



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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

April 30, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Agriculture Commissioner

Sonoma State University
CalFire - Prevention
Department of Fish and Wildlife
Coastal Commission
State Clearinghouse
Surfwood Water District

Mendocino Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2019-0009

DATE FILED: 2/28/2019

OWNER: GUY PACURAR

APPLICANT: GUY & SARAH PACURAR

AGENT: DIANA WIEDEMANN ARCHITECT

REQUEST: Administrative Coastal Development Permit to construct a 2,770 sq. ft. single family residence with attached 528 sq. ft. garage, covered entry porch, patio, balcony, south deck, gravel driveway, landscaping, and connections to utilities, water and sewer.

LOCATION: In the Coastal Zone, 1.6± miles north of the Town of Mendocino, lying at the end of Rosewood Terrace (Private), 0.5± miles southwest of its intersection with Baywood Drive (Private) within the 'Surfwood Subdivision', located at 44720 Rosewood Ter., Mendocino Area (APN: 118-330-20).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: May 14, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2019-0009

OWNER: PACURAR GUY V TTEE

APPLICANT: GUY & SARAH PACURAR

AGENT: DIANA WIEDEMANN ARCHITECT

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APN/S: 118-330-20

PARCEL SIZE: 1.41 ± Acres

GENERAL PLAN: Rural Residential (RR5-PD) [RR1-PD]

ZONING: Rural Residential (RR5-PD) [RR1-PD]

EXISTING USES: Vacent land

DISTRICT: 5th Supervisorial District (Williams)

RELATED CASES: S_3-86, Surfwood Subdivision

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5-PD)	RR5-PD	1.54 ± Acres	Residential
EAST:	Rural Residential (RR5-PD)	RR5-PD	1.54 ± Acres	Residential
SOUTH:	Rural Residential (RR5-DL)	RR5-DL	3 ± Acres	Residential
WEST:	Rural Residential (RR5-PD)	RR5-PD	1.52 ± Acres	Residential

REFERRAL AGENCIES

<u>LOCAL</u>		
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> Surfwood Sanitation District	<input checked="" type="checkbox"/> California State Clearinghouse
<input checked="" type="checkbox"/> Building Division Fort Bragg	<input checked="" type="checkbox"/> Planning Division Fort Bragg	<u>TRIBAL</u>
<input checked="" type="checkbox"/> County Addresser	<input checked="" type="checkbox"/> Sonoma State University	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> CALFIRE (Land Use) #45-19	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Mendocino Fire District	<input checked="" type="checkbox"/> California Coastal Commission	
<input checked="" type="checkbox"/> Surfwood Water District	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	

ADDITIONAL INFORMATION: Development proposed within approved building envelope.

STAFF PLANNER: MIO MENDEZ

DATE: 4/30/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Area. See Ground Water Resources Map

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils Types 141, 174

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Estuarine and Marine Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

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

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

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

Yes. California Coastal Commission, California Department for Forestry & Fire Prevention

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

See LCP Land Use Map 15 Caspar

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

See LCP Land Capabilities & Natural Hazards

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

See Habitats & Resources

27. COASTAL COMMISSION APPEALABLE AREA:

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

See Appealable Areas

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

Yes- Does not cover area of development

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

See LCP Land Use Map 15 Caspar

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

Not adjacent to a shore bluff

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DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2019-0009
CDF No(s)	45-19
Date Filed	2-28-19
Fee	\$3484.09
Receipt No.	PPJ-
Received by	G. Wiedemann
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Sarah Schoememan & Guy Pacurar
Mailing Address 9401 N. Hwy One
City Mendocino State Ca. Zip Code 95460 Phone 707/937-1183

PROPERTY OWNER

Name Sarah Schoememan & Guy Pacurar
Mailing Address 9401 N. Hwy One
City Mendocino State Ca. Zip Code 95460 Phone 707/937-1183

AGENT

Name Diana Wiedemann Architect
Mailing Address po box 395
City Albion State Ca. Zip Code 95410 Phone 707/937-2807

PARCEL SIZE

1.4

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

44720 Rosewood Terrace Mendocino, Ca.95460

ASSESSOR'S PARCEL NUMBER(S)

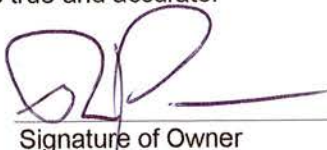
118-330-20

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


Signature of Applicant/Agent

Date

2/27/19


Signature of Owner

Date

02/27/19

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

Proposed two story residence with attached single story garage, covered entry porch, with balcony, and south deck. New gravel driveway with asphalt encroachment per county specs. The Surfwood IV sub division provides existing stub outs for water and for all underground utilities at site, to include electric, phone, propane. Proposed new septic tank that ties into community leach field per Surfwood. The existing site has a maintained building envelope located adjacent to cul-de-sac per lot Subdivision which is free of vegetation and trees and where house/garage shall be located.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	Two story residence with attached garage	2,770 sf house and 528 sf garage
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

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

4. Will the proposed project be phased? ☐ Yes ☒ No
 If Yes, explain your plans for phasing.

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

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

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

7. Project Height. Maximum height of structure not to exceed 28 feet feet.

8. Lot area (within property lines): 1.4 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>0</u> square feet	<u>2,775</u> square feet	<u>2,775</u> square feet
Paved area	<u>0</u> square feet	<u>2032</u> square feet	<u>2032</u> square feet
Landscaped area	<u>0</u> square feet	<u>426</u> square feet	<u>426</u> square feet
Unimproved area	<u>61,420 (1.4 acre)</u> square feet	<u>56,187</u> square feet	<u>56,187</u> square feet
GRAND TOTAL: <u>61,420 (1.4 acre)</u> square feet (Should equal gross area of parcel)			

10. Gross floor area: 2,775 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>none</u>	Proposed <u>4</u>	Total <u>4</u>
Number of covered spaces	<u>2</u>		Size <u>400 sf</u>
Number of uncovered spaces	<u>2</u>		Size <u>400 sf</u>
Number of standard spaces			Size
Number of handicapped spaces			Size

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

A. Electricity

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

B. Gas

- ☒ Utility Company/Tank
☐ On Site generation, Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Exterior wall mount lights located on building at all exterior doors including garage door. Pathway lights along entry walkway. All lighting shall be night sky rated and downcast.

14. What will be the method of sewage disposal?

- ☒ Community sewage system, specify supplier Surfwood IV community leach field
☒ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source?

- ☒ Community water system, specify supplier Surfwood IV Community Water system
☐ Well
☐ Spring
☐ Other, specify _____

16. Is any grading or road construction planned? ☒ Yes ☐ No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Existing site has a moderate slope with proposed grade cuts at house footprint of 1 to 2 feet, with all soils being redistributed for finish grades and finish landscaping. The proposed new gravel driveway to garage shall have approximately 1 to 2 feet of fill using compacted gravel supplied by a local Mendocino County quarry. See site grading and landscaping plan A1.1 and note that all soils shall be stored and protected from any run off until reused for finish grades per Erosion Control Section 20.492.005 of MCCZC.

For grading and road construction, complete the following:

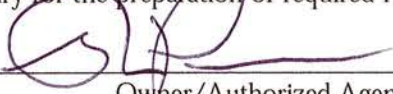
- A. Amount of cut: 48 cubic yards
B. Amount of fill: 39 cubic yards
C. Maximum height of fill slope: 1 to 2 feet feet
D. Maximum height of cut slope: .5 to 1.5 feet feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

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

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

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

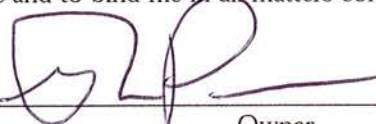
02/27/19

 Date

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

AUTHORIZATION OF AGENT

I hereby authorize Diana Wiedemann-Architect to act as my representative and to bind me in all matters concerning this application.



 Owner

02/27/19

 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

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: 02/27/19


Applicant

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 2/28/19 (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:

Proposed new residence for a two story house and attached single story garage, with decks and entry porch and balcony and
new underground utilities and septic tank connected to community leach field, with new gravel driveway

(Description of development)

Located at:

44720 Rosewood Terrace Drive Mendocino, Ca. 95460

118-330-20

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

wooden stake on property

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



Owner/Authorized Representative

02/27/19

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.

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

**A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:**

PROPOSED DEVELOPMENT : _____

Proposed new residence for a two story house with attached single story garage, with decks,
entry porch and balcony, and with new underground utilities and new septic tank which will
be connected to community leach field. New asphalt encroachment and gravel driveway

LOCATION: 44720 Rosewood Terrace

Mendocino, Ca. 95460

APPLICANT : Sarah Schoeneman & Guy Pacurar

ASSESSOR'S PARCEL NUMBER(S): 118-330-20

DATE NOTICE POSTED: February 28, 2019

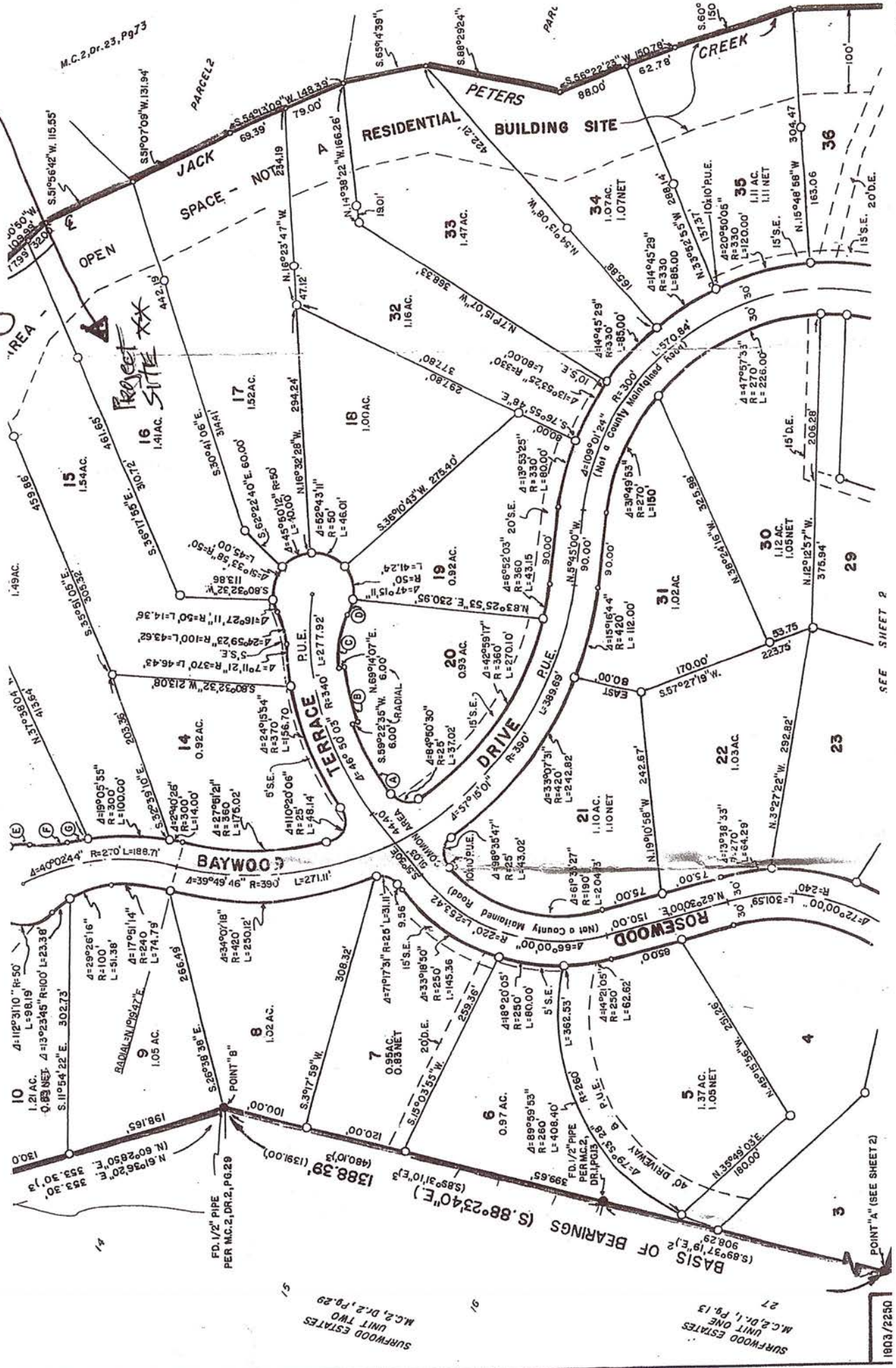
FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

APN	OWNER	ADDRESS	CITY	STATE	ZIP
11833013	VANENGELHOVEN DAVID A & PHYLLI	5337 E CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
11833015	HUFFAKER JOHN D	44621 BAYWOOD DR	MENDOCINO	CA	95460
11833016	CASEY THAR & NANCY TTEES 1/2	737 SWEET WATER DR	DANVILLE	CA	94506
11833017	CASEY THAR & NANCY TTEES 1/2	737 SWEET WATER DR	DANVILLE	CA	94506
11833018	SEMANS WILLIAM L & DIANE M TTE	44651 BAYWOOD DR	MENDOCINO	CA	95460
11833019	SHEN BENJAMIN XIAO & SHIRLEY Y	2783 ORTIZ PL	WOODLAND	CA	95776
11833020	PACURAR GUY /	9401 N HWY 1	MENDOCINO	CA	95460
11833021	MILLER HELEN	1141 NORTH MAIN ST	FORT BRAGG	CA	95437
11833022	FOGARTY THOMAS V & MARY R TTEE	500 LYNDSLEY LN	YUBA CITY	CA	95993
11833023	NEUMANN JOHN E & ERIN K BALDOC	520 TERRRACE DR	TAFT	CA	93268
11833024	DICKEY SHANE & AUDREY F	44735 ROSEWOOD TERRACE	MENDOCINO	CA	95460
11833036	EPPSTEIN ANTHONY D & MAUREEN V	44711 BAYWOOD DR	MENDOCINO	CA	95460
11833037	EPPSTEIN ANTHONY D & MAUREEN V	44711 BAYWOOD DR	MENDOCINO	CA	95460
11833056	SURFWOOD V OWNERS ASSOCIATION	PO BOX 1030	MENDOCINO	CA	95460
11834031	VANSICKLEN PETER & MARCINE A T	PO BOX 1483	MENDOCINO	CA	95460
11834032	VANSICKLEN PETER & MARCINE A T	PO BOX 1483	MENDOCINO	CA	95460
11834046	PATTERSON WILLIAM BARROWS /	45550 OVERTON DR	MENDOCINO	CA	95460
11834047	AMADOR JOHN 1/2	5114 CONGRESS AVE	OAKLAND	CA	94601

Project site

M.C.2, Dr. 23, Pg. 73



LOCATION MAP

FOR 44720 ROSEWOOD TERRACE - SURVEYED BY MEMORANDUM

SURFORD ESTATES
UNIT ONE
M.C.2, Dr. 1, Pg. 13

51

1803/2250


The Great Outdoors 72400-615B

Dorian Bronze 2 Light ADA Compliant Dark Sky Compliant
from the Everton Collection

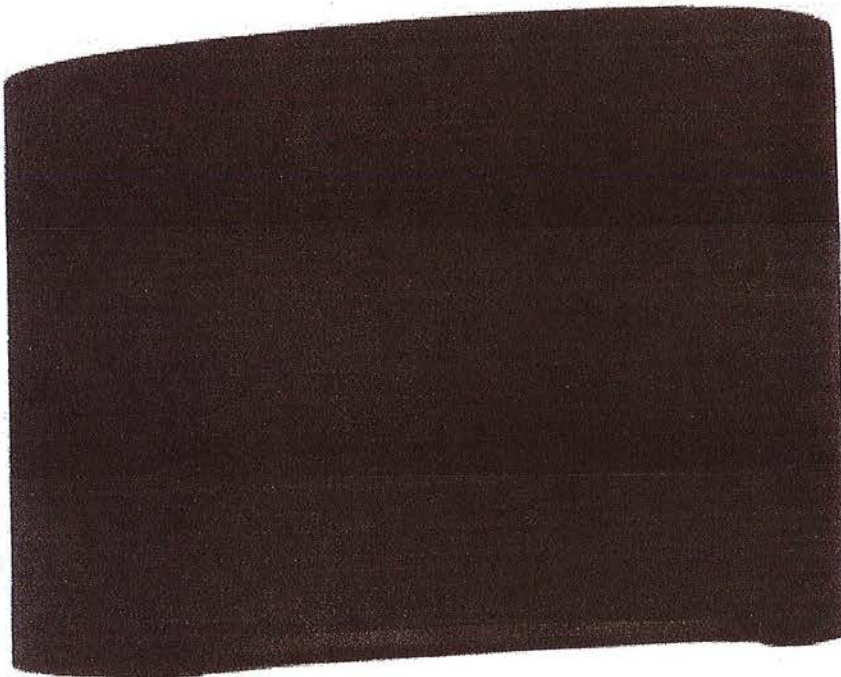
Item # bc11951893 Model # 72400-615B Everton Collection

thegreatoutdoors[®]
A Kwikad Group Company

PATH LIGHTING

1518HE-LED 

Width: 6.5"
Height: 22"
Bulb: 2.4w LED 12v DC
UPC: 640665151855



Hematite

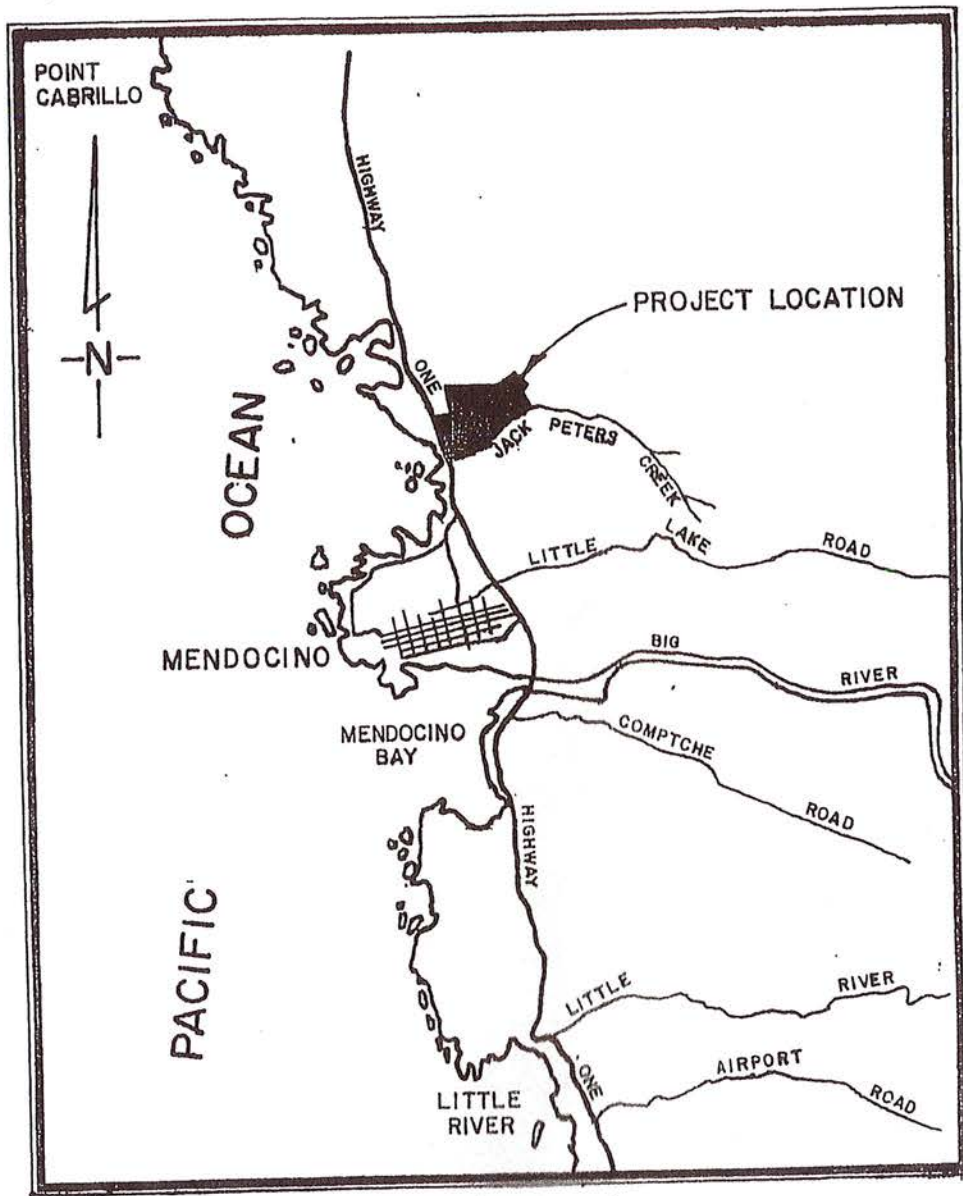


Bronze



Titanium





LOCATION MAP

SCALE: 1" = 1 MILE

PACURAR & SCHWENKMAN
 44720 ROSEWOOD TERRACE
 MENDOCINO, CA. — SUREWOOD IV SUBDIVISION

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 ☒ **DIGITAL SET**
1. **4 Copies** of items a-d. Copies must be on 8 1/2" x 11" paper, collated and stapled into individual application packets. (Note: For Administrative CDP's only 2 copies are necessary.)
- ✓ a) **APPLICATION FORM AND COASTAL ZONE INITIAL SITE AND PROJECT DESCRIPTION QUESTIONNAIRE.** Please be sure to answer all questions thoroughly and accurately.
- ✓✓✓ 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 copies of 11x17 ARCHITECTURAL**

- A ☐ C ☒ **2. SITE PLAN, FLOOR PLANS, ELEVATIONS AND LIGHTING FIXTURES- 1 Full-Size Set** Drawn to scale and folded to 8 1/2" 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 Copy.**

- A ☐ C ☒ **4. SIGNED DECLARATION OF POSTING - 1 Copy.**

- A ☐ C ☒ **5. SIGNED INDEMNIFICATION AGREEMENT- 1 Copy.**

- 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. STAMPED, LEGAL SIZE 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.

RECEIVED

FEB 28 2019

**PLANNING & BUILDING SERV
FORT BRAGG CA**

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.

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.

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.

RECEIVED

FEB 28 2019

**PLANNING & BUILDING SERV
FORT BRAGG CA**



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: DIANA WIEDEMANN ARCHITECT
PO BOX 395

ALBION

CA 95410

Project Number: CDP_2019-0009

Project Description: Pacurar, SFR, Mendocino

Site Address: 44720 ROSEWOOD TER

CDP_2019-0009

Receipt: PRJ_025766

Date: 2/28/2019

Pay Method: CHECK 1530

Received By: JESSIE WALDMAN

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$2,732.09
CDPA BASE			\$2,732.09
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2E			\$150.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$3,484.09



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

CAL FIRE File #

45-19

To be completed by CAL FIRE

-OFFICE USE ONLY-

STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). **See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements.** If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.

1. Name, Mailing Address and Phone Number of Property Owner:

Sarah Schoeneman & Gary Pacurar

9401 N. Hwy. 1; Mendocino, CA 95460

Phone: 707-937-1183

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:

Diana Wiedemann - Architect

PO Box 395; Albion, CA 95410

Phone: 707-937-2807

Mail correspondence to:

☐ Owner OR ☒ Agent OR ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

44720 Rosewood Terrace

Mendocino, CA 95460

APN: 118-330-20

CONSERVATION IS WISE—KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

Is it accessible, gate, locked? If so, gate combination or instructions to access:
 No gate.

4. Type of Project -- CHECK ONE

☐ Subdivision

Current acreage before split: _____

Number of new parcels to be created: _____

Acreage of newly created parcels: _____

☐ Use Permit

Describe your project, include dates, times, number of people, roads used or required, etc.

☒ Building Permit

☒ New building, ☐ Remodel, ☒ Class K, ☐ Replacement, ☒ Other

2,400

Size in square feet of Single Family dwelling, if applicable.

500

Size in square feet of attached garage, if applicable.

Size in square feet of proposed detached garage, if applicable.

Size in square feet of proposed accessory building(s), if applicable.

Size in square feet of other proposed structure, if applicable.

2,900

TOTAL SQUARE FOOTAGE

Briefly describe the type of structure you will be building:

Two story house, with attached garage. May pursue a standard building permit.

5. ☒ Yes ☐ No -- Is project location map attached showing access to the site?

6. ☒ Yes ☐ No -- Was the subject parcel created PRIOR to January 1, 1992?

If NO please answer a & b below:

a. ☐ Yes ☐ No -- Is the structure within ½-mile driving distance of a working fire hydrant?

b. ☐ Yes ☐ No -- Is the structure within a 5-mile driving distance of a year round fire station?

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

Set Back Standard- If YES to # 7 and NO to # 8, an exemption will be required.

7. ☒ Yes ☐ No -- Is the subject parcel 1 acre or larger?
8. ☐ Yes ☒ No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines?

Road and Driveway Standards -Roads or driveways deviating from the Standards will require an exemption.

9. ☐ Yes ☒ No -- Will your project require construction of a new road?
If so, how long in feet or miles? _____
If so, what is the maximum grade(%)? _____
10. ☐ Yes ☒ No -- Will your project require the extension of an existing road?
If so, how long in feet or miles? _____
If so, what is the maximum grade(%)? _____
11. ☒ Yes ☐ No -- Will your project require construction of a new driveway?
If so, how long in feet or miles? 110 feet
If so, what is the maximum grade(%)? 4
12. ☐ Yes ☒ No -- Will your project require the extension of an existing driveway?
If so, how long in feet or miles? _____
If so, what is the maximum grade(%)? _____
13. If NO to 9-12 above, Describe the existing road/driveway:

14. Describe the turnout locations, their spacing, and the turnaround or hammerhead "T" related to your project and the standards ensure it meets the required standard or an exemption will be needed.
Not applicable.

15. ☐ Yes ☒ No -- Are there existing bridges en route to the proposed project located on your property?
16. ☐ Yes ☒ No -- Will this project require any bridges to be constructed/installed?

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

Timber and Land Conversion Activities- FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.

17. ☐ Yes ☒ No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. ☐ Yes ☒ No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

Exemption Request

19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.

An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

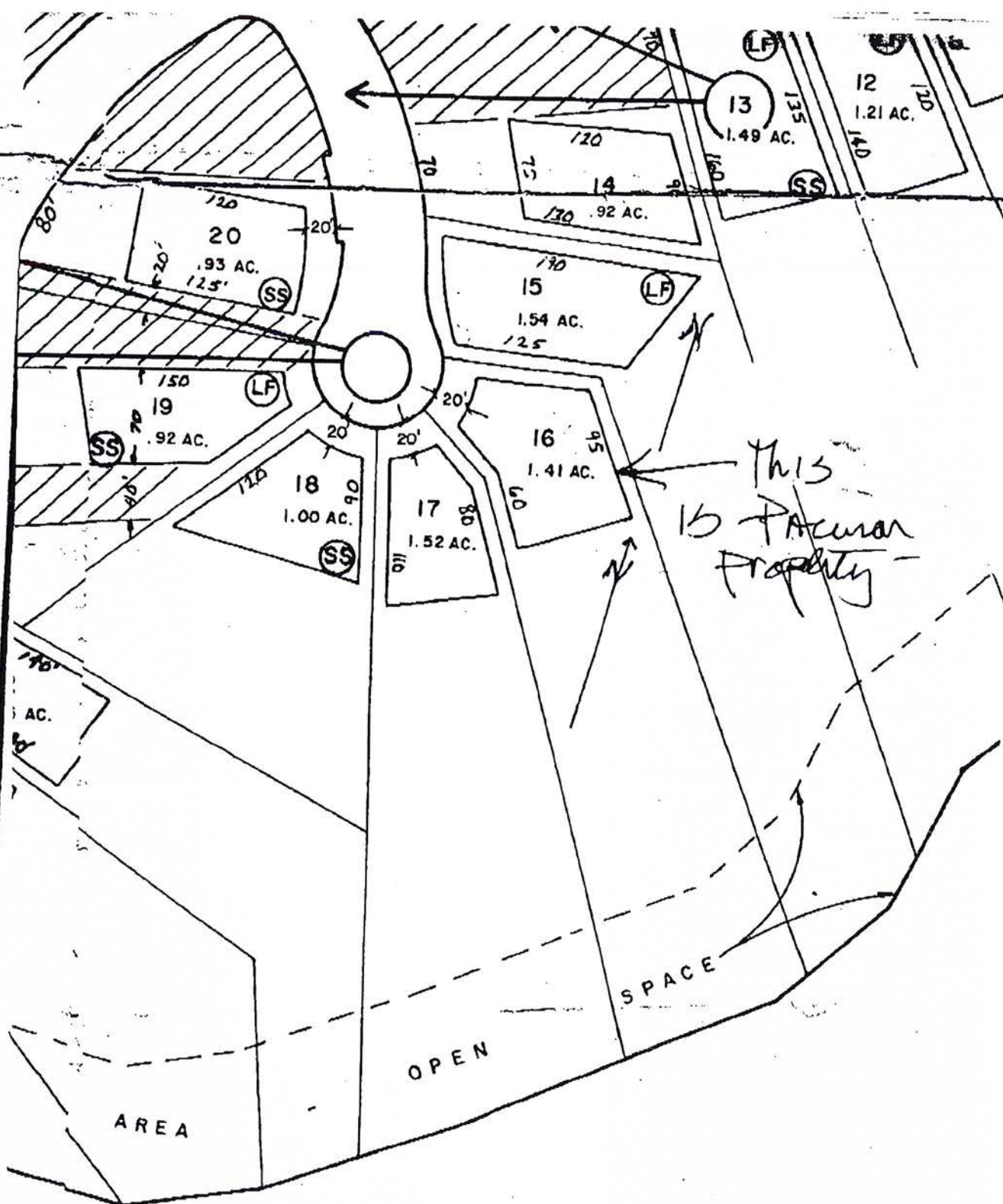
SIGNATURE OF PROPERTY OWNER OR AGENT

Diana Wiedemann - Architect
DIANA WIEDEMANN
Print Name

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV





K

Date: January 30, 2019

TO: Dept Forestry & Fire protection

Regarding: 30' Exception from
Property line.

For: Guy Pacurar & Sarah Schoenman
44720 Rosewood Terrace
Mendocino, Ca. 95460
APN 118-330-20

The property is located in
Sunwood IV subdivision with
Required Building envelopes that
are 10' or more from side yard
property lines — Therefore
there is not the 30' setback
Available from all property
lines — property is 1.41 Acres —
Thank you project architect
Diana Wiedemann



CAL FIRE FILE #	Project Type:	Battalion #	Date:
45-19	New Build	6	2/1/2019

CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

Building / Project Site Information	
Address: 44720 Rosewood Terrace	APN: 118-330-20
City: Mendocino	Zip Code: 95460
Property Owner	
Name: Sarah Schoeneman & Gary Pacurar	
Mailing Address: 9401 N. HWY 1	
City: Mendocino	State: Ca
Zip Code: 95460	Phone: 707-937-1183
Email:	
Agent Representing Property Owner	
Name: Diana Wiedemann - Architect	
Mailing Address: PO Box 395	
City: Albion	State: Ca
Zip Code: 95410	Phone: 707-937-2807
Email:	

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

X ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

X DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.



X MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

☐ **EMERGENCY WATER STANDARD**

 gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

☐ **ROAD STANDARD**

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

☐ **SIGN STANDARD**

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.



☐ **BRIDGE STANDARD**

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

☐ **CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:**

☒ **EXCPTION REQUEST GRANTED**

- See attached letter

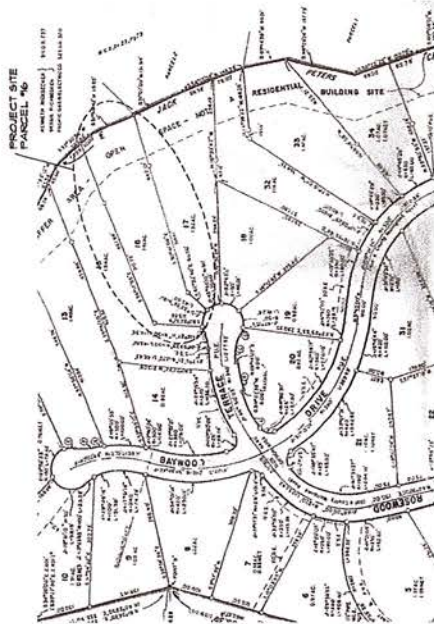
☐ **EXCEPTION REQUEST DENIED**

- See attached letter

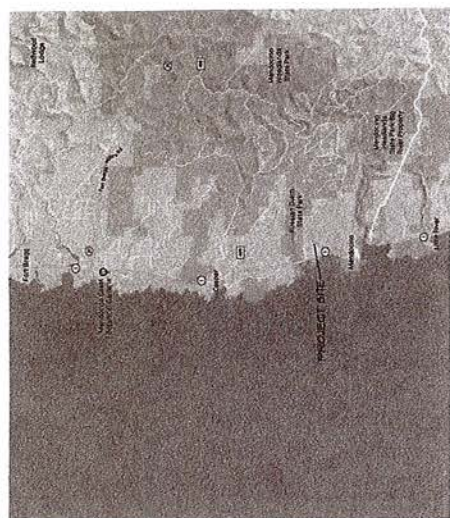
Project review and approval by: *Anthony Massucco*
Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.



ASSESSOR'S PARCEL MAP
APN 118-330-20
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SARAH SCHOENEMAN & GUY PACURAR PROJECT

PROJECT ADDRESS:
4170 ROSEWOOD TERRACE
MENDOCINO, CA 95460
PARCEL #6
APN 118-330-20

OWNER:
SARAH SCHOENEMAN
GUY PACURAR
5481 N HWY 1
MENDOCINO, CA 95460

ARCHITECT:
DIANA WIEDEMANN
P.O. BOX 335
ALHON, CA 95420
707-931-2601

SURVEYOR:
FOREST FRANCIS
10000 N HWY 1
MENDOCINO, CA 95460
707-931-9500

SEWAGE SYSTEM REPORT:
CARL RITTMAN & ASSOC. INC.
10000 N HWY 1
MENDOCINO, CA 95460
707-931-0204

INDEX OF DRAINAGES:

ARCHITECTURAL	ALD
TITLE SHEET & PROJECT INFORMATION	ALL
SITE PLAN (INCLUDING GRADING, LANDSCAPE, & LIGHTING PLANS)	A20
FIRST FLOOR PLAN	A21
SECOND FLOOR PLAN	A22
EXTERIOR ELEVATIONS	A30
EXTERIOR ELEVATIONS	A31

AREA SPECIFICATIONS:

CONSTRUCTION GROUP TYPE V-N	1.4 ACRES
LOT SIZE:	
PROP. RESIDENCE - FIRST FLOOR	1532 SF
PROP. RESIDENCE - SECOND FLOOR	1238 SF
TOTAL PROP. RESIDENCE	2770 SF
ATTACHED GARAGE:	528 SF
DECK & COVERED PORCH	686 SF
BALCONY	854 SF
TOTAL PORCHES & BALCONY	880 SF

CONSTRUCTION NOTES:
DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE. DISCREPANCIES SHALL BE RESOLVED BY THE ARCHITECT. WRITTEN DESCRIPTIONS SHALL GOVERN.

PROJECT DESCRIPTION:
PROPOSED CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE ON AN UNDEVELOPED SITE.

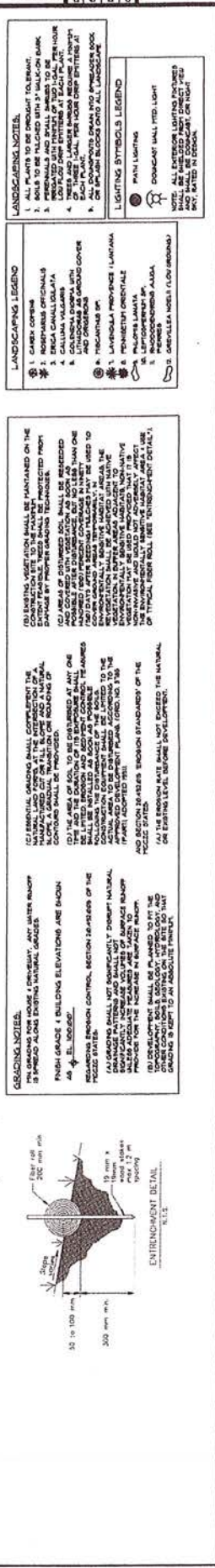
SITE & BUILDING NOTES:
FINISH GRADE & BUILDING ELEVATIONS ARE SHOWN AS \pm EL. 100.00'

EXTERIOR LIGHTING NOTES:
ALL EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED FROM DIRECT VIEW AND SHALL BE DOWNCAST, OR NIGHT SKY RATED IN DESIGN.

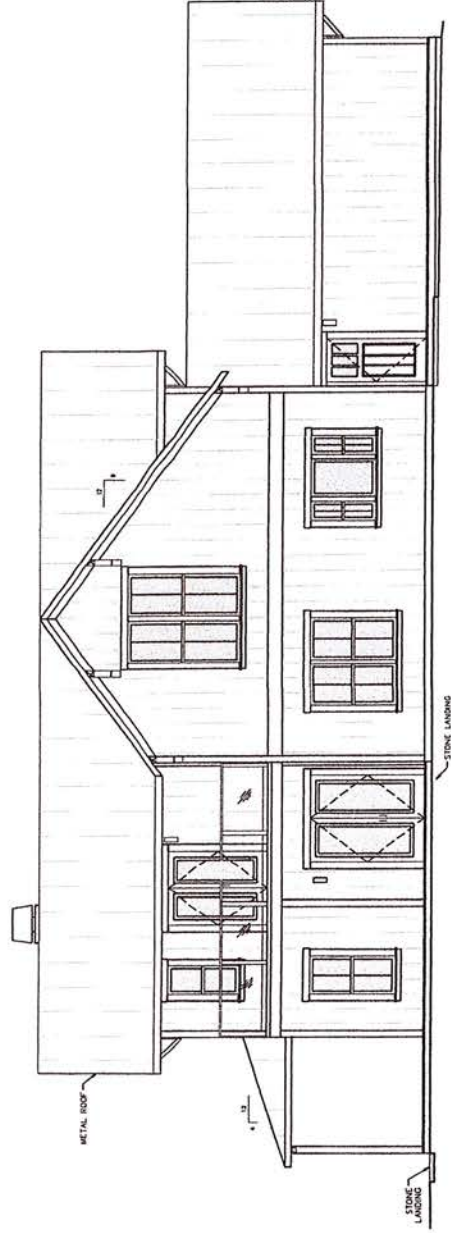
LANDSCAPING NOTES:
ALL LANDSCAPING PLANTS SHALL BE DROUGHT-TOLERANT PERENNIALS & SHRUBS & SHALL BE WATERED WITH A LOW WATER DRIP IRRIGATION SYSTEM.

BUILDING MATERIALS:
EXTERIOR MATERIALS:
ROOFING: DARK GRAY METAL STANDING SEAM ROOF SIDING: VERTICAL BOARD & BATTEN SIDING: TRIM: 1x4 & 1x6 PAINT GRADE
INTERIOR MATERIALS:
FLOORING: 3/4" RANDOM GRAY CERAMIC TILE
WALLS: 5/8" RANDOM GRAY CERAMIC TILE
ALL GLAZING OF WINDOWS & DOORS SHALL BE DUAL-GLAZED LOW-E UNITS.
DRIVEWAY & PARKING: COMPACTED GRAVEL W/ REG. DOT ASPHALT ENCRUSTMENT.

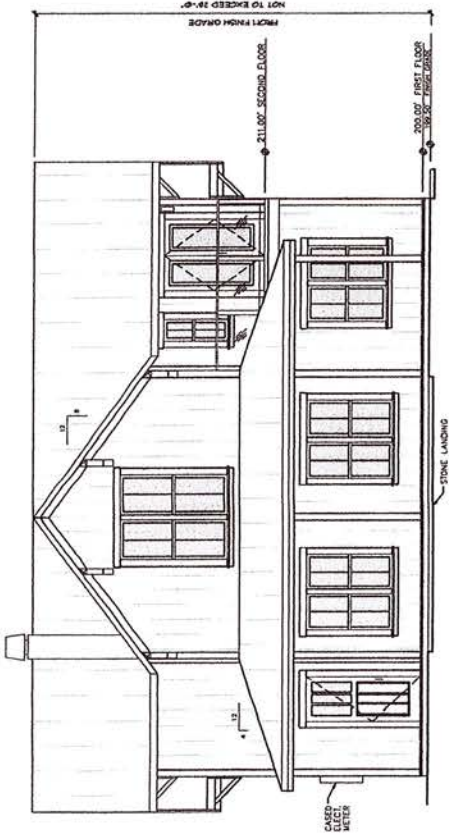
EXTERIOR HOUSE COLORS:
METAL ROOF: DARK GRAY
SIDING: CREAM (CREAMY WHITE)
TRIM: WHITE
COMPOSITE DECKING: GRAY
RAILING AT BALCONY: TINTED GLASS WHERE NEEDED



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



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



PROJECT: ROSEWOOD TERRACE
44720 ROSEWOOD TERRACE, MENLO PARK, CA 94025
APN# 118-330-20

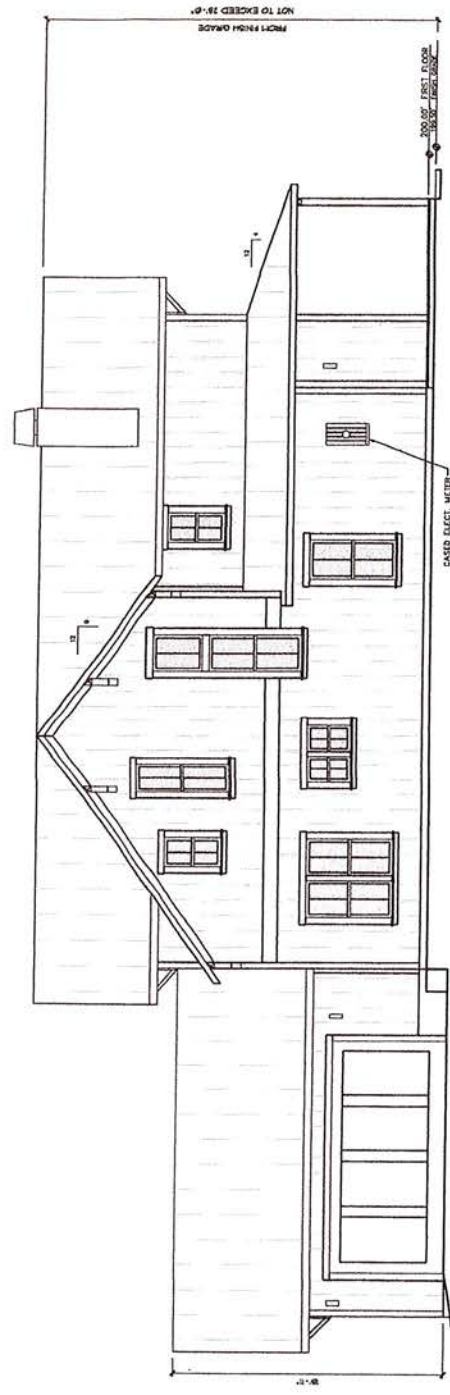
TITLE: EXTERIOR ELEVATIONS

STAMP:

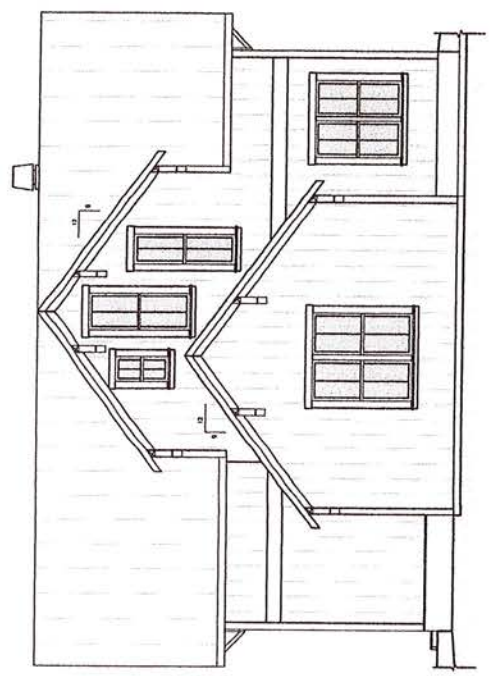
ARCHITECT: DIANA WIEDEMANN
P.O. BOX 395
ALBION, CA 95410
707-937-2007

REVISIONS	DATE	BY	DESCRIPTION
1	1/2/2018	JL	ISSUED FOR PERMIT
2	1/2/2018	JL	ISSUED FOR PERMIT

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



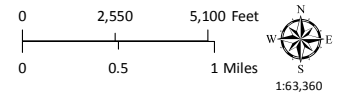
EAST ELEVATION
SCALE: 1/4" = 1'-0"





CASE: CDP 2019-0009
 OWNER: PACURAR, Guy
 APN: 118-330-20
 APLCT: Sarah Schoeneman & Guy Pacurar
 AGENT: Diana Wiedemann
 ADDRESS: 44720 Rosewood Terrace, Mendocino



- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads
- Major Rivers

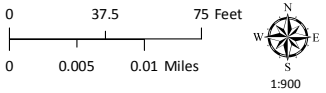


LOCATION MAP

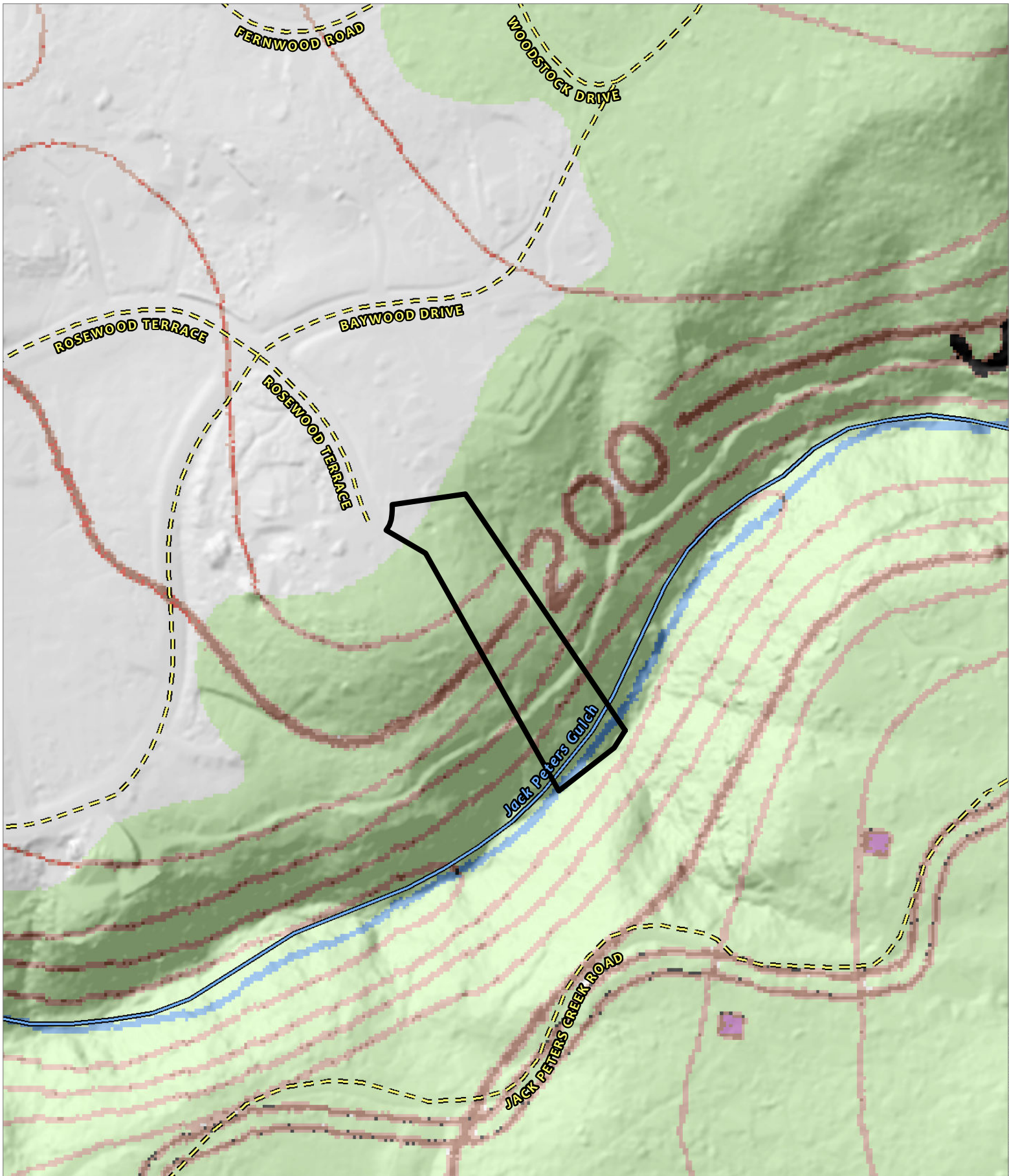


CASE: CDP 2019-0009
OWNER: PACURAR, Guy
APN: 118-330-20
APLCT: Sarah Schoeneman & Guy Pacurar
AGENT: Diana Wiedemann
ADDRESS: 44720 Rosewood Terrace, Mendocino



 Named Rivers
 Private Roads

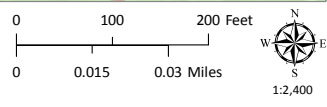


AERIAL IMAGERY

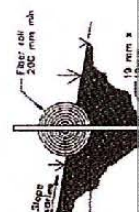


CASE: CDP 2019-0009
OWNER: PACURAR, Guy
APN: 118-330-20
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AGENT: Diana Wiedemann
ADDRESS: 44720 Rosewood Terrace, Mendocino

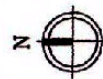
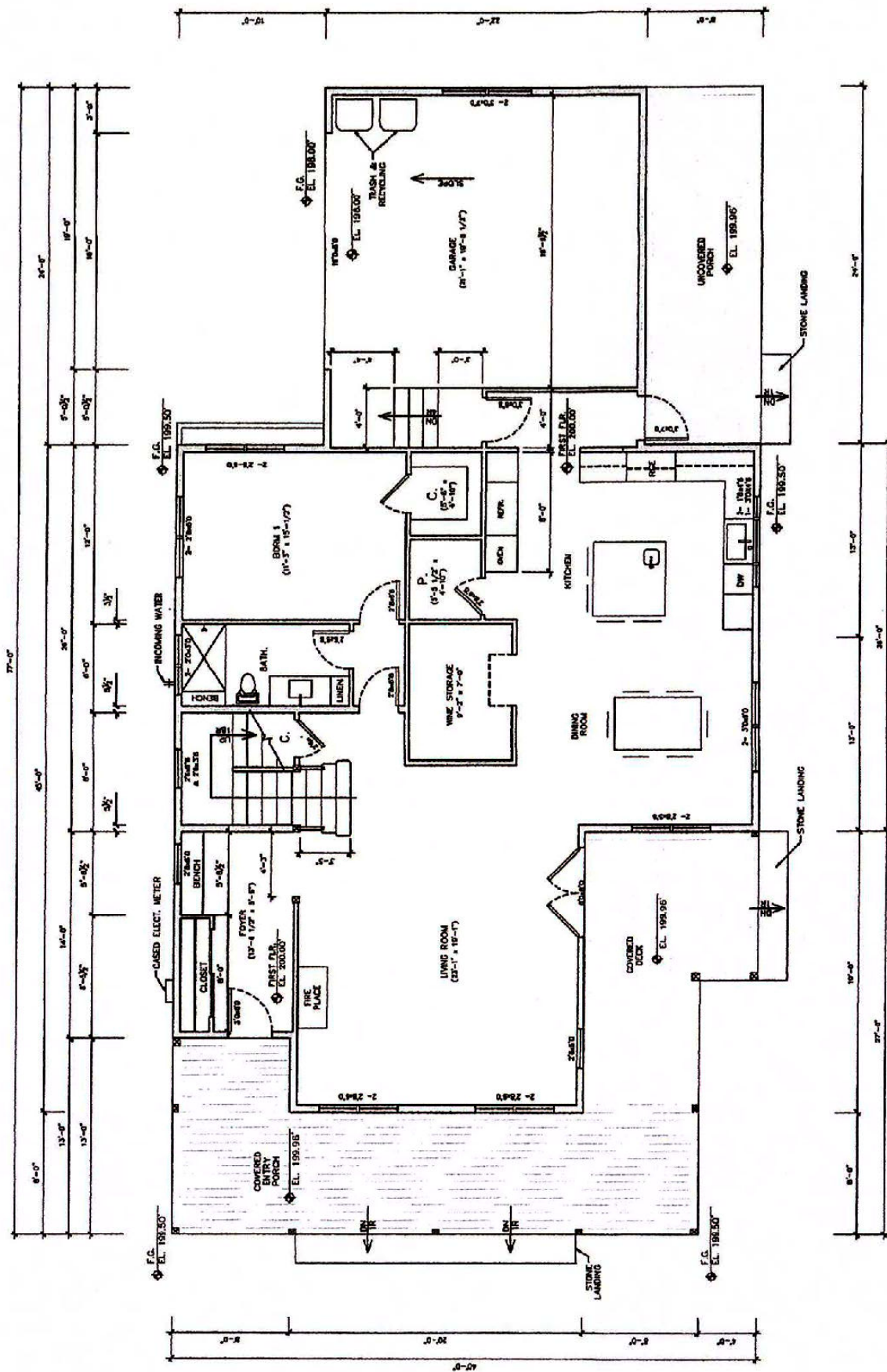
-  Named Rivers
-  Private Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



SITE PLAN

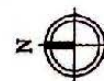


FIRST FLOOR PLAN
 FIRST FLOOR: 1,532 SQ.FT.
 GARAGE: 528 SQ.FT.
 SCALE: 1/4" = 1'-0"

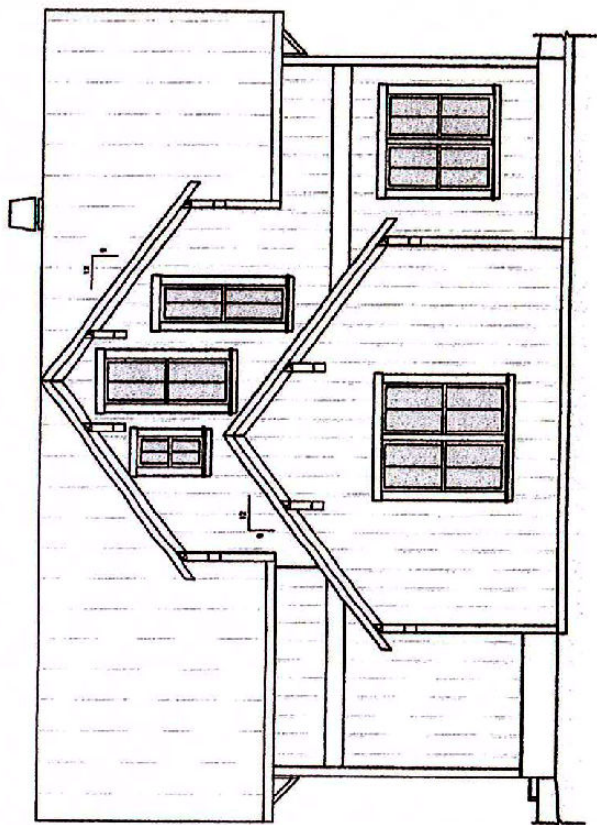
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NO SCALE

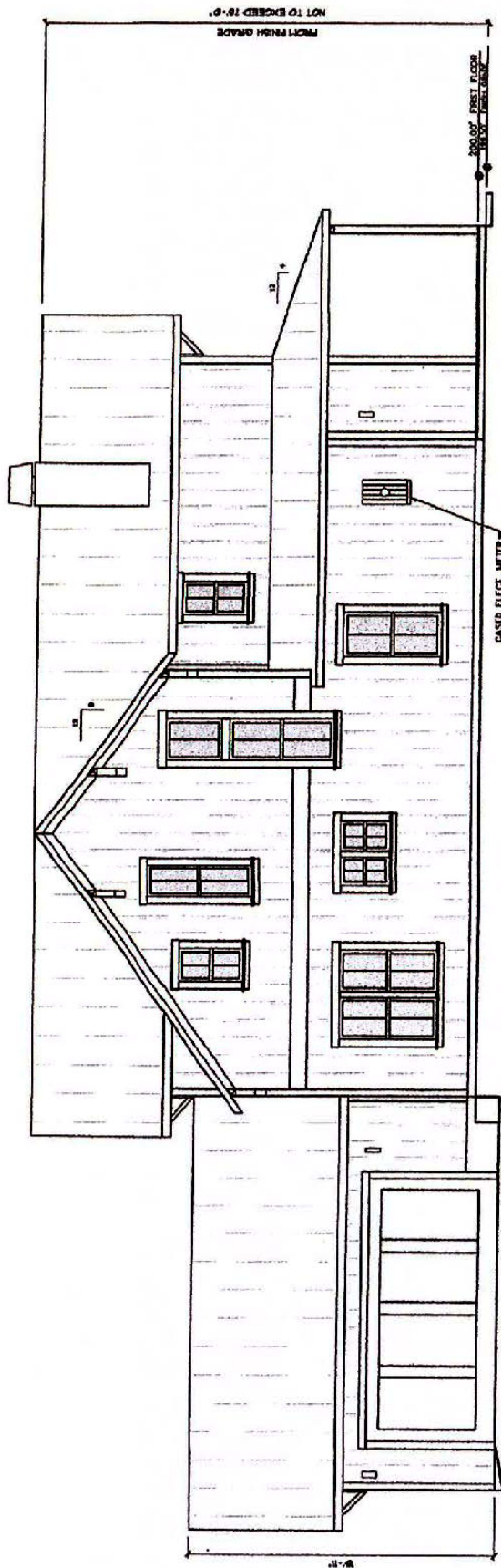
FIRST FLOOR PLAN



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



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

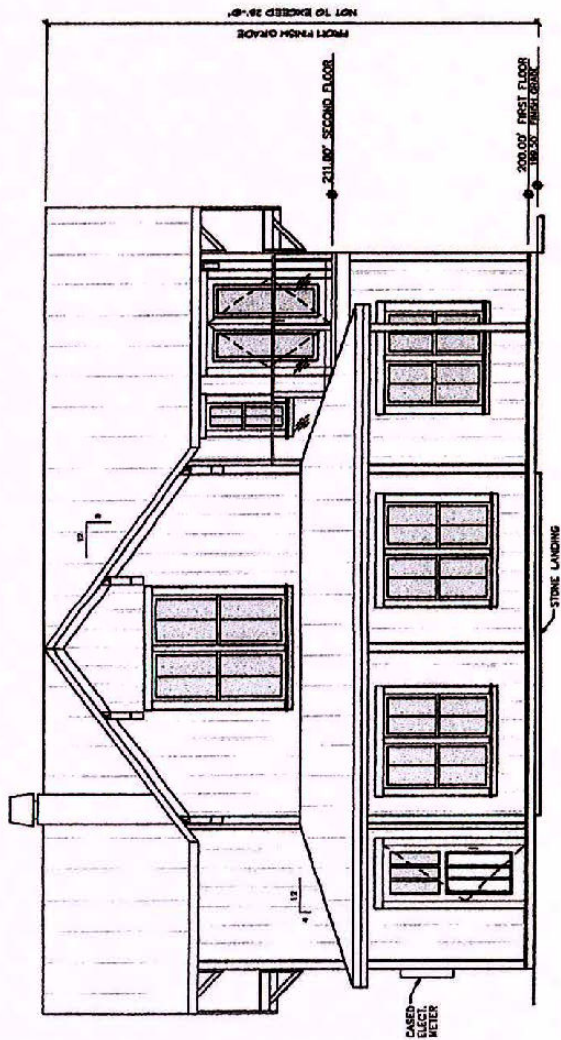


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

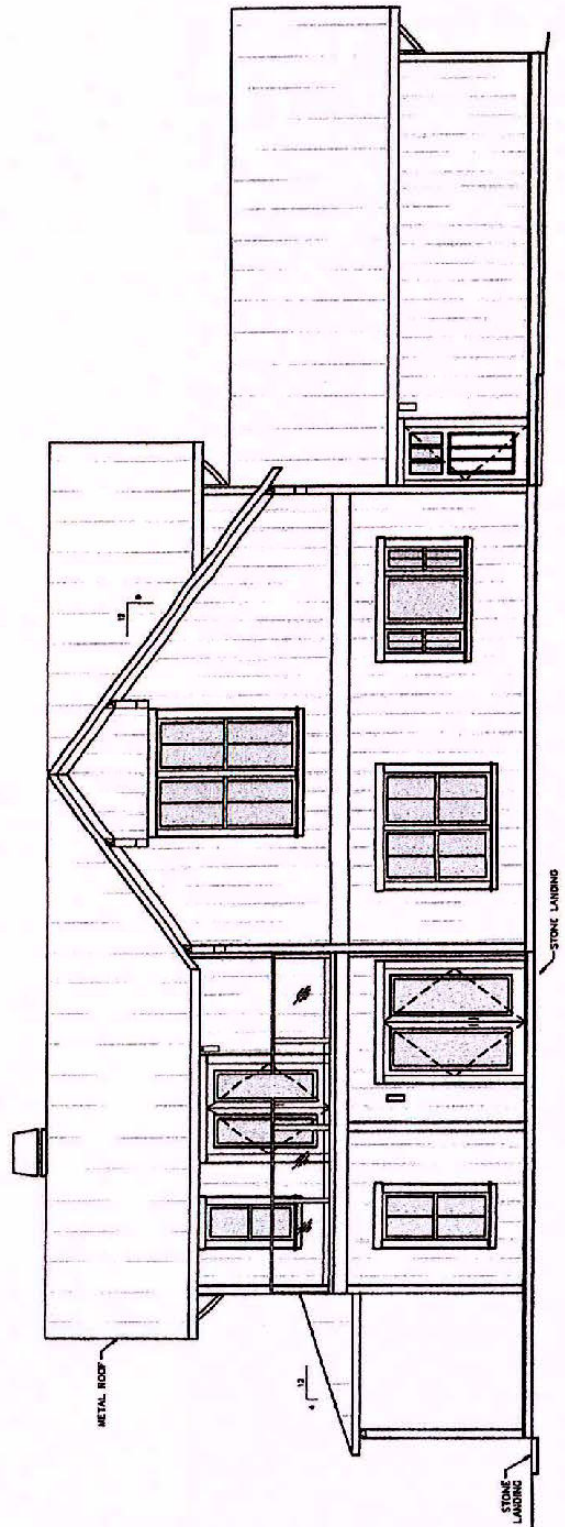
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NO SCALE

ELEVATIONS



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



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

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NO SCALE

ELEVATIONS

RR5 [RR1]

RMR 20

RR5 [RR1]

RMR 20-DL

RR1-DL

RR5-PD [RR1-PD]

RR5-DL [RR2-DL]

ROSEWOOD TERRACE

BAYWOOD DRIVE

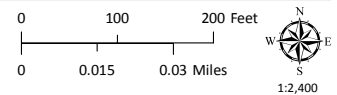
WOODSTOCK DRIVE

SURFWOOD DRIVE

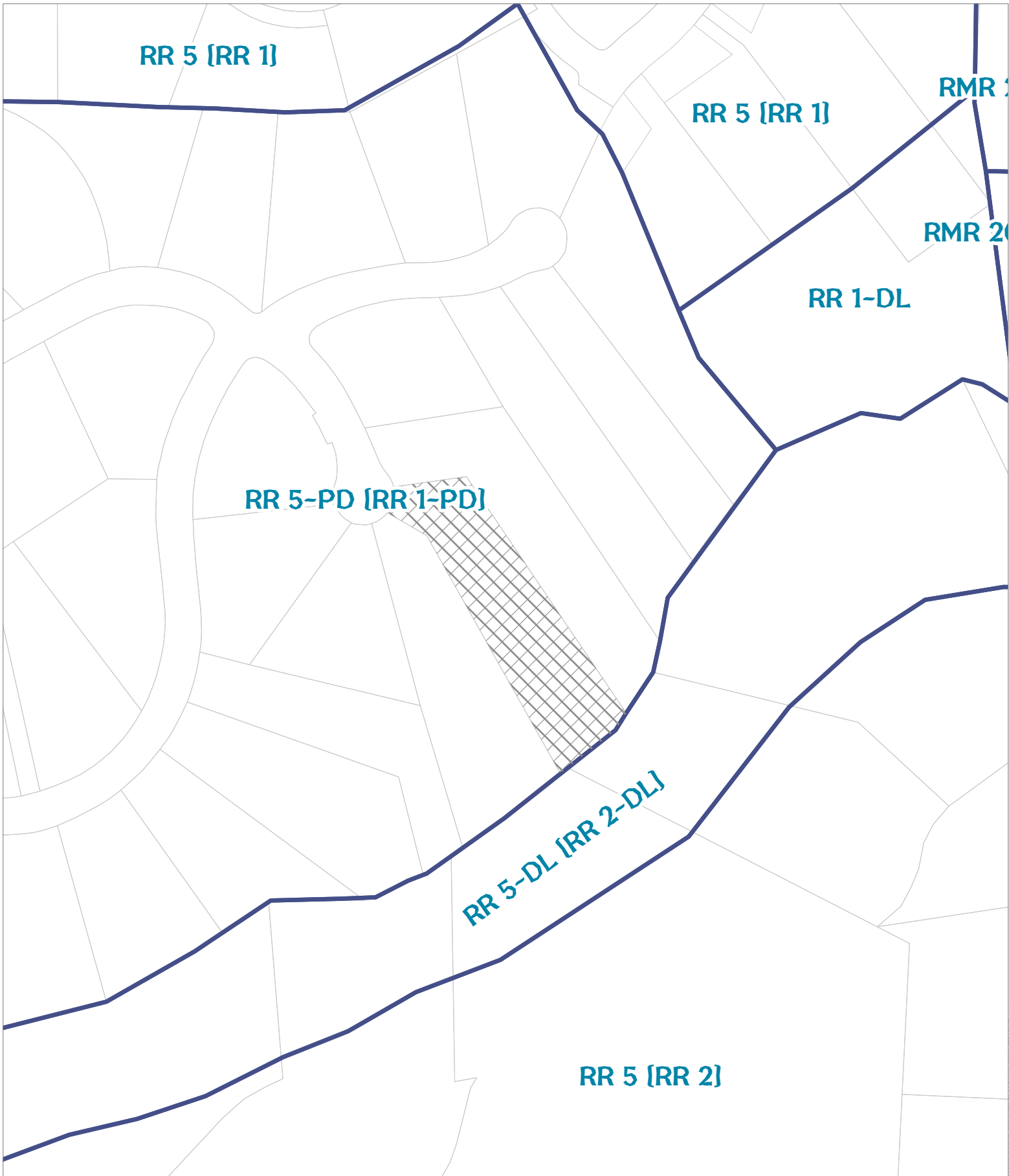
JACK PETERS CREEK ROAD

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 Zoning Districts

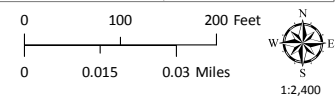


ZONING DISPLAY MAP

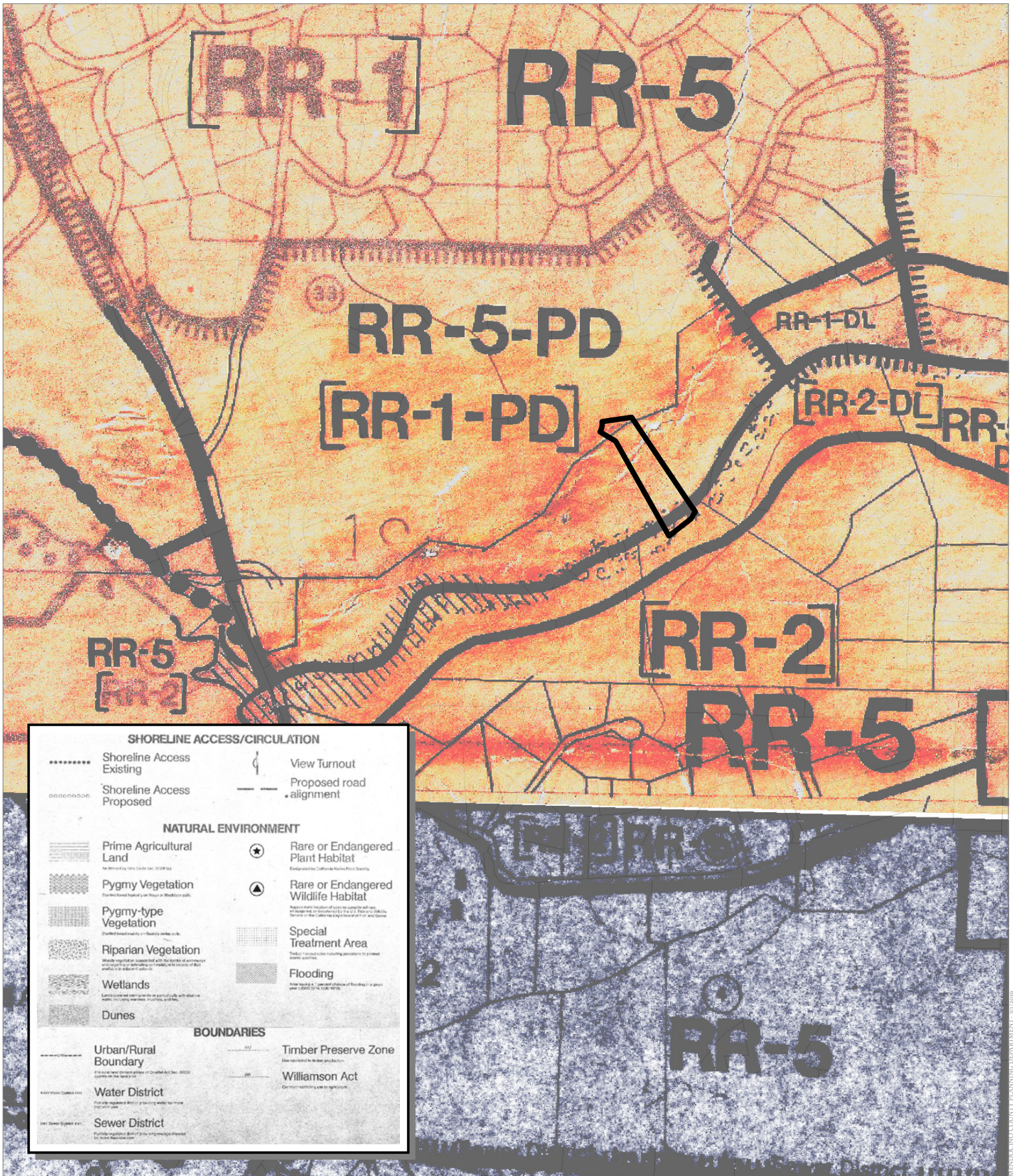


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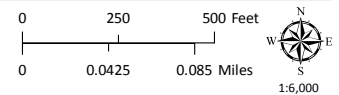
 General Plan Classes

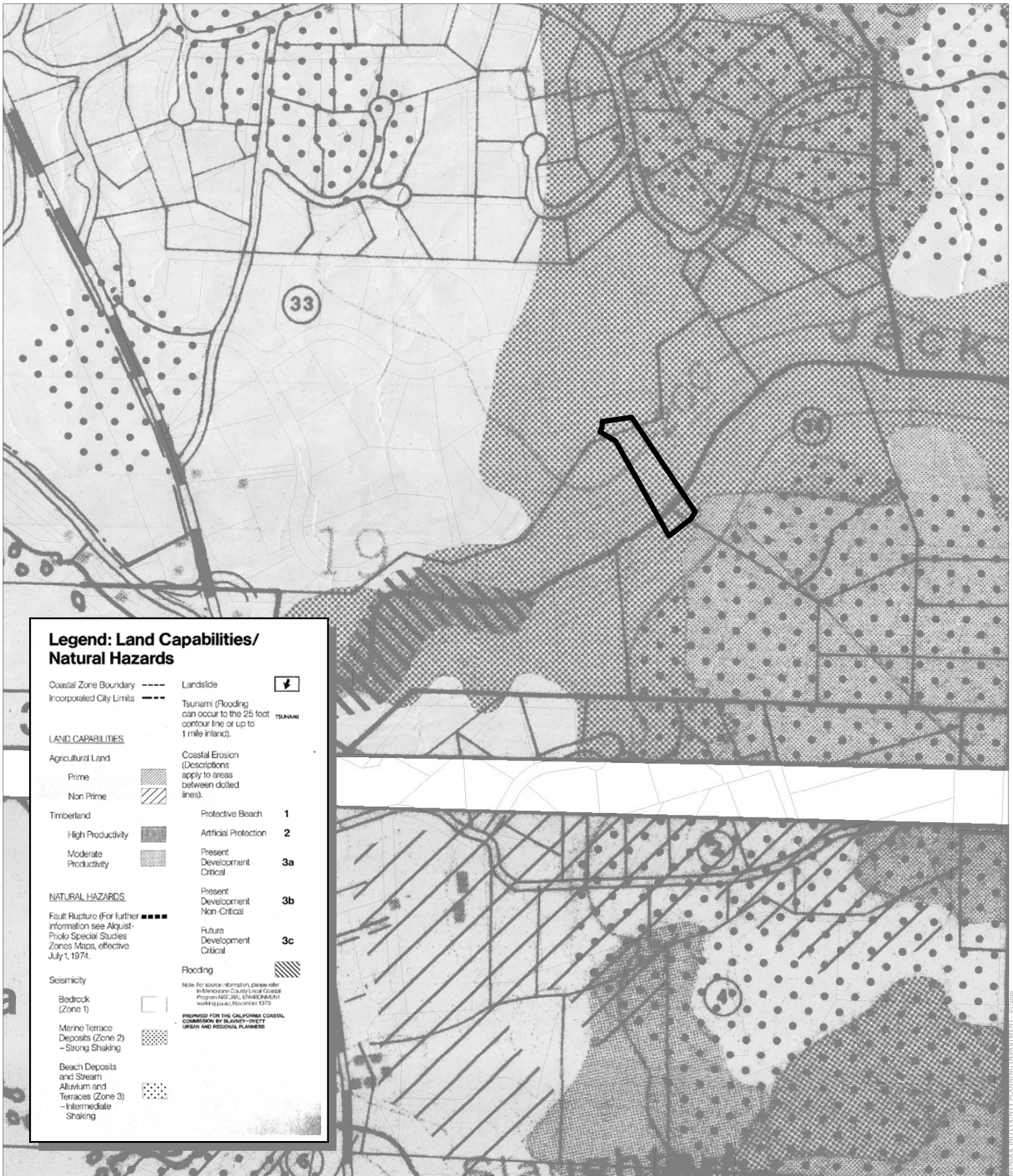


GENERAL PLAN CLASSIFICATIONS

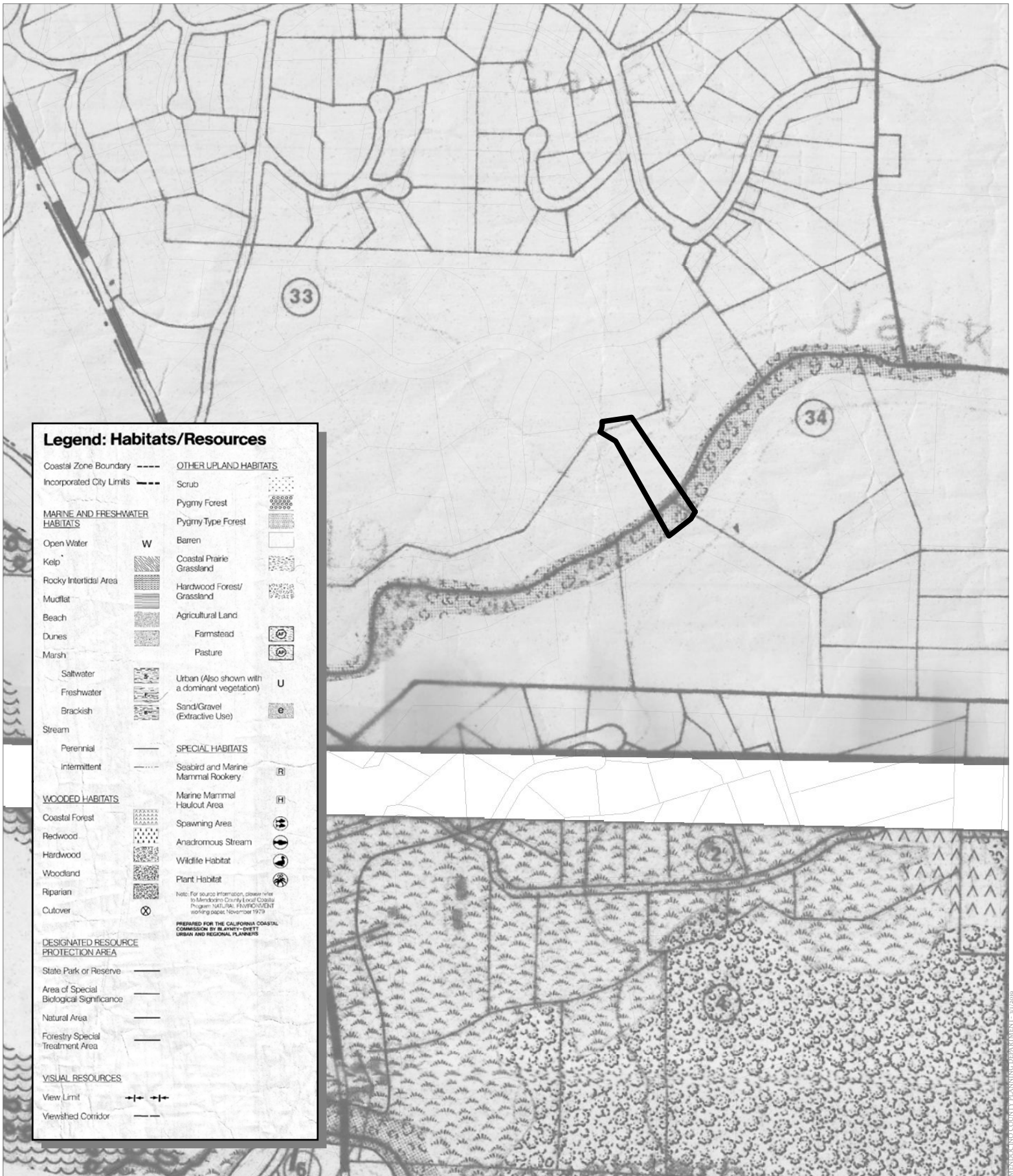


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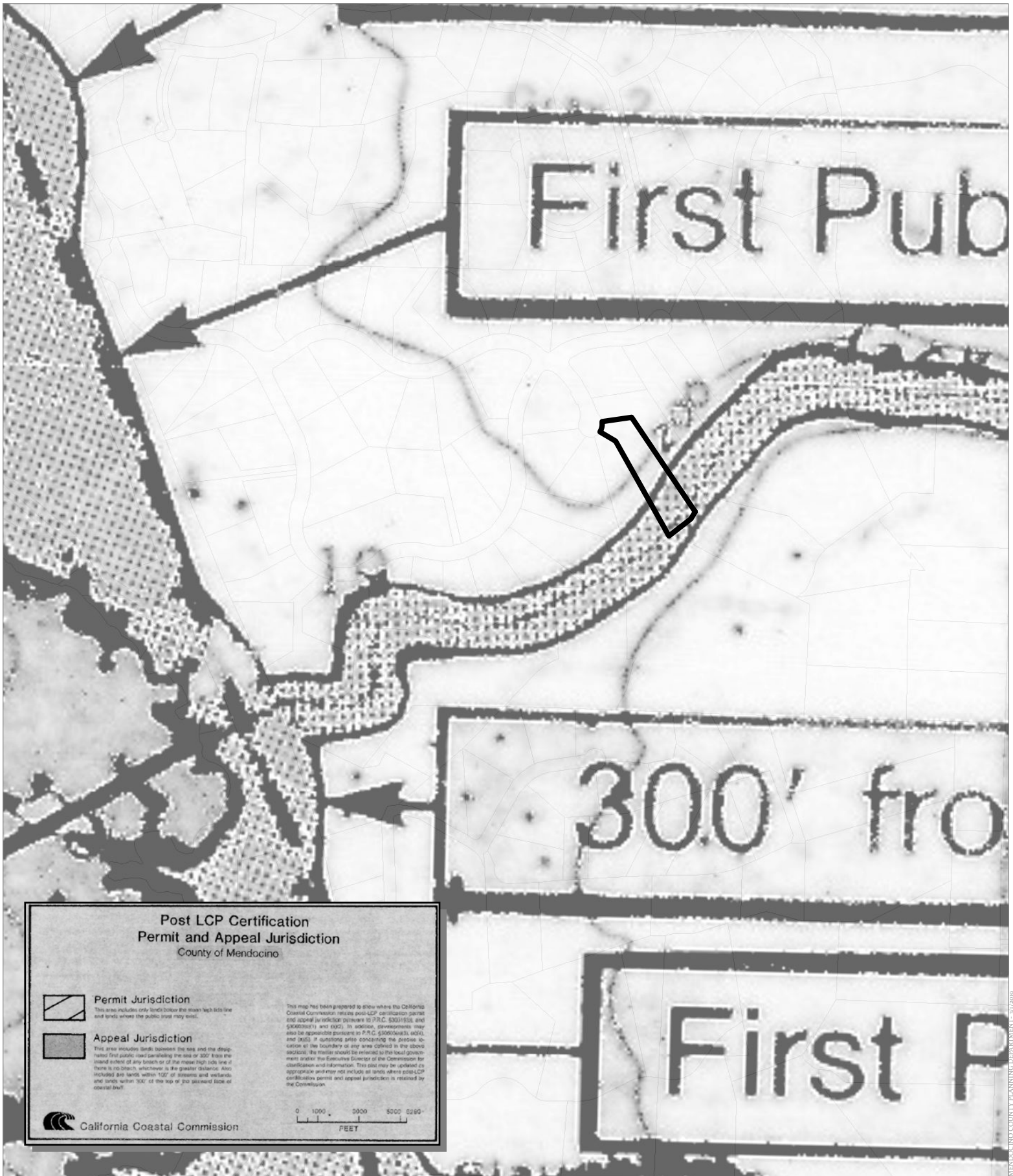


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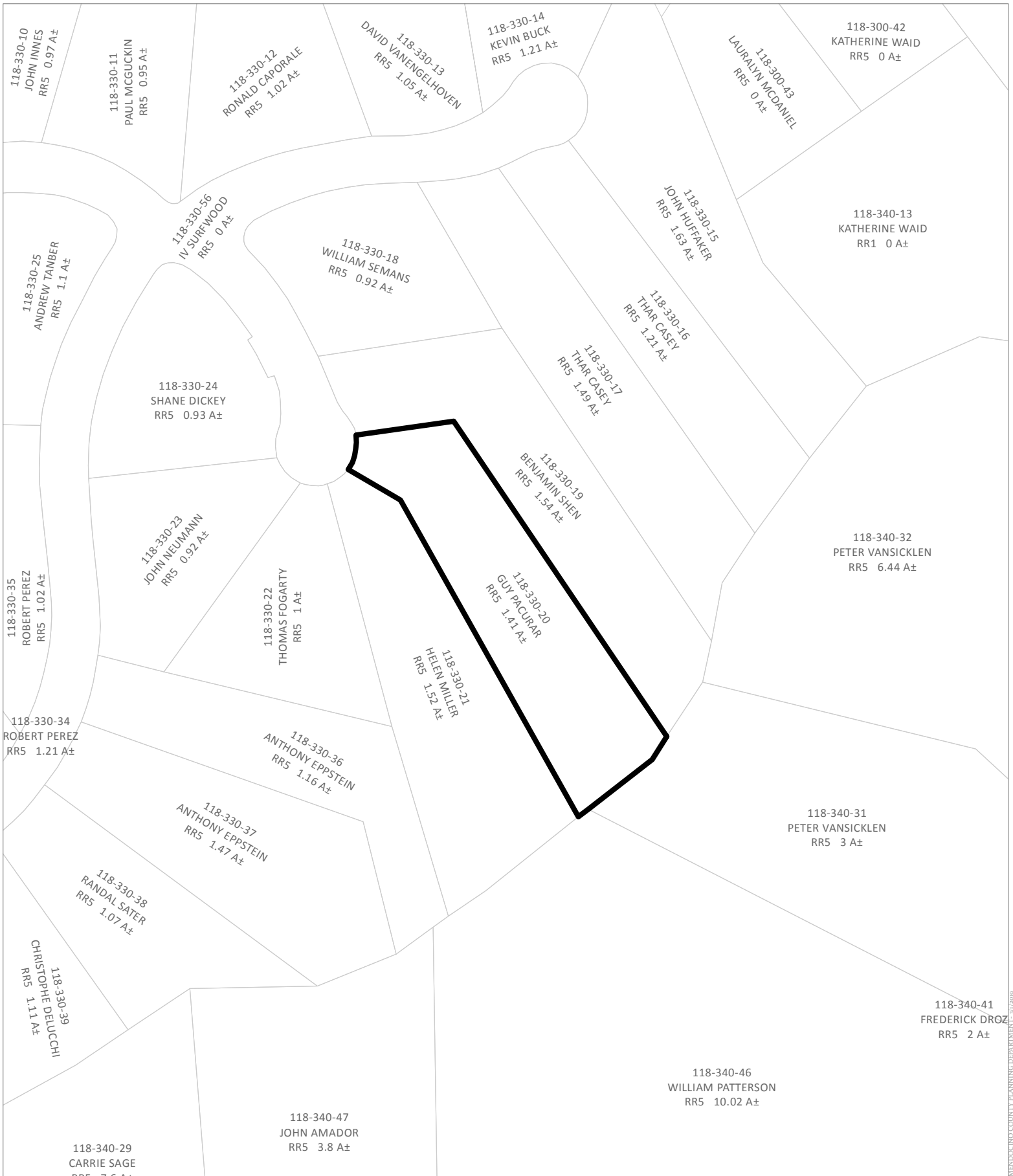
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LCP HABITATS & RESOURCES

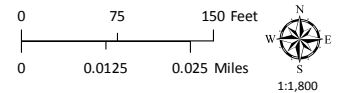


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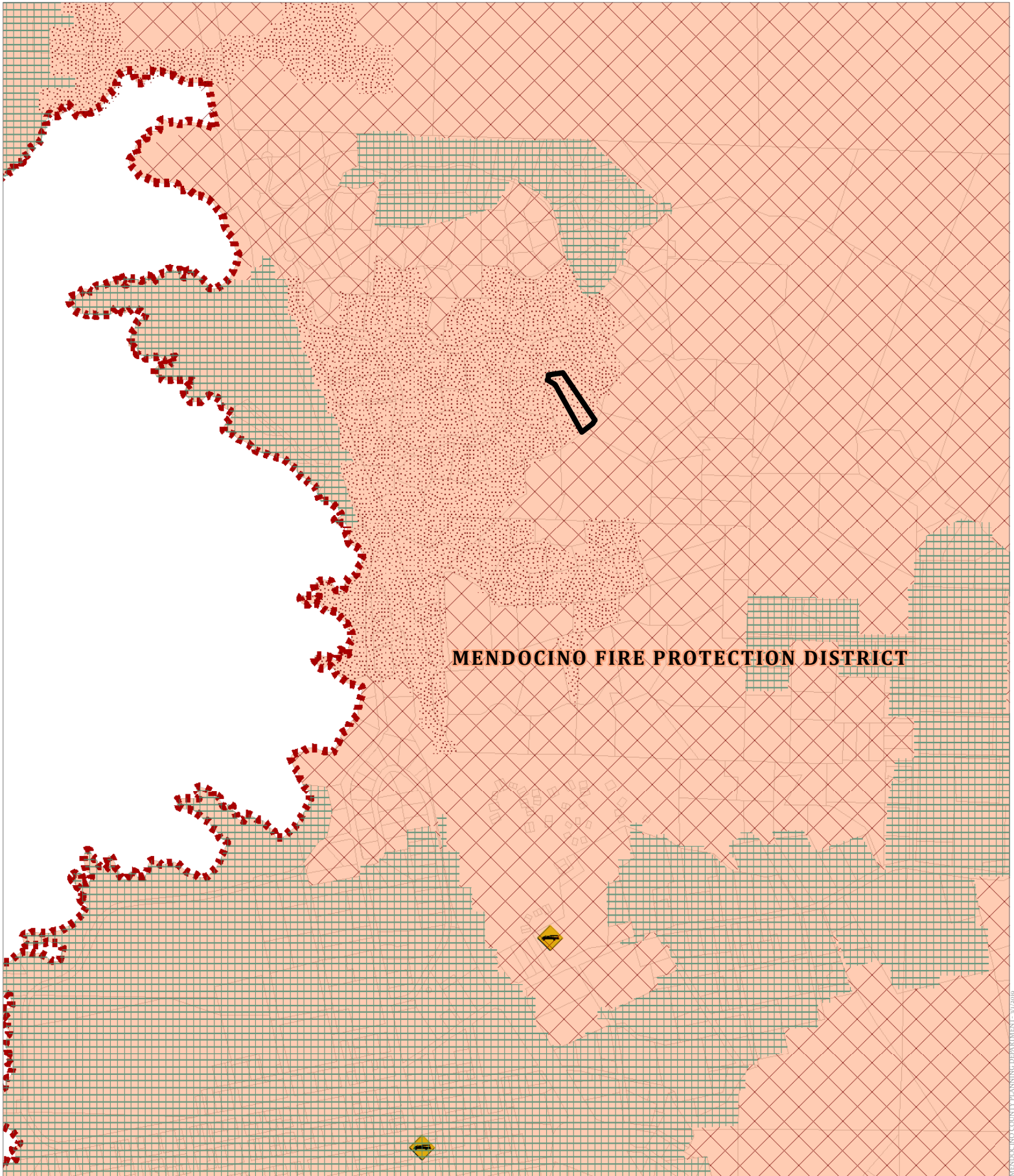
APPEALABLE AREAS








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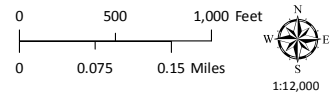


ADJACENT PARCELS

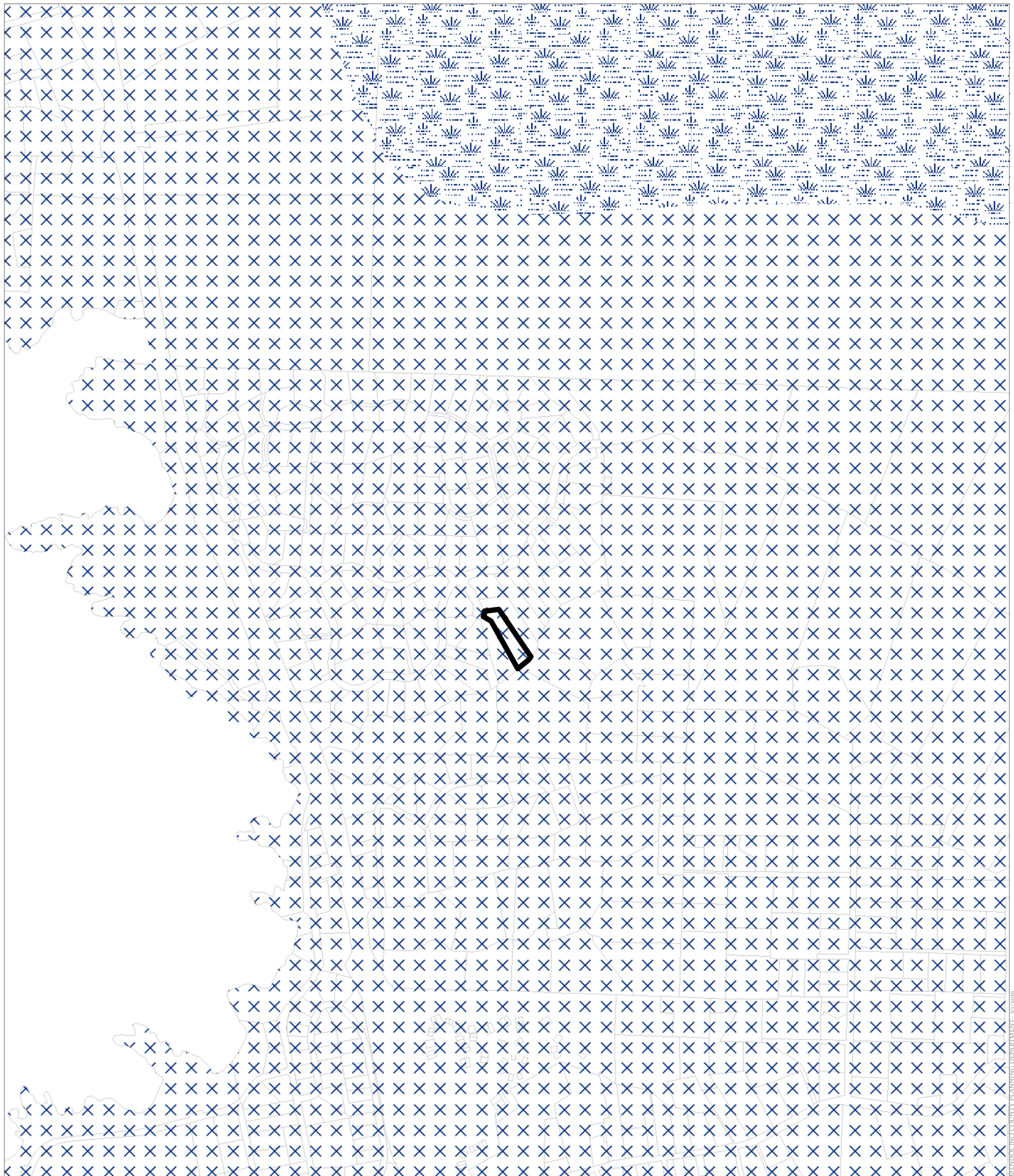


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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts





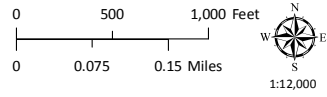
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



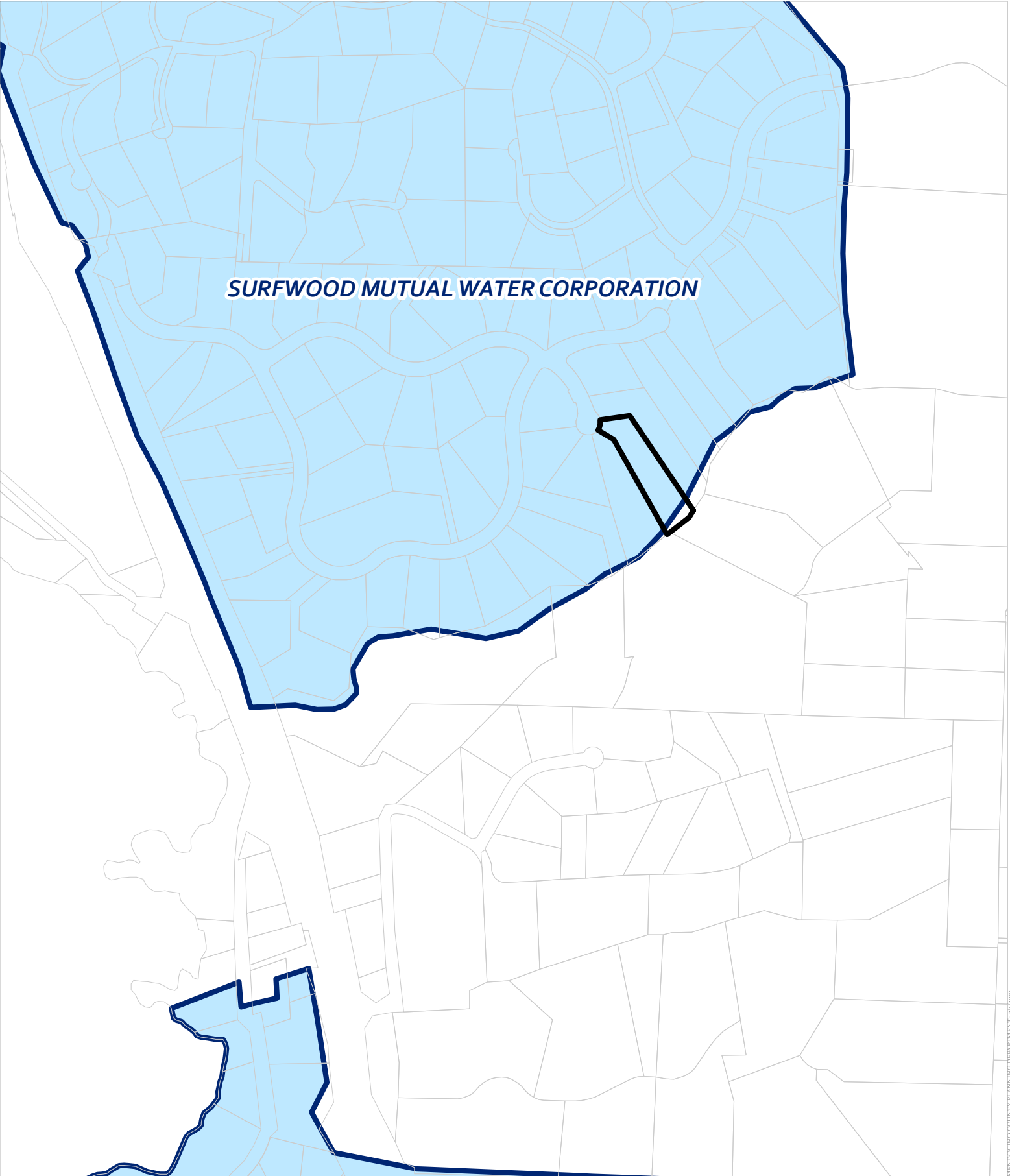
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019

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-  Critical Water Areas
-  Marginal Water Resources



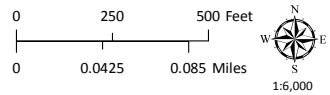
GROUND WATER RESOURCES



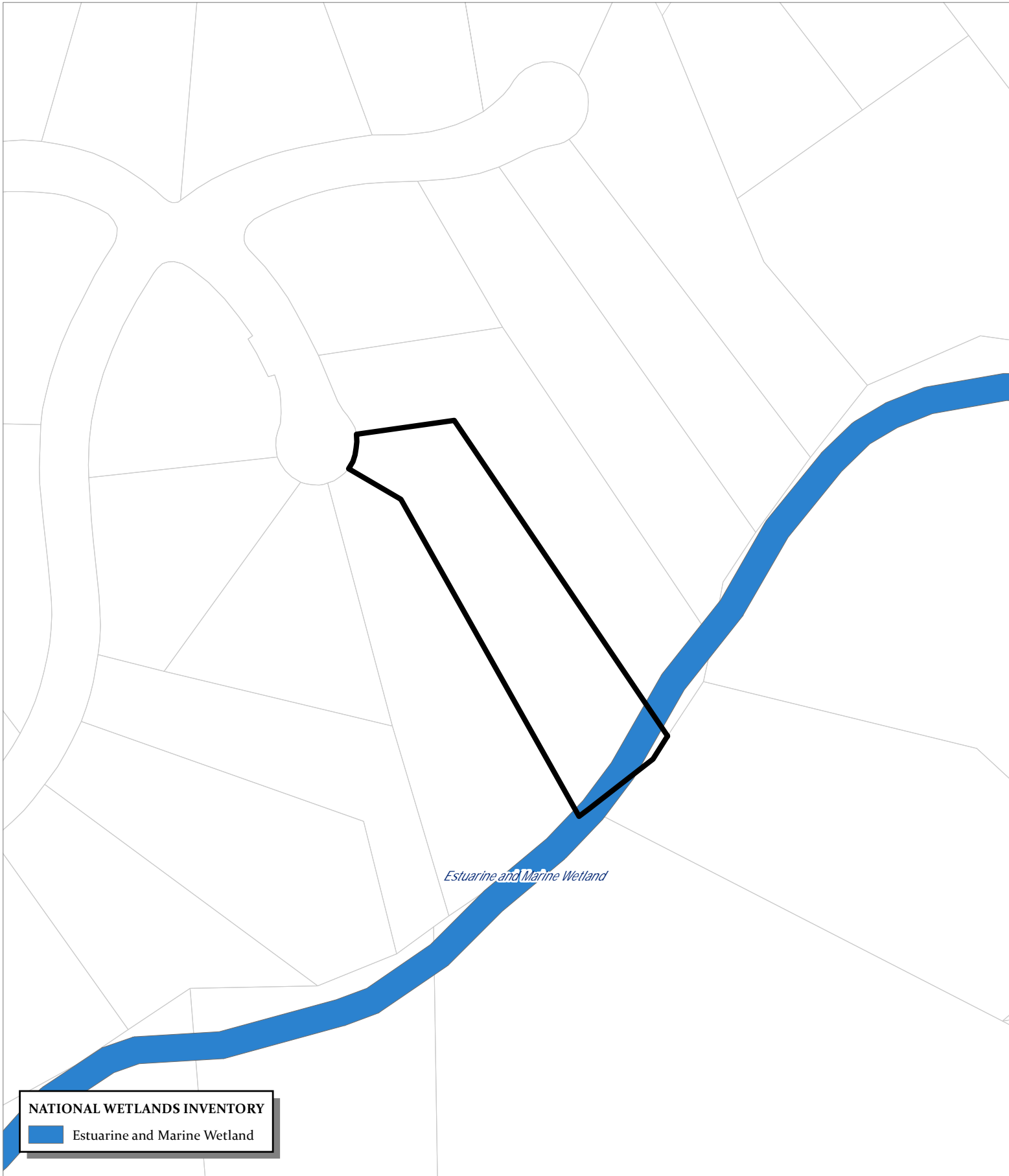
SURFWOOD MUTUAL WATER CORPORATION

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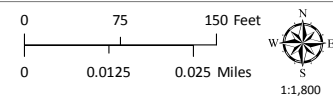
 County Water Districts



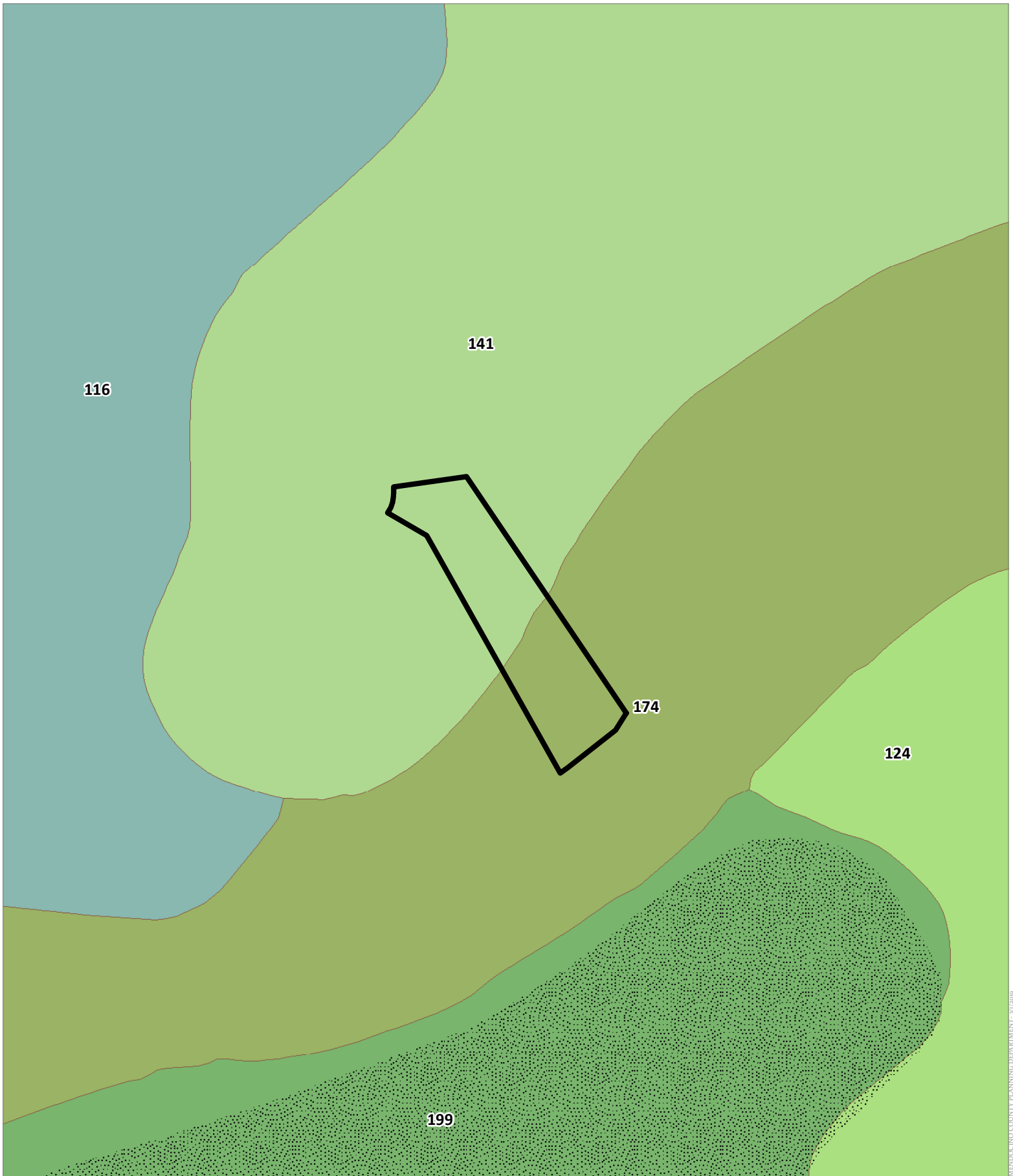
WATER DISTRICTS





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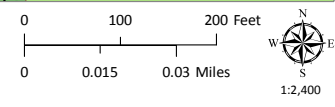


WETLANDS



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 Shinglemill-Gibney Complex
 Western Study Soil Types



LOCAL SOILS