



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

August 19, 2019

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on September 10, 2019, in the Board of Supervisors Chambers, 501 Low Gap Road, Room 1070, Ukiah, California at 9:00 a.m. or as soon thereafter as the item may be considered.

CASE#: CDP_2019-0009

DATE FILED: 2/28/2019

OWNER/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.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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 Terrace, Mendocino Area (APN: 118-330-20).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services>

As you are an adjacent property owner and/or interested party, you are invited to appear before the Board, or to direct written comments to this office at the above address or to the Board of Supervisors, 501 Low Gap Road, Room 1070, Ukiah, California, 95482. If you would like to be notified of the Board of Supervisor's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number. Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board by calling (707) 463-4441 at least five days prior to the meeting.

Coastal Development Administrative Permits are considered on the consent calendar, and the Board of Supervisors will not conduct a public hearing on this item.

If, at the meeting, at least one (1) member of the Board of Supervisors so requests, the permit shall not go into effect, and it shall be referred back to the Department of Planning and Building Services to be scheduled for a hearing by the Coastal Permit Administrator. Public notice for the time and place of the public hearing will be provided.

Action on this permit is not appealable to the Coastal Commission. Therefore, the permit will become effective and action will be final upon approval by the Board of Supervisors. If the permit is referred to the Coastal Permit Administrator the decision of the Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within ten calendar days of the Administrator's action.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing.

Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services.

TO: Board of Supervisors

FROM: Planning and Building Services

MEETING DATE: September 10, 2019

DEPARTMENT CONTACT: Mio Mendez

PHONE: 707-234-6650

DEPARTMENT CONTACT: Brent Schultz

PHONE: 707-234-6650

ITEM TYPE: Consent Agenda

TIME ALLOCATED FOR ITEM:

AGENDA TITLE:

Authorization of the Issuance of an Administrative Coastal Development Permit No. CDP_2019-0009 (Pacurar), in the Mendocino Area, to Construct a 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, located within Surfwood Subdivision in Mendocino (APN: 118-330-20).

RECOMMENDED ACTION/MOTION:

Authorize the issuance of Coastal Development Permit No. CDP_2019-0009 (Pacurar), to construct a single-family residence, attached garage, covered entry porch, patio, balcony, south deck, gravel driveway, landscaping, and connections to utilities, water and sewer, located at 44720 Rosewood Terrace, Mendocino (APN: 118-330-20)

SUMMARY OF REQUEST:

Administrative Coastal Development Permit to construct a 2,770 square-foot house, accessory structures, and major vegetation removal to accommodate the proposed development. The proposed residence will be connected to Surfwood Mutual Water and on-site sewage disposal will be provided. The Coastal Development Permit was administratively approved by the Coastal Permit Administrator (CPA) on August 2, 2019 and requires the Board of Supervisors authorization for issuance of the permit. The Coastal Permit Administrator Staff Report is attached for review.

ALTERNATIVE ACTION/MOTION:

That the Coastal Development Permit CDP_2019-0009 (Pacurar), be scheduled for a public hearing and processed pursuant to Mendocino County Code Section 20.536.005.

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT: www.mendocinocounty.org/pbs

FISCAL IMPACT:

SOURCE OF FUNDING: N/A

BUDGETED IN CURRENT F/Y: N/A

CURRENT F/Y COST: N/A

ANNUAL RECURRING COST: N/A

SUPERVISORIAL DISTRICT: DISTRICT 5

VOTE REQUIREMENT: MAJORITY

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: N/A

CEO LIAISON:

CEO REVIEW:

CEO COMMENTS:

FOR COB USE ONLY

Executed By:

Final Status:

Date: 34T

Executed Item Number:

Note to Department:



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- COASTAL**

**SEPTEMBER 10, 2019
CDP_2019-0009**

SUMMARY

OWNER/APPLICANT: GUY & SARAH PACURAR
9401 N HWY 1
MENDOCINO, CA 95460

AGENT: DIANA WIEDEMANN ARCHITECT
PO BOX 395
ALBION, CA 95410

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 Terrace, Mendocino Town Area (APN: 118-330-20).

TOTAL ACREAGE: 1.41± Acres

GENERAL PLAN: Rural Residential, five acre minimum lot size or alternate density of one acre minimum lot size (RR5(1)) [PD]

ZONING: Rural Residential, five acre minimum lot size (RR:5) [PD]

SUPERVISORIAL DISTRICT: District 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 3(a)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: MIO MENDEZ

BACKGROUND

PROJECT DESCRIPTION: Administrative Coastal Development Permit to construct a 2,770 sq. ft. single family residence with attached 528 sq. ft. garage, 696 sq. ft. deck & covered porch, 184 sq. ft. balcony, as well as plant drought-tolerant landscaping. Associated development includes connection to Surfwood Mutual Water Corporation & community leach field, an on-site septic tank, construction of a residential driveway and the undergrounding of utilities. The residential development would not exceed a height of 28 ft. 0 in., and would be fully contained within the previously prescribed building envelope.

SITE CHARACTERISTICS: The site is located within 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'. Addressed at 44720 Rosewood Terrace, Mendocino Town Area (APN: 118-330-20). The 'Surfwood Estates Subdivision' is largely built-out and characterized by single-family dwellings, several of which have been developed in a manner similar to this proposal, adjacent to Jack Peters Creek, but each within a previously prescribed building envelope. The properties to the north, east, south, and west, all fall under the same land use designation.

A review of the subject building envelope indicates regular maintenance throughout the year, including mowing and basic landscaping, similar to adjacent undeveloped parcels. As indicated within the provided application materials, the building envelope is relatively flat, and minimal grading is required for the driveway and dwelling-unit. No trees appear within the building envelope, per a site inspection conducted by County staff and a review of the 'Grading, Landscape, & Lighting Plan' provided by the Applicant.

The building envelopes themselves were evidently imposed by the Coastal Commission, subsequent to the County's approval as the staff report and conditions imposed do not mention this issue; as it would appear that the envelopes were established after the final map was recorded. There were multiple amendments to the original Coastal Permit, including permit amendments (1-87-52A & 1-87-52A2), processed by the Coastal Commission, which authorized construction of a water storage tank and water treatment facility, as well as authorized construction of water, sewer, and road improvements.

RELATED APPLICATIONS: Major Subdivision, S_3-86: On February 5, 1987, the Planning Commission approved (by a 5-1 vote), a Major Subdivision of a 68± acre parcel to create 51 parcels of 40,000 sq. ft. or larger. The project was completed and the Final Map was signed August 22, 1989. The 'Surfwood Subdivision' is comprised of "estate" style homes with one acre plus sized parcels. Jack Peters Creek forms the southern boundary of the Surfwood development.

Coastal Development Permit, CDP_107-02: On April 22nd, 2019, CDP_107-02 was approved on the adjacent parcel (APN 118-330-21) to construct a 2,895 sq. ft. single-family residence, with an attached garage of 731 sq. ft., the installation of a driveway, hook-up to the community water and sewer and the extension of underground utilities.

SURROUNDING LAND USE AND ZONING: The sites immediately adjacent to the subject parcel are zoned for residential use. The parcel immediately to the west was previously approved for a single family residence via CDP_107-02. The parcel to the south of the subject property was previously developed with a single family dwelling unit.

Table 1: Surrounding Land Uses

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR5-PD)	RR5-PD	1.54 ± Acres	Undeveloped-Residential
EAST	Rural Residential (RR5-PD)	RR5-PD	1.54 ± Acres	Undeveloped - Residential
SOUTH	Rural Residential (RR5-DL)	RR5-DL	3 ± Acres	Existing Single Family Dwelling
WEST	Rural Residential (RR5-PD)	RR5-PD	1.52 ± Acres	Undeveloped - Residential

PUBLIC SERVICES:

Access: Rosewood Terrace (Private Road)
 Fire District: Mendocino Fire Protection District
 Water District: Surfwood IV Community Water System
 Sewer District: Surfwood IV Community Leach Fields / On-Site Septic Tank
 School District: Mendocino Unified School District

AGENCY COMMENTS: On April 30, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments is listed below:

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Planning – Fort Bragg	Comments

Environmental Health – Fort Bragg	Comments
Building Services – Fort Bragg	No Response
Assessor	No Comment
Agricultural Commissioner	No Response
CalFire – Prevention	Comments
Sonoma State University	Comments
California Coastal Commission	Comments
CA Department of Fish & Wildlife	Comments
Surfwood Mutual Water	No Response
Mendocino Fire District	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Rural Residential with a five (5) acre minimum parcel size that may be reduced to one (1) acre (RR5(1)) [PD]. The Rural Residential classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The proposed project, which involves construction of a single-family residence and appurtenant structures and utilities, is consistent with the Rural Residential Land Use classification. The residence and associated developments are located within the building envelope established for the lot, and the building envelope complies with required setbacks.

Zoning: The project site is located within a Rural Residential (RR) District. The proposed project, which involves construction of a single family residence, appurtenant structures, and utilities, is a principally permitted use within the Rural Residential District, pursuant to Mendocino County Code (MCC) Chapter 20.376 *RR -- Rural Residential District*. The project would comply with the minimum front, rear, and side yard requirements for the RR District for a parcel of this size, which are 20 feet in the front and rear yards and 6 feet in the side yard. The maximum building height allowed in the RR District is 28 feet above the natural grade for non-Highly Scenic Areas. The maximum height of the proposed project components would be 28 feet in height. The project, as proposed, would result in lot coverage of less than 20 percent.

Maximum lot coverage allowed on a parcel less than two (2) acres in size in an RR zone is 20%. Lot coverage is the percentage of the gross lot area covered by structures. The lot is approximately 1.41 acres, or 61,420 sq. ft. The Site Plan shows approximately 2,756 sq. ft. of coverage, or roughly 5%.

Habitats and Natural Resources: MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* lists development criteria, including establishing buffer areas, configuration, permitted development, and others. The Surfwood IV subdivision includes previously established building envelopes as a requirement for development. All proposed development for this proposal is contained within the established building envelope of the subject parcel.

Jack Peters Creek forms the southerly boundary of the parcel, and features a riparian buffer shown on the 'Surfwood Subdivision' Map. The development, as proposed by the 'Applicant', is approximately 300 feet from the established riparian buffer, and the development is concentrated within a maintained building envelope that features no tree-species. The proposed development does not encroach within the riparian buffer area, and proposes limited grading and vegetation removal according to the application materials. Like similar projects throughout the 'Surfwood Estates Subdivision', including CDP 107-02, which was approved on the adjacent parcel, additional botanical information was not requested of the 'Applicant'.

Per comments of the California Department of Fish & Wildlife, however, it was indicated that updated surveys may be warranted since the staff report for the original subdivision (S_3-86) implies that building sites would be established under future CDPs, and that development impacts would be re-evaluated at that time. Staff contends, however, that the development is sited and designed in such a way that it

prevents impacts which would significantly degrade the previously identified riparian area. Given that the property is regularly maintained and that existing vegetation shall be maintained on the construction site to the maximum extent feasible and protected from damage, staff determined that no extraordinary situation existed that required the submittal of a botanical scoping document. Staff has determined that the development complies with MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas*, and the previously established riparian buffer area.

Visual Resource and Special Treatment Areas: The site, which is not visible from a public road, and is identified as Conditionally Highly Scenic Area; therefore, the proposal is not subject to the development criteria of MCC Section 20.504.015(C). As stated by the 'Applicant', "all exterior lighting shall be shielded from direct view, and shall be downcast or night-sky rated in design." As conveyed, the development complies with the exterior lighting regulations of Section 20.504.035 of MCC.

Hazards Management: The parcel is located in an area classified with a "Very High Fire Hazard" severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Mendocino Volunteer Fire Department (MVFD). The project application was referred to CalFire for input; CalFire responded with comments for the project and a recommended condition to comply with the minimum fires safety standards for Hazardous Fire Areas, per the Public Resources Code. CalFire has submitted recommended conditions of approval (CDF# 45-19) for address standards, driveway standards, and defensible space standards. Condition of Approval #4 is recommended to ensure compliance with CalFire fire safe standards. With the inclusion of the standard and recommended conditions, Staff finds the project to be consistent with Mendocino County policies for fire protection.

The subject parcel generally consists of gentle to moderate slopes within the building envelope, which borders an otherwise steep bluff down to Jack Peters Creek. There are no known faults, landslide or other geologic hazards in close proximity to the proposed development.

Grading, Erosion, and Run-Off: The project would require minimal grading to accommodate the dwelling unit and associated structures. The existing site has a moderate slope with proposed grade cuts at the house footprint between one (1) to two (2) feet. Grading is primarily associated with construction of the driveway and leveling of the area for the residence. Any water runoff shall be spread along existing natural grade. A condition of approval is recommended to require best management practices be adhered to during construction activities.

The project involves a grading cut of 48± cubic yards of soil to construct the foundation system and driveway. The grading and landscaping plan provided by the 'Applicant' indicates that all soils shall be stored and protected from any run off until reused for finished grades.

According to the 'Applicant', grading shall not significantly disrupt natural drainage patterns and shall not significantly increase volumes of surface runoff unless adequate measures are taken to provide for said increase. Development shall be planned to fit the topography, soils geology, hydrology, and other conditions existing on the site so that grading is kept to an absolute minimum. Essential grading shall complement the natural land forms at the intersection of a manufactured cut or fill slope and a natural slope, a gradual transition or rounding shall be provided. Existing vegetation shall be maintained on the construction site to the maximum extent feasible. Trees shall be protected from damage by proper grading techniques.

Prior to any construction activities, erosion control Best Management Practices (BMPs) shall be properly installed. Fiber rolls shall be required below the proposed residence and installed up to prevent erosion into the buffer zone, as indicated in the application materials.

Archaeological/Cultural Resources: Archaeological Resources were reviewed at the time the parcel was created (S 3-86). The proposed project's established building footprint is not located in an area known to contain any archaeological or cultural resources. Staff notes that a Standard Condition advises the 'Applicant' of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. With the inclusion of the standard condition of approval advising the 'Applicant' about discovery of archaeological resources, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

Groundwater Resources: The project site is located within a mapped Critical Water Resources Area. The proposed project, however, is located within the service boundaries of the Surfwood Mutual Water Corporation who will provide water service to the proposed project. A septic tank will be constructed on-site and the proposed development will be served by the Surfwood IV community wastewater disposal system. No comments were received from the Surfwood Sewer District. As conveyed, this is not expected to adversely affect groundwater resources.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Mendocino County Department of Transportation had no comment on the proposed project, as the project is accessed via a private road network.

CalFire has recommended address standards and driveway standards for the proposed project. Condition number four (4) requires compliance with these requirements.

A minimum of two parking spaces are required for the project per MCC Section 20.472.015. The provided site plan indicates that four (4) standard parking spaces will be provided. Staff finds the proposed project to be consistent with transportation and circulation requirements.

Public Access: The project site is located east of the first public road and is therefore not subject to public access criteria or findings.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3(a), Section 15303.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. A single-family residence is a principally permitted use and additional appurtenant structures are permitted accessory uses within the Rural Residential land use classification and are consistent with the intent of the Rural Residential classification and all associated development criteria; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site will be served by Surfwood Mutual Water Corporation and by an on-site septic tank with access to the community leach field. This infrastructure is determined to be adequate to serve the proposed development; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Residential zoning district. With compliance with the conditions of approval, the proposed single-family residence, appurtenant structures, and associated utilities would satisfy all development requirements for the district; and

4. Pursuant with MCC Section 20.532.095(A)(4), the proposed single-family residence, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. A single-family residence and appurtenant structures are categorically exempt pursuant to Sections 15303(a) and 15303(e); and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources found within the established building footprint of the subject site and Standard Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development, as development of a single-family residence and associated utilities would not generate a significant amount of solid waste or significantly increase public roadway use beyond that existing today.

CONDITIONS OF APPROVAL:

1. This permit is subject to the conditions of approval set forth in U_2018-0026. 'Applicant' shall submit to Planning and Building Services within 30 days of the approval a signed letter of acknowledgement stating that they have read all Conditions of Approval for this permit and that this project will be consistent with all conditions.
2. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and **void at the expiration of two years** after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
3. To remain valid, progress towards completion of the project must be continuous. The 'Applicant' have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. The 'Applicant' shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.

8. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
9. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

8-5-19

DATE



MIO MENDEZ
PROJECT PLANNER

8-2-19

DATE



BRENT SCHULTZ
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$1616.00

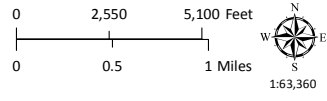
ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery
- D. Topographic Map
- E. Site Plan
- F. First Floor Plan
- G. Second Floor Plan
- H. Elevations (Front and Right Side)
- I. Elevations (Rear and Left Side)
- J. Zoning Display Map
- K. General Plan Classifications
- L. LCP Land Use Map 15: Caspar
- M. LCP Land Capabilities & Natural Hazards
- N. LCP Habitats & Resources
- O. Appealable Areas Map
- P. Adjacent Parcels
- Q. Fire Hazard Zones & Responsibility Areas
- R. Ground Water Resources
- S. Wetlands Map
- T. Local Soils
- U. Water District






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

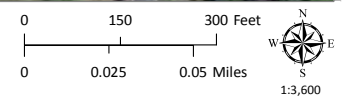
- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads
- Major Rivers







CASE: CDP 2019-0009
 OWNER: PACURAR, Guy
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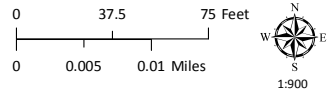
-  Named Rivers
-  Public Roads
-  Private Roads

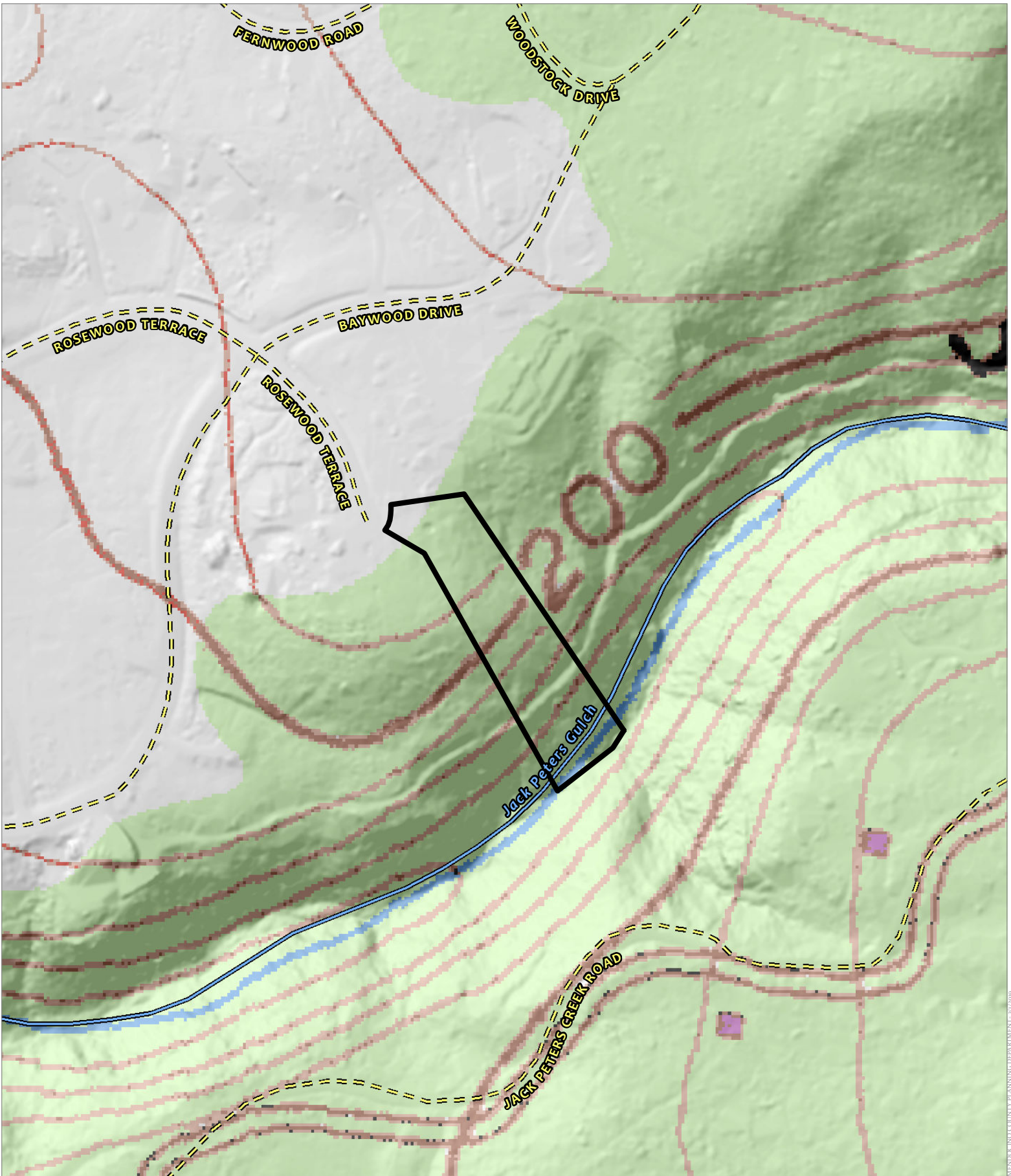






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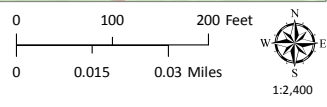
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CASE: CDP 2019-0009
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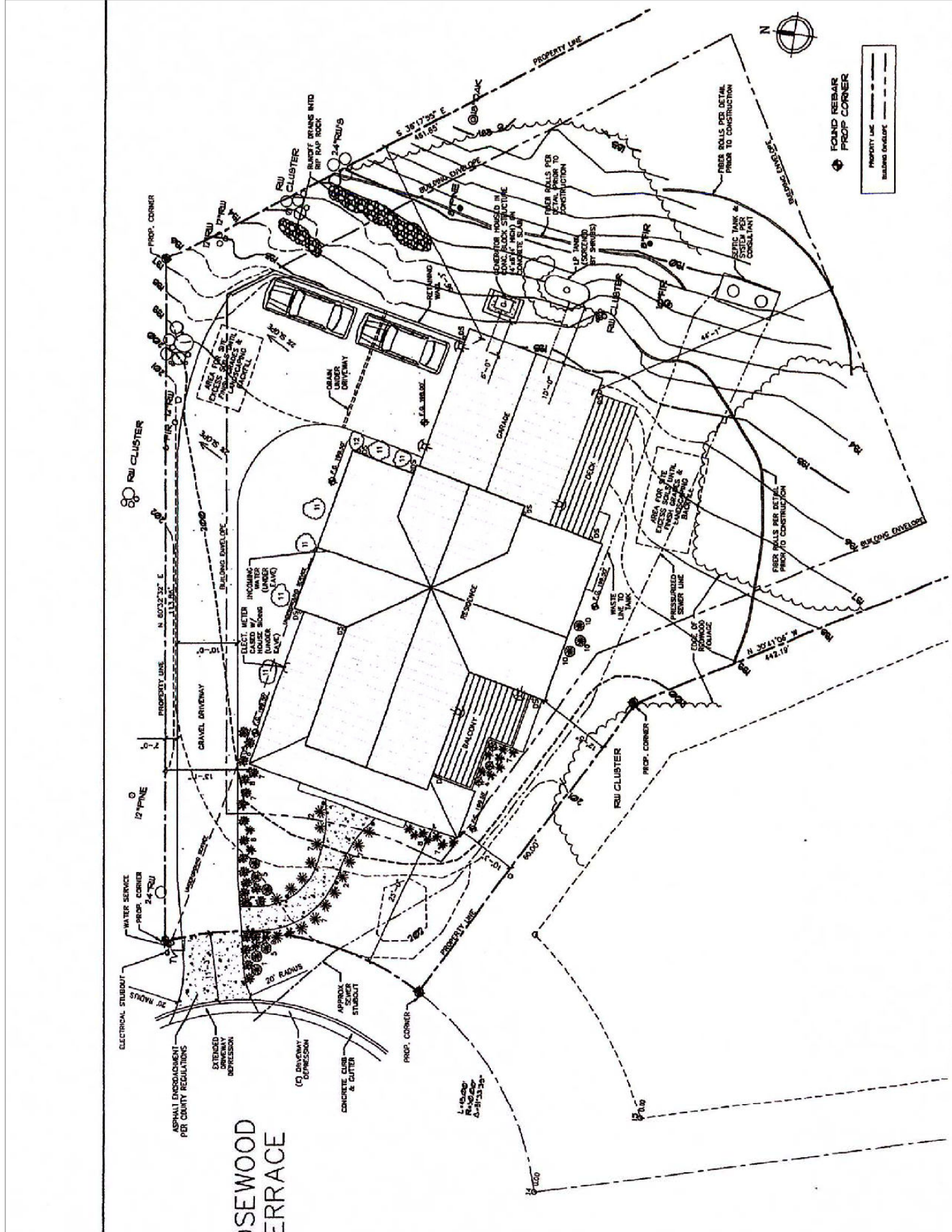
-  Named Rivers
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

ATTACHMENT D

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2019



- ### LANDSCAPING NOTES
1. ALL PLANTS TO BE BROUGHT TO SITES.
 2. SOILS TO BE MATCHED WITH 3" WALK-ON DARK PERENNIALS AND SHALL BE MAINTAINED WITH AN HOUR LOW FLOW DRAIN IRRIGATION AT EACH PLANT.
 3. TREES AND SHRUBS SHALL BE MAINTAINED AS PER THE PLANT SPECIFICATIONS AND IRRIGATION SCHEDULE AT EACH PLANT.
 4. ALL DOWNPOUTS DRAIN INTO PERMEABLE SOIL.
 5. USE FERTILIZERS AND PESTICIDES ON ALL LANDSCAPE.

- ### LANDSCAPING LEGEND
- 1. CACTUS
 - 2. PALM
 - 3. BONAERIA
 - 4. COLENA VILLOSA
 - 5. COLENA VILLOSA WITH PERENNIALS
 - 6. PERENNIALS
 - 7. LANDSCAPE PREVIOUSLY EXISTING

(B) BIRDS AND VEGETATION SHALL BE MAINTAINED ON THE EXISTING PROPERTY AND NOT BE REMOVED UNLESS AS ORDERED BY THE LOCAL AGENCY. VEGETATION SHALL BE MAINTAINED AS ORDERED BY THE LOCAL AGENCY. VEGETATION SHALL BE MAINTAINED AS ORDERED BY THE LOCAL AGENCY.

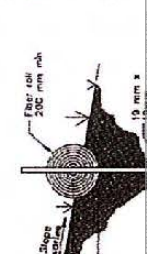
(C) ESSENTIAL GRADING SHALL COMPLEMENT THE NATURAL LAND FORMS AT THE INTERSECTION OF ALL SLOPES. A GRADUAL TRANSITION OF SLOPES OF ALL SLOPES SHALL BE MAINTAINED.

(D) THE AREA OF SOIL TO BE DISTURBED AT ANY ONE LOCATION SHALL BE LIMITED TO A MAXIMUM OF 100 SQ. FT. PER GRADING OPERATION. THE MAXIMUM DISTURBED AREA SHALL BE LIMITED TO 100 SQ. FT. PER GRADING OPERATION.

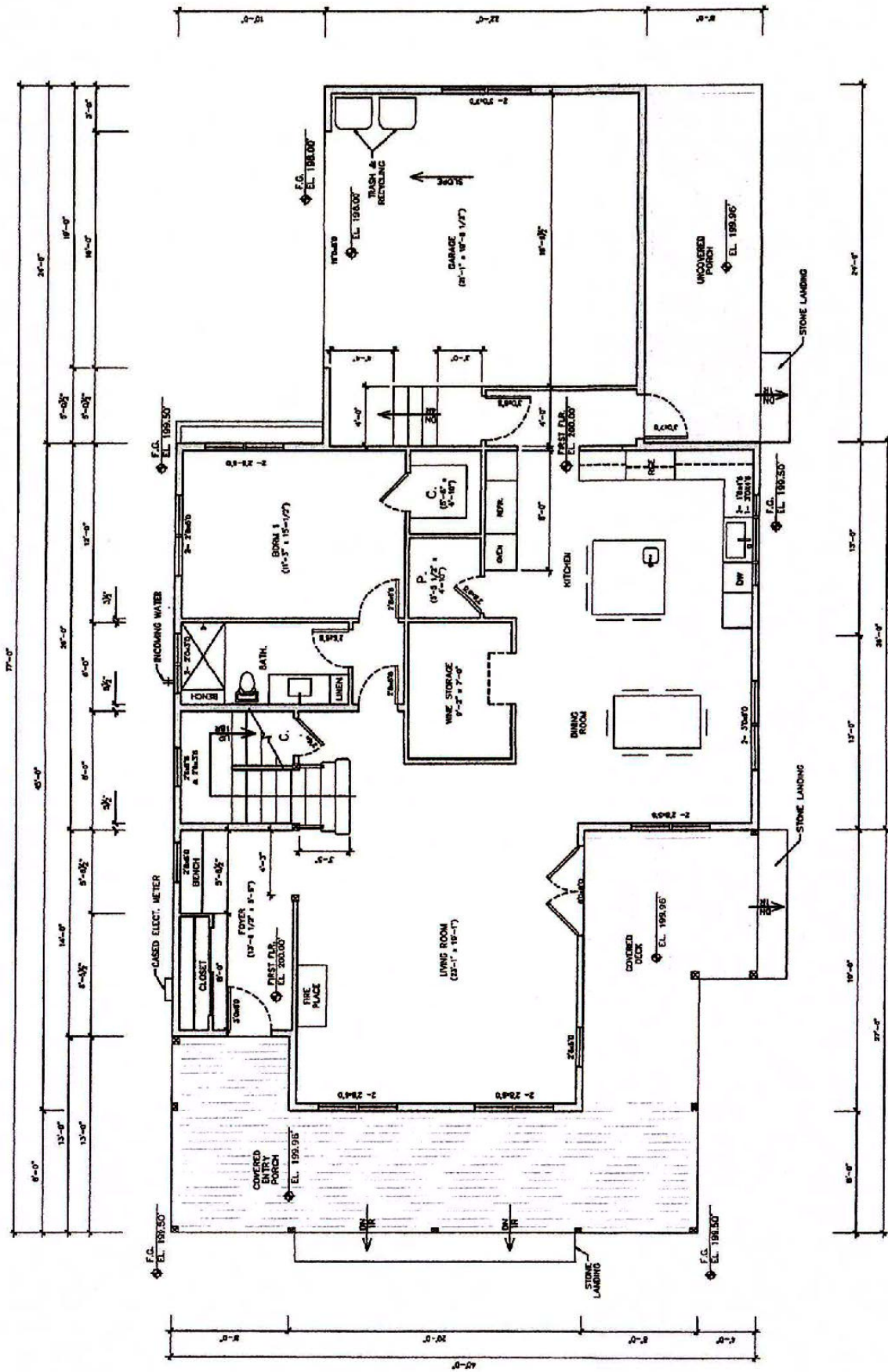
(E) GRADING FOR HOUSE / DRIVEWAY: ANY WATER RUNOFF IS DIRECTED TO EXISTING DRAINAGE SYSTEMS.

(F) FINISH GRADE / BUILDING ELEVATIONS ARE SHOWN AS 1/2" = 1'-0".

(G) MEASUREMENTS BETWEEN CORNERS, SECTION HEADINGS OF THE PROPERTY SHALL BE AS SHOWN.



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



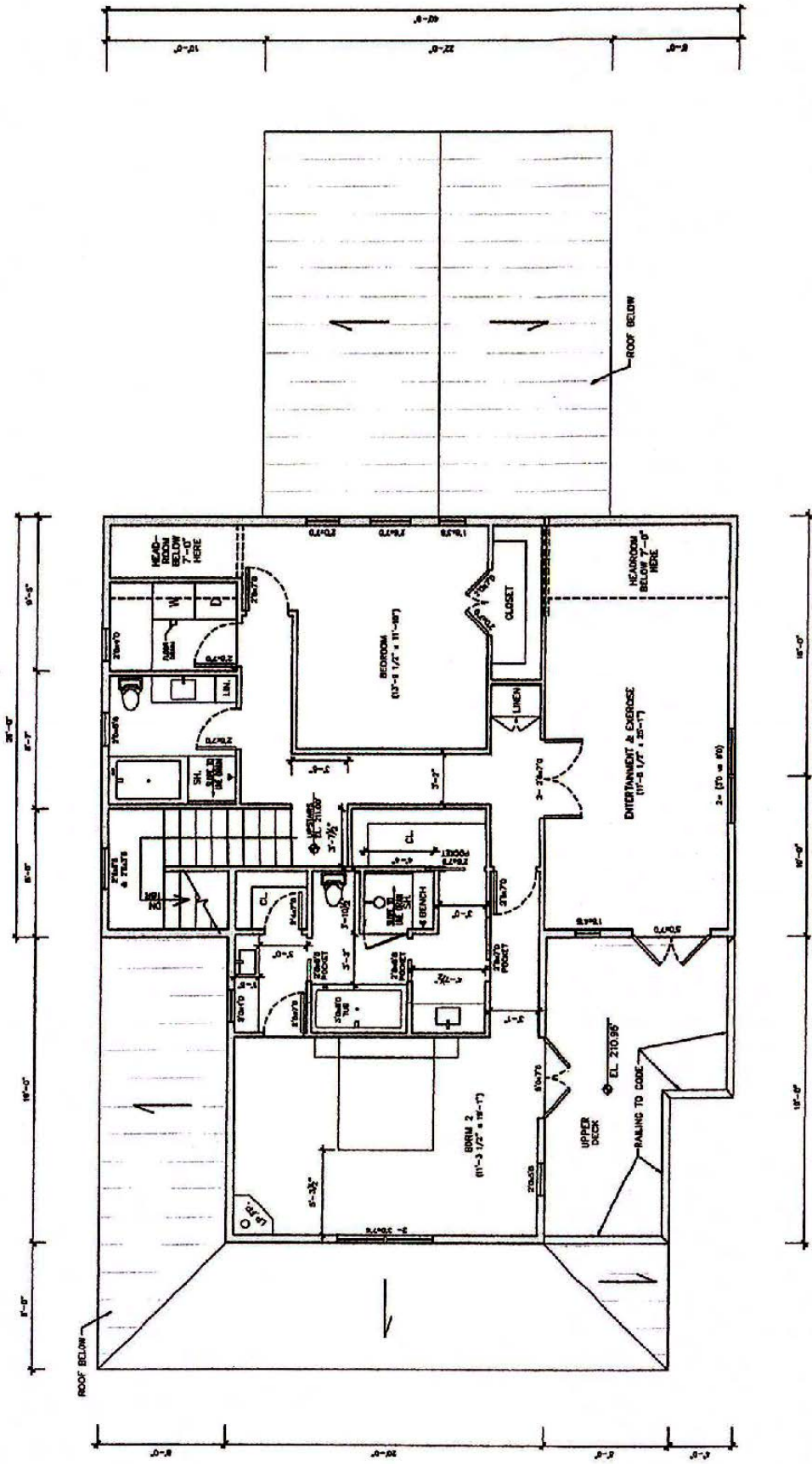

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
FIRST FLOOR: 1,532 SQ.FT.
GARAGE: 528 SQ.FT.

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NO SCALE

FIRST FLOOR PLAN

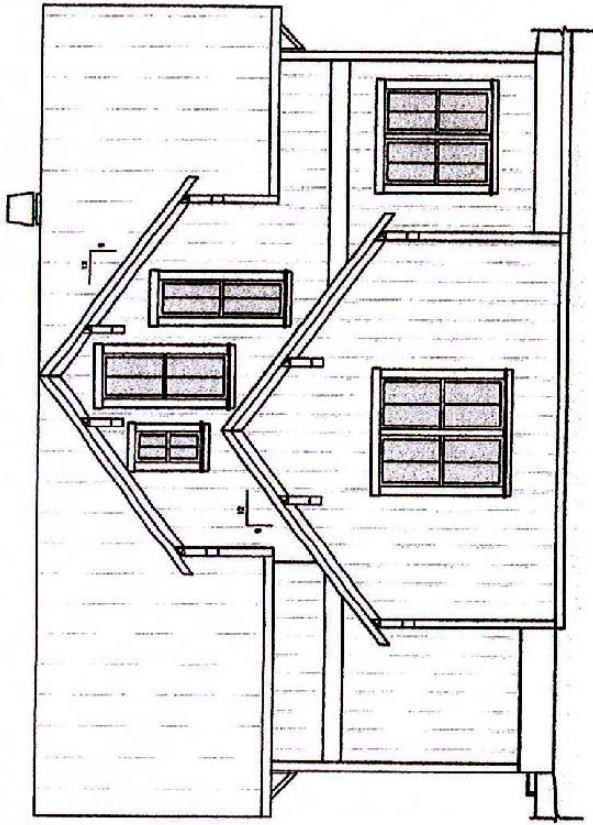
ATTACHMENT F



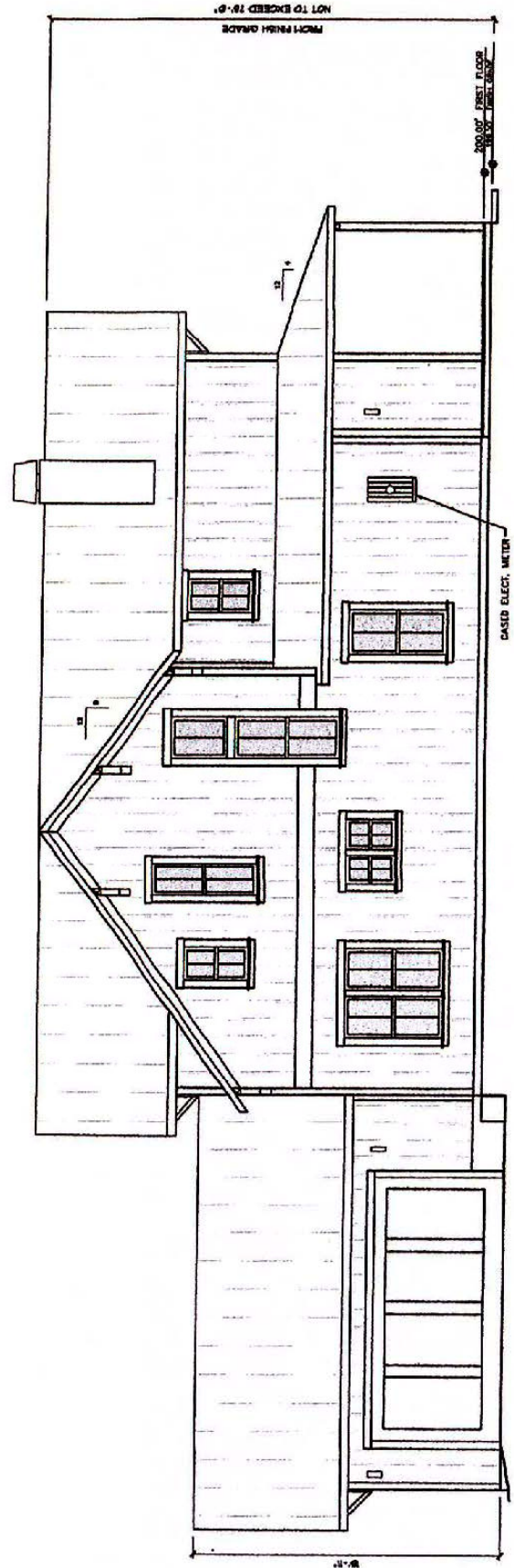

SECOND FLOOR PLAN SECOND FLOOR: 1,238 SQ.FT.
 SCALE: 1/4" = 1'-0"

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NO SCALE



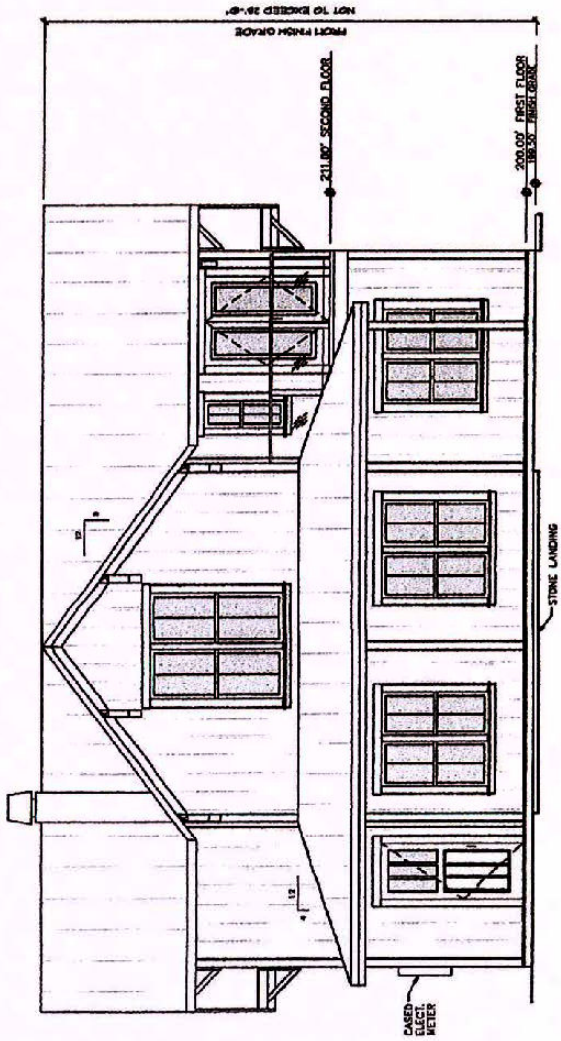
EAST ELEVATION
SCALE: 1/4" = 1'-0"



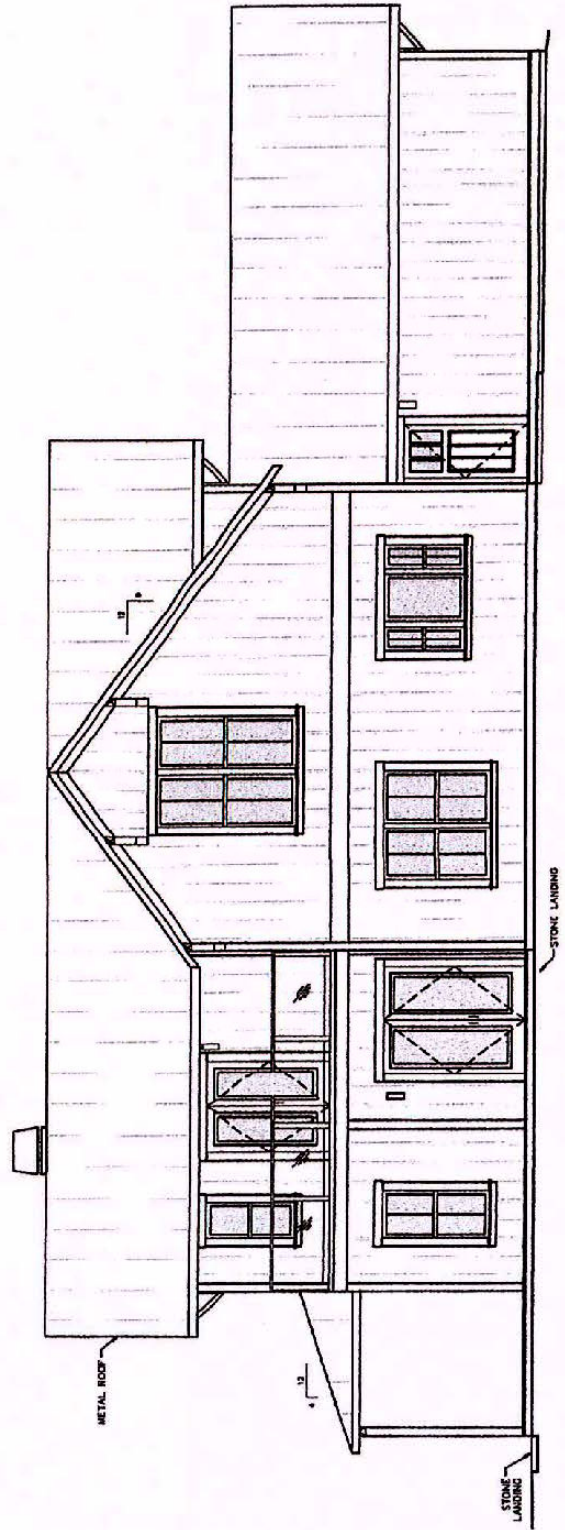
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NO SCALE

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



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

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NO SCALE

RR5 [RR1]

RMR 20

RR5 [RR1]

RMR 20-DL

RR1-DL

RR5-PD [RR1-PD]

RR5-DL [RR2-DL]

ROSEWOOD TERRACE

BAYWOOD DRIVE

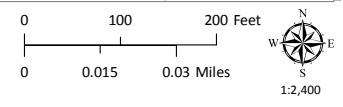
WOODSTOCK DRIVE

SURFWOOD DRIVE

JACK PETERS CREEK ROAD

CASE: CDP 2019-0009
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 Zoning Districts



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019

RR 5 [RR 1]

RR 5 [RR 1]

RMR 20

RMR 20


RR 1-DL

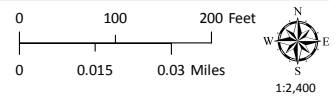
RR 5-PD [RR 1-PD]

RR 5-DL [RR 2-DL]

RR 5 [RR 2]

CASE: CDP 2019-0009
OWNER: PACURAR, Guy
APN: 118-330-20
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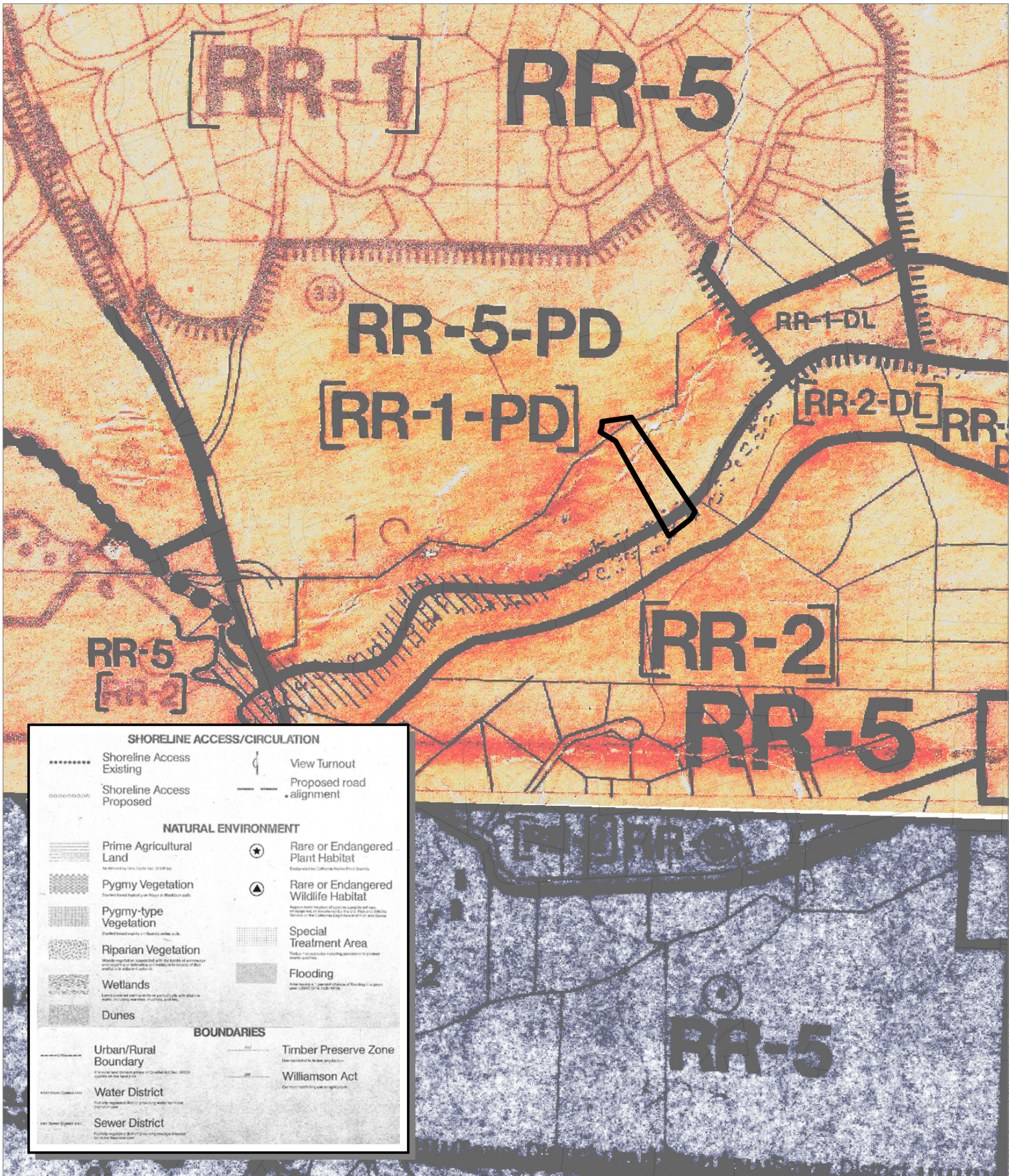
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

ATTACHMENT K

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019



SHORELINE ACCESS/CIRCULATION

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

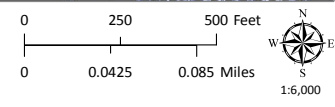
NATURAL ENVIRONMENT

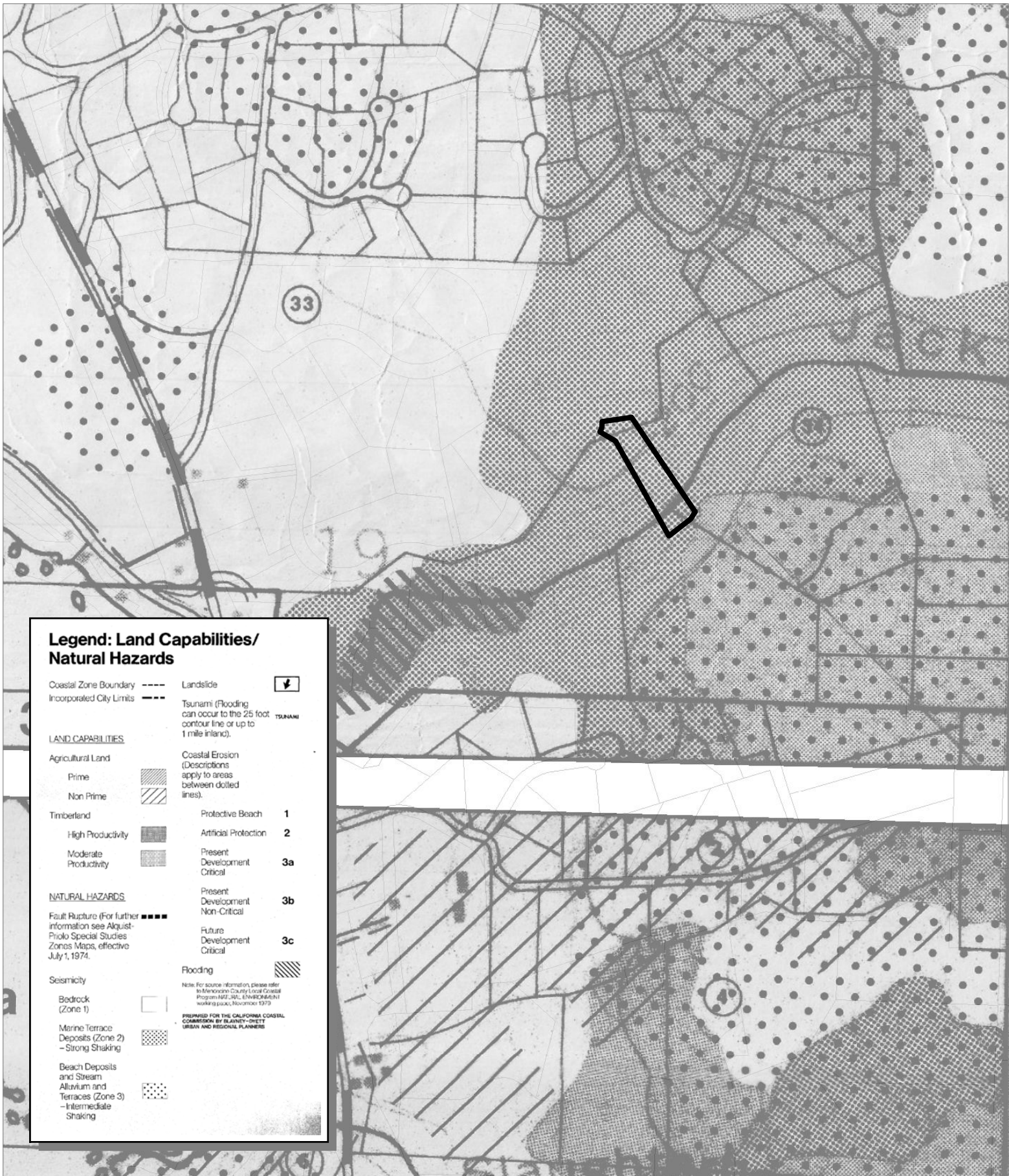
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

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

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**Legend: Land Capabilities/
Natural Hazards**

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

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] Non Prime [cross-hatch]

Timberland
 High Productivity [solid grey] Moderate Productivity [stippled]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [thick dashed line]

Seismicity
 Bedrock (Zone 1) [white box] Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted pattern] Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled pattern]

Landslide [lightning bolt symbol]

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line symbol]

Coastal Erosion (Descriptions apply to areas between dotted lines). [dotted line symbol]

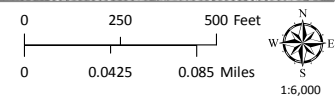
Protective Beach 1 [diagonal lines] Artificial Protection 2 [cross-hatch] Present Development Critical 3a [stippled] Present Development Non-Critical 3b [diagonal lines] Future Development Critical 3c [cross-hatch]

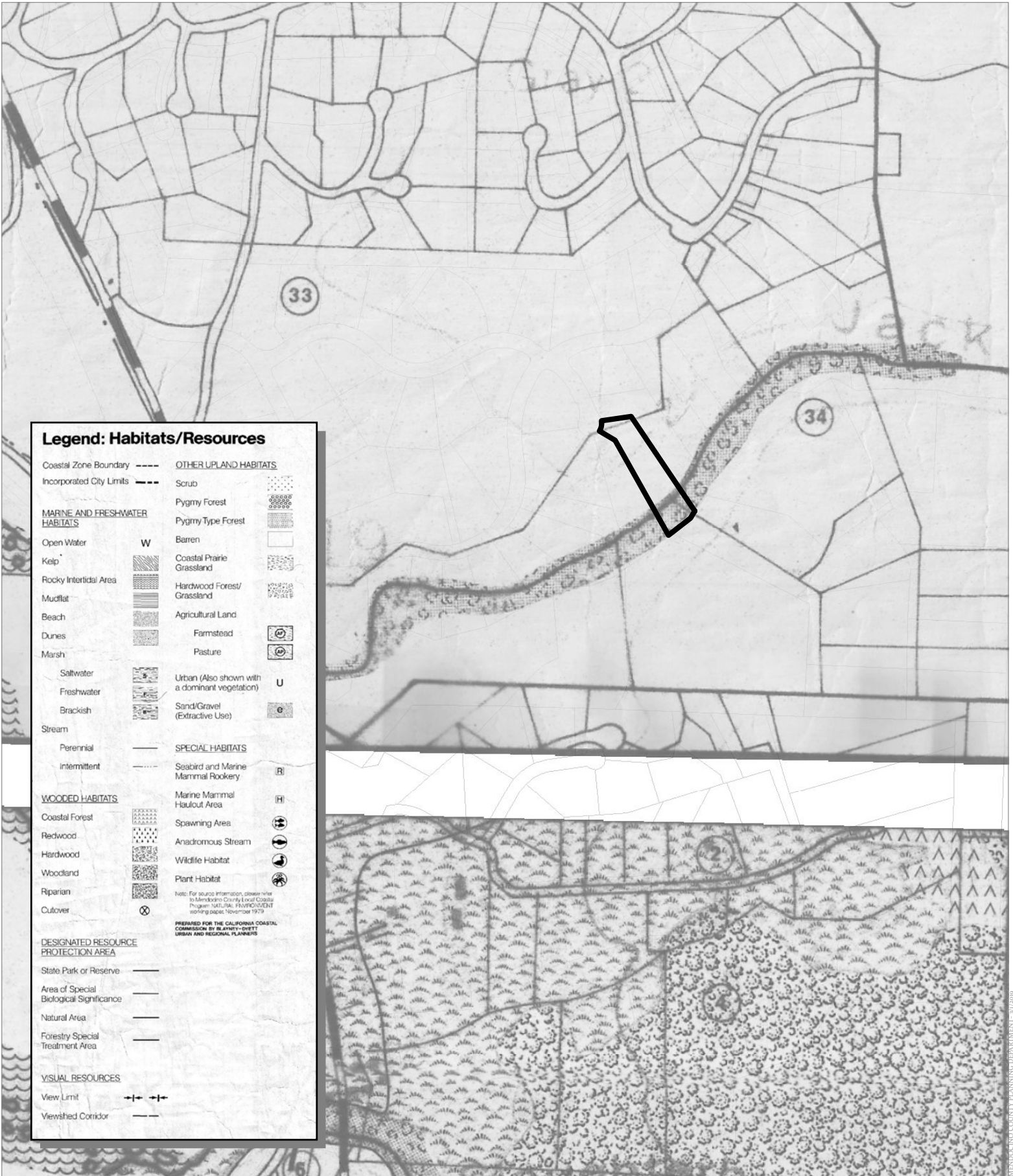
Flooding [diagonal lines]

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

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS

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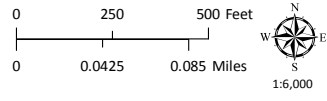


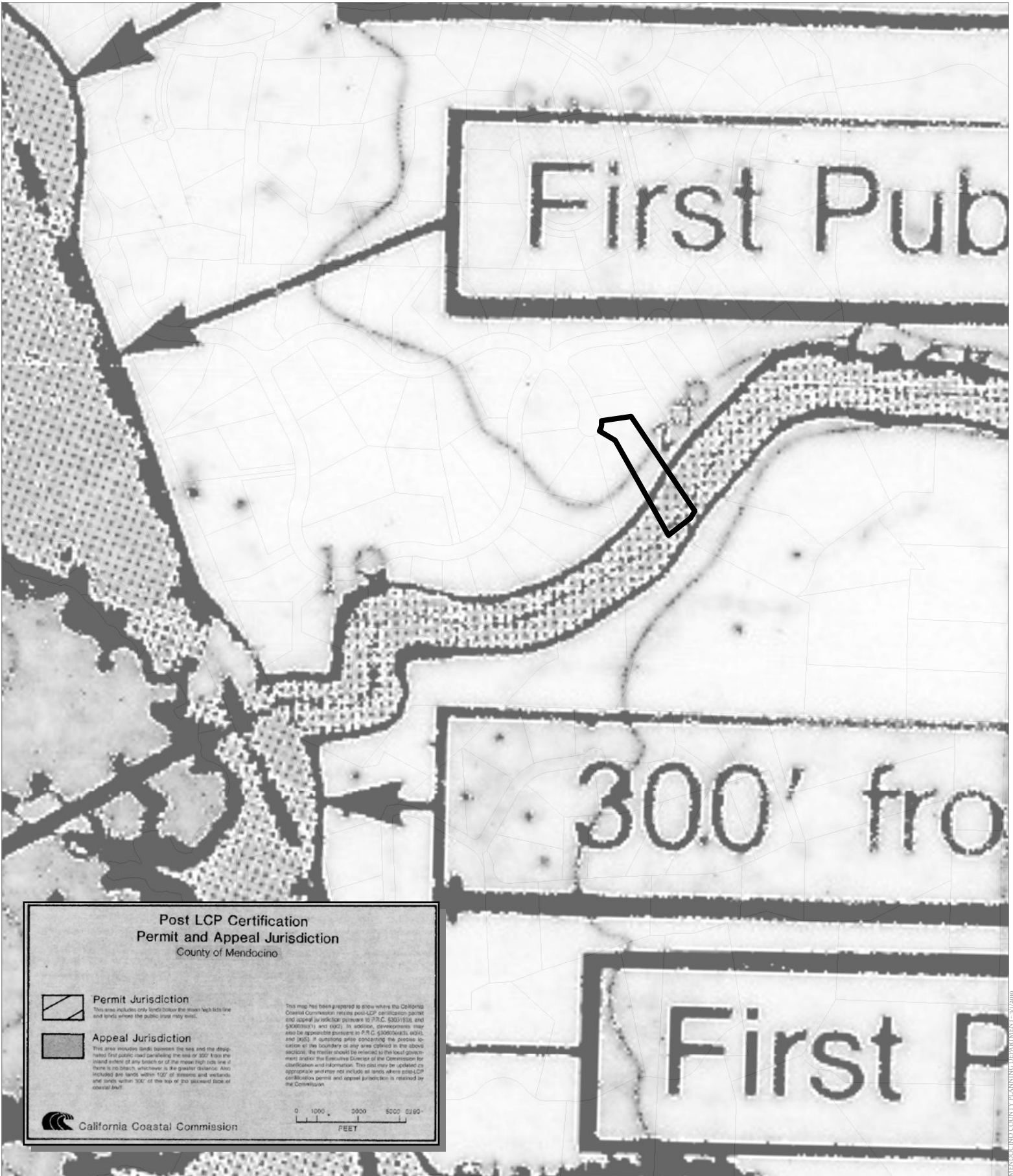
Legend: Habitats/Resources

- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cultiver
- 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
- OTHER UPLAND HABITATS**
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/Grassland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation) U
- Sand/Gravel (Extractive Use) e
- SPECIAL HABITATS**
- Seabird and Marine Mammal Rookery B
- Marine Mammal Haulout Area H
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat

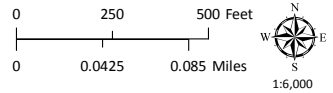
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working draft November 1999
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVENY-DWETT URBAN AND REGIONAL PLANNERS

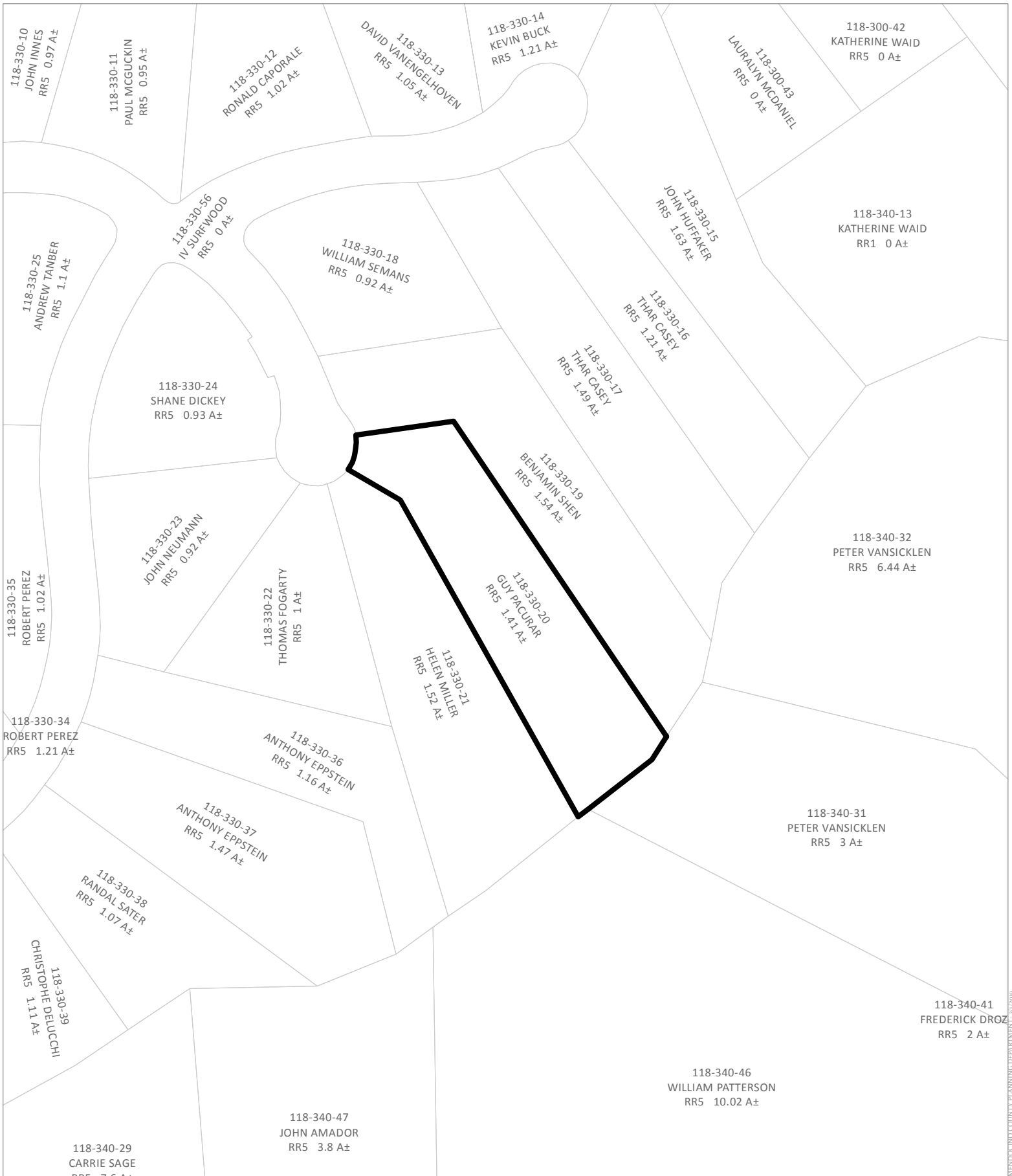
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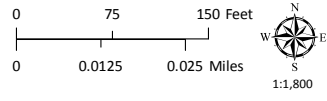


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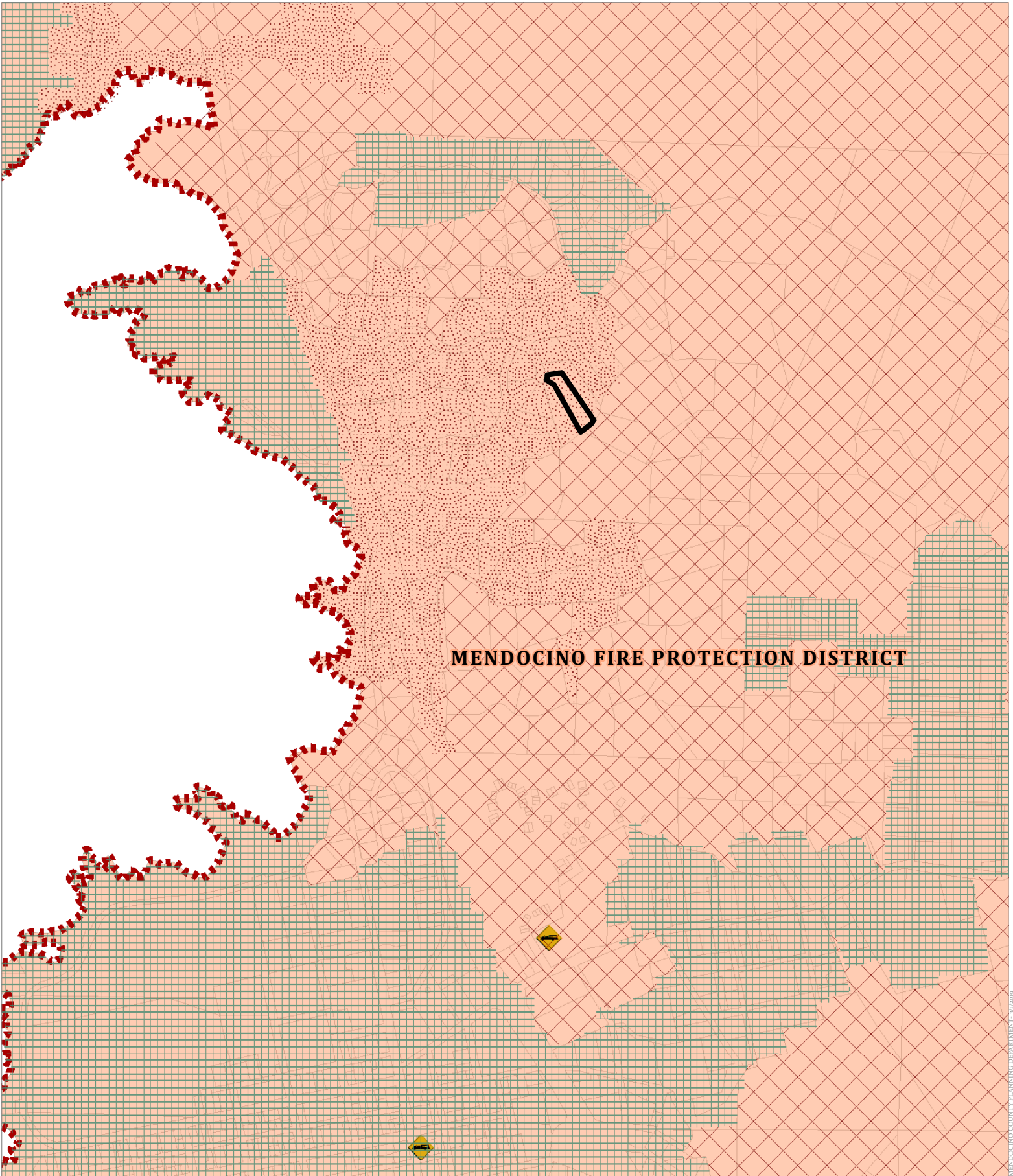


CASE: **CDP 2019-0009**
 OWNER: **PACURAR, Guy**
 APN: **118-330-20**
 APLCT: **Sarah Schoeneman & Guy Pacurar**
 AGENT: **Diana Wiedemann**
 ADDRESS: **44720 Rosewood Terrace, Mendocino**








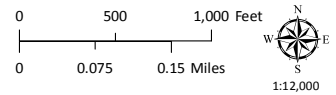
ADJACENT PARCELS
ATTACHMENT P

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019



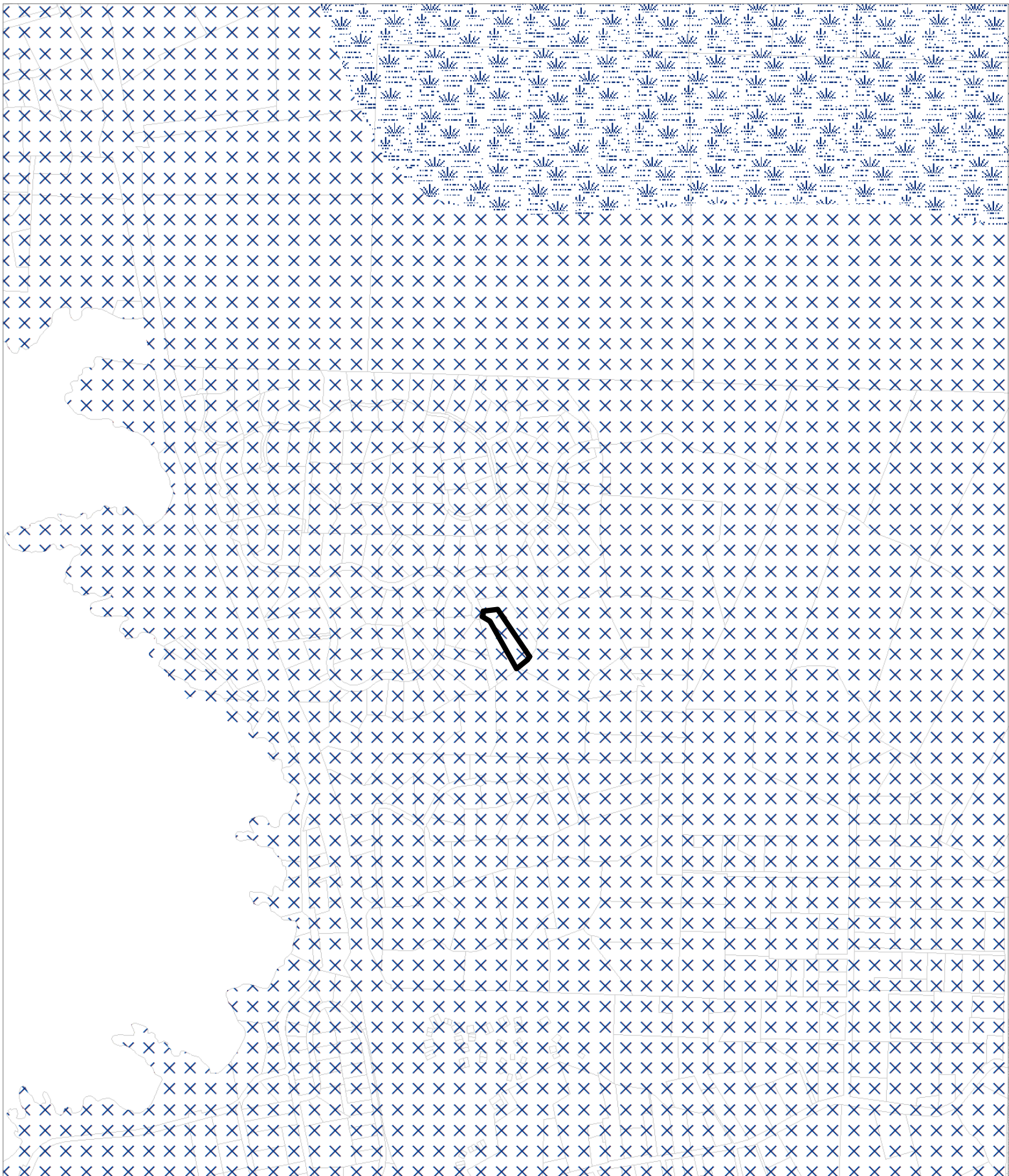
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts



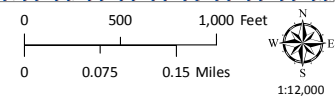
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

ATTACHMENT Q



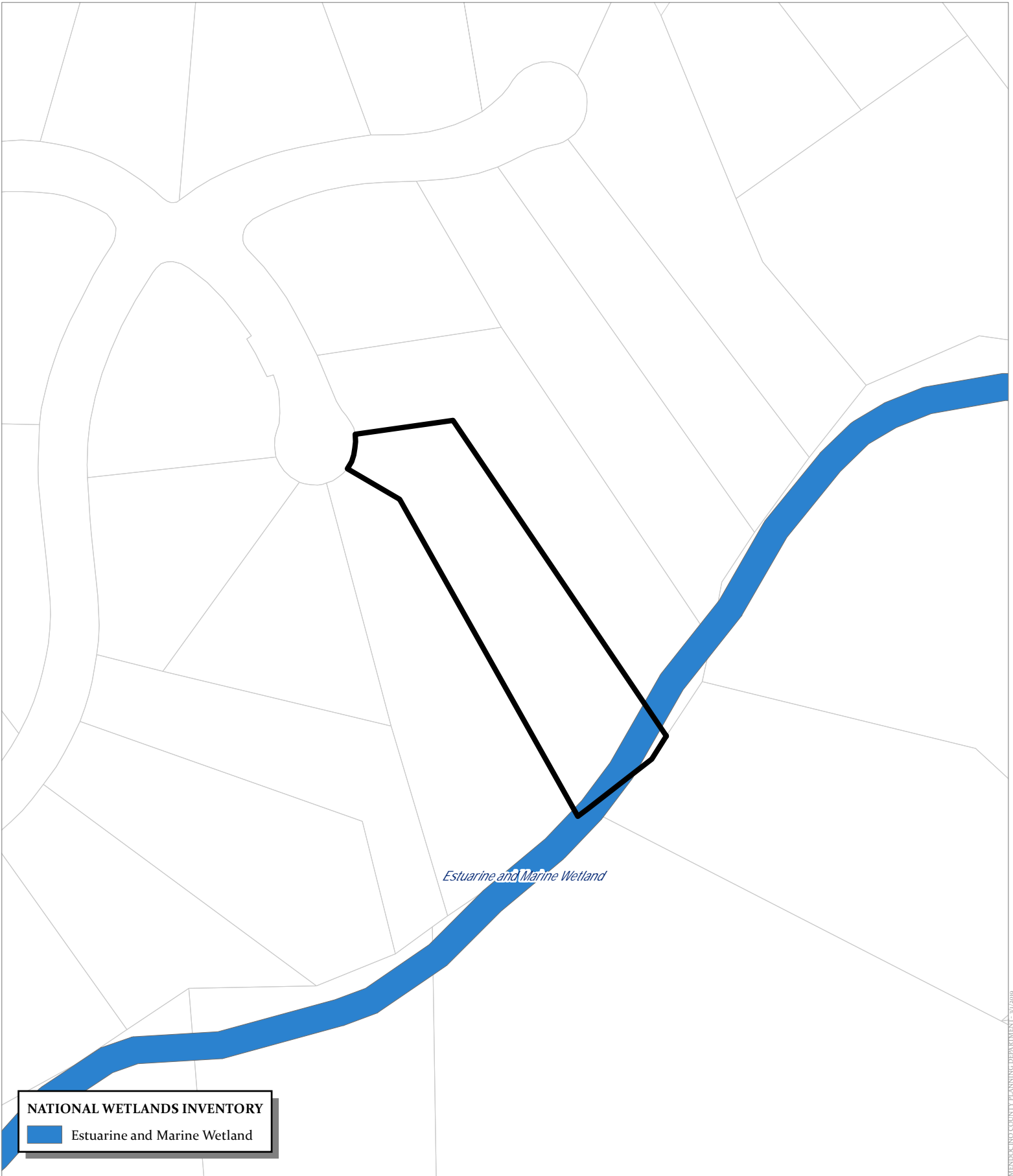
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- Critical Water Areas
- Marginal Water Resources



GROUND WATER RESOURCES
 ATTACHMENT R

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/1/2019



NATIONAL WETLANDS INVENTORY

■ Estuarine and Marine Wetland

CASE: CDP 2019-0009

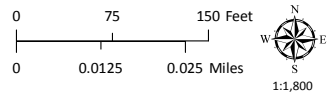
OWNER: PACURAR, Guy

APN: 118-330-20

APLCT: Sarah Schoeneman & Guy Pacurar

AGENT: Diana Wiedemann

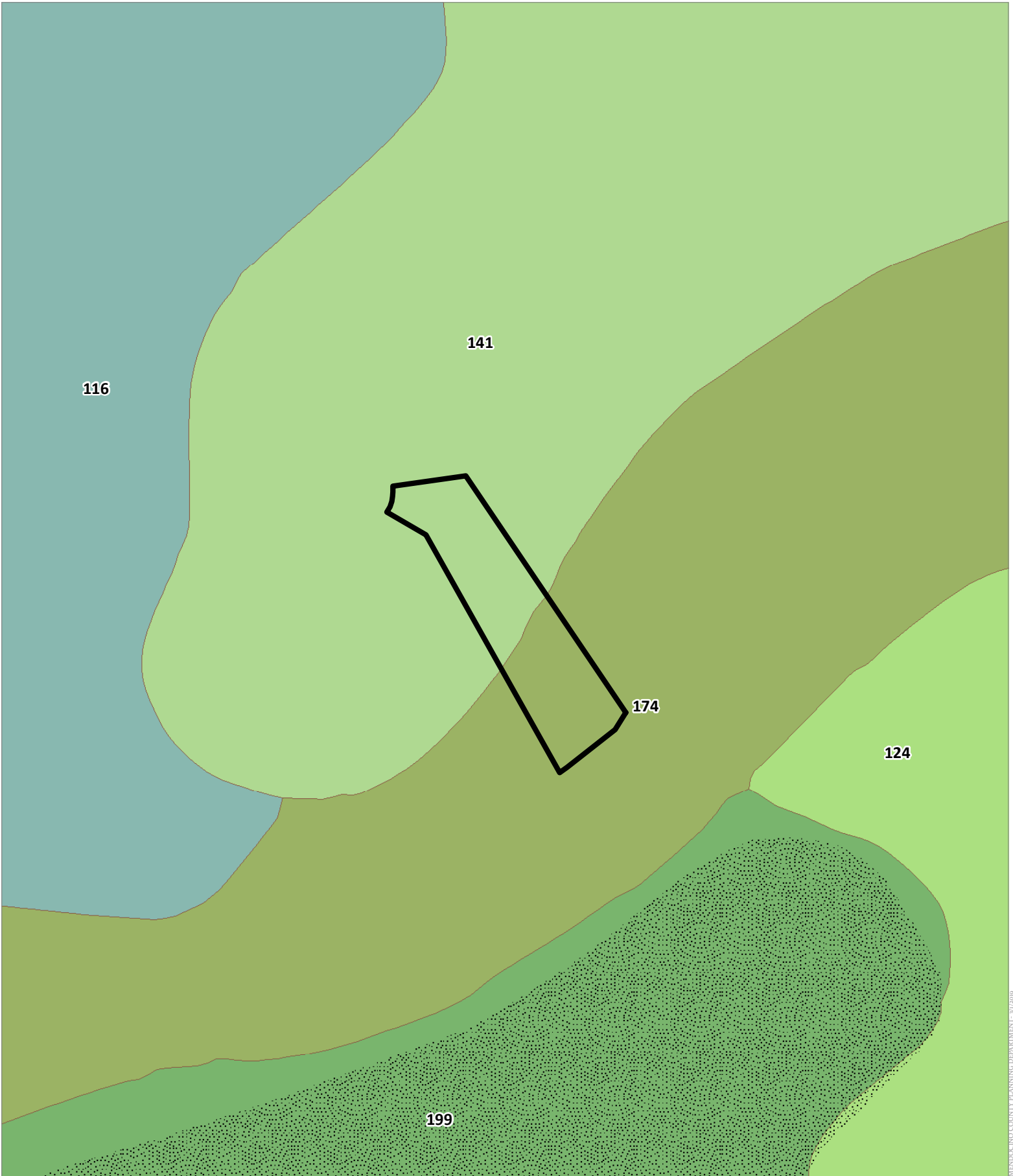
ADDRESS: 44720 Rosewood Terrace, Mendocino



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/1/2019



WETLANDS

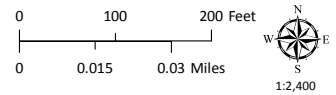
ATTACHMENT S



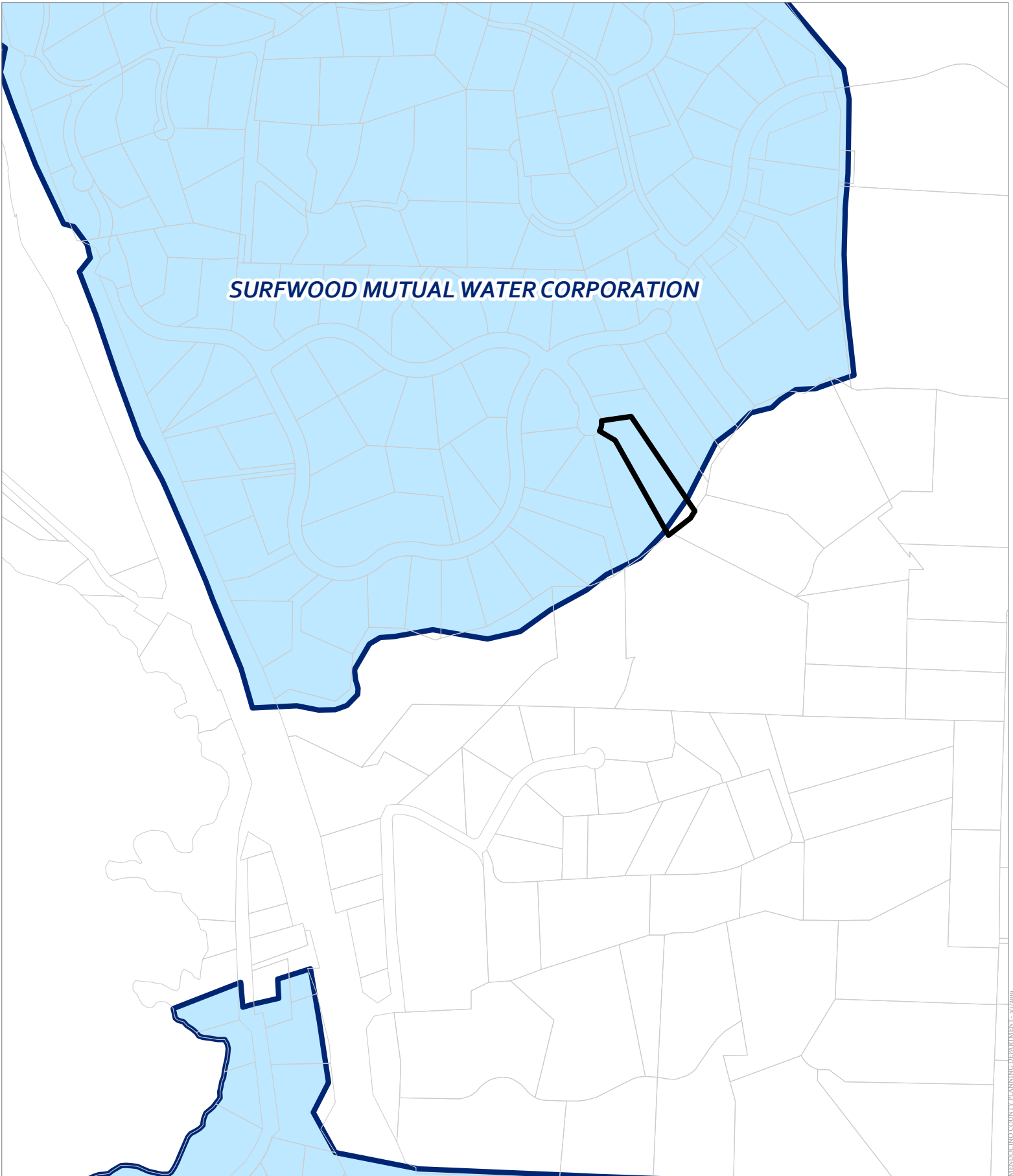
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/1/2019

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-  Shinglemill-Gibney Complex
-  Western Study Soil Types



SURFWOOD MUTUAL WATER CORPORATION



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 County Water Districts

