

TENTATIVE PARCEL MAP

FOR THE

LANDS OF MALGIERI TRUST

2514 BLUCHER VALLEY ROAD APN 025-011-038

SEBASTOPOL CALIFORNIA

PROJECT DATA

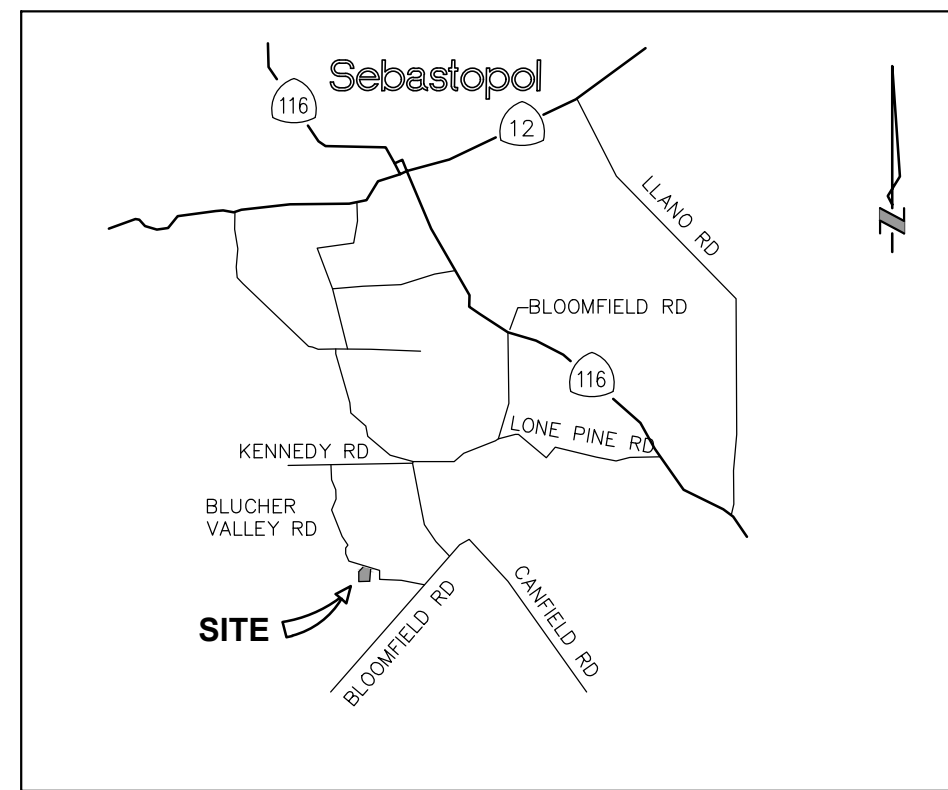
SITE DATA	2514 BLUCHER VALLEY ROAD SEBASTOPOL, CALIFORNIA 95472 APN 025-011-038
ZONING	AR B6 5, RC 200/50
LAND USE	RR5
TOTAL ACREAGE	10.04± ACRES (437,210± S.F.)
TOTAL LOTS	2 LOTS
PARCEL 1	4.91± ACRES (214,052± S.F.) GROSS 4.82± ACRES (209,838± S.F.) NET
PARCEL 2	5.12± ACRES (223,158± S.F.) GROSS 4.95± ACRES (215,707± S.F.) NET

OWNER /APPLICANT

JOSH MALGIERI
2514 BLUCHER VALLEY ROAD
SEBASTOPOL, CALIFORNIA 95472
707.292.7494 VOICE
builder008@gmail.com

UTILITIES

FIRE PROTECTION	GOLD RIDGE FPD
WATER	PRIVATE
SANITARY SEWER	PRIVATE



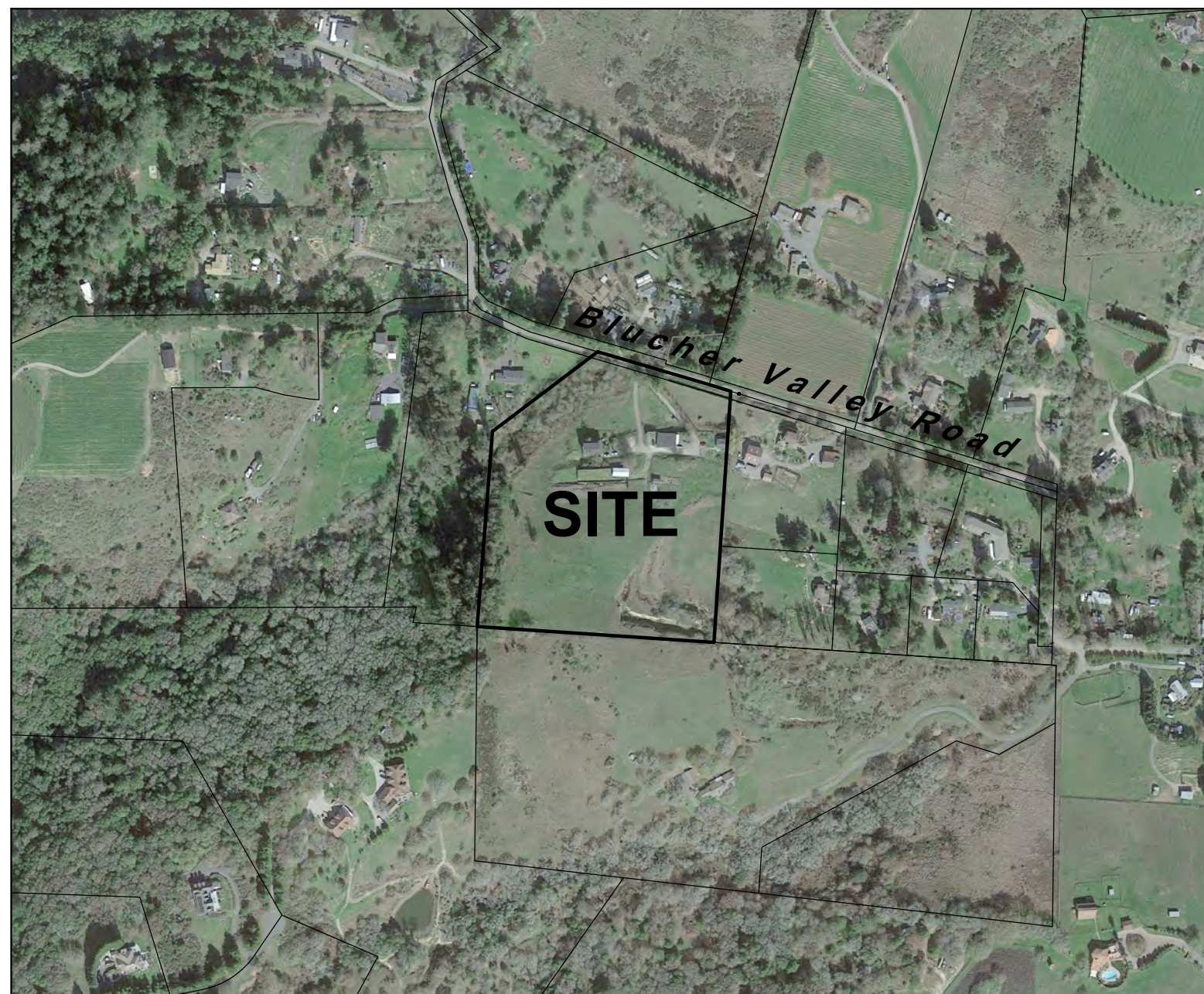
VICINITY MAP
N.T.S.

CONSULTANTS

CIVIL ENGINEER LAND SURVEYOR	STEVEN J. LAFRANCHI & ASSOCIATES, INC. 140 SECOND STREET, SUITE 312 PETALUMA, CALIFORNIA 94952 707.762.3122 VOICE 707.762.3239 FAX steve@sjla.com
GEOTECHNICAL ENGINEER	PJC & ASSOCIATES, INC. 600 MARTIN AVENUE, SUITE 201 ROHNERT PARK, CALIFORNIA 94928 707.584.4804 VOICE 707.584.4811 FAX steve@pjceotech.com
ONSITE WASTEWATER CONSULTANT	ELSA FRICK 11377 BARNETT VALLEY ROAD SEBASTOPOL, CALIFORNIA 95472 707.304.3015 VOICE efrick.consulting@gmail.com
CULTURAL RESOURCES CONSULTANT	TOM ORIGER & ASSOCIATES P.O. BOX 1531 ROHNERT PARK, CALIFORNIA 94927 707.584.8200 VOICE tom@origer.com
ENVIRONMENTAL REGULATORY CONSULTANT	HUFFMAN — BROADWAY GROUP, INC. 828 MISSION AVENUE SAN RAFAEL, CA 94901 415.925.2000 VOICE 415.925.2006 FAX info@h-bgroup.com

SHEET INDEX

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TM-2	CONTEXT PLAN
TM-3	EXISTING CONDITIONS EXHIBIT
TM-4	TENTATIVE PARCEL MAP
TM-5	SLOPE GRADIENT EXHIBIT



SITE DIAGRAM
SCALE: 1"=400'



STEVEN J. LAFRANCHI & ASSOCIATES, INC. CIVIL ENGINEERS ~ LAND SURVEYORS LAND PLANNERS ~ LANDSCAPE ARCHITECTS PETALUMA THEATRE SQUARE 140 SECOND STREET, SUITE 312 PETALUMA, CALIFORNIA 94952 707-762-3122 info@sjla.com www.sjla.com		COVER SHEET LANDS OF MALGIERI TRUST 2514 BLUCHER VALLEY ROAD APN 025-011-038 SEBASTOPOL CALIFORNIA		REVISIONS	BY
DATE:	2025.04.23				
SCALE:	AS NOTED				
DESIGN:	SJL				
DRAWN:	JTG				
CHECK:	SJL				
JOB:	MALGERI-BLUCHER				
JOB No:	141756				
SHEET					
TM-1					
OF	5	SHEETS			

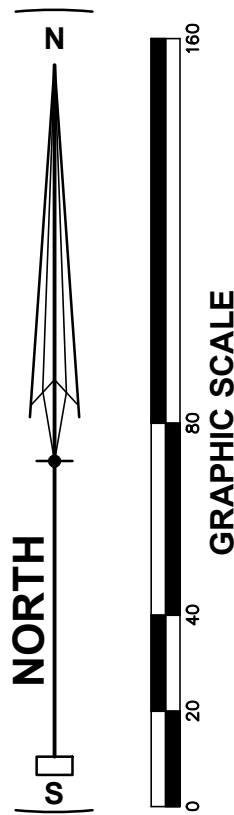


LEGEND
AR B6 5 — ZONING DISTRICT
[RR 5] — LAND USE CLASSIFICATION

ZONING DISTRICTS
AR 5 AGRICULTURE AND RESIDENTIAL
(5 ACRE MINIMUM)
DA 20 DIVERSE AGRICULTURE
(20 ACRE MINIMUM)
B6 COMBINING DISTRICT

LAND USE CLASSIFICATIONS
RR 5 RURAL RESIDENTIAL
(5 ACRE MINIMUM)
DA 20 DIVERSE AGRICULTURE
(20 ACRE MINIMUM)
[] LAND USE DESIGNATION

- NOTES**
1. ORTHOPHOTO IS PROVIDED BY GOOGLE EARTH AND DATED FEBRUARY 25, 2021
 2. CONTOUR DATA SHOWN HEREON IS DERIVED FROM THE SONOMA COUNTY VEGETATION MAPPING PROJECT USING LIDAR POINT CLOUD DATA TO PRODUCE ONE-FOOT CONTOURS. DATA WAS ACQUIRED IN THE FALL (SEPT.-NOV.) OF 2013. VERTICAL DATUM: NAVD88, GEOID 12g, US SURVEY FEET
 3. ZONING INFORMATION AND LAND USE DESIGNATIONS SHOWN HEREON ARE PER THE COUNTY OF SONOMA PERMIT & RESOURCE MANAGEMENT DEPARTMENT "PERMIT SONOMA" GIS WEB PORTAL.
 4. CONTOURS EXTEND 200 FEET BEYOND PROJECT BOUNDARY.



REVISIONS	BY

CONTEXT PLAN	LANDS OF MALGERI TRUST
	2514 BLUCHER VALLEY ROAD
	SEBASTOPOL CALIFORNIA
	APN 025-011-038

STEVEN J. LAFRANCHI & ASSOCIATES, INC. CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - LANDSCAPE ARCHITECTS PETALUMA THEATRE SQUARE 140 SECOND STREET, SUITE 312 PETALUMA, CALIFORNIA 94952 707-762-3122 info@sjla.com www.sjla.com	DATE: 2025.04.23 SCALE: 1"=100' DESIGN: SJL DRAWN: JTG CHECK: SJL JOB: MALGERI-BLUCHER JOB No: 141736 SHEET
	TM-2 OF 5 SHEETS

NOTES

- TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. ON AUGUST 2, 2018 AND FEBRUARY 28, 2019.
- CONTOUR DATA SHOWN HEREON IS DERIVED FROM THE SONOMA COUNTY VEGETATION MAPPING PROJECT DATED SEPT-NOV. 2013 AND IS FOR PLANNING PURPOSES ONLY. VERTICAL DATUM: NAVD88, US SURVEY FEET. AND BY A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. ON AUGUST 2, 2018.
- HORIZONTAL DATUM: RECORD OF SURVEY, FILED IN BOOK 799 OF MAPS, AT PAGE 17, SONOMA COUNTY RECORDS.
- A PRELIMINARY TITLE REPORT WAS REVIEWED FOR THIS MAPPING PROVIDED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0812015951-JJ, DATED JANUARY 6, 2023.
- UTILITY LOCATION BASED ON SURFACE INDICATORS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES MAY NOT BE LOCATED AS SHOWN HEREON. IT IS RECOMMENDED THAT AN UNDERGROUND UTILITY LOCATION COMPANY MARK THE UTILITIES PRIOR TO ANY CONSTRUCTION. ONLY BY POT-HOLING FOR EXISTING UTILITIES CAN THEIR LOCATION BE KNOWN.
- TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS. EXACT LOCATION OF IRREGULAR TREES SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE RIPARIAN CORRIDOR SETBACK LINE TO BLUCHER CREEK IS SHOWN PER THE HUFFMAN-BROADWAY GROUP, INC. JANUARY 2024 BIOTIC RESOURCE ASSESSMENT. THIS LINE DIFFERS FROM THE LOCATION PREVIOUSLY SHOWN ON THE GRAPHIC EXHIBITS. THAT LINE WAS BASED ON INFORMATION IN PERMIT SONOMA GIS WEB PORTAL.
- A CULTURAL RESOURCES STUDY HAS BEEN PREPARED BY TOM ORIGIER & ASSOCIATES DATED MAY 18, 2023.
- A PRELIMINARY BIOLOGICAL RESOURCES REPORT WAS PREPARE BY HUFFMAN-BROADWAY GROUP, INC DATED JUNE 13, 2023. AS A PART OF THE PERMIT SONOMA REVIEW COMMENTS AN EXPANDED AND MORE COMPREHENSIVE BIOLOGICAL RESOURCES REPORT WAS PREPARED BY HUFFMAN-BROADWAY GROUP, INC DATED JANUARY 2025. KEY NOTES D, E, F AND G (LINES AND LEGEND) ARE DIRECTLY RELATED TO INFORMATION PROVIDED IN JANUARY REPORT. FIGURE 7 PRELIMINARY BIOTIC ASSESSMENT MAPPING.

EXISTING STRUCTURES KEY NOTES

- SINGLE FAMILY RESIDENCE 1600 SF±
2 BEDROOM
BUILT CIRCA 1986
- ACCESSORY DWELLING UNIT
2 BEDROOM
800 SF±
COVERED CARPORT
- QUEST HOUSE 550 SF±
1 BEDROOM
- EXISTING PRIMARY PRESSURE DISTRIBUTION
2 BEDROOM
- WELL
- BARN, 800 SF±
- SHED

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
DN	DOCUMENT NUMBER
JP	JOINT POLE
OH	OVERHEAD (UTILITY WIRES)
PGE	PACIFIC GAS AND ELECTRIC
PLS	PROFESSIONAL LAND SURVEYOR
RCE	REGISTERED CIVIL ENGINEER
SCR	SONOMA COUNTY RECORDS
SSCO	SANITARY SEWER CLEAN OUT

TREE TABLE

ID#	DESCRIPTION	(DBH)	CONDITION
*#1	REDWOOD	20"	3
*#2	REDWOOD	36"	3
*#3	REDWOOD	8"	3
*#4	REDWOOD	40"	3
*#5	REDWOOD	9"	3
*#6	REDWOOD	9"	3
*#7	REDWOOD	16"	3
*#8	REDWOOD	36"	4
*#9	REDWOOD	24"	4
*#10	REDWOOD	30"	4
*#11	REDWOOD	32"	4
*#12	REDWOOD	34"	4
*#13	UNKNOWN		
*#14	UNKNOWN		

NOTE: SEE SHEET TM-4 TENTATIVE MAP FOR PROPOSED TREE REMOVAL AND MITIGATION

* PROTECTED TREE PER COUNTY OF SONOMA TREE ORDINANCE

MONUMENT DESIGNATIONS

- A FOUND "L" BOLT & PUNCH, PER 129 MAPS 6, SCR.
B FOUND 3/4" IRON PIPE, STAMPED "RCE 26312", PER PARCEL MAP NO. 8204, 407 MAPS 29-31, SCR
C FOUND 1/2" IRON PIPE WITH YELLOW CAP, PLS 6368 PER RECORD OF SURVEY 799 MAPS, 17, SCR

DOCUMENT REFERENCES

- R1 RECORD OF SURVEY, FILED IN BOOK 799 OF MAPS, AT PAGE 17, SONOMA COUNTY RECORDS.

EXISTING EASEMENT KEY NOTES

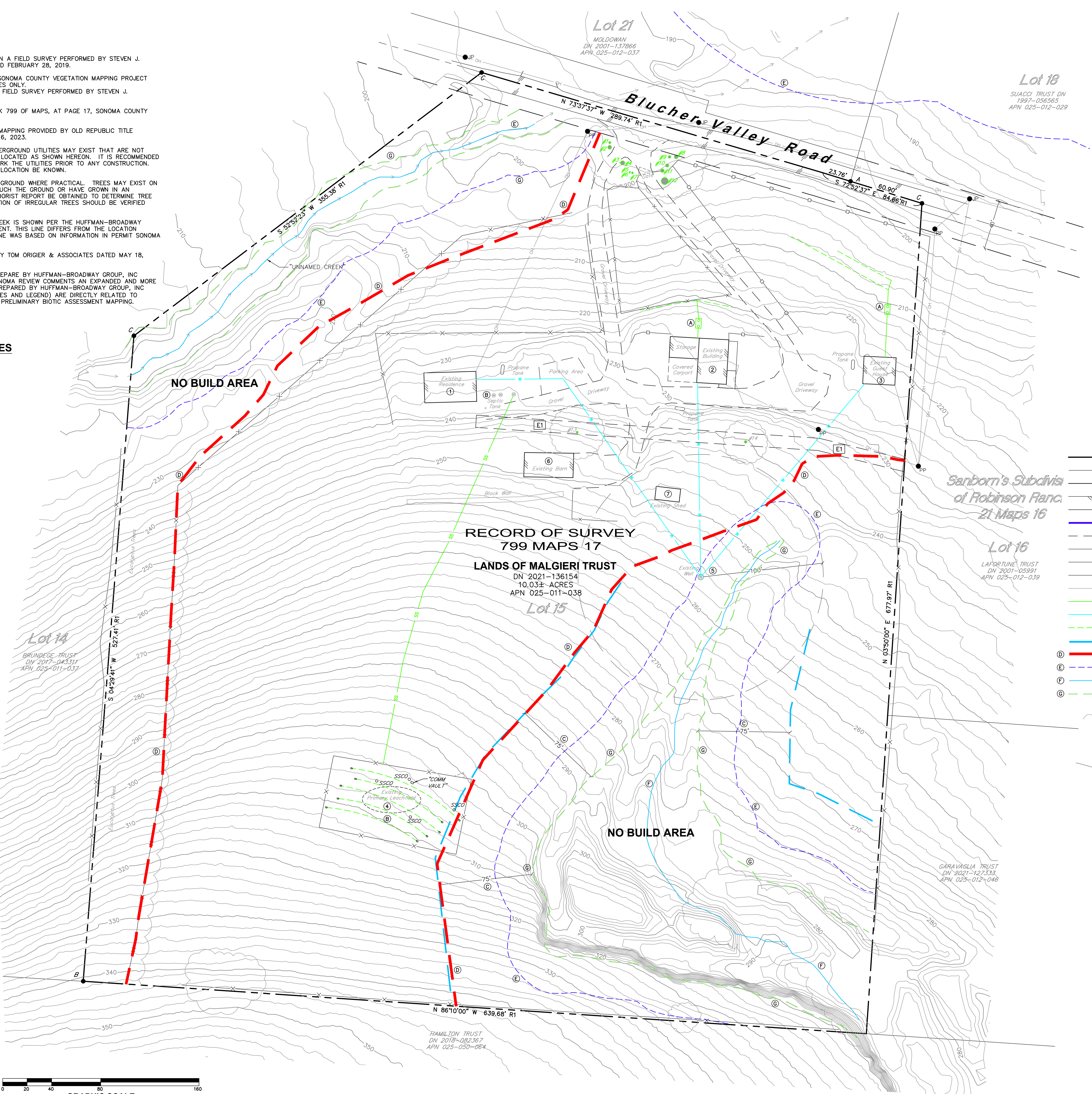
- E1 EXISTING 10' WIDE PG&E EASEMENT PER 87-012161, SCR

KEY NOTES

- A APPROXIMATE LOCATION OF SEPTIC TANK REPLACEMENT AND LEACH LINE REPAIR PER PLANS PROVIDED BY ELSA FRICK, REHS 7166, DATED 4-12-2021, APPROVED BY PERMIT BY PRMD WELL AND SEPTIC DATED 5-25-2021 UNDER PERMIT SEP21-0206. REPAIRS COMPLETED AND FILED ON 10-21-2021.
B EXISTING TWO BEDROOM SEPTIC SYSTEM AND TANK FOR EXISTING TWO BEDROOM HOUSE TO REMAIN AS SHOWN ON THE VESTED SEPTIC DESIGN PREPARED BY ELSA FRICK, REHS 7166 (VES21-0021) DATED 6-4-2021.
C AN INVESTIGATION BY PJC & ASSOCIATES, INC WAS CONDUCTED IN 2020. THE 75 FOOT SETBACK WAS FOUND TO BE SUFFICIENT AS NOTED IN THE PJC & ASSOCIATES, INC SLOPE STABILITY EVALUATION DATED 5-30-2020. DOCUMENTS PROVIDED AS PART OF THE APPLICATION MATERIALS.
D "NO BUILD" BOUNDARY LINE
E STREAM SETBACK LINE FOR RIPARIAN CORRIDORS
F EPHEMERAL STREAM
G TOP OF BANK

LEGEND

---	BOUNDARY
- - -	CENTERLINE
---	RIGHT OF WAY
	FACE OF BUILDING
---	EASEMENT LIMIT
---	RIPARIAN CORRIDOR SET BACK
---	EDGE OF GRAVEL DRIVEWAY
---	EDGE OF PAVEMENT
---	WOOD BOARD FENCE
---	BARBED WIRE FENCE
---	OVERHEAD UTILITY WIRES
---	WATER LINE
---	SEPTIC PUMP LINE
---	SEPTIC LEACH LINE
---	75' OFFSET TO TOP OF BANK
D	NO BUILD AREA
E	STREAM SETBACK LINE FOR RIPARIAN CORRIDORS
F	EPHEMERAL STREAM
G	TOP OF BANK
○	DRIPLINE, APPROXIMATE
●	TREE, ACTUAL SIZE AT BREAST HEIGHT
●	FOUND SURVEY MONUMENT, SEE KEY
---	EXISTING CONTOUR PER COUNTY OF SONOMA. SEE NOTE 2



REVISIONS BY

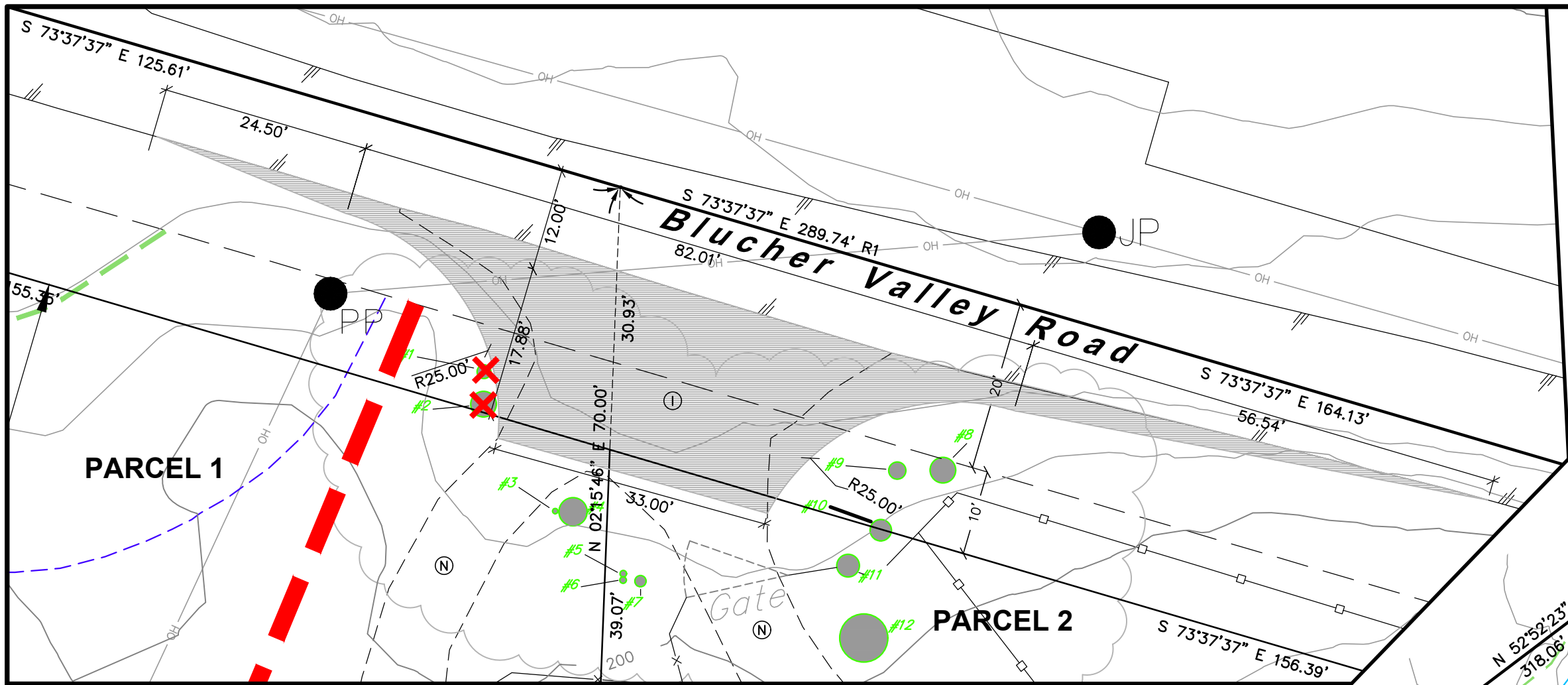
EXISTING CONDITIONS EXHIBIT
LANDS OF MALGERI TRUST
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DATE: 2025.04.23
SCALE: 1"=40'
DESIGN: SJL
DRAWN: JTG
CHECK: SJL
JOB: MALGERI-BLUCHER
JOB No: 141736
SHEET

TM-3

OF 5 SHEETS



TENTATIVE MAP KEY NOTES

- (A) APPROXIMATE LOCATION OF SEPTIC TANK REPLACEMENT AND LEACH LINE REPAIR PER PLANS PROVIDED BY ELSA FRICK, REHS 7166, DATED 4-12-2021, APPROVED BY PERMD WELL AND SEPTIC DATED 5-25-2021 UNDER PERMIT SEP21-0206. REPAIRS COMPLETED AND FILED ON 10-21-2021.
- (B) EXISTING TWO BEDROOM SEPTIC SYSTEM AND TANK FOR EXISTING TWO BEDROOM HOUSE TO REMAIN AS SHOWN ON THE VESTED SEPTIC DESIGN PREPARED BY ELSA FRICK, REHS 7166 (VES21-0021) DATED 6-4-2021.
- (C) PROPOSED LOCATION OF A FIVE BEDROOM SYSTEM (PRIMARY AND 200% EXPANSION) AS SHOWN ON THE VESTED SEPTIC DESIGN PREPARED BY ELSA FRICK, REHS 7166 (VES21-0021) DATED 6-4-2021. DOCUMENTS PROVIDED AS PART OF THE APPLICATION MATERIALS.
- (D) PROPOSED LOCATION OF A FIVE BEDROOM SYSTEM (PRIMARY AND 200% EXPANSION) AS SHOWN ON THE VESTED SEPTIC DESIGN PREPARED BY ELSA FRICK, REHS 7166 (VES21-0022) DATED 6-4-2021. DOCUMENTS PROVIDED AS PART OF THE APPLICATION MATERIALS.
- (E) AN INVESTIGATION BY PJC & ASSOCIATES, INC WAS CONDUCTED IN 2020. THE 75 FOOT SETBACK WAS FOUND TO BE SUFFICIENT AS NOTED IN THE PJC & ASSOCIATES, INC SLOPE STABILITY EVALUATION DATED 5-30-2020. DOCUMENTS PROVIDED AS PART OF THE APPLICATION MATERIALS.
- (F) AREA OF DEDICATION FOR PARCEL 1 (0.097 ACRES, 4,214 SF). SUBJECT TO CHANGE BASED ON DIRECTION FROM DTPW.
- (G) AREA OF DEDICATION FOR PARCEL 2 (0.171 ACRES, 7,451 SF). SUBJECT TO CHANGE BASED ON DIRECTION FROM DTPW.
- (H) NO LOT SPECIFIC DEVELOPMENT IS PROPOSED ON-SITE AS A PART OF THIS LAND DIVISION PROCESS. ALL FUTURE DEVELOPMENT SHALL BE DONE THROUGH THE PERMIT PROCESS WHERE APPLICABLE.
- (I) THE EXISTING DRIVEWAY ENTRANCE SHALL BE RECONSTRUCTED PER COUNTY OF SONOMA RURAL DRIVEWAY DRAWING NO. 815. THIS WORK REQUIRES AN ENCROACHMENT PERMIT AND NEEDS TO BE COMPLETED PRIOR TO PARCEL MAP APPROVAL.
- (J) EXISTING ACTIVE WELL. THE PROPERTY IS LOCATED IN ZONE 1. THE INTENT OF THE PROPOSED LAND DIVISION IS TO USE THE EXISTING WELL TO SERVICE BOTH PARCELS. EASEMENTS AND COVENANTS WOULD BE REQUIRED AS A CONDITION OF APPROVAL.
- (K) PROPOSED 10 FOOT WIDE PRIVATE WELL AND WATERLINE EASEMENT FOR THE BENEFIT OF PARCEL 1.
- (L) EXISTING SEPTIC LINE TO BE RELOCATED TO PARCEL 1 AS NOTED ON THE VESTED PLANS PREPARED BY ELSA FRICK, REHS 7166 (VES21-0022) DATED 6/4/2021. DOCUMENTS PROVIDED AS PART OF THE APPLICATION MATERIALS.
- (M) NO DEVELOPMENT SHALL TAKE PLACE WITHIN THESE DEFINED AREAS.
- (N) NO IMPROVEMENTS OF THE EXISTING GRAVEL DRIVEWAYS ON PROPOSED PARCELS 1 AND 2 ARE BEING PROPOSED AS PART OF THE LAND DIVISION PHASE OF THE PROJECT. NO LOT SPECIFIC IMPROVEMENTS ARE BEING PROPOSED. SEE KEYNOTE (H).

TREE TABLE

ID#	DESCRIPTION	(DBH)	CONDITION	RECOMMENDATION
*#1	REDWOOD	20"	3	REMOVE AND MITIGATE
*#2	REDWOOD	36"	3	REMOVE AND MITIGATE
*#3	REDWOOD	8"	3	PRESERVE
*#4	REDWOOD	40"	3	PRESERVE
*#5	REDWOOD	9"	3	PRESERVE
*#6	REDWOOD	9"	3	PRESERVE
*#7	REDWOOD	16"	3	PRESERVE
*#8	REDWOOD	36"	4	PRESERVE
*#9	REDWOOD	24"	4	PRESERVE
*#10	REDWOOD	30"	4	PRESERVE
*#11	REDWOOD	32"	4	PRESERVE
*#12	REDWOOD	34"	4	PRESERVE
*#13	UNKNOWN	NA	NA	PRESERVE
*#14	UNKNOWN	NA	NA	PRESERVE

*PROTECTED TREE PER COUNTY OF SONOMA TREE ORDINANCE

TREE REPLACEMENT

BASED ON THE COUNTY OF SONOMA TREE ORDINANCE ARBOREAL VALUE CHART NO.1, REPLACEMENT VALUES FOR EACH REMOVED PROTECTED TREE WERE DETERMINED BELOW.

ID#	DESCRIPTION	(DBH)	ARBOREAL VALUE
#1	REDWOOD	20"	3 POINTS
#2	REDWOOD	36"	5 POINTS
TOTAL ARBOREAL VALUE = 8 POINTS			

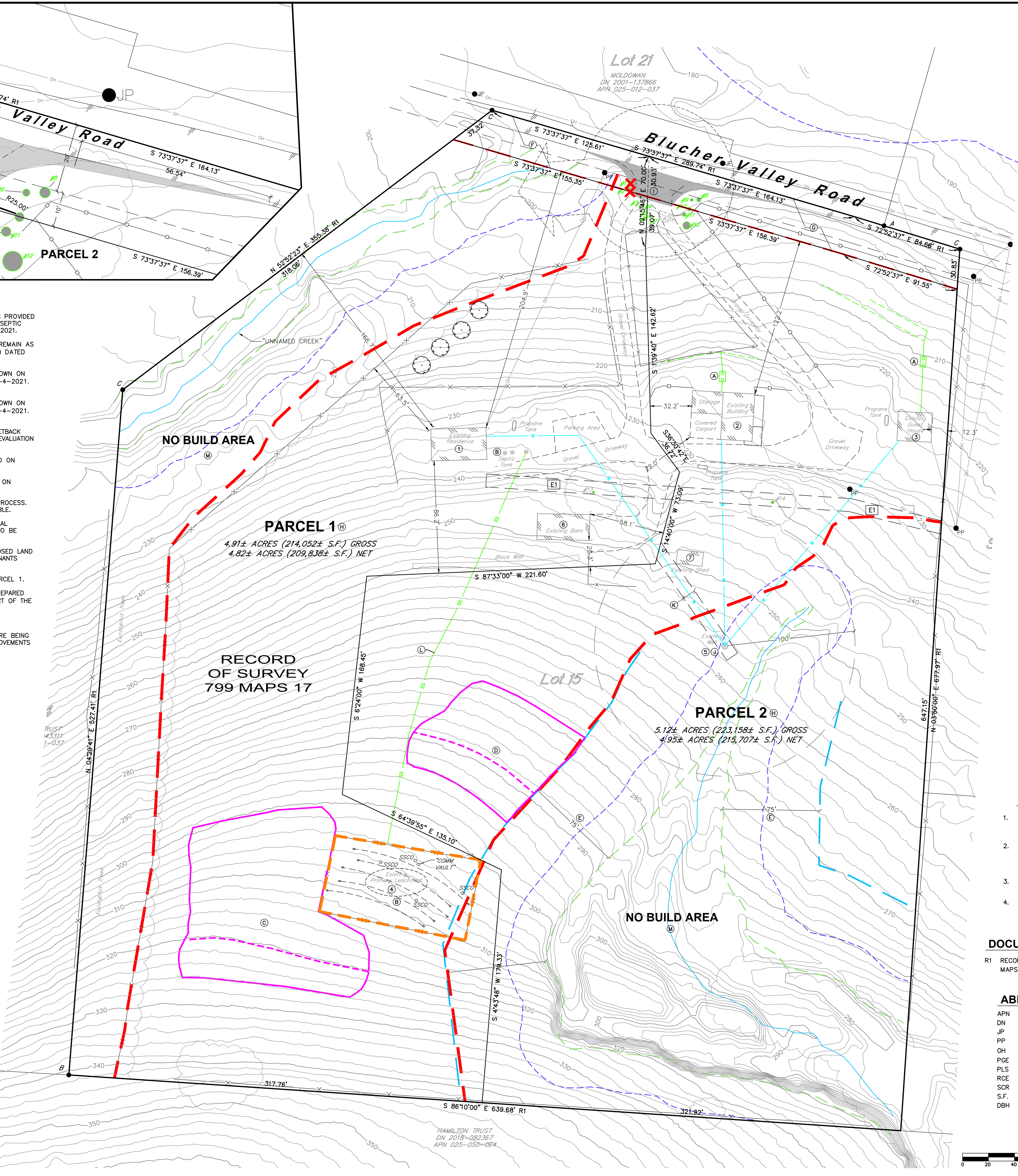
STANDARD VALUATIONS (ARBOREAL POINT VALUES):

1 POINT EQUATES TO (6) 5 GALLON TREES OR (2) 15 GALLON TREES
2 POINTS EQUATES TO (1) 24" BOX TREE

PROPOSED ON-SITE MITIGATION:

(4) 24" BOX REDWOODS - SEQUOIA SEMPERVIRENS

- NOTES:
- PROJECT WILL ADHERE TO THE COUNTY OF SONOMA CHAPTER 26 ORDINANCE, INCLUDING REQUIRED STANDARDS AND PROVISIONS STATED IN SECTIONS C & D.
 - MONITORING OF THE PROPOSED MITIGATION TREES WILL BE PERFORMED AND REPORTED ANNUALLY FOR A PERIOD OF 7 YEARS AND MAINTENANCE AS NEEDED TO ENSURE ESTABLISHMENT OF THE SPECIMENS AND TO PROMOTE THE TREES LONGEVITY OF LIFE AND GOOD HEALTH.



LEGEND

- PARCEL BOUNDARY
SUBDIVISION LOT LINE
CENTERLINE
FACE OF BUILDING
EASEMENT LIMIT
RIPARIAN CORRIDOR SET BACK, SEE NOTE 2
EXISTING EDGE OF GRAVEL DRIVEWAY
EXISTING EDGE OF PAVEMENT
EXISTING WOOD BOARD FENCE
EXISTING BARBED WIRE FENCE
EXISTING OVERHEAD UTILITY WIRES
EXISTING WATER LINE
EXISTING SEPTIC PUMP LINE
TANK AND LEACH LINE, SEE KEYNOTE (A)
EXISTING SEPTIC LEACH LINE
TOP OF BANK
75' OFFSET TO TOP OF BANK
NO BUILD AREA, SEE KEYNOTE (M)
STREAM SETBACK LINE FOR RIPARIAN CORRIDORS
EPHEMERAL STREAM
TOP OF BANK

- DRIPLINE, APPROXIMATE
TREE, ACTUAL SIZE AT BREAST HEIGHT (SEE EXISTING CONDITIONS FOR INFORMATION.)
FOUND SURVEY MONUMENT, SEE MONUMENT DESIGNATIONS KEY, SHEET TM-3
EXISTING CONTOUR PER COUNTY OF SONOMA. SEE EXISTING CONDITIONS EXHIBIT
VESTED SEPTIC SYSTEMS. SEE KEYNOTE (D)
EXISTING SEPTIC AREA. SEE KEYNOTE (B)
30 FOOT DEDICATION TO THE COUNTY OF SONOMA. SEE KEYNOTES FOR INFORMATION.
PROTECTED TREE TO BE REMOVED
PROPOSED 24" BOX MITIGATION REDWOOD TREE

EXISTING STRUCTURES KEY NOTES

- (1) SINGLE FAMILY RESIDENCE 1600 SF±
2 BEDROOM
NO GARAGE
BUILT CIRCA 1986
- (2) ACCESSORY DWELLING UNIT
2 BEDROOM
800 SF±
COVERED CARPORT
- (3) GUEST HOUSE 550 SF±
1 BEDROOM
- (4) EXISTING PRIMARY PRESSURE DISTRIBUTION
2 BEDROOM
- (5) EXISTING WELL. SEE KEYNOTE "J".
- (6) BARN (800 SF±)
- (7) SHED (8'X20')

EXISTING EASEMENT KEY NOTES

- (E1) EXISTING 10' WIDE P&GE EASEMENT PER 87-012161, SCR

NOTES

- INFORMATION SHOWN ON THIS EXHIBIT/MAP ARE FOR PLANNING PURPOSES ONLY IN SUPPORT OF THE TENTATIVE PARCEL MAP APPLICATION. REFER TO THE PROJECT DESCRIPTION FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION OF THE COUNTY OF SONOMA RIPARIAN CORRIDOR 200 FOOT SETBACK FROM TOP OF BANK FROM BLUCHER CREEK PER THE COUNTY OF SONOMA PERMIT & RESOURCE MANAGEMENT DEPARTMENT "PERMIT SONOMA" GIS WEB PORTAL. SEE EXISTING CONDITIONS NOTE 7.
- A CULTURAL RESOURCES STUDY HAS BEEN PREPARED BY TOM ORIGIER & ASSOCIATES DATED MAY 18, 2023.
- A PRELIMINARY BIOLOGICAL RESOURCES REPORT HAS BEEN PREPARED BY HUFFMAN-BROADWAY GROUP, INC. DATED JANUARY 2025.

DOCUMENT REFERENCES

- R1 RECORD OF SURVEY, FILED IN BOOK 799 OF MAPS, AT PAGE 17, SONOMA COUNTY RECORDS.

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
DN DOCUMENT NUMBER
JP JOINT POLE
PP POWER POLE
OH OVERHEAD (UTILITY WIRES)
PGE PACIFIC GAS AND ELECTRIC
PLS PROFESSIONAL LAND SURVEYOR
RCE REGISTERED CIVIL ENGINEER
SCR SONOMA COUNTY RECORDS
S.F. SQUARE FEET
DBH DIAMETER BREAST HEIGHT



REVISIONS

BY

TENTATIVE PARCEL MAP

LANDS OF MALGERI TRUST

2514 BLUCHER VALLEY ROAD

SEBASTOPOL CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS

LAND PLANNERS - LANDSCAPE ARCHITECTS

PETALUMA THEATRE SQUARE

140 SECOND STREET, SUITE 312 PETALUMA, CALIFORNIA 94952

707-762-3122 info@sjla.com www.sjla.com

DATE: 2025.04.23

SCALE: 1"=40'

DESIGN: SJL

DRAWN: JTG

CHECK: SJL

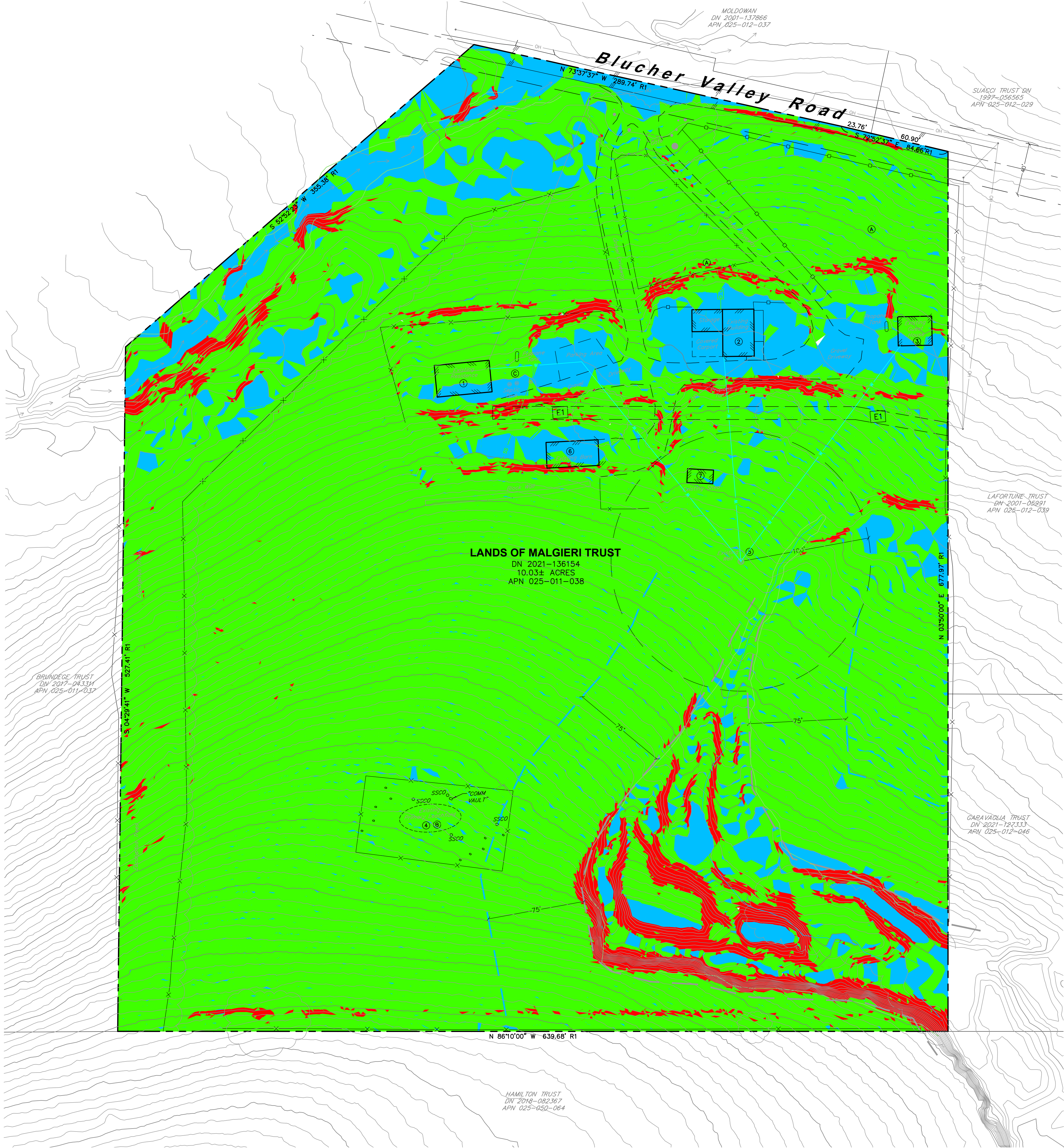
JOB: MALGERI-BLUCHER

JOB No: 141736

SHEET

TM-4

OF 5 SHEETS



EXISTING STRUCTURES KEY NOTES

- ① SINGLE FAMILY RESIDENCE 1600 SF±
2 BEDROOM
NO GARAGE
BUILT CIRCA 1986
- ② ACCESSORY DWELLING UNIT
2 BEDROOM
800 SF±
COVERED CARPORT
- ③ GUEST HOUSE 550 SF±
1 BEDROOM
- ④ EXISTING PRIMARY PRESSURE DISTRIBUTION
2 BEDROOM
- ⑤ EXISTING WELL. SEE KEYNOTE "J".
- ⑥ BARN (800 SF±)
- ⑦ SHED (8'X20')

EXISTING EASEMENT KEY NOTES

- E1 EXISTING 10' WIDE PG&E EASEMENT PER 87-012161, SCR

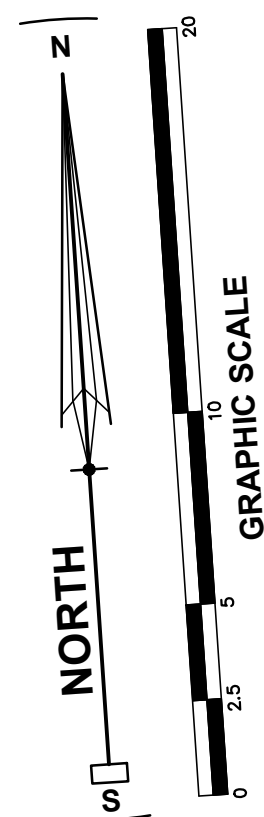
SLOPE GRADIENT LEGEND

EXISTING SITE TOPOGRAPHY SHOWN WITH 2 FOOT
CONTOUR INTERVALS AND SLOPE BANDS WITH

	0% TO 10% SLOPE
	10.01% TO 50% SLOPE
	50.01% AND GREATER SLOPE

NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON, EXCEPT FOR THE CONTOUR DATA, IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN AUGUST 2018. CONTOUR DATA SHOWN HEREON IS DERIVED FROM THE SONOMA COUNTY VEGETATION MAPPING PROJECT, DATED SEPT-NOV. 2013 AND IS FOR PLANNING PURPOSES ONLY.
- VERTICAL DATUM: NAVD 1988, PER A GNSS STATIC SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN SEPTEMBER 2022, AND POST-PROCESSED BY THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
- BOUNDARY INFORMATION SHOWN IS BASED ON A PRELIMINARY SURVEY PREPARED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN SEPTEMBER 2022 AND SHALL BE USED FOR PLANNING PURPOSES ONLY. A FINAL BOUNDARY RESOLUTION SHALL BE PREPARED AS PART OF THE PARCEL MAP.
- THE PURPOSE OF THIS EXHIBIT IS TO DEMONSTRATE THE TOPOGRAPHIC CHARACTERISTICS TO IDENTIFY SLOPE BANDS IN THE FOLLOWING RANGES: 1% TO 10%, 10% TO 50%, 50% AND GREATER. SEE SLOPE GRADIENT LEGEND.



REVISIONS	BY

EXISTING CONDITIONS WITH SLOPE GRADIENTS
LANDS OF MALGIERI TRUST
2514 BLUCHER VALLEY ROAD
SEBASTOPOL CALIFORNIA
APN 025-011-038

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312 PETALUMA, CALIFORNIA 94952
707-762-3122 info@sjla.com www.sjla.com

DATE: 2025.04.23
SCALE: 1"=50'
DESIGN: SJL
DRAWN: JTG
CHECK: SJL
JOB: MALGIERI-BLUCHER
JOB No: 141736
SHEET