



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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 JULIA KROG, ASSISTANT DIRECTOR
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

December 3, 2021

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Forestry Advisor

Air Quality Management
 Sonoma State University
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission

US Fish & Wildlife Service
 County Addresser- Russ Ford
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Redwood Coast Fire District

CASE#: CDP_2020-0031
DATE FILED: 10/29/2020
OWNER/APPLICANT: JOYCE SCHOWENGERDT
AGENT: DANIEL STONE
REQUEST: Coastal Development Permit after-the-fact to convert a garage to a single-family residence.
LOCATION: In the Coastal Zone, 2.3± miles east of the Point Arena town center, on the south side of Eureka Hill Road (CR 505) and 1.8± miles east of its junction with Riverside Drive; located at 41391 Eureka Hill Rd., Point Arena; APN: 027-241-14.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: December 20, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

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

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

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

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2020-0031

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APPLICANT:**

JOYCE SCHOWENGERDT

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APN/S: 027-241-14-00

PARCEL SIZE: 9.69± Acres

GENERAL PLAN: Rural Residential (RR10:R), Coastal Element Chapter 2.2

ZONING: Rural Residential District (RR:10), Mendocino County Coastal Zoning Code

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: None

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR10)	RR10	4.02± acres	Residential
EAST:	Forest Lands (FL160)	TP	70.56± acres	Vacant
SOUTH:	Forest Lands (FL160)	TP	39.48± acres	Vacant
WEST:	Rural Residential (RR10)	RR10	9.69± acres	Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Redwood Coast Fire District
- MAC

- Sanitation District
- Arena Union Elementary School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Ukiah
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
 - CALTRANS
 - Regional Water Quality Control Board
 - Sierra Club
 - FEDERAL**
 - Sierra Club
 - US Department of Fish & Wildlife
 - US Department of Health Services
 - US Department of Parks & Recreation
 - US Natural Resources Conservation
 - TRIBAL**
 - Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION: USFW states PAMB survey is not required. Botanist Allison Gardner surveyed vegetation within 500-feet of the project foot print and reported that there are no sensitive habitat areas adjacent.

Attached:

1. Revised Site Plan
2. The residence is served by a well drilled at the site in 1988. Fisch Bros. Drilling report states the well is 160 feet deep. The water discharge rate, at the time the well was completed, was 15 gallons per minute.
3. March 15, 2021 correspondence from Carl Rittiman & Associates.
4. CalFire File # 432-20 Conditions of Approval of State Fire Safe Regulations
5. Project does not include any new ground disturbing activity, but comments are requested from CHRIS-NWIC at Sonoma State University. After receiving CHRIS recommendations, the staff will evaluate requesting an Archaeological Commission hearing.

Please send comments to cherryj@mendocinocounty.org

STAFF PLANNER: JULIANA CHERRY

DATE: 12/3/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High fire hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Local Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources Bedrock

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Classifications 158 & 174

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Forested Shrub 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

No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

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

Shoreline access existing

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Timberland Moderate Productivity

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

None

27. COASTAL COMMISSION APPEALABLE AREA:

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

The house is not but part of property is

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

None

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

COUNTY OF MENDOCINO
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)	<u>CDP-2020-0031</u>
CDF No(s)	
Date Filed	<u>Rev. 11-4-2020</u>
Fee	<u>3,966.09</u>
Receipt No.	<u>PEJ-038056</u>
Received by	
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Joyce Schowengerdt
Mailing Address P.O. BOX 273
City Point Arena State CA Zip Code 95468 Phone (707) 882-3146

PROPERTY OWNER

Name Joyce Schowengerdt
Mailing Address P.O. BOX 273
City Point Arena State CA Zip Code 95468 Phone (707) 882-3146

AGENT

Name Daniel Stone or Scott Liston P.O. BOX 273
Mailing Address P.O. BOX 1634 Point Arena, CA 95468 (707) 882-3146
City Fort Bragg State CA Zip Code 95437 Phone (707) 734-3600

PARCEL SIZE

9.69

Square feet
 Acres

STREET ADDRESS OF PROJECT

41391 Eureka Hill Road

ASSESSOR'S PARCEL NUMBER(S)

027-241-14

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

Joyce Schowengerdt 11/04/2020
Signature of Applicant/Agent Date

Joyce Schowengerdt 11/04/2020
Signature of Owner Date

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NOV 04 2020

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.

Conversion of garage/storage to single family residence.

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	One	720
<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: _____ N/A _____

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.

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FORT BRAGG CA

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.

Existing garage/storage building to be converted into a single family residence.

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.

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7. Project Height. Maximum height of structure 20 +/- feet.

8. Lot area (within property lines): 9.69 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>720</u> square feet	<u>0</u> square feet	<u>720</u> square feet
Paved area	<u>N/A</u> square feet	<u>N/A</u> square feet	<u>N/A</u> square feet
Landscaped area	<u>19,014</u> square feet	<u>0</u> square feet	<u>19,014</u> square feet
Unimproved area	<u>402,362.4</u> square feet	<u>0</u> square feet	<u>402,362.4</u> square feet

GRAND TOTAL: 422,096.4 square feet
(Should equal gross area of parcel)

10. Gross floor area: 720 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 3 Proposed _____ Total 3

Number of covered spaces	_____	Size _____
Number of uncovered spaces	<u>3</u>	Size <u>45 ft x 26 ft (1,170 sq.ft.)</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.

Existing exterior lighting at all corners of the building.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
- Septic Tank
- Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
- 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.).

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FORT BRAGG CA

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of fill slope: _____ feet
- D. Maximum height of cut slope: _____ 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? Yes No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes 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? Yes 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? Yes No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No
B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No
B. Filling Yes No
C. Dredging Yes No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes 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? Yes No

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FORT BRAGG NC 27-241-14

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



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CAL FIRE FILE # 432-20	Project Type: New Build	Battalion # 5	Date: DEC 28 2020 November 6, 2020 PLANNING DEPARTMENT FORT BRAGG CA
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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: 41391 Eureka Hill Rd.	APN: 027-241-14
City: Point Arena	Zip Code: 95468
Property Owner	
Name: Joyce Schowengerdt	
Mailing Address: Box 273	
City: Point Arena	State: Ca
Zip Code: 95468	Phone: 707-882-3146
Email: Joyce@mcn.org	
Agent Representing Property Owner	
Name: Daniel Stone	
Mailing Address: Box 1634	
City: Fort Bragg	State: Ca
Zip Code: 95437	Phone: 707-734-3600
Email: 3dsdesign15@gmail.com	
Mail Correspondence to:	
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent
<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest	

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.

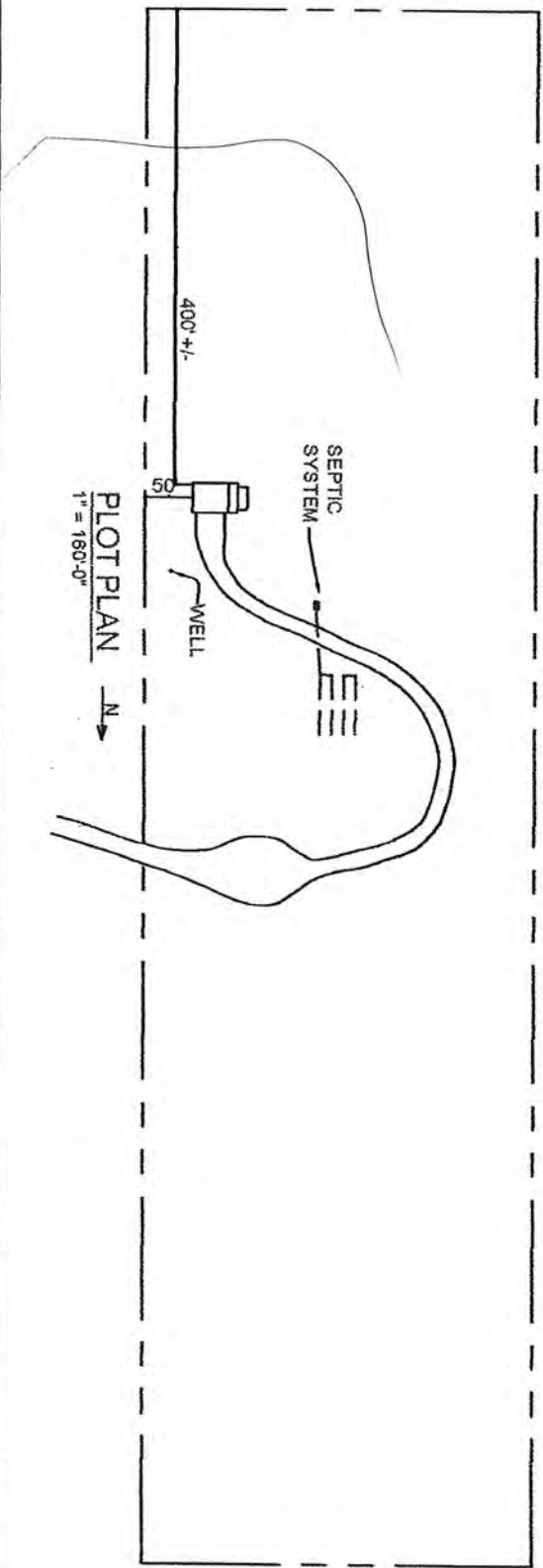


<input type="checkbox"/> BRIDGE STANDARD <ul style="list-style-type: none"> • All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750. • The bridge shall be constructed and maintained in 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. 	
<input type="checkbox"/> CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS: 	
<input type="checkbox"/> EXCPTION REQUEST GRANTED <ul style="list-style-type: none"> • See attached letter 	<input type="checkbox"/> EXCEPTION REQUEST DENIED <ul style="list-style-type: none"> • See attached letter

Project review and approval by: <i>Anthony Massucco</i> Mendocino Unit - Fire Prevention Bureau
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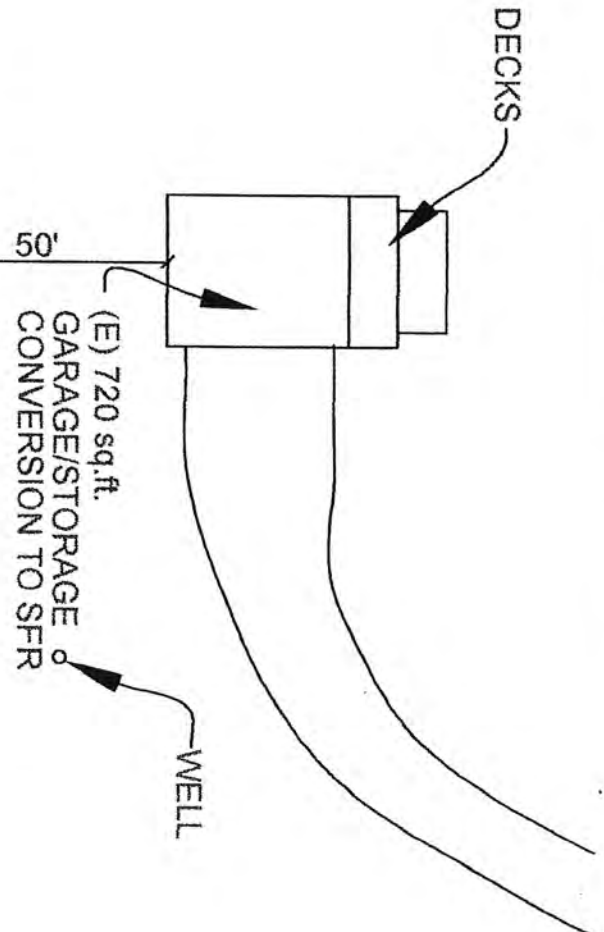
CONDITIONS OF APPROVAL INSTRUCTIONS

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.



PARTIAL PLOT PLAN
NTS

N



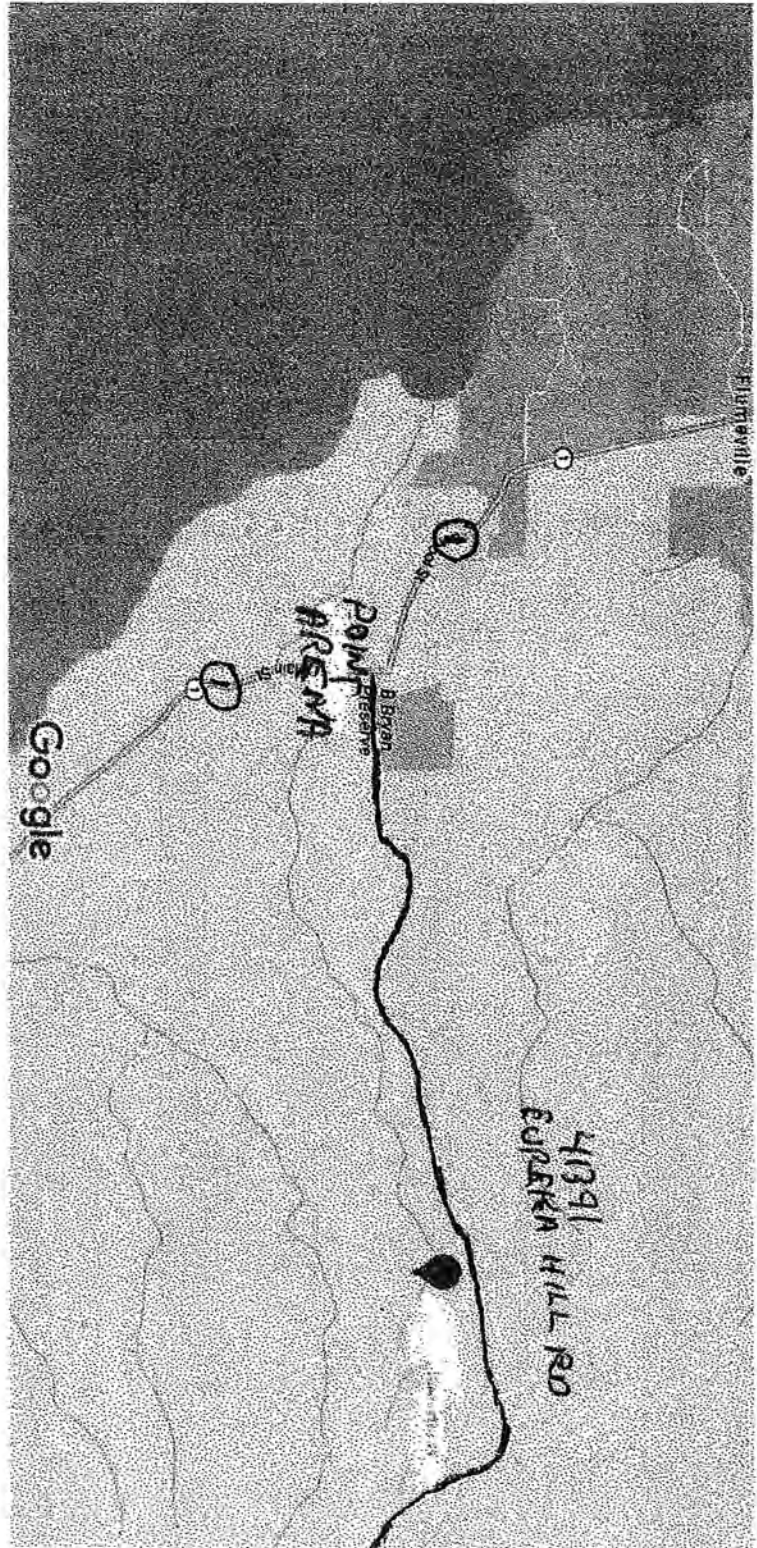
SHEET # A-0	DATE	11-3-20
	SCALE	AS NOTED
	JOB #	1126-20
	DRAWN BY	DLH

PLOT PLAN FOR:	APN: 027-241-14
SCHOWENGERDT RESIDENCE 41391 EUREKA HILL RD. POINT ARENA, CA 95468	

PLOT PLAN

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
APN 027-241-14
(CELL) 707-734-3600

11-3-20 received 12-4-2020



A-0.1
SHEET #

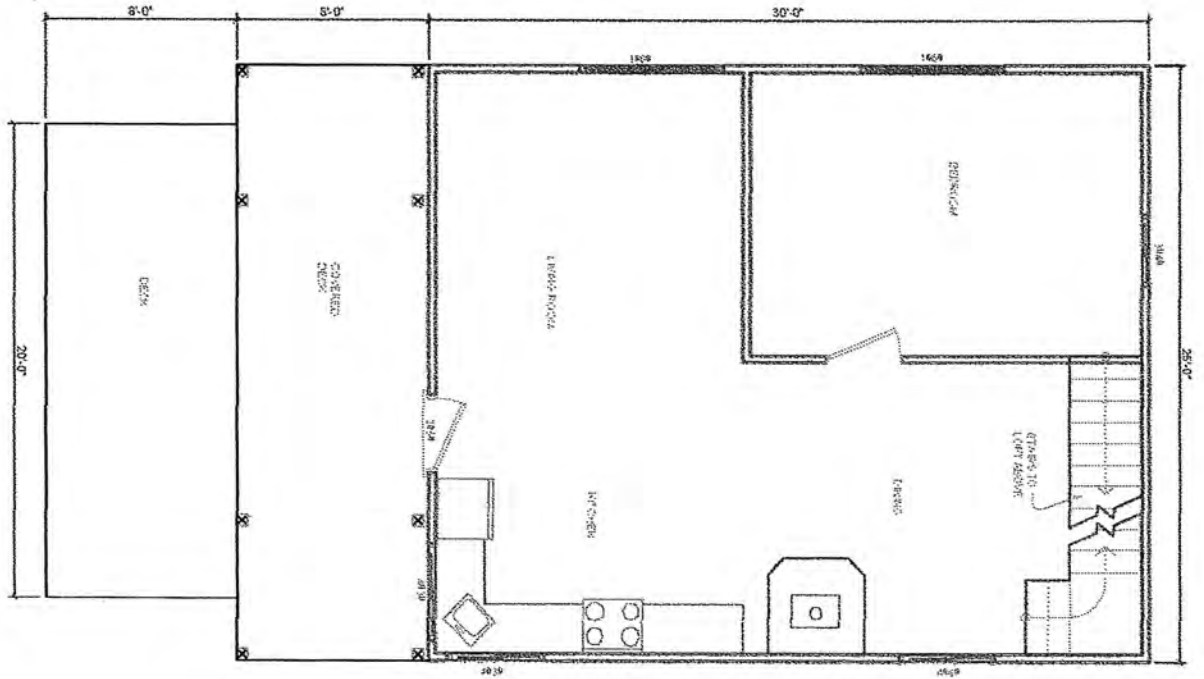
DATE	11-3-20
SCALE	AS NOTED
JOB #	1126-20
DATE RECEIVED	12-4-2020

LOCATION MAP FOR:	APN: 027-241-14
SCHOWENGERDT RESIDENCE 41391 EUREKA HILL RD. POINT ARENA CA 95468	

LOCATION MAP

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
APN 027-241-14
(CELL) 707-734-3600

PROPOSED CONVERSION FROM
GARAGE/STORAGE TO SFR
50' x 11-0"
N



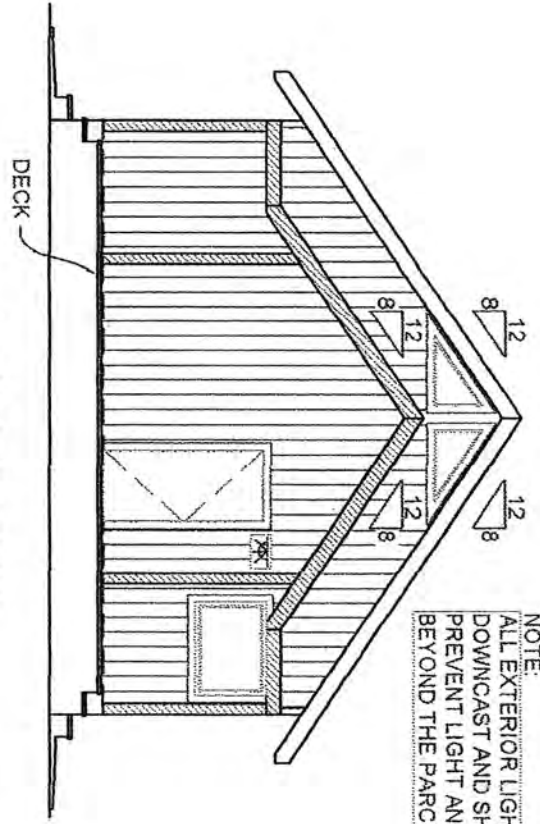
A-1
SHEET #

DATE 11-3-20
SCALE AS NOTED
JOB # 1126-20
DRAWN BY [signature]
RECEIVED 12-4-2020

ART/STORAGE (ACCESSORY BUILDING) FOR:
SCHOWENGERDT RESIDENCE
41391 EUREKA HILL RD.
POINT ARENA, CA 95468
APN: 027-241-14

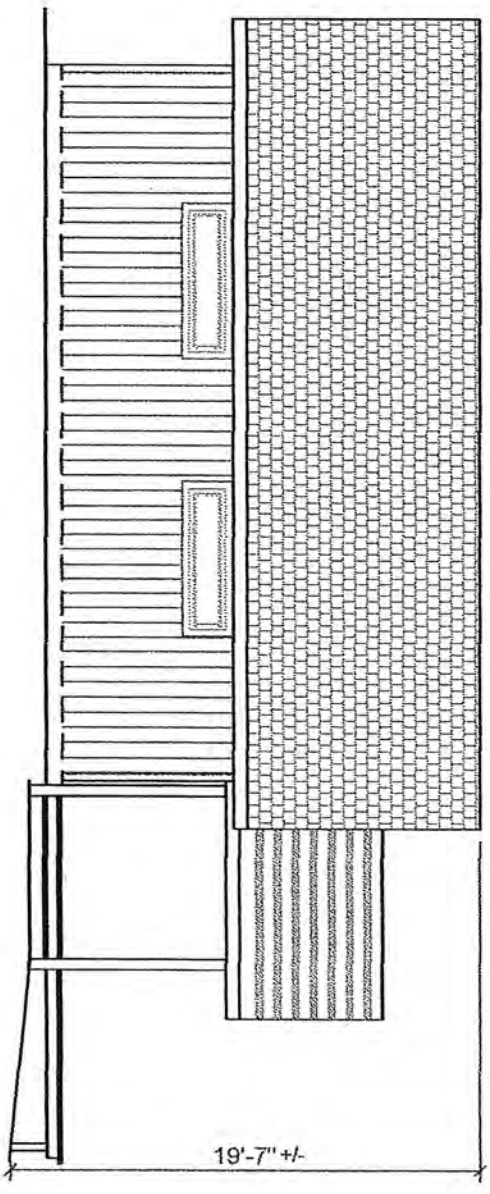
FLOOR PLAN

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
APN 027-241-14
(CELL) 707-734-3600



NOTE:
ALL EXTERIOR LIGHTING SHALL BE
DOWNCAST AND SHIELDED TO
PREVENT LIGHT AND GLARE
BEYOND THE PARCEL BOUNDARIES

WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

19'-7" +/-

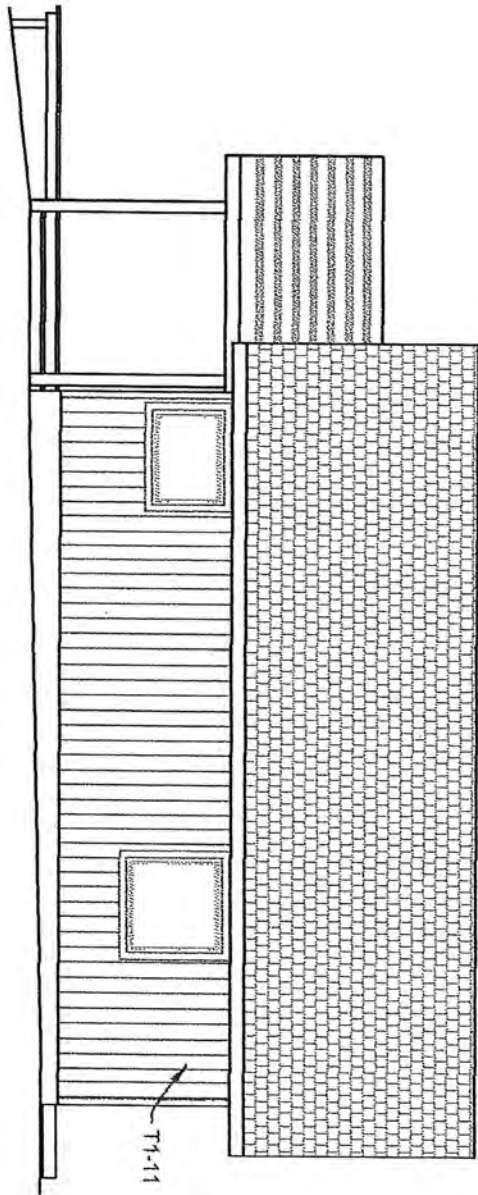
SHEET #
A-1.1

DATE 11-3-20
SCALE AS NOTED
JOB # 1126-20
DRAWN BY [Signature]
DATE RECEIVED 12-4-2020

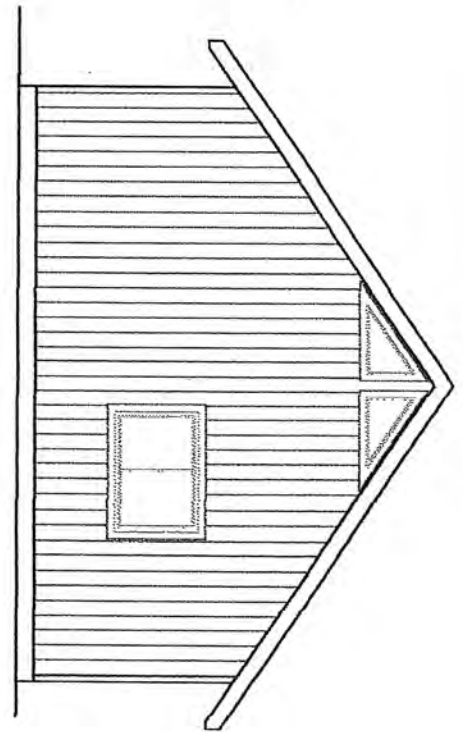
GARAGE/STORAGE APN: 027-241-14
CONVERSION TO SFR FOR:
SCHOWENGERDT RESIDENCE
41391 EUREKA HILL RD.
POINT ARENA, CA. 95468

ELEVATIONS

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
707) 564-6428
APN 027-241-14
(CELL) 707-734-3600



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

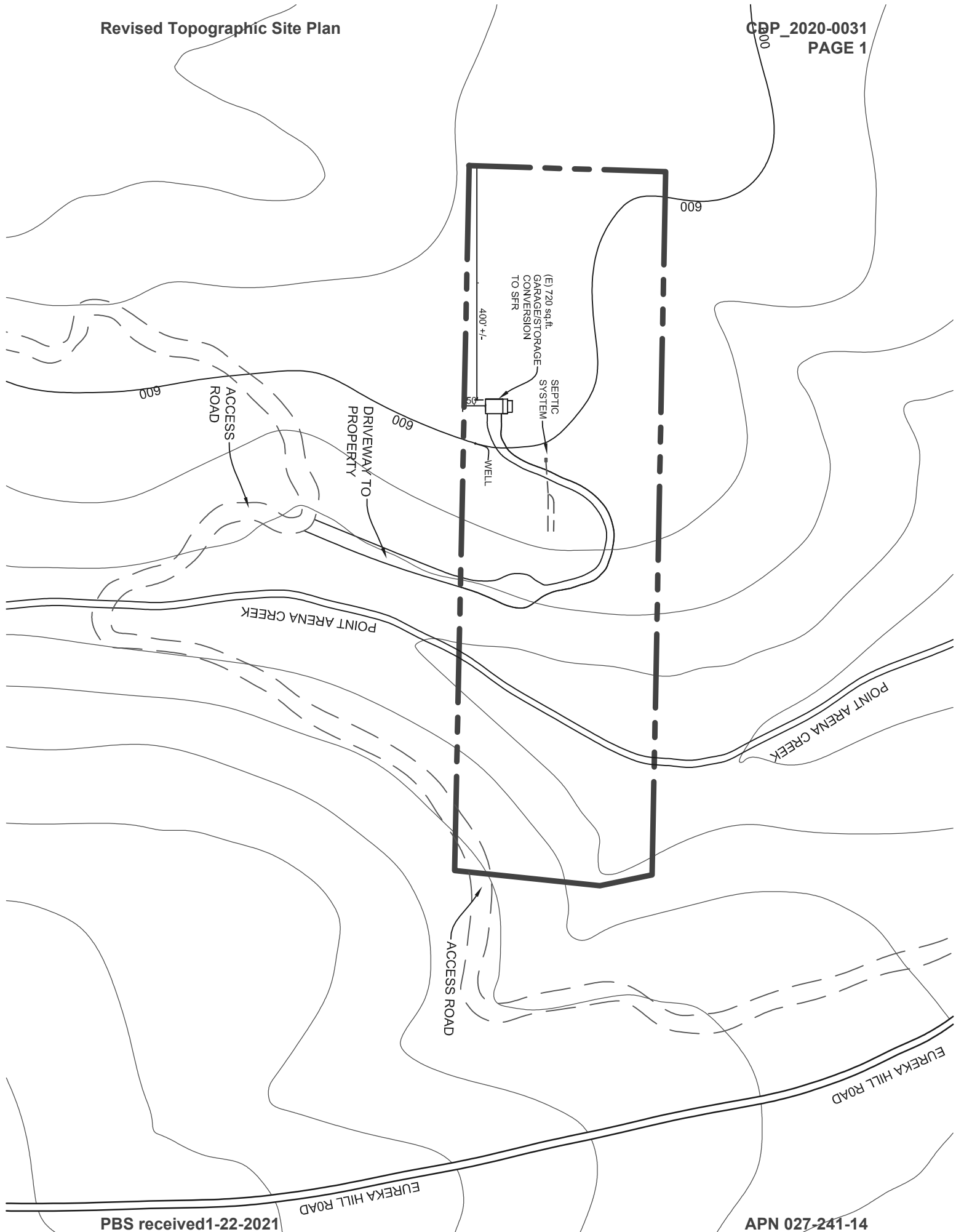
SHEET #
A-1.2

DATE	11-3-20
SCALE	AS NOTED
JOB #	1126-20
DR/CHKY	212-4-2020

GARAGE/STORAGE	APN: 027-241-14
CONVERSION TO SFR FOR:	
SCHOWENGERDT RESIDENCE	
41391 EUREKA HILL RD.	
POINT ARENA, CA 95468	

ELEVATIONS

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
APN 027-241-14
(CELL) 707-734-3600



CARL RITTIMAN & ASSOCIATES, INC.
Certified Professional Soil Scientist
 PO Box 590 • Mendocino CA 95460

CWR - bedrock
 160 Ft deep well
 50 FT standing level

RECEIVED

MAR 15 2021

PLANNING & BUILDING SERV
 FORT BRAGG CA

Juliana Cherry
 Planner III
 Mendocino County Department of Planning and Building Services
 120 West Fir Street
 Fort Bragg, CA 95437

March 15th, 2021

re: 41391 Eureka Hill Rd., Point Arena, CDP2020-0031-Schowengerdt

Juliana,

Joyce Schowengerdt, owner of the above referenced site has contacted us to address the water/sewer items noted in your letter to her agent Daniel Stone of 1/21/21. Specifically, we address the location of the point of groundwater extraction, the anticipated rate of extraction, and the location of the septage (sic) and leachfields and show that the wastewater disposal system is consistent with Division of Environmental health (DEH) recommendations.

I understand the proposed development on this parcel is the conversion of an existing, permitted garage structure into a one bedroom residence. The residence will be served by a well drilled at the site in 1988. The location of the well is shown on the attached site sketch detail. This will be the point of groundwater extraction. I have included a copy of the well drillers report that was completed by Fisch Bros. Drilling when the well was completed. From that report you can see that the completed well is 160 feet deep and has a 20 foot well seal. A well test was conducted on this well at the time of its completion. The well test was conducted for two hours and the discharge was reported to be 15 gallon per minute.

You ask what the rate of extraction will be. A one bedroom home is proposed. Mendocino County Division of Environmental Health guidelines suggest that each bedroom in a home be assigned a daily water use rate of 150 gallons per day. Allowing for some water use for outdoor landscaping and such we anticipate the actual water extraction rate will be on the order of 200 gallon per day. For a frame of reference, a well that produces 15 gallons per minute would produce 21,600 gallons per day.

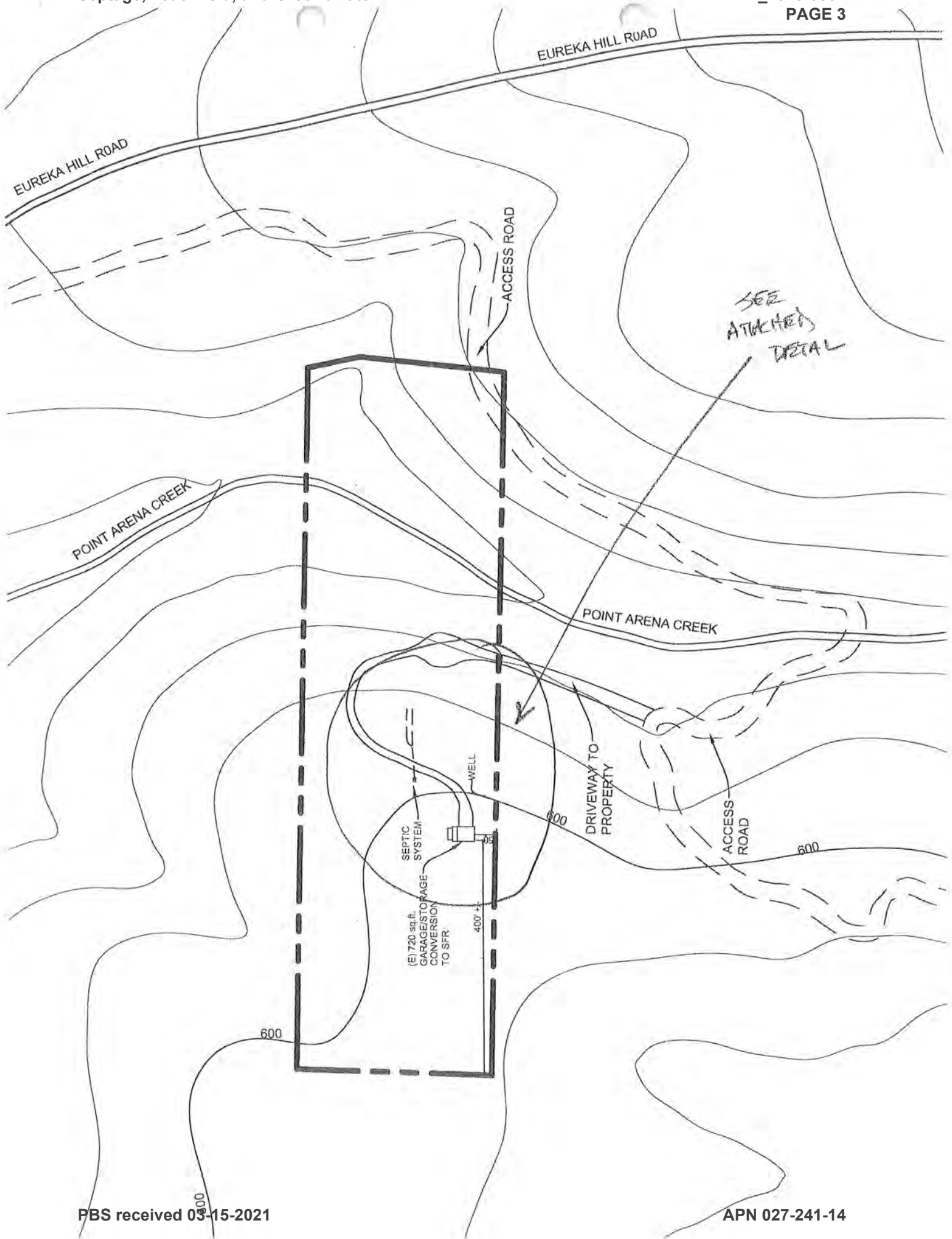
The existing structure is currently served by an on-site sewage disposal system that was permitted by the Mendocino County DEH. I have attached a copy of the DEH permit which you will note is signed off as approved. The disposal system is sized for a two bedroom home. The location of the septic tank and leachfield is indicated on the attached site map detail. The presence of a permit which indicates that the system installation was approved by the DEH and the fact that the disposal system is sized for a greater use than is being proposed demonstrates that the system is consistent with DEH regulations.

Phone 707-937-0804 • Fax 707-937-0575 • e-mail andy@carlrittiman.com.

As Ms. Schowengerdt has asked us to address the water and septage issues raised in your letter I would appreciate you direct any comments you may have regarding this analysis directly to me if possible. If the attached analysis does not completely address your concerns, please be as specific as possible with what issues remain unresolved. Thanks and I look forward to your response.

Sincerely,

Carl Rittiman, CPSS

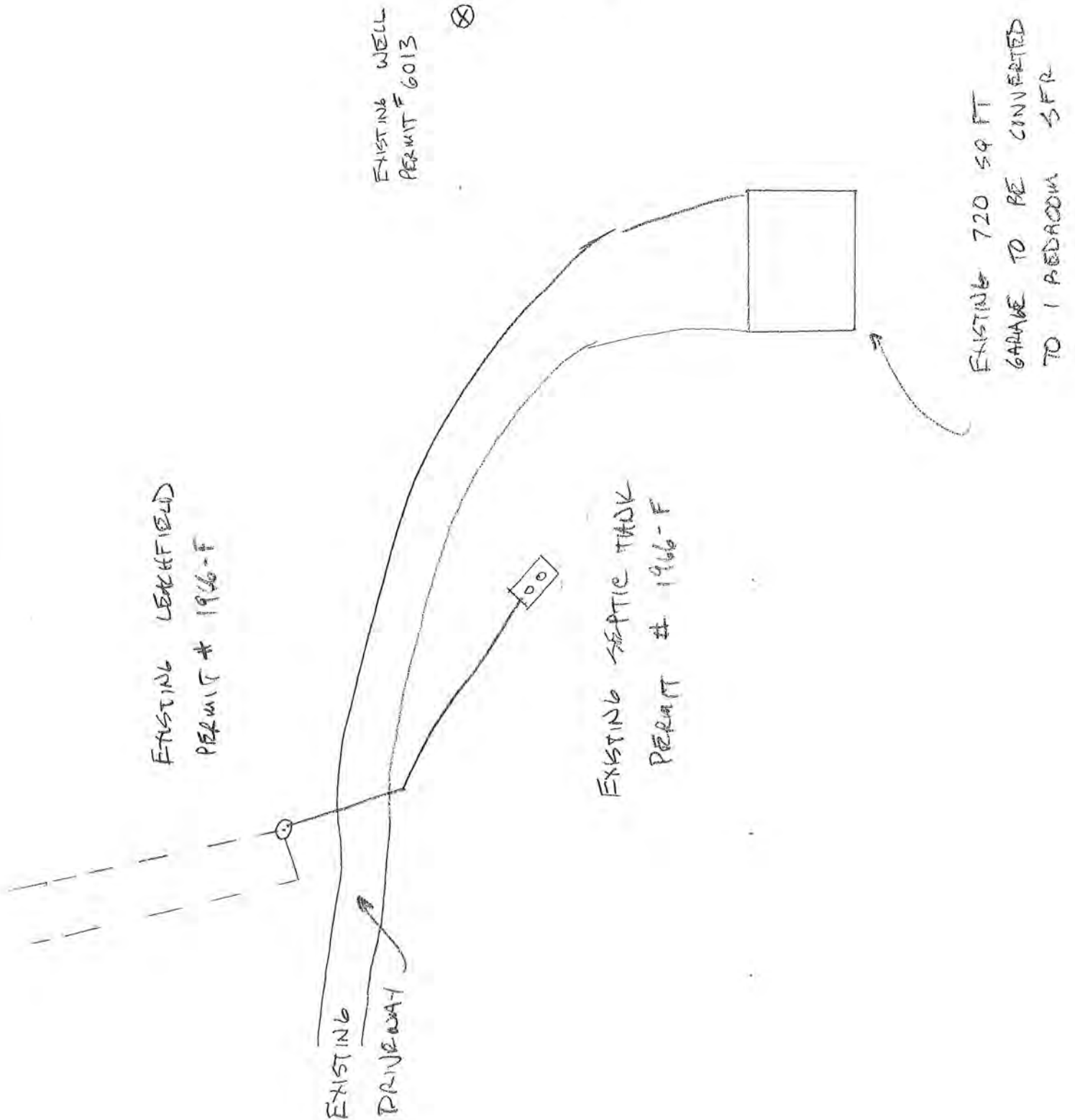


41391 Eureka H,
Road

N ↑

1" = 30'

approx property line



DUPLICATE
Driller's Copy

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in
No. 277995

Notice of Intent No. _____
Local Permit No. or Date 6013

State Well No. _____
Other Well No. _____

(1) OWNER: Name Joyce Schowengerdt
Address 41391 Eureka Hill Rd. Pt. Arena
City P. O. Box 154
Orinda Ca. ZIP 94645

(12) WELL LOG: Total depth 160 ft. Completed depth 160 ft.

from ft	to ft	Formation (Describe by color, character, size or material)
0	3	topsoil
3	40	brown clay
40	60	blue clay
60	160	sandstone

(2) LOCATION OF WELL (See instructions):
County Mendocino Owner's Well Number _____
Well address if different from above 41391 Eureka Hill Rd. Pt. Arena
Township 12N Range 16W Section 8
Distance from cities, roads, railroads, fences, etc. _____

A.P. #027-241-14

(3) TYPE OF WORK:
 New Well Deepening
 Reconstruction
 Reconditioning
 Horizontal Well
 Destruction (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
 Domestic
 Irrigation
 Industrial
 Test Well
 Municipal
 Other (Describe)

WELL LOCATION SKETCH

(5) EQUIPMENT:
 Rotary Reverter
 Cable Air
 Other Buckets

(6) GRAVEL PACK:
 Yes No Size 3/8 pea
 Spacing of holes _____
 Backed from 20 to 160 ft.

(7) CASING INSTALLED:
 Steel Plastic Concrete

(8) PERFORATIONS:
 Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	from ft.	To ft.	Slot size
0	160	5"	C-160	60	160	1/8"

(9) WELL SEAL:
 Was surface sanitary seal provided? Yes No If yes, to depth 20 ft.
 Were strata sealed against pollution? Yes No Interval _____ ft.
 Method of sealing grout

(10) WATER LEVELS:
 Depth of first water, if known _____ ft.
 Standing level after well completion 50 ft.

(11) WELL TESTS:
 Was well test made? Yes No If yes, by whom? driller
 Type of test Pump Bailor Air lift
 Depth to water at start of test _____ ft. At end of test _____ ft.
 Discharge 45 gal/min after 2 hours Water temperature _____
 Chemical analysis made? Yes No If yes, by whom? _____
 Was electric log made? Yes No If yes, attach copy to this report

Work started Aug 19 88 Completed 8-5 19 88

WELL DRILLER'S STATEMENT:
 This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Signed Dale Theiss by c. j. usher
 (Well Driller)

NAME FISCH EROS DRILLING INC.
 (Person, firm, or corporation) (Typed or printed)

Address 5001 Cravenstein Hwy. No.
 City Sebastopol Ca. ZIP 95472
 License No. 390226 Date of this report 8-8-88

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

Septage, Leachfield, and Groundwater
 890 N. BUSH ST.
 UKIAH, CA 95482
 (707) 468-4466

DIVISION OF ENVIRONMENTAL HEALTH
 DEPARTMENT OF PUBLIC HEALTH
 COUNTY OF MENDOCINO

CDP_2020-0031
 790A SO. FRANKLIN ST.
 FORT BRAGG, CA 95437
 (707) 964-4713

FEE \$ 175.00	RECEIPT NUMBER 59564	PERMIT NUMBER No 1966 - F
------------------	-------------------------	------------------------------

SEE REVERSE SIDE FOR AS-BUILT SKETCH

REQUIREMENTS & SPECIFICATIONS:

- GENERAL REQUIREMENTS**
- Leach Trenches shall be covered with a minimum of 12 inches of backfill after Health Department approval.
 - Septic tank and disposal field must be 10 feet from property lines and structures, 100 feet from any water well or surface drainage.
 - When the sewage disposal system has been installed, and before top soil is placed over it, the INSTALLER SHALL NOTIFY the Health Department IN WRITING that a final inspection can be made. Allow five working days for the inspection.
 - Trenches shall have a gradual fall of 1 inch to 30 feet.

TREATMENT TANK

Septic Tank-size 1200 gals.
 Other describe _____

SUBSURFACE DISPOSAL AREA

Trench Disposal

Total linear feet of trench	200 ft	Total Bed area	_____ sq. ft.
Number of trenches	4	Number of beds	_____
Length of each trench	50 ft	Width _____ ft.	Length _____ ft.
Total depth of trench	4 1/2 ft	Total Depth of bed(s)	_____ ft.
Depth of gravel below line	3 ft	Depth of gravel below line	_____ ft.

Other Disposal Area

Describe _____

Remarks: _____

SPECIAL REQUIREMENTS

Install in HA-4 Area
 Special Design (Describe) _____

DATE: 22 Aug 88

DATE: 8 Sept 88

PERMIT ISSUED: Jim Ehlert, DS

INSTALLATION APPROVAL BY: Jim Ehlert

Application is hereby made to the Mendocino County Division of Environmental Health for a permit to construct or repair a sewage disposal system as described below in compliance with the code of Mendocino County or for clearance for other construction.

SITE ADDRESS: 41391 Eureka Hill Rd

ASSESSOR'S PARCEL: 027-241-14

LOCATION: _____

OWNER NAME: JOYCE SEHAWENGERDT CITY: Pt. Arena

MAILING ADDRESS: P.O. Box 273, Point Arena

TYPE OF STRUCTURE

Single Family Residence
 Other _____
 No. of Bedrooms: 2
 No. employees, units, septic, etc.: 2

Design Flow _____

WORKMENS COMPENSATION CERTIFICATE

- (ONE OF TWO MUST BE COMPLETED)
- A currently effective certificate of Workmen's Compensation Insurance coverage is on file with this office.
 Compensation insurance Policy # _____ is currently in force.
 - I certify that in the performance of the work for which this permit will be issued I shall not employ any person and shall not be become subject to the workmen's compensation laws of California.

APPLICANT: _____

CONTRACTOR'S LICENSE LAW CERTIFICATE

- (COMPLETE EITHER A OR B)
- The Applicant is licensed under the provisions of the contractors license law under license # _____ which license is in full force and effect.
 - The Applicant is exempt from the provisions of the contractors license law for the following reasons: _____

DATE: _____

SIGNATURE: _____

IMPORTANT:

I agree to obtain Environmental Health Officer's inspection of installation prior to covering.
 I agree to construct this disposal system in accordance with all the provisions of the code of Mendocino County and with the plan drawn hereon.
 It is understood that the issuance of this permit in no way indicates that a guarantee of perfect and indefinite operation of this system is made by the Mendocino County Division of Environmental Health, and that the homeowner is required to make any repairs necessary to confine sewage below the surface of the ground.

SIGNATURE: _____

Date: _____

OWNER

OWNER'S AGENT

APPROVED

MENDOCINO COUNTY PLANNING DEPARTMENT

By: _____

Date: 8-1-88

QUADRUPLICATE
Use to comply with
local requirements

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in

No. **277995**

Notice of Intent No. _____
Local Permit No. or Date 6013

State Well No. _____
Other Well No. _____

(1) OWNER: Name Joyce Schwennerdt
Address 49895 SEBASTOPOLIS P. O. Box 154
City P Gualala Ca. ZIP 95445

(12) WELL LOG: Total depth 160 ft Completed depth 160 ft
from ft. to ft. Formation (Describe by color, character, size or material)

0	-	3	topsoil
3	-	40	brown clay
40	-	60	blue clay
60	-	160	sandstone

(2) LOCATION OF WELL (See instructions):
County Mendocino Owner's Well Number _____
Well address if different from above 41391 Eureka Hill Rd. Pt. Arena
Township 12N Range 16W Section 8
Distance from cities, roads, railroads, fences, etc. _____

A.P. #027-241-14

(3) TYPE OF WORK:
New Well Deepening
Reconstruction
Reconditioning
Horizontal Well
Destruction (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
Domestic
Irrigation
Industrial
Test Well
Municipal
Other (Describe)

WELL LOCATION SKETCH

(5) EQUIPMENT:
Rotary Reverse
Cable Air
Other Bucket

(6) GRAVEL PACK:
Yes No Size 3/8" pea
Diameter of bore 13"
Packed from 20 to 160 ft.

(7) CASING INSTALLED:
Steel Plastic Concrete

(8) PERFORATIONS:
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Cage or Wall	From ft.	To ft.	Slot size
0	160	5"	c160	60	160	1/8"

(9) WELL SEAL:
Was surface sanitary seal provided? Yes No If yes, to depth 20 ft.
Were strata sealed against pollution? Yes No Interval _____ ft.
Method of sealing grout

(10) WATER LEVELS:
Depth of first water, if known _____ ft.
Standing level after well completion 50 ft.

(11) WELL TESTS:
Was well test made? Yes No If yes, by whom? driller
Type of test Pump Bailer Air lift
Depth to water at start of test _____ ft. At end of test _____ ft.
Discharge 15 gal/min after 2 hours Water temperature _____
Chemical analysis made? Yes No If yes, by whom? _____
Was electric log made Yes No If yes, attach copy to this report

Work started Aug 19 83 Completed 8-5 19 83

WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
Signed Dale Theiss by C. Lusher (Well Driller)
NAME FISCH BROS DRILLING INC. (Person, firm, or corporation) (Typed or printed)
Address 5001 Gravenstein Hwy. No.
City Sebastopol Ca. ZIP 95472
License No. 399226 Date of this report 8-9-83

To whom it may concern:

I visited the parcel of Joyce Schowengerdt & Scott Liston at 41391 Eureka Hill Rd., Point Arena, CA, APN 027-241-14, on March 6, 2021.

The parcel is in Redwood Forest, with the redwoods co-dominant with Douglas fir, and some bishop pine present. There is a creek more than 500' from the site.

The building site is in an existing meadow, vegetated by a predominance of non-native grasses. Although the dominant grass is Australian oatgrass, it would classify within the existing alliance system as velvet grass/sweet vernal grass semi-natural stands. There are also large percentages of orchard grass and tall fescue, as well as a rhizomatous bent grass which might be redtop. All of these are non-native grasses.

There will be no impact from the project on the environment. There will be no effect on any sensitive habitats, as there are no sensitive habitats.

Alison Gardner
botanical consultant
P. O. Box 838
Albion, CA 95410
garaway58@gmail.com
937-5201

RECEIVED

MAR 17 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

- ornamental 3x5' pond on-site

no riparian within 100 ft.

bishop pines < 15%




redwood < 45%

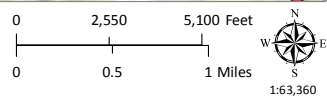
douglas fir < 45%

Redwood forest (63)
532
~~mixed conifer~~
forest
is 30ft - 50ft
from development
envelope



CASE: CDP 2020-0031
 OWNER: SCHOWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schowengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena

-  Major Towns & Places
-  City Limits
-  Coastal Zone Boundary



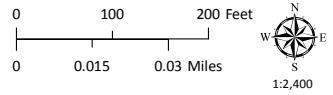
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020

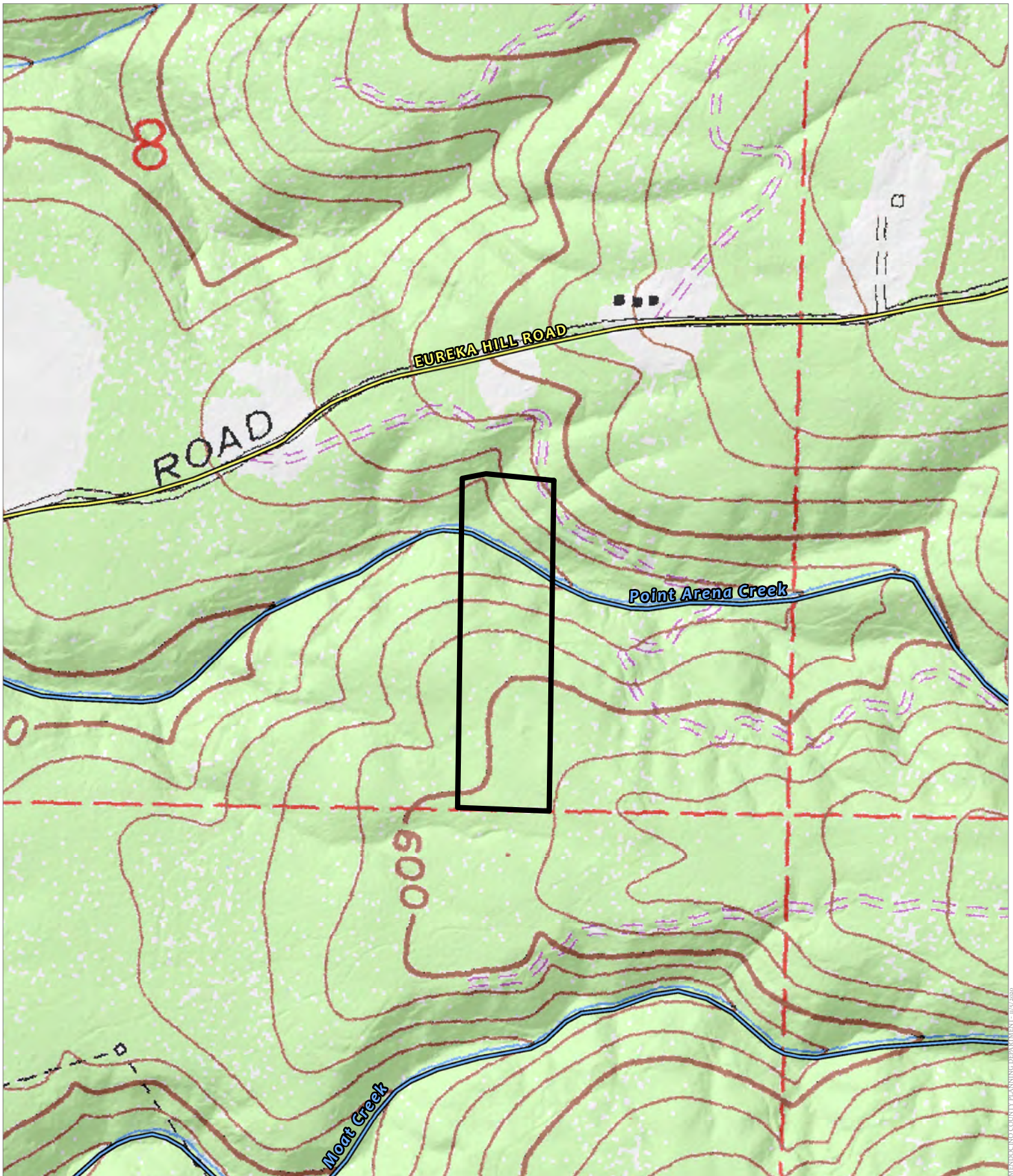


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2020

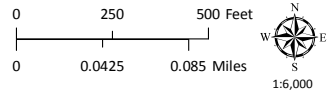
CASE: CDP 2020-0031
OWNER: SCHOWENGERDT, Joyce
APN: 027-241-14
APLCT: Joyce Schowengerdt
AGENT: Daniel Stone
ADDRESS: 41391 Eureka Hill Road, Point Arena



AERIAL IMAGERY

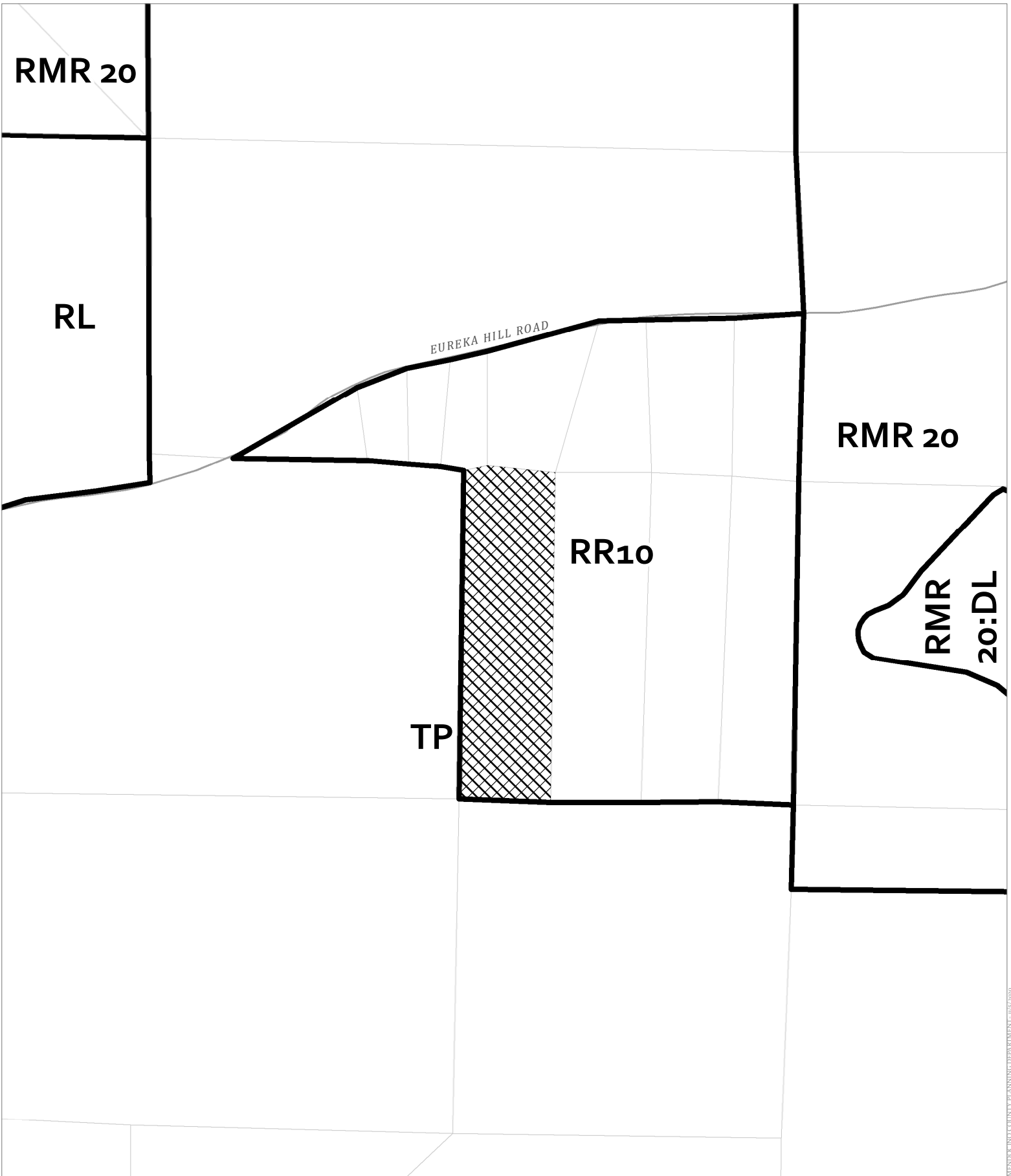


CASE: CDP 2020-0031
 OWNER: SCHOWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schowengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena



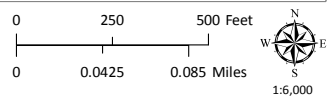
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/17/2020



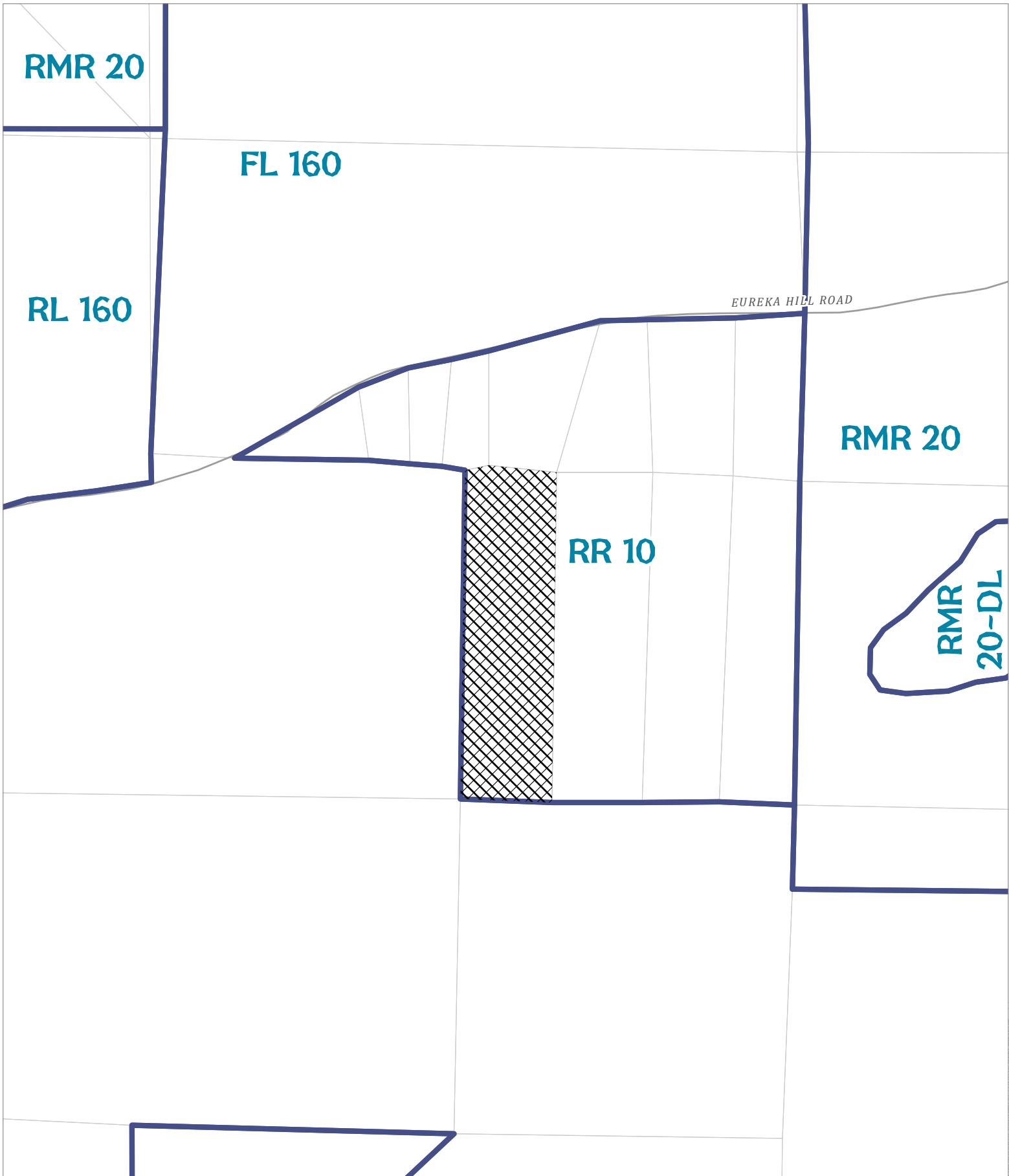
CASE: CDP 2020-0031
 OWNER: SCHOWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schowengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena

 Zoning Districts
 Public Roads





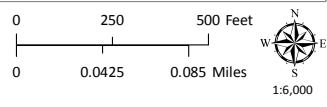
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2020



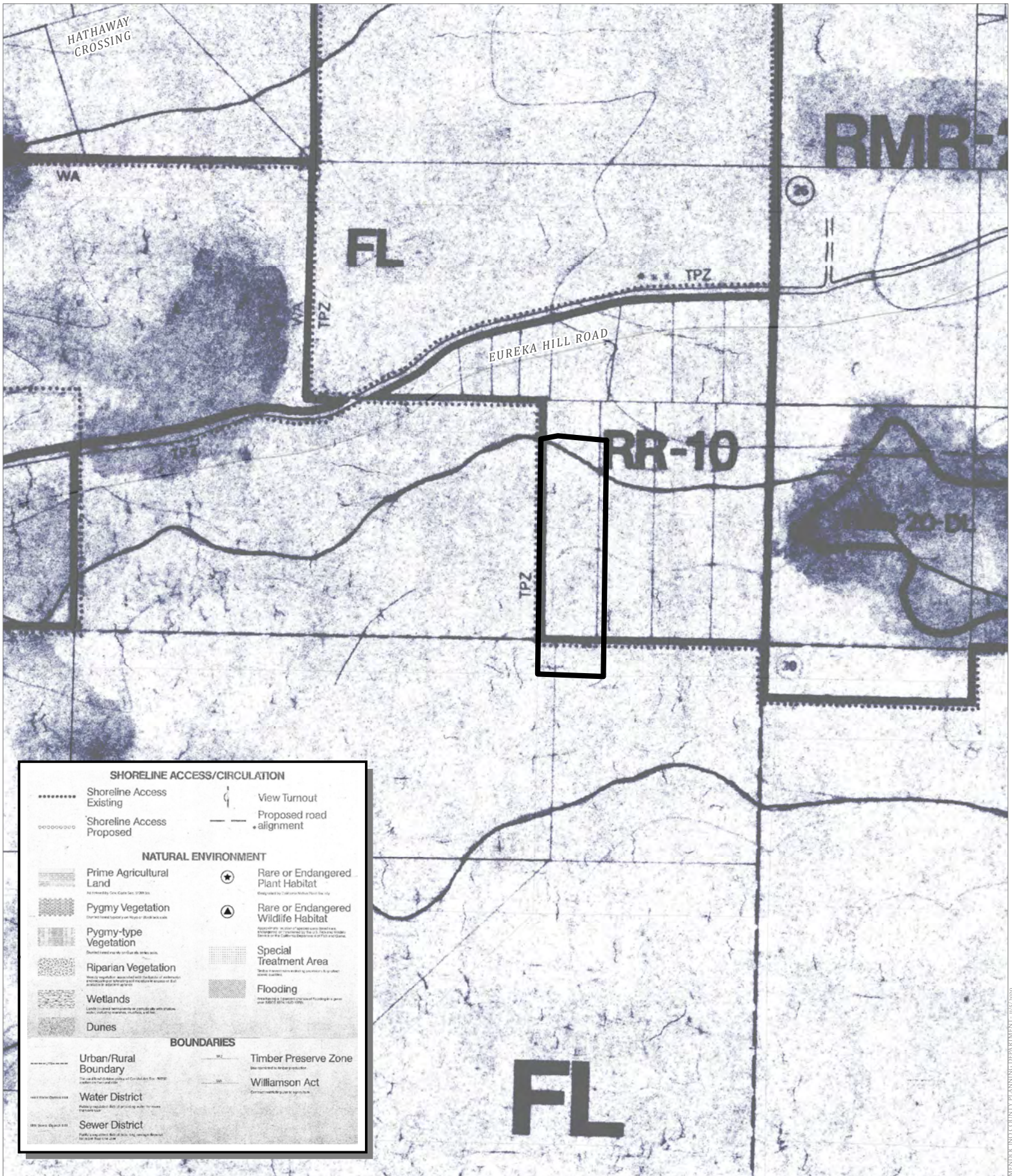
CASE: CDP 2020-0031
 OWNER: SCHOWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schowengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena

 General Plan Classes
 Public Roads

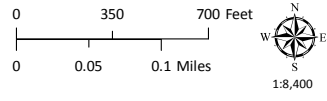


MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2020

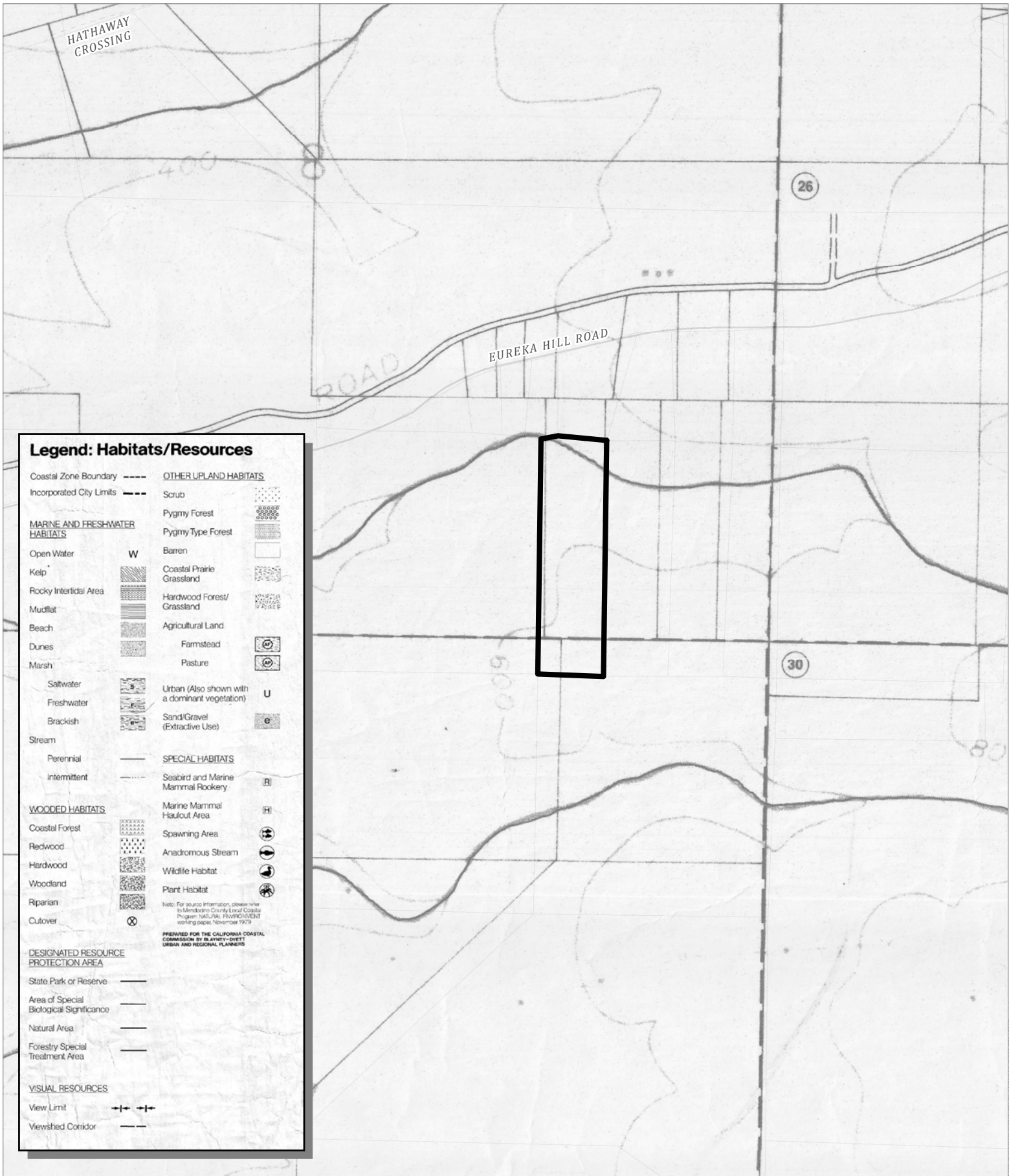
GENERAL PLAN CLASSIFICATIONS



CASE: CDP 2020-0031
 OWNER: SCHWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schwengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2020

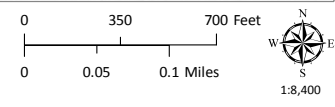


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Symbol]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Symbol]
Open Water	W	Pygmy Type Forest	[Symbol]
Kelp	[Symbol]	Barren	[Symbol]
Rocky Intertidal Area	[Symbol]	Coastal Prairie	[Symbol]
Mudflat	[Symbol]	Grassland	[Symbol]
Beach	[Symbol]	Hardwood Forest/	[Symbol]
Dunes	[Symbol]	Grassland	[Symbol]
Marsh	[Symbol]	Agricultural Land	[Symbol]
Saltwater	[Symbol]	Farmstead	[Symbol]
Freshwater	[Symbol]	Pasture	[Symbol]
Brackish	[Symbol]	Urban (Also shown with	U
Stream		a dominant vegetation)	[Symbol]
Perennial	—	Sand/Gravel	e
Intermittent	---	(Extractive Use)	[Symbol]
WOODED HABITATS		SPECIAL HABITATS	
Coastal Forest	[Symbol]	Seabird and Marine	R
Redwood	[Symbol]	Mammal Rookery	[Symbol]
Hardwood	[Symbol]	Marine Mammal	H
Woodland	[Symbol]	Haulout Area	[Symbol]
Riparian	[Symbol]	Spawning Area	[Symbol]
Cutover	[Symbol]	Anadromous Stream	[Symbol]
DESIGNATED RESOURCE PROTECTION AREA		Wildlife Habitat	[Symbol]
State Park or Reserve	—	Plant Habitat	[Symbol]
Area of Special Biological Significance	—	<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>	
Natural Area	—	PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVIN+DYETT URBAN AND REGIONAL PLANNERS	
Forestry Special Treatment Area	—		
VISUAL RESOURCES			
View Limit	---+---+---		
Viewshed Corridor	---		

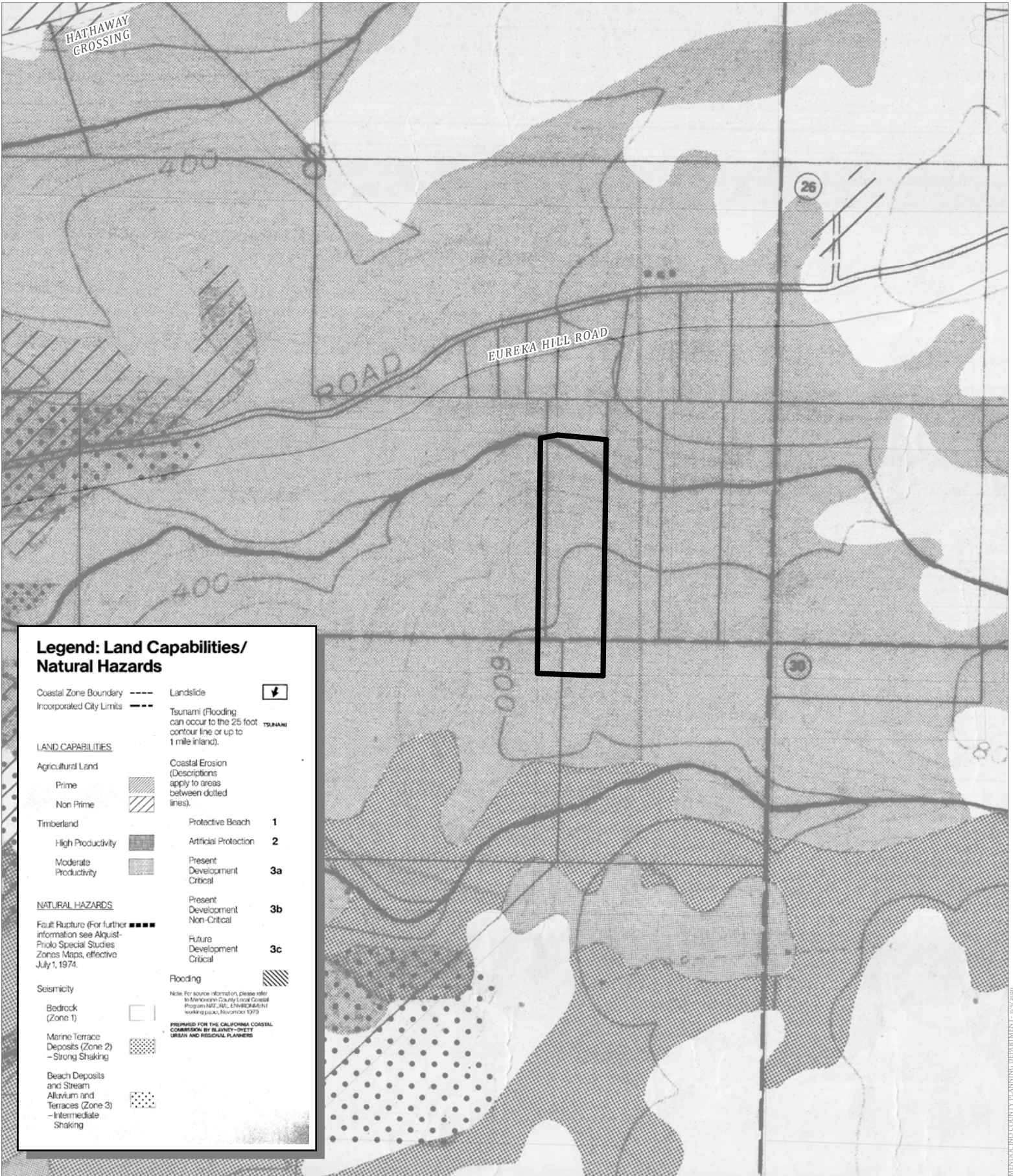
CASE: CDP 2020-0031
 OWNER: SCHOWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schowengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena

— Public Roads



LCP HABITATS & RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2020



**Legend: Land Capabilities/
Natural Hazards**

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

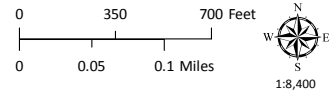
- LAND CAPABILITIES**
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [cross-hatch]
- Timberland
 - High Productivity [solid grey]
 - Moderate Productivity [stippled]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [thick dashed line]
- Seismicity
 - Bedrock (Zone 1) [white]
 - Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted]
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled]
- Landslide [arrow pointing down]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1 [diagonal lines]
 - Artificial Protection 2 [cross-hatch]
 - Present Development Critical 3a [stippled]
 - Present Development Non-Critical 3b [solid grey]
 - Future Development Critical 3c [dotted]
- Flooding [wavy line]

Note: For source information, please refer to Mendocino County Local Coastal Program MAP 2012, ENVIRONMENTAL WORKING GROUP, November 1973.

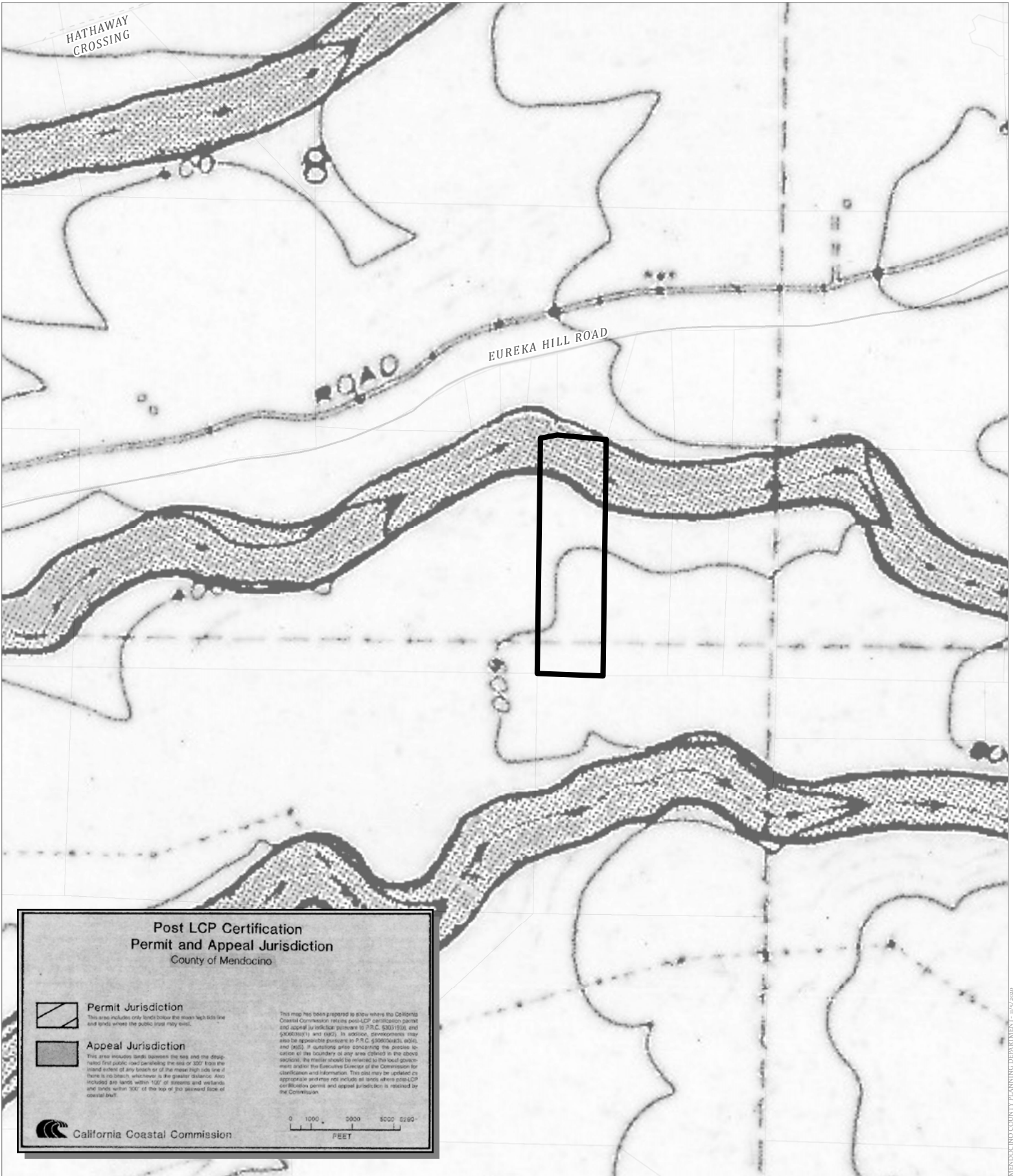
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINNEY-DRETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2020-0031
 OWNER: SCHOWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schowengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena

— Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020



**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 drop-hatched 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 120' of streams and wetlands and lands within 300' of the top of the seaward slope of coastal dunes.

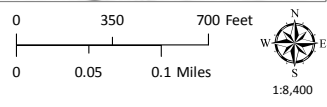
This map has been prepared to show within the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. 53011533, and 530000011 and 5300, in addition, developments may also be applicable pursuant to P.R.C. 5300000000, 53000, and 5300. In questions arise concerning the precise location of the boundary of any area covered in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 2000 3000 4000

FEET

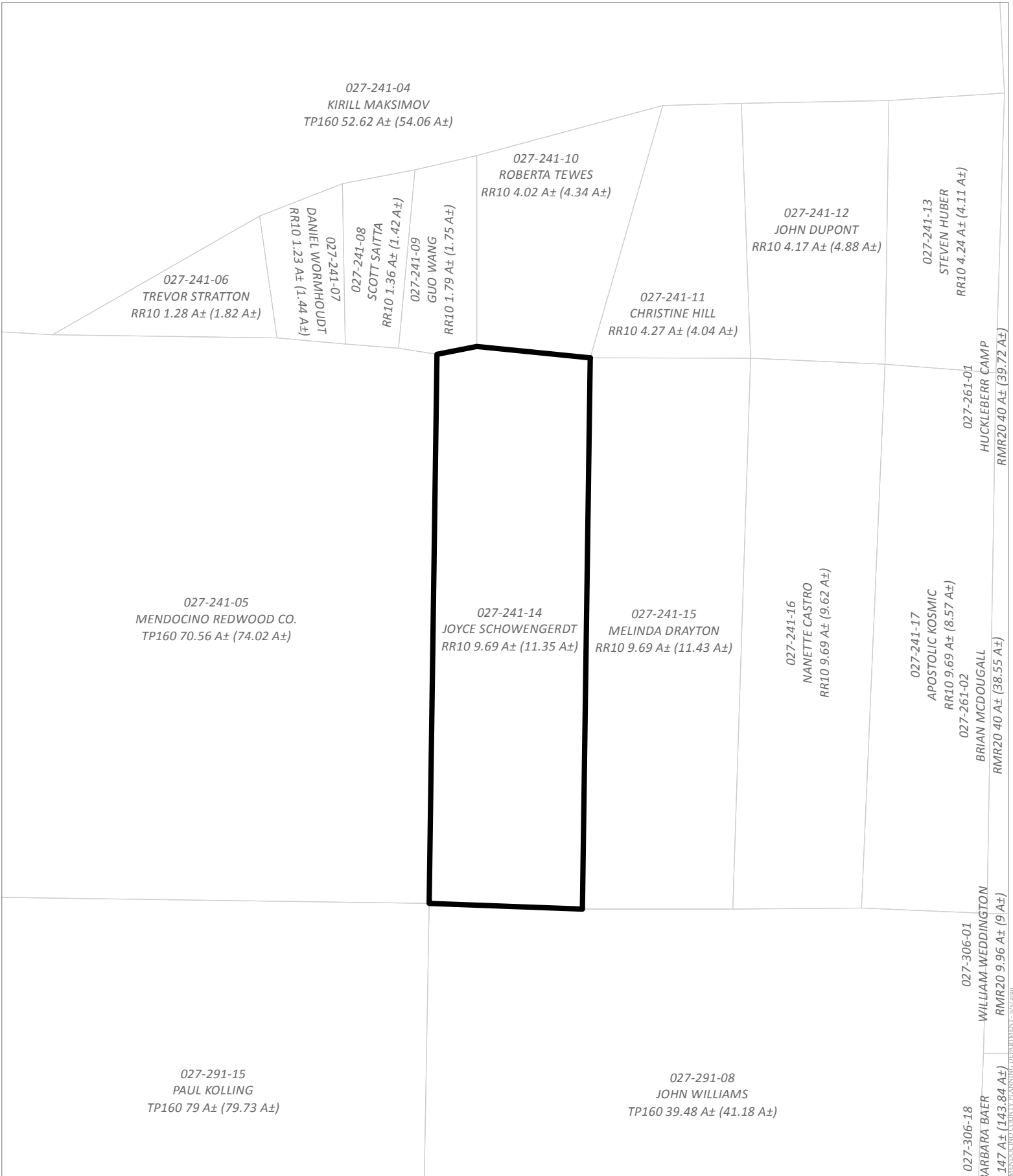
CASE: **CDP 2020-0031**
 OWNER: **SCHOWENGERDT, Joyce**
 APN: **027-241-14**
 APLCT: **Joyce Schowengerdt**
 AGENT: **Daniel Stone**
 ADDRESS: **41391 Eureka Hill Road, Point Arena**

— Public Roads

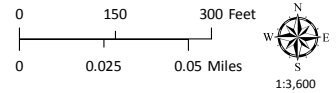


POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2020






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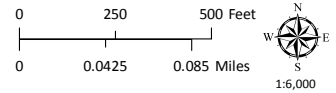


ADJACENT PARCELS

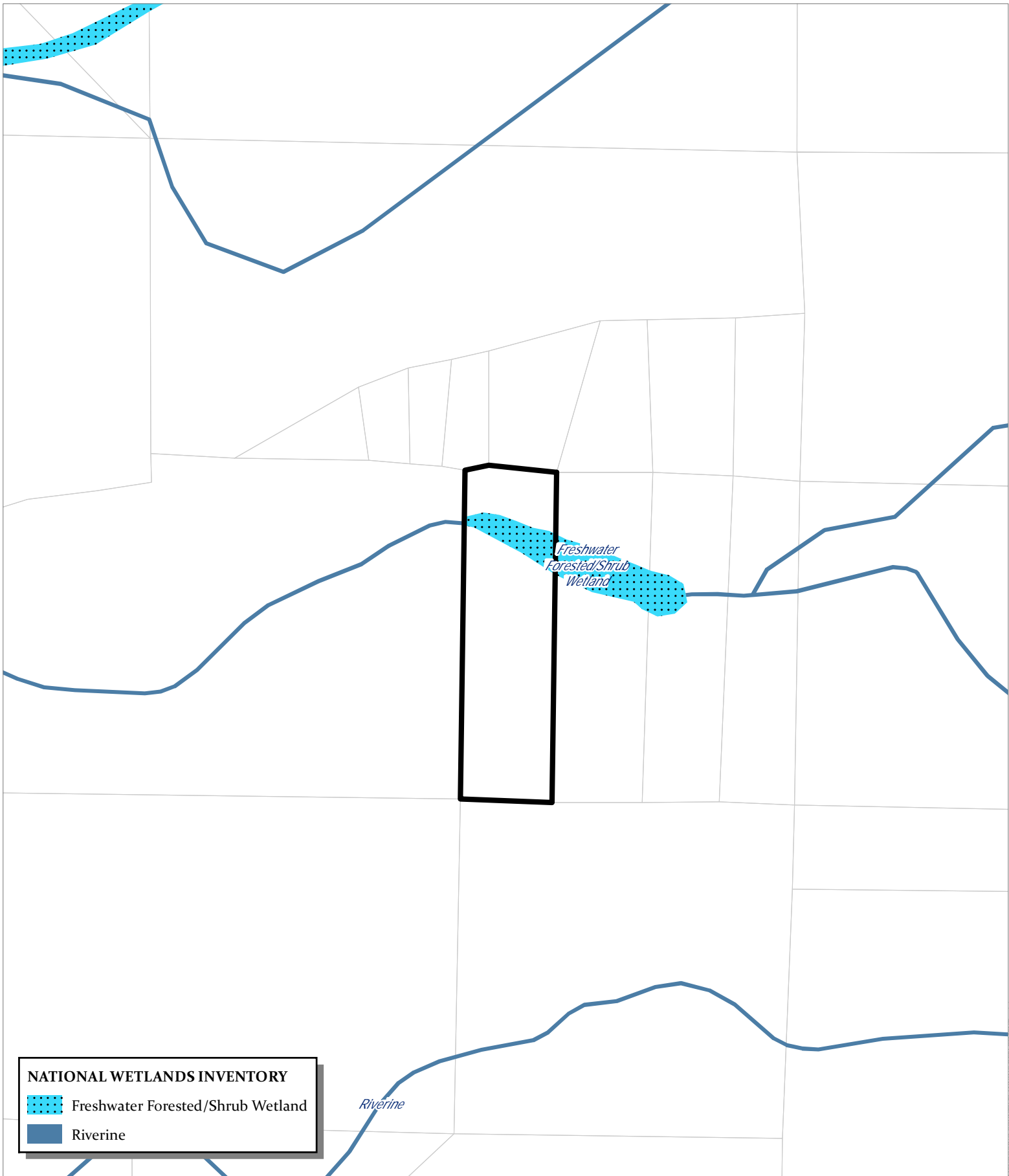
**REDWOOD COAST
FIRE PROTECTION
DISTRICT**

CASE: CDP 2020-0031
OWNER: SCHOWENGERDT, Joyce
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APLCT: Joyce Schowengerdt
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts




FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

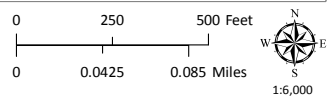


NATIONAL WETLANDS INVENTORY

 Freshwater Forested/Shrub Wetland

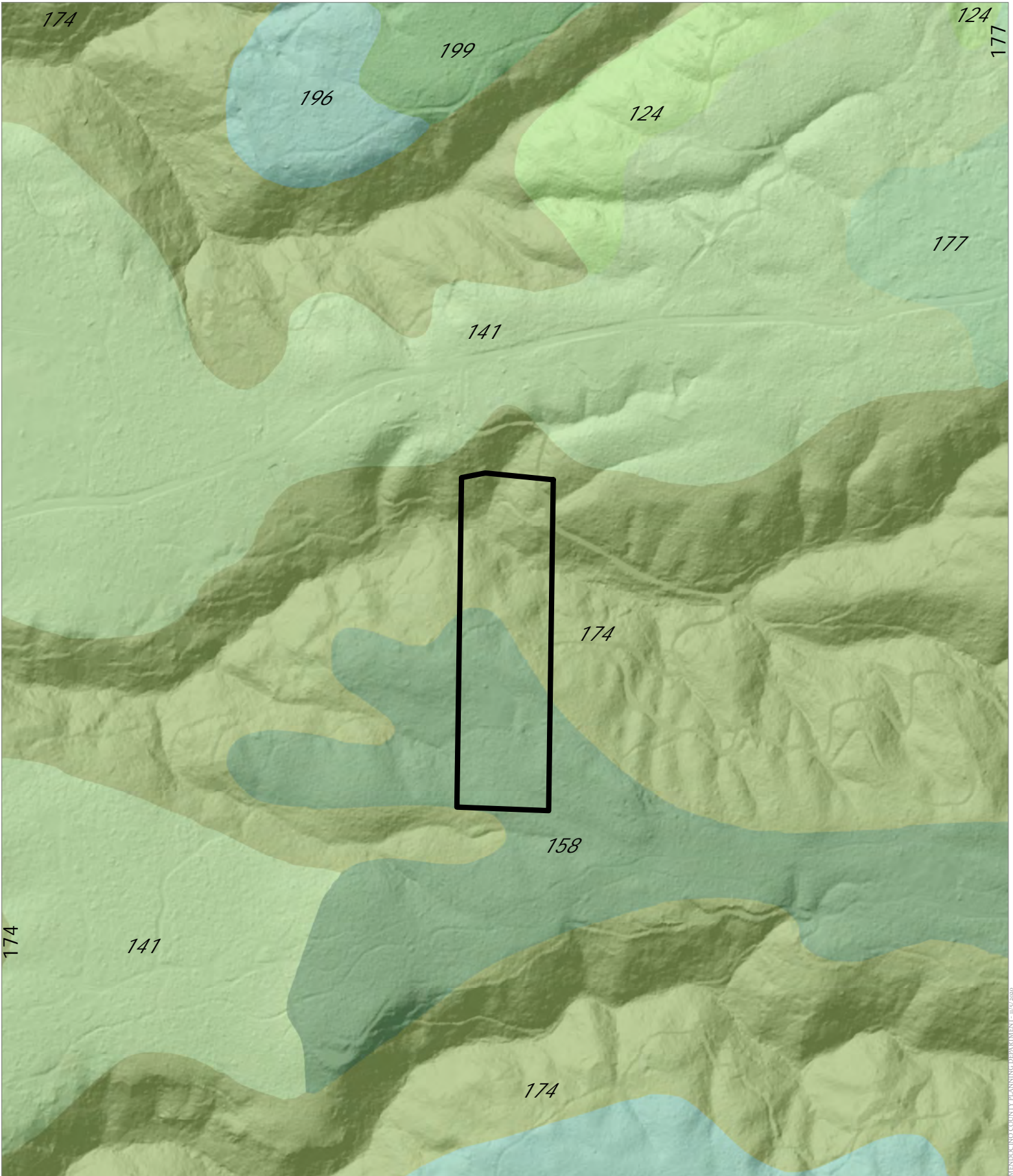
 Riverine

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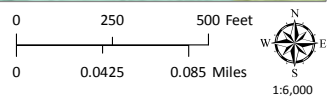
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2020

WETLANDS



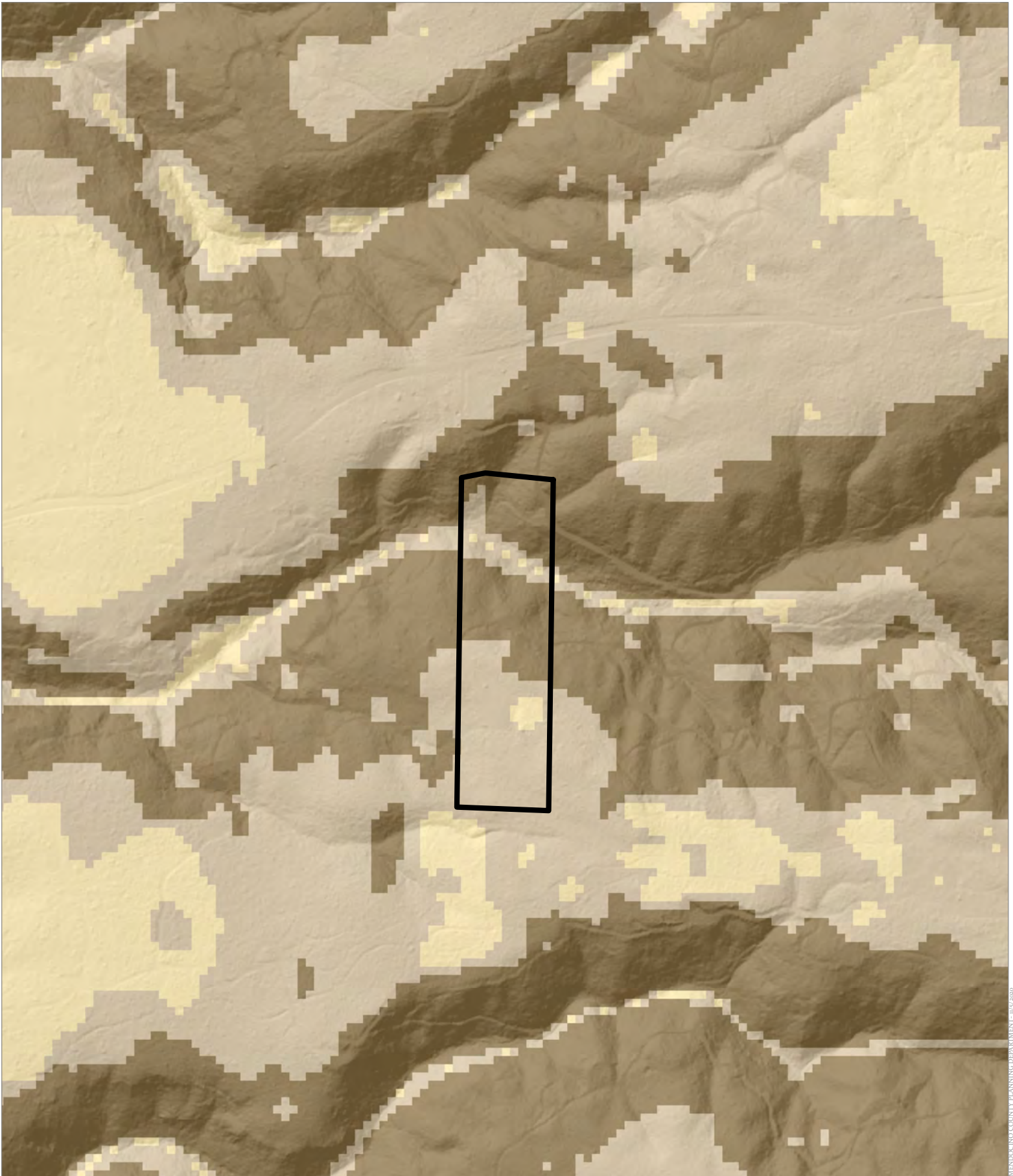
CASE: CDP 2020-0031
 OWNER: SCHOWENGERDT, Joyce
 APN: 027-241-14
 APLCT: Joyce Schowengerdt
 AGENT: Daniel Stone
 ADDRESS: 41391 Eureka Hill Road, Point Arena

-  Shinglemill-Gibney Complex
-  Bishop Pine



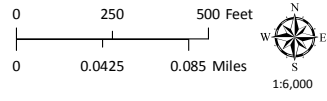
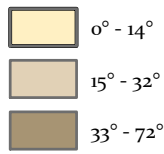
WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020

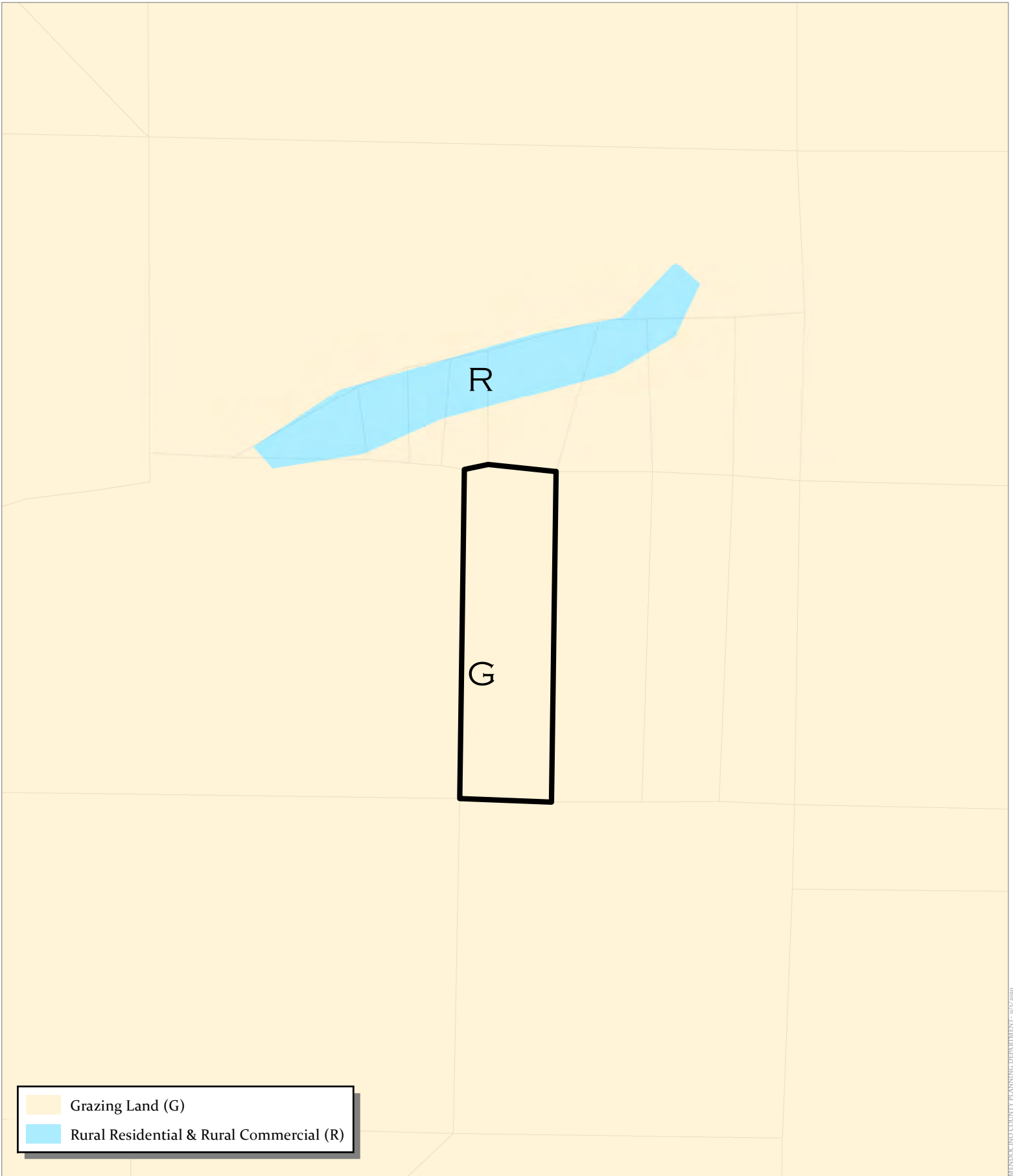


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020

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ESTIMATED SLOPE



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2020

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