



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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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:		
<input checked="" type="checkbox"/> Planning (UKIAH)	<input type="checkbox"/> Trails Advisory Council	<input type="checkbox"/> CHP
<input type="checkbox"/> Department of Transportation	<input type="checkbox"/> Native Plant Society	<input type="checkbox"/> MTA
<input checked="" type="checkbox"/> Environmental Health (Ukiah - FB)	<input checked="" type="checkbox"/> State Clearinghouse	<input type="checkbox"/> County Addresser
<input checked="" type="checkbox"/> Building Inspection (Ukiah)	<input checked="" type="checkbox"/> Caltrans	<input type="checkbox"/> LAFCO
<input type="checkbox"/> Emergency Services	<input checked="" type="checkbox"/> CalFire	<input type="checkbox"/> Gualala MAC
<input checked="" type="checkbox"/> Assessor	<input checked="" type="checkbox"/> Department of Fish & Game	<input type="checkbox"/> Laytonville MAC
<input checked="" type="checkbox"/> Farm Advisor	<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> Westport MAC
<input checked="" type="checkbox"/> Agriculture Commissioner	<input type="checkbox"/> RWQCB	<input type="checkbox"/> Sierra Club
<input type="checkbox"/> Forestry Advisor	<input type="checkbox"/> Division of Mines & Geology	<input type="checkbox"/> School District
<input checked="" type="checkbox"/> Air Quality Management District	<input type="checkbox"/> Department of Health Services	<input type="checkbox"/> Sewer District
<input type="checkbox"/> ALUC	<input type="checkbox"/> Department of Parks & Recreation	<input type="checkbox"/> Water District
<input type="checkbox"/> County Water Agency	<input type="checkbox"/> Department of Conservation	<input checked="" type="checkbox"/> Elk Fire District
<input type="checkbox"/> Archaeological Commission	<input type="checkbox"/> Soil Conservation Service	<input type="checkbox"/> Community Svcs
<input type="checkbox"/> Sonoma State University	<input type="checkbox"/> Army Corps of Engineers	<input checked="" type="checkbox"/> Point Arena City Planning
<input checked="" type="checkbox"/> US Fish & Wildlife Service	<input checked="" type="checkbox"/> Sherwood Valley Rancheria	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input type="checkbox"/> Russian River Flood Control/Water Conservation Improvement District		<input checked="" type="checkbox"/> 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
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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.

COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES
790 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379

Case No(s) CDP 16-2010
 CDF No(s) _____
 Date Filed 5/17/10
 Fee \$ 2404
 Receipt No. 1385
 Received by (B)
 Office Use Only

COASTAL DEVELOPMENT PERMIT APPLICATION FORM

Name of Applicant Wendy Babbe	Name of Owner(s) same	Name of Agent Amy Wynn Coastal Development Permits
Mailing Address 12451 South Highway 1 Elk, CA 95432	Mailing Address same	Mailing Address 703 North Main Street Fort Bragg, CA 95437
Telephone Number 707-877-1177	Telephone Number same	Telephone Number 707-964-2537

Project Description:

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' maximum average height above natural grade; rebuilt chicken 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.

Driving Directions

The parcel is located 6.8 miles South of Elk on the East side of Highway 1. There is clear marking of the number 12451 as well as notation of the Bridgeport Ranch at the beginning of the driveway from Highway 1.

Assessor's Parcel Number(s)

131-090-06-00

Parcel Size

205.0 +/-

☐ Square Feet
☒ Acres

Street Address of Project

12451 South Highway One, Elk, CA

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

COASTAL DEVELOPMENT PERMIT

APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

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' maximum average height above natural grade; rebuilt chicken 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.

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

TYPE OF UNIT	EXISTIN G SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT. PER STRUCTURE
<input checked="" type="checkbox"/> Single Family Residence	3,366	0	3,366
<input checked="" type="checkbox"/> Garage, unattached	600	0	600
<input checked="" type="checkbox"/> Dairy Barn	8,300	0	8,300
<input checked="" type="checkbox"/> Sheep Barn	800	0	800
<input checked="" type="checkbox"/> Ag Building/ Horse Barn	315	794	794
<input checked="" type="checkbox"/> Chicken Coop	300	300	300
<input checked="" type="checkbox"/> Sheep Shearing Barn	500	0	500
<input checked="" type="checkbox"/> Grain Barn	250	0	250
<input checked="" type="checkbox"/> Laundry House	200	0	200
<input checked="" type="checkbox"/> Wood shed	144	0	144
<input checked="" type="checkbox"/> Generator Shed	169	0	169
<input checked="" type="checkbox"/> Livestock Barn	750	0	750
<input checked="" type="checkbox"/> Well			

3. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

Please see detailed attached plot plan for placement and uses of all structures.

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

A. Electricity

☒ Utility Company

☐ Utility Company (requires extension of services to site): _____ feet _____ miles

☐ On Site generation, Specify:

☐ None

B. Gas

☒ Utility Company/Tank: propane tank

☐ None

C. Telephone: ☒ Yes ☐ No

5. 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.

Shielded, downcast fixtures; see attached detail.

6. What will be the method of sewage disposal?

☐ Community sewage system, specify supplier _____

☒ Septic Tank (indicate primary + replacement leachfields on plot plan)

☐ Other, specify _____

7. What will be the domestic water source?

☐ Community water system, specify supplier _____

☒ Well ☒ On-Site ☐ Off-site

☐ Spring ☐ On-Site ☐ Off-site

☐ Other, specify _____

8. Is any grading or road/driveway construction planned? ☐ Yes ☒ No

Estimate the amount of grading in cubic yards _____. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Estimate the length of the proposed road/driveway:

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No

If yes, explain:

How many trees will be removed to implement the project: _____. Indicate on the site plan all trees to be removed that are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Is the proposed development visible from:

- A. State Highway 1? ☒ Yes ☒ No*
- B. Park, beach or recreation area? ☐ Yes ☒ No

If you answered yes to either question, explain:

Bridgeport Ranch as a whole is visible from Highway 1. The horse barn is visible from the highway, while the coop is not because it sits behind the garage.

11. Project Height. Maximum height of structure(s).

Ag Building/ Horse Barn: 16' maximum average height above natural grade

Chicken Coop: 11' maximum average height above natural grade

12. Describe all exterior materials and colors of all structures.

	Material	Color
Siding:	Redwood Board and Batten	Sikkens Semi-Transp Stain - Sequoia
Trim:	Redwood	Sikkens Semi-Transp Stain - Sequoia
Window Frames:	Redwood Frame	Sikkens Semi-Transp Stain - Sequoia
Doors, person:	Fiberglass	Oak
Roofing:	Standing Seam Metal Roof	Ivy Green

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

An unnamed stream flows along the southern property line, approximately 150' south of the chicken coop; the horse barn is farther north.

14. If the project is **commercial**, **industrial**, or **institutional**, complete the following:

N/A

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Will the proposed project be phased? ☐ Yes ☒ No

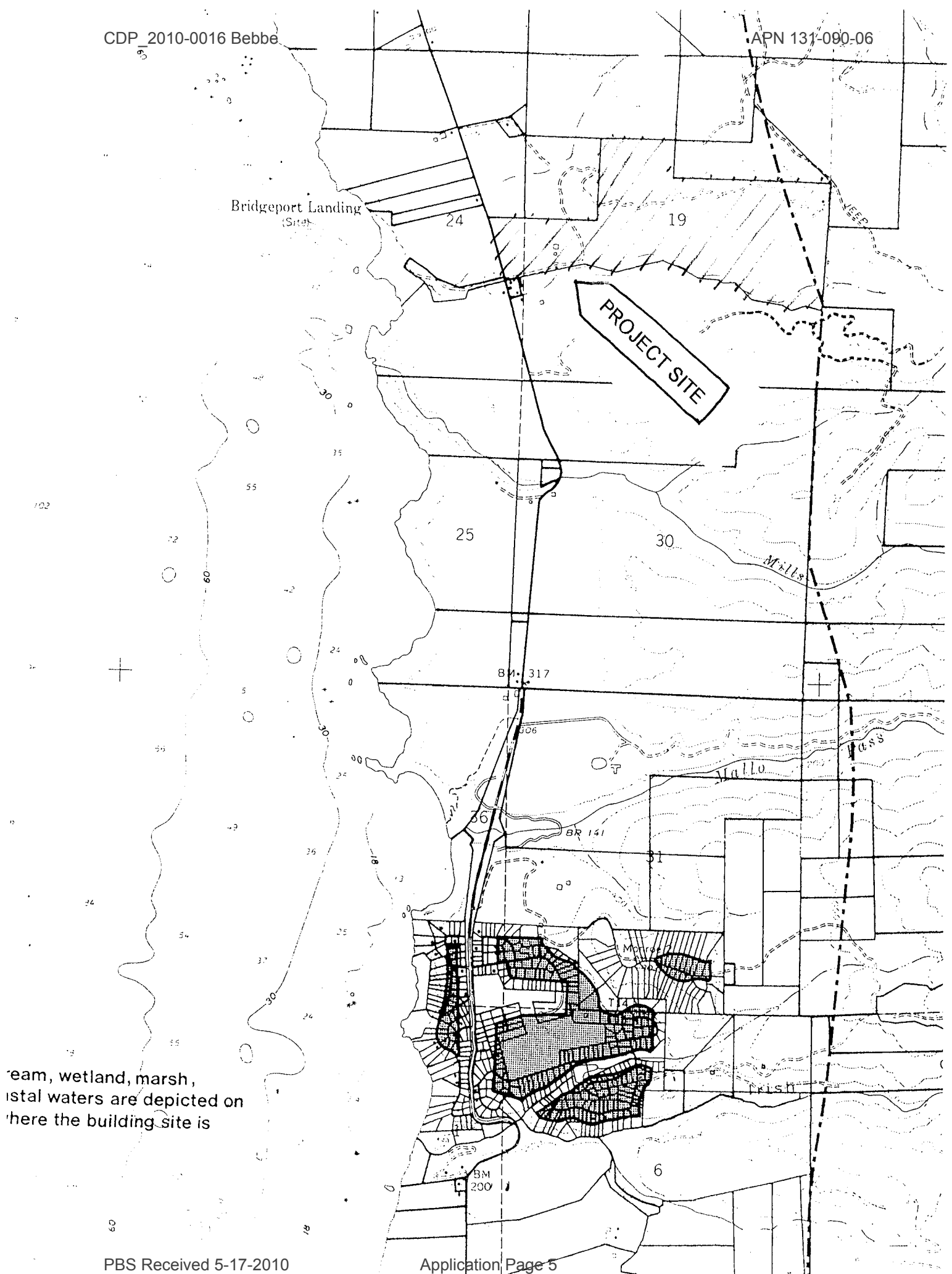
If Yes, explain your plans for phasing.

Parking will be provided as follows: N/A

Number of Spaces Existing _____ Proposed _____ Total _____

Number of standard spaces _____ Size _____

Number of handicapped spaces _____ Size _____



ream, wetland, marsh,
istal waters are depicted on
here the building site is



CDF FILE #200-10

COUNTY OF
MENDOCINO

PLOT PLAN
BUILDING INSPECTION DIVISION

JOB ADDRESS: 12451 S. 14th St.

ASSESSOR'S PARCEL NO. 131-090-06

APPLICATION NO.

TOWN OF
COMMUNITY ELY

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.

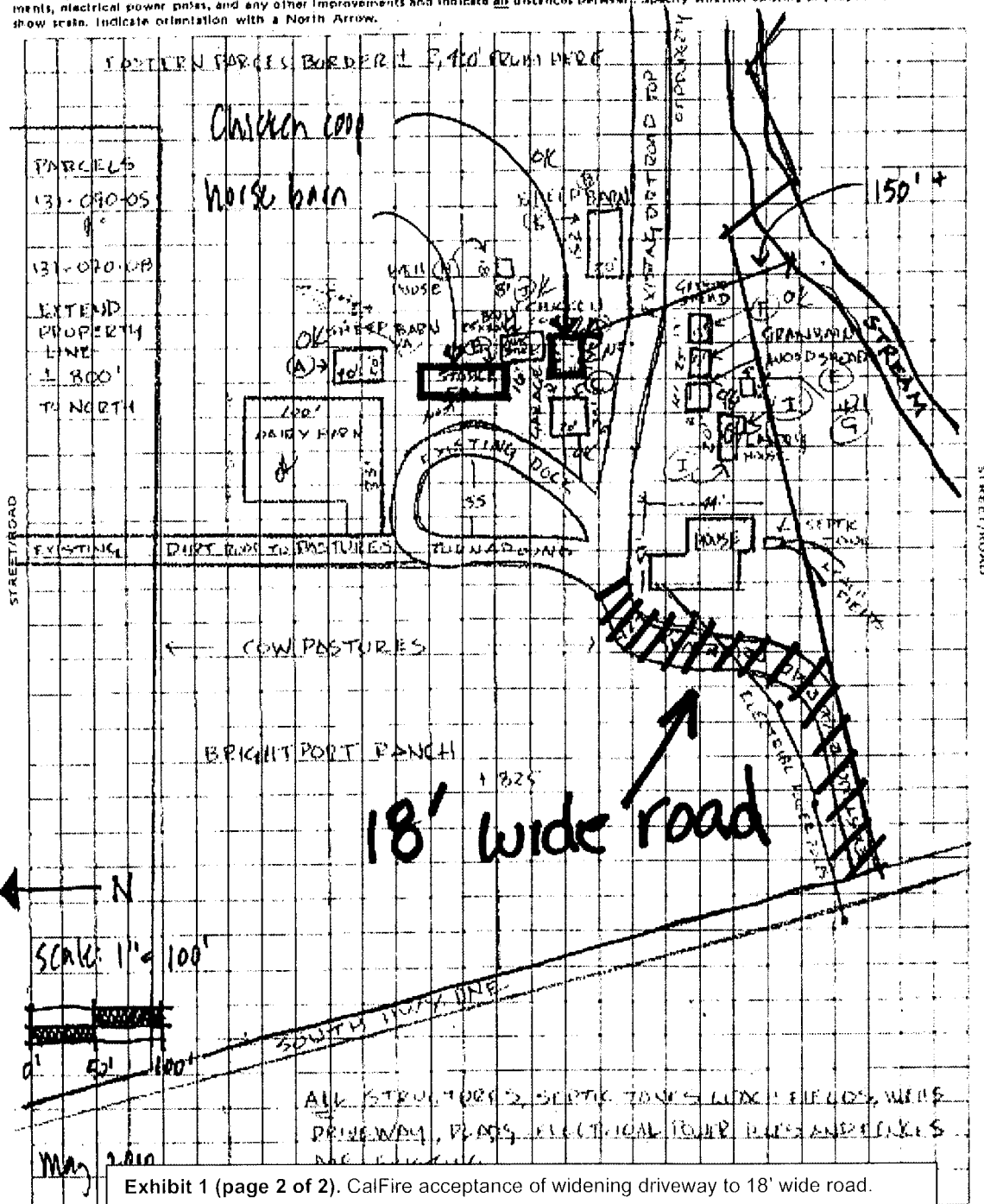


Exhibit 1 (page 2 of 2). CalFire acceptance of widening driveway to 18' wide road.

Table 1, ITEMIZATION OF STRUCTURES.

There are at least three different site plans at Planning & Building Services that annotate the structures differently. As we are citing every structure in question, please refer to this site plan and its annotations for all future correspondence regarding this CDP.

ITEM	NAME	SIZE	DATE BUILT	VISIBLE IN 1972 AERIAL PHOTO? (1972 MEND 3146)
A	Main House	2,184 sf	Pre-1928	Y
B	Laundry Room	64 sf	Pre-1972	Y
C	Wood Shed	144 sf	Pre-1947	Y
D	Grain Barn	325 sf	Pre-1947	Y
E	Storage Shed	169 sf	Pre-1947	Y
F	Sheep Barn	750 sf	Pre-1947	Y
G	Chicken Coop*	260 sf	Pre-1947	Y
H	Garage	600 sf	~1929	Y
I	Horse Barn (stable)*	960 sf	Pre-1953	Y
J	Maternity Barn	800 sf	Pre-1953	Y
K	Dairy Barn (main barn)	6,800 sf	1947	Y
L	Vegetable Room (former Pasteurization & Sterilization Barn)	216 sf	1947	Y
M	Well Shed (Well Permit #11453F)	~64 sf	1998	N
N	Well Shed (Well Permit #9585 or 9586)	~64 sf	1981	N

* Were dismantled and rebuilt; requesting ATF CDP w/CDP #16-2010.

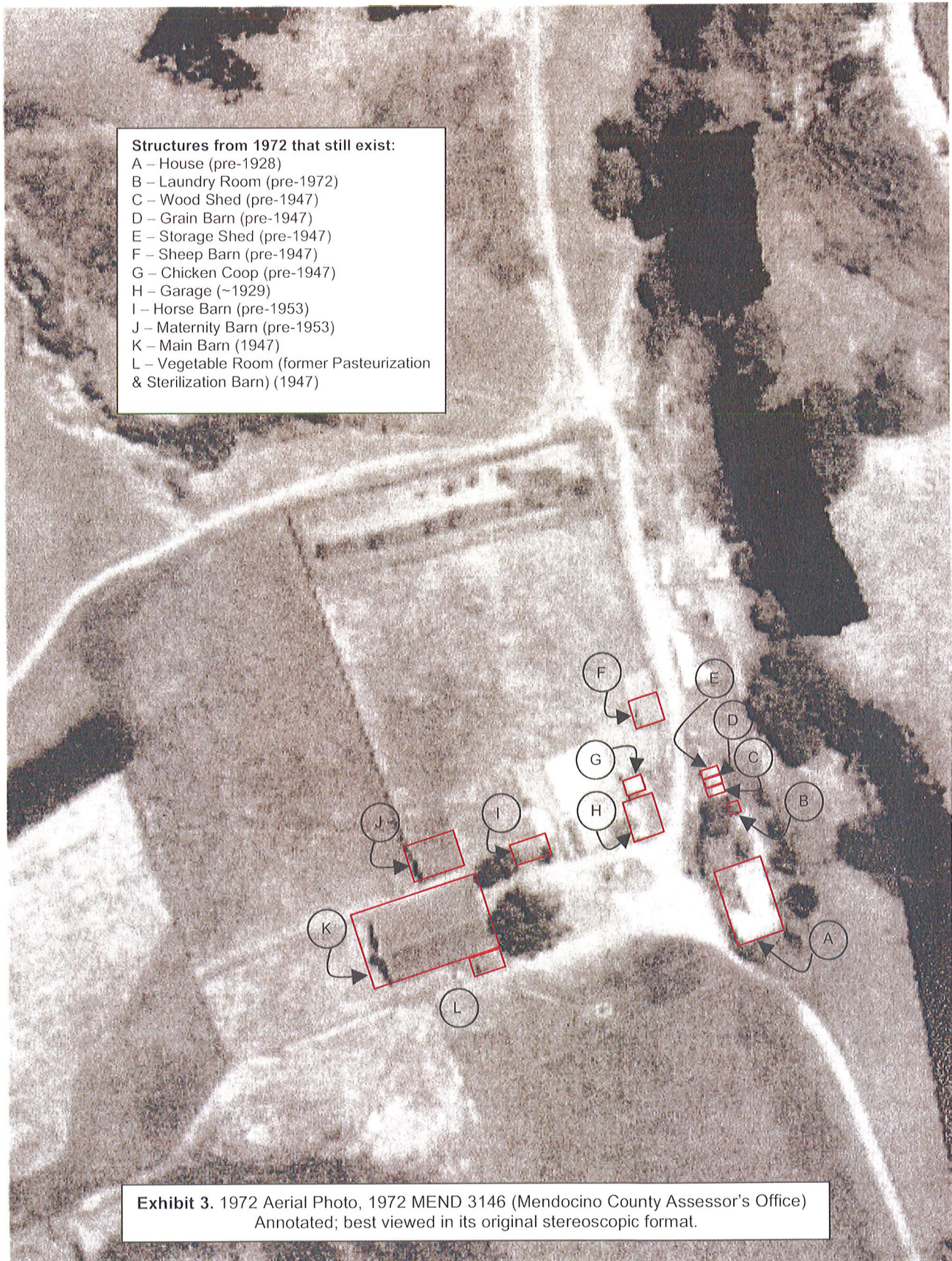
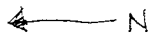
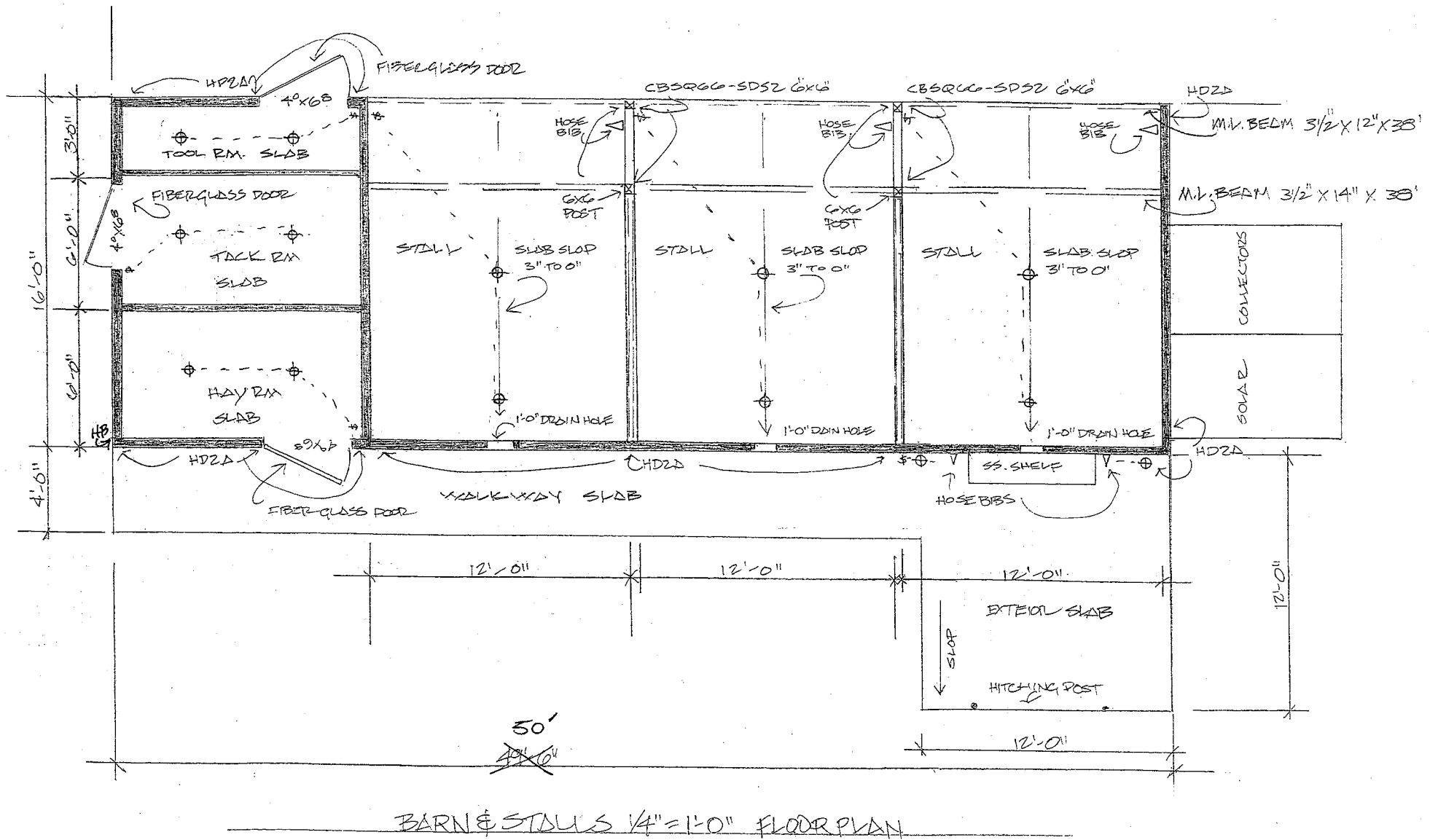
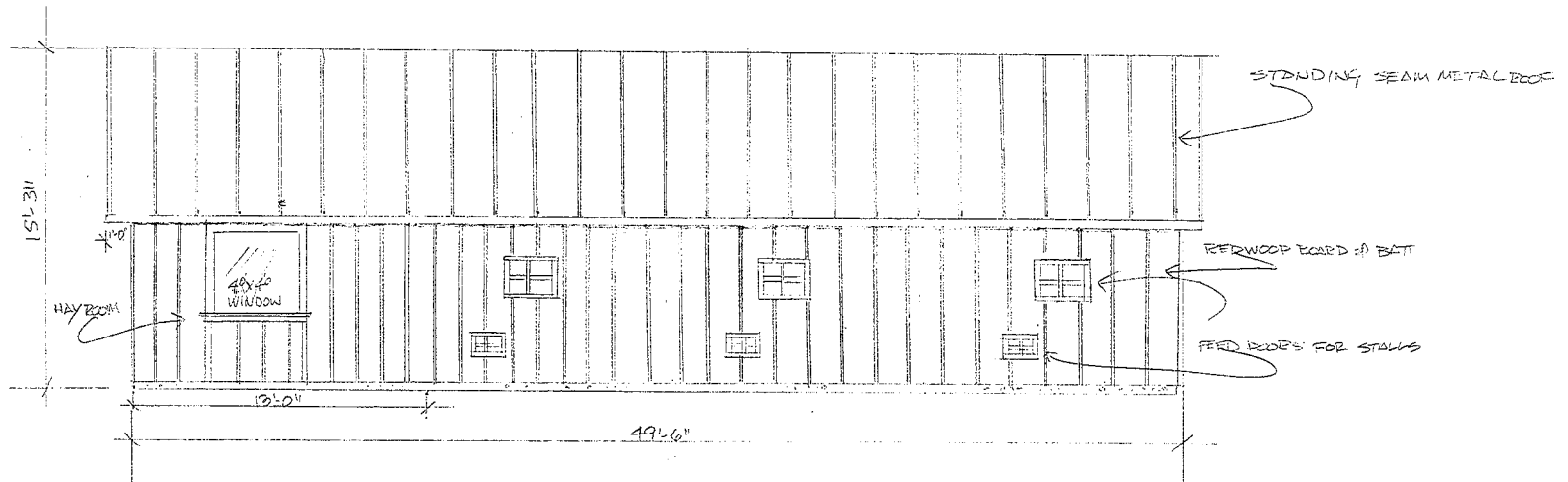




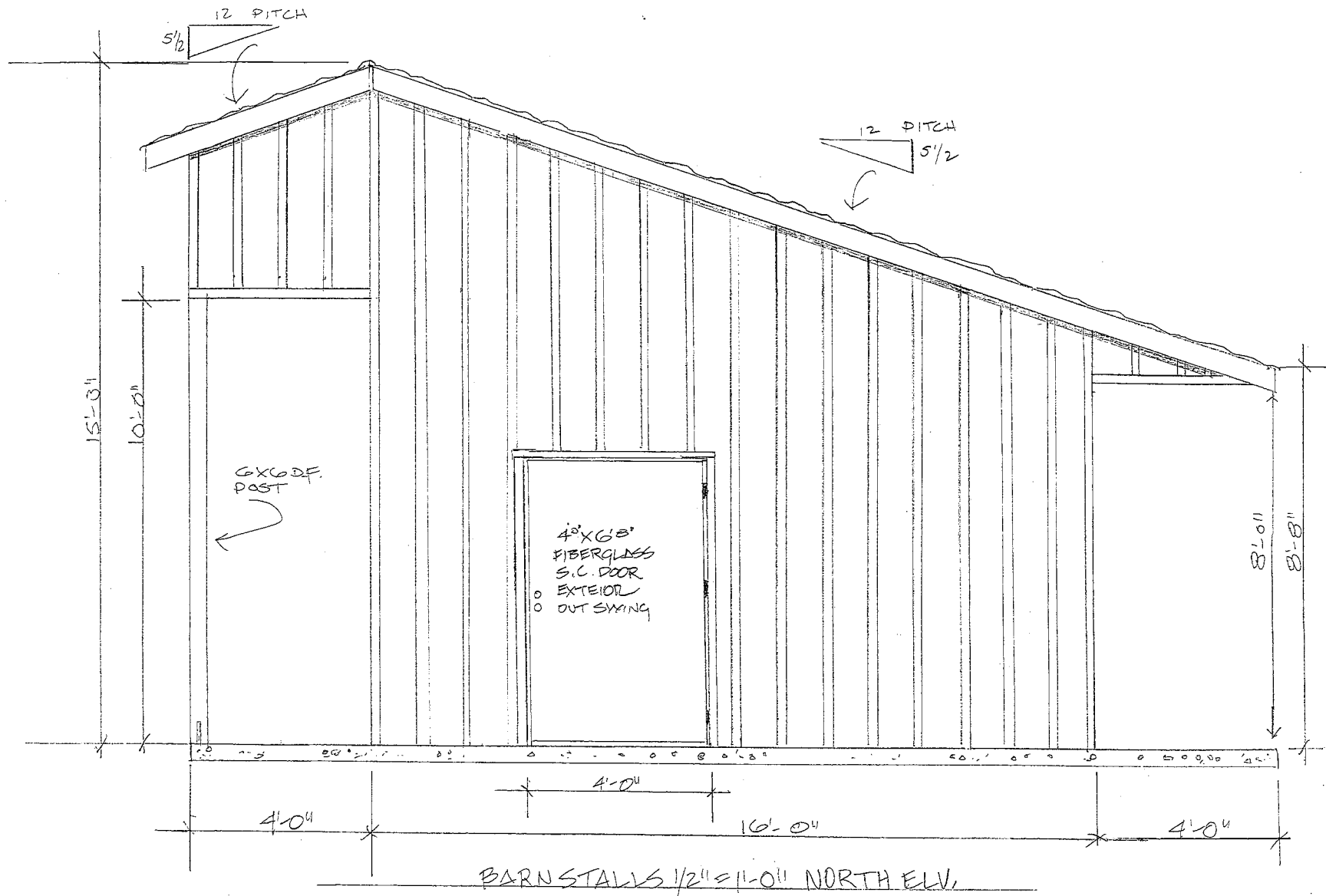
Exhibit 2. Google Aerial – approximate distance to edge of riparian.



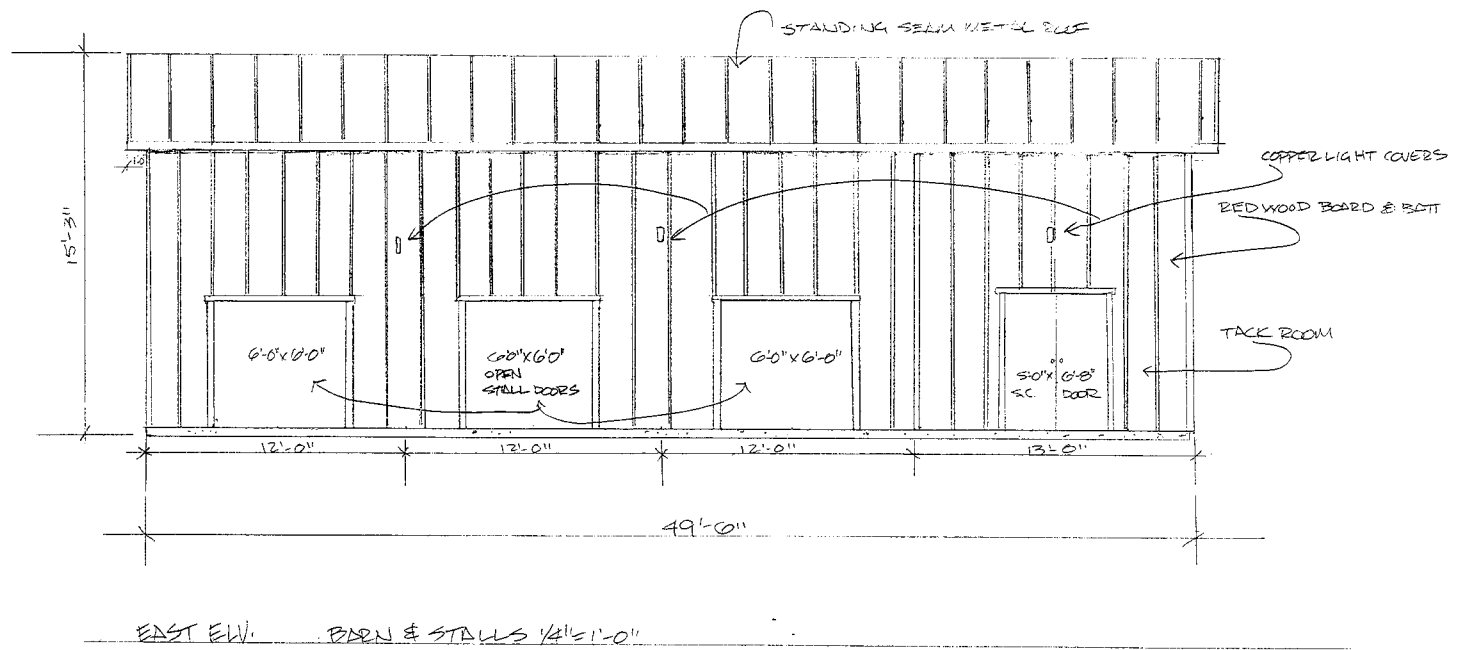


WEST ELEV. BARN & STALLS 1/4"=10"

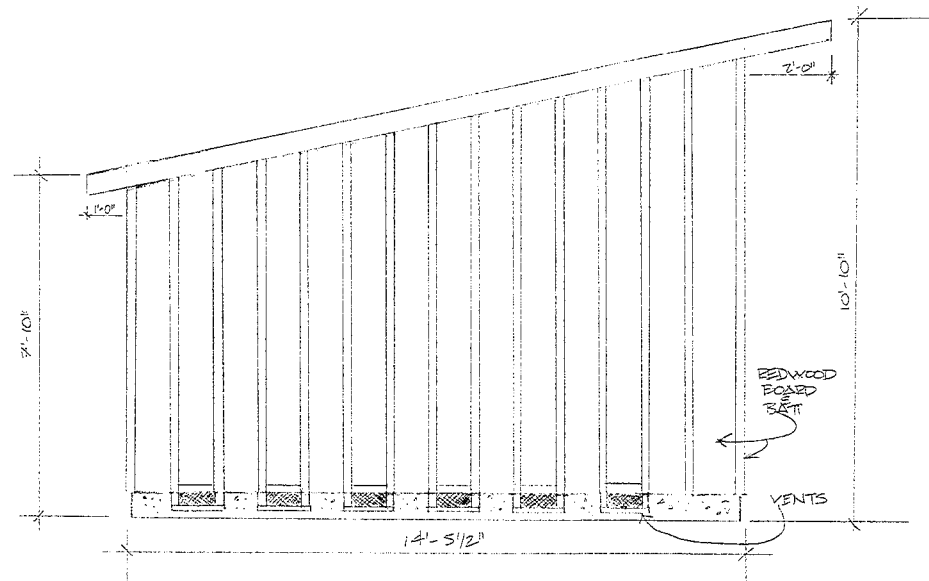
OWNER: WENDY BEBBE







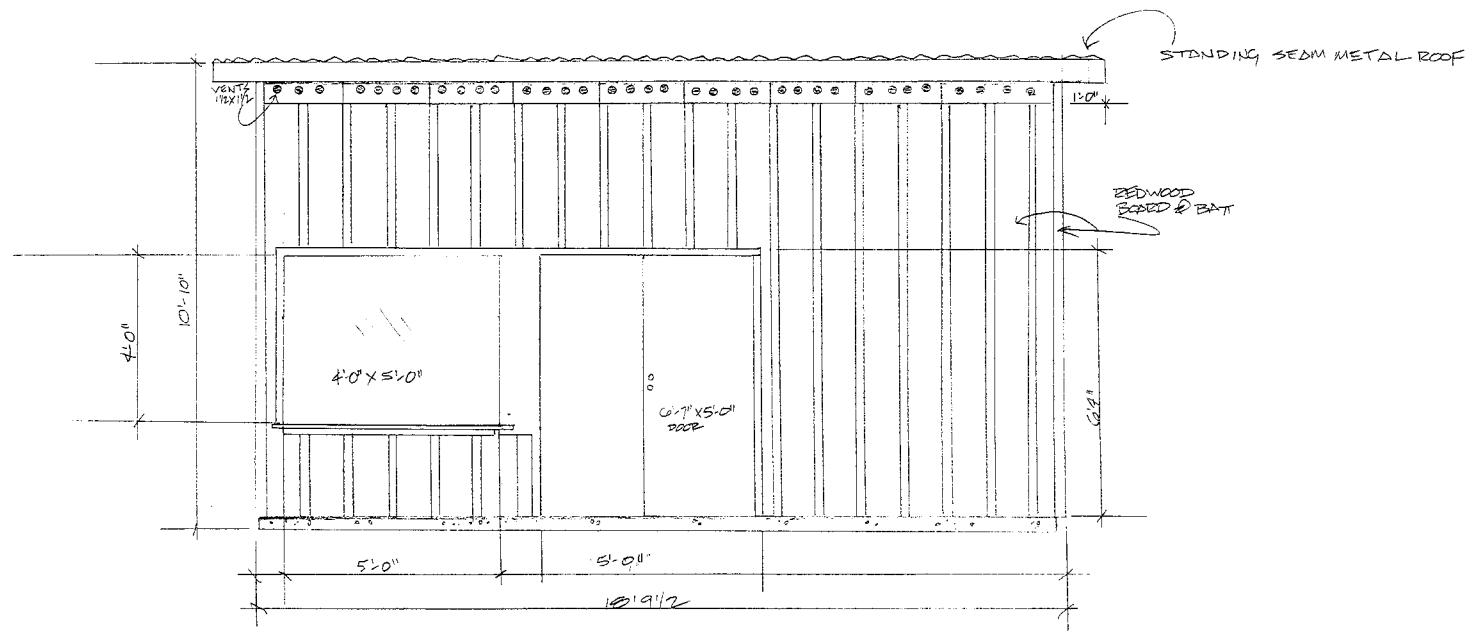
①



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

OWNER: WENDY BABBE

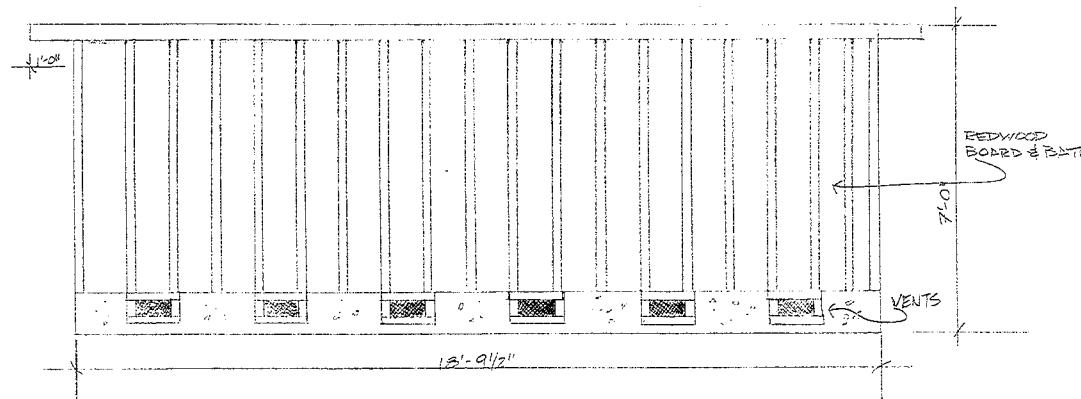
2



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

OWNER: WENDY BABBE

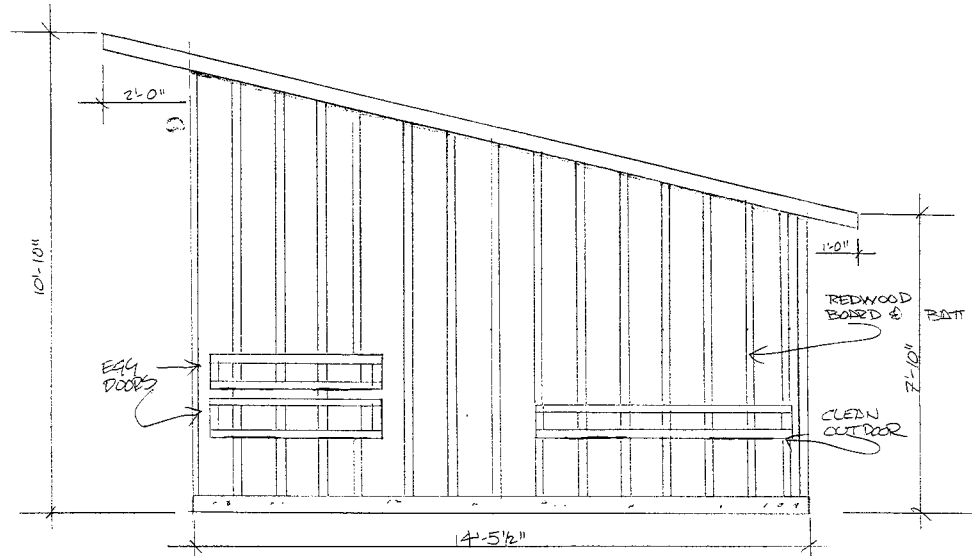
3



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

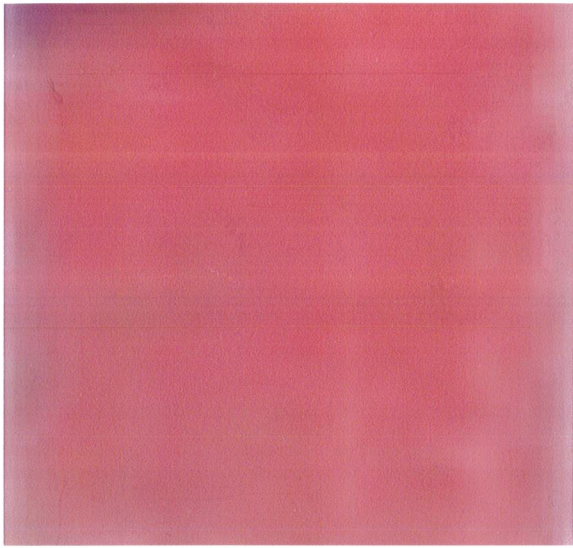
OWNER: WENDY BABBE

(4)



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

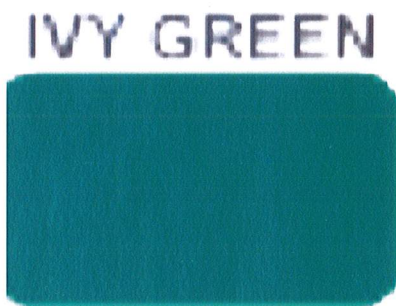
OWNER: WENDY BABBE



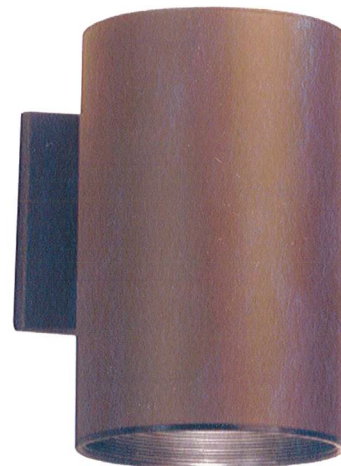
SIDING, TRIM, WINDOW FRAMES: Sikkens Cetol SRD
Semi-Transparent Stain - Sequoia



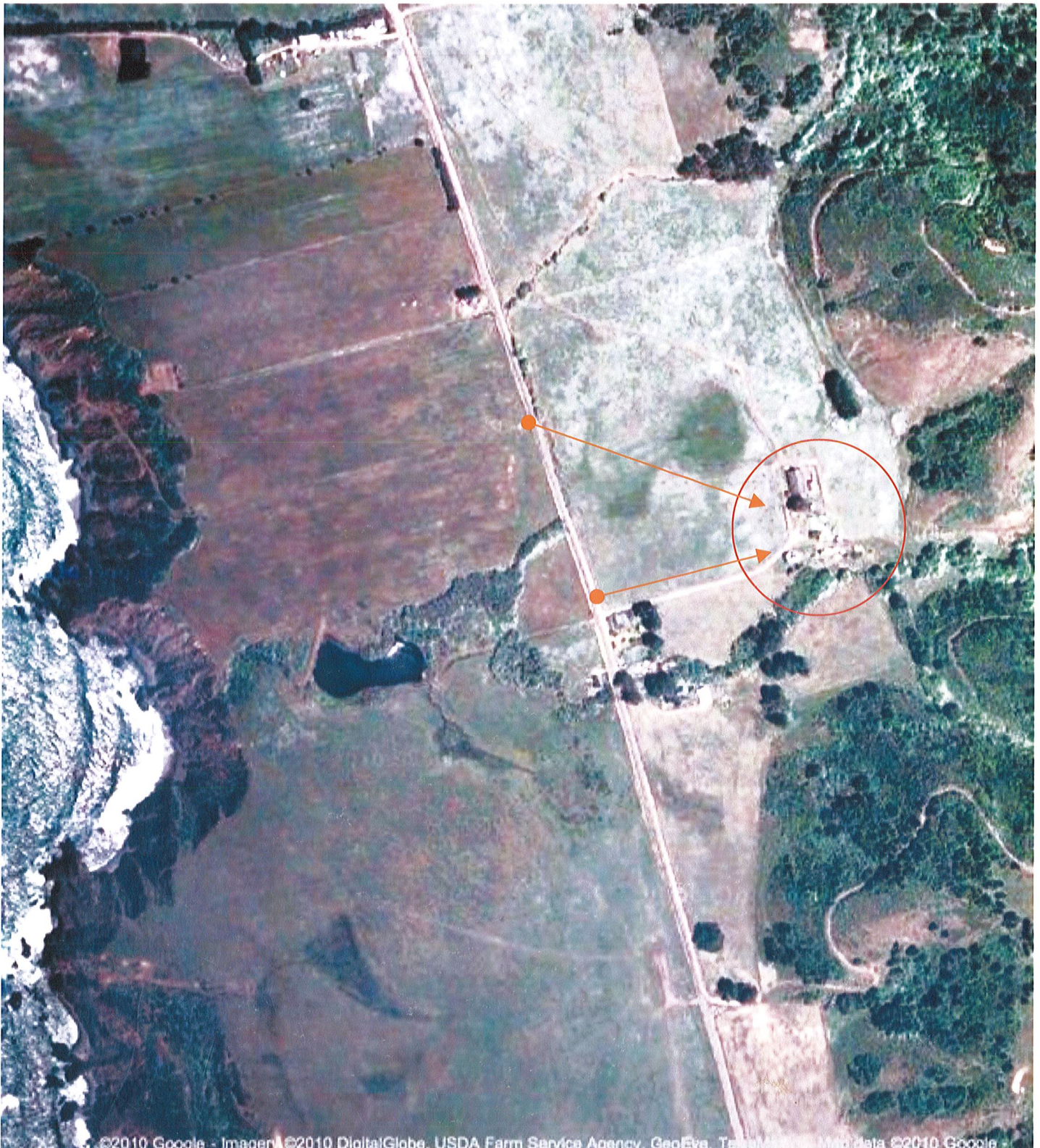
DOORS: Fiberglass, Oak color



ROOFING: Standing seam metal, Ivy Green



LIGHTING: Kichler Cans and Bullets Dark Sky Outdoor
Down Spotlight



Google aerial photo; Bridgeport Ranch east of Highway 1. Cluster of Ranch buildings encircled in red. Photos on succeeding pages taken from points shown in orange, above (except for Coastal Records photo).



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

Amy Wynn Coastal Development Permits
Permit Agent and Land Use Consultant



View southeast towards Bridgeport Ranch.



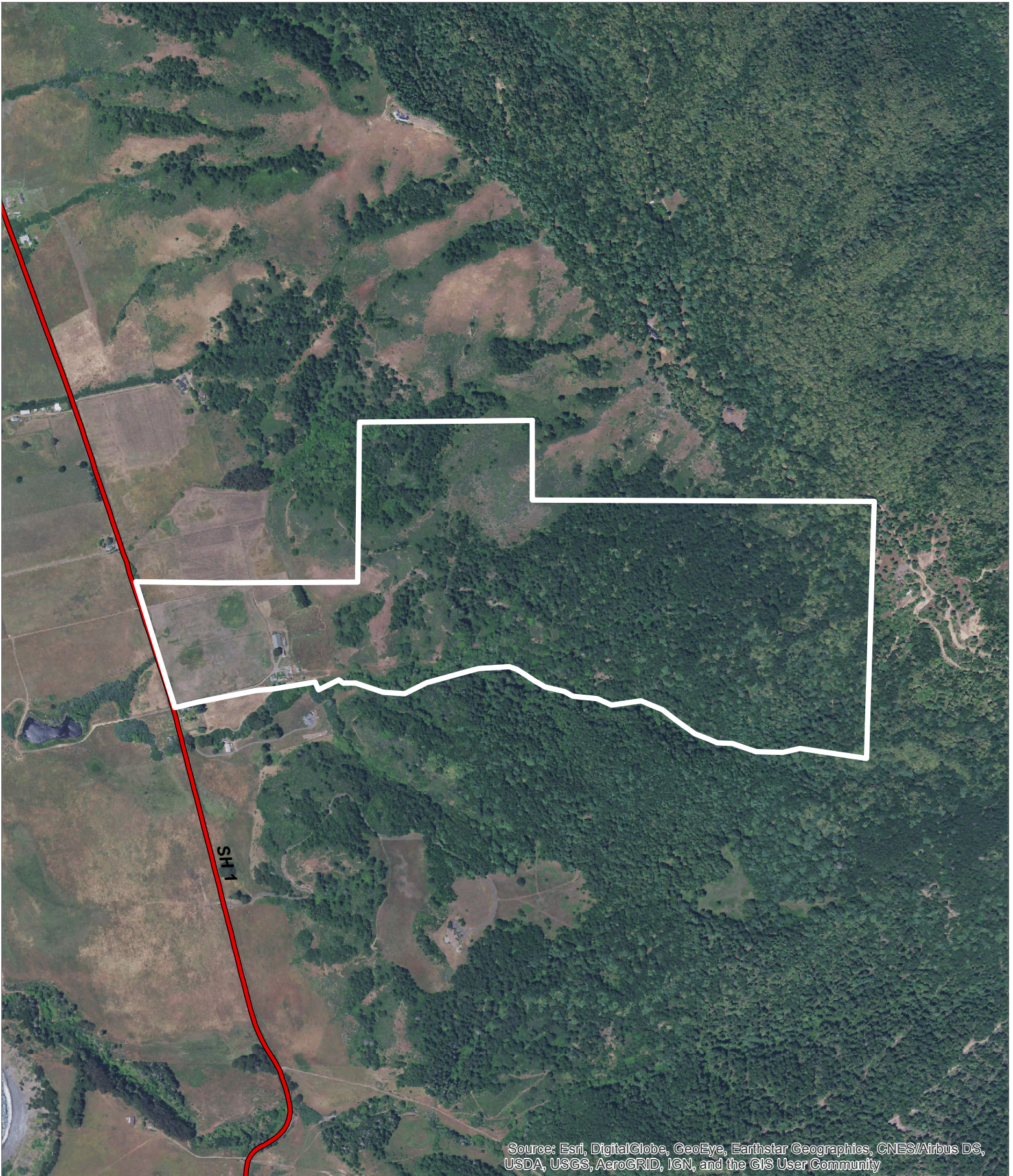
View of Ranch from driveway entrance.

Replacement
horse barn







Rebuilt chicken
coop hidden
behind garage.

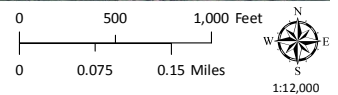
View of Ranch from driveway entrance, mid-zoom lens.



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  Driveways/Unnamed Roads
 Highways
 Public 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
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ADDRESS: 12451 S. Hwy. 1, Elk

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.

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.

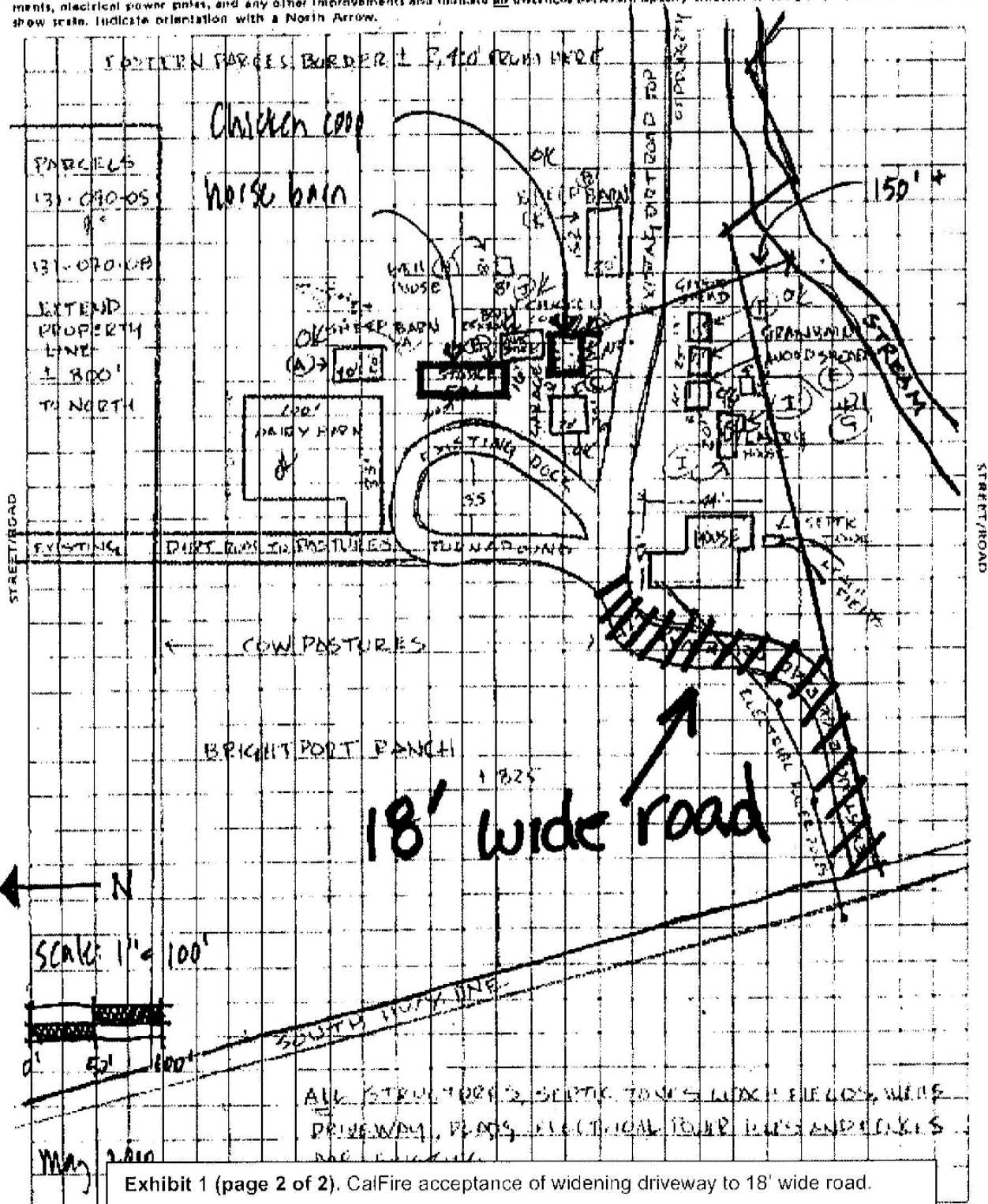


Exhibit 1 (page 2 of 2). CalFire acceptance of widening driveway to 18' wide road.

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

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)

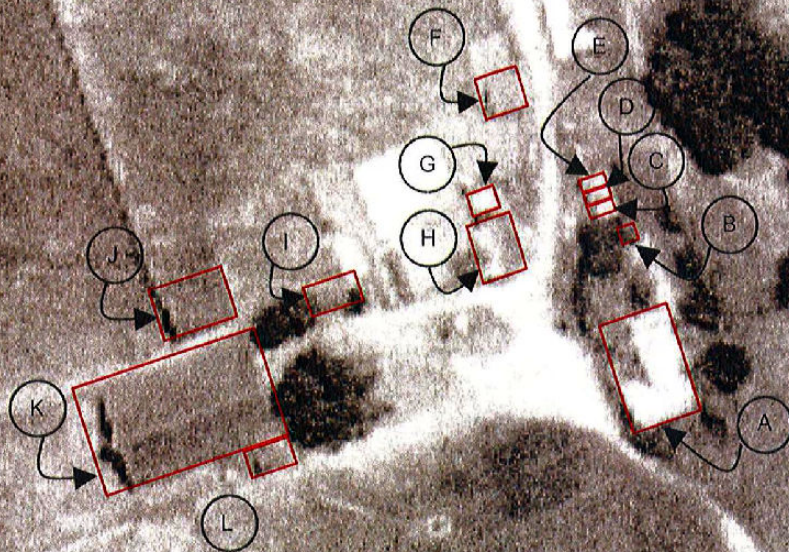
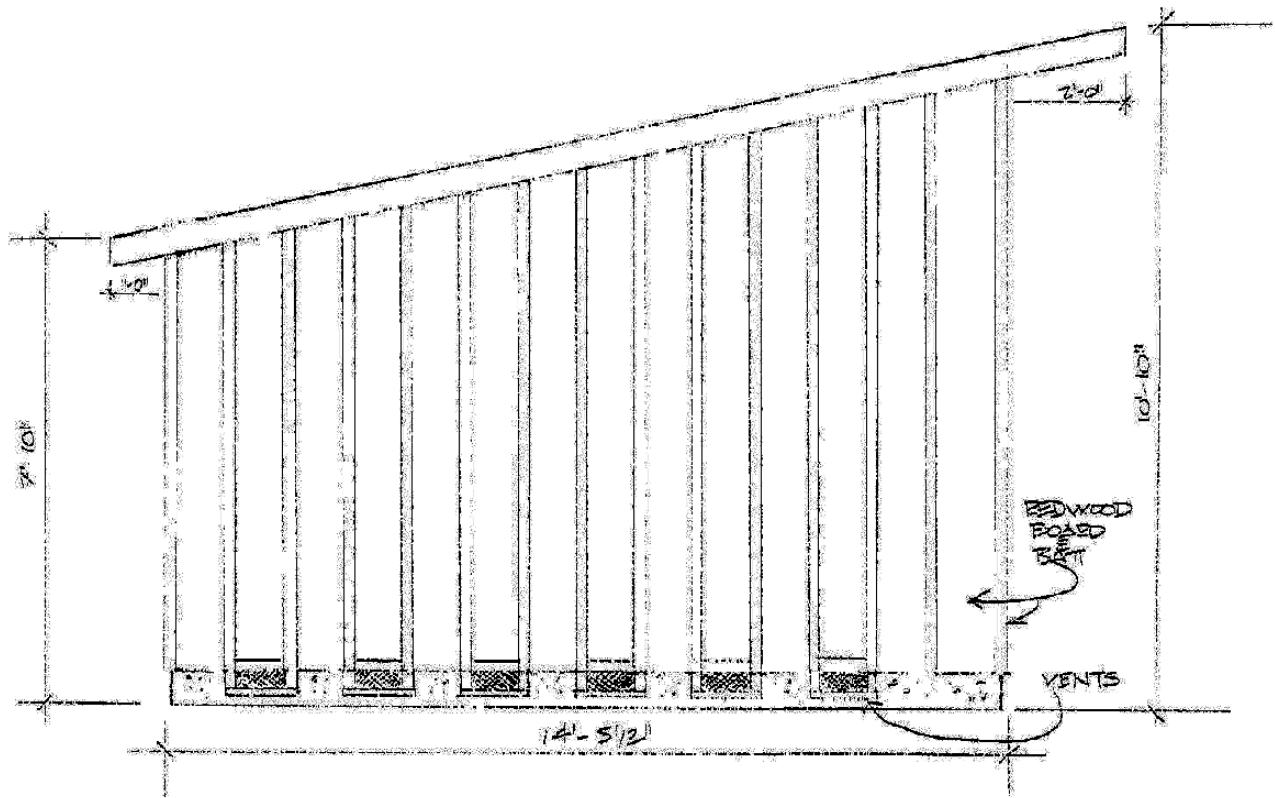


Exhibit 3. 1972 Aerial Photo, 1972 MEND 3146 (Mendocino County Assessor's Office)
Annotated; best viewed in its original stereoscopic format.

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

EXISTING STRUCTURES



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

OWNER: WENDY BABBE

-2010

Application Page 15

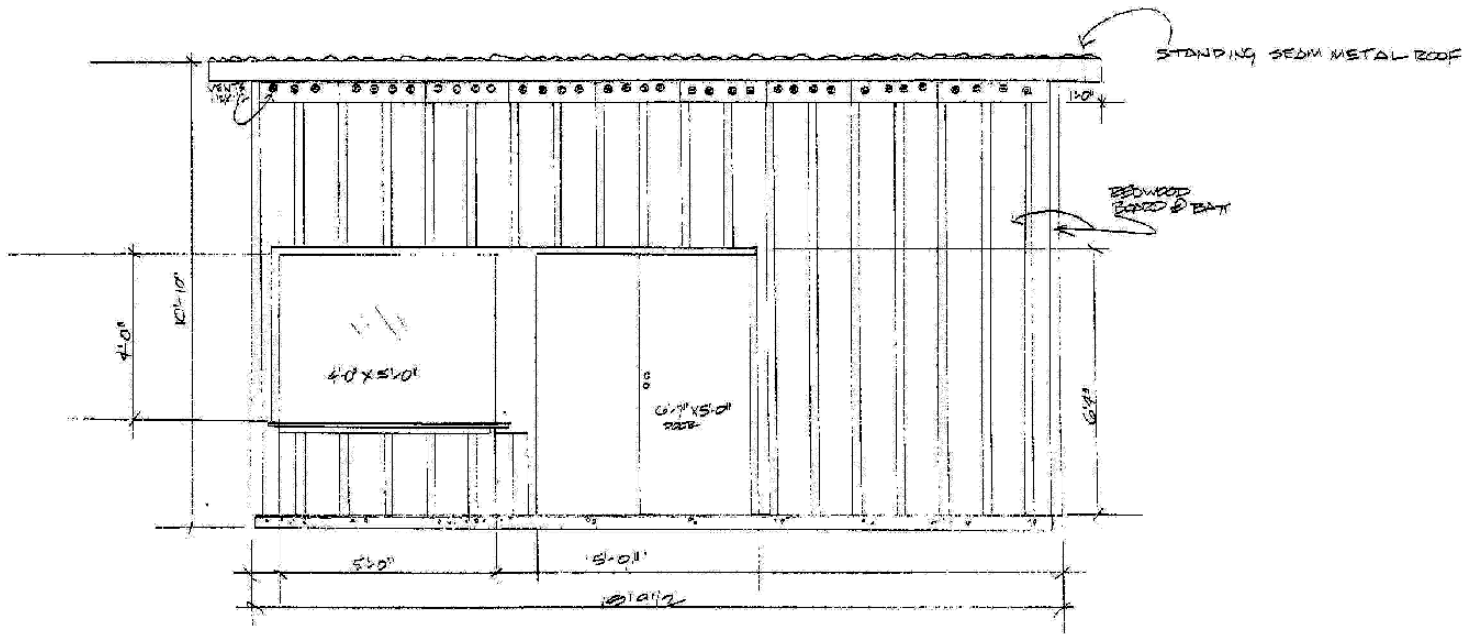
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

NO SCALE

CHICKEN COOP ELEVATION

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

2



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

OWNER: WENDY BABBE

2010

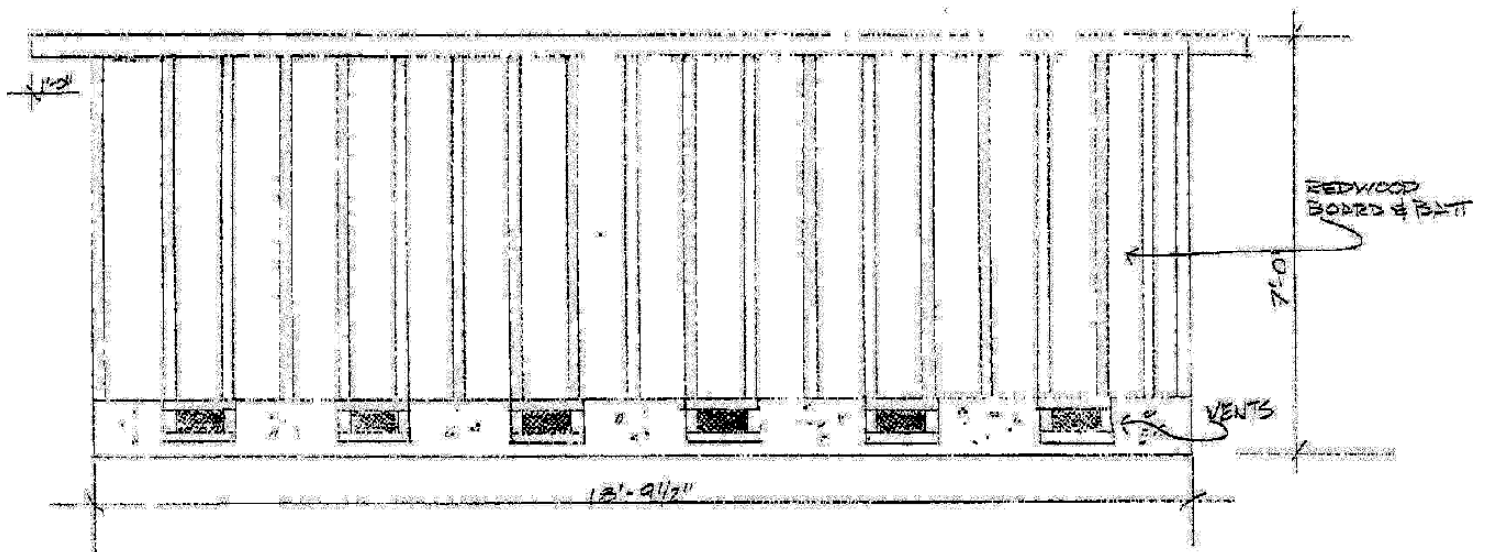
Application Page 16

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

CHICKEN COOP ELEVATION

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

OWNER: WENDY BABBE

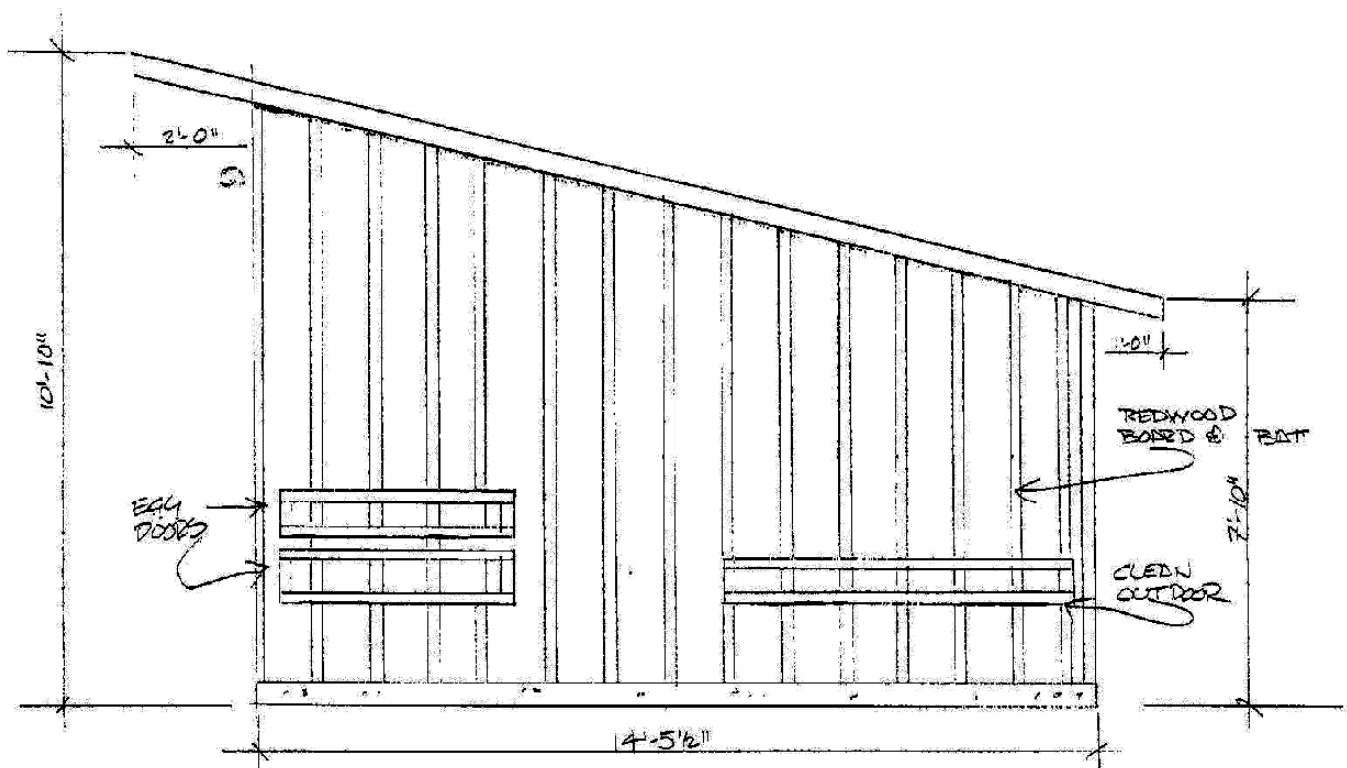
Application Page 17

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

CHICKEN COOP ELEVATION

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

OWNER: WENDY BABBE

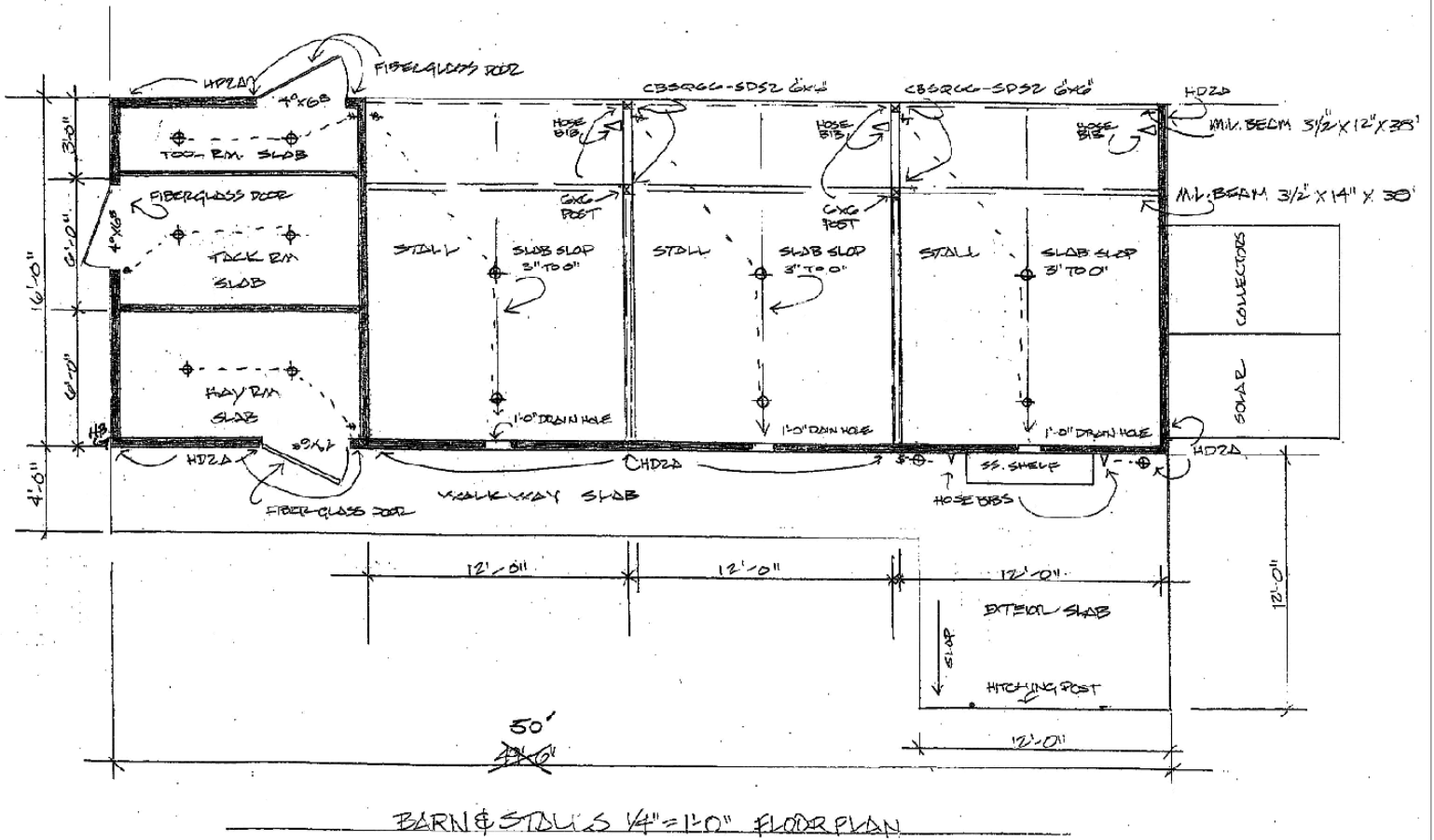
Application Page 18

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

CHICKEN COOP ELEVATION

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← N

PBS Received 5-17-2010

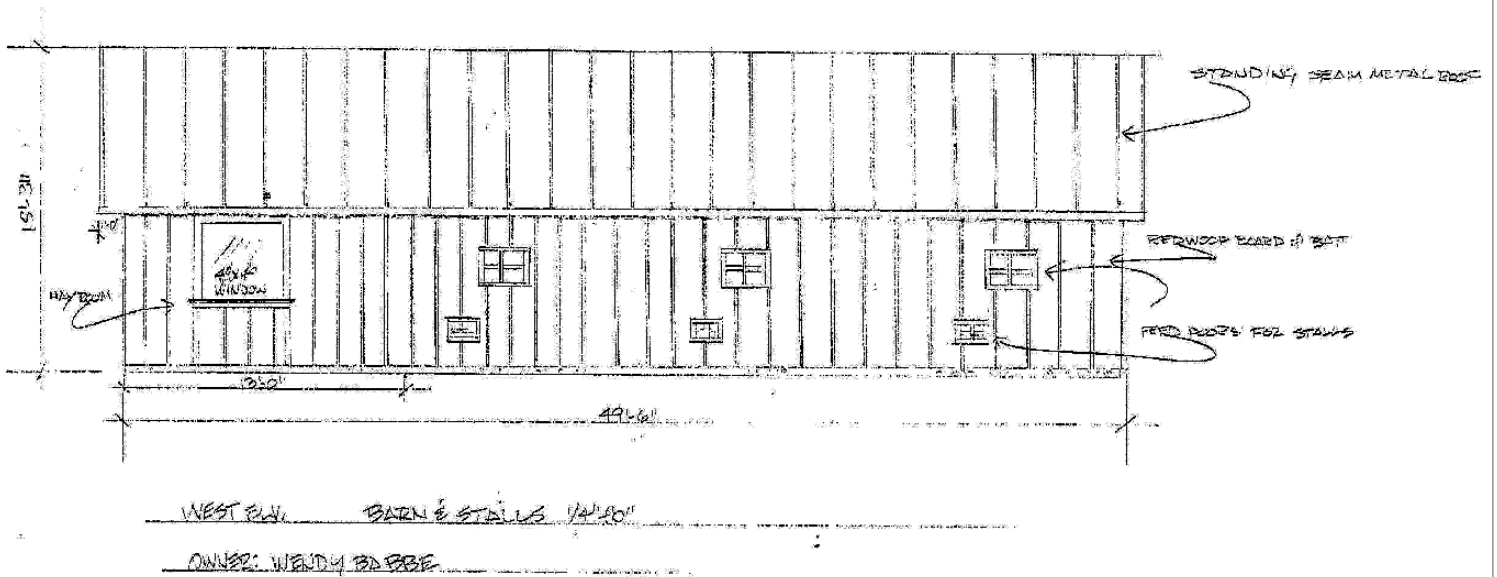
Application Page 10

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 FLOOR PLAN

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Received 5-17-2010

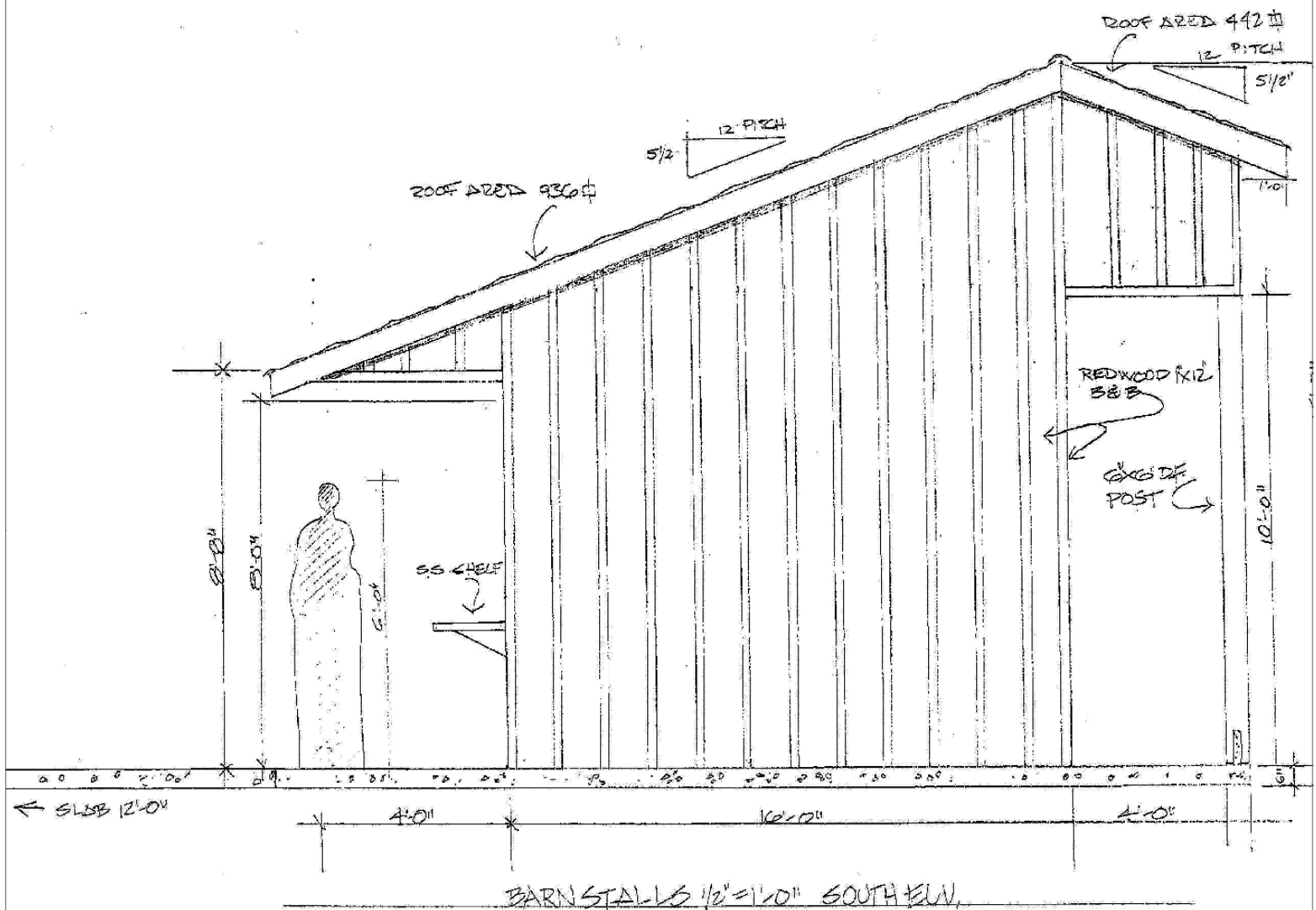
Application Page 11

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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Received 5-17-2010

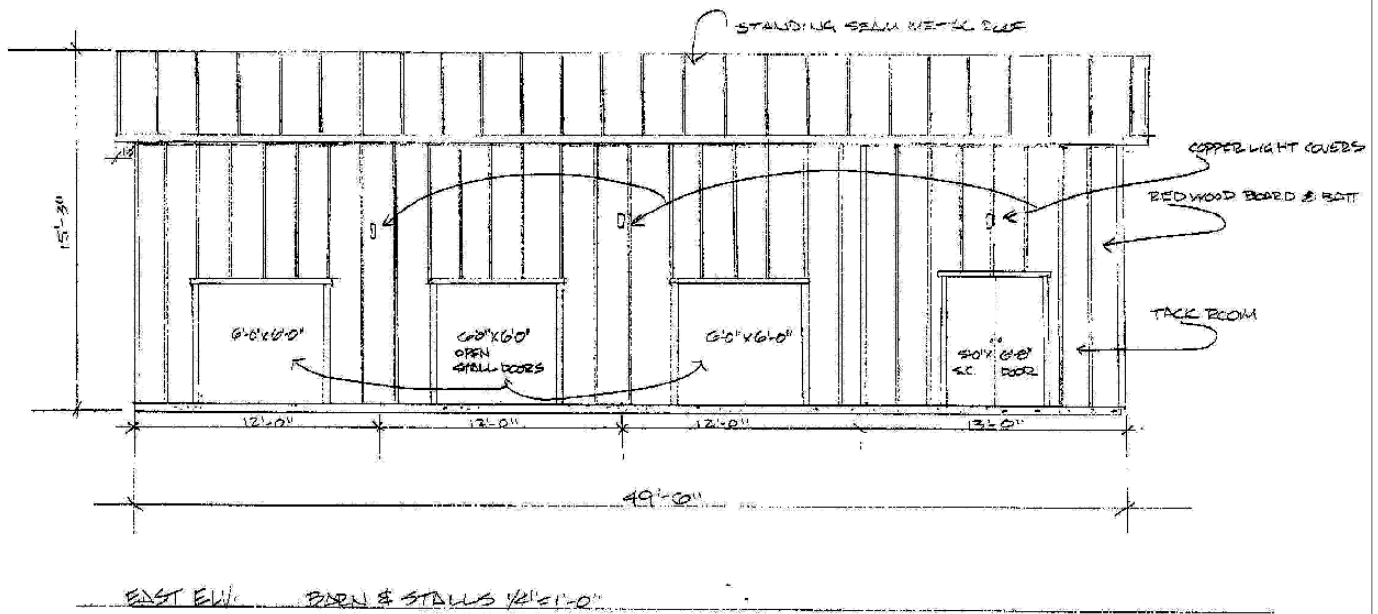
Application Page 13

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

NO SCALE

BARN ELEVATION

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Received 5-17-2010

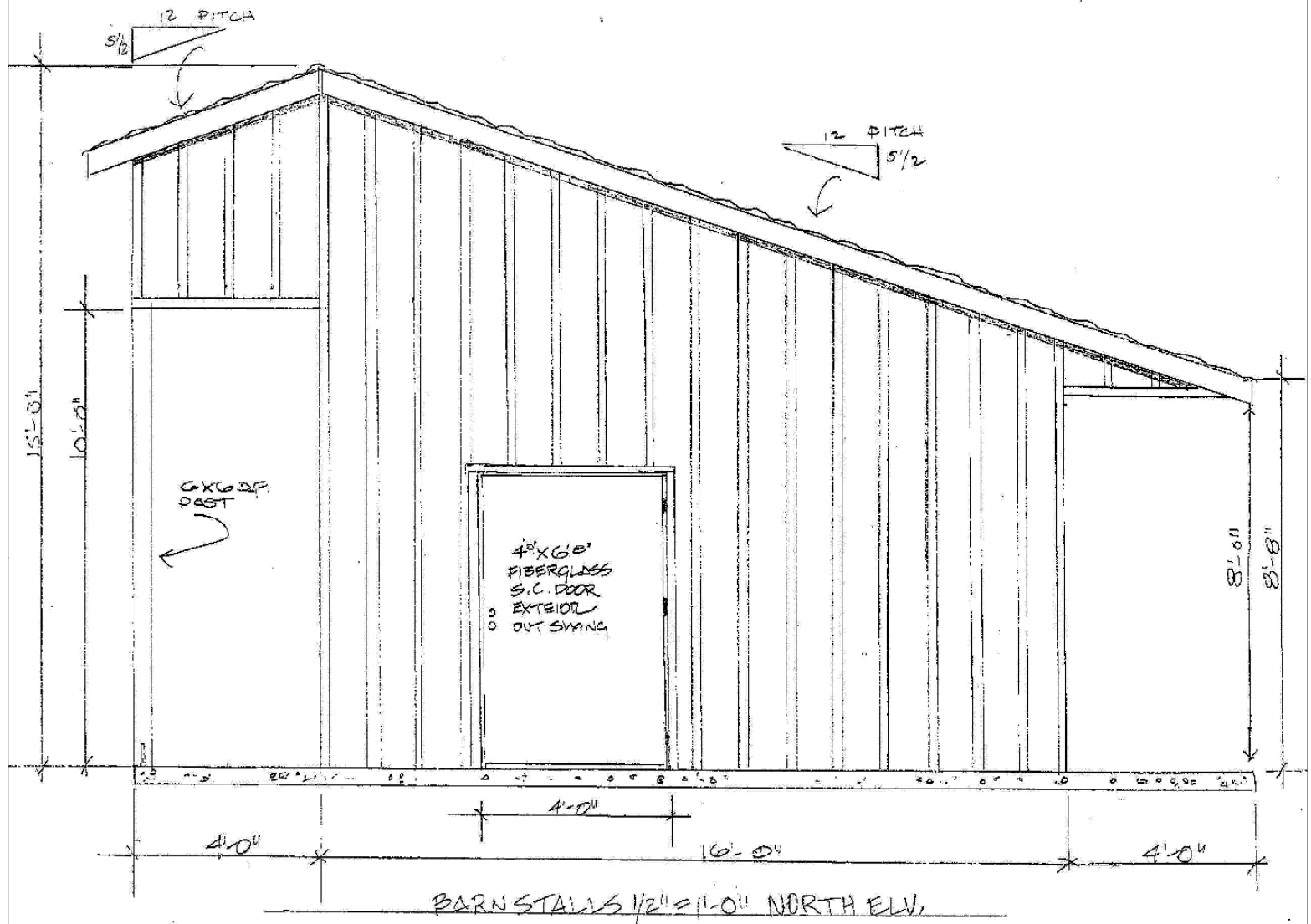
Application Page 14

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

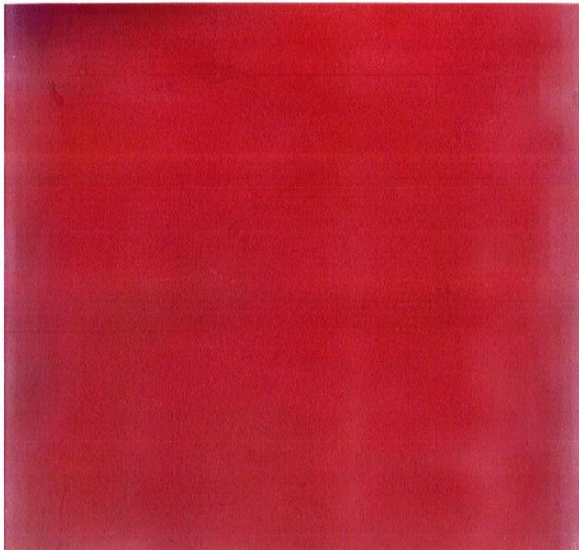
Application Page 12

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

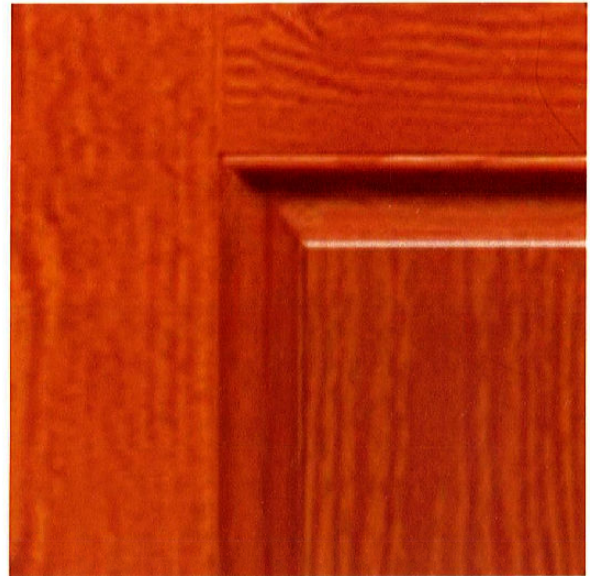
NO SCALE

BARN ELEVATION

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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

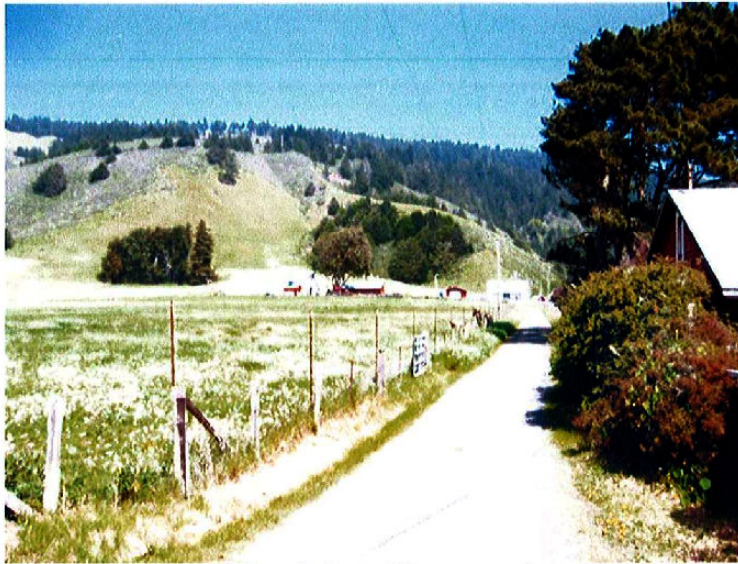
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

NO SCALE

MATERIALS



View southeast towards Bridgeport Ranch.



View of Ranch from driveway entrance.

Replacement
horse barn



Rebuilt chicken
coop hidden
behind garage.

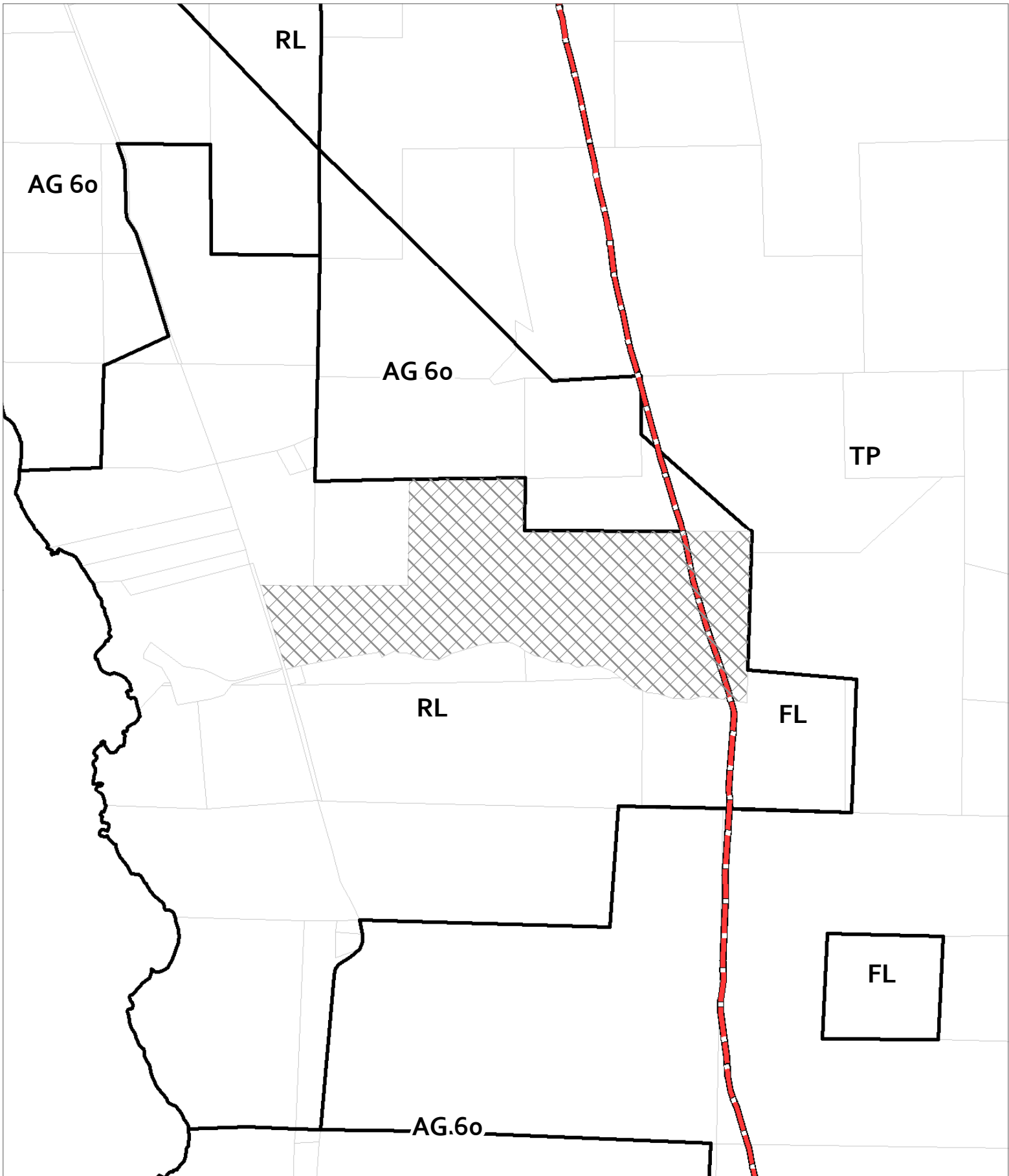
View of Ranch from driveway entrance, mid-zoom lens.

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

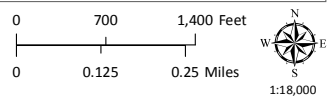
SITE PHOTOS

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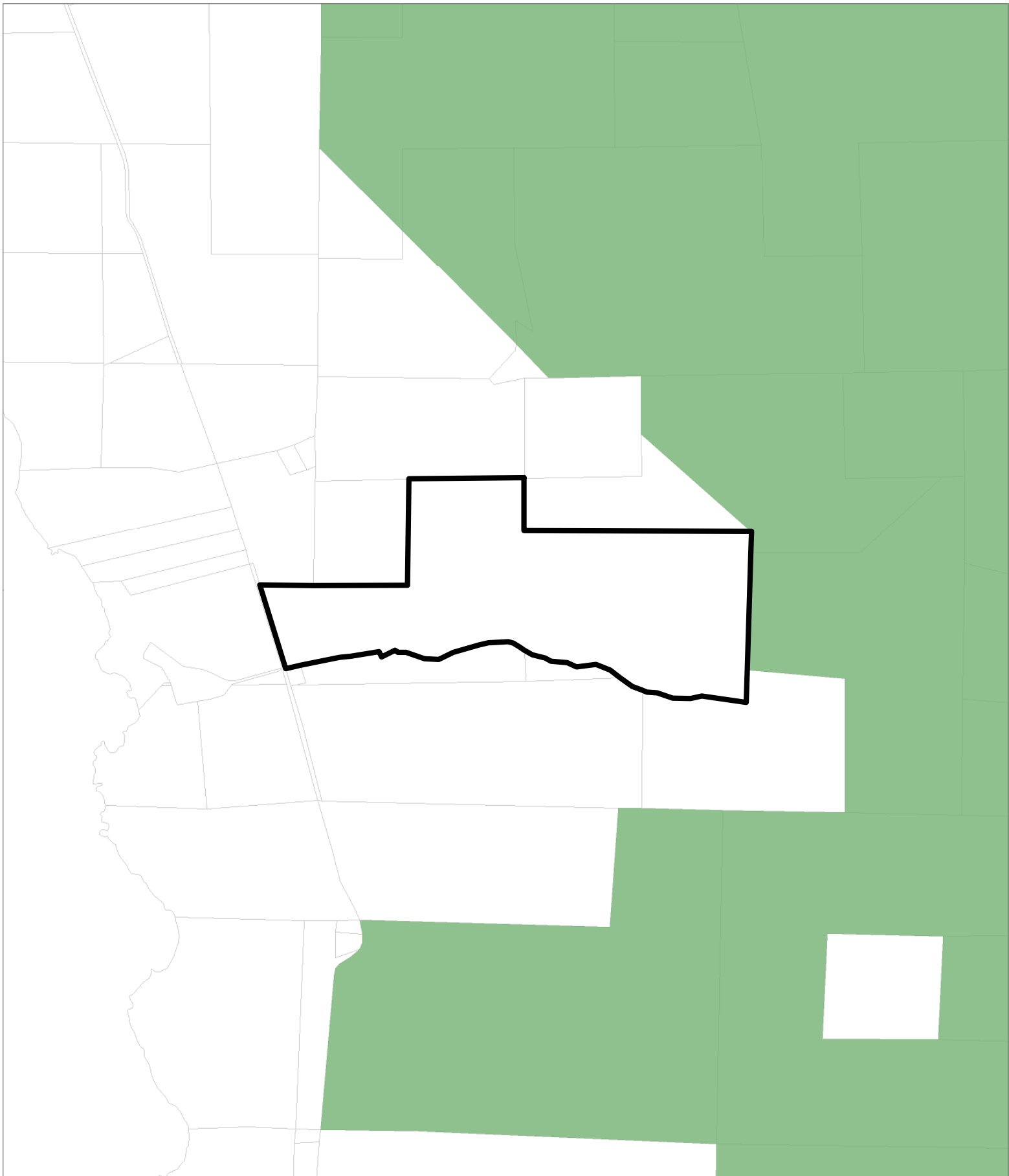
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

 Coastal Zone Boundary
 Zoning Districts



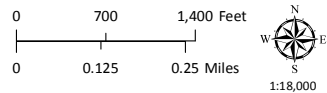
ZONING DISPLAY MAP

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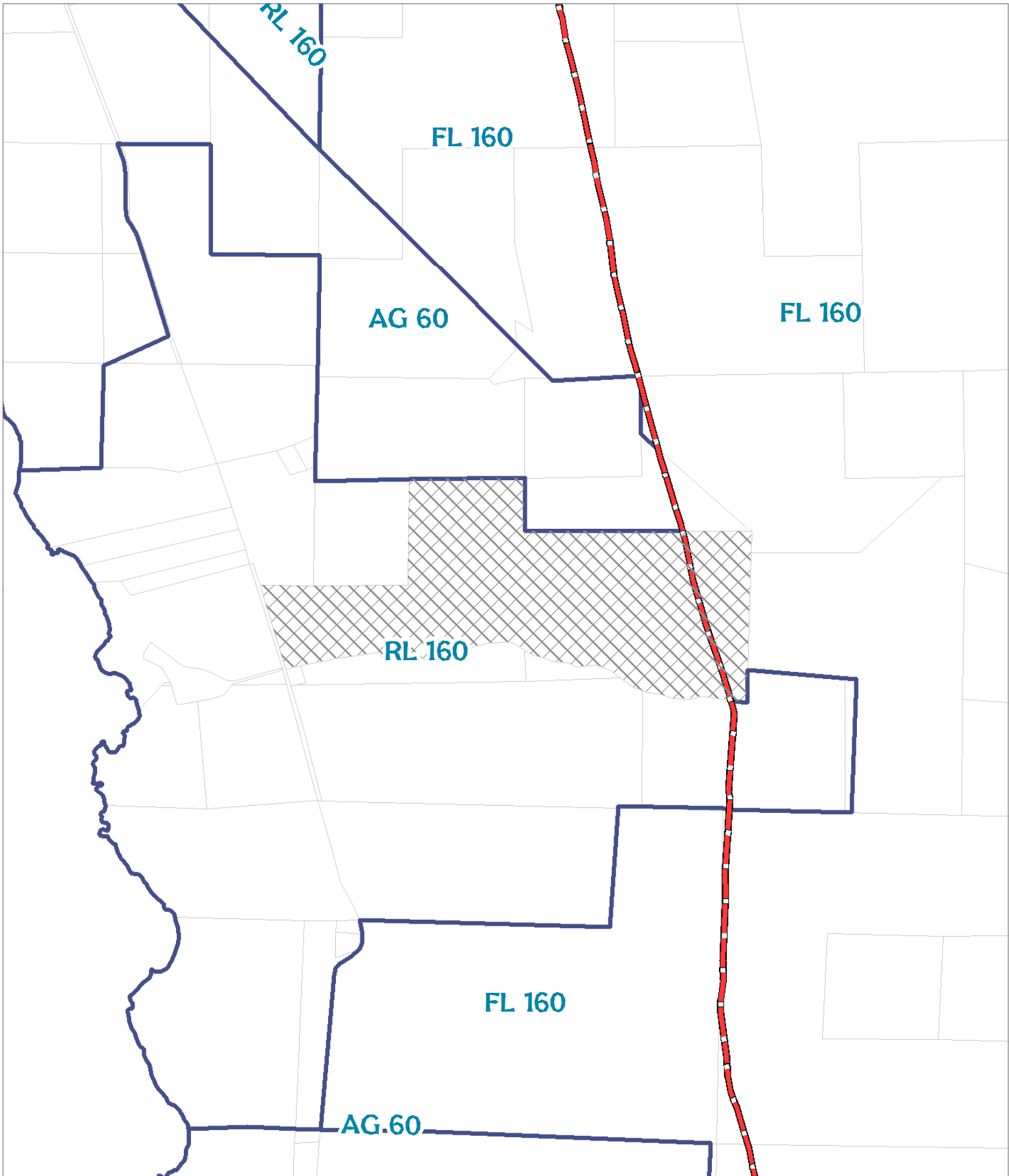
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

TPZ 2017





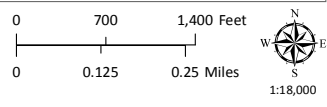
TIMBER PRODUCTION ZONES

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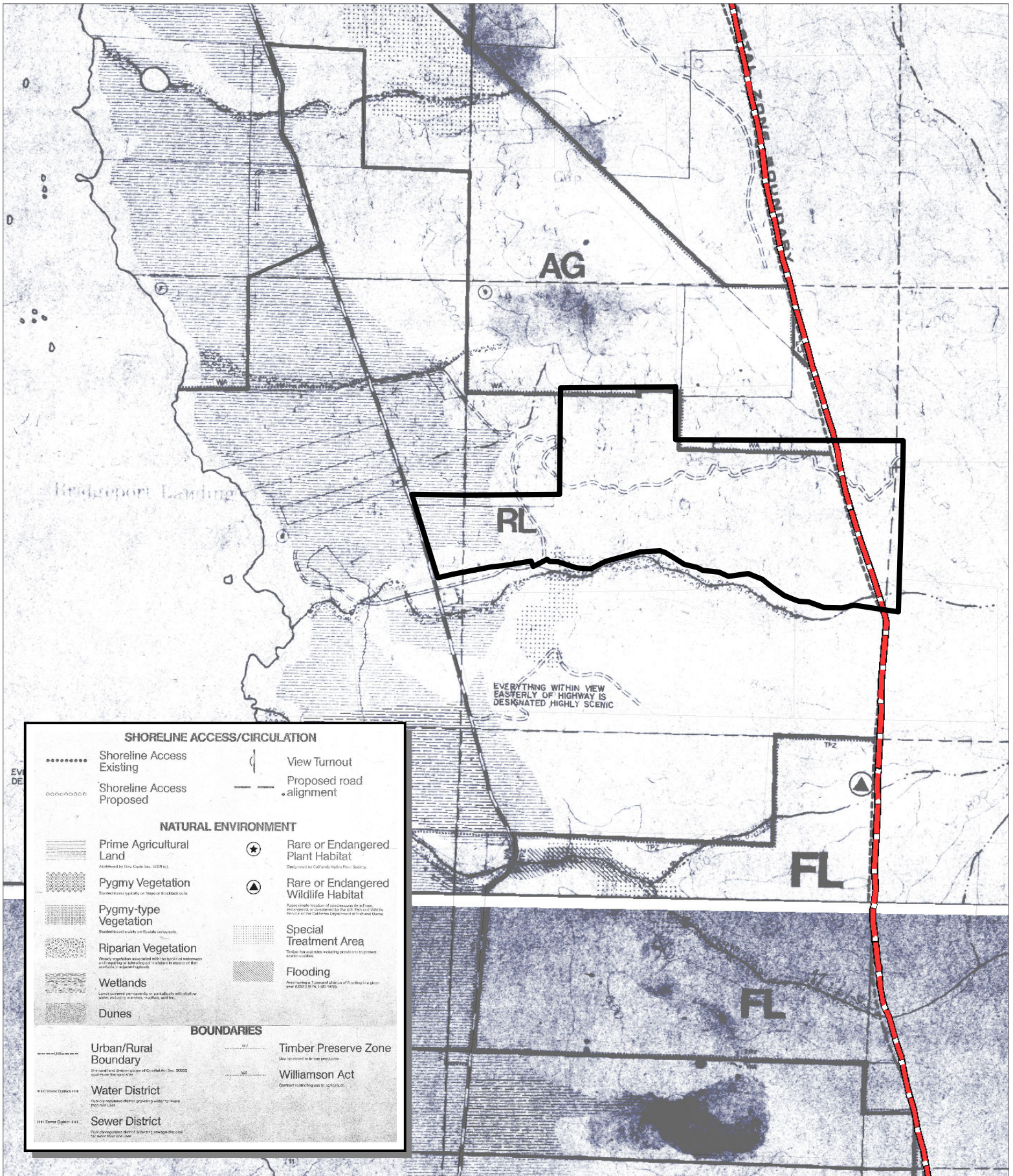
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

-  Coastal Zone Boundary
-  General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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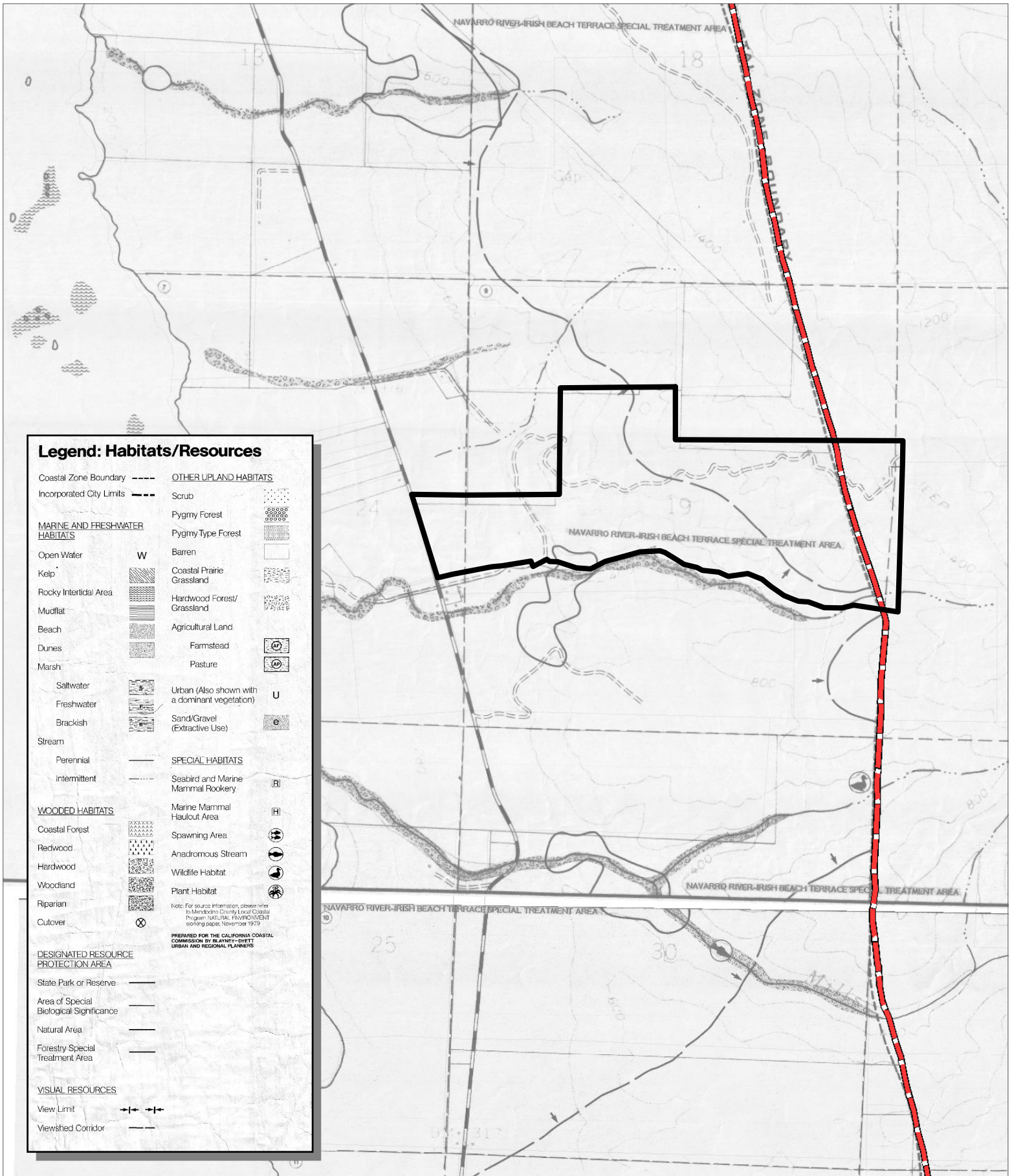


CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

Coastal Zone Boundary

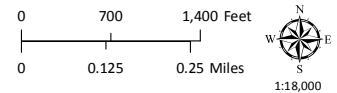
LCP MAP 21: BRIDGEPORT LANDING

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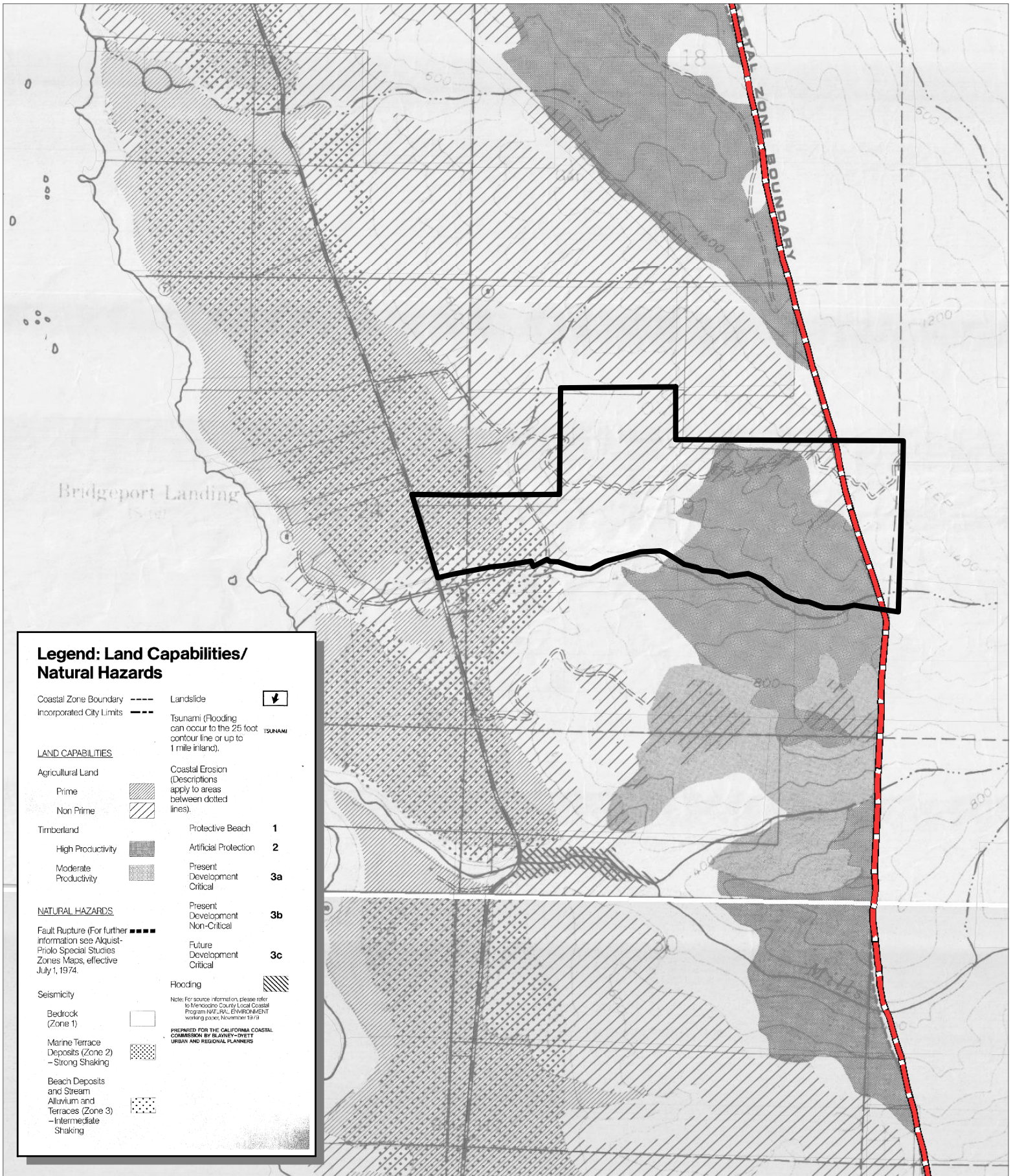
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

Coastal Zone Boundary



LCP HABITATS & RESOURCES

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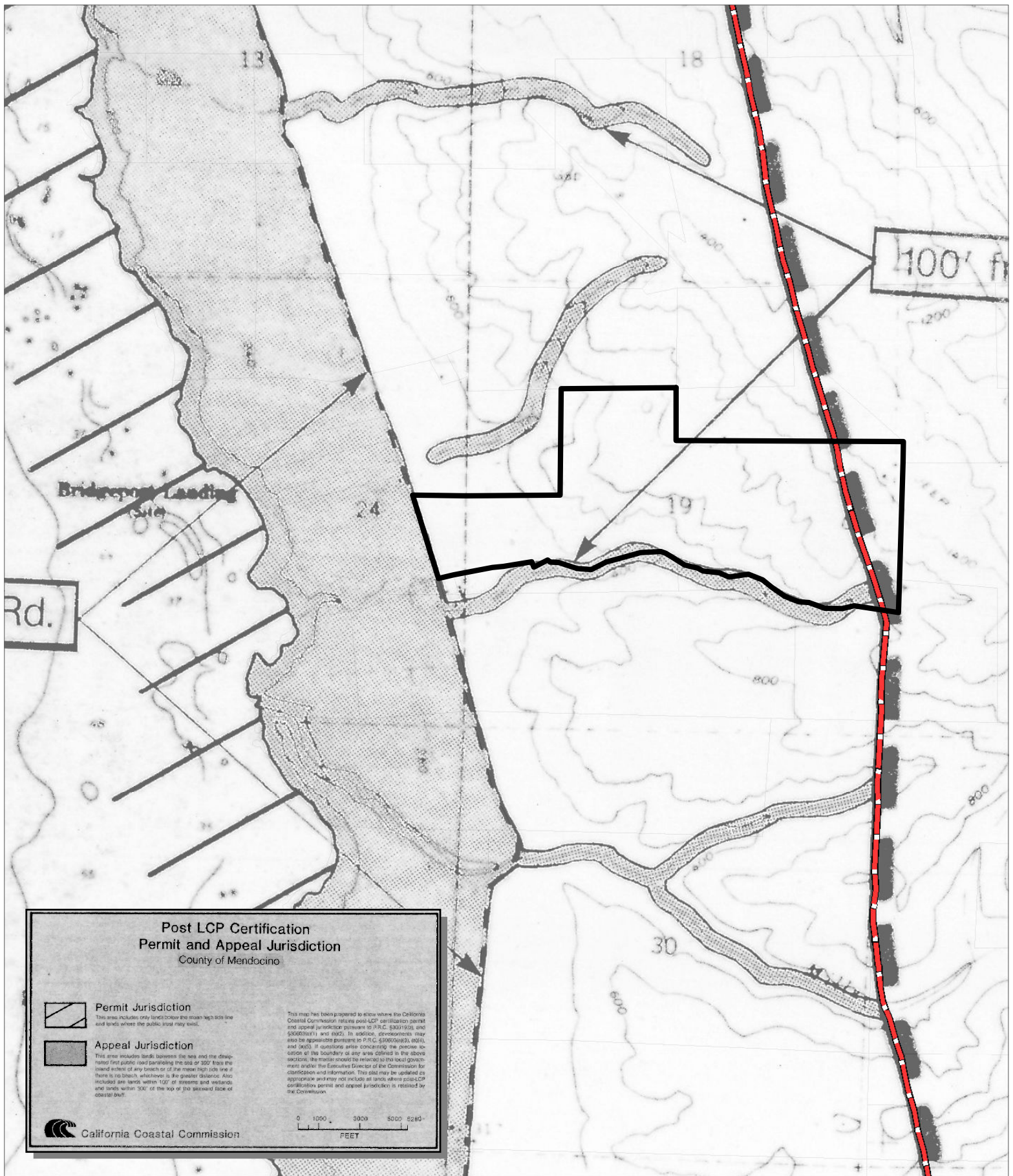


CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk


Coastal Zone Boundary

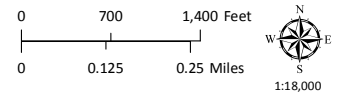
LCP LAND CAPABILITIES & NATURAL HAZARDS

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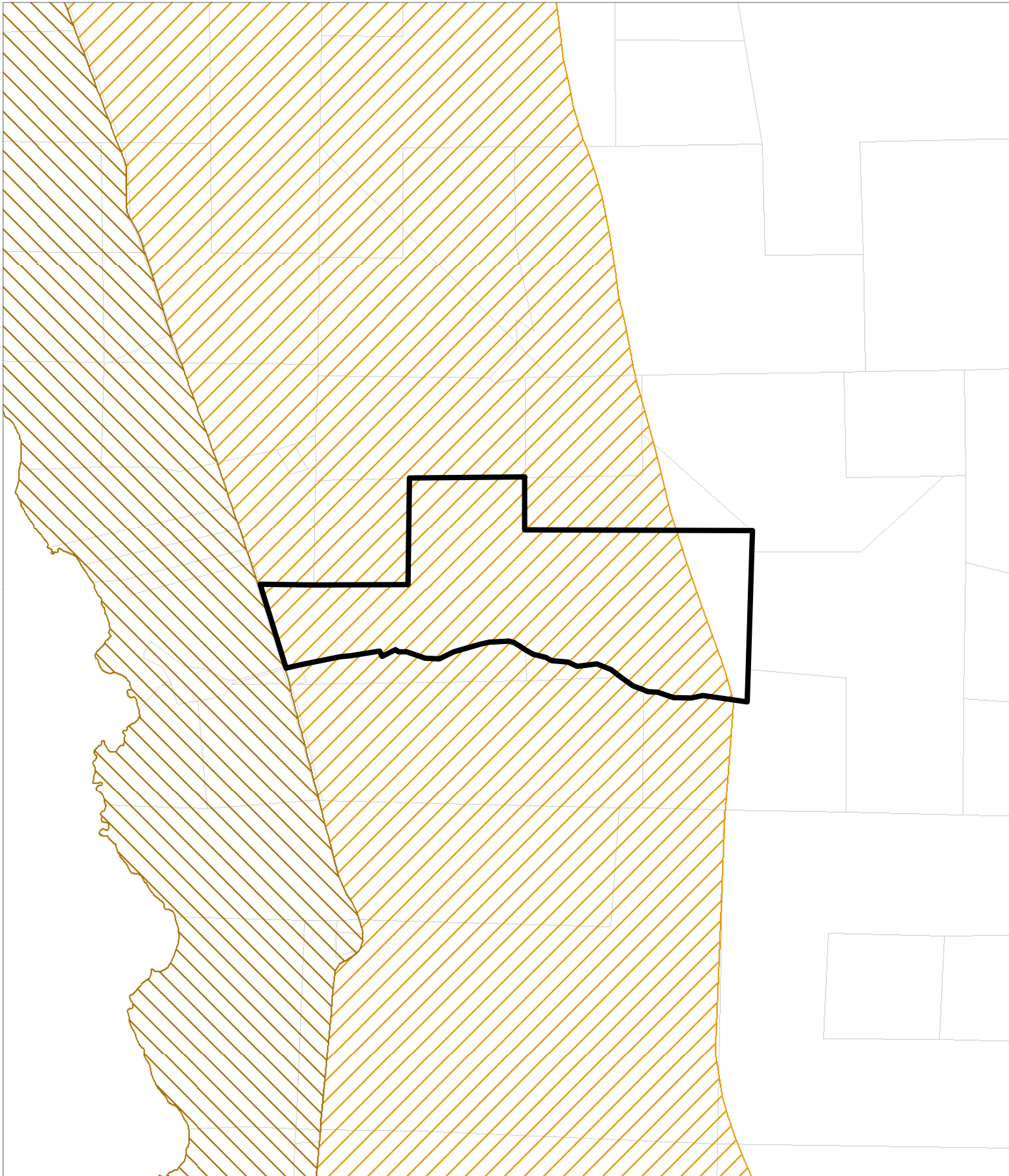
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
 APLCT: Wendy Babbe
 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

 Coastal Zone Boundary





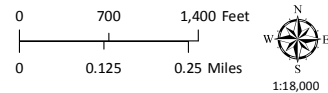
APPEALABLE AREAS

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



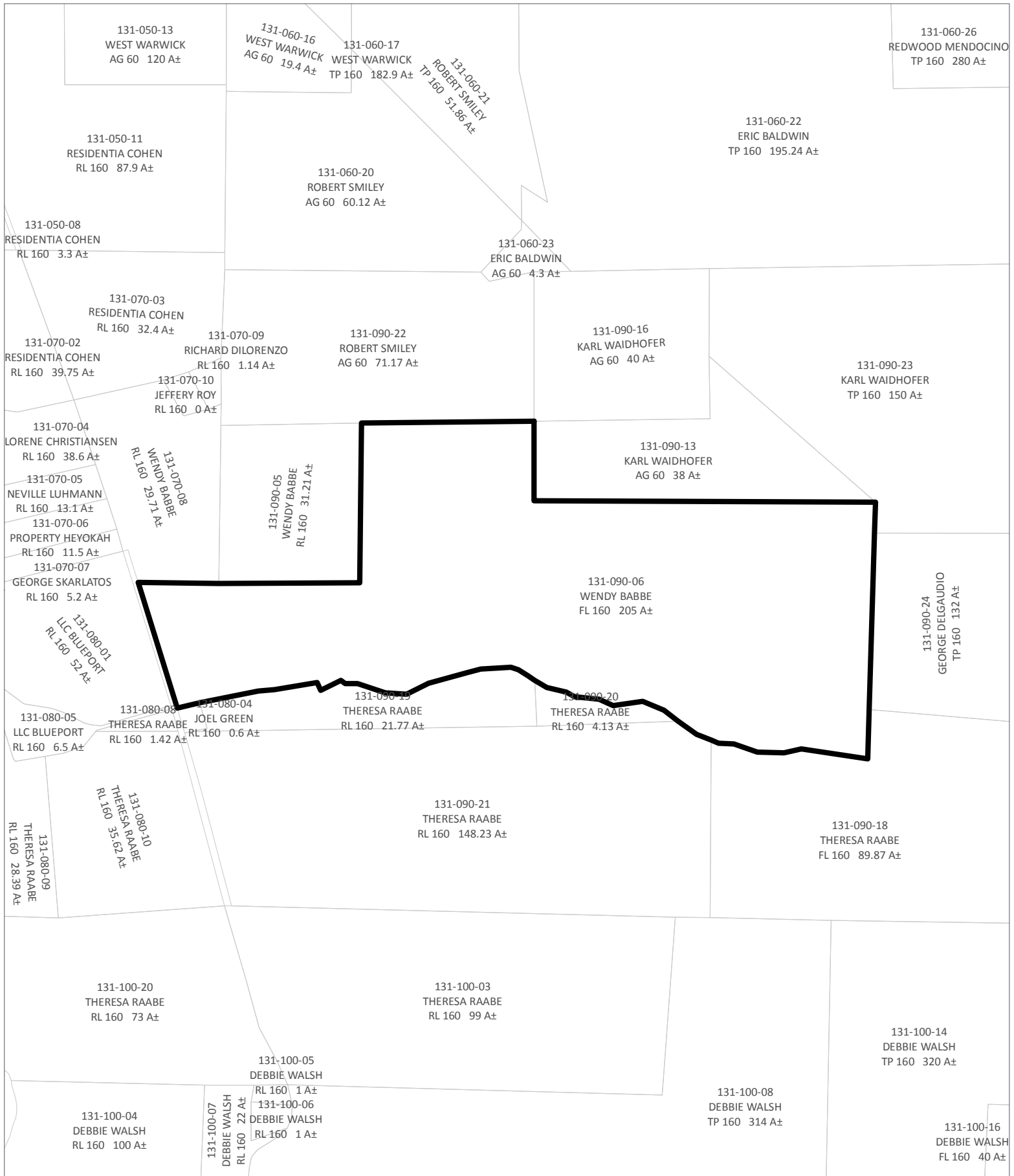
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

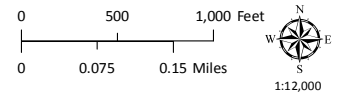


HIGHLY SCENIC & TREE REMOVAL AREAS

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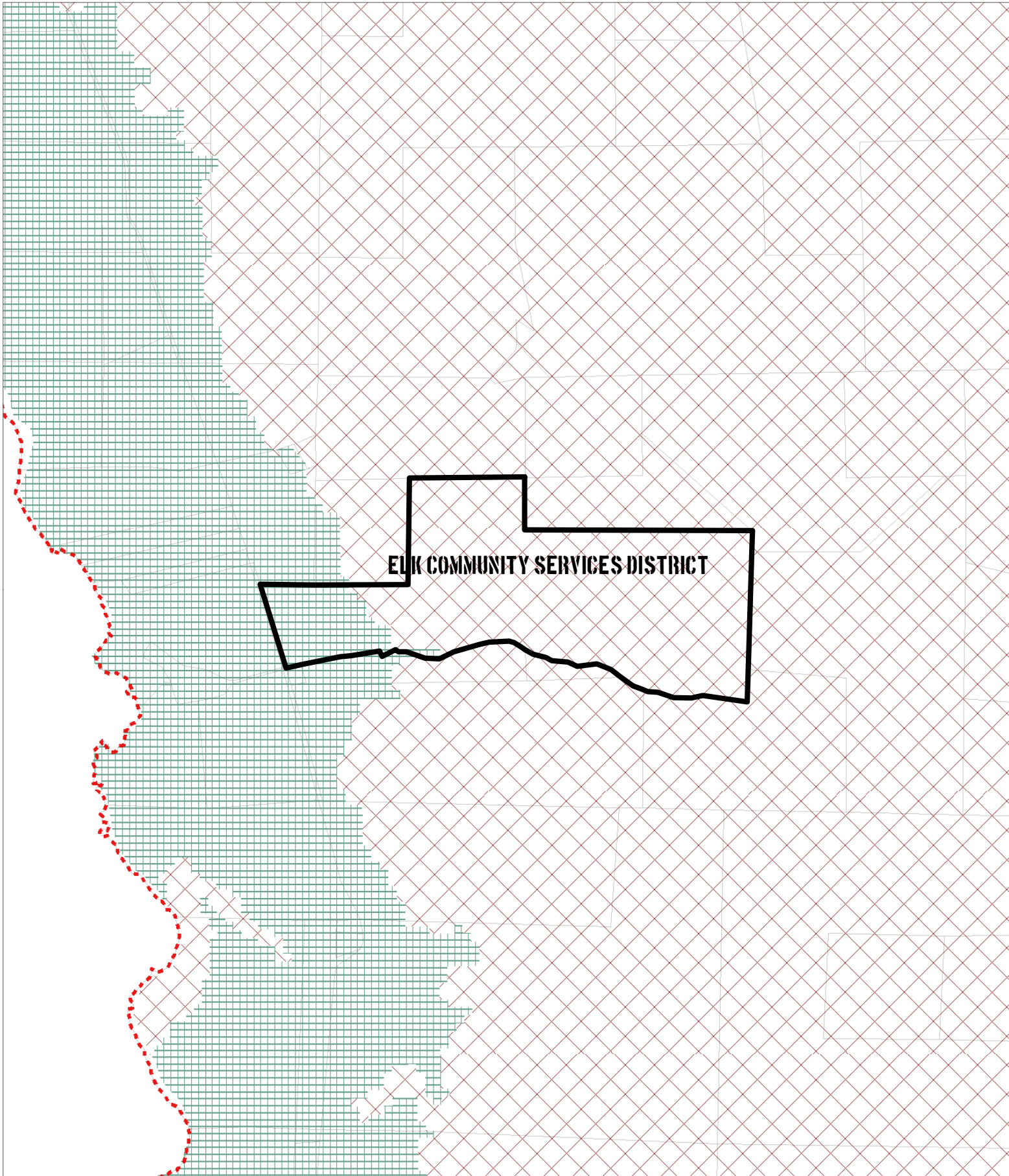


CASE: CDP 2010-0016
 OWNER: **BABBE, Wendy**
 APN: 131-090-06
 APLCT: **Wendy Babbe**
 AGENT: **Amy Wynn**
 ADDRESS: **12451 S. Hwy. 1, Elk**






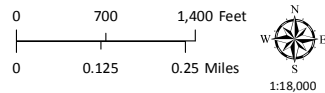
ADJACENT PARCELS

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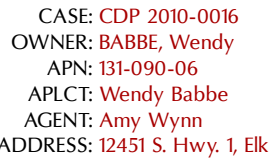
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

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



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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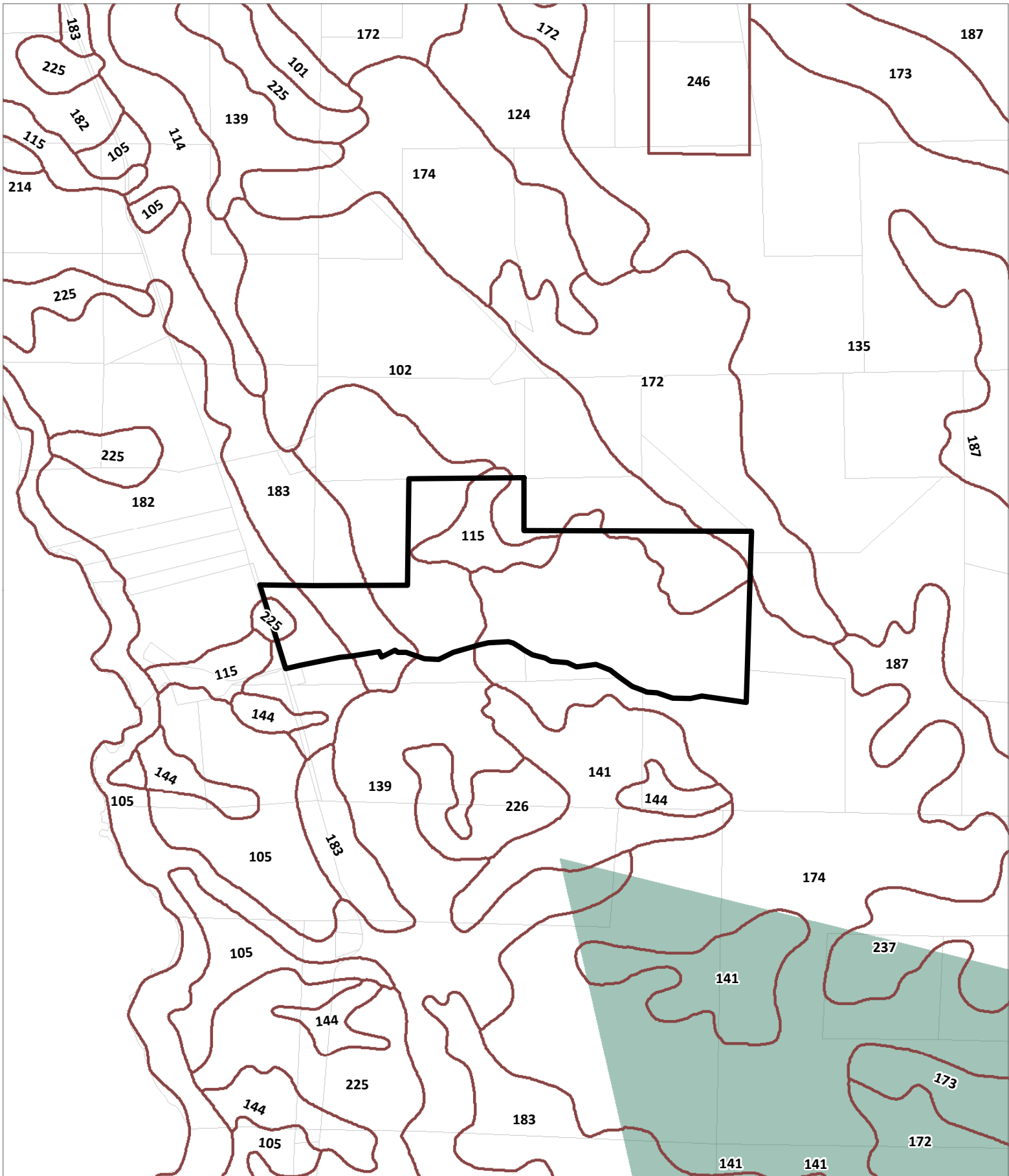
0 700 1,400 Feet

0 0.125 0.25 Miles



N
W E
S

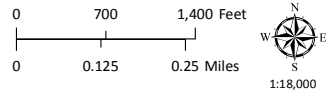
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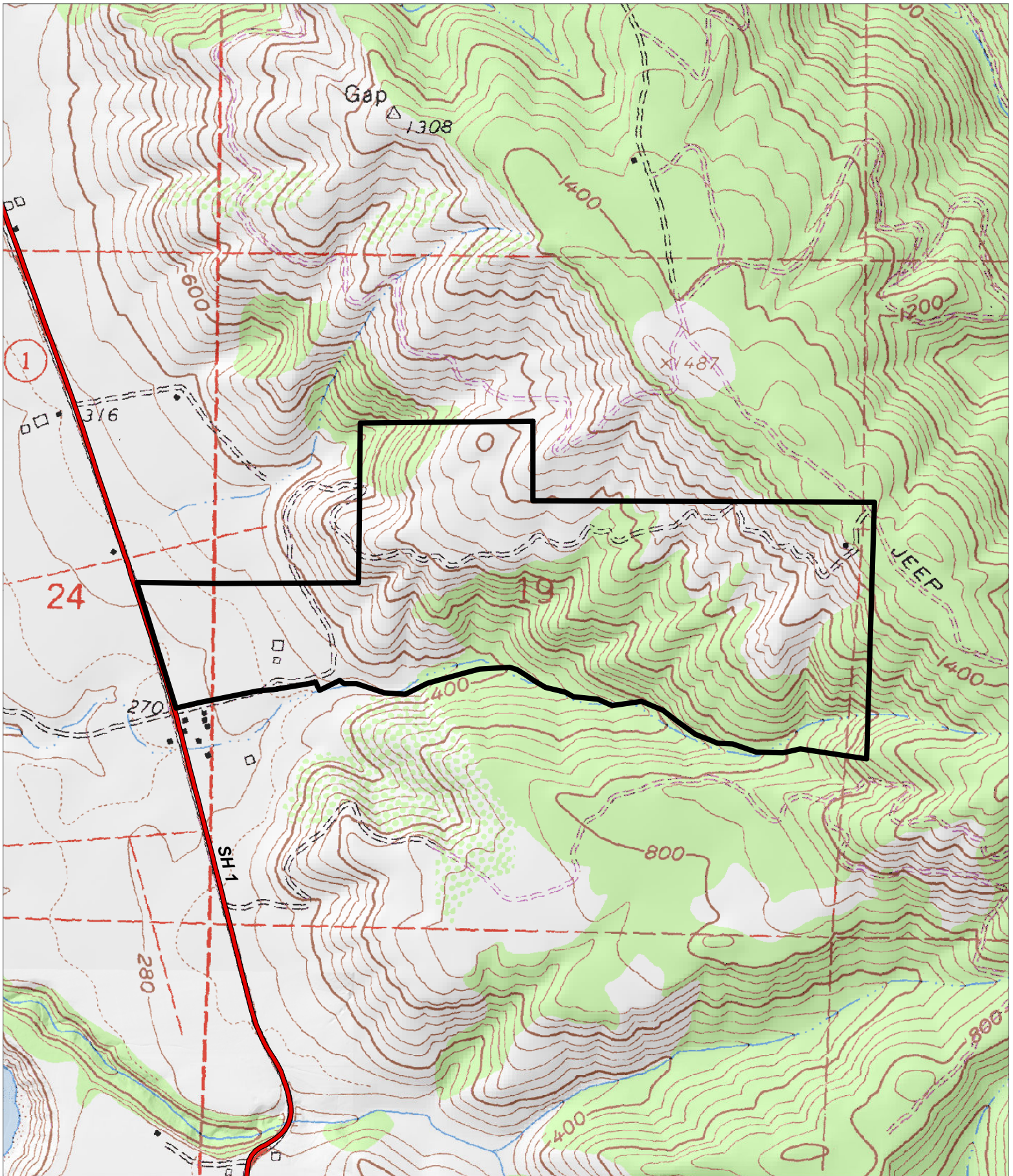
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

-  Western Soil Classes
-  Bishop Pine







LOCAL SOILS

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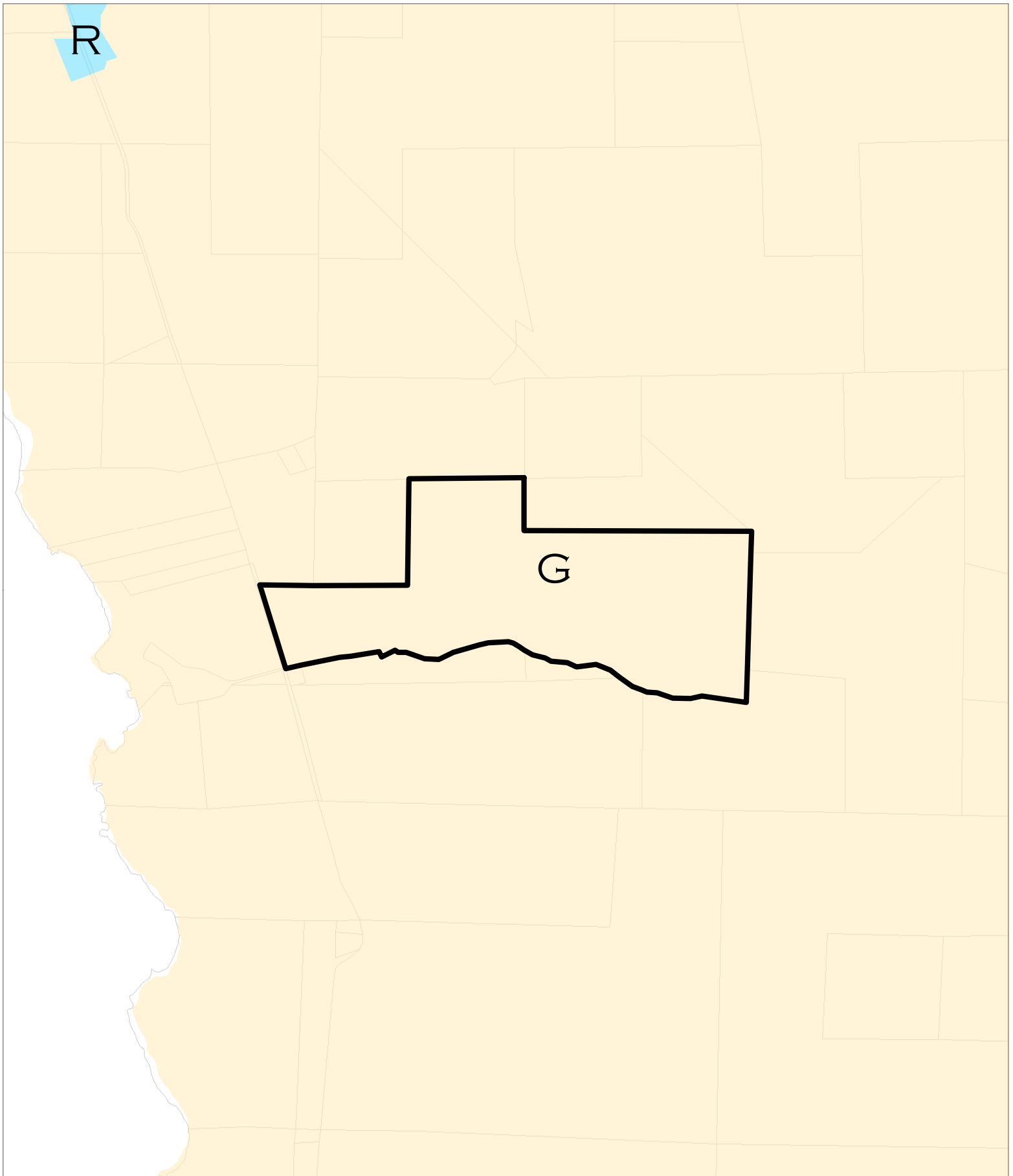
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
APN: 131-090-06
APLCT: Wendy Babbe
AGENT: Amy Wynn
ADDRESS: 12451 S. Hwy. 1, Elk

 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

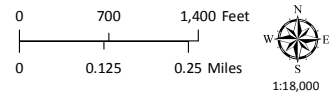
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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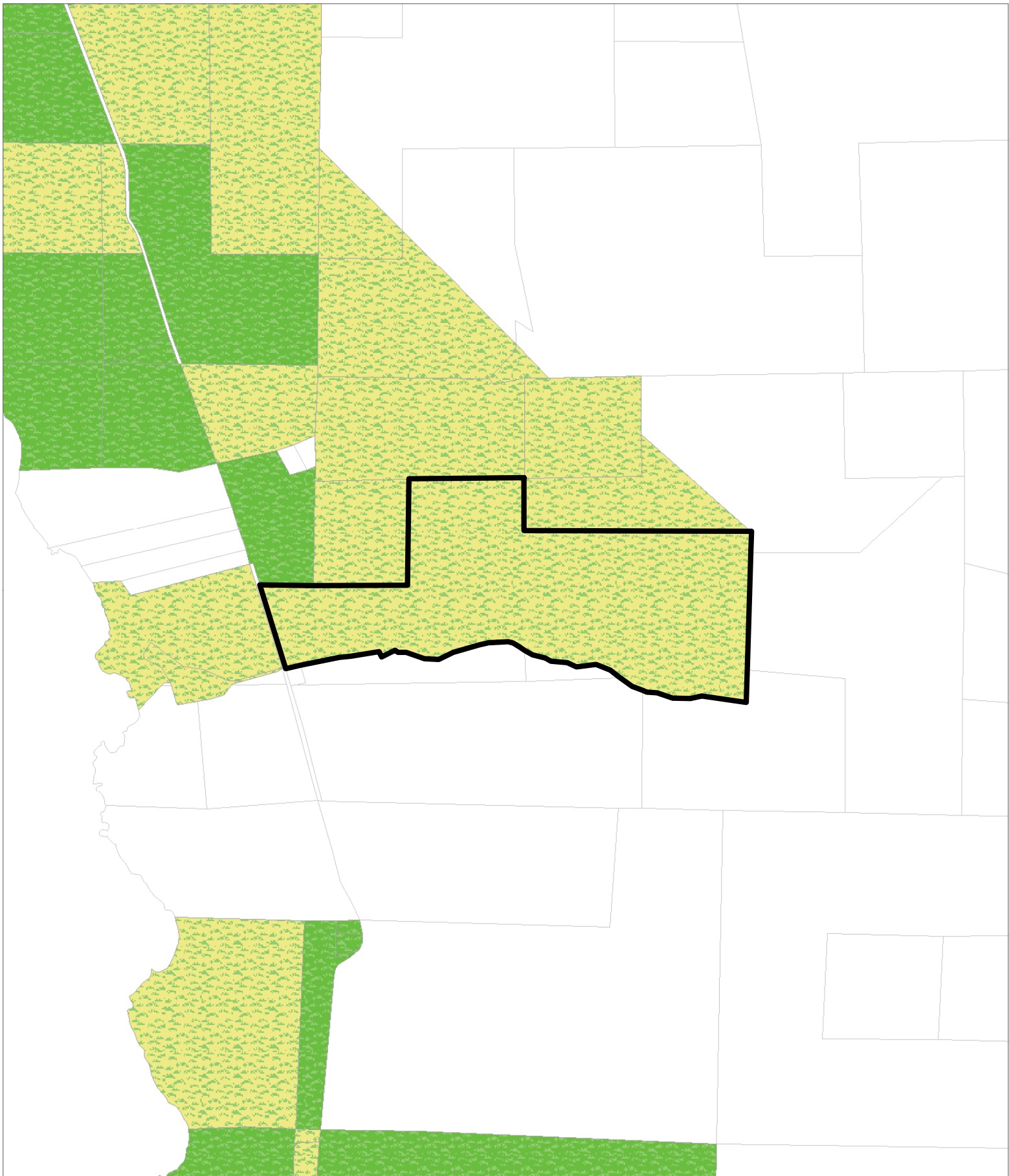
CASE: CDP 2010-0016
OWNER: BABBE, Wendy
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-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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CASE: CDP 2010-0016
OWNER: BABBE, Wendy
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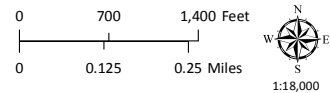
Williamson Act 2017



Prime Ag 2017

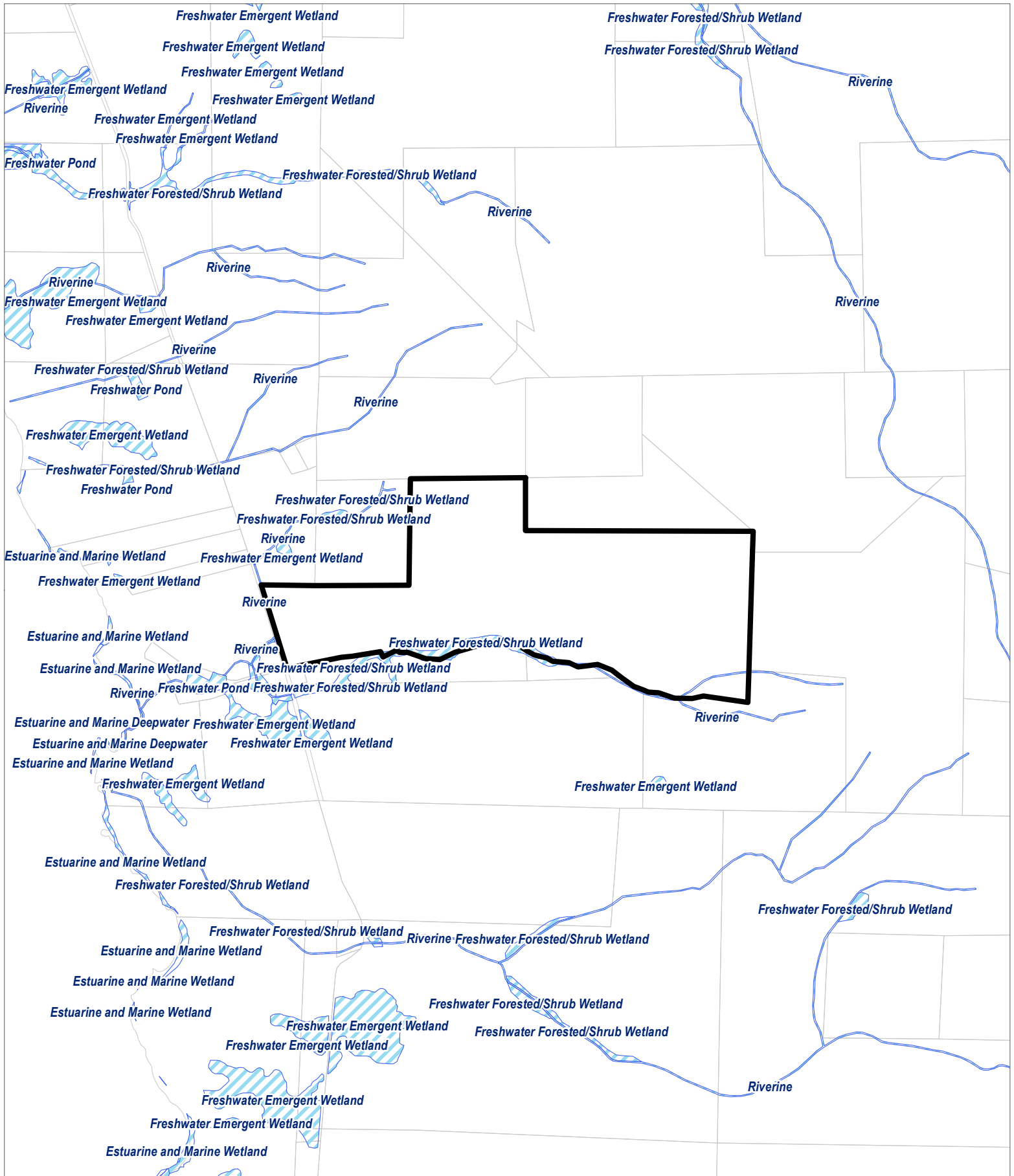


Non-Prime Ag 2017



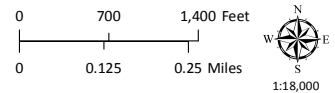
LANDS IN WILLIAMSON ACT CONTRACTS

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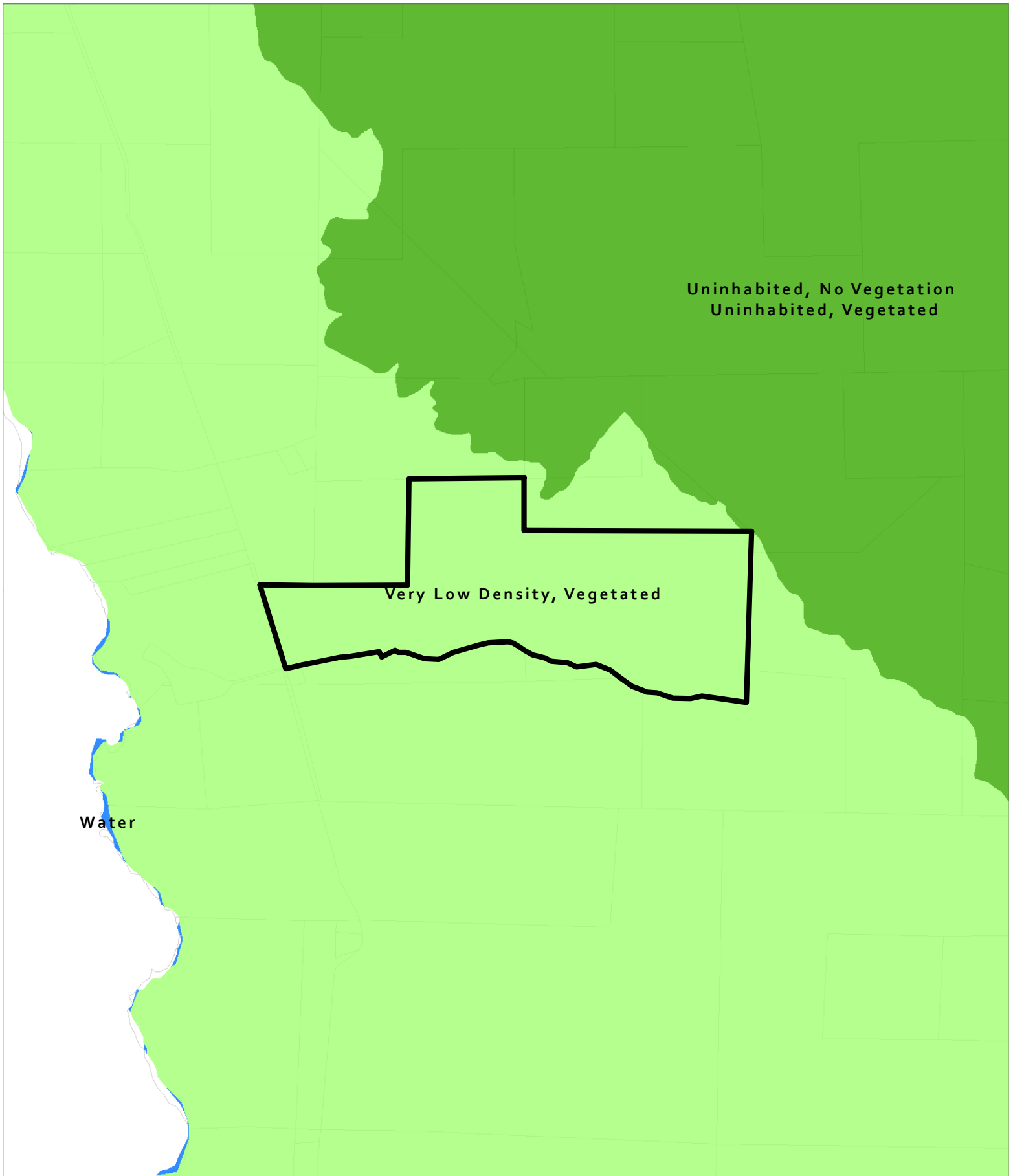
CASE: CDP 2010-0016
 OWNER: BABBE, Wendy
 APN: 131-090-06
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 AGENT: Amy Wynn
 ADDRESS: 12451 S. Hwy. 1, Elk

 National Wetlands Inventory



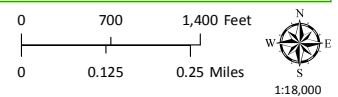
WETLANDS

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CASE: CDP 2010-0016
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 Water



WILDLAND-URBAN INTERFACE ZONES

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