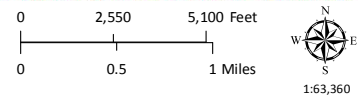


SUBJECT PARCEL/S



CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways



ATTACHMENT A


LOCATION MAP

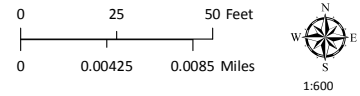
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2017-0006
OWNER: DUNBAUGH, Christopher
APN: 132-073-04
APLCT: Michael Dunbaugh
AGENT: Diana Wiedemann
ADDRESS: 14655 Cypress Point Road, Manchester

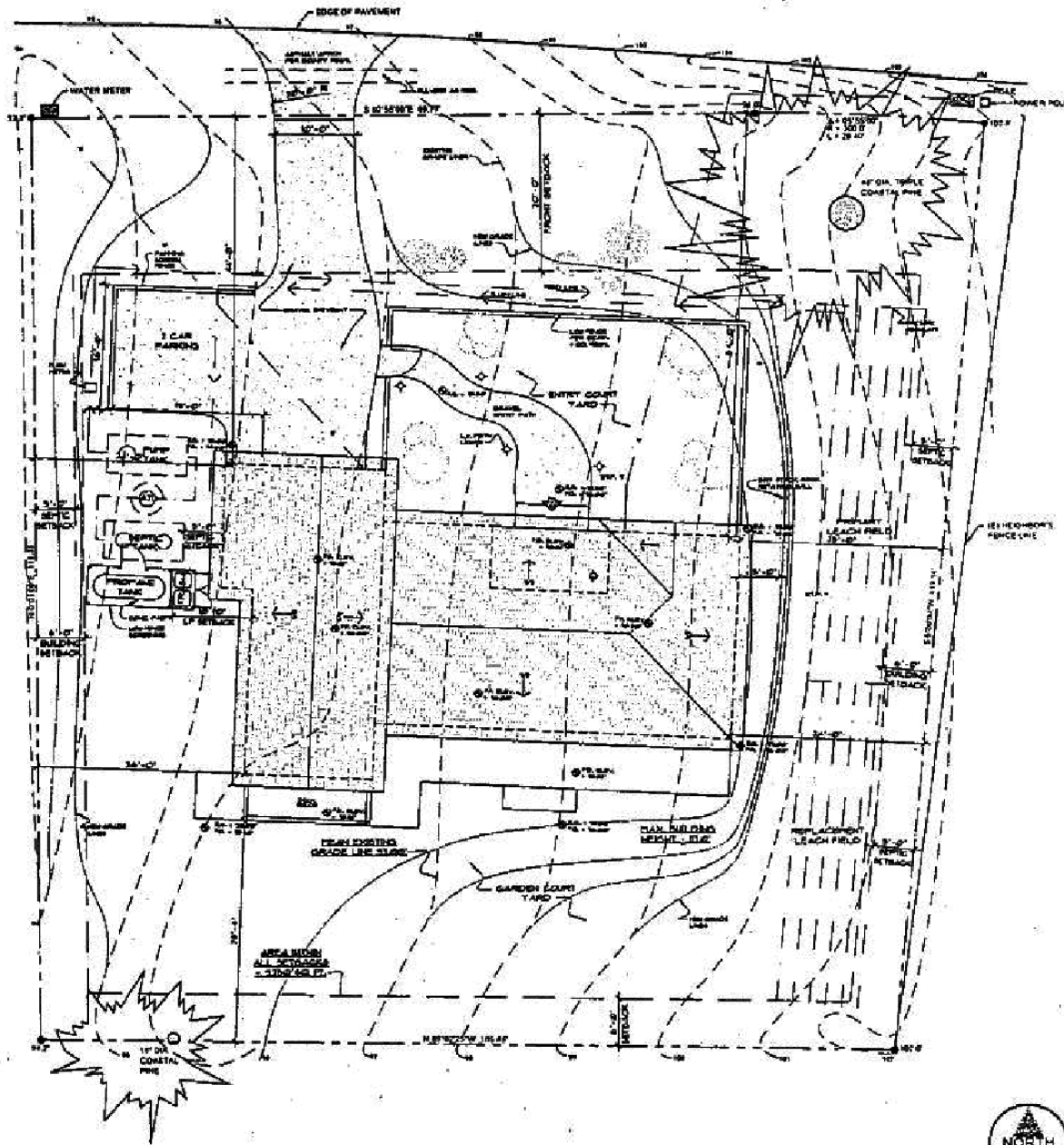
 Public Roads



ATTACHMENT B

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



LARGE PINE TREE COVERED LOT

SITE LEGEND	
	PROPERTY LINES
	BUILDING ENVELOPE LINES
	UTILITY TRENCH BY DESIGN
	SEPTIC LINES
	EXISTING FENCE LINES
	NEW FENCE LINES
	EXISTING GRADE CONTOUR LINES
	NEW GRADE CONTOUR LINES
	ELEVATION MARKS

DIANA WIEDEMANN
 ARCHITECT
 14655 CYPRESS POINT ROAD
 MANCHESTER, CA 94551
 TEL: 925.438.1122
 FAX: 925.438.1122

START:

TITLE:
**SITE PLAN &
 SEPTIC PLAN**

PROJECT: A NEW RESIDENCE FOR
MICHAEL & LINDA DUNBAUGH
 14655 CYPRESS POINT ROAD
 MANCHESTER, CA 94551
 IRISH BEACH SUBDIVISION
 TRACT 98.00
 APR 13

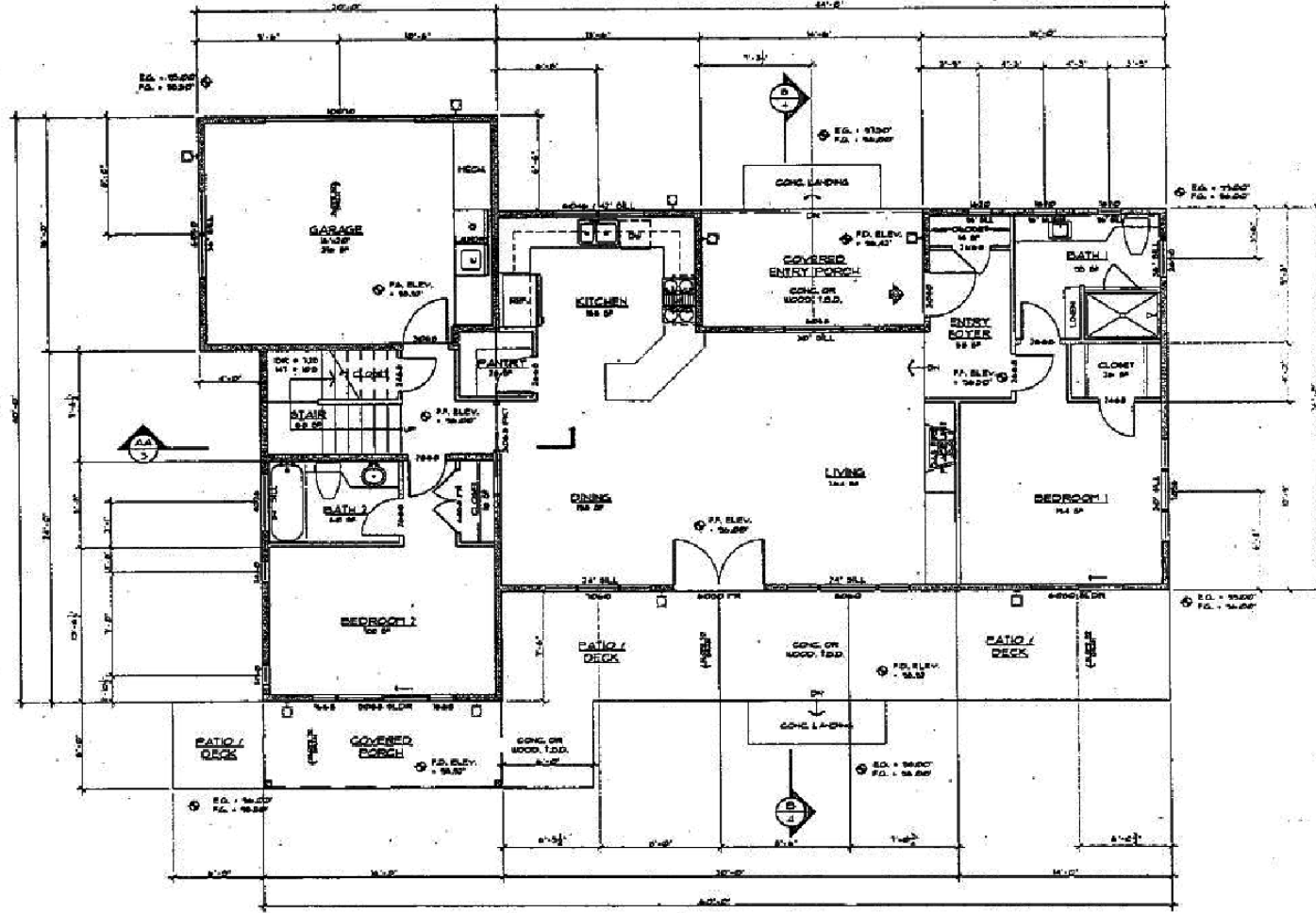
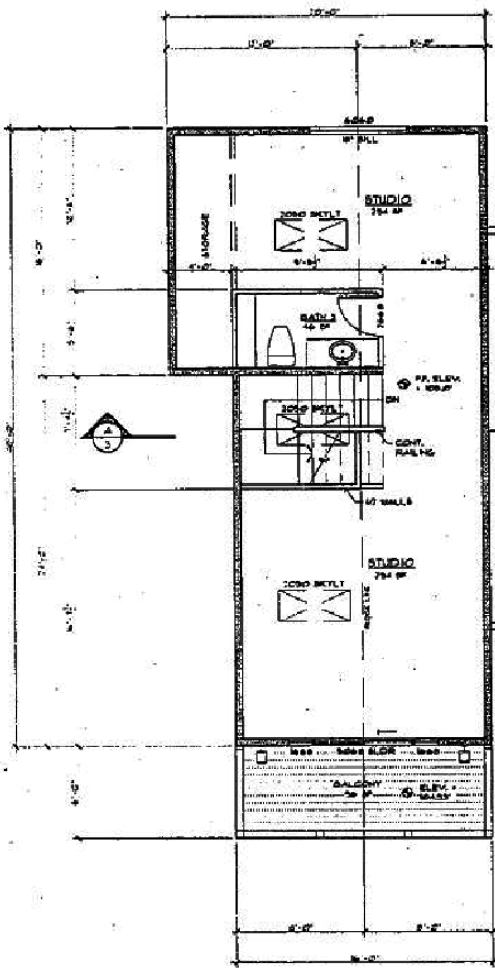
DATE: 2/20/17
 SCALE: 1/8" = 1'-0"
 DRAWN BY: LWB
 CHECKED:
 SHEET
A1.1

CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

NO SCALE

ATTACHMENT C

SITE PLAN



SECOND FLOOR PLAN

FIRST FLOOR PLAN

MEAN GRADE
1445' (E) EAST HIGH GRADE
= 1450' (E) HIGH LOW GRADE
= 1455' (E) DIV. 2 = 240'
1460' = 240' = 1460'
1465' = 240' = 1465'
1470' = 240' = 1470'

LEGEND
(THICK LINE) 2x6 STUD WALLS
(THIN LINE) 2x4 STUD WALLS
(SQUARE) SHIELDED DOWNCAST LIGHT FIXTURE

AREA TAB.
144 SF PLAN FLOOR
= 144 SF UPPER FLOOR
1456 SF TOTAL
GROSS AREA
GARAGE = 312 SF



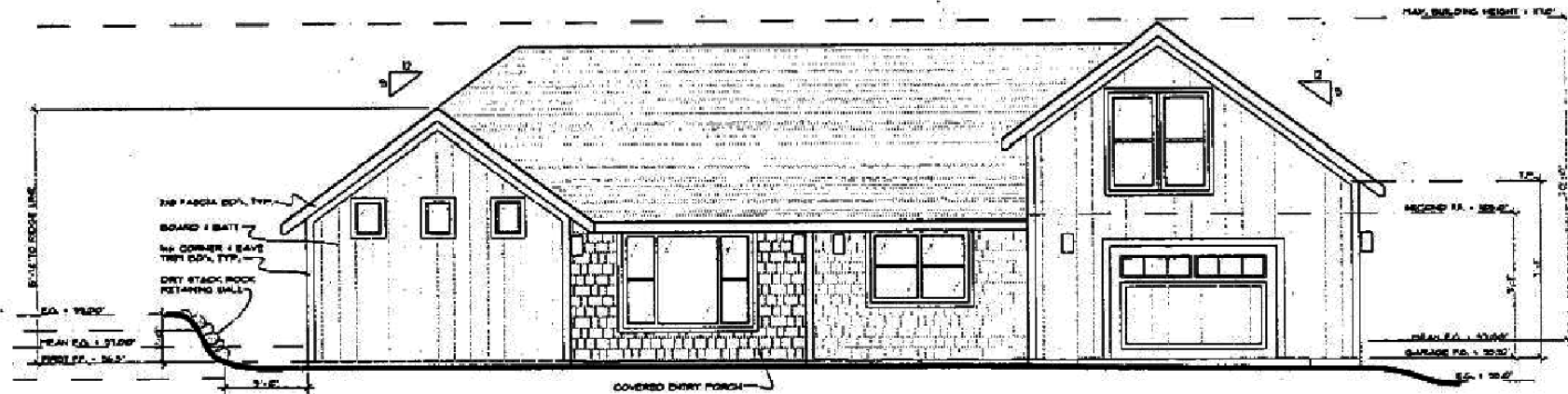
CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

NO SCALE

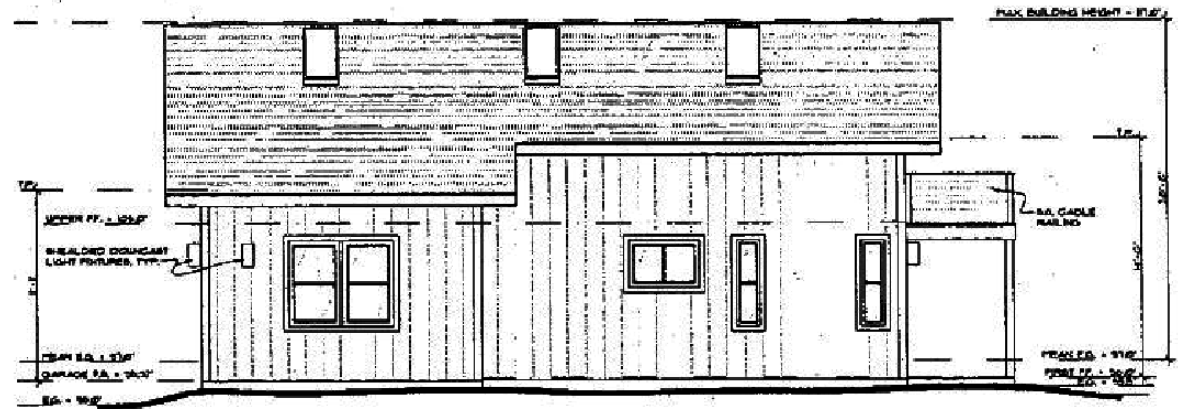
ATTACHMENT D

FLOOR PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



NORTH



WEST

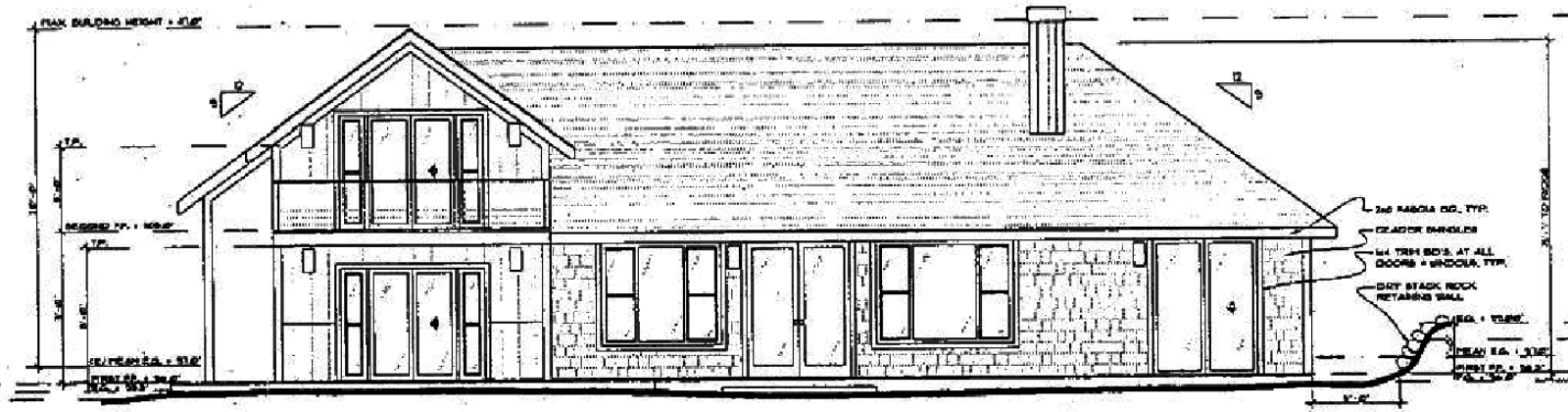
CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

NO SCALE

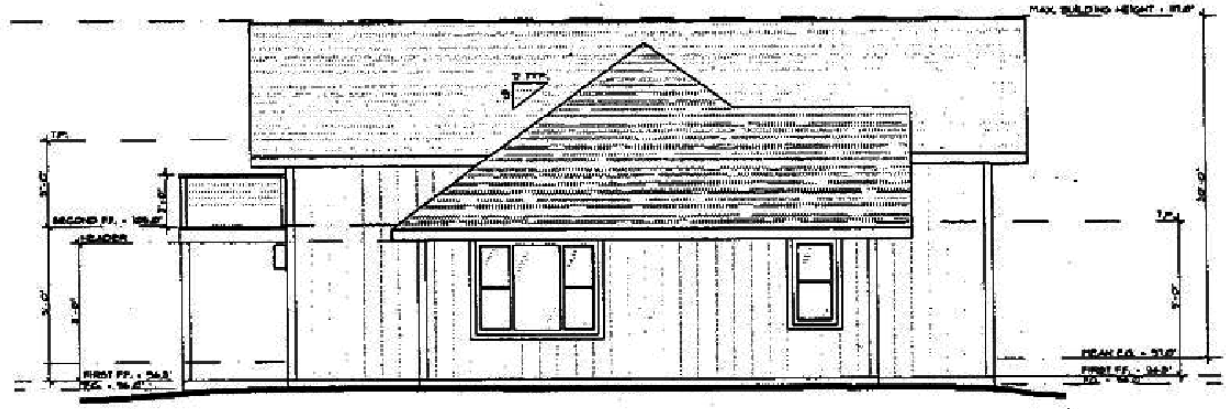
ATTACHMENT E

ELEVATIONS

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SOUTH



EAST

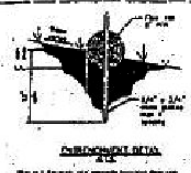
CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

NO SCALE

ATTACHMENT F

ELEVATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



Grades, Erosion & Ewest:

All the subject parcels to meet the top of Big Branch Creek upstream the following measures are appropriate to prevent watershed erosion during construction and post-construction phases.

Regarding erosion control, Section 23.492.015 of the MCC2C states in pertinent part:

(A) The erosion rate shall not exceed the natural or existing level before development.

(C) Areas of disturbed soil shall be revegetated and covered with vegetation as soon as possible after disturbance, but no later than one hundred (100) percent coverage is reached (70) days after suitable methods may be used to revegetate areas temporarily.

And Sec. 23.492.020 Subdivision Ordinance of MCC2C states:

(A) Disturbed soils (i.e., debris fields, grading debris, or fill spoil) shall be placed in conjunction with final grading operations and restricted through the revegetation/landmark program to remove sediment from runoff unless that they pose immediate and serious threat to environmentally sensitive areas.

(B) Temporary revegetation of erodible areas, vegetation shall be restricted to the revegetation program on the development site. Where necessary removed during construction, revegetation shall be restricted to best control revegetation.

(C) Temporary revegetation means of covering sedimentation, such as hay baling or temporary seeding around the site, may be used as part of an overall grading plan, subject to the approval of the Coastal Permit Administrator.

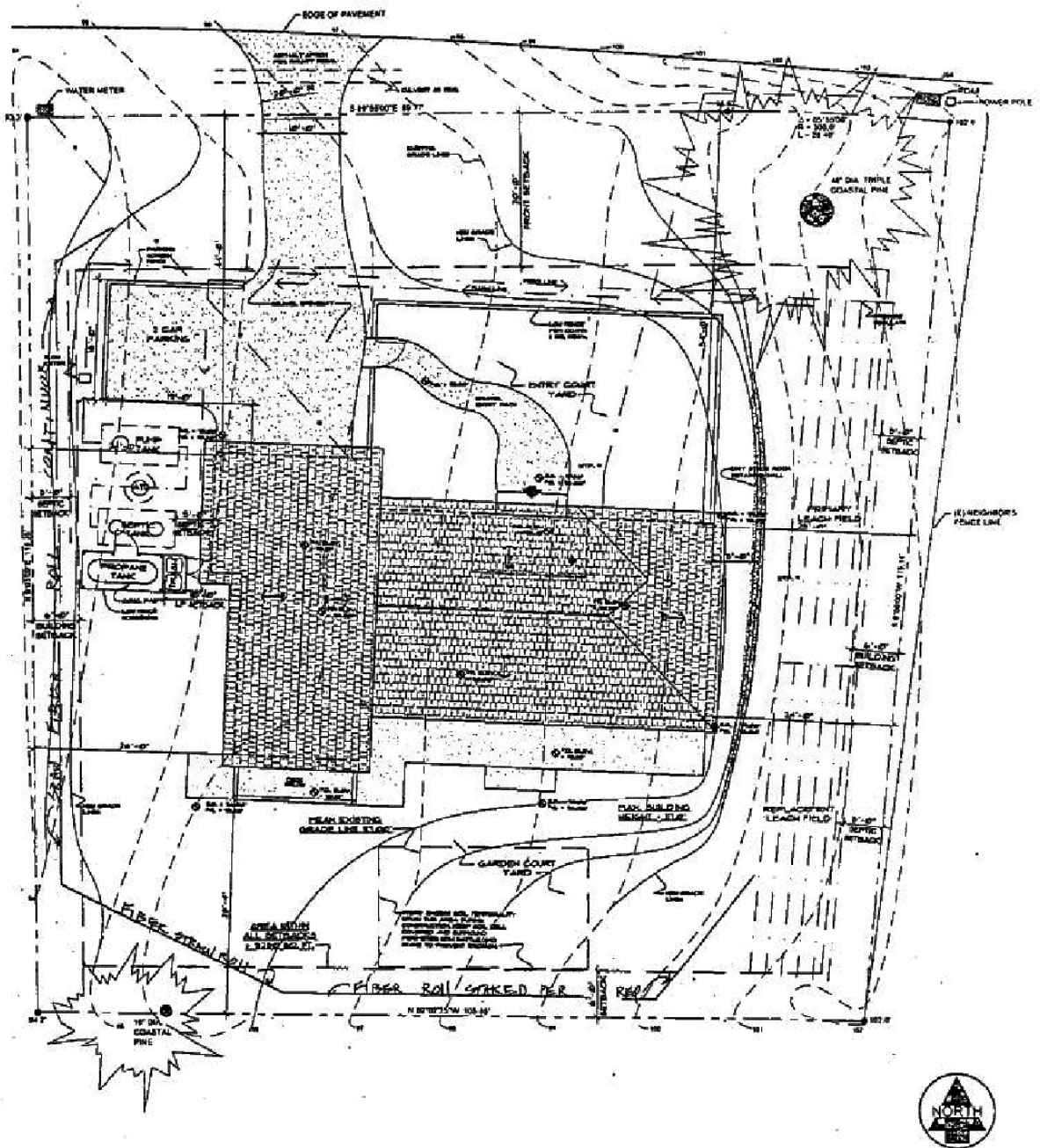
(D) Design of sedimentation control devices shall be coordinated with runoff control structure to provide the most protection.

SITE WORK NOTES

1. REMOVE ALL EXCAVATED SOIL AND EXCESS CONCRETE GENERATED BY FOUNDATION WORK AND GRADE ANCHOR STRUCTURES LEAVE CLEAN TOPSOIL. GRADING SHALL ACHIEVE A 1/4" PER FOOT TYP. SLOPE AWAY FROM BUILDINGS FOR A DISTANCE OF 4'-0" IN ALL DIRECTIONS.
2. DIRECT ALL SURFACE DRAINAGE AWAY FROM STRUCTURES TOWARD THE DIRECTION OF NATURAL FALL AWAY FROM THE BUILDING OR INTO DRAINAGE BASINS AND SOLID PIPE DRAINAGE SYSTEM. ALL BASINS SHALL SLOPE AT 1/4" PER FOOT MINIMUM OR AS SHOWN ON THE DRAWING.
3. ALL GRADINGS AND ROADWAYS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS).
4. FOR WATER SYSTEMS, SEPTIC SYSTEMS AND HOURLINE TO UTILITY SYSTEMS, COMPLY WITH ALL REQUIREMENTS OF UTILITY SUPPLIERS AND ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
5. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT OUTLETS AT DOWNPOUTS. SLOPE GRADE AWAY FROM SPLASH BLOCK AT 1/4" PER FOOT AWAY FROM THE BUILDING.

SITE LEGEND

	PROPERTY LINE
	OLD DEVELOPE LINE
	UTILITY TRENCH W/ DEPTH
	SEPTIC LINE
	EXISTING FENCE LINE
	NEW FENCE LINE
	EXISTING GRADE CONTOUR LINES
	NEW GRADE CONTOUR LINES
	ELEVATION MARK



DIANA WIEDEMANN
 ARCHITECT
 P.O. BOX 195
 ALHAMBRA, CA 91801
 (714) 987-7287

STAR

TITLE: GRADING & EROSION CONTROL PLAN

PROJECT: A NEW RESIDENCE FOR MICHAEL & LINDA DUNBAUGH
 14655 CYPRESS POINT ROAD
 MANCHESTER, CA 94401
 INSH BEACH RES DIVISION
 TRACT 97, 97, 13
 APR 13, 2007

DATE: 2/4/07
SCALE: 1/8" = 1'-0"
DRAWN BY: LMS
CHECKED:
SHEET: A1.3

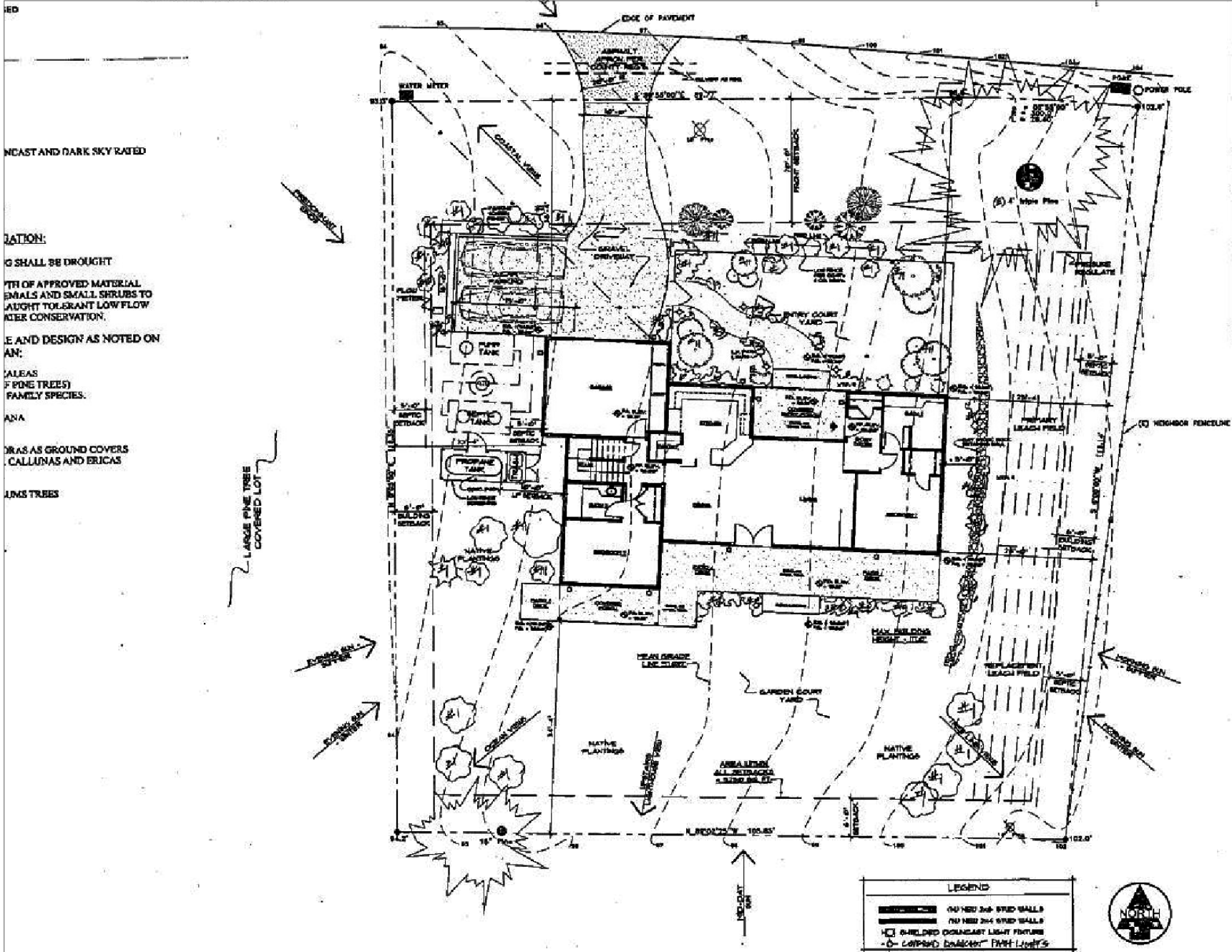
CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

NO SCALE

ATTACHMENT G

GRADING PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



DIANA WIEDEMANN
 ARCHITECT
 P.O. BOX 395
 ALBION, CA 94618
 916-777-3807

STAFF:

TITLE: **LANDSCAPE LIGHTING PLAN**

PROJECT: **A NEW HOME FOR DUNBAUGH**
 14655 CYPRESS POINT ROAD
 MANCHESTER, CA 94548
 PALM BEACH SUBDIVISION
 TRACT 99, UNIT 1, '71 23
 APN 132

DATE: 2/28/16
 SCALE: 1/8" = 1'-0"
 DRAWN BY: LMS
 CHECKED:

SHEET
A1.2

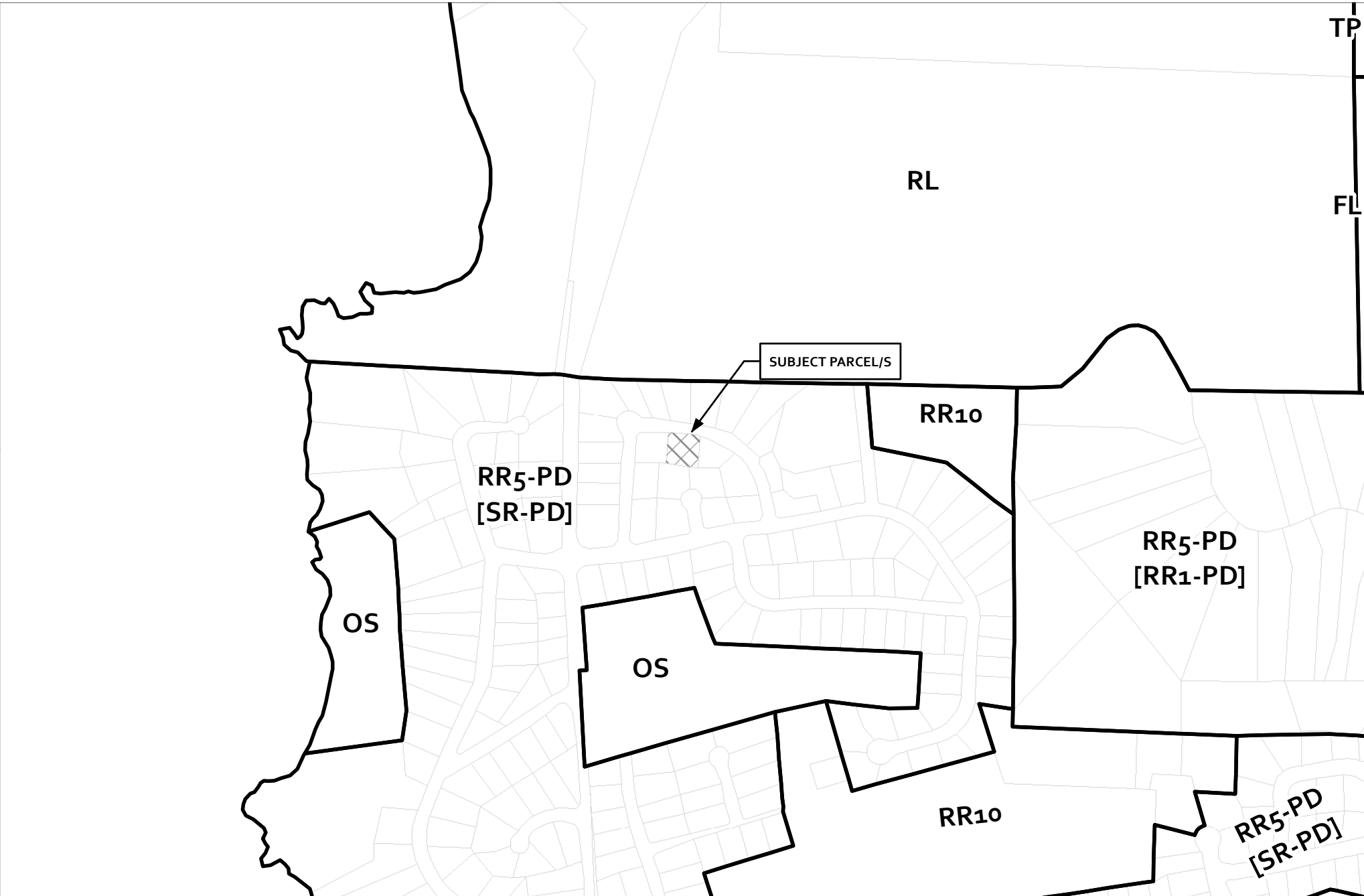
CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

ATTACHMENT H


NO SCALE

LANDSCAPE PLAN

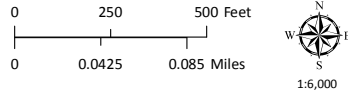
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CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

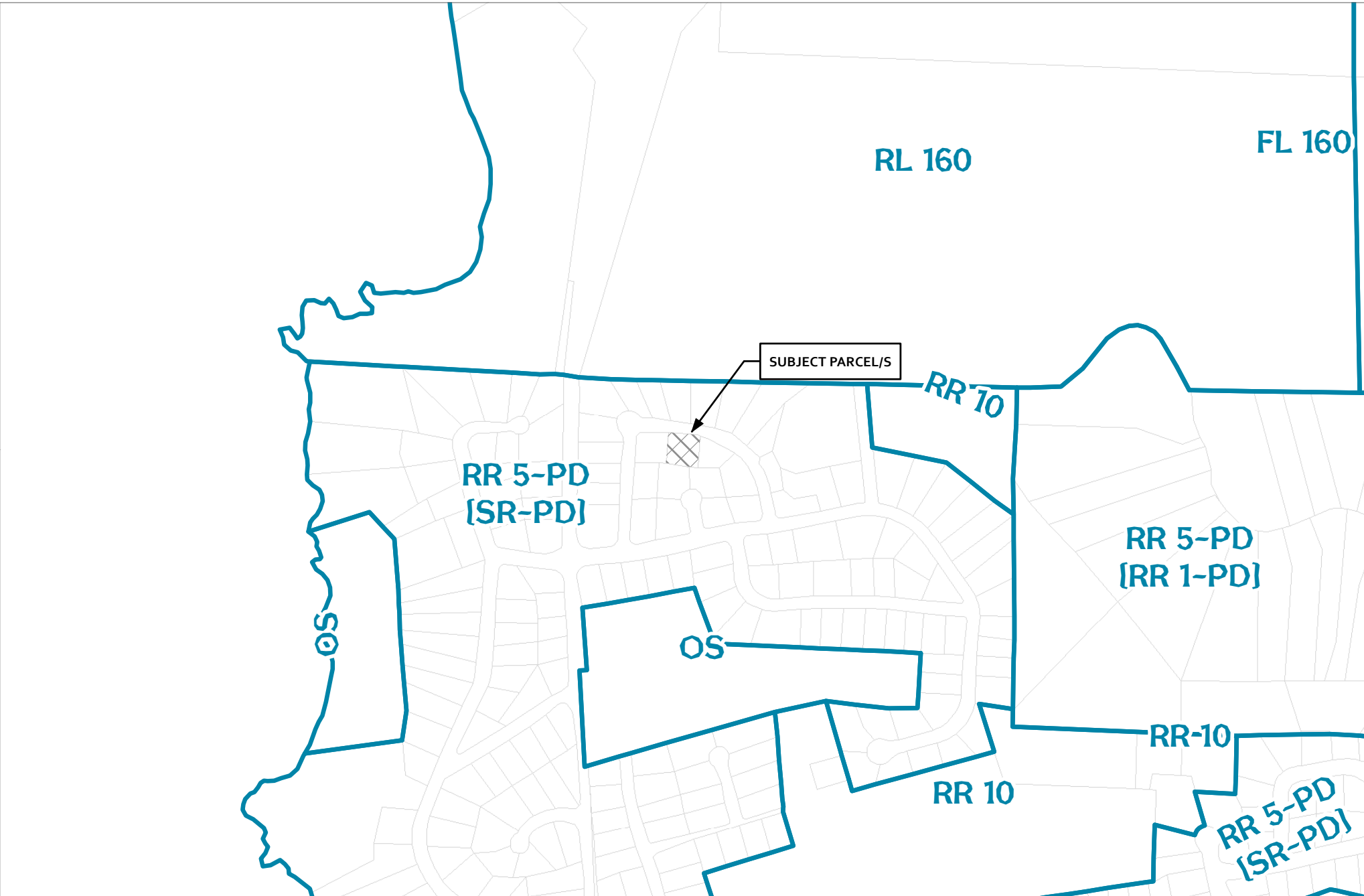
 Zoning Districts

ATTACHMENT I




ZONING DISPLAY MAP

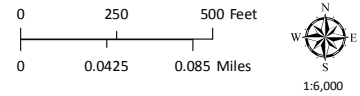
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



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 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

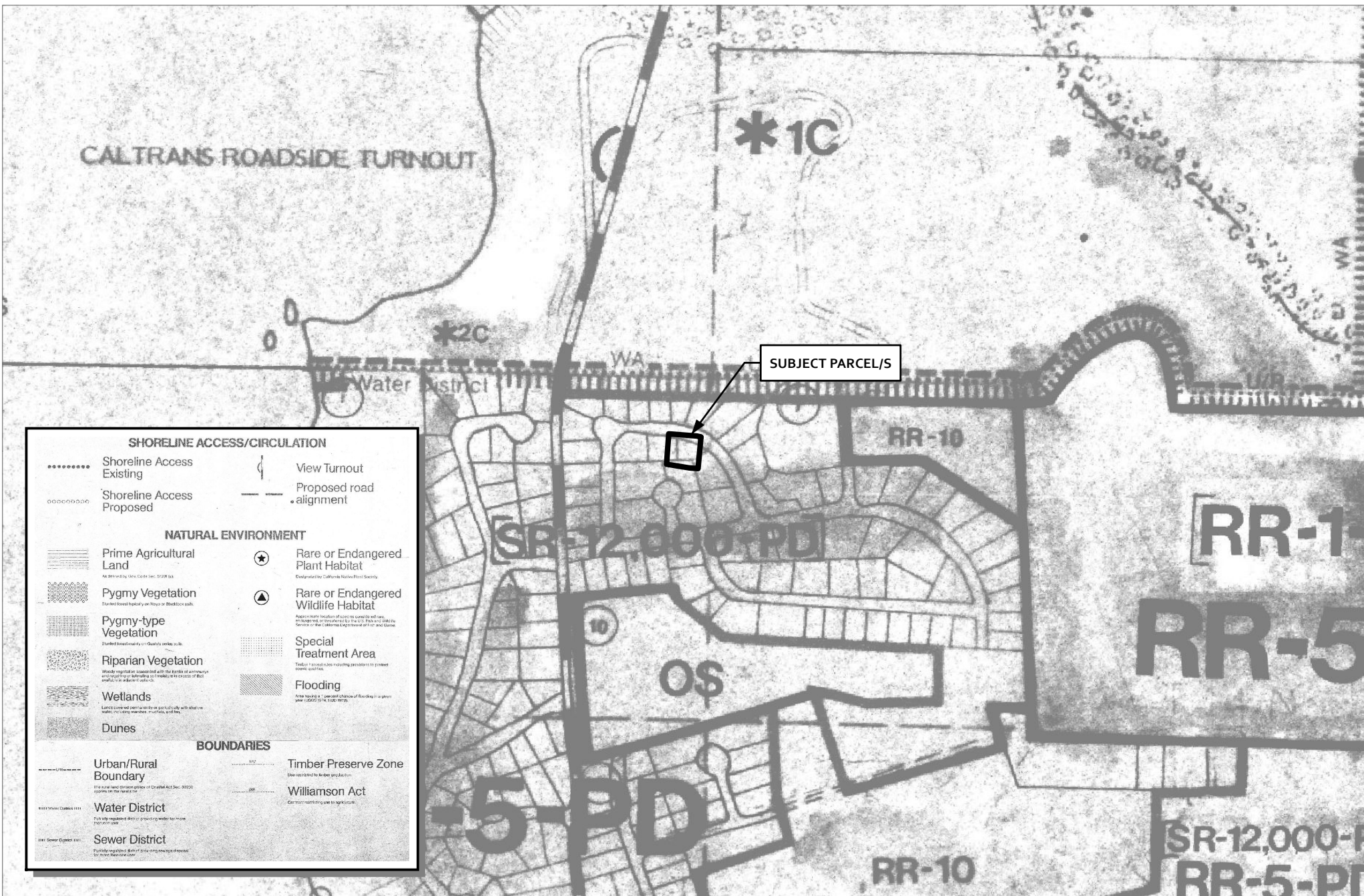
 General Plan Classes

ATTACHMENT J



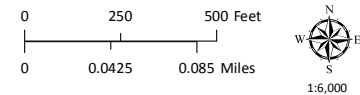
GENERAL PLAN CLASSIFICATIONS

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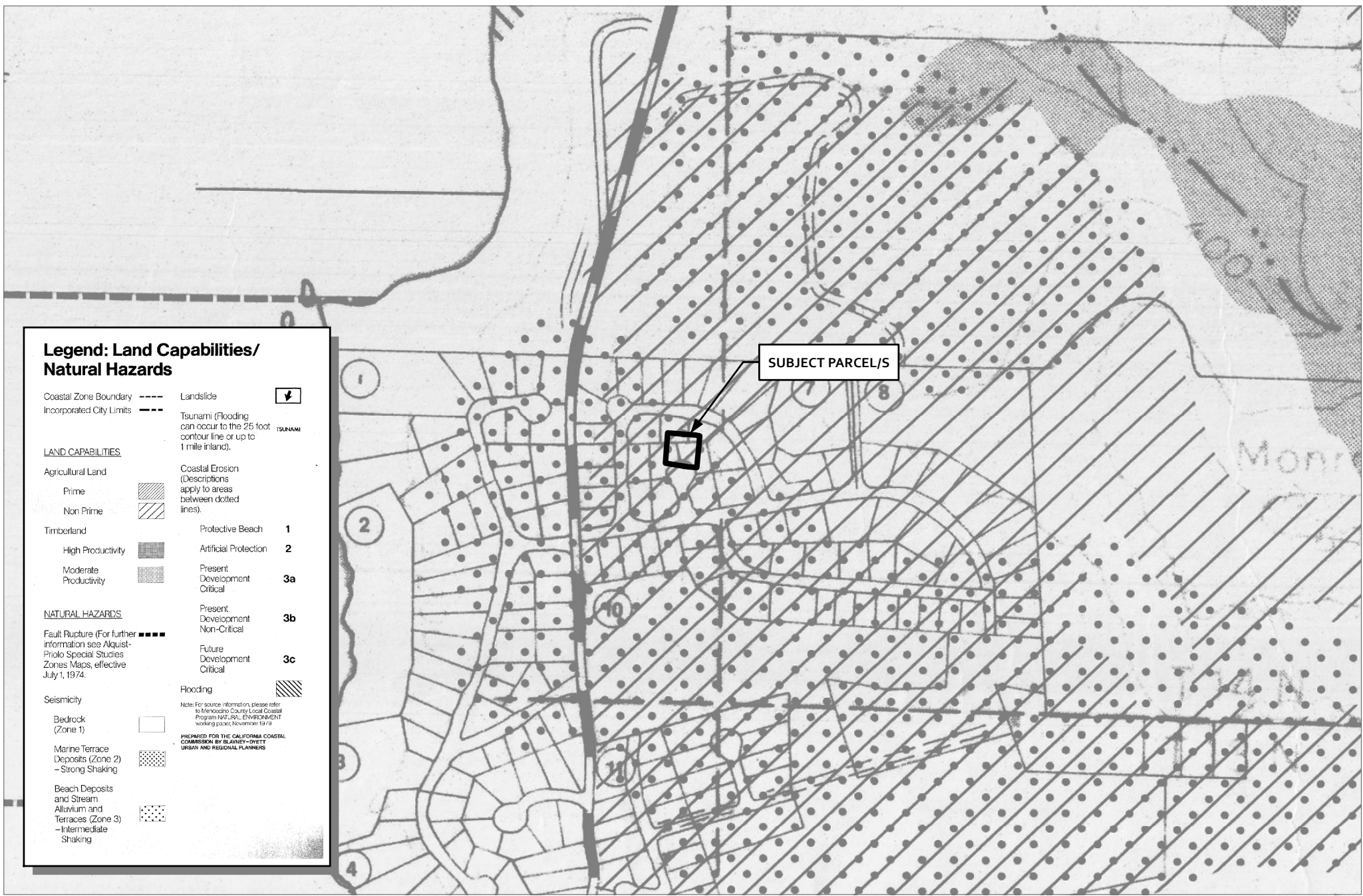
CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

ATTACHMENT K



LCP LAND USE MAP 22: MALLO PASS CREEK

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CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

ATTACHMENT L

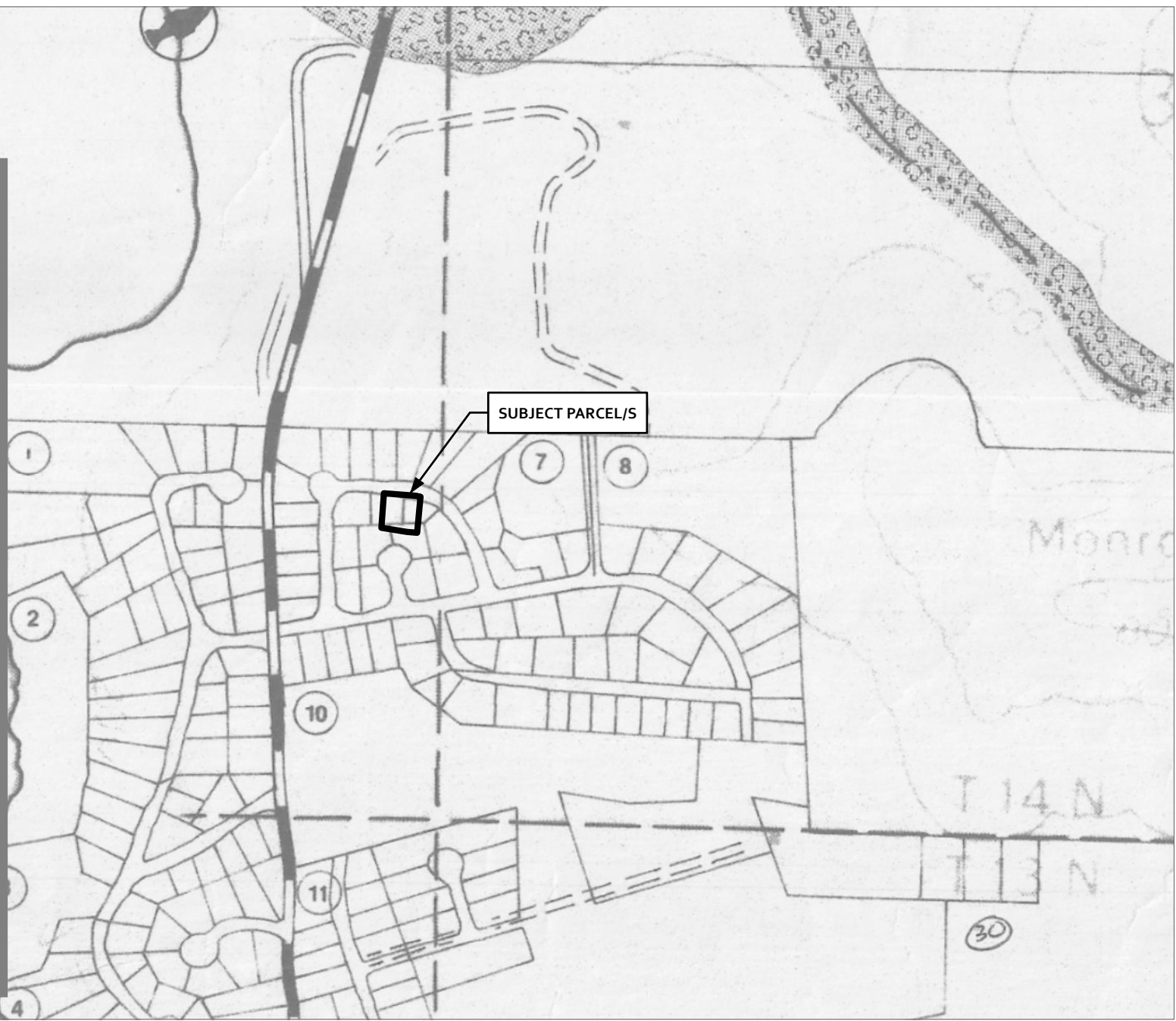
LCP LAND CAPABILITIES & NATURAL HAZARDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

Legend: Habitats/Resources

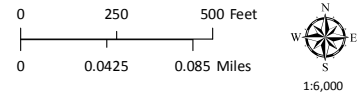
Coastal Zone Boundary	----	OTHER UPLAND HABITATS	
Incorporated City Limits	----	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Pattern]
Marsh	[Pattern]	Pasture	[Pattern]
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)	e
Brackish	[Pattern]		
Stream		SPECIAL HABITATS	
Perennial	—	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Cutover	[Symbol]		
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
VISUAL RESOURCES			
View Limit	⇄		
Viewshed Corridor	---		

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 BLAVNEY-DYETT URBAN AND REGIONAL PLANNERS



SUBJECT PARCEL/S

CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester



ATTACHMENT M

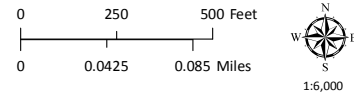
LCP HABITATS & RESOURCES

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CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

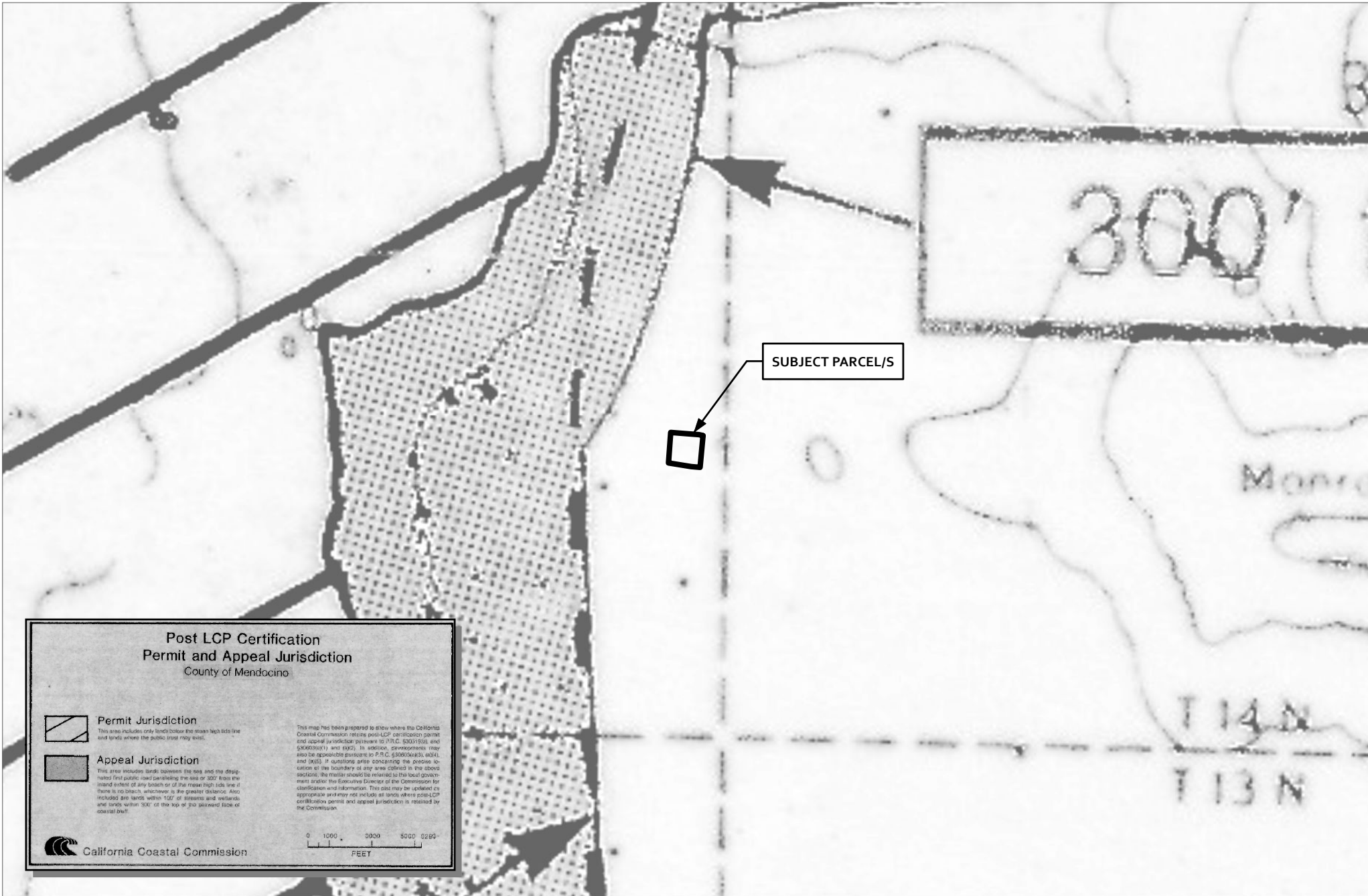
 Wetlands



ATTACHMENT N

CLASSIFIED WETLANDS

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

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

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' of the top or the seaward side of coastal dunes.

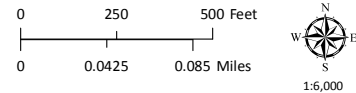
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §§ 53037.001 and 53060.002(1) and (4)(2). In addition, developments may also be appealable pursuant to P.R.C. §§ 53060.003, 6034, and 6035. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

California Coastal Commission

0 1000 2000 3000 4000 5000 6000

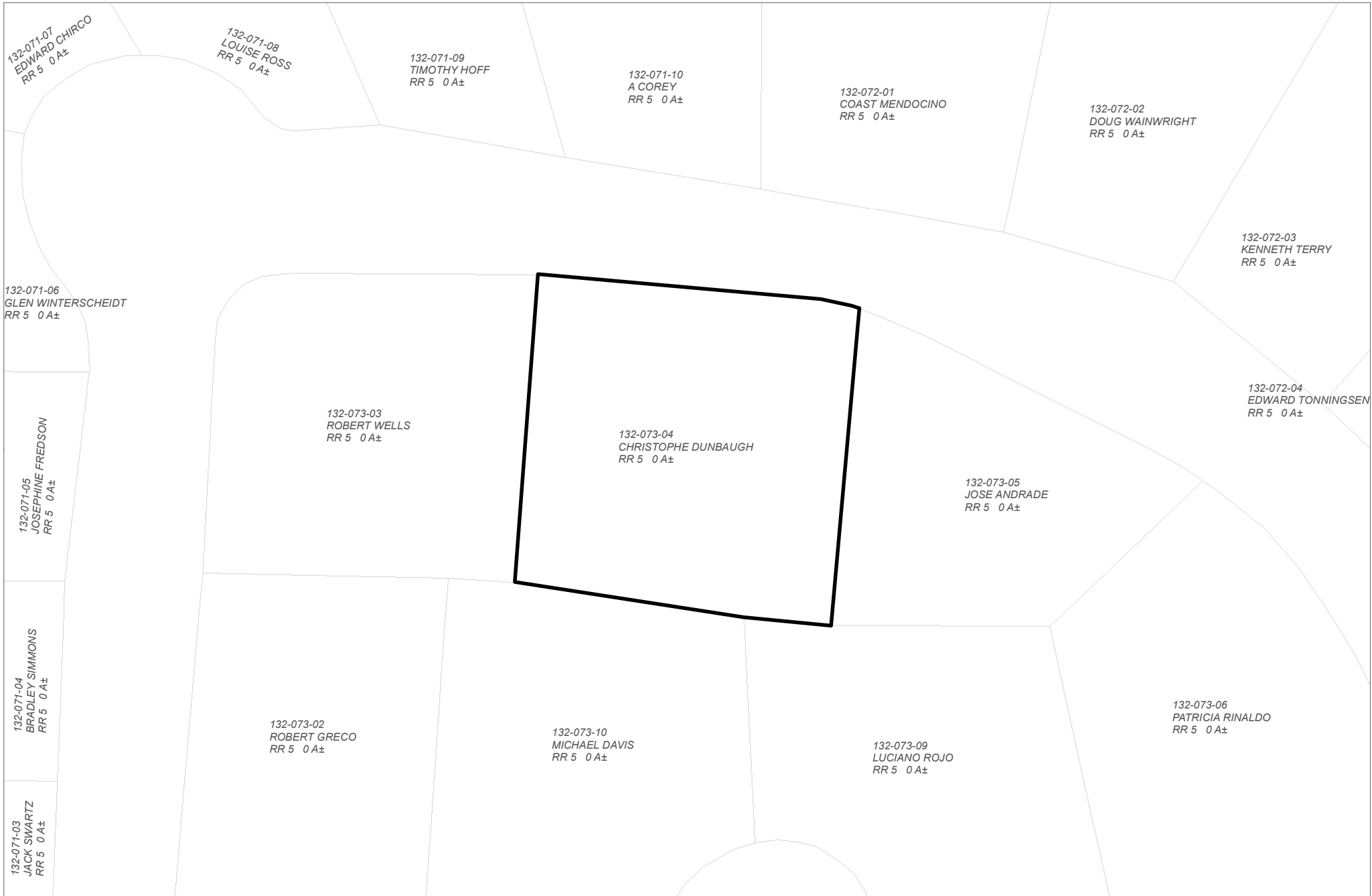
FEET

CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

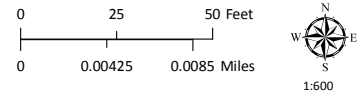


ATTACHMENT O

APPEALABLE AREAS



CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester



ATTACHMENT P

ADJACENT PARCELS





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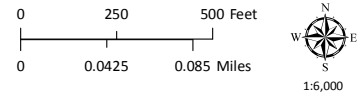


ELK COMMUNITY SERVICES DISTRICT

REDWOOD COAST FIRE PROTECTION DISTRICT

CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

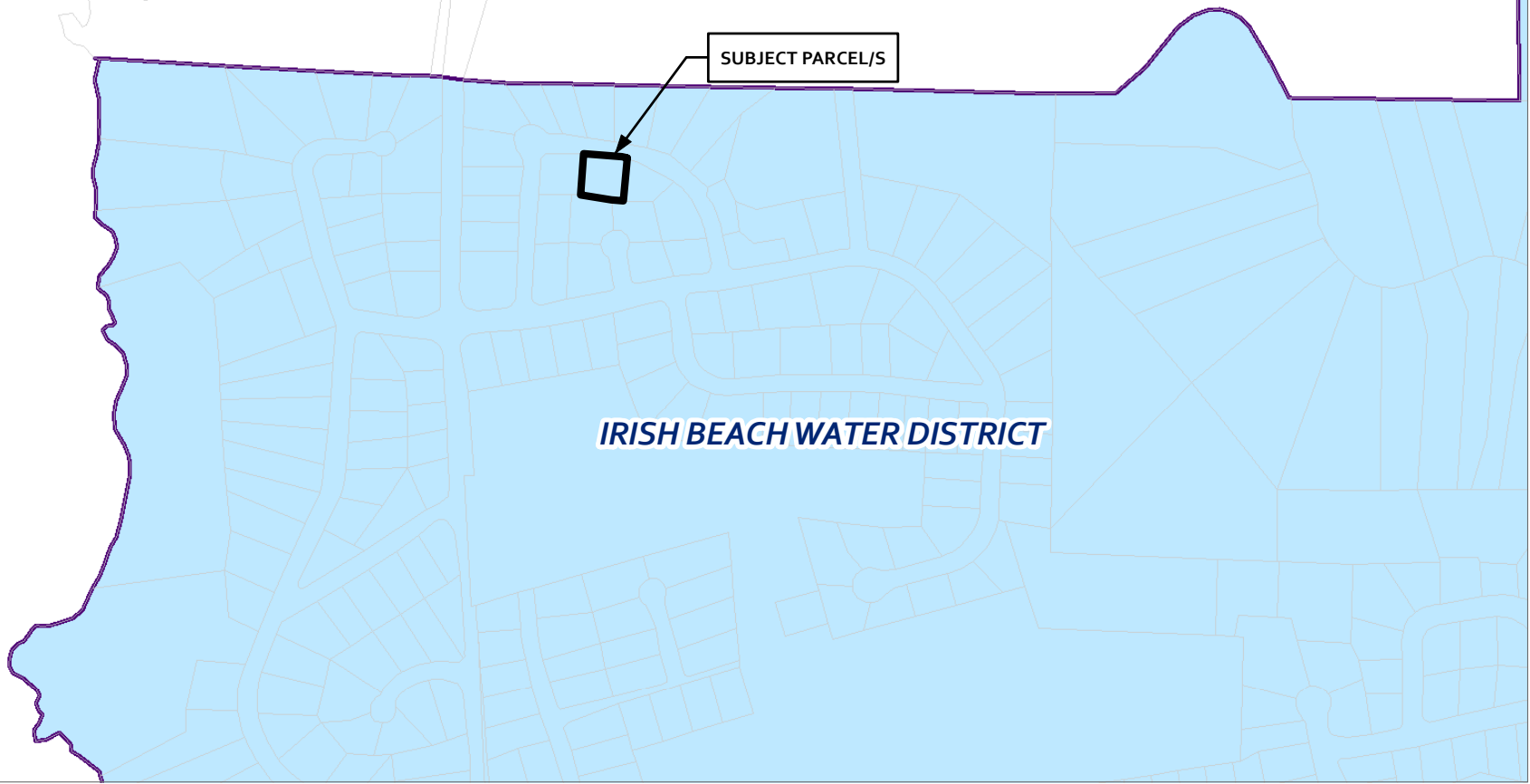
-  County Fire Districts
-  Moderate Fire Hazard
-  Very High Fire Hazard
-  High Fire Hazard




ATTACHMENT Q

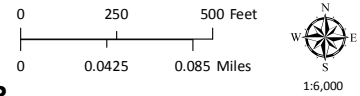
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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CASE: CDP 2017-0006
OWNER: DUNBAUGH, Christopher
APN: 132-073-04
APLCT: Michael Dunbaugh
AGENT: Diana Wiedemann
ADDRESS: 14655 Cypress Point Road, Manchester

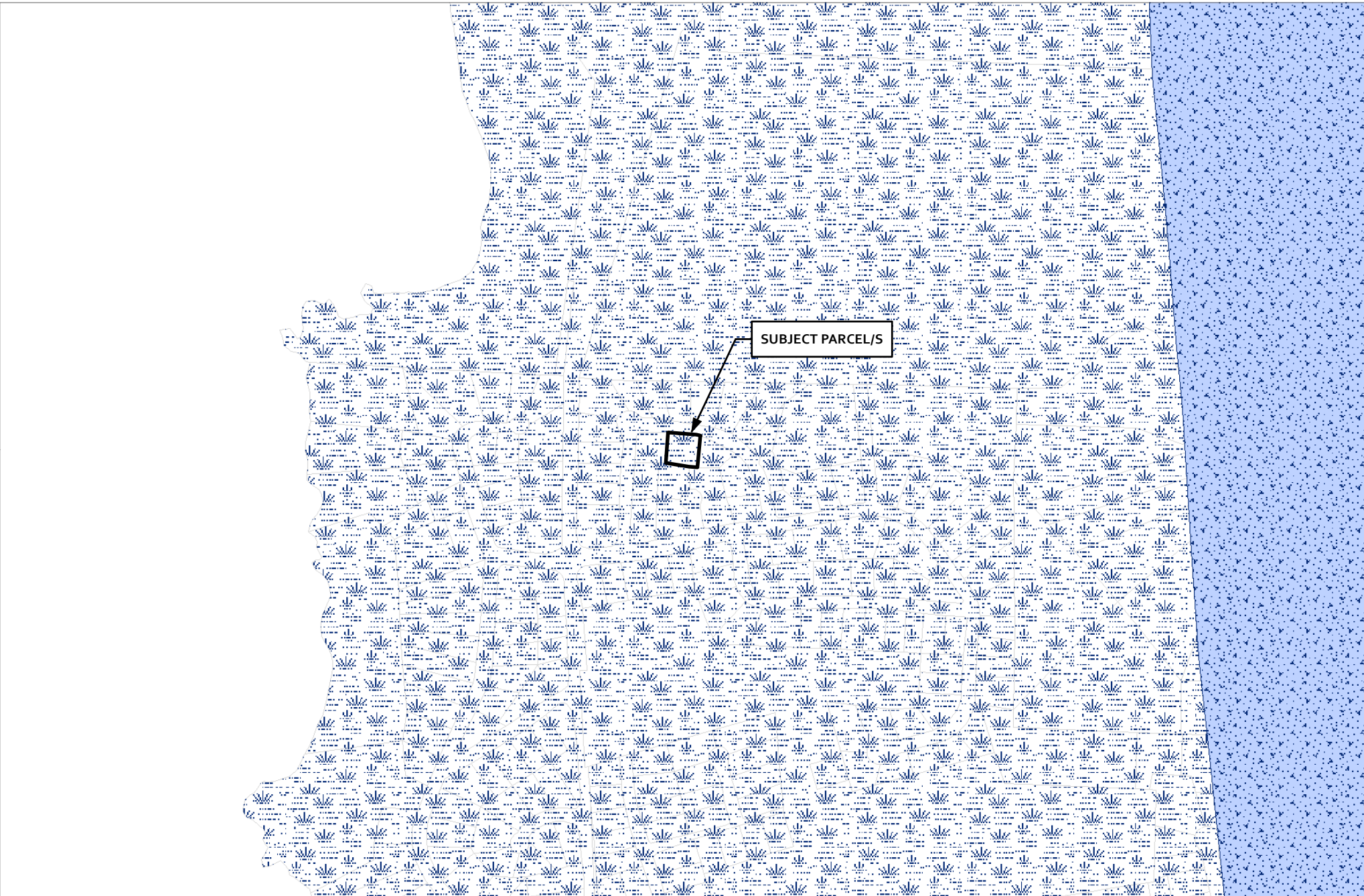
 County Water Districts





ATTACHMENT R

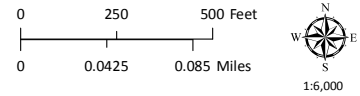
WATER DISTRICTS

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CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

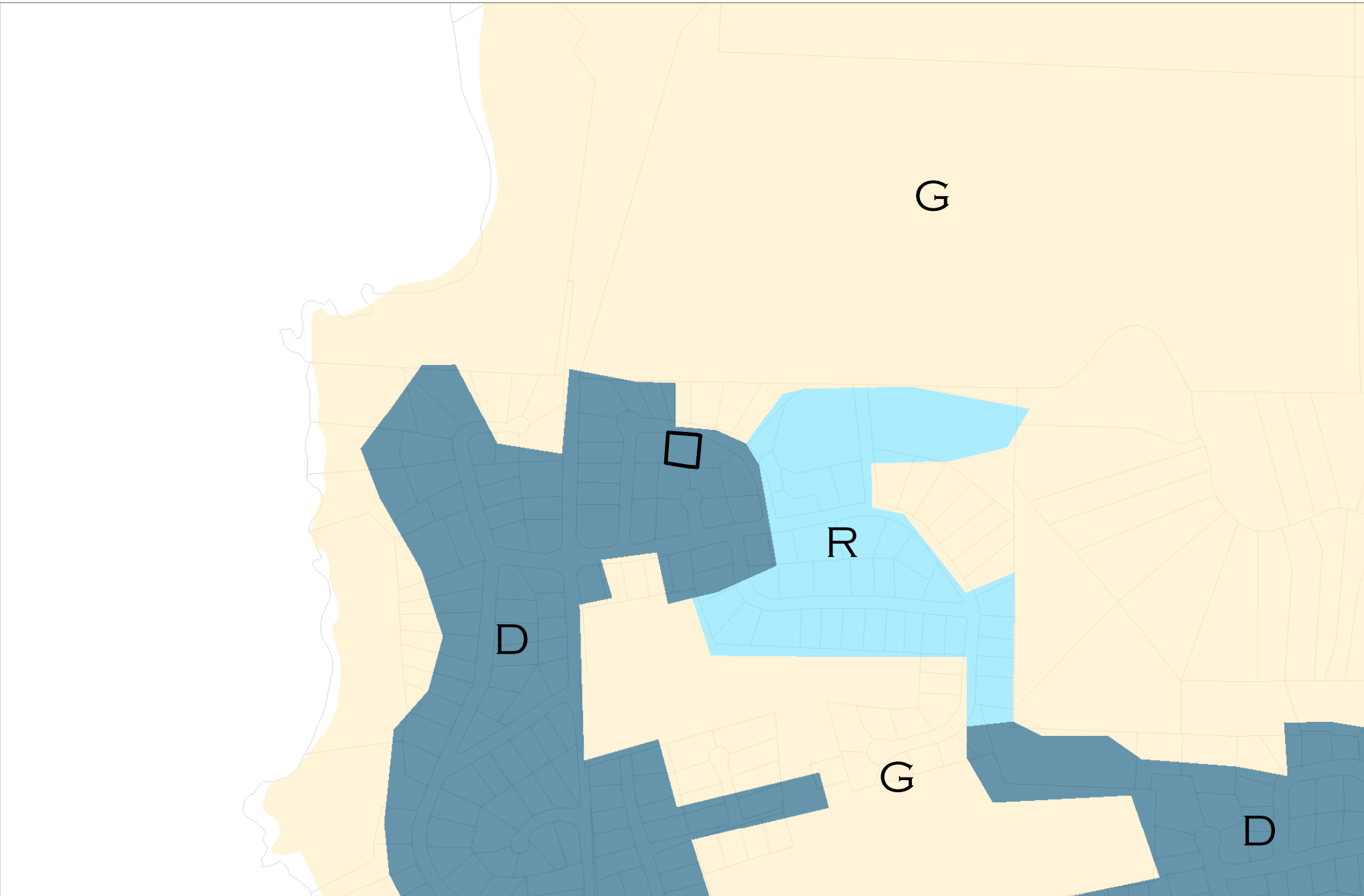
-  Marginal Water Resources
-  Critical Water Resources Bedrock



ATTACHMENT S

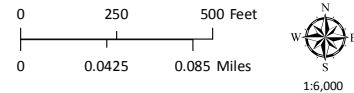
GROUND WATER RESOURCES

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CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

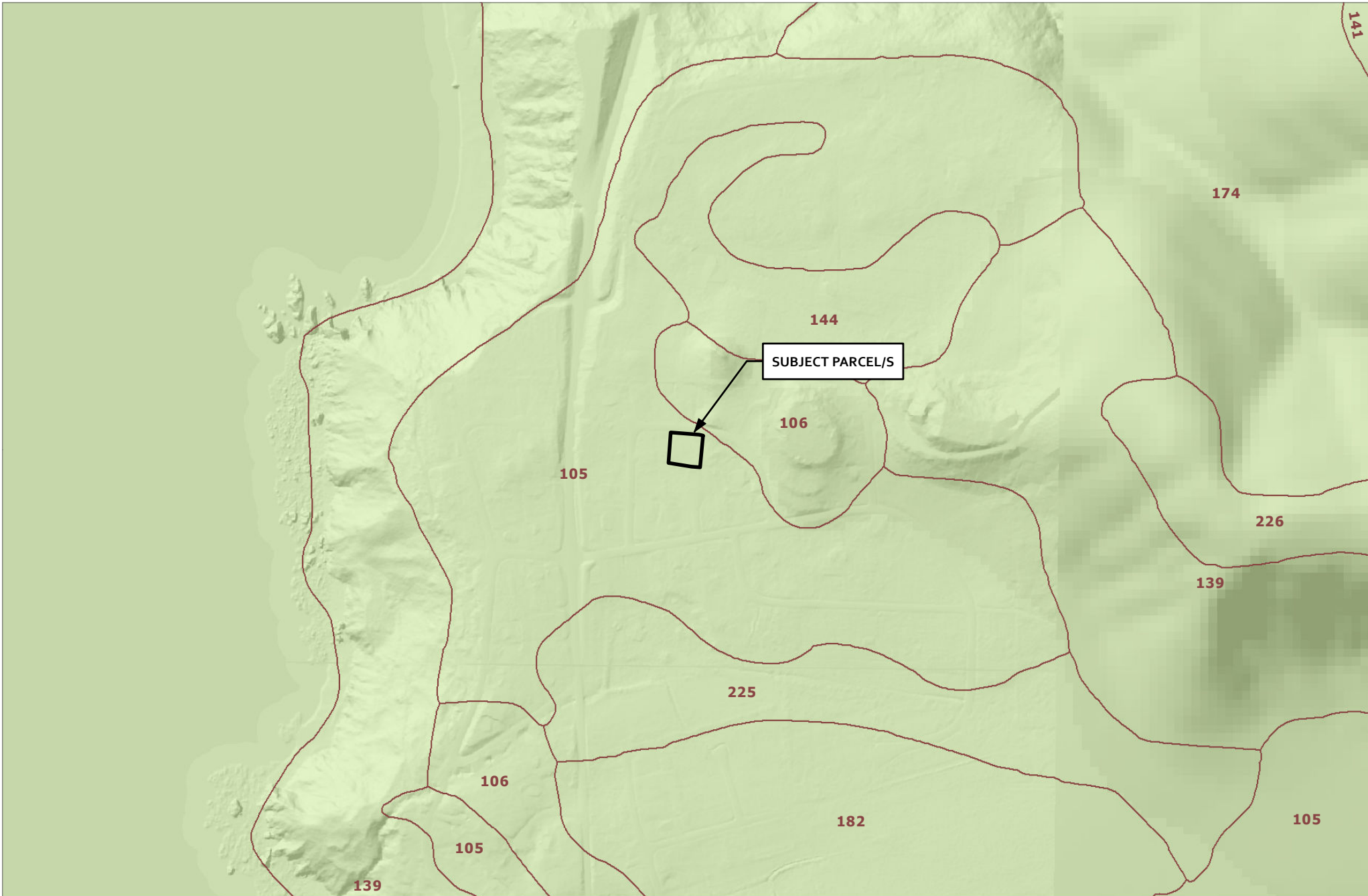
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)



ATTACHMENT T

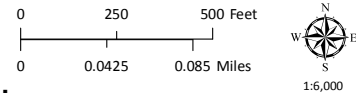
IMPORTANT FARMLAND

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CASE: CDP 2017-0006
OWNER: DUNBAUGH, Christopher
APN: 132-073-04
APLCT: Michael Dunbaugh
AGENT: Diana Wiedemann
ADDRESS: 14655 Cypress Point Road, Manchester

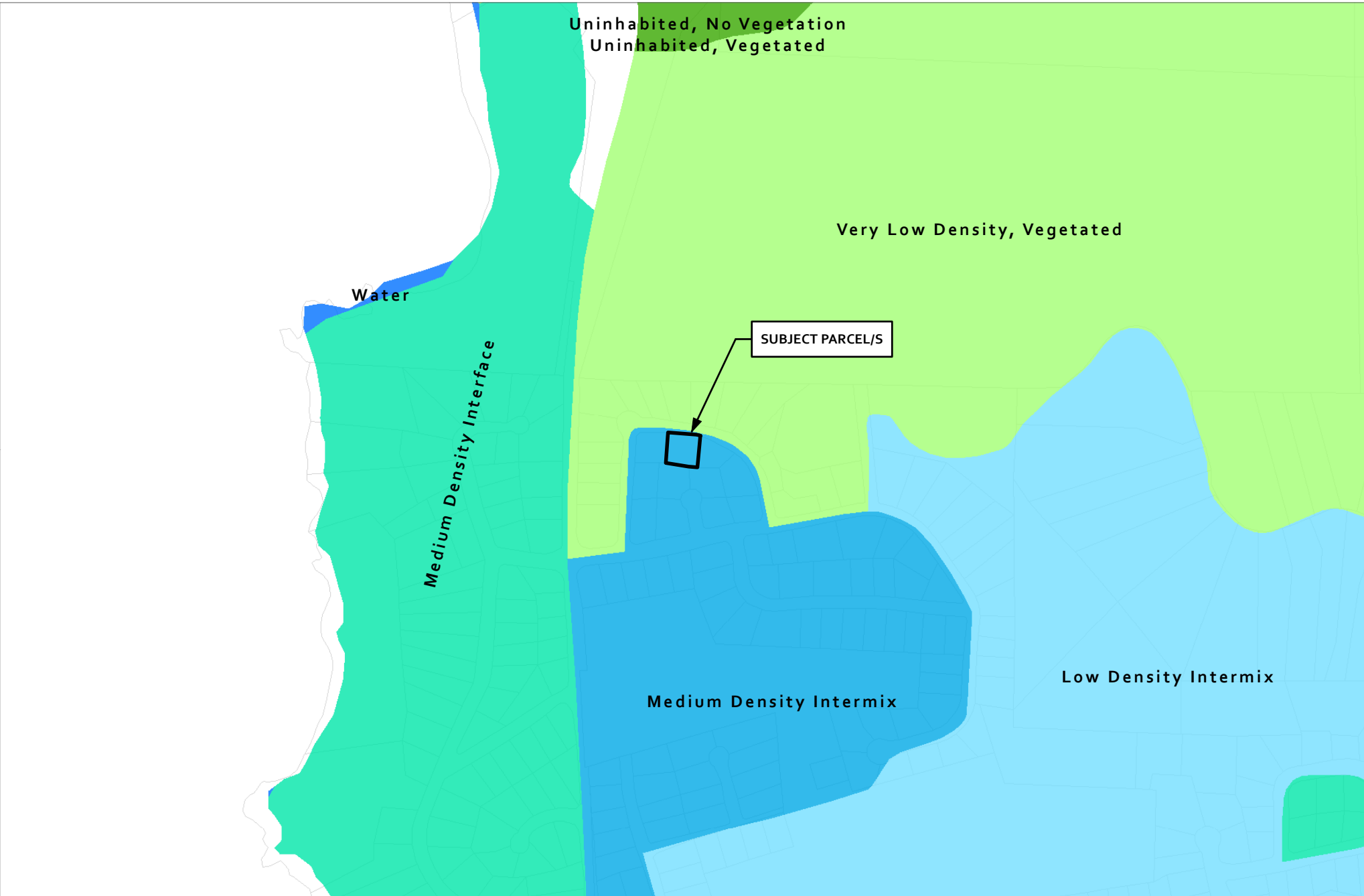
 Western Soils



ATTACHMENT U

LOCAL SOILS

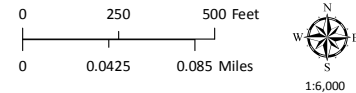
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



CASE: CDP 2017-0006
 OWNER: DUNBAUGH, Christopher
 APN: 132-073-04
 APLCT: Michael Dunbaugh
 AGENT: Diana Wiedemann
 ADDRESS: 14655 Cypress Point Road, Manchester

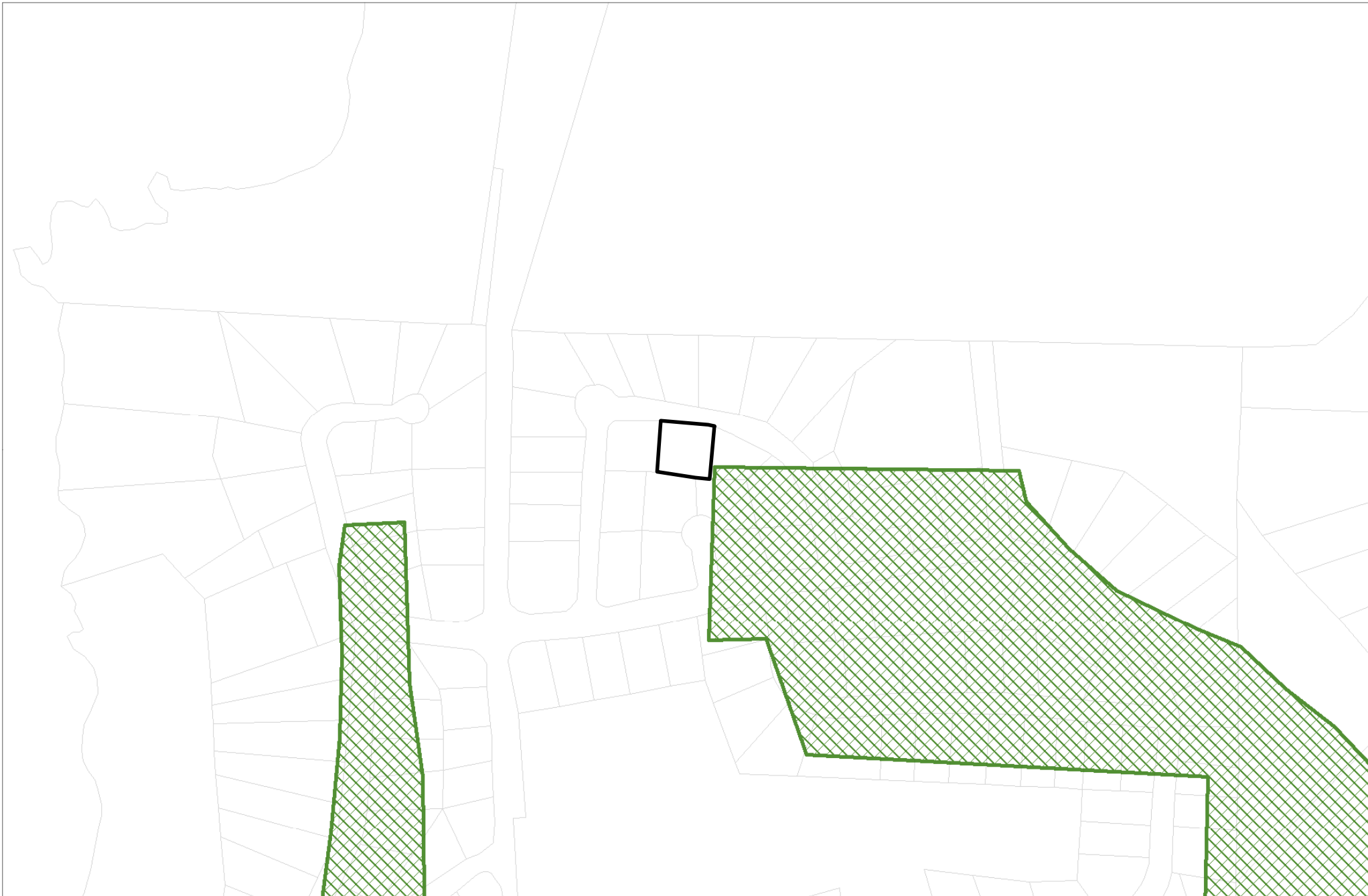
 Water

ATTACHMENT V




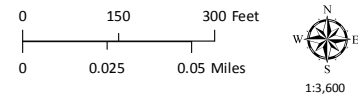
WILDLAND-URBAN INTERFACE ZONES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.



CASE: CDP 2017-0006
OWNER: DUNBAUGH, Christopher
APN: 132-073-04
APLCT: Michael Dunbaugh
AGENT: Diana Wiedemann
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 CDP Exclusion Areas



ATTACHMENT W

CDP EXCLUSION ZONES

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