



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 28, 2017

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

Agriculture Commissioner
US Fish & Wildlife Service
Resource Lands Protection Committee
State Clearinghouse
Department of Forestry/ CalFire

Department of Fish and Wildlife
Coastal Commission
Redwood Coast Fire District

CASE#: CDP_2017-0041

DATE FILED: 9/13/2017

OWNER: WINDY HOLLOW

APPLICANT: LANCE STORNETTA

AGENT: JAMES R. BARRETT

REQUEST: Remove existing mobile home (Ag.Employee), 1200± sq. ft. and replace with new mobile home, 1400± sq. ft. on same footprint. Reconnect to existing utilities, power, sewer/septic, water, stairs, porches, etc.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In Point Arena, north and east of Highway 1, on Stornetta Ranch. From Highway 1, heading north 1.5 miles on Windy Hollow Road, then east on Harris Ranch Road, .5 miles to the project site, located at 43601 Harris Ranch Rd., Point Arena (APN: 027-031-08).

STAFF PLANNER: DEBRA BIEBER

RESPONSE DUE DATE: October 13, 2017

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER:

WINDY HOLLOW PARTNERSHIP

APPLICANT:

LANCE STORNETTA

AGENT:

JAMES R. BARRETT

REQUEST:

Administrative Coastal Development Permit to remove existing mobile home(Ag.Employee residence), approx. 1200 sqft and replace with new mobile home, approx. 1400 sqft on same footprint. Reconnect to existing utilities, power, sewer/septic, water, stairs, porches, etc.

LOCATION:

In Point Arena, north and east of Highway 1, on Stornetta Ranch. From Highway 1, head north 1.5 miles on Windy Hollow Road, then east on Harris Ranch Road, .5 miles to the project site. Address is 43601 Harris Ranch Road, Point Arena, Ca, APN 027-031-08, 027-051-06, and 027-161-07.

ACREAGE:

38

GENERAL PLAN:

RL160:R

ZONING:

RL:160

COASTAL ZONE:

YES

EXISTING USES:

Residential/Ag

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

12 N

RANGE:

16 W

SECTION:

6

USGS QUAD#:

69

RELATED CASES ON SITE: 1

RELATED CASES IN VICINITY: Replace existing Farm Employee Housing,CPD 2017-040.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	AG 60/PL	AG 60/PL	127/211	AG/PL
EAST:	RL 160	RL 160	148	RL 160
SOUTH:	RL 160/RMR 20	RL 160/RMR 20	78/20	Range Land/Residential
WEST:	AG 60	AG 60	56	AG

REFERRAL AGENCIES:

☒Planning (Ukiah)
☒Department of Transportation
☒Environmental Health (FB)
☒Building Inspection (FB)
☐Emergency Services
☒Assessor
☐Farm Advisor
☒Agriculture Commissioner
☐Forestry Advisor
☐Air Quality Management District
☐ALUC
☐County Water Agency
☐Archaeological Commission
☐Sonoma State University
☒US Fish & Wildlife Service
☒Resource Lands Protection Committee
☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council
☐Native Plant Society
☒State Clearinghouse
☐Caltrans
☒CalFire
☒Department of Fish & Game
☒Coastal Commission
☐RWQCB
☐Division of Mines & Geology
☐Department of Health Services
☐Department of Parks & Recreation
☐Department of Conservation
☐Soil Conservation Service
☐Army Corps of Engineers

☐CHP
☐MTA
☐County Addresser
☐LAFCO
☐Gualala MAC
☐Laytonville MAC
☐Westport MAC
☐Sierra Club
☐School District
☐Sewer District
☐Water District
☒Redwood Coast Fire Dist.
☐Community Svcs
☐City Planning

ADDITIONAL INFORMATION: Replace existing ag employee residence, also other CDP's in process to replace other Agricultural Employee housing on adjacent lands. Land is under Williamson Act Contract.

ASSESSOR'S PARCEL #: 0270310800

PROJECT COORDINATOR: Debra Bieber PREPARED BY: Debra Bieber DATE: 09/19/2017

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	YES	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	Y / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 243-16
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Marginal	17. Coastal Groundwater Study Zone.
	HS	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. LCP #25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2017-0041
CDF No(s)	243-10
Date Filed	9/13/2017
Fee	4,352.00
Receipt No.	17343
Received by	JA
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name LANCE STORNETTA
Mailing _____
Address 44100 STORNETTA DR
City MANCHESTER State CA. Zip Code 95459 Phone 707 972-7465

PROPERTY OWNER

Name WINDY HOLLOW PARTNERSHIP
Mailing _____
Address P.O. BOX 296, MANCHESTER, CA 95459
City MANCHESTER State CA Zip Code 95459 Phone _____

AGENT

Name JAMES R. BARRETT
Mailing _____
Address P.O. BOX 1448
City UKIAH State CA. Zip Code 95482 Phone 707 391-5824

PARCEL SIZE

160

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

43601 HARRIS RANCH RD. PT. ARENA

ASSESSOR'S PARCEL NUMBER(S)

027-031-08; 027-051-06; 027-161-07

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

[Signature]
Signature of Applicant/Agent

9/10/17
Date

[Signature]
Signature of Owner

9/10/17
Date

12. Utilities will be supplied to the site as follows:

A. Electricity EXISTING

- ☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☒ Utility Company/Tank
☐ On Site generation, Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

POOR ENTRY

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank EXISTING
☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well EXISTING
☐ Spring
☐ Other, specify _____

16. Is any grading or road construction planned? ☐ Yes ☒ No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: NA feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input type="checkbox"/> No Amount of material to be dredged or filled? <u>NA</u> cubic yards. Location of dredged material disposal site: <u>NA</u> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

PUNK

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on

9/05/17 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

REPLACE EXISTING 24X50 MOBILE HOME WITH NEW
32X52 MOBILE HOME (AG EMPLOYEE) CONNECT TO ALL
EXISTING UTILITIES - POWER, TELE, WATER, SEPTIC.

(Description of development)

Located at:

43601 HARRIS RANCH RD
OT. ARDEN, CA.

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

WINDY NOCLOW CR & HARRIS RANCH RD
INTERSECTION, & HARRIS RANCH RD & DRIVEWAY

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)


Owner/Authorized Representative

9/10/17
Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT: REPLACE EXISTING MOBILE
HOME (24'x50') WITH NEW 27'x52' MOBILE
HOME (AG EMPLOYEE) CONNECT TO ALL
EXISTING UTILITIES, POWER, TIRE, SEPTIC, WATER,
ON SAME FOOT PRINT.

LOCATION: 43601 HARRIS RANCH ROAD
PT. ARENA, CA.

APPLICANT: WINDY HOLLOW PARTNERSHIP /
LANCE STORNETTA.

ASSESSOR'S PARCEL NUMBER(S): 027-031-08;
027-051-06 ; 027-161-07

DATE NOTICE POSTED: 9/15/17

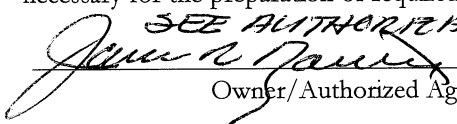
FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

SEE AUTHORIZATION

 Owner/Authorized Agent

9/10/17
 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize JAMES R. BARRETT to act as my representative and to bind me in all matters concerning this application.

SEE AUTHORIZATION
BY James R. Barrett
 Owner

9/10/17
 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address



September 1, 2017

Re: Building and Planning Permit Authorization

To Whom It May Concern:

Jim Barrett is authorized to file and process all applications at 23501 Windy Hollow Rd and 43601 Harris Ranch Rd..

Thanks,

Lance Stornetta
Walter Stornetta Ranch

PLNG

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 9/10/17

LANCE STORVICK
By *[Signature]*
Applicant

PLUG

MAIL LIST PROVIDED BY RUSS FORD PBS

APN	OWNER	ADDRESS	CITY	STATE	ZIP
✓ 02703108	WINDY HOLLOW	PO BOX 296	MANCHESTER	CA	95459
✓ 02703109	STORNETTA WALTER R & DONNA K 3	44100 STORNETTA	MANCHESTER	CA	95459
02705105	STORNETTA WALTER R & DONNA K 3	44100 STORNETTA	MANCHESTER	CA	95459
02705106	WINDY HOLLOW	PO BOX 296	MANCHESTER	CA	95459
✓ 02705107	BROWN JERRY P 1/3	4762 CREED RD	SUISUN CITY	CA	94585
02716101	UNITED STATES OF AMERICA	UNKNOWN	UNKNOWN ADDRESS	CA	00000
02716107	WINDY HOLLOW	PO BOX 296	MANCHESTER	CA	95459
✓ 02716108	DARBRO ORBRAD L JR & MAURA TTE	404 VISTA DR	WATSONVILLE	CA	95076
✓ 02721101	KOVACH ALEXANDER F & DOROTHY J	PO BOX 787	POINT ARENA	CA	95468
✓ 02721102	FISHER ANDREW E & DENISE E	PO BOX 1048	POINT ARENA	CA	95468
✓ 02721103	BECK DONALD RICHARD	1332 SAN YSIDRO DR	BEVERLY HILLS	CA	90210
✓ 02721104	BARNES KENNETH & ANGELINE CHAN	1477 SILVIUS AVE	SAN PEDRO	CA	90731
✓ 02721105	SCOFIELD KENNETH J & FRANCISCA	PO BOX 264	POINT ARENA	CA	95468
✓ 02721106	SCHERER JOHN	720 SERENA DR	PACIFICA	CA	94044
✓ 02721108	COLLINS PAUL	17382 VILLGE DR	TUSTIN	CA	92780



**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

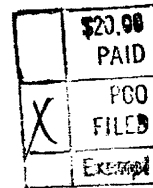
Windy Hollow Partnership
44100 Stornetta Drive
Point Arena, CA 95468

2006-08551
Recorded at the request of
ROBERT S. WRINKLE
05/02/2006 11:57A
Fee: 13.00 No of Pages: 3

OFFICIAL RECORDS
Marsha A Wharff, Clerk-Recorder
Mendocino County, CA

MAIL TAX STATEMENTS TO:

Windy Hollow Partnership
44100 Stornetta Drive
Point Arena, CA 95468



GRANT DEED

Documentary Transfer Tax is \$-0-

APN: 27-031-08, 27-051-06, 27-161-07

The undersigned Grantors, hereby declare:

This transfer is exempt because the transfer is solely a change in the method of holding title. The individuals transferring title hold identical percentage interests in Windy Hollow Partnership. Revenue and Taxation Code Section 62(a)(2). Interest remains the same before and after transfer.

City transfer tax is \$-0- Monument preservation fee is \$ _____
County transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WALTER R. STORNETTA and DONNA K. STORNETTA, as Trustees of THE STORNETTA FAMILY TRUST u/t/d January 25, 1996, and LANCE D. STORNETTA, a single person,

hereby GRANT(S) to

WINDY HOLLOW, a California General Partnership,

the following described real property in the County of Mendocino, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT A, ATTACHED
HERETO AND INCORPORATED HEREIN BY REFERENCE.

MAIL TAX STATEMENTS TO:

Windy Hollow Partnership, 44100 Stornetta Drive, Point Arena, CA 95468

Dated: January 2, 2002

Walter R. Stornetta

WALTER R. STORNETTA, as Trustee of THE
STORNETTA FAMILY TRUST u/t/d January 25,
1996

Dated: January 2, 2002

Donna K. Stornetta

DONNA K. STORNETTA, as Trustee of THE
STORNETTA FAMILY TRUST u/t/d January 25,
1996

Dated: January 2, 2002

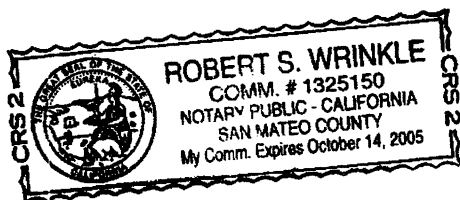
Lance D. Stornetta

LANCE D. STORNETTA

STATE OF CALIFORNIA)
) ss.
COUNTY OF MENDOCINO)

On January 2, 2002, before me, Robert S. Wrinkle, the undersigned notary public, personally appeared WALTER R. STORNETTA, DONNA K. STORNETTA, and LANCE D. STORNETTA, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument, and acknowledged to me that the persons executed the same in their authorized capacities, and that by their signature(s) on the instrument the person(s), or the entit(y)(ies) upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

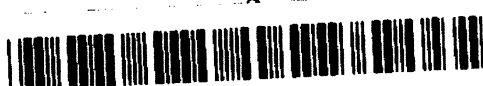


Robert S. Wrinkle

Notary Public

MAIL TAX STATEMENTS TO:

Windy Hollow Partnership, 44100 Stornetta Drive, Point Arena, CA 95468



2006-08551
Pg: 2/3

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Mendocino, and is described as follows:

Beginning at the Southwest corner of Section 6, Township 12 North, Range 16 West, Mount Diablo Meridian;
thence South 89°00'26" East along the Southerly line of said Section 6 as shown on a map filed in Map Case 2, Drawer 16, page 71, Mendocino County Records, a distance of 2630.72 feet to the $\frac{1}{4}$ Section corner between Section 6 and Section 7, Township 12 North, Range 16 West, Mount Diablo Meridian;
thence North 64°22'08" East as shown on the last said map a distance of 470.00 feet to the Northeast corner of Parcel 7 as shown on a map filed in Map Case 2, Drawer 24, page 43, Mendocino County Records;
thence North 36°59'01" West 1146.34 feet;
thence North 01°05'08" East 200.00 feet more or less to the Southeast corner of the Pt. Arena Rancheria as shown on a map filed in Map Case 2, Drawer 36, page 12, Mendocino County Records, being located on the Southerly line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;
thence North 88°55'19" West along the said Southerly line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, a distance of 2334.92 feet more or less to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;
thence South 01°28'00" West along the Westerly line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6 a distance of 1317.76 feet to the point of beginning.

Together with: The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1 and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, all located in Township 12 North, Range 17 West, Mount Diablo Meridian.

APN 27-031-08, 27-051-06, 27-161-07



2006-08551

Pg: 3/3

EXHIBIT A

Property Detail Report

For Property Located At :

43601 HARRIS RANCH RD, POINT ARENA, CA 95468



RealQuest

Owner Information

Owner Name: WINDY HOLLOW
Mailing Address: PO BOX 296, MANCHESTER CA 95459-0296 B003
Vesting Codes: //

Location Information

Legal Description:
County: MENDOCINO, CA
Census Tract / Block: 111.02 / 2
Township-Range-Sect:
Legal Book/Page: 027-031
Legal Lot: 8
Legal Block:
Market Area:
Neighbor Code:
APN: 027-031-08-00
Alternate APN:
Subdivision:
Map Reference: /
Tract #:
School District: POINT ARENA UN
School District Name: POINT ARENA UN
Munic/Township:

Owner Transfer Information

Recording/Sale Date: 05/02/2006 / 01/02/2002
Sale Price:
Document #: 8551
Deed Type: GRANT DEED
1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 05/26/2000 / 04/24/2000
Sale Price:
Sale Type: UNKNOWN
Document #: 8364
Deed Type: GRANT DEED
Transfer Document #:
New Construction:
Title Company:
Lender:
Seller Name: WINDY HOLLOW PARTNERSHIP
1st Mtg Amount/Type: /
1st Mtg Int. Rate/Type: /
1st Mtg Document #: /
2nd Mtg Amount/Type: /
2nd Mtg Int. Rate/Type: /
Price Per SqFt:
Multi/Split Sale: MULTIPLE

Prior Sale Information

Prior Rec/Sale Date: 07/02/1999 / 06/14/1999
Prior Sale Price: \$375,000
Prior Doc Number: 13060
Prior Deed Type: GRANT DEED
Prior Lender:
Prior 1st Mtg Amt/Type: /
Prior 1st Mtg Rate/Type: /

Property Characteristics

Year Built / Eff: /
Gross Area:
Building Area:
Tot Adj Area:
Above Grade:
of Stories:
Other Improvements: Building Permit
Total Rooms/Offices:
Total Restrooms:
Roof Type:
Roof Material:
Construction:
Foundation:
Exterior wall:
Basement Area:
Garage Area:
Garage Capacity:
Parking Spaces:
Heat Type:
Air Cond:
Pool:
Quality:
Condition:

Site Information

Zoning: RL
Lot Area: 1,655,280
Land Use: PASTURE
Site Influence:
Acres: 38.00
Lot Width/Depth: x
Commercial Units:
Sewer Type:
County Use: DRY RANGE (54)
State Use:
Water Type:
Building Class:

Tax Information

Total Value: \$100,741
Land Value: \$34,551
Improvement Value: \$66,190
Total Taxable Value: \$100,741
Assessed Year: 2017
Improved %: 66%
Tax Year: 2016
Property Tax: \$1,610.04
Tax Area: 052011
Tax Exemption: WILLIAMSON ACT (CALIF)

Information compiled from various
sources and is not guaranteed

Property Detail Report

For Property Located At :

43000 HARRIS RANCH RD, POINT ARENA, CA 95468



RealQuest

Owner Information

Owner Name: WINDY HOLLOW
Mailing Address: PO BOX 296, MANCHESTER CA 95459-0296 B003
Vesting Codes: //

Location Information

Legal Description:
County: MENDOCINO, CA APN: 027-161-07-00
Census Tract / Block: 111.02 / 2 Alternate APN:
Township-Range-Sect: Subdivision:
Legal Book/Page: 027-161 Map Reference: /
Legal Lot: 7 Tract #:
Legal Block: School District: POINT ARENA UN
Market Area: School District Name: POINT ARENA UN
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 05/02/2006 / 01/02/2002 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 8551

Last Market Sale Information

Recording/Sale Date: 05/26/2000 / 04/24/2000 1st Mtg Amount/Type: /
Sale Price: 1st Mtg Int. Rate/Type: /
Sale Type: UNKNOWN 1st Mtg Document #: /
Document #: 8364 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale: MULTI
Title Company:
Lender:
Seller Name: WINDY HOLLOW PARTNERSHIP

Prior Sale Information

Prior Rec/Sale Date: 07/02/1999 / 06/14/1999 Prior Lender:
Prior Sale Price: \$375,000 Prior 1st Mtg Amt/Type: /
Prior Doc Number: 13060 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: / Total Rooms/Offices
Gross Area: Total Restrooms:
Building Area: Roof Type:
Tot Adj Area: Roof Material:
Above Grade: Construction:
of Stories: Foundation:
Other Improvements: Building Permit Exterior wall:
Basement Area:

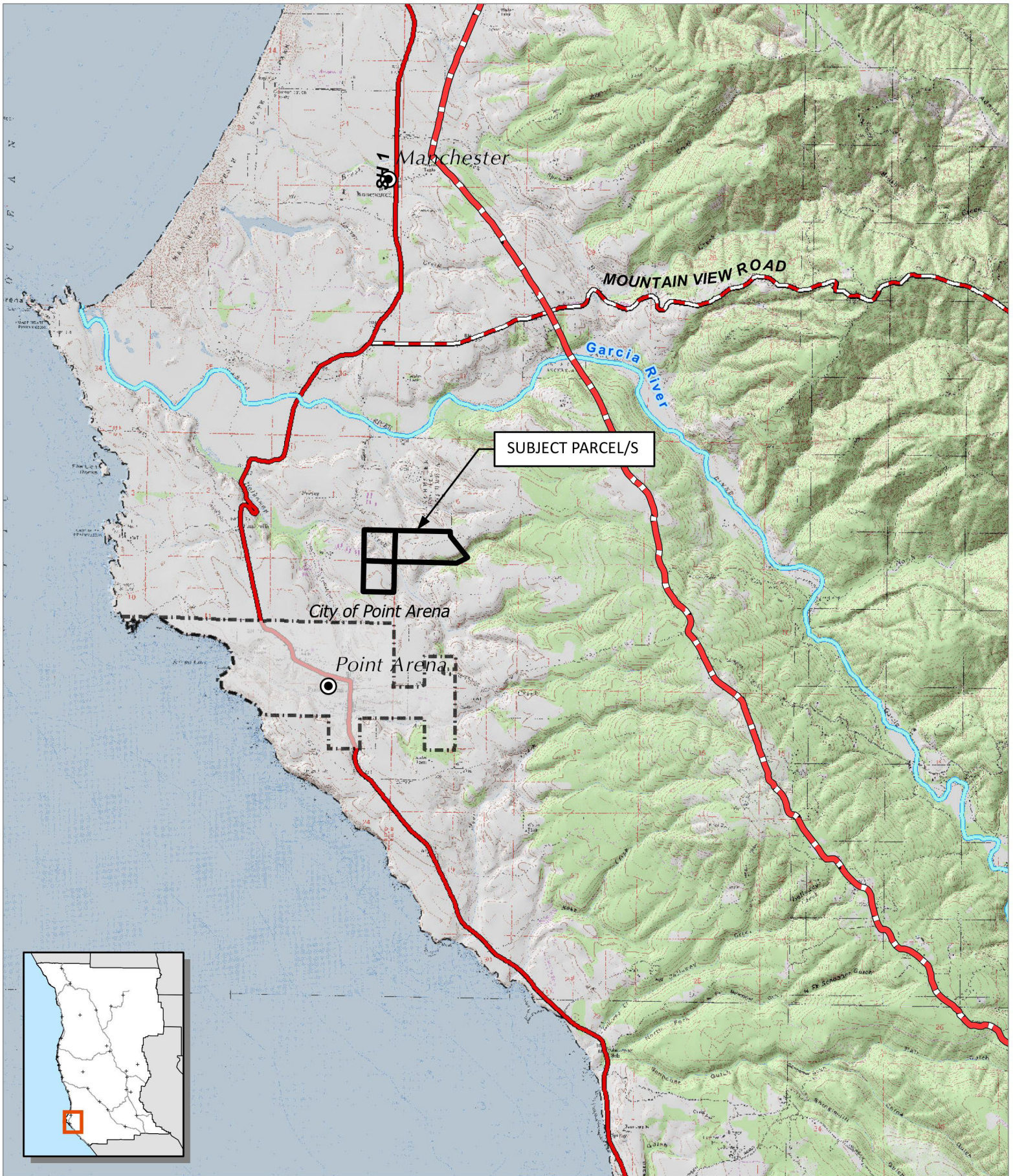
Site Information

Zoning: RL Acres: 80.40 County Use: CLASSIFIED LAND (53)
Lot Area: 3,502,224 Lot Width/Depth: x State Use:
Land Use: VACANT LAND (NEC) Commercial Units: Water Type:
Site Influence: Sewer Type: Building Class:







Tax Information

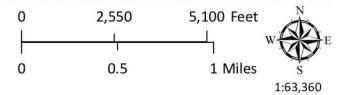
Total Value: \$8,945 Assessed Year: 2017 Property Tax: \$313.72
Land Value: \$8,945 Improved %: Tax Area: 052011
Improvement Value: Tax Year: 2016 Tax Exemption: WILLIAMSON ACT (CALIF)
Total Taxable Value: \$8,945

Information compiled from various
sources and is not guaranteed



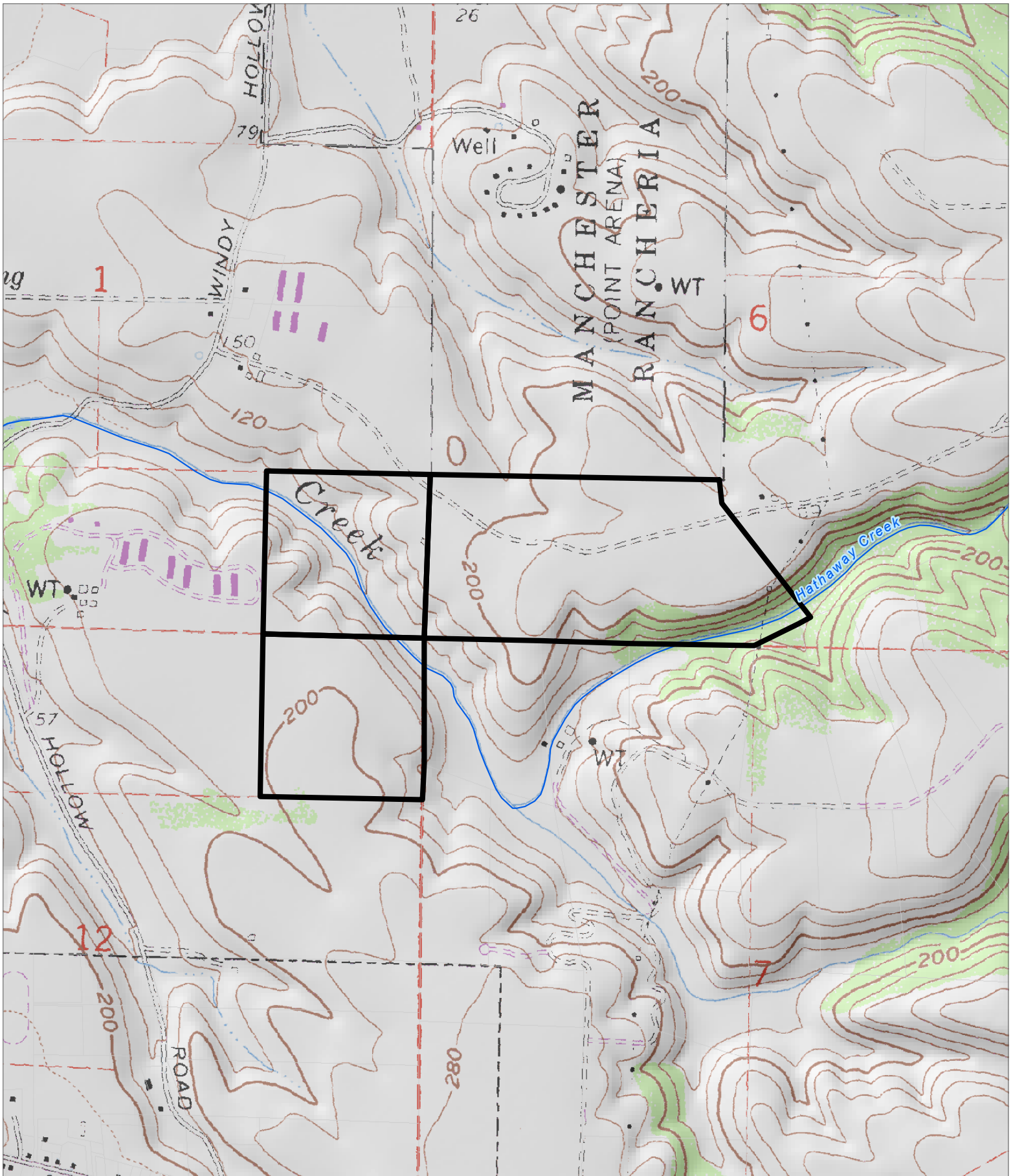
CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena

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




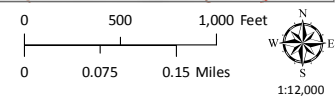
LOCATION MAP

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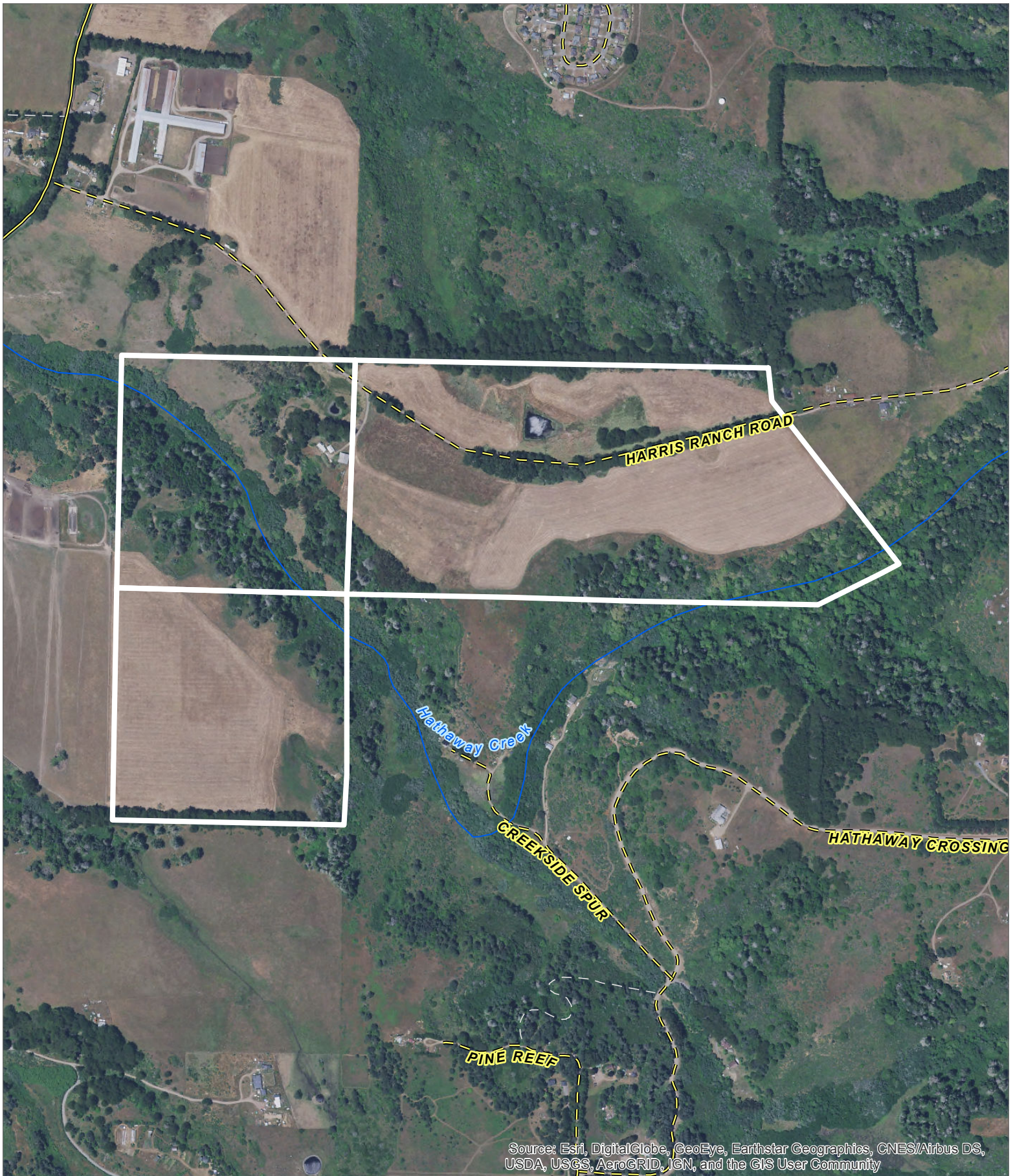
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
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ADDRESS: 43601 Harris Ranch Road, Point Arena

 Named Rivers



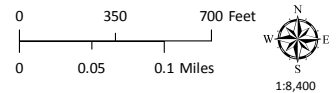
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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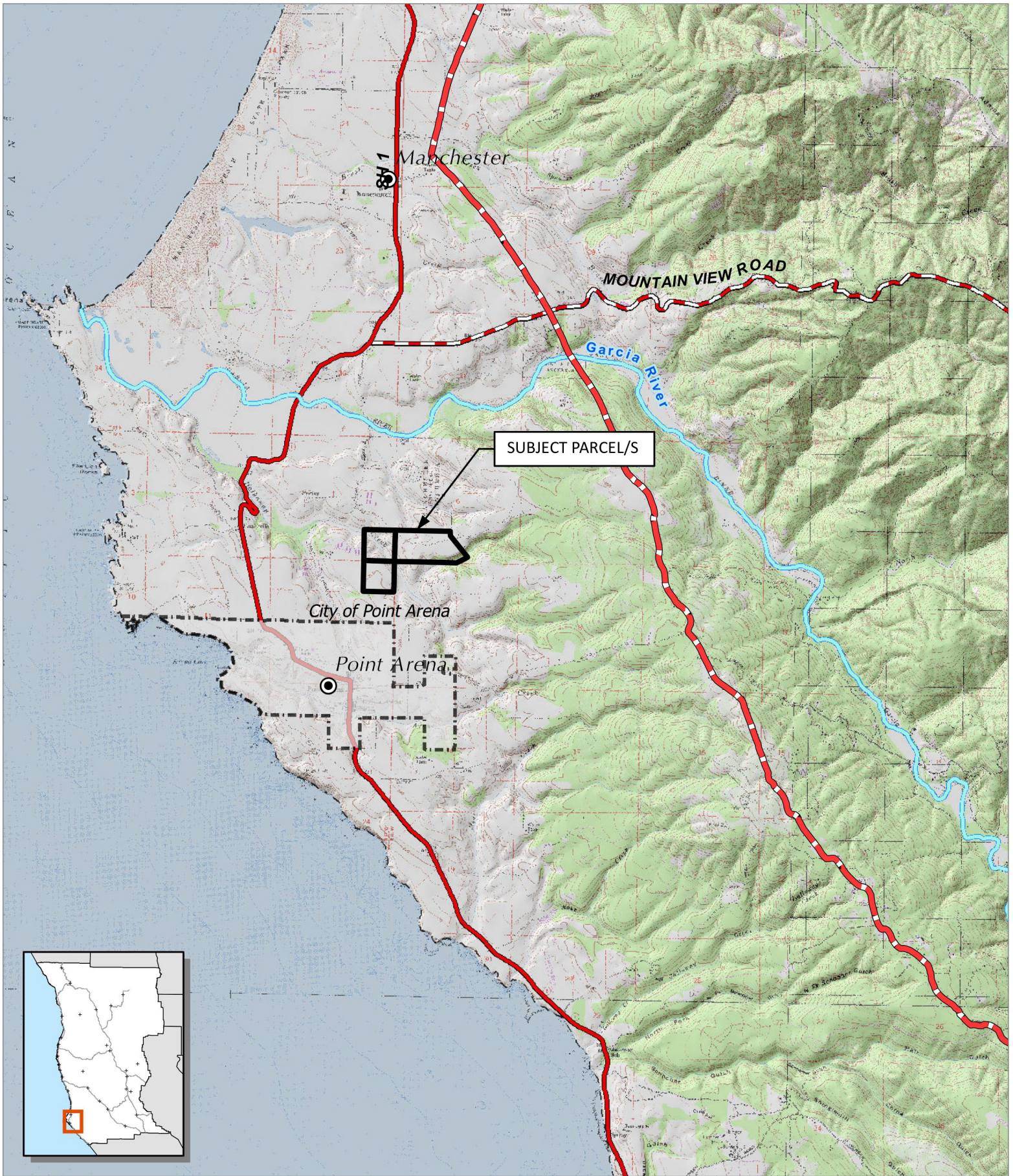
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

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



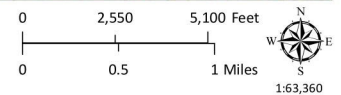
AERIAL IMAGERY

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CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena

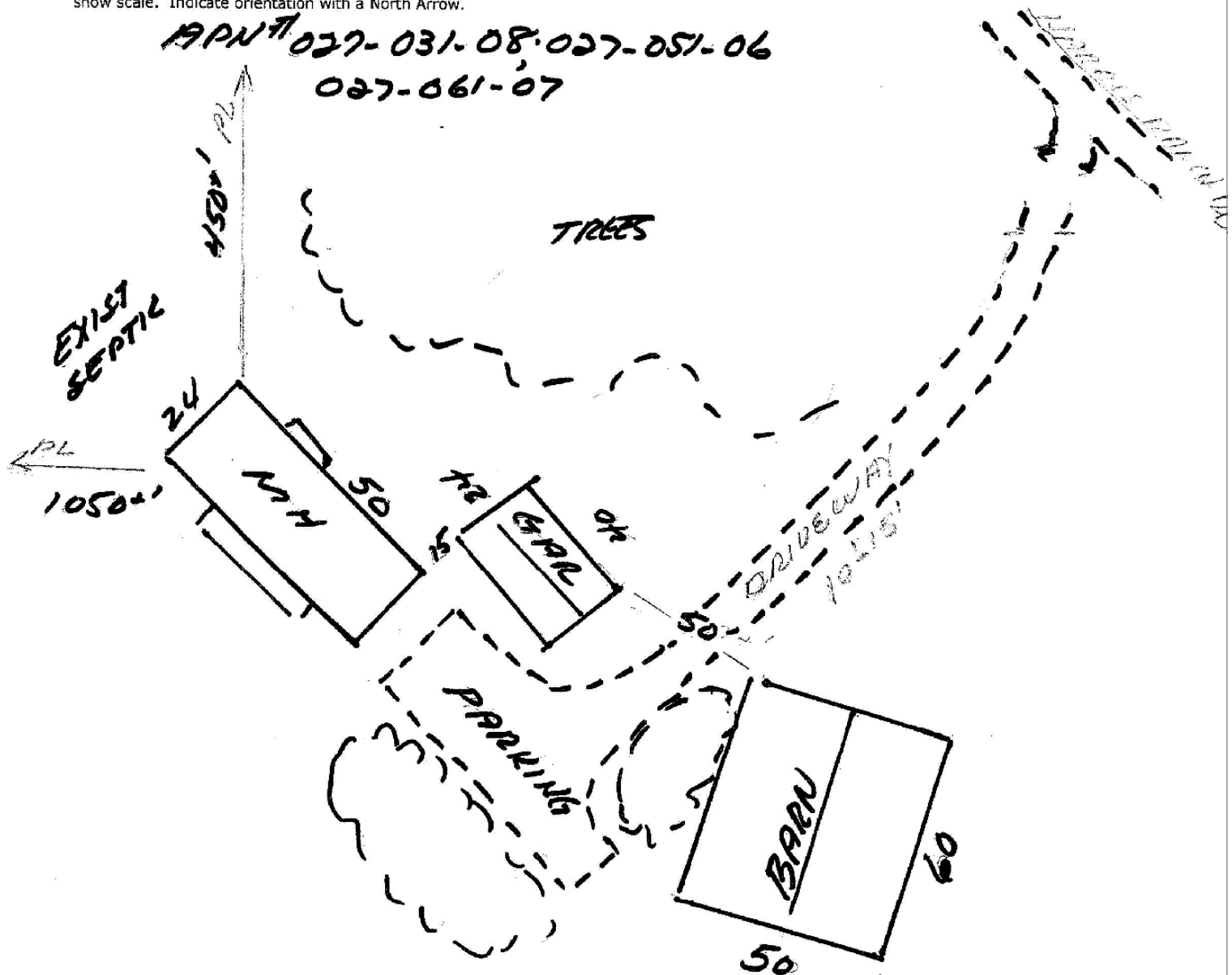
- Coastal Zone Boundary
- Major Rivers
- Major Towns & Places
- Highways
- Incorporated City Limits
- Major Roads



LOCATION MAP

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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 and show scale. Indicate orientation with a North Arrow.



EXISTING
ENLARGED PLOT PLAN
WINDY HOLLOW PARTNERSHIP
MH REPLACEMENT (AG. EMR)
43601 HARRIS RANCH RD
PT. ARENA, CA.

CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08

APLCT: Lance Stornetta
AGENT: James Barrett

ADDRESS: 43601 Harris Ranch Road, Point Arena

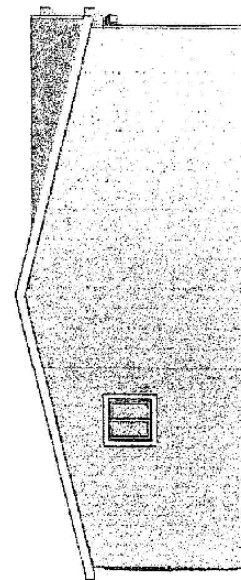
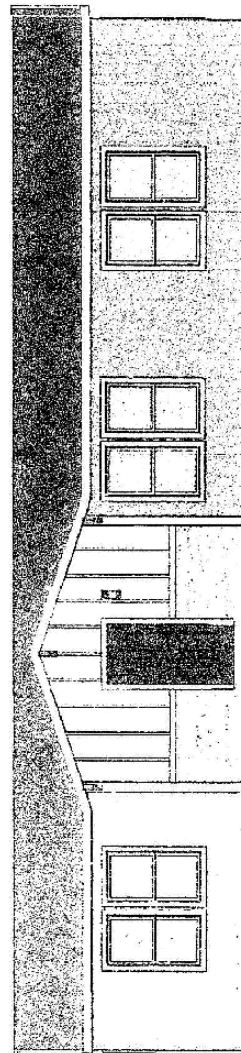
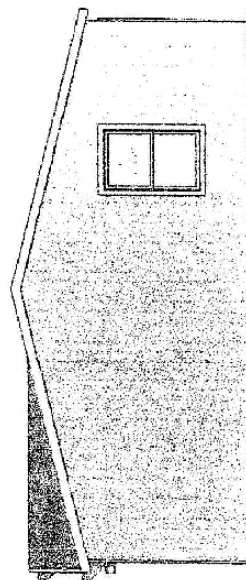
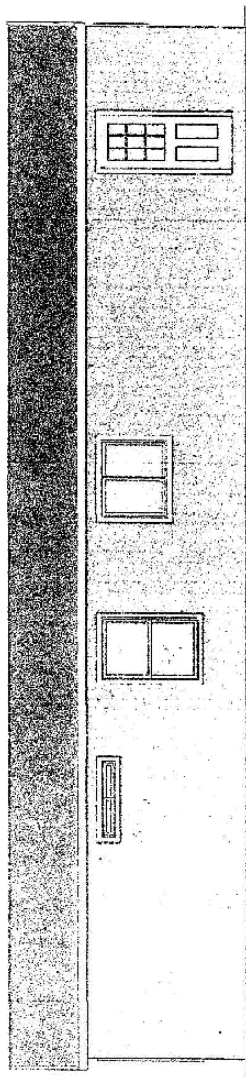
NO SCALE

PLOT PLAN

PC

Callisle

Model 27523A - 3 Bedrooms - 2 Bath - 1404 Square Feet - 27' X 52'



Karsten
S M C H

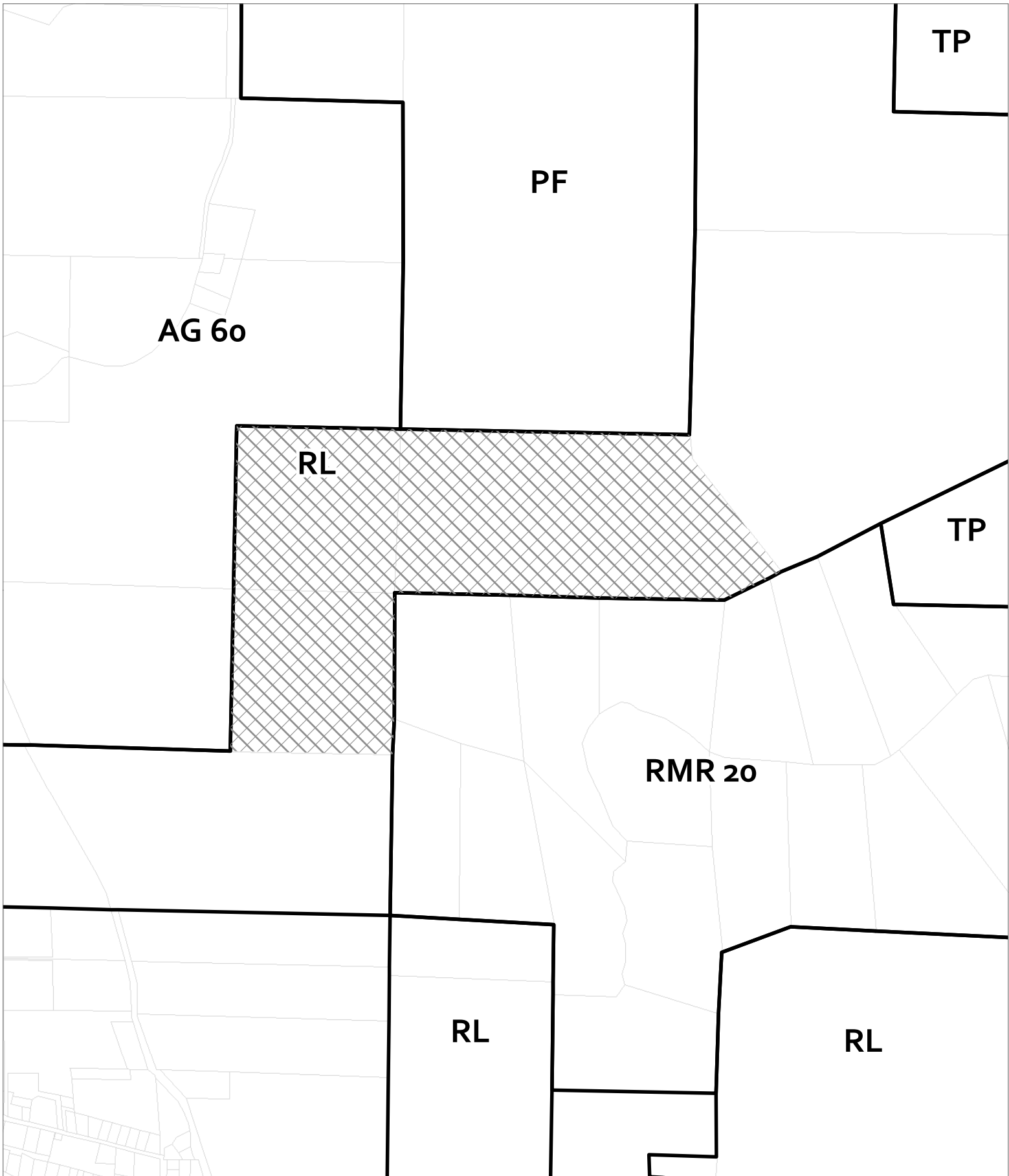
Elite Home Series

CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

NO SCALE

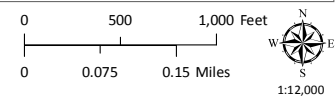
BUILDING PROFILE

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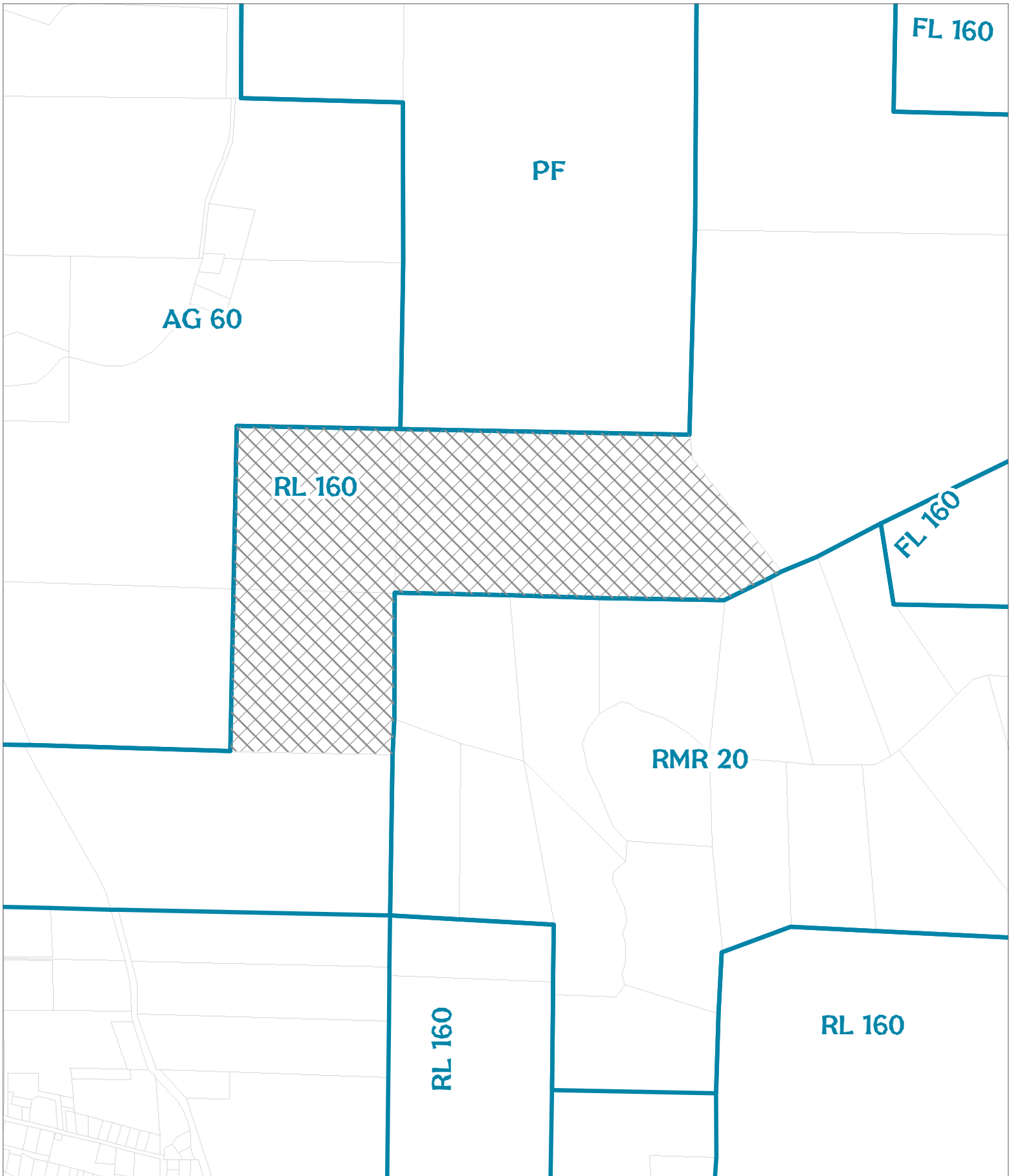
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

 Zoning Districts




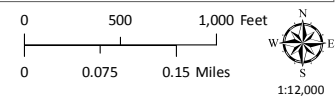
ZONING DISPLAY MAP

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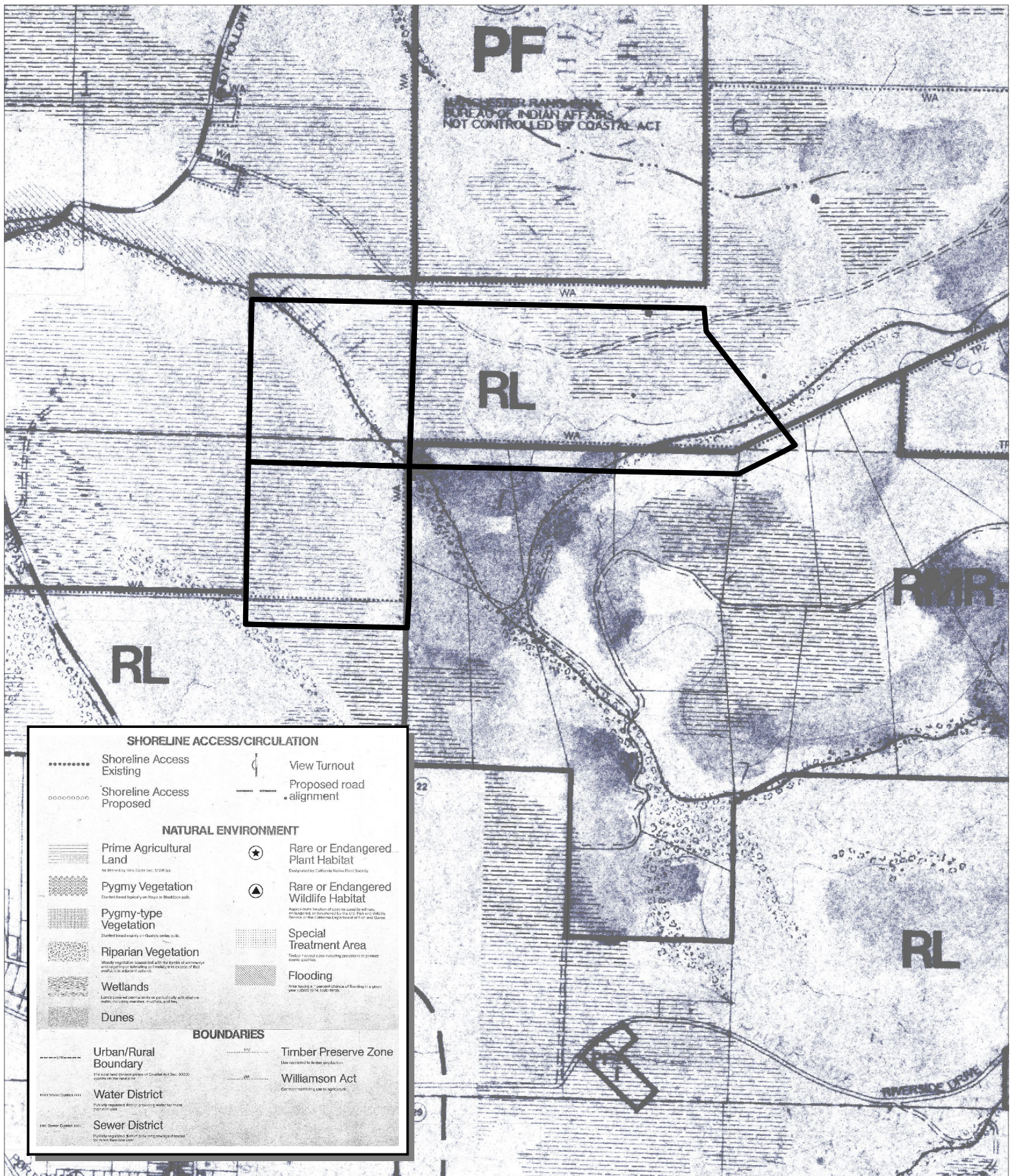
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

 General Plan Classes

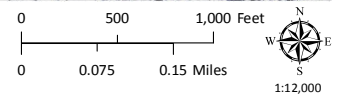


GENERAL PLAN CLASSIFICATIONS

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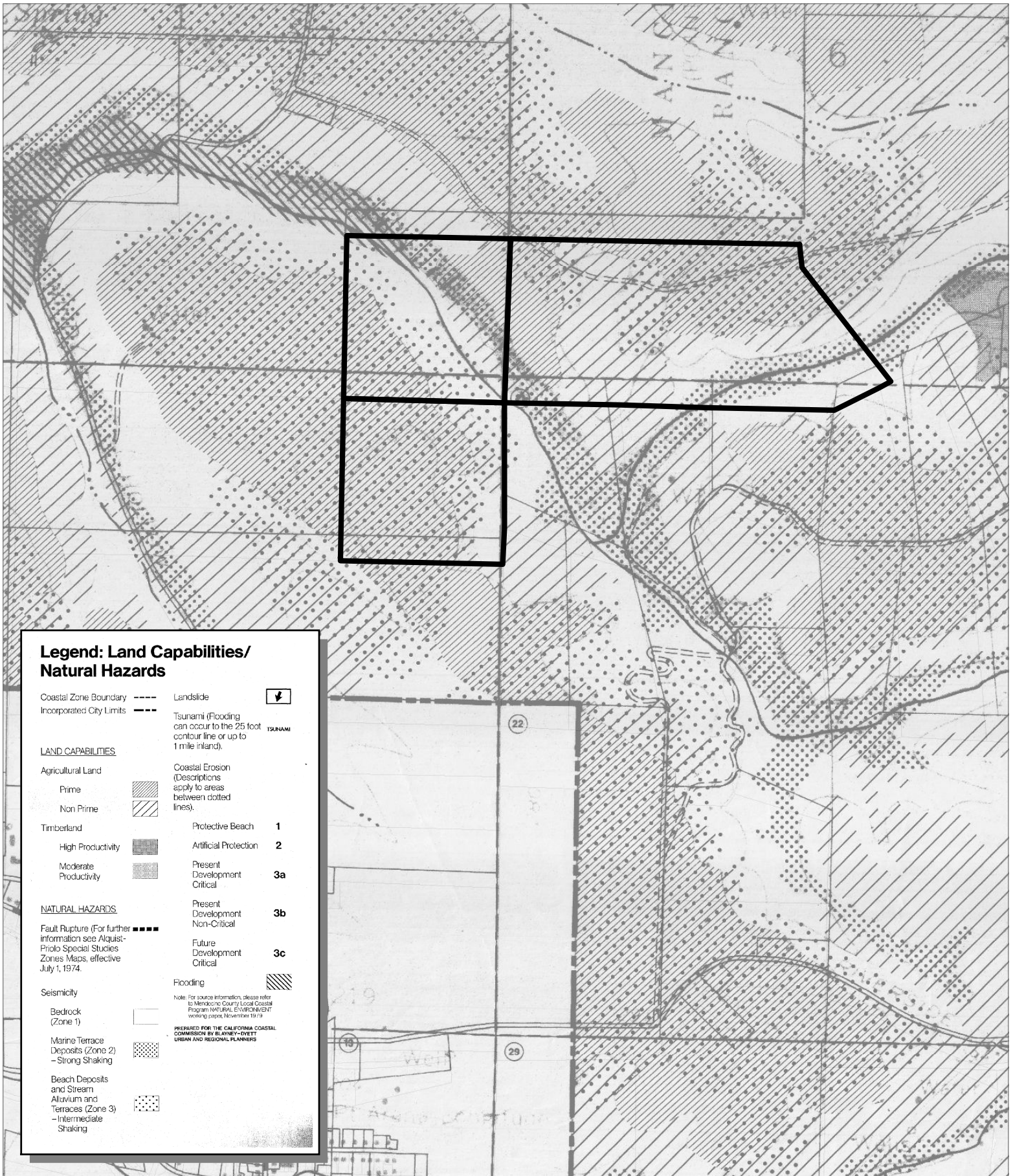


CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena



LCP LAND USE MAP 25: POINT ARENA

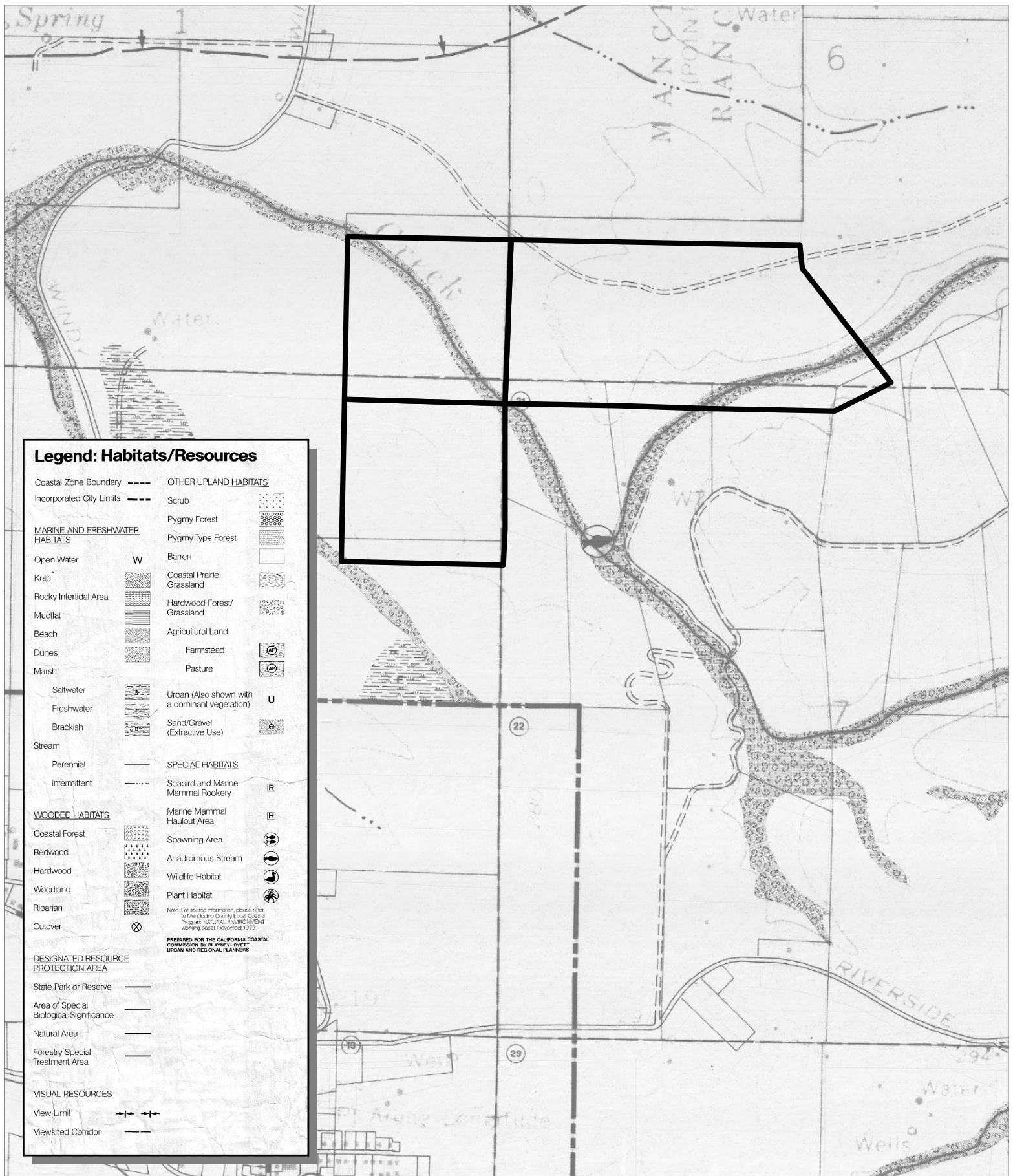
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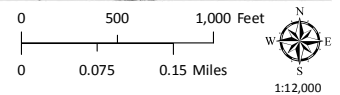
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

LCP LAND CAPABILITIES & NATURAL HAZARDS

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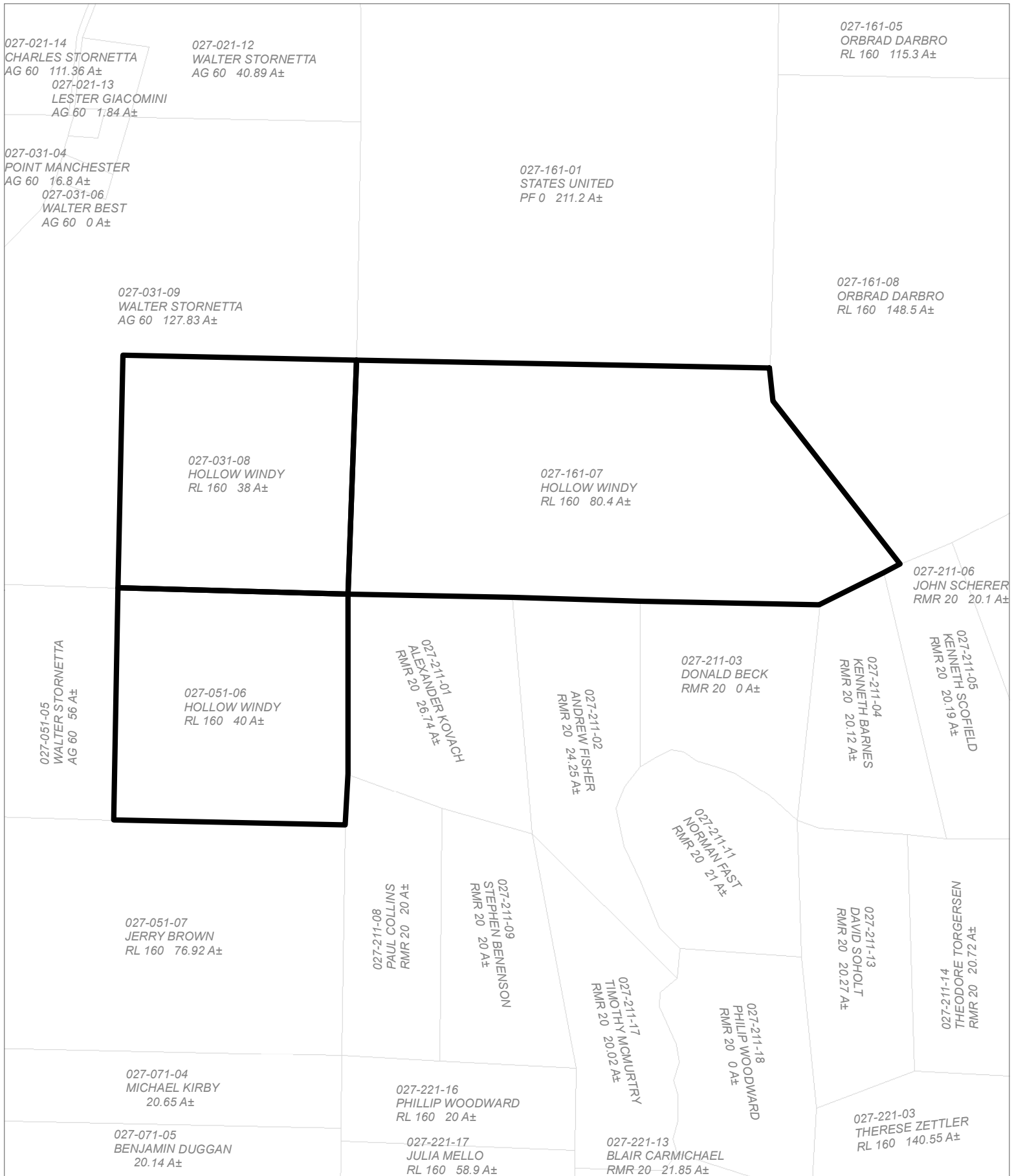


CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena

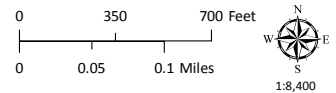


LCP HABITATS & RESOURCES

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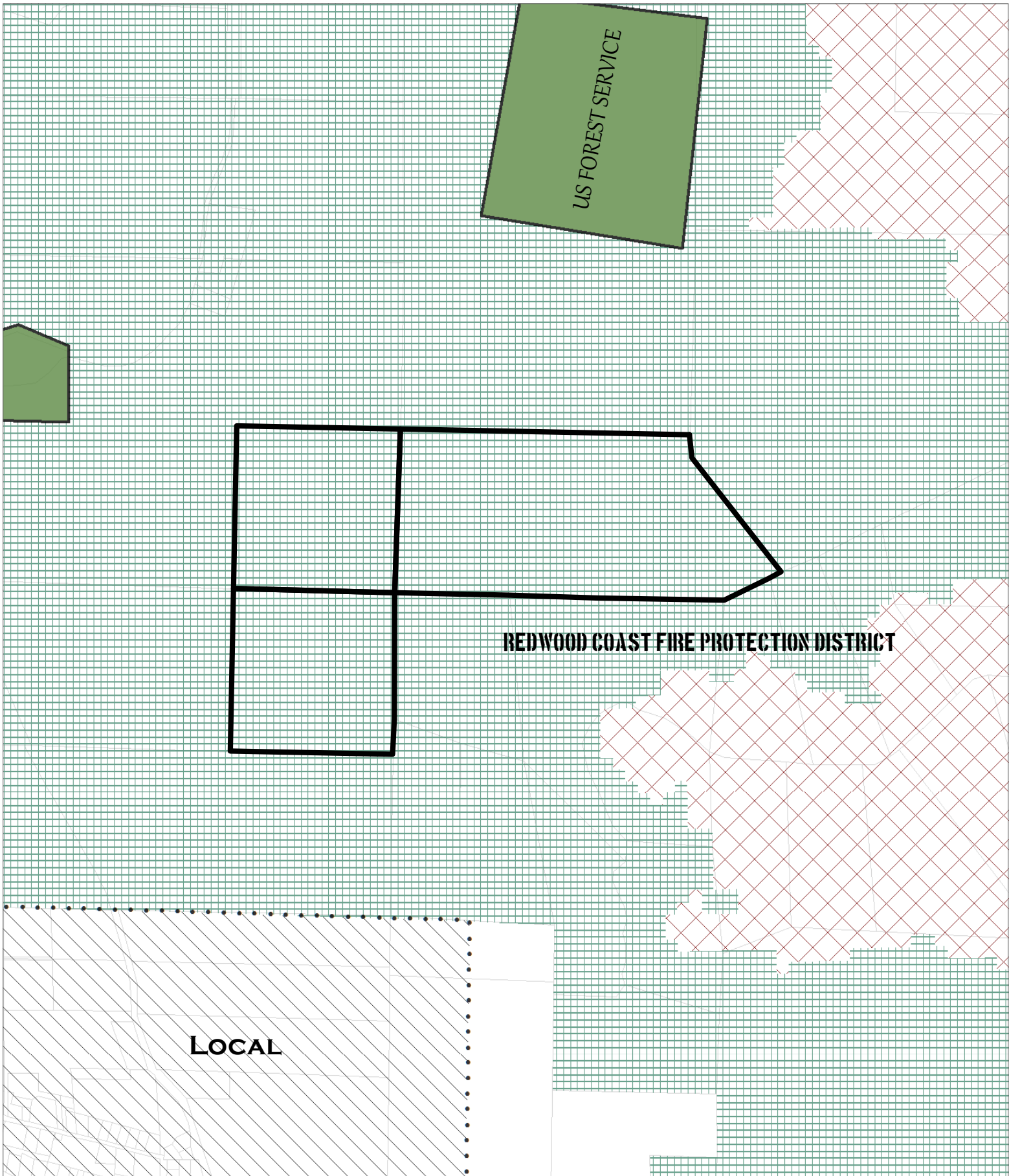


CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena







ADJACENT PARCELS

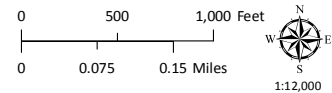
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CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

-  County Fire Districts
-  Local Responsibility Areas
-  High Fire Hazard

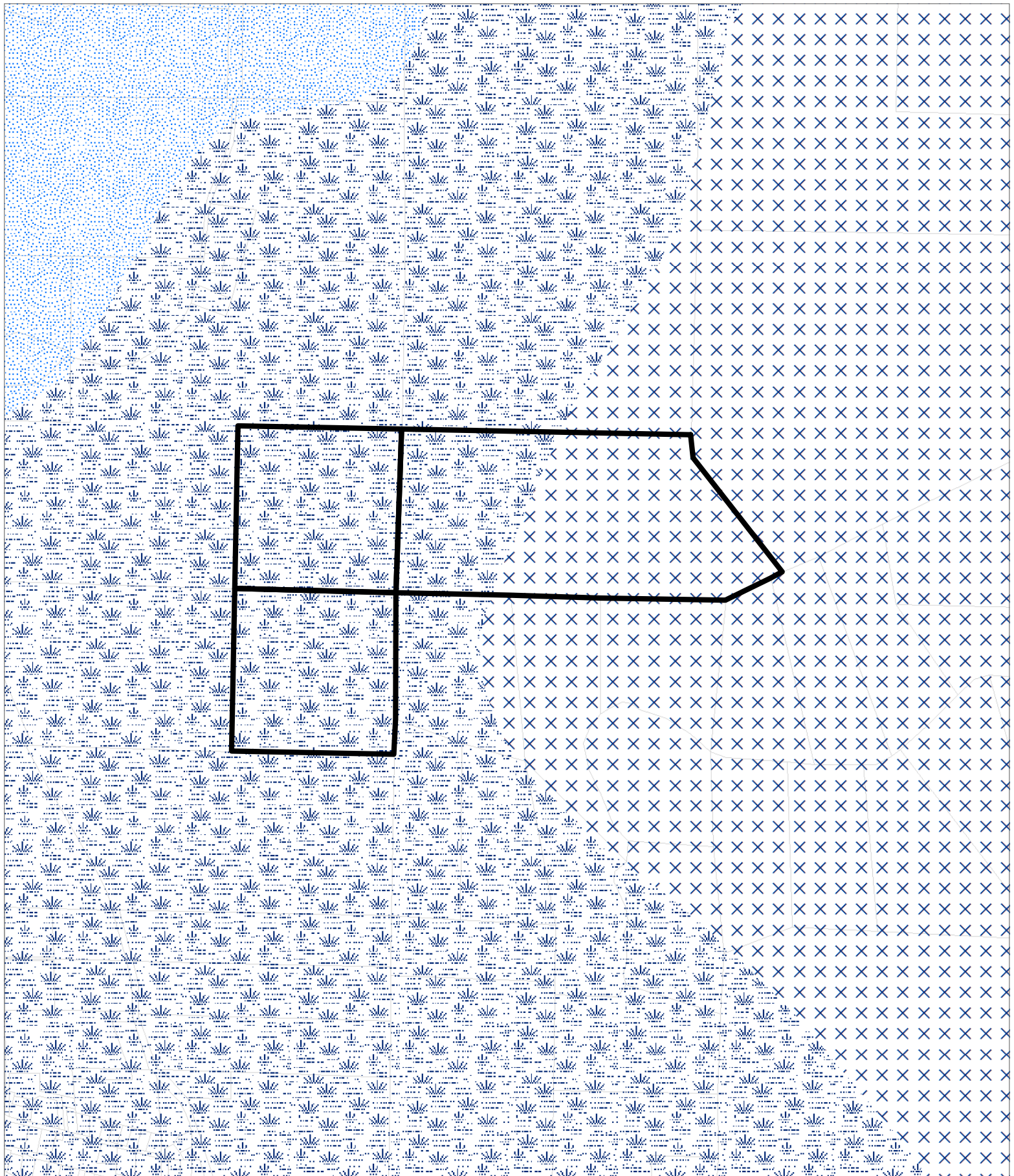
 Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS

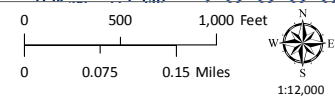
STATE RESPONSIBILITY AREA

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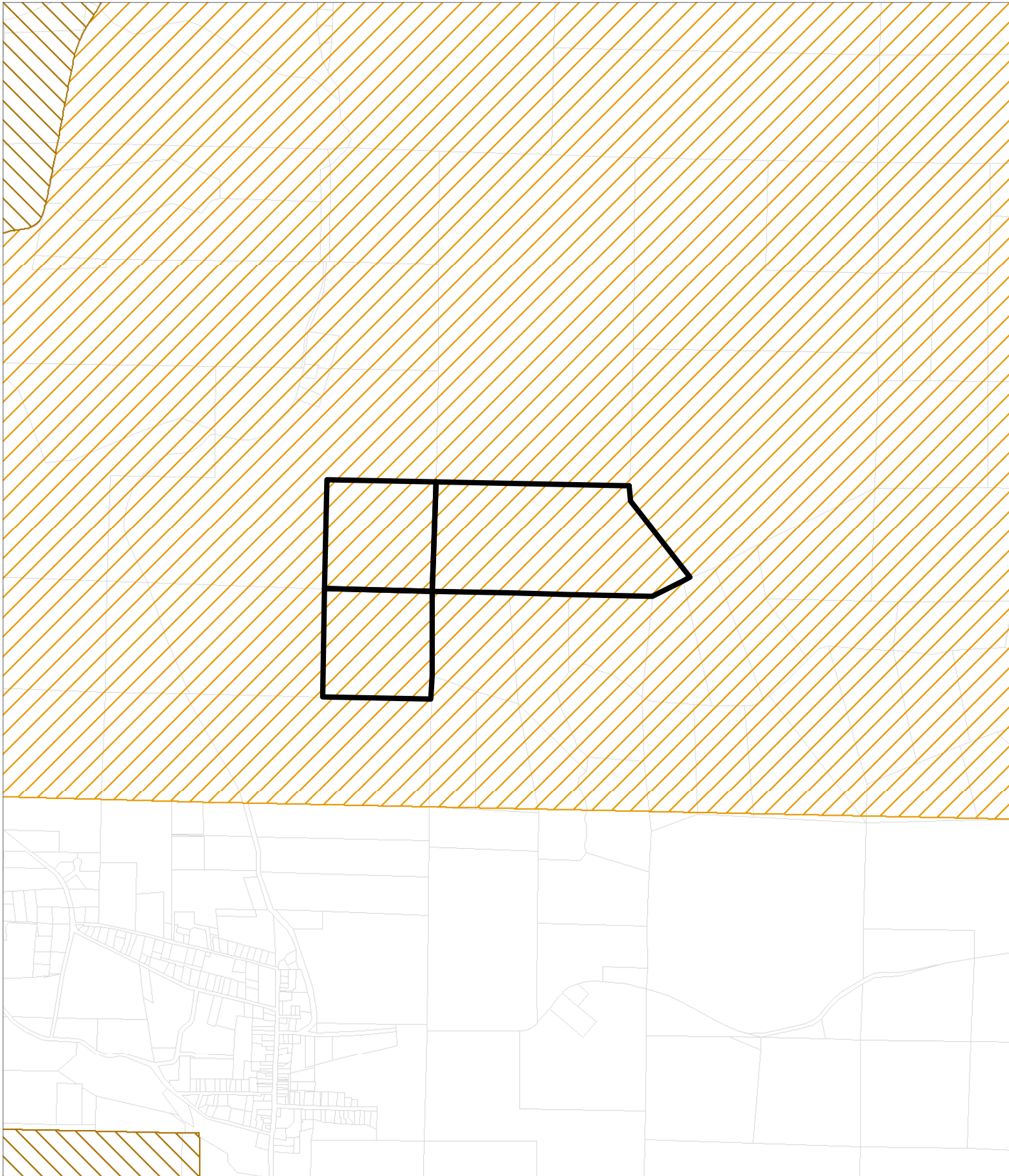
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

- X X Critical Water Areas
- Sufficient Water Resources
- Marginal Water Resources





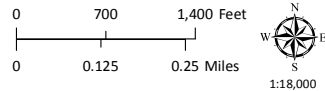
GROUND WATER RESOURCES

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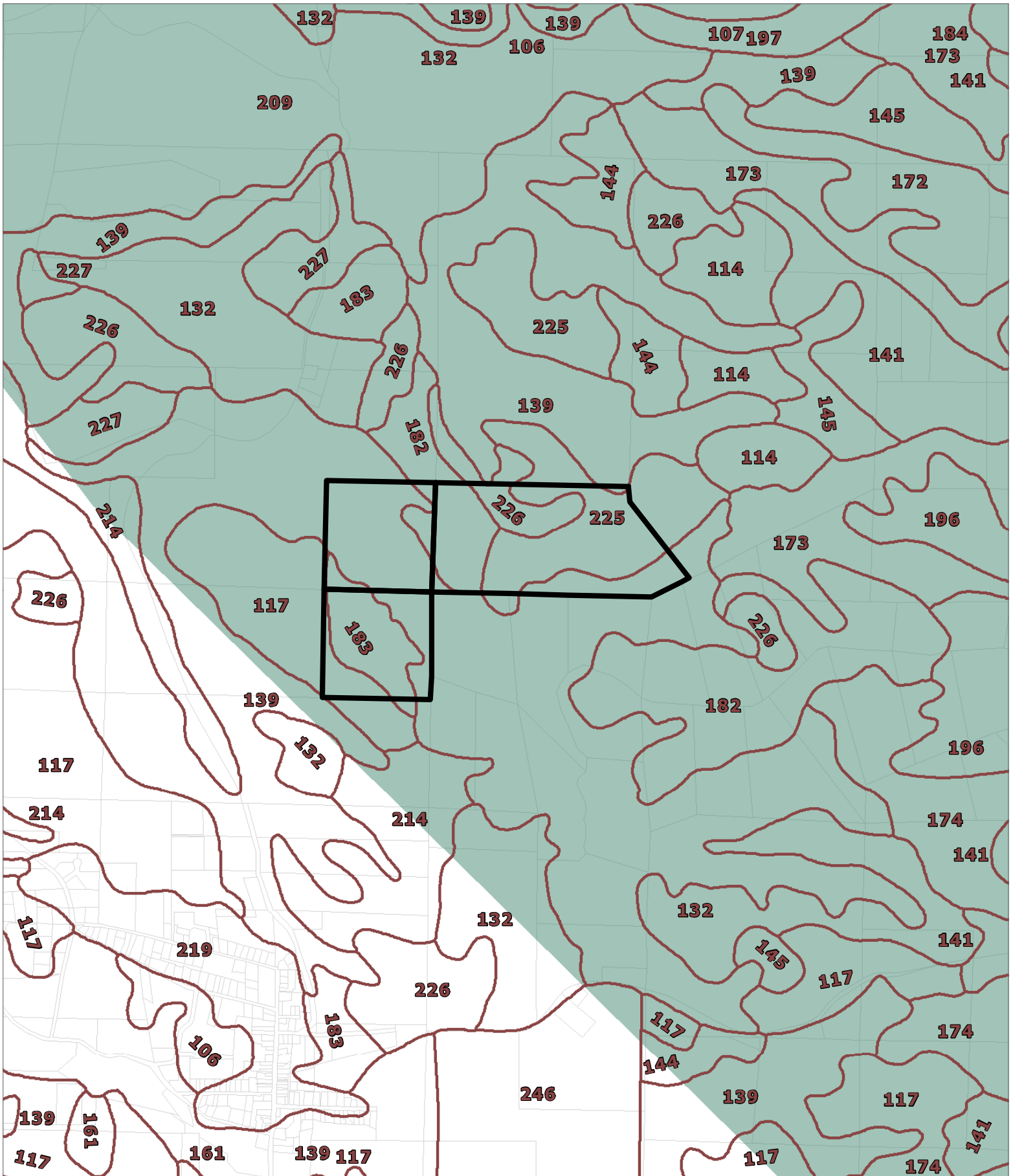
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



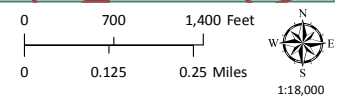
HIGHLY SCENIC & TREE REMOVAL AREAS

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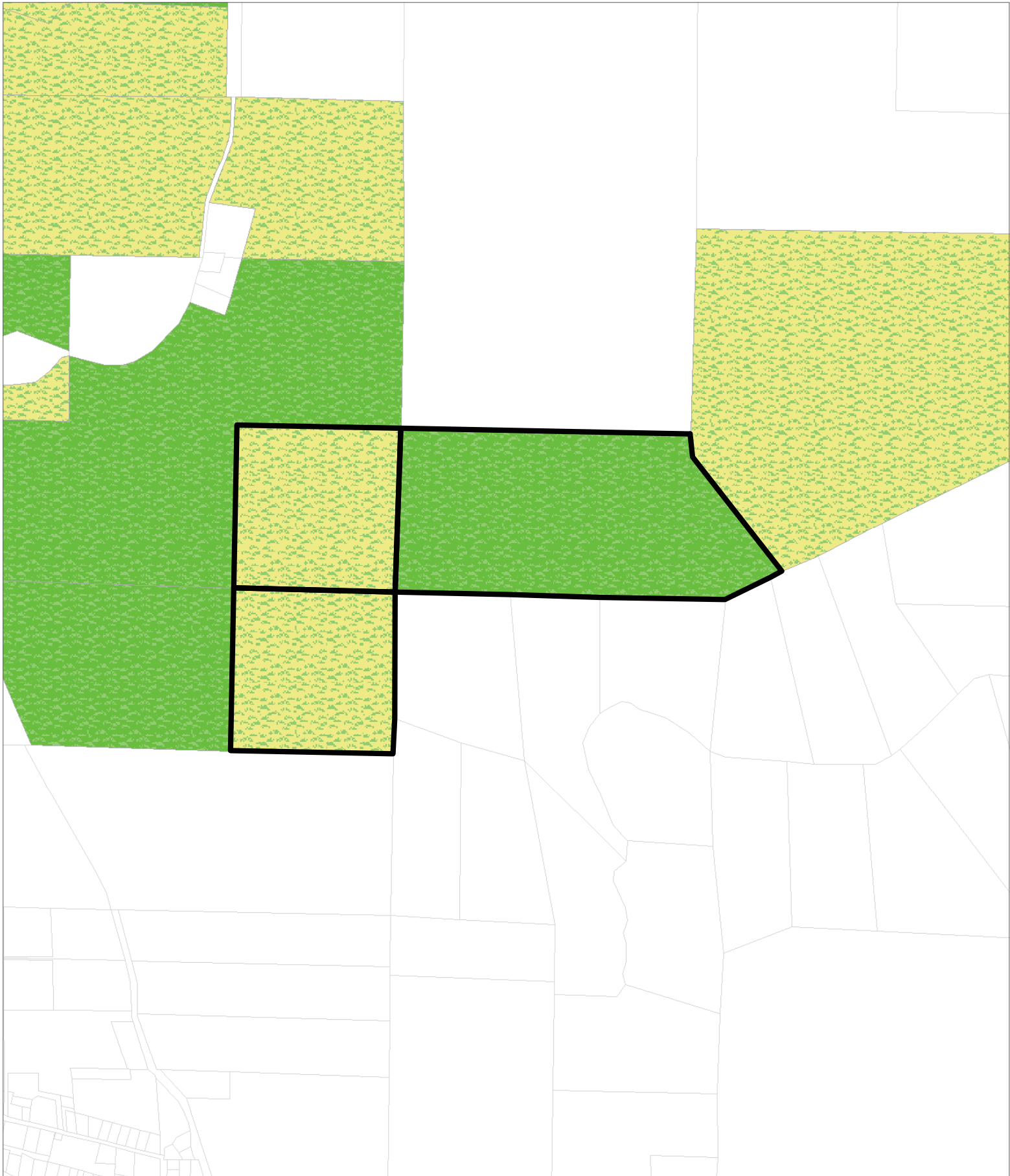
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

Western Soil Classes
Bishop Pine






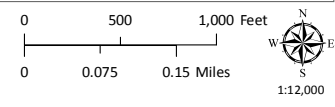
LOCAL SOILS

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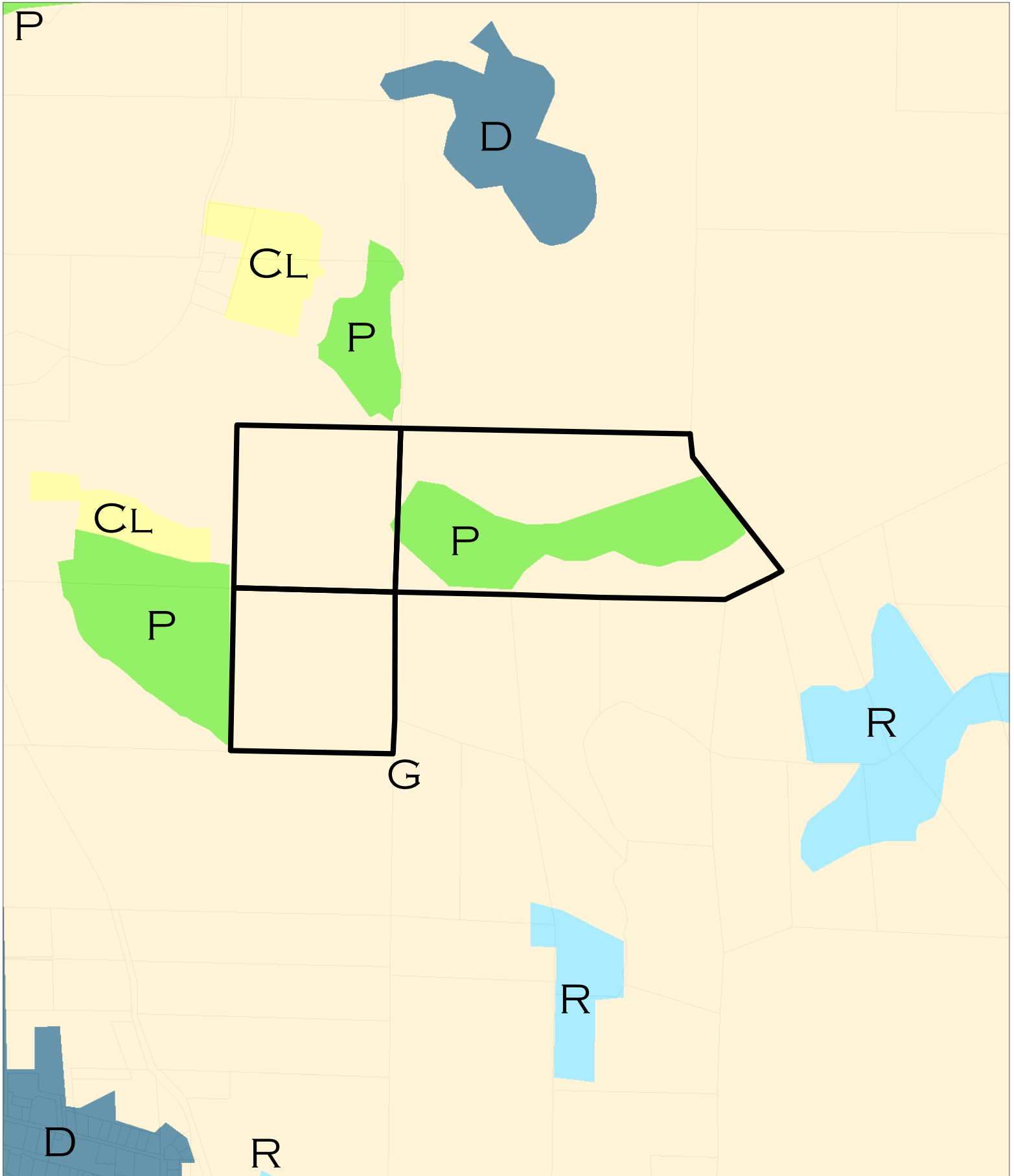
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

	Williamson Act 2016
	Prime Ag 2016
	Non-Prime Ag 2016



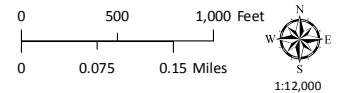
LANDS IN WILLIAMSON ACT CONTRACTS

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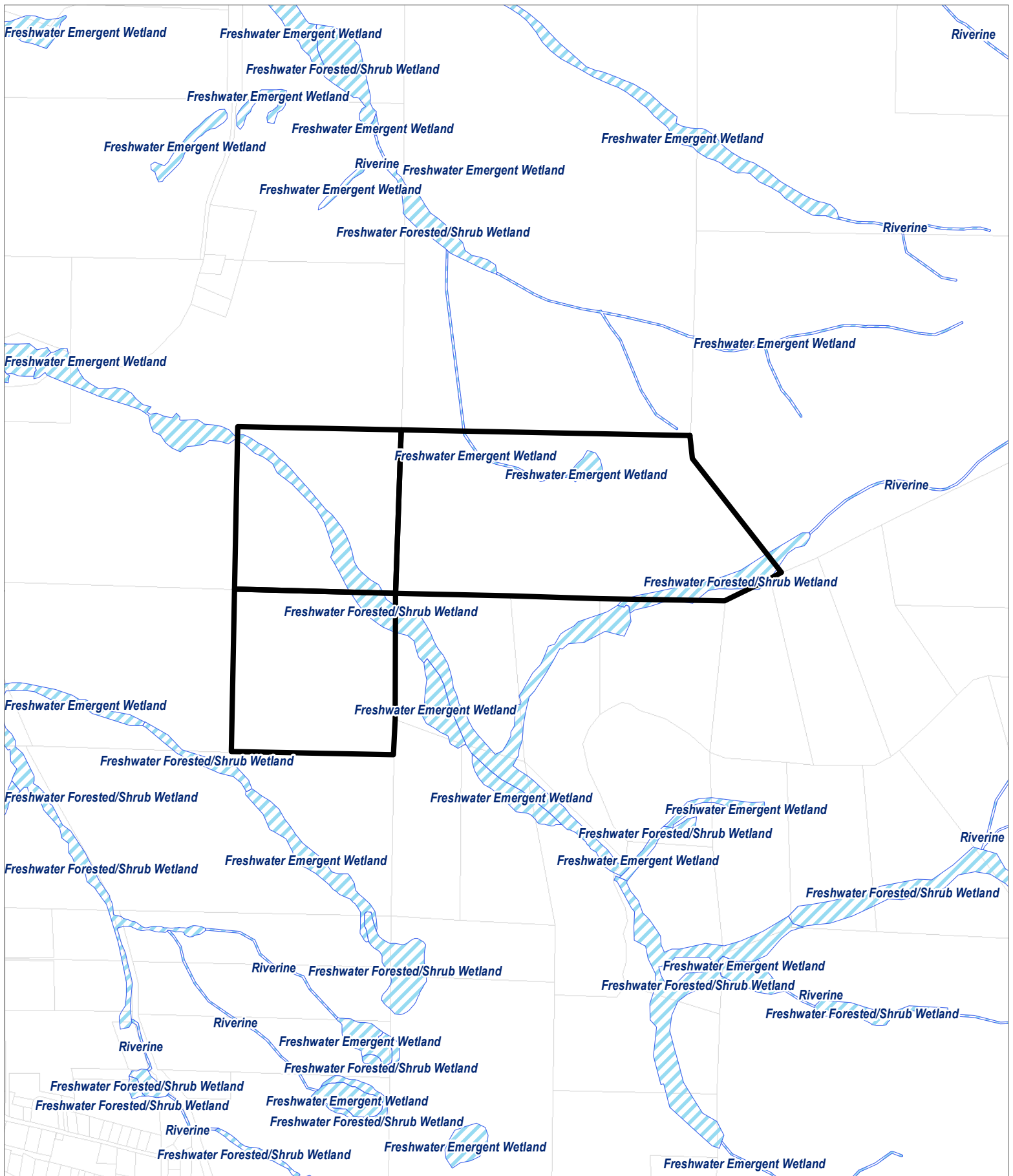
CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena

- | | |
|--|--|
| Confined Animal Ag (CL) | Prime Farmland (P) |
| Urban & Built-Up Land (D) | |
| Grazing Land (G) | |



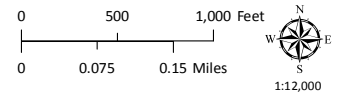
IMPORTANT FARMLAND

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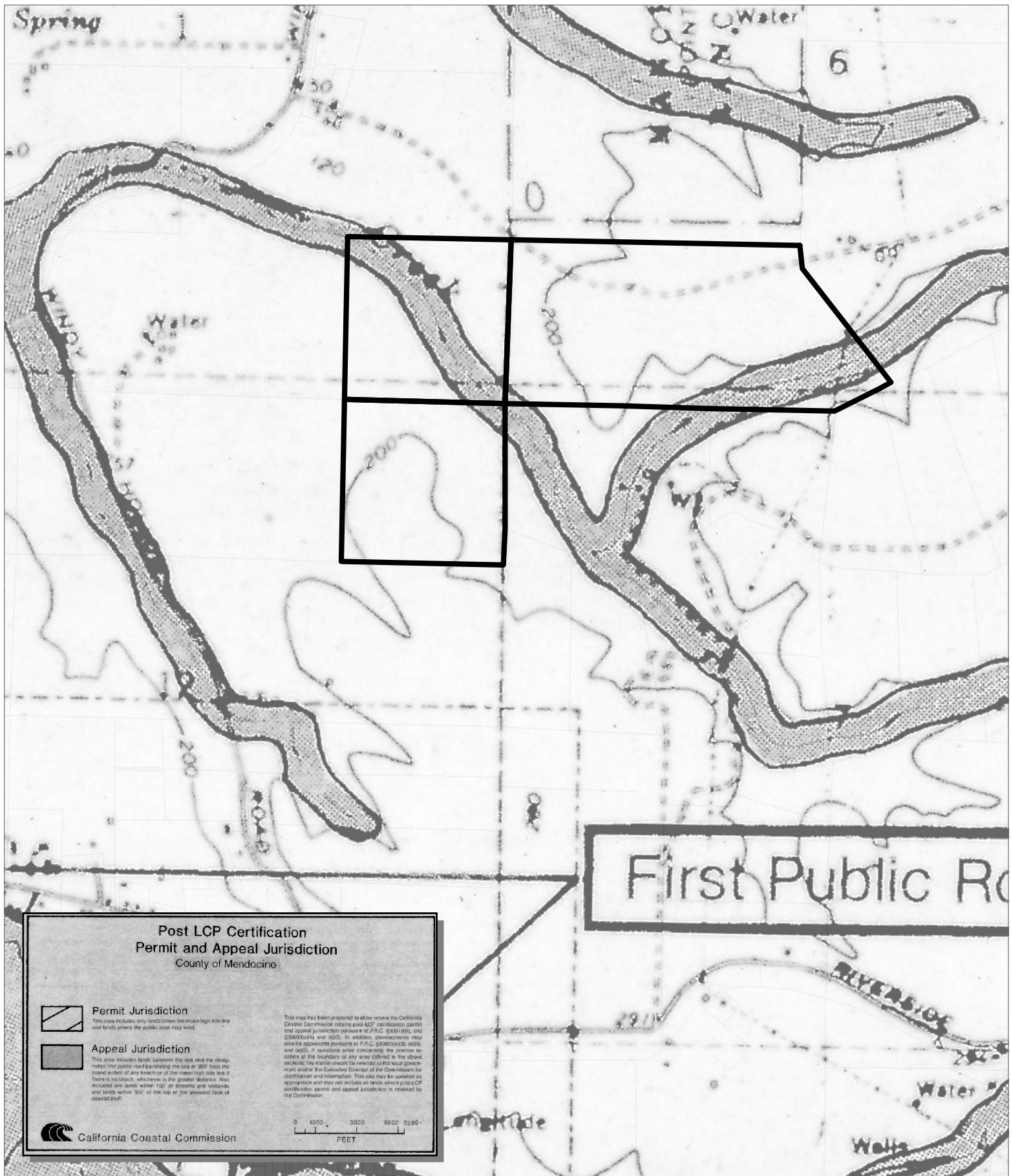
CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena

 Wetlands



CLASSIFIED WETLANDS

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CASE: CDP 2017-0041
 OWNER: Windy Hollow
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 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena

APPEALABLE AREAS

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