



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
TELEPHONE: 707-234-6650
FAX: 707-463-5709
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

April 16, 2024

Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Department of Forestry/ CalFire
-Land Use

California Coastal Commission
South Central Coast Citizen Advisory
Committee

Caspar South Community Water District
Mendocino Fire Protection District

CASE#: CDPM\_2023-0005

DATE FILED: 10/19/2023

OWNER: JULIE MASTERSON

APPLICANT: EDWARD AND SARA KOZEL

AGENT: NEWBERGER & ASSOCIATES

REQUEST: Modification of an issued Standard Coastal Development Permit (CDP\_2001-0011) for an existing single family home; to include replacement of all exterior doors and windows, 2 new heat pumps for existing systems, widening of second floor balcony by 4.5' and construction of a new 30" high split rail fence between residence and the bluff.

ENVIRONMENTAL DETERMINATION: Section 15301, Existing StructuresCategorically Exempt

LOCATION: In the Coastal Zone, approximately 2.8± miles northwest of the Town of Mendocino, lying on the west side of Highway 1 (SR 1); located at 45700 Cypress Drive (SR 1), Mendocino; APN: 118-230-05.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SUSAN SUMMERFORD

RESPONSE DUE DATE: April 30, 2024

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: CDPM\_2023-0005**

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**OWNER:** Sara Tietz Kozel, Trustee

**APPLICANT:** Edward and Sara Kozel

**AGENT:** Newberger & Associates

**REQUEST:** Modification of an issued Standard Coastal Development Permit (CDP\_2001-0011) for an existing single family home; to include replacement of all exterior doors and windows, 2 new heat pumps for existing systems, widening of second floor balcony by 4.5' and construction of a new 30" high split rail fence between residence and the bluff.

**LOCATION:** In the Coastal Zone, approximately 2.8± miles northwest of the Town of Mendocino, lying on the west side of Highway 1 (SR 1); located at 45700 Cypress Drive (SR 1), Mendocino; APN: 118-230-05.

**APN:** 118-230-05

**PARCEL SIZE:** 57,786± square feet

**GENERAL PLAN:** Rural Residential [RR5(1)]  
**ZONING:** Rural Residential [RR:5(FP)]

**EXISTING USES:** Single family home with guest cottage, residential

**DISTRICT:** 4<sup>th</sup>, Gjerde

**RELATED CASES:** CDP\_2001-0011 Standard Coastal Development Permit for entitlement for single family home and guest cottage  
EM\_2023-0004 Emergency Permit

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential RR5 [RR1]	Rural Residential	44,924+/- square feet	Residential
<b>EAST:</b>	Rural Residential RR5 [RR1]	Rural Residential	40,391+/- square feet	Residential
<b>SOUTH:</b>	N/A Pacific Ocean	N/A Pacific Ocean	30,194+/- square feet	Vacant
<b>WEST:</b>	N/A Pacific Ocean	N/A Pacific Ocean	N/A Pacific Ocean	Pacific Ocean

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**REFERRAL AGENCIES**

**LOCAL**

- Building Division-Fort Bragg
- Environmental Health-Fort Bragg
- Mendocino Fire Protection District

- South Central Coast Citizen Advisory Committee
- Caspar South Community Water District

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission

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**ADDITIONAL INFORMATION:**

This Standard Coastal Development Permit Modification (CDPM\_2023-0005) request is related to an issued Standard Coastal Development Permit (CDP\_2001-0011) for an existing single family residence and guest cottage located in the coastal zone, approximately 2.8± miles north of the town of Mendocino, on a blufftop adjacent to the Pacific Ocean. The permit request is to replace all exterior doors and windows, install two new heat pumps for existing systems, the widening of second floor balcony by 4.5' and construction of a new 30" high split rail fence between residence and the bluff.

This CDPM request is related to an Emergency Permit (EP\_2023-0004). The EP request was for the immediate replacement of three exterior French doors and four sidelights on the south side of the existing residence that could not be secured or waterproofed necessitating an emergency situation for ingress and egress. EP\_2023-0004 was approved by on February 27, 2024 per Section 20.536.060 (G) of the Mendocino County Municipal Code, Title 20, Division II.

**STAFF PLANNER:** SUSAN SUMMERFORD

**DATE:** 4/15/2024

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*Moderate*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*State Responsibility Area*

### 4. FARMLAND CLASSIFICATION:

GIS

*None*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*Flood Plain Combining District*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Critical*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*No. 117, Dingman-Beaughton complex*

### 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

*No*

### 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

*No*

### 16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

*Yes, Russian Gulch State Park*

### 17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*Yes*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*No*

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*No*

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

*Jug Handle Creek*

### 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

*Residential*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Zone 3, 3 A*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Barren*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

*Yes*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*Yes*

### 29. HIGHLY SCENIC AREA:

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

*No*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

*No*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*Yes*

**COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES**

**120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427**

Case No(s) CDPM-2023-0005  
 CDF No(s) \_\_\_\_\_  
 Date Filed 10/19/23  
 Fee \$ \$4761.00  
 Receipt No. PAJ-059329  
 Received by Tia Sar

Material       Immaterial  
**Office Use Only**

**COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM**

Name of Applicant Edward and Sara Kozel	Name of Owner(s) Sara Tietz Kozel, Trustee	Name of Agent Newberger & Associates
Mailing Address PO Box 37 Calistoga, CA 94515	Mailing Address PO Box 37 Calistoga, CA 94515	Mailing Address 435 N. Main St. Fort Bragg, CA 95437
Telephone Number 707-225-1871	Telephone Number 707-225-1871	Telephone Number 707-961-0911

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

John M. [Signature]      10/20/23      [Signature]      10-20-2023  
 Signature of Applicant/Agent      Date      Signature of Owner      Date

Driving Directions  
 The site is located on the W (N/S/E/W) side of Cypress Dr. (name road)  
 approximately 0 (feet/miles) (N/S/E/W) of its intersection with  
terminus of drive (provide nearest major intersection).

Assessor's Parcel Number(s) 118-230-05      Previous Coastal Development Permit # (s) CDP# 11-01

Parcel Size 1.2  Square Feet  Acres  
 Street Address of Project  
45700 Cypress Dr.  
Mendocino, CA 95460  
 Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

**RECEIVED**

OCT 20 2023

# COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, 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".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. (Please describe all proposed modifications to the issued permit.)
- 1) Removal and replacement of all exterior doors and windows.
  - 2) Install roof mounted solar panels.
  - 3) Install two new heat pump units to service existing domestic hot water and radiant heating system.
  - 4) Enlarge second floor balcony from 12'-0" long x 4'-0" wide to 12'-0" long x 8'-6" wide.
  - 5) Construct a new 30" high split-rail fence between the residence and the top of bluff.  
Material to be Cedar with natural finish. Fence to include single posts at 6' o.c. and two horizontal rails.

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	3	4146 sq.ft. Residence;
<input type="checkbox"/> Mobile Home	_____	640 sq.ft. guest cottage;
<input type="checkbox"/> Duplex/Multifamily	_____	64 sq.ft. utility shed

3. Are there existing structures on the property?  Yes  No  
If yes, describe below and identify the use of each structure on the plot plan.

residence, guest cottage and utility shed

4. 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
  - None
- C. Telephone:  Yes  No

5. 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.

no new exterior lighting proposed.

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank (indicate primary + replacement leachfields on plot plan)  
 Other, specify \_\_\_\_\_

7. What will be the domestic water source?

- Community water system, specify supplier Caspar South Community Water System  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

8. Is any grading including road/driveway construction planned?  Yes  No

Estimate the amount of grading (cut and fill quantities) in cubic yards: \_\_\_\_\_ c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**

Estimate the length of the proposed road/driveway: \_\_\_\_\_ feet.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed accommodate the proposed project?  Yes  No  
If yes, explain:

How many trees will be removed as a result of the project: \_\_\_\_\_. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Is the proposed development visible from:

- A. State Highway 1?  Yes  No  
B. Park, beach or recreation area?  Yes  No

If you answered yes to either question, explain.

View from Russian Gulch SP

11. Project Height. Maximum height of structure(s). 28 feet

12. Describe all exterior materials and colors of all structures.

Siding material _____	Western Red Cedar, existing	Color _____	Semi-transparent cedar stain
Trim material _____	Western Red Cedar, existing	Color _____	Semi-transparent cedar stain
Chimney material _____	Natural Stone, existing	Color _____	Buff, existing
Roofing material _____	Asphalt Shingles, existing	Color _____	Dark blue/green, existing
Window frame material _____	Aluminum, existing & proposed	Color _____	Black, existing and proposed
Door material _____	Aluminum, existing & proposed	Color _____	Black, existing and proposed
Fencing material _____	Cedar, existing and proposed	Color _____	Natural
Retaining walls material _____		Color _____	
Other exterior materials _____		Color _____	

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, threatened, rare or endangered plants/communities, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Yes  No

If yes, please describe the resource and attach any biological/botanical reports:

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

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

Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces	Existing _____	Proposed _____	Total _____
Number of standard spaces	_____	Size _____	
Number of handicapped spaces	_____	Size _____	

# VICINITY MAP



PROJECT ADDRESS: 45700 CYPRESS DRIVE, MENDOCINO, CA 95460

ASSESSOR'S PARCEL NO.: 118-230-05



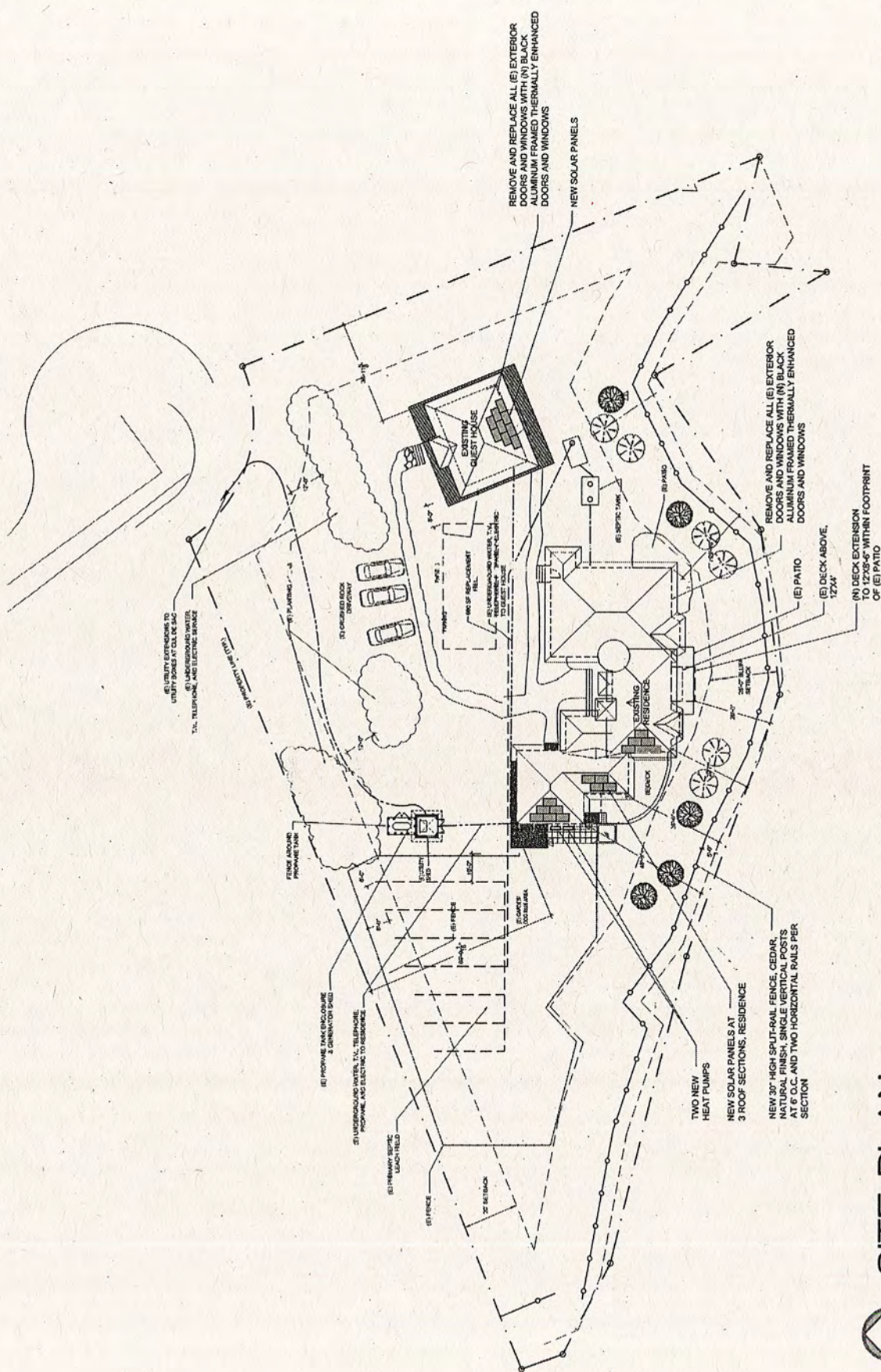
NEWBERGER & ASSOCIATES  
 TODD NEWBERGER ARCHITECT - CALIF. C-37010  
 435 NORTH MAIN STREET  
 RIVERVIEW, CA 94581  
 707.681.0811  
 TDESIGN@NSA.COM  
 LNSDESIGN.COM

SITE PLAN

SINGLE FAMILY RESIDENCE REMODEL FOR:  
**EDWARD AND SARA KOZEL**  
 45700 CYPRESS DR.  
 MENDOCINO, CALIFORNIA 95460 APN: 118-230-05

DATE PLOTTED: 11/11/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS NOTED  
 SHEET: A1.2

A1.2



SITE PLAN  
 1/8" = 1'-0"





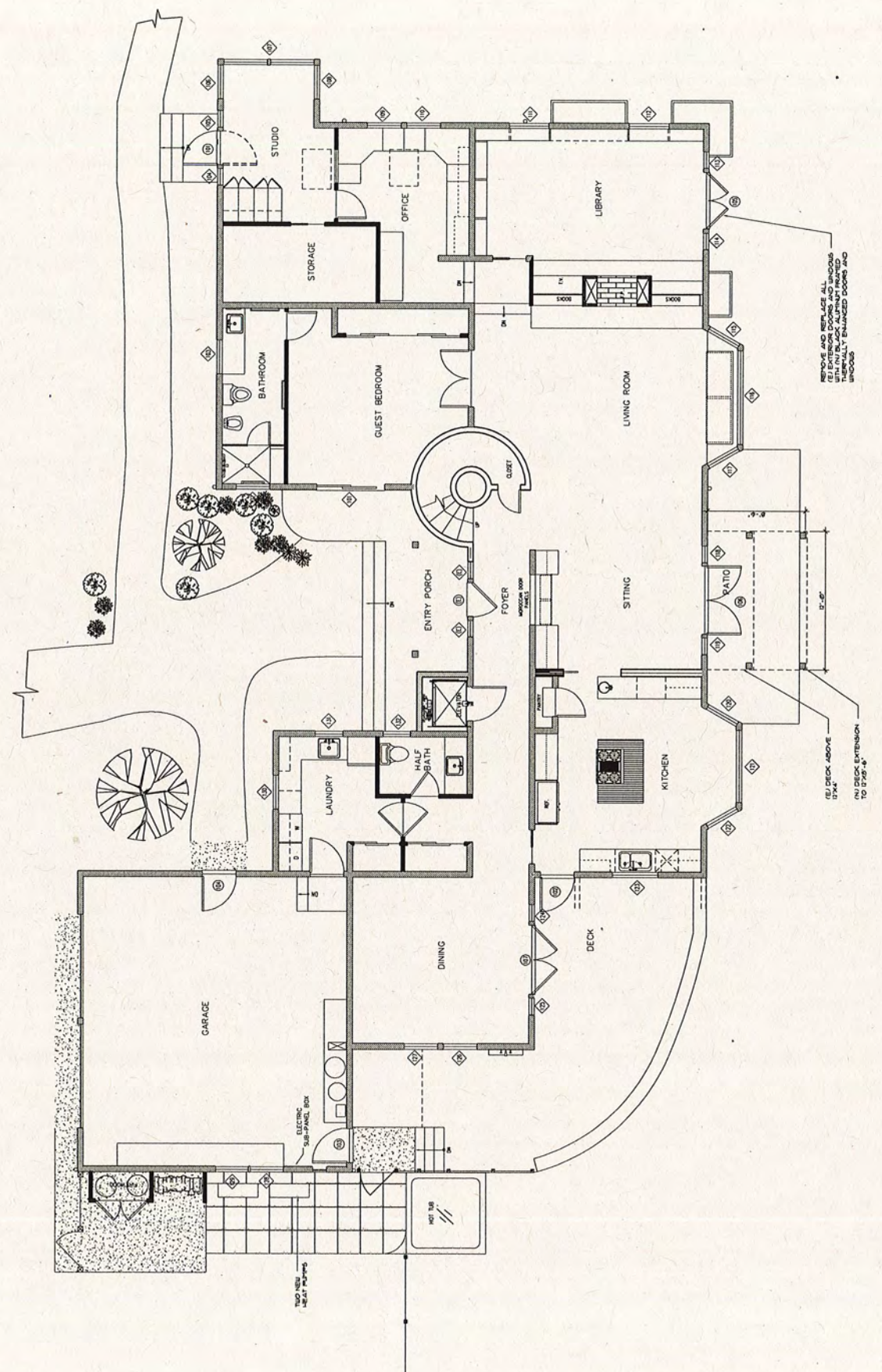
NEWBERGER & ASSOCIATES  
 414 NORTHMAN STREET  
 FOLSOM, CA 95630  
 TEL: 916.450.0000  
 FAX: 916.450.0001  
 WWW.NBAAS.COM

FIRST FLOOR  
 PLAN

SINGLE FAMILY RESIDENCE REMODEL FOR:  
 EDWARD AND SARA  
 KOZEL  
 45700 CYPRESS DR  
 MENDOCINO, CALIFORNIA 95460  
 APN: 118-230-05

DATE: 01/15/2020  
 PROJECT: FLOOR PLAN  
 SHEET: C-31047

SCALE: AS NOTED  
 DRAWN: TN  
 CHECKED: TN  
 APPROVED: TN  
 A2.1



FLOOR PLAN



NEWBERGER & ASSOCIATES  
 418 HOOVERMAN STREET  
 FOLSOM, CA 95630  
 707.861.0918

SECOND FLOOR  
 + ROOF ACCESS  
 ELEC. PLAN

SINGLE FAMILY RESIDENCE REMODEL FOR:  
 EDWARD AND SARA  
 KOZEL  
 45700 CYPRESS DR.  
 MENDOCINO, CALIFORNIA 95460 APN: 118-230-05

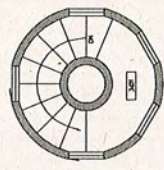
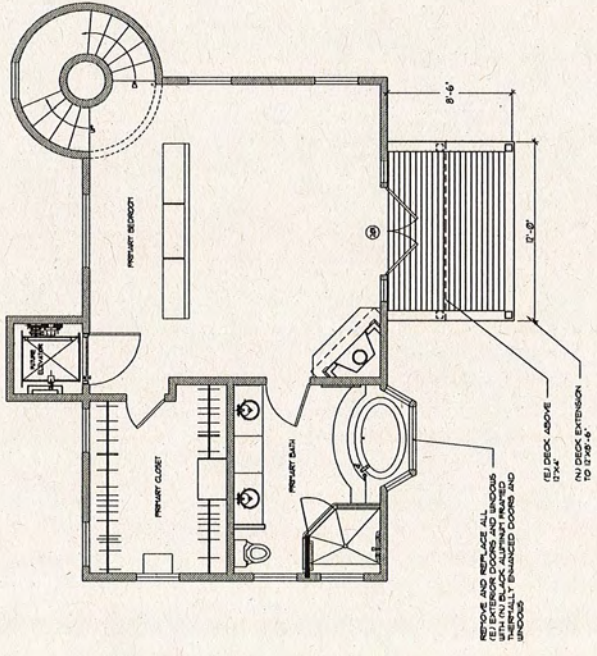
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SCALE: AS NOTED

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**SYMBOLS**

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ROOF ACCESS

SECOND FLOOR PLAN



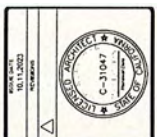
SECOND FLOOR + ROOF ACCESS PLAN

NEWBERGER & ASSOCIATES  
 ARCHITECTS  
 434 NORTH MAIN STREET  
 ANAHEIM, CA 92801  
 TEL: 714.933.8888  
 WWW.NBAARCH.COM

GUESTHOUSE  
 FLOOR PLAN +  
 ELEVATIONS - EXISTING

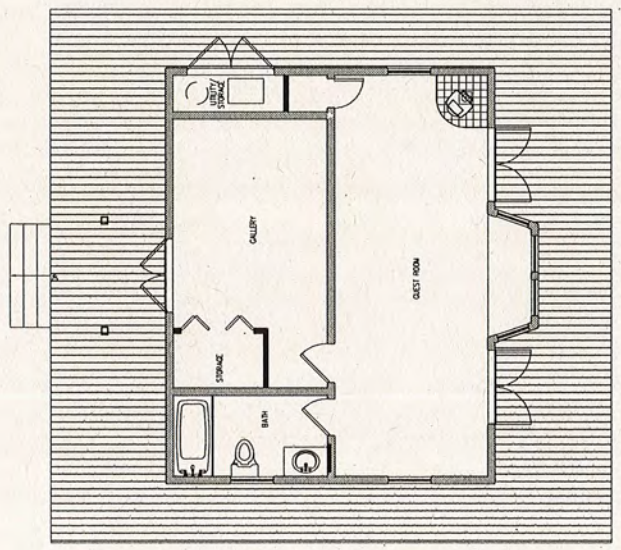
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GUESTHOUSE REMODEL FOR:  
 EDWARD AND SARA  
 KOZEL  
 45700 CYPRESS DR.  
 MENDOCINO, CALIFORNIA 95460

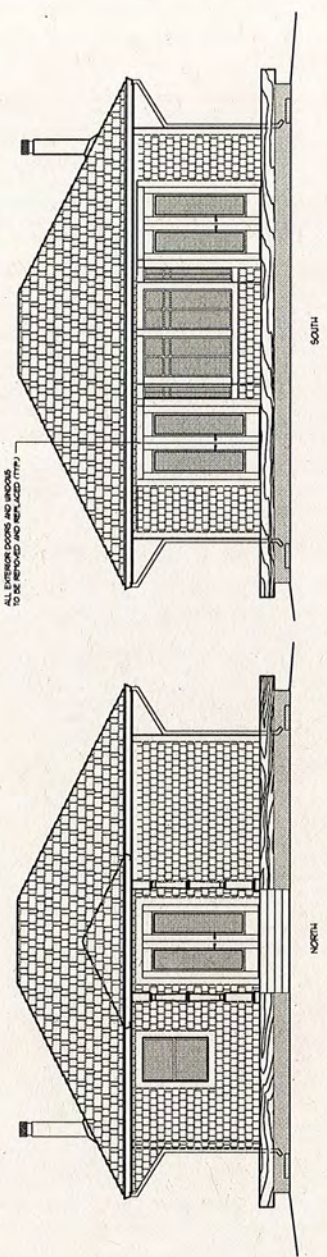
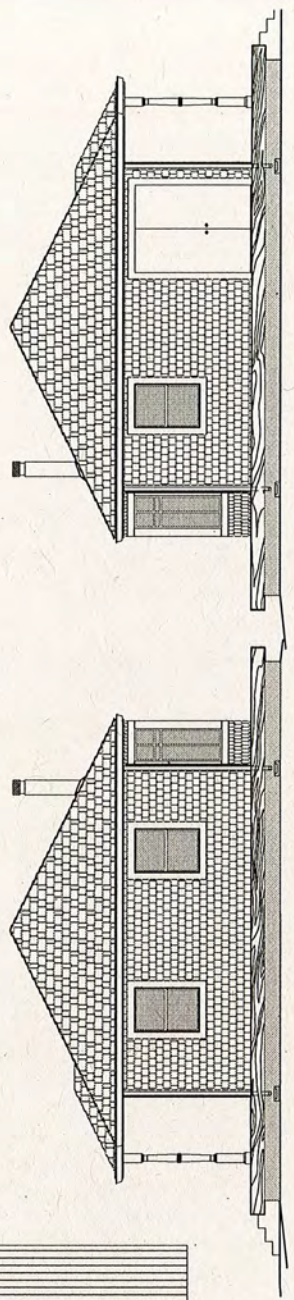


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A2.3



FLOOR PLAN  
 1/4" = 1'-0"



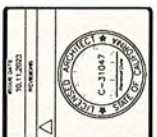
GUESTHOUSE FLOOR PLAN and ELEVATIONS - EXISTING  
 1/4" = 1'-0"

NEWBERGER & ASSOCIATES  
 431 HIGHTMAN STREET  
 ANCHORAGE, ALASKA 99501  
 907.561.0991  
 newberger@newberger.com

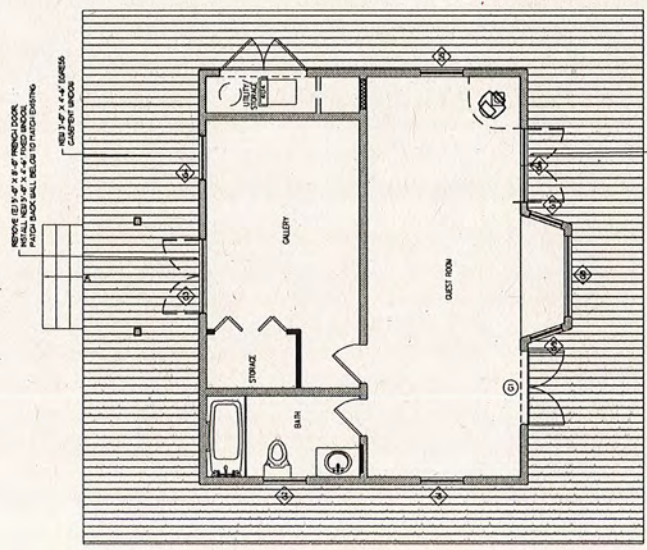
GUESTHOUSE  
 PLAN + ELEVATIONS  
 - PROPOSED

APN: 118-230-05

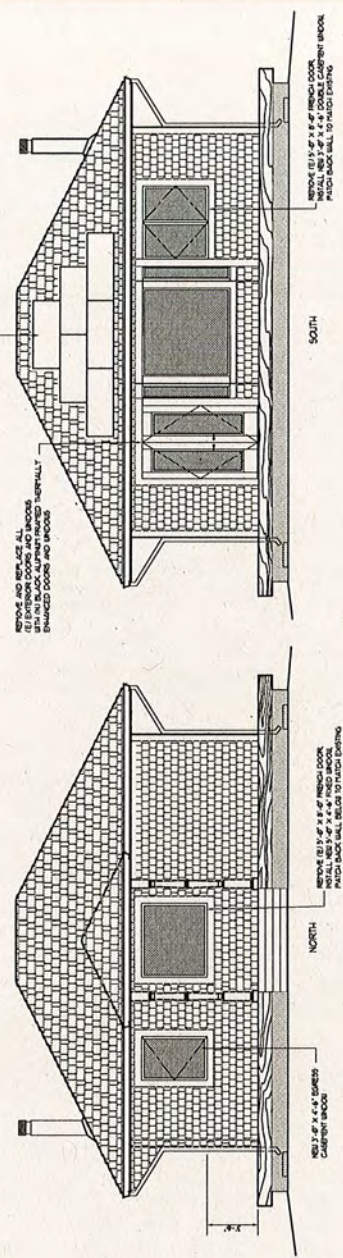
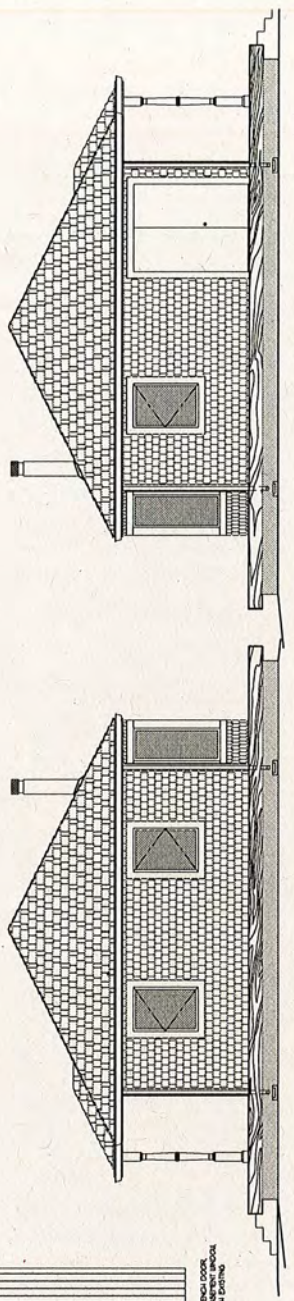
GUESTHOUSE REMODEL FOR:  
 EDWARD AND SARA  
**KOZEL**  
 45700 CYPRESS DR.  
 MENDOCINO, CALIFORNIA 95460



DATE: 11/15/2011  
 DRAWING: 118  
 SCALE: AS NOTED  
 SHEET: A2.4



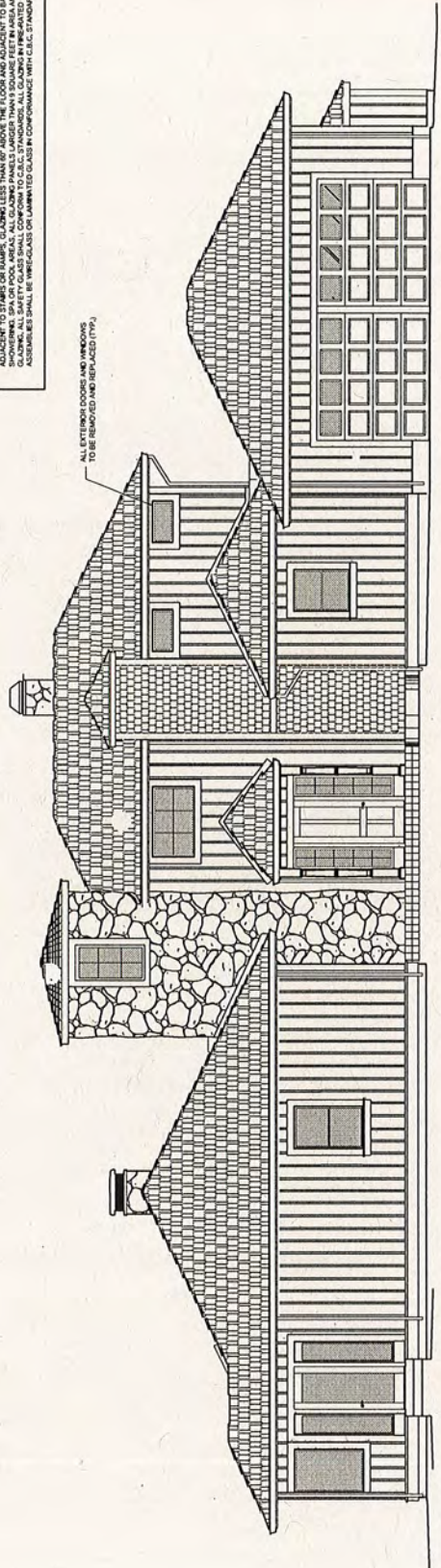
**FLOOR PLAN**  
 1/4" = 1'-0"



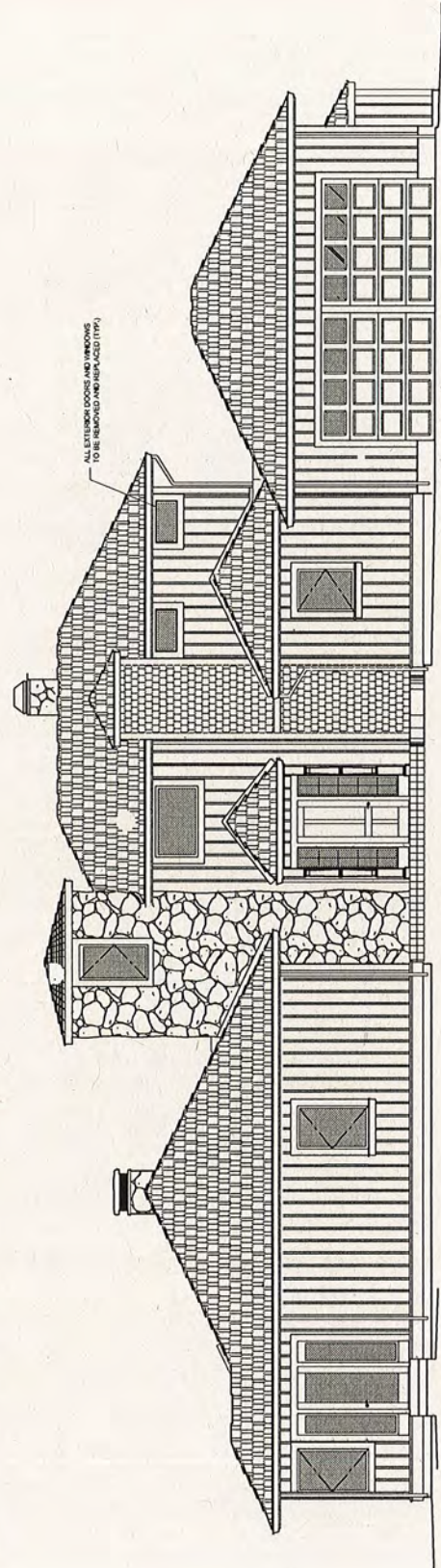
**GUESTHOUSE FLOOR PLAN and ELEVATIONS - PROPOSED**  
 1/4" = 1'-0"

**GLAZING NOTES**

ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE CONSTRUCTED OF DUAL PANE GLAZING WITH BOTH SIKES RIGID. ALL WINDOW GLAZING SHALL BE CLEAR, DUAL PANE LOW EMISSION, LOW U VALUE GLAZING WITH AN ENERGY STAR RATED FRAME. ALL WINDOW GLAZING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WINDOW AND GLAZING MANUFACTURER'S INSTALLATION AND MAINTENANCE INSTRUCTIONS. ALL WINDOW GLAZING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WINDOW AND GLAZING MANUFACTURER'S INSTALLATION AND MAINTENANCE INSTRUCTIONS. ALL WINDOW GLAZING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WINDOW AND GLAZING MANUFACTURER'S INSTALLATION AND MAINTENANCE INSTRUCTIONS. ALL WINDOW GLAZING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WINDOW AND GLAZING MANUFACTURER'S INSTALLATION AND MAINTENANCE INSTRUCTIONS.



NORTH - EXISTING

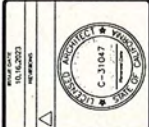


NORTH - PROPOSED  
 1/8" = 1'-0"

NEWBERGER & ASSOCIATES  
 424 HORTLAND STREET  
 SAN FRANCISCO, CALIF. 94102  
 TEL: 415.774.1100  
 FAX: 415.774.1101

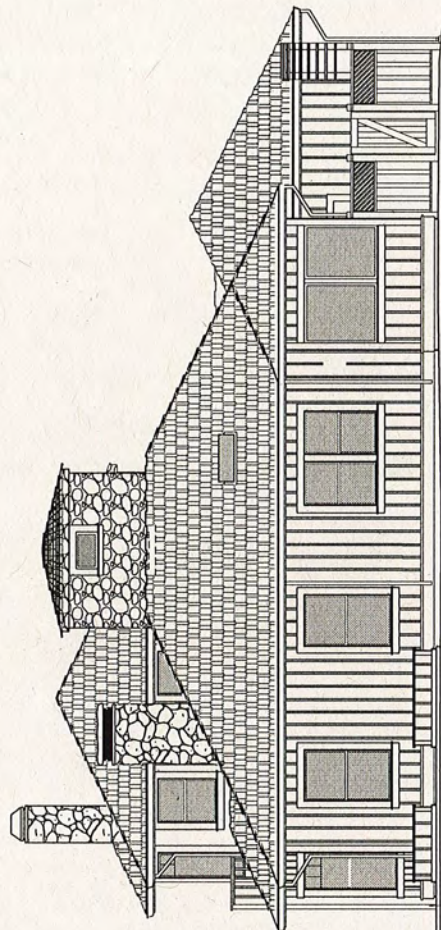
ELEVATIONS  
 - EAST

SINGLE FAMILY RESIDENCE REMODEL FOR:  
 EDWARD AND SARA  
 KOZEL  
 45700 CYPRESS DR.  
 MENDOCINO, CALIFORNIA 95460 APN: 118-230-05



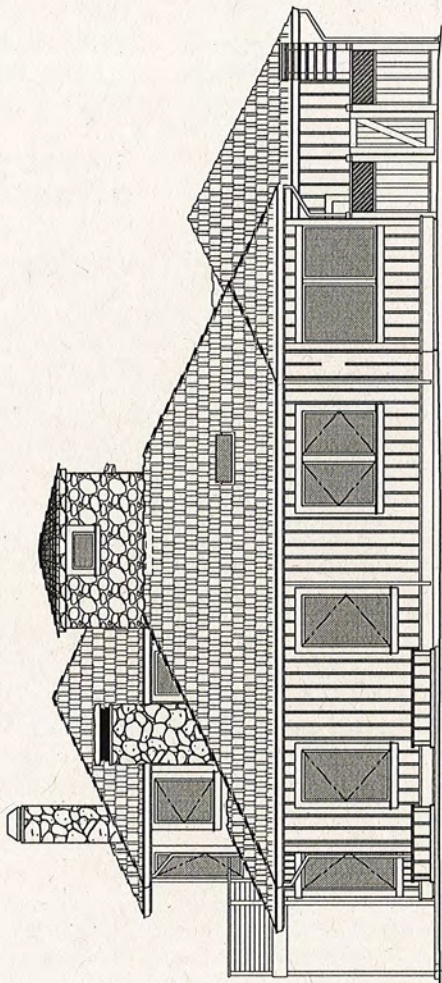
DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 SCALE: AS NOTED  
 SHEET: \_\_\_\_\_

A3.2



EXISTING  
 12/14/07

EAST - EXISTING



PROPOSED  
 12/14/07

EAST - PROPOSED

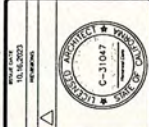
ELEVATIONS - EAST  
 1/4" = 1'-0"



NEWBERGER & ASSOCIATES  
 ARCHITECTS  
 434 NORTH MAIN STREET  
 FOLSOM, CALIFORNIA 95630  
 TEL: 916.452.1000  
 WWW.NBAARCH.COM

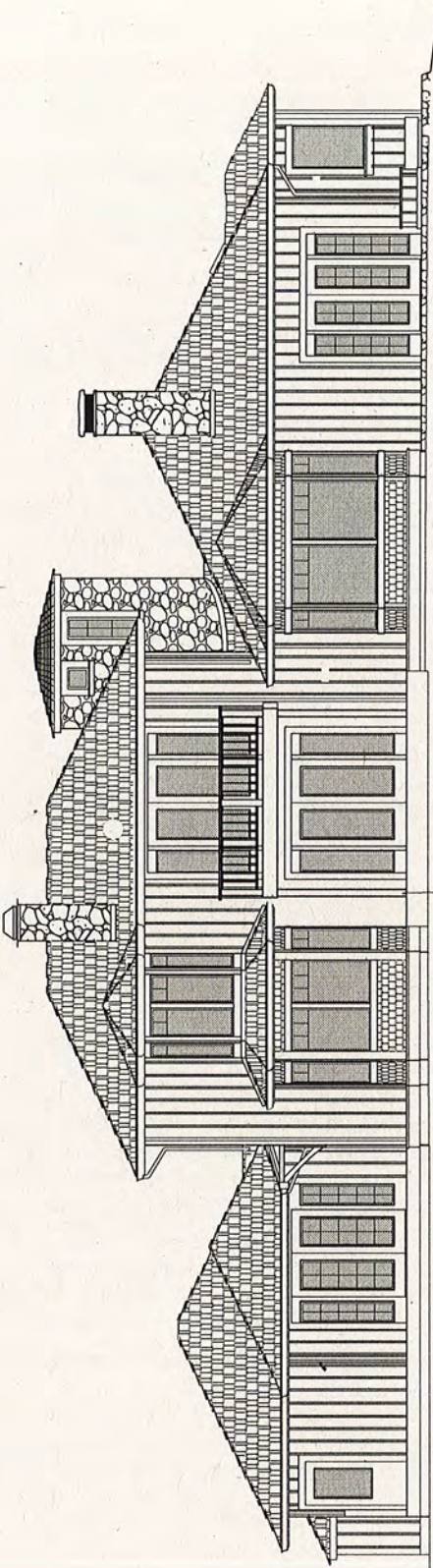
ELEVATIONS  
 SOUTH

SINGLE FAMILY RESIDENCE REMODEL FOR:  
 EDWARD AND SARA  
 KOZEL  
 45700 CYPRESS DR.  
 MENDOCINO, CALIFORNIA 95460 APN: 118-230-05

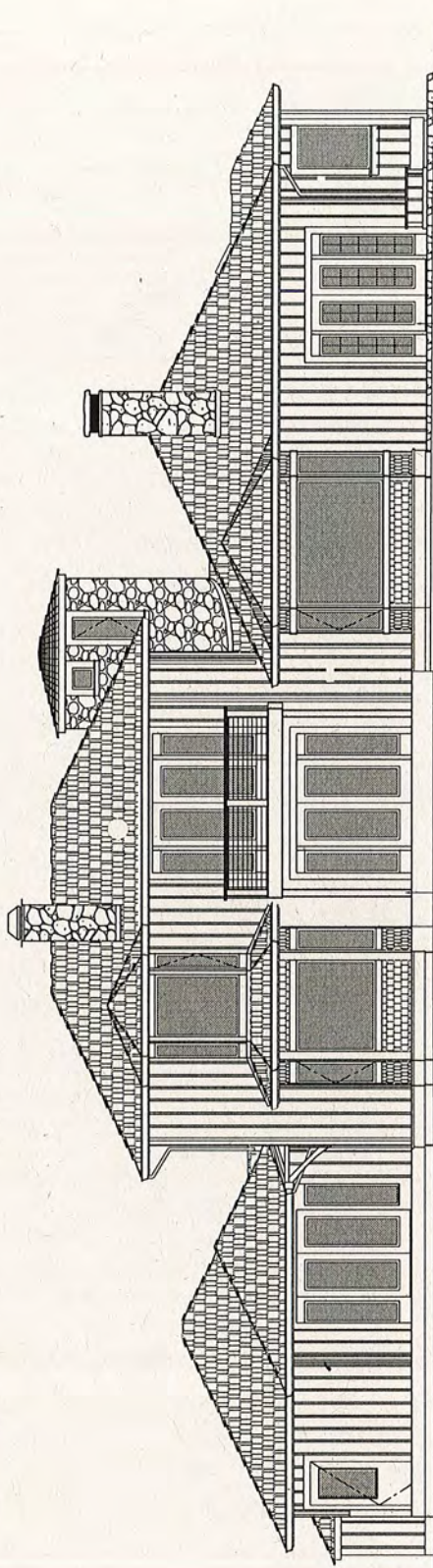


DATE: 08/11/11  
 DRAWN: [Name]  
 CHECKED: [Name]  
 SCALE: AS NOTED

A3.3



SOUTH - EXISTING



SOUTH - PROPOSED

REMODEL AND REPLACE ALL  
 EXTERIOR DOORS AND WINDOWS  
 WITH ENERGY EFFICIENT THERMALLY  
 BREAKED DOORS AND WINDOWS

IN PLACE EXTERIOR  
 TO 1200'±

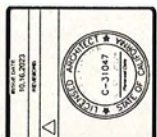
ELEVATIONS - SOUTH

NEWBERGER & ASSOCIATES  
 ARCHITECTS  
 434 HORTONWAY STREET  
 FORT BRADY, CALIFORNIA 95427  
 TEL: 707.839.9191

ELEVATIONS  
 - WEST

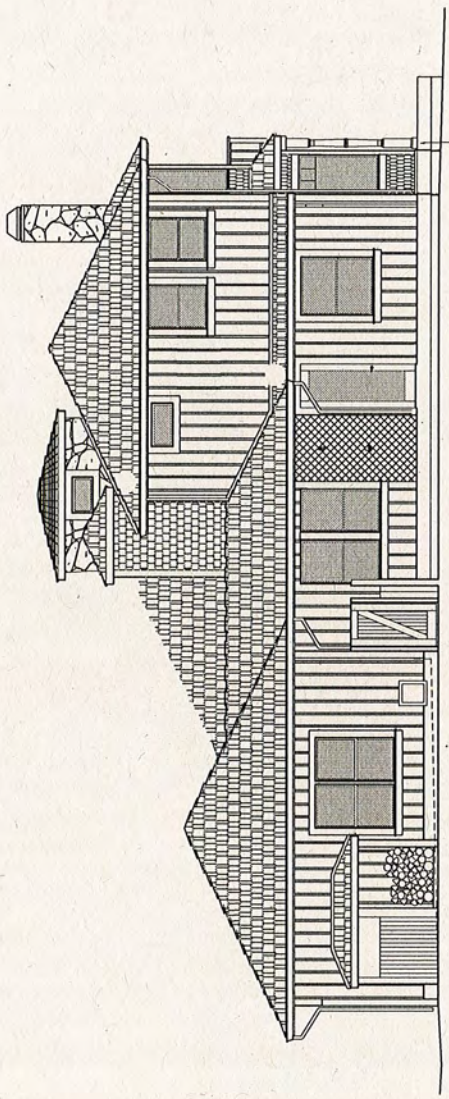
APN: 118-230-05

SINGLE FAMILY RESIDENCE REMODEL FOR:  
 EDWARD AND SARA  
 KOZEL  
 45700 CYPRESS DR.  
 MENDOCINO, CALIFORNIA 95460

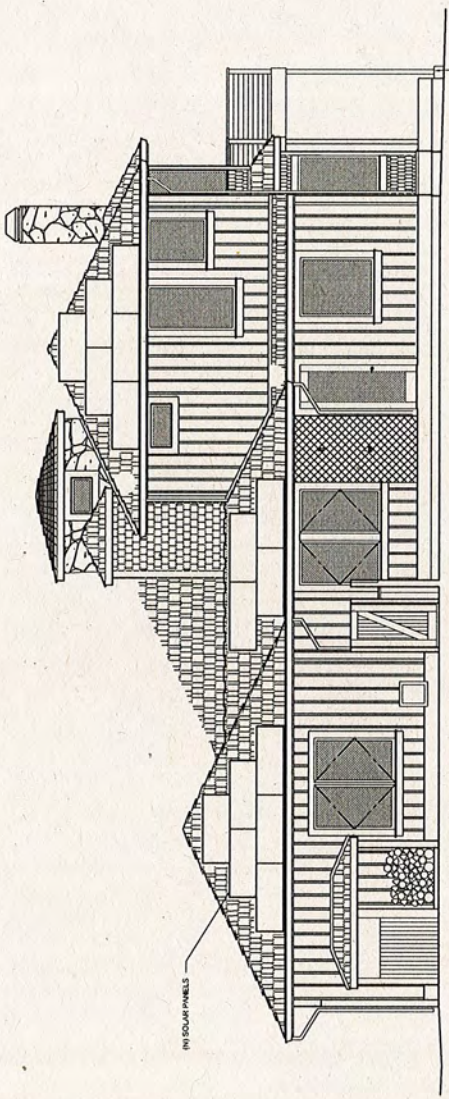


DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 SCALE: AS SHOWN  
 DATE: \_\_\_\_\_

A3.4



WEST - EXISTING



WEST - PROPOSED

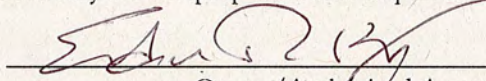
ELEVATIONS - WEST

1/8" = 1'-0"

SUBMIT ONLY ONE COPY

## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

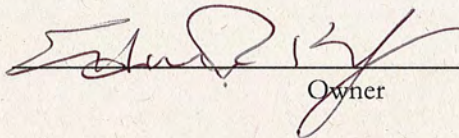
  
\_\_\_\_\_  
Owner/Authorized Agent

10/16/23  
\_\_\_\_\_  
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

### AUTHORIZATION OF AGENT

I hereby authorize Newberger & Associates (Todd Newberger) to act as my representative and to bind me in all matters concerning this application.

  
\_\_\_\_\_  
Owner

10/16/23  
\_\_\_\_\_  
Date

## MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

**COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY**

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 10/16/2023 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Modify CDP #11-01 with the following items: 1) Removal and replacement of all exterior doors and windows. 2) Install roof mounted solar panels. 3) Install two new heat pump units to service existing domestic hot water and radiant heating system.  
4) Enlarge second floor balcony from 12'-0" long x 4'-0" wide to 12'-0" long x 8'-6" wide..5) Construct a new 24" high western split-rail fence between the residence and the top of bluff. Materials to be Western Red Cedar or Redwood.

(Description of development)

Located at:  
45700 Cypress Dr. Mendocino, CA 95460

APN: 118-230-05

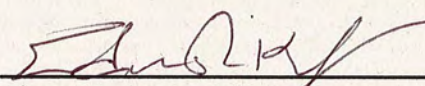
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

45700 Cypress Dr. Mendocino, CA 95460

APN: 118-230-05

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

  
\_\_\_\_\_  
Owner/Authorized Representative

10/16/23  
\_\_\_\_\_  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.**

**SUBMIT ONLY ONE COPY**

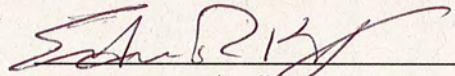
## **INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### **INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 10/16/23

  
Applicant

2023-05096

Recorded at the request of  
REDWOOD EMPIRE TITLE  
06/30/2023 09:34 AM  
Fee: \$19.00 Pgs: 1 of 3

OFFICIAL RECORDS  
Katrina Bartolomie - Clerk-Recorder  
Mendocino County, CA

**RECORDING REQUESTED BY:**  
Redwood Empire Title Company of Mendocino  
County



**Mail Tax Statements and  
When Recorded Mail Document To:**  
Sara Tietz Kozel, Trustee of the GST Trust for Sara,  
UTA dated August 29, 1984  
PO Box 37  
Calistoga, CA 94515



**Escrow No.:** 20230245MN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$4,290.00**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area:

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Mary Hockridge, Successor Trustee of the Masterson Survivor's Trust created UTD July 15, 1991

**hereby GRANT(S) to**

Sara Tietz Kozel, Trustee of the GST Trust for Sara, UTA dated August 29, 1984

**the following described real property:**

**TRACT ONE:**

Lot 5 of Coast Highlands Subdivision Unit No. 1, as per map filed March 11, 1960 in Map Case 2, Drawer 1, page 32, in the office of the Mendocino County Recorder.

APN: 118-230-05

**TRACT TWO:**

Beginning at a point, said point being the most Northwesterly corner of the above-described Lot Number 5; thence South 67°50'00" West to the mean high tide of the Pacific Ocean; thence following the meander of said mean high tide line in a Southerly and Easterly direction to a point on the mean high tide line lying South 22°10'00" East of the most Southeasterly corner of above-described Lot Number 5; thence North 22°10'00" West to the said Southeasterly corner of Lot Number 5; thence following the meander of the Southerly line of Lot number 5 in a general Westerly and Northerly direction along the courses and distances as laid out in the above-mentioned map of the Coast Highlands Subdivision, Unit Number One, to the point of beginning.

APN: 118-230-47

**TRACT THREE:**

A NON-EXCLUSIVE RIGHT-OF-WAY for pedestrian use over five foot strips of land lying between Lot No. 7 and 8, Lot No. 10 and 11, and Lot No. 12 and 13, in "Coast Highlands Subdivision, Unit No. 1", map of which was filed in the office of the Recorder of the County of Mendocino, State of California, March 11, 1960, in Map Case 2, in Drawer No. 1, at page

Dated: May 24, 2023

Mary Hockridge, Successor Trustee of the Masterson  
Survivor's Trust created UTD July 15, 1991

Mary Hockridge  
Mary Hockridge, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

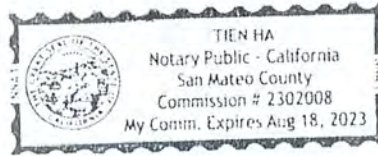
State of California  
County of San Mateo  
On June 15, 2023 before me,  
Tien Ha, Notary Public,  
personally appeared Mary Hockridge

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Tien Ha (Seal)



## COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

<b>AP# 000-000-00</b> <b>LASTNAME, FIRSTNAME</b> <b>STREET ADDRESS</b> <b>CITY, STATE ZIP</b>	118-240-08 Schuermann, Til 1546 39th Ave. San Francisco, CA 94122-3016	
118-230-08 Utley, Robert 8070 W. Highway 326 Ocala, FL 34482-1154		
118-230-07 Brown, Judith 669 Congo St. San Francisco, CA 94131-2807		
118-230-06 Lyckberg, Bruce 850 Paradise Ct. Lafayette, CA 94549-4502		
118-230-68 Wallin, Jill P.O. Box 111 Mendocino, CA 95460		
118-230-32 Lantsberg, Alina 482 Alvarado St. San Francisco, CA 94114-3305		
118-230-04 Gray, Steven 43176 Little Lake Rd. Mendocino, CA 95460		
118-230-33 Ritchie Family Trust 1280 Bishop Ln. Mendocino, CA 95460		
118-230-03 Engleman, Edgar 60 Lane Pl, Atherton, CA 94027-3010		





**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING & BUILDING SVCS.**

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

JULIA KRUG, DIRECTOR  
 PHONE: 707-234-665  
 FAX: 707-463-570  
 FB PHONE: 707-964-537  
 FB FAX: 707-961-242  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pl

**ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE**

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.*

*[Handwritten Signature]*

Applicant Signature

10/16/23

Date

**OFFICE USE ONLY:**

Project or Permit Number

# COASTAL DEVELOPMENT PERMIT PROJECT INTAKE CHECKLIST

The following information and materials must be submitted at the time a coastal development permit application is filed with the Planning Division. Applicants should to check off each completed item under the box marked "a" and submit this checklist with the application.

A C

1. **2 Copies** of items a-d. Copies must be on 8 ½" x 11" paper, collated and stapled into individual application packets.

- a) **APPLICATION FORM AND COASTAL ZONE INITIAL SITE AND PROJECT DESCRIPTION QUESTIONNAIRE.** Please be sure to answer all questions thoroughly and accurately. Provide one (1) original "wet" signed and one (1) copy.
- b) **LOCATION MAP** using USGS quad maps with parcel boundaries (See attached example).
- c) **SITE PLAN** drawn to scale (See attached example).
- d) **ARCHITECTURAL BUILDING FLOOR PLANS & ELEVATIONS** (& Sign Detail, if applicable)

A C

2. **SITE PLAN, FLOOR PLANS, ELEVATIONS AND LIGHTING FIXTURES- 1 Full-Size Set**  
Drawn to scale and folded to 8 ½" x 11" size. Outdoor lighting fixtures should be indicated on the elevations and site plan. A design detail of the light fixtures or a copy of a catalog description with illustration is adequate. Note that all exterior lighting shall be downcast and shielded to prevent light and glare beyond the parcel boundaries.

A C

3. **SIGNED CERTIFICATION AND SITE VIEW AUTHORIZATION FORM - 1 original "wet" signed.**

A C

4. **SIGNED DECLARATION OF POSTING - 1 original "wet" signed.**

A C

5. **SIGNED INDEMNIFICATION AGREEMENT- 1 original "wet" signed.**

A C

6. **PROOF OF THE APPLICANT'S LEGAL INTEREST IN THE SUBJECT PROPERTY - 1 Copy.** Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant.

A C

7. **STAMPS & ENVELOPES** addressed to all **owners** of property situated within three hundred (300) feet of property boundaries and **occupants** situated within one hundred (100) feet of the property lines of the project site (excluding roads) and, to any other parties known to the applicant to have an interest in the proposed development. Return address shall be left blank on the envelopes.

A C

8. **MAILING LIST - 1 COPY** A list of the names, addresses and Assessor's Parcel Numbers of owners/occupants/parties of interest as required above shall be typed or printed legibly on the form provided in the application packet. Contact Tax Assessor's at 707-234-6800

A C

9. **A PRELIMINARY CLEARANCE** from the California Department of Forestry & Fire Prevention (CDF) and submitted with the application.

A C

10. **FILING FEE** (check with a planner for fee amount). Checks should be made payable to the County of Mendocino.

A C

11. **ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE - 1 original "wet" signed.**

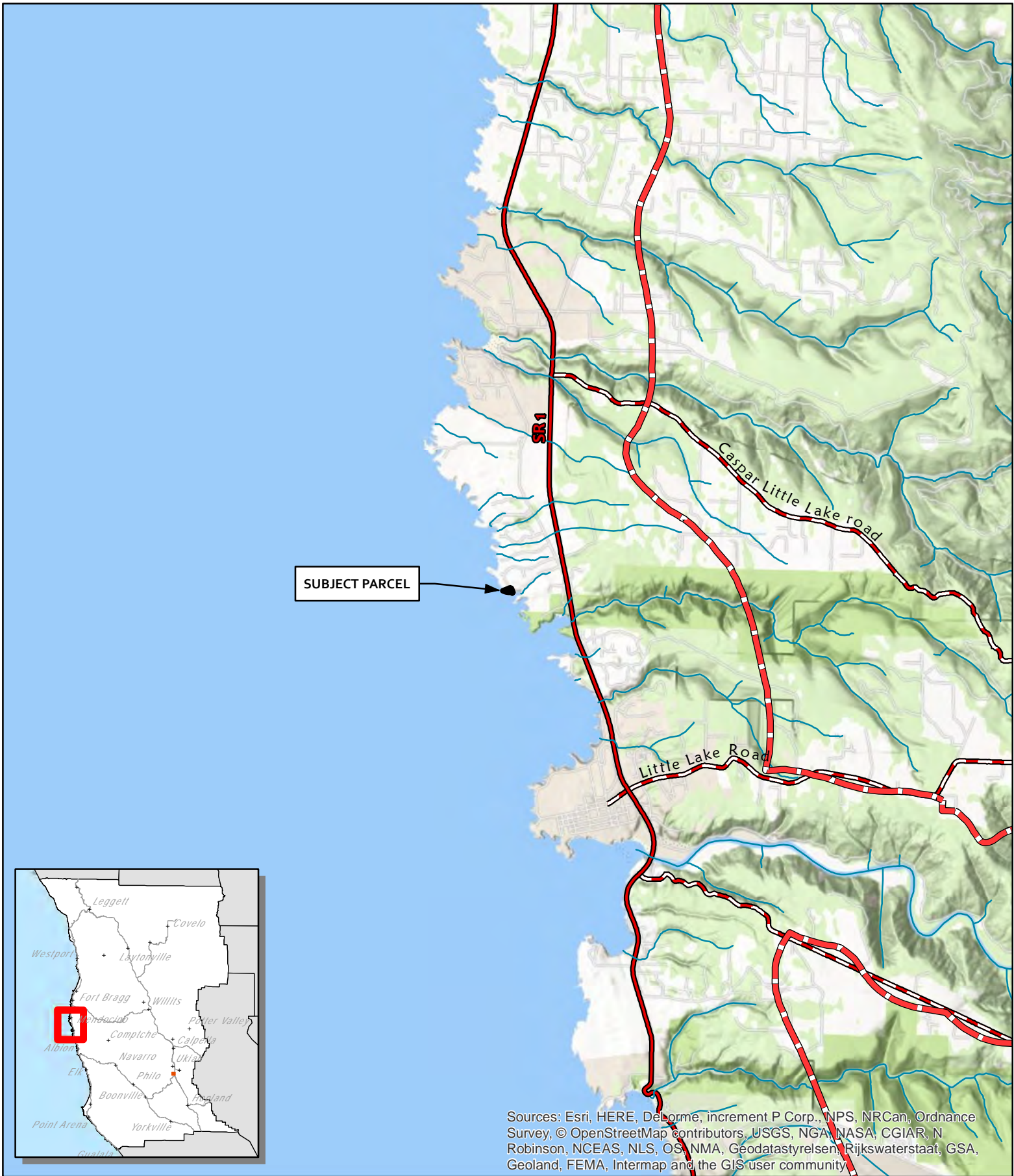
A C

12. **EXTERIOR FINISH & LIGHTING SCHEDULES**

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**ADDITIONAL INFORMATION MAY BE REQUIRED AS FOLLOWS, CONTACT THE PLANNING DIVISION FOR DETAILS.**

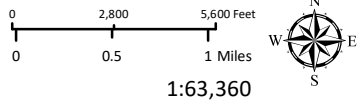
- **A BOTANICAL/WILDLIFE SURVEY** may be required if an endangered species, Environmentally Sensitive Habitat Area (ESHA), stream, creek, wetland, or sand dune occupies any portion of the site.
- **A TOPOGRAPHIC MAP/SITE PLAN** may be required if the project is commercial, involves grading, or is located on sloped land.
- **A WATER/SEWER SERVICE LETTER** must be included with the application if water or sewer services are proposed to be provided by a Service District, public agency, or community system.
- **A GEOTECHNICAL REPORT** may be required if the project is on a bluff top property or within a Seismic Safety Combining District. That report must address the issues required by the Coastal Zoning Code Chapter 20.500, including but not limited to site geology, soils, soil stability, landsliding, erosion, drainage, bluff top setback, seismicity and faulting, tsunami issues, appropriateness of the proposed development on the site and construction techniques to adequately provide stability for your development.
- **A DRAINAGE PLAN** may be required where the project has a potential to adversely affect water quality within any waterway and where the project has the potential to affect slope stability along bluffs and steep slopes.
- **A LANDSCAPE PLAN** may be required where the project is located within a designated highly scenic area and landscaping is needed to offset the visual impacts of the project.
- **AN ARCHAEOLOGICAL SURVEY** is required for all projects where the Mendocino County Archaeological Commission has determined that a survey is required.
- **STORY POLE PLACEMENT** may be required for projects within designated highly scenic areas that are visible from public areas.



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

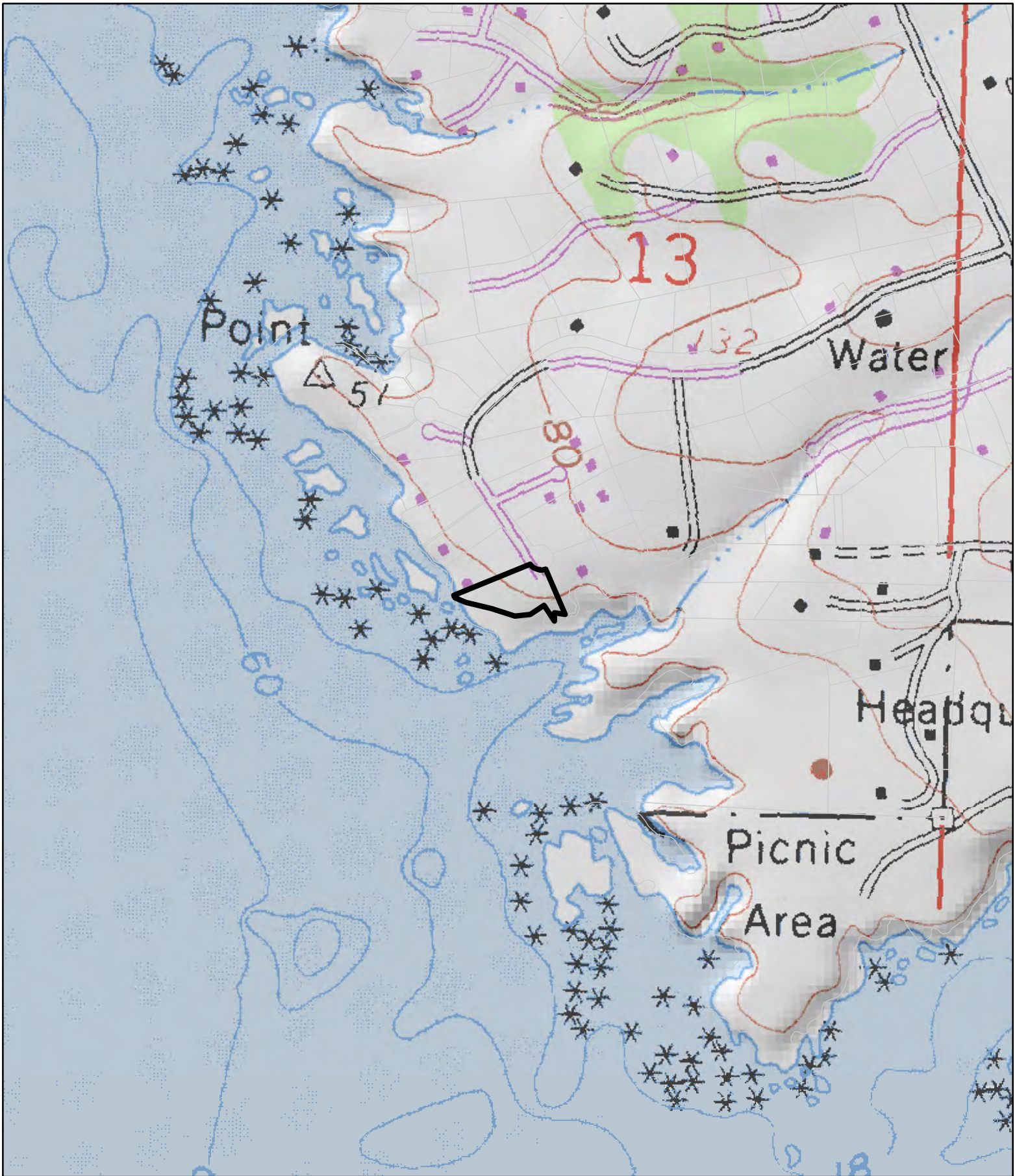
**CASE:** CDPM 2023-0005 & EM 2023-0004  
**OWNER:** KOZEL, Sara  
**APN:** 118-230-05  
**APLCT:** Edward & Sara Kozel  
**AGENT:** Newberger & Associates  
**ADDRESS:** 45700 Cypress Dr., Mendocino

-  Coastal Zone Boundary
-  Major Roads
-  Hydrology
-  Highways




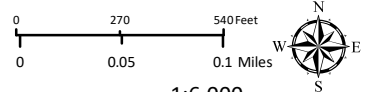
LOCATION

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



**CASE: CDPM 2023-0005 & EM 2023-0004**  
**OWNER: KOZEL, Sara**  
**APN: 118-230-05**  
**APLCT: Edward & Sara Kozel**  
**AGENT: Newberger & Associates**  
**ADDRESS: 45700 Cypress Dr., Mendocino**

 Assessors Parcels



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

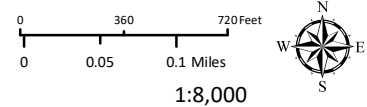
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

**CASE:** CDPM 2023-0005 & EM 2023-0004  
**OWNER:** KOZEL, Sara  
**APN:** 118-230-05  
**APLCT:** Edward & Sara Kozel  
**AGENT:** Newberger & Associates  
**ADDRESS:** 45700 Cypress Dr., Mendocino

- Hydrology
- Highways (2017)
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



1:8,000



AERIAL IMAGERY

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



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

**CASE: CDPM 2023-0005 & EM 2023-0004**  
**OWNER: KOZEL, Sara**  
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**AGENT: Newberger & Associates**  
**ADDRESS: 45700 Cypress Dr., Mendocino**

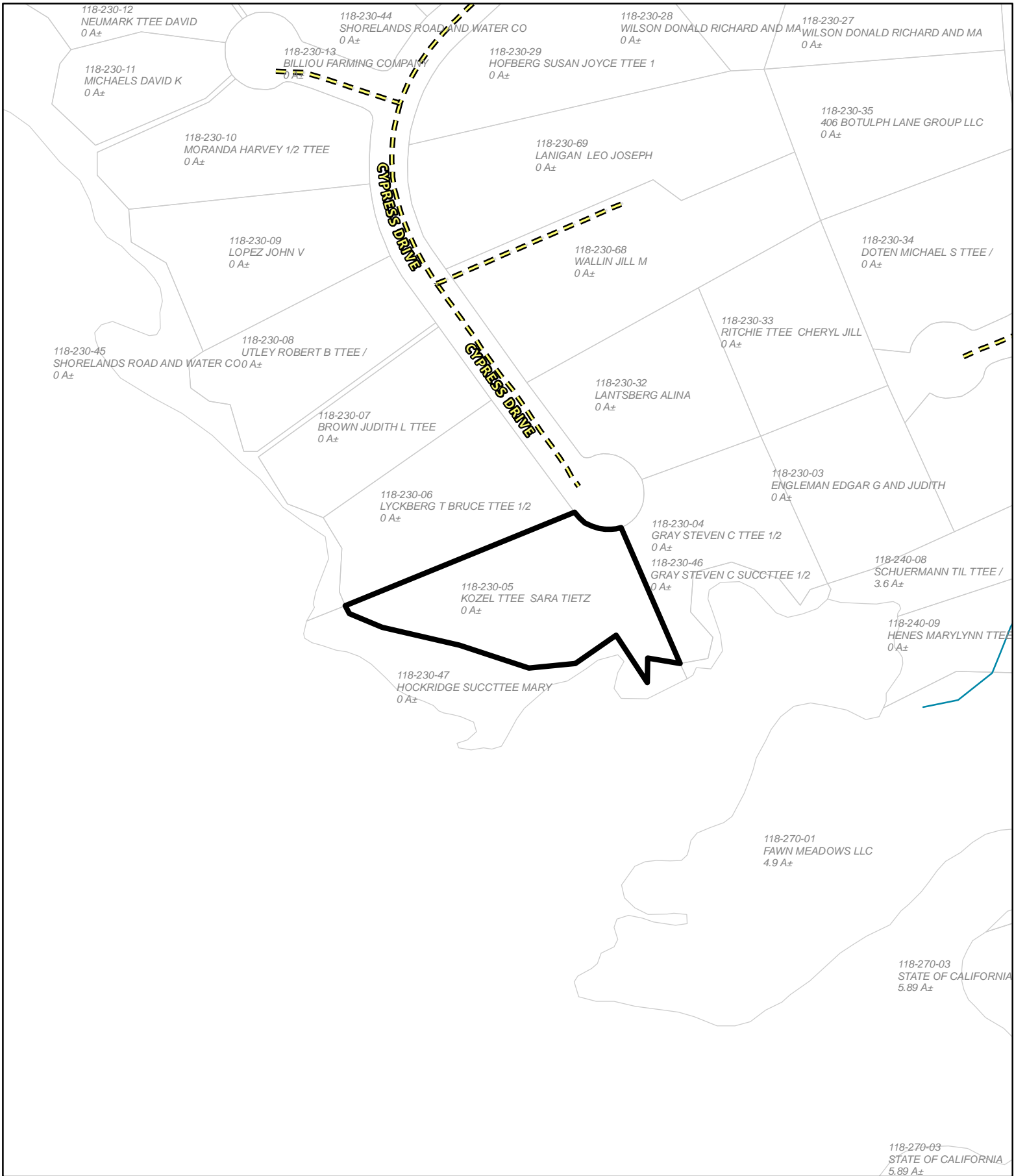
 Private Roads  
 Assessors Parcels

0 35 70 Feet  
0 0.005 0.01 Miles  
1:800



**AERIAL IMAGERY**

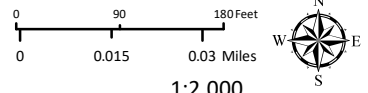
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**CASE: CDPM 2023-0005 & EM 2023-0004**  
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**AGENT: Newberger & Associates**  
**ADDRESS: 45700 Cypress Dr., Mendocino**

- Hydrology
- Private Roads
- Driveways/Unnamed Roads

Assessors Parcels

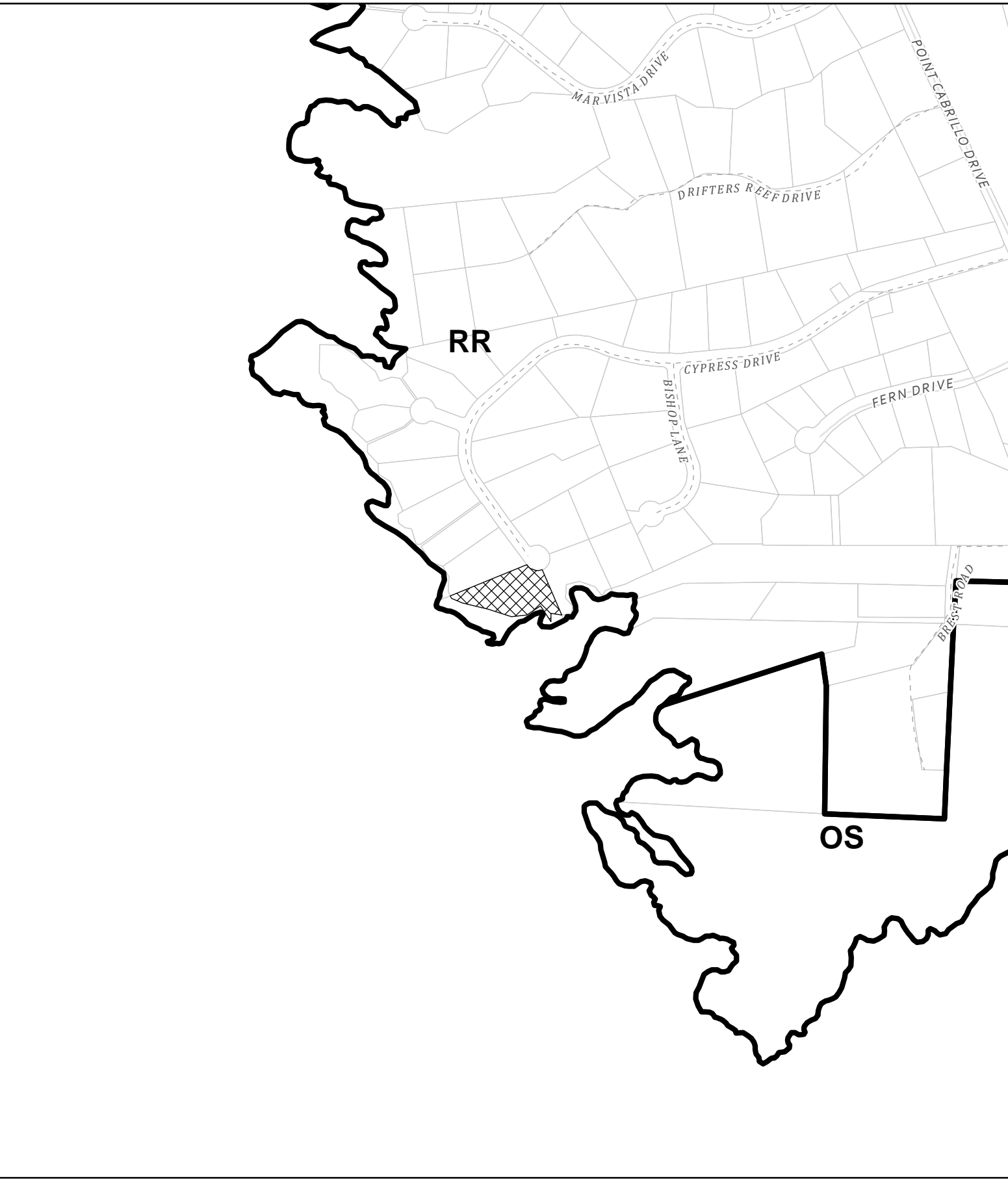


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**ADJACENT PARCELS**

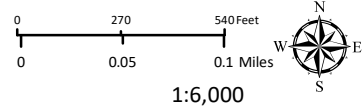
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**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**





**CASE:** CDPM 2023-0005 & EM 2023-0004  
**OWNER:** KOZEL, Sara  
**APN:** 118-230-05  
**APLCT:** Edward & Sara Kozel  
**AGENT:** Newberger & Associates  
**ADDRESS:** 45700 Cypress Dr., Mendocino

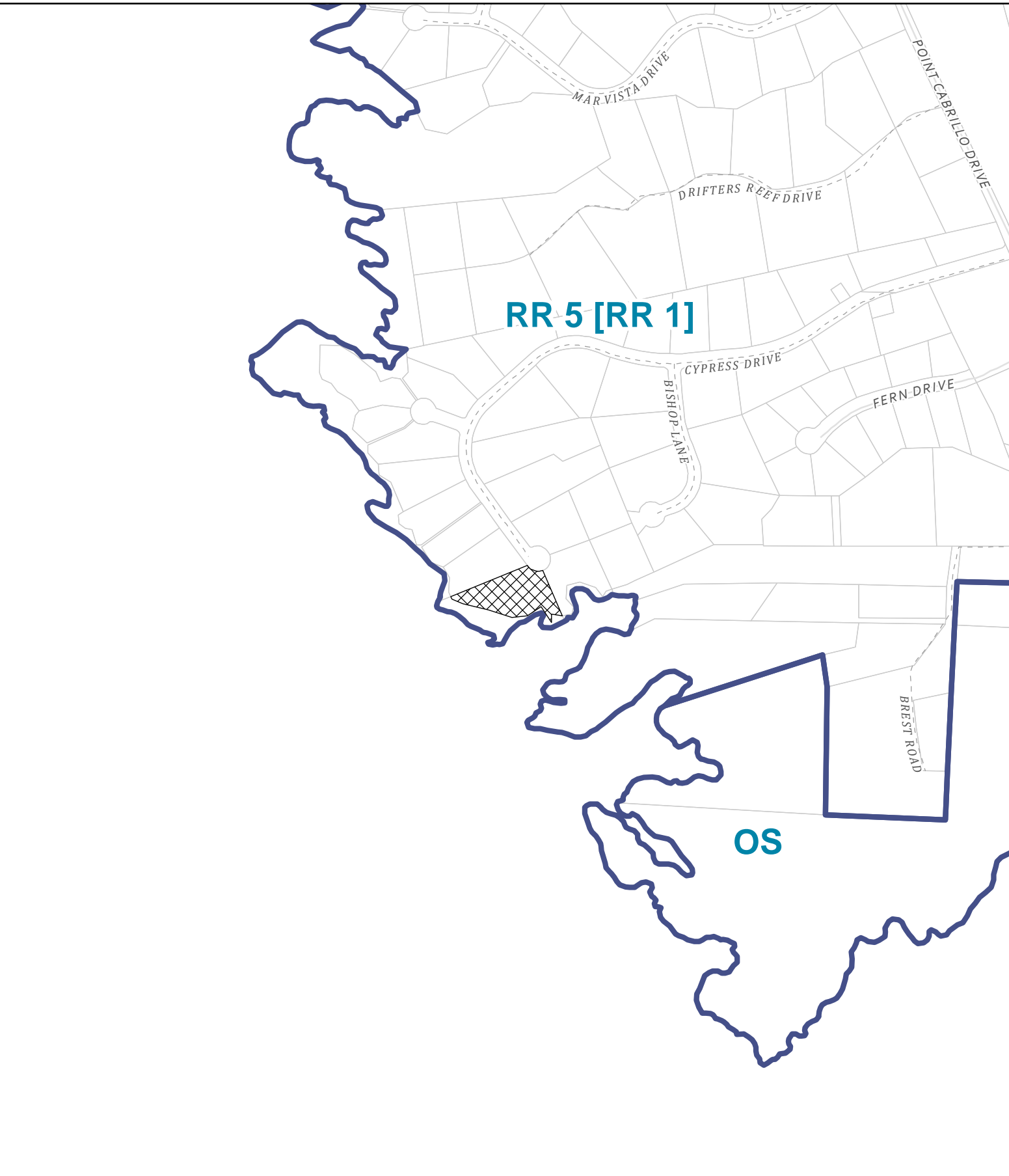
- Zoning Districts
- Assessors Parcels
- Public Roads
- Private Roads






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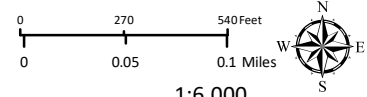
ZONING

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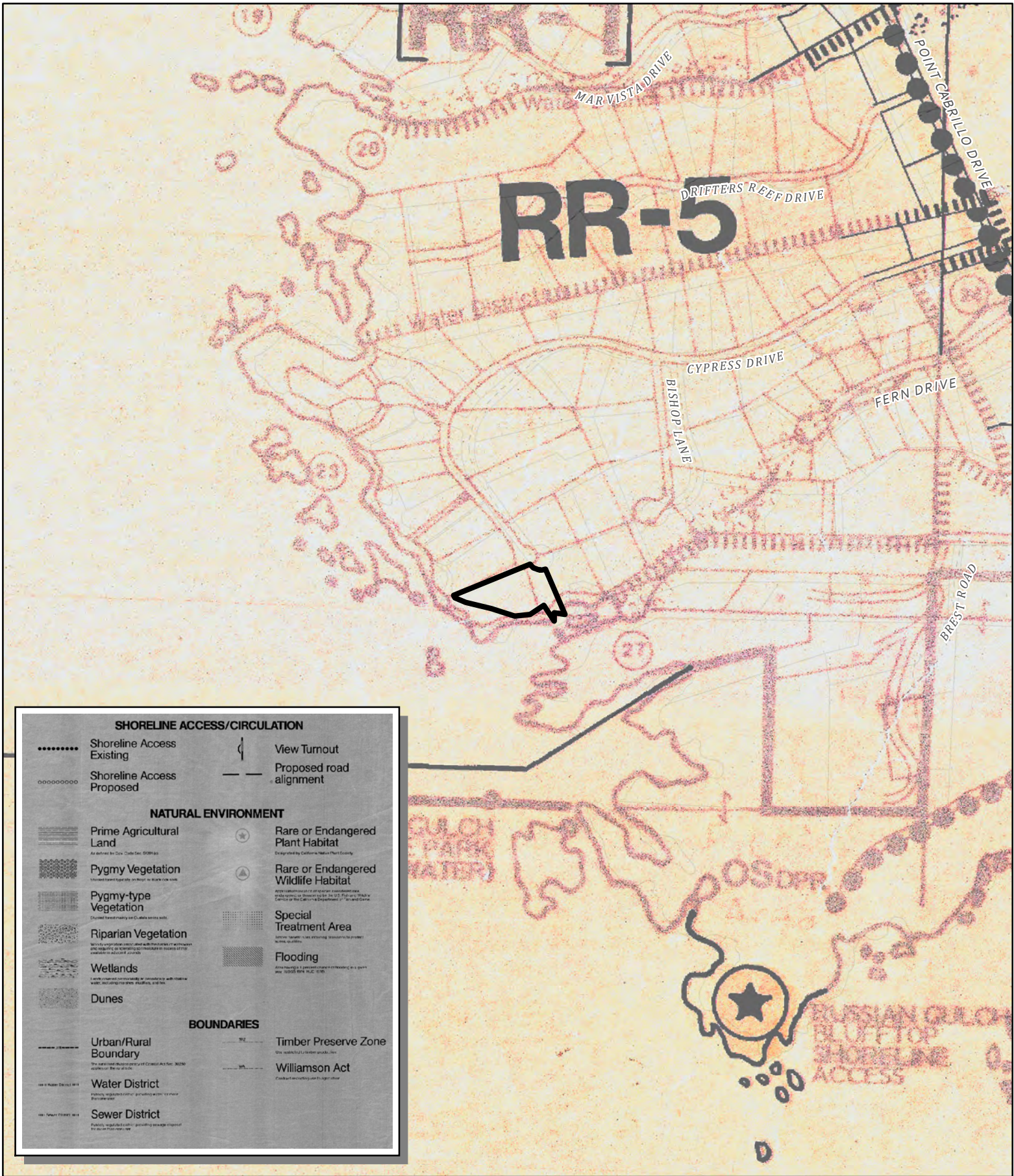
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**APN:** 118-230-05  
**APLCT:** Edward & Sara Kozel  
**AGENT:** Newberger & Associates  
**ADDRESS:** 45700 Cypress Dr., Mendocino

-  Public Roads
-  Private Roads
-  Assessors Parcels



1:6,000  
**GENERAL PLAN**

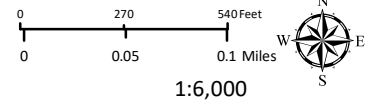
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
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SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
o-o-o-o-o-o-o-o	Shoreline Access Proposed
⌋	View Turnout
— — — — —	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by State Code Sec. 56000</small>
	Pygmy Vegetation <small>Included forest types: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</small>
	Pygmy-type Vegetation <small>Includes forest types: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</small>
	Riparian Vegetation <small>Includes riparian forest types: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</small>
	Wetlands <small>Includes wetland types: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Natural Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>Designated by California Department of Fish and Game</small>
	Special Treatment Area <small>Includes riparian forest types: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</small>
	Flooding <small>Includes riparian forest types: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</small>
BOUNDARIES	
	Urban/Rural Boundary <small>The unincorporated boundary of the City of Caspar, CA, 2020</small>
	Water District <small>Publicly regulated utility providing water service</small>
	Sewer District <small>Publicly regulated utility providing sewage disposal service</small>
	Timber Preserve Zone <small>See website for timber products</small>
	Williamson Act <small>Contract farming with agriculture</small>

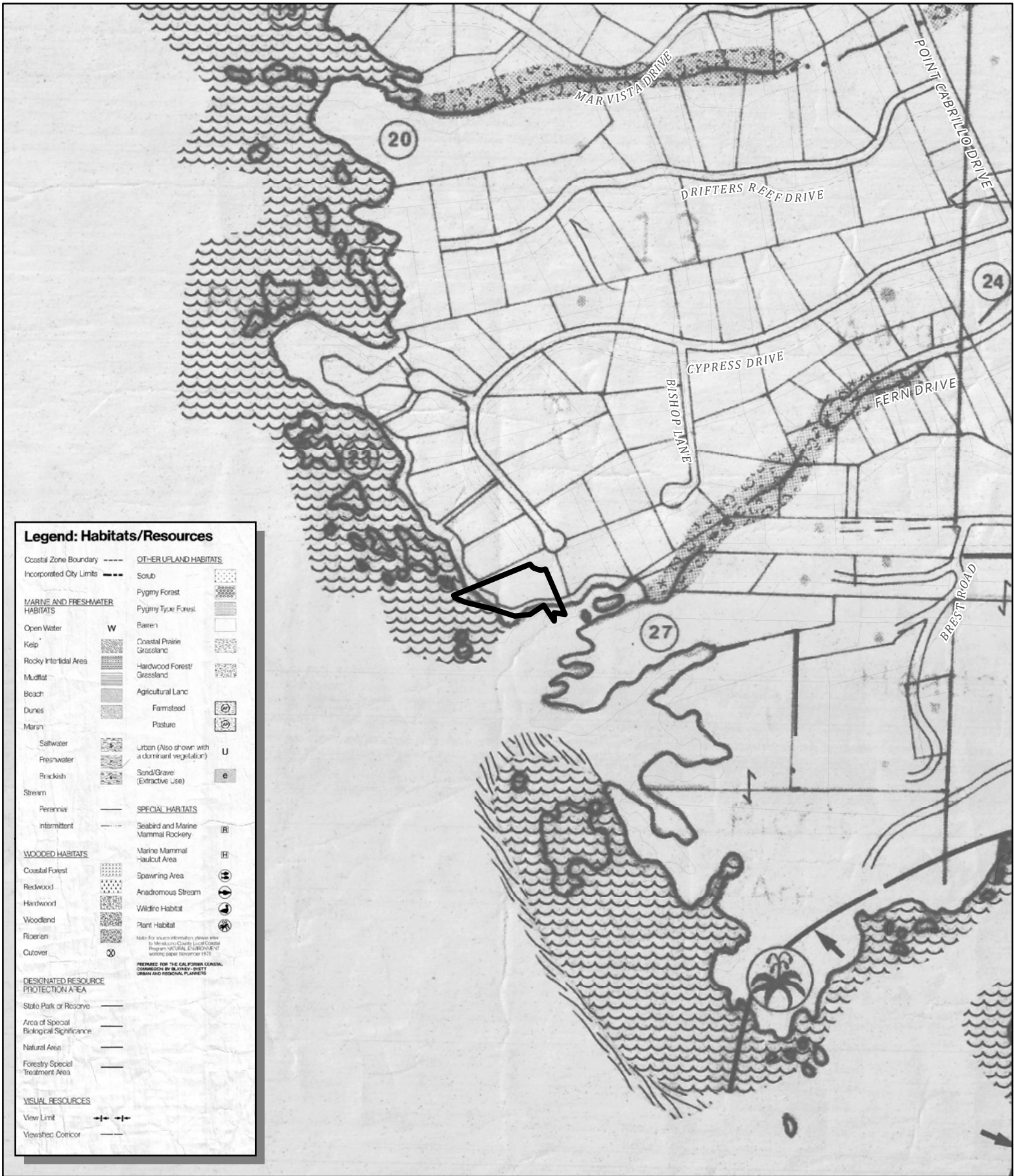
**CASE:** CDPM 2023-0005 & EM 2023-0004  
**OWNER:** KOZEL, Sara  
**APN:** 118-230-05  
**APLCT:** Edward & Sara Kozel  
**AGENT:** Newberger & Associates  
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Public Roads  
 Private Roads  
 Assessors Parcels



LCP LAND USE MAP 15: CASPAR

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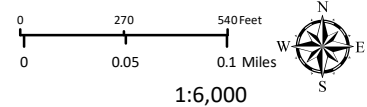


**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>		Fygyry Forest	[Pattern]
Open Water	W	Fygyry Type Forest	[Pattern]
Keel	[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		a dominant vegetation)	
Perennial	[Pattern]	Scrub/Grave	e
Intermittent	[Pattern]	(Extractive Use)	
<b>WOODED HABITATS</b>		<b>SPECIAL HABITATS</b>	
Coastal Forest	[Pattern]	Seabird and Marine	[Symbol]
Redwood	[Pattern]	Mammal Rockery	[Symbol]
Hardwood	[Pattern]	Marine Mammal	[Symbol]
Woodland	[Pattern]	Haulout Area	[Symbol]
Riverine	[Pattern]	Spawning Area	[Symbol]
Cutover	[Pattern]	Anadromous Stream	[Symbol]
<small>Note: For more information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT SECTION (LCP) MAP SHEET NUMBER 112.</small>		Wildfire Habitat	[Symbol]
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINBY-SWETT DESIGN AND REGIONAL PLANNERS</small>		Plant Habitat	[Symbol]
<b>DESIGNATED RESOURCE PROTECTION AREA</b>			
State Park or Reserve	[Symbol]		
Area of Special Biological Significance	[Symbol]		
Natural Area	[Symbol]		
Forestry Special Treatment Area	[Symbol]		
<b>VISUAL RESOURCES</b>			
View Limit	[Symbol]		
Viewshed Corridor	[Symbol]		

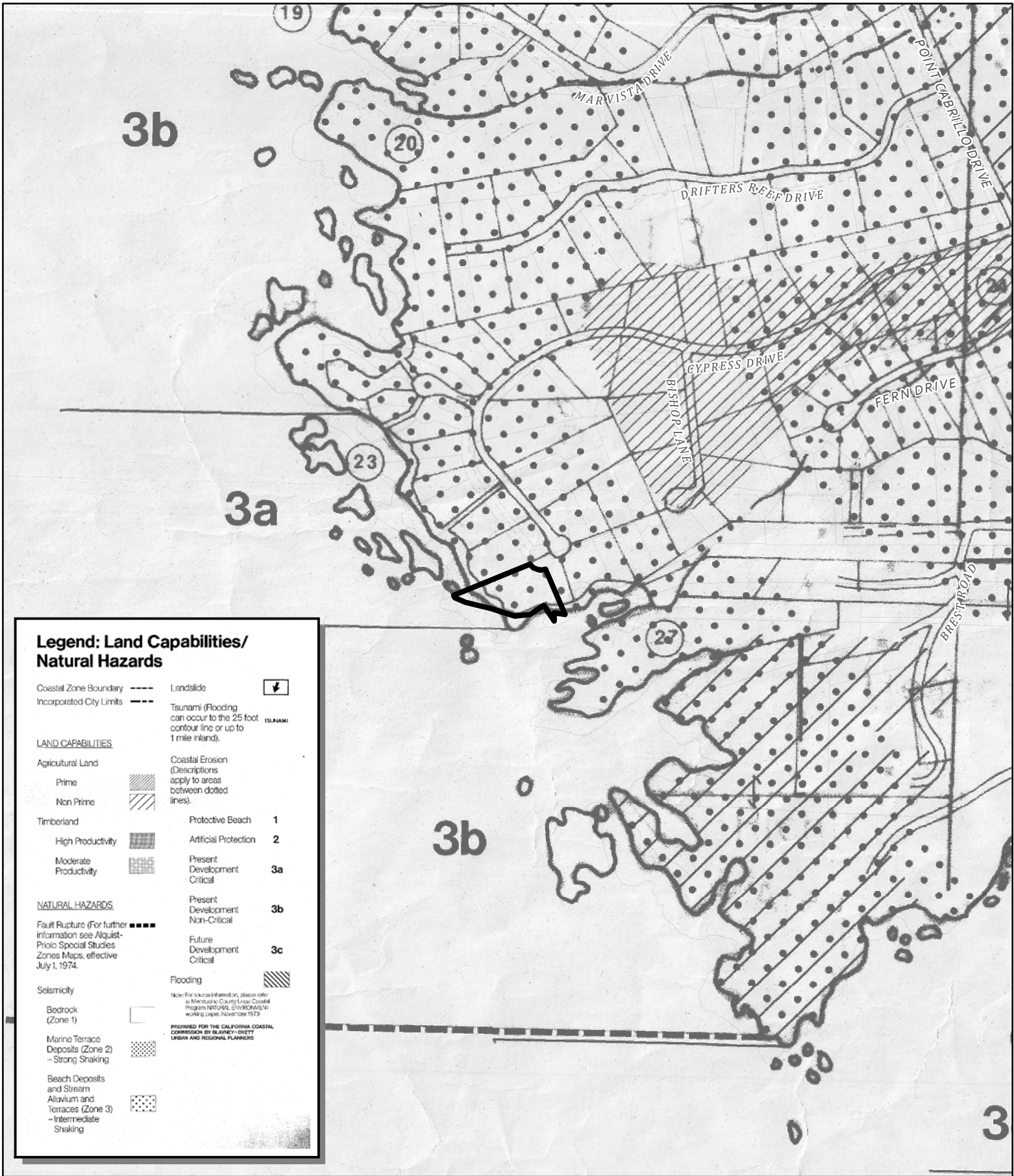
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**ADDRESS: 45700 Cypress Dr., Mendocino**

Public Roads  
Private Roads  
Assessors Parcels



1:6,000  
**LCP HABITATS & RESOURCES**

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**Legend: Land Capabilities/ Natural Hazards**

Coastal Zone Boundary - - - - -  
 Incorporated City Limits - - - - -

**LAND CAPABILITIES**

Agricultural Land  
 Prime [diagonal lines]  
 Non Prime [cross-hatch]

Timberland  
 High Productivity [grid]  
 Moderate Productivity [dotted]

**NATURAL HAZARDS**

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974) [dashed line]

Seismicity  
 Bedrock (Zone 1) [white]  
 Marine Terrace Deposits (Zone 2) - Strong Shaking [cross-hatch]  
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]

Landslide [arrow pointing down]  
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland) [wavy line]

Coastal Erosion (Descriptions apply to areas between dotted lines).  
 Protective Beach 1 [diagonal lines]  
 Artificial Protection 2 [cross-hatch]  
 Present Development Critical 3a [grid]  
 Present Development Non-Critical 3b [dotted]  
 Future Development Critical 3c [diagonal lines]

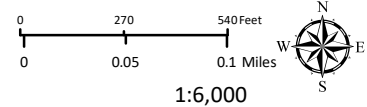
Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT DESIGN AND REGIONAL PLANNERS

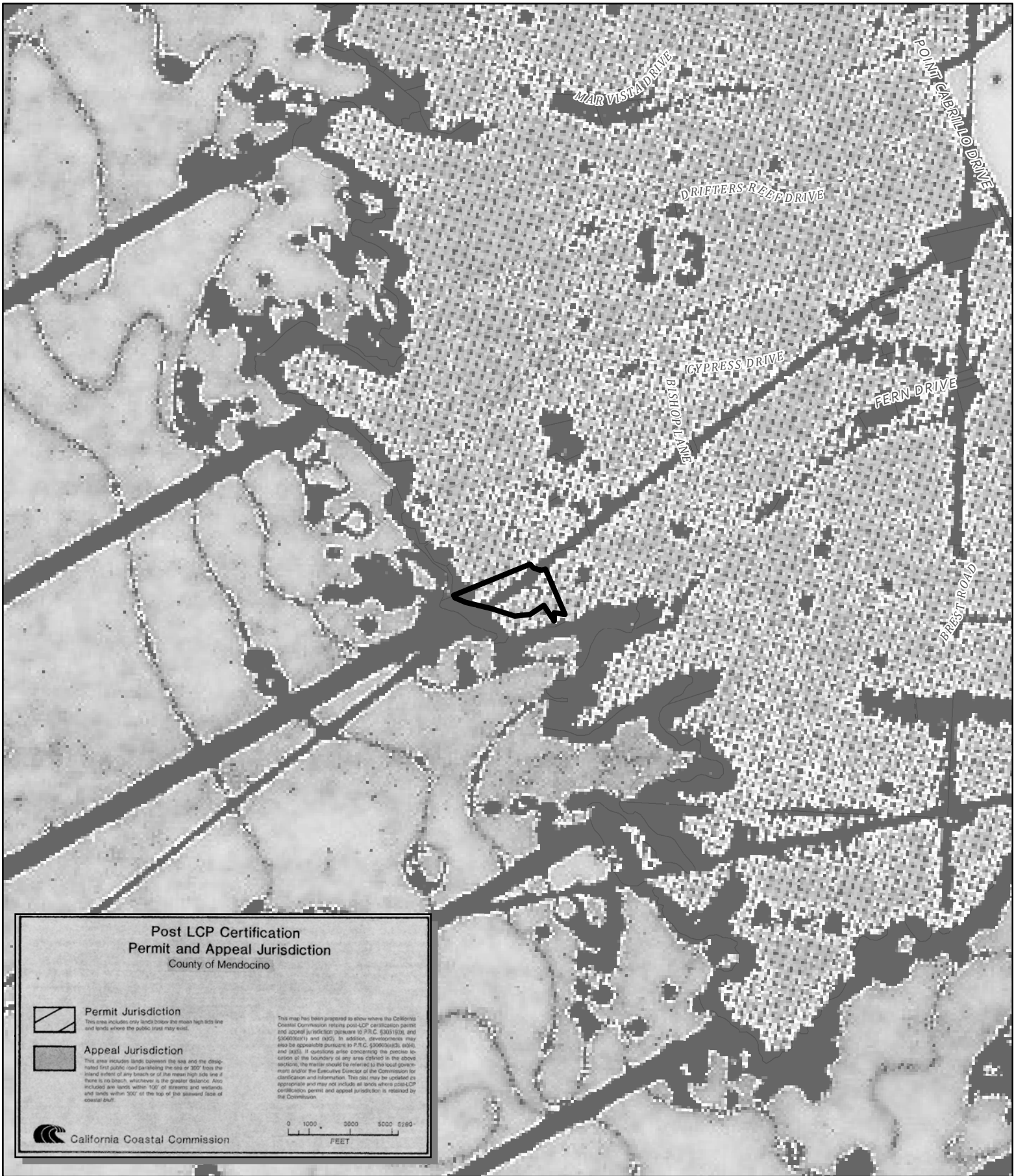
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Public Roads  
 Private Roads  
 Assessors Parcels



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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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 adjacent to the sea and the designated first public road 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.R.C. §30519(b) and §30603(b)(1) and (2)(3). In addition, developments may also be approvable pursuant to P.R.C. §30603(b)(3), (b)(4), and (b)(5). If questions arise concerning the precise location of the boundary of any area defined 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 data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5280  
FEET

California Coastal Commission

**CASE: CDPM 2023-0005 & EM 2023-0004**

**OWNER: KOZEL, Sara**

**APN: 118-230-05**

**APLCT: Edward & Sara Kozel**

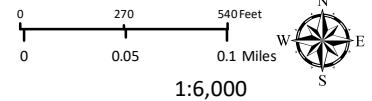
**AGENT: Newberger & Associates**

**ADDRESS: 45700 Cypress Dr., Mendocino**

Public Roads

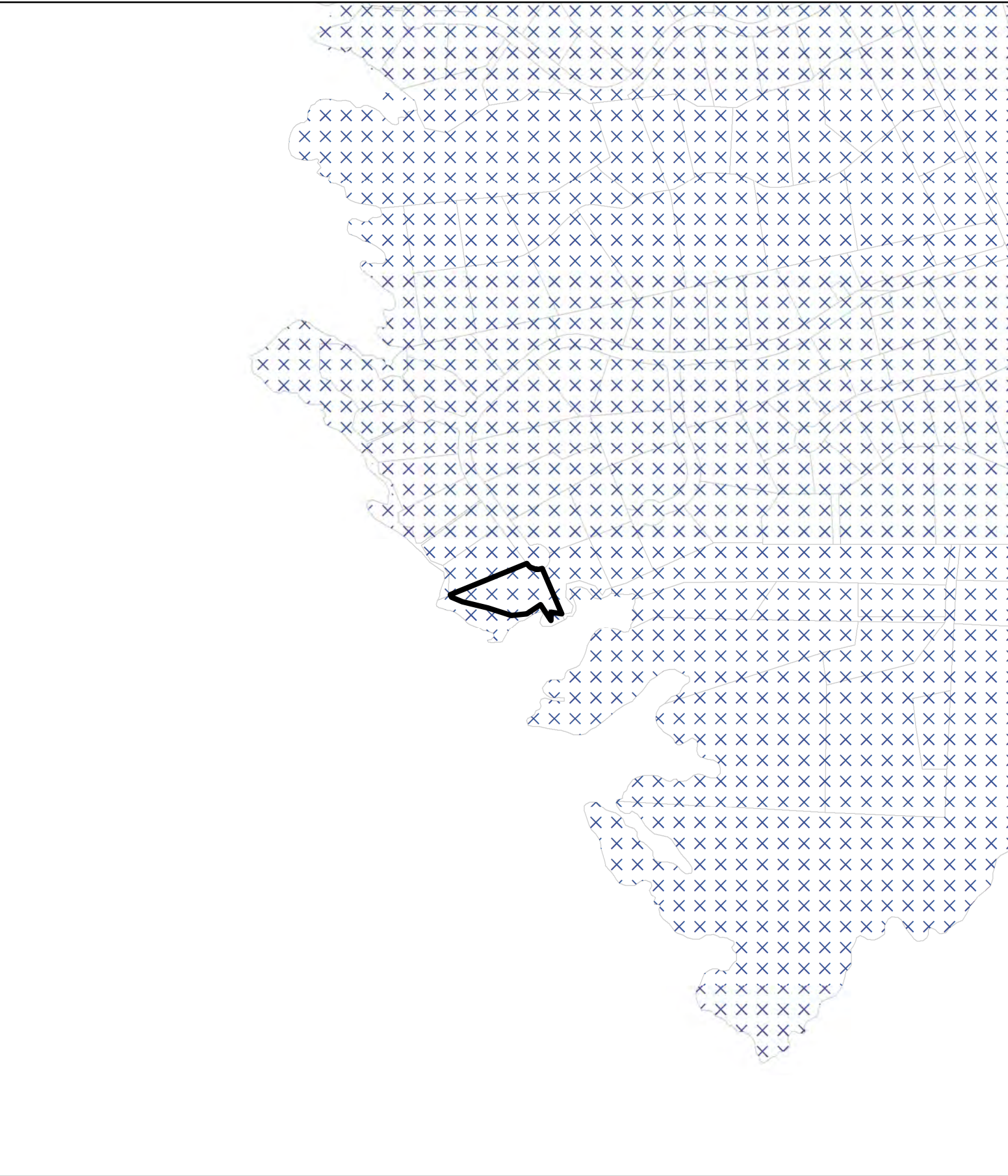
Private Roads

Assessors Parcels





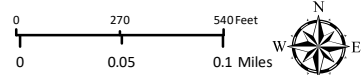
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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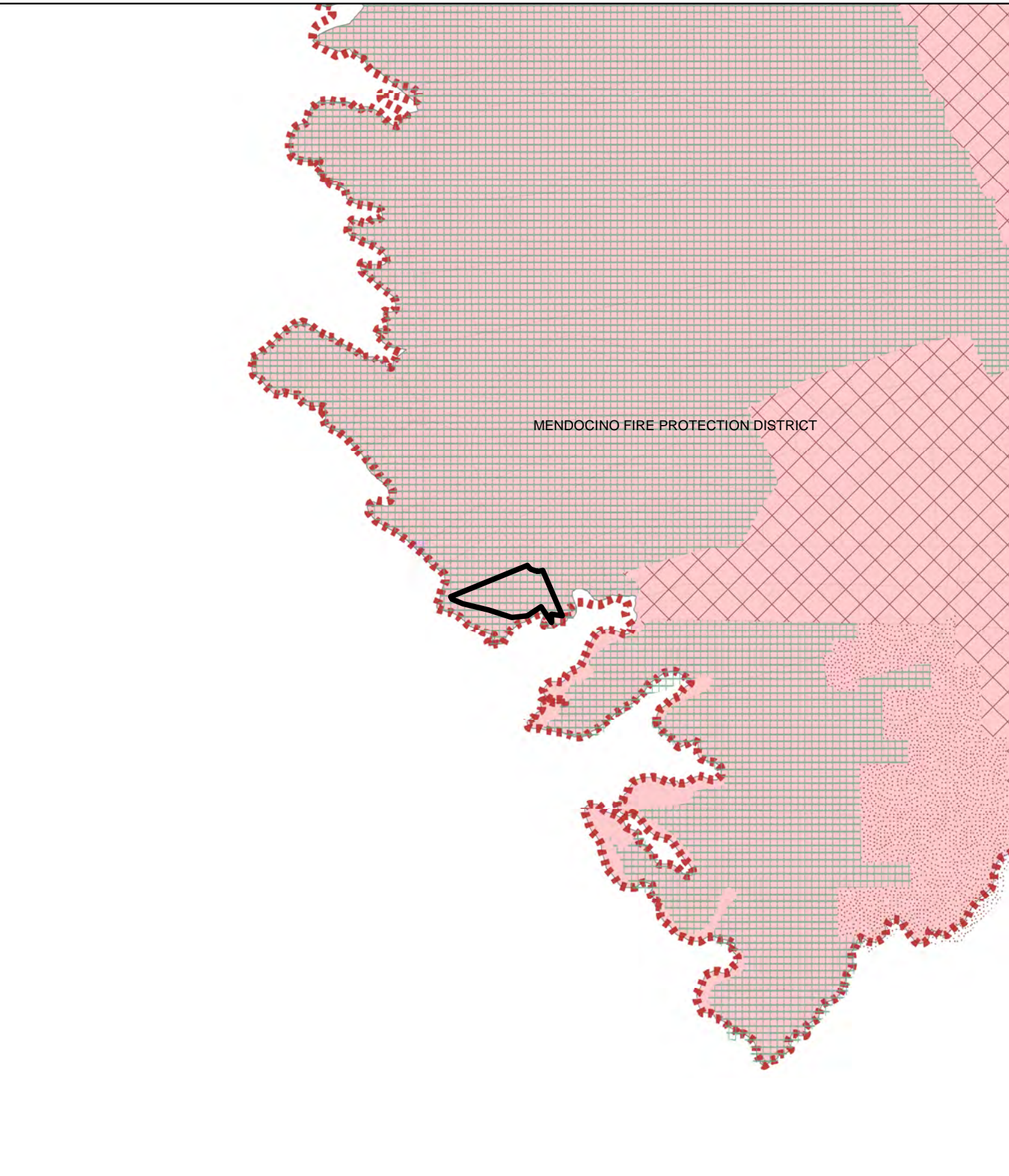
 Critical Water Resources  
 Assessors Parcels



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**COASTAL GROUND WATER RESOURCES**

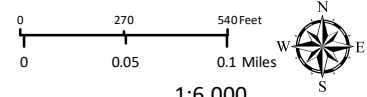
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MENDOCINO FIRE PROTECTION DISTRICT

**CASE:** CDPM 2023-0005 & EM 2023-0004  
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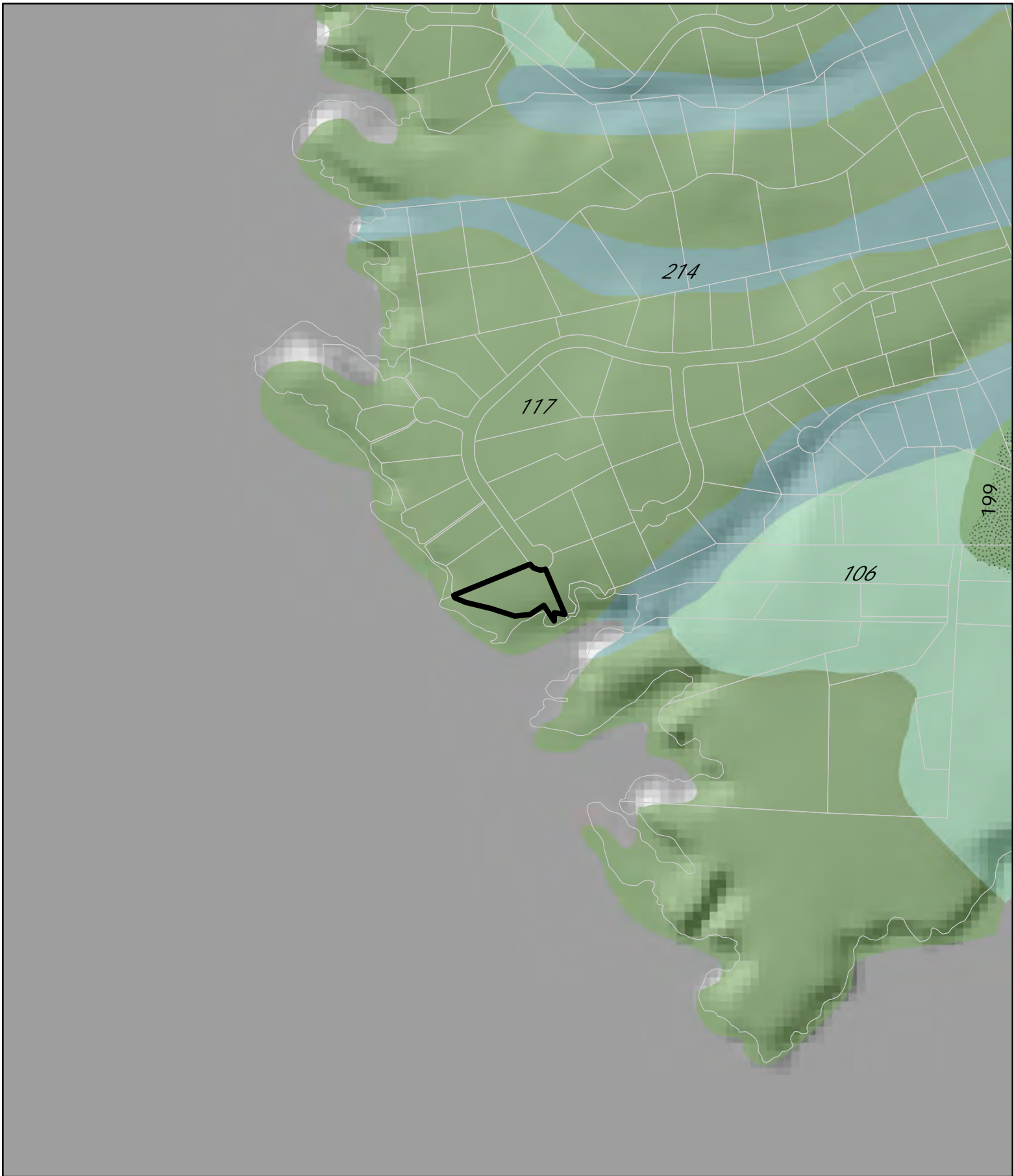
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels





**1:6,000**  
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

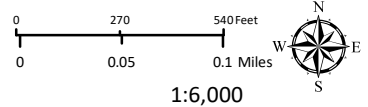
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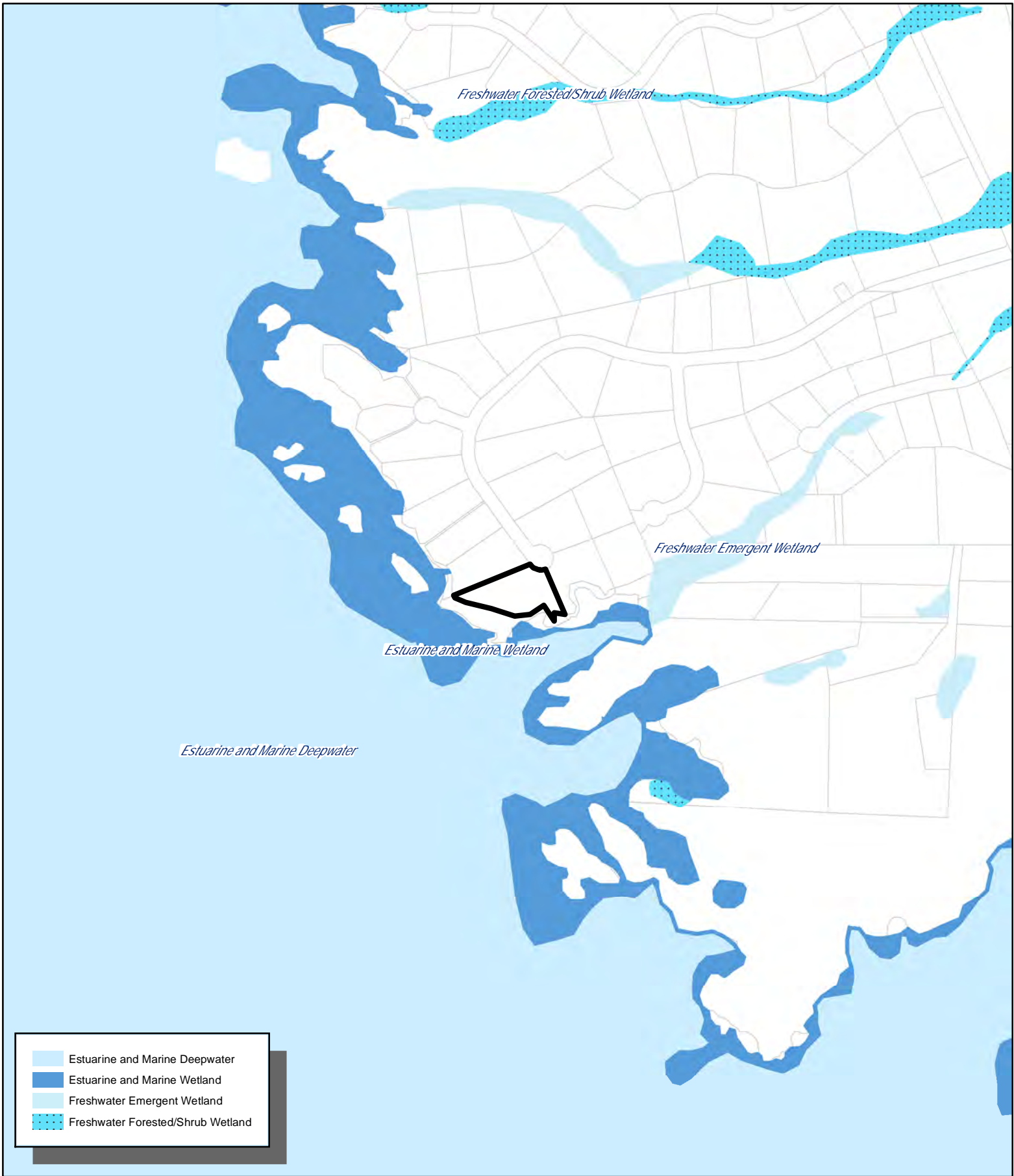
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



 Assessors Parcels  
 Shinglemill-Gibney Complex




**WESTERN SOIL CLASSIFICATIONS**

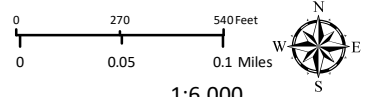
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	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland

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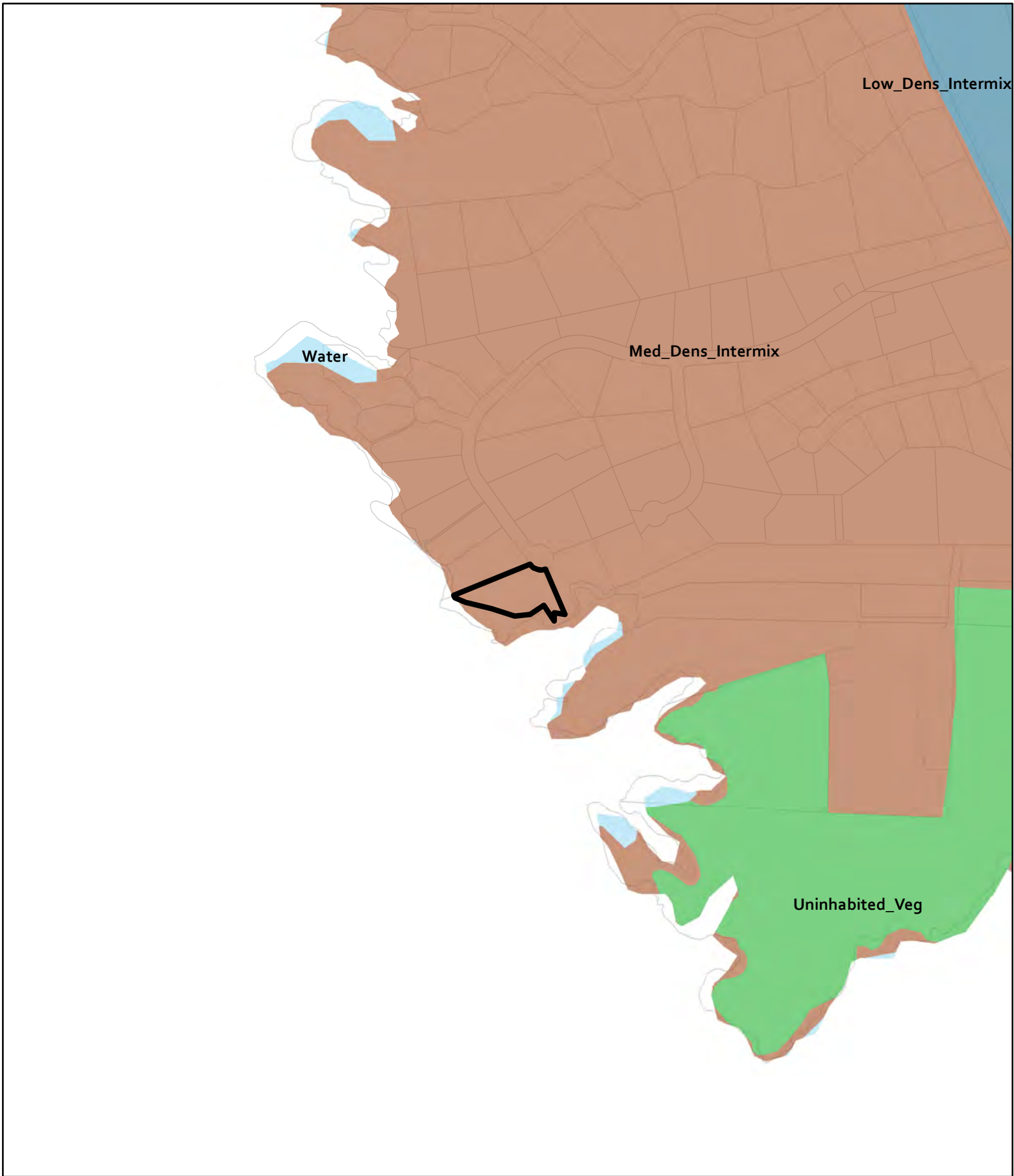
 Assessors Parcels




1:6,000

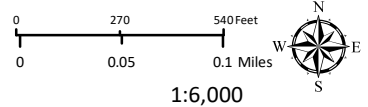
**WETLANDS**

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 Assessors Parcels



1:6,000

WILDLAND-URBAN INTERFACE

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