



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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

July 22, 2024

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

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission
Regional Water Quality Control Board
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Caspar South Service Company
Mendocino Fire Protection District

CASE#: C DPR\_2024-0003

DATE FILED: 7/10/2024

OWNER: CRAIG BLENCOWE

APPLICANT: LISA WEGER AND CRAIG BLENCOWE

REQUEST: Renewal of Coastal Development Permit CDP 56-2007 which authorized construction of a 3,176± square foot single family residence and 840± square foot attached garage. Associated development includes a trash/generator enclosure, patio, trellis, landings, steps, walkways, exterior lighting, utility extensions, underground propane tank, and connection to community water, sewage, electric, telephone and cable. There are no changes to the original request. The renewal would extend the expiration date for one (1) year.

LOCATION: In the Coastal Zone, 2± miles south of Fort Bragg, on the west side of South Caspar Drive (CR 540), 0.25 ± miles west of its intersection with Point Cabrillo Drive (CR 564), located at 45551 South Caspar Drive, Caspar (APN: 118-380-05).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: August 5, 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: CDPR\_2024-0003**

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**OWNER:** Craig Blencowe

**APPLICANT:** Lisa Weger and Craig Blencowe

**REQUEST:** Renewal of Coastal Development Permit CDP 56-2007 which authorized construction of a 3,176± square foot single family residence and 840± square foot attached garage. Associated development includes a trash/generator enclosure, patio, trellis, landings, steps, walkways, exterior lighting, utility extensions, underground propane tank, and connection to community water, sewage, electric, telephone and cable. There are no changes to the original request. The renewal would extend the expiration date for one (1) year.

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**APN/S:** 118-380-05

**PARCEL SIZE:** 0.75± Acre

**GENERAL PLAN:** Rural Residential 5-Acre Minimum [1-Acre Variable Density] (RR:5[1])

**ZONING:** Rural Residential 5-Acre Minimum [1-Acre Variable Density] (RR-5[1])

**EXISTING USES:** Vacant

**DISTRICT:** 4 (Gjerde)

**RELATED CASES:** CDP 56-2007

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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 (RR:5[1])	Rural Residential (RR:5[1])	0.75± Acres	Residential
<b>EAST:</b>	Rural Residential (RR:5[1])	Rural Residential (RR:5[1])	0.75± Acres	Residential
<b>SOUTH:</b>	Rural Residential (RR:5[1])	Rural Residential (RR:5[1])	0.75± Acres	Residential
<b>WEST:</b>	Rural Residential (RR:5[1])	Rural Residential (RR:5[1])	2± Acres	Residential

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**REFERRAL AGENCIES**

**LOCAL**

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

- Caspar South Service Company
  - Planning Division (Fort Bragg)
- STATE**
- CALFIRE (Land Use)
  - California Coastal Commission
  - California Dept. of Fish & Wildlife

- Regional Water Quality Control Board

**TRIBAL**

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

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**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** LIAM CROWLEY

**DATE:** 7/18/2024

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*Very High*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*State Responsibility Area (SRA)*

### 4. FARMLAND CLASSIFICATION:

GIS

*Urban & Built-Up Land (D)*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*None*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Critical Water Resources (CWR)*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Western Soil Unit No. 161*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

*None*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*None*

### 10. TIMBER PRODUCTION ZONE:

GIS

*None*

### 11. WETLANDS CLASSIFICATION:

GIS

*None*

### 12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

*None*

### 13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

*None*

### 14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

*No*

### 15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*Yes*

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

GIS; General Plan 3-10

*No*

### 17. LANDSLIDE HAZARD:

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

*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

*No*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*No*

### 22. OAK WOODLAND AREA:

USDA

*None*

### 23. HARBOR DISTRICT:

Sec. 20.512

*No*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*Rural Residential (RR-5[RR-1])*

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

LCP Land Capabilities maps/GIS; 20.500

*Beach Deposits & Stream Alluvium & Terraces*

### 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

*No*

### 29. HIGHLY SCENIC AREA:

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

*No*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

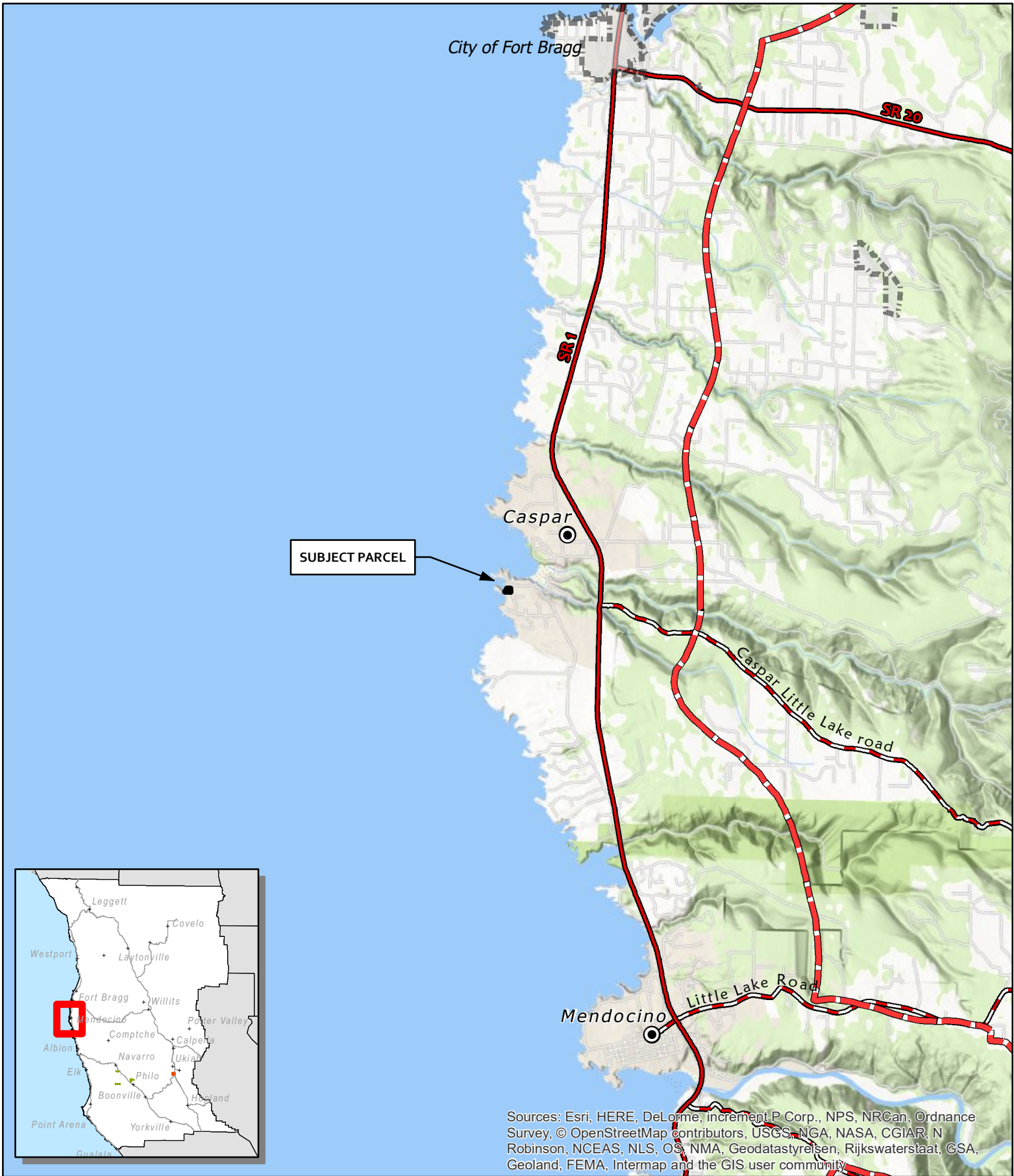
Biological Resources & Natural Area Map; GIS; General Plan 4-9

*N/A*



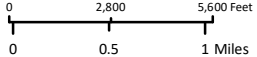




### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*Yes*



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<b>CASE:</b> <b>CDPR 2024-0003</b>		Major Towns & Places		Highways	 
<b>OWNER:</b> <b>Weger Interests Ltd</b>		City Limits		Major Roads	
<b>APN:</b> <b>118-380-05</b>		Coastal Zone Boundary			
<b>APLCT:</b> <b>Lisa Weger &amp; Craig Blencowe</b>					
<b>AGENT:</b>					
<b>ADDRESS:</b> <b>45551 S Caspar Dr., Mendocino</b>	<b>LOCATION</b>				

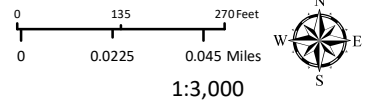
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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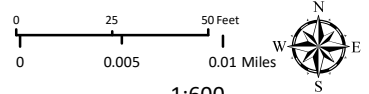
AERIAL IMAGERY

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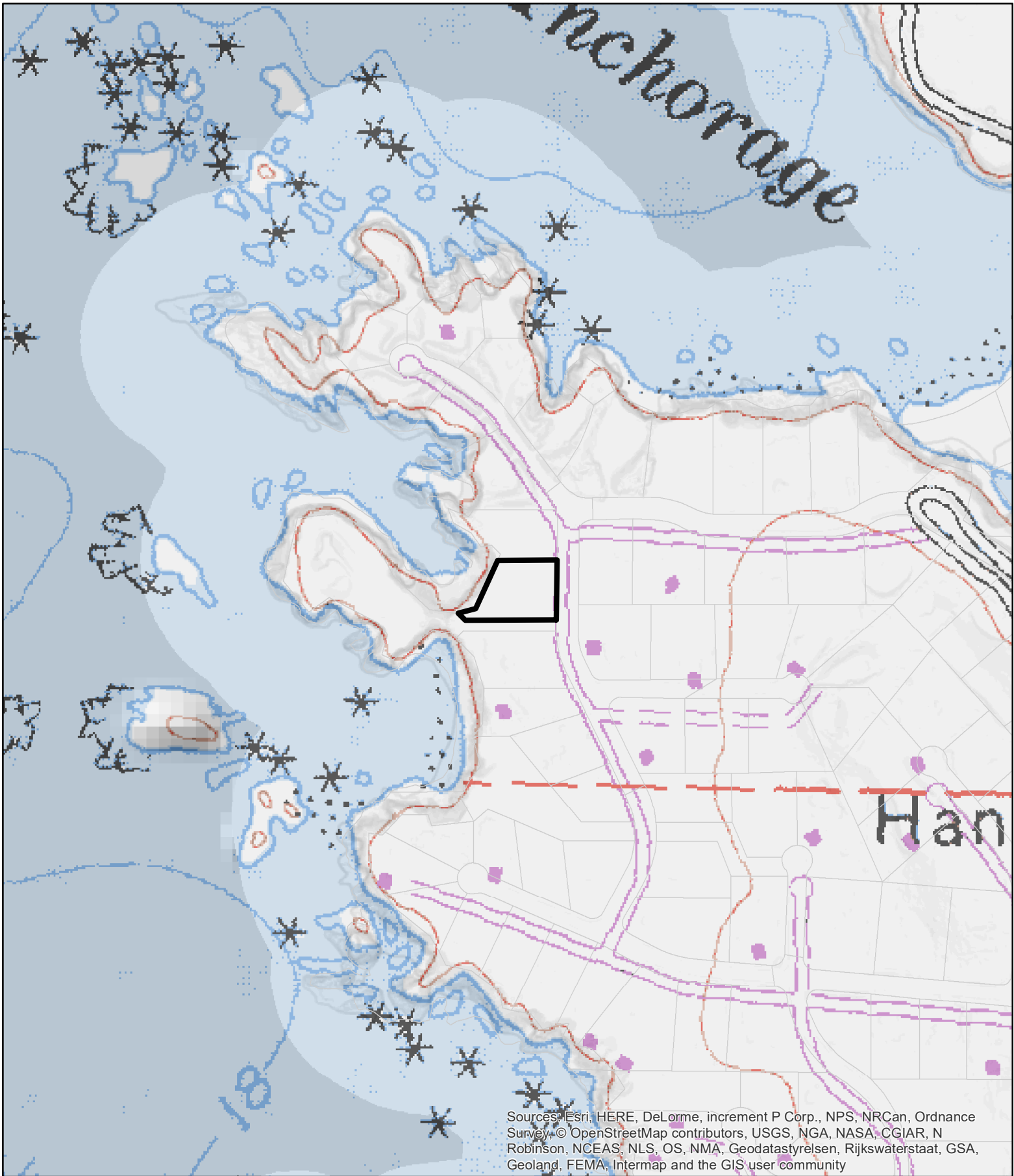
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1:600


**AERIAL IMAGERY**

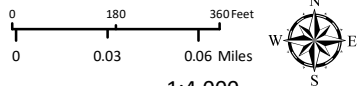
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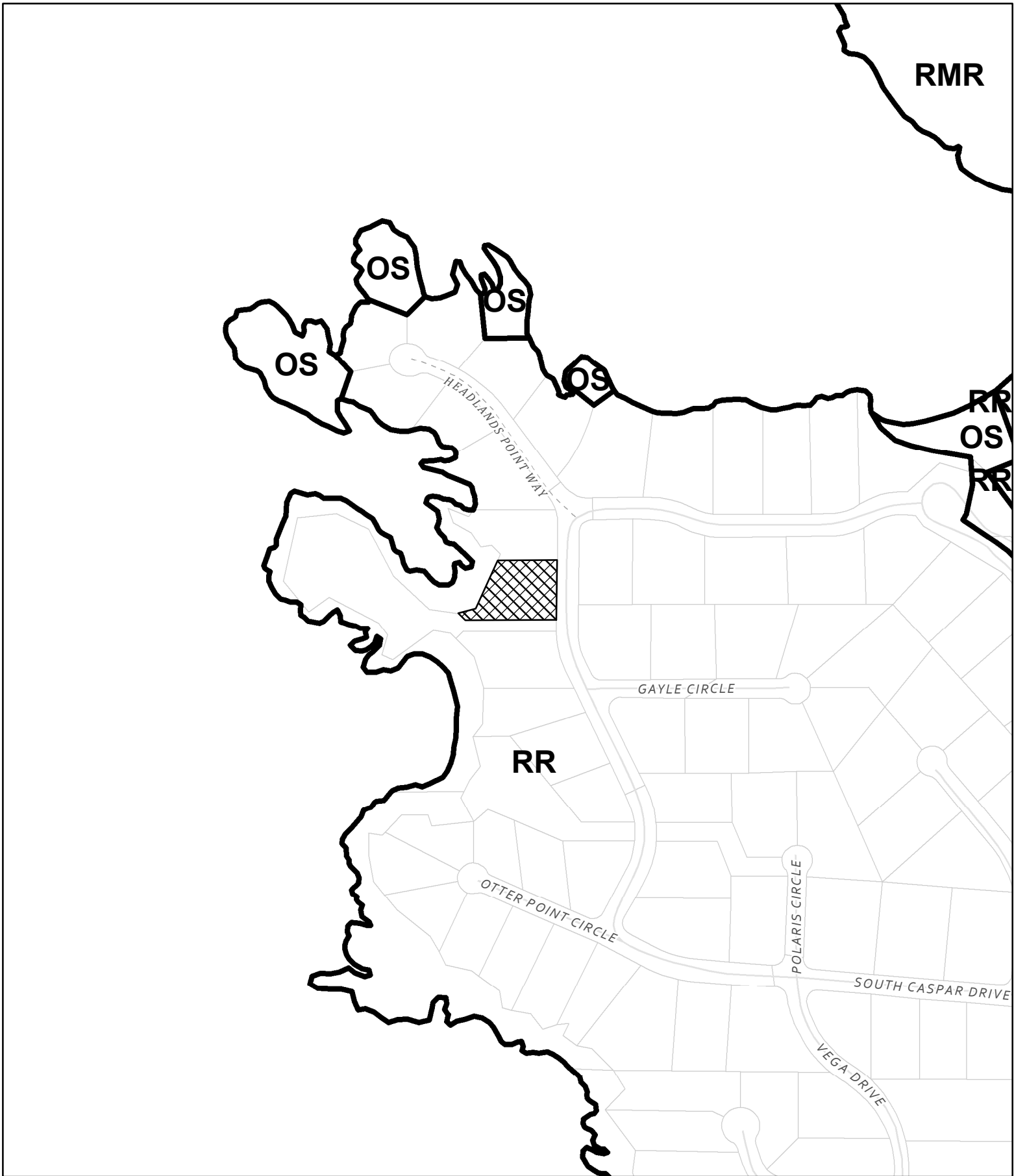
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 Assessors Parcels







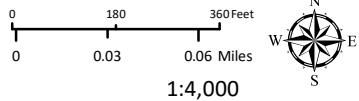
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**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

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



**ZONING**

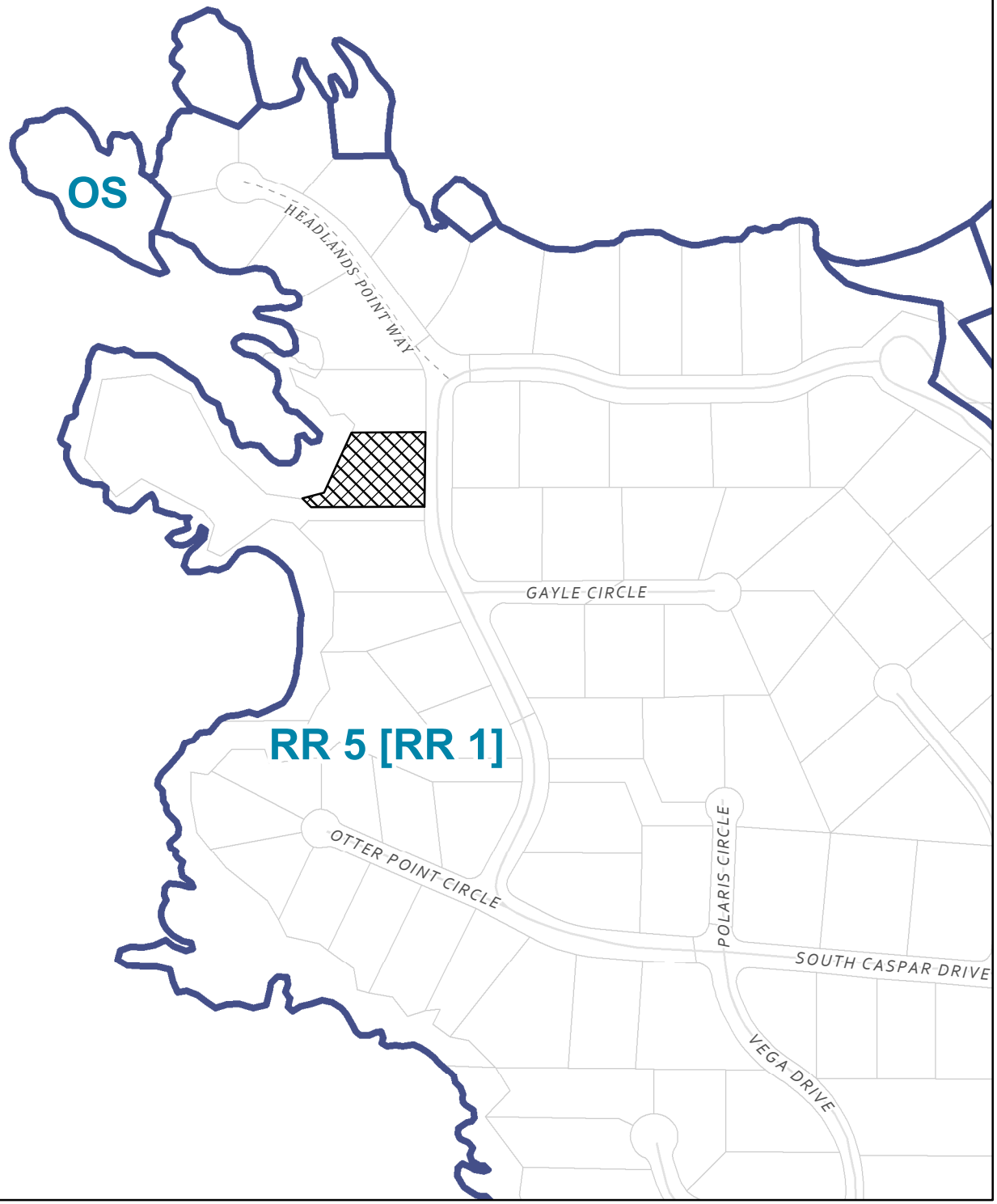
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RMR 20

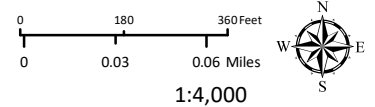
OS

RR 5 [RR 1]



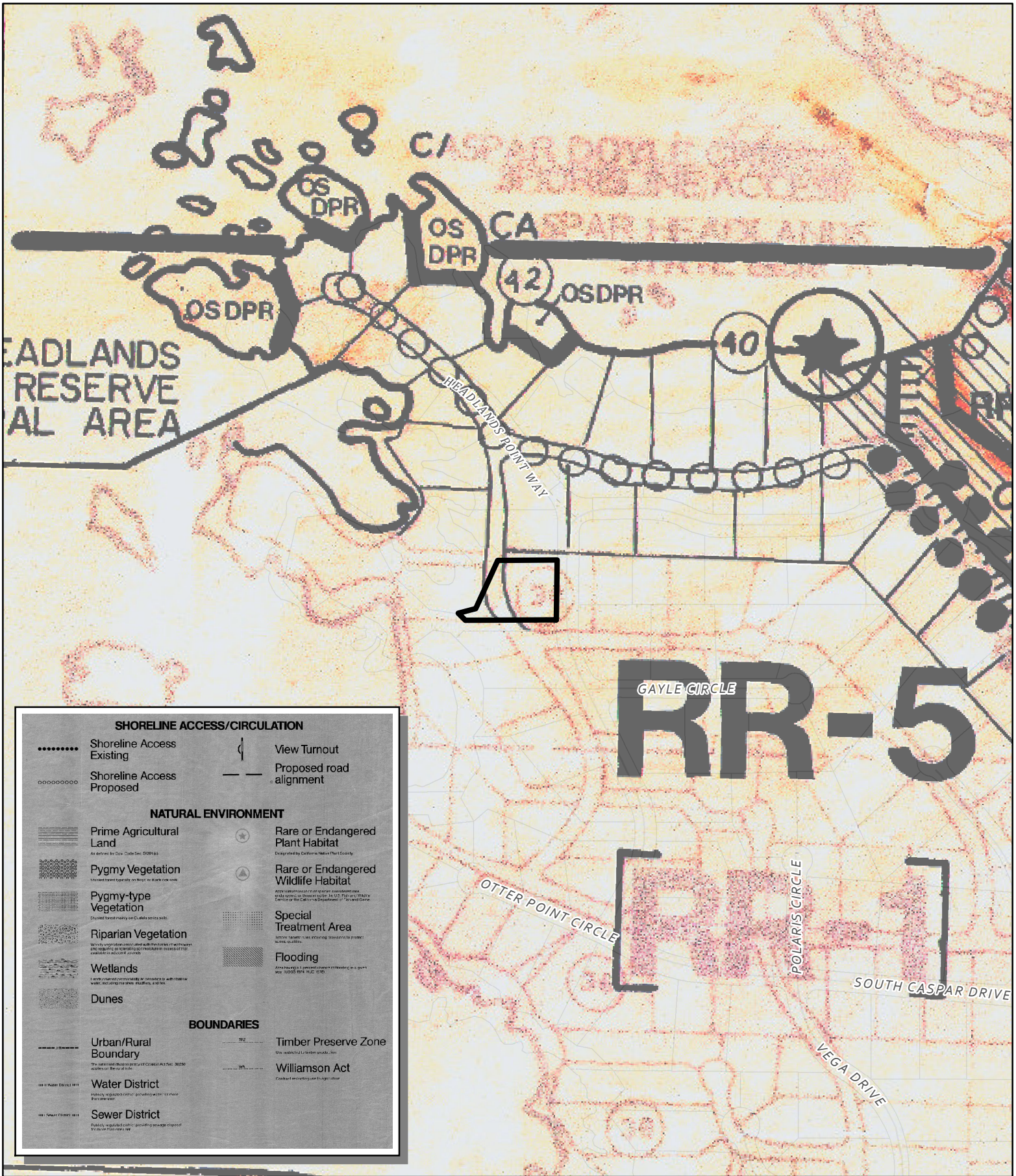
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-  Public Roads
-  Private Roads
-  Assessor's Parcels



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**GENERAL PLAN**

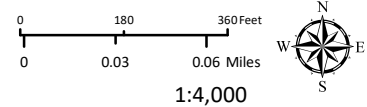
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SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
o-o-o-o-o-o	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by State Code Sec. 50380.5</small>
	Pygmy Vegetation <small>Classified forest type by slope or black oak code</small>
	Pygmy-type Vegetation <small>Classified forest type by oak leaf area ratio</small>
	Riparian Vegetation <small>Wetlands, riparian areas, and other areas that are subject to periodic flooding and require special management practices to maintain their ecological integrity</small>
	Wetlands <small>Wetlands are areas that are saturated with water, either permanently or seasonally, and are used by a variety of plants, animals, and fish</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>Approximate location of riparian or woodland area that supports or provides habitat for a species of plant or animal that is listed as a Rare or Endangered Species by the California Department of Fish and Game</small>
	Special Treatment Area <small>Forest lands that require special management practices to protect their quality</small>
	Flooding <small>Approximate location of floodplain area that is subject to periodic flooding in a year with 100-year flood return period</small>
BOUNDARIES	
	Urban/Rural Boundary <small>The boundary between the jurisdiction of the State and the jurisdiction of the County</small>
	Water District <small>Publicly regulated utility providing water supply to the community</small>
	Sewer District <small>Publicly regulated utility providing sewage disposal to the community</small>
	Timber Preserve Zone <small>State-designated timber preserve lands</small>
	Williamson Act <small>Contract farming lands for agriculture</small>

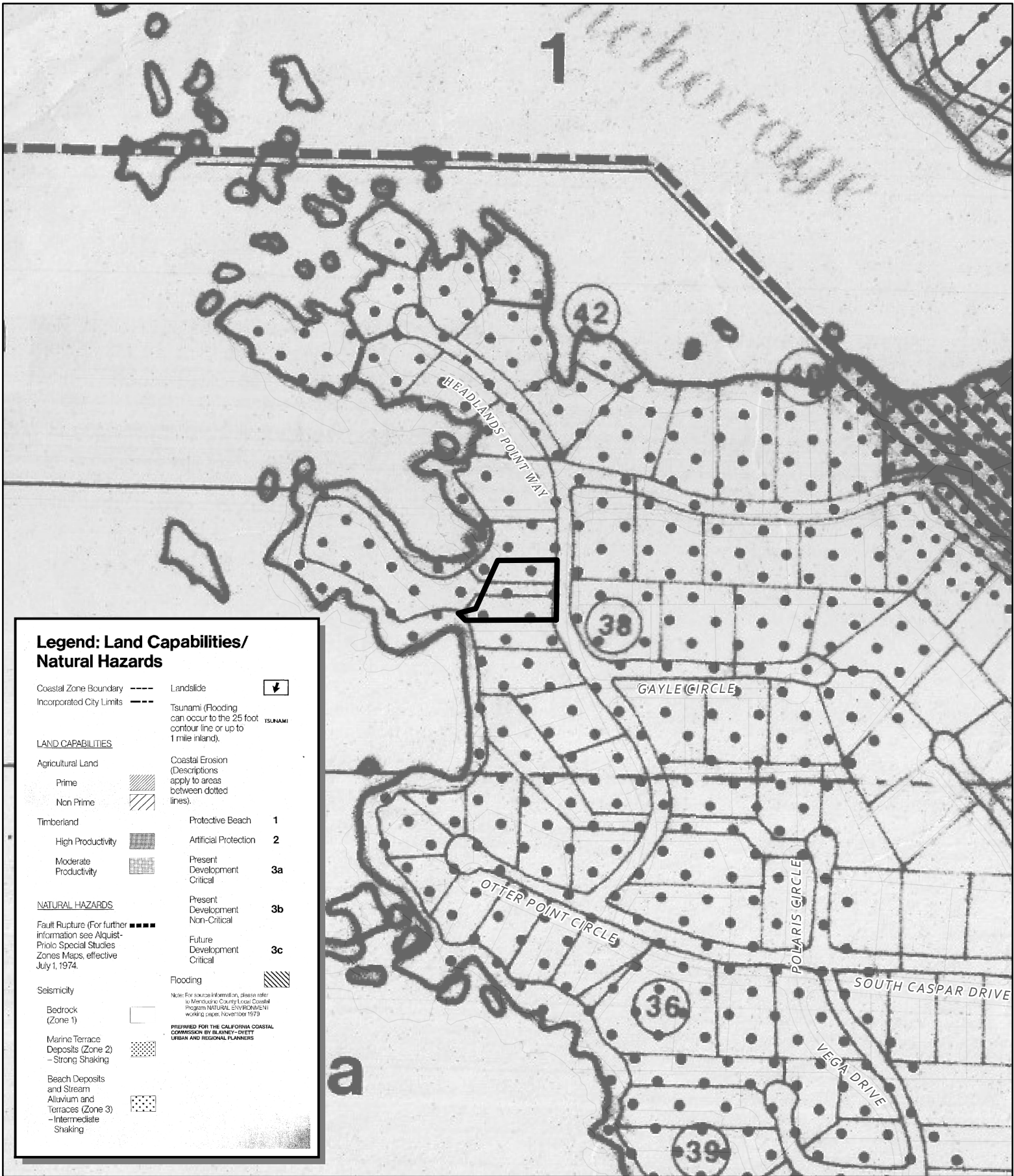
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Public Roads  
 Private Roads  
 Assessors Parcels



LCP LAND USE MAP 15: CASPAR

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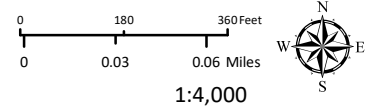
**Legend: Land Capabilities/  
Natural Hazards**

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

a

**CASE: CDPR 2024-0003**  
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**AGENT:**  
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Public Roads  
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**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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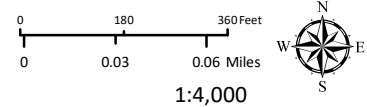


**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OT-HER UPLAND HABITATS
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest
Open Water	W	Pygmy Tree Forest
Kelp	[Symbol]	Barren
Rocky Intertidal Area	[Symbol]	Coastal Prairie
Mudflat	[Symbol]	Grossland
Beach	[Symbol]	Hardwood Forest/
Dunes	[Symbol]	Grossland
Marsh	[Symbol]	Agricultural Land
Saltwater	[Symbol]	Farmstead
Freshwater	[Symbol]	Pasture
Brackish	[Symbol]	Urban (Also shown with a dominant vegetation)
Stream	[Symbol]	Sand/Grave (Extractive Use)
Perennial	[Symbol]	
Intermittent	[Symbol]	
<b>WOODED HABITATS</b>		<b>SPECIAL HABITATS</b>
Coastal Forest	[Symbol]	Seabird and Marine Mammal Rockery
Redwood	[Symbol]	Marine Mammal Haulout Area
Hardwood	[Symbol]	Spawning Area
Woodland	[Symbol]	Anadromous Stream
River	[Symbol]	Wildfire Habitat
Crover	[Symbol]	Plant Habitat
<small>Note: For more information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1992.</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINY-O'NEILL URBAN AND REGIONAL PLANNERS</small>		
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Forestry Special Treatment Area	---	
<b>VISUAL RESOURCES</b>		
View Limit	--- ---	
Viewshed Corridor	---	

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1:4,000  
**LCP HABITATS & RESOURCES**

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

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

**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public 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.

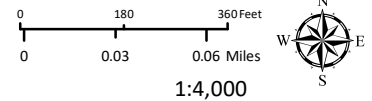
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519.05, and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If 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 plot 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 5260  
FEET

California Coastal Commission

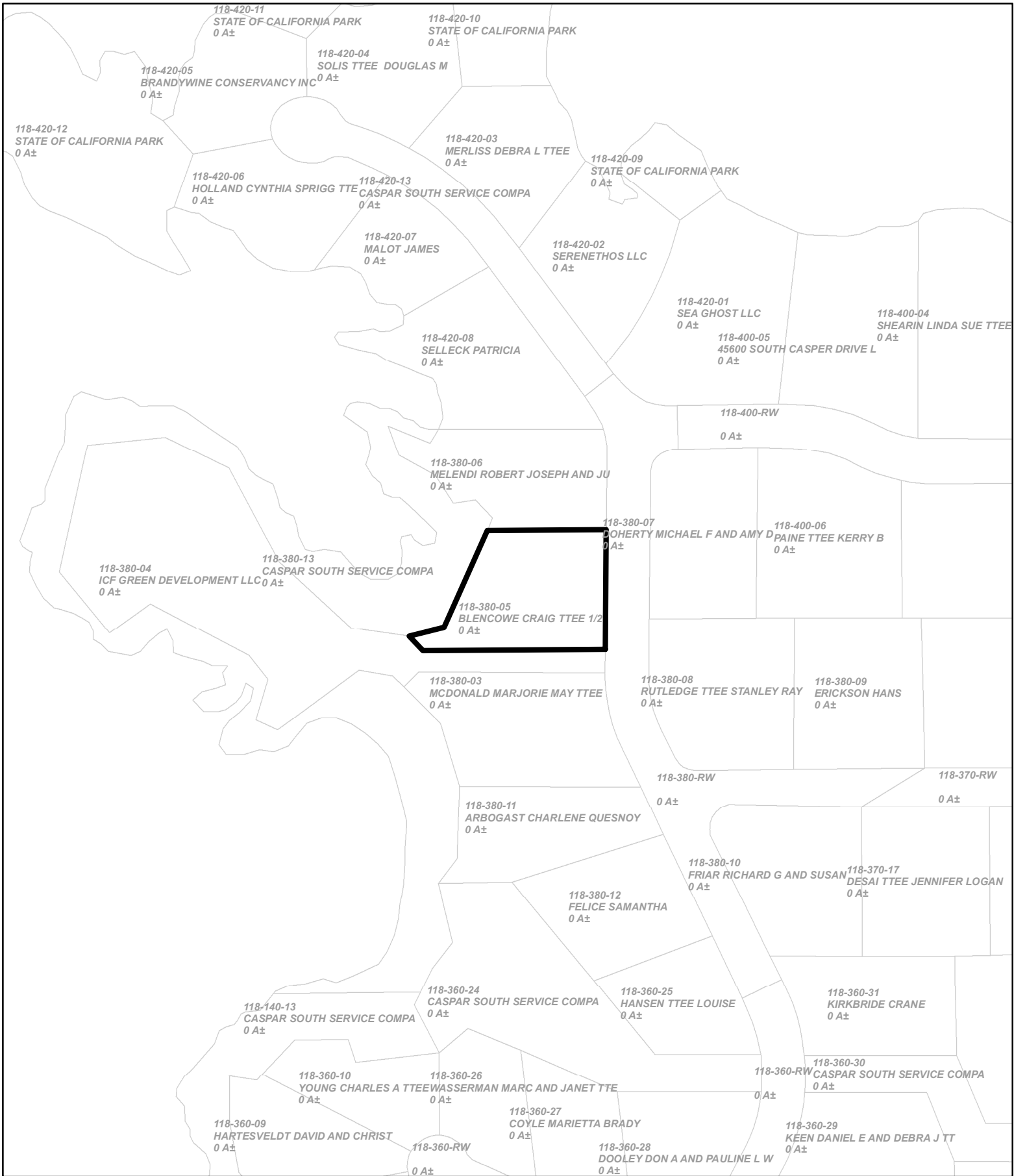
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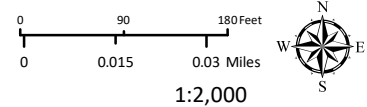
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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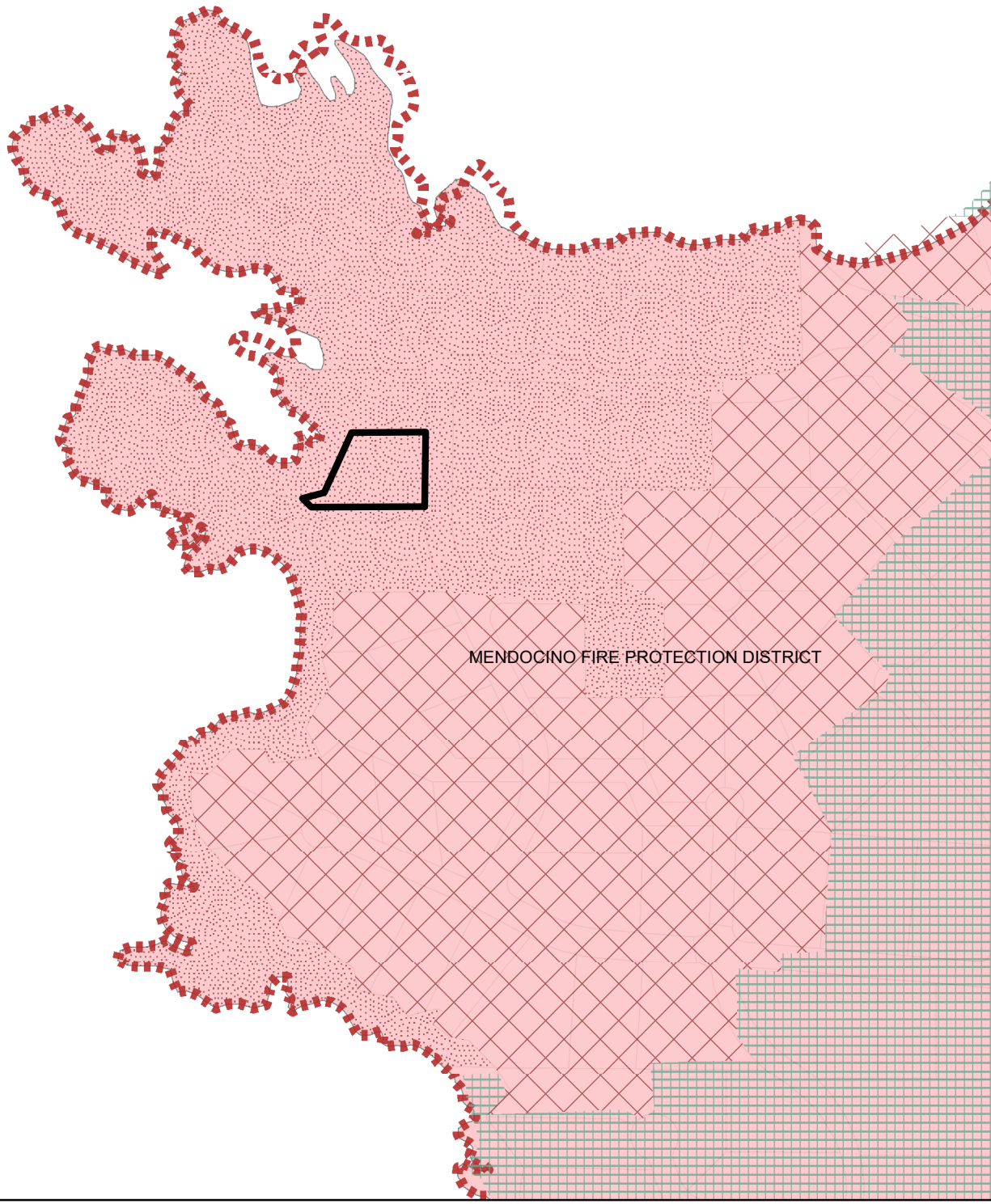
Assessors Parcels



1:2,000  
**ADJACENT PARCELS**


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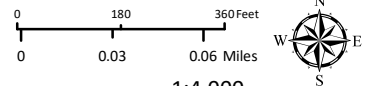
FORT BRAGG RURAL FPD



MENDOCINO FIRE PROTECTION DISTRICT

**CASE:** CDPR 2024-0003  
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**APLCT:** Lisa Weger & Craig Blencowe  
**AGENT:**  
**ADDRESS:** 45551 S Caspar Dr., Mendocino

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



1:4,000  
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



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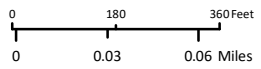
Zone V

AREA OF MINIMAL FLOOD HAZARD Zone X

**CASE:** CDPR 2024-0003  
**OWNER:** Weger Interests Ltd  
**APN:** 118-380-05  
**APLCT:** Lisa Weger & Craig Blencowe  
**AGENT:**  
**ADDRESS:** 45551 S Caspar Dr., Mendocino

 LOMA Letters  
 1% Annual Chance Flood Hazard

 Tsunami Inundation Zones  
 Assessors Parcels

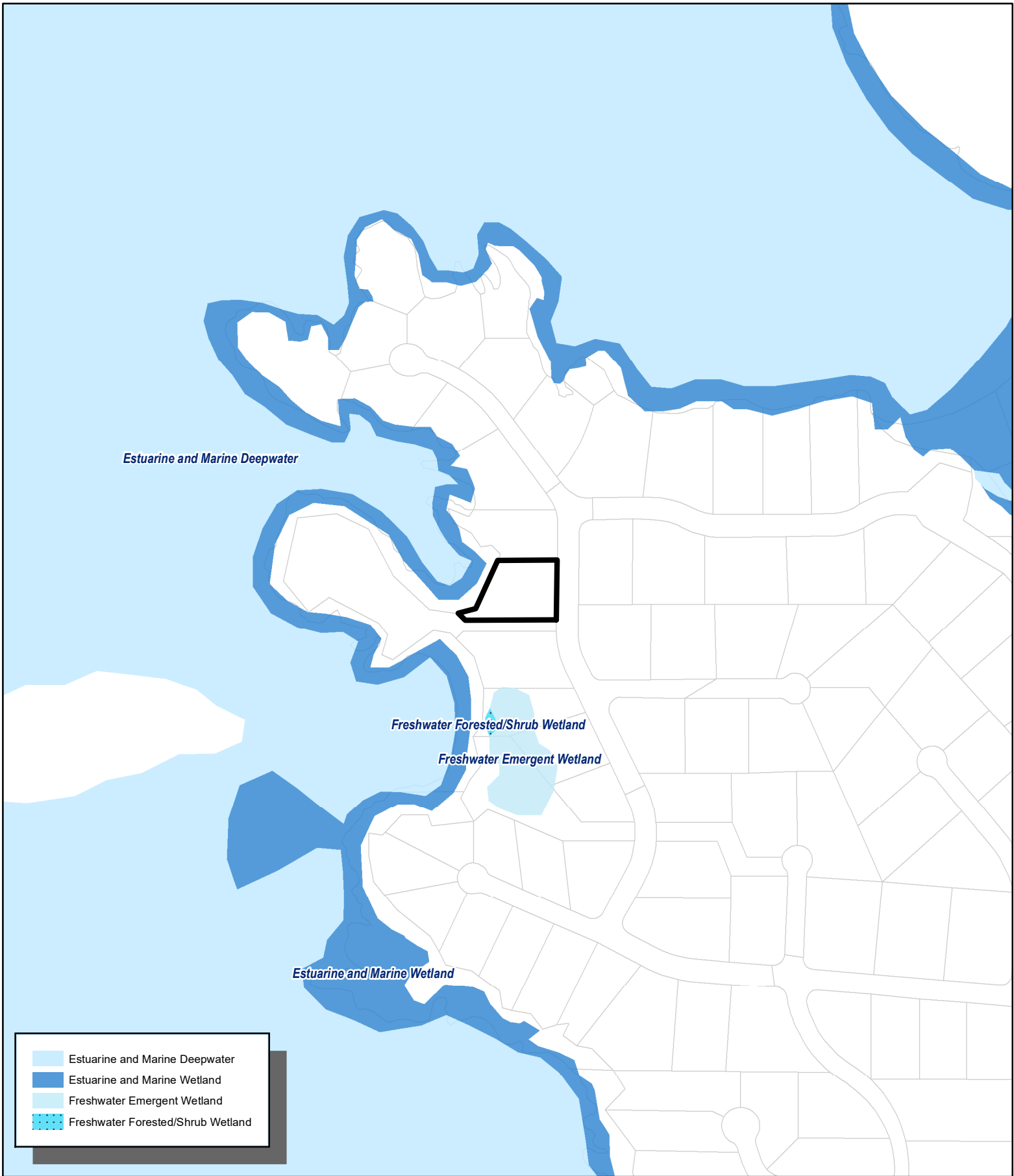


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**FLOOD & TSUNAMI INUNDATION ZONES**

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**CASE: CDPR 2024-0003**


**OWNER: Weger Interests Ltd**

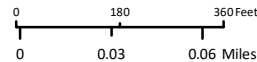
**APN: 118-380-05**

**APLCT: Lisa Weger & Craig Blencowe**

**AGENT:**

**ADDRESS: 45551 S Caspar Dr., Mendocino**

 Assessor's Parcels





1:4,000

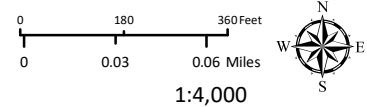
**WETLANDS**

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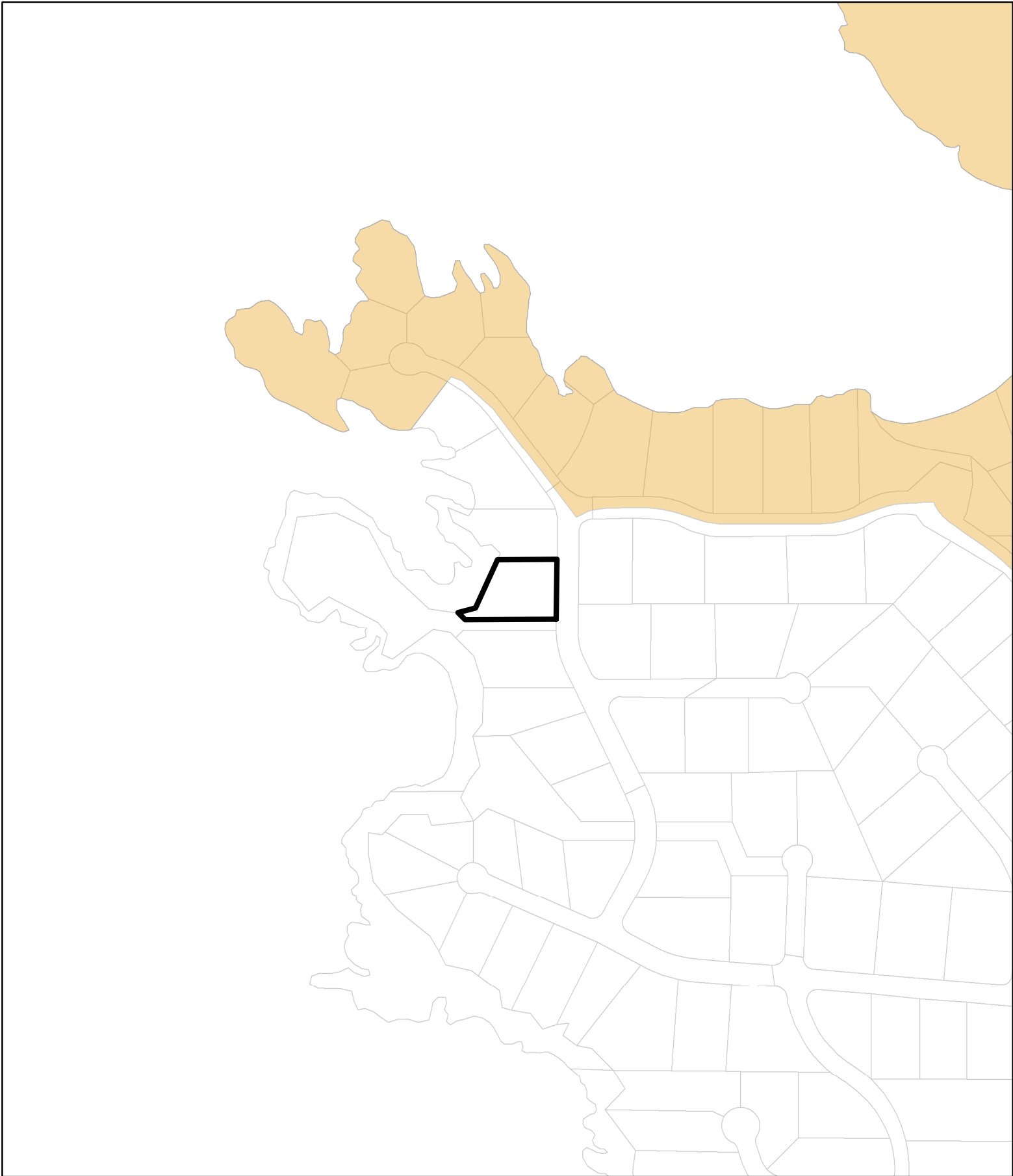
**CASE:** CDPR 2024-0003  
**OWNER:** Weger Interests Ltd  
**APN:** 118-380-05  
**APLCT:** Lisa Weger & Craig Blencowe  
**AGENT:**  
**ADDRESS:** 45551 S Caspar Dr., Mendocino

 Critical Water Resources  
 Assessors Parcels




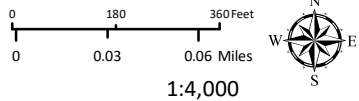
**COASTAL GROUND WATER RESOURCES**

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**CASE:** CDPR 2024-0003  
**OWNER:** Weger Interests Ltd  
**APN:** 118-380-05  
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**AGENT:**  
**ADDRESS:** 45551 S Caspar Dr., Mendocino

 Assessors Parcels









1:4,000  
**HIGHLY SCENIC AREAS**

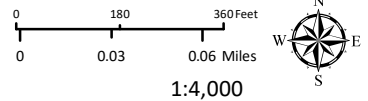
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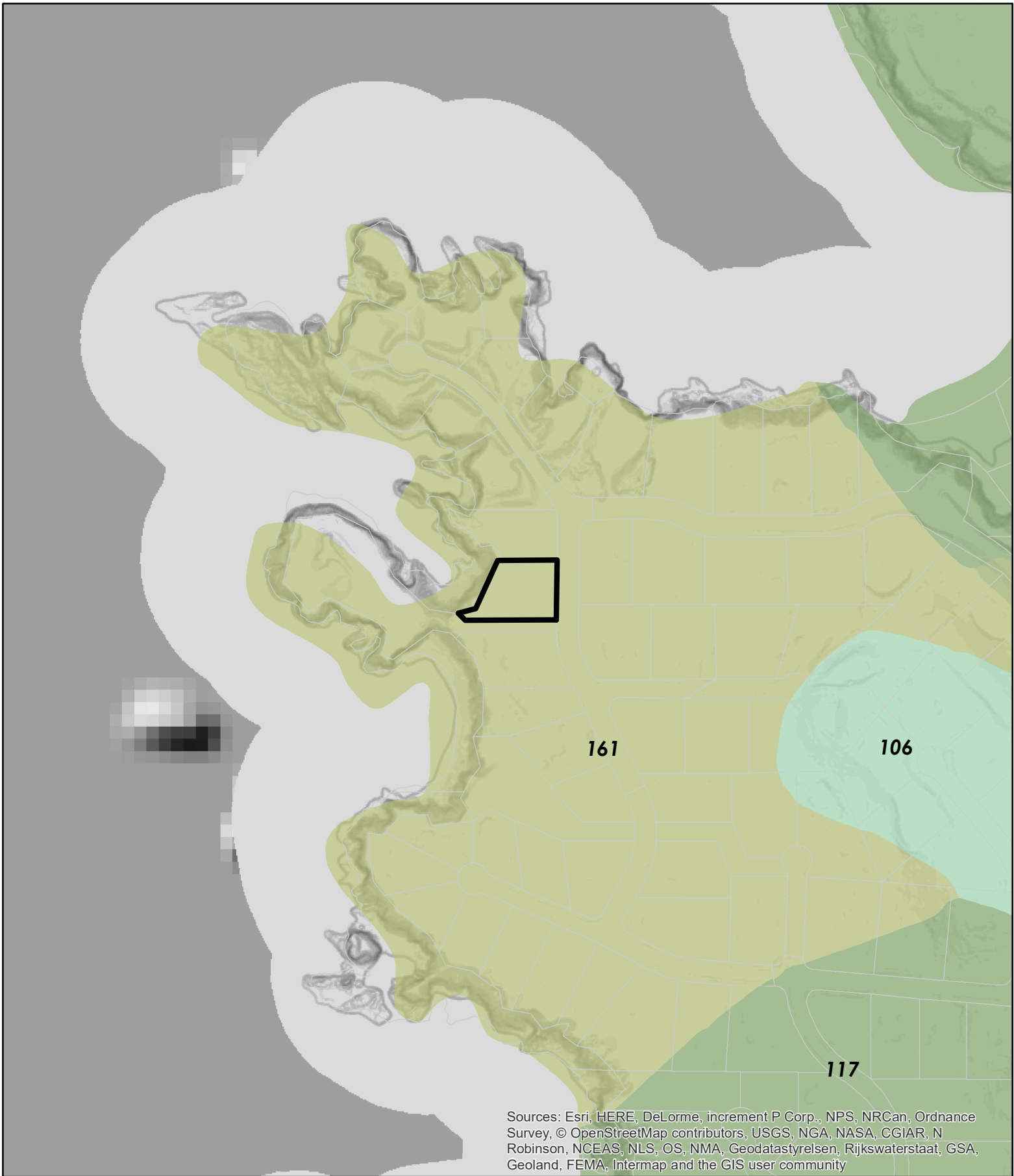
**CASE:** **CDPR 2024-0003**  
**OWNER:** **Weger Interests Ltd**  
**APN:** **118-380-05**  
**APLCT:** **Lisa Weger & Craig Blencowe**  
**AGENT:**  
**ADDRESS:** **45551 S Caspar Dr., Mendocino**

	Assessors Parcels		20% - 30%
	0 - 10%		30% - 40%
	10% - 20%		40% - 50%




1:4,000  
**ESTIMATED SLOPE**

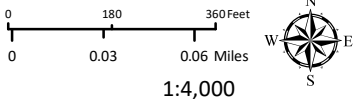
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**ADDRESS:** **45551 S Caspar Dr., Mendocino**

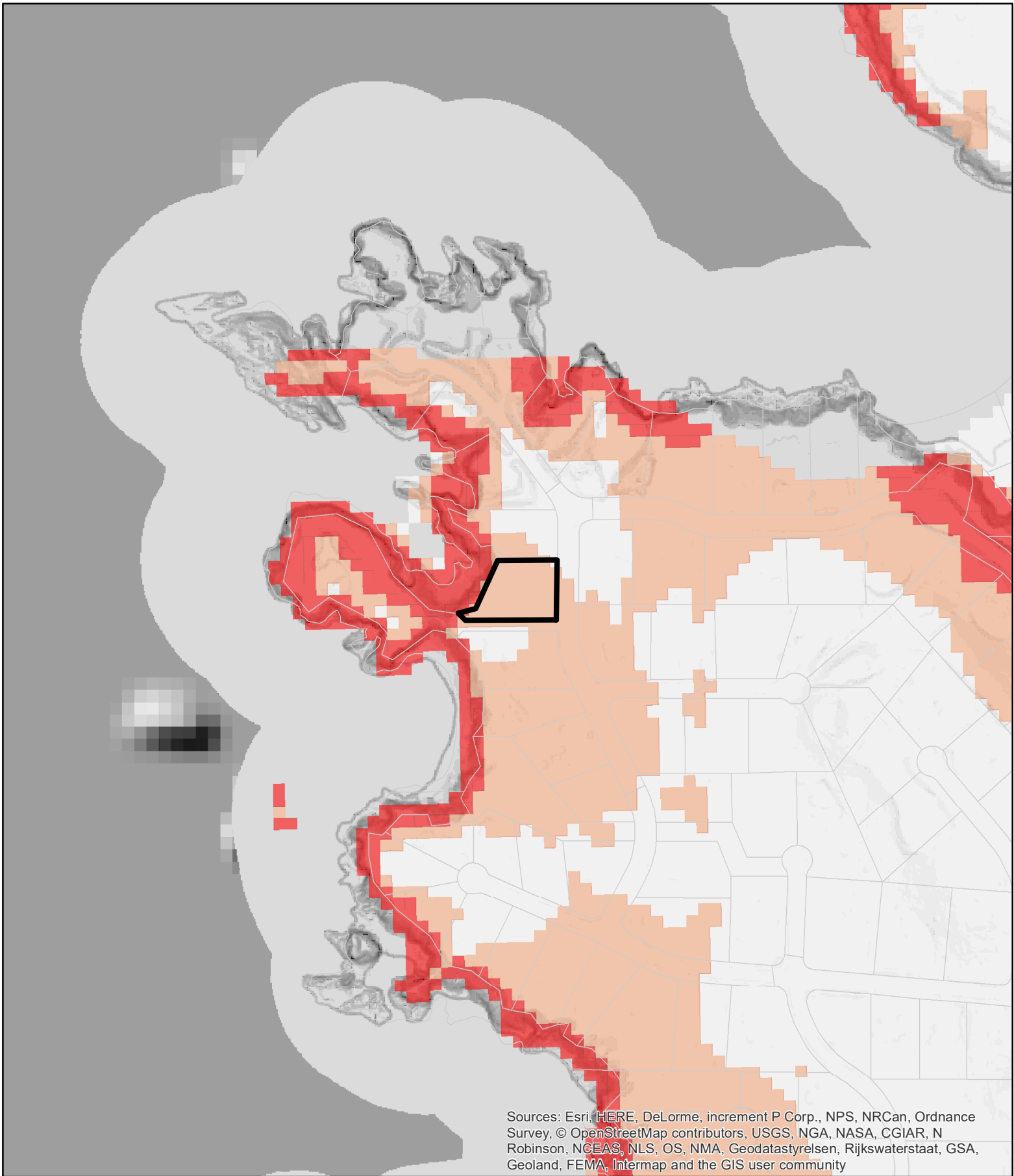
 Assessor's Parcels



1:4,000

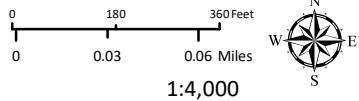
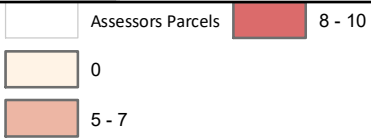
**WESTERN SOIL CLASSIFICATIONS**

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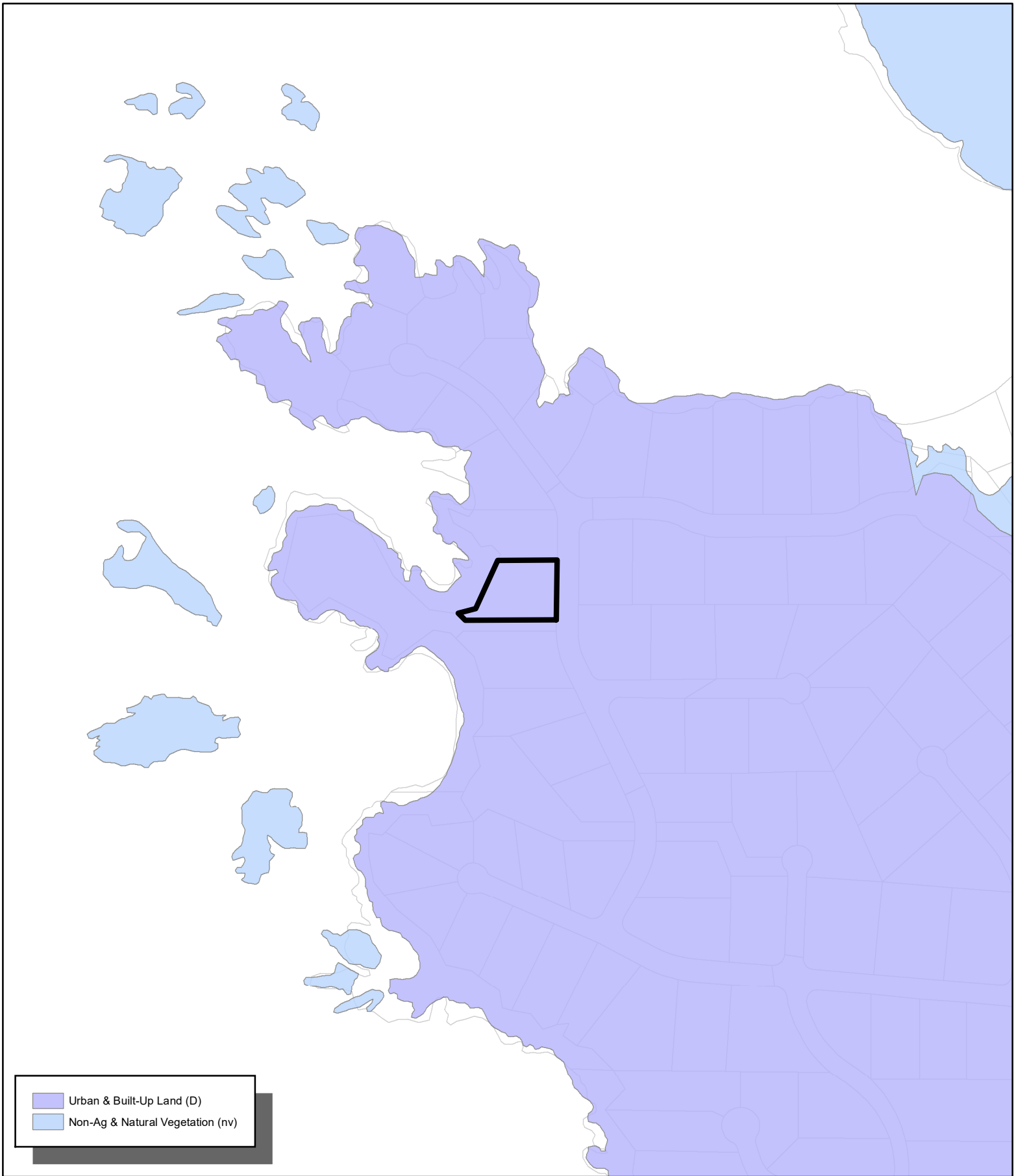
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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**APLCT:** Lisa Weger & Craig Blencowe  
**AGENT:**  
**ADDRESS:** 45551 S Caspar Dr., Mendocino



**LANDSLIDE HAZARDS**

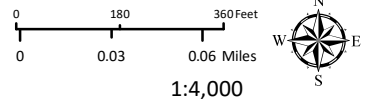
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Urban & Built-Up Land (D)  
 Non-Ag & Natural Vegetation (nv)

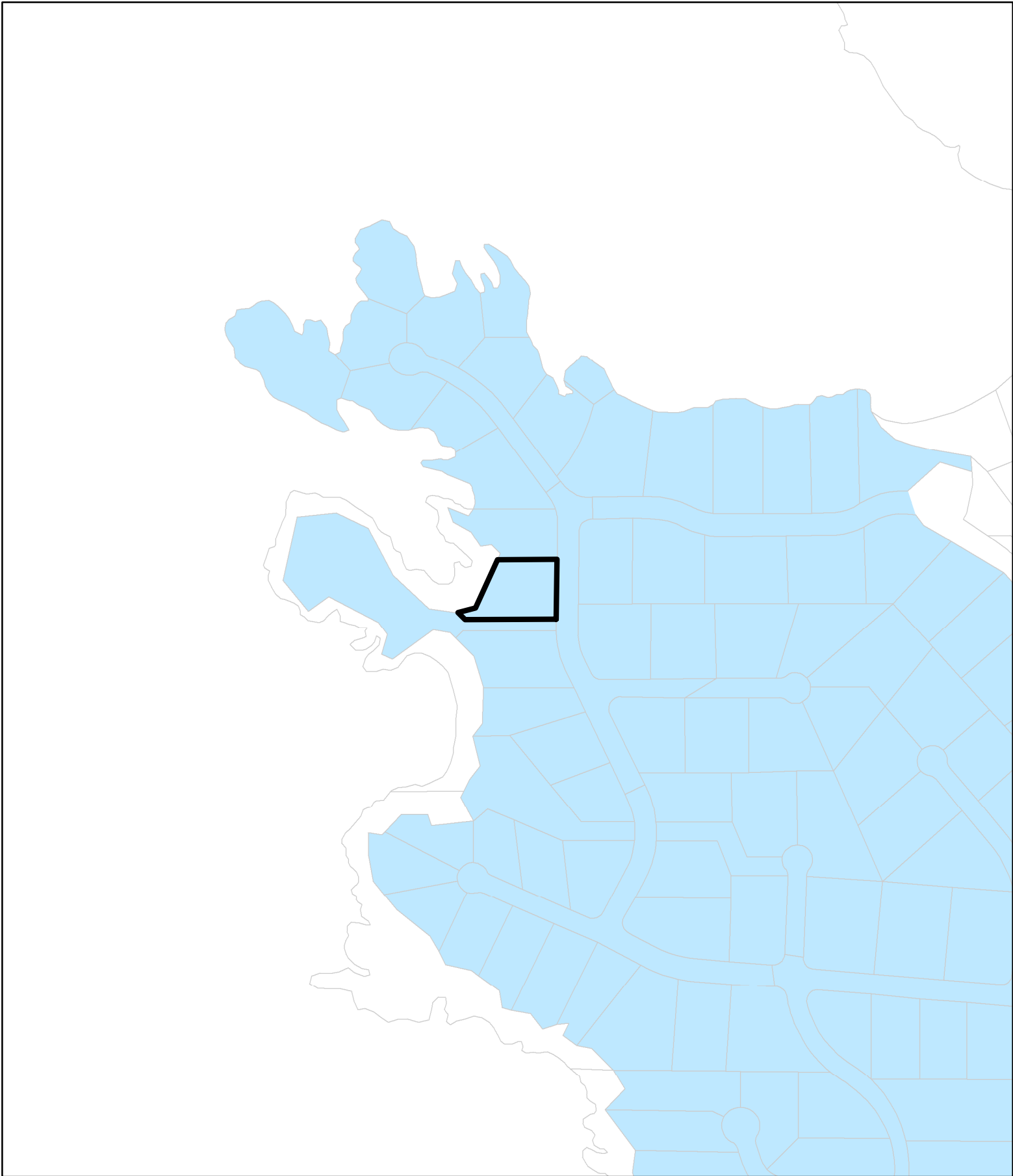
**CASE:** **CDPR 2024-0003**  
**OWNER:** **Weger Interests Ltd**  
**APN:** **118-380-05**  
**APLCT:** **Lisa Weger & Craig Blencowe**  
**AGENT:**  
**ADDRESS:** **45551 S Caspar Dr., Mendocino**

Assessors Parcels





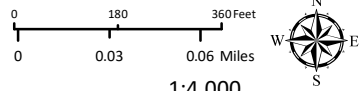
**IMPORTANT FARMLANDS**

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**CASE:** CDPR 2024-0003  
**OWNER:** Weger Interests Ltd  
**APN:** 118-380-05  
**APLCT:** Lisa Weger & Craig Blencowe  
**AGENT:**  
**ADDRESS:** 45551 S Caspar Dr., Mendocino

 Assessors Parcels  
 County Water Districts

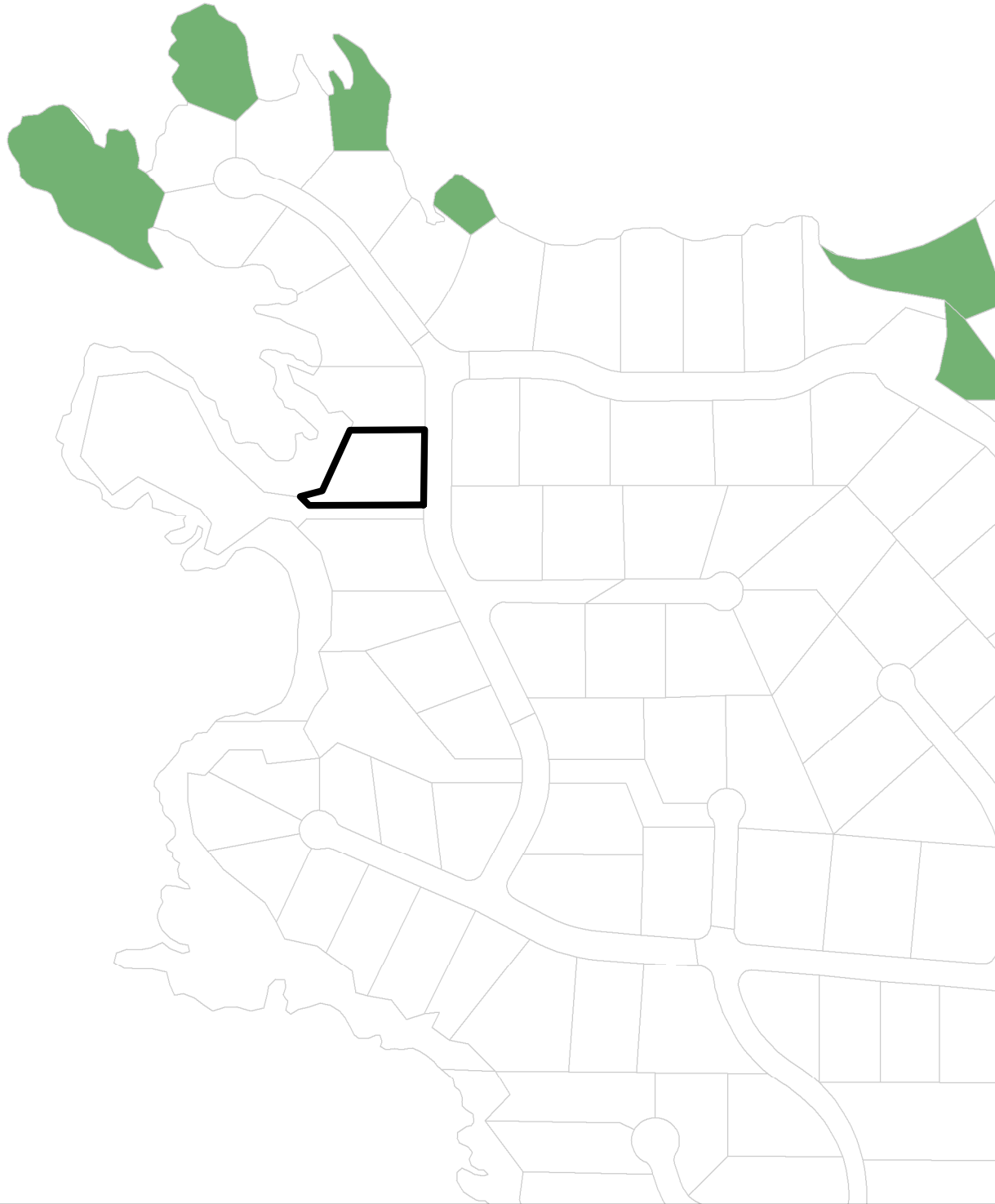


1:4,000  
**WATER DISTRICT**



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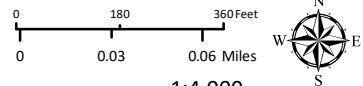


# Caspar Headlands SB



**CASE:** CDPR 2024-0003  
**OWNER:** Weger Interests Ltd  
**APN:** 118-380-05  
**APLCT:** Lisa Weger & Craig Blencowe  
**AGENT:**  
**ADDRESS:** 45551 S Caspar Dr., Mendocino

 Assessors Parcels  
 State Parks



1:4,000  
STATE PARKS

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

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) CDP 7024-0003  
Date Filed 7/10/24  
Fee \$ \$2,215-  
Receipt No. 62857  
Received by SM

Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant <u>Lisa Weger</u> <u>Craig Blencowe</u>	Name of Owner(s) <u>Weger Interests Ltd</u> <u>Craig Blencowe</u>	Name of Agent
Mailing Address <u>2333 Mill Creek Ln.</u> <u>Healdsburg CA</u> <u>95448</u>	Mailing Address <u>same</u> <u>lisaweger@sonic.net</u> <u>craigblencow@gmail.com</u>	Mailing Address
Telephone Number <u>(707) 272-2158</u>	Telephone Number <u>same</u>	Telephone Number

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and or structure(s) since CDP issuance.

NONE

Driving Directions

The site is located on the W (N/S/E/W) side of South Caspar Dr. (name road)  
approximately 1/4 (feet/miles) W (N/S/E/W) of its intersection with  
Point Cabrillo Dr. (provide nearest major intersection).

Assessor's Parcel Number(s)

118-380-05

Date of expiration of issued CDP

July 15, 2024

Parcel Size

0.75

Square Feet  
 Acres

Street Address of Project

45551 South Caspar Dr  
Mendocino CA  
95460

# COASTAL DEVELOPMENT PERMIT RENEWAL

## APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that 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. For 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. *To construct a new 3176 sq-ft. single family residence with a 96 sq ft. vestibule; 840 sq ft attached garage 45 sq ft trash + generator enclosure; septic tank; waste water to connect to So. Caspar Water Dist. system; underground utilities; extensions for water, electricity, telephone, cable TV + 500 gal propane tank.*

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	1	3176
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex/Multifamily	_____	_____

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.

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.

Exterior lights include Bega wall mount luminaires; RAB lighting; & B2B SMS 500 Del Mar PX luminaires; DM-10; DM-20, all shield to downcast position.

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier Caspar So. Water Dist.  
 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 So Community Services Dist.  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

8. Is any grading or road construction planned?  Yes  No

Estimate the amount of grading in cubic yards \_\_\_\_\_ c.y. 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.

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

9. Will vegetation be removed on areas other than the building sites and roads?  Yes  No  
If yes, explain:

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.

The property can be seen, viewing southeast, from the south Caspar Pt. public access area.

11. Project Height. Maximum height of structure(s). 25' 6" feet

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

See attached exterior materials & colors

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

No water courses or wet areas.

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

N/A

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 \_\_\_\_\_

A NEW SINGLE FAMILY RESIDENCE FOR:

LISA CRAIG  
WEGER BLENCOWE

45551 SOUTH CASPAR DRIVE  
MENDOCINO, California 95460 APN: 118-380-05

### EXTERIOR MATERIALS

SIDING:	CLEAR REDWOOD BEVEL SIDING WITH 'DUCKBACK' OR EQ. CLEAR PENETRATING OIL FINISH
CASINGS:	CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES
TRIM:	CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES
FASCIA:	CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES
SOFFITS:	BRECKENRIDGE PLYWOOD W/ CLEAR OIL FINISH
TRELLIS MEMBERS:	CLEAR REDWOOD, SEE ELEVATIONS FOR SIZES
TRELLIS BASE:	CAST IN PLACE REINFORCED CONCRETE W/ INTEGRAL COLOR & BOARD FORMED FINISH
TRELLIS ROOF:	16 OZ COPPER
EXTERIOR WOOD FINISH:	'DUCKBACK' OR EQUAL CLEAR PENETRATING OIL FINISH
WINDOWS:	ALUMINUM SASH WITH BRONZE ANODIZED FINISH
SLIDING GLASS DOORS:	ALUMINUM SASH WITH BRONZE ANODIZED FINISH
FRENCH DOORS:	ALUMINUM OR WOOD SASH W/ ALUMINUM CLADDING, BRONZE OR TERRAZONE COLOR FINISH
EXTERIOR DOORS:	FIBERGLASS W/ PAINTED FINISH, BRONZE COLOR
ROOFING:	ELK - 40 YEAR COMPOSITION SHINGLES, SABLE WOOD COLOR
FLASHING:	16 OZ COPPER
GUTTERS:	METAL WITH KYNAR PAINT FINISH, BRONZE COLOR
DOWN SPOUTS:	METAL WITH KYNAR PAINT FINISH, BRONZE COLOR
FLUE AND CAPS:	STAINLESS STEEL
FOUNDATION:	CONCRETE W/ BOARD FORMED FINISH
OUTDOOR KITCHEN:	CONCRETE BLOCK W/ INTEGRALLY COLORED VENEER, DAVIS COLORS: HARVEST GOLD
WALKS AND PATIOS:	CAST IN PLACE REINFORCED CONCRETE W/ INTEGRAL COLOR & SALT FINISH
PATIO FACE:	CAST IN PLACE REINFORCED CONCRETE W/ INTEGRAL COLOR & BOARD FORMED FINISH
FENCES, GATES:	CLEAR REDWOOD W/ PTFD AT CONCEALED FRAMING LOCATIONS
NAILING:	ALL EXPOSED NAILING TO BE STAINLESS RING SHANK TYPE

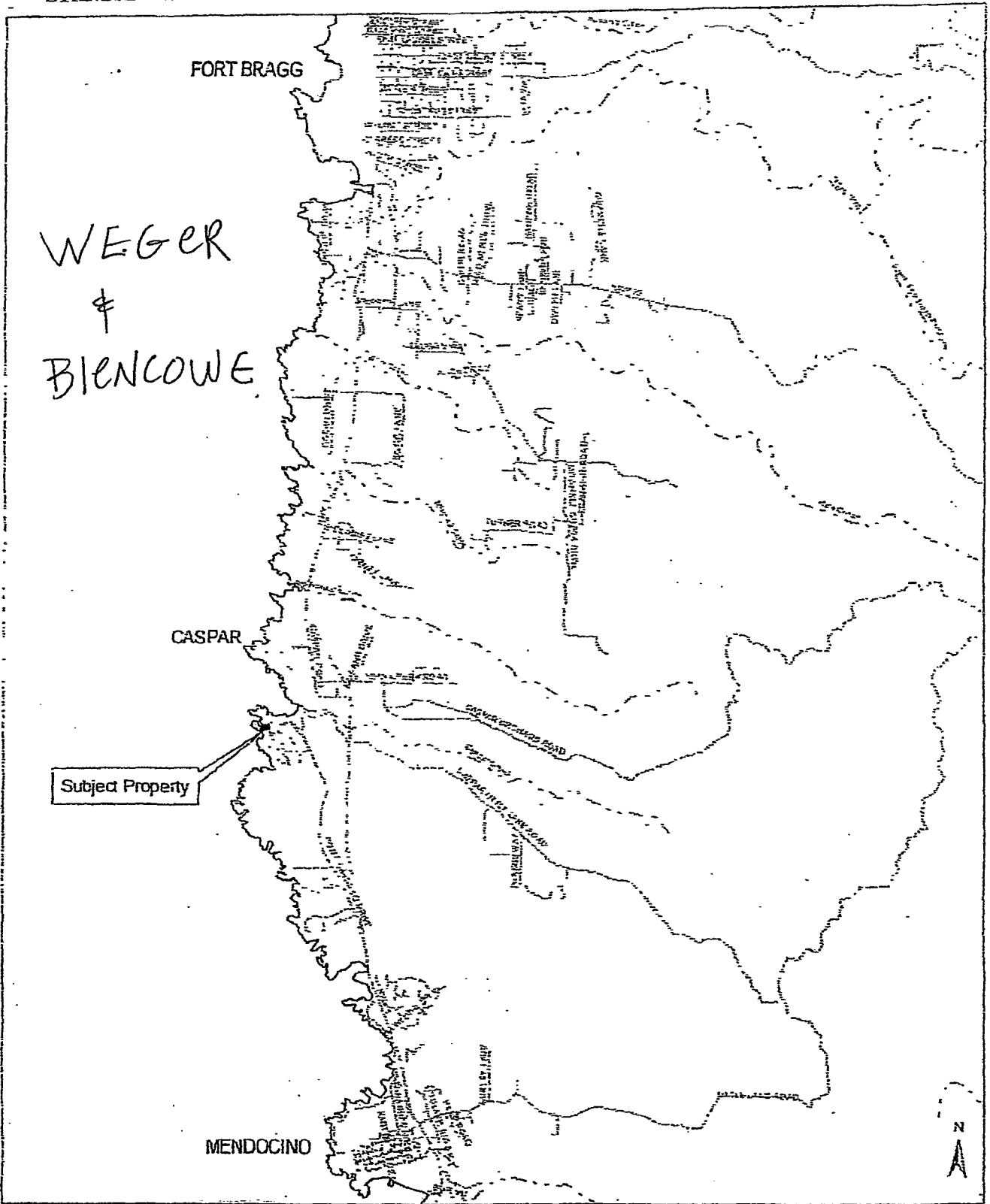
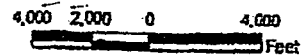


EXHIBIT A

LOCATION MAP

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of September 2007)

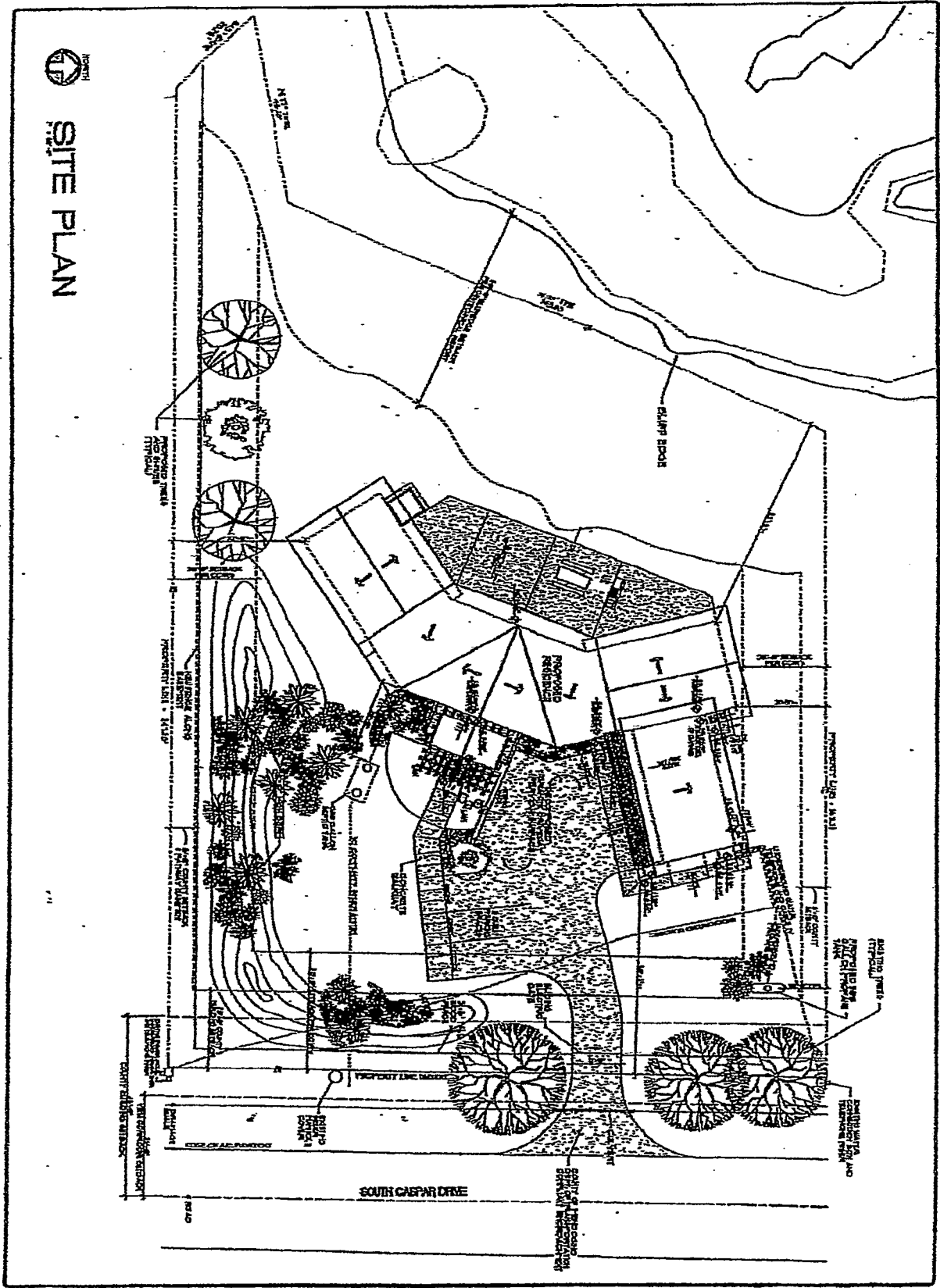


VICINITY MAP

APN -  
116-380-05



# SITE PLAN



A1.2  
 DATE  
 BY  
 CHECK BY  
 IN

APPROVED DATE	BY	FOR

A NEW SINGLE FAMILY RESIDENCE FOR  
 LISA WEEGER  
 CRAIG BLENCOWE  
 4888 SOUTH CASPAR DRIVE  
 MENDOCINO, California 95460 APN: 188-380-05

SITE PLAN





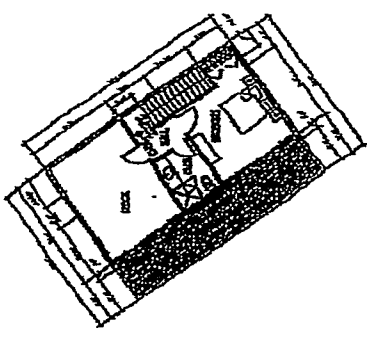


FLOOR PLAN

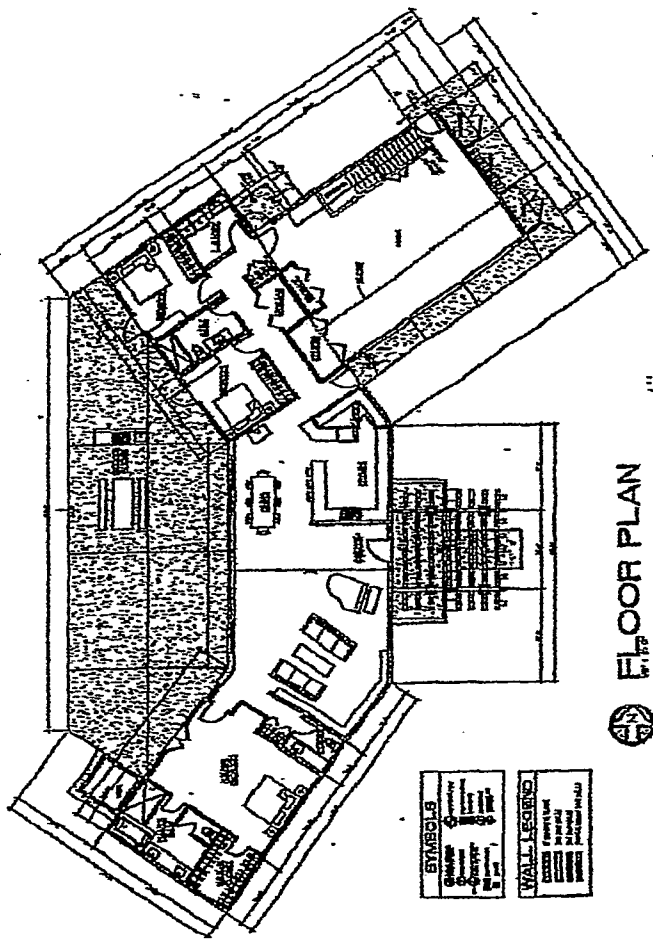
WEGGER BLENCOWE  
 CRAIG  
 USA  
 A NEW AND TRULY REFERENCE FOR  
 45251 SOUTH CASPAR DRIVE  
 MERRICK, CALIFORNIA 95450 APT# 118-000-02

DATE	10/11/04
BY	
SCALE	

A2.1



GARAGE SECOND FLOOR PLAN



FLOOR PLAN

SYMBOLS	
	STAIRCASE
	ELEVATOR
	DOOR
	WINDOW
	WALL

WALL FINISHES	
	1/2\"/>
	5/8\"/>
	1\"/>
	1 1/2\"/>
	2\"/>



2 June 2022

Craig Blencowe  
2333 Mill Creek Ln.  
Healdsburg, CA 95448

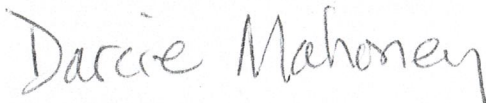
Re: Botany Review

Dear Mr. Blencowe:

At your request, on June 1st, 2022, I visited the property at 45551 South Caspar Drive, Mendocino, California to compare plant composition of the parcel with that of my earlier botanical survey from 2008. As you will recall, Gordon McBride's 2003 survey of the parcel identified the plant community there as a mixture of coastal bluff scrub and coastal terrace prairie; and he also located Mendocino Coast Indian paint brush just over the bluff's edge. I did not observe the Indian paint brush during my surveys of 2008 and 2022; and while this may indicate an unstable bluff face in the area the paint brush was originally found, from what I could see of the bluff, it appeared stable since plants covered most of the bluff surface.

The plant lists developed during my 2008 and 2022 surveys are nearly identical, and it looks as though the habitat diversity has remained stable over the years. I did not find any rare plants in either of my surveys.

If the planning department has any questions, feel free to give them my email address and phone number.



Darcie Mahoney  
Botanist/Registered Professional Forester  
License No. 2397  
707-877-3435