



**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  
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FAX: 707-463-5709  
FB PHONE: 707-964-5379  
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pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

September 30, 2019

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

Assessor  
Fort Bragg Fire Protection Authority  
Coastal Commission  
Cloverdale Rancheria

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** CDP\_2019-0036

**DATE FILED:** 9/13/2019

**OWNER:** KAREN ANN FUQUA

**APPLICANT/AGENT:** TREGONING CONSTRUCTION

**REQUEST:** Standard Coastal Development Permit to add a new roof creating a covered porch at the existing deck location, including rebuilding the existing deck.

**LOCATION:** Within the Coastal Zone, 6.6± miles north of the City of Fort Bragg, west of State Route 1 (SR 1), on the north side of Ocean View Drive (private), 580± ft. west of its intersection with State Route 1, located at 33100 Ocean View Dr., Fort Bragg (APN: 069-051-21).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** October 15, 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](mailto: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 \_\_\_\_\_

**RELATED CASES:** LCP\_88-82 and CCC 1- 88-156W – SFR; CDP\_55-95 - Garage

|               | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u>     | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|----------------------------|---------------------------|----------------------|
| <b>NORTH:</b> | Rural Residential (RR2(1))   | Rural Residential (RR2(1)) | 1± acre; 1± acre          | Residential          |
| <b>EAST:</b>  | Rural Residential (RR2(1))   | Rural Residential (RR2(1)) | 1± acre                   | Residential          |
| <b>SOUTH:</b> | Rural Residential (RR2(1))   | Rural Residential (RR2(1)) | 1± acre                   | Residential          |
| <b>WEST:</b>  | Rural Residential (RR2(1))   | Rural Residential (RR2(1)) | 1± acre                   | Residential          |

| LOCAL                                |                                  | TRIBAL                                 |  |
|--------------------------------------|----------------------------------|----------------------------------------|--|
| ☒ Assessor's Office                  | ☒ Fort Bragg Rural Fire District | ☒ Cloverdale Rancheria                 |  |
| ☒ Building Division Ukiah            | ☒ Planning Division Ukiah        | ☒ Redwood Valley Rancheria             |  |
| ☒ Department of Transportation (DOT) | <b><u>STATE</u></b>              | ☒ Sherwood Valley Band of Pomo Indians |  |
| ☒ Environmental Health (EH)          | ☒ California Coastal Commission  |                                        |  |

**ADDITIONAL INFORMATION:**

**DATE:** 9/23/19

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Urban & Built-Up Land (D)

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State Responsible Agency)

Fort Bragg Rural Fire District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

Moderate Fire Hazard

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

204—Sirdrak loamy sand

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](http://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

MAP 12: CLEONE

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

BEACH DEPOSITS AND STREAM ALLUVIUM AND TERRACES (ZONE 3) - INTERMEDIATE SHAKEING

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

BARREN

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

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

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|                 |               |
|-----------------|---------------|
| Case No(s)      | CDP-2019-0036 |
| CDF No(s)       | n/a           |
| Date Filed      | 9-13-19       |
| Fee             | \$2399.00     |
| Receipt No.     | PRJ-030286    |
| Received by     | @WALDMANJ     |
| Office Use Only |               |

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name TREGONING CONSTRUCTION INC.  
Mailing Address 31790 JOHNSON LANE  
City FT. BRAGG State CA Zip Code 95437 Phone 707-357-3232

### PROPERTY OWNER

Name Karen A Fagua  
Mailing Address P.O. Box 1256  
City Portola State CA Zip Code 96122 Phone 530 927-7956

### AGENT

Name TREGONING CONSTRUCTION INC  
Mailing Address 31790 JOHNSON LANE  
City FT. BRAGG State CA Zip Code 95437 Phone 707-357-3232

### PARCEL SIZE

413,400 ☒ Square feet  
☐ Acres

### STREET ADDRESS OF PROJECT

33100 OCEAN VIEW DR. FORT BRAGG, CA.

### ASSESSOR'S PARCEL NUMBER(S)

069-051-21

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

[Signature]  
Signature of Applicant/Agent

8/1/19  
Date

Karen A Fagua  
Signature of Owner

9/10/19  
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.

REPLACE EXISTING WOODEN PORCH AND WALKWAY WITH CONCRETE, SAME SIZE & LOCATION, WITH A ROOF ADDITION OVER PORCH. THE ROOFLINE WILL CONTINUE AT SAME HEIGHT

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

| TYPE OF UNIT                           | NUMBER OF STRUCTURES | SQUARE FEET PER DWELLING UNIT |
|----------------------------------------|----------------------|-------------------------------|
| <input type="checkbox"/> Single Family | _____                | _____                         |
| <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: \_\_\_\_\_  
 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.

EXISTING SFR, GARAGE, AND PUMPHOUSE

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 \_\_\_\_\_ feet.

8. Lot area (within property lines): 43,400 ☒ square feet ☐ acres

9. Lot Coverage:

|                   | EXISTING                | NEW PROPOSED      | TOTAL             |
|-------------------|-------------------------|-------------------|-------------------|
| Building coverage | <u>1938</u> square feet | _____ square feet | _____ 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: 1938 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: N/A

Number of Spaces Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Total \_\_\_\_\_

|                              |       |            |
|------------------------------|-------|------------|
| 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: *N/A*

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

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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 LIGHTING*

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14. What will be the method of sewage disposal? *EXISTING*  
☐ Community sewage system, specify supplier \_\_\_\_\_  
☒ Septic Tank  
☐ Other, specify \_\_\_\_\_

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15. What will be the domestic water source? *EXISTING*  
☐ Community water system, specify supplier \_\_\_\_\_  
☒ Well  
☐ Spring  
☐ Other, specify \_\_\_\_\_

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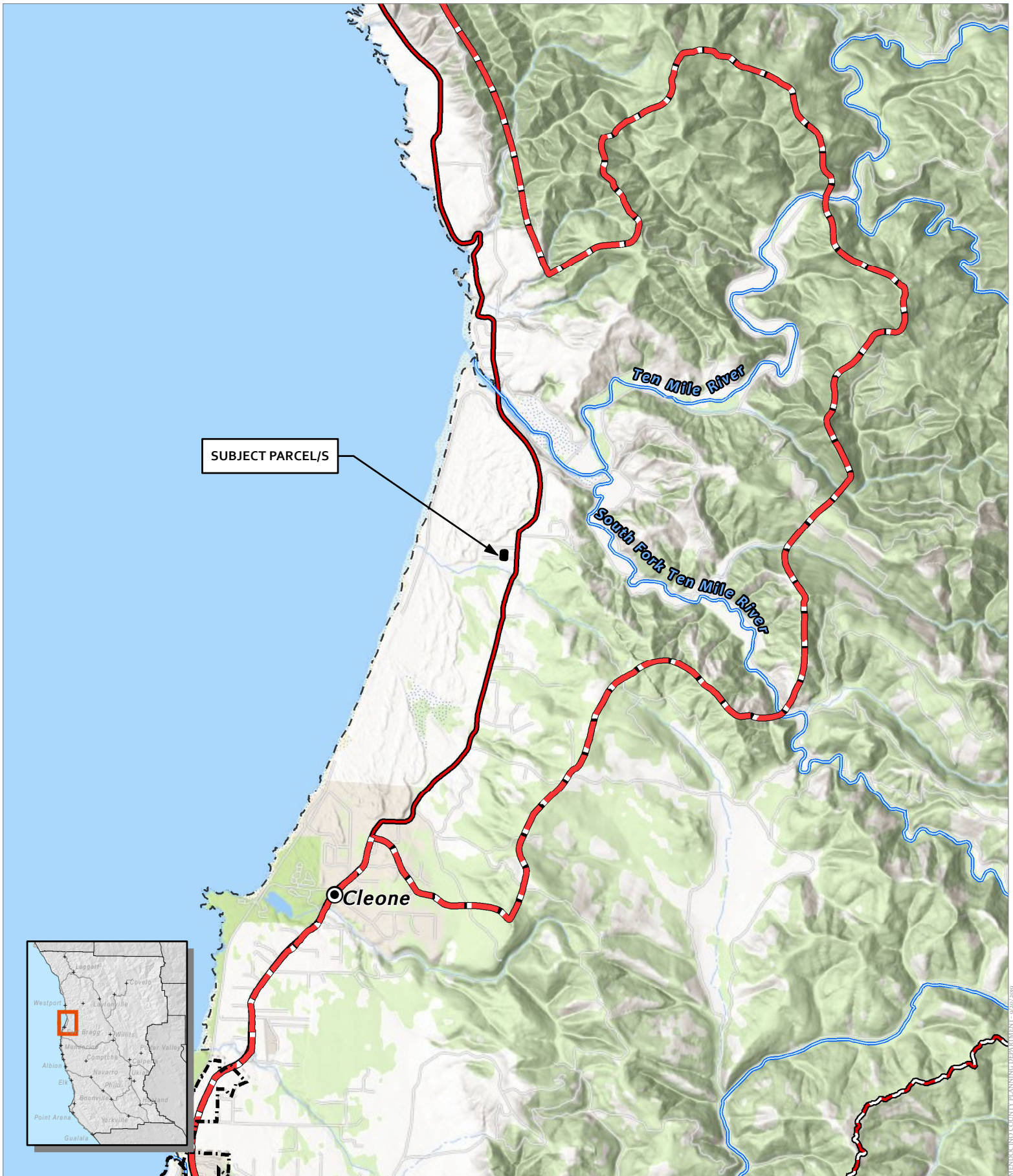
16. Is any grading or road construction planned? ☐ Yes ☒ No  
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

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: \_\_\_\_\_  
 \_\_\_\_\_

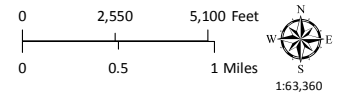
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17. | Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, explain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 18. | Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, explain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 21. | Is the proposed development visible from:<br><br>A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 22. | Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, explain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 23. | Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?<br><br>A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br>Amount of material to be dredged or filled? _____ cubic yards.<br><br>Location of dredged material disposal site: _____<br><br>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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



CASE: CDP 2019-0036  
 OWNER: FUQUA, Karen  
 APN: 069-051-21  
 APLCT: Tregoning Construction, Inc.  
 AGENT: Tregoning Construction, Inc.  
 ADDRESS: 33100 Ocean View Drive, Fort Bragg

- |                        |              |
|------------------------|--------------|
| ● Major Towns & Places | Major Rivers |
| City Limits            | Highways     |
| Coastal Zone Boundary  | Major Roads  |

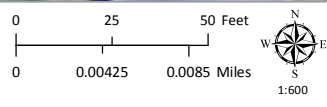


LOCATION MAP

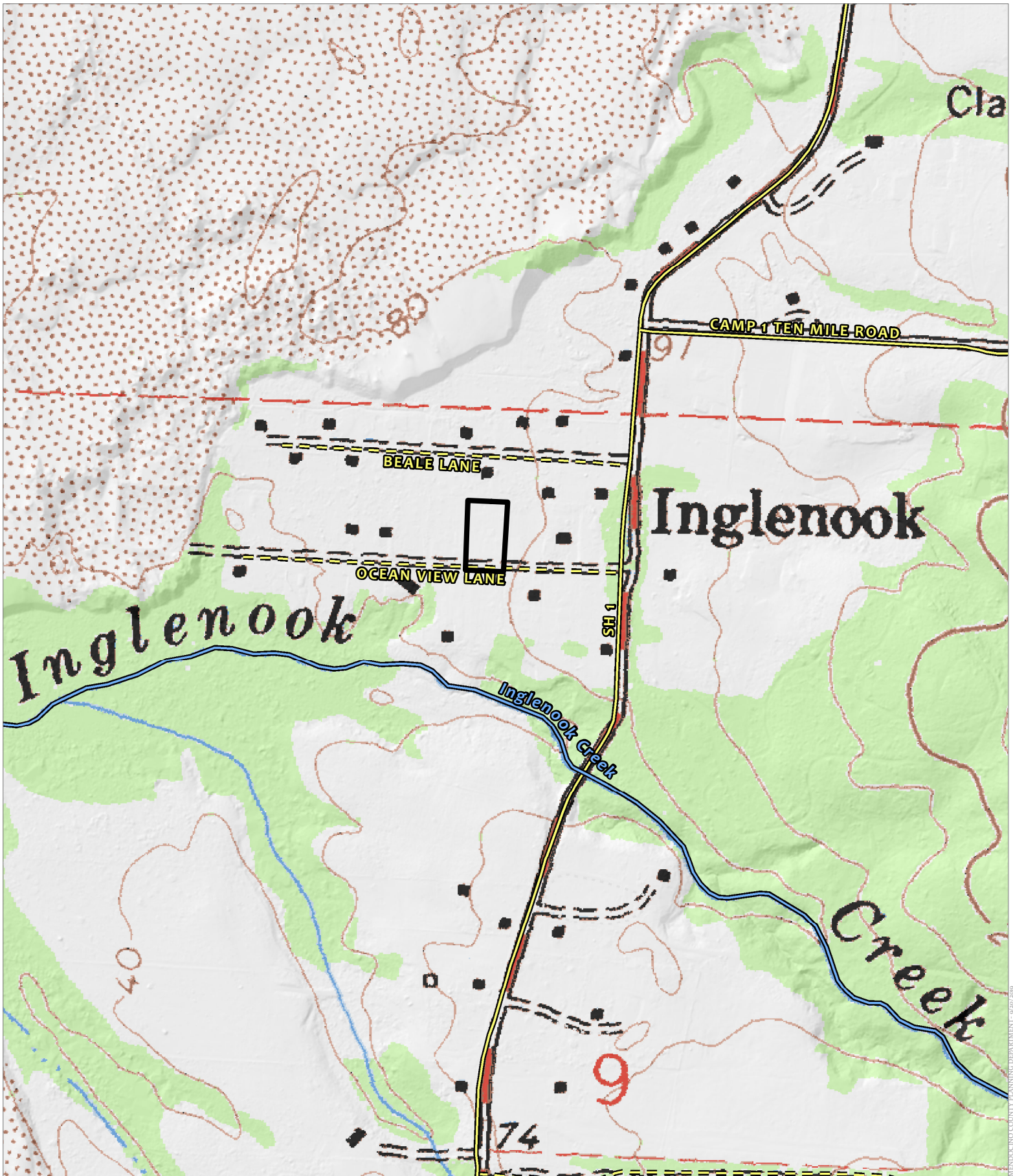


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== Private Roads

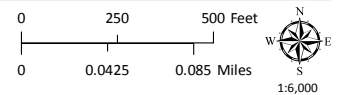


AERIAL IMAGERY

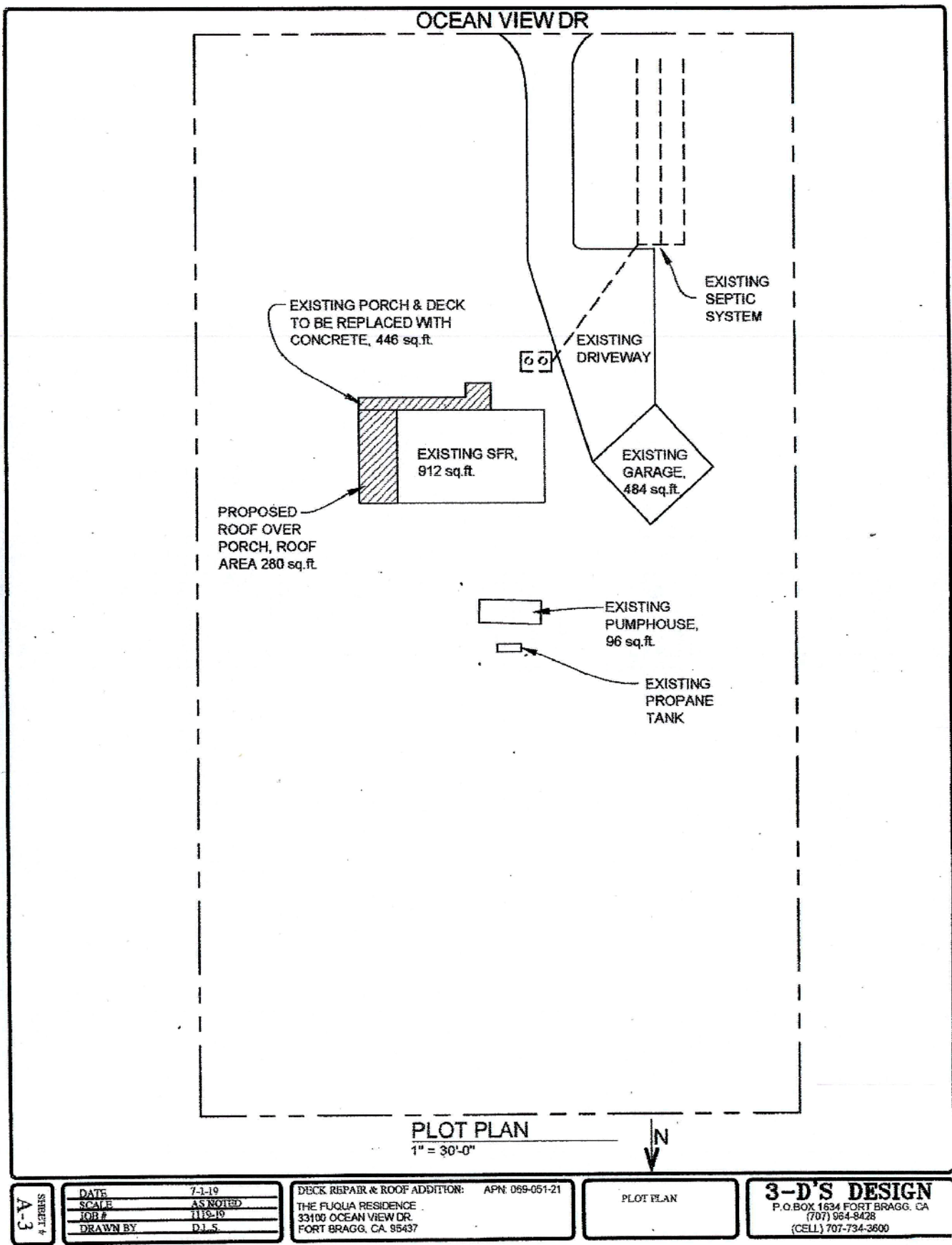


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- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

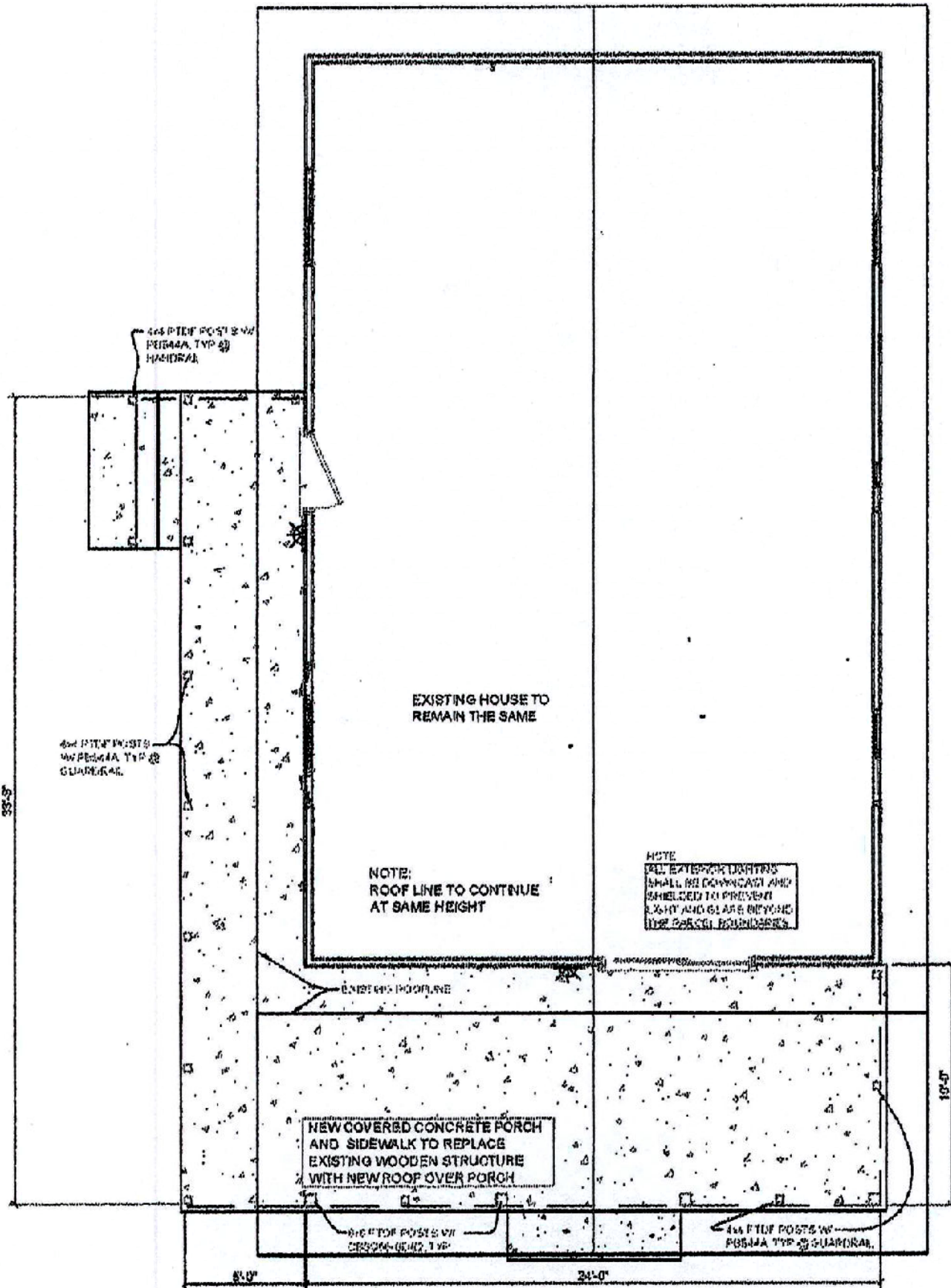


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2019

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NO SCALE

SITE PLAN



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NO SCALE

CONSTRUCTION PLAN

**3-D'S DESIGN**  
P.O. BOX 1834 FORT BRAGG, CA  
(707) 964-8428  
(CELL) 707-734-3600

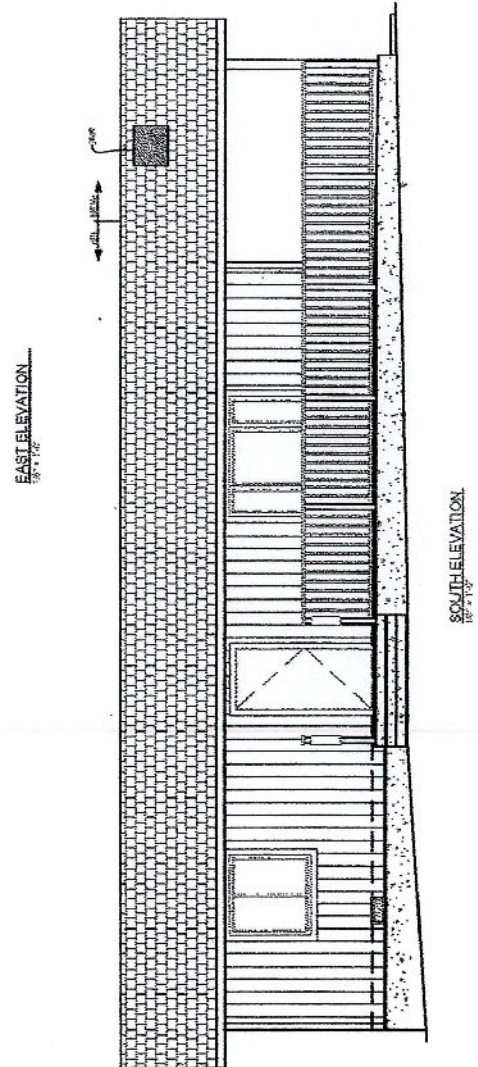
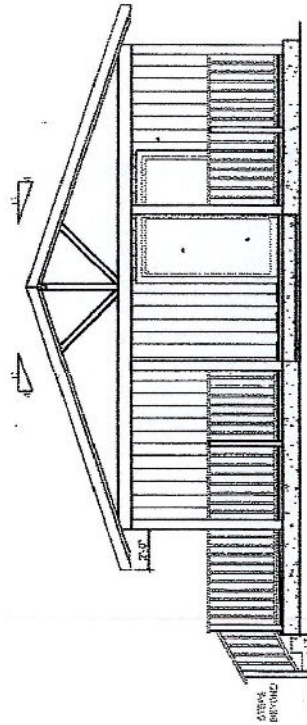
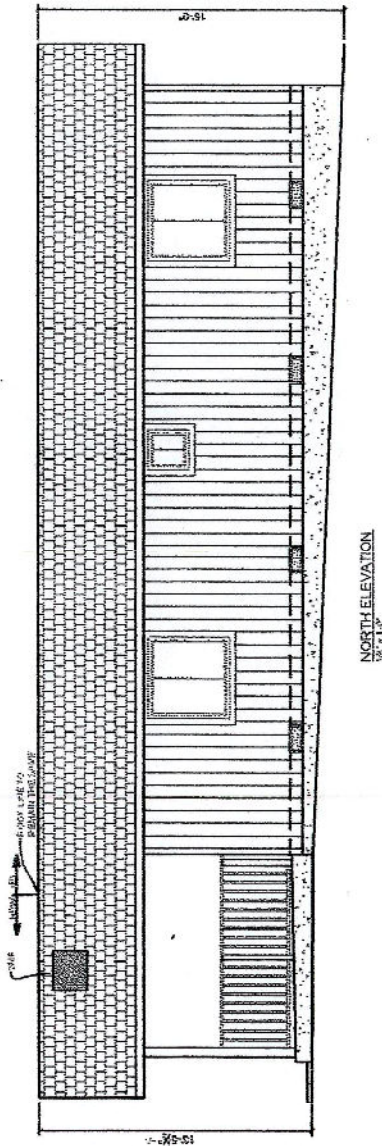
ELEVATIONS

DECK REPAIR & ROOF ADDITION  
APR 059-051-21  
THE FUQUA RESIDENCE  
33100 OCEAN VIEW DR.  
FORT BRAGG, CA 95437

DATE: 7-1-19  
SCALE: AS NOTED  
JOB #: 111819  
DRAWN BY: D.L.S.

SHEET #  
**A-1**

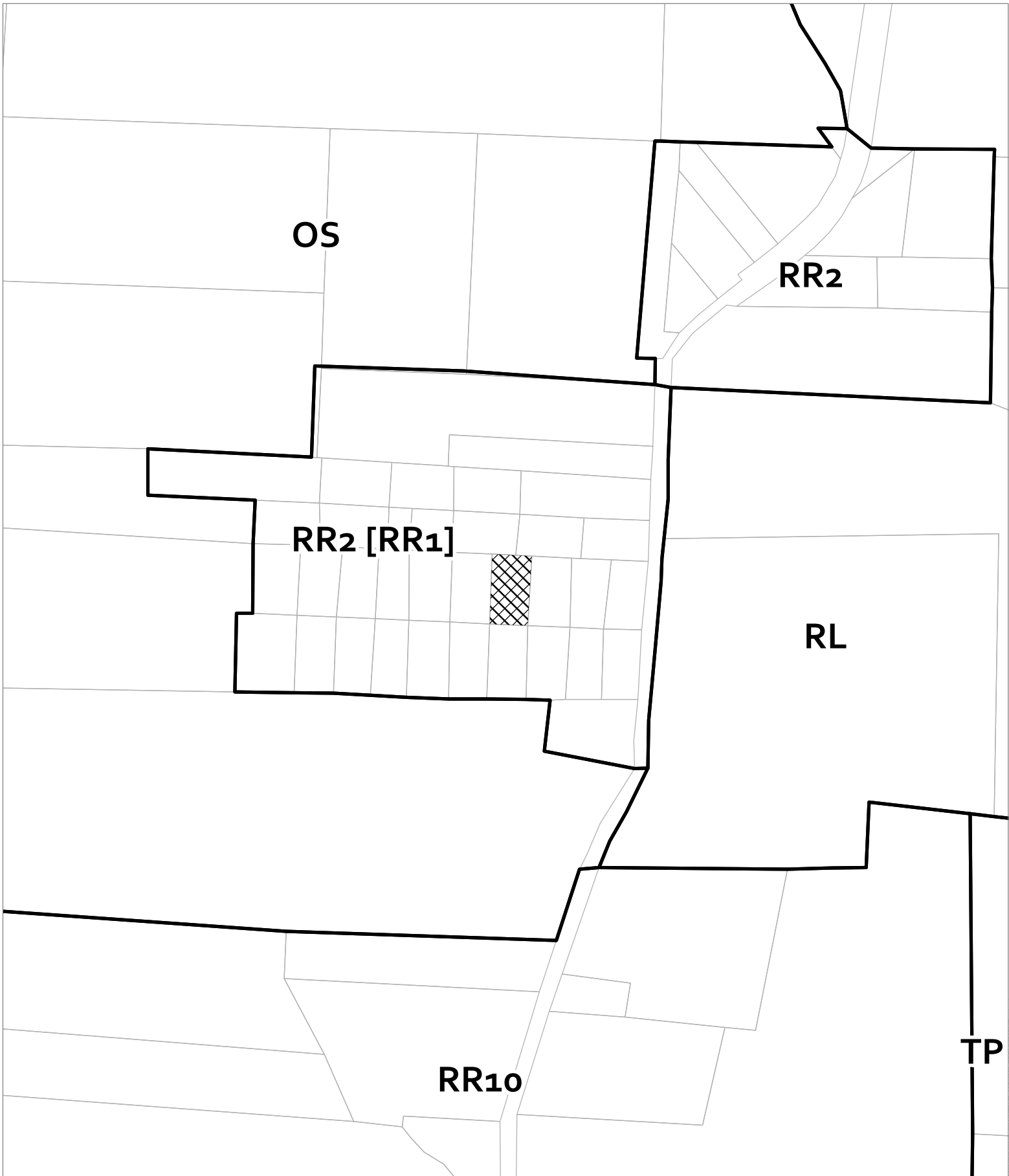
|            |     |
|------------|-----|
| INDEX      | A-1 |
| ELEVATIONS | A-1 |
| DECK PLAN  | A-2 |
| PLOT PLAN  | A-3 |



NO SCALE

ELEVATIONS

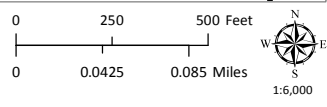
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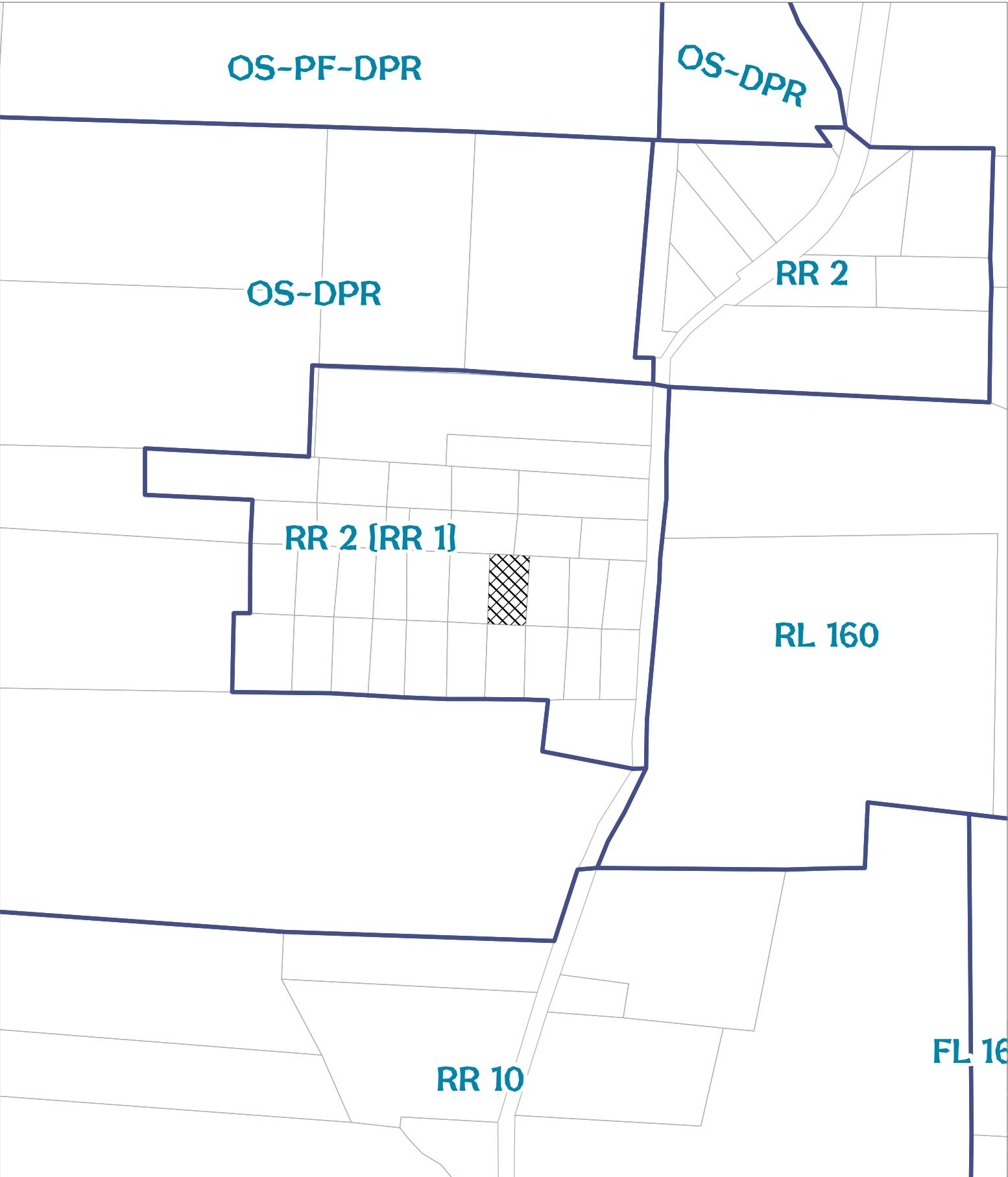
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 Zoning Districts

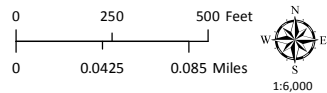


ZONING DISPLAY MAP



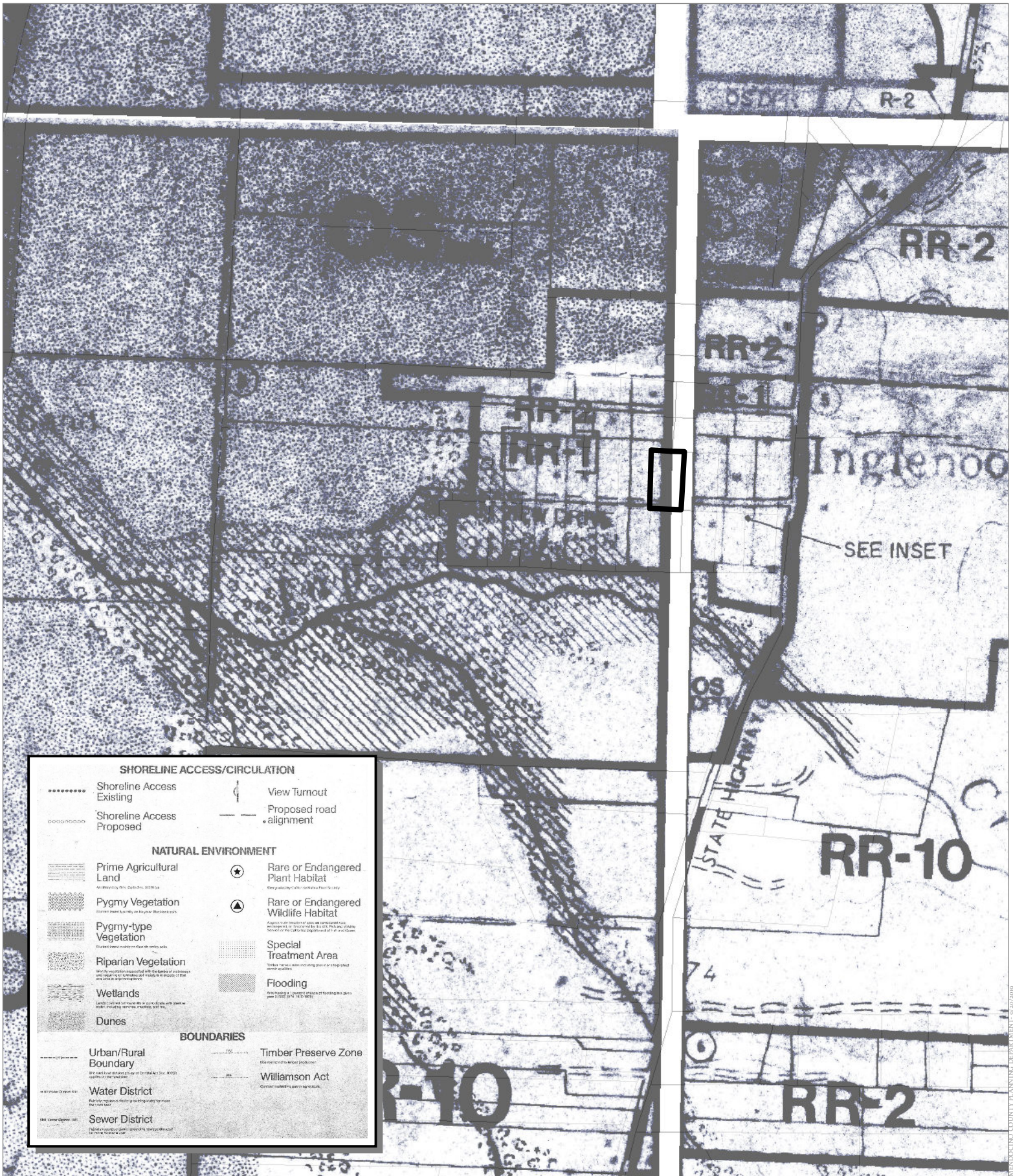
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 General Plan Classes

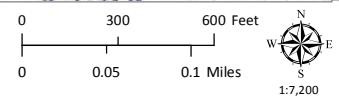


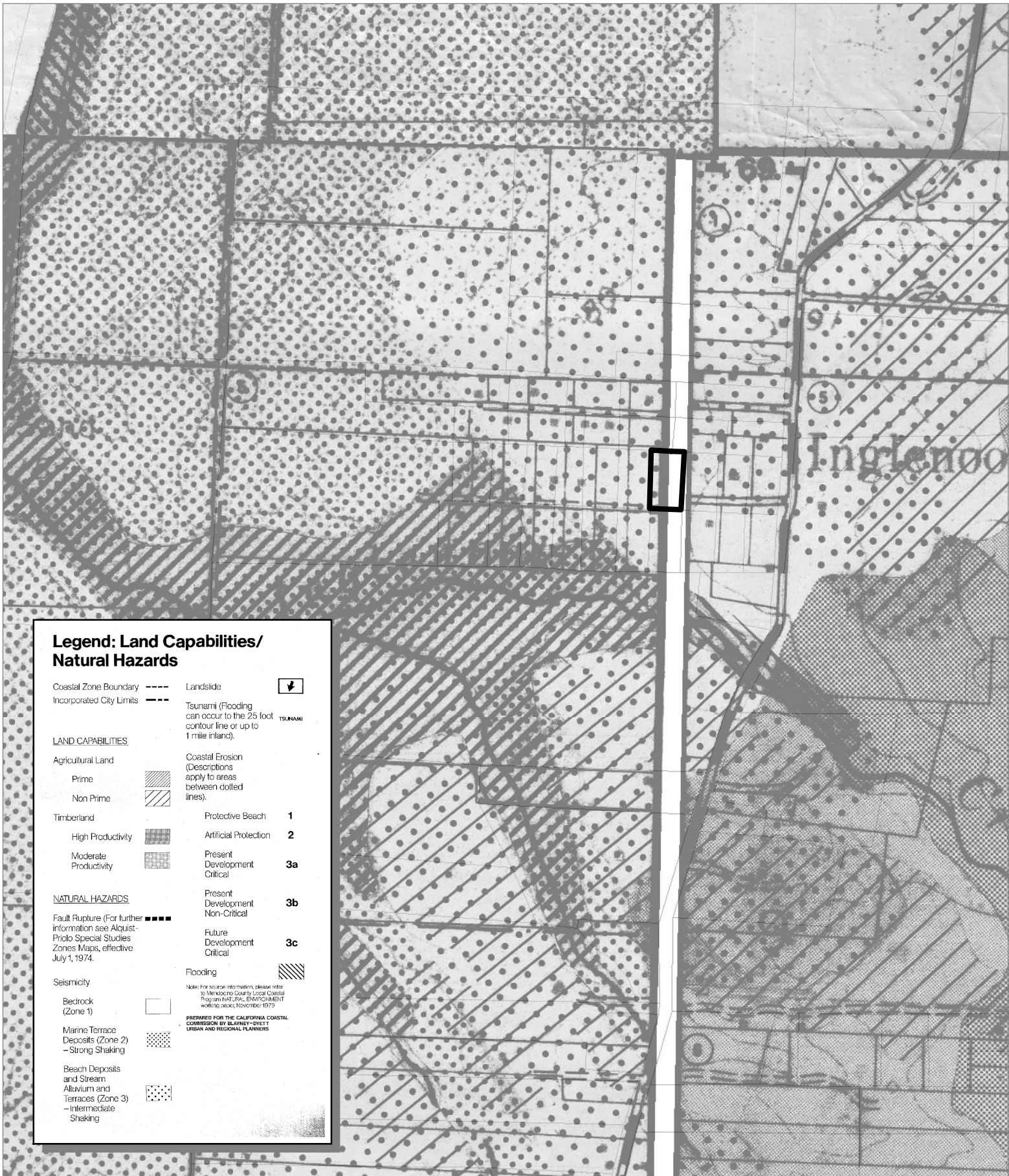
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2019

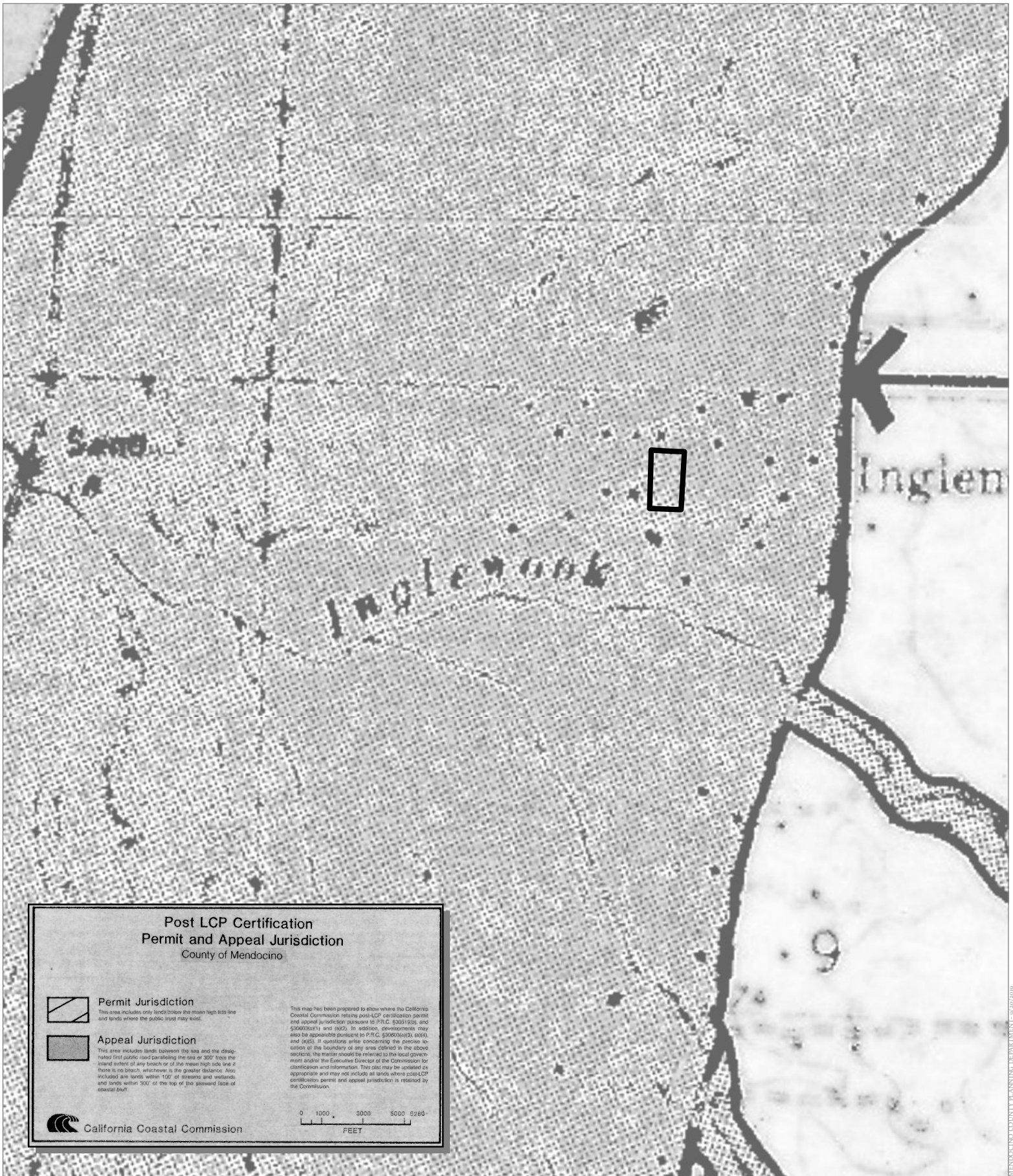


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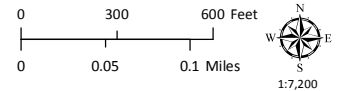




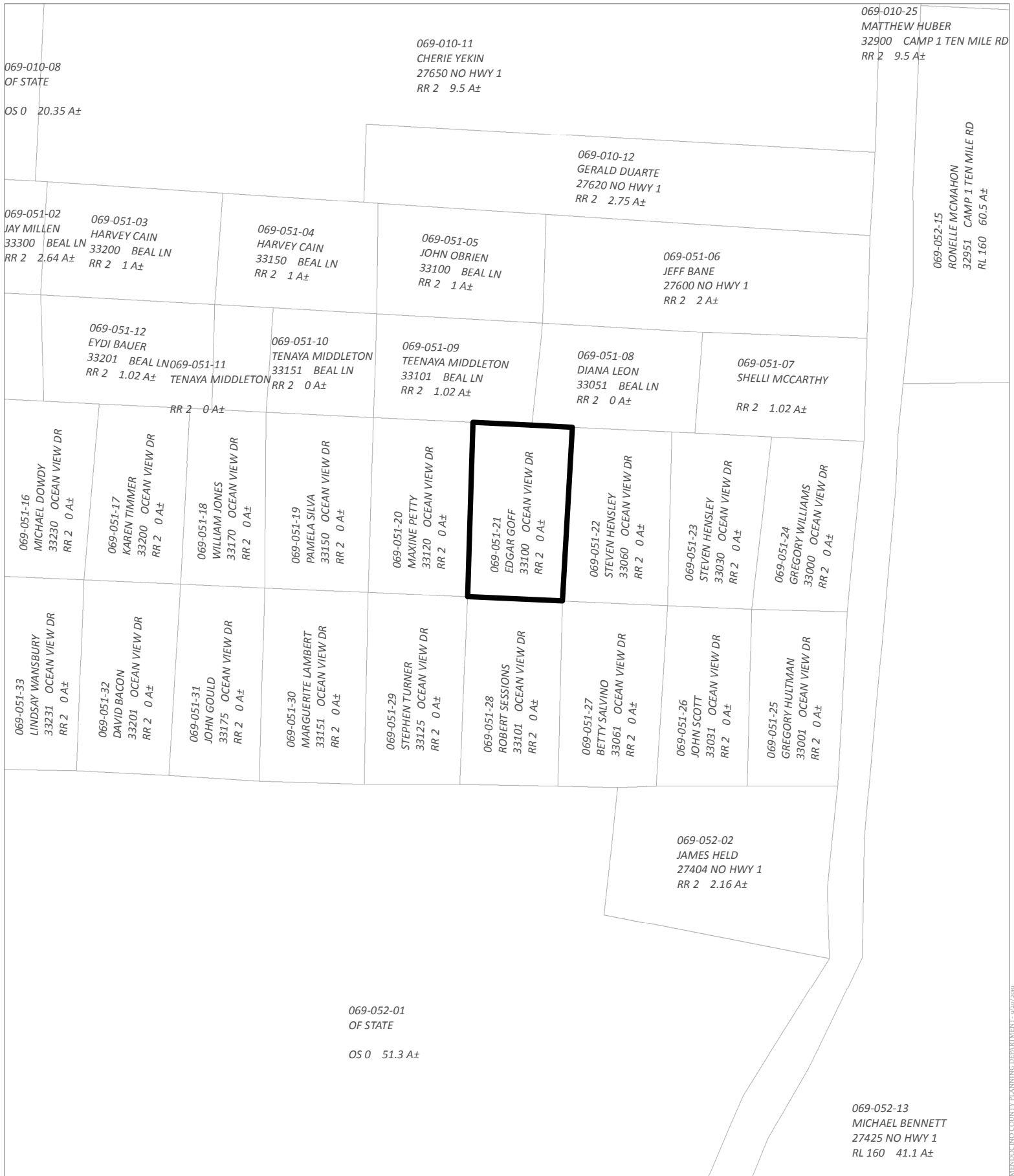




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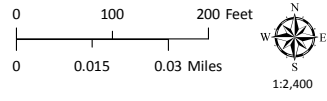


POST LCP CERTIFICATION & APPEAL JURISDICTION

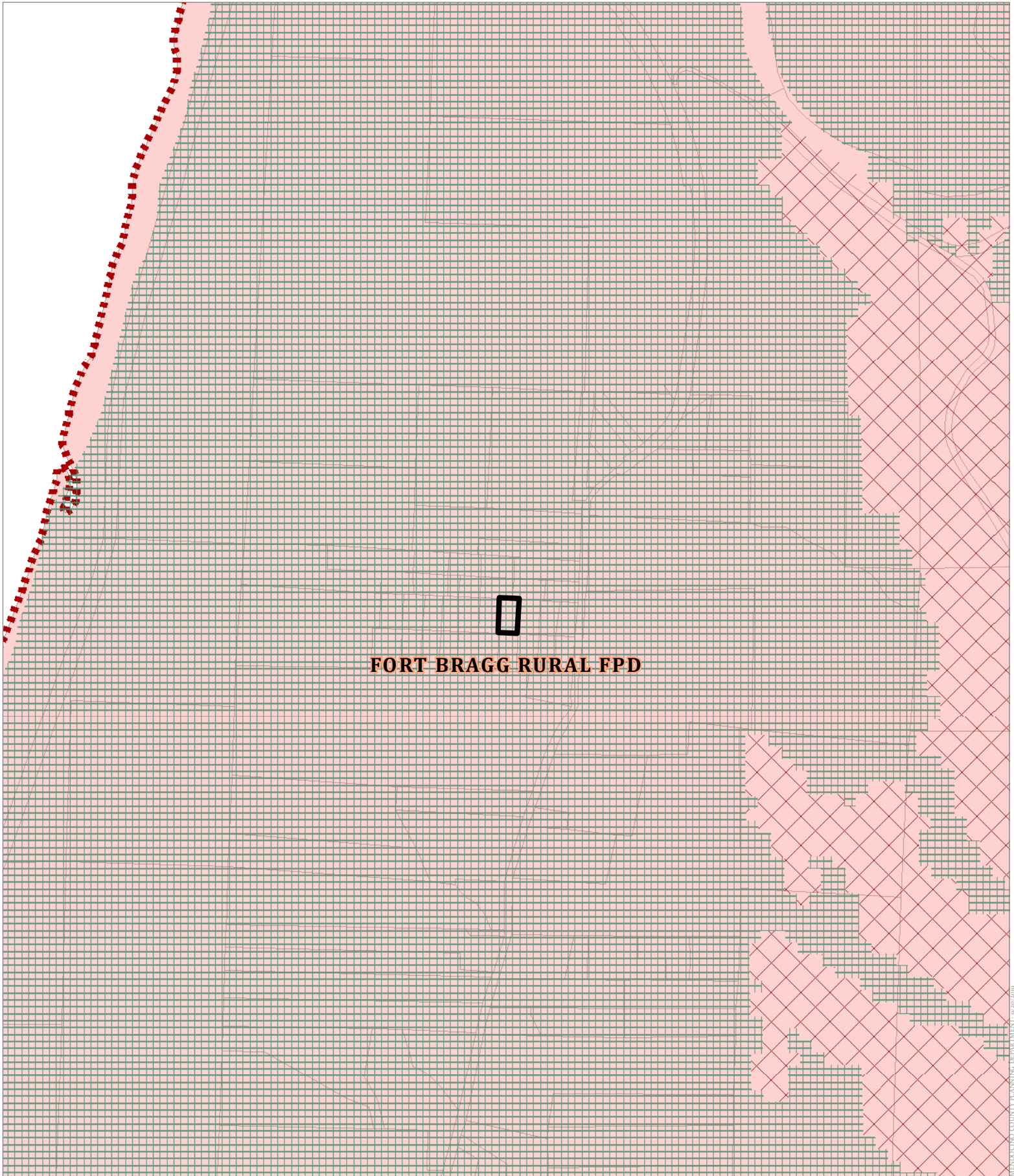


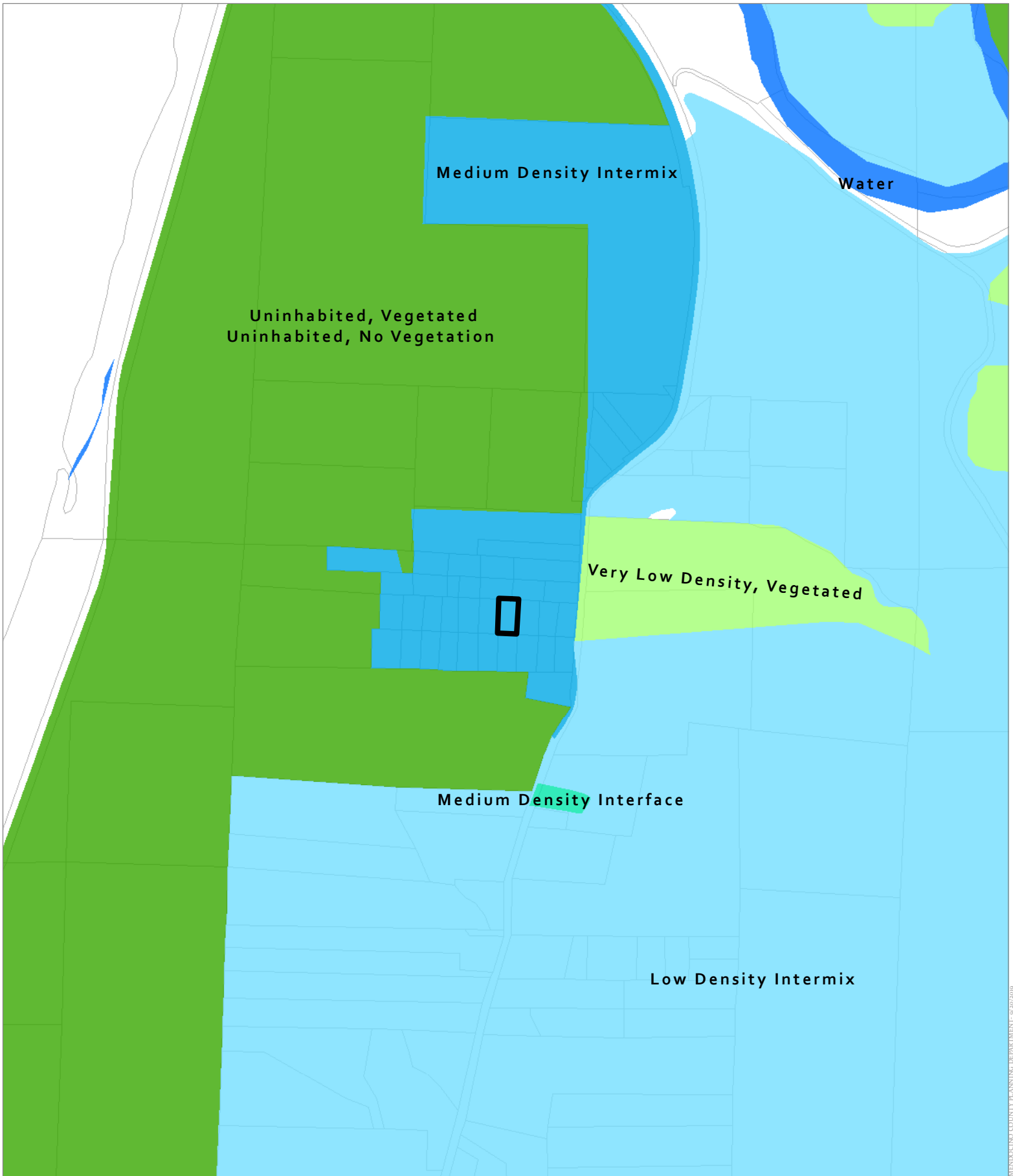
TENDOCKING COUNTY PLANNING DEPARTMENT - 9/20/2009

CASE: CDP 2019-0036  
 OWNER: FUQUA, Karen  
 APN: 069-051-21  
 APLCT: Tregoning Construction, Inc.  
 AGENT: Tregoning Construction, Inc.  
 ADDRESS: 33100 Ocean View Drive, Fort Bragg



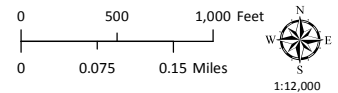
ADJACENT PARCELS



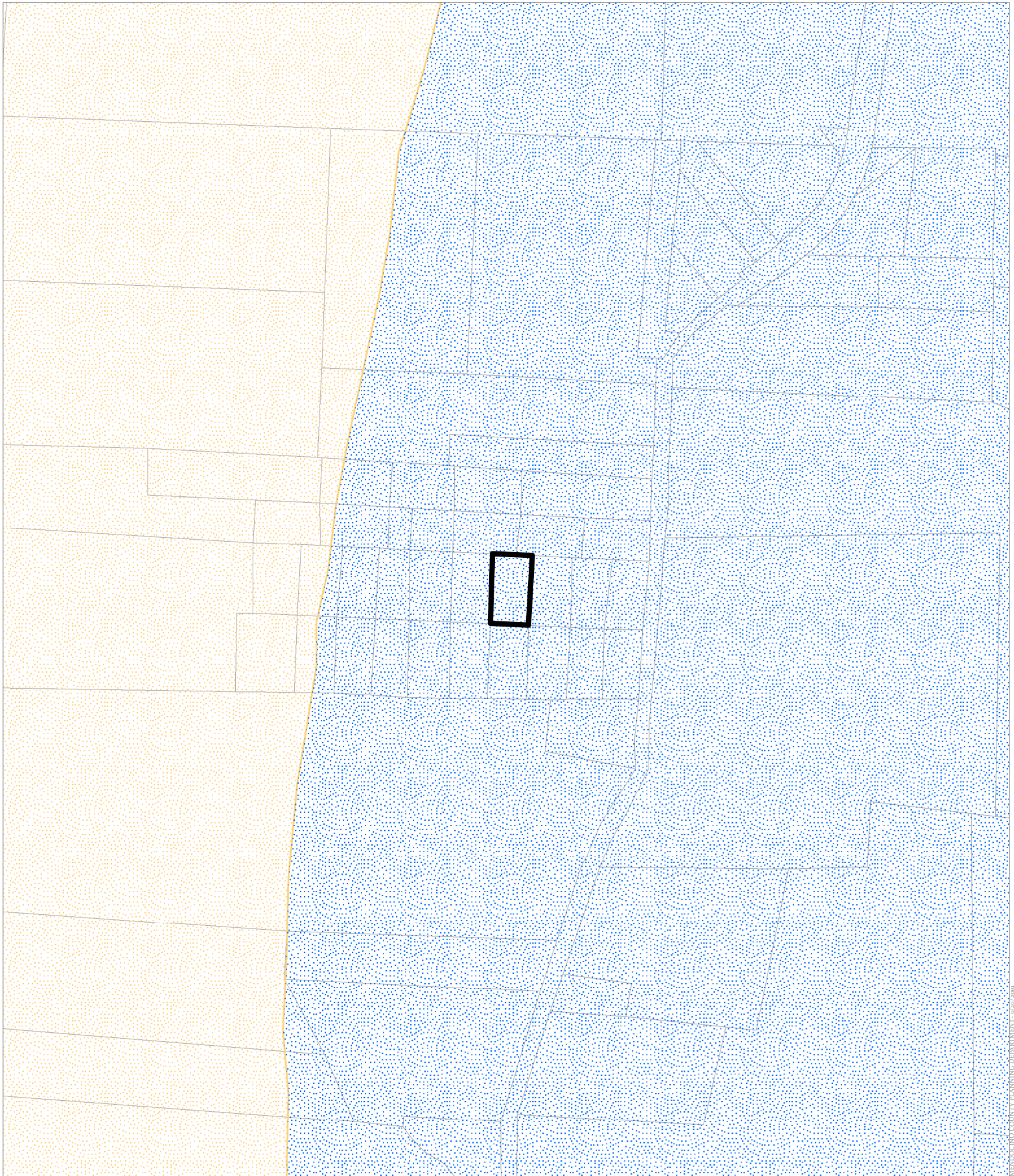


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Water

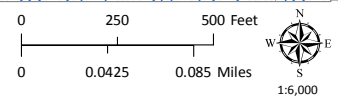


WILDLAND-URBAN INTERFACE ZONES

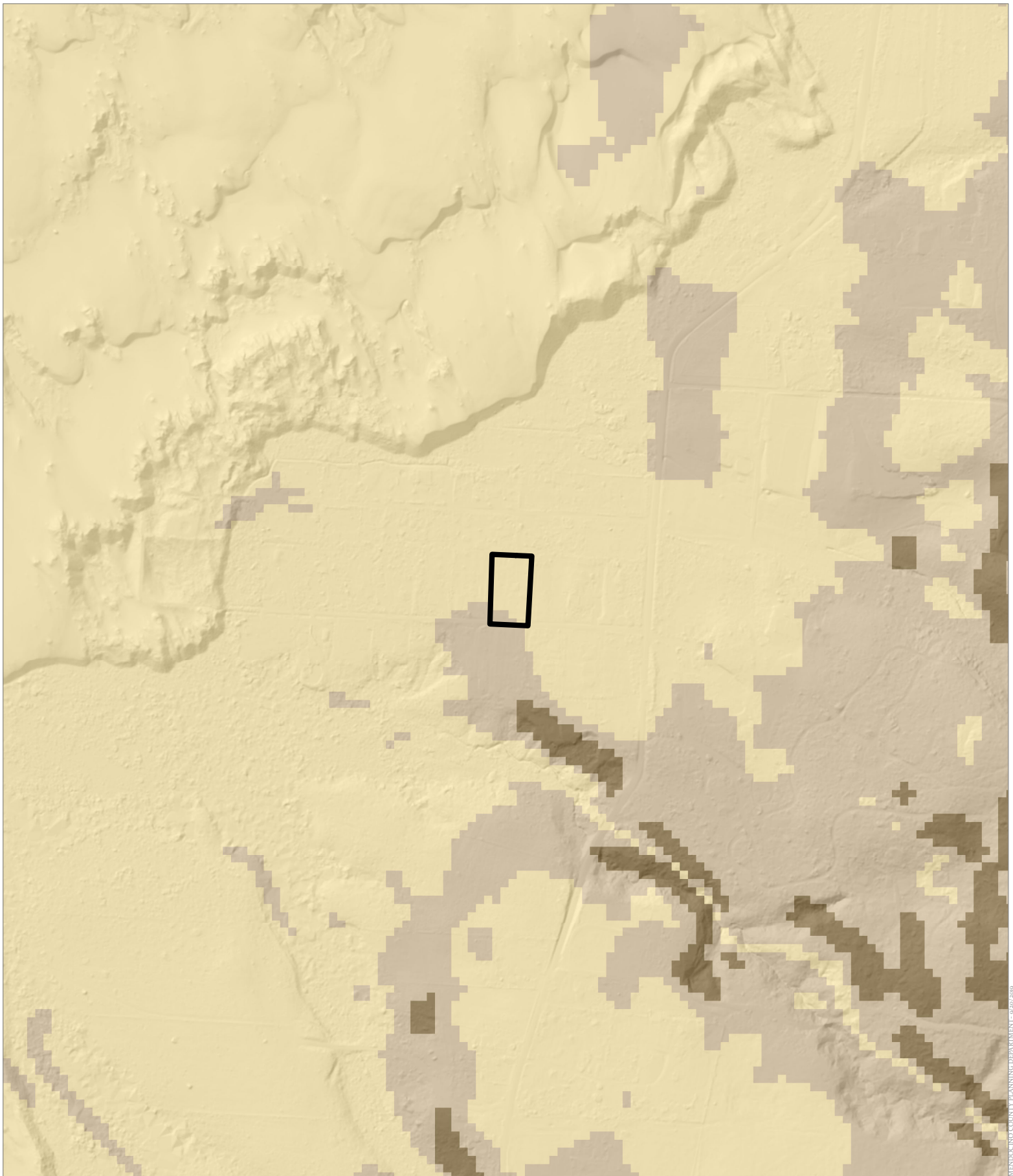


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 Sufficient Water Resources  
 Dunes

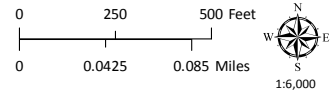
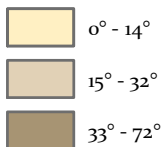


GROUND WATER RESOURCES

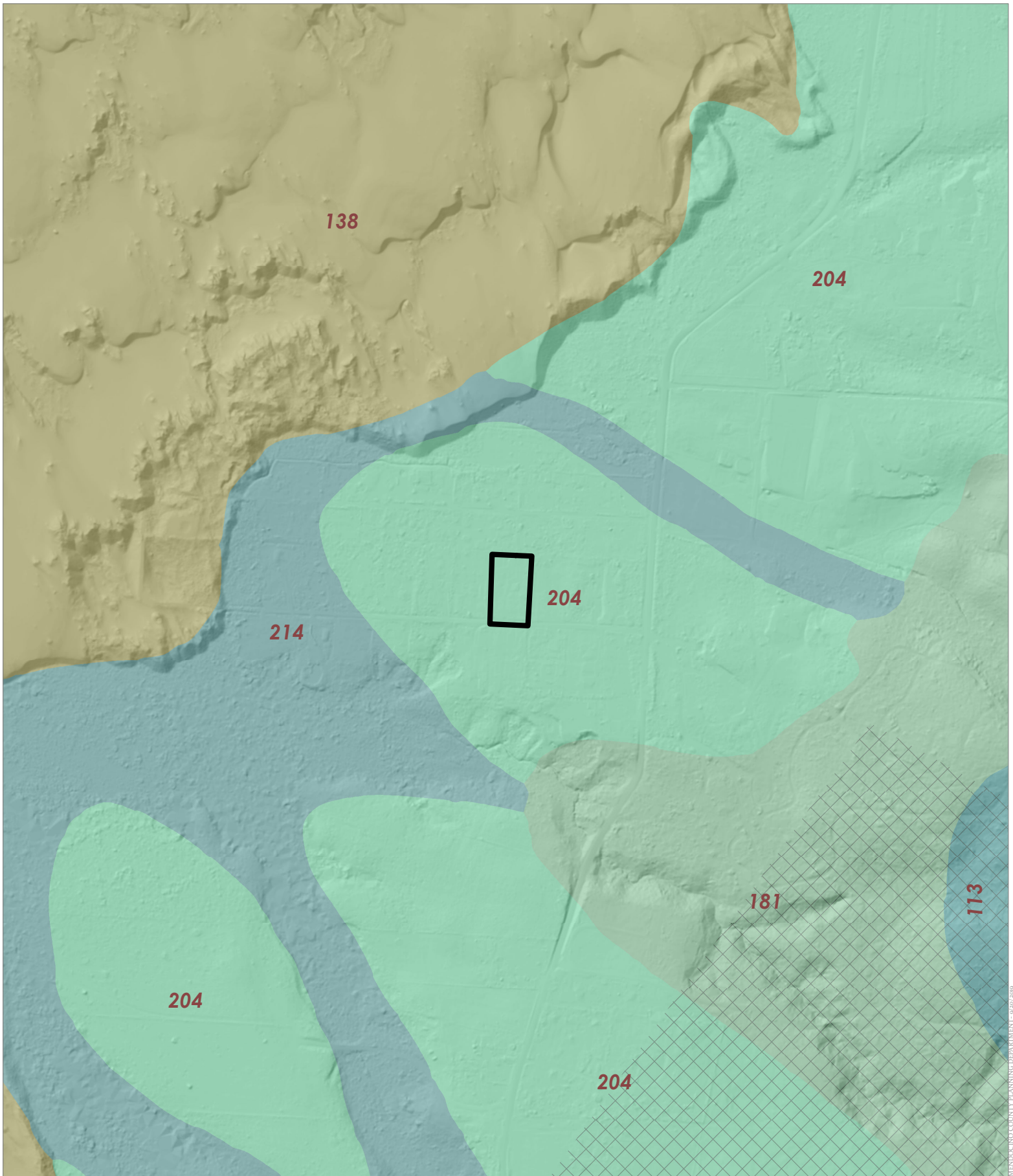


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2009

CASE: CDP 2019-0036  
OWNER: FUQUA, Karen  
APN: 069-051-21  
APLCT: Tregoning Construction, Inc.  
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ADDRESS: 33100 Ocean View Drive, Fort Bragg

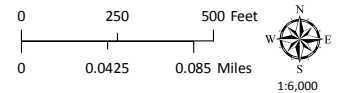


ESTIMATED SLOPE

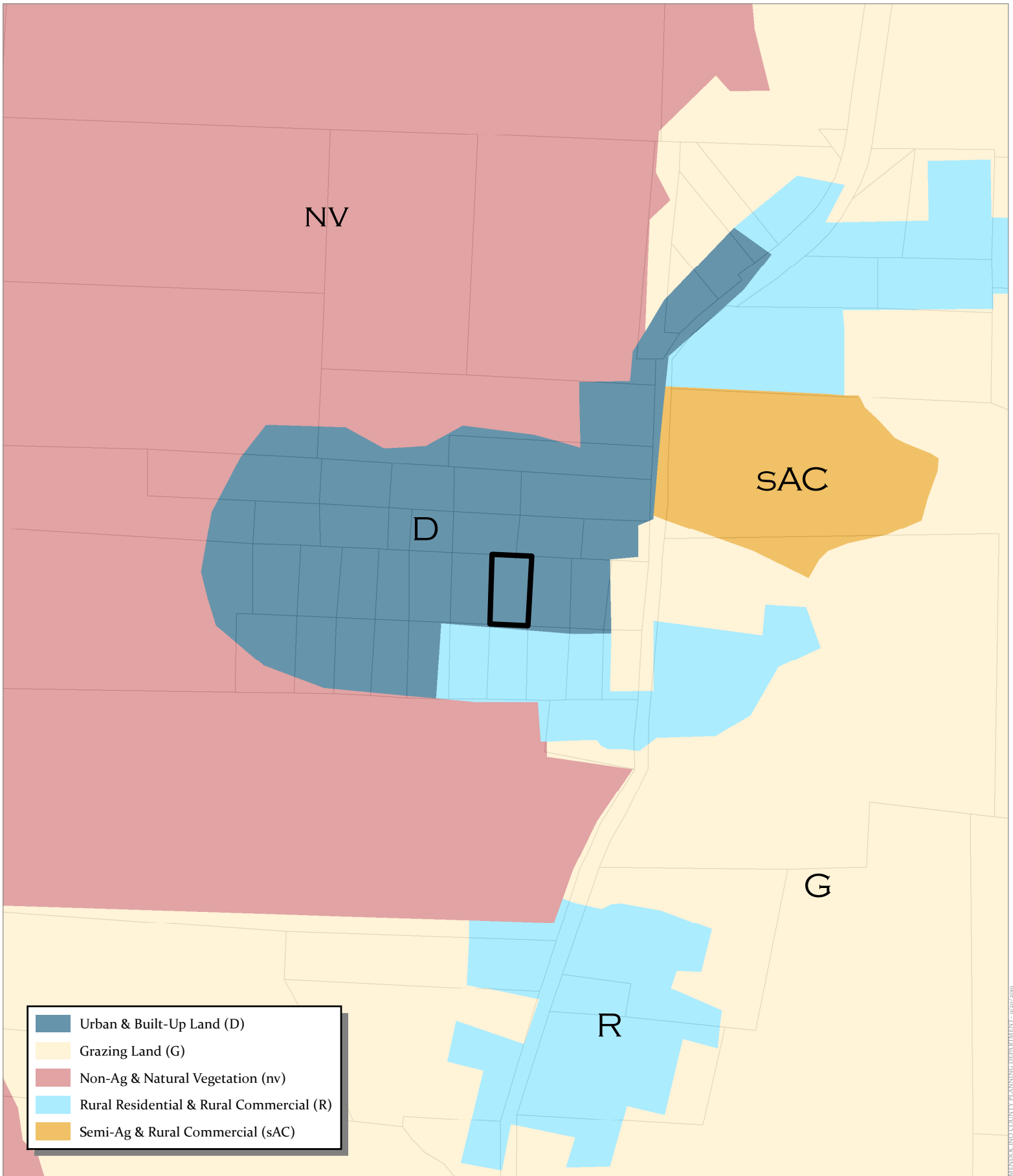


CASE: CDP 2019-0036  
OWNER: FUQUA, Karen  
APN: 069-051-21  
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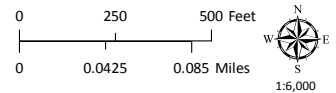
 Bishop Pine



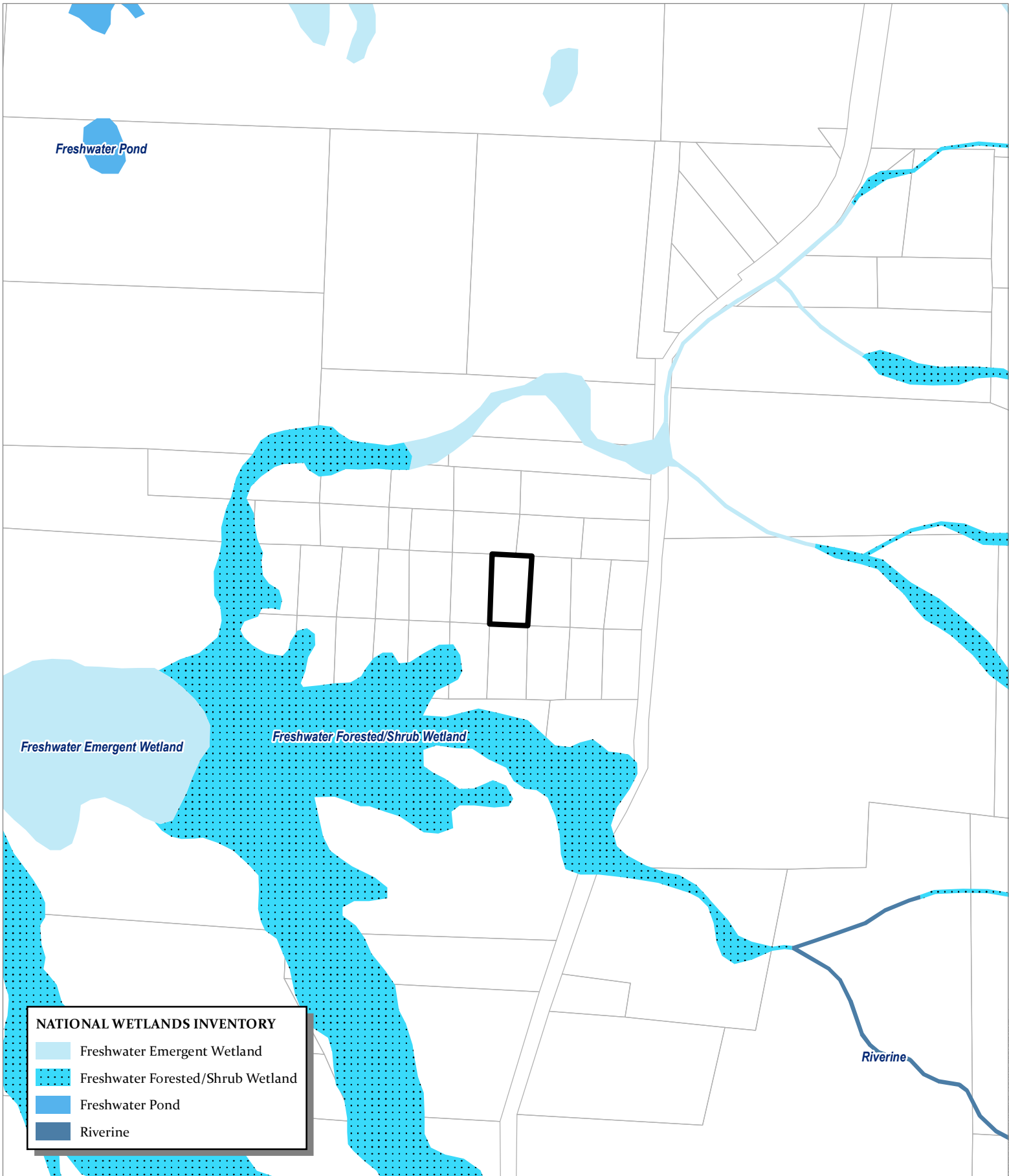
WESTERN SOIL CLASSIFICATIONS



CASE: CDP 2019-0036  
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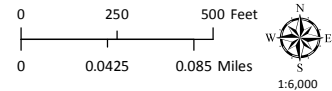
FARMLAND CLASSIFICATIONS



**NATIONAL WETLANDS INVENTORY**

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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WETLANDS