



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
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FAX: 707-463-5709
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 6, 2018

Planning - Ukiah
Environmental Health - Ukiah/Fort Bragg
Building Inspection - Ukiah
Assessor
Farm Advisor
Agriculture Commissioner
Air Quality Management

US Fish & Wildlife Service
State Clearinghouse
Caltrans
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission
Elk Fire District

Point Arena City Planning
Sherwood Valley Rancheria
Cloverdale Rancheria
Redwood Valley Rancheria

CASE#: CDP_2010-0016

DATE FILED: 1/1/2011

OWNER/APPLICANT: WENDY BABBE

AGENT: WYNN COASTAL DEVELOPMENT PERMITS

REQUEST: A Coastal Development Standard Permit after the fact request to replace a 315 square foot structure with a 794 square foot horse barn and rebuild a 300 square foot chicken coop.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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, Elk (APN: 131-090-06).

STAFF PLANNER: Juliana Cherry

RESPONSE DUE DATE: April 20, 2018

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@co.mendocino.ca.us. 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:

Wendy Babbe

APPLICANT:

Wendy Babbe

AGENT:

Wynn Coastal Development Permits

REQUEST:

A Coastal Development Standard Permit after-the-fact request to replace a 315-square-foot structure with a 794-square-foot horse barn and rebuild a 300-square-foot chicken coop.

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)

ACREAGE:

205 acres

GENERAL PLAN:

Range Lands (RL160)

ZONING:

Range Lands

COASTAL ZONE:

YES

EXISTING USES:

Agriculture, Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

14N

RANGE:

16W

SECTION:

19 & 20

USGS QUAD#:

RELATED CASES ON SITE: CC 54-91, CDB 56-95 denied, BF 99900552 Denied; A-5-2003 agriculture preserve
RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Agriculture, Range Lands	Agriculture, Range Lands	70	Agriculture
EAST:	Forest Lands	Timber Production	130	Agriculture
SOUTH:	Range Lands	Range Land	150	Agriculture
WEST:	Range Lands	Range Land	50	Agriculture

REFERRAL AGENCIES:

- ☒Planning (UKIAH)
☐Department of Transportation
☒Environmental Health (Ukiah - FB)
☒Building Inspection (Ukiah)
☐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
☐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
☒Sherwood Valley Rancheria
- ☐ CHP
☐ MTA
☐ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☐ Westport MAC
☐ Sierra Club
☐ School District
☐ Sewer District
☐ Water District
☒ Elk Fire District
☐ Community Svcs
☒ Point Arena City Planning
☒ Cloverdale Rancheria
☒ Redwood Valley Rancheria

ADDITIONAL INFORMATION:

On 10-7-2011, this project was distributed to agencies for comments.
PBS received the following responses:
1. USFW 10-16-2014 No comment.
2. PBS-UK 10-7-2011 No comment.
3. AQMD 10-10-2011 No comment.
4. DEH 10-12-2011 Comment - project okay.
5. DOT 10-11-2011 No comment.
6. CalFire CDP File Number 200-10 dated 6-20-2010.

Ag Commissioner referral sent 11-8-2011.

Project Coordinator is Juliana Cherry. cherryj@mendocinocounty.org or 707-234-2888.

No PAMB Survey on file. No survey for sensitive coastal resources on file. Staff is seeking to affirm 2011 response comments.

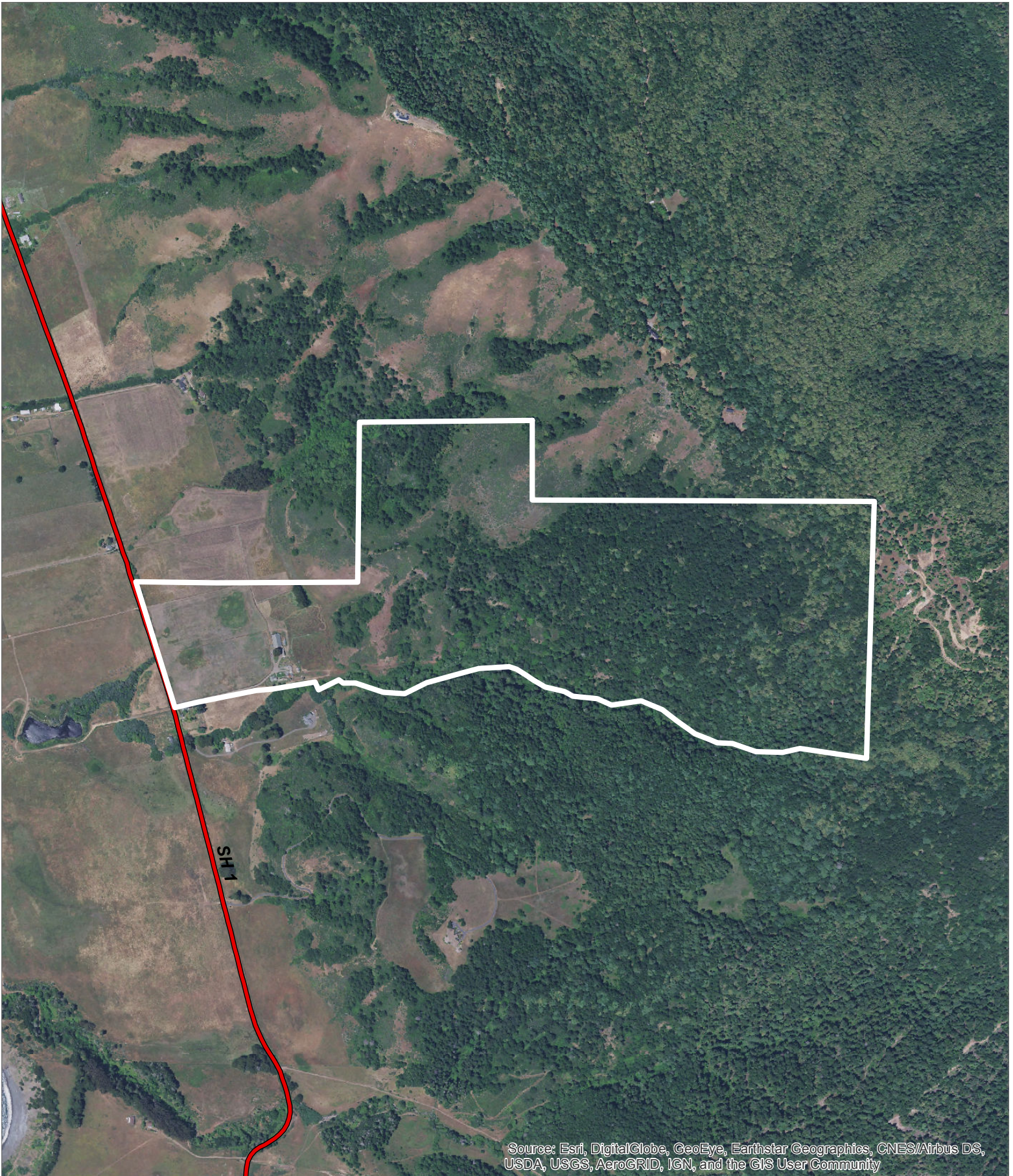
ASSESSOR'S PARCEL #: 13109006

PROJECT COORDINATOR: JULIANA CHERRY PREPARED BY: J CHERRY DATE: 4-4-2018

ENVIRONMENTAL DATA
(To be completed by Planner)





COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
YES		3. Within/Adjacent to Agriculture Preserve / Timberland Production See Exhibit Timber Production Zones
	NO	4. Within/Near Hazardous Waste Site
YES		5. Natural Diversity Data Base Point Arena Mountain Beaver
	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 type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 200-10 Moderate and High Fire Hazard Rating. See Exhibit Fire Hazard Zones & Responsibility Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. 25,183, 115, and 139. See Exhibit Local 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 checked="" type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review California Coastal Commission
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

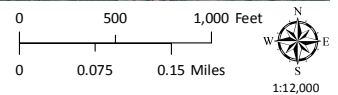
COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
Yes		17. Coastal Groundwater Study Zone. Marginal and Critical Water Resource Bedrock. See Exhibit Ground Water Resources
HS		18. Highly Scenic Area/Special Communities. See Exhibit Highly Scenic & Tree Removal Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Non Prime Agriculture
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map. See Exhibits: Wetlands, LCP Habitats & Resources, ...
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. LCP Map 21 Bridgeport Landing. See Exhibit Appealable Areas.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. See Exhibit LCP Land Capabilities & Natural Hazards
<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.



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

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 Named Rivers  Driveways/Unnamed Roads
 Highways
 Public 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

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CDP FILE #200-10

COUNTY OF MENDOCINO
BUILDING INSPECTION DIVISION

JOB ADDRESS 12451 S. Hwy 1

ASSESSOR'S PARCEL NO. 131-090-06

APPLICATION NO.

131-090-06/12/15/16
59156107167

TOWN OF COMMUNITY T.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.

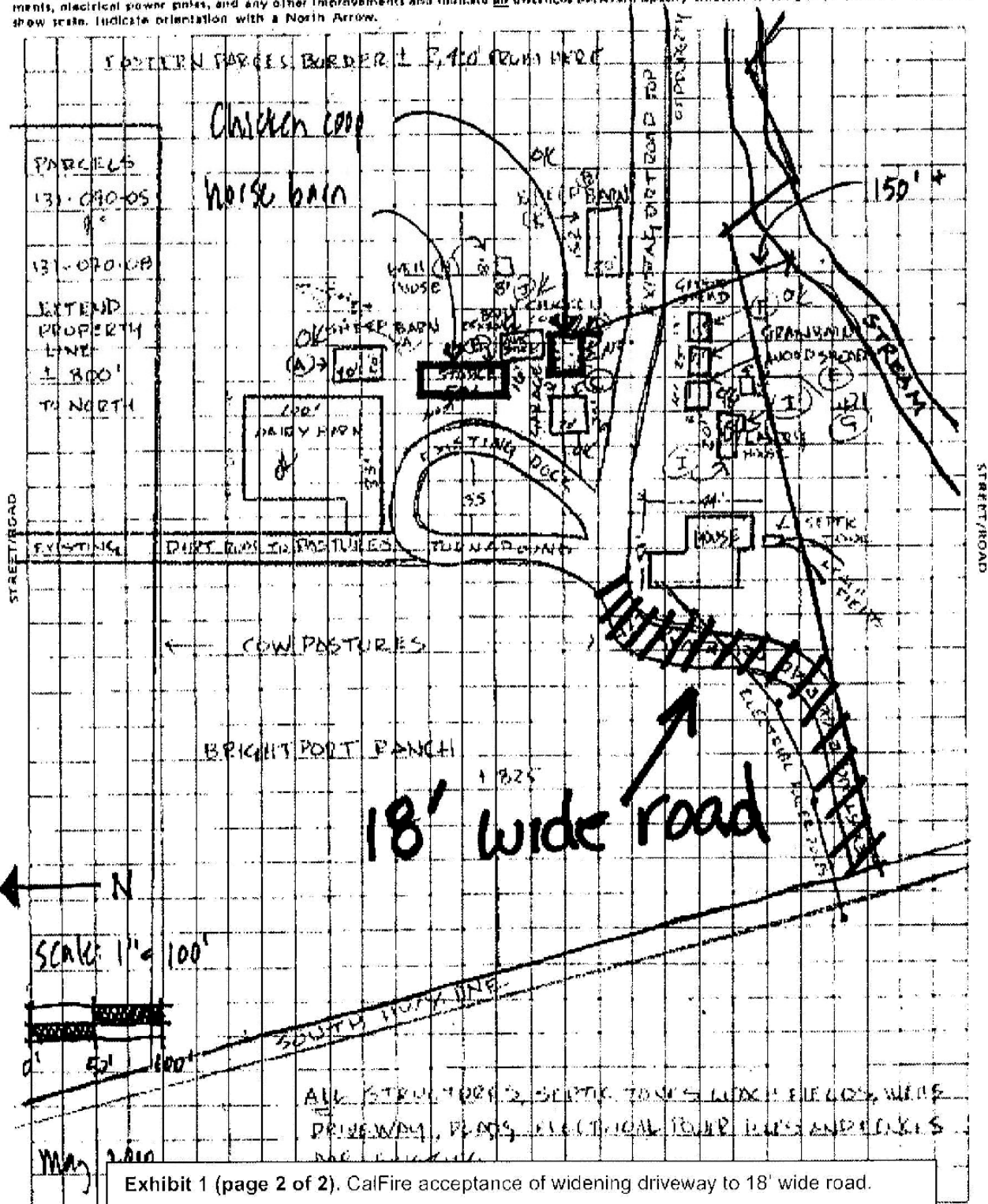


Exhibit 1 (page 2 of 2). CalFire acceptance of widening driveway to 18' wide road.

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NO SCALE

SITE PLAN

Structures from 1972 that still exist:

- A – House (pre-1928)
- B – Laundry Room (pre-1972)
- C – Wood Shed (pre-1947)
- D – Grain Barn (pre-1947)
- E – Storage Shed (pre-1947)
- F – Sheep Barn (pre-1947)
- G – Chicken Coop (pre-1947)
- H – Garage (~1929)
- I – Horse Barn (pre-1953)
- J – Maternity Barn (pre-1953)
- K – Main Barn (1947)
- L – Vegetable Room (former Pasteurization & Sterilization Barn) (1947)

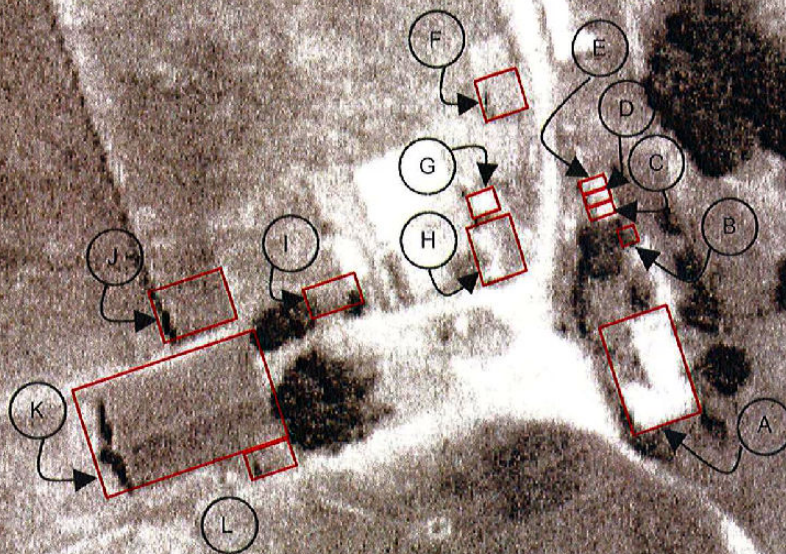
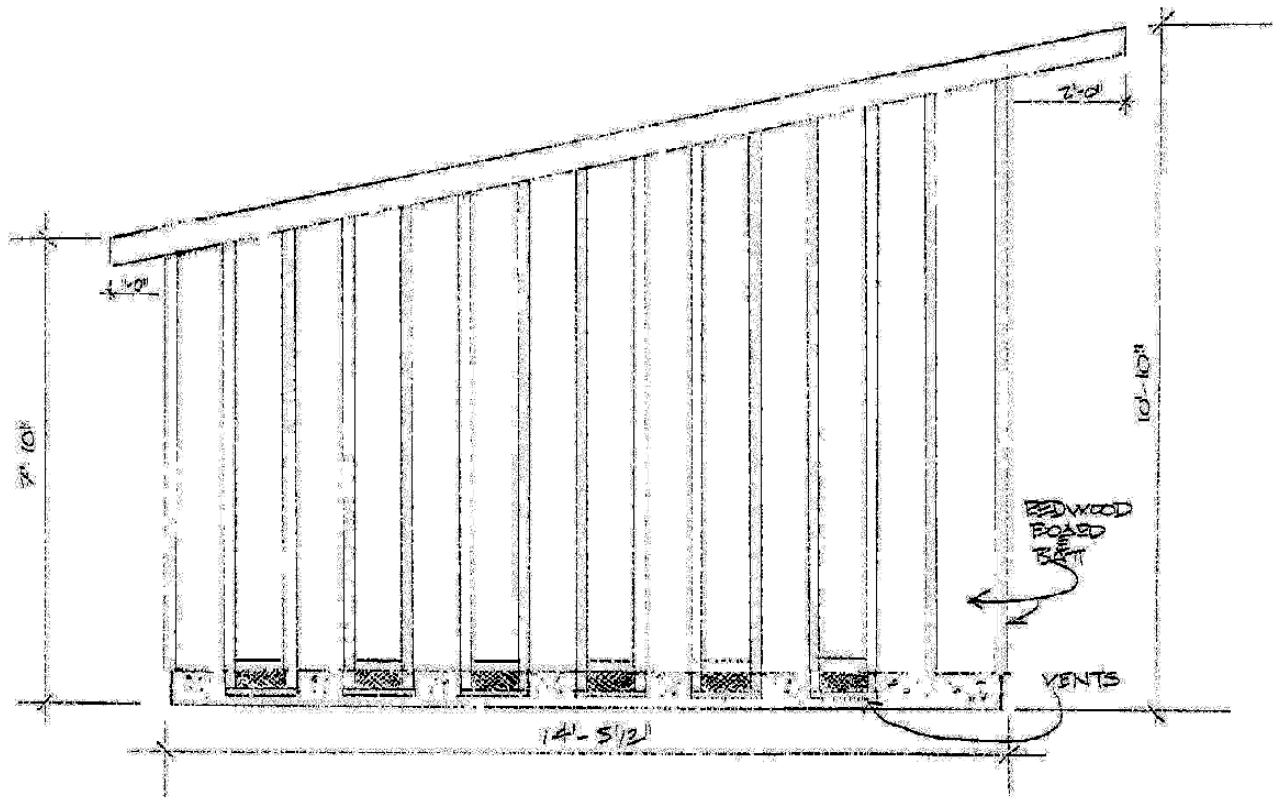


Exhibit 3. 1972 Aerial Photo, 1972 MEND 3146 (Mendocino County Assessor's Office)
Annotated; best viewed in its original stereoscopic format.

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NO SCALE

EXISTING STRUCTURES



WEST 1/2" = 1'-0" CHICKEN COOP

OWNER: WENDY BABBE

-2010

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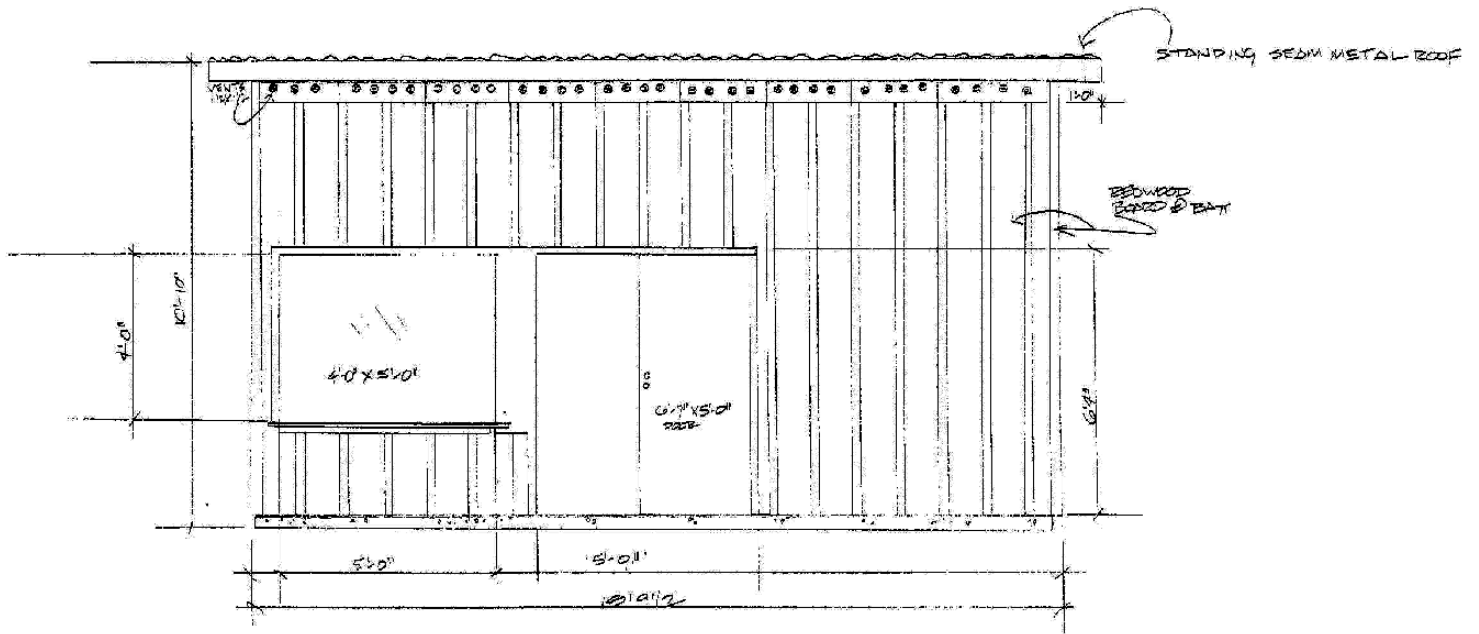
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NO SCALE

CHICKEN COOP ELEVATION

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2



SOUTH 1/2" = 1'-0" CHICKEN COOP

OWNER: WENDY BABBE

2010

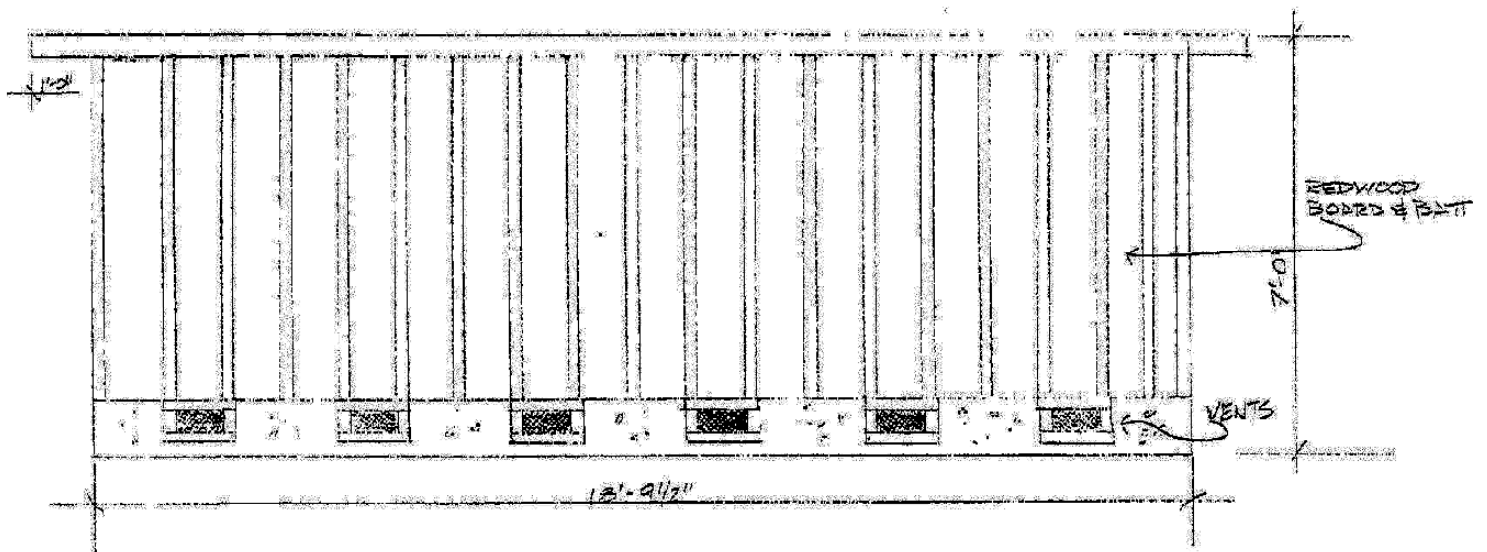
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CHICKEN COOP ELEVATION

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NORTH 1/2" = 1'-0" CHICKEN COOP

OWNER: WENDY BABBE

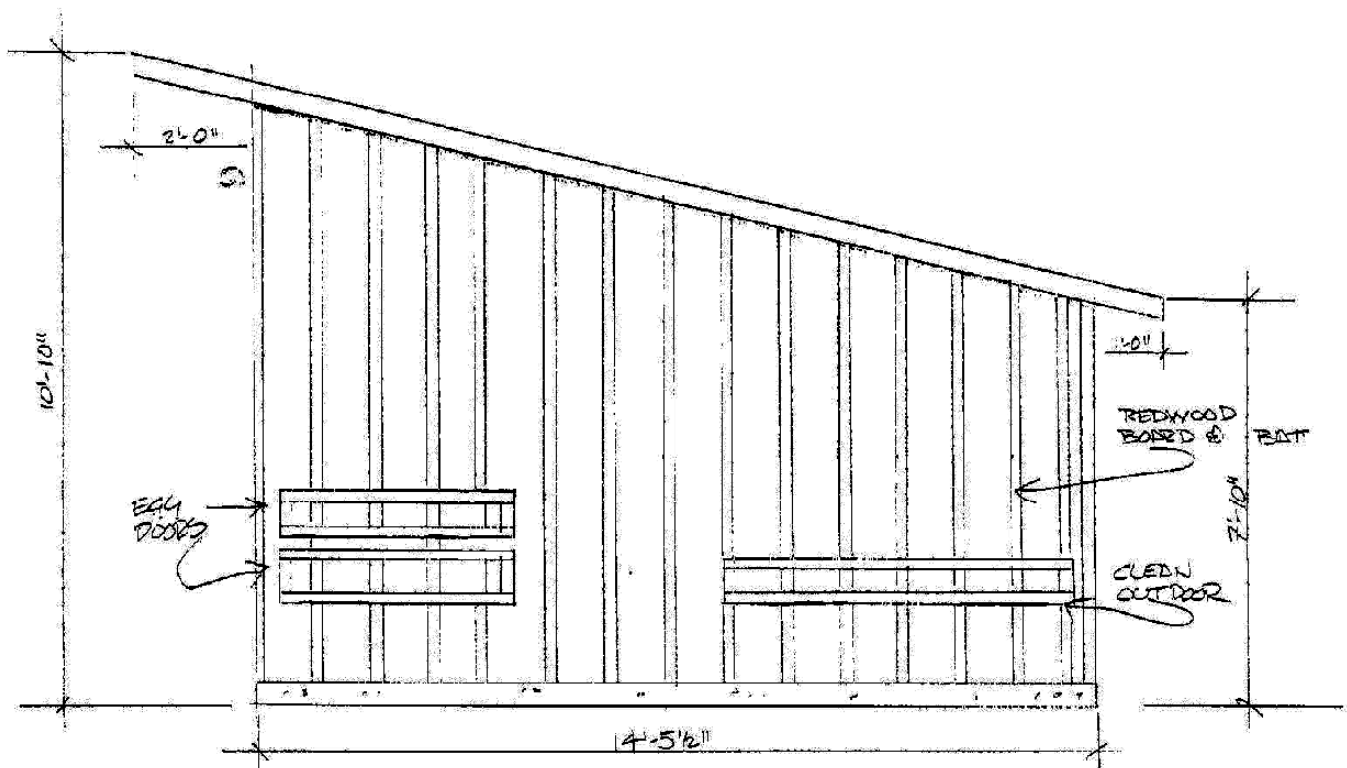
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EAST 1/2" x 1'-0" CHICKEN COOP

OWNER: WENDY BABBE

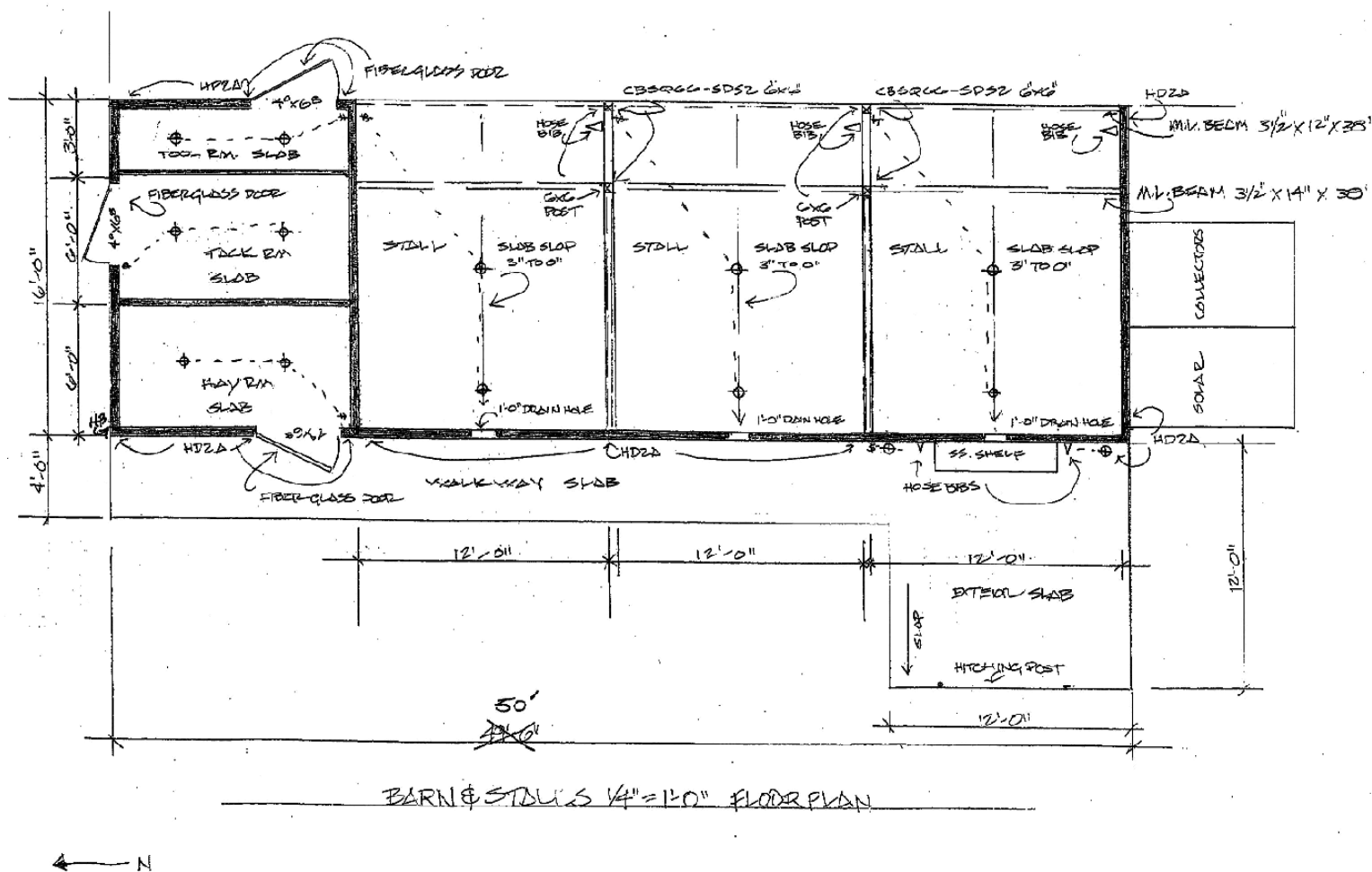
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CHICKEN COOP ELEVATION

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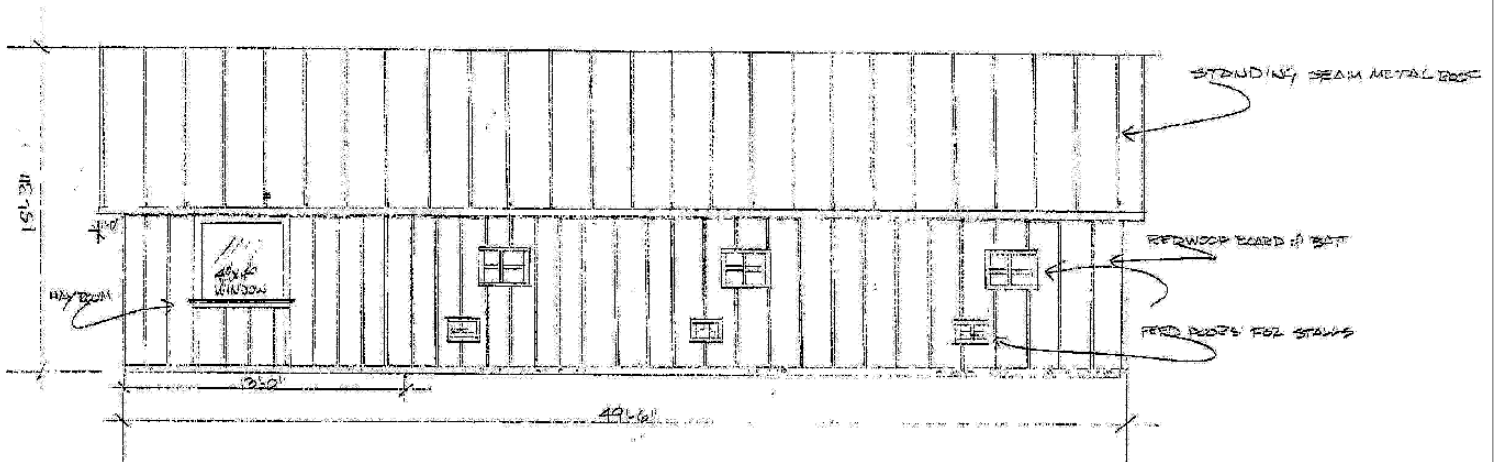
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NO SCALE

BARN FLOOR PLAN

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WEST ELEV. BARN & STALLS 14' x 40''

OWNER: WENDY BABBE

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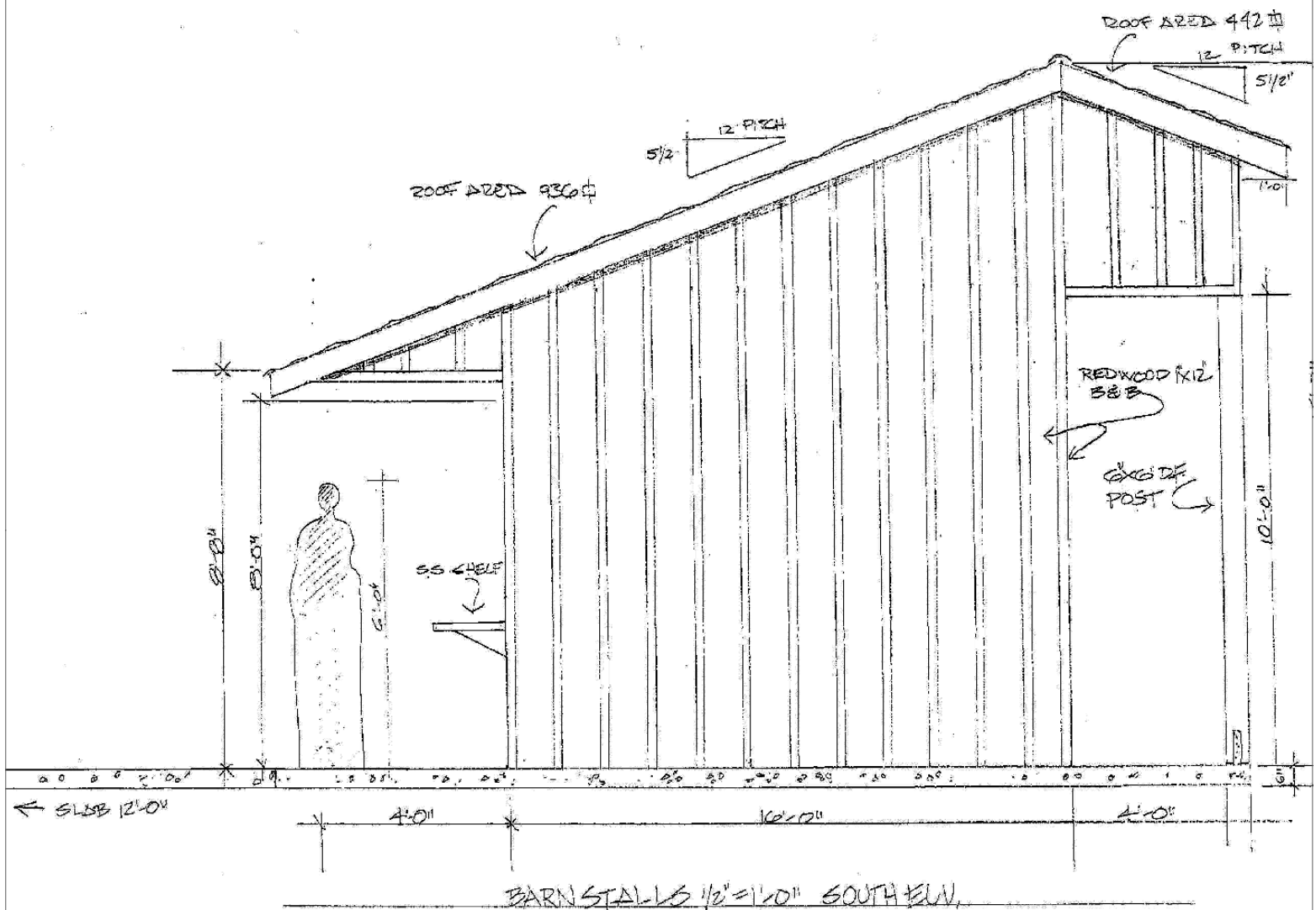
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BARN ELEVATION

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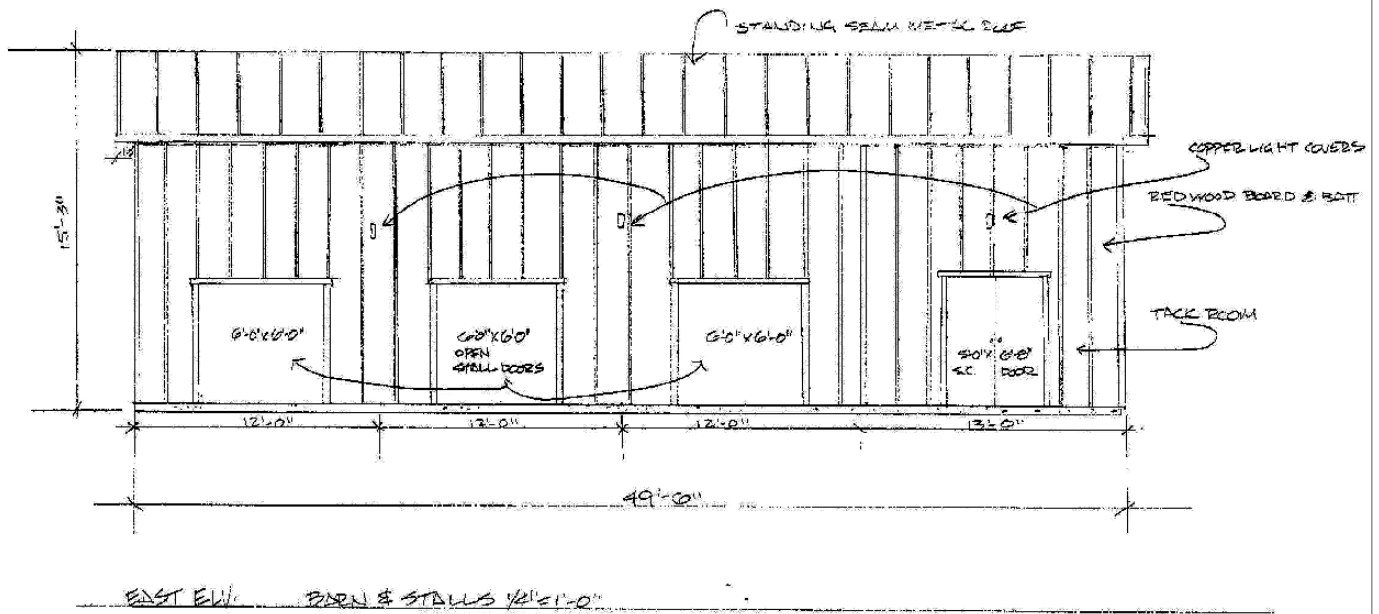
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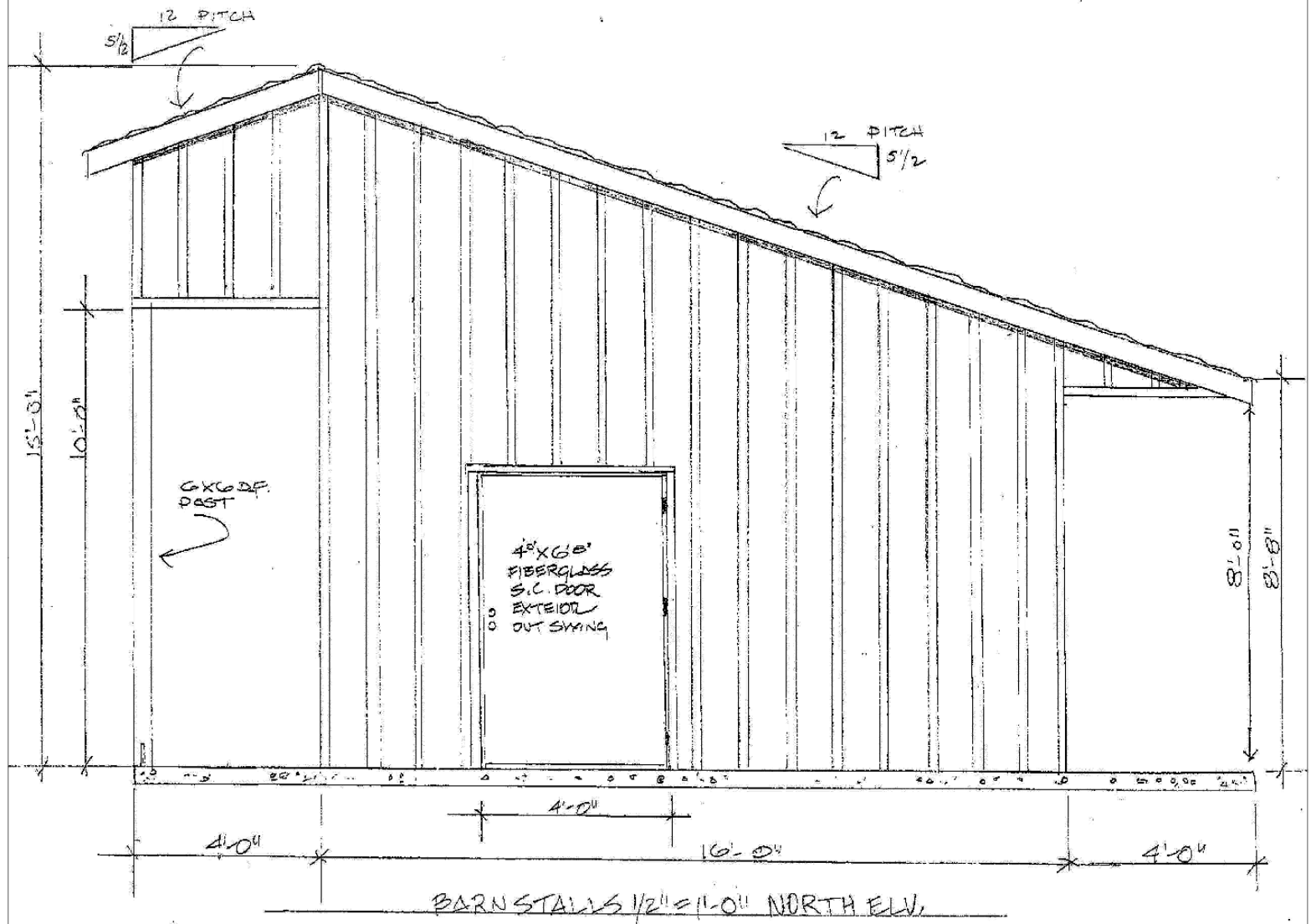
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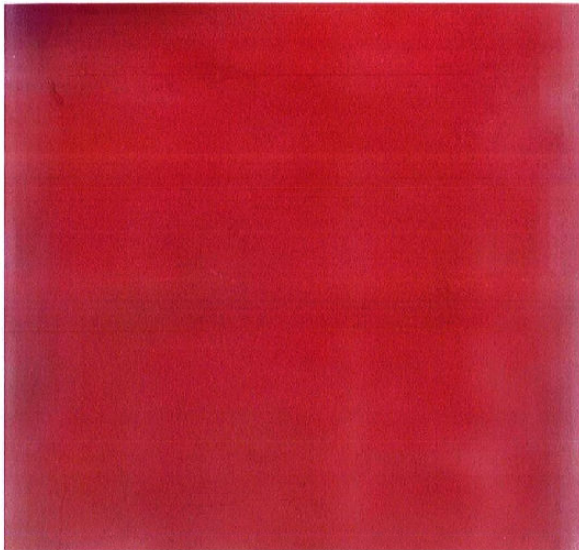
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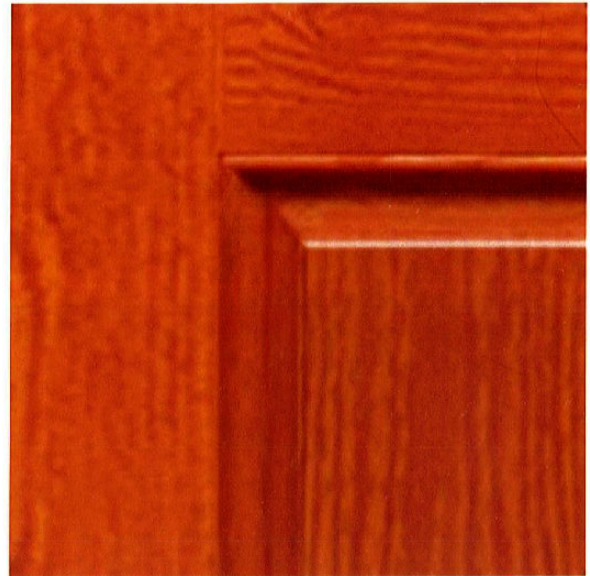
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BARN ELEVATION

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SIDING, TRIM, WINDOW FRAMES: Sikkens Cetol SRD
Semi-Transparent Stain - Sequoia



DOORS: Fiberglass, Oak color

IVY GREEN



ROOFING: Standing seam metal, Ivy Green



LIGHTING: Kichler Cans and Bullets Dark Sky Outdoor
Down Spotlight

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NO SCALE

MATERIALS



View southeast towards Bridgeport Ranch.



View of Ranch from driveway entrance.

Replacement
horse barn



Rebuilt chicken
coop hidden
behind garage.

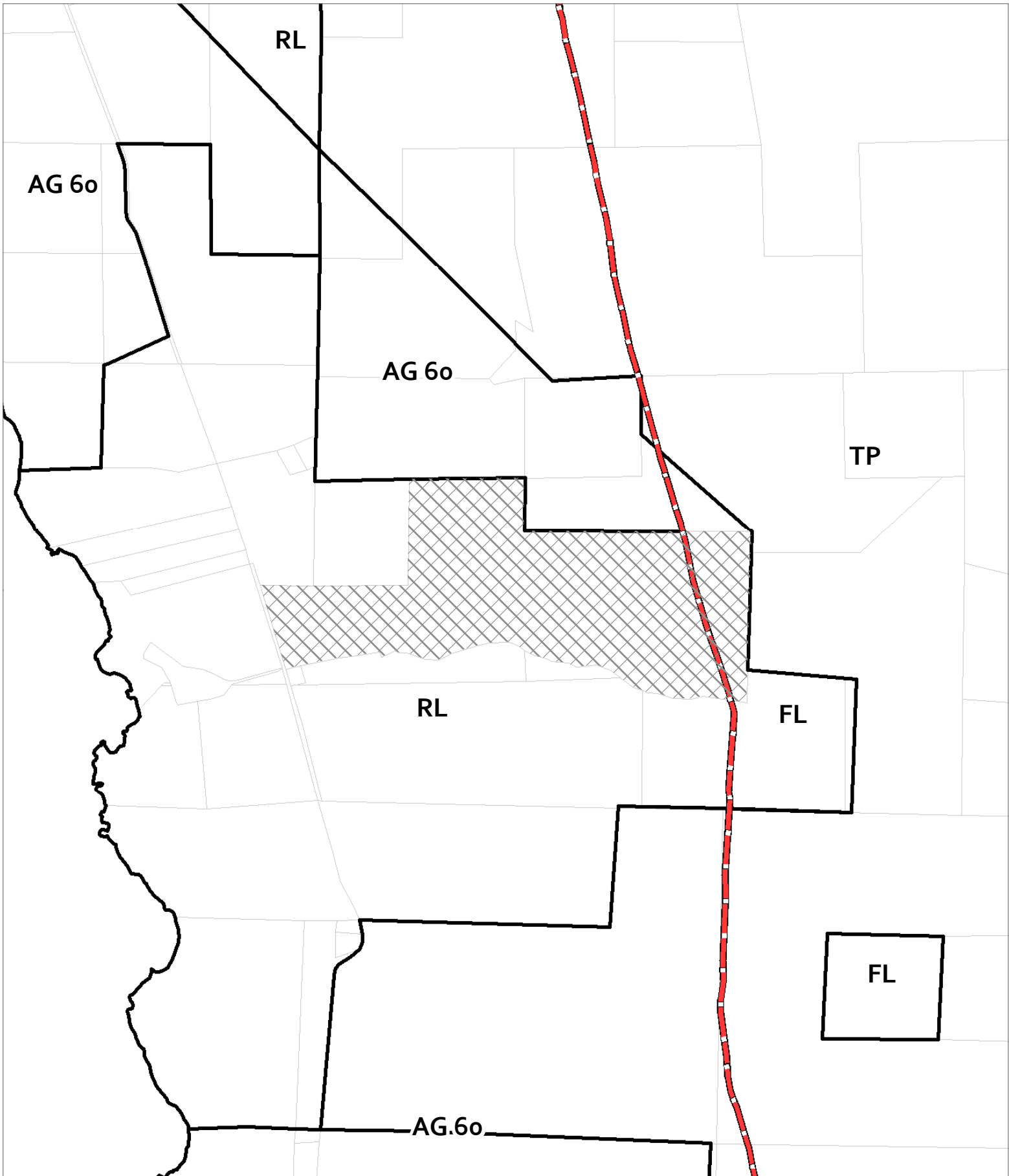
View of Ranch from driveway entrance, mid-zoom lens.

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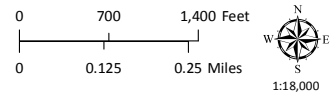
SITE PHOTOS

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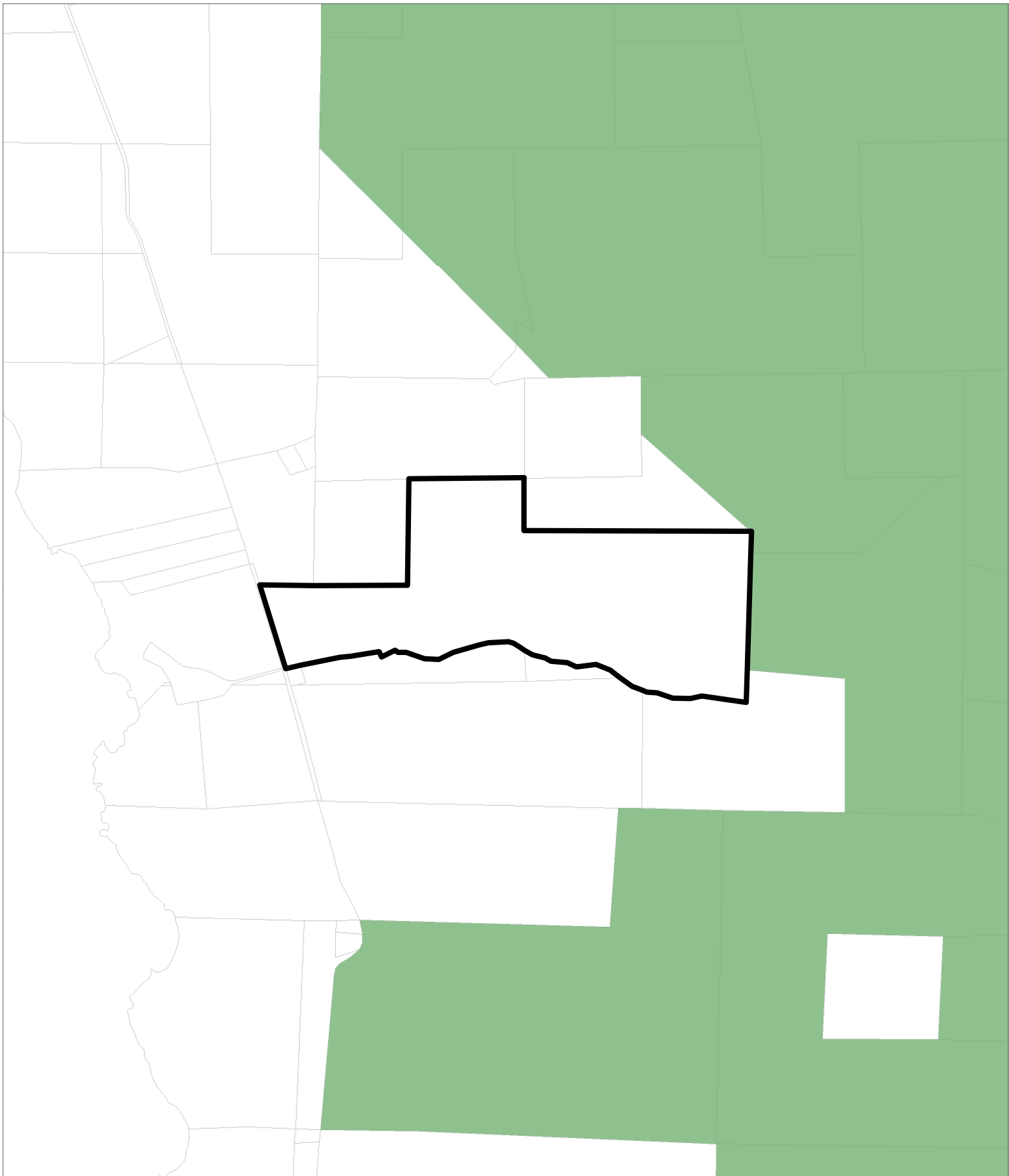
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 Coastal Zone Boundary
 Zoning Districts



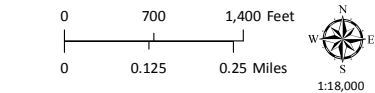
ZONING DISPLAY MAP

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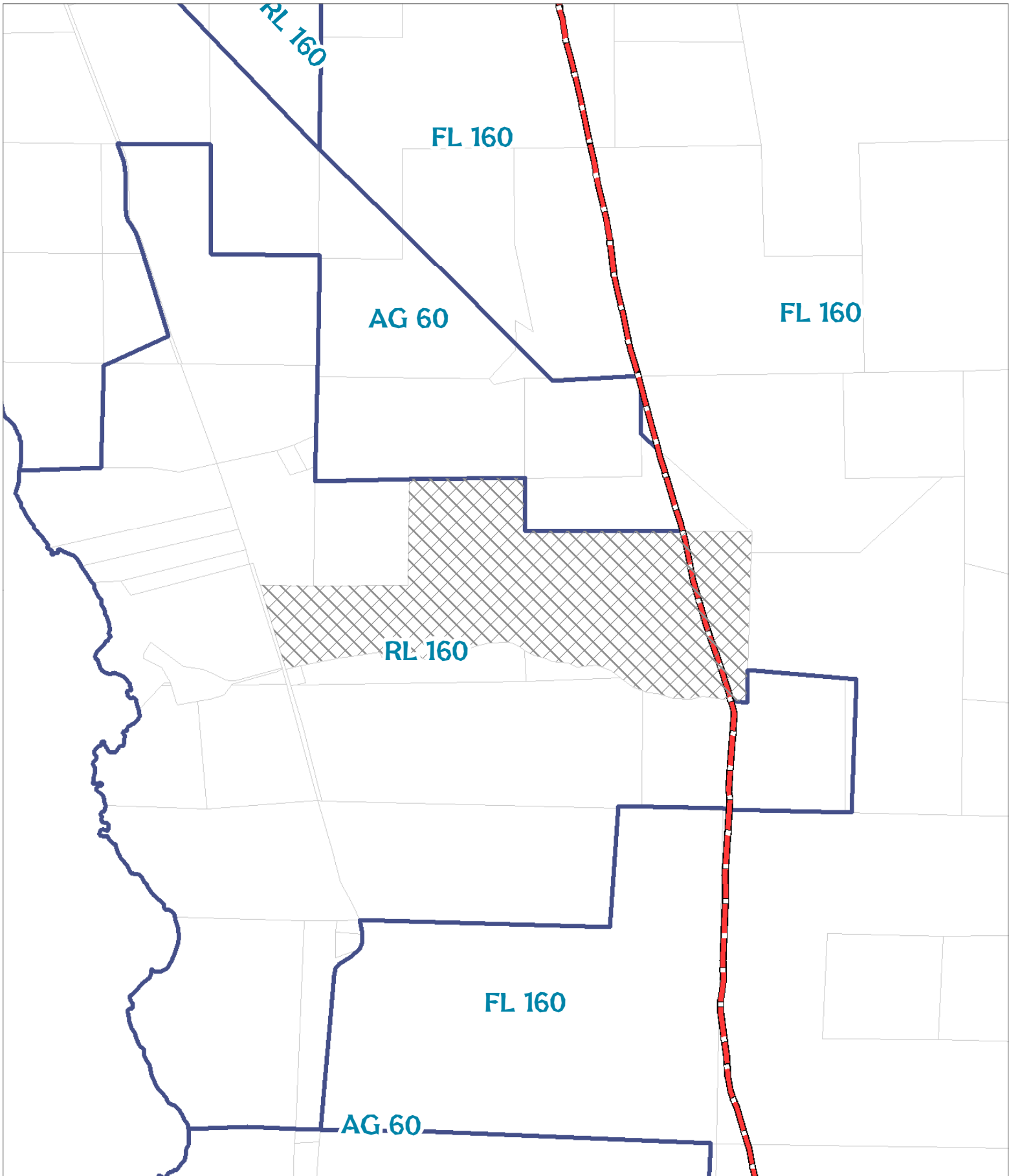
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 TPZ 2017





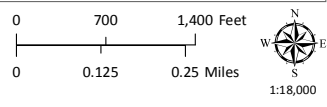
TIMBER PRODUCTION ZONES

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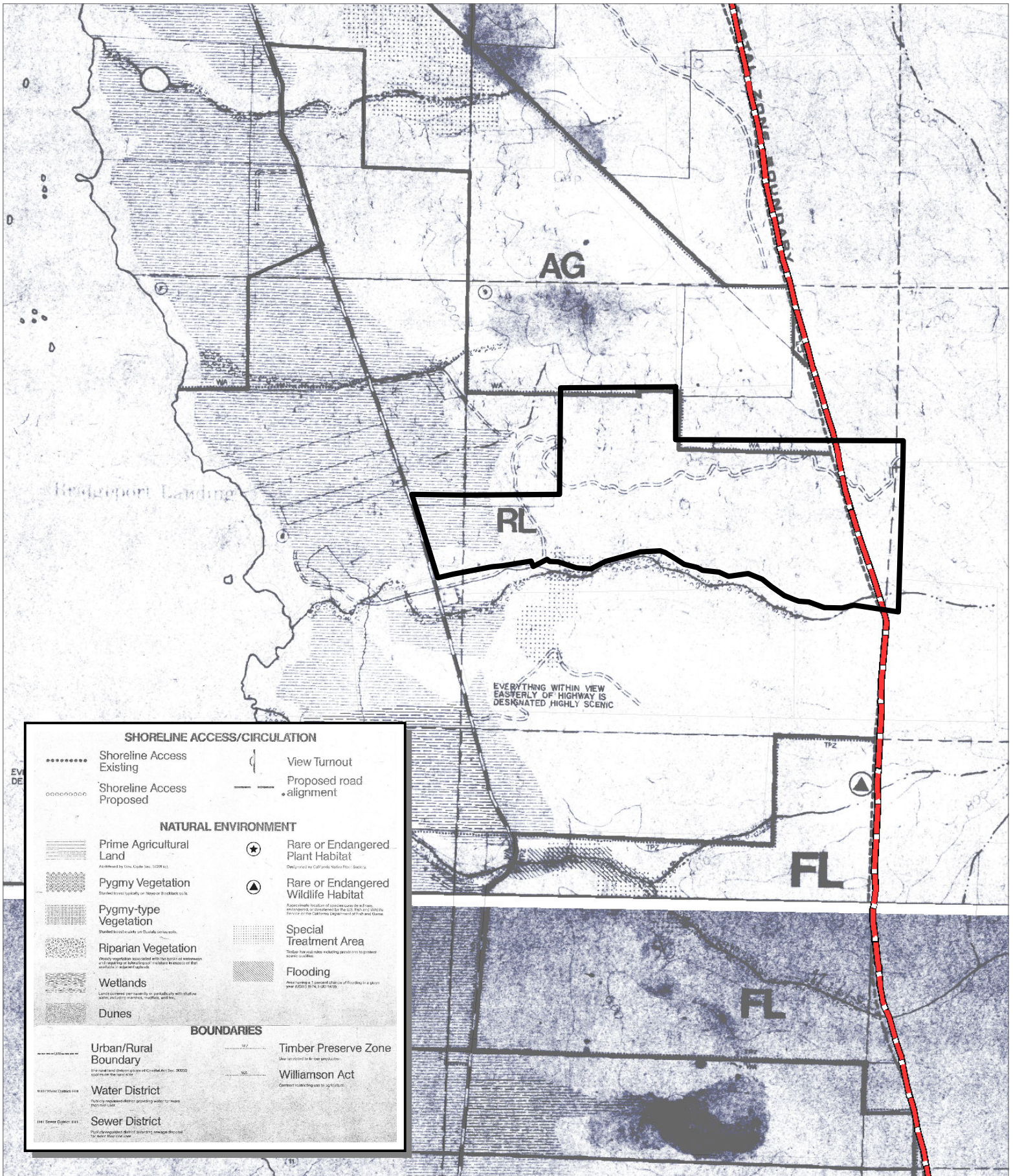
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-  Coastal Zone Boundary
-  General Plan Classes



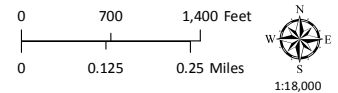
GENERAL PLAN CLASSIFICATIONS

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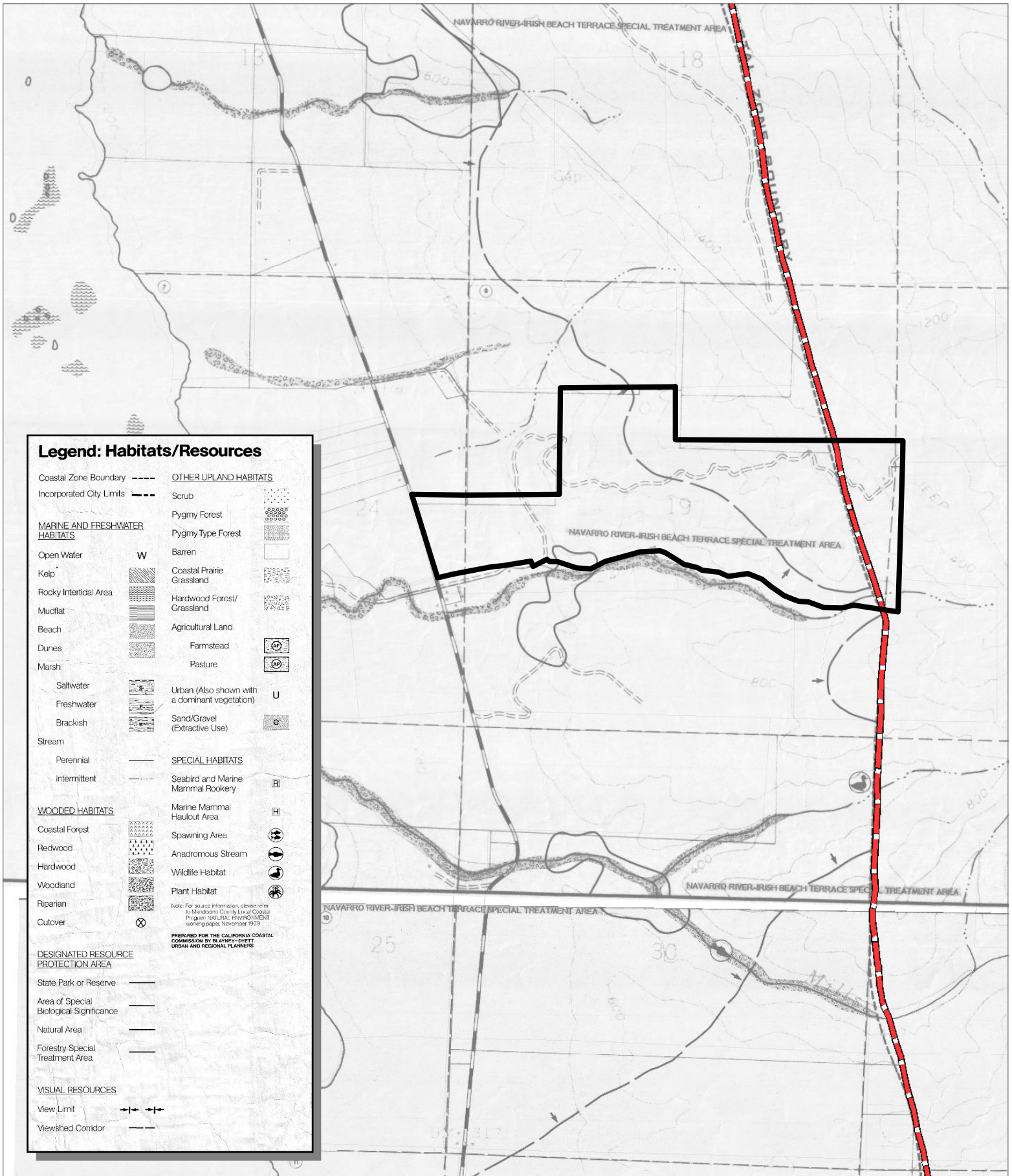
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Coastal Zone Boundary



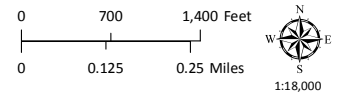
LCP MAP 21: BRIDGEPORT LANDING

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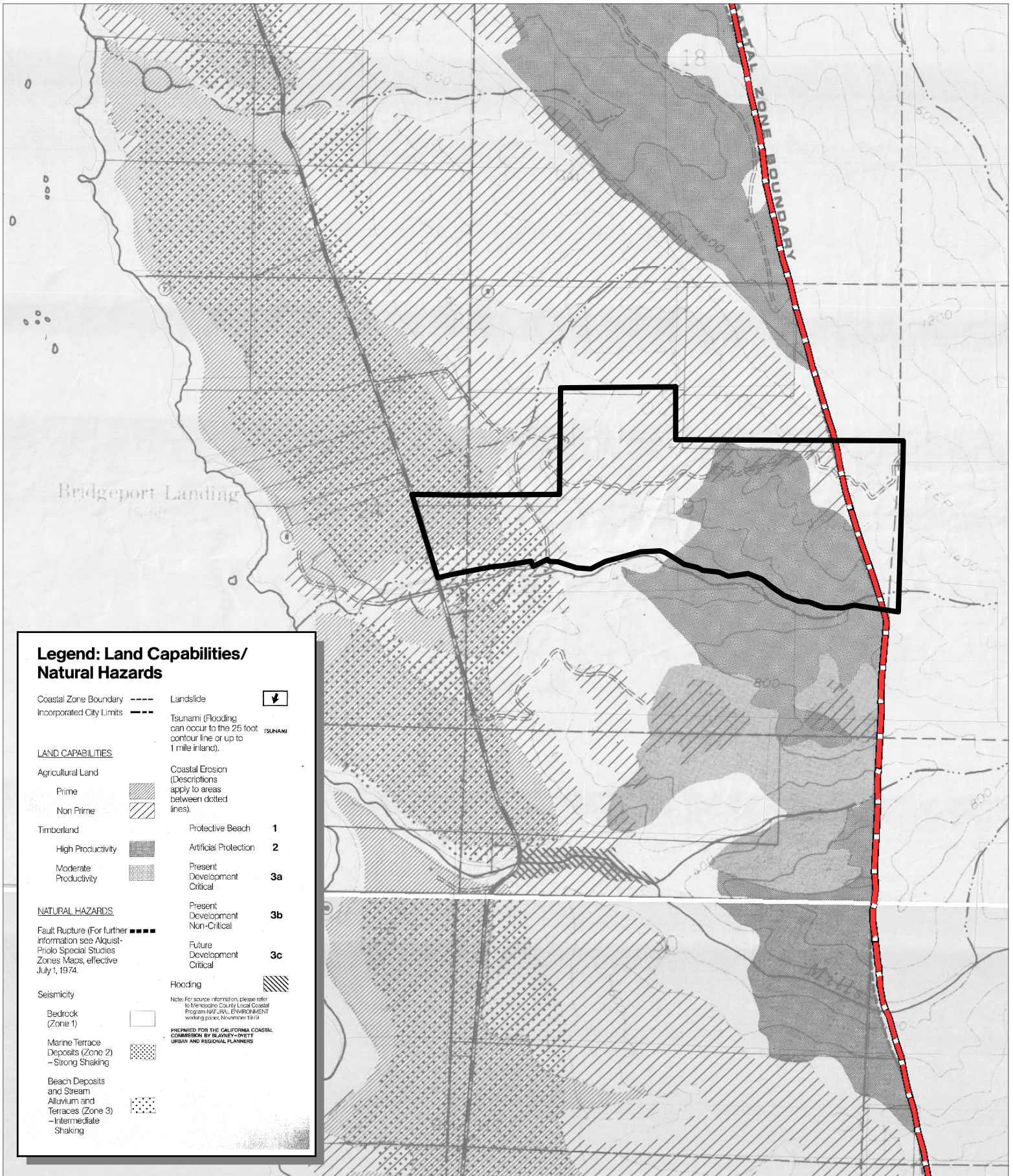
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Coastal Zone Boundary



LCP HABITATS & RESOURCES

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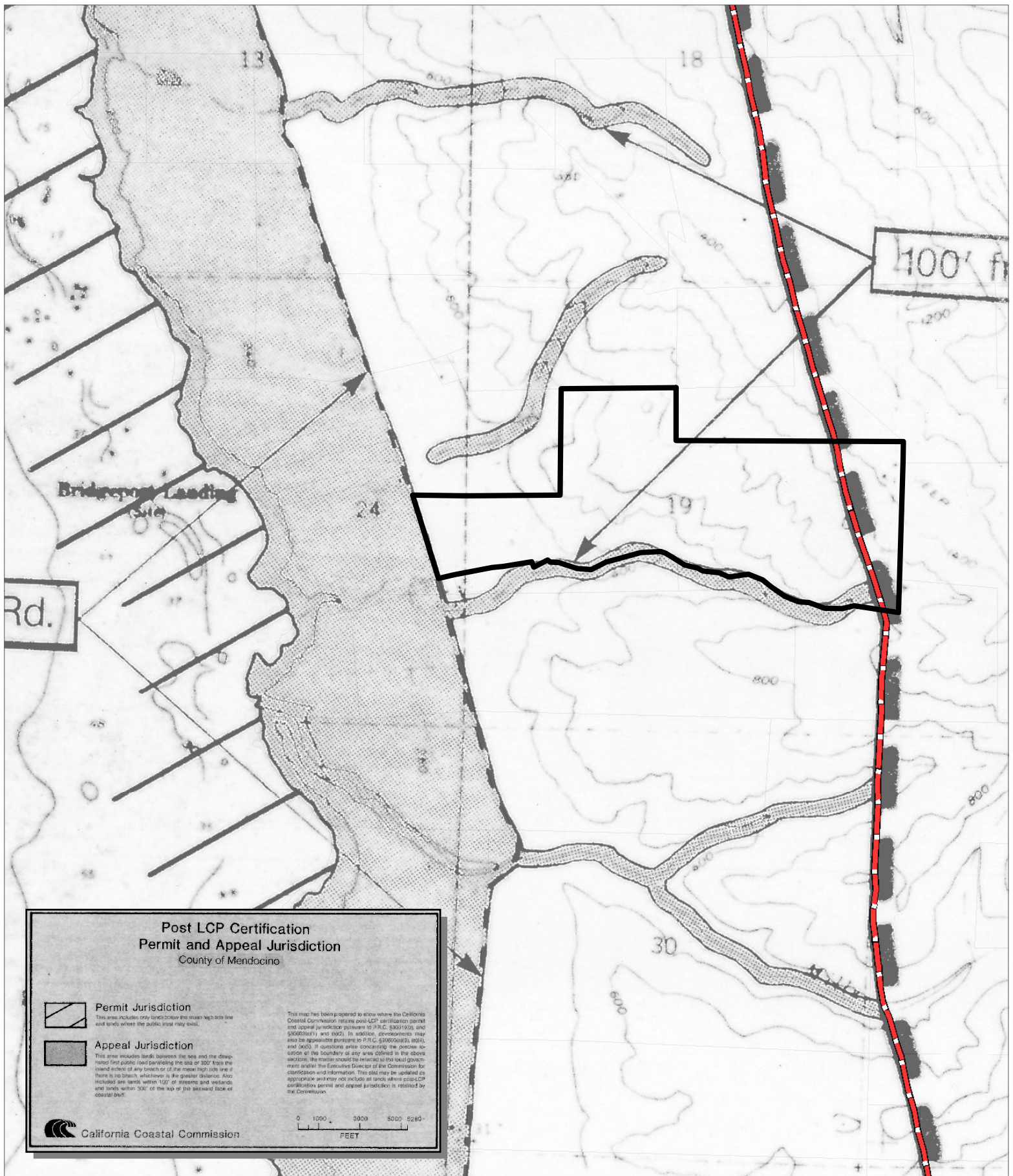


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Coastal Zone Boundary

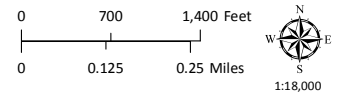
LCP LAND CAPABILITIES & NATURAL HAZARDS

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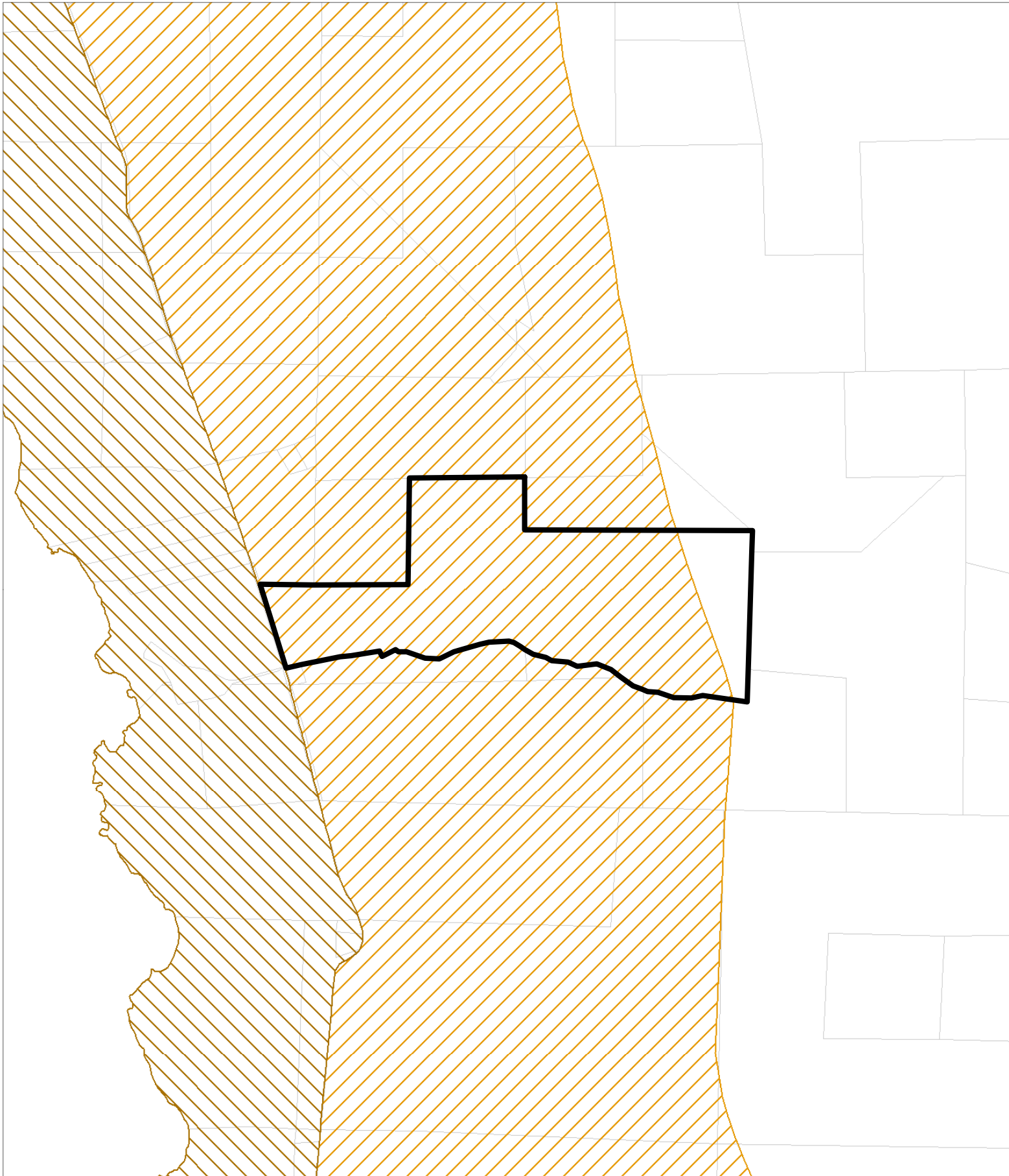
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

Coastal Zone Boundary





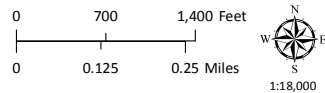
APPEALABLE AREAS

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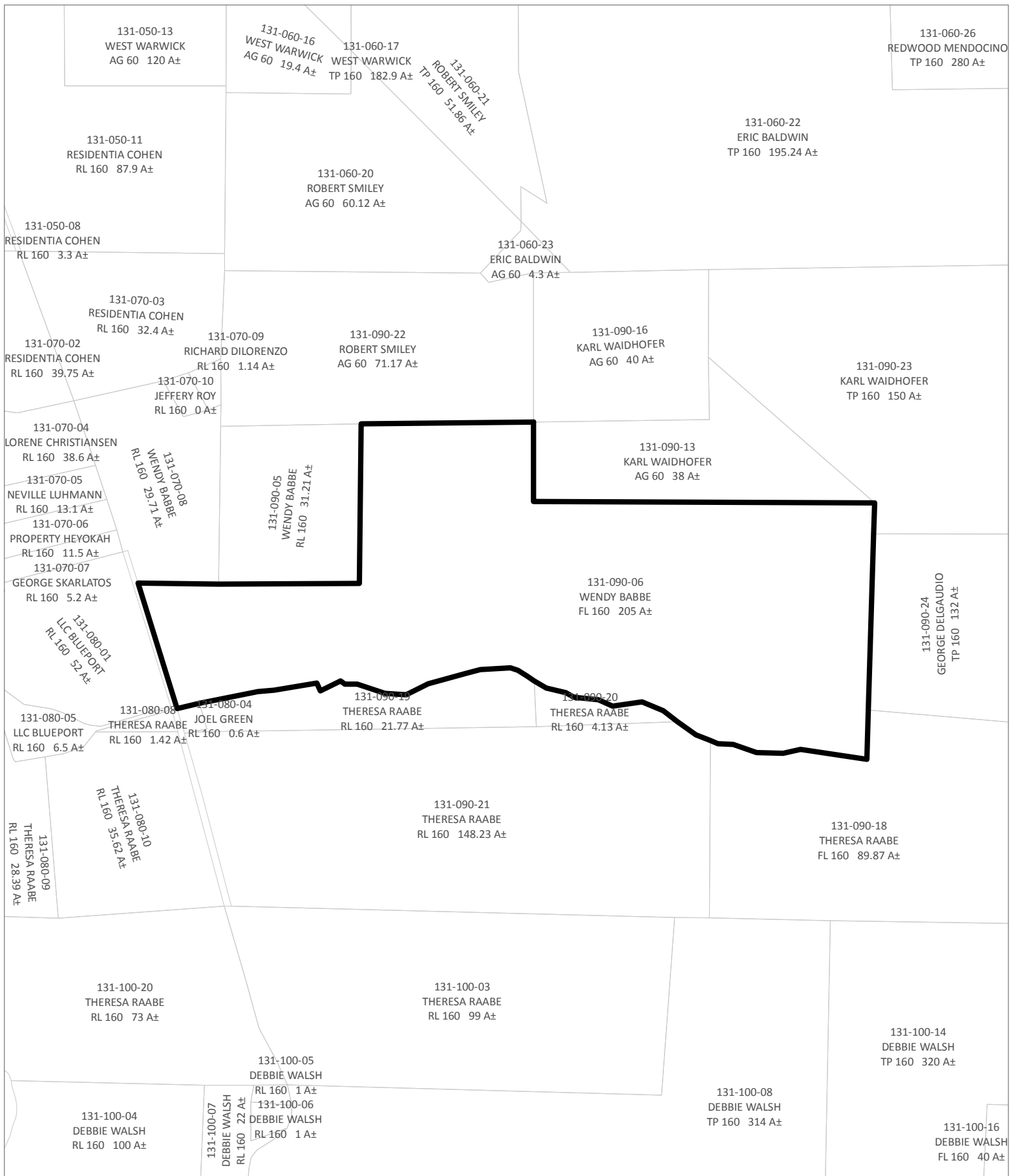
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-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

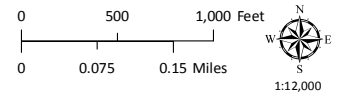


HIGHLY SCENIC & TREE REMOVAL AREAS

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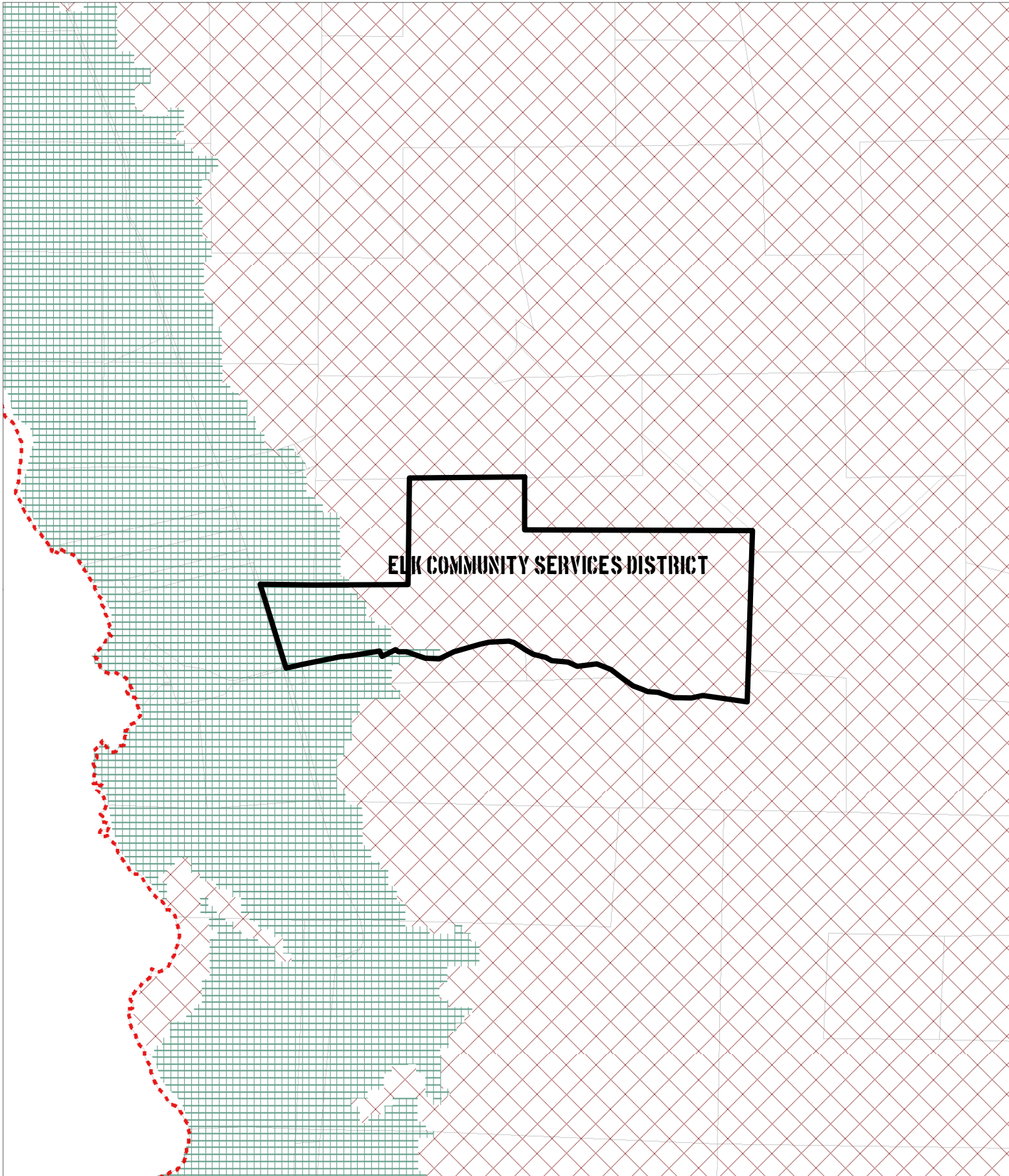


CASE: CDP 2010-0016
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 APLCT: **Wendy Babbe**
 AGENT: **Amy Wynn**
 ADDRESS: **12451 S. Hwy. 1, Elk**






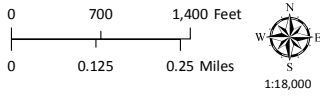
ADJACENT PARCELS

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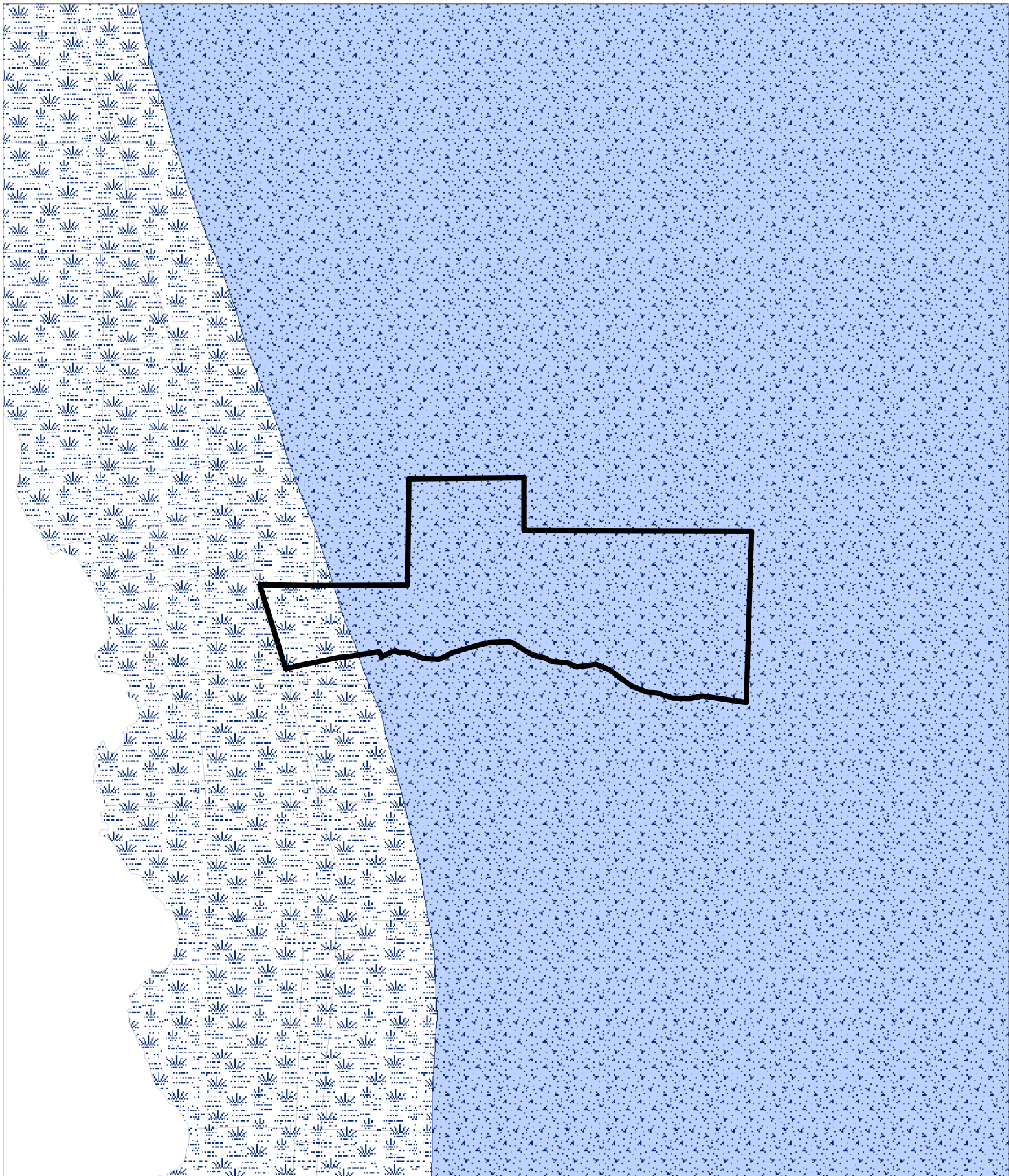
CASE: CDP 2010-0016
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard





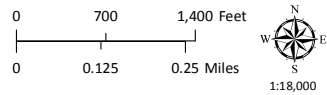
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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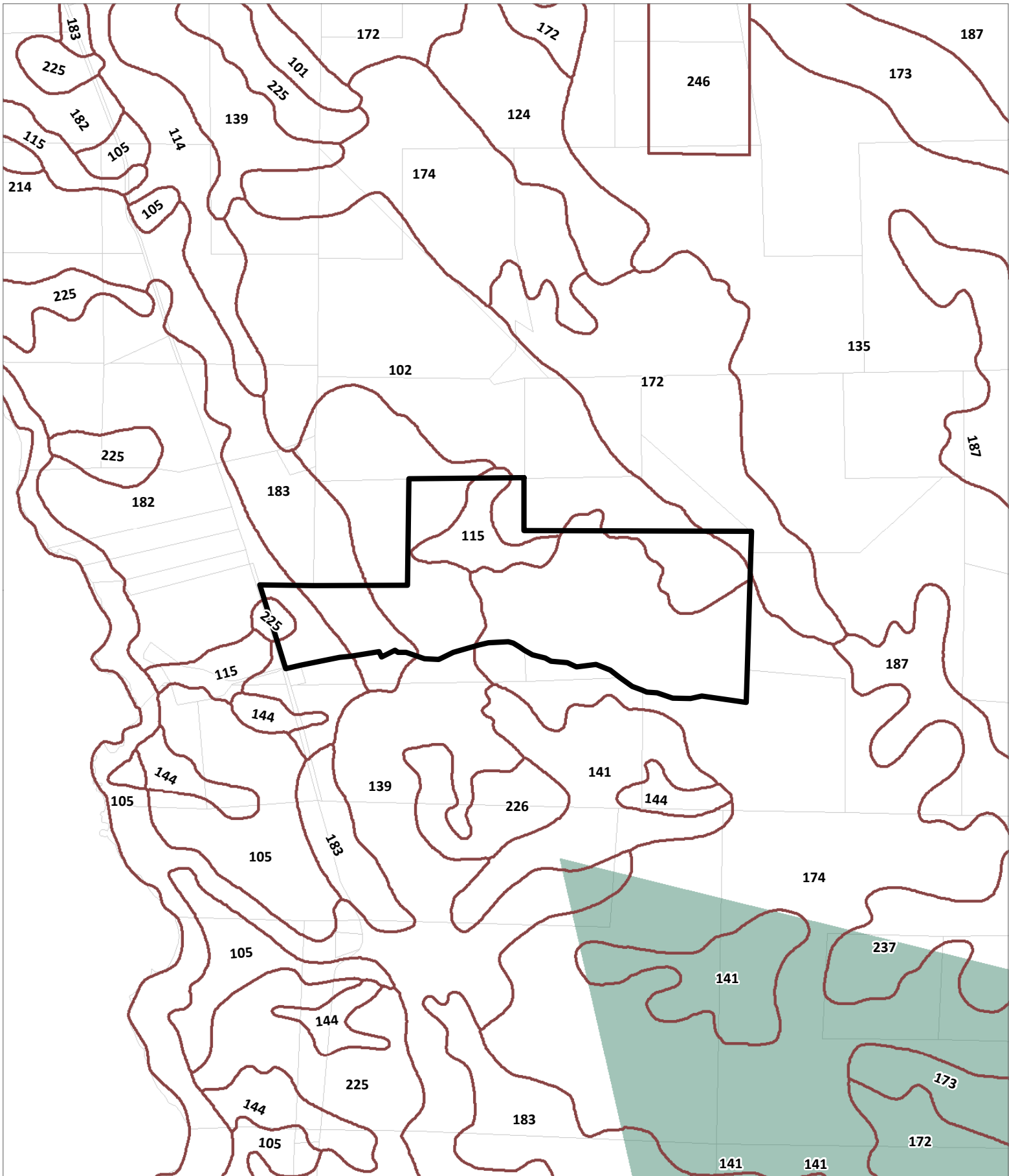
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-  Marginal Water Resources
-  Critical Water Resources Bedrock





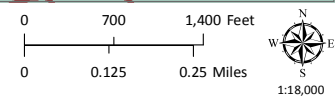
GROUND WATER RESOURCES

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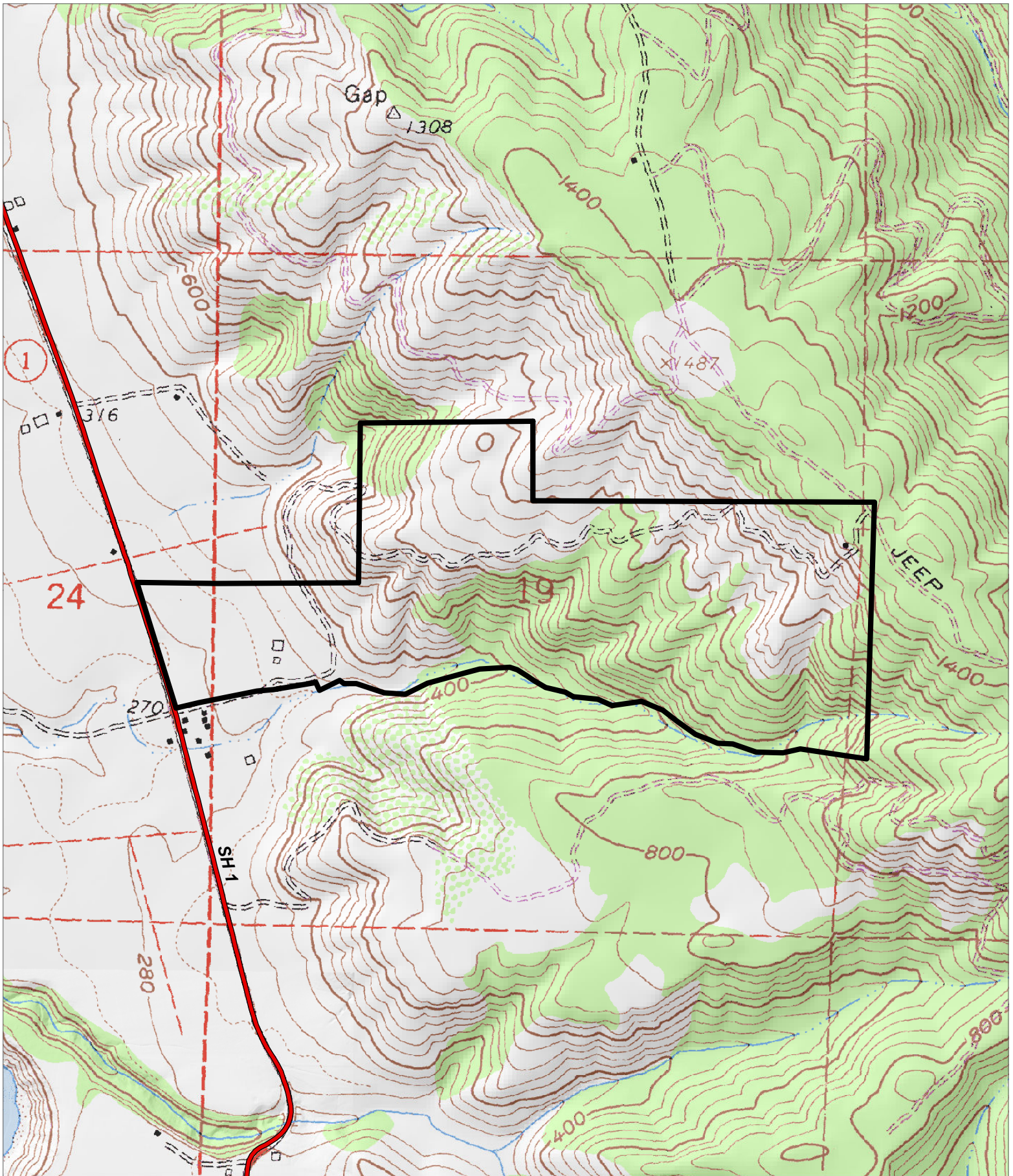
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 Western Soil Classes
 Bishop Pine







LOCAL SOILS

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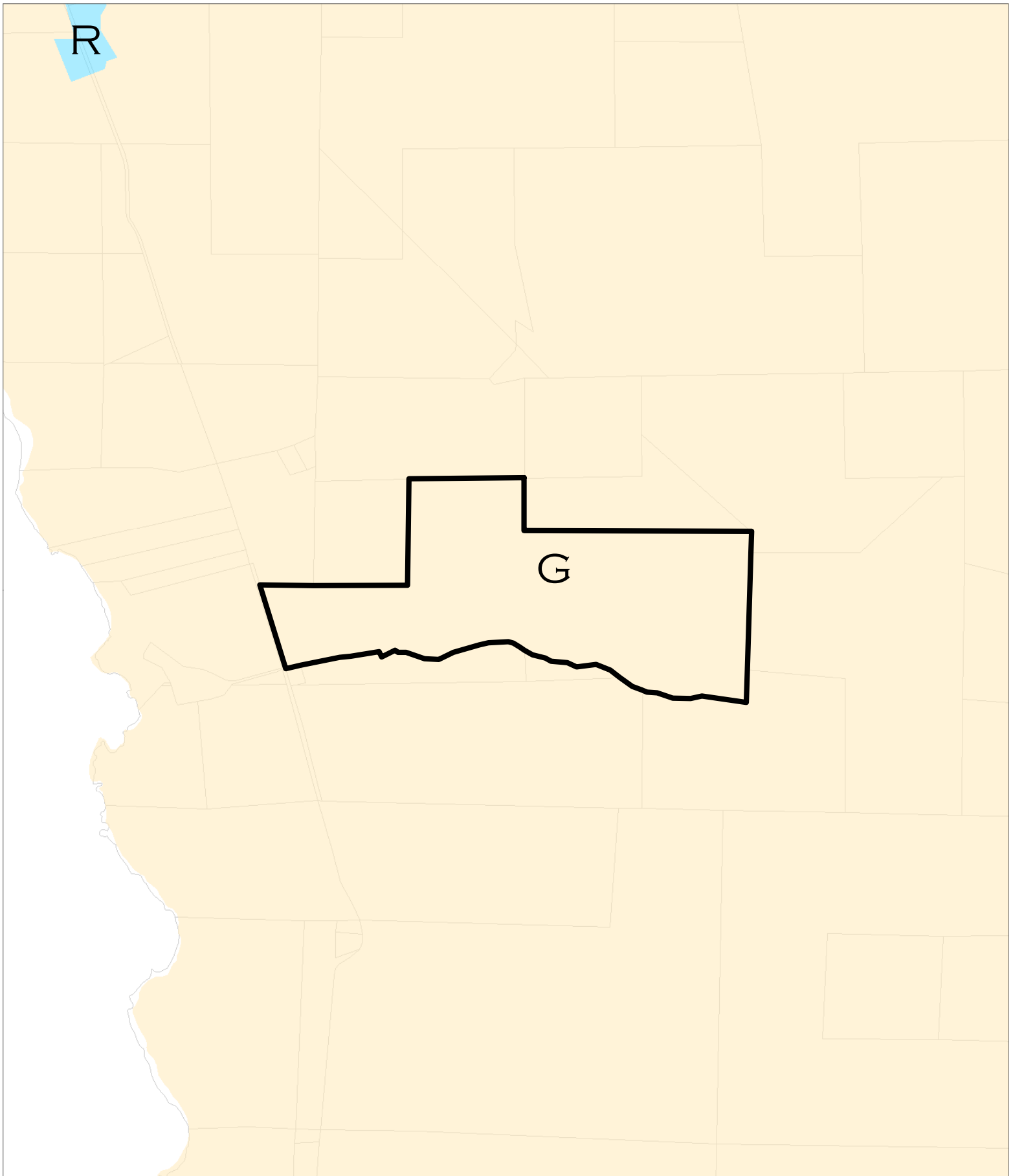
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 Named Rivers  Driveways/Unnamed Roads
 Highways
 Public Roads



0 500 1,000 Feet
0 0.075 0.15 Miles
N
W
E
S
1:12,000

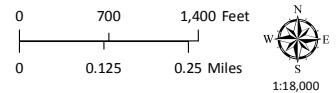
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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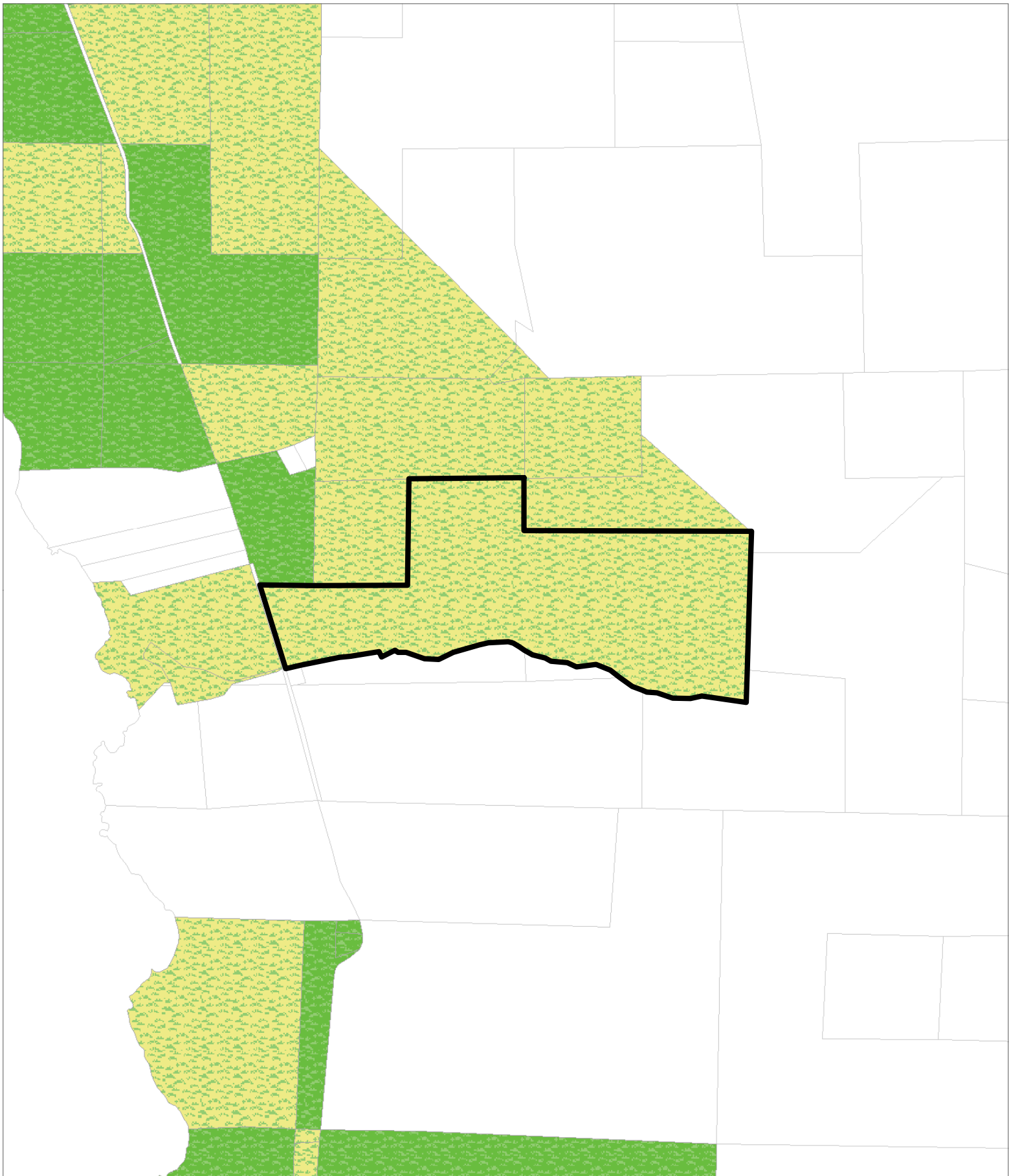
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-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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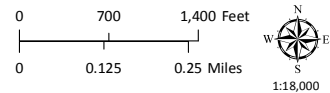
Williamson Act 2017



Prime Ag 2017

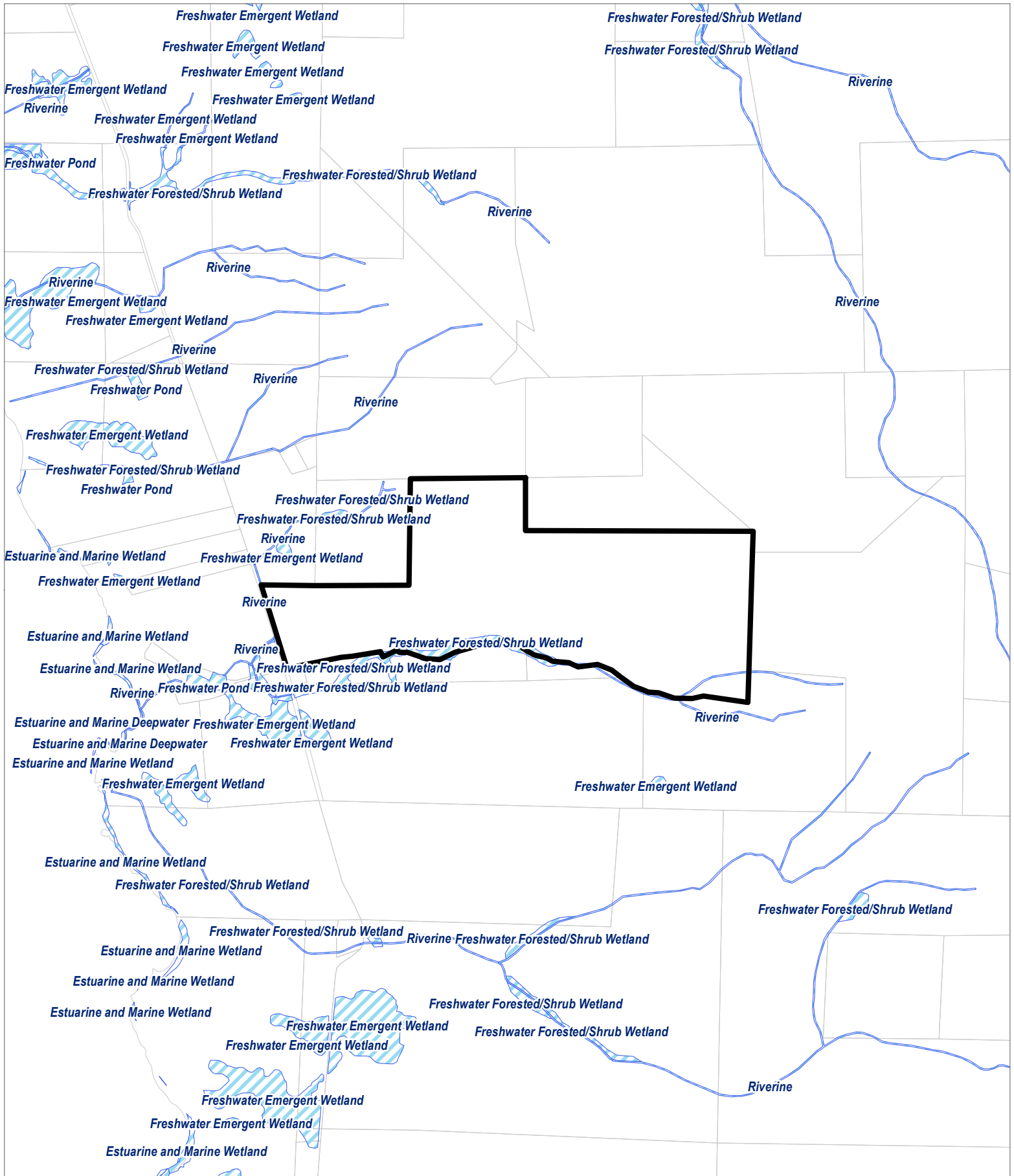


Non-Prime Ag 2017

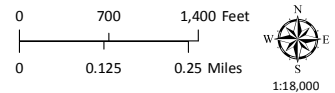


LANDS IN WILLIAMSON ACT CONTRACTS

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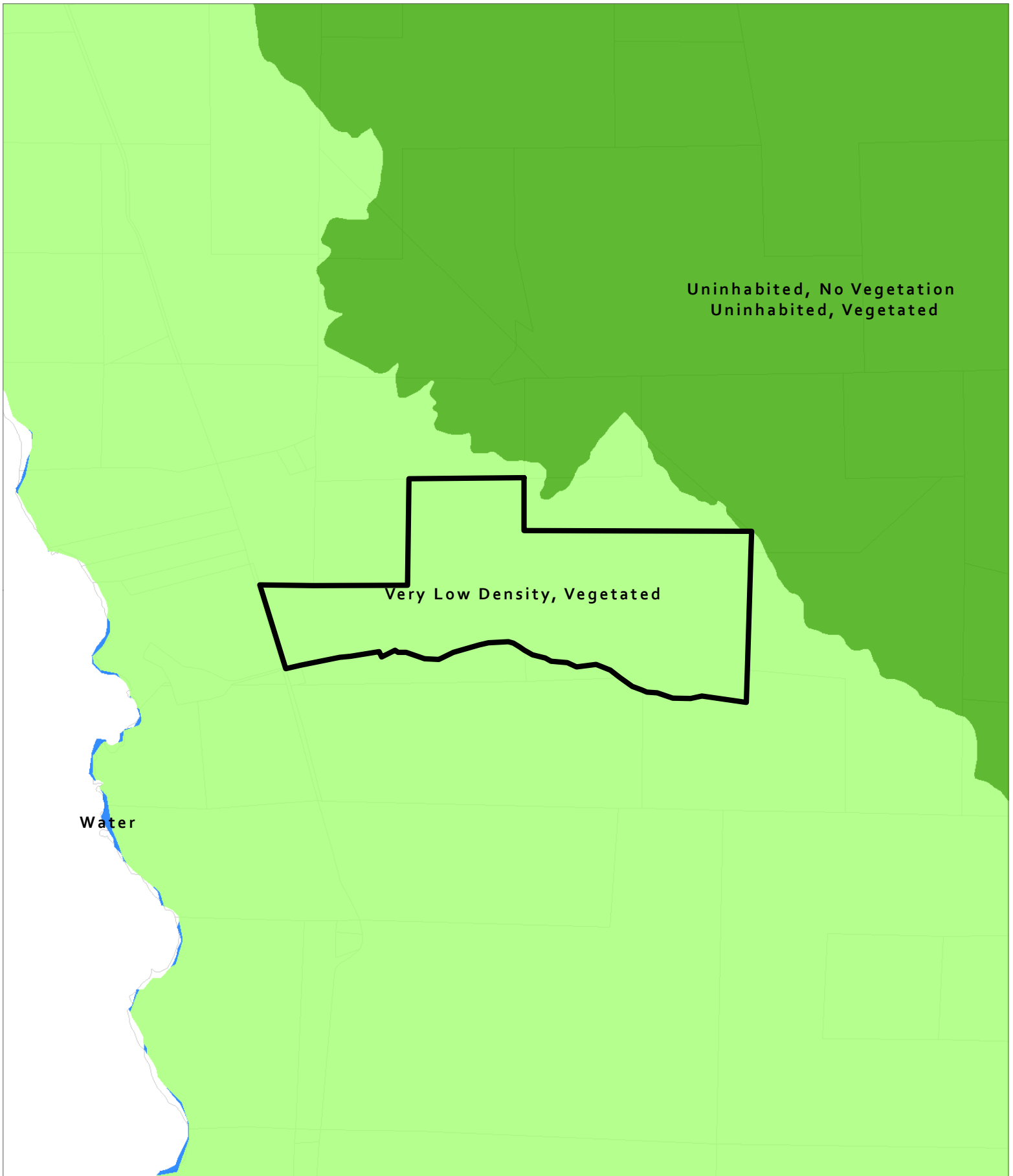


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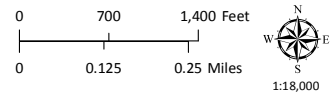
WETLANDS

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 Water



WILDLAND-URBAN INTERFACE ZONES

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