



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT – CDP STANDARD**

**JULY 26, 2018
CDP_2010-0016**

SUMMARY

OWNER/APPLICANT: WENDY BABBE
12451 S HWY 1
ELK, CA 95432

AGENT: WYNN COASTAL DEVELOPMENT PERMITS
703 N MAIN ST
FORT BRAGG, CA 95437

REQUEST: After-the-fact Standard Coastal Development Permit request to construct a 794 sq. ft. horse barn, demolish a 315 sq. ft. building, and rebuild a 300 sq. ft. chicken coop.

DATE DEEMED COMPLETE: April 2, 2018

LOCATION: In the Coastal Zone, approximately 6.8 miles south of Elk and on the east side of Hwy 1 at 12451 S Hwy 1 (APN 131-090-06).

TOTAL ACREAGE: 205 acres

GENERAL PLAN: Coastal Element, General Plan
Range Lands (RL160) and Forrest Lands (FL160:*)

ZONING: Division II of Title 20, Mendocino County Code
Range Lands (RL)
Forrest Lands (FL:160)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEALABLE: Yes, Highly Scenic Area

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Juliana Cherry

BACKGROUND

PROJECT DESCRIPTION: An after-the-fact Standard Coastal Development Permit request to construct a 794 sq. ft. horse barn, demolish a 315 sq. ft. building, and rebuild a 300 sq. ft. chicken coop.

APPLICANT'S STATEMENT: "After-the-fact request to permit replacing a 315 sf horse barn with a 794 sf horse barn, and to permit rebuild a 300 sf chicken coop; replacement horse barn is 16 ft. maximum average height above natural grade; rebuilt chick coop is 11' maximum average height above natural grade. Both the horse barn and chicken coop were in severe disrepair and needed to be replaced to remain functional."

RELATED APPLICATIONS:

On-Site:

- CC 54-91
- CDB 56-95 denied
- BF 99900552 Farm employee housing denied
- A_2003-0005 Agricultural Preserve
- A_2001-0007 Agricultural Preserve
- BF_2010-0067 Reroof/reside building I
- BF_2010-0057 Reroof/reside building K Barn
- BF_2010-0056 Reroof/reside building J Livestock Barn
- BF_2010-0055 Reroof/reside building F Storage Barn
- BF_2010-0054 Reroof/reside building E Woodshed
- BF_2010-0053 HOLD Reroof/reside building D Chicken House
- BF_2010-0052 Reroof/reside building C Garage
- BF_2010-0051 HOLD Reroof/reside building B Stable
- BF_2010-0050 Reroof/reside building A Sheep Barn
- BF_2008-0899 Expired - Replace 2 electrical services with 2 meter 200 amp
- BF_2008-0886 HOLD Change out 2 services 200 amp
- BF_2008-0716 HOLD Tear off and reroof w metal roofing on barn
- BF_1999-0552 Void - Replace caretaker's unit

SITE CHARACTERISTICS: The site includes riparian vegetation that is situated more than 100 feet from existing development. The 205 acre site includes fourteen buildings grouped together (See attachment *Existing Structures*). Two of the 14 buildings are a chicken coop and a horse barn that are situated north of an dirt road and more than 100 feet north of an existing stream (See attachments *Site Plan* and *Wetlands*). A freshwater, forested/shrub wetland is mapped as following the southerly property boundary. The 14 buildings consist of a Main House (A), Laundry Room (B), Wood Shed (C), Grain Barn (D), Storage Shed (E), Sheep Barn (F), Chicken Coop(G), Garage (H), Horse Barn (I), Maternity Barn (J), Dairy Barn (K), Vegetable Room (L), Well Sheds (M and N) (See attachment *Existing Structures*).

SURROUNDING LAND USE AND ZONING: As listed on Table 1, the surrounding lands are classified and zoned Range Lands (RL). Agriculture, Range Land and Forest Lands classifications support agricultural activity. Several of the surrounding lots are within an Agricultural Preserve and are designated either non-prime or prime agricultural areas. The proposed horse barn and chicken coop are uses common to Light Agricultural land uses seen in the surrounding area.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Agriculture, Range Lands	Agriculture, Range Lands	70 acres	Agriculture
EAST	Forest Lands	Timber Production	130 acres	Agriculture
SOUTH	Range Lands	Range Land	150 acres	Agriculture
WEST	Range Lands	Range Land	50 acres	Agriculture

LOCAL COASTAL PROGRAM CONSISTENCY

The applicant seeks approval, after-the-fact, for the demolition of a 315 sq. ft. structure and construction of a 794 sq. ft. horse barn and 300 sq. ft. chicken coop. The project is located within Mendocino County's Local Coastal Program boundaries and within a designated Highly Scenic Area. The horse barn and chicken coop are two of fourteen buildings that are grouped together, north of a compacted road, and more than 100 feet north of a mapped riverine. Staff recommends that the proposal and recommended conditions of approval would assure development conforms with Mendocino County's Local Coastal Program, including: Coastal Element policies for Range Lands, Light Agriculture, and Highly Scenic Area,

and satisfies Mendocino County Coastal Zoning Code regulations.

Land Use: The majority of the project site is classified as Range Lands (RL) and the most easterly portion of the site is classified as Forest Lands (FL). The FL lands are located east of the Mendocino Local Coastal Plan boundary. "The Range Lands classification is intended to be applied to lands which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas. The classification includes land eligible for incorporation into Type II Agricultural Preserves, other lands generally in range use, intermixed similar parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of range lands." Principal permitted uses include grazing and forage for livestock, including raising of crops, one single-family dwelling, and others. As conditioned, Staff recommends that the proposed development and land use would be consistent with the Local Coastal Plan and Mendocino County General Plan.

Zoning: The majority of the project site is located with the Range Lands (RL) District; this district is intended to encompass lands within the Coastal Zone which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas. The lands located east of the Local Coastal Program boundary are mapped within a Forest Lands (FL) District.

Principal permitted uses include Single-Family Residential, Vacation Home Rental, Light Agriculture; Row and Field Crops; General Agriculture; and others. The proposed land use, MCC Section 20.336.030 *Light Agriculture*, is a permitted use in the RL District.

Elevation drawings demonstrate that the proposed coop and horse barn height would be below the maximum building height limit stated in MCC 20.368.040 (See attachments, including Coop or Barn Elevations). The proposed development conforms with the front, rear, side yard minimum distances and maximum lot coverage (See attachments *Site Plan* and *Existing Structures*).

Visual Resources: The site is identified as a Highly Scenic Area and is subject to the development criteria of MCC Section 20.504.015(C). As such new development shall be subordinate to the natural setting and minimize reflective surfaces. In Highly Scenic Areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings. The horse barn and coop, as proposed, are consistent with MCC Chapter 20.504 *Visual Resource and Special Treatment Areas*. (A 2018 site visit confirms that the existing roof colors blend in hue and brightness with their surroundings).

Hazards Management: Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, or flood hazards.

MCC Section 20.500.025 *Fire Hazard* -- The parcel is located in an area classified as "Moderate Fire Hazard" and "High Fire Hazard" (See attachment *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by the Elk Community Services District. The project application was referred to the Community Services District for input (2011 and 2018); however, no response has been received. The applicant applied for a preliminary clearance from CalFire; CalFire Permit 200-10 conditions include standards for address, driveway, defensible space and maintaining defensible space.

Habitats and Natural Resources: MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* establishes development criteria, including buffer areas, configuration, permitted development, and others. The application was filed in 2010 and revised in 2011. The revised application information included site plans and aerial imagery demonstrating that development is clustered within a limited area of the 205 acre parcel (See attachments *Existing Structures* and *Aerial Imagery*). The 2011 revised application included the following statement, "There is no new construction proposed within 100 feet of the edge of the riparian. In addition, there are physical feature between the riparian area and the Chicken Coop and Horse Barn in the form of outbuildings and a driveway that would prevent any construction activities from impacting the riparian area (Amy Wynn Coastal Development Permits, 2011)." The letter further clarifies that Point Arena Mountain Beaver (PAMB) habitat and riparian delineation is not necessary given that the coop and barn are situated within a developed area of the property. Prior to conducting any ground disturbing activity, the property owner shall contact Planning and Building Services (PBS) and U.S. Fish and Wildlife Services to determine whether a PAMB survey is required.

On May 17, 2017 and April 6, 2018, the proposed project was referred to California Department of Fish and Wildlife (DFW) for their comment. On April 23, 2018 a response was received from DFW and states "In general, this is a project that should have required a scoping report and floristic survey. The rebuild of the chicken coop may have been on the exact footprint of the original, and therefore of minimal concern, but the expansion of the barn should have been preceded by floristic surveys for rare plants and ESHA. Another concern in this case would have been bat species of special concern. Townsend's big-eared bat (*Corynorhinus townsendii*) is a species known to use dilapidated buildings in habitats similar to this parcel, and may have been using the barn before its demolition and replacement. Without proper scoping and surveys, we have no idea what impacts to sensitive natural resources occurred because of this project." The application for development was filed on May 17, 2010, after demolition and construction were completed. At this time, Staff recommends prudence and conditions of project approval that would require a PAMB survey and protection of sensitive coastal resources for the future.

Archaeological/Cultural Resources: For small projects, such as replacing existing structures, Planning and Building Services' procedure is to not refer the projects to either California Historic Resource Information Center (CHRIS) or Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Archaeological Commission in 2005 and again in 2014. It was determined to be an appropriate guidance document for what projects would require archaeological review. Staff notes that a Condition advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, Staff recommends the project as consistent with Mendocino County policies for the protection of the paleontological and archaeological resource.

Groundwater Resources: The project site is located within mapped Marginal Water Resources Area and Critical Water Resource Bedrock (See attachment *Ground Water Resources*). The existing and proposed development would have access to an existing, on-site well. On October 12, 2011, Department of Environmental Health responded to a request for comments stating that clearance is okay. During April 2018, PBS affirmed that this recommendation is supported by Environmental Health.

Grading, Erosion, and Run-Off: No grading is proposed.

Transportation/Circulation: The project would contribute minimally to new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from light agricultural land uses were considered when the Coastal Element land use designations were assigned. Staff recommends the project would not impact transportation or circulation and would be provided with adequate access. On October 11, 2011, MC Department of Transportation responded to a request for comments stating that they have no comment at this time. During April 2018, PBS affirmed that DOT did not have comments.

Public Access: The project site is located along the north-south corridor of State Route 1 or Hwy 1. Coastal access follows the highway in this area. The site is not designated as a potential public access trail location. As shown on LCP Map 21 *Bridgeport Landing*, existing public access to the shore is located along the highway.

ENVIRONMENTAL DETERMINATION

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

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, Staff recommends that the Coastal Permit Administrator approve an after-the-fact Coastal Development Permit and adopt the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed residential development is in conformity with the certified Local Coastal Program, as *Light Agriculture* is intended for Range Lands; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site was previously developed with a single-family home and eleven other buildings, many of which have an agricultural use. The site has a well, electrical service, and other ancillary development; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed Chicken Coop and Horse Barn are consistent with the purpose and intent of the Range Land District; *Light Agriculture* is a principally permitted use within this district; and the project is consistent with other provisions of Division II of Title 20 of the Mendocino County Code, including building height, setback from property boundary, and lot coverage; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed *Light Agriculture* development, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed *Light Agriculture* development would not have any adverse impact on any known archaeological or paleontological resources and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The proposed *Light Agriculture* would not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed *Light Agriculture* development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The nearest coastal access point follows the east-west orientation of Albion Ridge Road; and

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the 10 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.

6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Prior to the expiration date of Coastal Development Permit CDP_2010-0016, building permits for the horse barn (Building B), chicken coop (Building D), change out of two 200 amp service panels, and barn reroofing (Building K) shall be finalized. (Building Permits would be BF_2010-0053, BF_2010-0051, BF_2008-0886 and BF_2008-0716 or other similar permits).
10. The project shall utilize the proposed building materials and color palette, in accordance with MCC Section 20.504.015(C)(3) of the Mendocino County Code, which requires new development be subordinate to the natural setting, minimize reflective surfaces, and utilize building materials, including siding and roof materials, that blend in hue and brightness with their surroundings.
 - a. As proposed, roof material shall be Standing Seam Metal Roofing with an Ivy Green color or similar material that is non-reflective and similar in hue and color. Metal materials shall blend in hue and brightness with their surroundings.
 - b. As proposed, exterior building finish (siding, trim and windows) shall be Sikkens Cetol Semi-Transparent Stain Sequoia or similar material sharing hue, color, and texture.
 - c. To comply with MCC Section 20.504.015(C)(3), reflective metal surfaces shall be patinated or oxidized. Within 1 year of their installation, metal materials shall blend in hue and brightness with their surroundings; for example, the proposed steel exterior materials shall limit reflective surfaces and blend in hue and brightness with their surroundings.
11. Prior to final inspection for a building permit in reliance on Coastal Development Permit CDP_2010-0016, the applicant shall submit an exterior lighting plan and design details or manufacturer's specifications for all exterior lighting fixtures. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond fifty feet in compliance with Section 20.504.035 of the Mendocino County Code.
12. The project shall comply with Section 20.504.015(11) of the Mendocino County Code. The property owner may defer undergrounding overhead transmission lines located on site.

13. Prior to the expiration date of Coastal Development Permit CDP_2010-0016, the property owner shall underground overhead power distribution lines in accordance with Section 20.504.015(C)(12) of the Mendocino County Code.
14. The property owner shall maintain at all times a minimum 100 foot buffer distance between any development and any riparian areas and riparian vegetation.
15. Prior to the expiration date of Coastal Development Permit CDP_2010-0016, the property owner shall provide for a Point Arena Mountain Beaver (PAMB) survey to be completed and recommendations shall be filed with Planning and Building Services.
16. The property owner shall maintain a minimum 100 foot buffer between any Point Arena Mountain Beaver habitat (or other sensitive coastal resource area) and development. On-site activities should be limited as follows:
 - a. Construction activities should adhere to Draft Point Arena Mountain Beaver Standard Protection Measures for No-Take Determinations, revised by U.S. Fish and Wildlife, dated February 19, 2010 *et seq.*
 - b. There should be no operation of above ground noise generating equipment (including chainsaws and weed eaters) within 100 feet of active PAMB burrows or un-surveyed suitable PAMB habitat during the breeding season (December 1 through June 30).
 - c. There shall be no operation of mechanical equipment which is in direct contact with or below the ground, which cause severe ground vibrations (including operation of log landings and soil compaction with vibrators) within 500 feet of active PAMB burrows or un-surveyed suitable PAMB habitat during the breeding season (December 1 through June 30), and not within 100 feet during the remainder of the year. Very severe ground vibration disturbance (including pile driving or blasting) should not occur within 500 feet at any time.
 - d. All workers on-site should be notified of PAMB presence at the site and will receive training on minimization of impact to the PAMB and suitable habitat.
 - e. There should be no directional boring beneath active PAMB burrows or un-surveyed PAMB habitat at any time.
 - f. Construction activities within 50 of suitable PAMB habitat should be completed with hand tools to the extent feasible.
 - g. Fencing, including construction fencing and straw wattles, should be erected along the edge of all suitable PAMB habitats adjacent to construction prior to any construction activities, and should be properly maintained in place until all areas of disturbed earth have been stabilized. Fencing and straw wattles should be checked and maintained as necessary at the beginning of every working day. No personnel, vehicles or materials should pass the fencing. Personnel should be made aware of the purpose of the fencing and the need to maintain it. A biologist should supervise the erection and maintenance of the exclusion fencing and straw wattles.
 - h. There should be no installation of lighting or extended use of nighttime illumination within 100 feet of active PAMB burrows or un-surveyed suitable PAMB habitat.
 - i. There should be no degradation of suitable PAMB habitat contiguous with and within 200 feet of active PAMB burrows or un-surveyed suitable PAMB habitat. PAMB habitat degradation involves temporary alteration such as timber harvest, mowing, livestock grazing, herbicide application, removal of existing down wood, and burning.
 - j. No vehicle use, human foot traffic, soil excavation, cattle grazing or movement, or other potential sources of PAMB burrow collapse should occur within 25 feet of active PAMB burrows

or un-surveyed suitable PAMB habitat at any time.

- k. Any outdoor rodent control should only be performed by individuals qualified to distinguish between PAMB burrow openings and target species.
 - l. Dogs and cats should not be allowed within areas containing PAMB burrow systems or within un-surveyed suitable PAMB habitat.
 - m. No activity should occur which alters water drainage or hydrology of areas containing PAMB burrow systems or in un-surveyed suitable PAMB habitat.
 - n. No rodent control measures, including trapping and application of poison bait or fumigants, should occur within 400 feet of active PAMB burrows or un-surveyed suitable PAMB habitat at any time.
 - o. There should be no construction of permanent barriers, including fences and un-vegetated openings greater than 50 wide, at any location at any time that may disrupt the dispersal of PAMB, or movement of PAMB between occupied sites. Any temporary barriers should be removed during PAMB dispersal season (April 15 through September 30).
 - p. Herbicides should not be used in or near burrow areas during PAMB breeding season (December 1 through June 30) or dispersal season (April 15 through September 30).
 - q. Human-generated garbage should be lidded and tamper resistant to prevent attracting natural PAMB predators.
17. Prior to the expiration date of Coastal Development Permit CDP_2010-0016, the property owner shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator and County Counsel, which shall memorialize Coastal Development Permit CDP_2010-0016 Conditions of Approval.

Staff Report prepared by:

DATE

JULIANA CHERRY
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

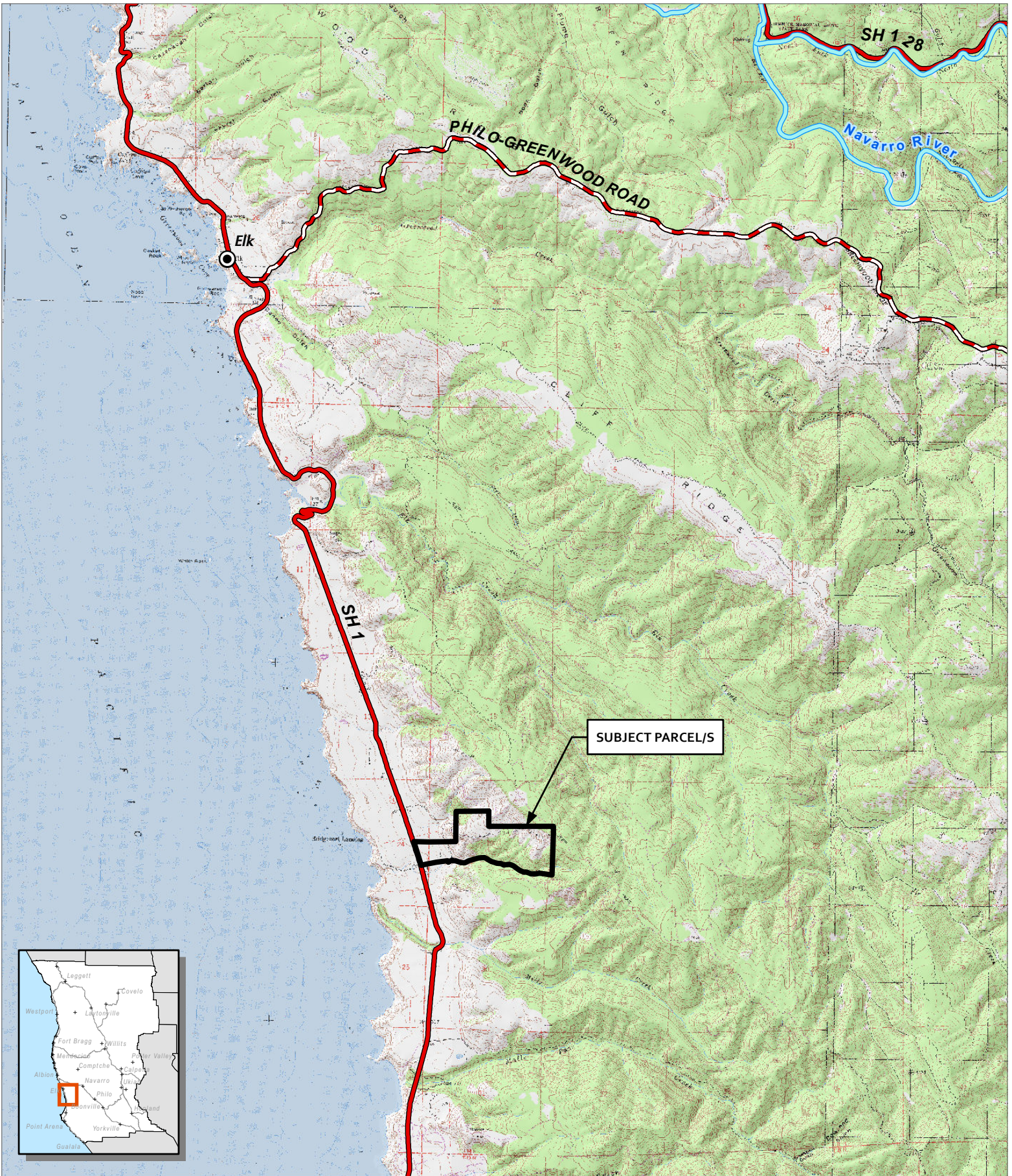
- A. Location Map
- B. Aerial Imagery 1
- C. Aerial Imagery 2
- D. Site Plan
- E. Barn Elevation - East
- F. Barn Elevation - North
- G. Barn Elevation - South
- H. Barn Elevation - West
- I. Zoning Display Map
- J. General Plan Classifications
- K. LCP Land Use Map 18: Albion
- L. LCP Habitat & Resources
- M. LCP Land Capabilities & Natural Hazards
- N. Appealable Areas
- O. Adjacent Parcels
- P. Fire Hazard Zones & Responsibility Areas
- Q. Ground Water Resources
- R. Local Soils
- S. Topographic Map
- T. Important Farmland
- U. Wetlands
- V. Wildland-Urban Interface Zones

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning (Ukiah)	Comment
Department of Transportation	No Comment
Environmental Health (FB)	Comment
Building Inspection (FB)	No Comment
Assessors	No Response
Agricultural Commissioner	No Response
Air Quality Management District	No Response
U.S. Fish & Wildlife Service	No Comment
Caltrans	No Response
Department of Forestry and Fire Protection	File Number 200-10
Department of Fish & Wildlife	No Response
Fire District	No Response
California Coastal Commission	No Response

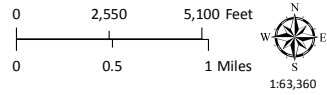
REFERENCES:

Chapter 20. Mendocino County, Planning and Building Services, Planning Division. *Division II – Mendocino County Coastal Zoning Code*. 1991. Ukiah, CA.
Coastal Zone Application Form for CDP_2010-0016. Filed May 17, 2010 and Revised September 21, 2011.
Letter from Amy Wynn Coastal Development Permits dated September 21, 2011 and its exhibits.



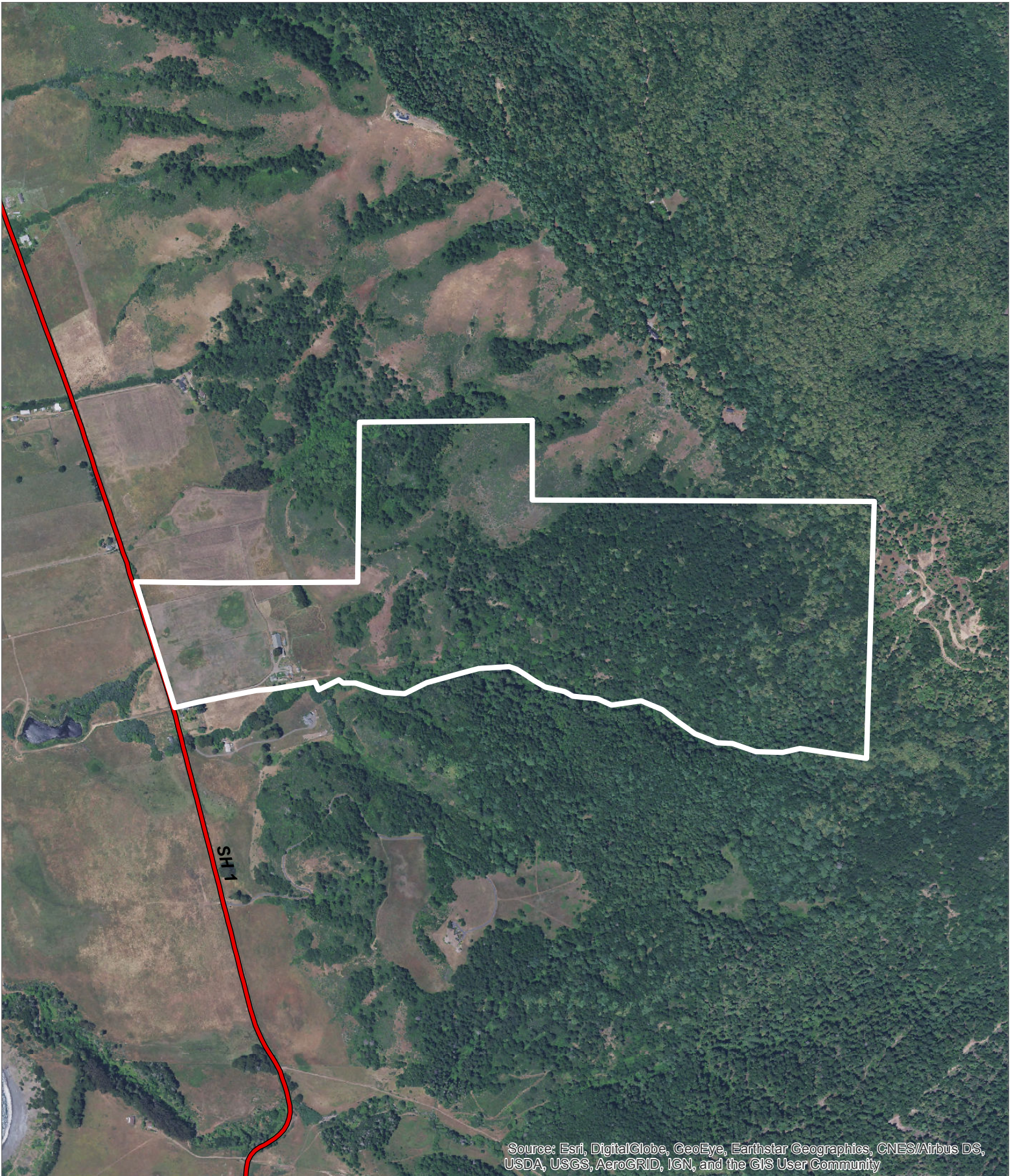
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 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways







LOCATION MAP

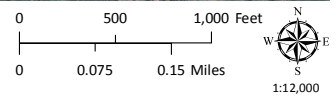
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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



AERIAL IMAGERY

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Coastal Records Photo #200904202; cluster of Bridgeport Ranch buildings encircled in red.

Amy Wynn Coastal Development Permits
Permit Agent and Land Use Consultant

PBS Received 5-17-2010

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NO SCALE

AERIAL IMAGERY



CDF FILE # 200-10

COUNTY OF MENDOCINO
BUILDING INSPECTION DIVISION

131-090-06 / 1/5/2010 / 591961071671

JOB ADDRESS: 12451 S. Hwy 1

ASSESSOR'S PARCEL NO. 131-090-06

APPLICATION NO.

TOWN OF COMMUNITY: I.C.V.

OWNER'S (LEGAL) NAME

WENDY BABBE

Show all buildings, structures, mobile homes, septic tanks and leach fields, wells, streams, lakes, roads, streets, alleys, retaining walls, fences, easements, electrical power poles, and any other improvements and indicate all distances between. Specify whether existing or proposed. Draw to and show scale. Indicate orientation with a North Arrow.

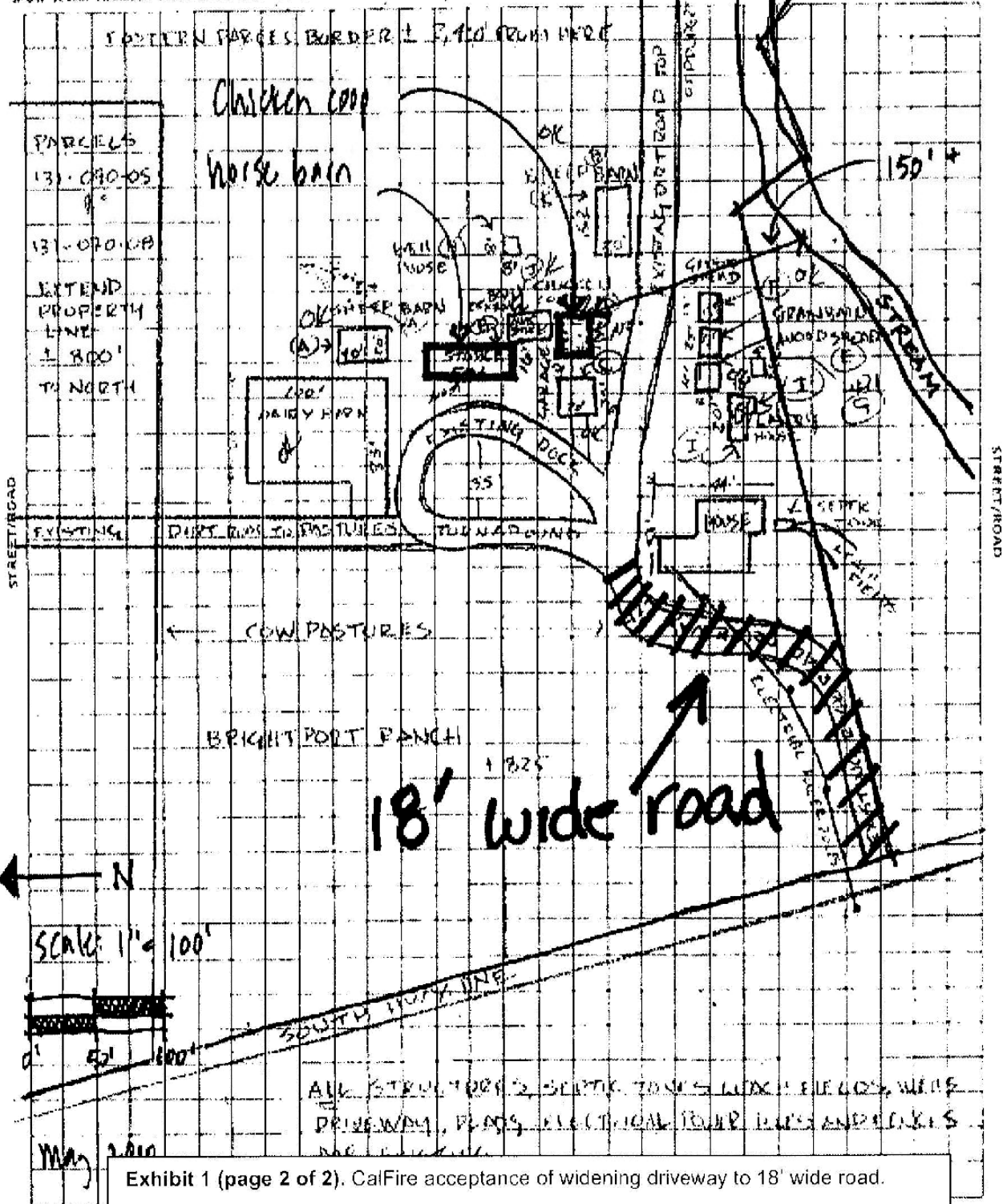


Exhibit 1 (page 2 of 2). CalFire acceptance of widening driveway to 18' wide road.

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NO SCALE



View southeast towards Bridgeport Ranch.



View of Ranch from driveway entrance.

Replacement horse barn



Rebuilt chicken coop hidden behind garage.

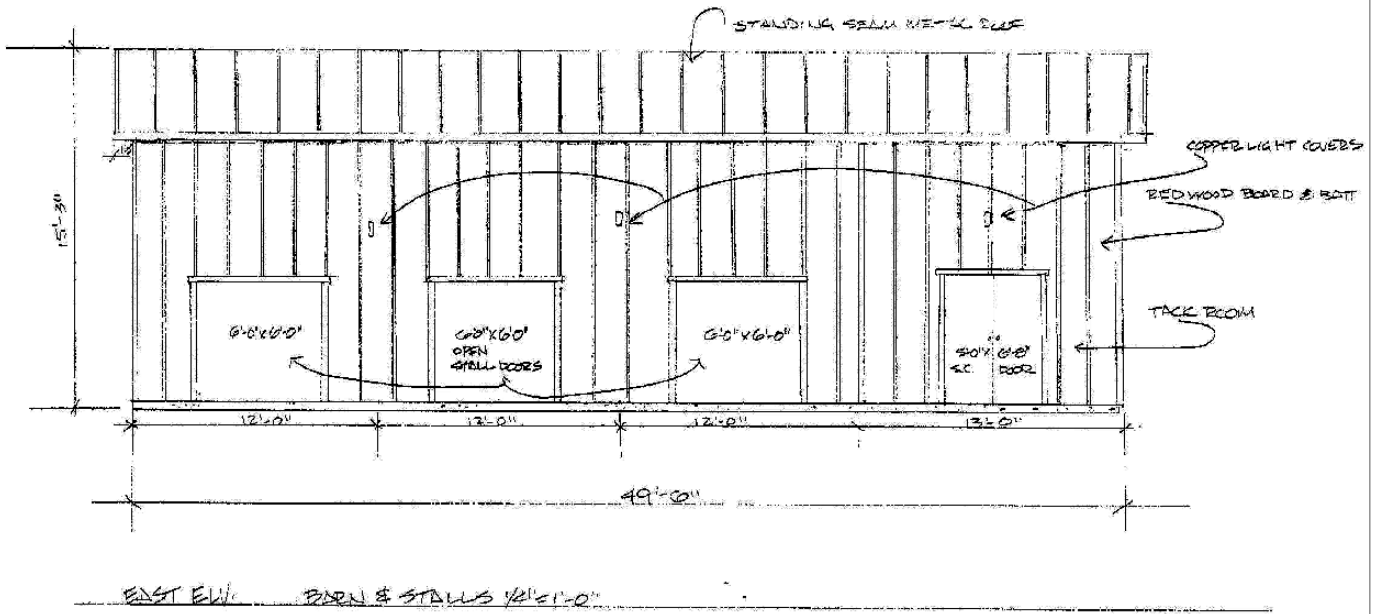
View of Ranch from driveway entrance, mid-zoom lens.

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NO SCALE

SITE PHOTOS

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Received 5-17-2010

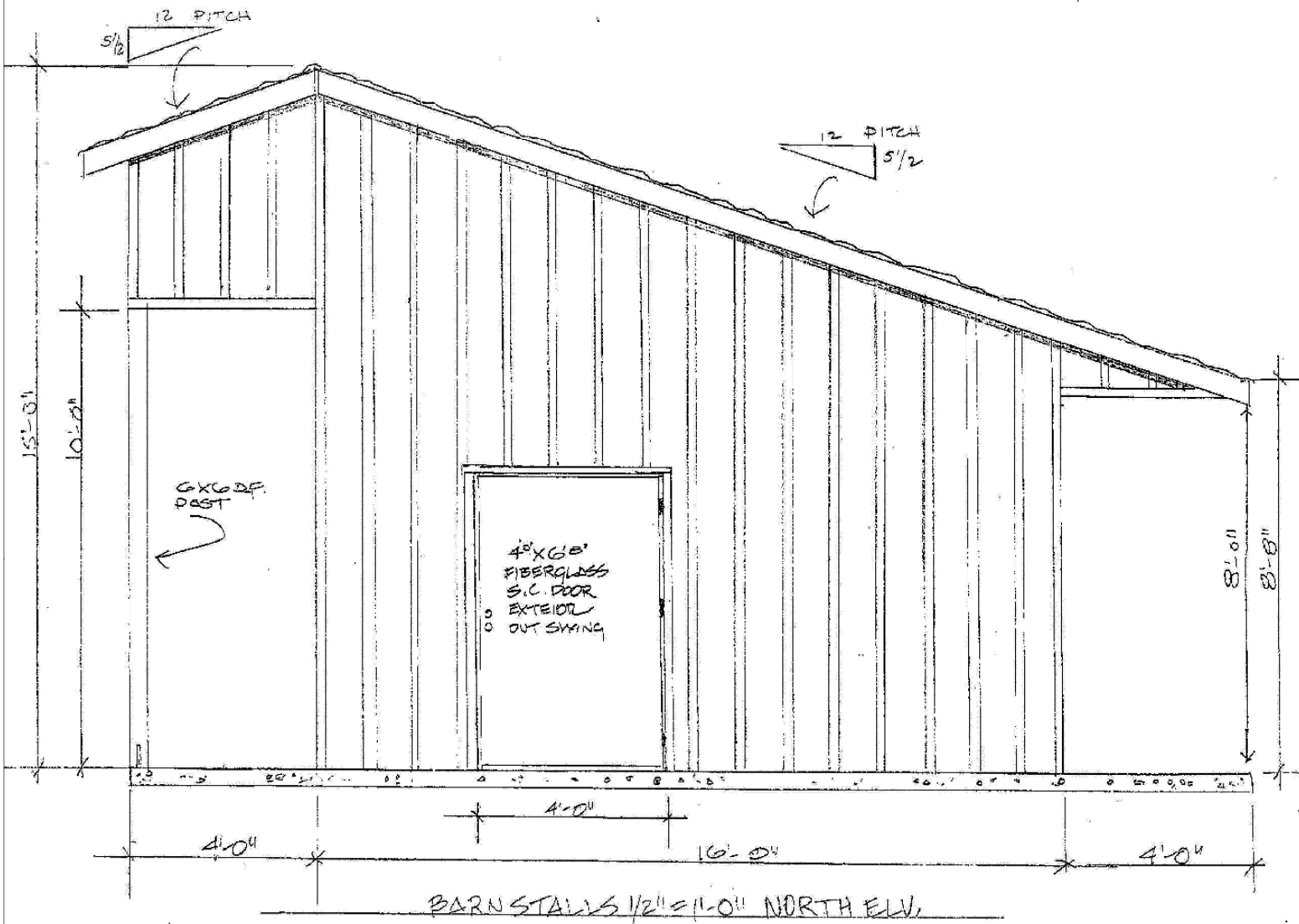
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NO SCALE

BARN ELEVATION

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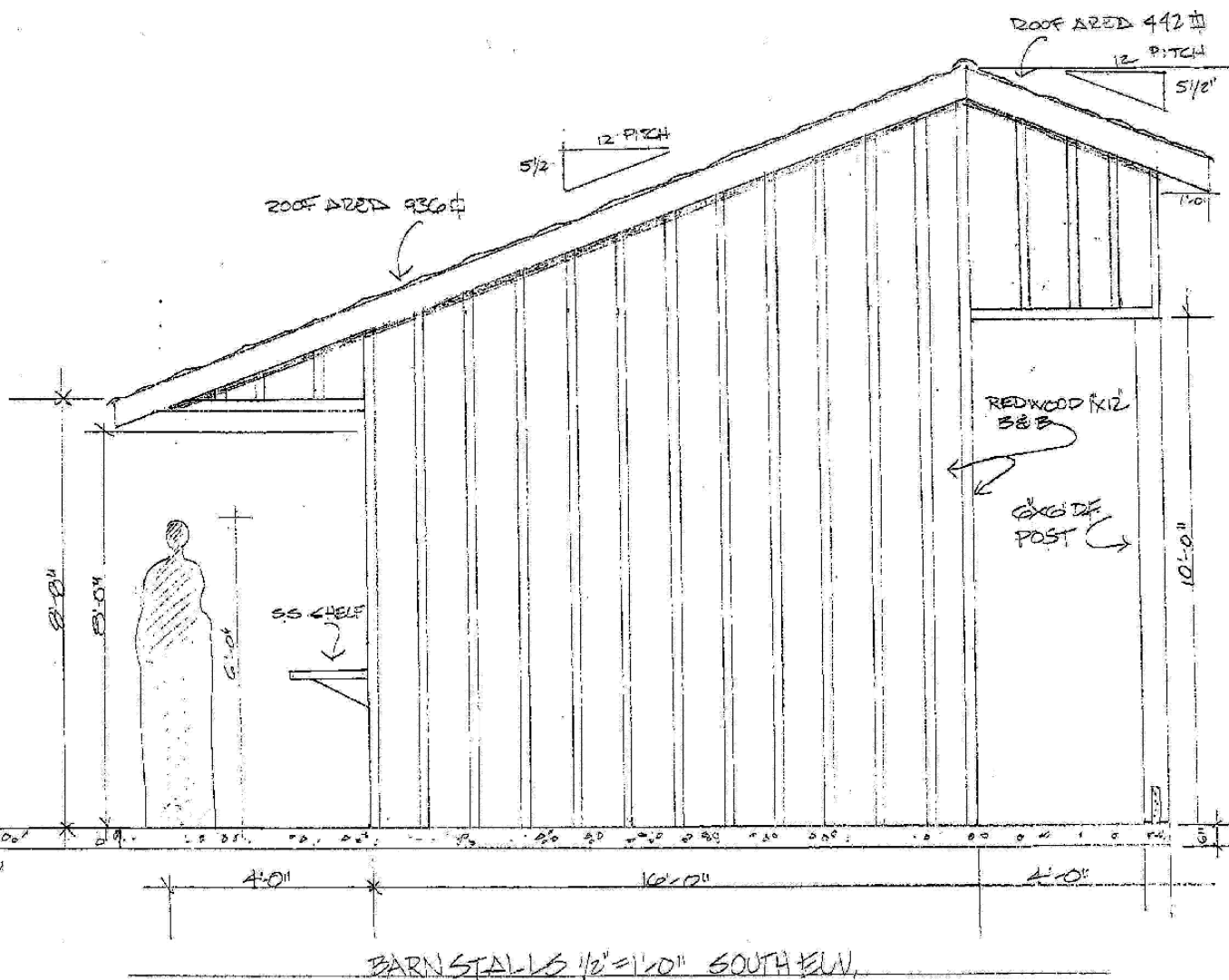
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 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

NO SCALE

BARN ELEVATION

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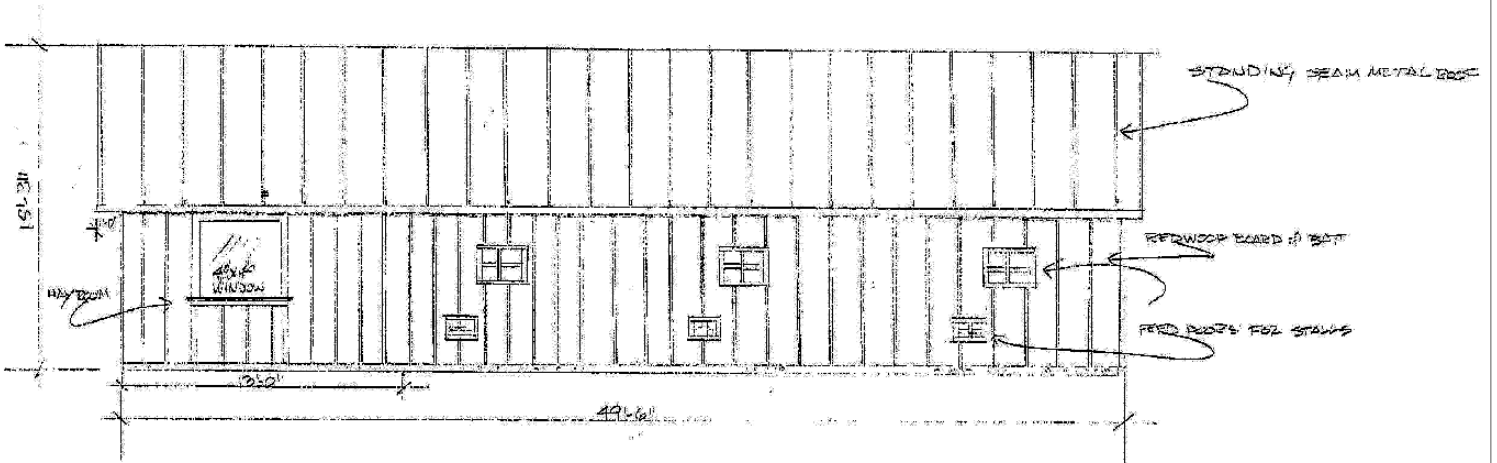
Received 5-17-2010

Application Page 13

CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

NO SCALE

BARN ELEVATION



WEST ELEV. BARN STALLS 44'-0"
 OWNER: WENDY BABBE

received 5-17-2010

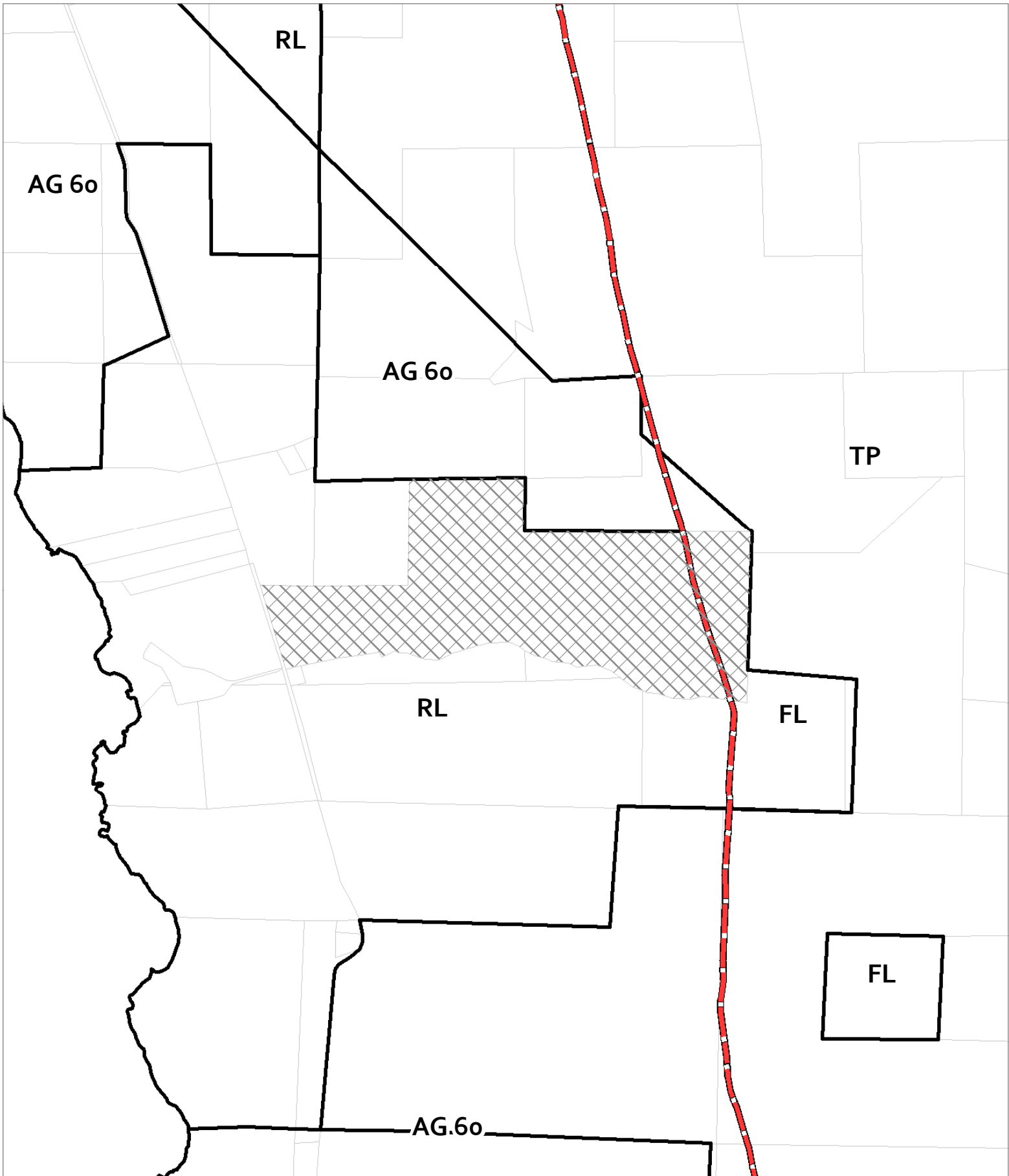
Application Page 11

CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk



NO SCALE

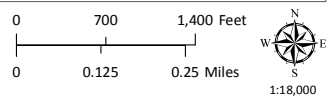
BARN ELEVATION

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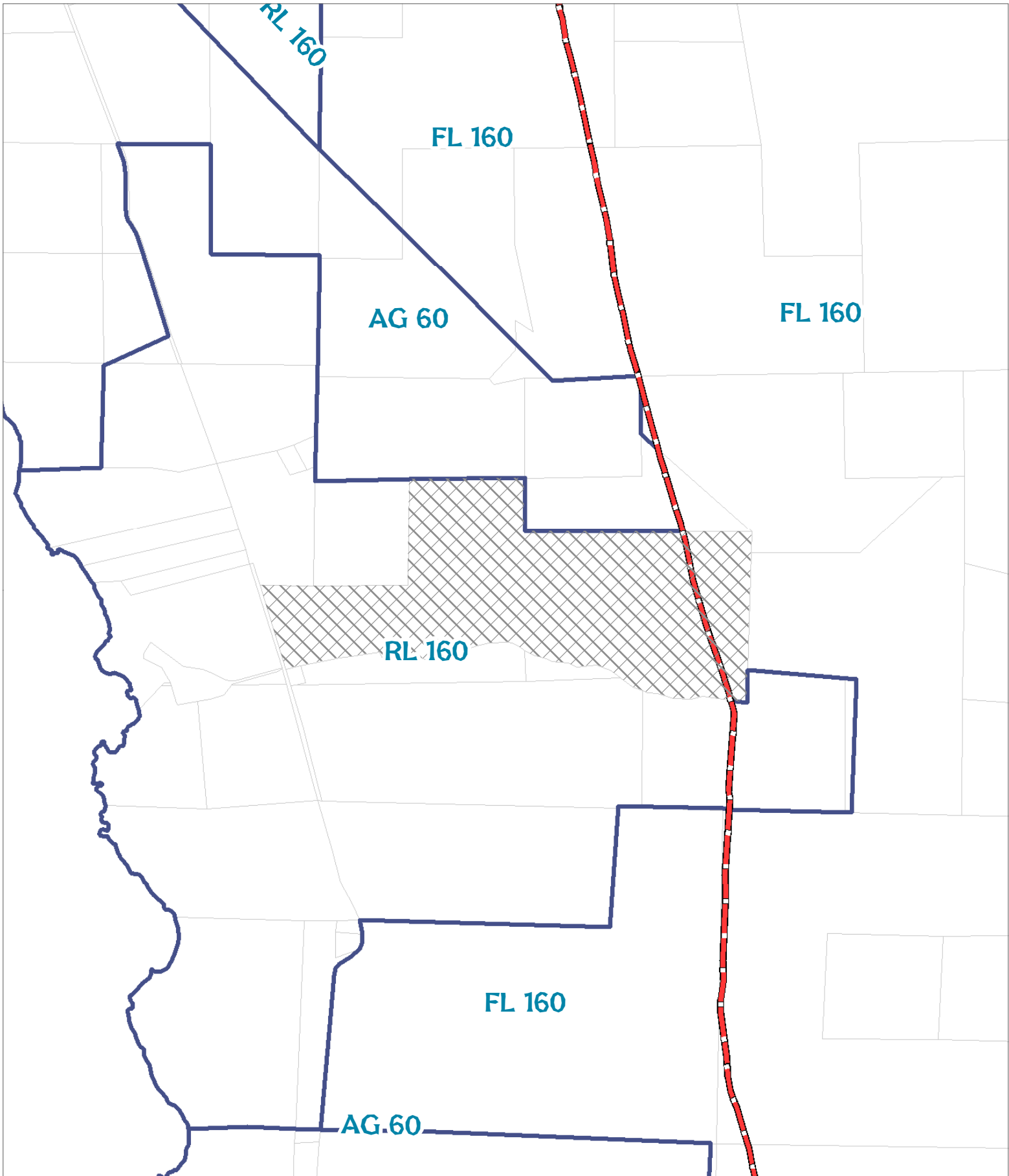
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

 Coastal Zone Boundary
 Zoning Districts





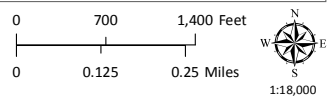
ZONING DISPLAY MAP

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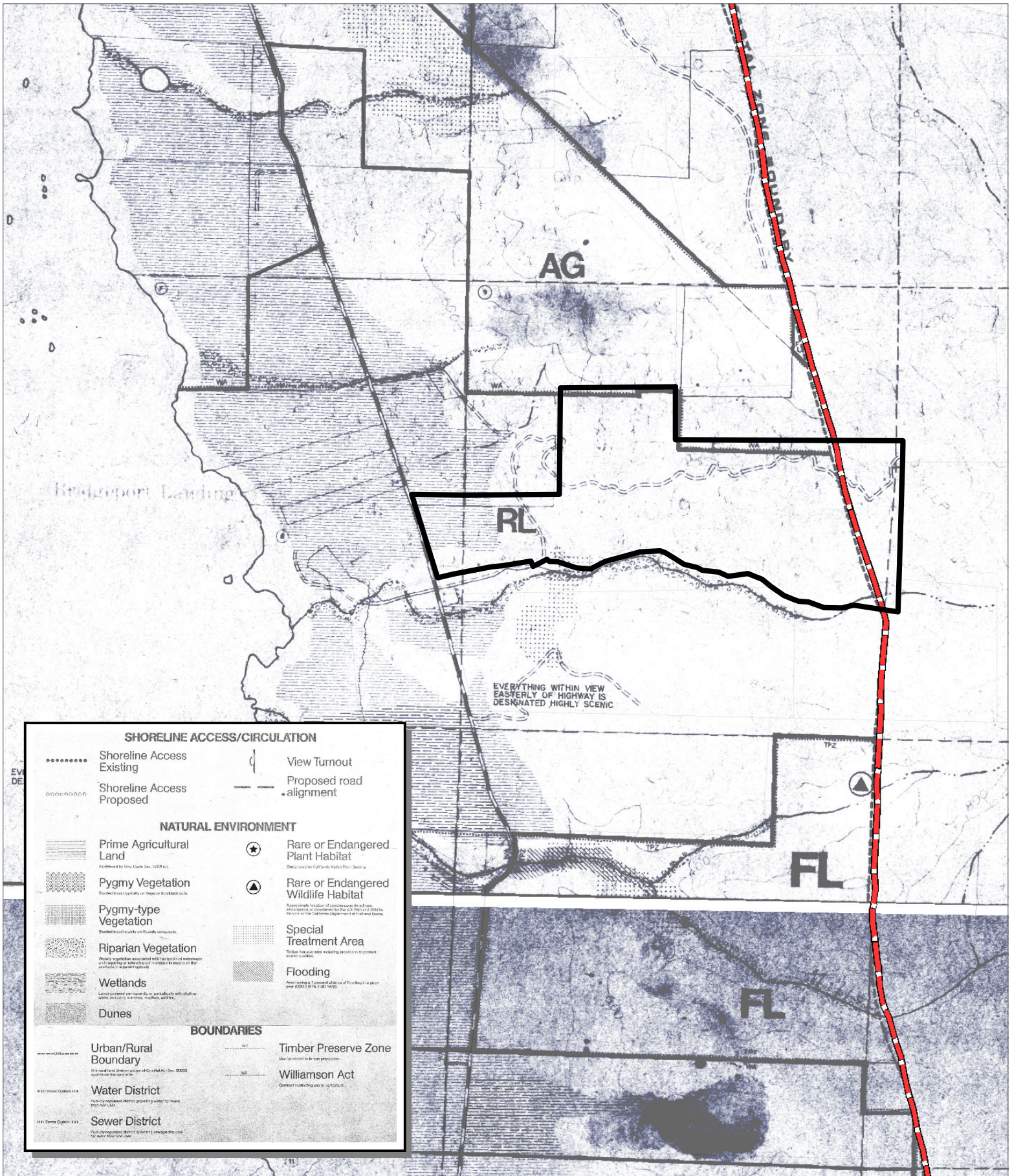
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

-  Coastal Zone Boundary
-  General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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SHORELINE ACCESS/CIRCULATION

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

NATURAL ENVIRONMENT

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

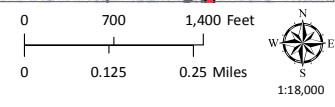
BOUNDARIES

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

EVERYTHING WITHIN VIEW
EASTERLY OF HIGHWAY IS
DESIGNATED HIGHLY SCENIC

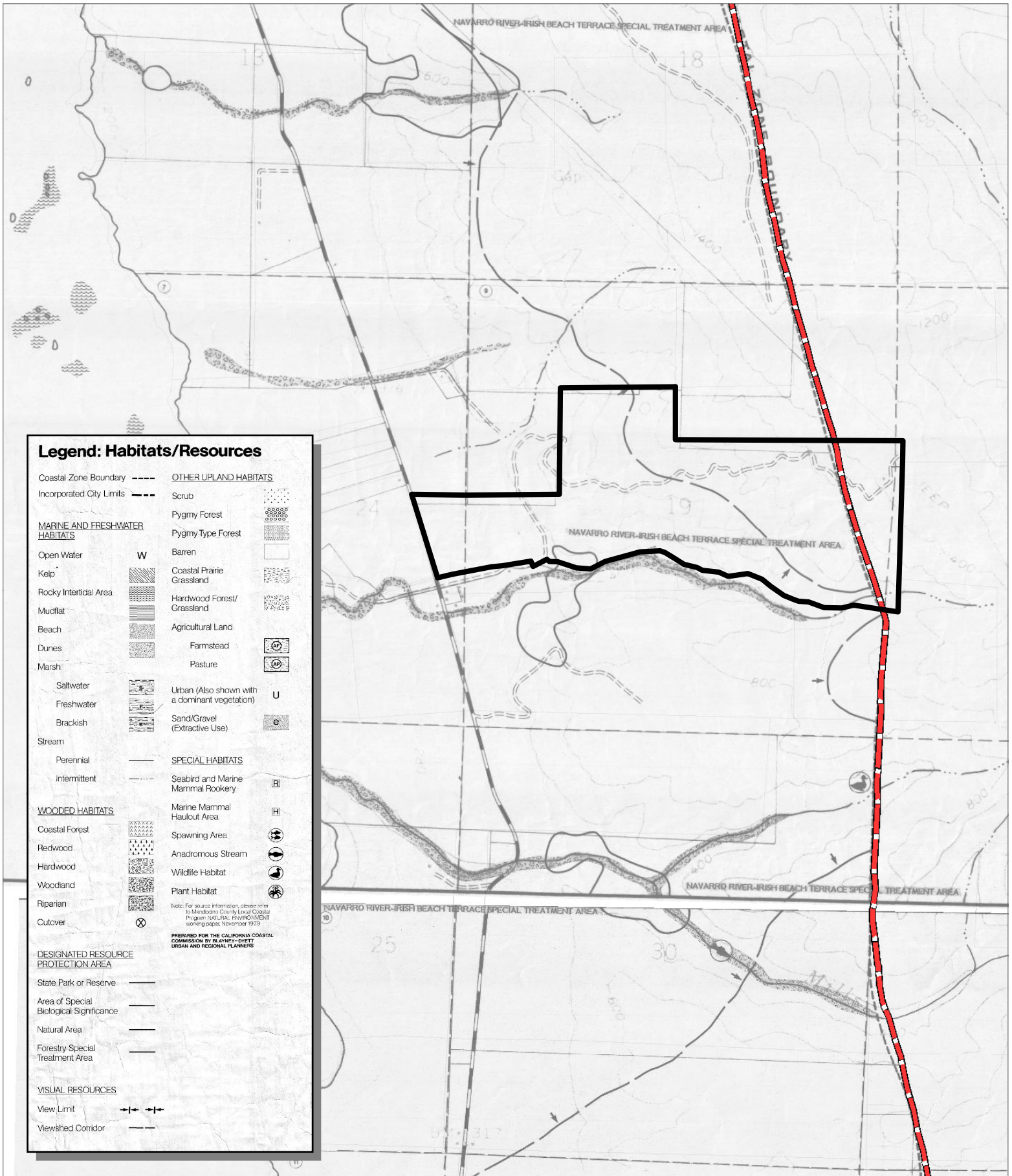
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

Coastal Zone Boundary



LCP MAP 21: BRIDGEPORT LANDING

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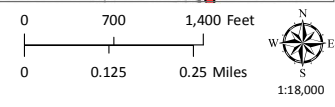
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Symbol]
Marsh	[Pattern]	Pasture	[Symbol]
Saltwater	[Symbol]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Symbol]	Sand/Gravel (Extractive Use)	e
Brackish	[Symbol]		
Stream		SPECIAL HABITATS	
Perennial	---	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Cutover	[Symbol]		
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Area	---		
Forestry Special Treatment Area	---		
VISUAL RESOURCES			
View Limit	---		
Viewshed Corridor	---		

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAKEY-SWEET URBAN AND REGIONAL PLANNERS

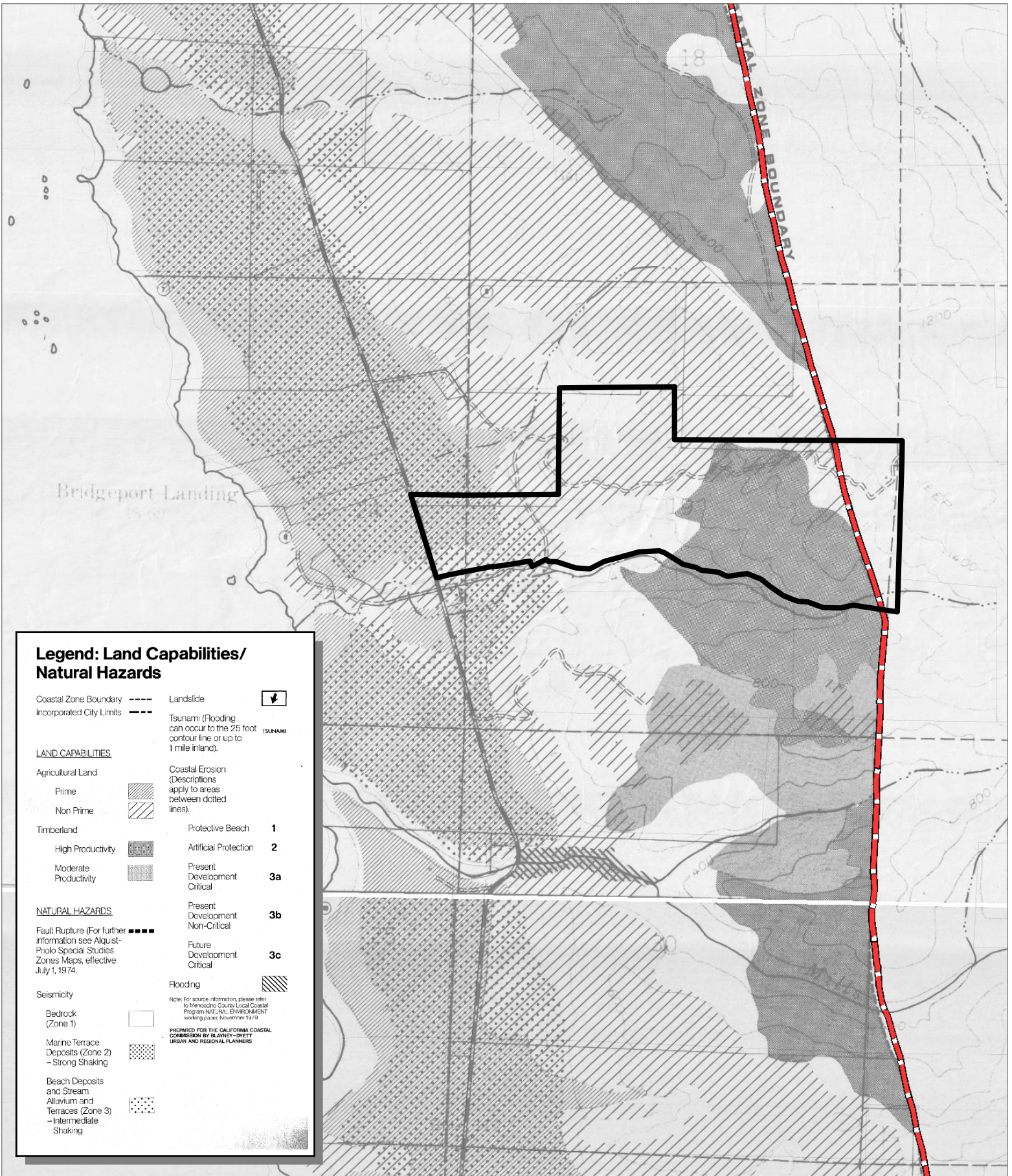
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
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 AGENT: Amy Wynn
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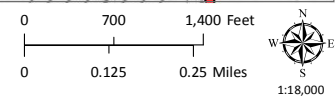
Coastal Zone Boundary

LCP HABITATS & RESOURCES

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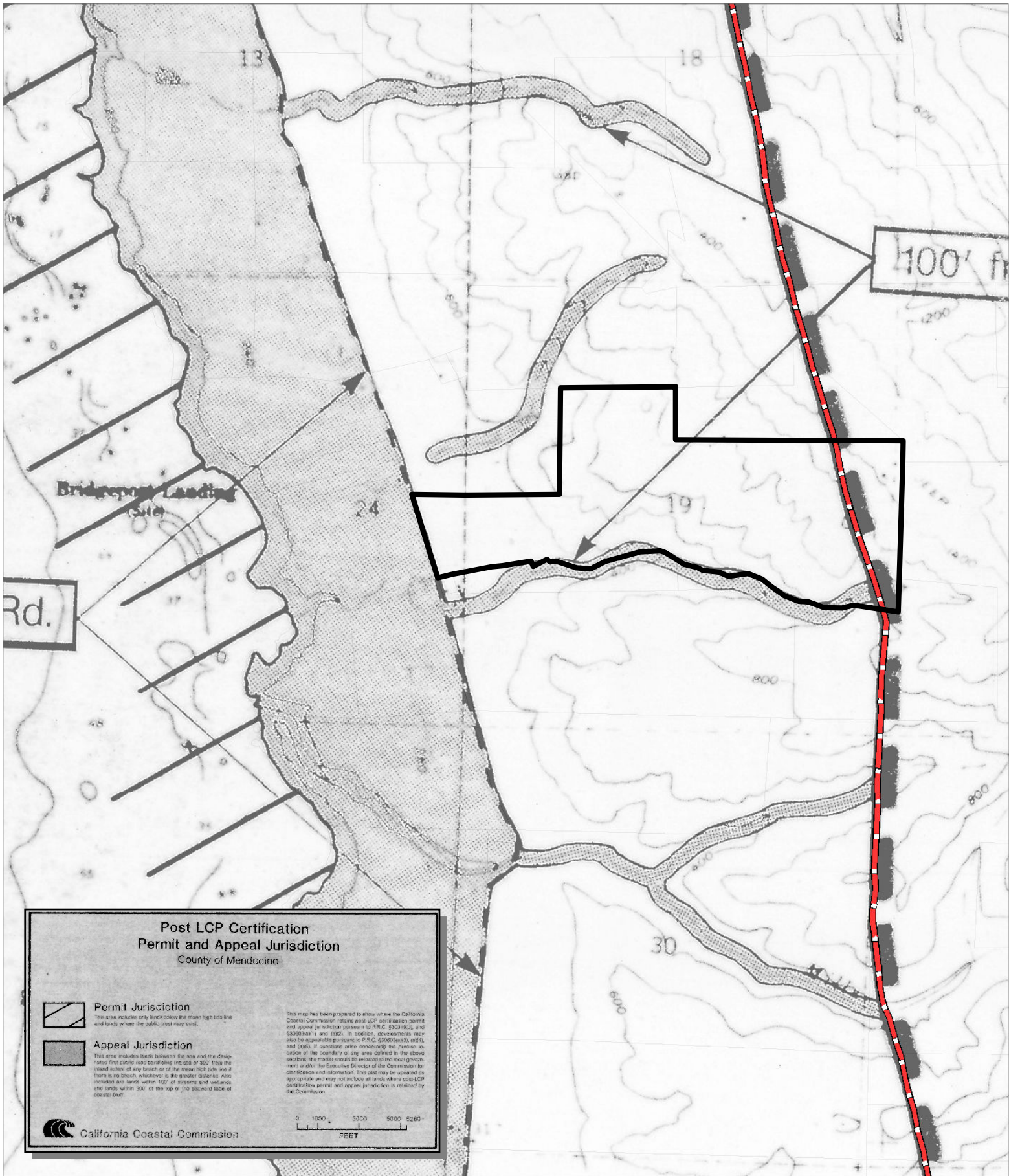
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk



Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

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100' ft

Rd.

Bridgeport Landing Site

**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
This area includes only lands ocean to the mean high tide line and lands where the public must use roads.

Appeal Jurisdiction
This area includes lands between the sea and the designated 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 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluffs.

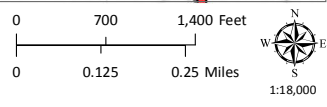
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §§30192.05, and §§66056(1) and 66052. In addition, developments may also be appealable pursuant to P.R.C. §§30670(a)(3), 66041, and 66053. If questions arise concerning the precise location of the boundary of any area defined 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

California Coastal Commission

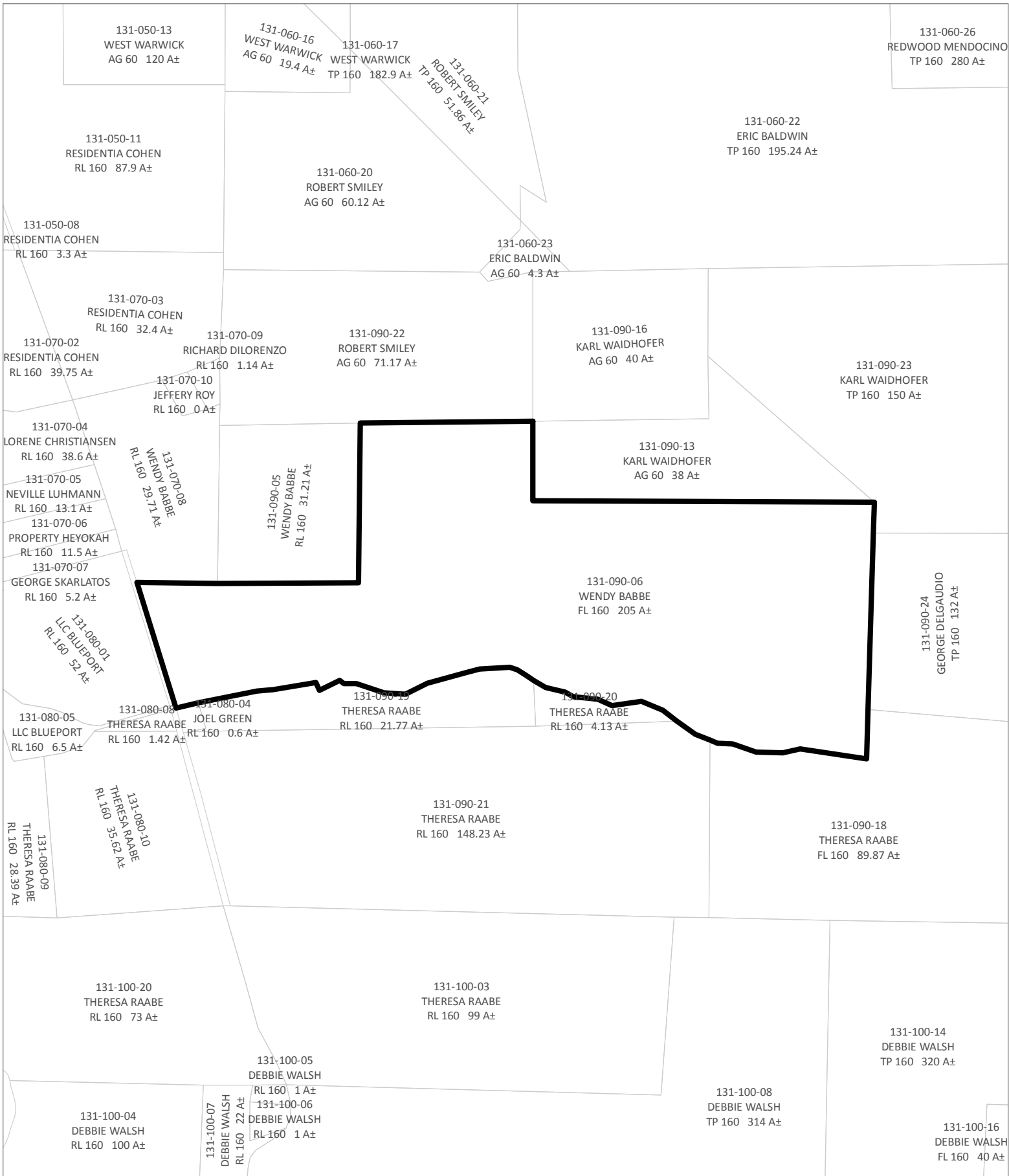
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 AGENT: Amy Wynn
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Coastal Zone Boundary

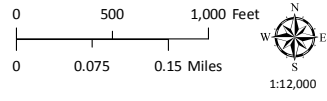


APPEALABLE AREAS

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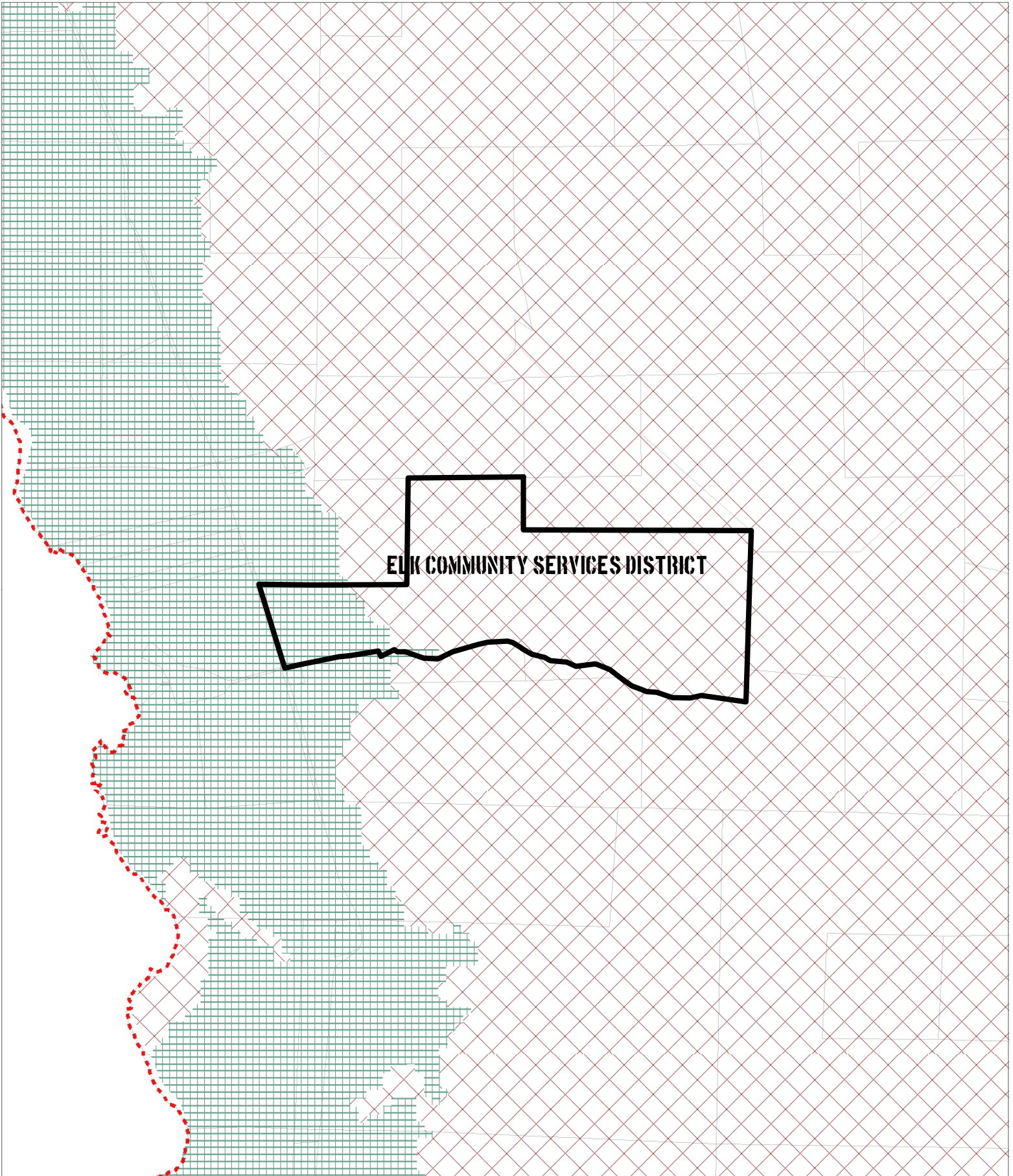


CASE: CDP 2010-0016
 OWNER: **BABBE, Wendy**
 APN: 131-090-06
 APLCT: **Wendy Babbe**
 AGENT: **Amy Wynn**
 ADDRESS: 12451 S. Hwy. 1, Elk




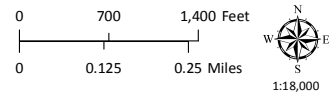
ADJACENT PARCELS

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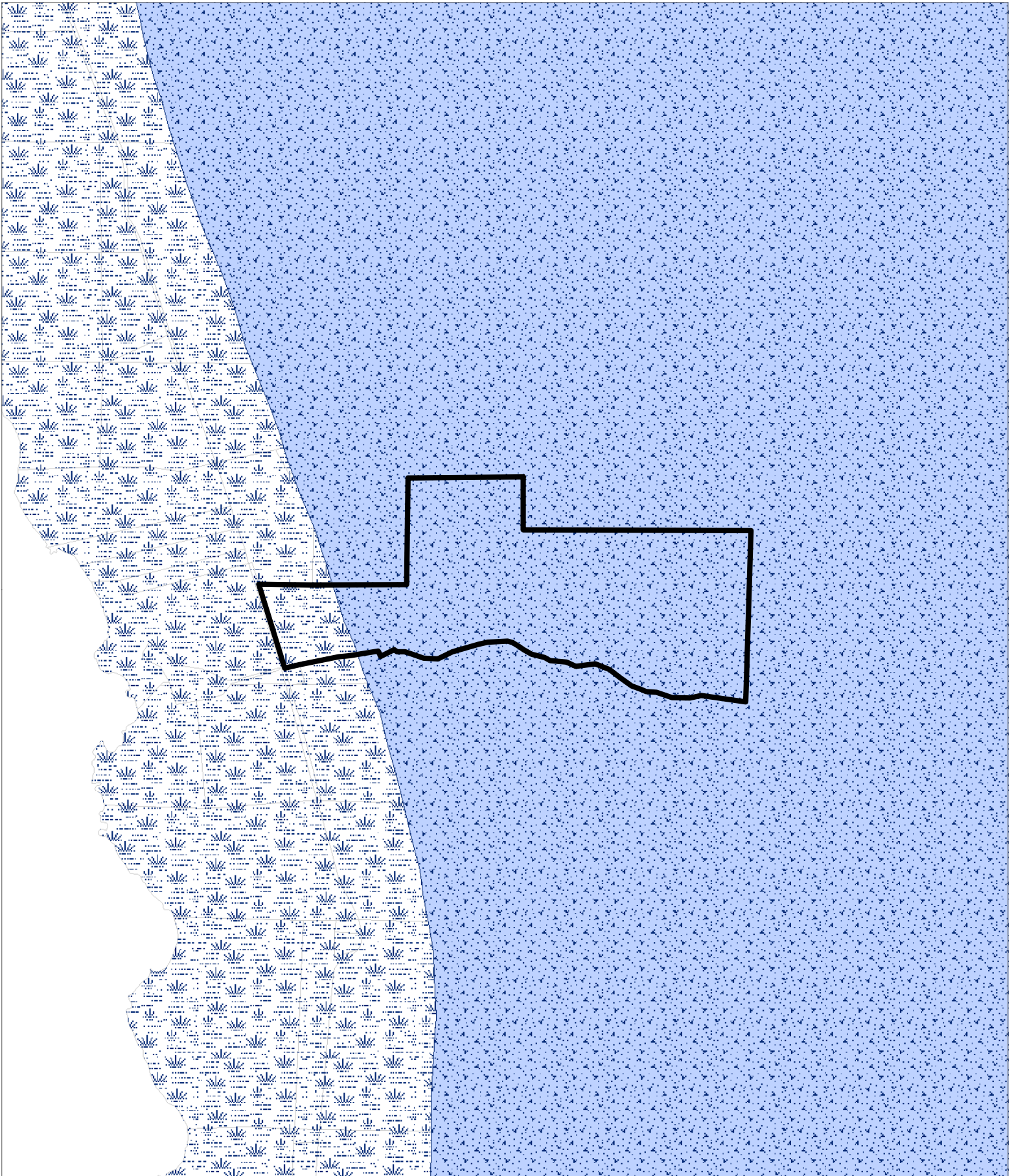
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
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 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

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





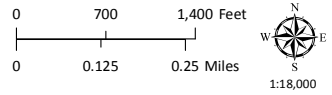
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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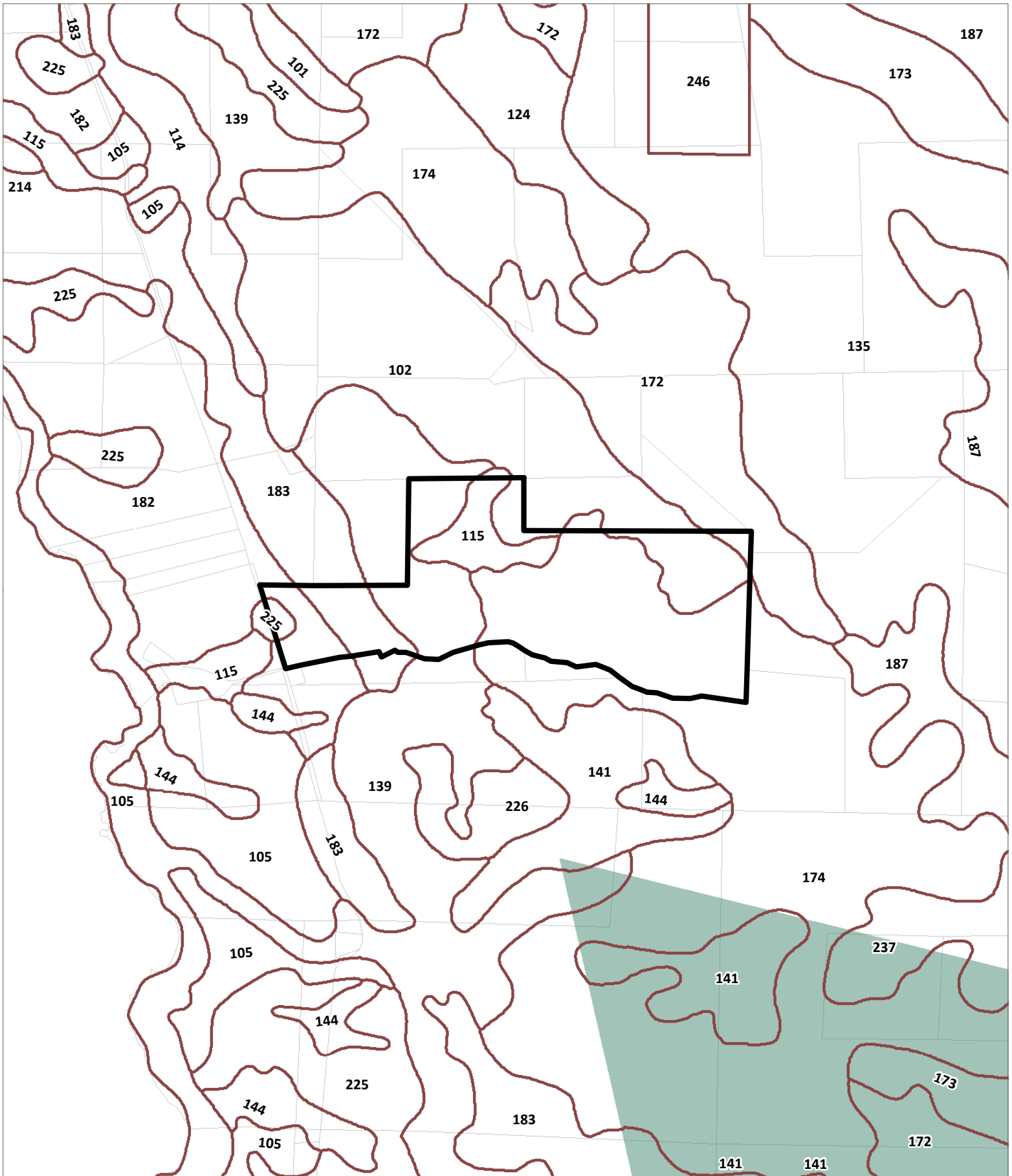
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
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APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

-  Marginal Water Resources
-  Critical Water Resources Bedrock



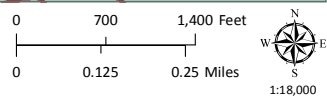
GROUND WATER RESOURCES

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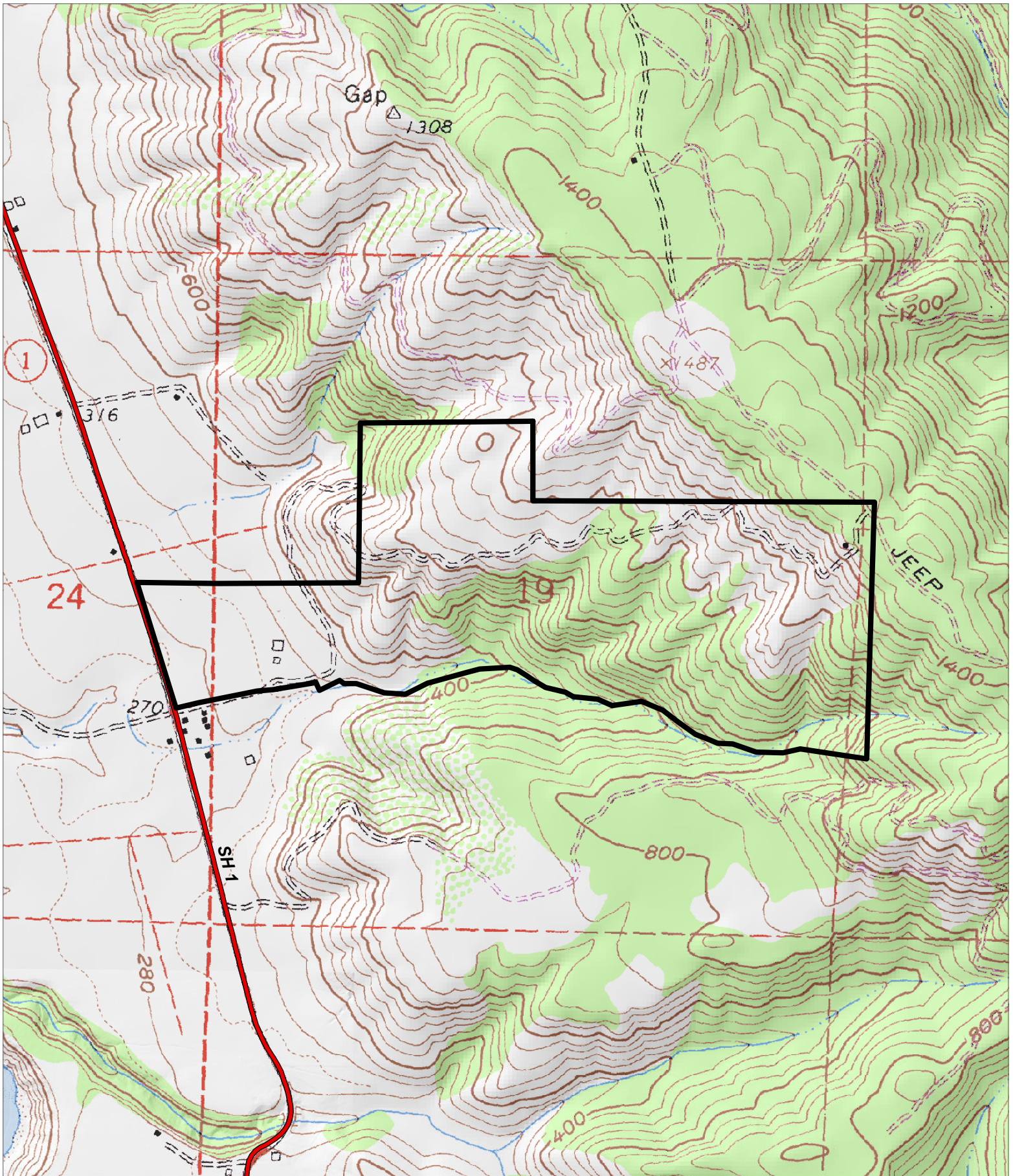
CASE: CDP 2010-0016
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Western Soil Classes
 Bishop Pine







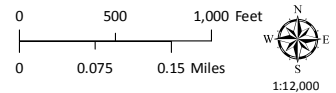
LOCAL SOILS

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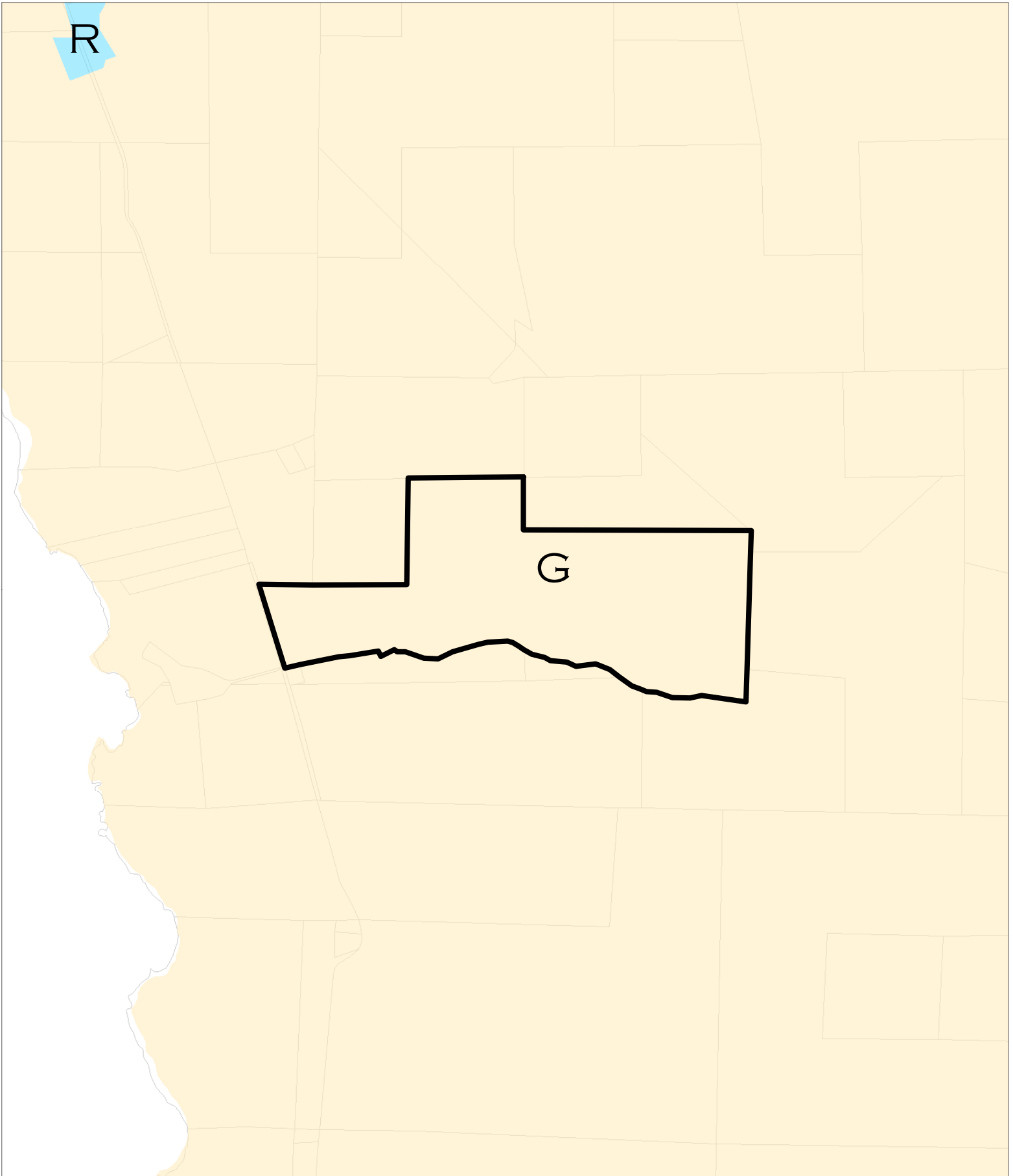
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-  Named Rivers
-  Highways
-  Public Roads
-  Driveways/Unnamed Roads





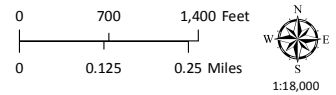
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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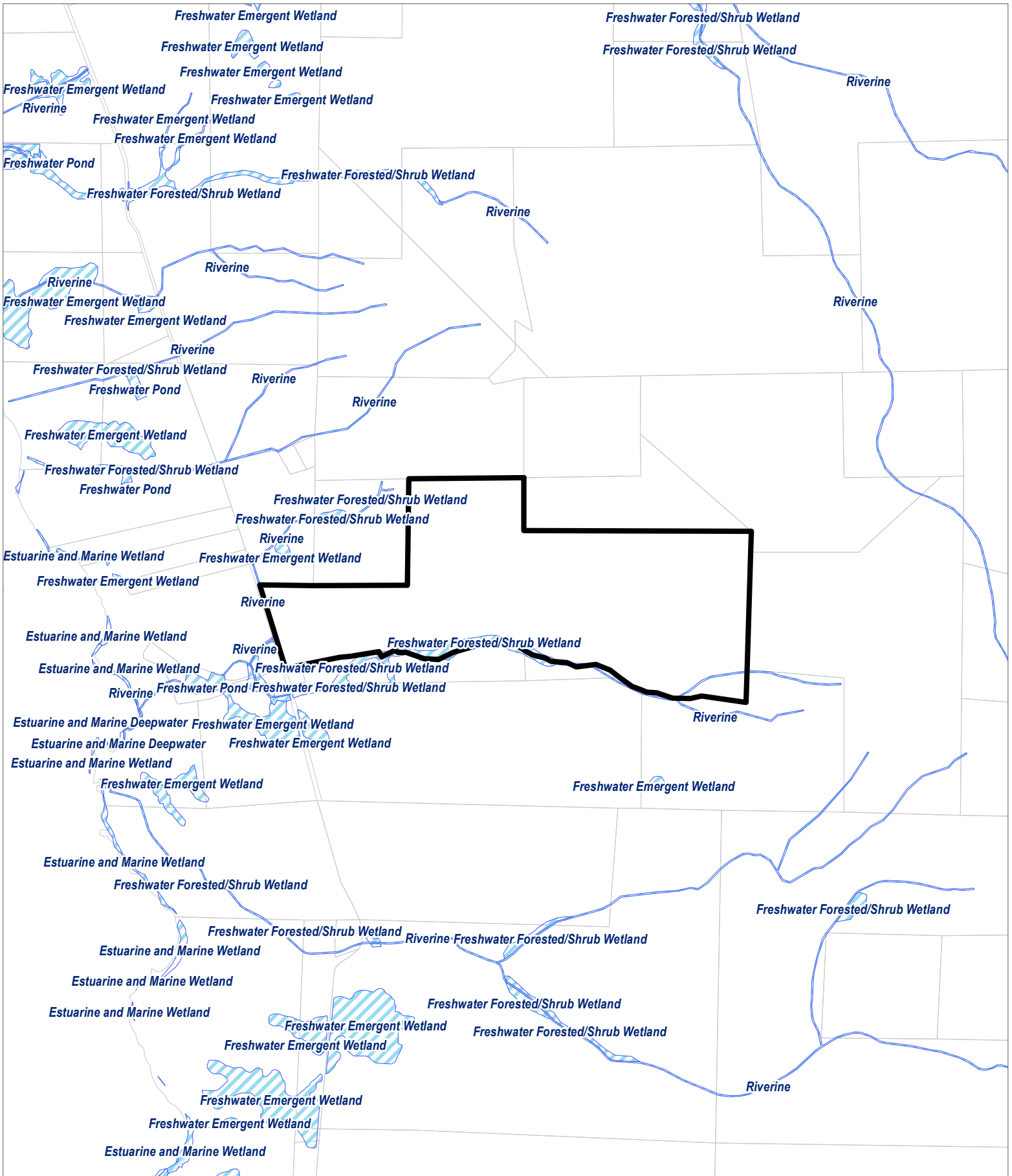
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-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)




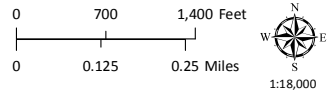
IMPORTANT FARMLAND

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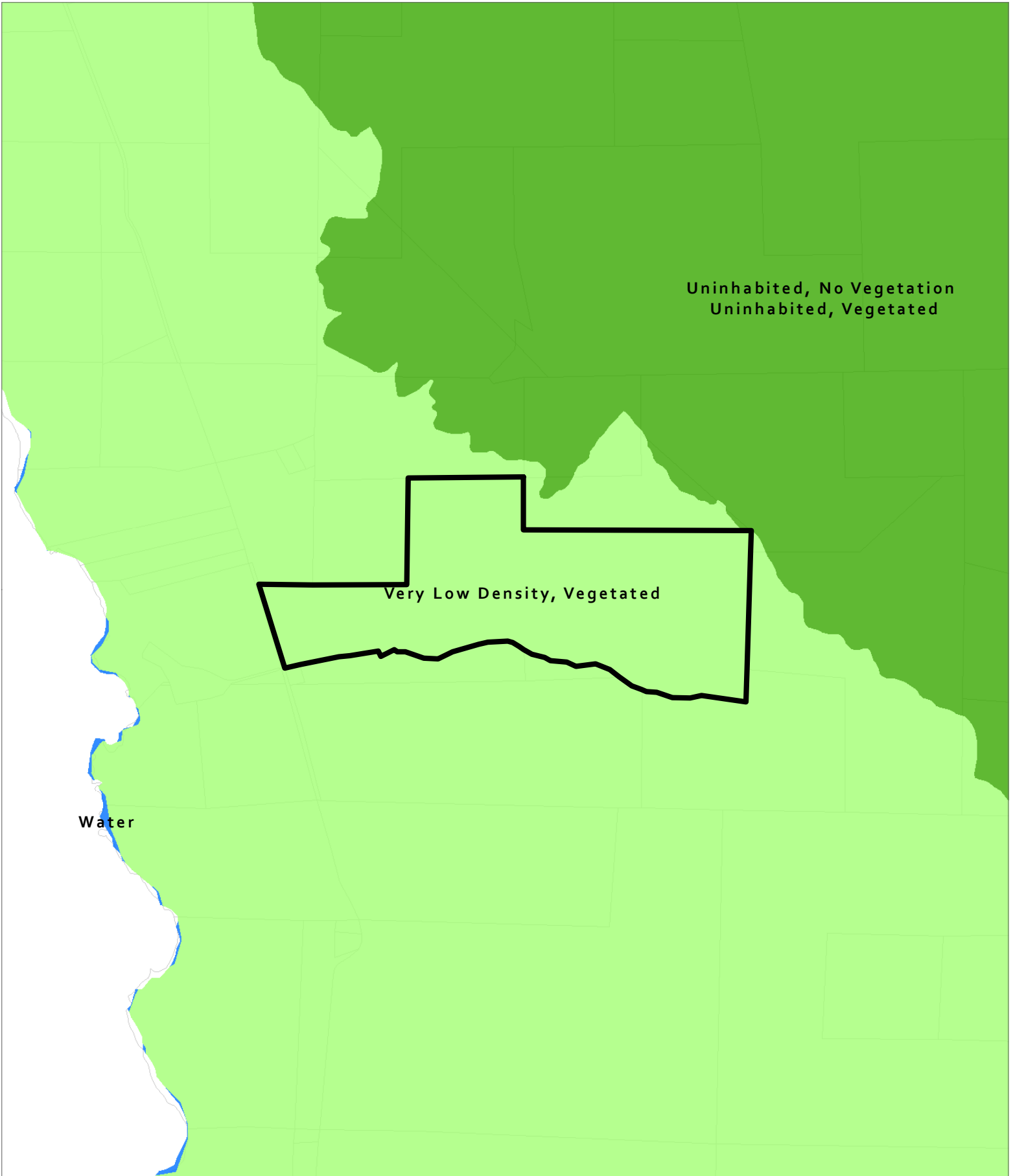
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 National Wetlands Inventory



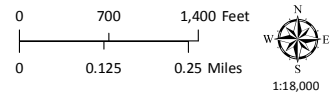
WETLANDS

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 Water



WILDLAND-URBAN INTERFACE ZONES

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