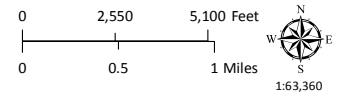




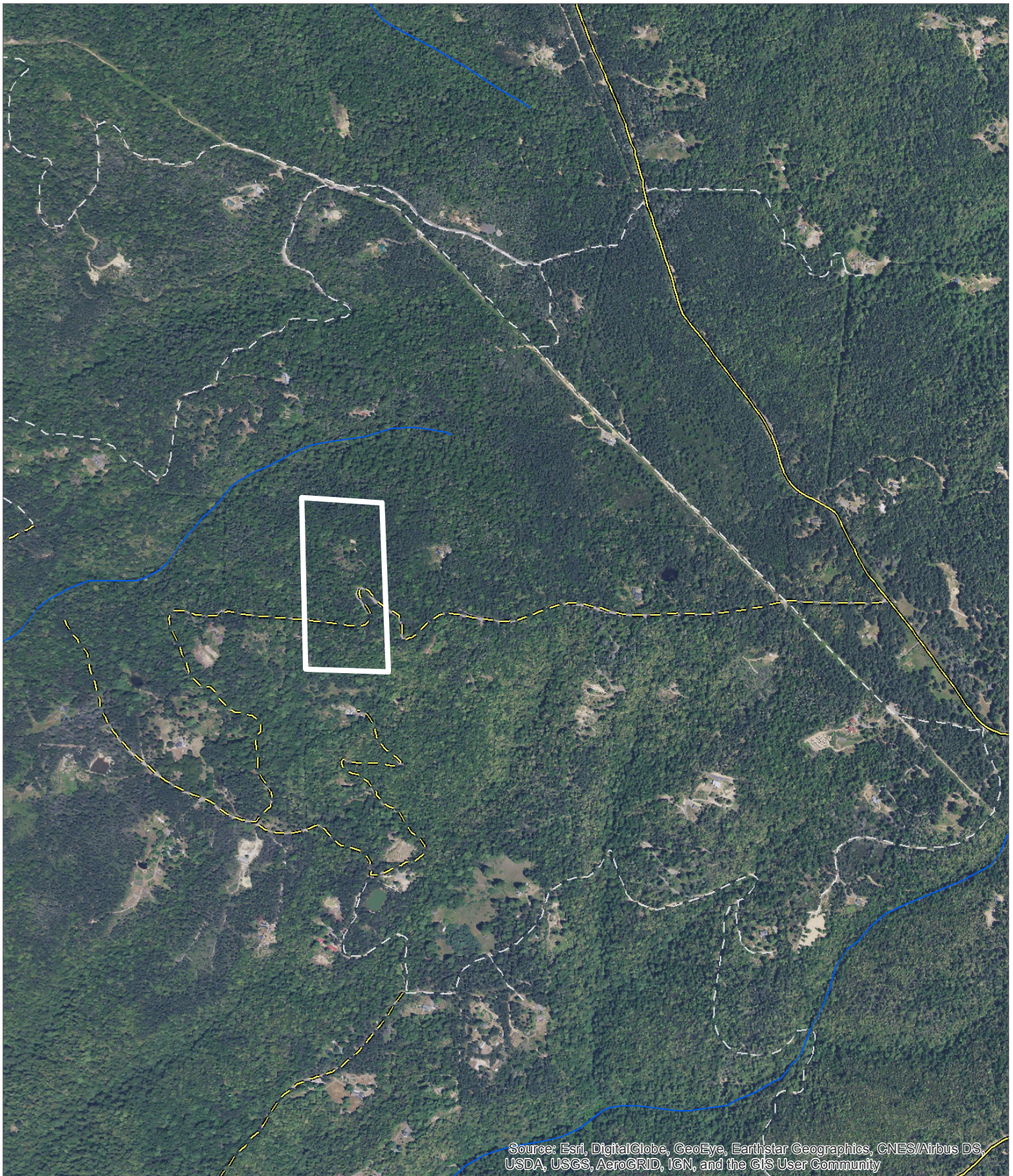
CASE: CDP 2018-0009
 OWNER: LEVY, Adam, ET AL
 APN: 027-361-25
 APLCT: Adam Levy/Keely Tongate
 AGENT: Blair Foster
 ADDRESS: 44924 Zettler Road, Point Arena

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



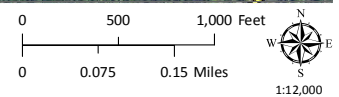
LOCATION MAP
 ATTACHMENT A

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ADDRESS: 44924 Zettler Road, Point Arena

Named Rivers — — — Driveways/Unnamed Roads
Public Roads
Private Roads



AERIAL IMAGERY

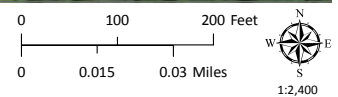
ATTACHMENT B

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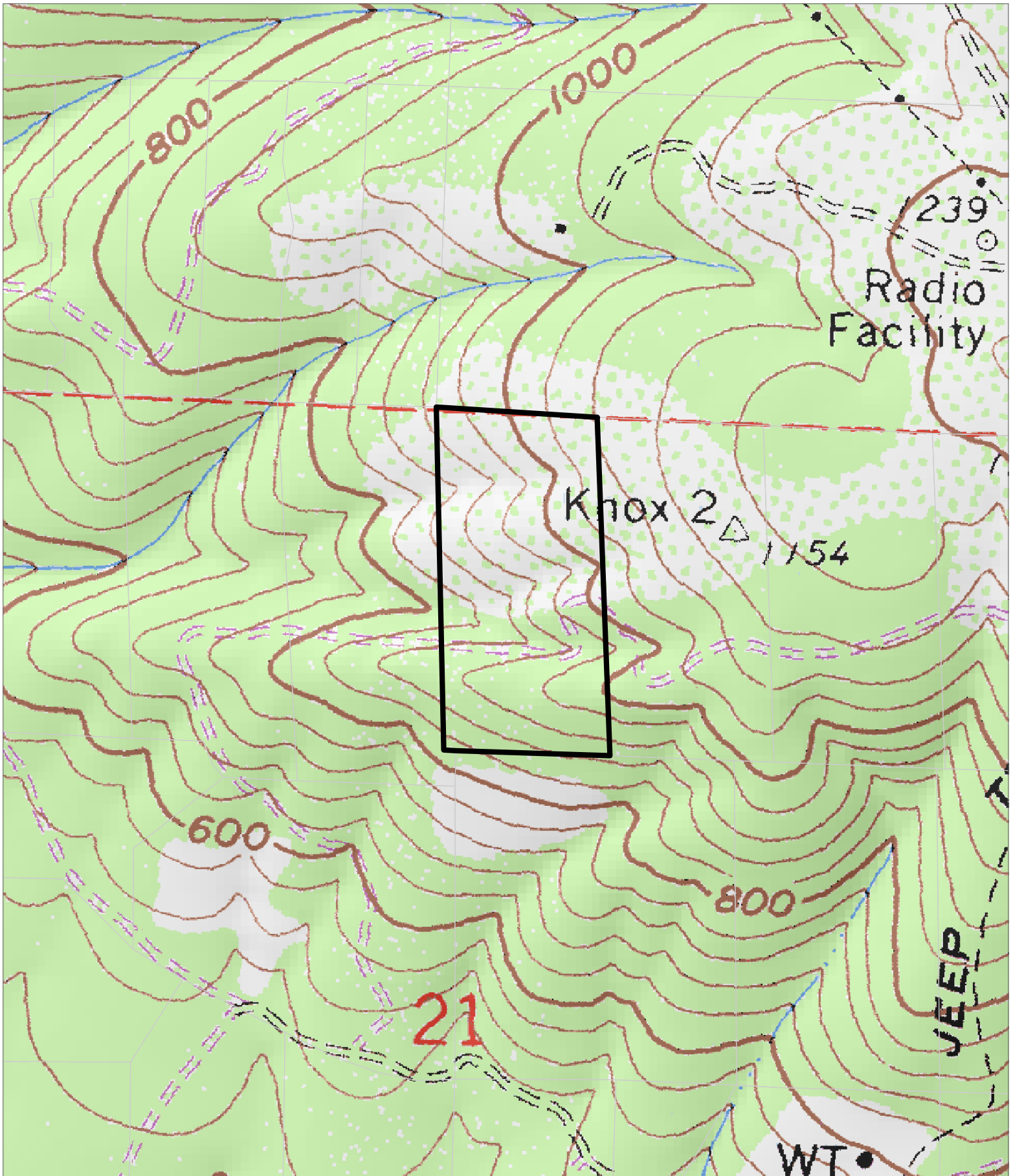
CASE: CDP 2018-0009
OWNER: LEVY, Adam, ET AL
APN: 027-361-25
APLCT: Adam Levy/Keely Tongate
AGENT: Blair Foster
ADDRESS: 44924 Zettler Road, Point Arena

— — — Named Rivers
— — — Private Roads

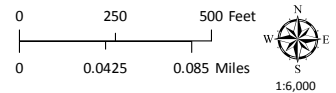


AERIAL IMAGERY
ATTACHMENT C

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AGENT: Blair Foster
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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ATTACHMENT D



Lands of Levy-Tongate
Parcel 2 of Section 21, Township 12 North,
Range 16 West, Mount Diablo Meridian
Mendocino County, CA

General Notes
General Plan Designation: RMR:20:R
Zoning District: RMR:20
Urban/Rural: Rural
Highly Scenic Area: No
Proposed Land Use: SFR, Guest Cottage,
Well, Septic & Driveway

Appealable to Coastal Commission: No
Entitlement Permit Type: CDP
Yard Setbacks: 50' all sides
CalFire Setbacks: 30' all sides
Corridor Preservation Setback: 25' from centerline of Zettler Road
Height Limit: 28'
Environmental Constraints: Potential ESHA
Potential Geologic Hazards: No
Landscaping: No
Water Source: On-site well
Wastewater Disposal: On-site septic
Tree Removal: Approx. 57 trees
Approx. 20,104 sf of Tree Canopy

CDP Lot Coverage Tabulation
Gross Site Area: 20.01 ac (871,635 sf)
Maximum allowable lot coverage: 10% (87,163.50 sf)

Lot Coverage:
(P) Footprint Residences: 1,792 sf
(P) Footprint - Covered Porches/Decks: 448 sf
(P) Footprint - Accessory Dwelling Unit: 640 sf
(P) Footprint - Covered Porches/Decks: 256 sf
(P) Footprint - Shed: 200 sf
(E) Footprint - Covered Porches/Decks: 320 sf

Total Building (P) Footprint: 3,336 sf
Total Building (E) Footprint: 320 sf

Total Building Footprint: 3,656 sf

(E) Driveway & Parking: 8,608 sf
(P) Driveway & Parking: 2,204 sf

Total Driveway & Parking: 10,812 sf

Total Lot Coverage (Footprint): 14,468 sf (1.66%)

Landform Alteration:
Cut Approx. 489 yards
(428 yards + 61 yards)

Fill Approx. 52 yards (48 yards + 4 yards)

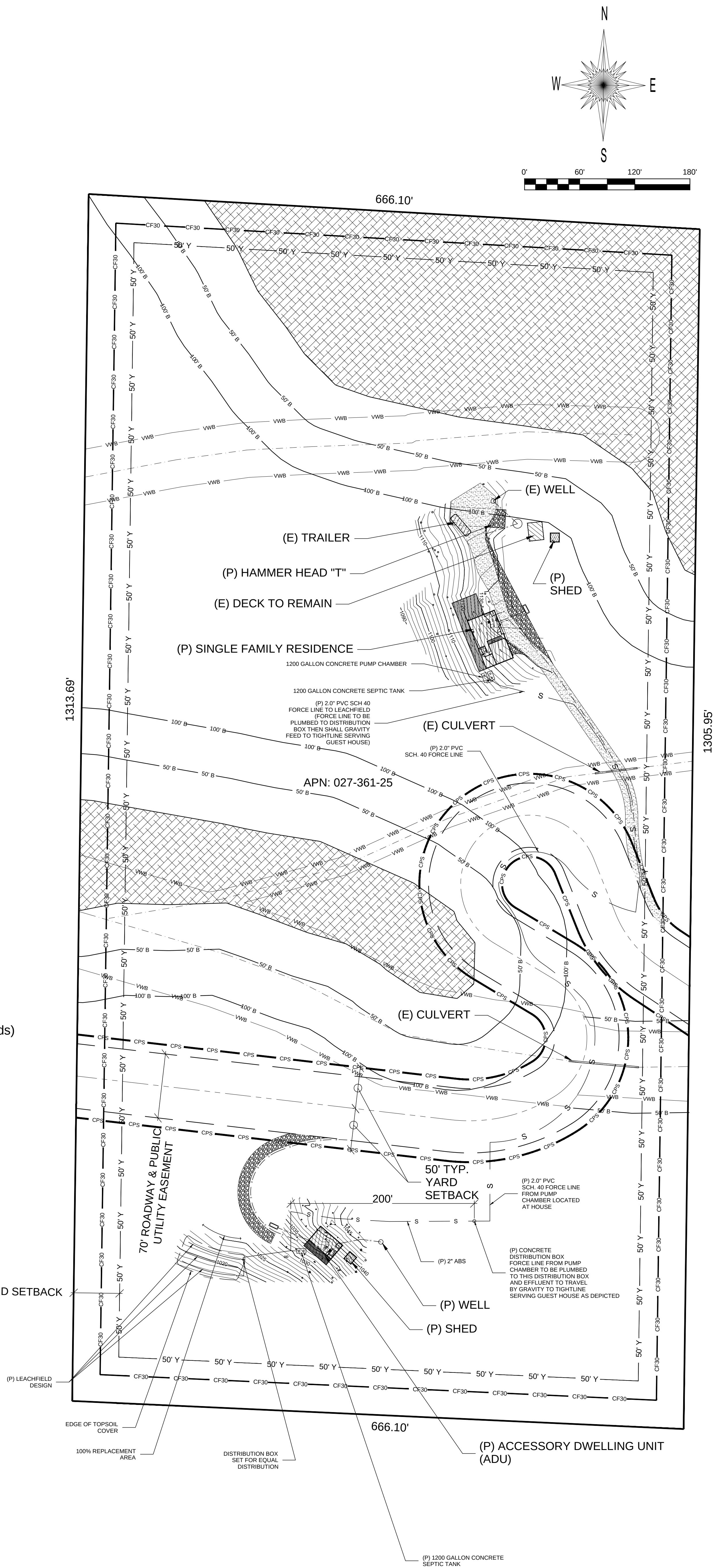
Sensitive Resources:
Legend Type Distance from Development

BISHOP PINE ALLIANCE
(POTENTIAL ESHA) 127' ±

SITE PLAN 1 : 60 1

LEGEND:

- BISHOP PINE ALLIANCE (POTENTIAL ESHA)
- EPHEMERAL STREAM
- (E) GRAVEL DRIVEWAY
- (P) GRAVEL DRIVEWAY
- (P) WATER LINE
- (P) SEPTIC LINE
- (P) POWER LINE
- (P) PROPANE LINE
- (E) TREE COVERAGE
- 50' BUFFER
- 100' BUFFER
- CORRIDOR PRESERVATION SETBACK
- YARD SETBACK
- CAL FIRE 30' YARD SETBACK



REVISION	BY	DATE	APN
1	TH	5.10.18	027-361-25-00
2	TH	4.23.19	DRAWN BY: TH
3	TH	10.23.19	DATE: 2/28/2018
			SCALE: AS SHOWN
			APPROVED BY: BF

LEVY-TONGATE
44924 Zettler Road
Point Arena, CA 95468



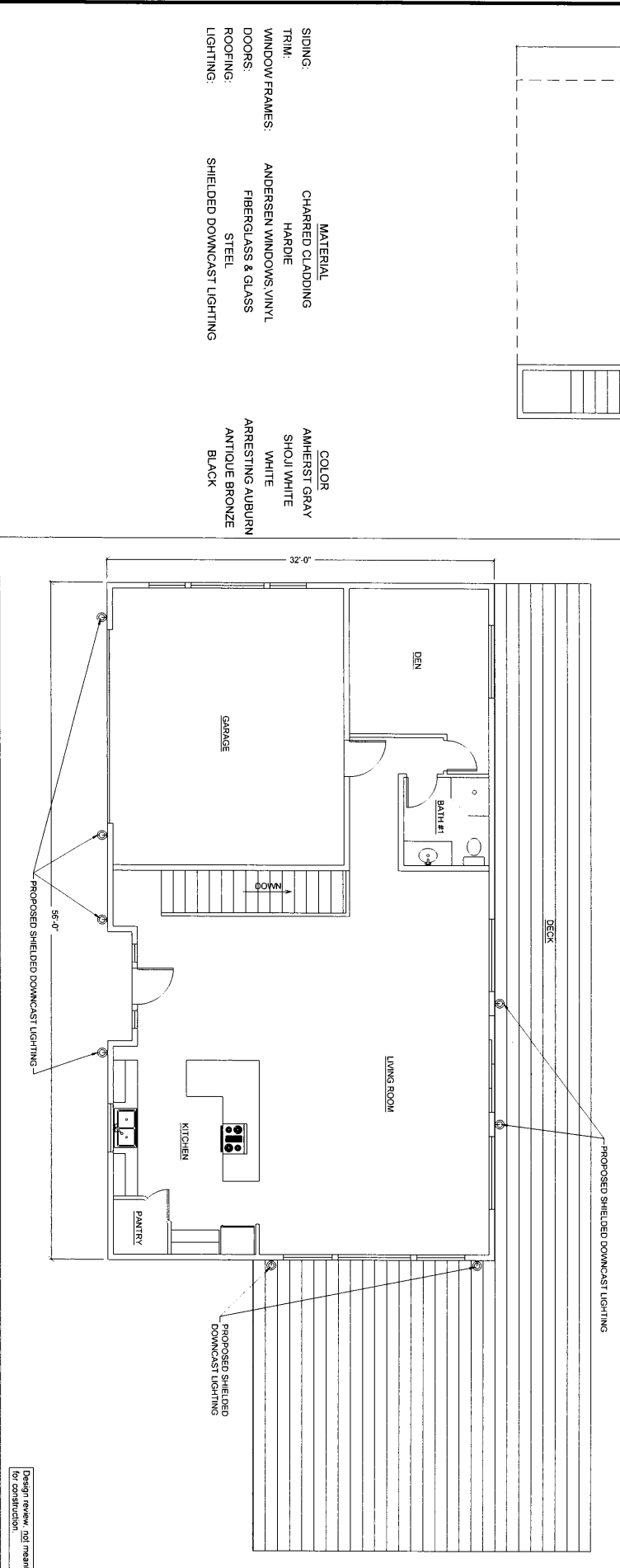
Wynn Coastal Planning, Inc.
703 N. Main Street
Fort Bragg, California 95437
(707) 964-2537
www.WCPlan.com



Design review, not meant
for construction.

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

UPPER FLOOR PLAN - SFR 1/4" = 1'-0" 2

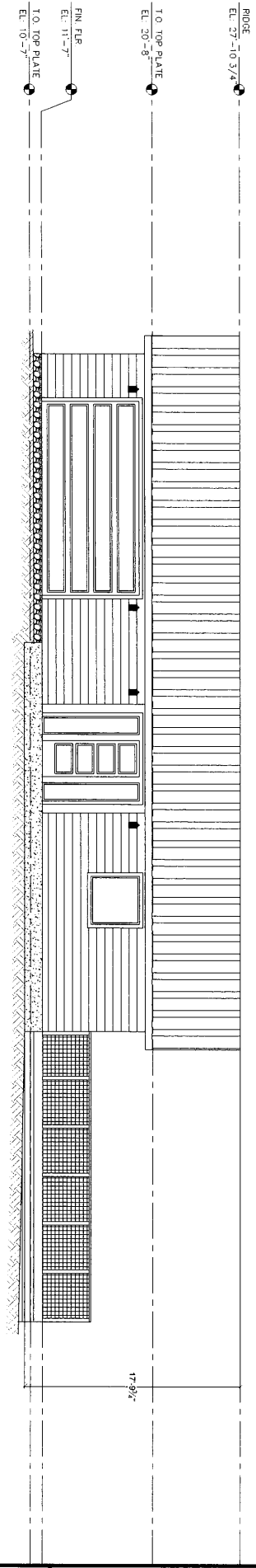


- | | | | |
|----------------|----------------------------|--------|------------------|
| SIDING: | CHARRED CLADDING | COLOR: | AMHERST GRAY |
| TRIM: | HARDIE | | SHOU WHITE |
| WINDOW FRAMES: | ANDERSEN WINDOWS/VINYL | | WHITE |
| DOORS: | FIBERGLASS & GLASS | | ARRESTING AUBURN |
| ROOFING: | STEEL | | ANTIQUE BRONZE |
| LIGHTING: | SHIELDED DOWNCAST LIGHTING | | BLACK |

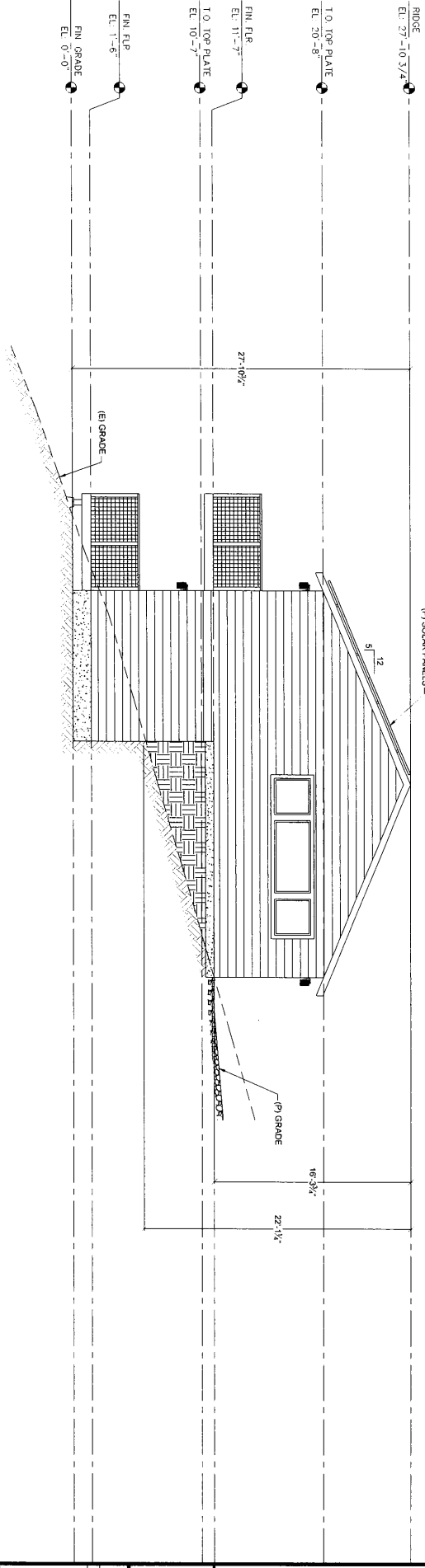
STANDARD DRAWING AND SCHEDULE
1 X 11 BLOCK LAYOUT PLAN



Design review, not meant for construction.



EAST ELEVATION SFR $\frac{1}{4}" = 1'-0"$ 1



SOUTH ELEVATION SFR $\frac{1}{4}" = 1'-0"$ 2

Design review not meant for construction

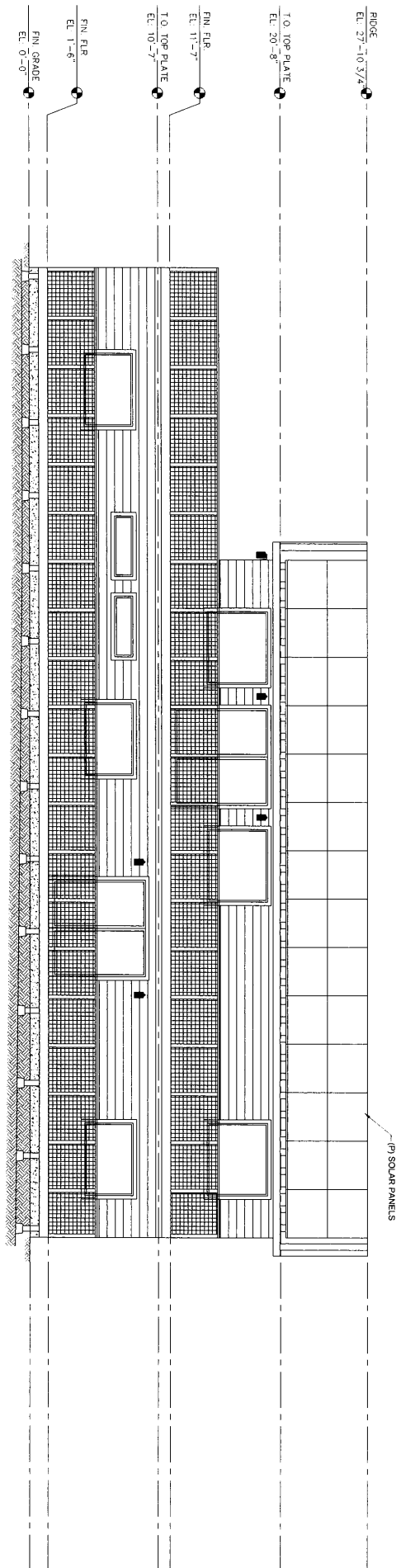
A2

LEVY-TONGATE
44924 Zettler Road
Point Arena, CA 95408

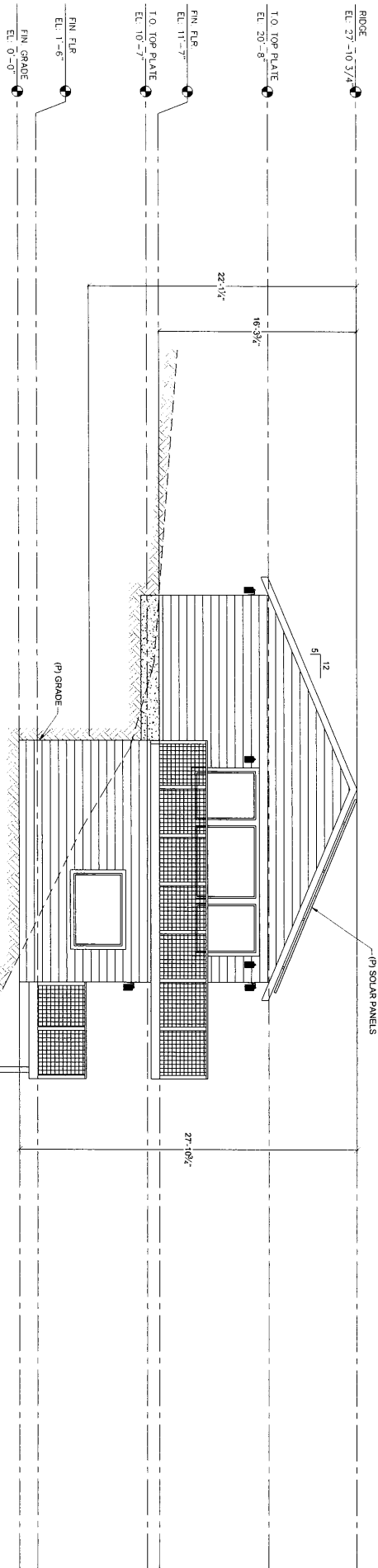


Wynn Coastal Planning, Inc.
705 N. Main Street
Fort Bragg, California 94437
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ATTACHMENT E



WEST ELEVATION SFR $\frac{1}{4}" = 1'-0"$ 1



NORTH ELEVATION SFR $\frac{1}{4}" = 1'-0"$ 2

Design Review, DOJ mean
for construction.

LEVY-TONGATE

44924 Zettler Road
Point Arena, CA 95468



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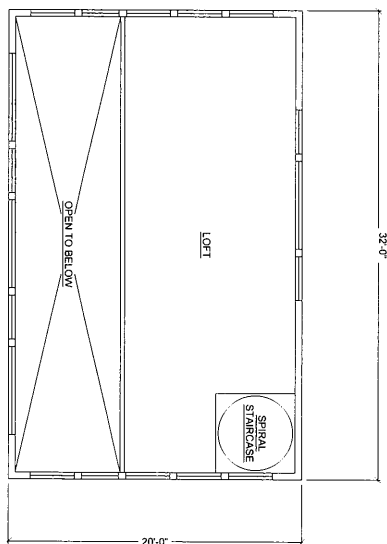
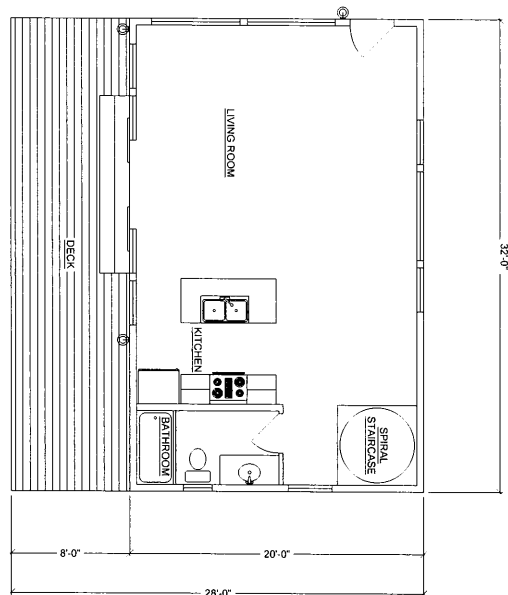
ATTACHMENT E

A3

MATERIAL
 SIDING: CHARRRED CLADDING
 TRIM: HARDIE
 WINDOW FRAMES: ANDERSEN WINDOWS VINYL
 DOORS: FIBERGLASS & GLASS
 ROOFING: STEEL
 LIGHTING: SHIELDED DOWNCAST LIGHTING

COLOR
 AMHERST GRAY
 SHOU WHITE
 WHITE
 ARRESTING AUBURN
 ANTIQUE BRONZE
 BLACK

STANDARD WORK AND SCHEDULE
 EXCLUDED FROM



LOWER FLOOR PLAN - ACCESSORY DWELLING UNIT

1/4" = 1'-0" 1

UPPER FLOOR PLAN - ACCESSORY DWELLING UNIT

1/4" = 1'-0" 2

Design review, not meant for construction

A4

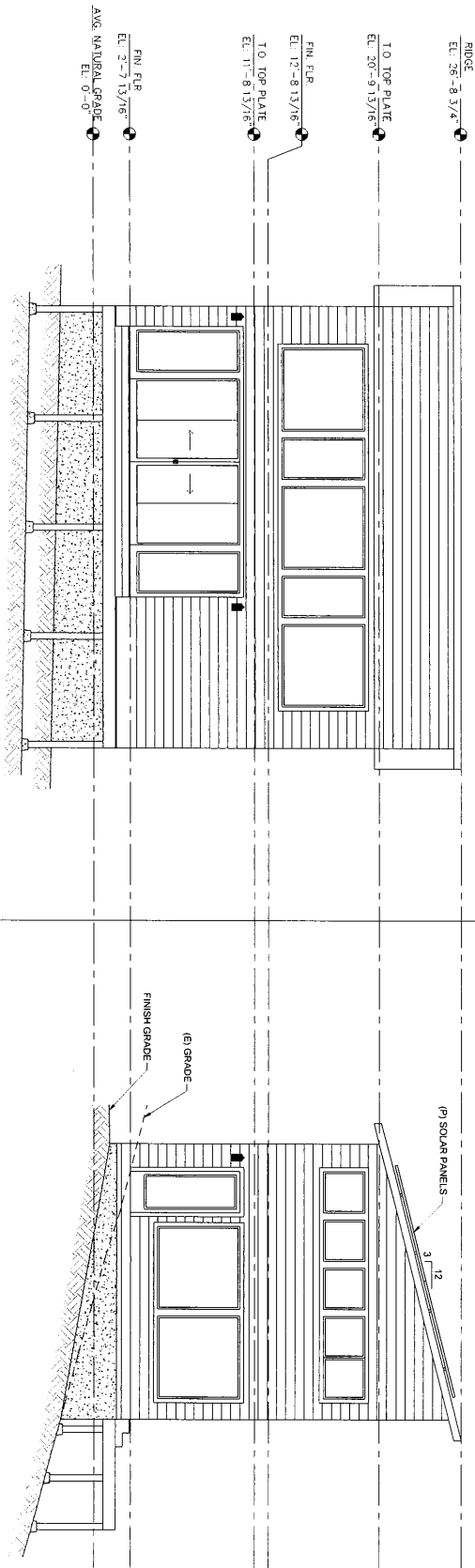
NO.	DATE	DESCRIPTION
1	02-16-12	DESIGN REVIEW
2	03-12-12	DESIGN REVIEW
3	04-12-12	DESIGN REVIEW
4	05-12-12	DESIGN REVIEW

LEVY-TONGATE
 44224 Zettler Road
 Point Arena, CA 95468



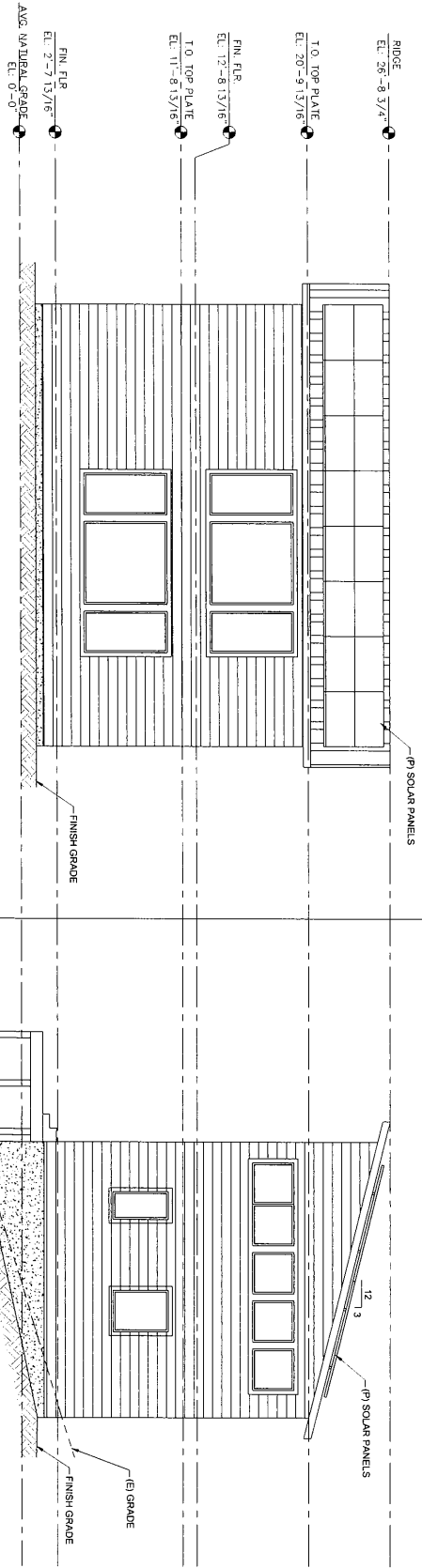
Wynn Coastal Planning, Inc.
 705 N. Main Street
 Fort Bragg, California 94437
 707-964-2555
 www.WCPlan.com

ATTACHMENT E



SOUTHWEST ELEVATION ADU $\frac{1}{4}" = 1'-0"$ 1

NORTHWEST ELEVATION ADU $\frac{1}{4}" = 1'-0"$ 2



NORTHEAST ELEVATION ADU $\frac{1}{4}" = 1'-0"$ 3

SOUTHEAST ELEVATION ADU $\frac{1}{4}" = 1'-0"$ 4

Design review not meant for construction

A5

LEVY-TONGATE
44924 Zettler Road
Point Arena, CA 95468

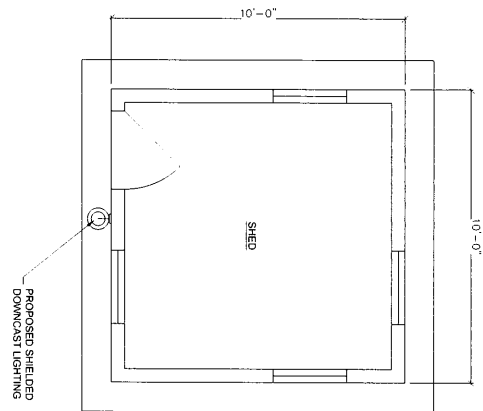
Wynn
URBAN PLANNING

Wynn Coastal Planning, Inc.
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Fort Bragg, California 94437
(707) 964-2247
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ATTACHMENT E

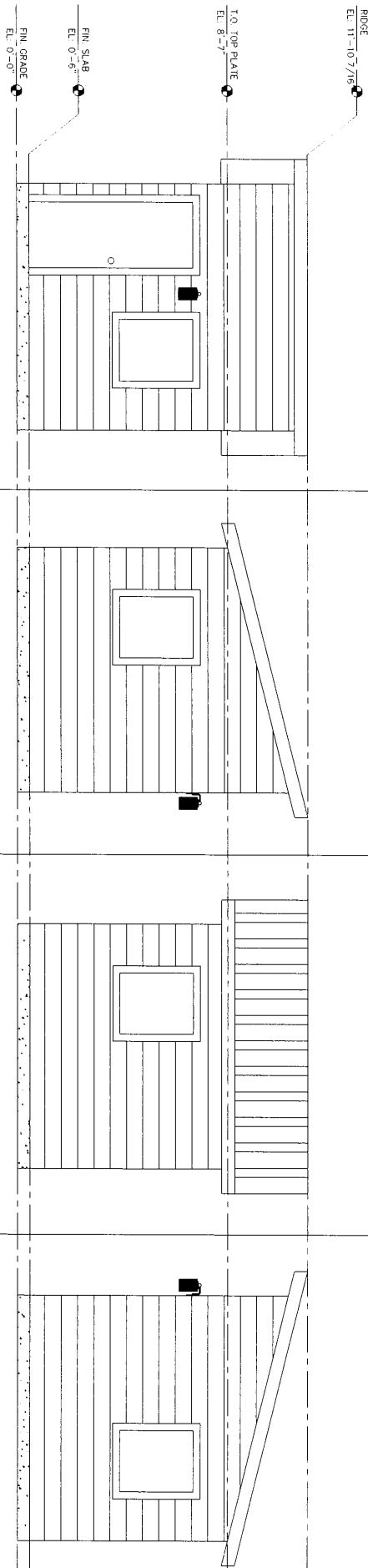
SIDING: CHARRED CLADDING
 TRIM: HARDIE
 WINDOW FRAMES: ANDERSEN WINDOWS VINYL
 DOORS: FIBERGLASS & GLASS
 ROOFING: STEEL
 LIGHTING: SHIELDED DOWNCAST LIGHTING

COLOR:
 AMHERST GRAY
 SHOU WHITE
 WHITE
 ARRESTING ALUMIN
 ANTIQUE BRONZE
 BLACK



SLAM AND DRAINAGE AND SHED
 EXISTING BUILDING

FLOOR PLAN - SHED 1/2" = 1'-0" 1



SOUTH WEST ELEVATION

1/2" = 1'-0"

2

NORTH WEST ELEVATION

1/2" = 1'-0"

3

NORTH EAST ELEVATION

1/2" = 1'-0"

4

SOUTH EAST ELEVATION

1/2" = 1'-0"

5

Design review, not meant for construction

LEVY-TONGATE

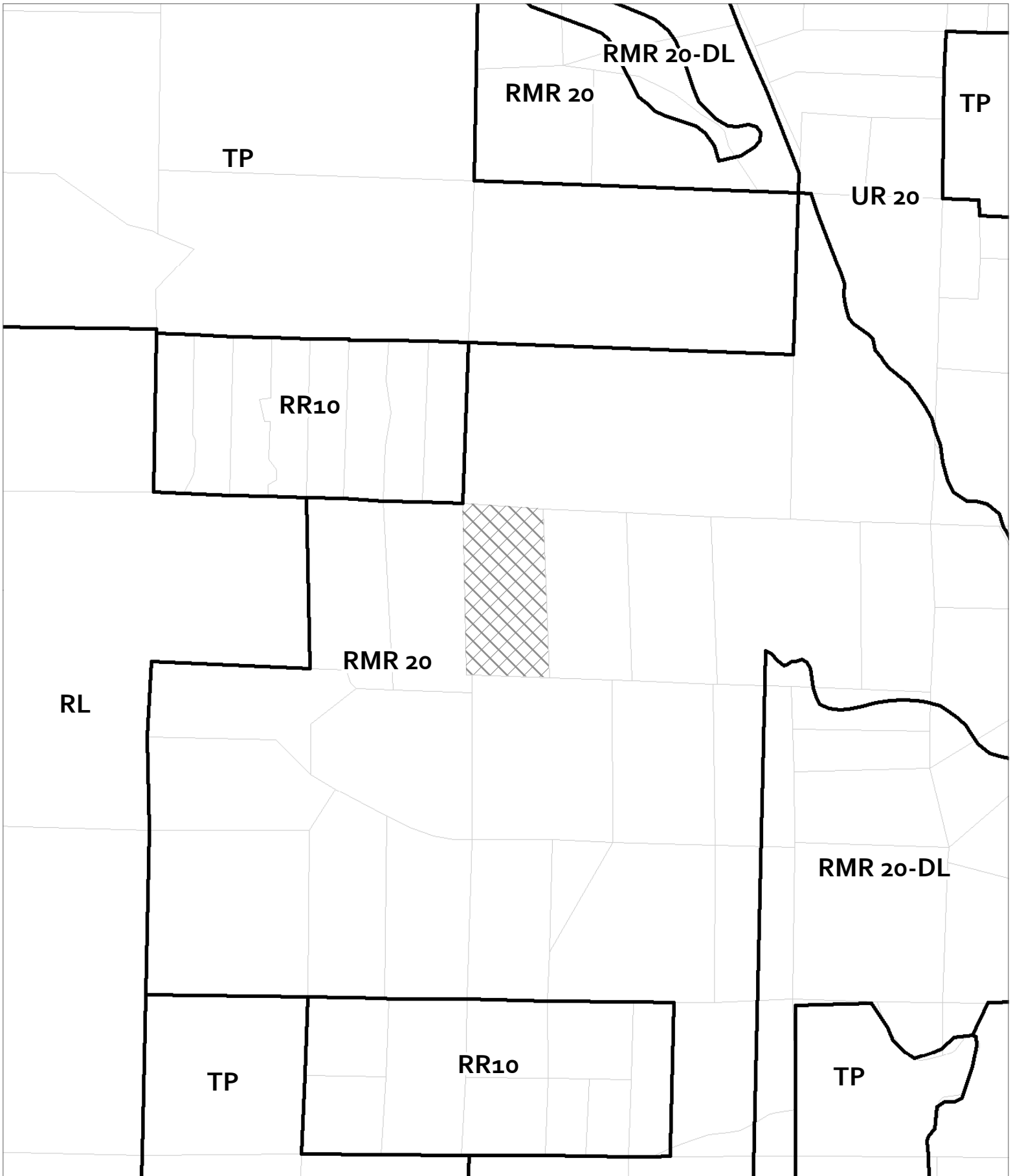
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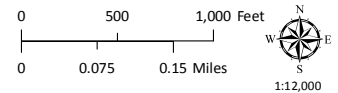
ATTACHMENT E

A6



CASE: CDP 2018-0009
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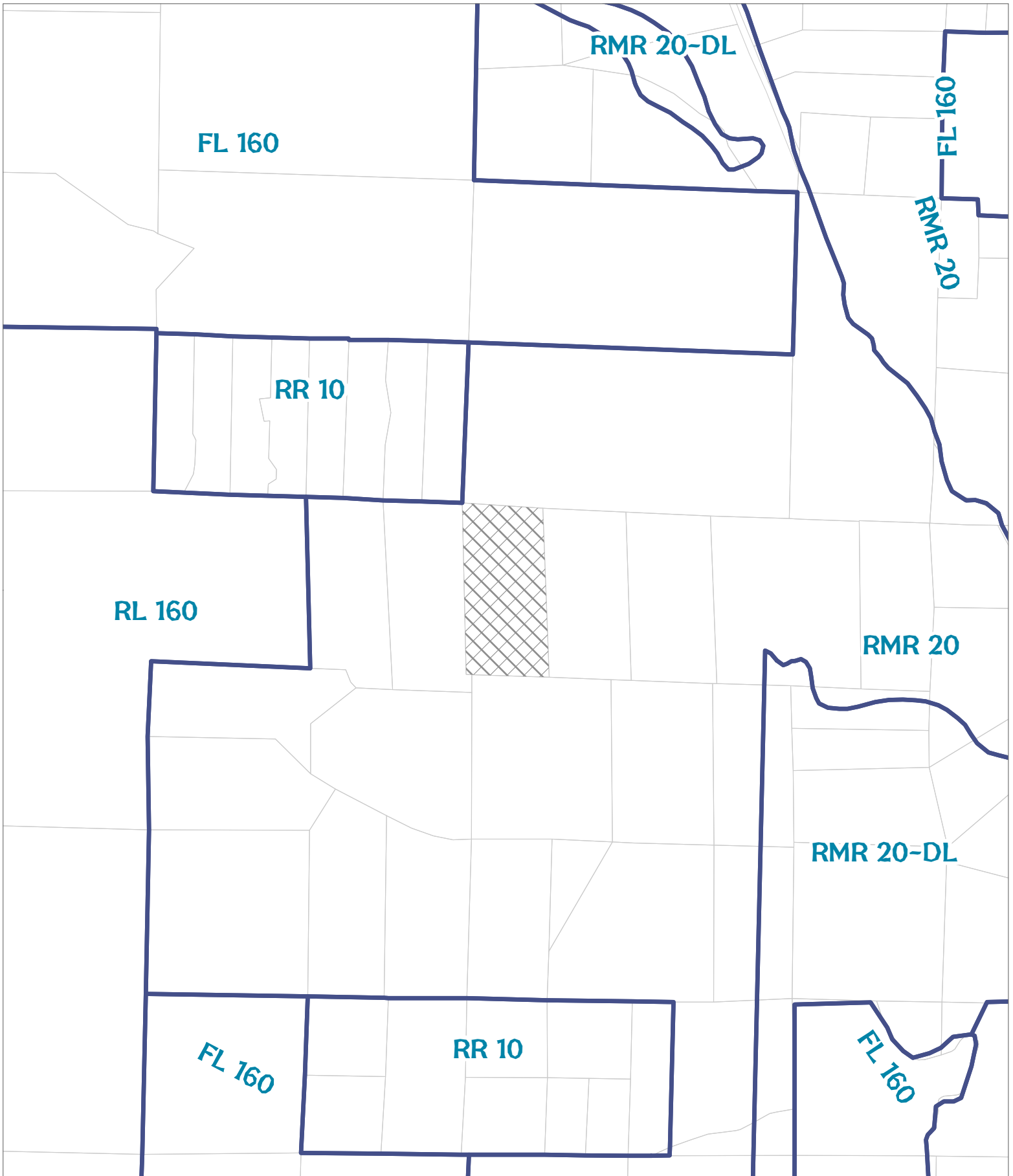
 Zoning Districts



ZONING DISPLAY MAP

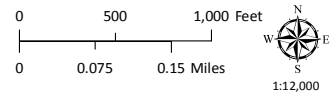
ATTACHMENT F

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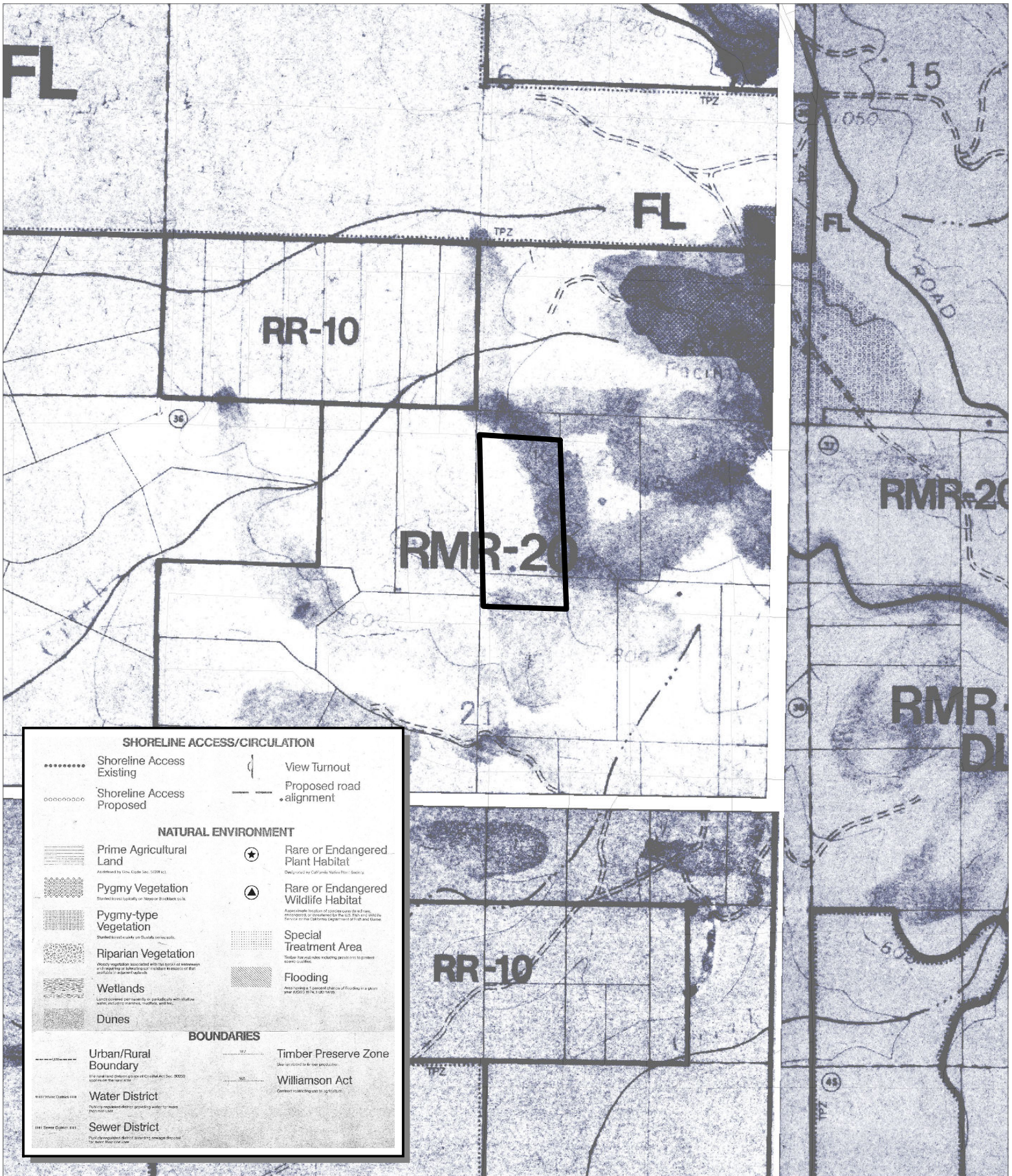
 General Plan Classes



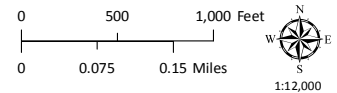
GENERAL PLAN CLASSIFICATIONS

ATTACHMENT G

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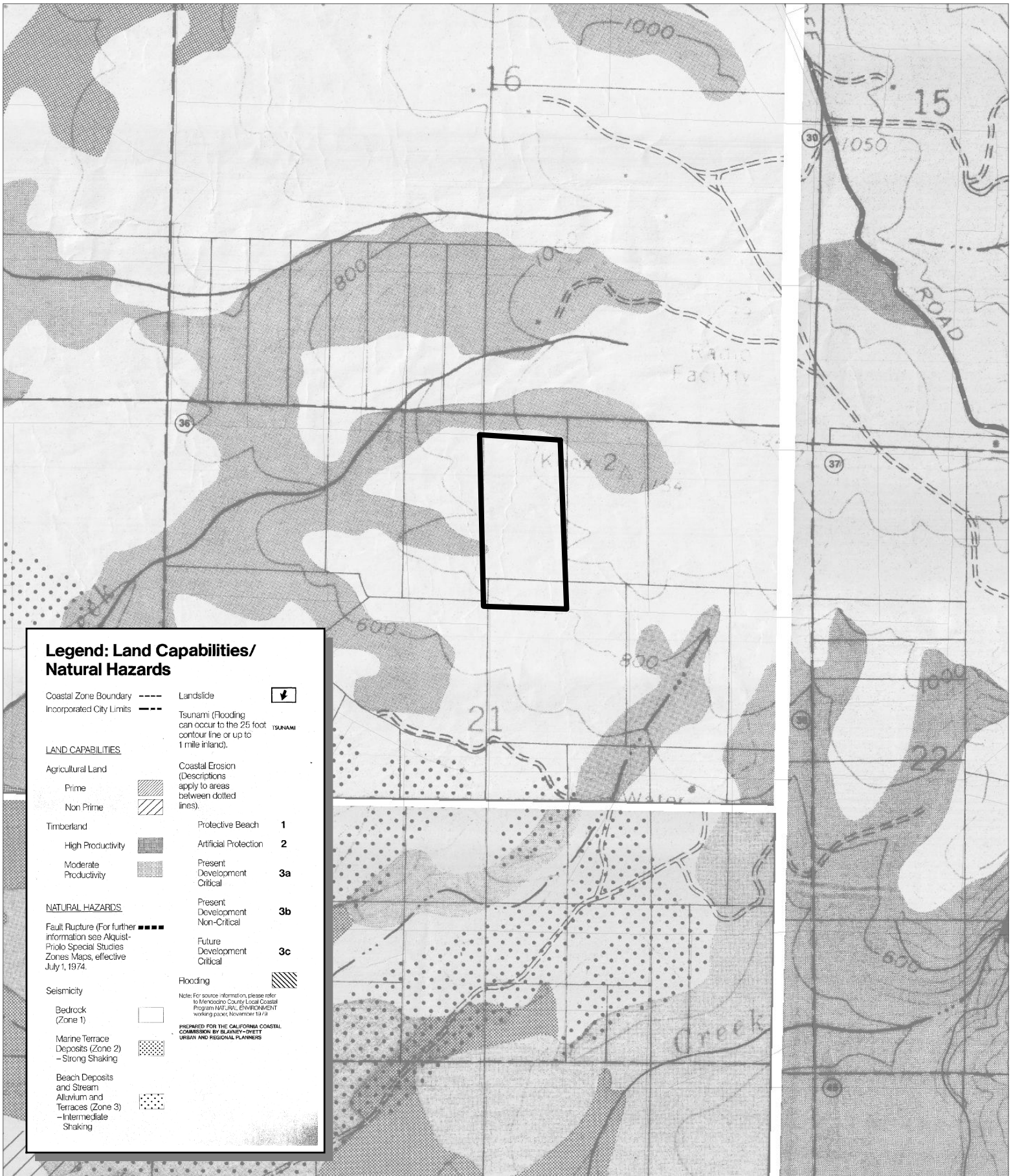
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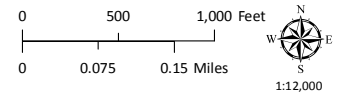
LCP LAND USE MAP 25: POINT ARENA

ATTACHMENT H

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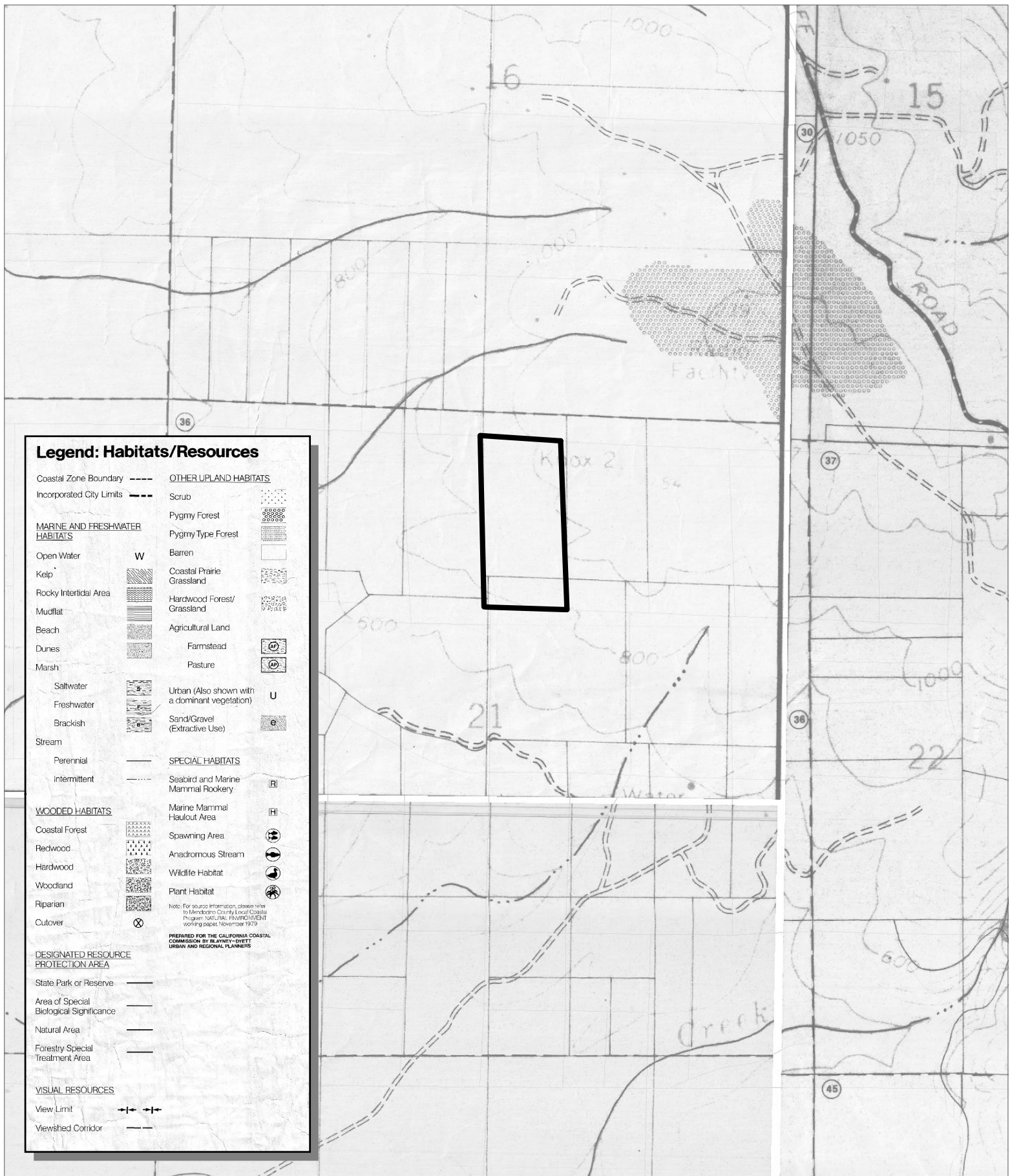
CASE: CDP 2018-0009
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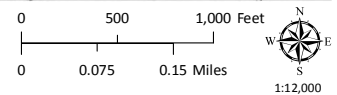
LCP LAND CAPABILITIES & NATURAL HAZARDS

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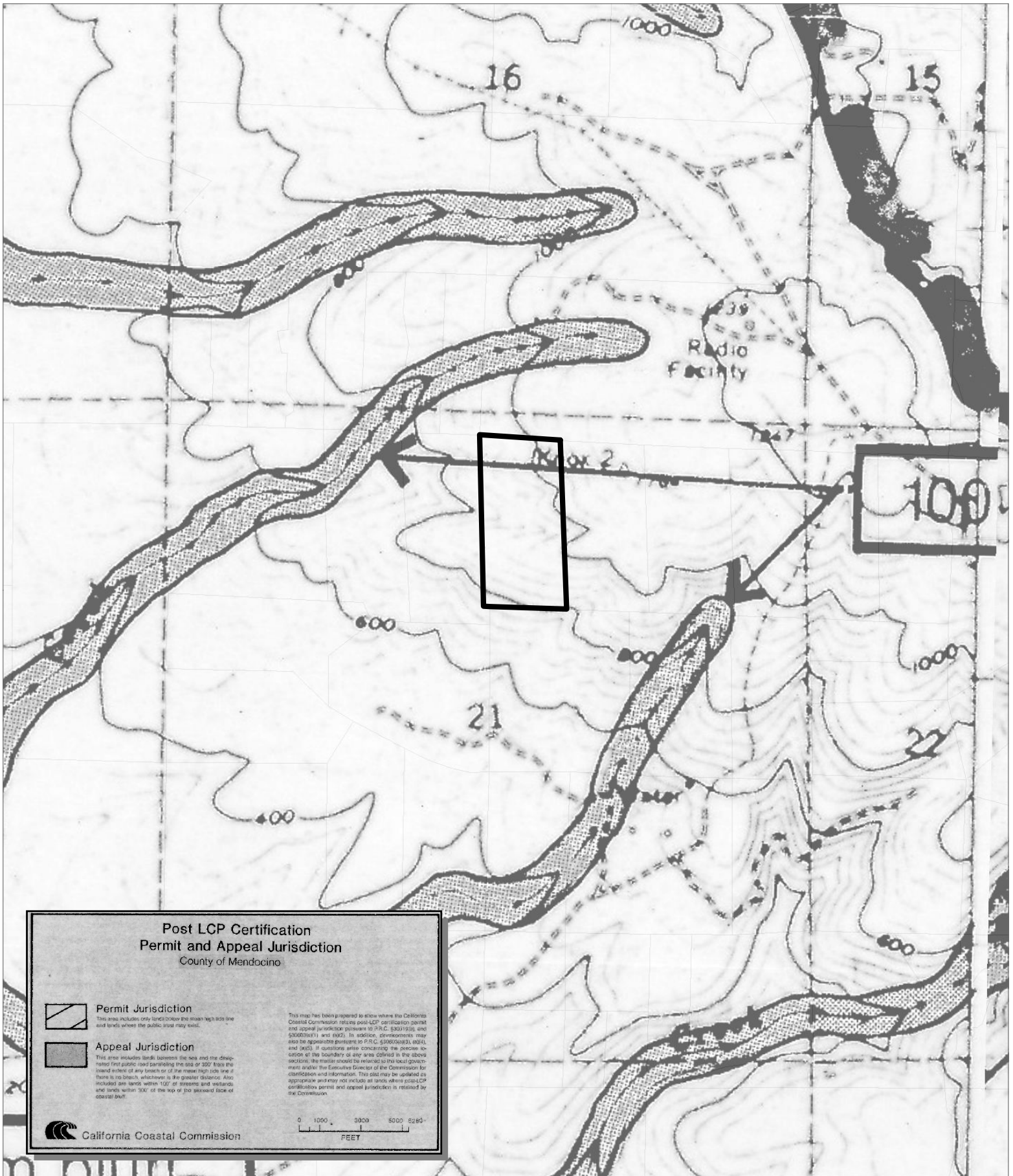


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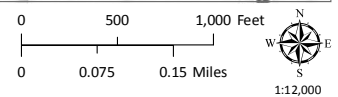


LCP HABITATS & RESOURCES
 ATTACHMENT J

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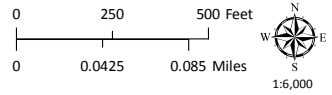


APPEALABLE AREAS
 ATTACHMENT K

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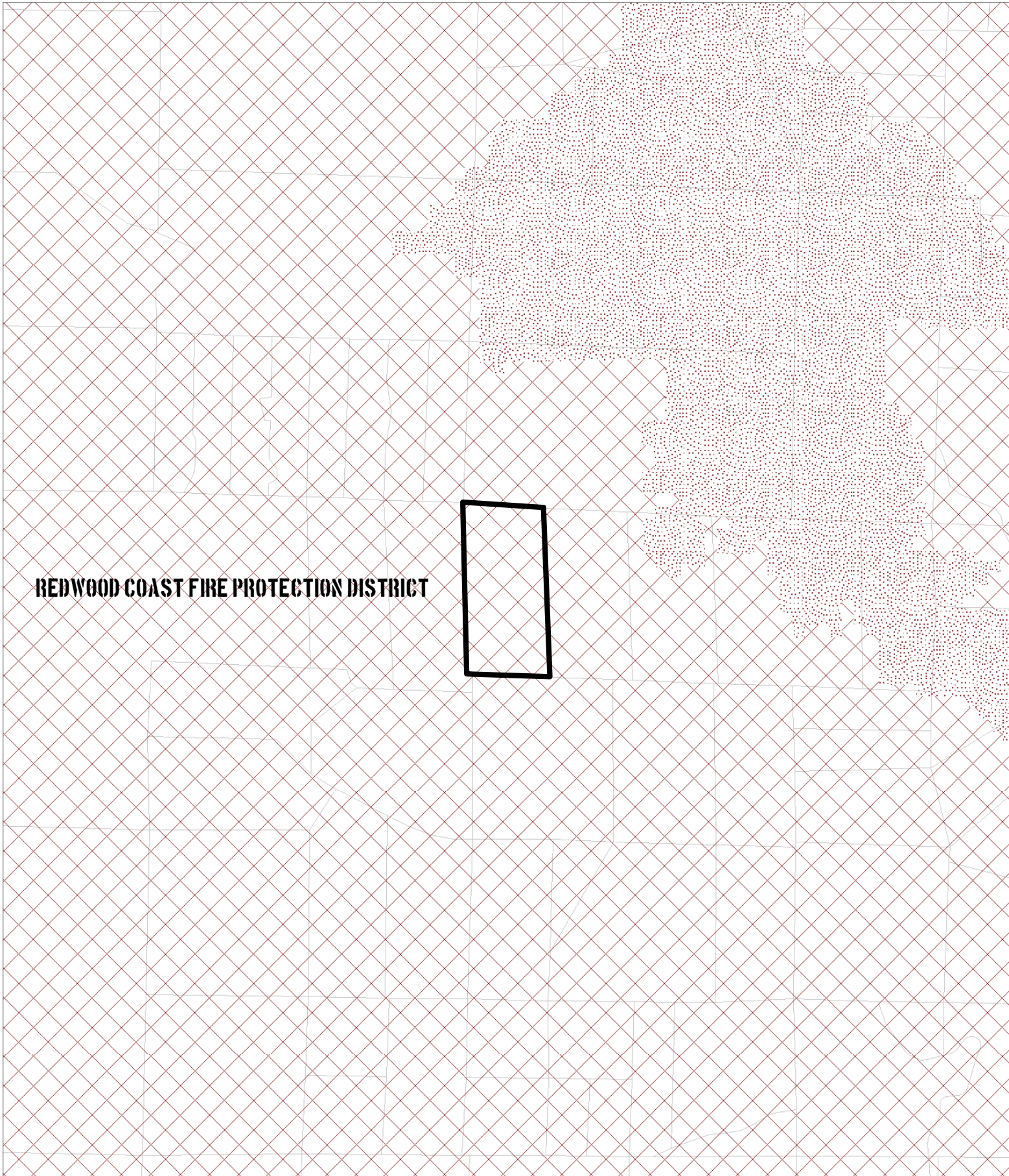


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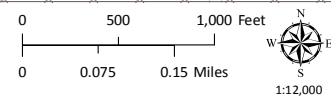
ADJACENT PARCELS
 ATTACHMENT L

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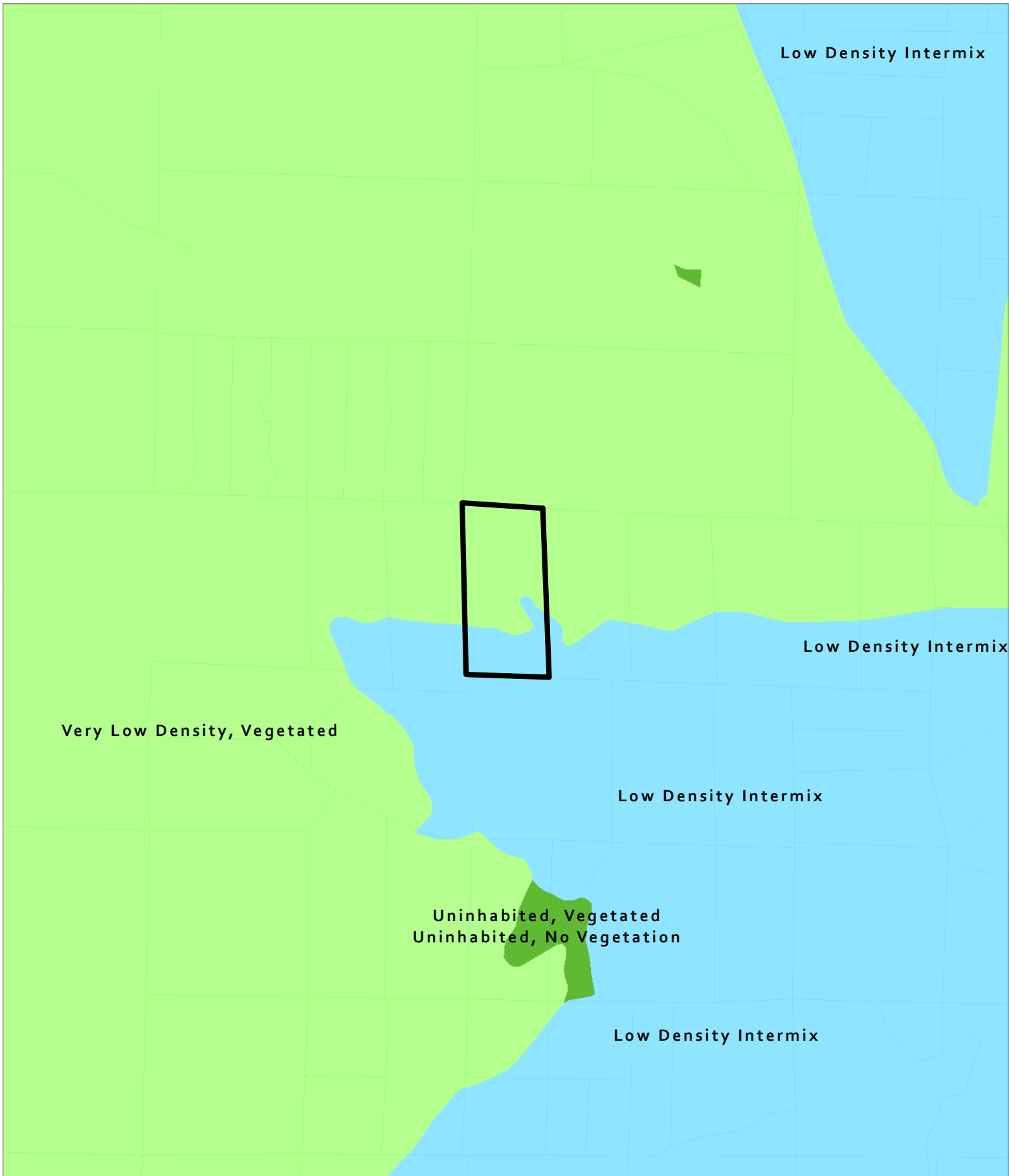
 County Fire Districts
 Very High Fire Hazard
 High Fire Hazard



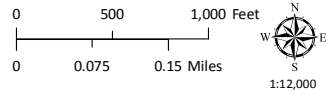
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

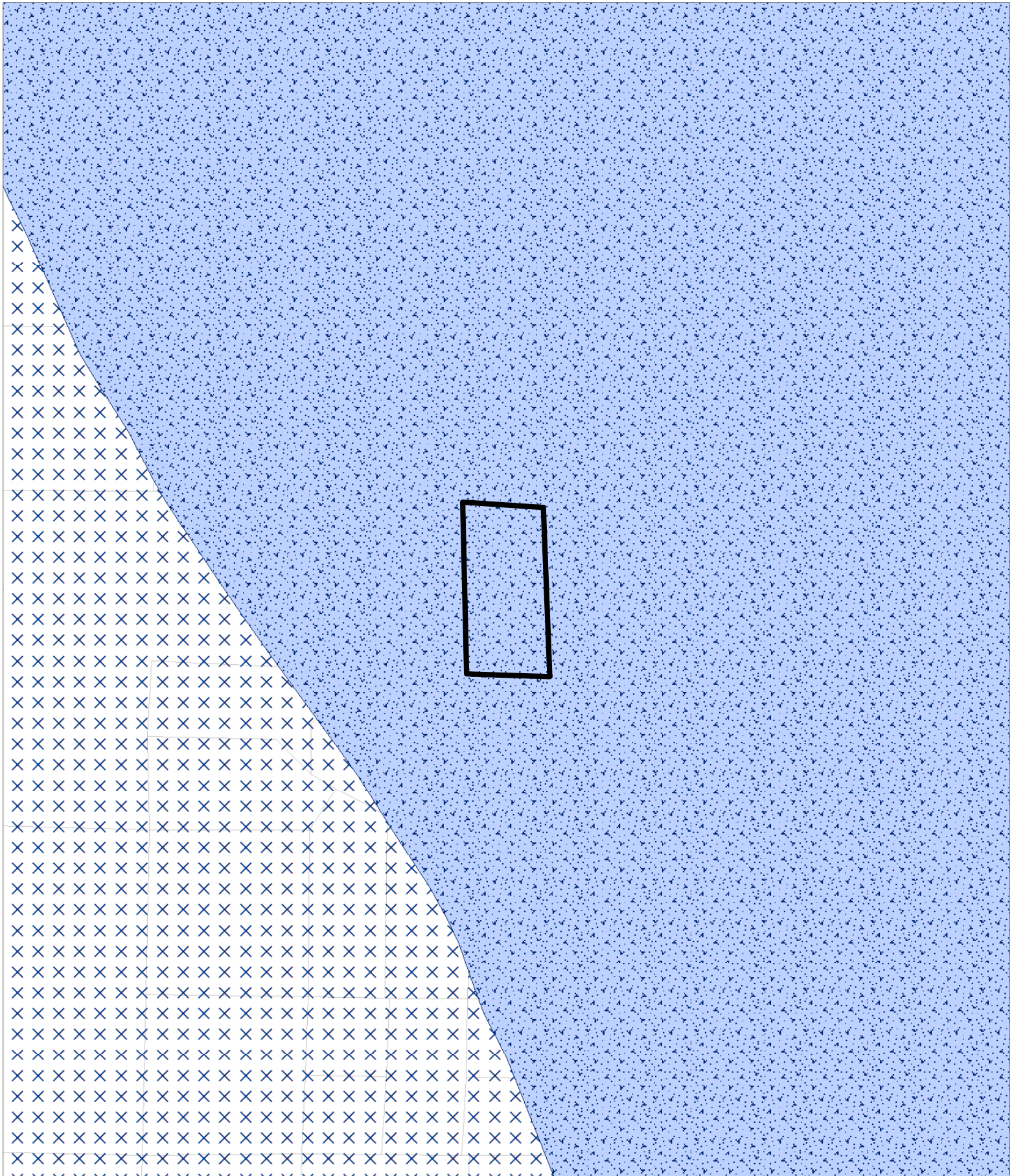
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ATTACHMENT M



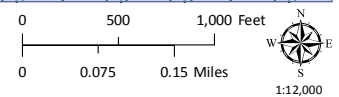
CASE: CDP 2018-0009
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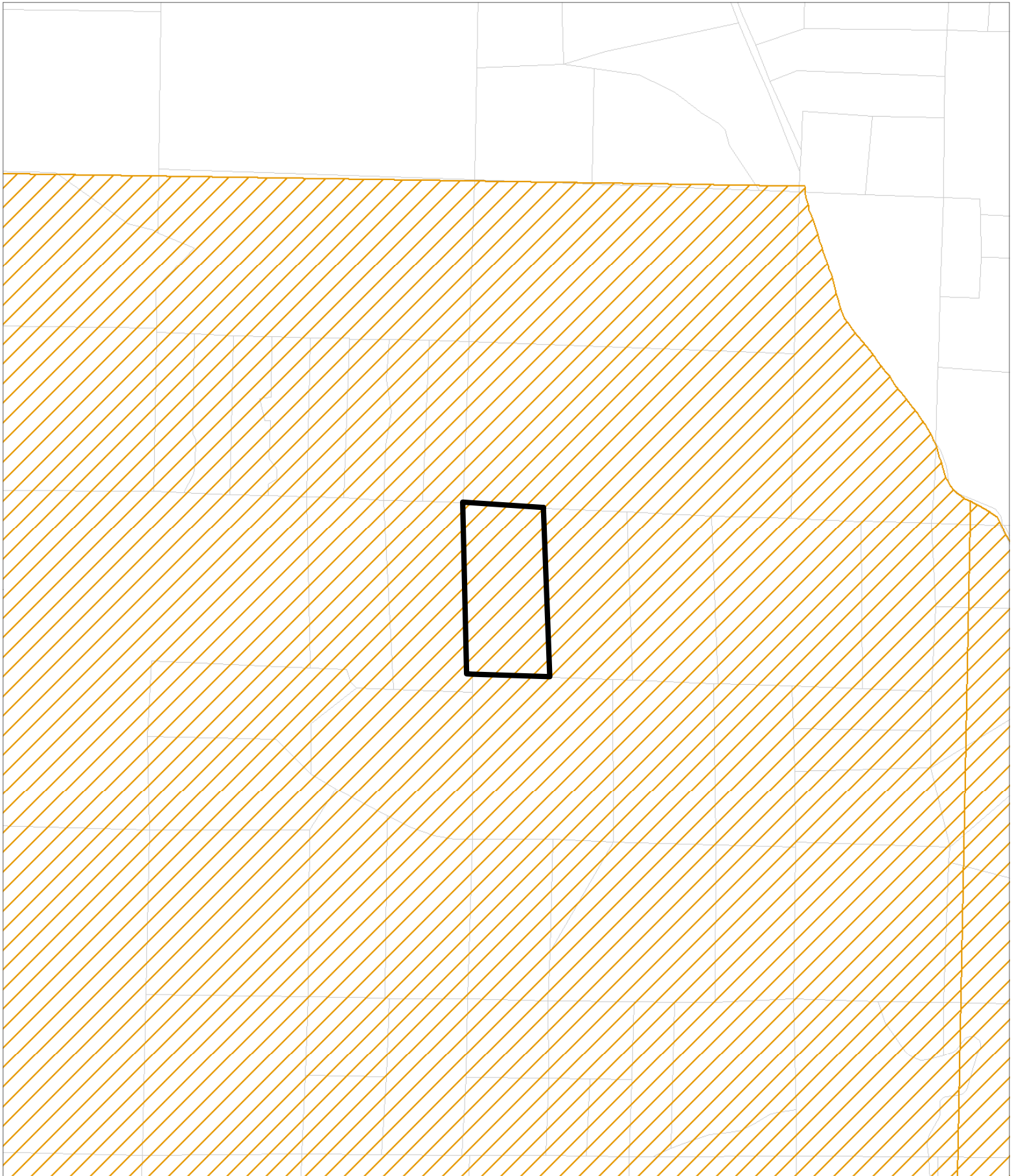
× × Critical Water Areas
√ √
Critical Water Resources Bedrock



GROUND WATER RESOURCES

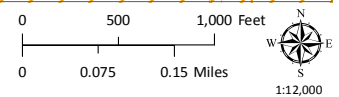
ATTACHMENT O

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 Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

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ATTACHMENT P

