



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 3, 2018

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, December 20, 2018 in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

CASE#: CDP_2010-0016

DATE FILED: 5/17/2010

OWNER/ APPLICANT: WENDY BABBE

AGENT: WYNN COASTAL PLANNING

REQUEST: An after-the-fact Standard Coastal Development Permit request to construct a 794 square-foot horse barn, demolish a 315 square-foot building, rebuild a 300 square-foot chicken coop, and repair the single-family residence by removing skylights, installing three gable dormers, and repairing front porch stairs, deck and roof, and installing a second-story deck above the porch.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 6.8± miles south of Elk and on the east side of Highway 1, located at 12451 S. Highway 1; APN 131-090-06.

STAFF PLANNER: JULIANA CHERRY

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff, no later than December 19, 2018. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by contact Juliana Cherry, at the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



SUMMARY

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

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

REQUEST: An after-the-fact Standard Coastal Development Permit request to construct a 794 square-foot horse barn, demolish a 315 square-foot building, rebuild a 300 square-foot chicken coop, and repair the single-family residence by removing skylights, installing three gable dormers, and repairing front porch stairs, deck and roof, and installing a second-story deck above the porch.

DATE DEEMED COMPLETE: October 22, 2018

LOCATION: In the Coastal Zone, 6.8± miles south of Elk and on the east side of Hwy 1, located 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 square-foot horse barn, demolish a 315 square-foot building, and rebuild a 300 sq. ft. chicken coop. On October 2, 2018, the proposed project was revised to include removing from the existing single-family residence skylights and installing three gabled dormers on the west-facing portion of the roof. The applicant also requests to remove and replace the front porch deck, awning, and stairs and construct a second-floor deck above the repaired awning.

APPLICANT'S STATEMENT: The October 2, 2018, revised application statement reads "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. On Single Family Residence, remove bubble skylight and install three gable dormers on front face of home. Remove front awning and install second story deck. Replace front stairs and deck. No change to footprint.”

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 is mapped as non-prime agricultural land and is under a Williamson Act Contract (See attachment *Lands in Williamson Act Contracts*). The site includes riparian vegetation that is situated more than 100 feet from existing development (See attachment *Wetlands*). A freshwater, forested/shrub wetland is mapped as following the southerly property boundary. East of the developed area is a Douglas fir forest, which is suitable PAMB habitat. (No Point Arena Mountain Beavers or their nests were observed during an August 2018 survey.)

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*). The 14 existing 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.

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 project is located within Mendocino County's Local Coastal Program boundaries and within a designated Highly Scenic Area. Staff recommends that the proposal and recommended conditions of approval would assure development conforms to 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.

1. Land Use: The majority of the project site is classified as Range Lands (RL) and the 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 policies.
2. 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 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 height of the proposed coop, horse barn, and residential roof dormers 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 to the front, rear, side yard minimum distances and maximum lot coverage (See attachments *Site Plan* and *Existing Structures*).

3. 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, coop, and residential repairs and additions, 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).
4. 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.

5. 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 subsequently revised in 2011 and

2018. The 2011 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)."

On August 13, 2018, the site was surveyed to identify suitable PAMB habitat and perform a presence/absence survey for PAMB. No indications of PAMB were observed within 200 feet of the development area. On October 2, 2018, the survey report was distributed to US Fish and Wildlife Service; staff awaits a response and will prepare a memorandum prior to the November 15, 2018 scheduled hearing. In the July 2018 Staff Report several conditions related to protecting PAMB habitat were recommended, because the property owner had not provided a PAMB habitat survey. With the October 2018 submitted survey report findings, staff suggests that only the conditions related to establishing a 100-foot buffer to protect PAMB habitat in the Douglas fir forest remain.

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.

6. Agricultural Resources: The proposed *Light Agricultural* development, barn and chicken coop, and the proposed repairs to the existing single-family residence would be on lands mapped "Non-Prime Ag" (See attachment *Lands in Williamson Act Contracts*). MCC Chapter 20.508 *Agricultural Resources* applies to all lands designated RL, including the project site that operates under an active Williamson Act Contract. As proposed, the project would be consistent with Chapter 20.508 *Agricultural Resources* as existing agricultural lands are either under Williamson Act contracts and the property owner does not request a permit to convert prime lands to a use not classified as Residential, Agricultural, or Natural Resource Use Type.
7. 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 is consistent with Mendocino County policies for the protection of the paleontological and archaeological resource.
8. Grading, Erosion, and Run-Off: No grading is proposed.
9. Transportation and 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 affect transportation or circulation and would be provided with adequate access. On October 11, 20011, 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.

10. 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.
11. Public Access: The project site is located along the north-south corridor of State Route 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 MCCZC Section 20.532.100(A)(1), the proposed development conforms to Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* regulations as it locates development 100 feet or more from the edge of surveyed and mapped environmentally sensitive

habitat areas, including Point Arena Mountain Beaver habitat.

8. Pursuant with MCCZC Section 20.532.100(A)(2), the proposed *Light Agriculture* development is compatible with the long-term protection of resource lands and no conversion of agricultural lands is proposed.
9. Pursuant with MCCZC Section 20.532.100(B)(1), the proposed *Light Agriculture* development (a) maximizes protection of environmentally sensitive habitat areas; (b) minimizes construction of new roads by use of existing; (c) maintains public views from State Route 1; (d) ensures the adequacy of water, waste water disposal and other services; (e) ensures the preservation of the rural character of the site; (f) maximizes preservation of prime agricultural soils; and (g) ensures existing land use compatibility by maintaining productivity of on-site and adjacent agricultural lands.
10. Pursuant with MCCZC Section 20.532.100(B)(2), no conversion of prime land and, or land under Williamson Act Contract is proposed.
11. Pursuant with MCCZC Section 20.532.100(B)(3), no conversion of agricultural land to a use not classified as Residential, Agricultural, or Natural Resource Use Type is proposed.

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. Conditions approving CDP 2018-0002 shall be attached to any building permit application and shall be a part of on-site construction drawings.
10. 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).
11. In accordance with MCCZC Section 20.496.020(A), a buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from developments and shall be compatible with the continuance of the habitat areas. The width of the buffer area shall be a minimum 100 feet.
 - a. Development shall avoid impacts on Point Arena Mountain Beaver habitat areas; therefore, a minimum 100 foot buffer shall be maintained from the edge of the Douglas fir forest and other Point Arena Mountain Beaver habitat areas.
 - b. Development shall avoid impacts on riparian areas; therefore, a minimum 100 foot buffer shall be maintained from the upland edge of riparian vegetation along all watercourses to the edge of any development activity, including grading, paving, trenching or other.
12. Within 120-days of the effective date of CDP 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. The deed restriction shall memorialize Coastal Development Permit CDP_2010-0016 Conditions of Approval.
13. 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, barn and coop 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 barn and coop-building finish (siding, trim and windows) shall be Sikksens 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.
14. 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.

15. 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.
16. 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.

Staff Report prepared by:

12-3-2018

DATE


JULIANA CHERRY
PLANNER III

Appeal Period: 10 Days

Appeal Fee: \$1,616.00

ATTACHMENTS:

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

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	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

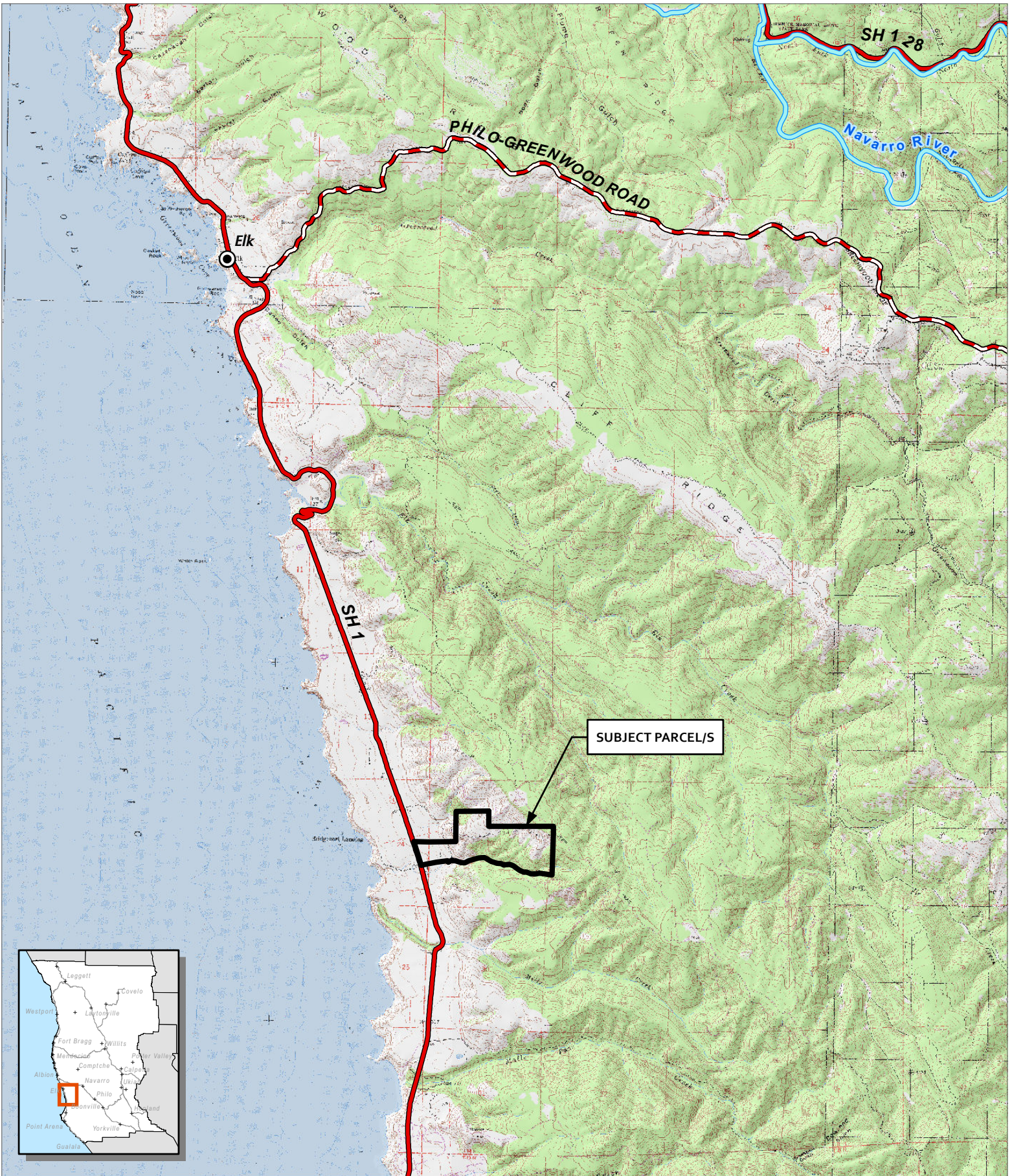
REFERENCES:

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 and October 2, 2018.

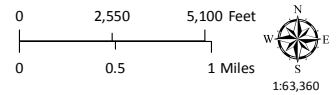
Letter from Amy Wynn Coastal Development Permits dated September 21, 2011 and its exhibits.

Point Arena Mountain Beaver Report for 12451 S Hwy 1, Elk, CA 95432. Wynn Coastal Planning & Biology. October 2, 2018.



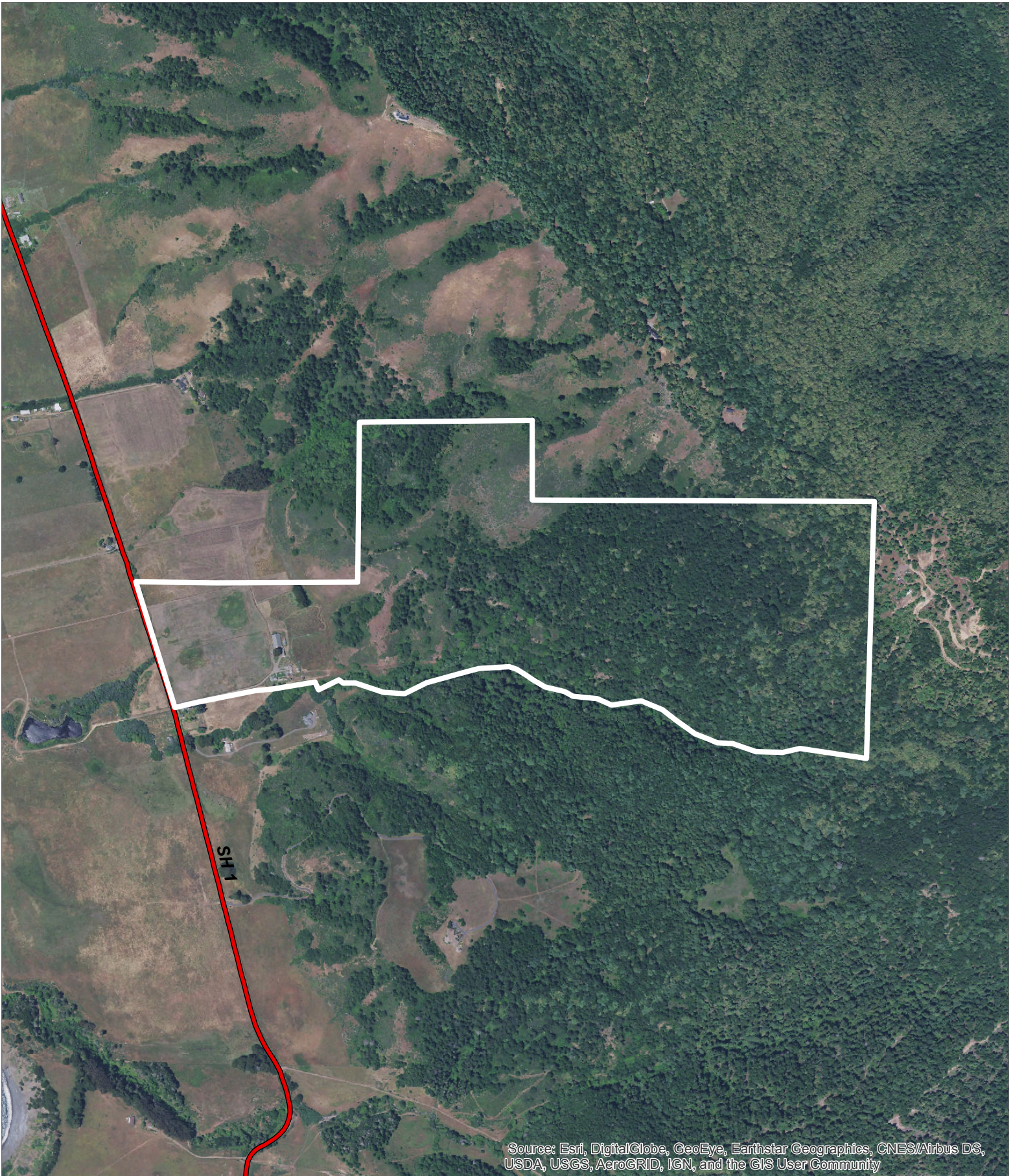
CASE: CDP 2010-0016
 OWNER: **BABBE, Wendy**
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

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







LOCATION MAP

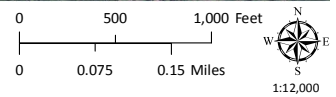
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

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

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



AERIAL IMAGERY

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



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

Application Page 21

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

AERIAL IMAGERY



CDP FILE # 200-10

COUNTY OF MENDOCINO

PLAT PLAN
BUILDING INSPECTION DIVISION

131-090-06 1/5 2/19/10
591961071671

JOB ADDRESS 12451 S. Hwy 1

ASSESSOR'S PARCEL NO. 131-090-06

APPLICATION NO.

TOWN OF COMMUNITY I.C.E.

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.

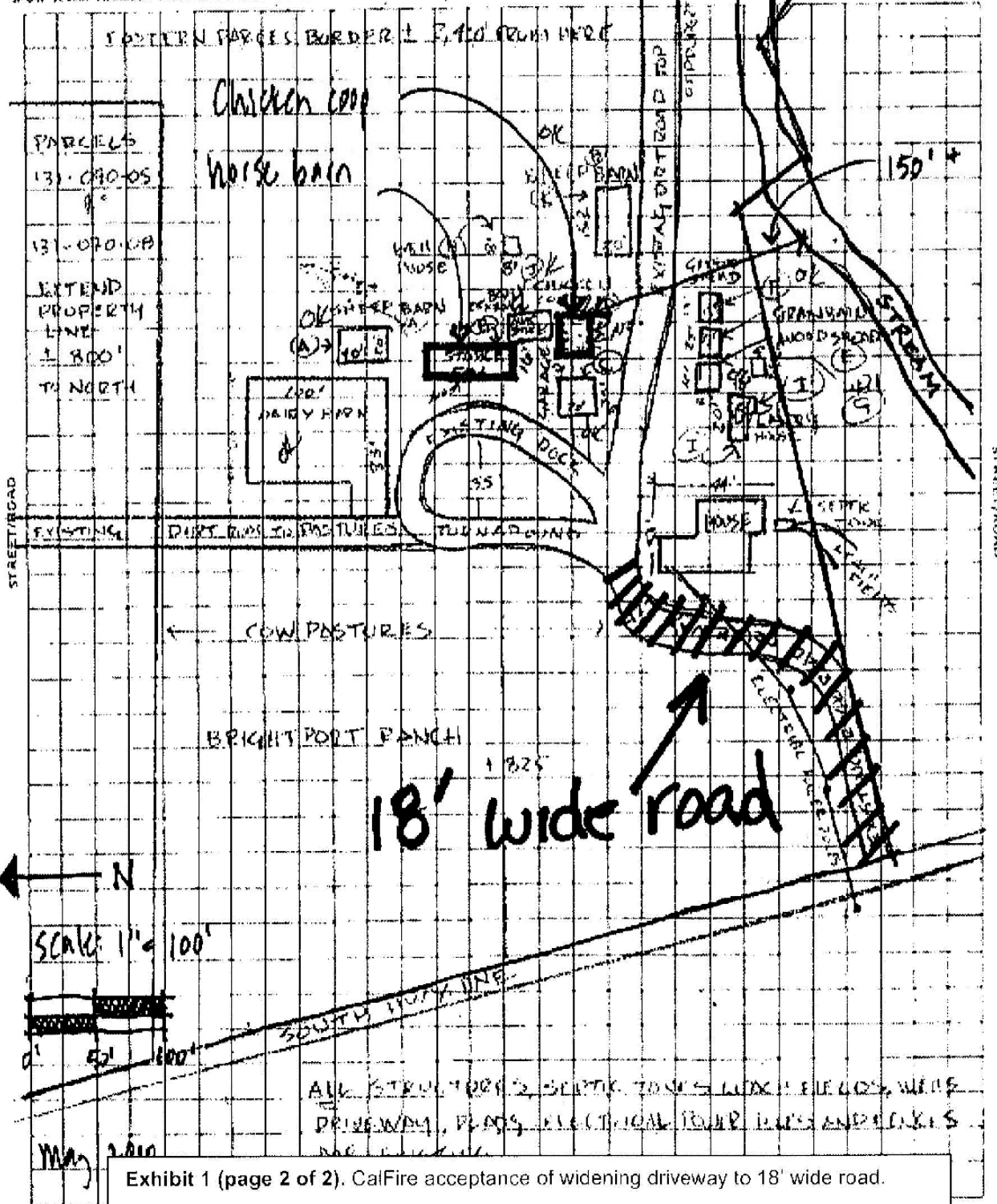


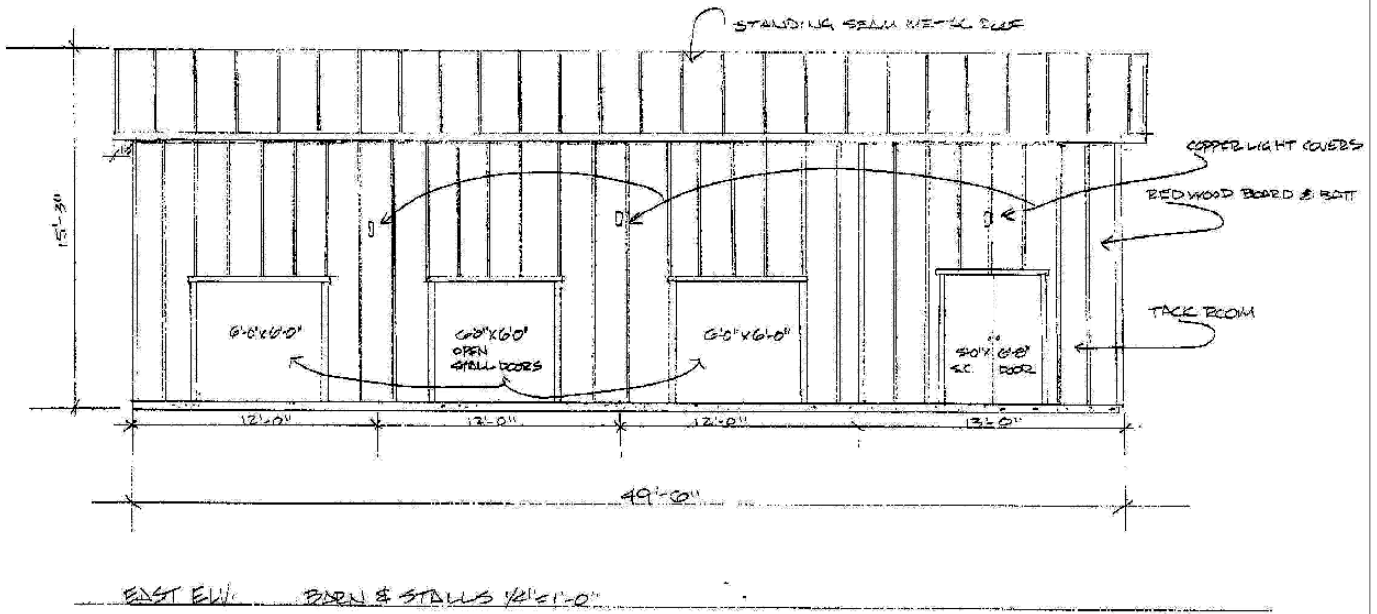
Exhibit 1 (page 2 of 2). CalFire acceptance of widening driveway to 18' wide road.

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

SITE PLAN

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Received 5-17-2010

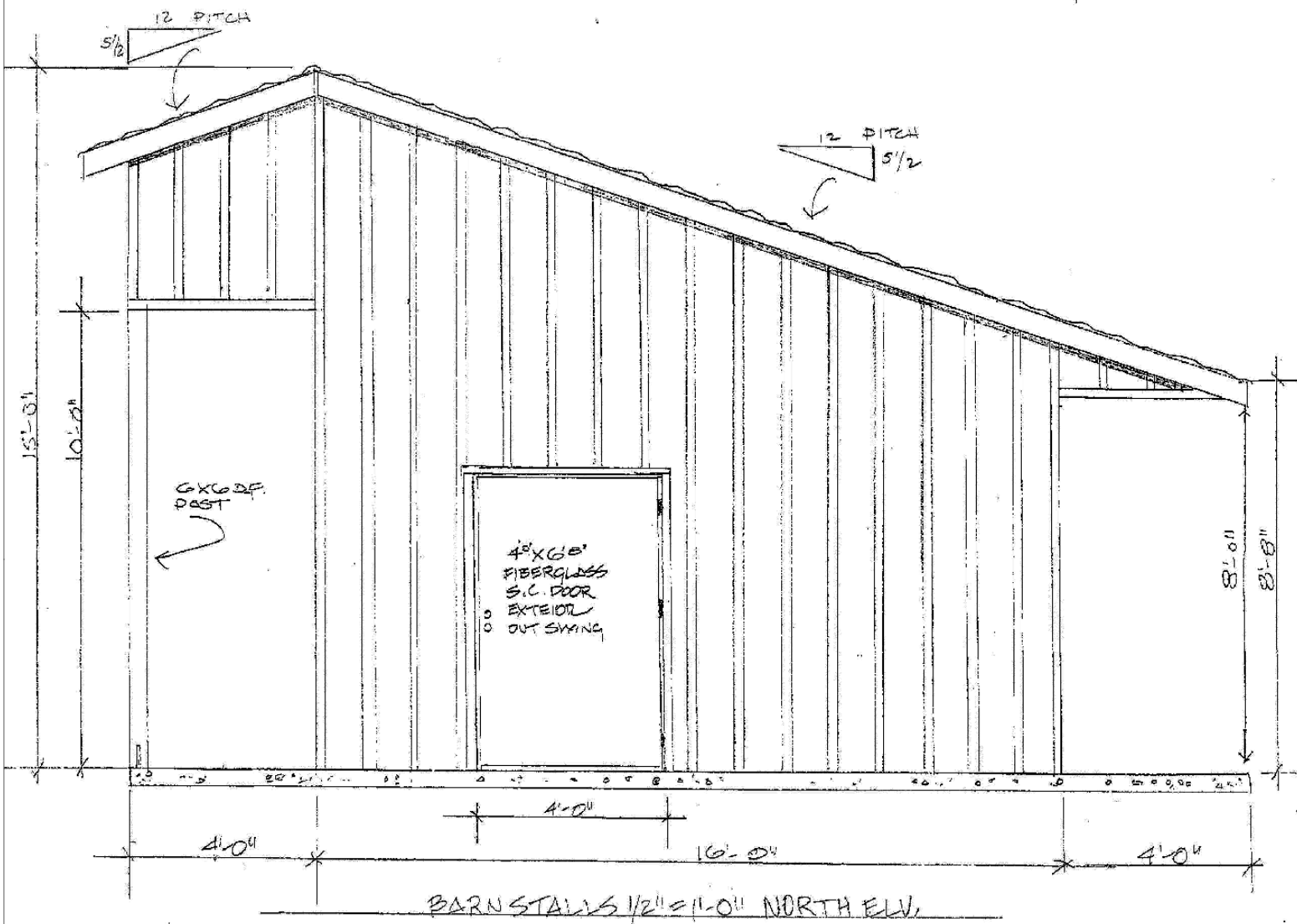
Application Page 14

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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Received 5-17-2010

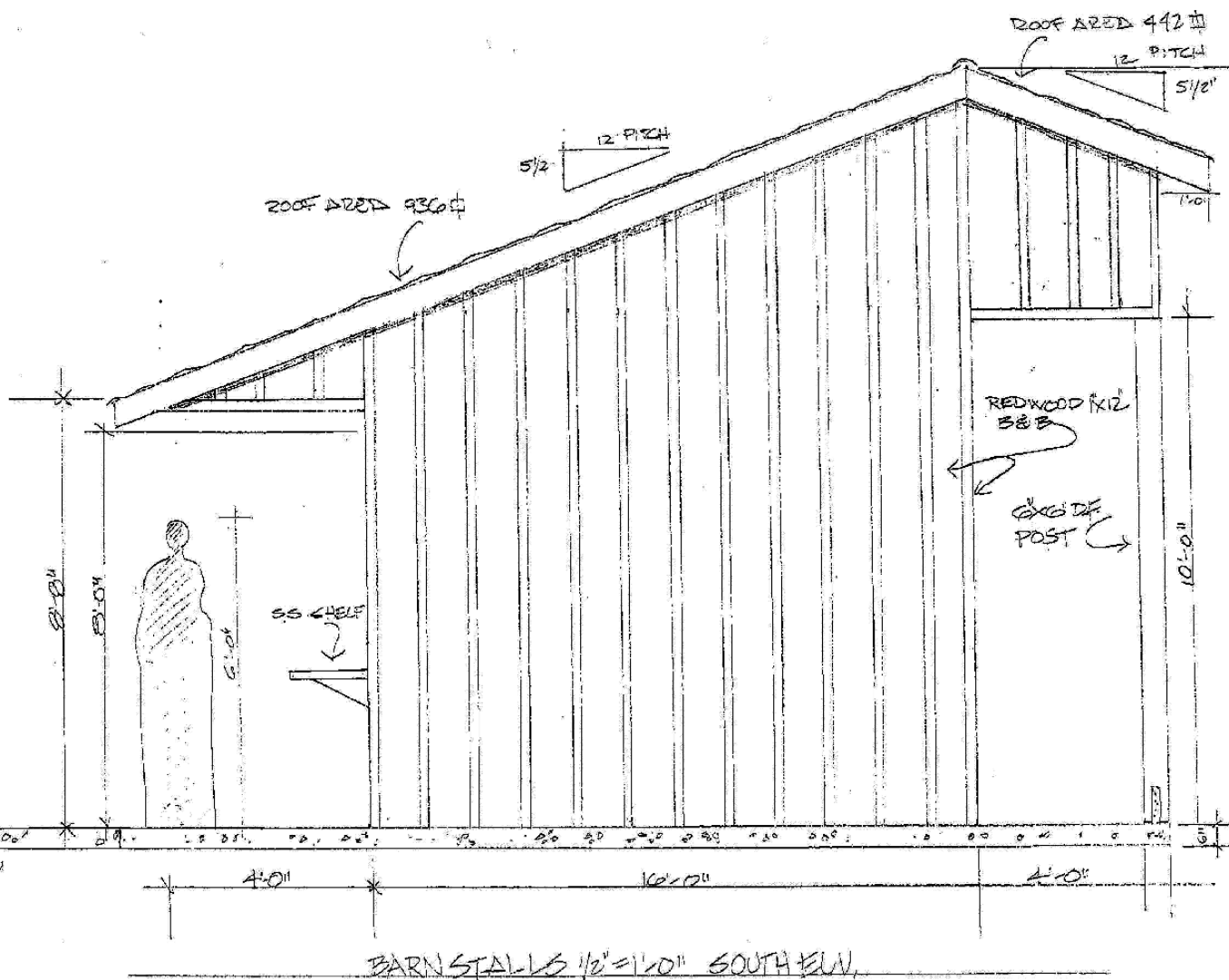
Application Page 12

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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Received 5-17-2010

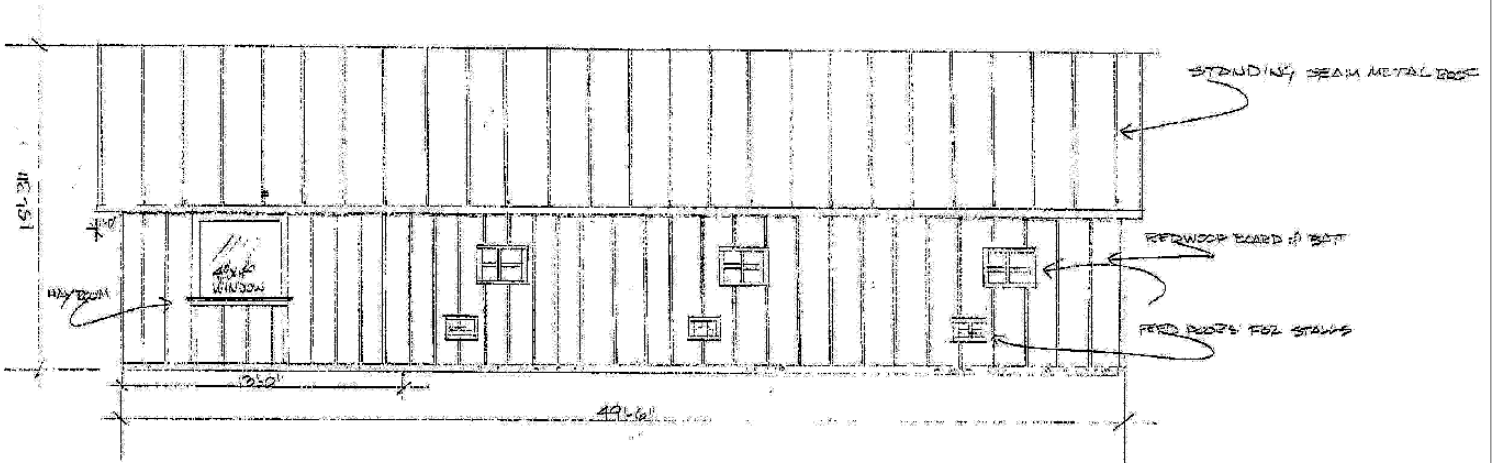
Application Page 13

NO SCALE

BARN ELEVATION

CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
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WEST ELEV. BARN & STALLS 14'-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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BABBE
Elk CA 95432

DATE: 02-10-2018	PROJECT NO: 18-020-06	DATE: 02-10-2018	PROJECT NO: 18-020-06
SCALE: AS SHOWN	DATE: 02-10-2018	SCALE: AS SHOWN	DATE: 02-10-2018
DATE: 02-10-2018	PROJECT NO: 18-020-06	DATE: 02-10-2018	PROJECT NO: 18-020-06

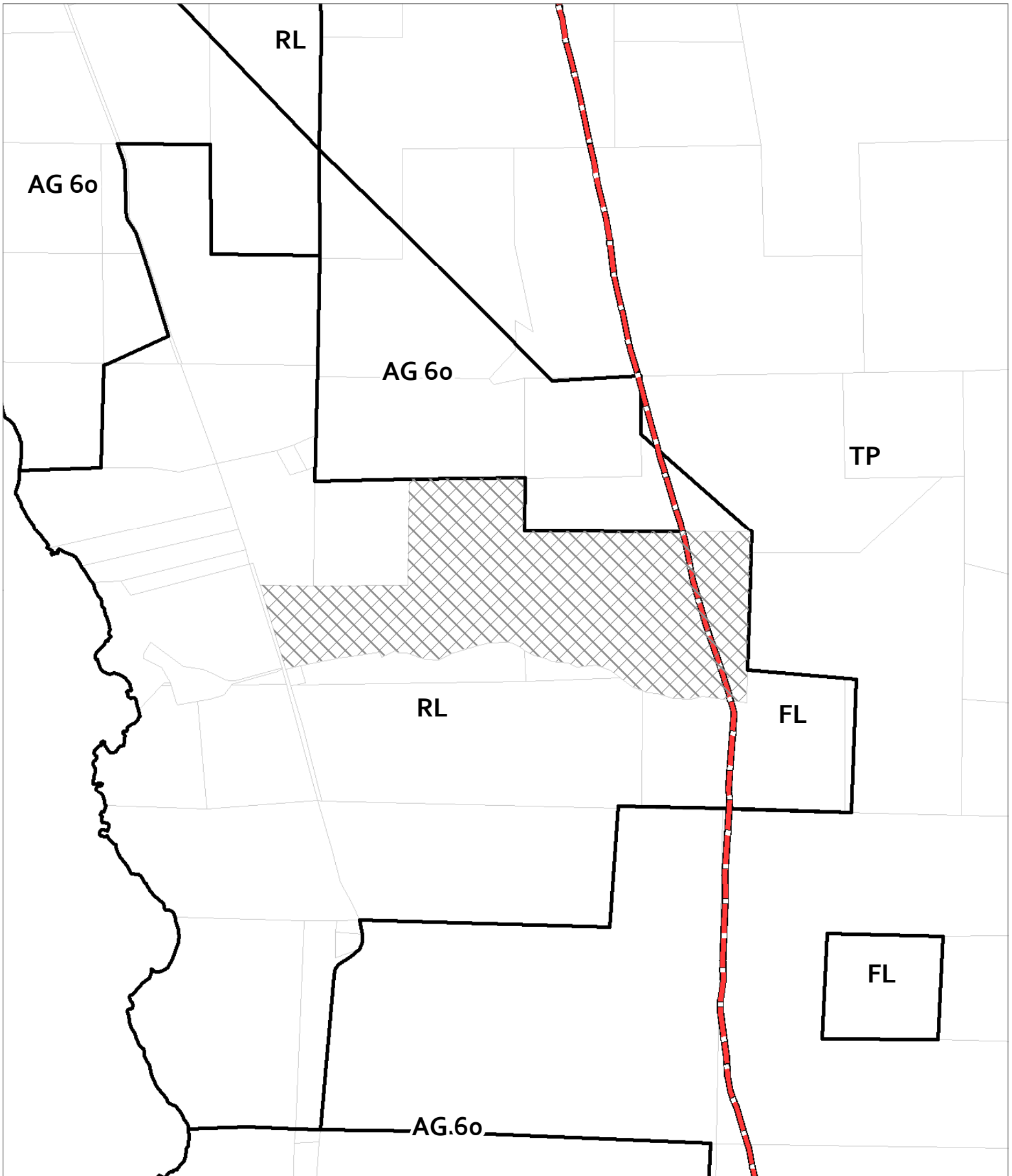
A1
0" = 1'-0" SHEETS

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

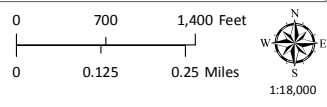
HOUSE ELEVATIONS

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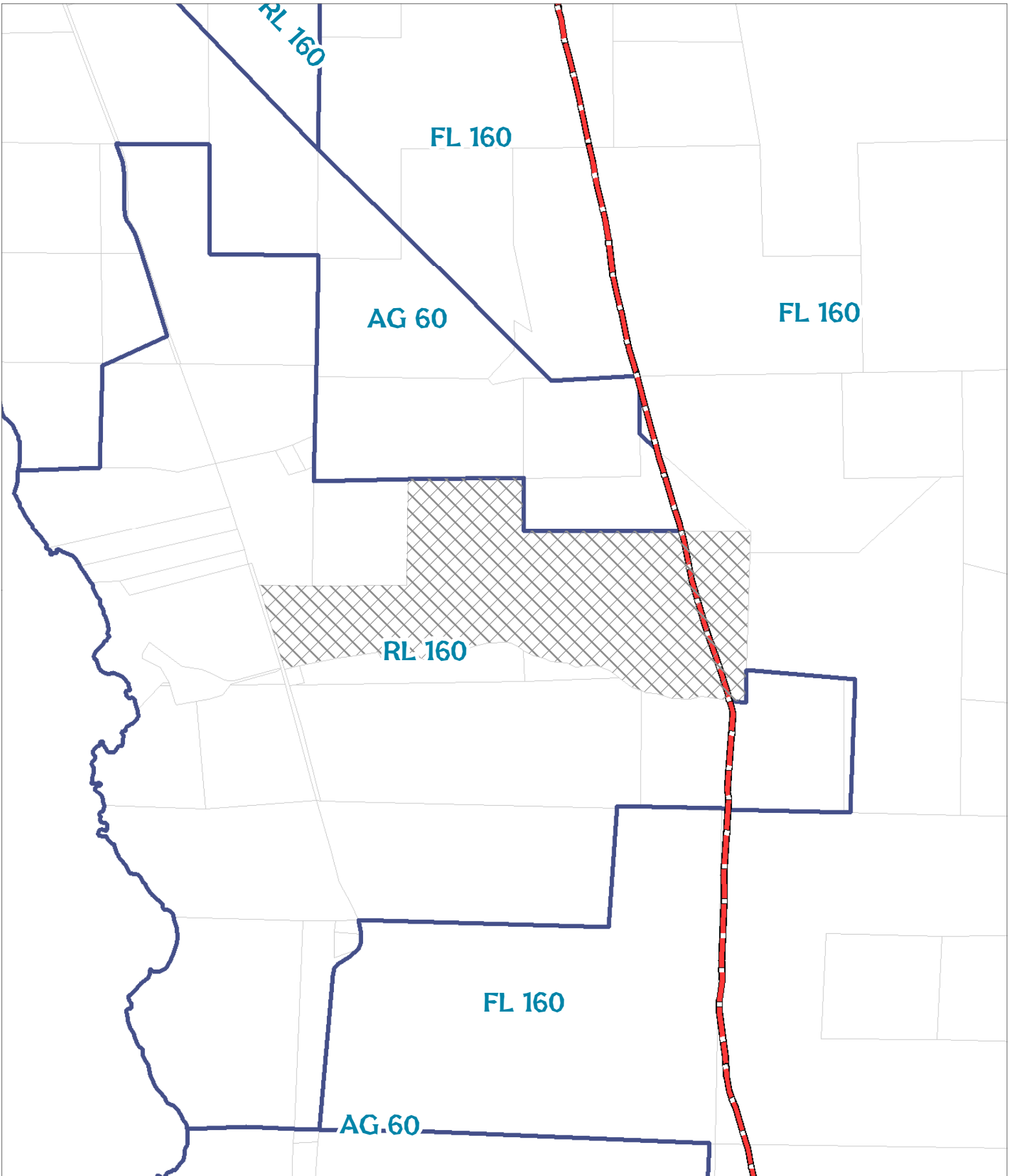
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

 Coastal Zone Boundary
 Zoning Districts





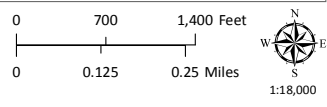
ZONING DISPLAY MAP

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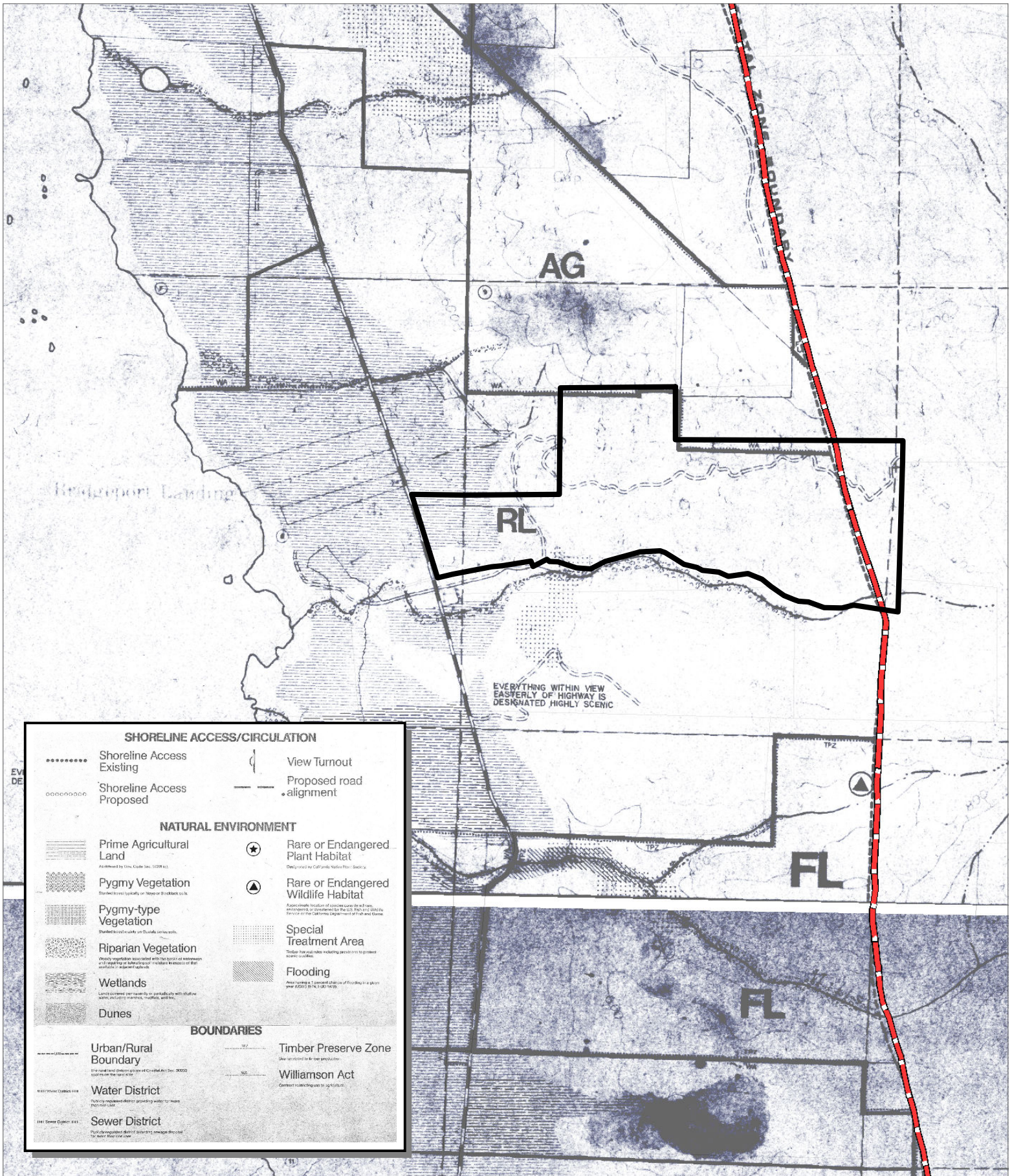
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

 Coastal Zone Boundary
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

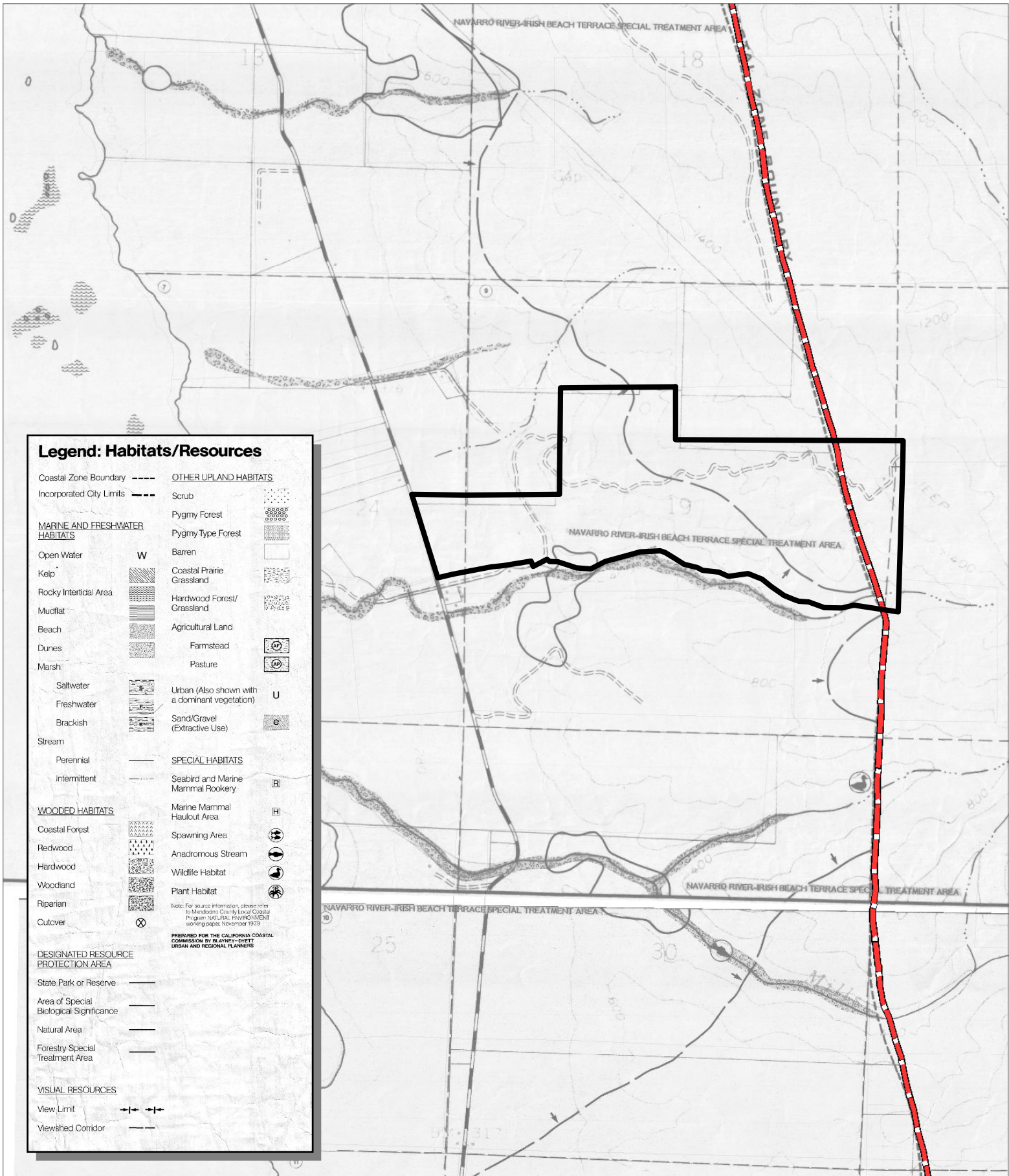
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CASE: CDP 2010-0016
 OWNER: **BABBE, Wendy**
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 AGENT: **Amy Wynn**
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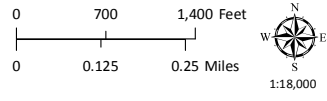
LCP MAP 21: BRIDGEPORT LANDING

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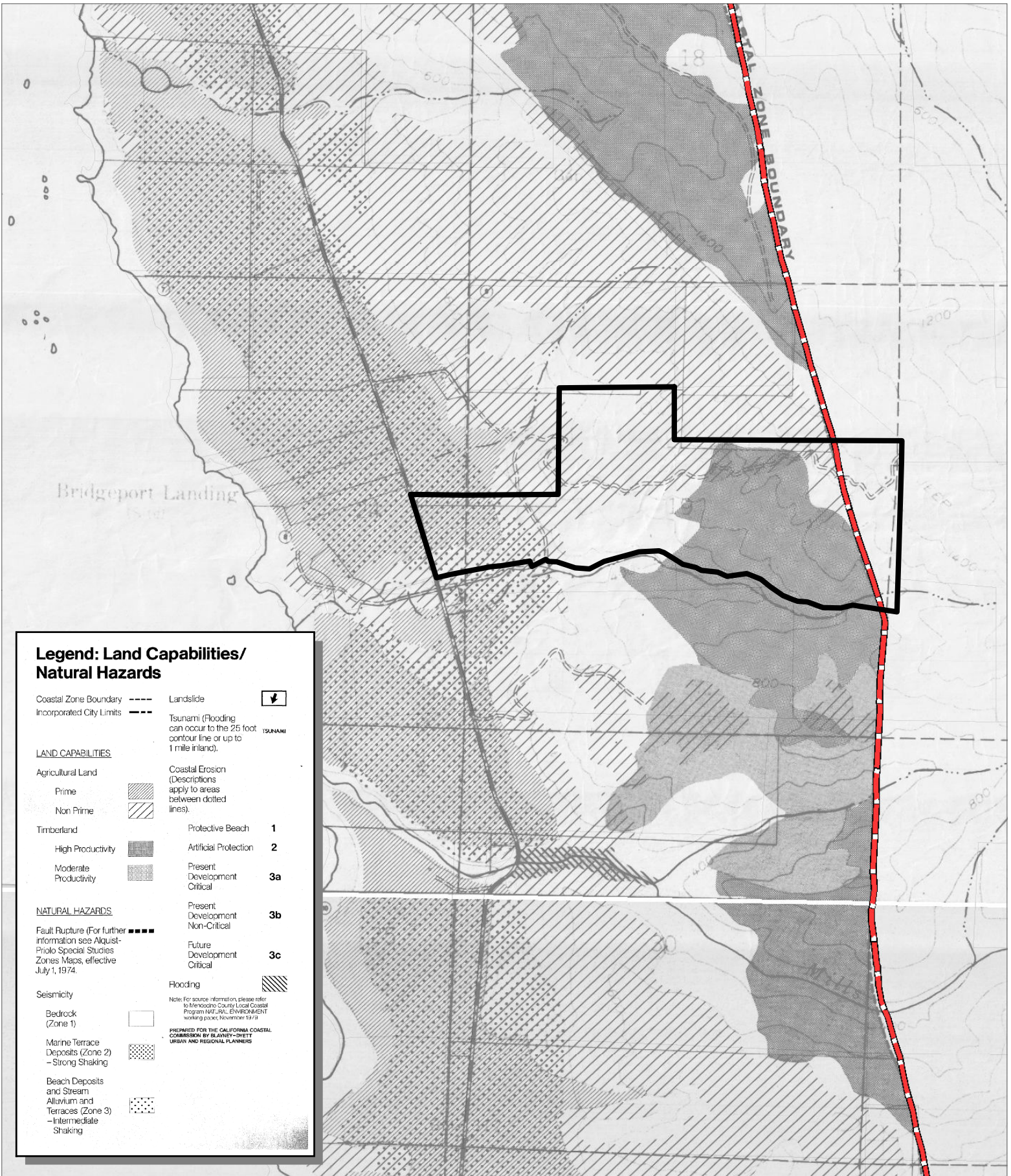
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
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Coastal Zone Boundary



LCP HABITATS & RESOURCES

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Legend: Land Capabilities/ Natural Hazards

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

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] Coastal Erosion (Descriptions apply to areas between dotted lines).
 Non Prime [diagonal lines]

Timberland
 High Productivity [cross-hatch] Protective Beach 1
 Moderate Productivity [cross-hatch] Artificial Protection 2
 Present Development Critical 3a
 Present Development Non-Critical 3b
 Future Development Critical 3c

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]

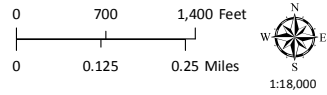
Seismicity
 Bedrock (Zone 1) [white box]
 Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted box]
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted box]

Landslide [arrow icon]
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line icon]

Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 19/94
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVENY-WYETT URBAN AND REGIONAL PLANNERS

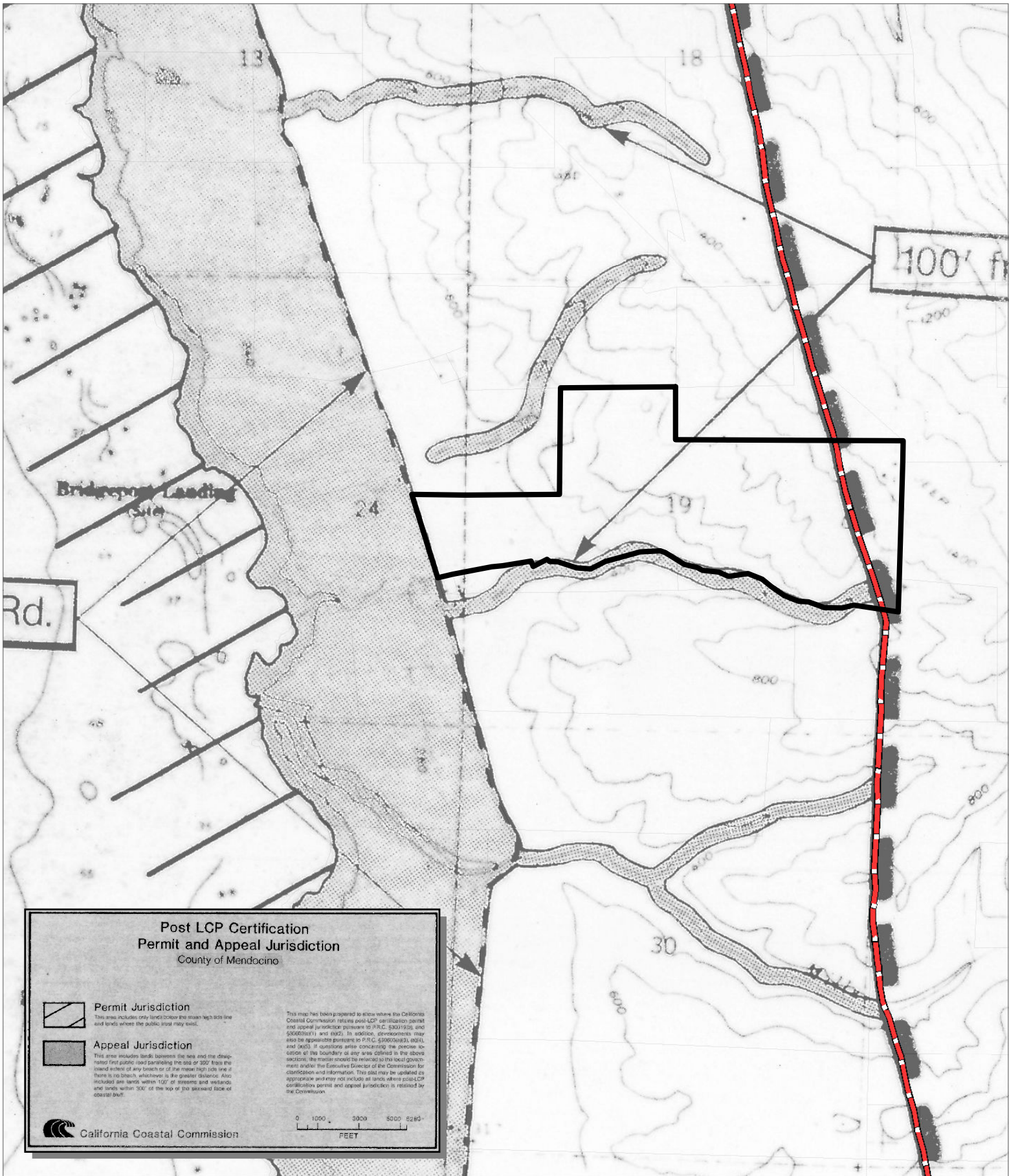
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk



Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

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**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.

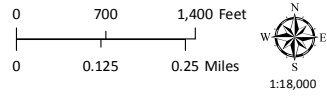
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §§30192.05, and §§66056(1) and 66052. In addition, developments may also be appealable pursuant to P.R.C. §§30604(a)(3), 66041, and 66053 if questions 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

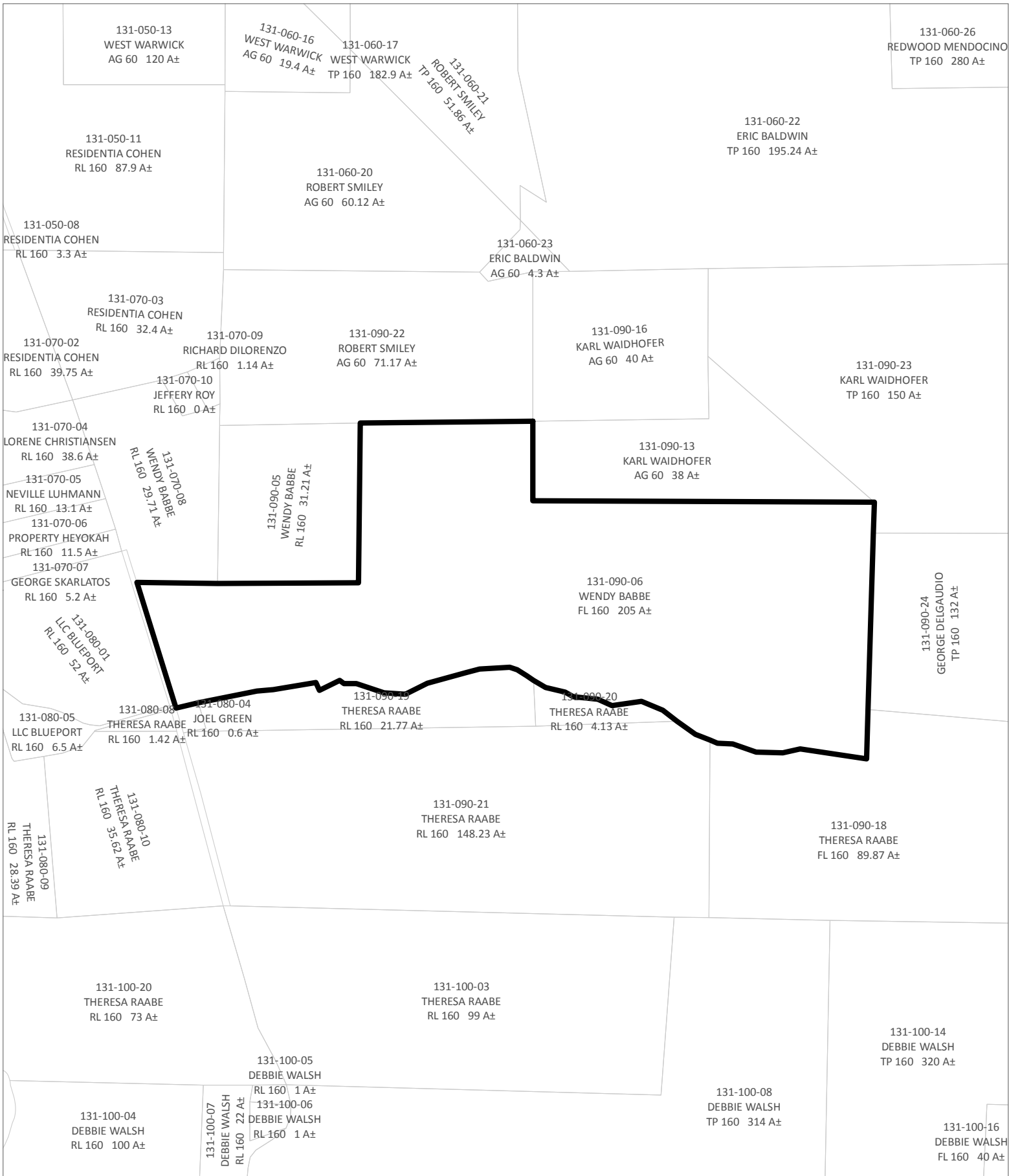
CASE: CDP 2010-0016
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 AGENT: Amy Wynn
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Coastal Zone Boundary

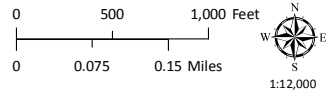


APPEALABLE AREAS

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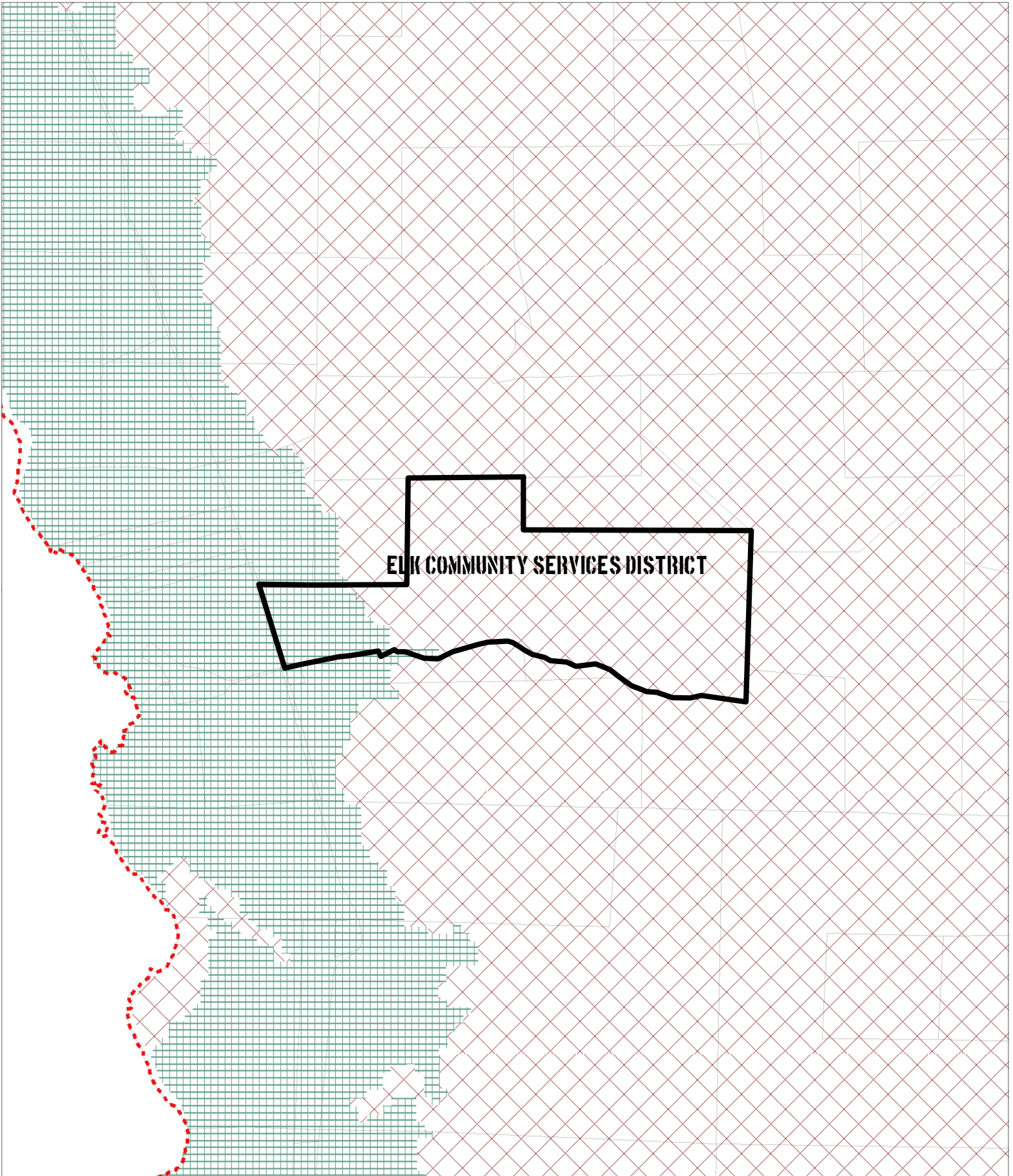


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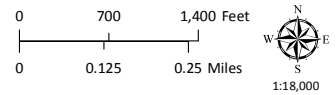
ADJACENT PARCELS

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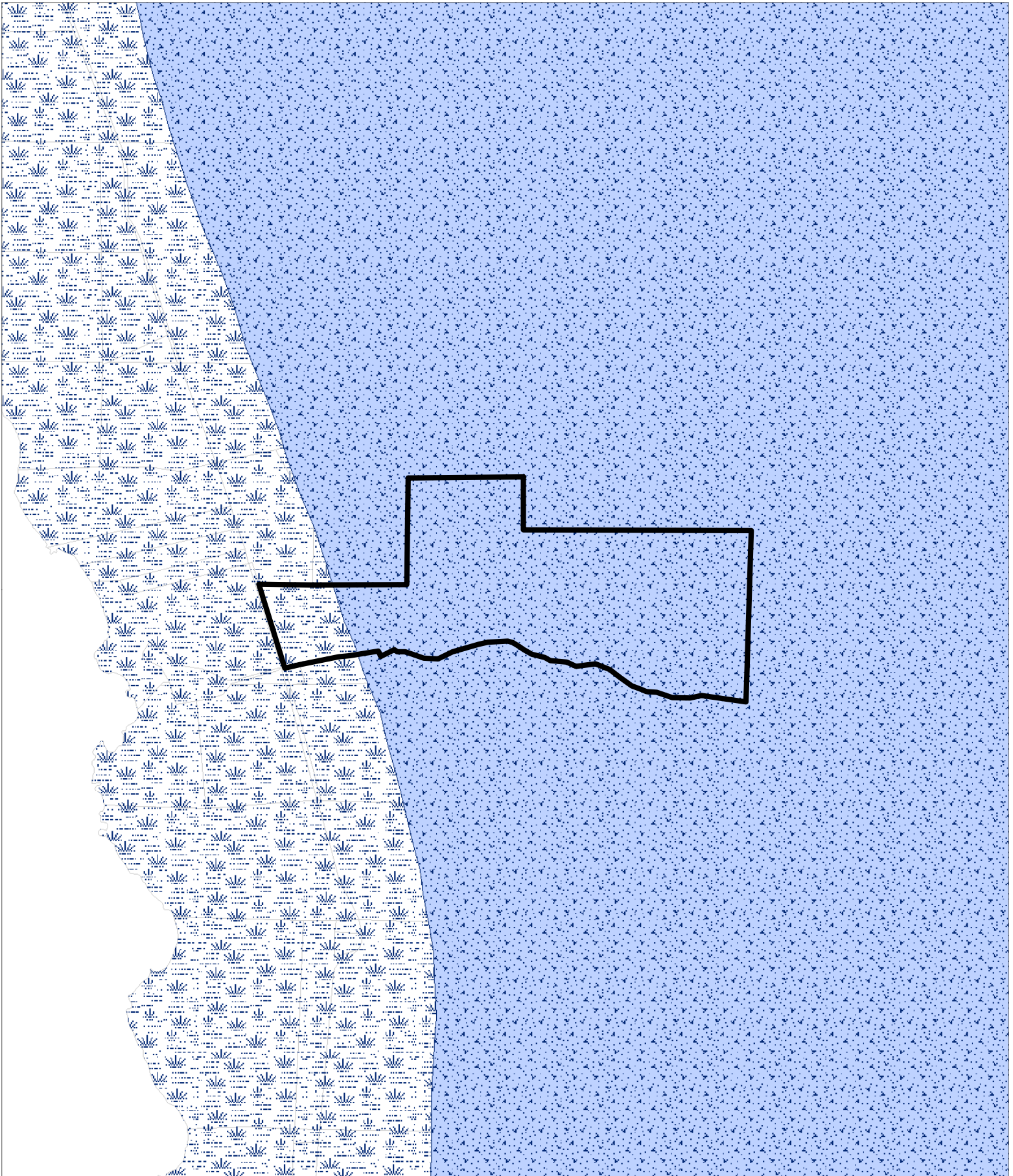
CASE: CDP 2010-0016
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard





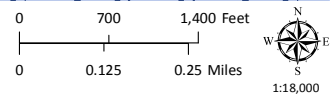
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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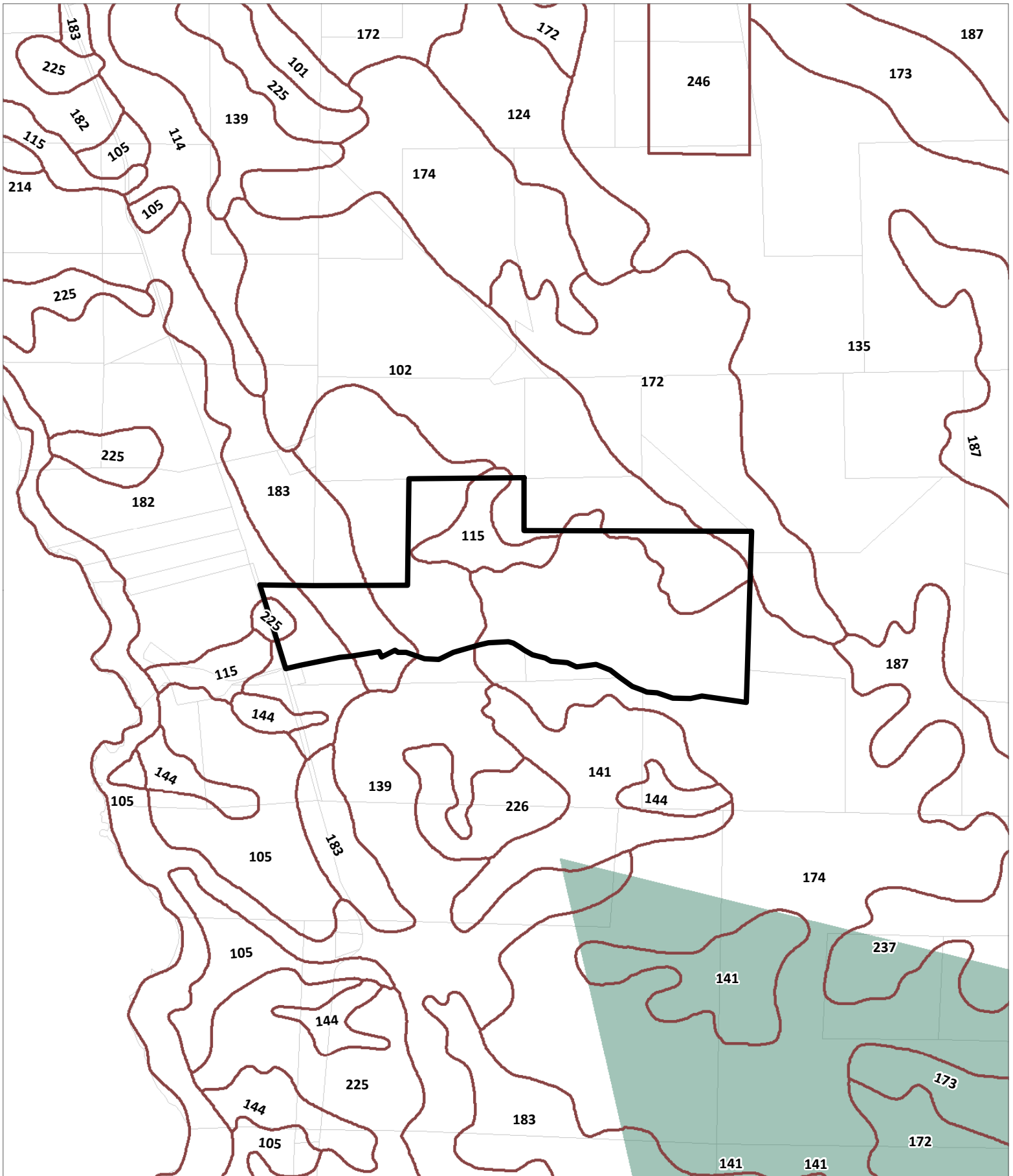
CASE: **CDP 2010-0016**
 OWNER: **BABBE, Wendy**
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 AGENT: **Amy Wynn**
 ADDRESS: **12451 S. Hwy. 1, Elk**

-  Marginal Water Resources
-  Critical Water Resources Bedrock



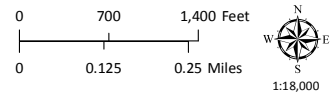
GROUND WATER RESOURCES

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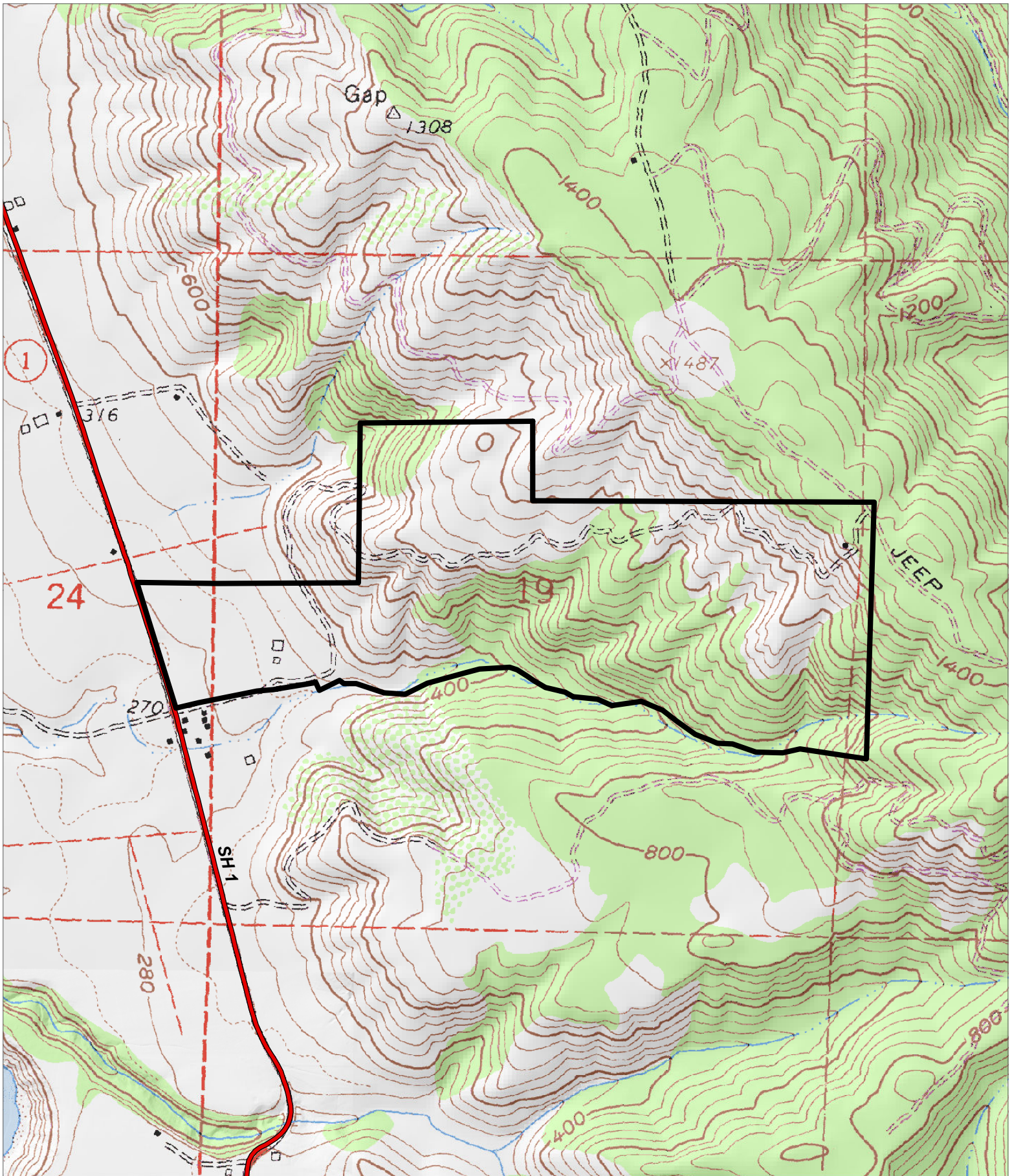
CASE: CDP 2010-0016
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- Western Soil Classes
- Bishop Pine







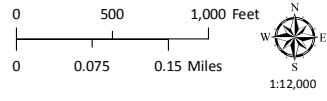
LOCAL SOILS

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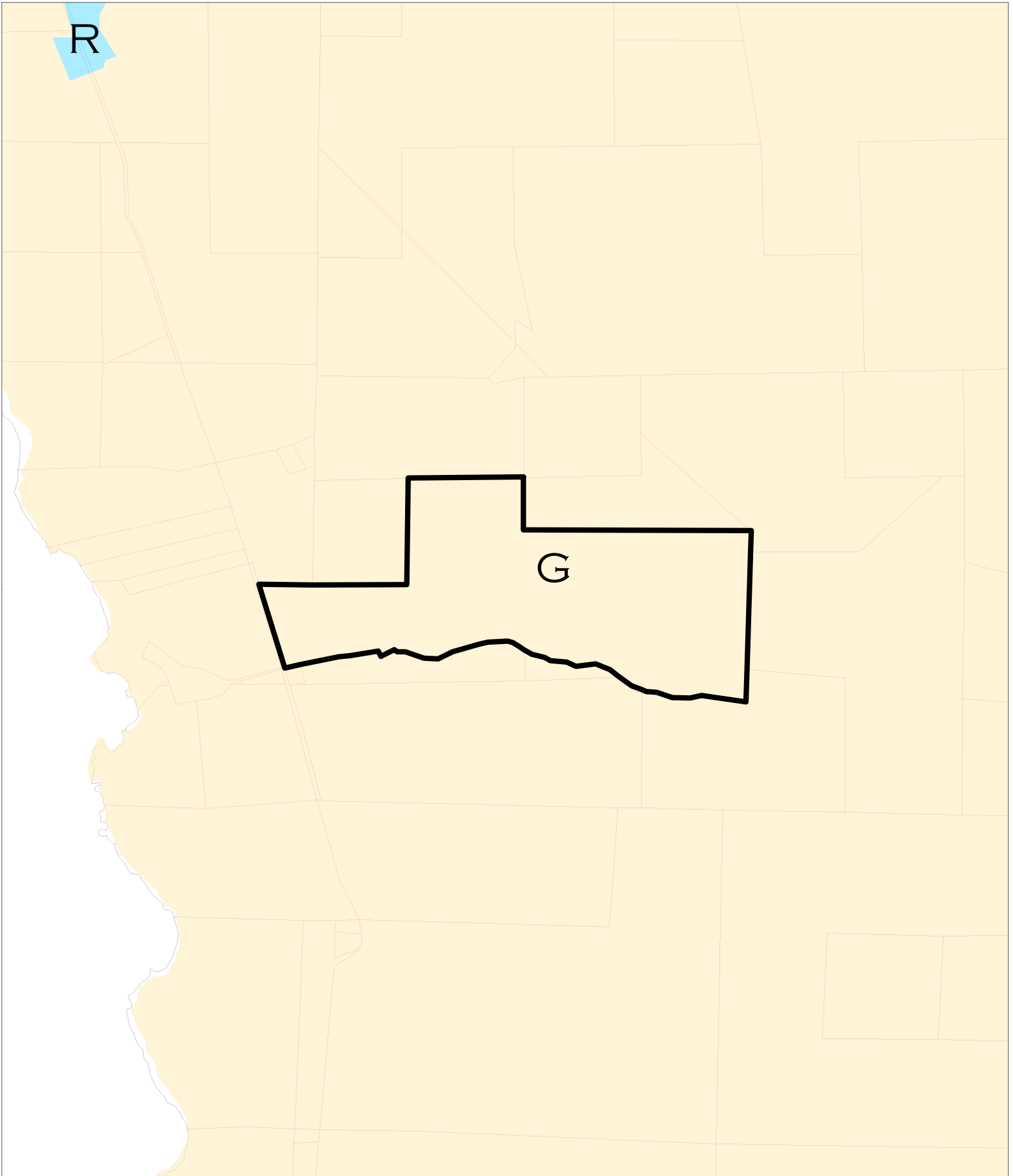
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-  Named Rivers
-  Driveways/Unnamed Roads
-  Highways
-  Public Roads



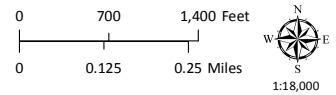
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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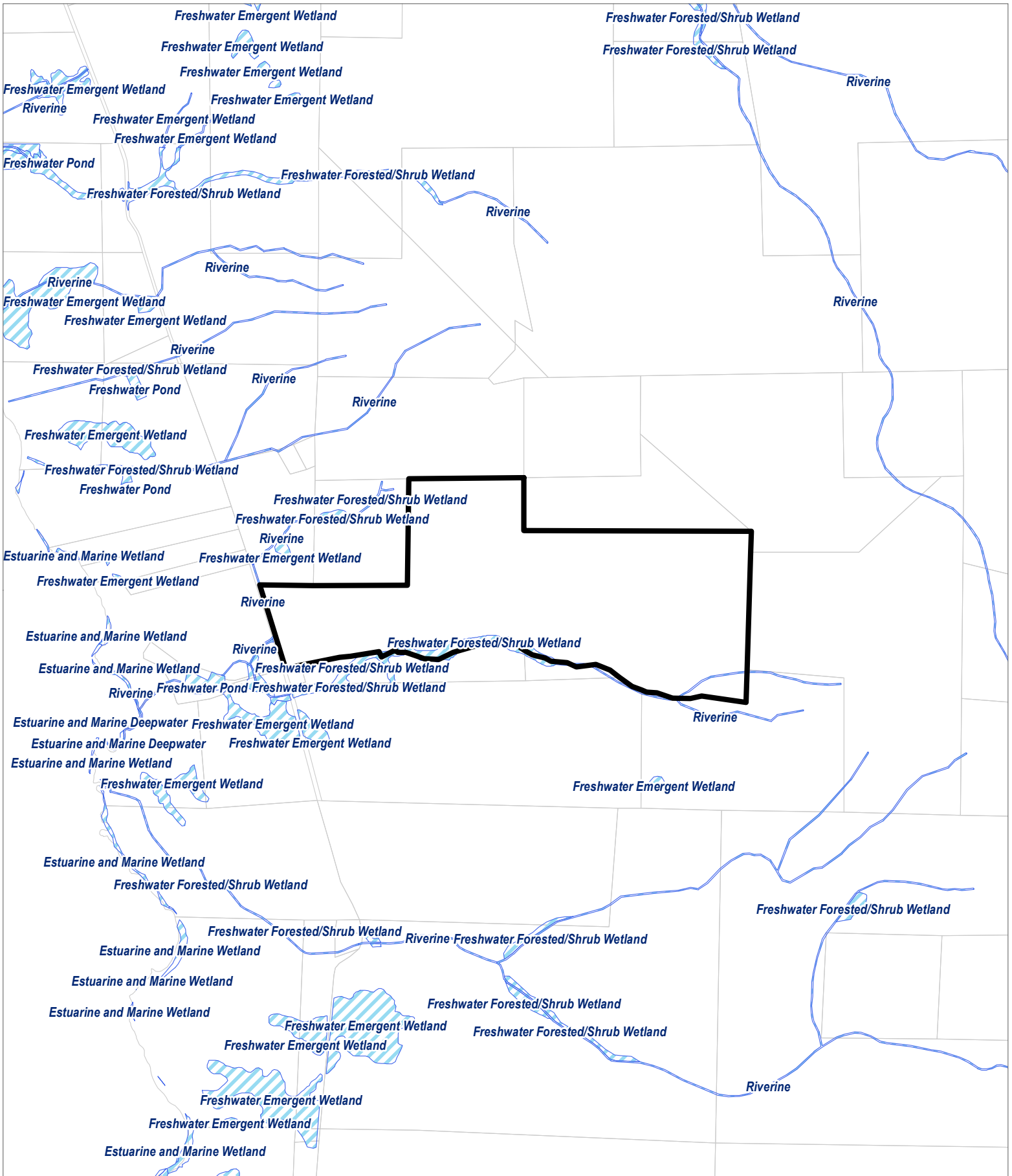
CASE: CDP 2010-0016
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- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

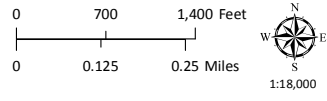


IMPORTANT FARMLAND

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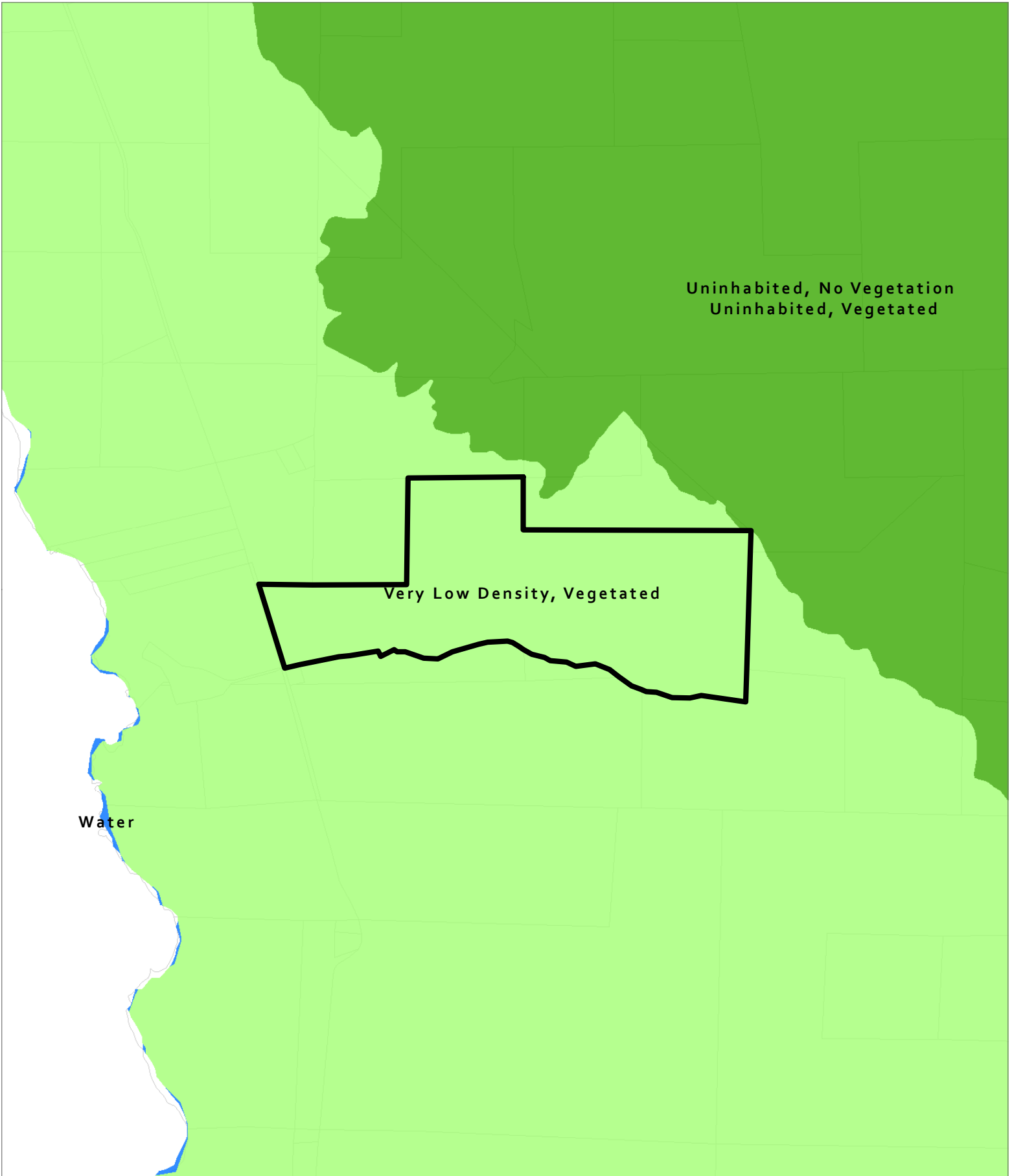
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 AGENT: Amy Wynn
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 National Wetlands Inventory

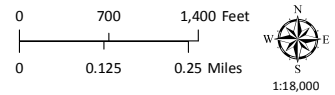
WETLANDS

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CASE: CDP 2010-0016
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 Water



WILDLAND-URBAN INTERFACE ZONES

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From: Gregory Schmidt <gregory_schmidt@fws.gov>
To: Juliana Cherry <cherryj@mendocinocounty.org>
CC: Jessie Waldman <waldmanj@mendocinocounty.org>
Date: 11/20/2018 12:58 PM
Subject: PAMB technical assistance for CDP_2010-0016 (APN 131-090-06)

Hi Juliana,

This email is in response to your request for Fish and Wildlife Service (Service) Point Arena mountain beaver (PAMB) technical assistance, received in our office on October 9, 2018, regarding after-the-fact residential construction at 12451 South Highway 1, Elk, Mendocino County, California 95432 (APN 131-090-06). The Service's responsibilities include administering the Endangered Species Act of 1973, as amended (Act). Section 3(19) of the Act defines "take" to mean harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. "Incidental" take is defined as take that is incidental to, but not the purpose of, carrying out an otherwise lawful activity. At issue in the request is the potential for incidental take of the federally endangered Point Arena mountain beaver (*Aplodontia rufa nigra*; PAMB). Your request for technical assistance included a project description with a project area map and photographs of plant communities and suitable PAMB habitat, and PAMB presence/absence survey results (all contained within a Wynn Coastal Planning & Biology (WCPB), Point Arena Mountain Beaver Report dated October 2, 2018).

The project involved construction of a 794-square-foot horse residence, demolition of a 315-square-foot building, reconstruction of a 300-square-foot chicken coop, and modifications to a single family residence that included skylight removal, installation of three gable dormers and repair of front porch stairs, deck and roof, and the installation of a second-story deck above the porch.

The PAMB habitat assessment and presence/absence survey conducted by biologists from WCPB followed the protocol outlined in the Service's most current "Draft Guidelines for Project Related Habitat Assessments and Surveys for Point Arena Mountain Beaver (*Aplodontia rufa nigra*)". The habitat assessment and presence/absence survey were conducted by WCPB's "Service-approved" biologists on August 13, 2018. Suitable PAMB habitat was found within the project area and all suitable habitat was surveyed for PAMB presence. *No burrows or other signs of PAMB occupancy were detected*.

Based on the information above, *the residential construction activities as described unlikely resulted in incidental take of PAMB*. Because this PAMB technical assistance was provided after-the-fact (i.e., after construction was completed), the Service will not provide the standard 5-year period for the no take determination as described in the aforementioned Service guidelines. If additional ground-disturbing activities are planned for this parcel in the future please contact the Service (contact information below) for additional technical assistance for PAMB.

This concludes after-the-fact PAMB technical assistance for CDP_2010-0016. This email will be stored with the technical assistance record for this parcel.

Thanks, Greg

Gregory Schmidt

Fish & Wildlife Biologist, Endangered Species Program

US Fish and Wildlife Service

Arcata Fish and Wildlife Office

1655 Heindon Road, Arcata CA 95521-4573

Phone: (707) 825-5103; Fax: (707) 822-8411

E-mail: Gregory_Schmidt@fws.gov
