COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

August 06, 2025

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management
Archaeological Commission
Sonoma State University
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
Mendocino Fire Protection District
Caspar South Service Company

CASE#: CDPR_2025-0001
DATE FILED: 7/7/2025
OWNER: Weger Interests LTD. & Craig Blencowe
APPLICANT: Craig Blencowe & Lisa Weger
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 20, 2025

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_2025-0001

OWNER: Weger Interests Ltd. & 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 (Norvell)

RELATED CASES: See below.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential (RR:5[1])	Rural Residential (RR:5[1])	0.75± Acres	Residential
EAST:	Rural Residential (RR:5[1])	Rural Residential (RR:5[1])	0.75± Acres	Residential
SOUTH:	Rural Residential (RR:5[1])	Rural Residential (RR:5[1])	0.75± Acres	Residential
WEST:	Rural Residential (RR:5[1])	Rural Residential (RR:5[1])	2± Acres	Residential

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ 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)
- ☒ Sonoma State University

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

ADDITIONAL INFORMATION: As a condition of approval for CDP 56-2007, a deed restriction was recorded which prohibits the construction of any bluff or shoreline protection devices to protect the proposed improvements (Document No. 2009-00766). CDP 56-2007 has been renewed continuously since 2007 through several permits. Other related permits include the following:

- **CDP 22-03:** Coastal Development Permit to construct a two-story 2,468 square foot, single-family residence with an attached 676 square foot garage for a total of 3,144 square feet and a maximum average height of 22 feet above natural grade. Construct a rocked driveway and path, wood fencing, trash enclosure, and trellis. Connect to community water and sewer system and existing utilities. Approved 10/23/2003.
- **CDPR 22-03 (2005):** One-year renewal of CDP #22-2003. This application also assigned this CDP from Ruth & Holm Kappler to Weger Interests, Ltd./Craig Blencowe. Approved 12/08/2005.
- **CDPR 22-03 (2006):** Second one-year renewal of CDP #22-2003. Approved 12/14/2006. Expired November 22, 2007.

STAFF PLANNER: LIAM CROWLEY **DATE:** 8/6/2025

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 (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

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) CDPR 2025-0001
Date Filed 7/7/2025
Fee $ 2,837.-
Receipt No. PRJ0067335
Received by Sandy Arellano

Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant	Name of Owner(s)	Name of Agent
Lisa Weger Craig Blencowe	Weger Interests Ltd Craig Blencowe	
Mailing Address	**Mailing Address**	**Mailing Address**
2333 Mill Creek LN. Healdsburg CA 95448	same	
Telephone Number	**Telephone Number**	**Telephone Number**
(707) 272-2158	same	

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

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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)	Date of expiration of issued CDP
118-380-05	July 15, 2025

Parcel Size	Street Address of Project
.75 ☐ Square Feet ☒ Acres	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
☒ Single Family	1	3176
☐ Mobile Home		
☐ 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.

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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 luminaries; 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:

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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.

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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:

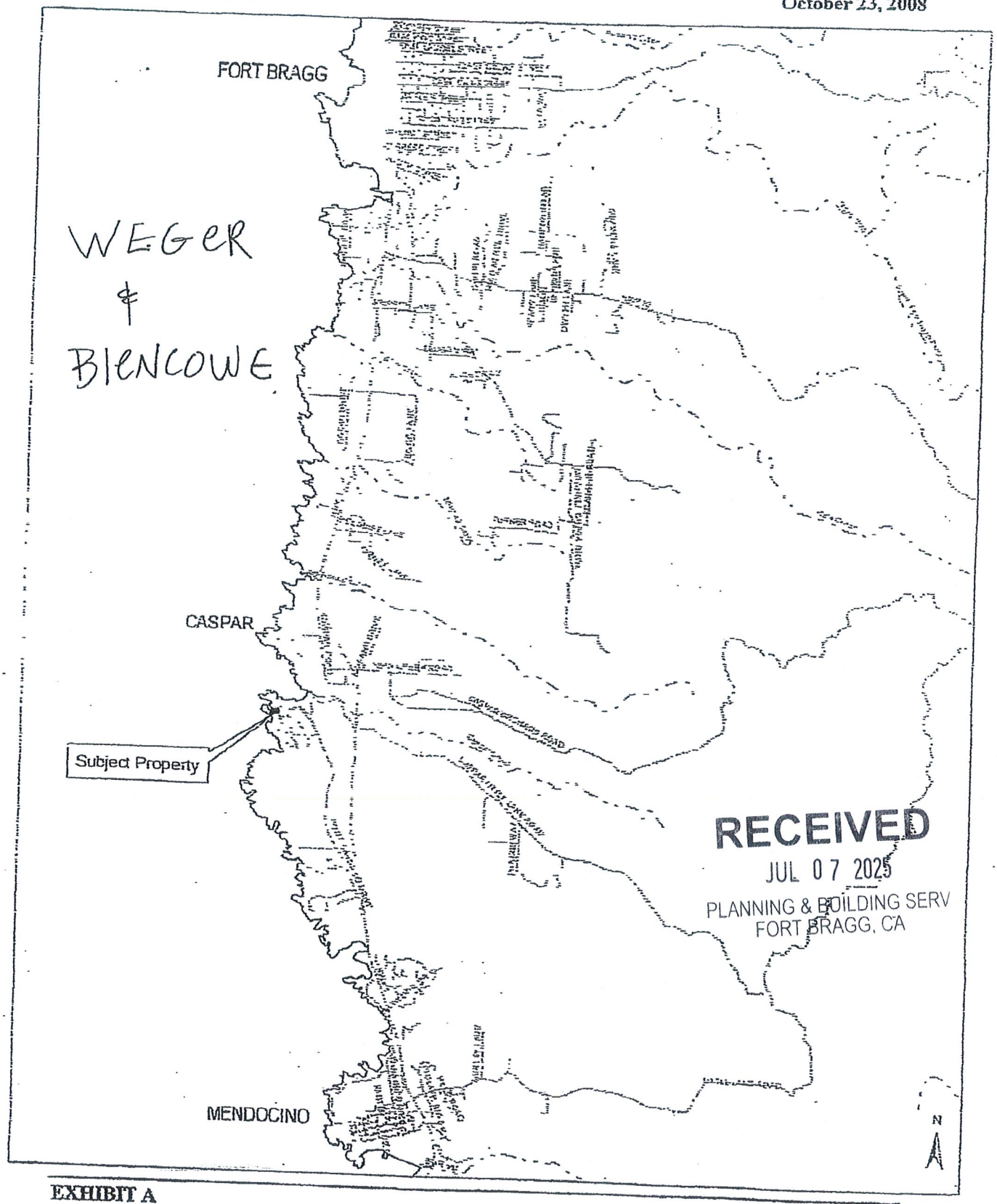
LISA WEGER CRAIG BLENCOWE

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 TERRATONE 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/ PTDF AT CONCEALED FRAMING LOCATIONS
NAILING:	ALL EXPOSED NAILING TO BE STAINLESS RING SHANK TYPE

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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)

4,000 2,000 0 4,000 Feet

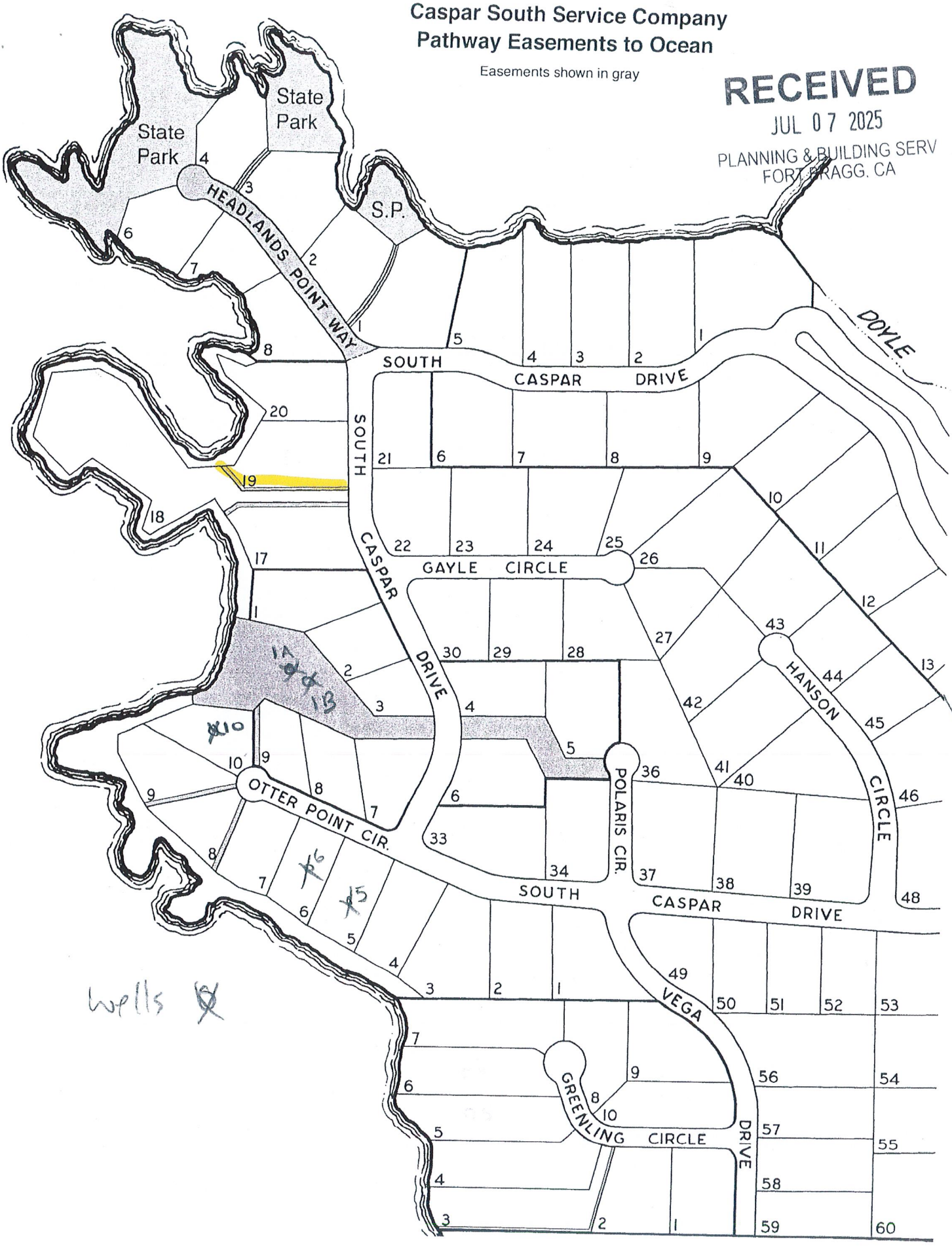
VICINITY MAP

APN - 116-380-05

Caspar South Service Company
Pathway Easements to Ocean

Easements shown in gray

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A NEW SINGLE FAMILY RESIDENCE FOR:

CRAIG
LISA
WEGER BLENCOWE

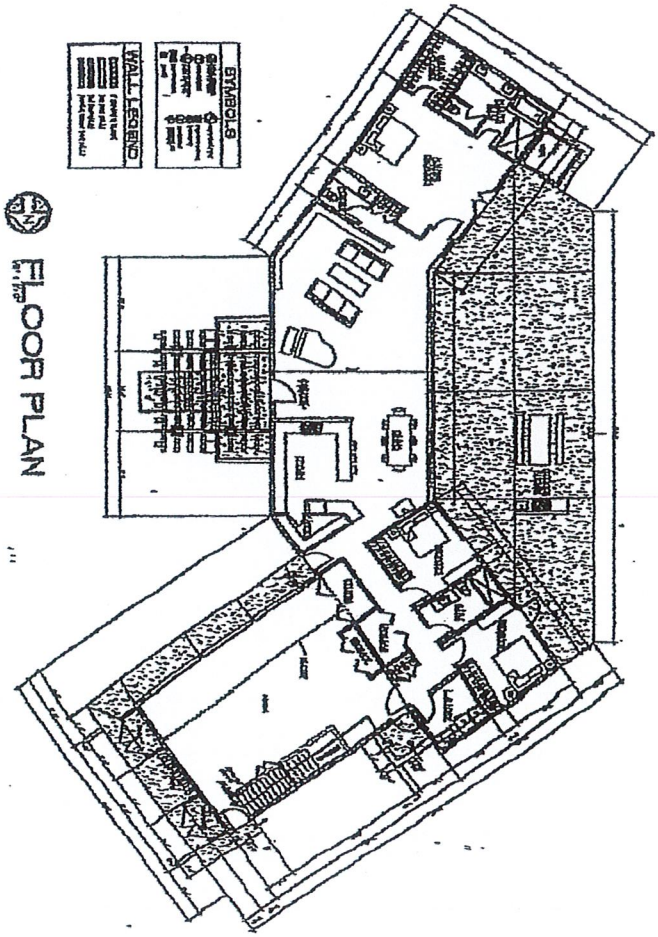
45551 SOUTH CABRAL DRIVE
MENDOCINO, California, 95460 APN: 118-330-05

SITE PLAN

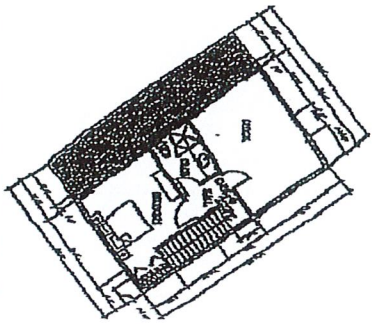
A1.2

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1st FLOOR PLAN



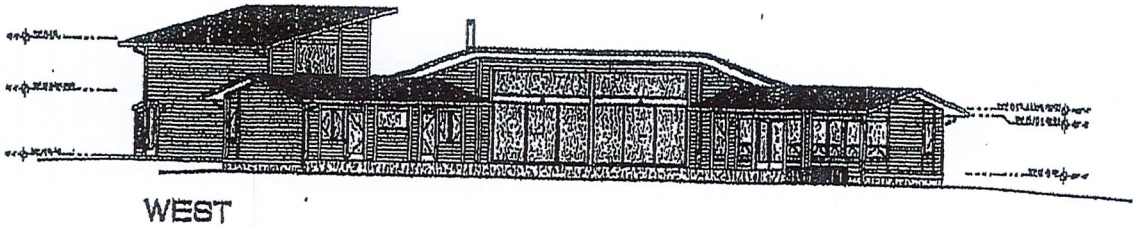
GARAGE SECOND FLOOR PLAN

A2.1

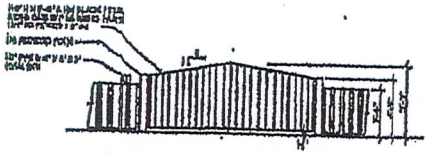
A NEW SINGLE FAMILY RESIDENCE FOR:
LISA WEGER CRAIG BLENCOWE
45591 SOUTH CASPAR DRIVE
MENDOCINO, California 95460 APN: 118-380-05

FLOOR PLAN

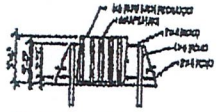
EXTERIOR MATERIALS



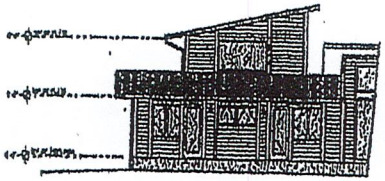
WEST



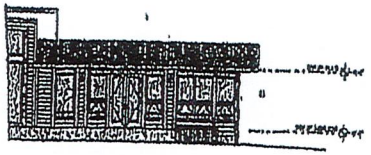
ENTRY GATE & FENCE



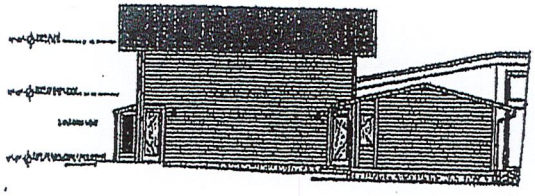
FENCE DETAIL



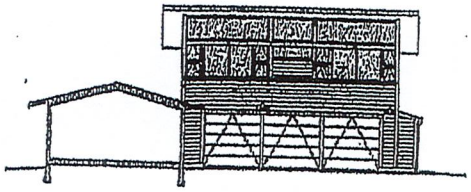
WEST (GUEST ROOMS)



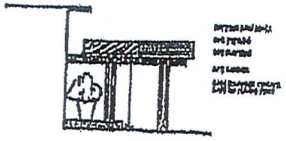
WEST (MASTER BEDROOM)



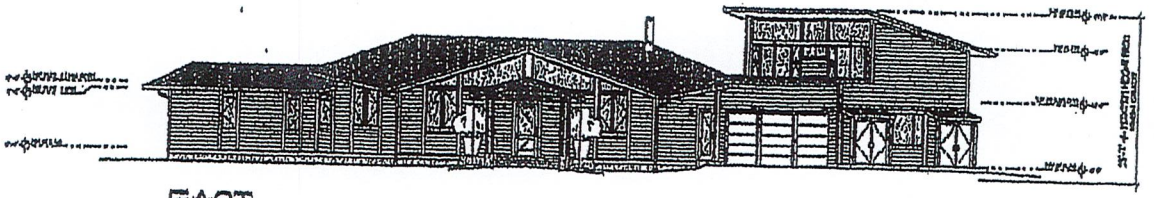
SOUTH EAST (GARAGE)



SOUTH WEST (GARAGE)



ENTRY PORTICO
(SIDE VIEW)



EAST

EXTERIOR ELEVATIONS

A NEW SINGLE FAMILY RESIDENCE FOR:
LISA WEGER
CRAIG BLENCOWE
45351 SOUTH CASPAR DRIVE
MENDOCINO, California 95460 APN: 118-380-05

EXTERIOR ELEVATIONS

A3.1

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FORT BRAGG, CA

DARCIE MAHONEY, Consulting Forester
30995 Greenwood Road ■ Elk, CA 95432 ■ 707-877-3435

2 June 2022

Craig Blencowe
2333 Mill Creek Ln.
Healdsburg, CA 95448

Re: Botany Review

Dear Mr. Blencowe:

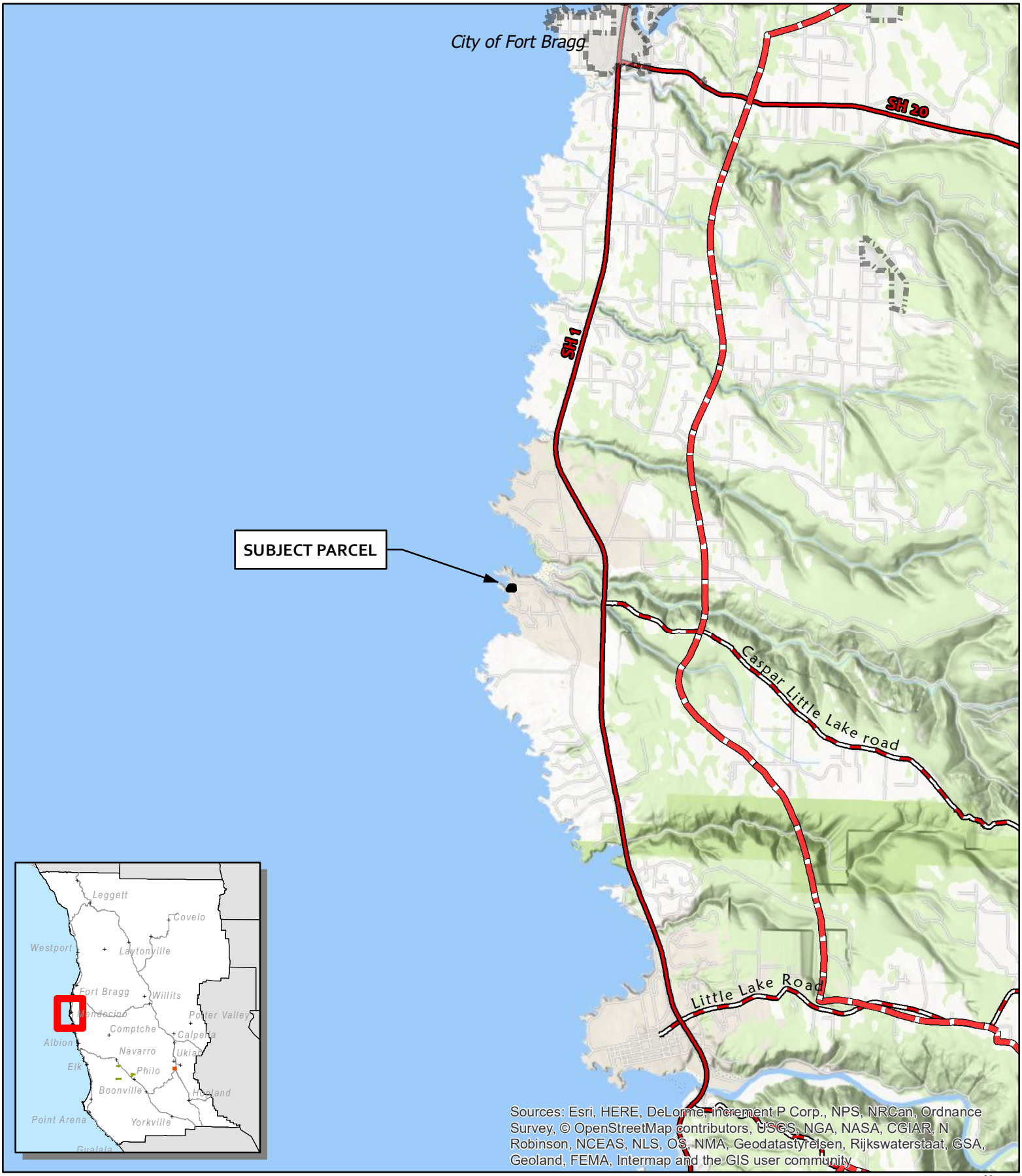
At your request, on June 1st, 2022, I visited the property at 45551 South Caspar Drive, Mendocino, California to compare plant composition of the parcel with that of my earlier botanical survey from 2008. As you will recall, Gordon McBride's 2003 survey of the parcel identified the plant community there 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

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



CASE: CDPR 2025-0001
OWNER: Weger Interests Ltd
APN: 118-380-05
APLCT: Lisa Weger & Craig Blencowe
AGENT:
ADDRESS: 45551 S Caspar Dr., Mendocino

City Limits
Coastal Zone Boundary
Highways
Major Roads

0 2,800 5,600 Feet
0 0.5 1 Miles

N
W E
S

1:63,360

LOCATION

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



CASE: CDPR 2025-0001
OWNER: Weger Interests Ltd
APN: 118-380-05
APLCT: Lisa Weger & Craig Blencowe
AGENT:
ADDRESS: 45551 S Caspar Dr., Mendocino

Public Roads
Private Roads
Driveways/Unnamed Roads

0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

AERIAL IMAGERY

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Public Roads

Private Roads

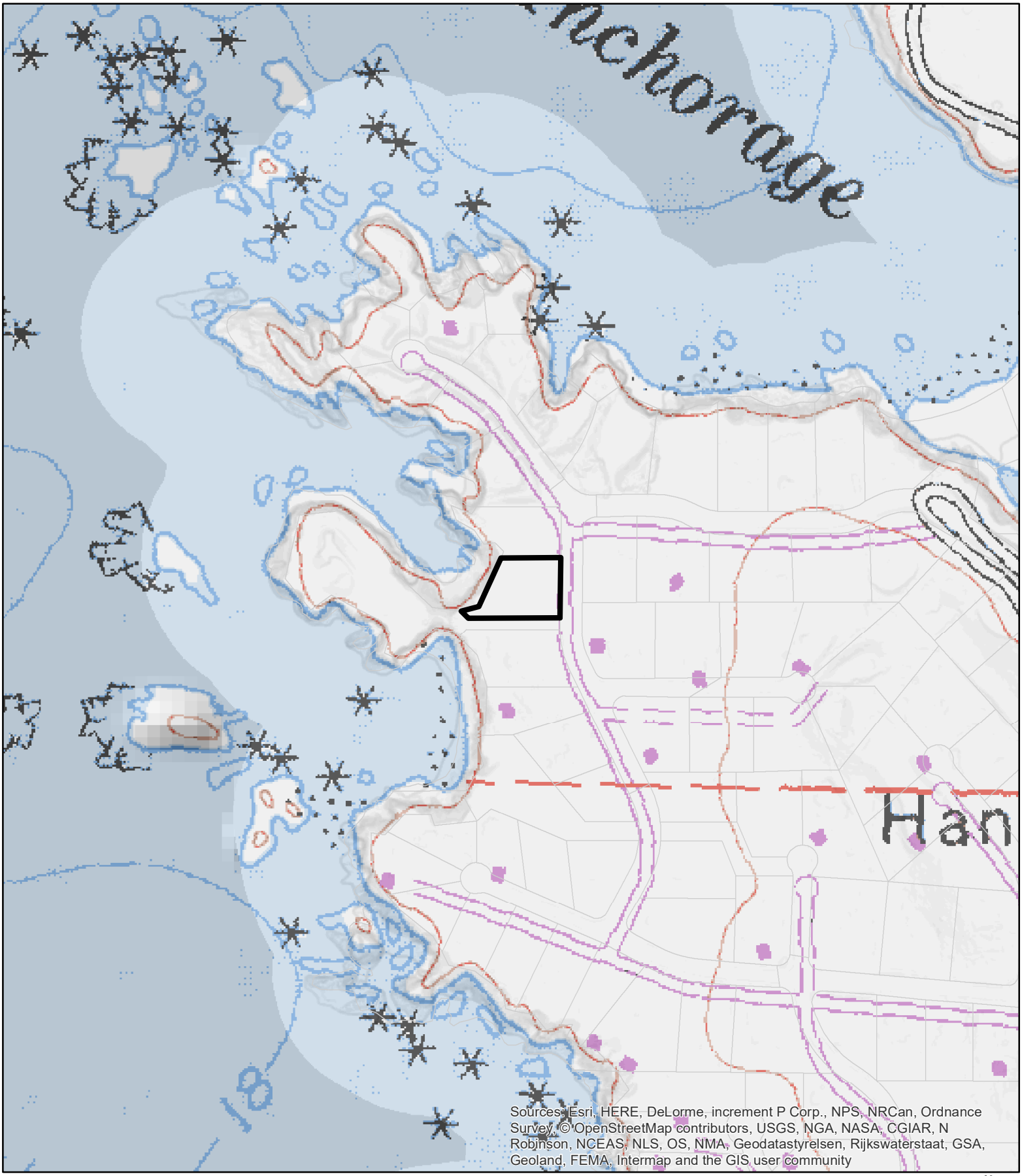
0 25 50 Feet
0 0.005 0.01 Miles

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1:600

AERIAL IMAGERY

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CASE: CDPR 2025-0001
OWNER: Weger Interests Ltd
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APLCT: Lisa Weger & Craig Blencowe
AGENT:
ADDRESS: 45551 S Caspar Dr., Mendocino

Assessors Parcels

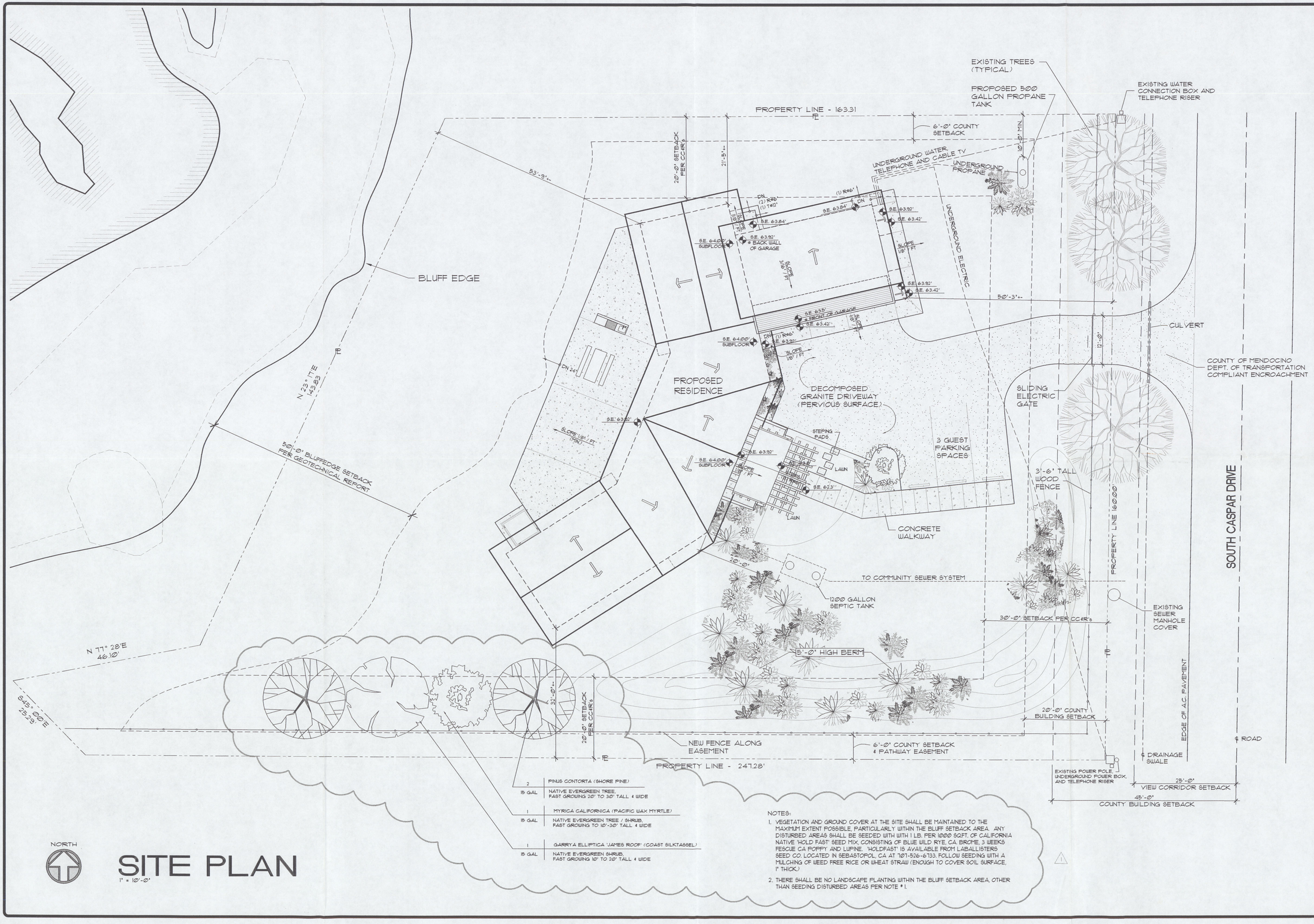
0 180 360 Feet
0 0.03 0.06 Miles

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W E
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1:4,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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2	PINUS CONTORTA (SHORE PINE)	
15 GAL	NATIVE EVERGREEN TREE. FAST GROWING 20' TO 30' TALL ℄ WIDE	
1	MYRICA CALIFORNICA (PACIFIC WAX MYRTLE)	
15 GAL	NATIVE EVERGREEN TREE / SHRUB, FAST GROWING TO 10'-30' TALL ℄ WIDE	
1	GARRYA ELLIPTICA 'JAMES ROOF' (COAST SILKTASSEL)	
15 GAL	NATIVE EVERGREEN SHRUB, FAST GROWING 10' TO 20' TALL ℄ WIDE	

NOTES:

1. VEGETATION AND GROUND COVER AT THE SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE, PARTICULARLY WITHIN THE BLUFF SETBACK AREA. ANY DISTURBED AREAS SHALL BE SEEDED WITH WITH 1 LB. PER 1000 SQFT. OF CALIFORNIA NATIVE 'HOLD FAST' SEED MIX, CONSISTING OF BLUE WILD RYE, CA. BROME, 3 WEEKS FESCUE CA POPPY AND LUPINE. 'HOLDFAST' IS AVAILABLE FROM LABALLISTERS SEED CO. LOCATED IN SEBASTOPOL, CA AT 707-526-6733. FOLLOW SEEDING WITH A MULCHING OF WEED FREE RICE OR WHEAT STRAW (ENOUGH TO COVER SOIL SURFACE, 1" THICK)
2. THERE SHALL BE NO LANDSCAPE PLANTING WITHIN THE BLUFF SETBACK AREA, OTHER THAN SEEDING DISTURBED AREAS PER NOTE # 1.

SITE PLAN

1" = 10'-0"

LEVENTHAL, SCHLOSSER, NEWBERGER ARCHITECTS
MICHAEL LEVENTHAL, ROBERT SCHLOSSER and TODD NEWBERGER
495 NORTH MAIN STREET FORT BRAGG, CA. 95437
Phone (707) 961-0982 Fax (707) 961-0952
www.lsnarchitects.com

SITE PLAN

A NEW SINGLE FAMILY RESIDENCE FOR:
LISA CRAIG WEGER BLENCOWE
45551 SOUTH CASPAR DRIVE
MENDOCINO, California, 95460 APN: 118-380-05

ISSUE DATE: NOVEMBER 5, 2007

REVISIONS

1	DECEMBER 10, 2008

DRAWN: RA / TN
CHECKED: ML
SCALE: AS NOTED
SHEET: A1.2
OF SHEETS

CDP 56-2007

A NEW SINGLE FAMILY RESIDENCE FOR:
LISA CRAIG
WEGER AND BLENCOWE
45551 South Caspar Drive
MENDOCINO, California, 95460

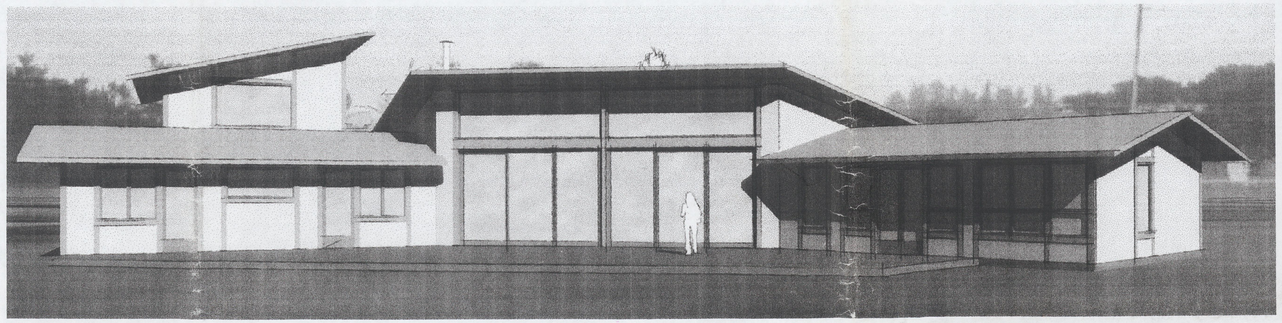
SYMBOLS

- DETAIL NUMBER / SHEET NUMBER
- NOTE NUMBER
- SECTION NUMBER / SHEET NUMBER
- ROOM NUMBER
- DOOR NUMBER
- WINDOW / SLIDING GLASS DOOR / SKYLIGHT / MIRROR
- CONCRETE
- INSULATION
- FINISH LUMBER
- EARTH
- ELEVATION NUMBER / SHEET NUMBER
- REFERENCE POINT
- LUMBER THRU MEMBER
- LUMBER BLOCKING
- PLUMBING FIXTURES
- APPLIANCES
- 2X12 WALLS
- 2X6 WALLS
- 2X4 WALLS
- PARTIAL HEIGHT STUDWALLS

VICINITY MAP



NORTH



VIEW FROM WEST

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONC.
BLK.	BLOCK
BM.	BEAM
BN.	BOUNDRY NAILING
CAB.	CABINET
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DET.	DETAIL
D.F.	DOUGLAS FIR
DR.	DOOR
D.S.	DOWNSPOUT
E.J.	EXPANSION JOINT
EN	EDGE NAILING
EQ. (E)	EQUAL/EQUIVALENT
EXIST	EXISTING
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIN. FLR.	FINISH FLOOR
FN	FIELD NAILING
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
GA.	GAUGE
G.I.	GALVANIZED IRON
GYP.BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
JT.	JOINT
L. OR LAV.	LAVATORY
LAM. PLAS.	LAMINATED PLASTIC
MET.	METAL
MIN.	MINIMUM
M.T.	METAL THRESHOLD
MTD.	MOUNTED
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
PEN	PLYWOOD EDGE NAILING
P.L.	PLATE
PLAST.	PLASTER
P.T.	PRESSURE TREATED
RD.	ROOF DRAIN
REDWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
SAD.	SEE ARCHITECTURAL DRAWINGS
SED.	SEE ENGINEERING DRAWINGS
S.C.	SOLID CORE
SHT.	SHEET
S.S.	STAINLESS STEEL
T.C.	TOP OF CURB
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.I.	WROUGHT IRON
W.W.F.	WELDED WIRE FABRIC

DRAWING INDEX

ARCHITECTURAL

A1.1	TITLE SHEET
A1.2	SITE PLAN
A2.1	FIRST AND SECOND FLOOR PLANS
A2.2	FIRST FLOOR PLAN - ENLARGE
A2.3	GARAGE SECOND FLOOR PLAN - ENLARGED
A3.1	EXTERIOR ELEVATIONS
E1.1	SITE ELECTRICAL PLAN

CODE ANALYSIS

PROJECT: NEW SINGLE FAMILY RESIDENCE
ADDRESS: 45551 SOUTH CASPAR DRIVE
MENDOCINO, California, 95460
ASSESSOR'S PARCEL NO: 118-380-05
CODE AUTHORITY: COUNTY OF MENDOCINO
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: TYPE V-N
ZONING: RR: 1
PARCEL SIZE: 0.74 ACRES OR 32,234 SQ. FT.
COUNTY SETBACKS: FRONT: 20' FROM PROP. LINE OR 45' FROM CENTER LINE OF ROAD WHICHEVER IS GREATER
SIDE: 6'
REAR: PER GEOTECHNICAL REPORT

AREA ANALYSIS:

RESIDENCE AREAS:		TOTAL
RESIDENCE LIVING AREAS: (CONDITIONED SPACE)		3176 SQ. FT.
FIRST FLOOR:	2600 SQ. FT.	
SECOND FLOOR:	576 SQ. FT.	
GARAGE & UTILITIES:		840 SQ. FT.
TRASH & GENERATOR ENCLOSURES:		45 SQ. FT.
TOTAL GROSS SQ. FT.		4061 SQ. FT.

HARDSCAPES:	TOTAL
PATIO ON WEST SIDE OF RESIDENCE:	1482 SQ. FT.
ALL OTHER CONCRETE FLAT WORK: STEPS, LANDINGS, PATIOS & WALKWAYS	977 SQ. FT.
TOTAL GROSS SQ. FT.	2459 SQ. FT.

TOTAL LOT COVERAGE SQ. FT.	6520 SQ. FT.
TOTAL LOT COVERAGE PERCENT	20 %

CALCULATED AREAS SHOWN ARE FOR THE BUILDING DEPARTMENT USE ONLY. THE FIGURES ARE NOT TO BE CONSTRUED AS A BINDING AREA OR FOR TAX CONSIDERATION.

LEVENTHAL, SCHLOSSER, NEWBERGER ARCHITECTS
MICHAEL LEVENTHAL, ROBERT SCHLOSSER and TODD NEWBERGER
428 NORTH MAIN STREET FORT BRAGG, Ca. 95437
Phone (707)964-5982 Fax (707)961-1696
www.landdesign.com

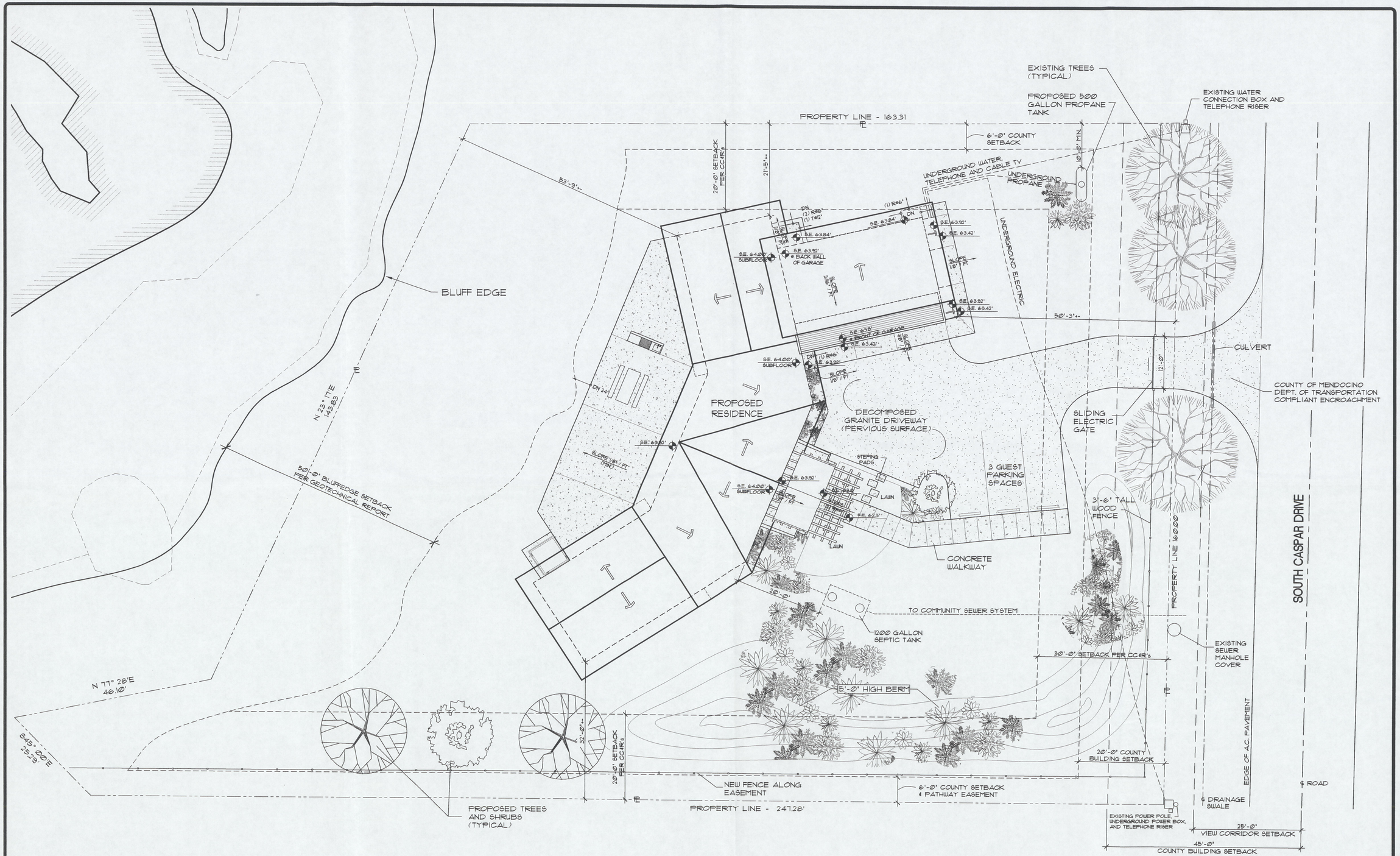
TITLE SHEET

A NEW SINGLE FAMILY RESIDENCE FOR:
LISA CRAIG
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45551 SOUTH CASPAR DRIVE
MENDOCINO, California 95460 APN: 118-380-05

ISSUE DATE: NOVEMBER 5, 2007
REVISIONS

DRAWN: TN
CHECKED: ML
SCALE: AS NOTED
SHEET: A1.1
OF SHEETS

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NORTH

SITE PLAN

1" = 10'-0"

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MICHAEL LEVENTHAL, ROBERT SCHLOSSER and TODD NEWBERGER
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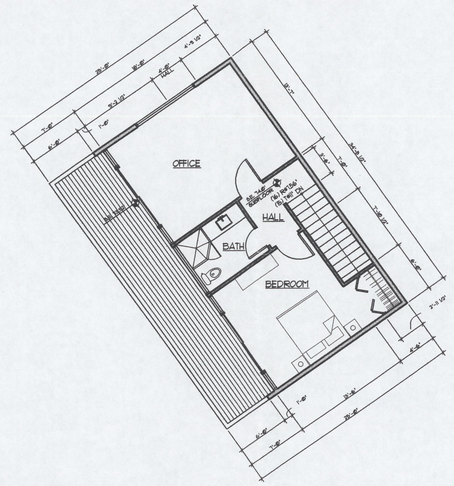
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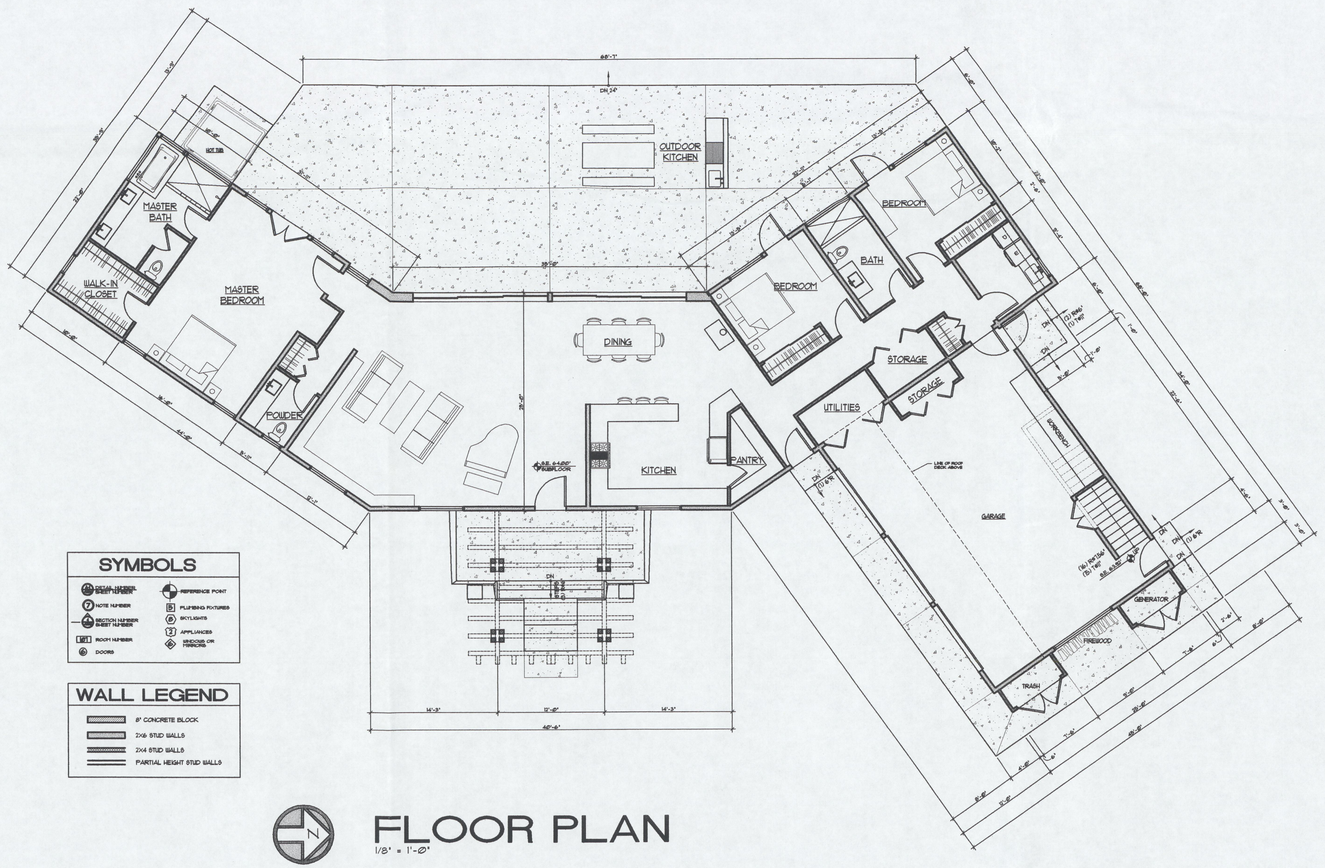
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GARAGE SECOND FLOOR PLAN

1/8" = 1'-0"



SYMBOLS

- DETAIL NUMBER / SHEET NUMBER
- NOTE NUMBER
- SECTION NUMBER / SHEET NUMBER
- ROOM NUMBER
- DOORS
- REFERENCE POINT
- PLUMBING FIXTURES
- SKYLIGHTS
- APPLIANCES
- RAILINGS OR FENCING

WALL LEGEND

- 8" CONCRETE BLOCK
- 2x6 STUD WALLS
- 2x4 STUD WALLS
- PARTIAL HEIGHT STUD WALLS

FLOOR PLAN

1/8" = 1'-0"

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MICHAEL LEVENTHAL, ROBERT SCHLOSSER and TODD NEWBERGER
405 14th Street, Suite 1211 Oakland, CA 94612
Phone (707) 981-0811 Fax (707)981-0912
www.lsndesign.com

FLOOR PLAN

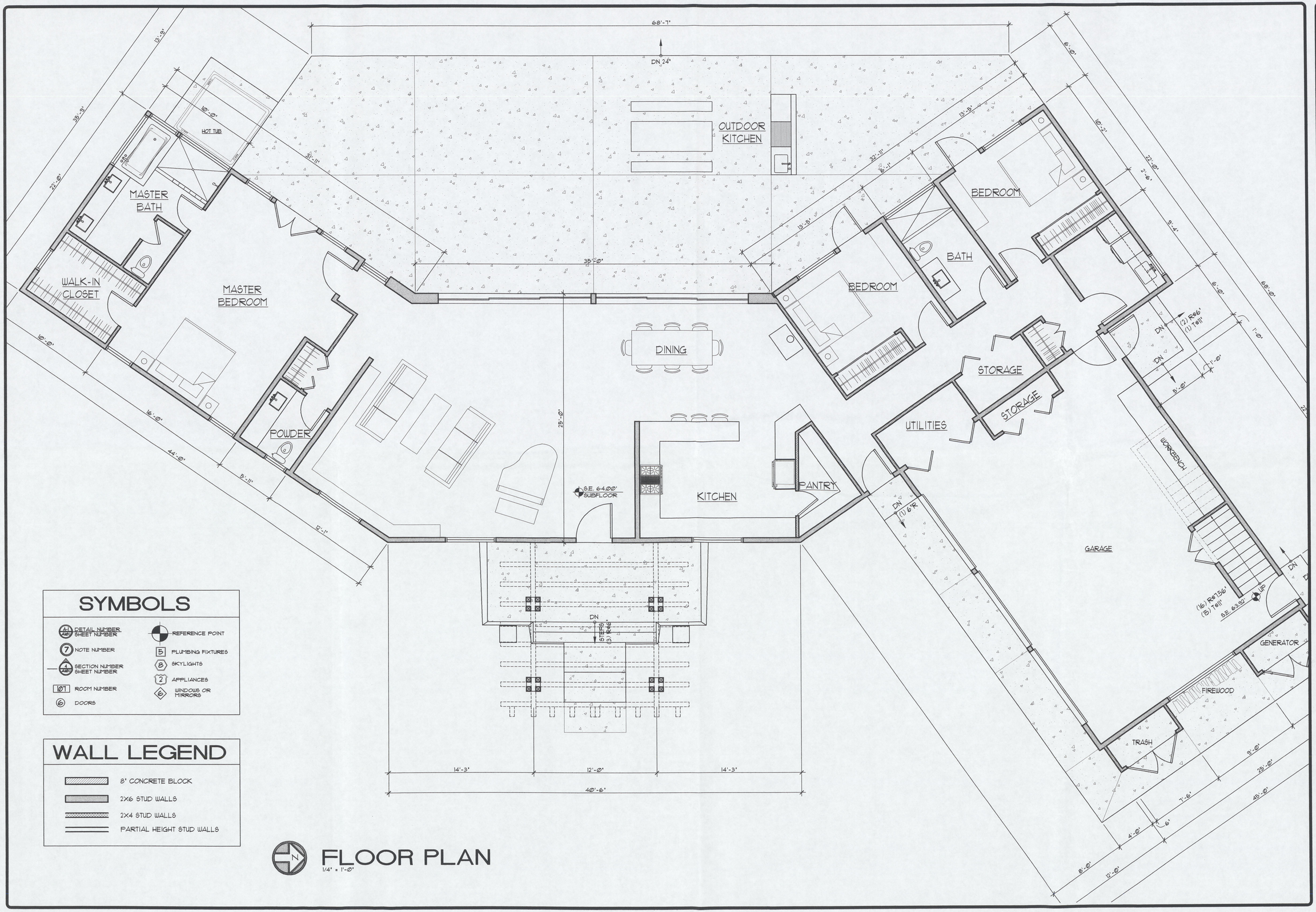
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REVISIONS

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SYMBOLS

- A1 / A101 — DETAIL NUMBER / SHEET NUMBER
- 7 — NOTE NUMBER
- 1 / A101 — SECTION NUMBER / SHEET NUMBER
- 101 — ROOM NUMBER
- 6 — DOORS
- REFERENCE POINT
- 5 — PLUMBING FIXTURES
- 8 — SKYLIGHTS
- 2 — APPLIANCES
- 6 — WINDOWS OR MIRRORS

WALL LEGEND

- 8" CONCRETE BLOCK
- 2X6 STUD WALLS
- 2X4 STUD WALLS
- PARTIAL HEIGHT STUD WALLS

FLOOR PLAN

1/4" = 1'-0"

LEVENTHAL SCHLOSSER NEWBERGER ARCHITECTS
MICHAEL LEVENTHAL, ROBERT SCHLOSSER and TODD NEWBERGER
459 NORTH MAIN STREET PORT BRAGG, Ca. 95457
Phone (707) 961-0961 Fax (707) 961-0912
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FLOOR PLAN

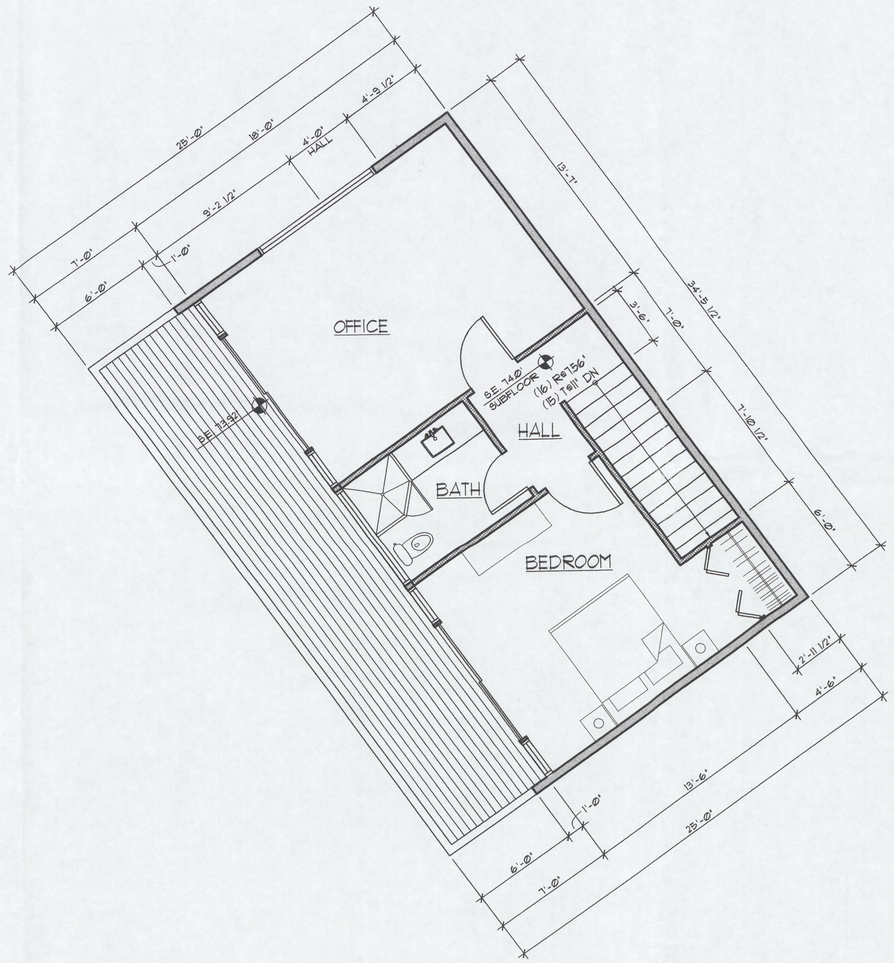
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CRAIG BLENCOWE
45551 SOUTH CASPAR DRIVE
MENDOCINO, California 95460 APN: 118-380-05

ISSUE DATE
NOVEMBER 5, 2007

REVISIONS

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SYMBOLS

- A1 / A/DET — DETAIL NUMBER / SHEET NUMBER
- 7 — NOTE NUMBER
- 4 / A/DET — SECTION NUMBER / SHEET NUMBER
- 101 — ROOM NUMBER
- 6 — DOORS
- REFERENCE POINT
- 5 — PLUMBING FIXTURES
- 8 — SKYLIGHTS
- 2 — APPLIANCES
- 6 — WINDOWS OR MIRRORS

WALL LEGEND

- 8" CONCRETE BLOCK
- 2X6 STUD WALLS
- 2X4 STUD WALLS
- PARTIAL HEIGHT STUD WALLS

GARAGE SECOND FLOOR PLAN

1/4" = 1'-0"

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MICHAEL LEVENTHAL, ROBERT SCHLOSSER and TODD NEWBERGER
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FLOOR PLAN

ISSUE DATE
NOVEMBER 5, 2007

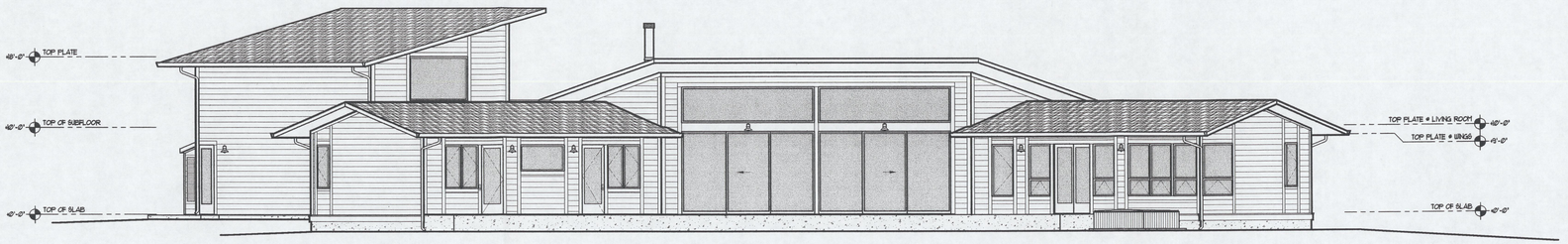
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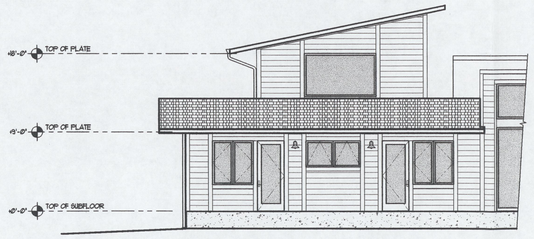
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EXTERIOR MATERIALS

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 TERRATONE 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/ PTDF AT CONCEALED FRAMING LOCATIONS
NAILING:	ALL EXPOSED NAILING TO BE STAINLESS RING SHANK TYPE



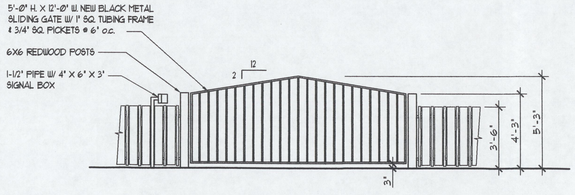
WEST



WEST (GUEST ROOMS)

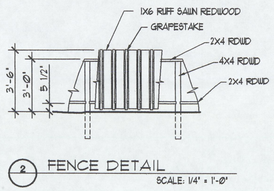


WEST (MASTER BEDROOM)



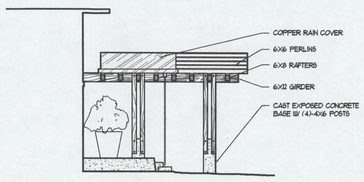
1 ENTRY GATE & FENCE

SCALE: 1/4" = 1'-0"



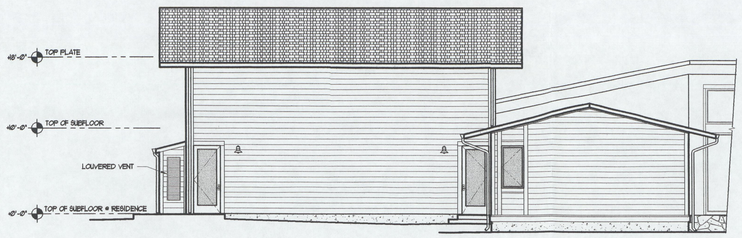
2 FENCE DETAIL

SCALE: 1/4" = 1'-0"

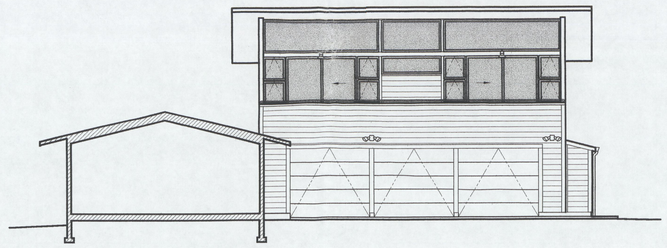


ENTRY PORTICO

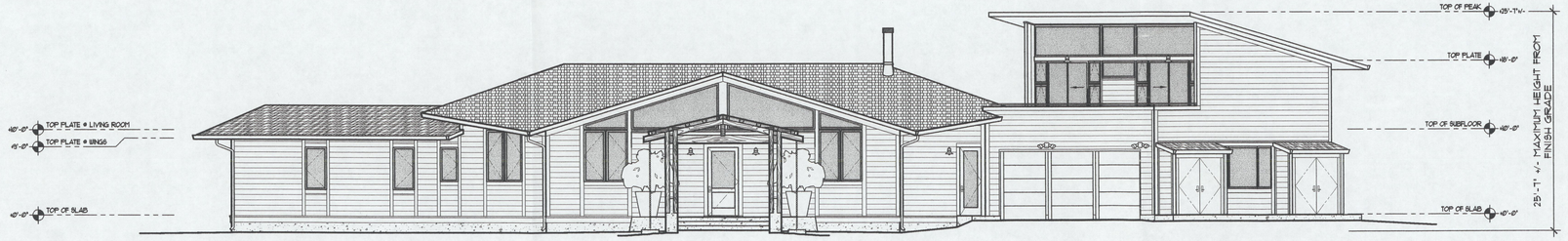
(SIDE VIEW)



SOUTH EAST (GARAGE)



SOUTH WEST (GARAGE)



EAST

EXTERIOR ELEVATIONS

1/8" = 1'-0"

LEVENTHAL, SCHLOSSER, NEWBERGER ARCHITECTS
MICHAEL LEVENTHAL, ROBERT SCHLOSSER, RICK NEWBERGER
425 NORTH MAN STREET PORT BRAGG, Ca. 95467
Phone (707) 961-0981 Fax (707)961-0912
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EXTERIOR ELEVATIONS

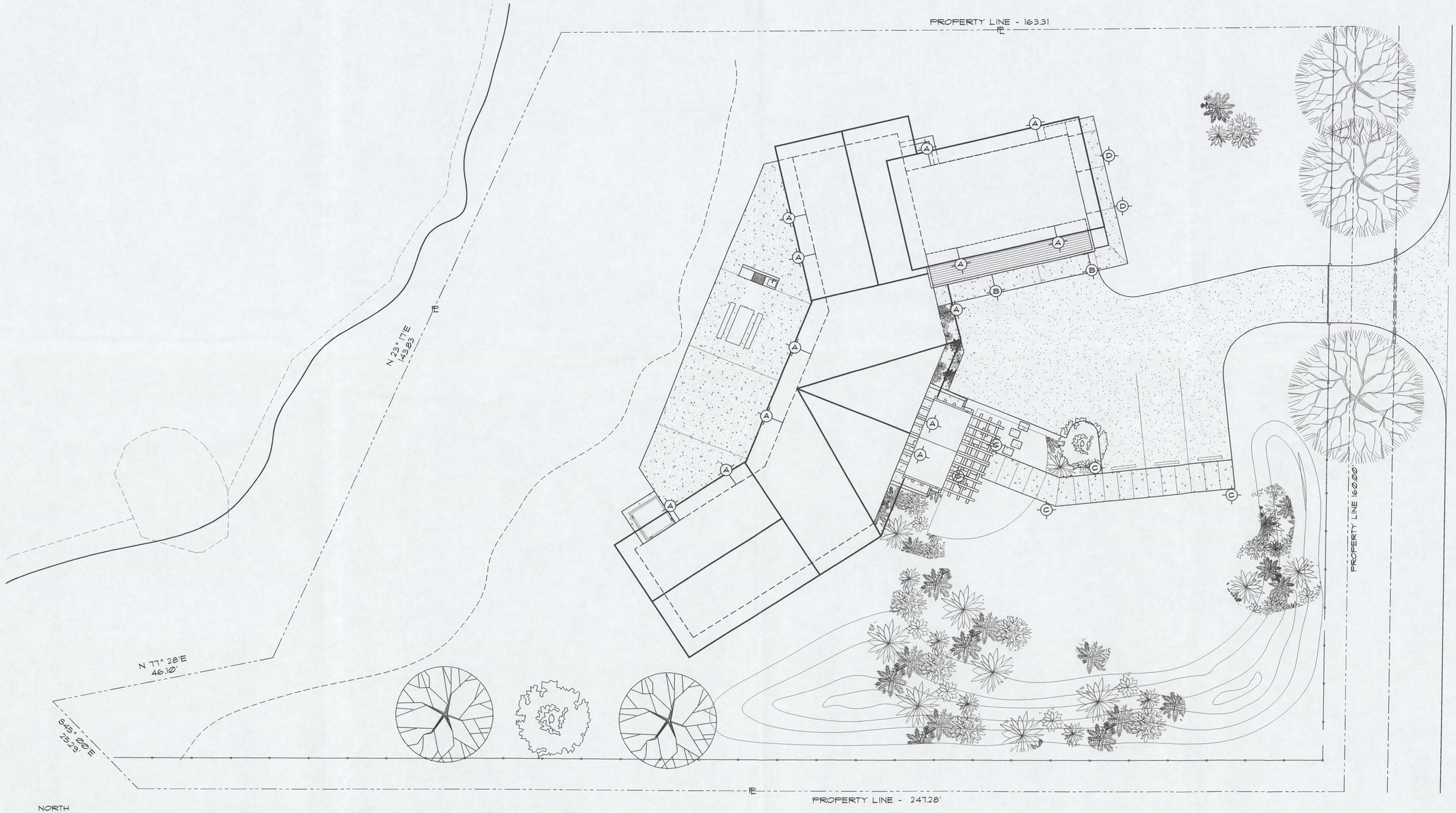
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SHEET
A3.1
OF SHEETS

EXTERIOR LIGHTING FIXTURE SCHEDULE

SYM	FUNCTION	MANUFACTURER	MODEL #	TRIM / COLOR	LAMP	REMARKS
A	WALL SCONCE	BEGA	8322P	BLACK	13W CF QUAD 2P	
B	FLOOD LIGHT ON MOTION DETECTOR	RAB	QB-2	BLACK	(2) RAB 150	W INTEGRAL SYS-300 MOTION DETECTOR
C	PATH LIGHT	FX LUMINAIRE	DM1-2P DELMARE	COPPER	20W T4 XENON	FX LUMINAIRE POTENZA X 300 WATT 120-VOLT TO 12V TRANSFORMER W/ TIMER AND PHOTOCELL LOCATED IN GENERATOR ENCLOSURE



NORTH

SITE ELECTRICAL PLAN

1" = 10'-0"

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435 NORTH MAIN STREET FORT BRAGG, CA 95437
Phone (707) 964-5520 Fax (707) 964-1952
www.landesign.com

A NEW SINGLE FAMILY RESIDENCE FOR:
LISA WEGER
CRAIG BLENCOWE
45551 SOUTH CASPAR DRIVE
MENDOCINO, California 95460 APN: 118-380-05

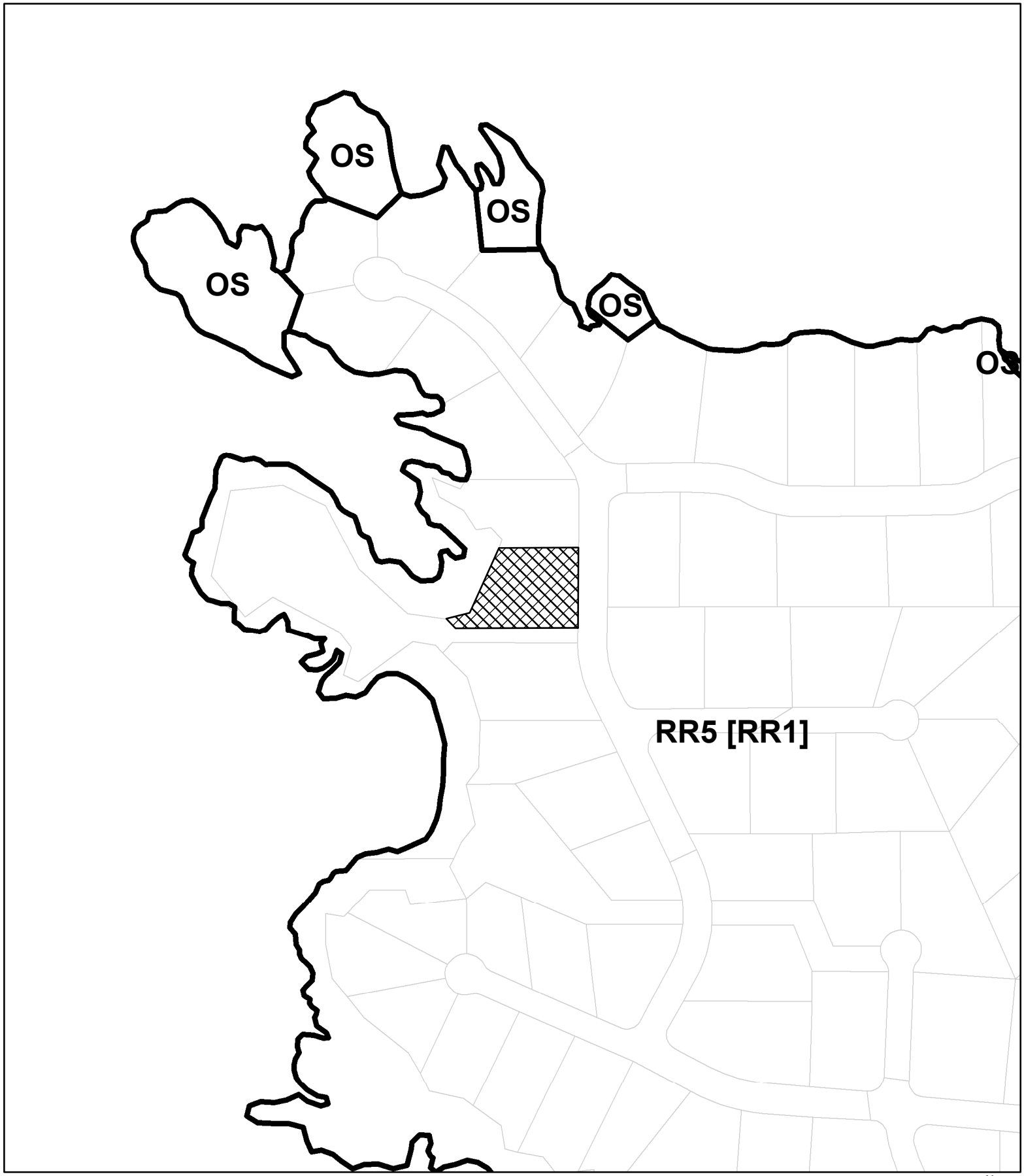
SITE ELECTRICAL PLAN

ISSUE DATE
NOVEMBER 5, 2007

REVISIONS

DRAWN	TN
CHECKED	ML
SCALE	1"=10'-0"
SHEET	E1.2
OF	SHEETS

E:\Landesign\WEGER\ CURRENT\Sheet1.2.dwg, 11/5/2007 2:57:26 PM



CASE: CDPR 2025-0001
OWNER: Weger Interests Ltd
APN: 118-380-05
APLCT: Lisa Weger & Craig Blencowe
AGENT:
ADDRESS: 45551 S Caspar Dr., Mendocino

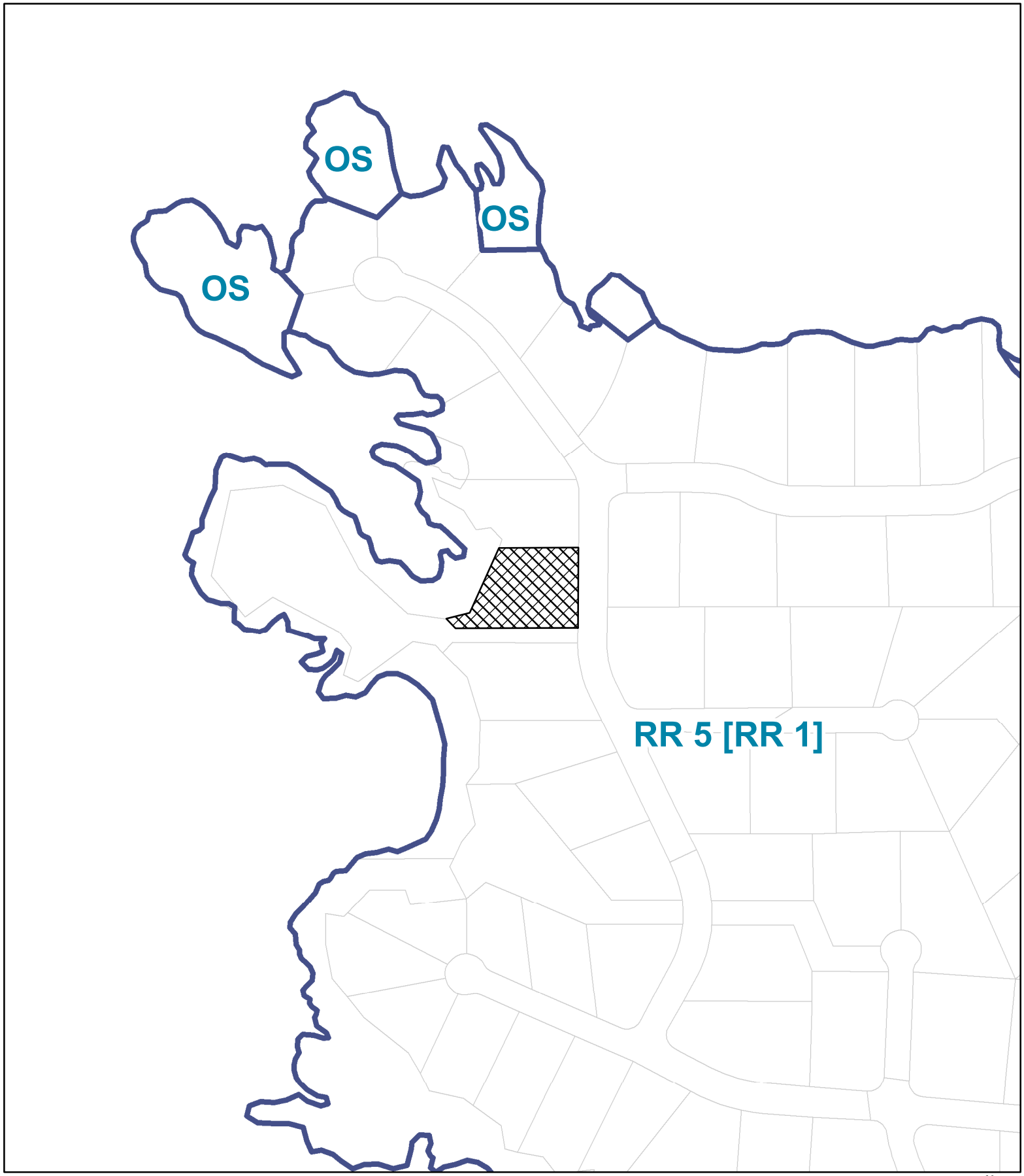
Zoning Districts
Assessors Parcels

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N W E S

ZONING

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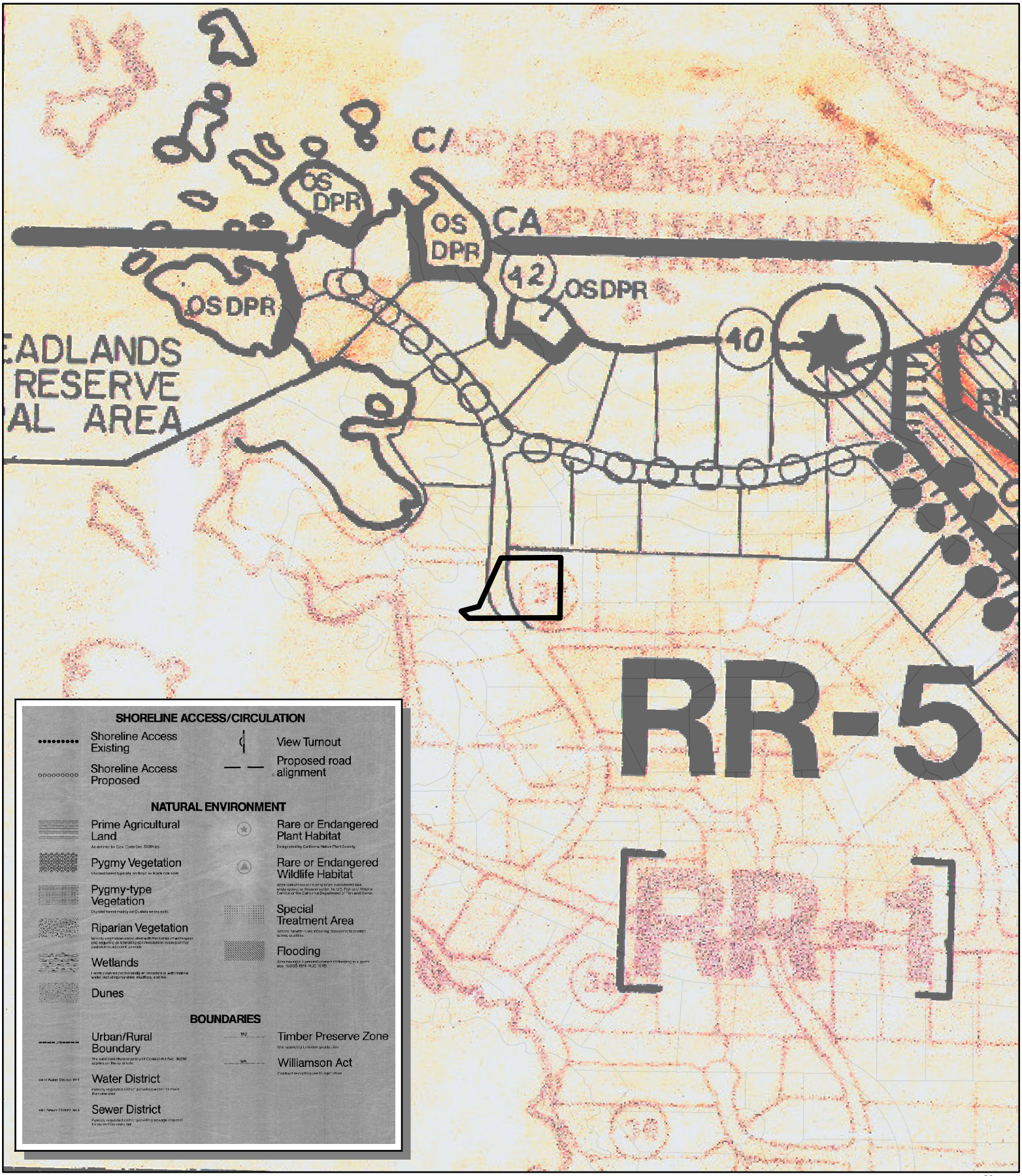
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GENERAL PLAN

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SHORELINE ACCESS/CIRCULATION

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

NATURAL ENVIRONMENT

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

BOUNDARIES

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

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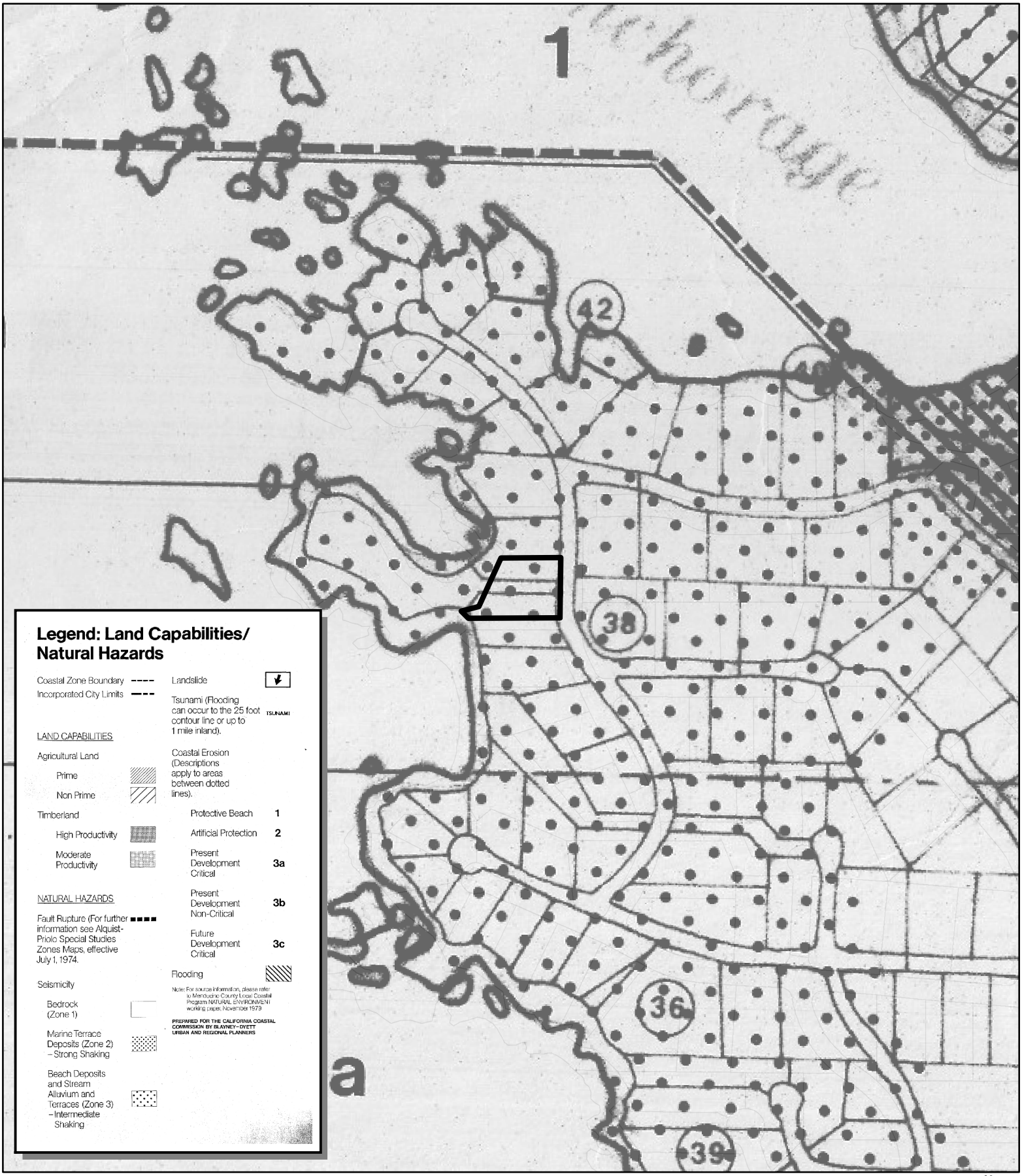
Assessors Parcels

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LCP LAND USE MAP 15: CASPAR

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Legend: Land Capabilities/ Natural Hazards

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

LAND CAPABILITIES

Agricultural Land
- Prime
- Non Prime

Timberland
- High Productivity
- Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.

Seismicity
- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2) – Strong Shaking
- Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI

Coastal Erosion (Descriptions apply to areas between dotted lines).

Protective Beach	1
Artificial Protection	2
Present Development Critical	3a
Present Development Non-Critical	3b
Future Development Critical	3c

Flooding

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

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DYETT URBAN AND REGIONAL PLANNERS

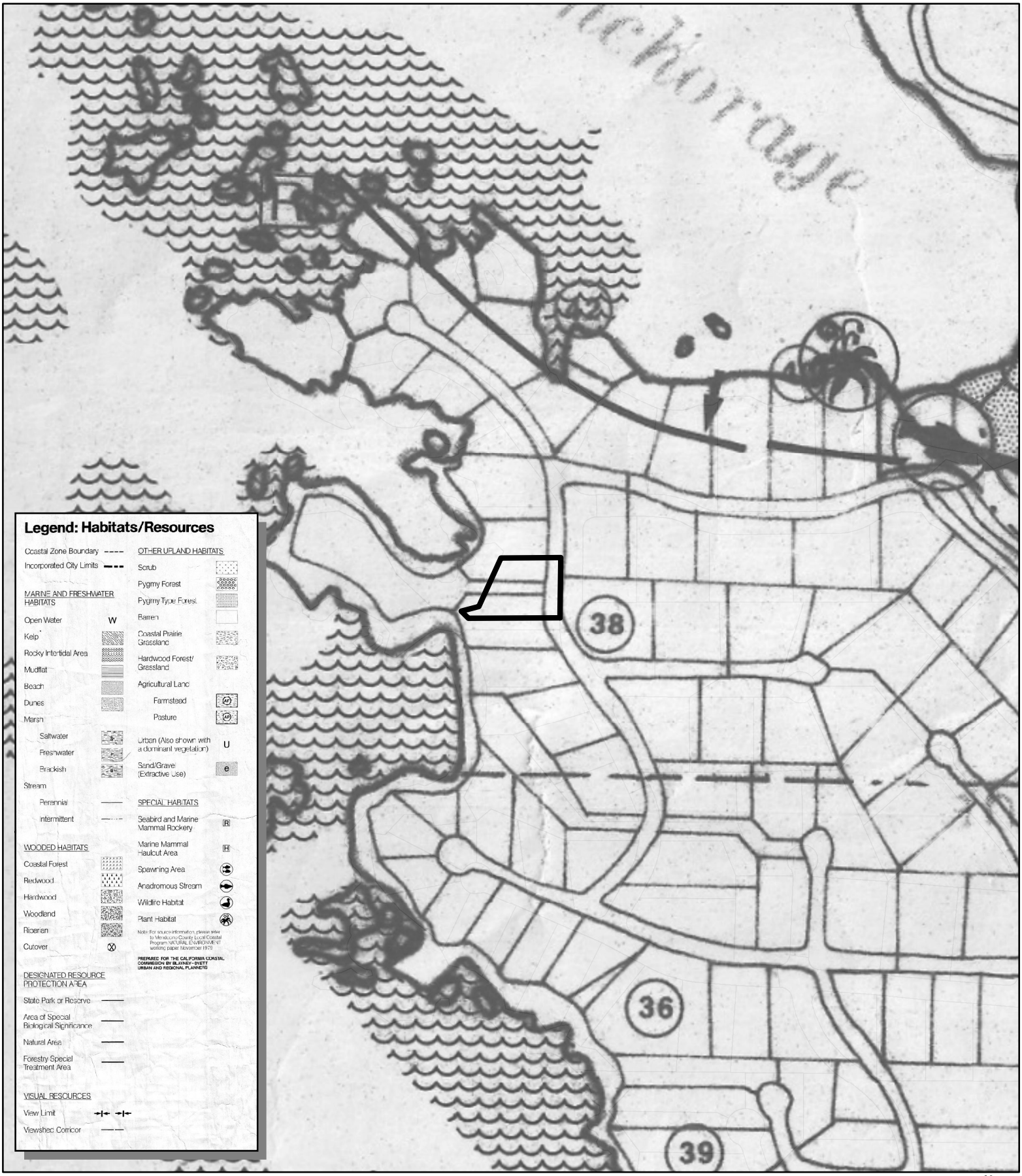
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Assessors Parcels

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LCP LAND CAPABILITIES & NATURAL HAZARDS

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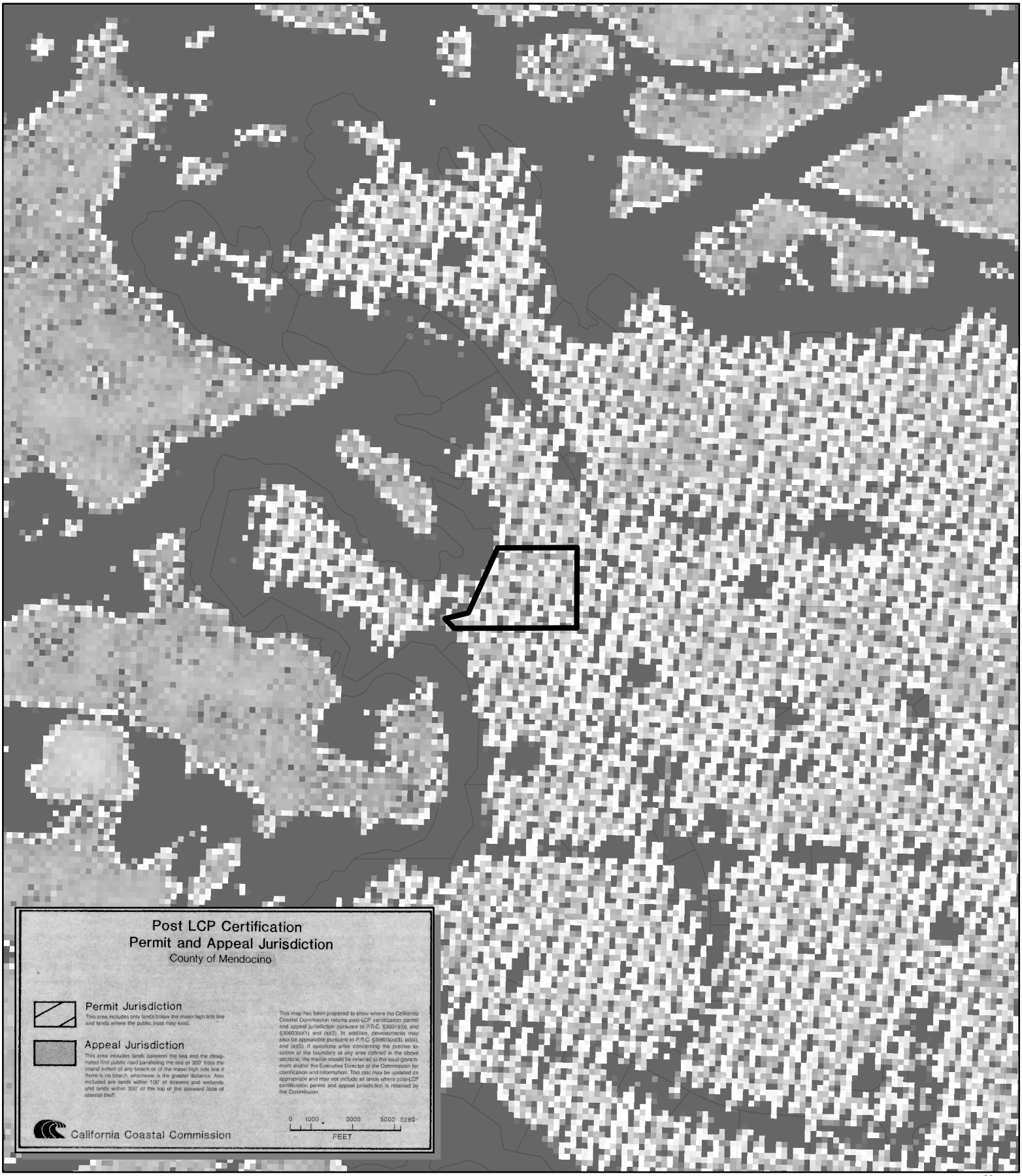
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LCP HABITATS & RESOURCES

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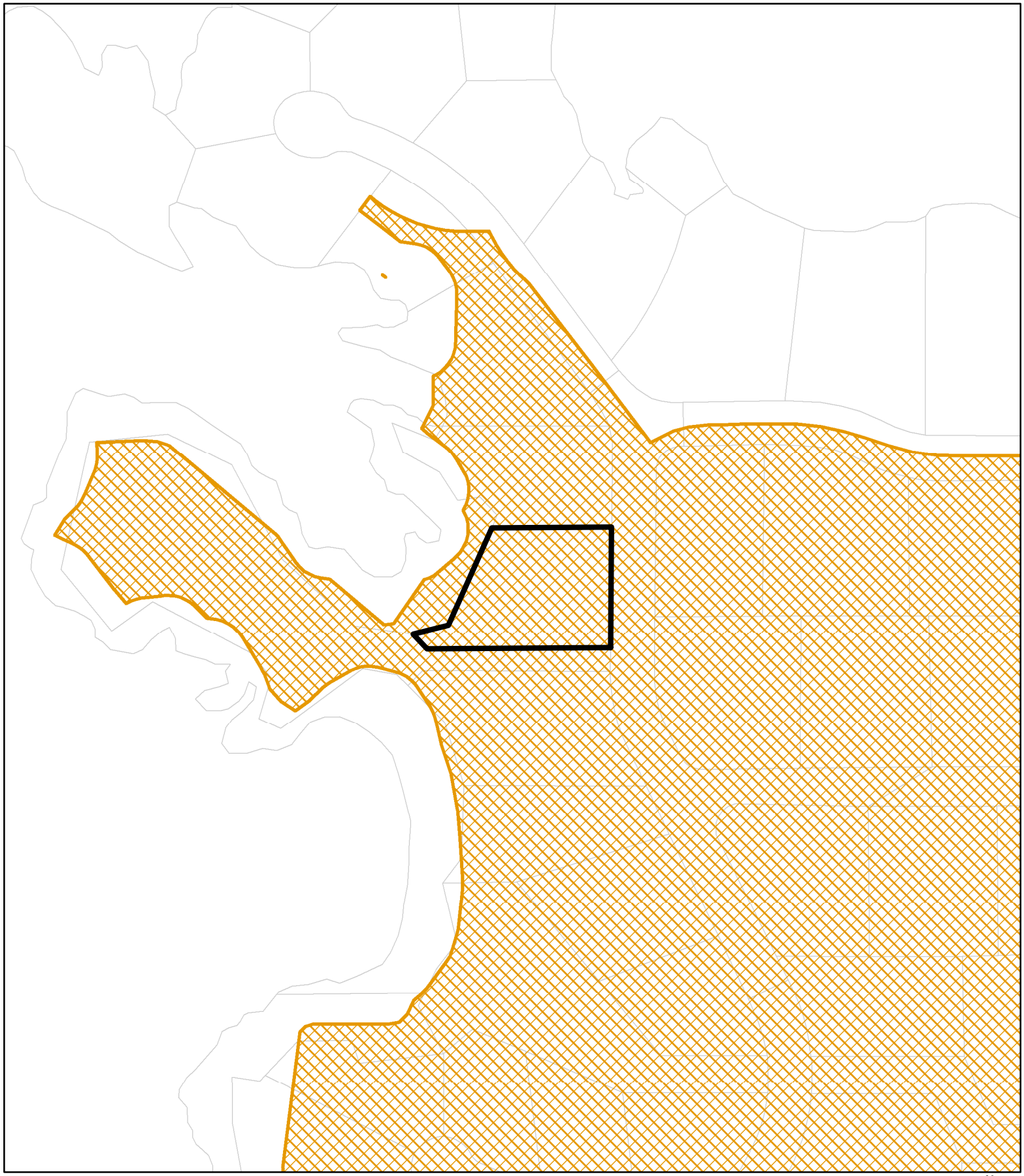
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POST LCP CERTIFICATION & APPEAL JURISDICTION

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CDP Exclusion Areas

Assessors Parcels

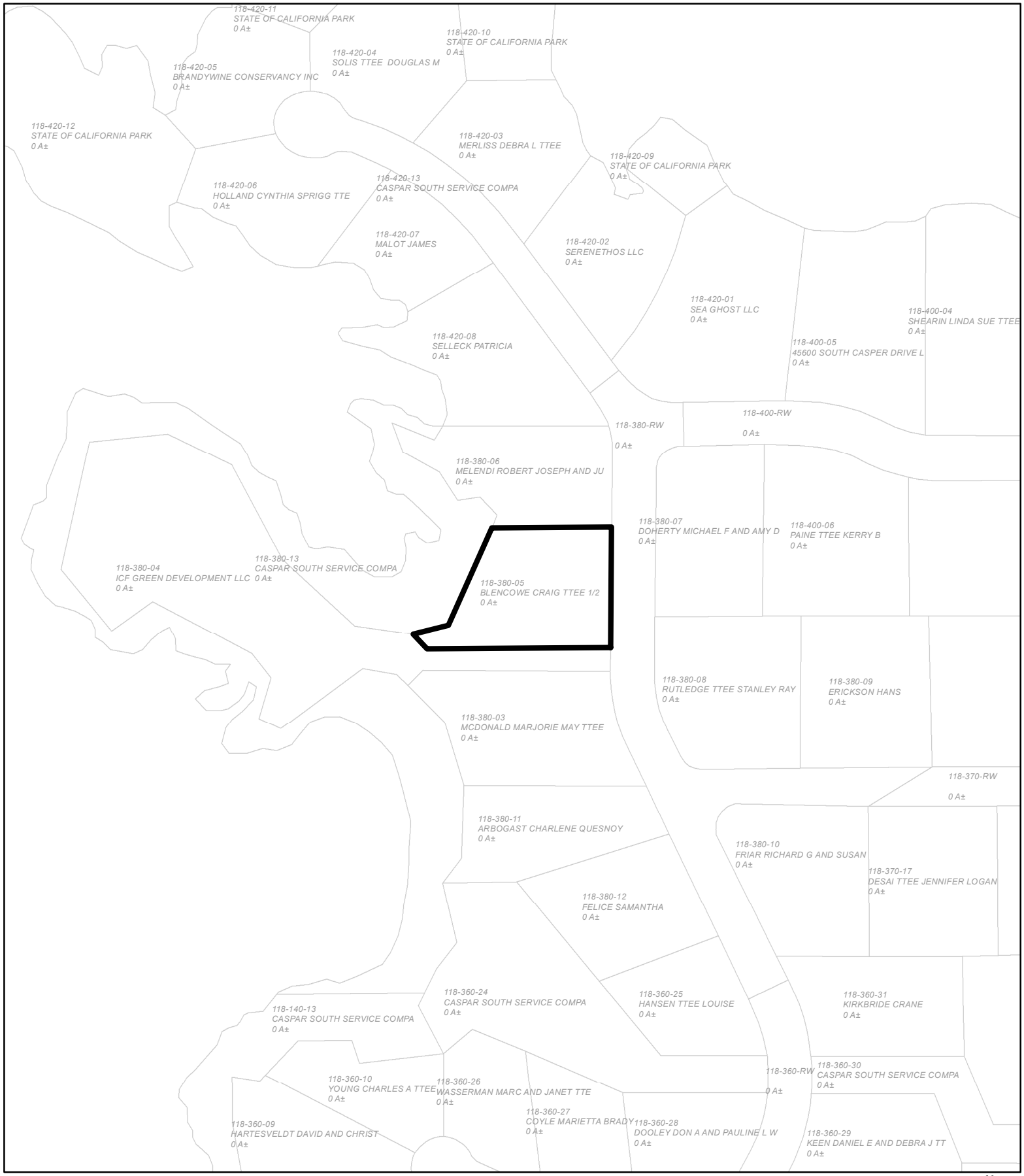
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CDP EXCLUSION AREAS

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Assessors Parcels

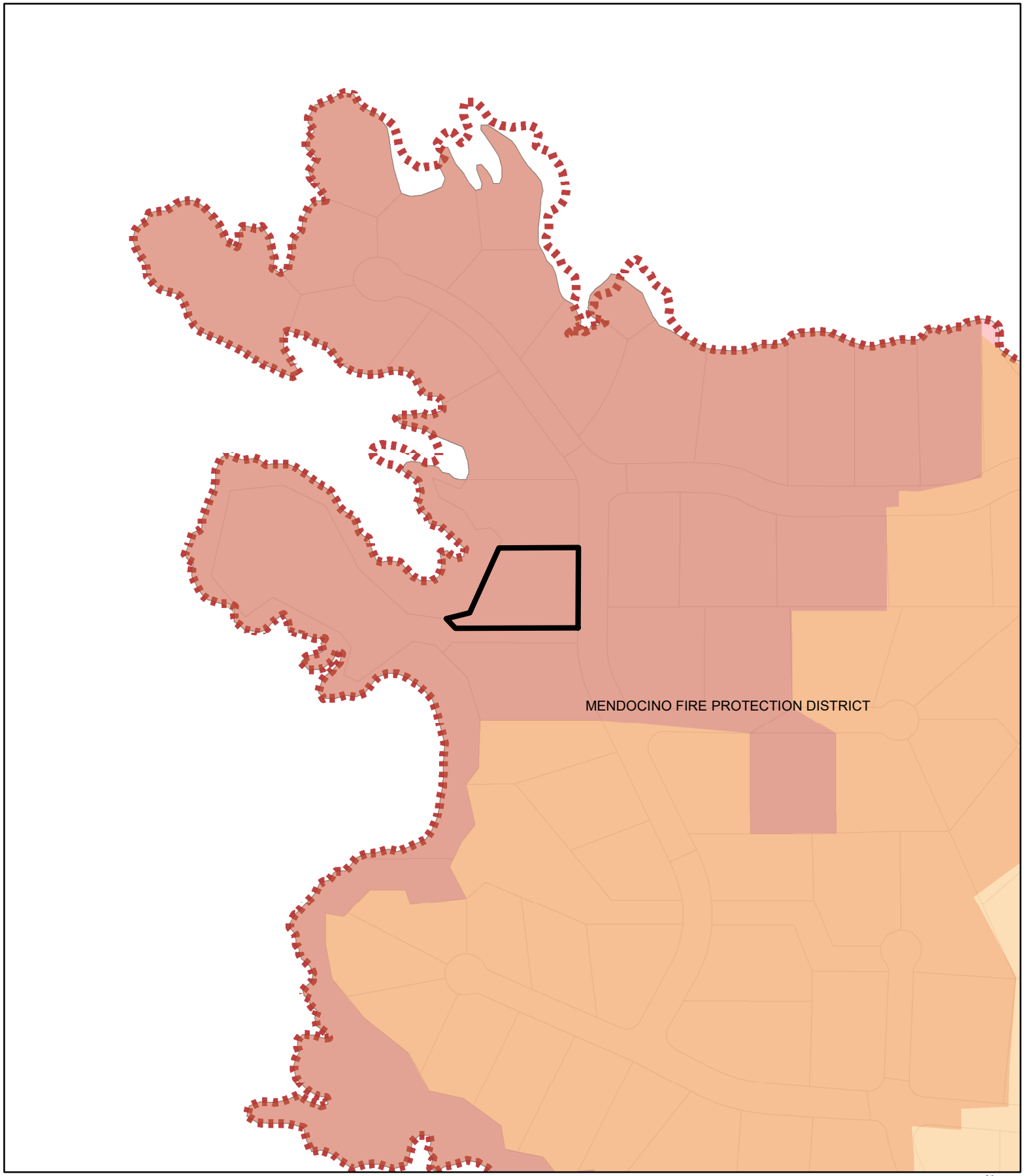
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ADJACENT PARCELS

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

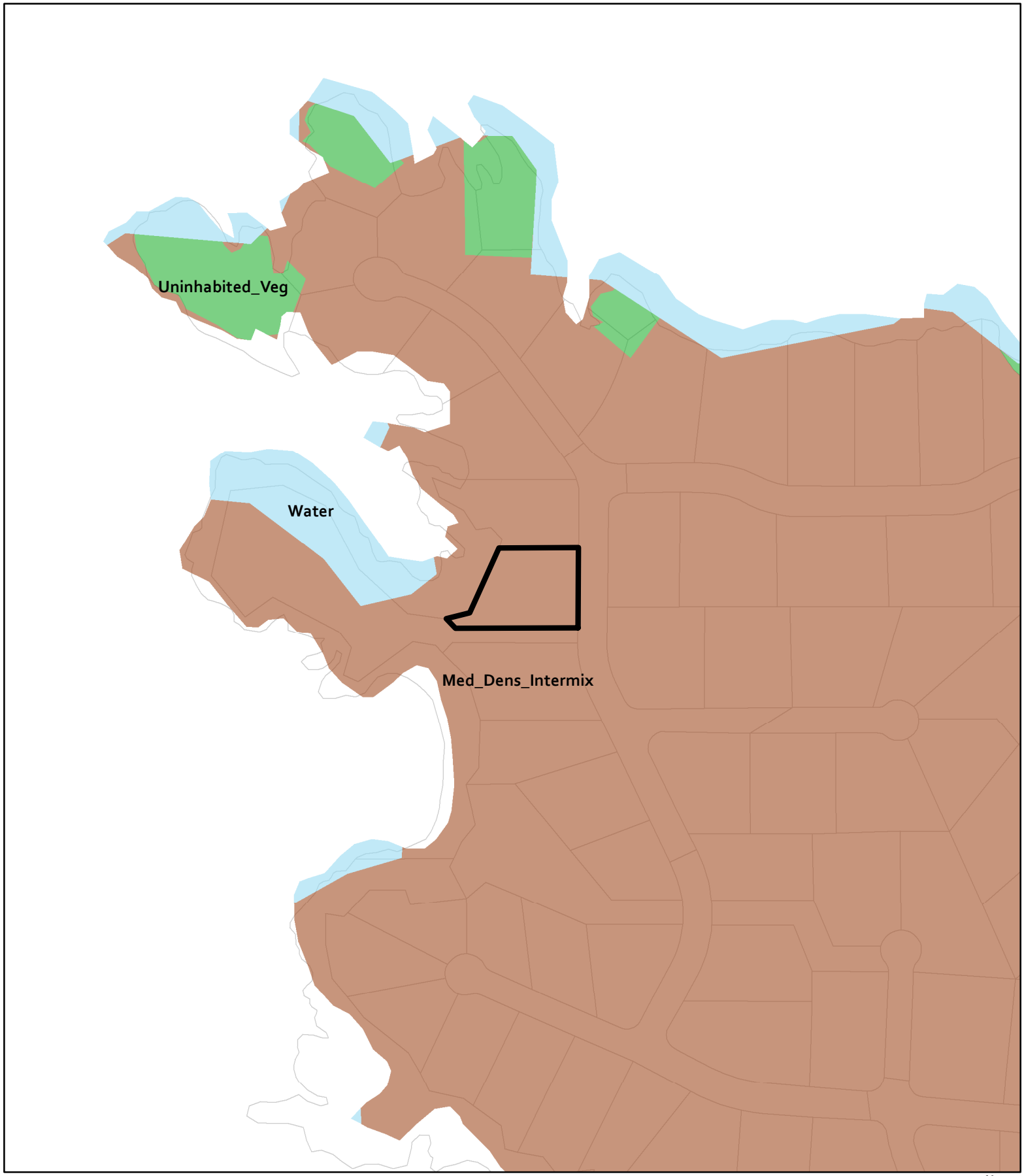
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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Assessors Parcels

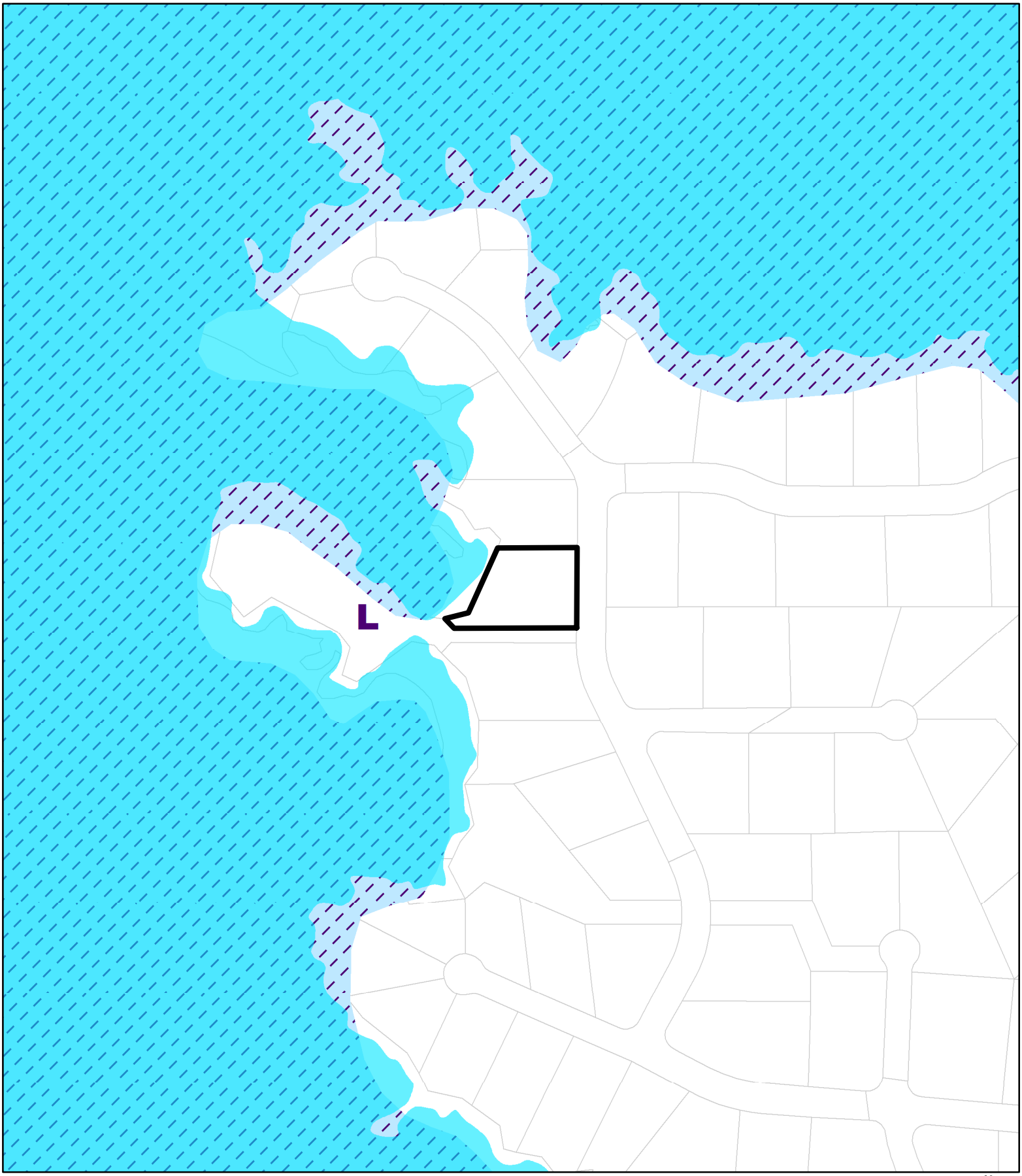
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WILDLAND-URBAN INTERFACE

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L LOMA Letters
1% Annual Chance Flood Hazard
Tsunami Inundation Zones
Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles
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FLOOD & TSUNAMI INUNDATION ZONES

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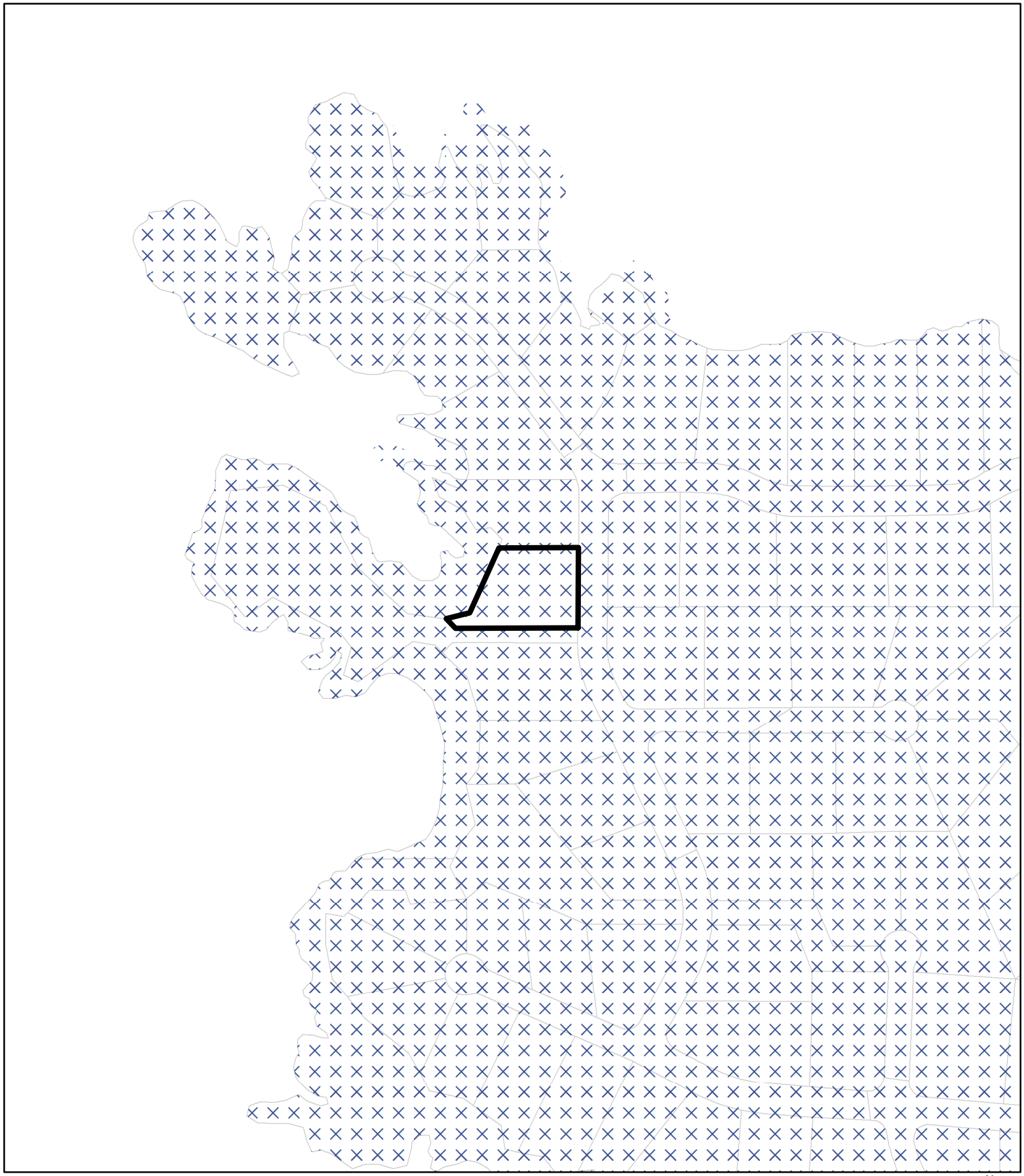
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Assessors Parcels

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WETLANDS

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Critical Water Resources

Assessors Parcels

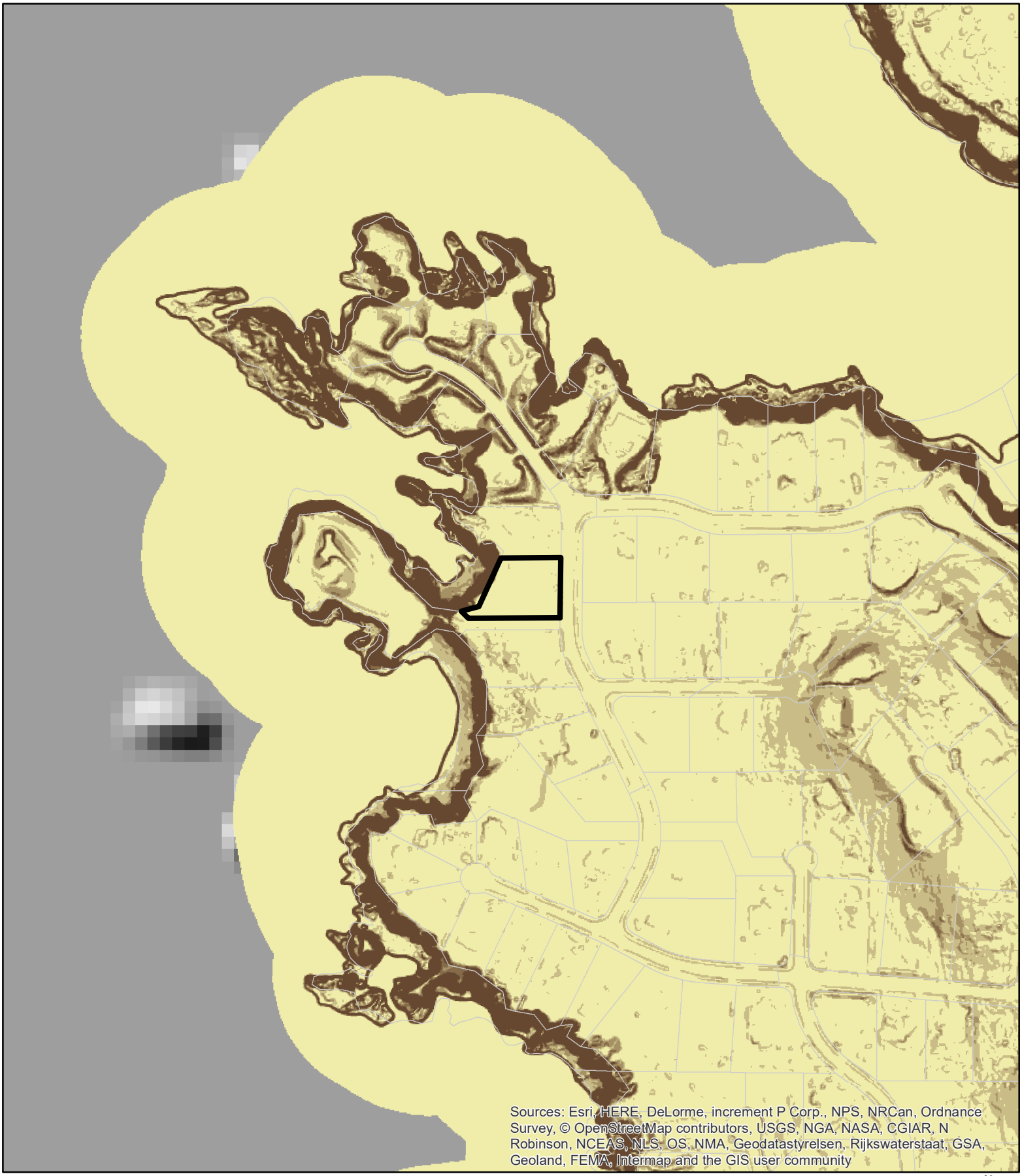
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COASTAL GROUND WATER RESOURCES

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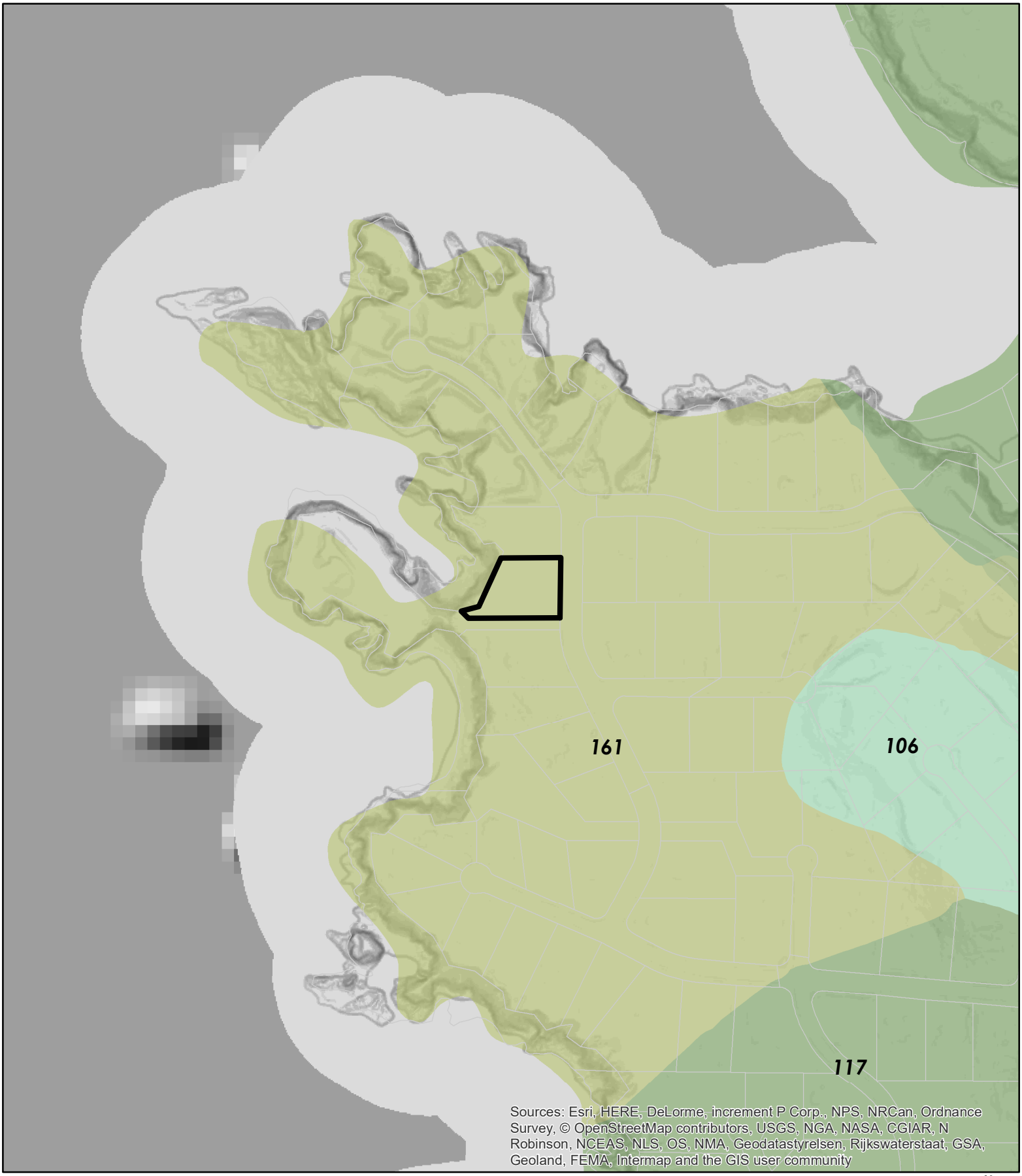
Assessors Parcels
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10% - 20%
20% - 30%
30% - 40%
40% - 50%

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ESTIMATED SLOPE

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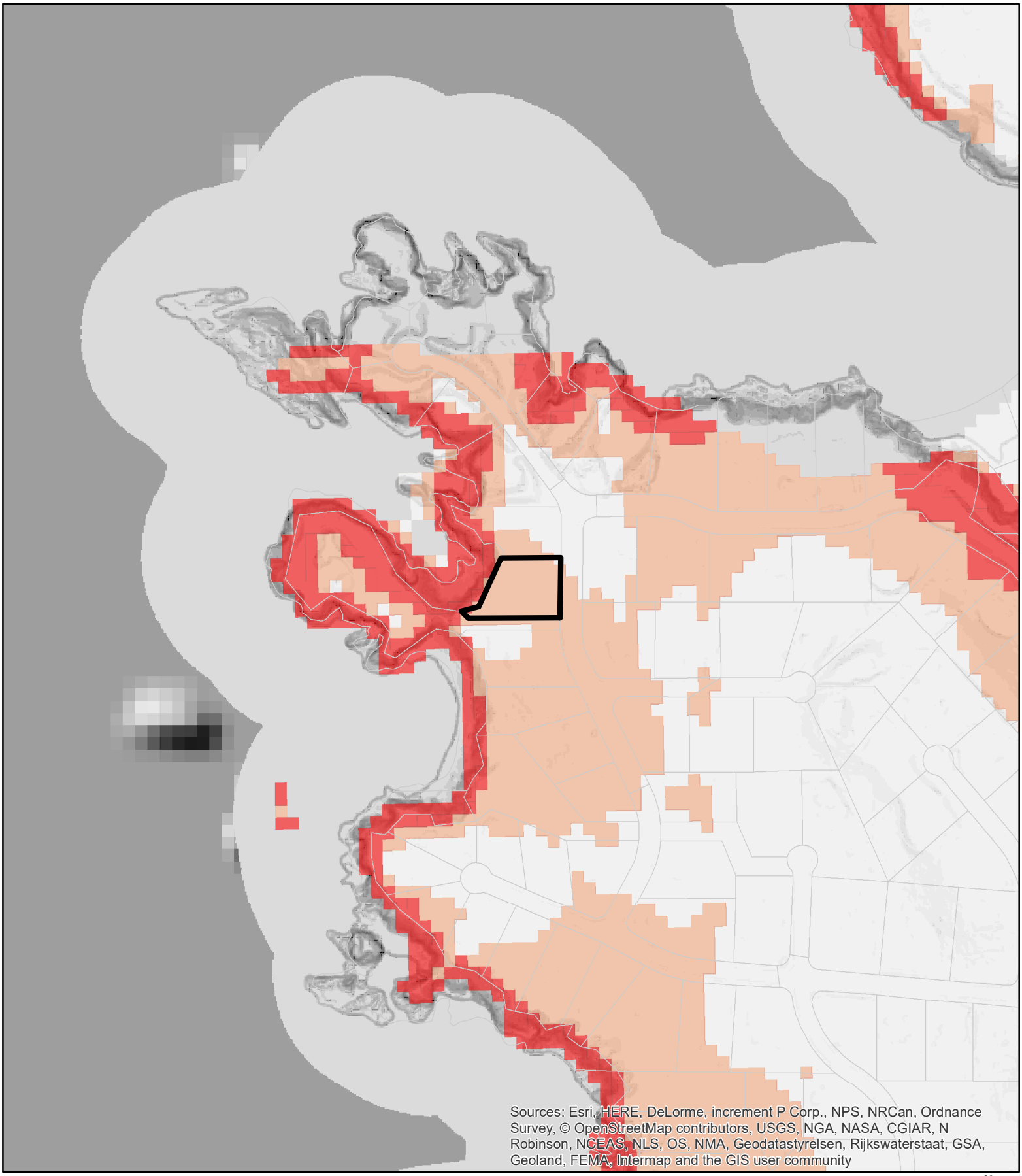
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WESTERN SOIL CLASSIFICATIONS

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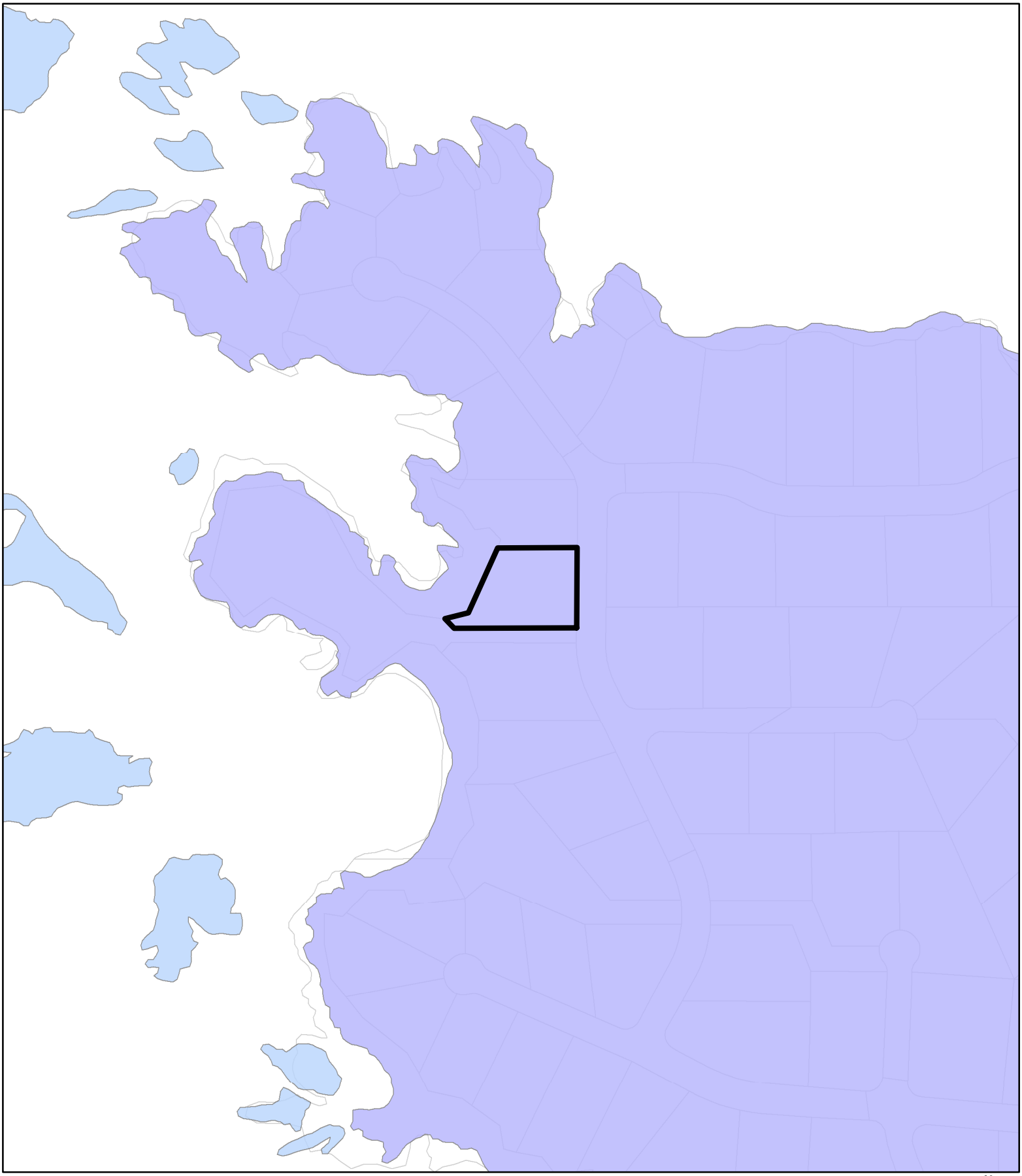
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LANDSLIDE HAZARDS

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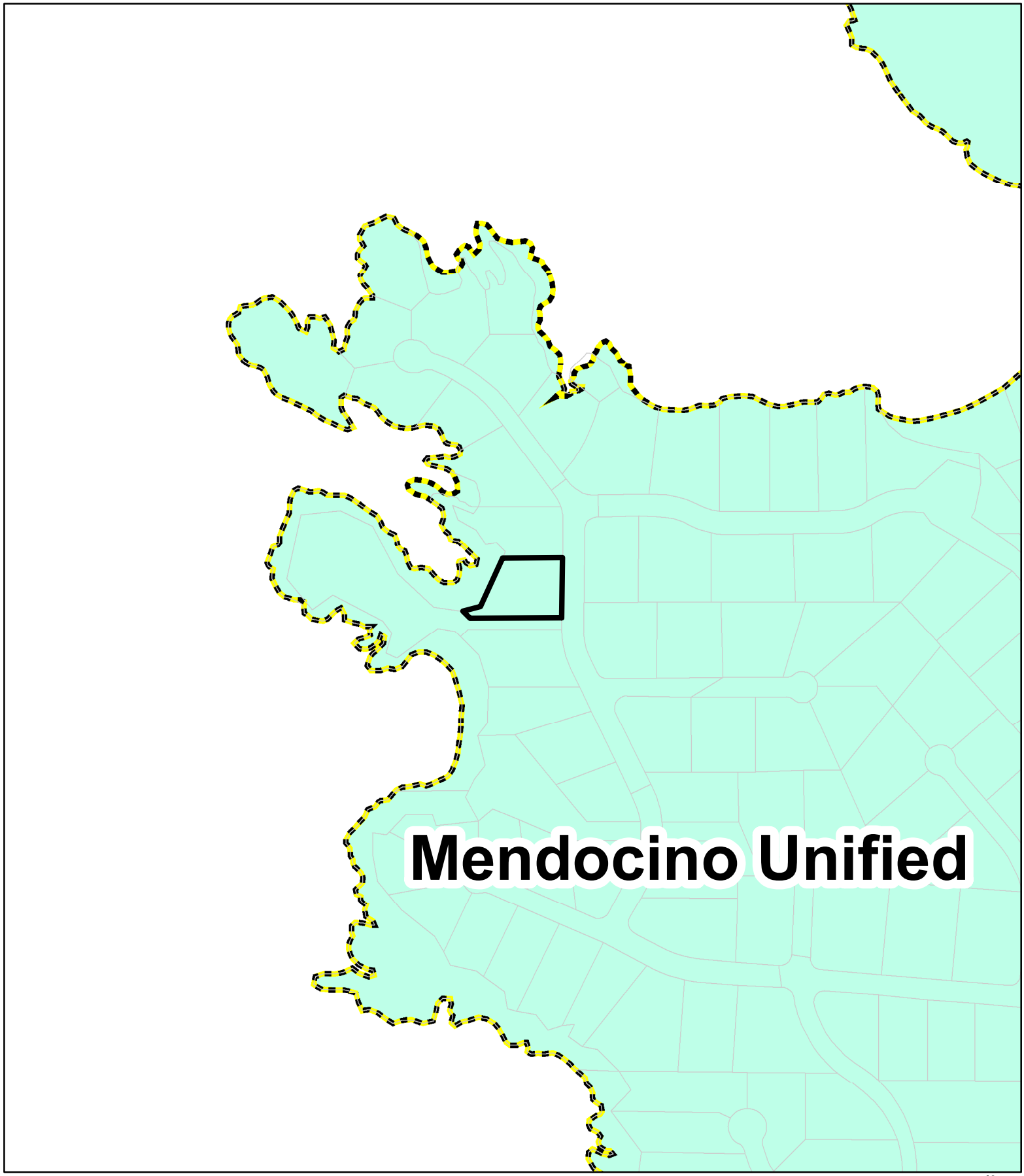
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IMPORTANT FARMLANDS

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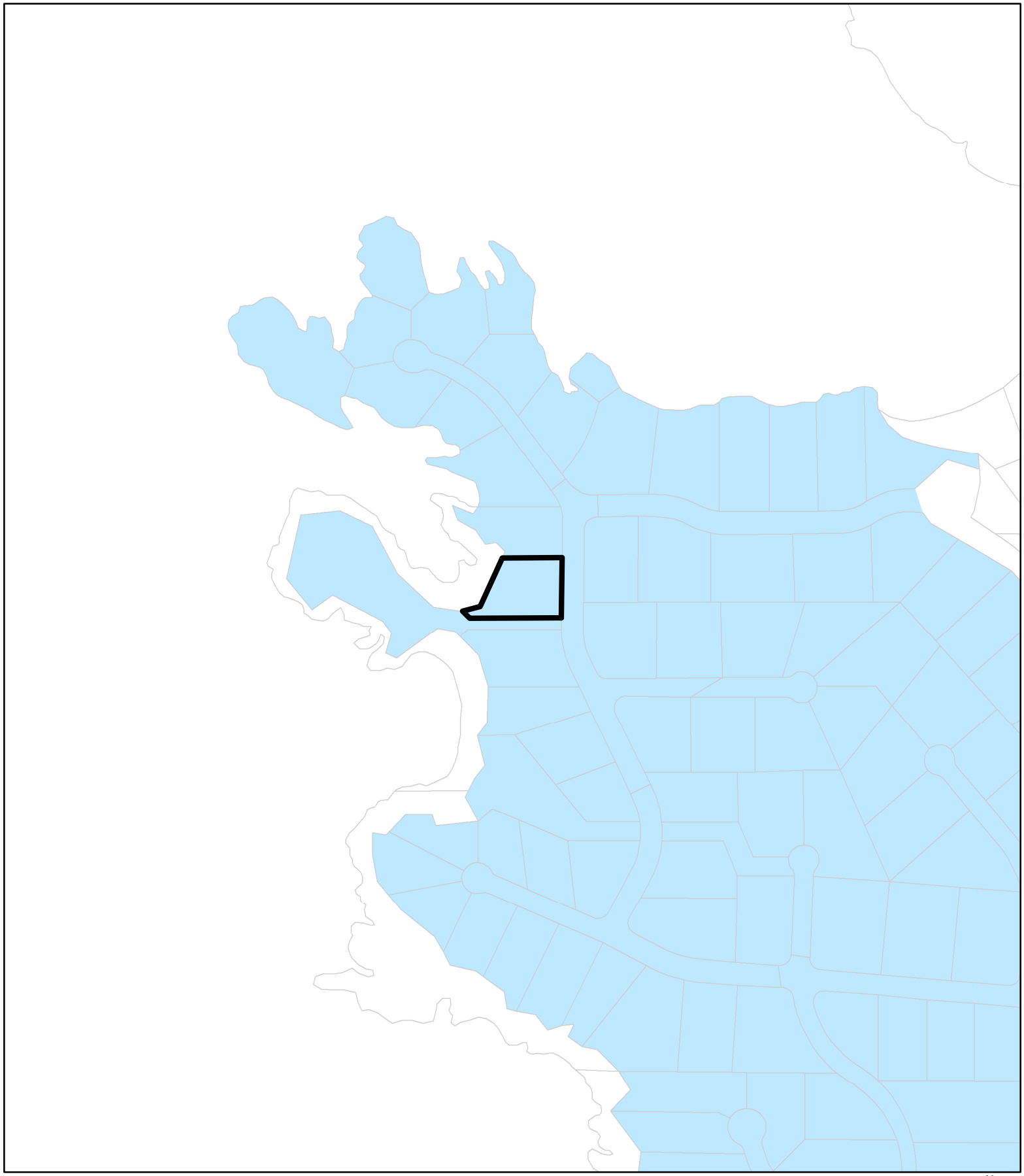
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SCHOOL DISTRICT

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Assessors Parcels
County Water Districts

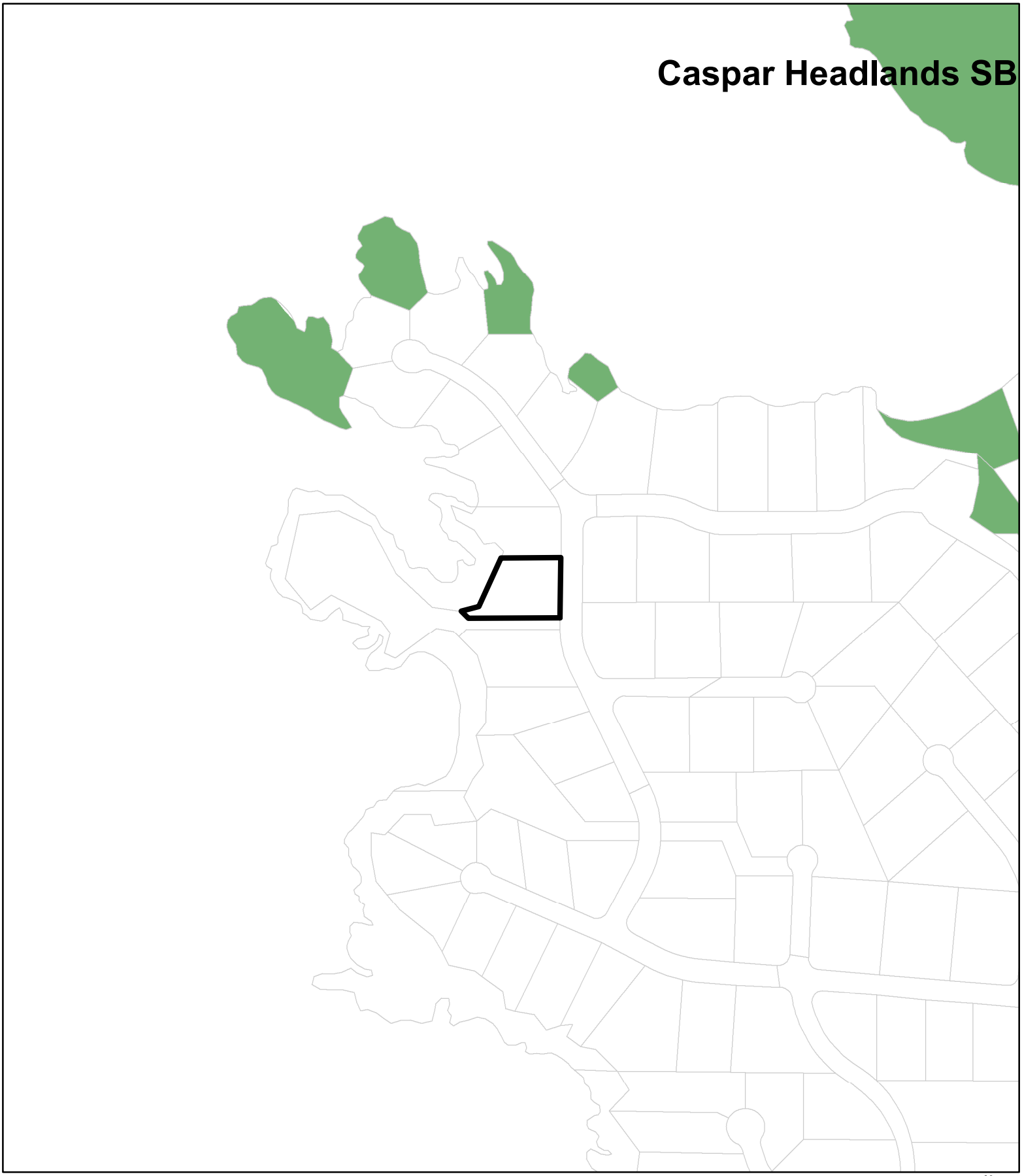
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WATER DISTRICT

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Assessors Parcels
State Parks

0 180 360 Feet
0 0.03 0.06 Miles

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STATE PARKS

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