



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
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 30, 2019

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management

CalFire – Prevention
Department of Fish and Wildlife
Coastal Commission
RWQCB
Albion Little River Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDPM_2019-0004

DATE FILED: 6/24/2019

OWNER: JUAN FIGUEROA

APPLICANT: SWITHENBANK CONSTRUCTION

AGENT: DANIELLE MILLER

REQUEST: Request to expand the second-floor of an existing 'Garage/Workshop'.

LOCATION: In the Coastal Zone, on the north side of Albion Ridge Road (CR 402), 0.6± miles east of its intersection with State Highway 1 (SH1), located at 33380 Albion Ridge Rd., Albion (APN: 123-190-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: September 13, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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: CDPM_2019-0004

OWNER:	JUAN FIGUEROA
APPLICANT:	SWITHENBANK CONSTRUCTION
AGENT:	DANIELLE MILLER
REQUEST:	Request to expand the second-floor of an existing ‘Garage/Workshop’.
LOCATION:	In the Coastal Zone, on the north side of Albion Ridge Road (CR#402), 0.6± miles east of its intersection with Highway 1 (CA-1), located at 33380 Albion Ridge Road, Albion (123-190-19).
APN/S:	123-190-19
PARCEL SIZE:	6.26 ±Acre
GENERAL PLAN:	RR5(2):R*
ZONING:	RR5-DL [RR2-DL] & RR5 [RR2]
EXISTING USES:	Residential
DISTRICT:	5 th Supervisorial District
RELATED CASES:	CDP #03-02 (M)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential	RR10	27.33 ± Acre	Residential
EAST:	Rural Residential	RR10	10.73 ± Acre	Residential
SOUTH:	Range Land	RL160	63.94 ± Acre	Agricultural
WEST:	Rural Residential	RR5(2)	3.29 ± Acre	Vacant

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
☒ Air Quality Management District	☒ CALFIRE (Land Use)	☒ Cloverdale Rancheria
☒ Assessor’s Office	☒ California Coastal Commission	☒ Redwood Valley Rancheria
☒ Building Division (FB)	☒ Regional Water Quality Control Board	☒ Sherwood Valley Band of Pomo Indians
☒ Department of Transportation (DOT)	☒ California Department of Fish & Wildlife	
☒ Environmental Health (FB)		
☒ Albion-Little River Fire District		

ADDITIONAL INFORMATION: There are no changes to the original footprint of the previously approved ‘Garage/Workshop’ structure.

STAFF PLANNER: TIA SAR

DATE: 8/12/19

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate & High Fire Hazard Zone(s)

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Albion Little River Fire District

4. FARMLAND CLASSIFICATION:

GIS

No

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Study Soil Type (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

No

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

Appeal Jurisdiction

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime - Moderate Productivity

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Riparian

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

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

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

Yes

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

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Case No(s)	CDPM 2019-0004
CDF No(s)	
Date Filed	6/24/2019
Fee	3806.62
Receipt No.	28410
Received by	JA
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Danielle Miller Swithenbank Construction
Mailing Address PO Box 1660
City Fort Bragg State Ca Zip Code 95437 Phone 707-964-7460

PROPERTY OWNER

Name Juan Figueroa
Mailing Address 33380 Albion Ridge rd.
City Albion State Ca Zip Code 95410 Phone 408-509-0414

AGENT

Name Danielle Miller
Mailing Address PO Box 1660
City Fort Bragg State Ca Zip Code 95437 Phone 707-964-7460

PARCEL SIZE

6.26 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

33380 Albion Ridge rd. Albion Ca 95410

ASSESSOR'S PARCEL NUMBER(S)

123-190-19

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

Danielle Miller 5/9/18
Signature of Applicant/Agent Date

Signature of Owner Date

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.

Modification to existing CDP # 03-02(M)
Delete lower roof and extend west elevation toward
West 12' to full gable roof height.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☒ Single Family	2	1525
☐ Mobile Home		~ 1100
☐ Duplex		
☐ 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.

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.

Main Residence

garage workshop

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.

7. Project Height. Maximum height of structure 20' - 1 1/8" feet.

8. Lot area (within property lines): 6.24 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2425</u> square feet	<u>192</u> square feet	<u>2817</u> square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

GRAND TOTAL: _____ square feet
(Should equal gross area of parcel)

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

11. Parking will be provided as follows:

Number of Spaces	Existing <u>4</u>	Proposed <u>0</u>	Total <u>2</u>
Number of covered spaces	_____	Size _____	
Number of uncovered spaces	_____	Size _____	
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.

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.).

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: _____

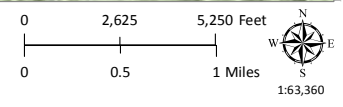
17.	Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert 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

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



CASE: **CDPM 2019-0004**
 OWNER: **FIGUEROA, Juan**
 APN: **123-190-19**
 APLCT: **Danielle Miller**
 AGENT: **Danielle Miller**
 ADDRESS: **33380 Albion Ridge Road, Albion**

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

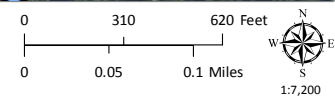


LOCATION MAP



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- Major Towns & Places
- Private Roads
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads

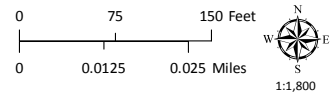


AERIAL IMAGERY



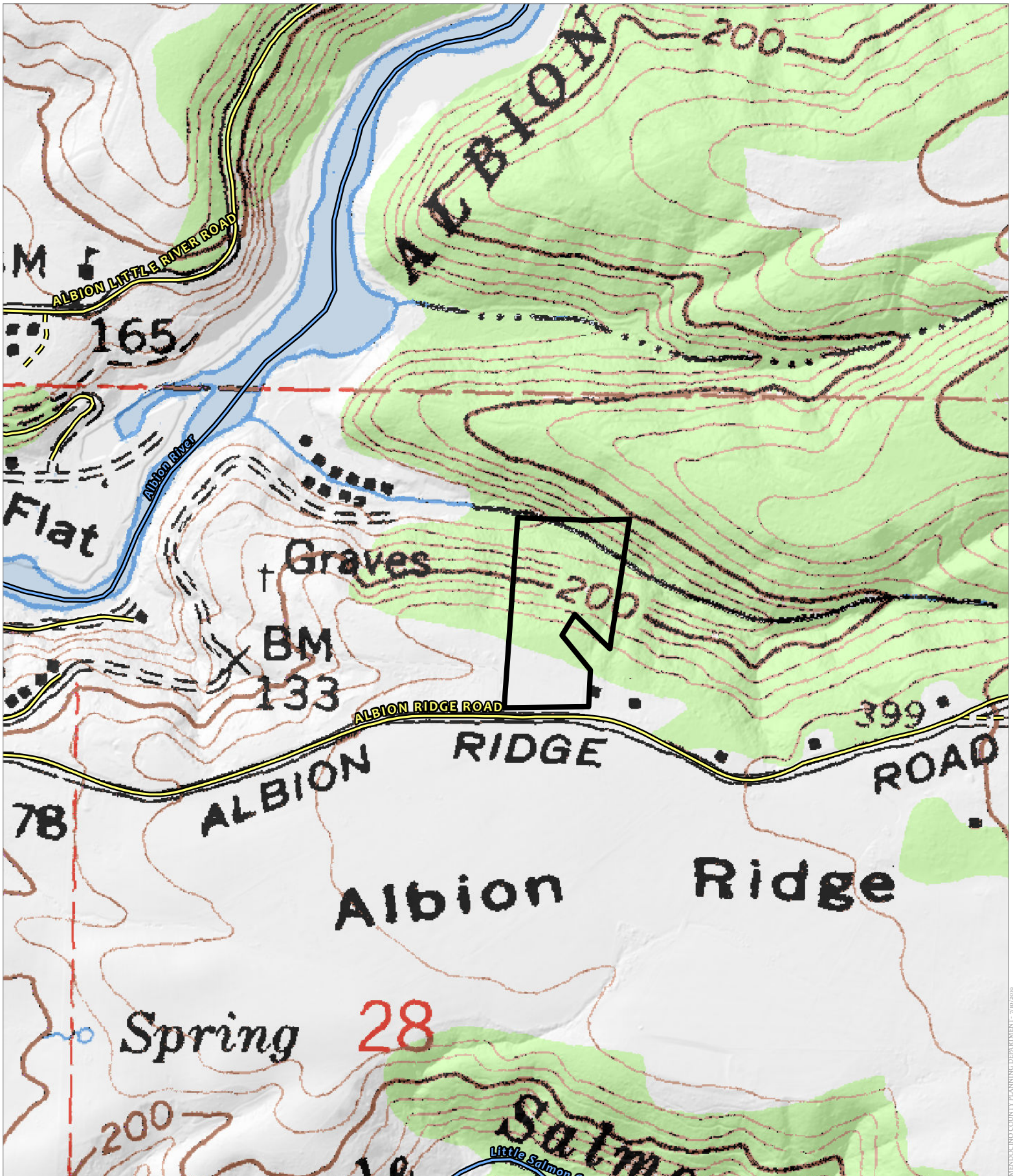
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Public Roads
Driveways/Unnamed Roads



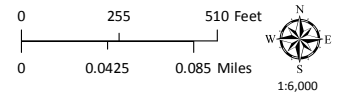
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2019



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



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

<PLOT MAP #2 - BLOW UP VIEW>

FRANKLIN - AMENDMENT TO CDP

33380 ALBION RIDGE RD

APN # 123-190-19

Tool Shed

Existing
Garage/Shop

Proposed
Addition

719.12'

DISTANCE TO
NORTH BOUNDARY
= 437.96'

Leach field
Replacement area

EXISTING SEPTIC
TANK AND LEACH
FIELD

EXISTING
RESIDENCE

Exist'g Overhead
Power line

08 MARCH 2004

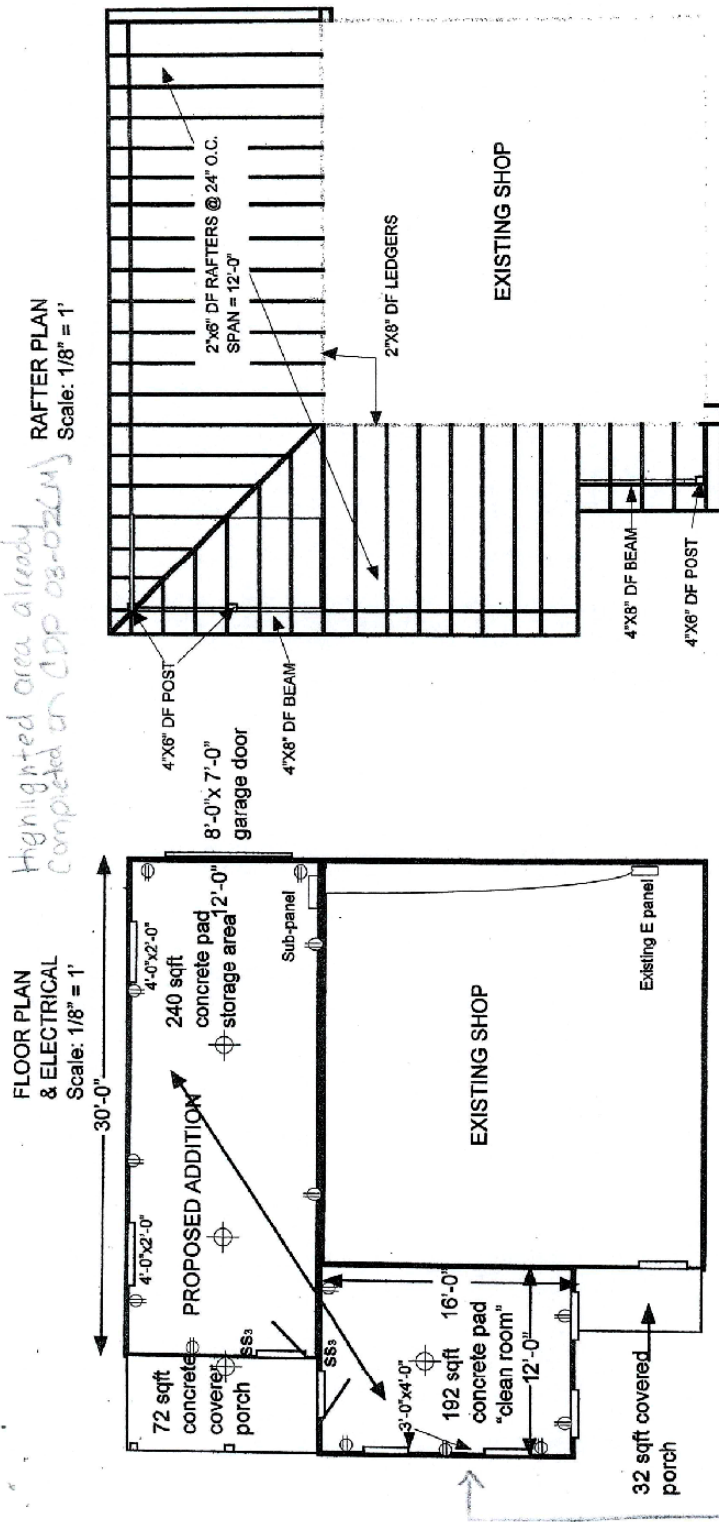
Site Plan

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NO SCALE

SITE PLAN

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2019



Highlighted area already completed in CDP 08-03-04

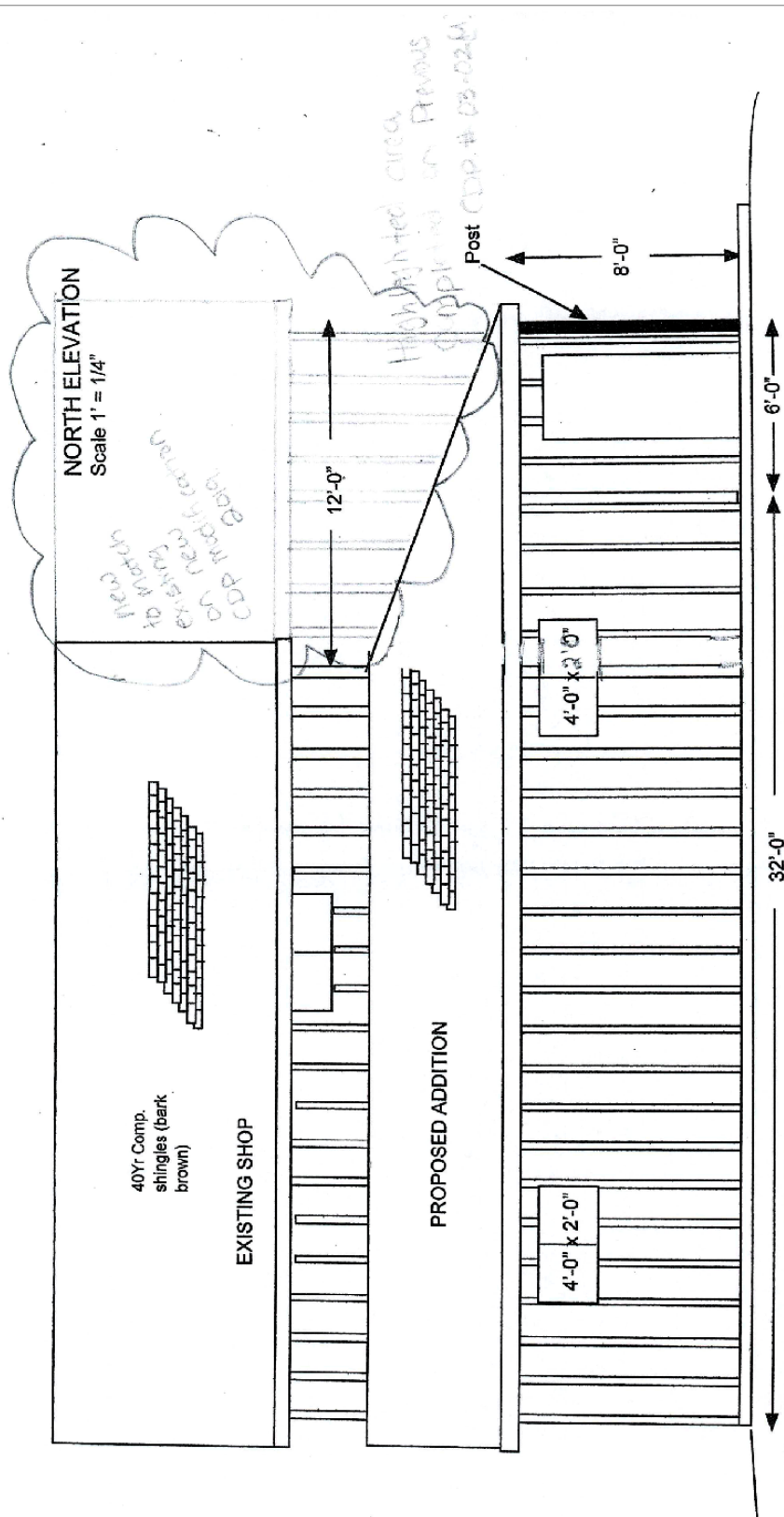
(proposed vent clean modification (new) previously approved)

JOB:	Franklin-Shop	DATE:	1/10/04
JOB ADDRESS:	33380 Albion Ridge Rd.		
MAIL TO:	Wanbli and Lauren Franklin		
	P.O. Box 353, Albion, CA 95410		
DRAWN BY:	Gary Musgrove, P.O. 554 Albion CA95410		
		(707) 937-5575, Fax (707) 937-07	

CASE: CDPM 2019-0004
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 ADDRESS: 33380 Albion Ridge Road, Albion

NO SCALE

FLOOR PLAN



JOB: Franklin-Shop Addition
 JOB ADDRESS: 33380 Albion Ridge Rd.
 MAIL TO: Wanbli and Lauren Franklin
 P.O. Box 353, Albion, CA 95410
 DRAWN BY: Gary Musgrove, P.O. 554 Albion CA95410 (707) 937-5575, Fax (707) 937-0734

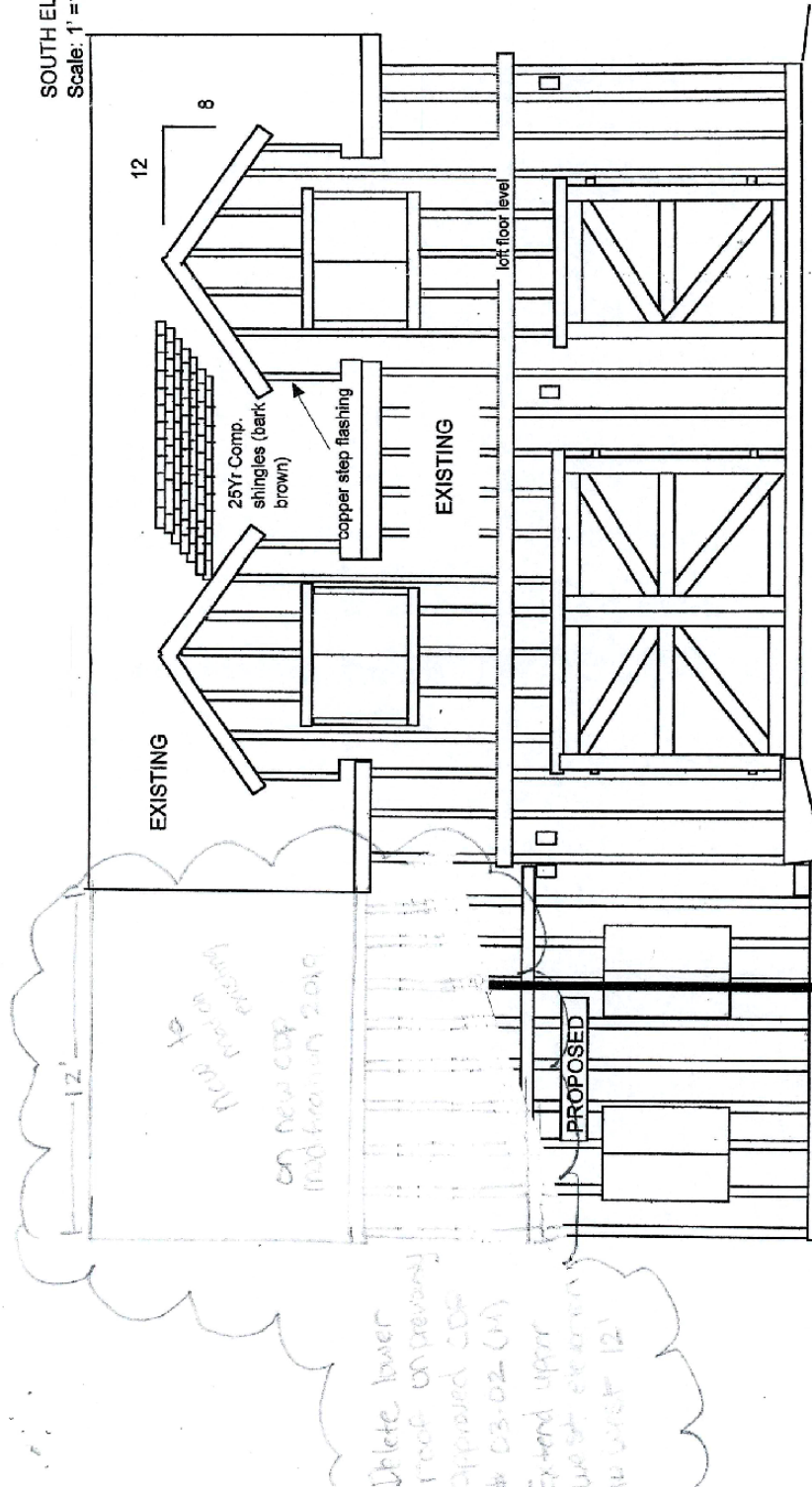
DATE: 1-10-04

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NO SCALE

ELEVATIONS

SOUTH ELEVATION
Scale: 1" = 1/4"

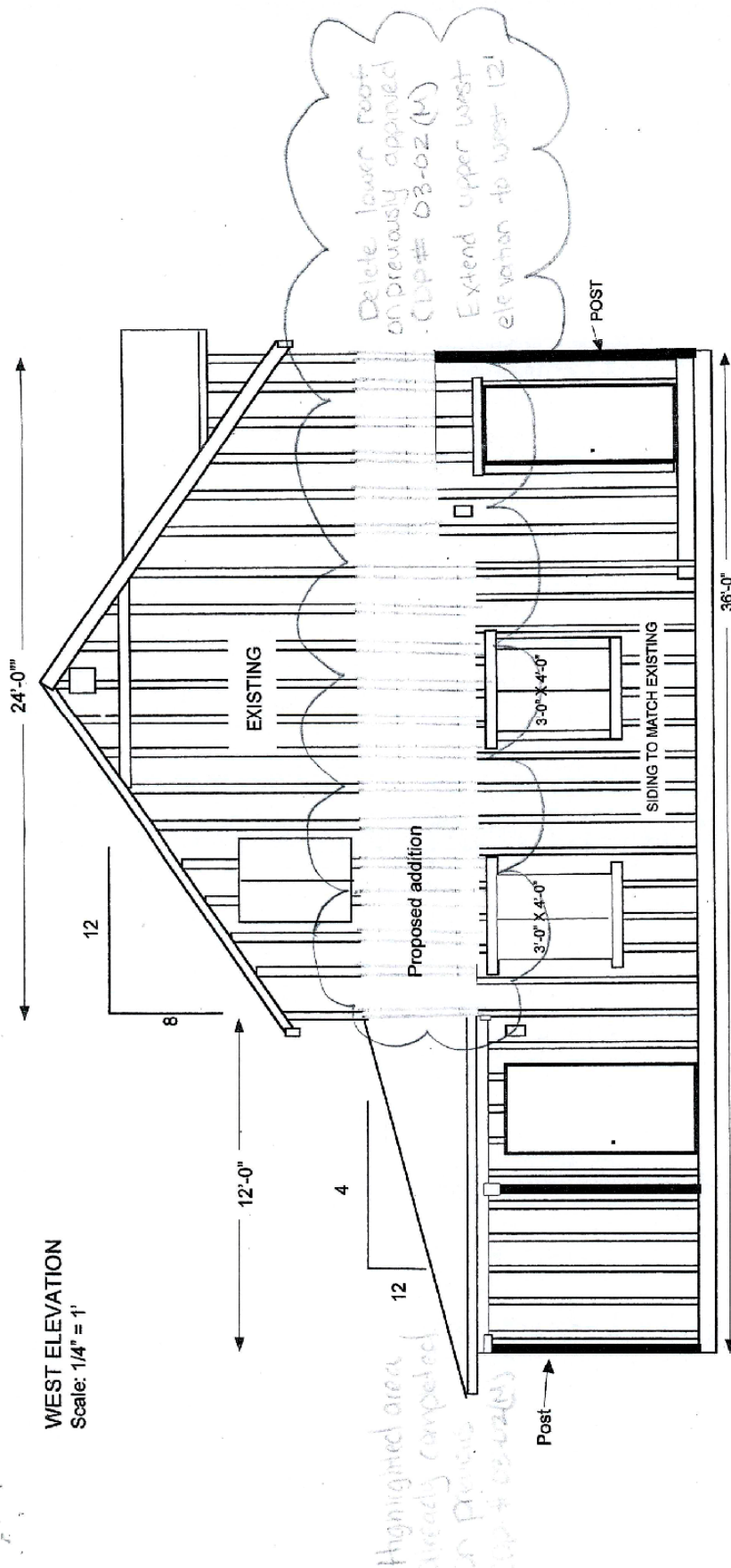


JOB: Franklin-Shop
JOB ADDRESS: 33380 Albion Ridge Rd.
MAIL TO: Wanbli and Lauren Franklin
P.O. Box 353, Albion, CA 95410
DRAWN BY: Gary Musgrove,
P.O. 554 Albion CA95410 (707) 937-5575, Fax (707) 937-0734 DATE: 1/10/04

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NO SCALE

ELEVATIONS



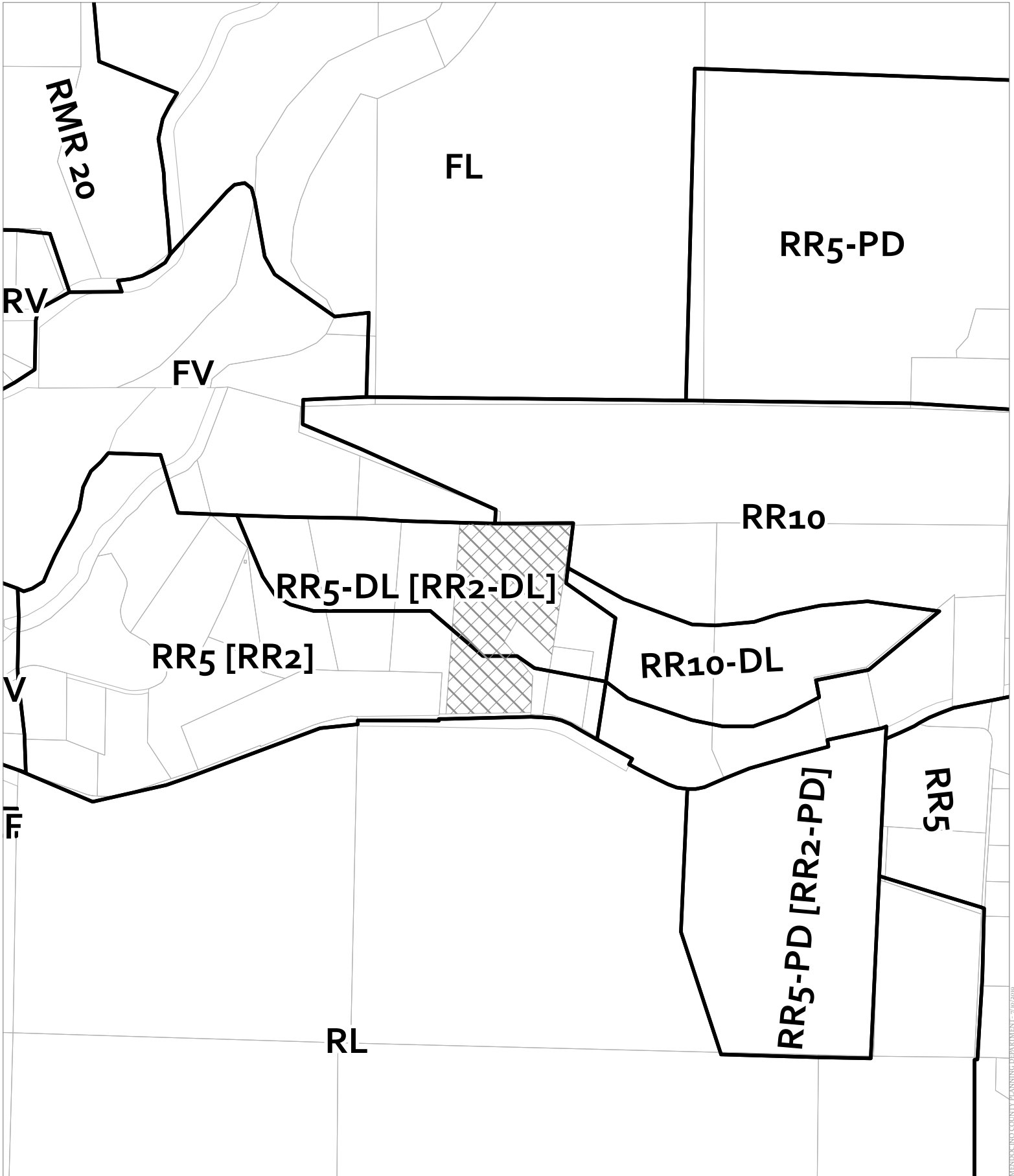
WEST ELEVATION
Scale: 1/4" = 1'

JOB: Franklin-Shop Addition
JOB ADDRESS: 33380 Albion Ridge Rd.
MAIL TO: Wanbli and Lauren Franklin
P.O. Box 353, Albion, CA 95410
DRAWN BY: Gay Musgrove,
P.O. 554 Albion CA 95410 (707) 937-6575, Fax (707) 937-0734 DATE: 1-10-04

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NO SCALE

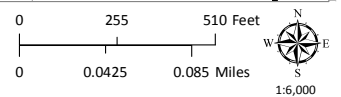
ELEVATIONS



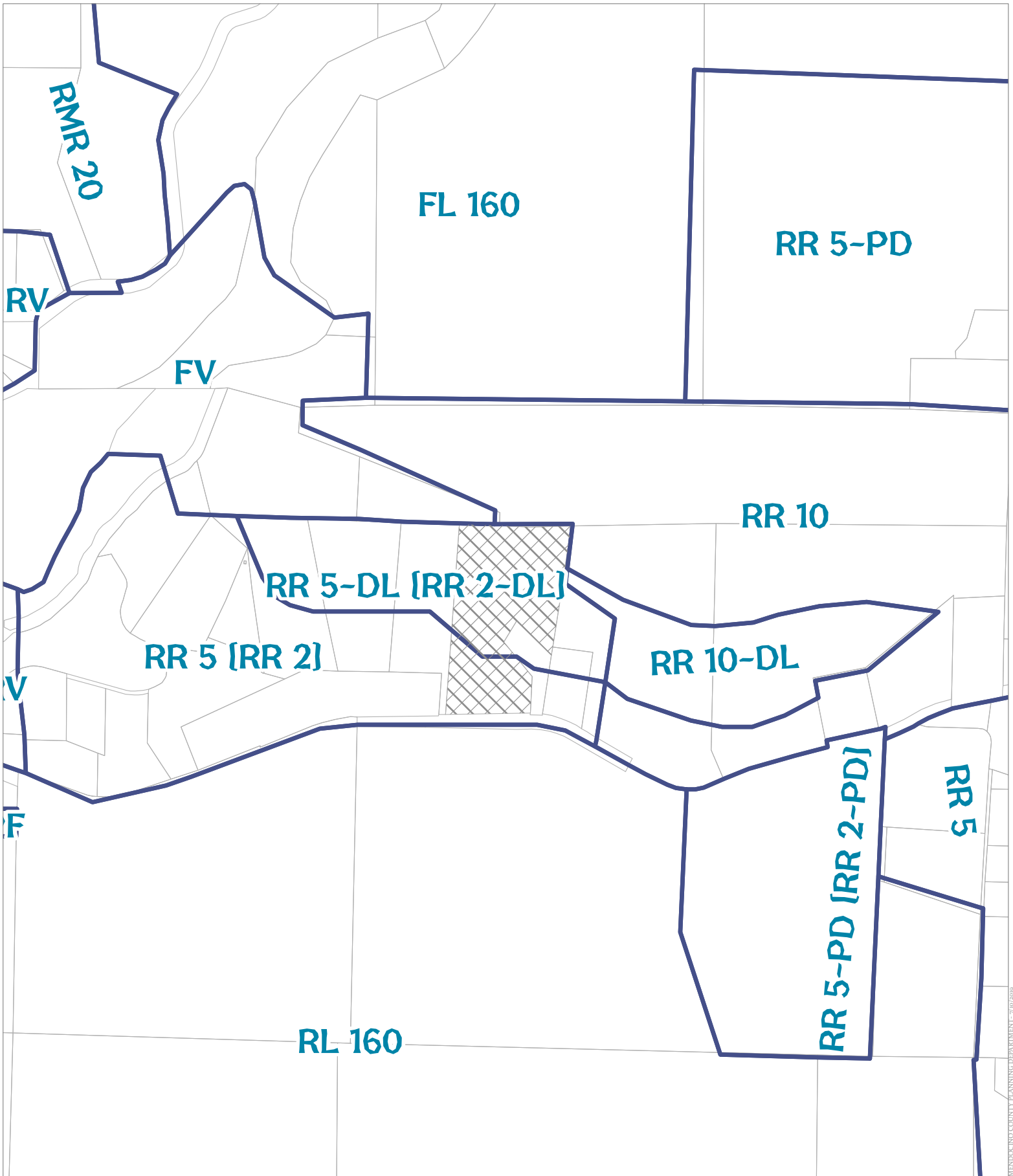
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2019

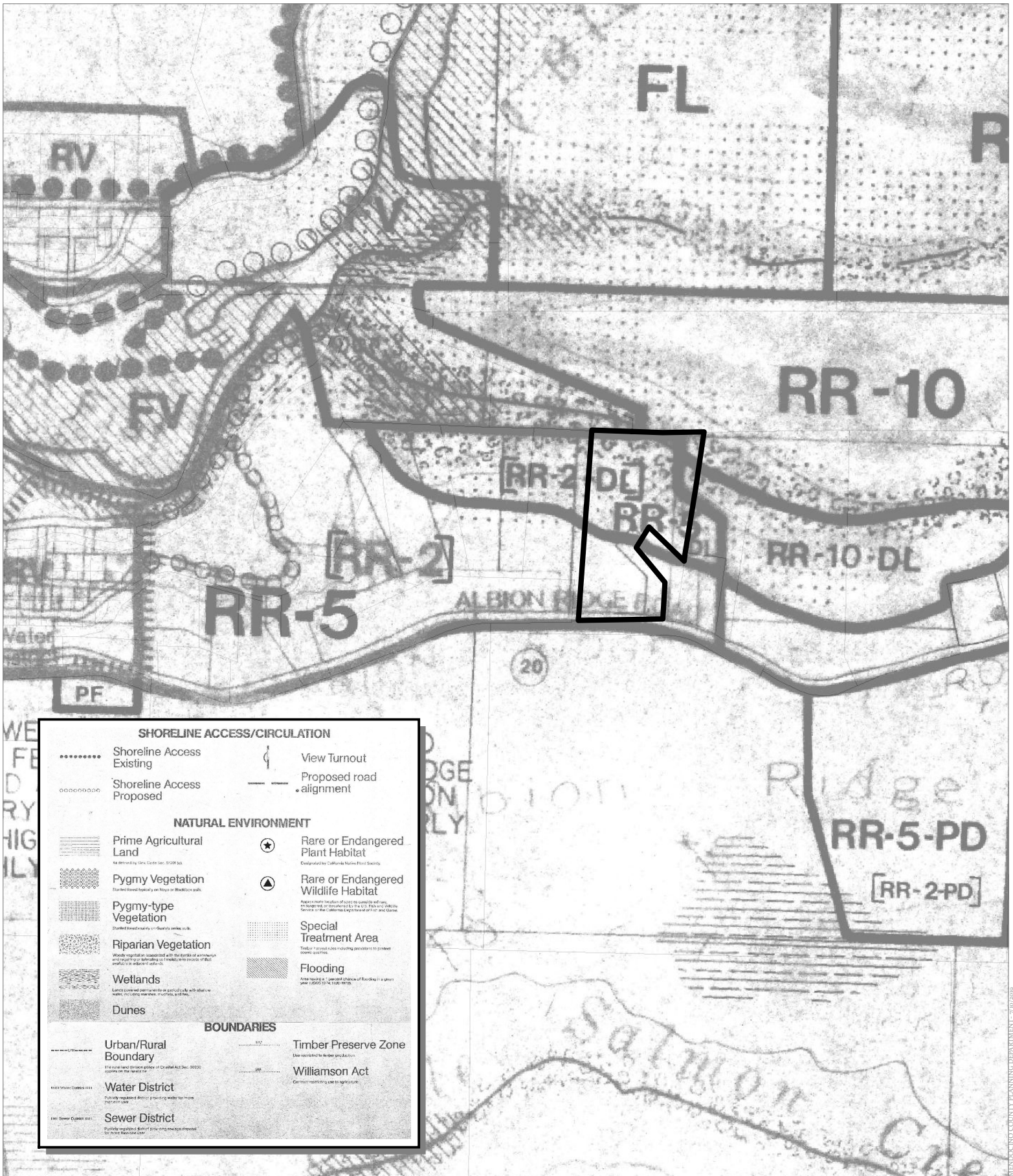
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 Zoning Districts

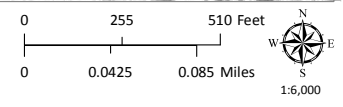


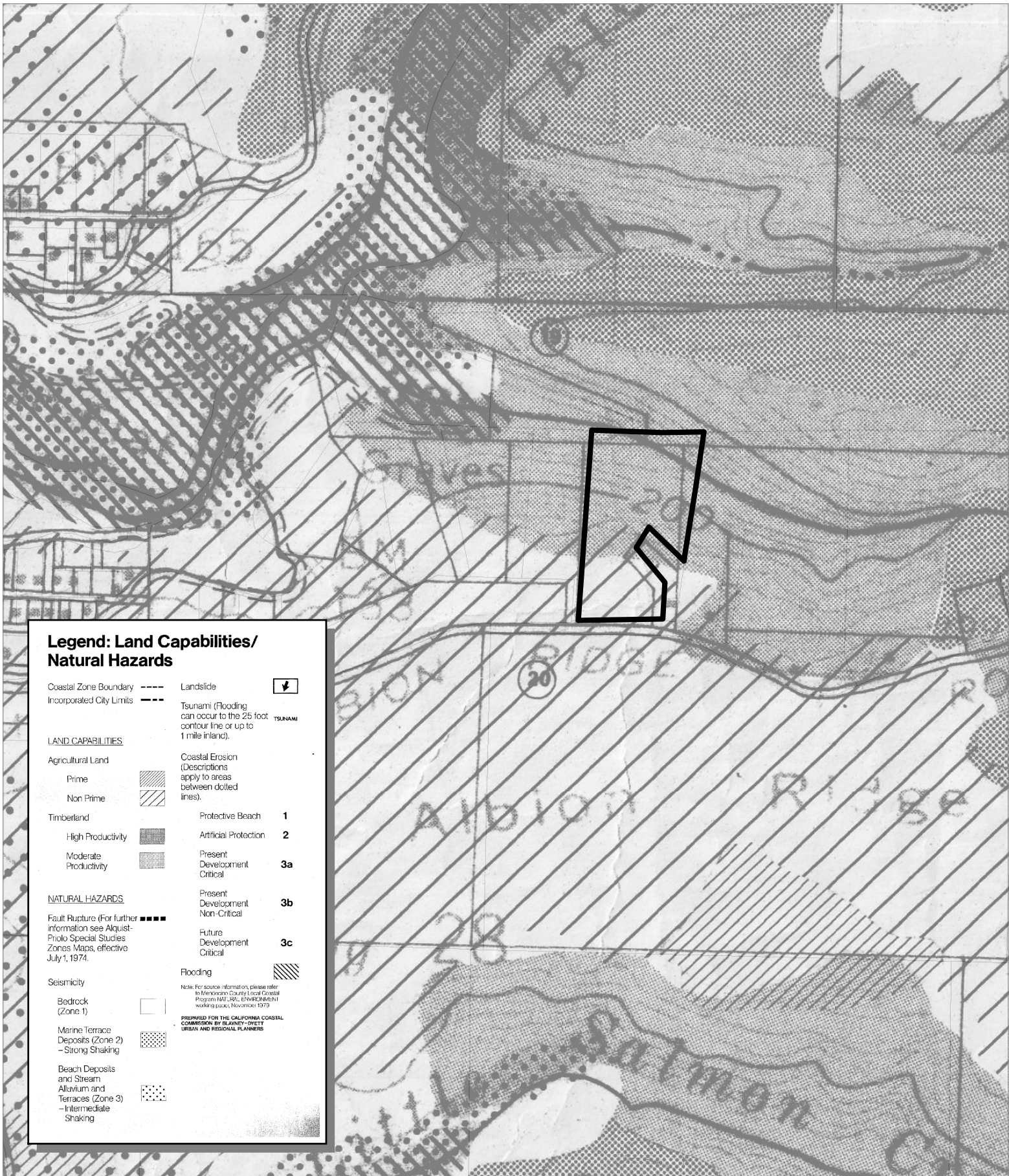
ZONING DISPLAY MAP



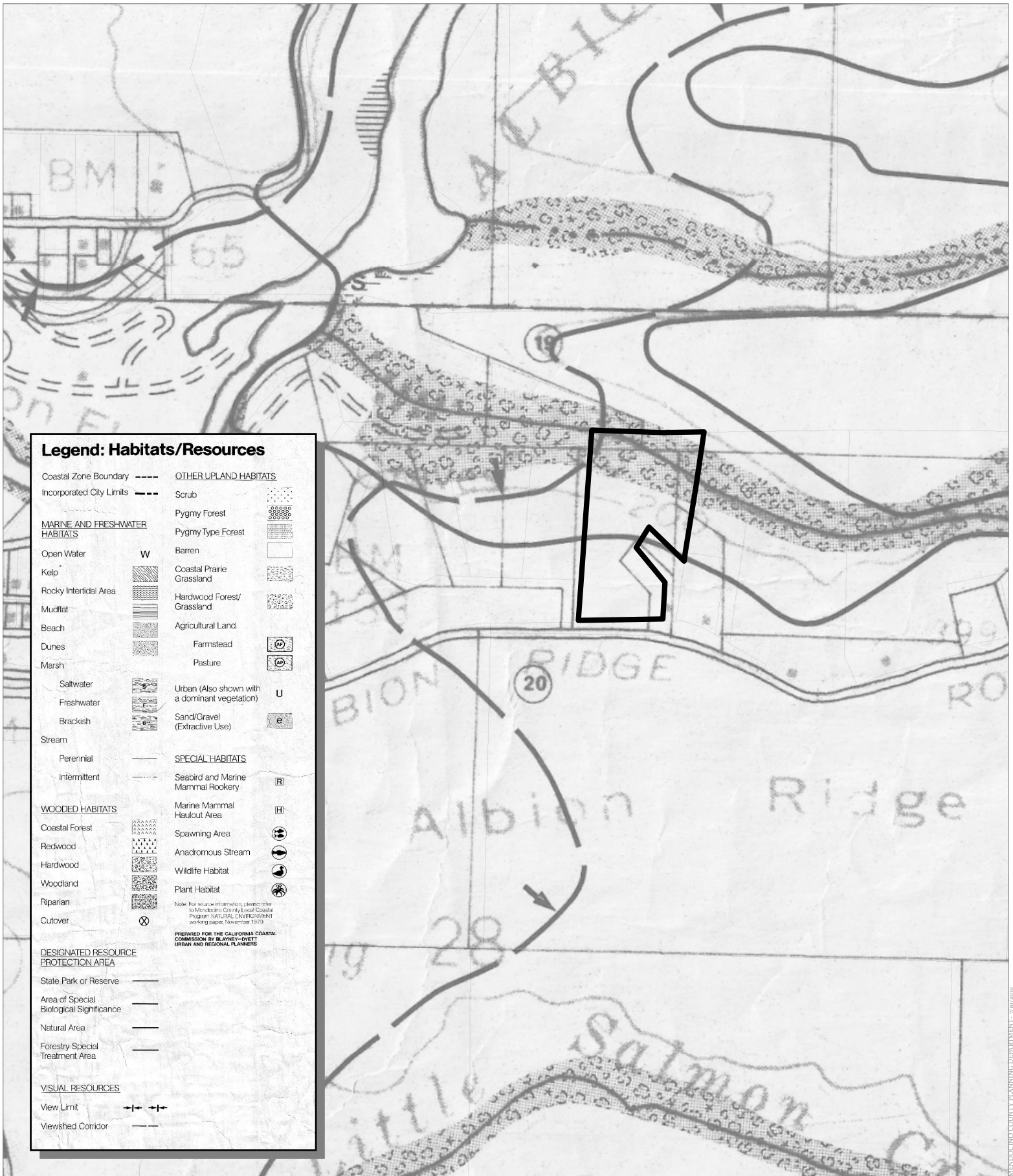


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123-170-02
UNION PACIFIC
34000 ALBION ST
7 A±

123-190-02
UNION PACIFIC
2.55 A±

123-190-01
NANCY WRIGHT
3512 ALBION RIDGE D RD
0 A±

123-170-14
ALAN KANTOR
33396 ALBION RIDGE RD
3.57 A±

123-190-18
GILLIAN SANKOFF
33390 ALBION RIDGE RD
3.29 A±

123-190-19
JUAN FIGUEROA
33380 ALBION RIDGE RD
6.26 A±

123-190-05
JUAN FIGUEROA
33350 ALBION RIDGE RD
0.68 A±

123-190-25
GENE FRAZELL
33270 ALBION RIDGE RD
10.73 A±

123-190-20
MARGARET BAKERICH
33280 ALBION RIDGE RD
1.44 A±

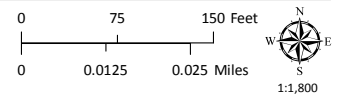
123-190-21
SARA CRYSTAL
33300 ALBION RIDGE RD
0.97 A±

123-170-10
WILLIAM ENOS
33400 ALBION RIDGE RD
4.5 A±

123-180-02
STEPHEN RICKS
0 A±

123-200-10
STEPHEN RICKS
33251 ALBION RIDGE RD
63.94 A±

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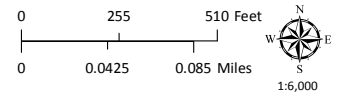


ADJACENT PARCELS

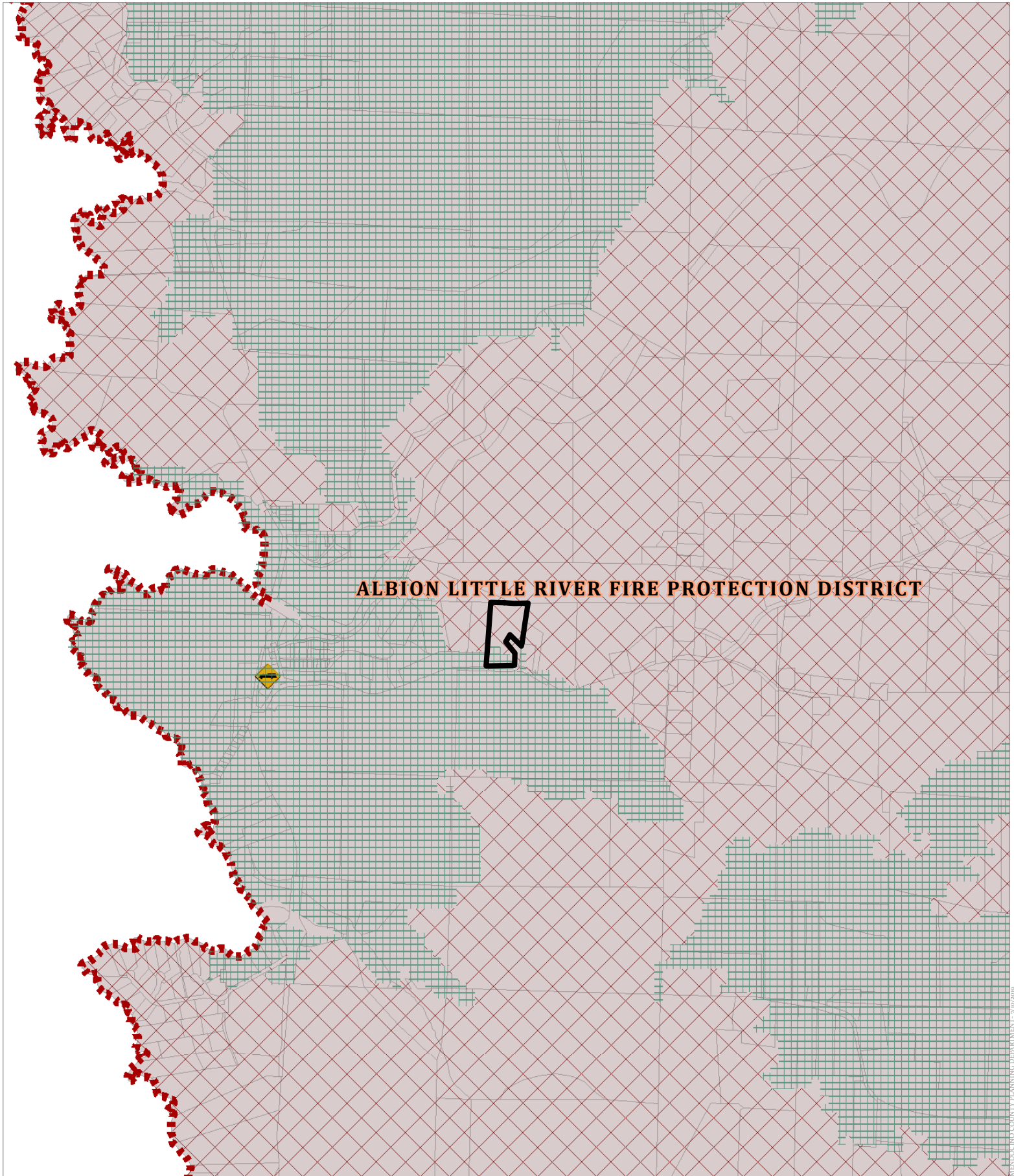
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POST LCP CERTIFICATION



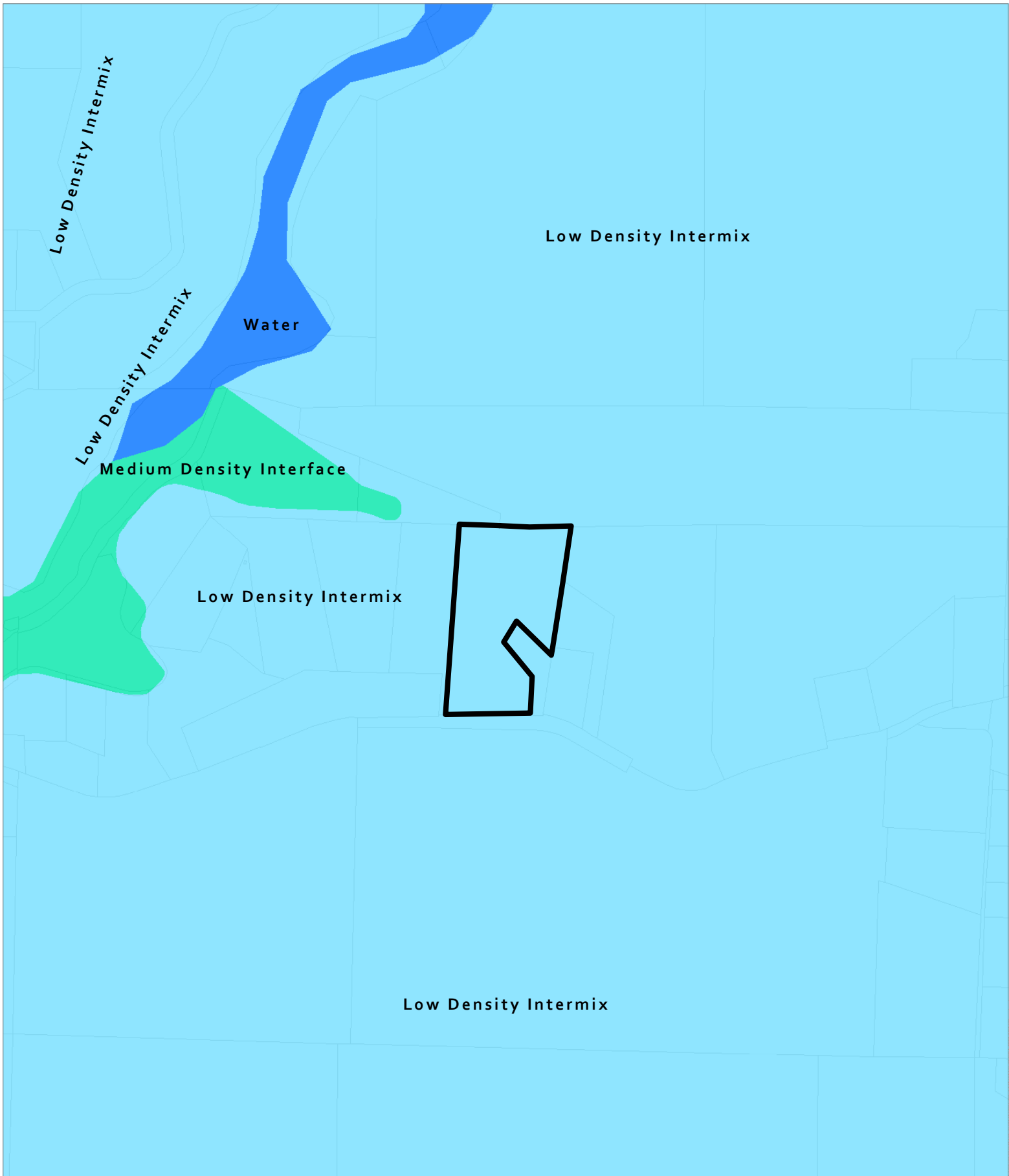
CASE: CDPM 2019-0004
OWNER: FIGUEROA, Juan
APN: 123-190-19
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33380 Albion Ridge Road, Albion

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

0 750 1,500 Feet
0 0.125 0.25 Miles

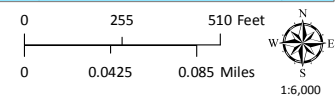
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1:18,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

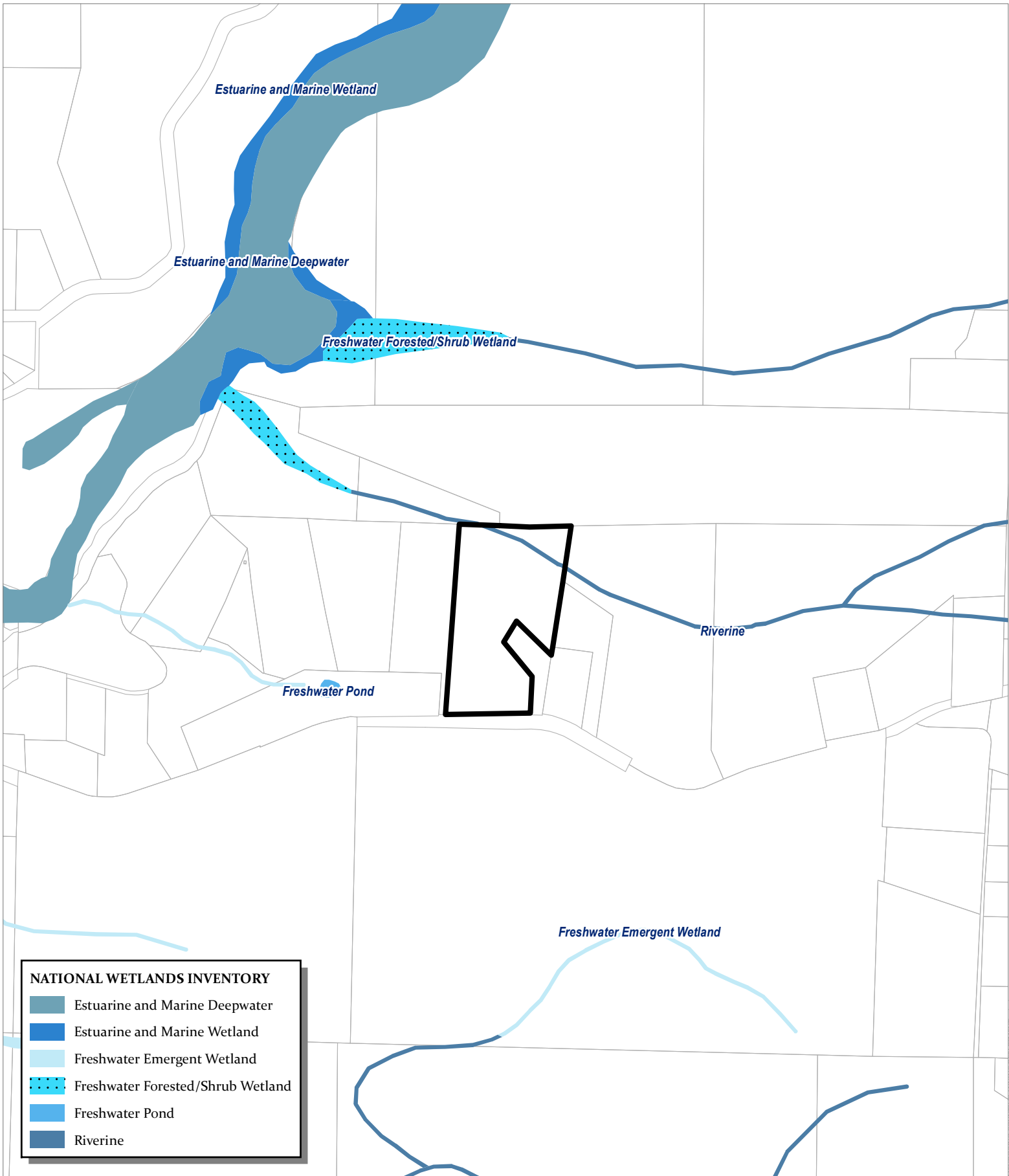


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 Water



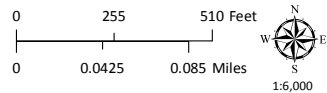
WILDLAND-URBAN INTERFACE ZONES

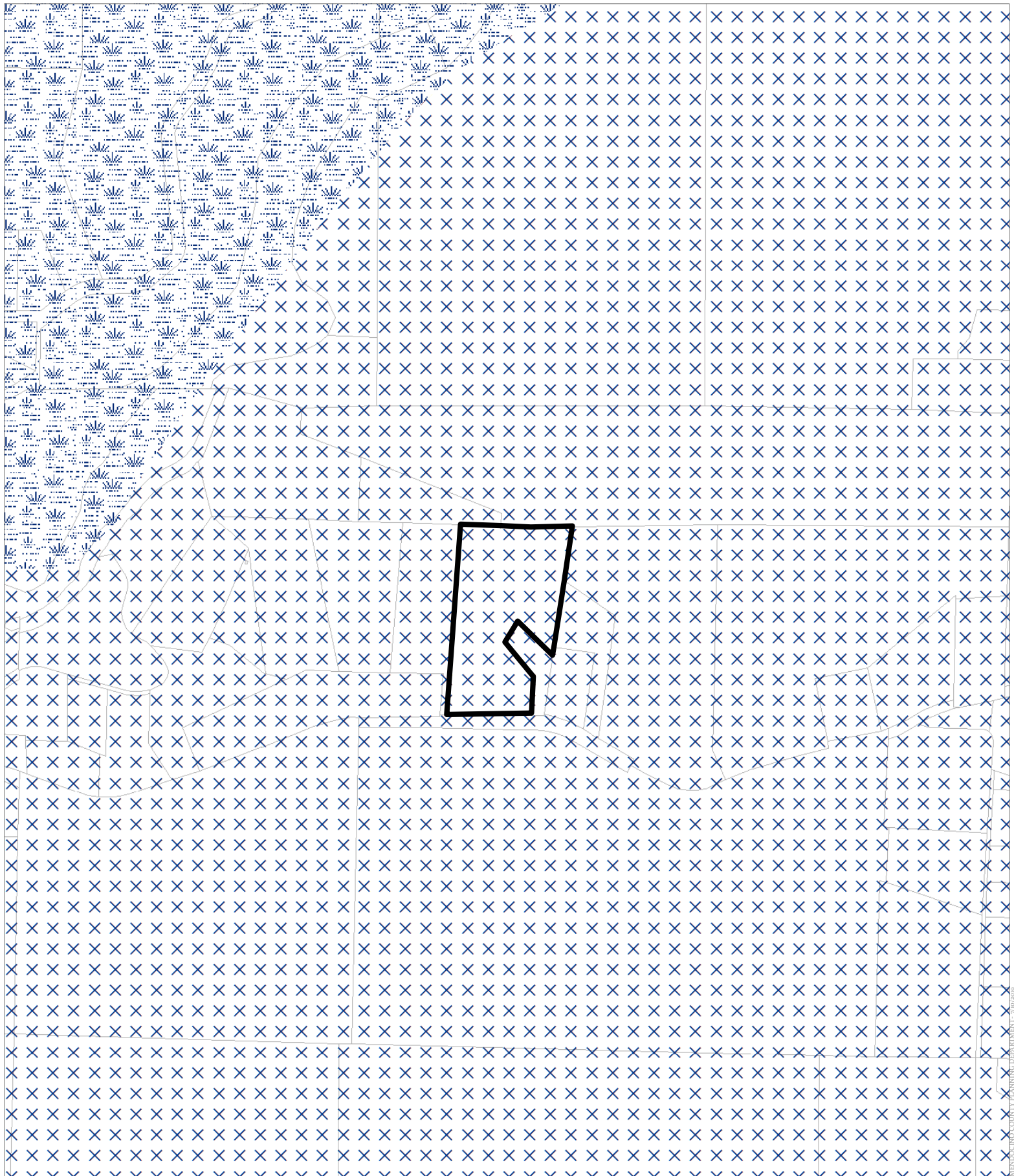


NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

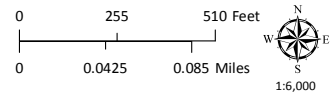
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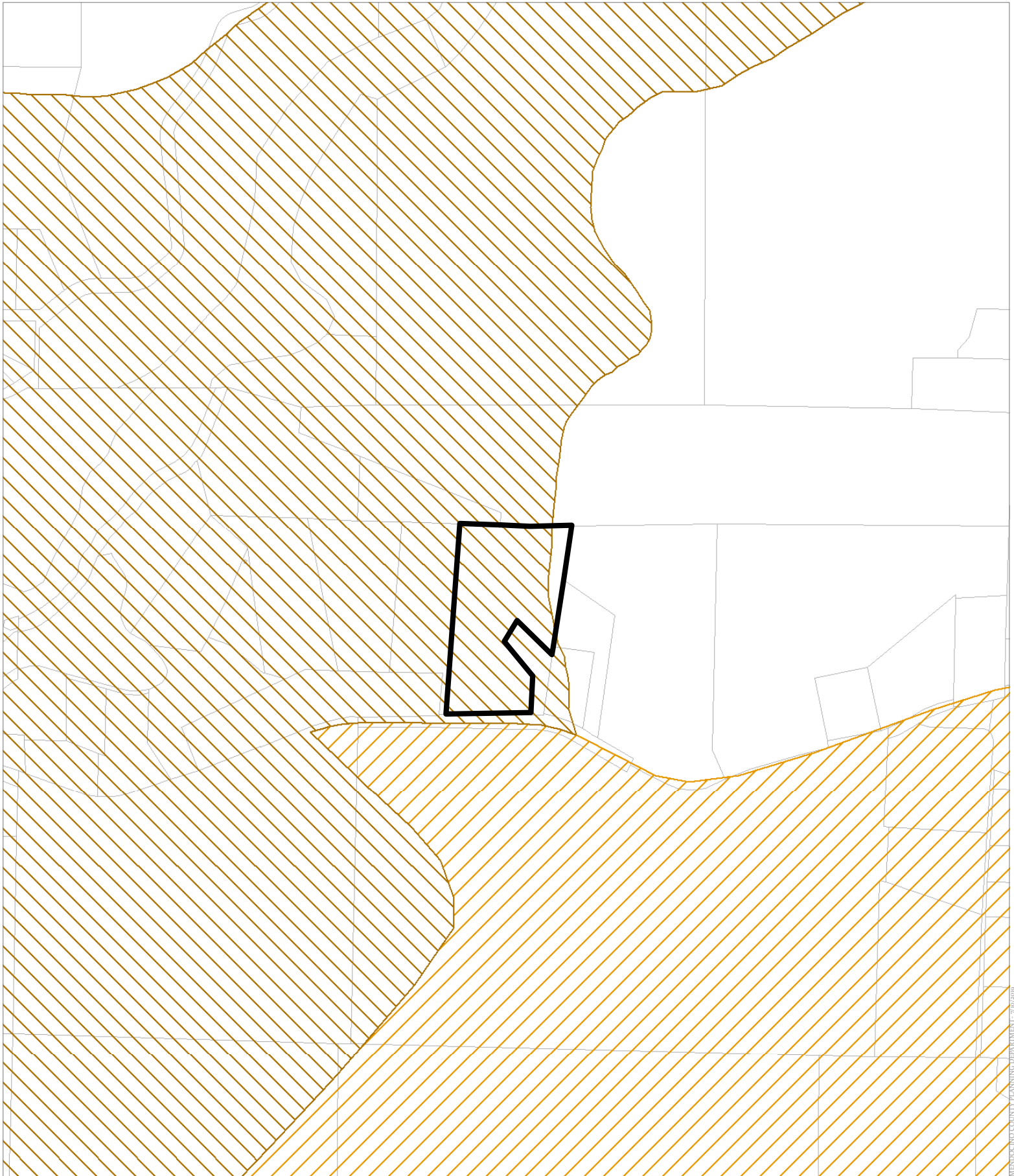


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-  Critical Water Areas
-  Marginal Water Resources

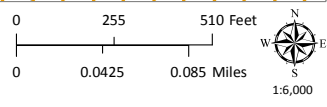


GROUND WATER RESOURCES



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-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

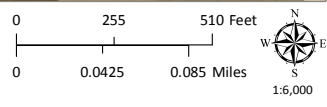
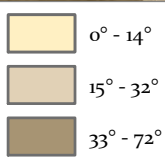


HIGHLY SCENIC & TREE REMOVAL AREAS

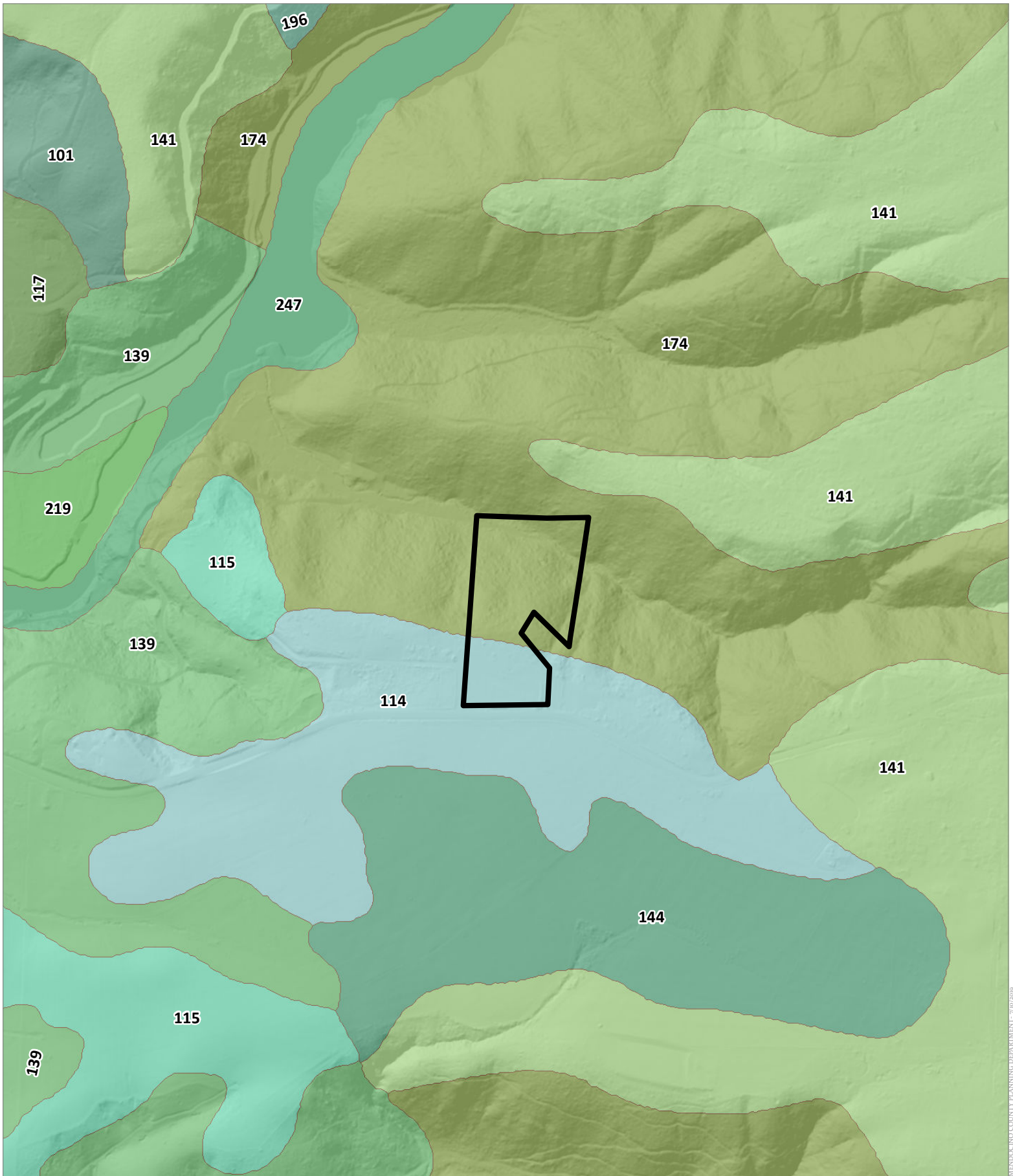


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2019

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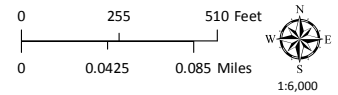


ESTIMATED SLOPE

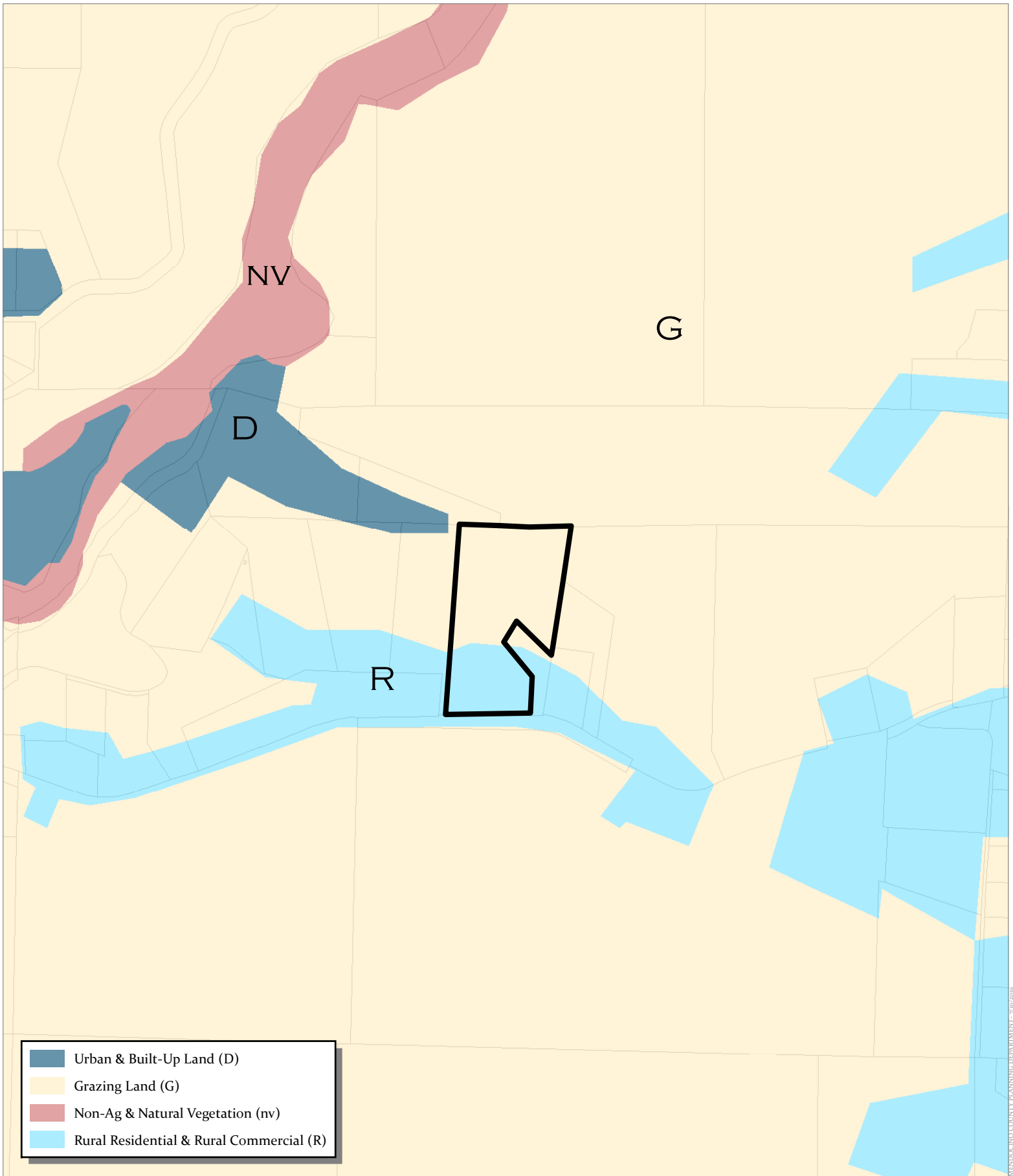


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 Western Study Soil Types



SOIL CLASSIFICATIONS



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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