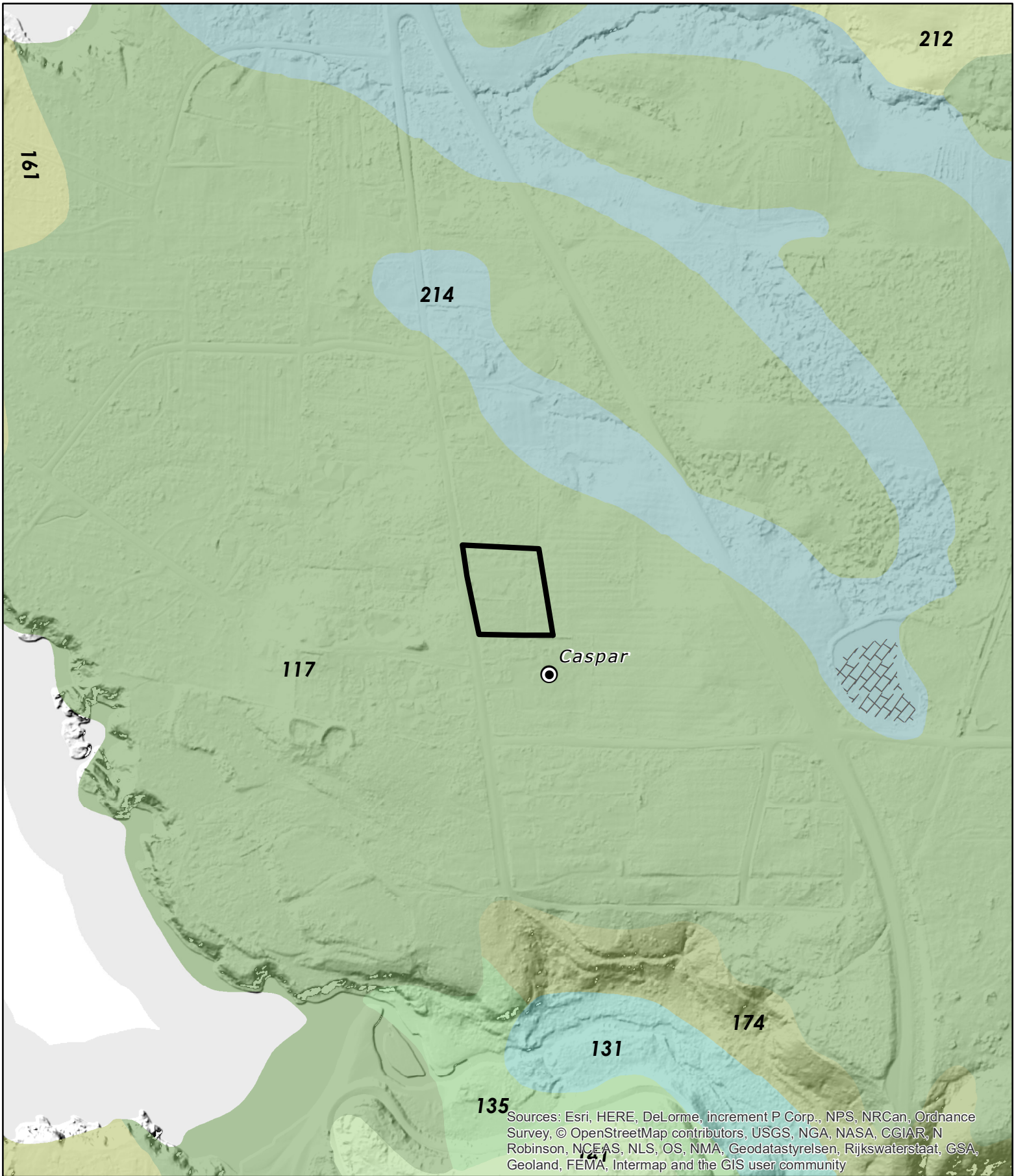
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● Major Towns & Places





1:6,000
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

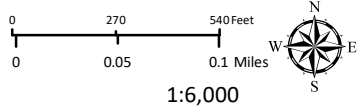
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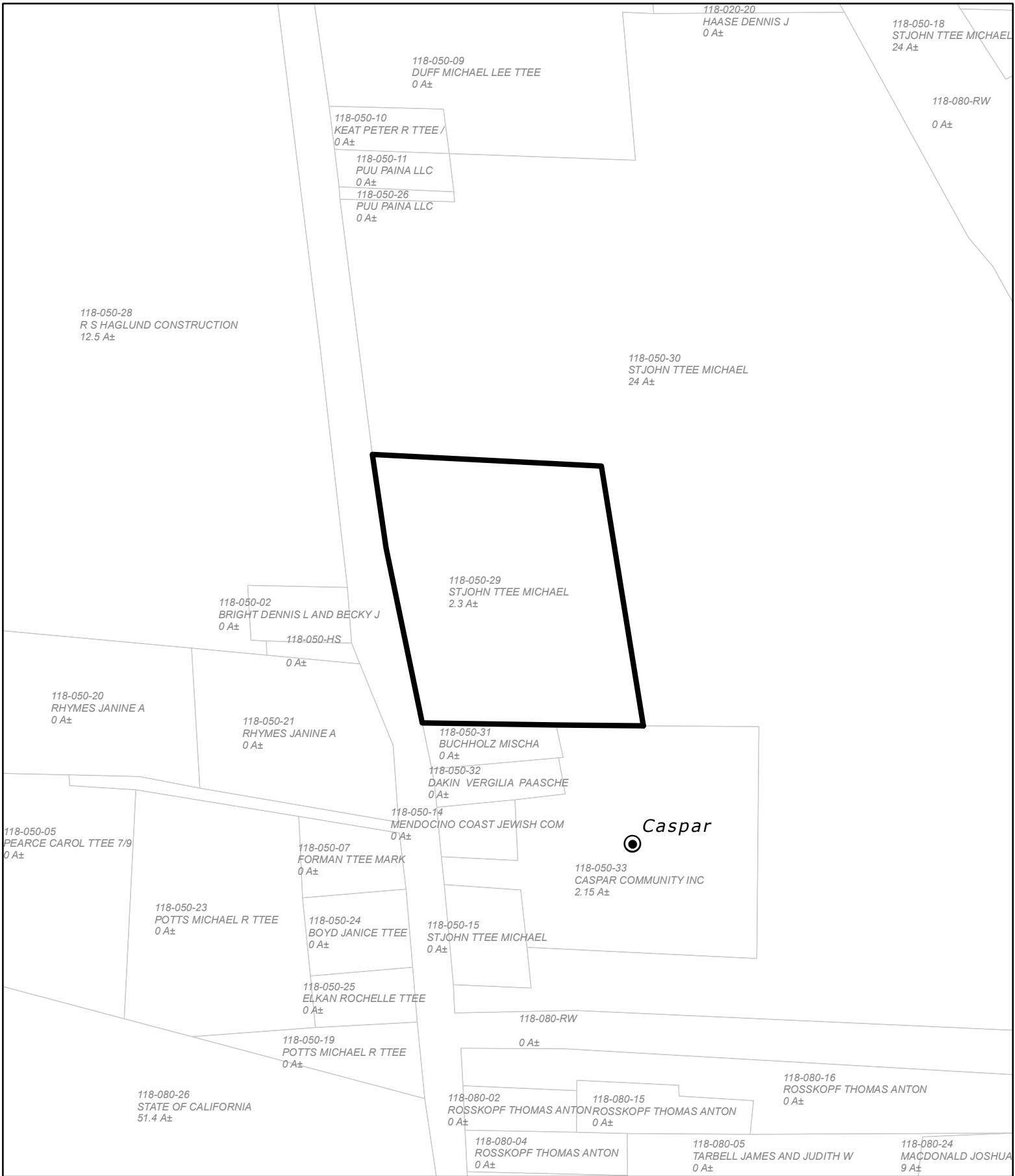
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 Major Towns & Places
 Blacklock & Aborigine





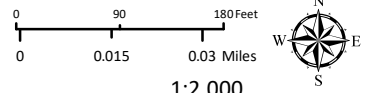
WESTERN SOIL CLASSIFICATIONS

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 Major Towns & Places
 Assessor's Parcels



1:2,000

ADJACENT PARCELS

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