



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 28, 2019

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Agriculture Commissioner

Air Quality Management
CalFire - Prevention
Department of Fish and Wildlife
Coastal Commission
RWQCB

US Fish & Wildlife Service
Albion Little River Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDPM_2019-0005

DATE FILED: 9/26/2019

OWNER: STEPHEN A RICKS

APPLICANT: MECHAELA BIAGGI, ANDERSON RANCH MANAGER

AGENT: WYNN COASTAL PLANNING

REQUEST: Amendment to CDP #2016-0036 to shift the location of two (2) previously approved 384 sq. ft. run-in shelters for horses in existing pastures, with a maximum average height of 12 ft. above natural grade.

LOCATION: In the Coastal Zone, east of the Albion town center, lying on the south side of Albion Ridge Road (CR 402), 0.5± mile east of its intersection with State Route 1 (SR 1), located at 33251 Albion Ridge Rd., Albion (APN: 123-200-10).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: November 11, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 _____

CASE: CDPM_2019-0005

OWNER: Stephen A Ricks TTEE

APPLICANT: Mechaela Biaggi, Anderson Ranch Manager

AGENT: Wynn Coastal Planning

REQUEST: Amendment to CDP #2016-0036 to shift the location of two (2) previously approved 384 sq. ft. run-in shelters for horses in existing pastures, with a maximum average height of 12 ft. above natural grade.

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APN/S: 123-200-10 (123-350-08 & 123-180-02)

PARCEL SIZE: 63.94 Acre

GENERAL PLAN: RL160:R*

ZONING: RL:160

EXISTING USES: Agricultural & Residential

DISTRICT: 5th Supervisorial District

RELATED CASES: CDP_2016-0036, CDP_2007-65, CDPM_2007-65(2011) & CDB_2004-76

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential	RR5	1 ± Acre	Residential
EAST:	Range Land	RL160	160 ± Acre	Agricultural
SOUTH:	Range Land	RL160	160 ± Acre	Open Space
WEST:	Range Land	RL160	160 ± Acre	Open Space

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
☒ Air Quality Management District	☒ CALFIRE (Land Use)	☒ Cloverdale Rancheria
☒ Agriculture Commissioner	☒ US FWS	☒ Redwood Valley Rancheria
☒ Assessor’s Office	☒ California Coastal Commission	☒ Sherwood Valley Band of Pomo Indians
☒ Building Division (FB)	☒ Regional Water Quality Control Board	
☒ Department of Transportation (DOT)	☒ California Department of Fish & Wildlife	
☒ Environmental Health (FB)		
☒ Albion-Little River Fire District		

ADDITIONAL INFORMATION: Run-in shelters are to protect pastured horses from inclement weather. Eleven run-in shelters exist on the property in several of the other pastures, and the same design and materials will be used for these final two shelters.

STAFF PLANNER: TIA SAR **DATE:** 10/22/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate & High Fire Hazard Zone(s)

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Albion Little River Fire District

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G) and RR & RC (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Study Soil Type (144 & 114)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Emergent Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

No

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Appeal Jurisdiction

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Agricultural Land- Non Prime and Prime

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

HIGHLY SCENIC and Conditionally Highly Scenic

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

Oregon Goldtreat, Great Burnet & Townsend big-eared bat

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

Modifying CDP 2016-00036

**COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379**

Case No(s) *CDPM 2019-0005*
CDF No(s)
Date Filed *9-26-2019*
Fee \$
Receipt No.
Received by *Juliana*
☐ Material ☐ Immaterial
Office Use Only

COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM

Name of Applicant Michaela Biaggi Anderson Ranch Manager	Name of Owner(s) John & Katherine Danhakl/Stephen Ricks Anderson Ranch	Name of Agent Amy Wynn, Principal Planner Wynn Coastal Planning & Biology
Mailing Address PO Box 259 Little River, CA 95456	Mailing Address 17717 Calle de Palermo Pacific Palisades, CA 90272	Mailing Address 703 North Main Street Fort Bragg, CA 95437
Telephone Number 707-849-4480	Telephone Number 310-954-0435	Telephone Number 707-964-2537

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

Signature of Applicant/Agent (M. Biaggi)

Date

Signature of Owner (J. Danhakl)

Date

Signature of Owner (K. Danhakl)

Date

Signature of Owner (S. Ricks)

Date

Driving Directions

The site is located on the West side of Albion Ridge Road (CR #402), approximately 1/2 mile East of its intersection with Highway 1.

Assessor's Parcel Number(s)

123-200-10, 123-350-08, 123-180-02

Previous Coastal Development Permit # (s)

CDP #2016-0036

Parcel Size

122.68 +/-



Square Feet



Acres

(part of a larger ranch totalling 137.94 acres)

Street Address of Project

33251 Albion Ridge Road
Albion, California 95410

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.

Amendment to CDP #2016-0036 (Danhaki) to shift the location of two (2) previously-approved 384sf foot run-in shelters for horses in existing pastures, with a maximum average height of 12' above natural grade. Run-in shelters are to protect pastured horses from inclement weather.

Eleven run-in shelters exist on the property in several of the other pastures, and the same design and materials will be used for these final two shelters.

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

TYPE OF UNIT	EXISTING	PROPOSED	TOTAL SQUARE FEET PER STRUCTURE
☒ Single Family Residence	2,290	0	2,290
☒ Garage, attached	780	0	780
☒ Horse Barn	3,872	0	3,872
☒ Ag Barn	2,400	0	2,400
☒ Hay Storage Shed	1,800	0	1,800
☒ Feed & Utility Shed	384	0	384
☒ Horse Run-In Shelters (11 existing, 2 approved, not yet built)	4,224	768	4,992

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.

2,290 sf single-family residence w/attached 780 sf garage; 3,872 sf horse barn, 1,800 sf hay storage shed, 384 sf feed & utility shed, 2,250 historic milk barn; 2,400 sf ag barn; 200' x 300' equestrian arena; eleven horse run-in shelters; fencing; production well, water tank, septic system, utilities, driveway.

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

A. Electricity

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

B. Gas

- ☒ Utility Company/Tank (existing)
☐ None

- C. Telephone: ☒ Yes ☐ No (existing)

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. No lighting on run-in shelters.
6.	What will be the method of sewage disposal? (no plumbing to shelters) ☐ Community sewage system, specify supplier _____ ☒ Septic Tank (indicate primary + replacement leachfields on plot plan) (existing; shelters will have no plumbing) ☐ Other, specify _____
7.	What will be the domestic water source? (no plumbing to shelters) ☐ Community water system, specify supplier _____ ☒ Well (existing) ☐ Spring ☐ Other, specify _____
8.	Is any grading or road construction planned? ☐ Yes ☒ No Estimate the amount of grading in cubic yards <u>0</u> c.y. 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. Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.). Flat to gently sloping westward.
9.	Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No If yes, explain:
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.
11.	Project Height. Maximum height of structure(s). <u>12' maximum average height above finish grade.</u>

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

Match existing barn materials:

Material

Color

Siding:

Cedar

Cedar

Roofing:

metal

Brick Red

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?

No known ESHAs within 100' of project area; shelters to be placed within existing horse pastures. The property has been used historically as a ranch, run with cattle, and farmed since at least the 1920s.

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:

Number of Spaces Existing _____ Proposed _____ Total _____

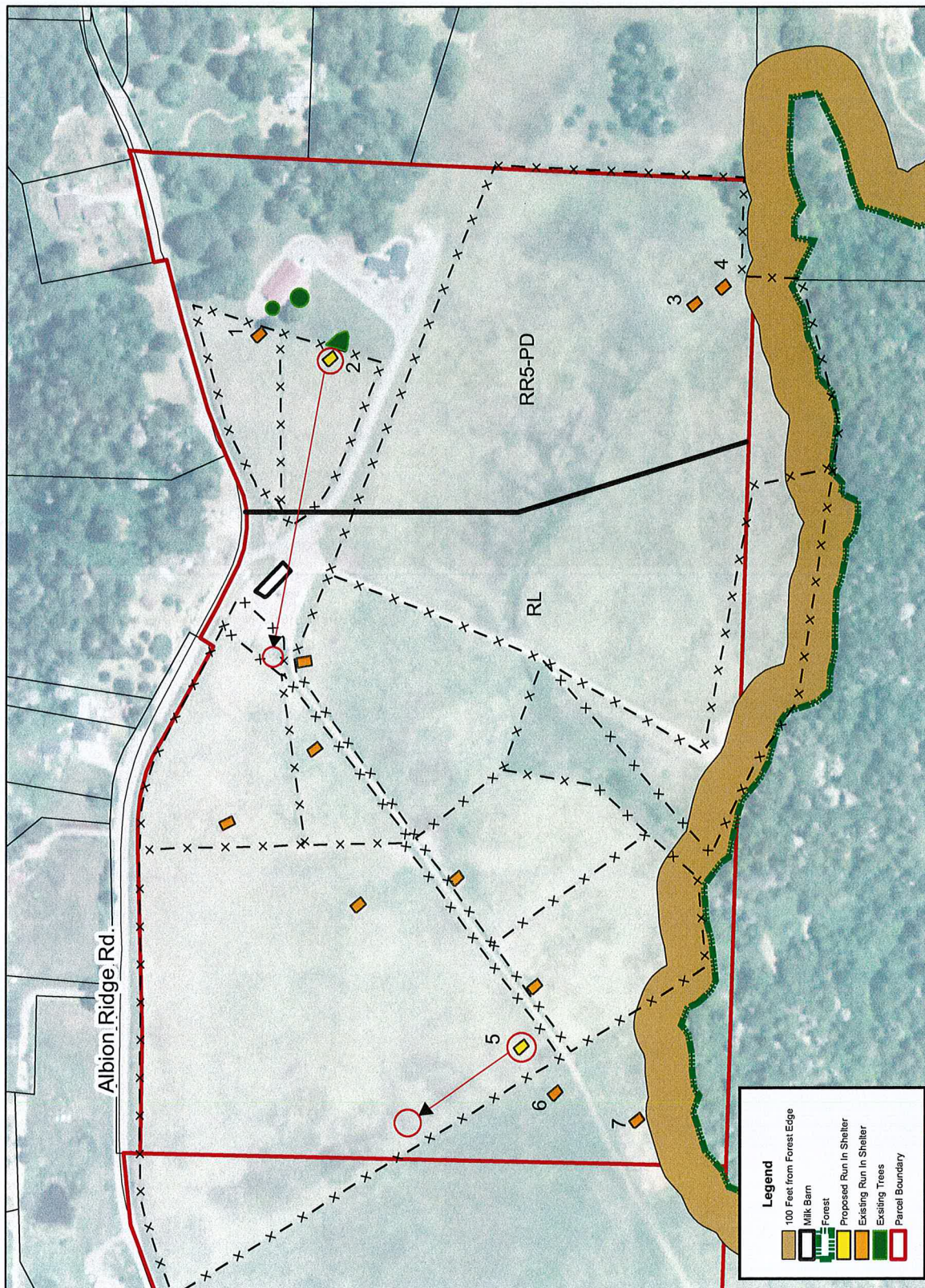
Number of standard spaces _____ Size _____

Number of handicapped spaces _____ Size _____



© 2015 ParcelQuest www.parcelquest.com (888) 217-8999

Map data ©2016 Google Imagery ©2016, DigitalGlobe, USDA Farm Service Agency

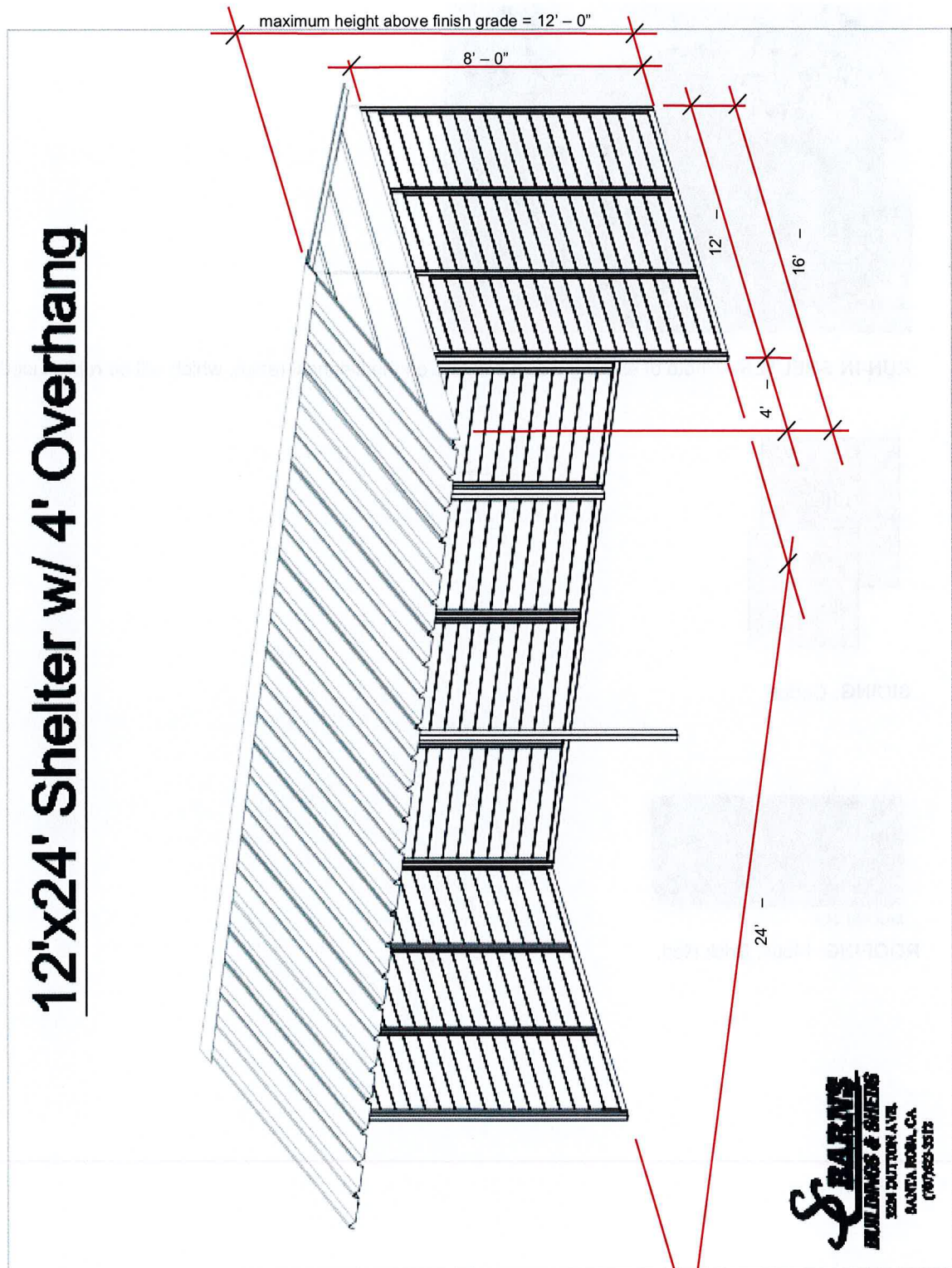


SITE PLAN



OWNER: DANHAKI-RICKS, ANDERSON RANCH
APNS: 123-200-10, 123-350-08 & 123-180-02
ADDRESS: 33251 ALBION RIDGE RD, ALBION, CA
NOTE: LOCATION OF PROPOSED RUN IN SHELTERS APPROXIMATE



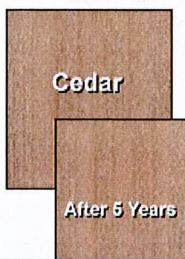
**SHEET R-1.0 NEW RUN-IN SHELTERS FOR HORSES**

Siding (in Cedar); metal roofing (in Brick Red).

not to scale



RUN-IN SHELTER: Photo of existing run-in shelters on the Danhaki ranch, which will be reproduced.



SIDING: Cedar.



Brick Red (24)

ROOFING: Metal, Brick Red.

Google Maps
33210 Albion Ridge Rd
Danhakl 6 - shift



Image capture: May 2013 © 2019 Google

Albion, California



Street View - May 2013

Albion Biological
In Station

Google Maps 33210 Albion Ridge Rd



Image capture: May 2013 © 2019 Google

Albion, California



Street View - May 2013

Albion Biological
Field Station

Google Maps 33210 Albion Ridge Rd



Image capture: May 2013 © 2019 Google

Albion, California



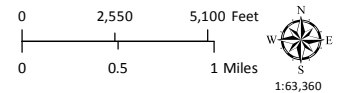
Street View - May 2013

Albion Biological
Field Station



CASE: **CDPM 2019-0005**
 OWNER: **RICKS, Stephen**
 APN: **123-200-10**
 APLCT: **Michaela Biaggi**
 AGENT: **Amy Wynn**
 ADDRESS: **33251 Albion Ridge Road, Albion**

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

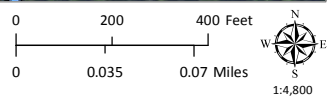


LOCATION MAP

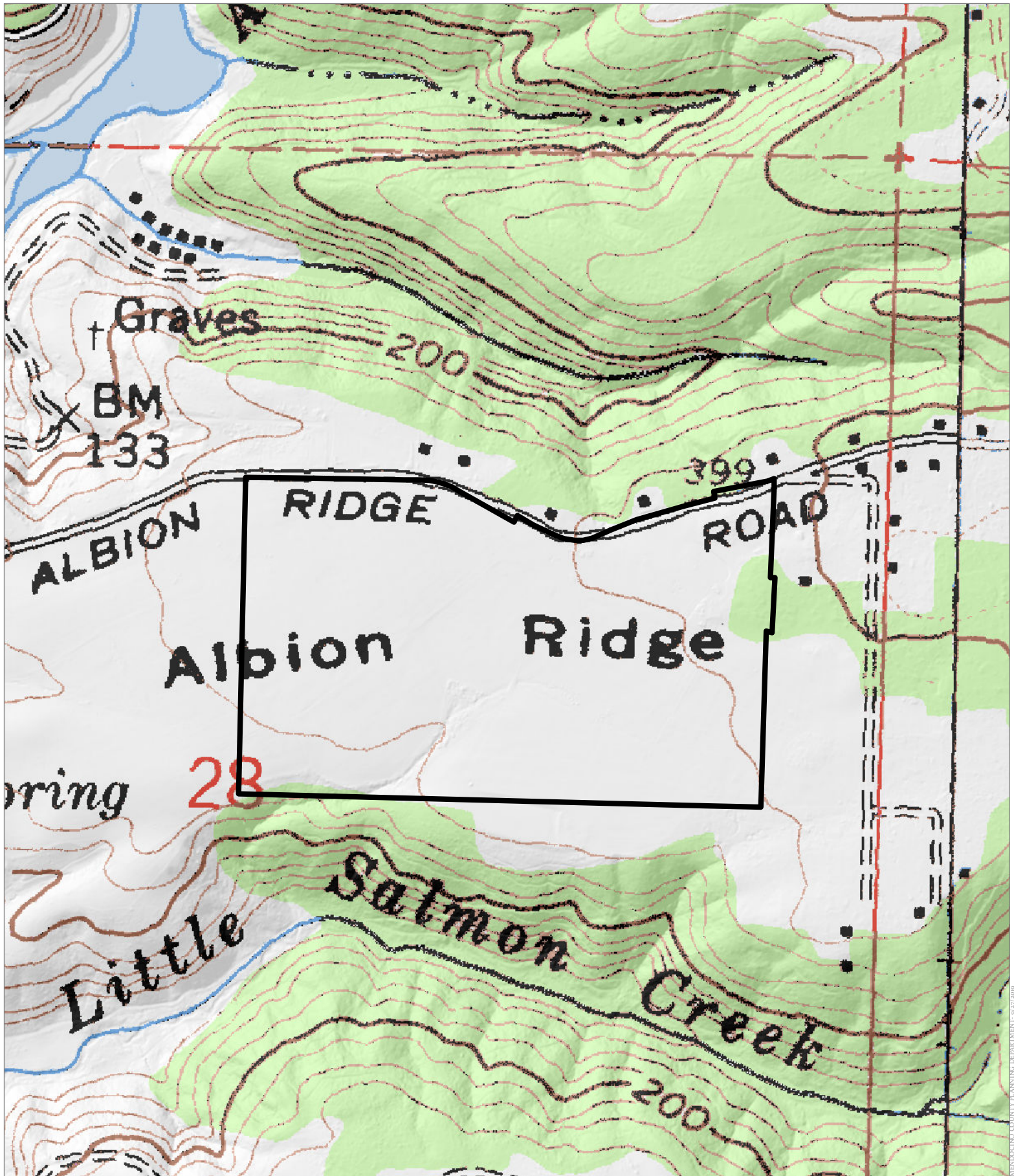


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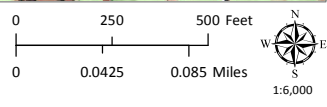
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



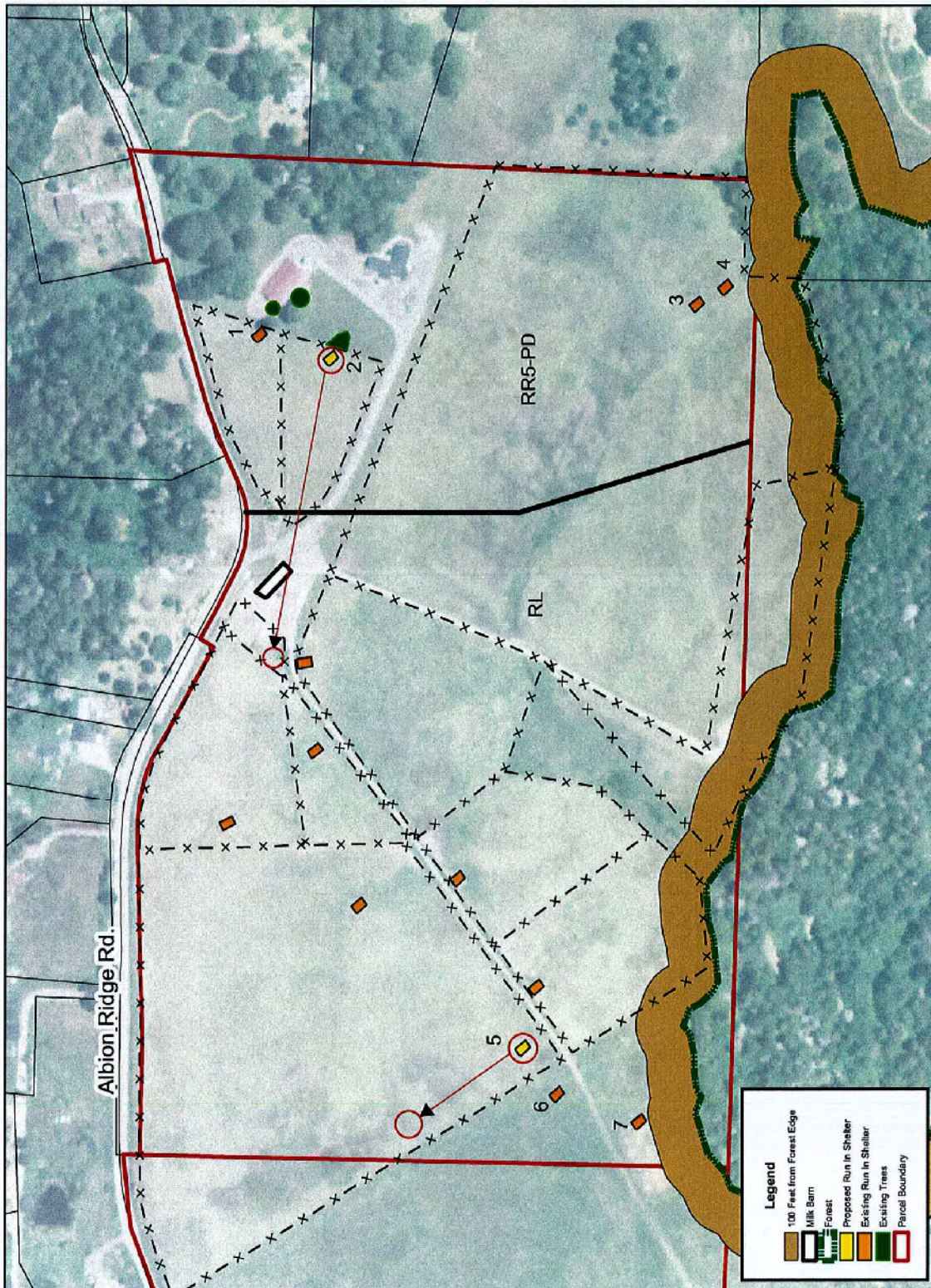
AERIAL IMAGERY



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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

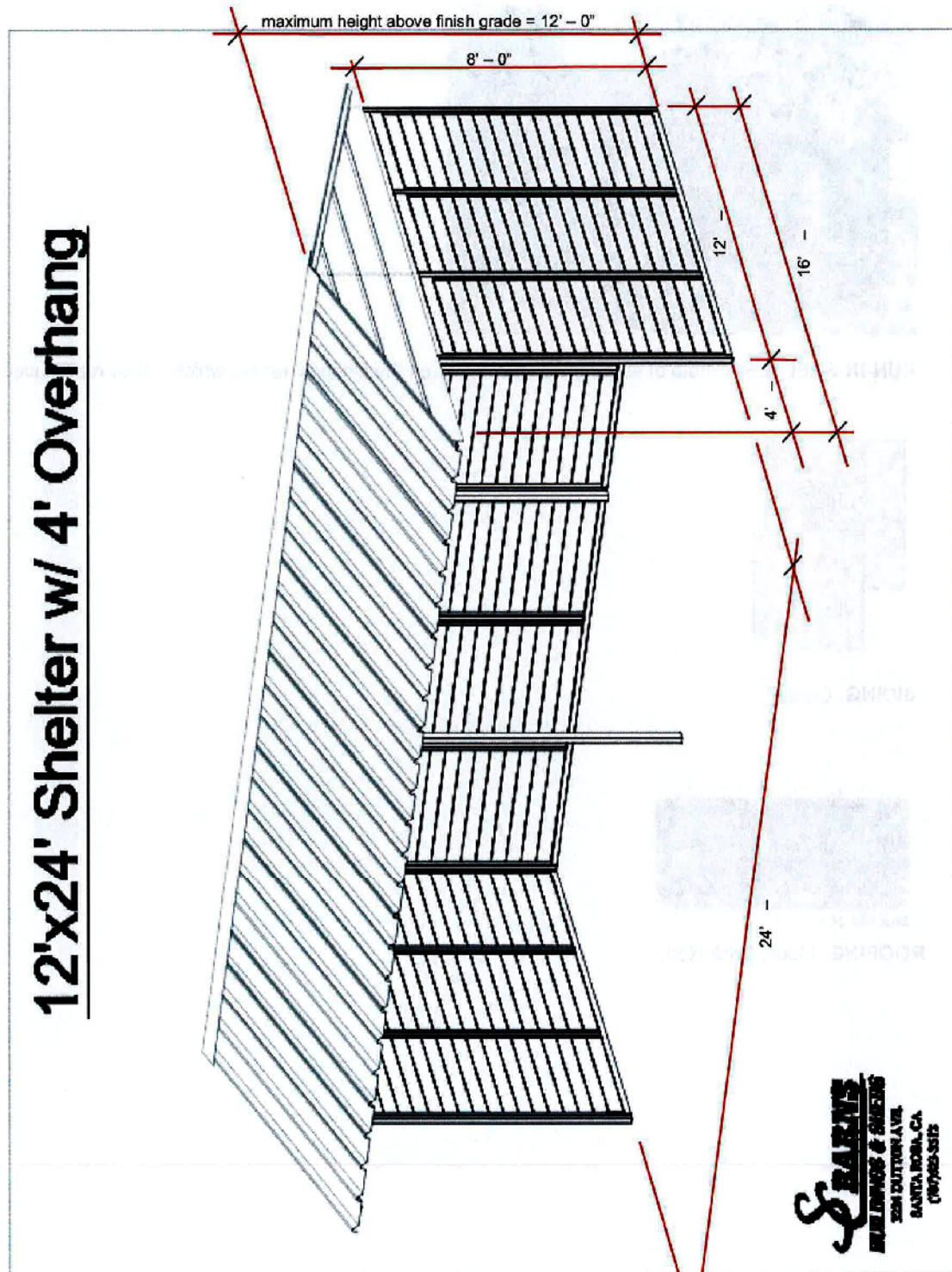


SITE PLAN

OWNER: DANHAKI-RICKS, ANDERSON RANCH
 APNS: 123-200-10, 123-350-08 & 123-180-02
 ADDRESS: 33251 ALBION RIDGE RD, ALBION, CA

NOTE: LOCATION OF PROPOSED RUN IN SHELTERS APPROXIMATE



**SHEET R-1.0 NEW RUN-IN SHELTERS FOR HORSES**

Siding (in Cedar); metal roofing (in Brick Red).

not to scale

CASE: CDPM 2019-0005

OWNER: RICKS, Stephen

APN: 123-200-10

APLCT: Michaela Biaggi

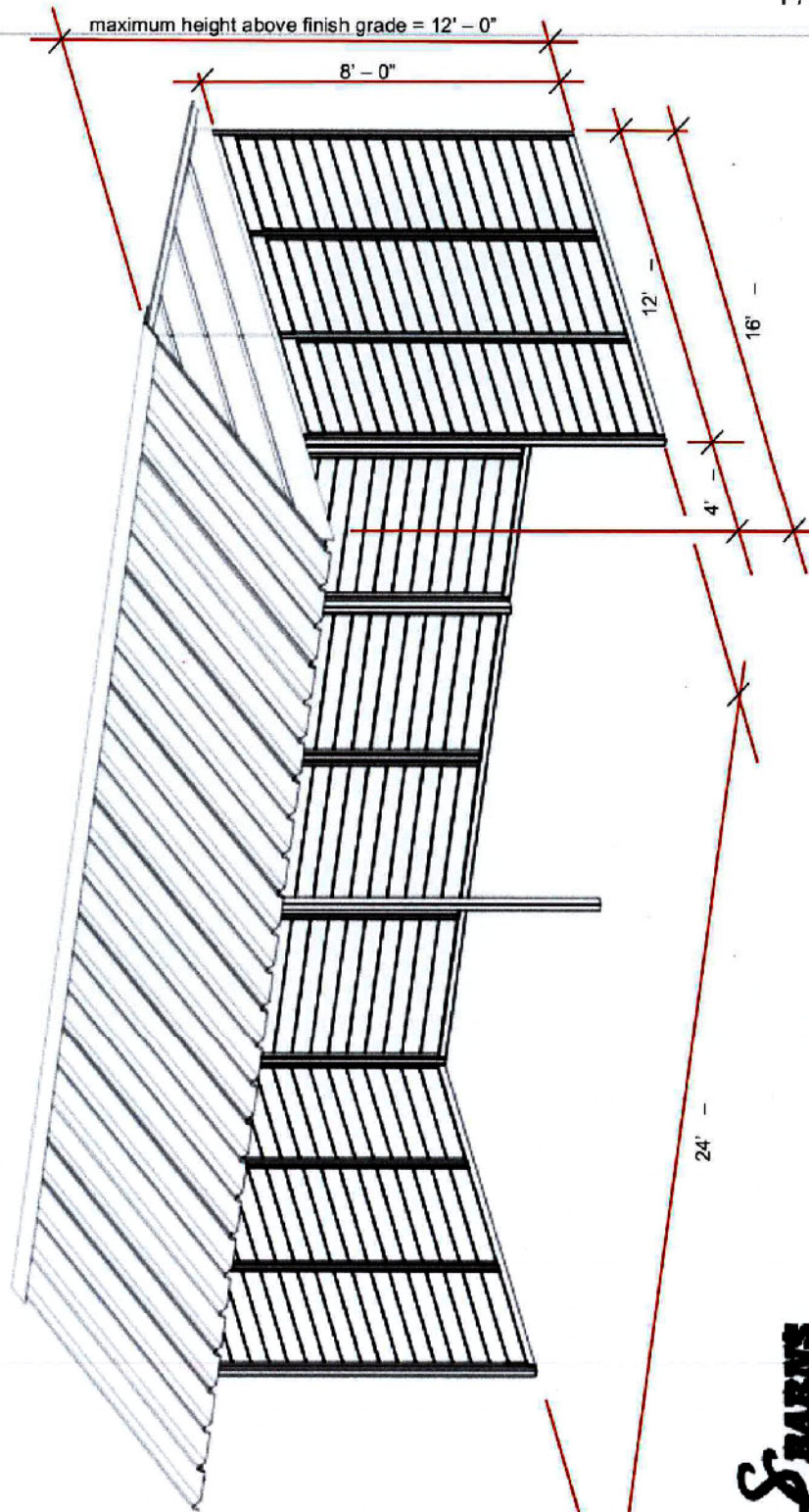
AGENT: Amy Wynn

ADDRESS: 33251 Albion Ridge Road, Albion

NO SCALE

SHELTER ELEVATIONS

12'x24' Shelter w/ 4' Overhang



SEARNS
LANDSCAPE & ARCHITECT
2525 SUTTER AVE.
SANTA ROSA, CA
(707) 533-3512

SHEET R-1.0

NEW RUN-IN SHELTERS FOR HORSES

not to scale

Siding (in Cedar): metal roofing (in Brick Red)

CASE: CDPM 2019-0005

OWNER: RICKS, Stephen

APN: 123-200-10

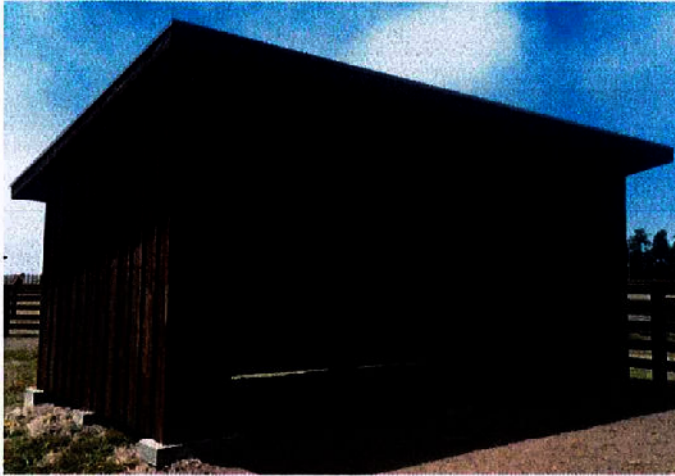
APLCT: Michaela Biaggi

AGENT: Amy Wynn

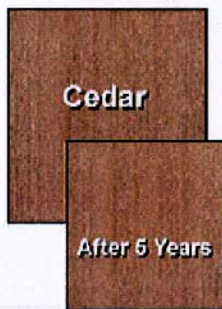
ADDRESS: 33251 Albion Ridge Road, Albion

NO SCALE

SHELTER ELEVATIONS



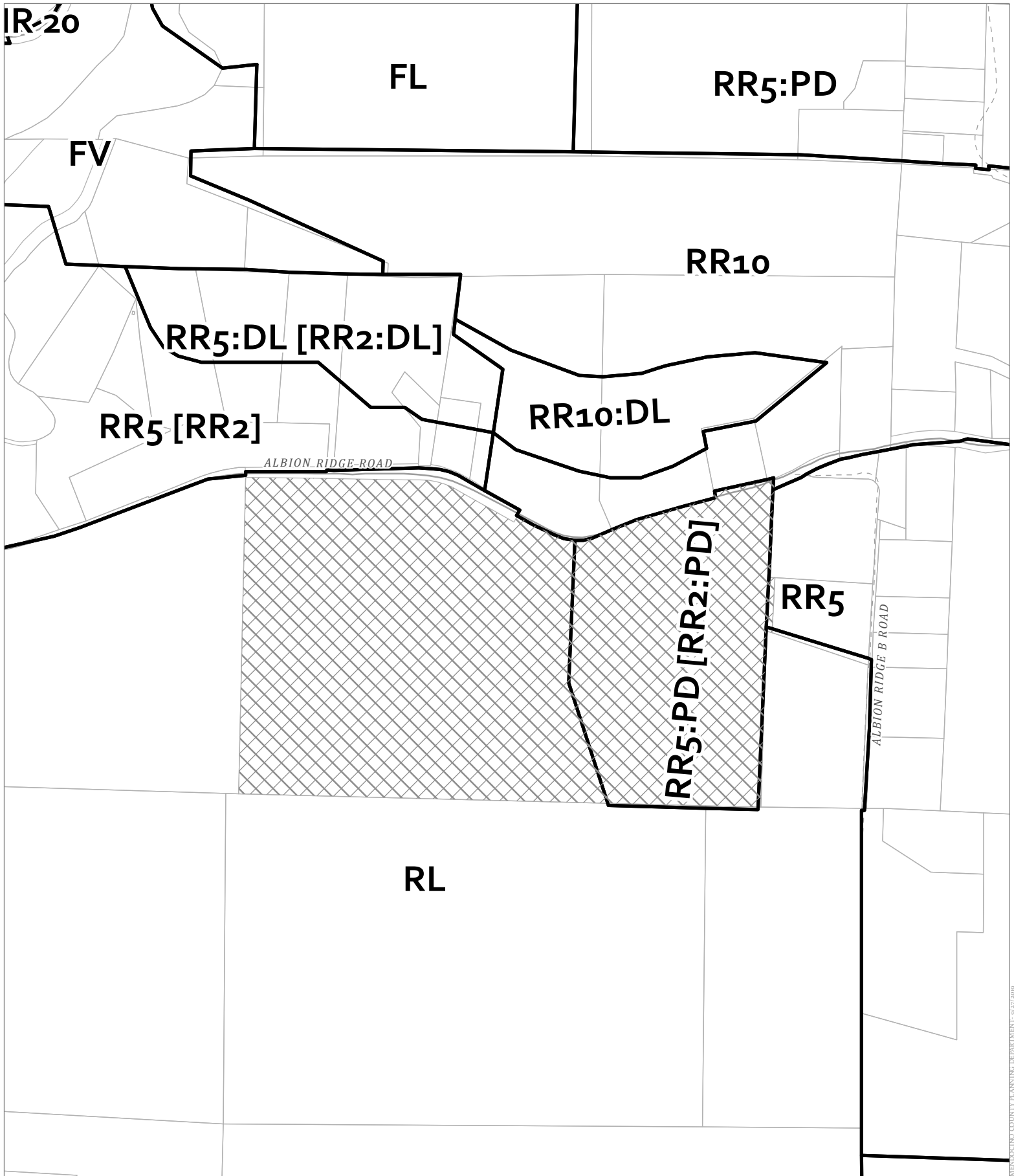
RUN-IN SHELTER: Photo of existing run-in shelters on the Danhaki ranch, which will be reproduced



SIDING: Cedar.

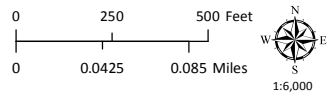


ROOFING: Metal, Brick Red.

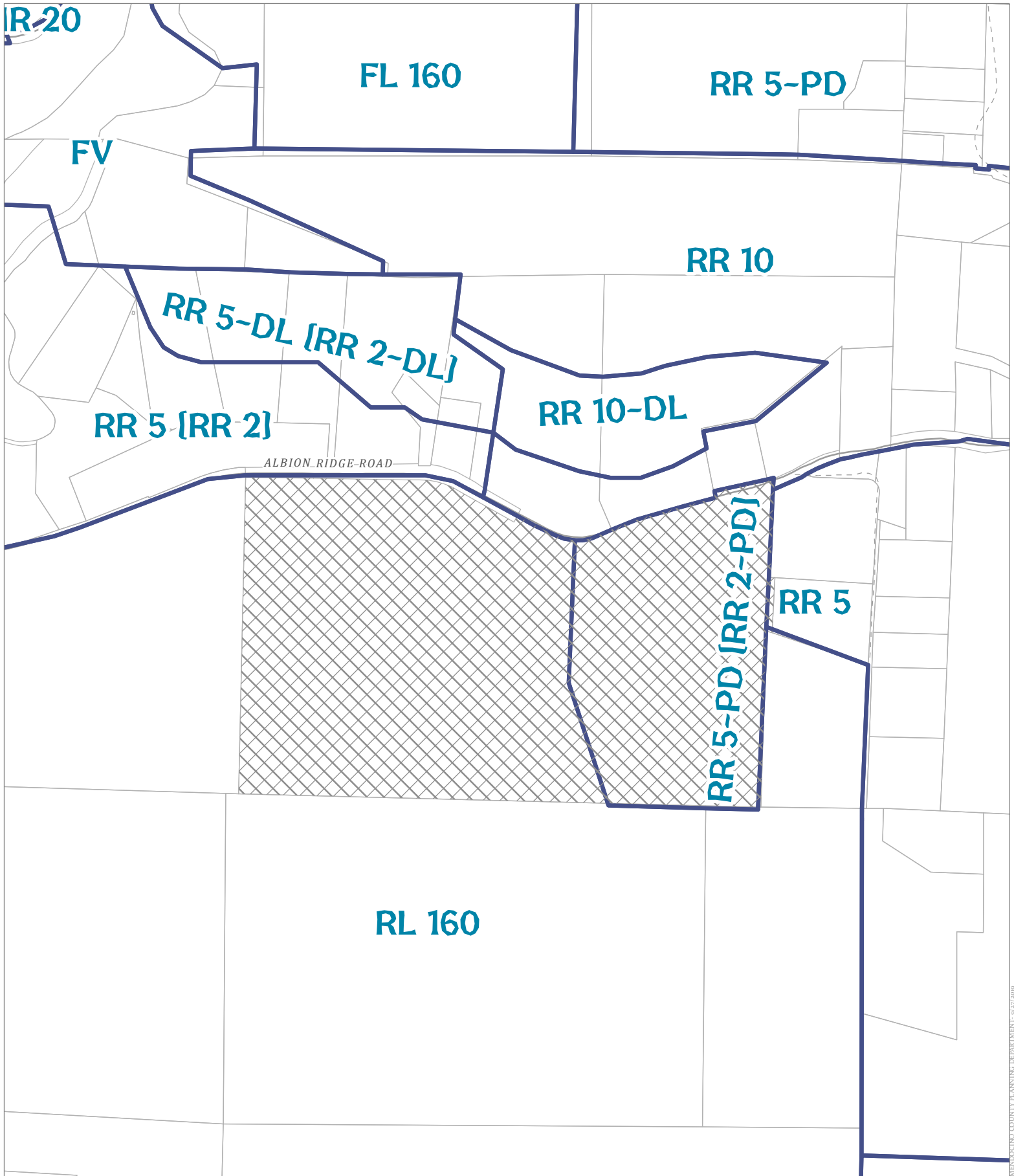


CASE: **CDPM 2019-0005**
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APN: **123-200-10**
APLCT: **Michaela Biaggi**
AGENT: **Amy Wynn**
ADDRESS: **33251 Albion Ridge Road, Albion**

 **Zoning Districts**
 **Public Roads**

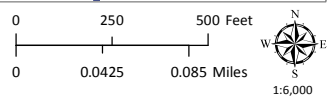


ZONING DISPLAY MAP

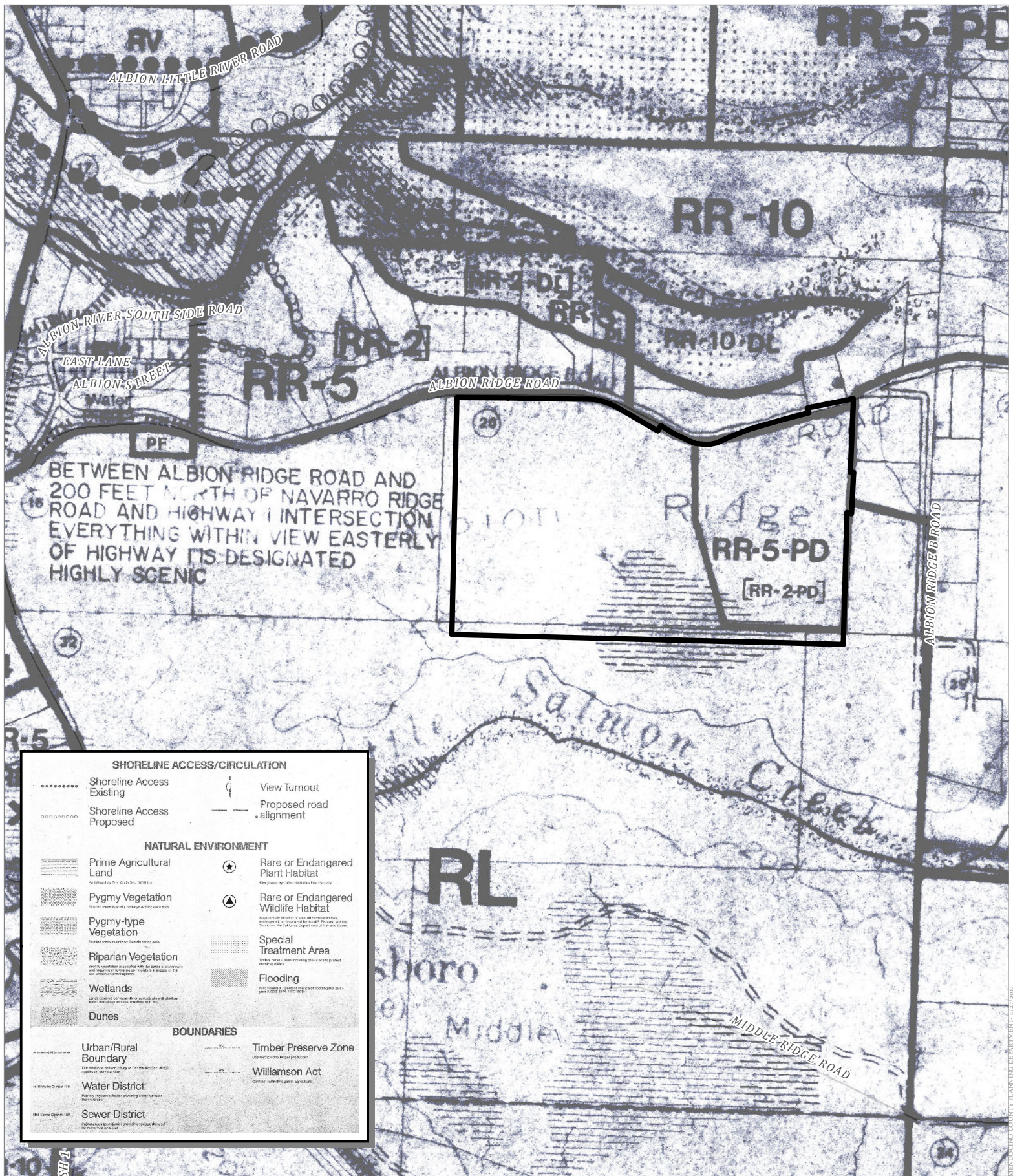


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 APN: **123-200-10**
 APLCT: **Michaela Biaggi**
 AGENT: **Amy Wynn**
 ADDRESS: **33251 Albion Ridge Road, Albion**

 General Plan Classes
 Public Roads



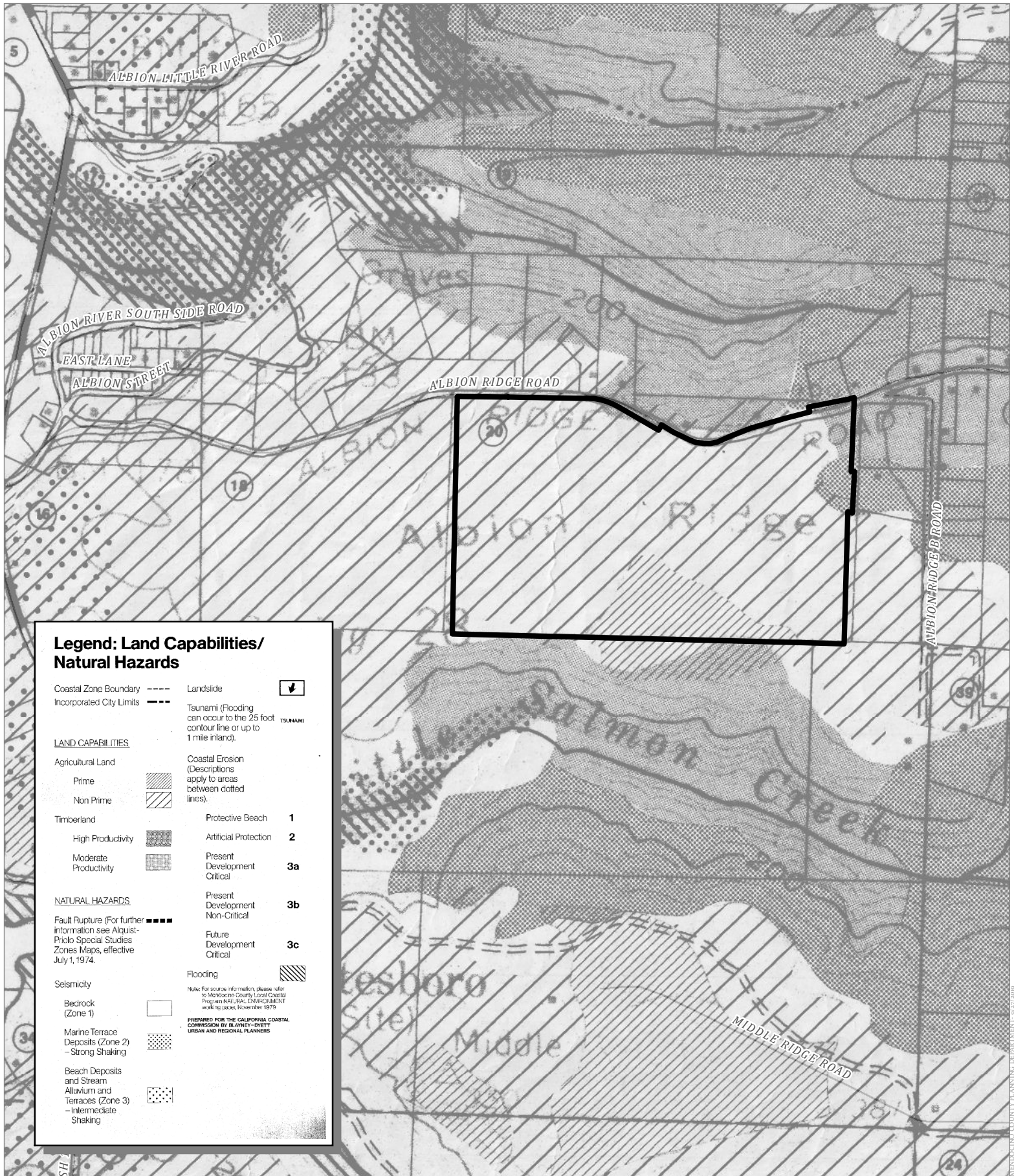
GENERAL PLAN CLASSIFICATIONS



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Public Roads

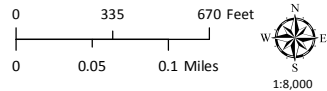
LCP LAND USE MAP 18: ALBION

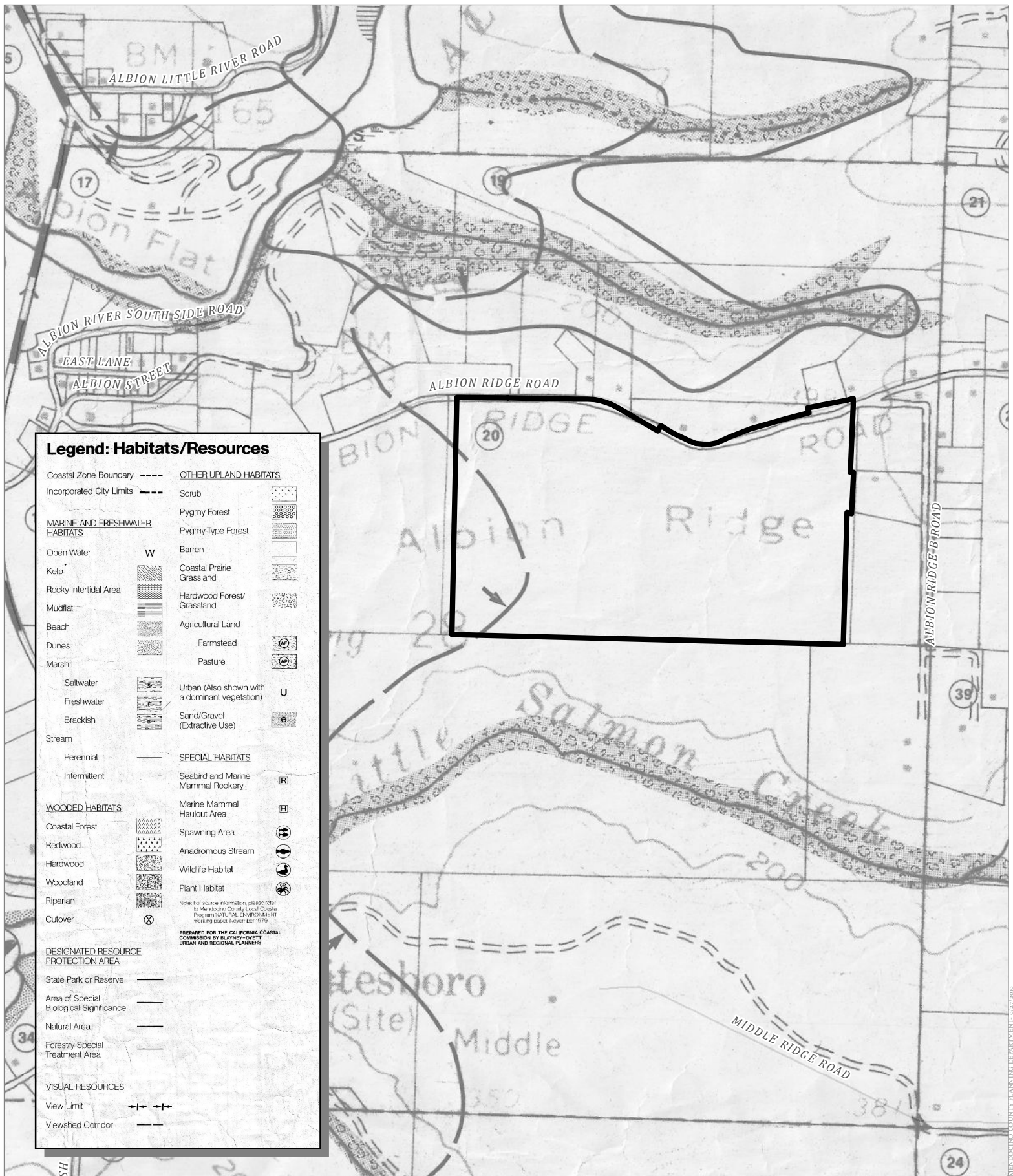


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Public Roads

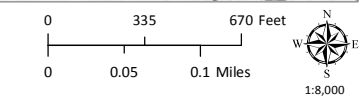
LCP LAND CAPABILITIES & NATURAL HAZARDS



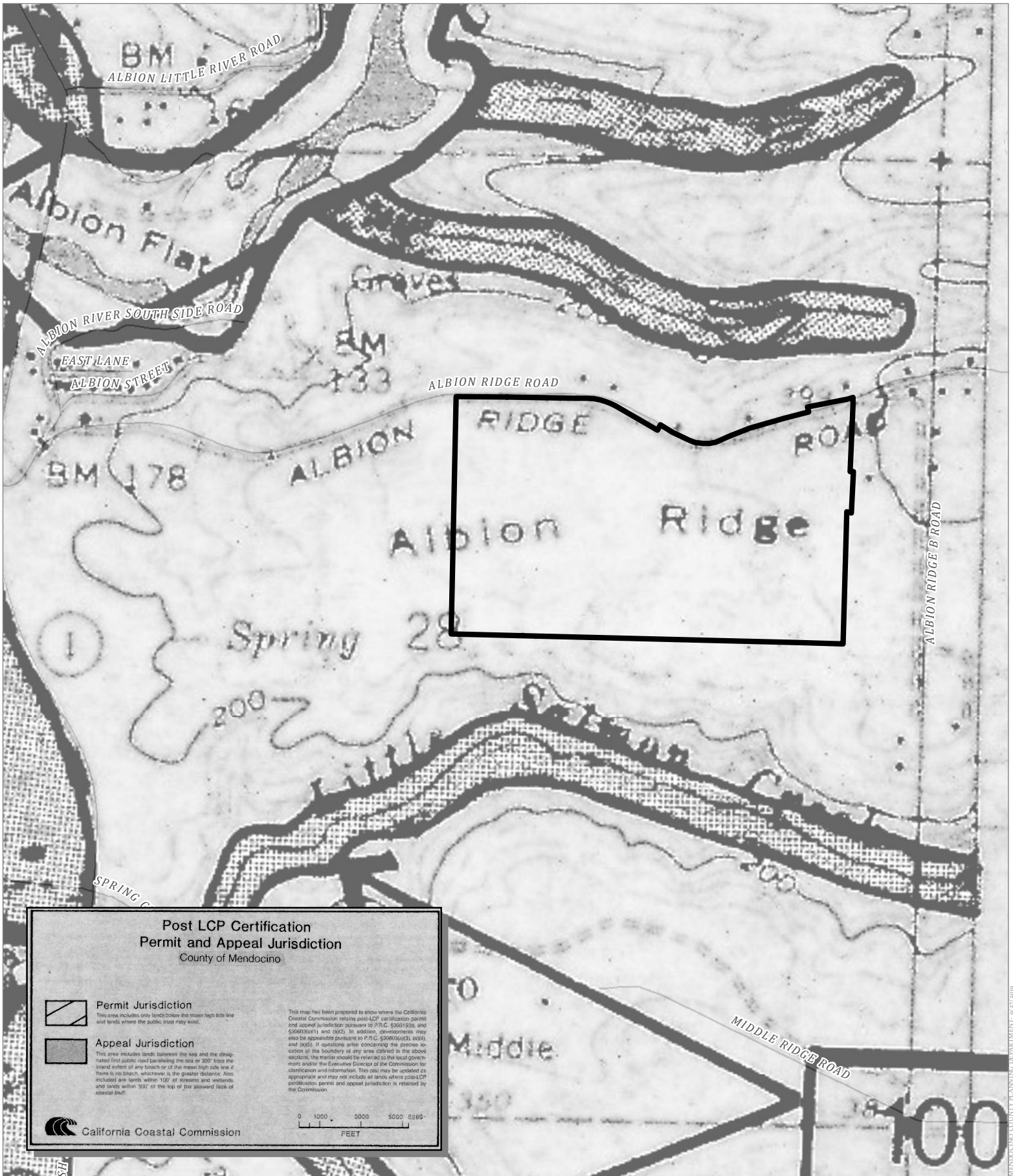


CASE: CDPM 2019-0005
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Public Roads



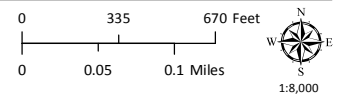
LCP HABITATS & RESOURCES

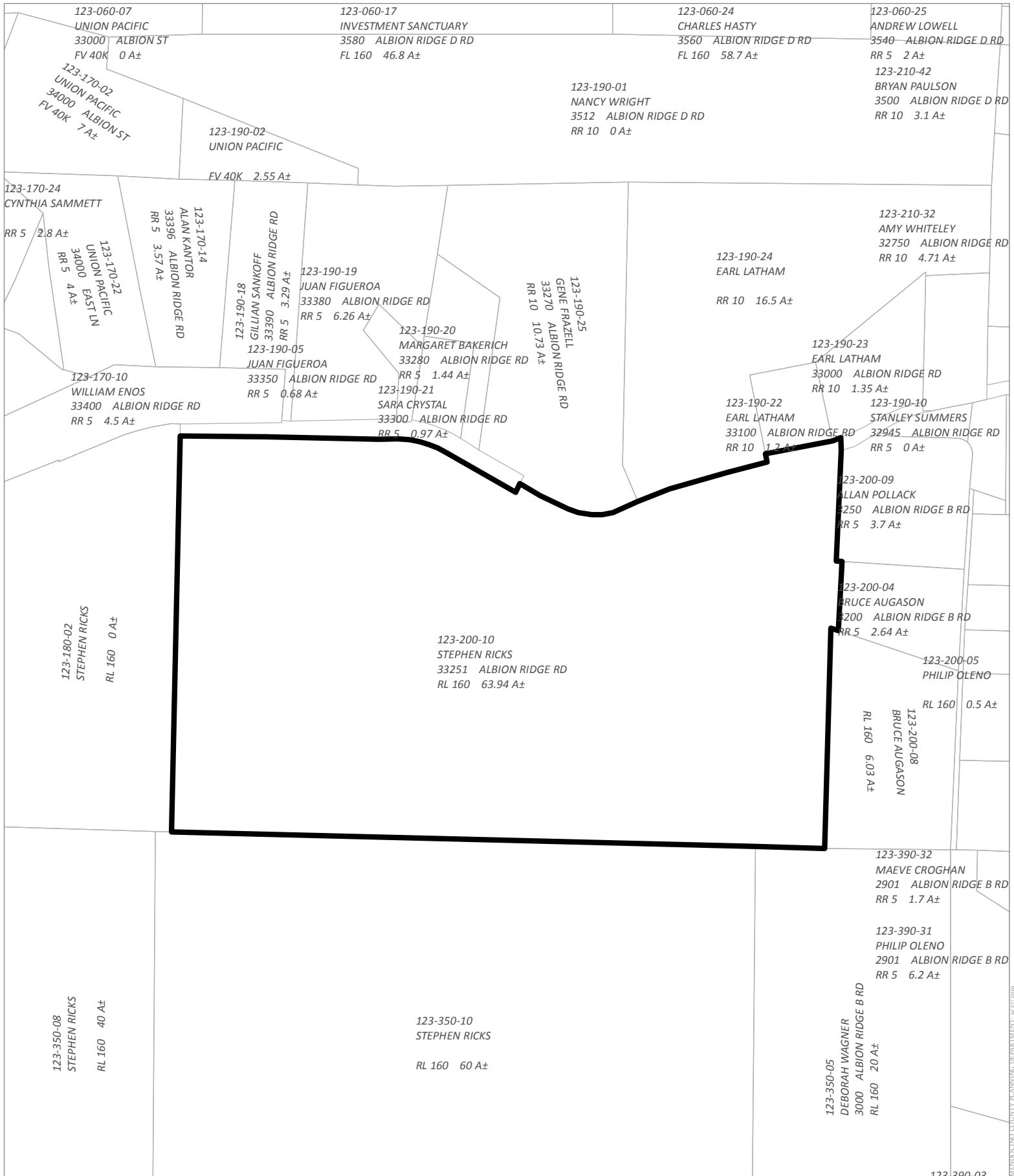


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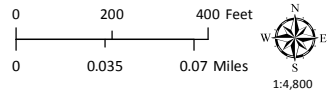
Public Roads

POST LCP CERTIFICATION & APPEAL JURISDICTION

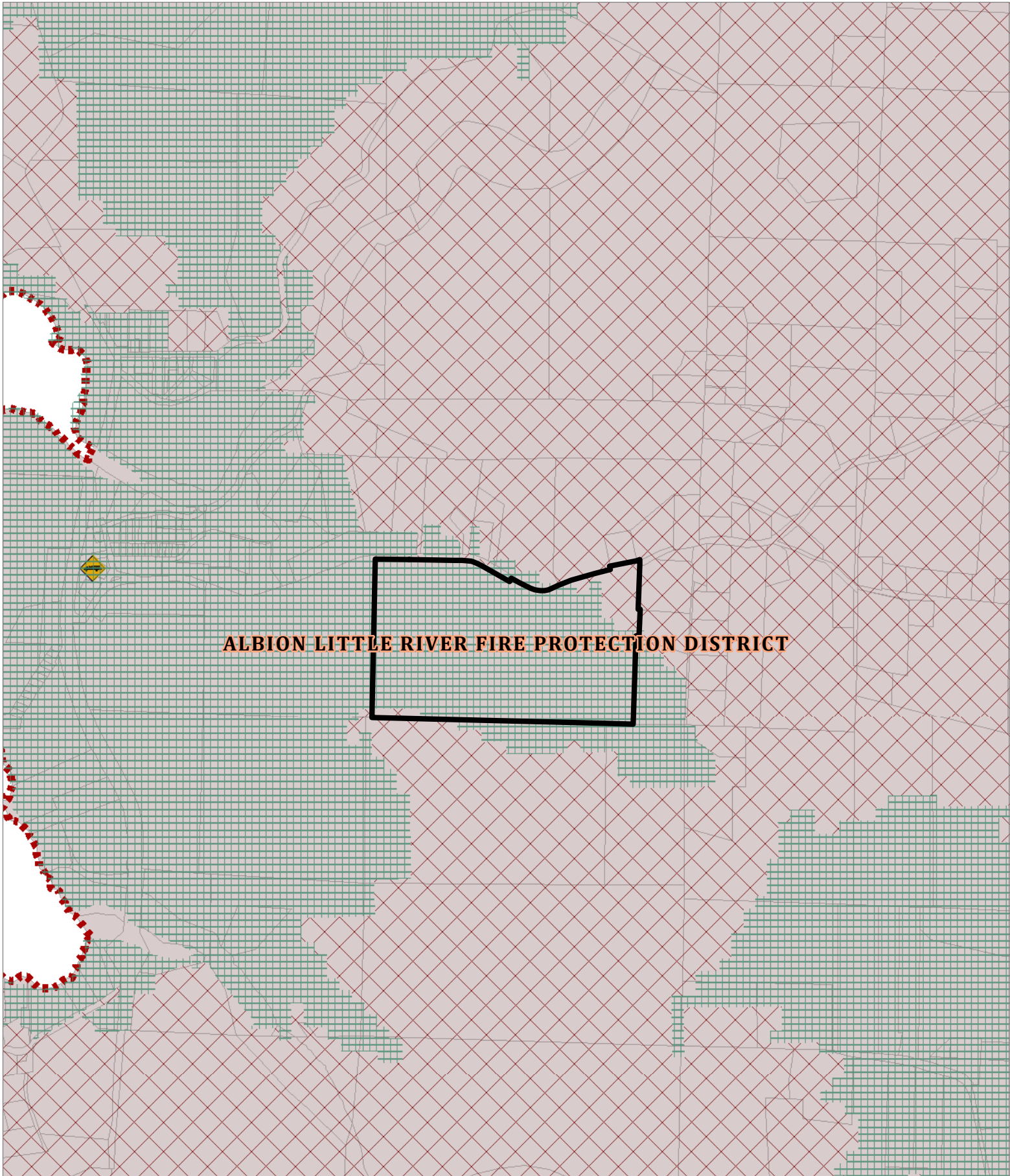


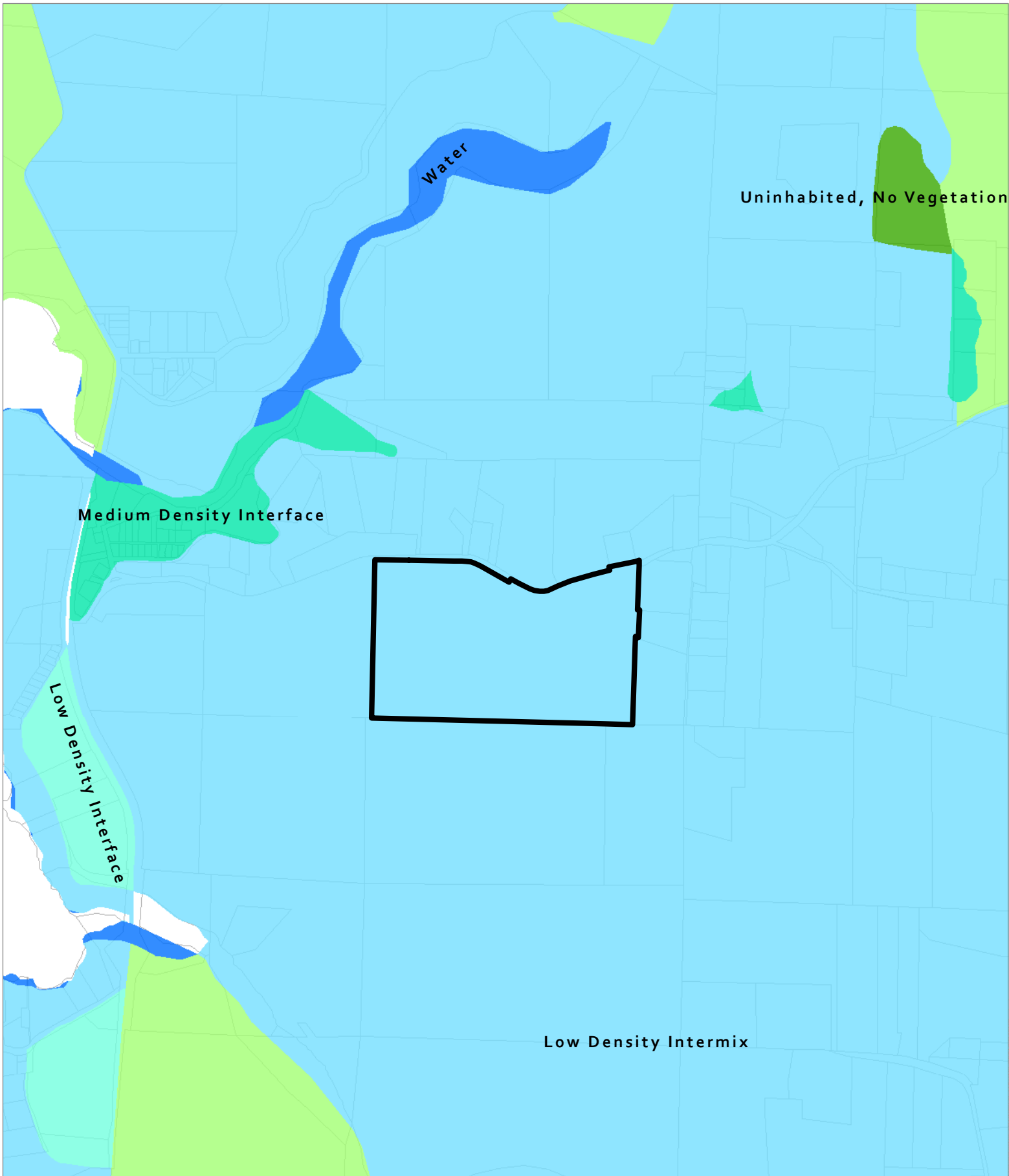


CASE: **CDPM 2019-0005**
 OWNER: **RICKS, Stephen**
 APN: **123-200-10**
 APLCT: **Michaela Biaggi**
 AGENT: **Amy Wynn**
 ADDRESS: **33251 Albion Ridge Road, Albion**



ADJACENT PARCELS

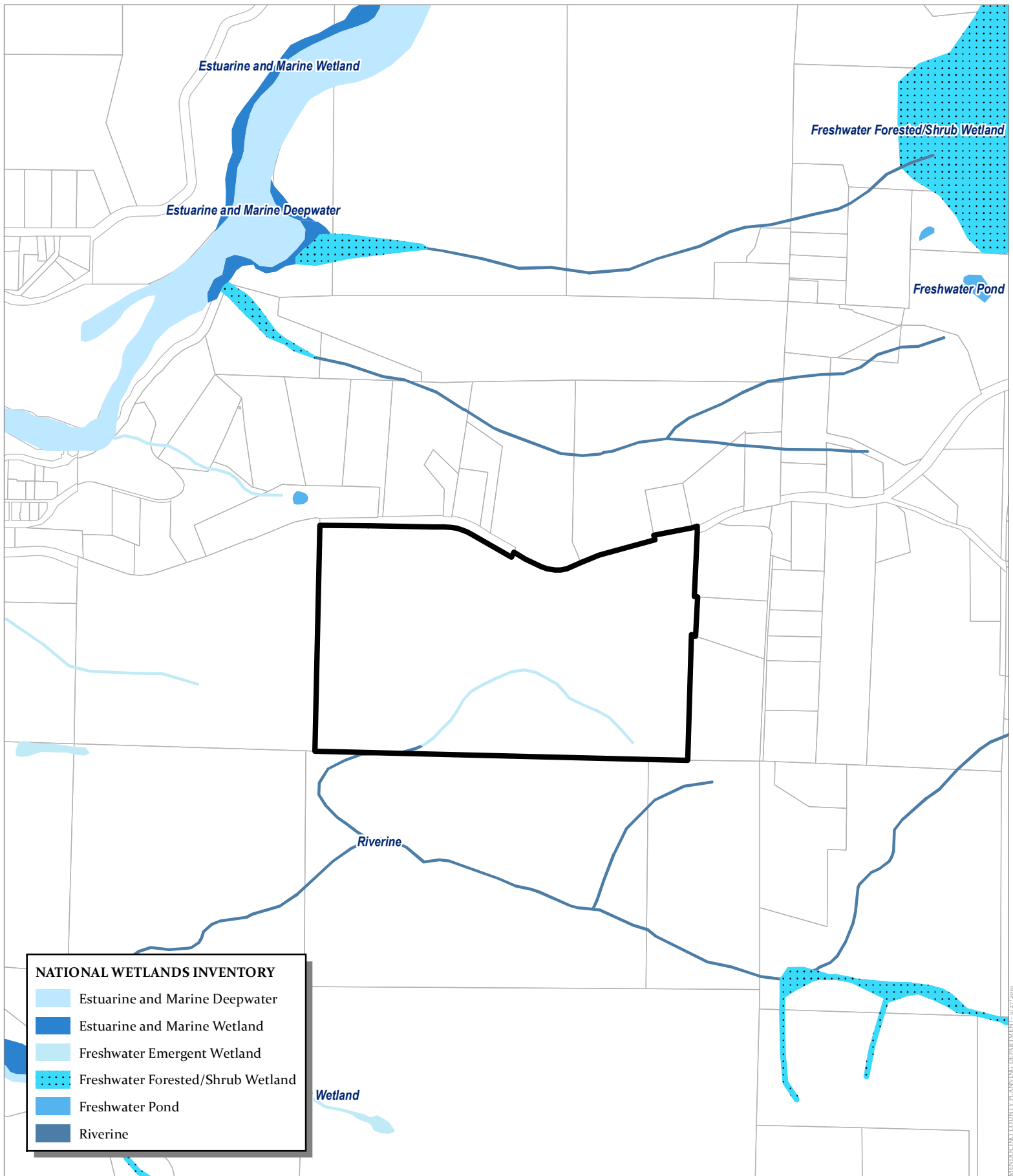




CASE: CDPM 2019-0005
OWNER: RICKS, Stephen
APN: 123-200-10
APLCT: Michaela Biaggi
AGENT: Amy Wynn
ADDRESS: 33251 Albion Ridge Road, Albion

Water

WILDLAND-URBAN INTERFACE ZONES



CASE: **CDPM 2019-0005**

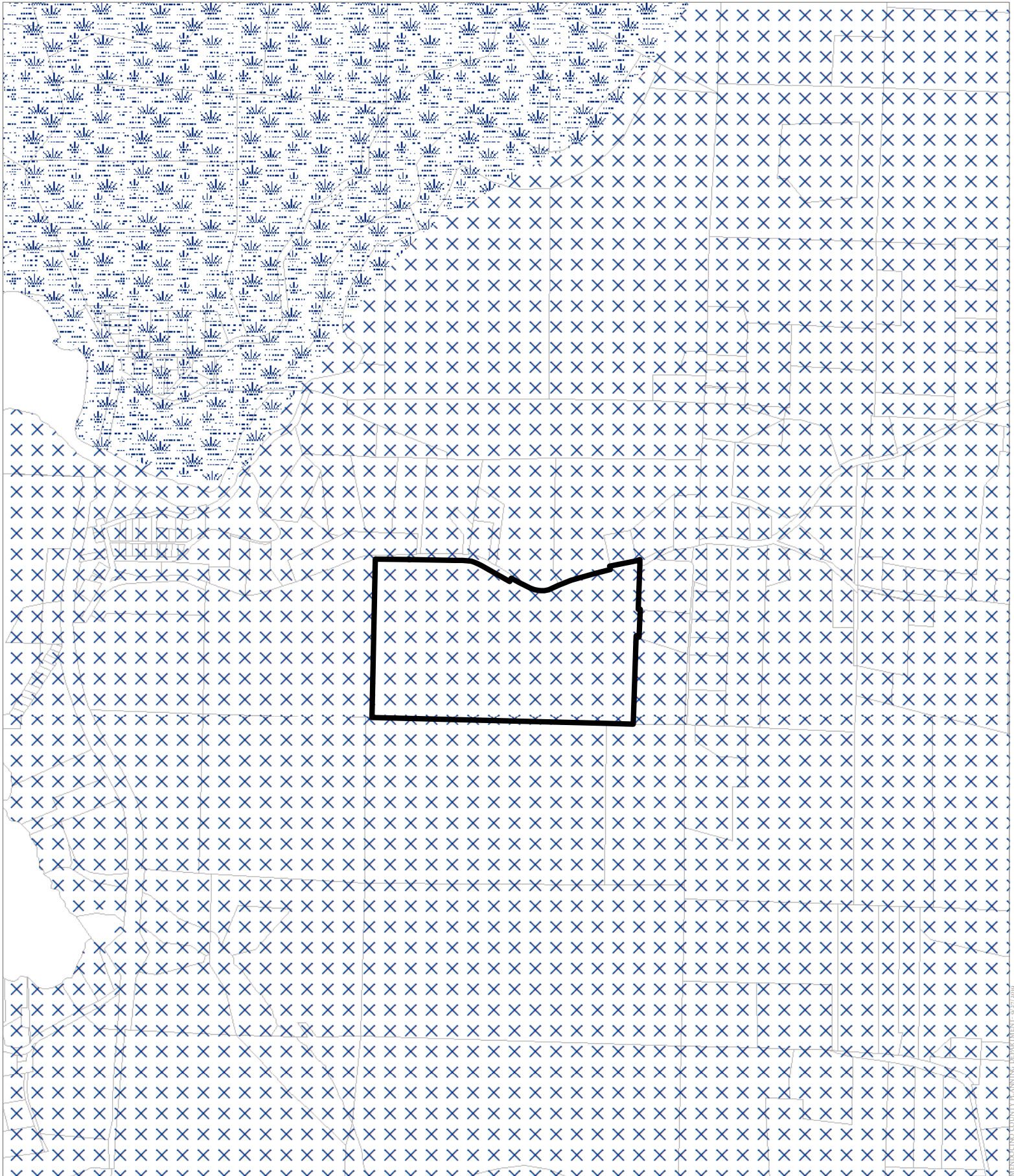
OWNER: **RICKS, Stephen**

APN: **123-200-10**

APLCT: **Michaela Biaggi**

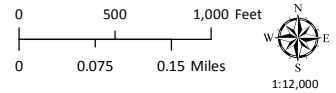
AGENT: **Amy Wynn**

ADDRESS: **33251 Albion Ridge Road, Albion**

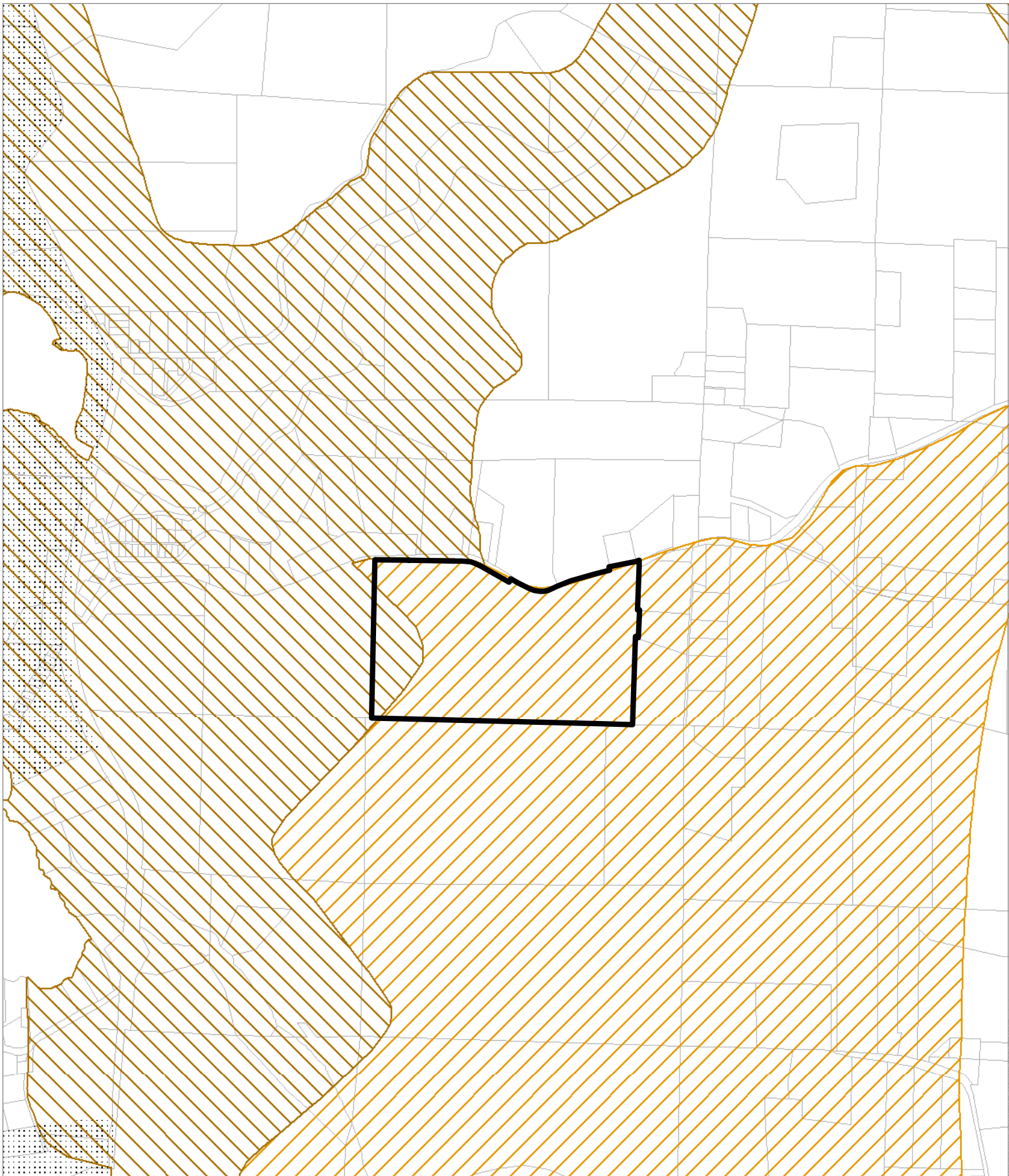


CASE: **CDPM 2019-0005**
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-  Critical Water Areas
-  Marginal Water Resources

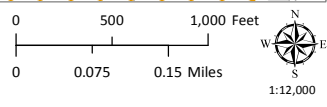


GROUND WATER RESOURCES

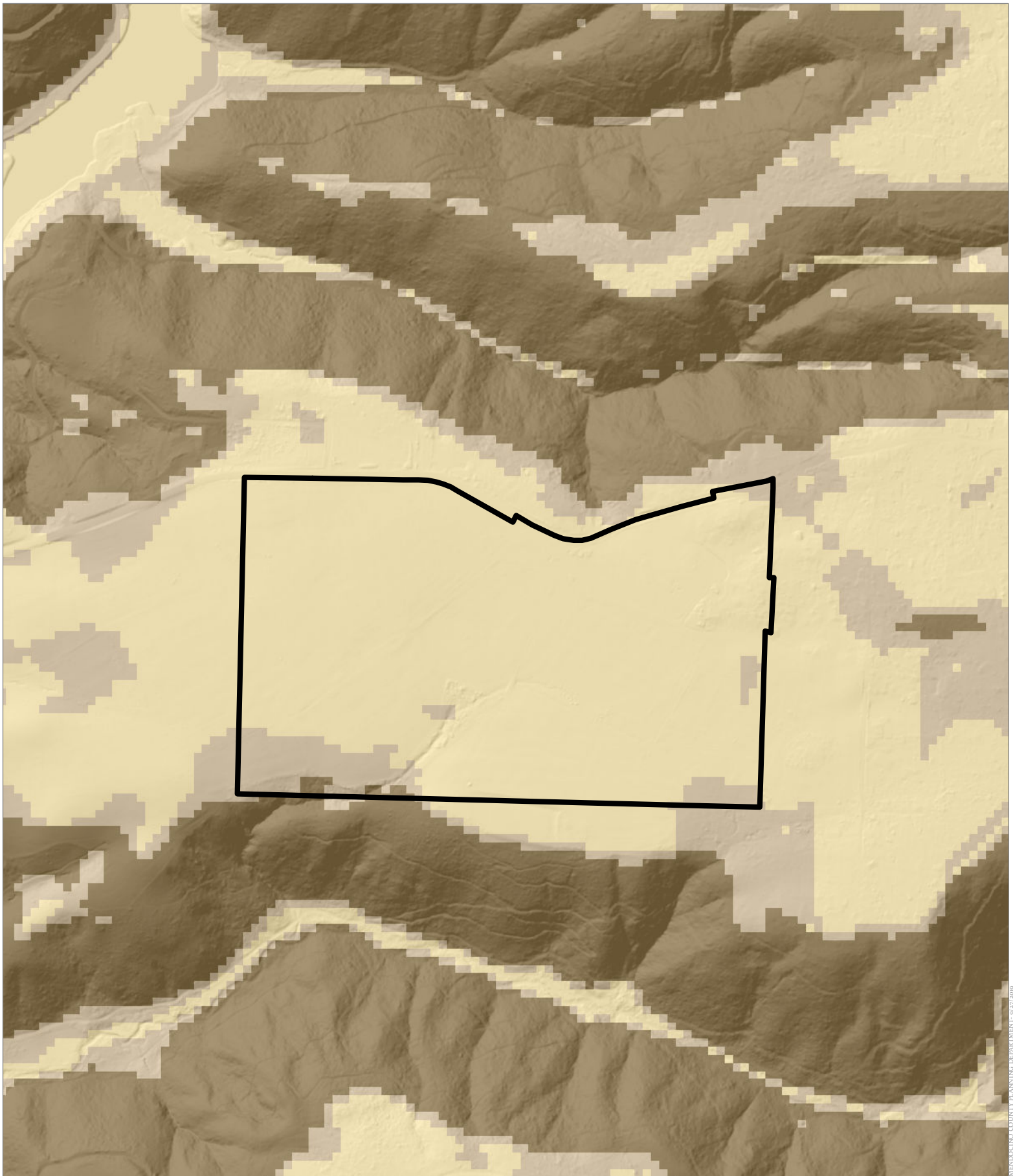


CASE: **CDPM 2019-0005**
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-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

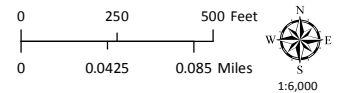
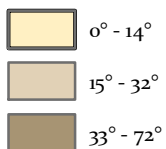


HIGHLY SCENIC & TREE REMOVAL AREAS

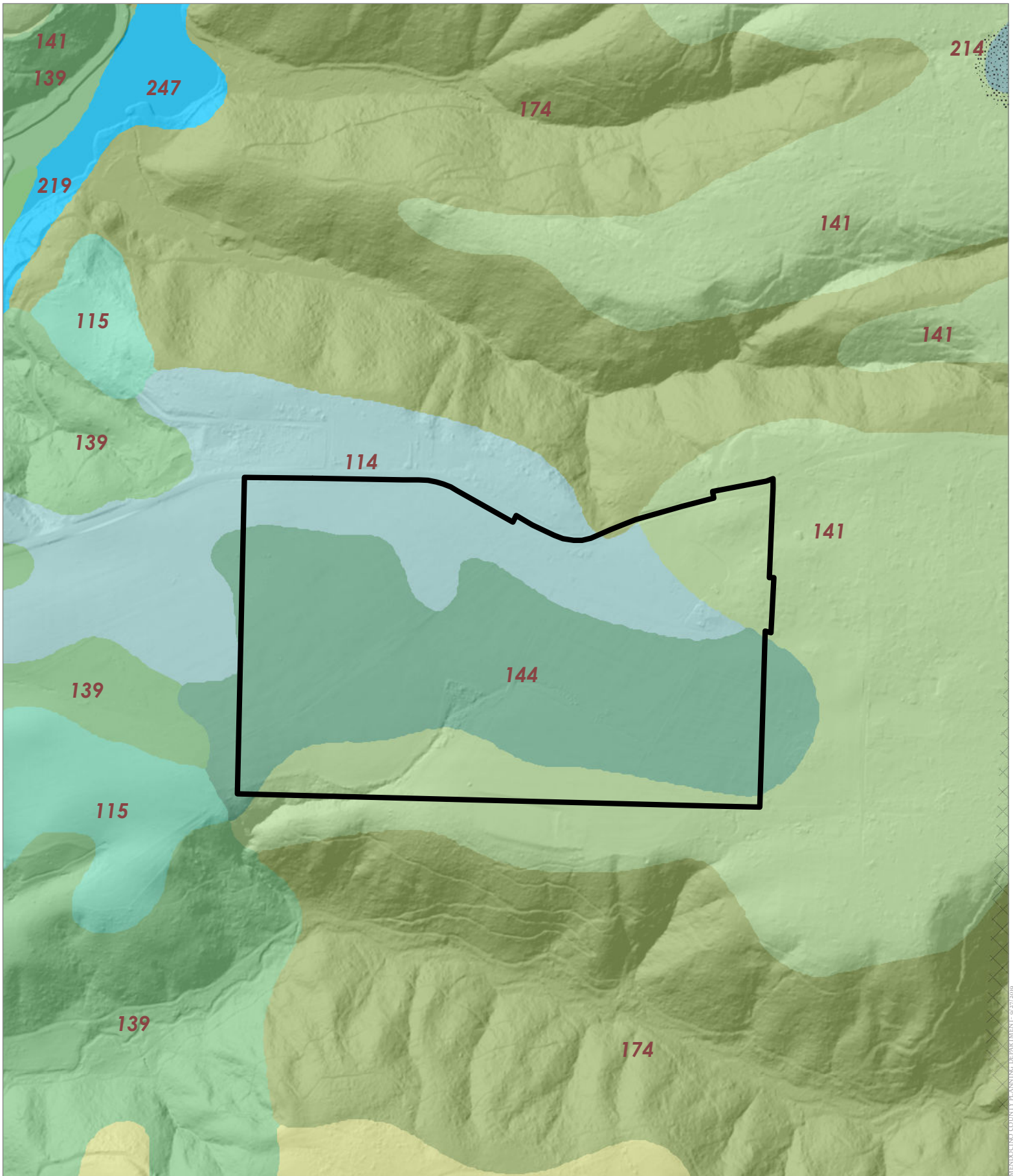


RENO COUNTY PLANNING DEPARTMENT - 9/27/2019

CASE: **CDPM 2019-0005**
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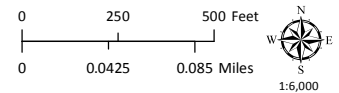


ESTIMATED SLOPE

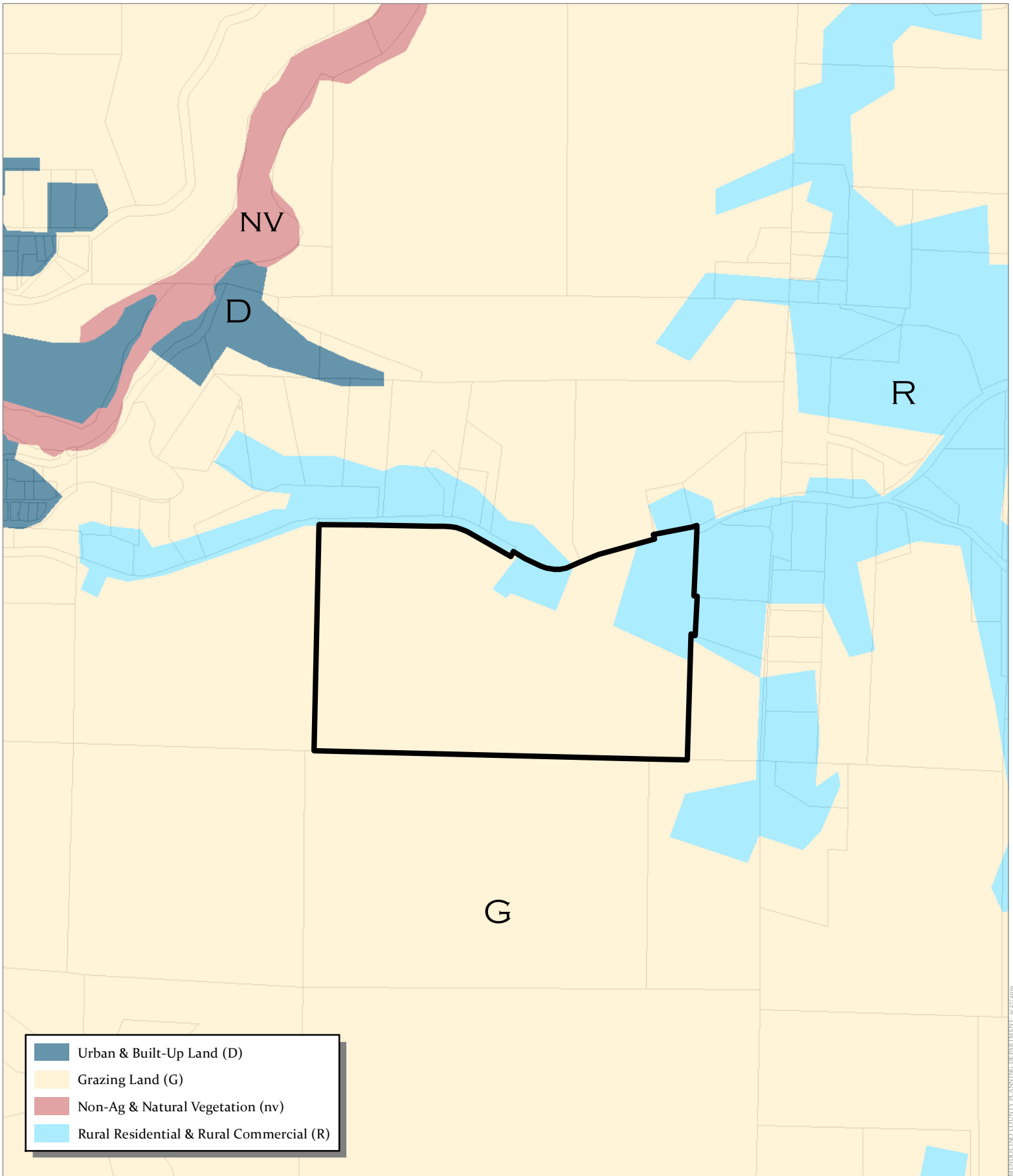


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 **Shinglemill-Gibney Complex**
 **Bishop Pine**



WESTERN SOIL CLASSIFICATIONS



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0 350 700 Feet
0 0.05 0.1 Miles
N
W
S
E
1:8,400
FARMLAND CLASSIFICATIONS