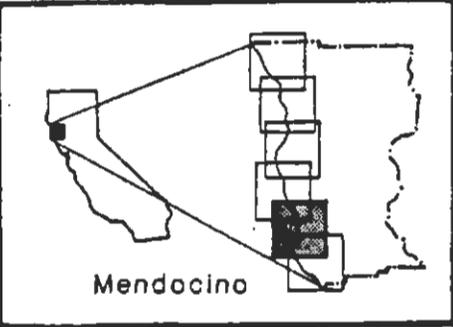


A B C D E F G H I J K L M N O

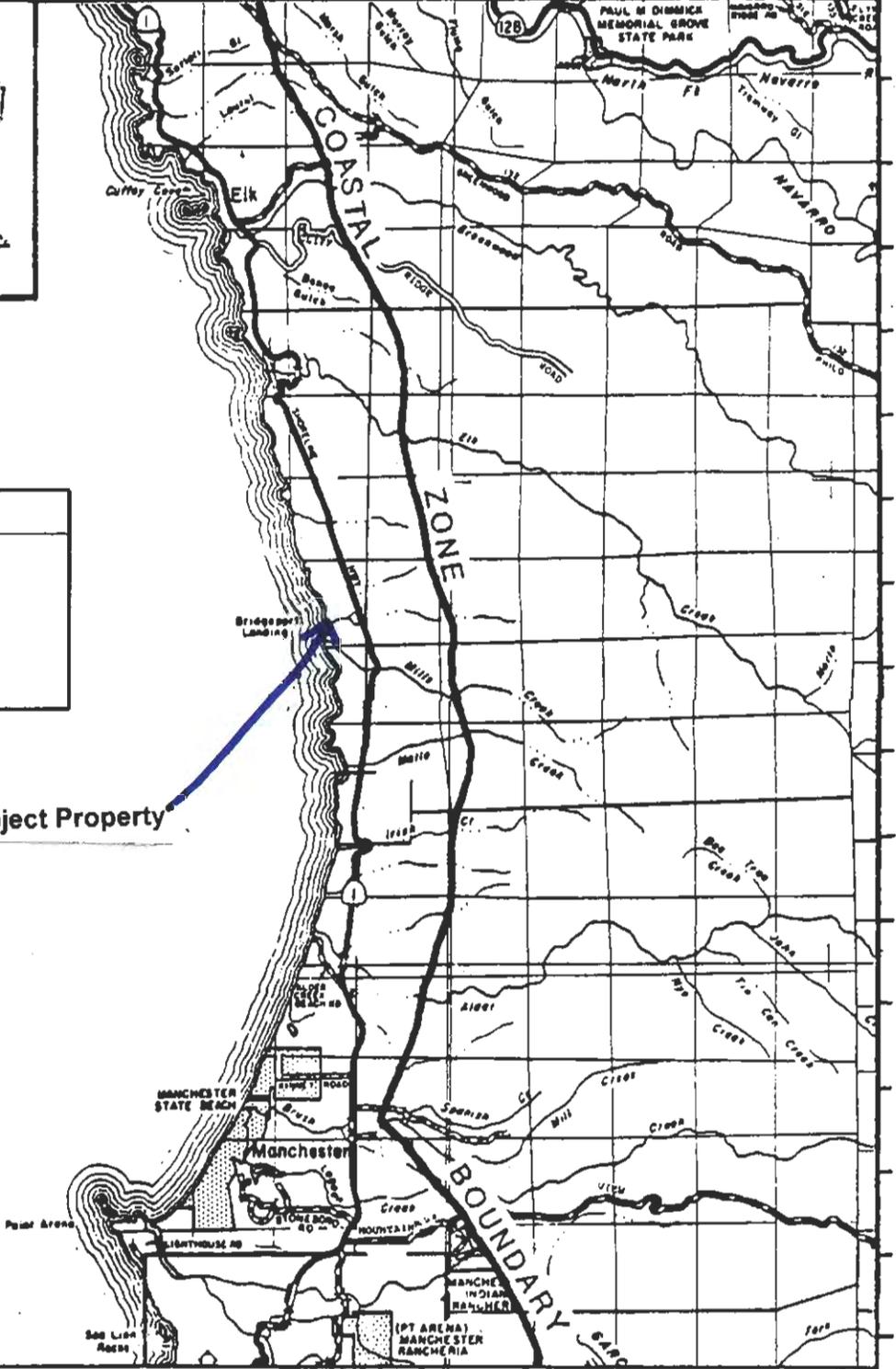
1
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18



Mendocino

EXHIBIT NO. 1
APPEAL NO.
A-1-MEN-09-052
BLUE PORT, LLC
REGIONAL LOCATION

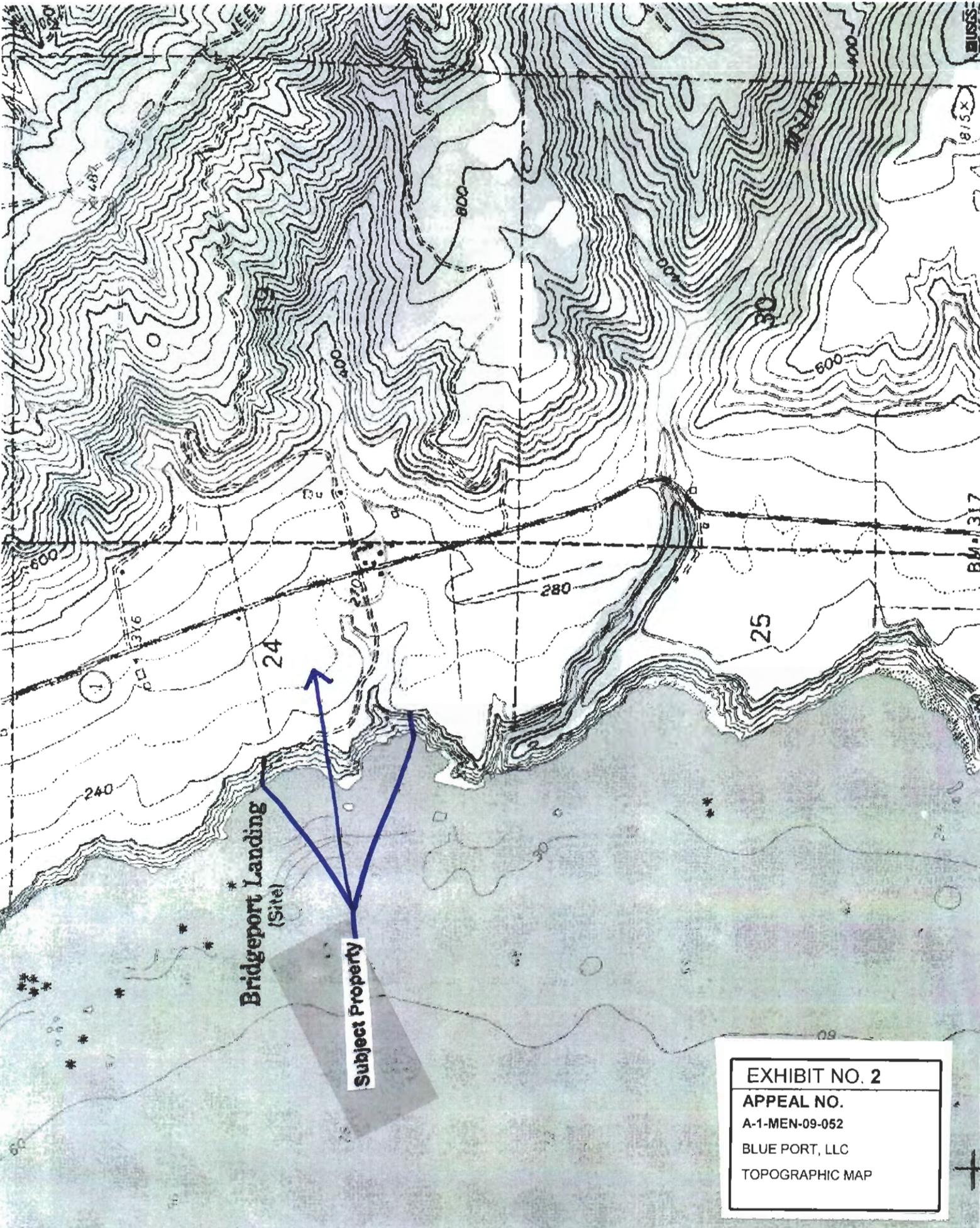
Subject Property



LOCATION MAP



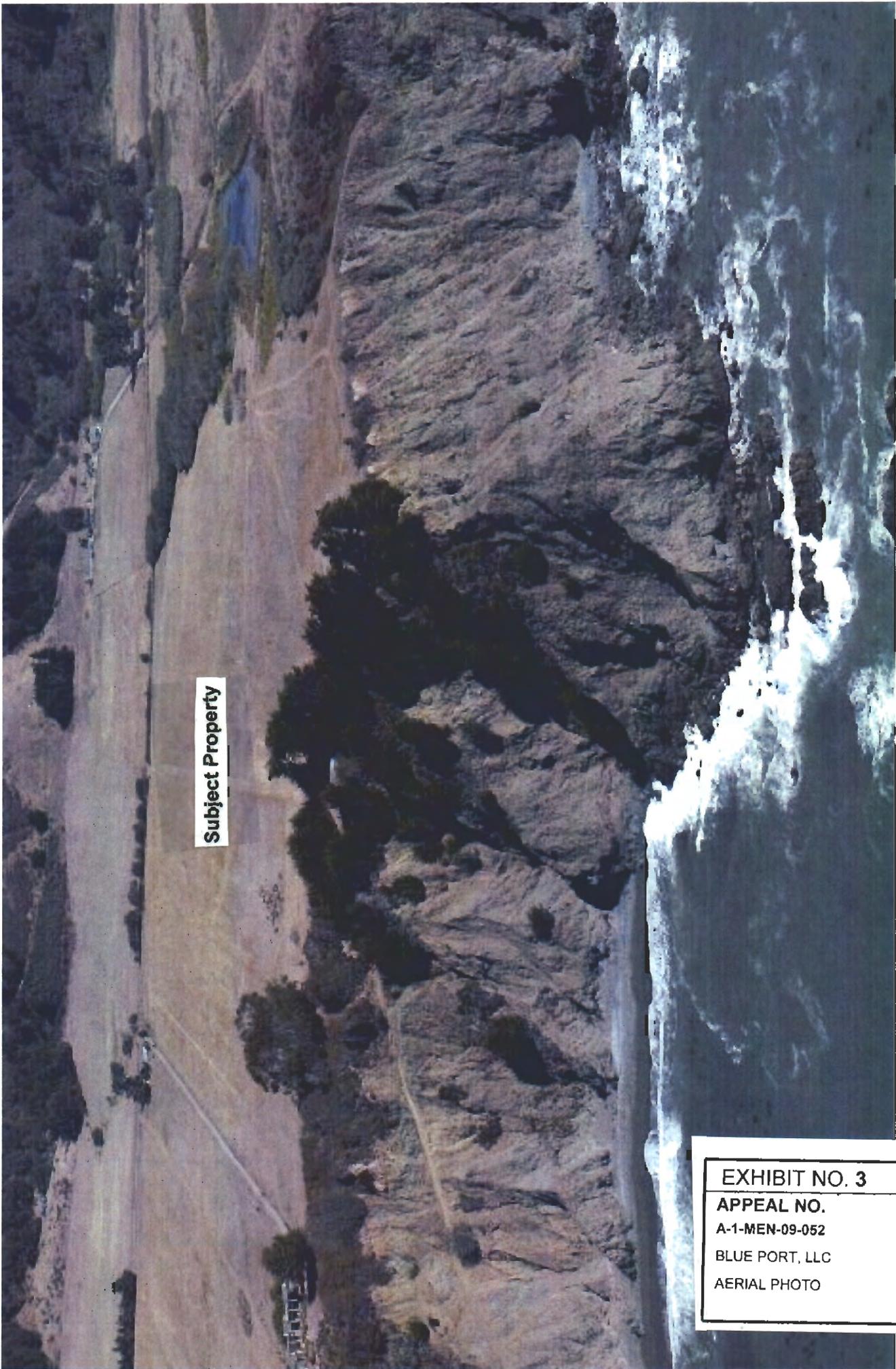
County of Mendocino



Bridgeport Landing
(Site)

Subject Property

EXHIBIT NO. 2
APPEAL NO.
A-1-MEN-09-052
BLUE PORT, LLC
TOPOGRAPHIC MAP



Subject Property

EXHIBIT NO. 3
APPEAL NO.
A-1-MEN-09-052
BLUE PORT, LLC
AERIAL PHOTO

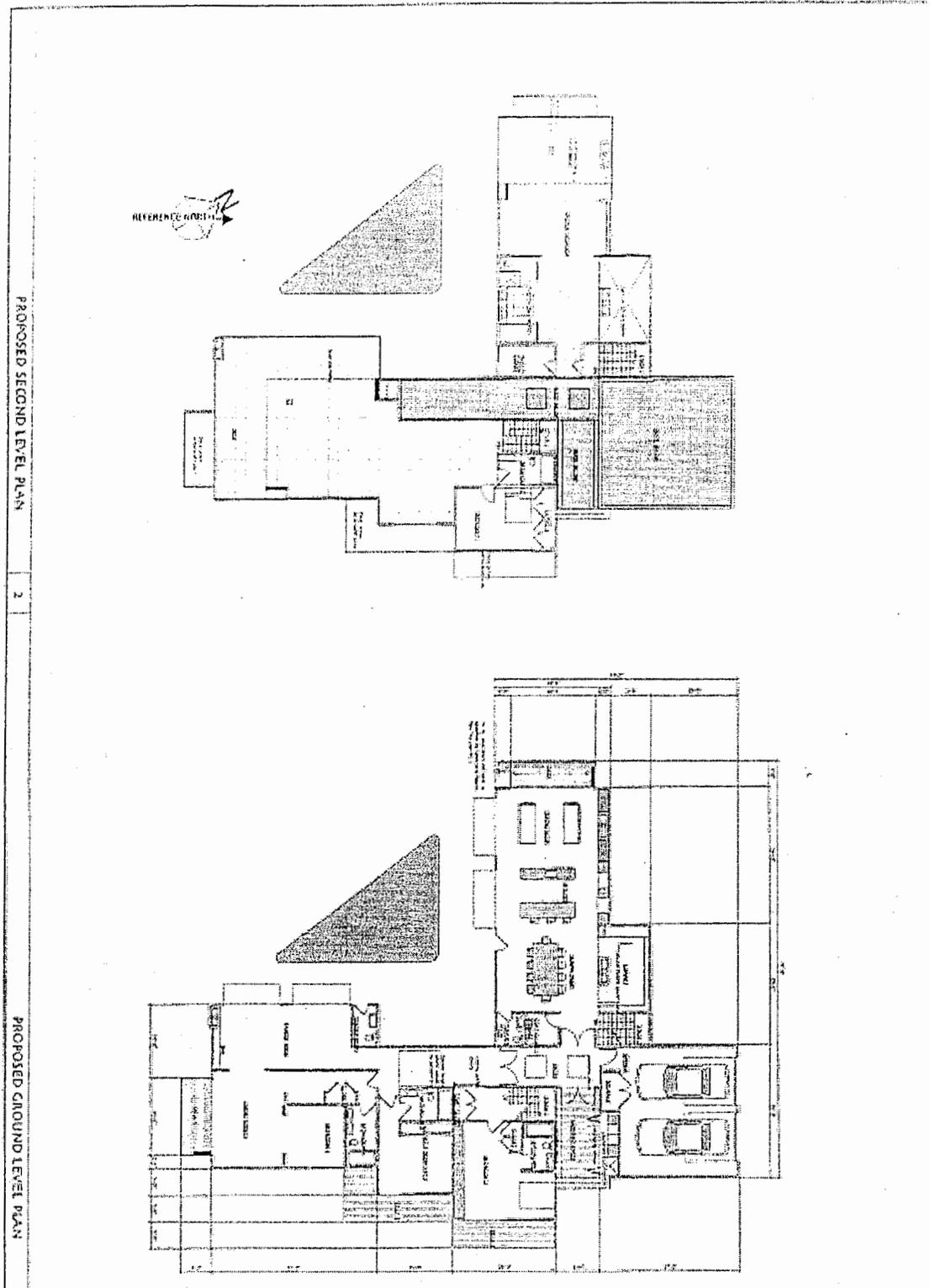
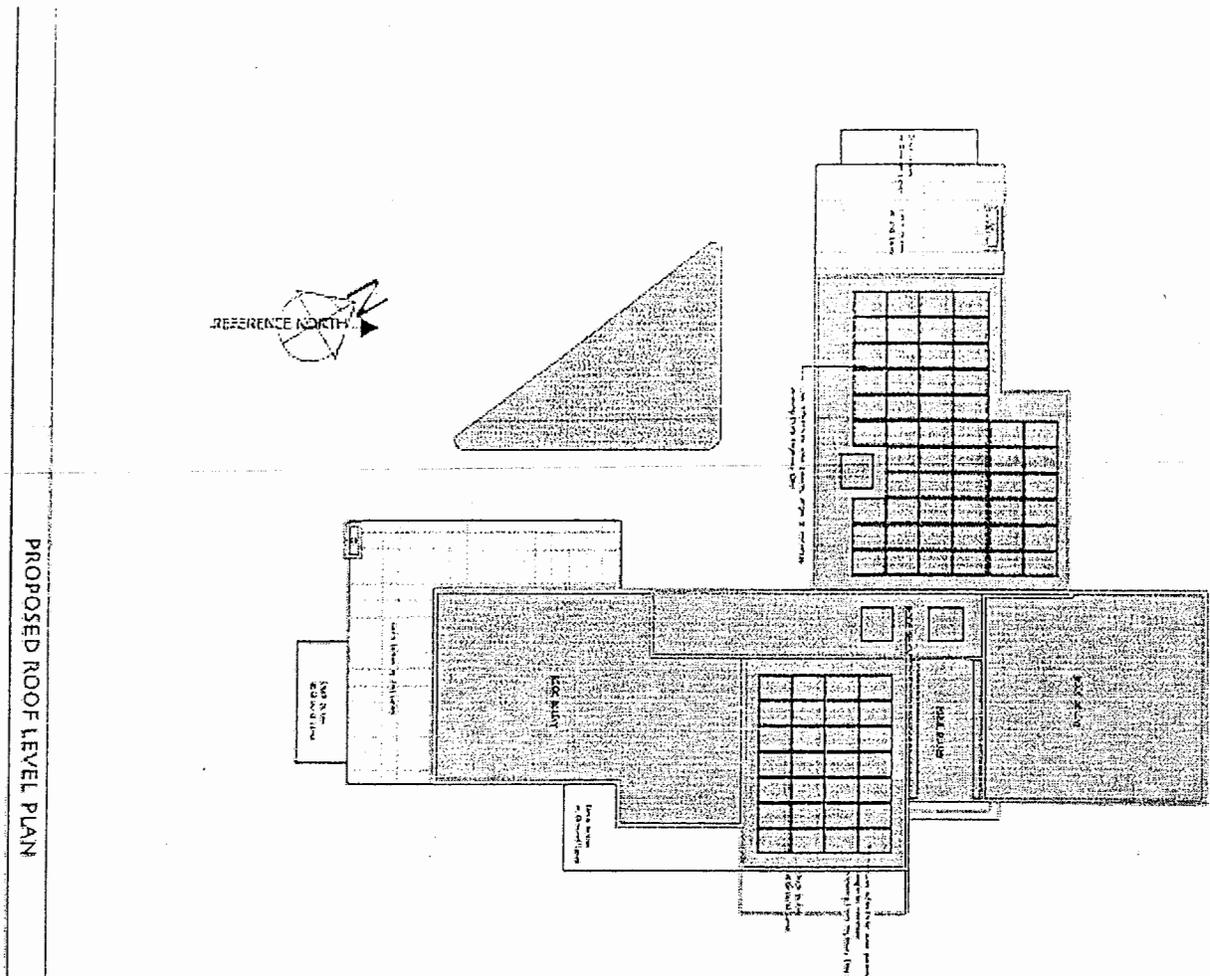


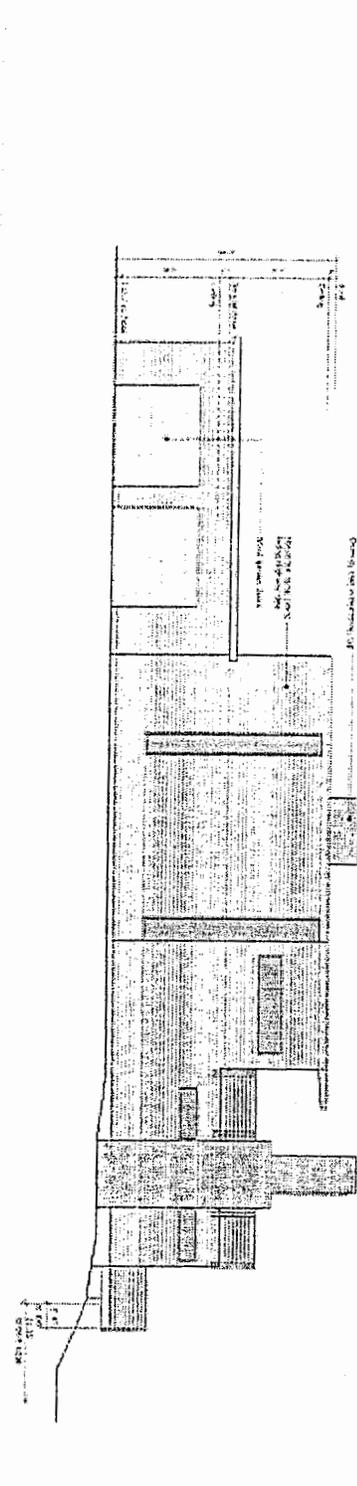
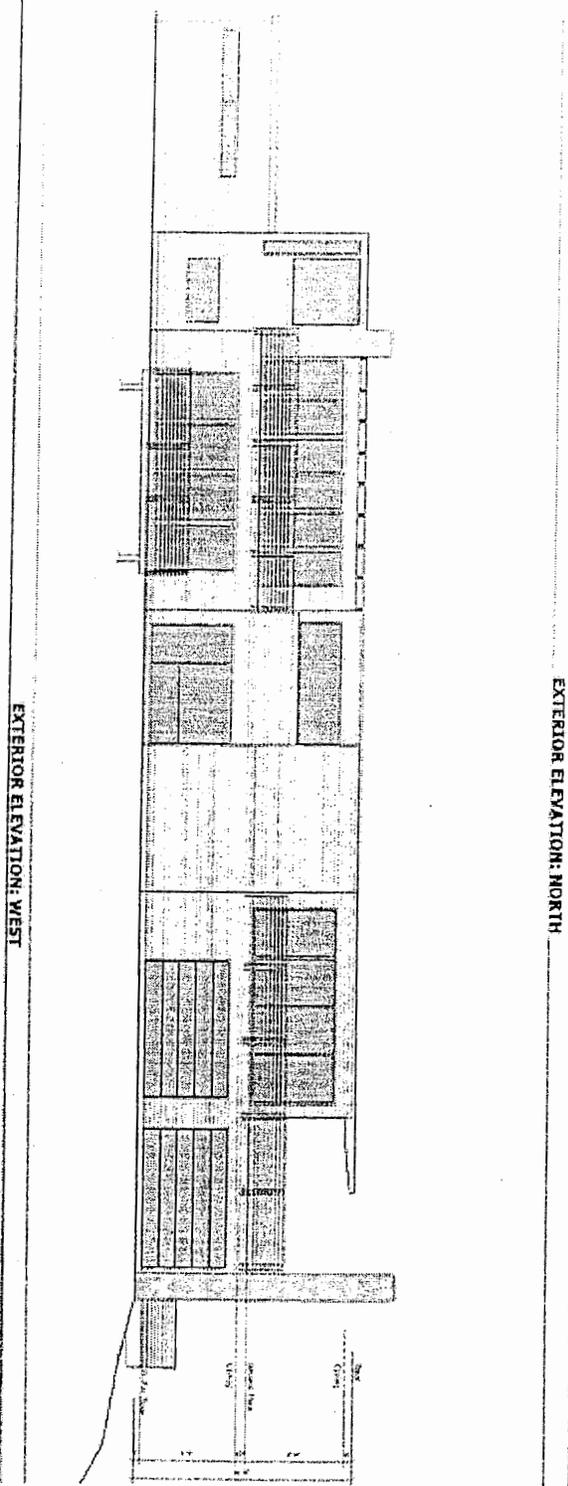
Exhibit H

Proposed Residence Floor plan



PROPOSED ROOF LEVEL PLAN

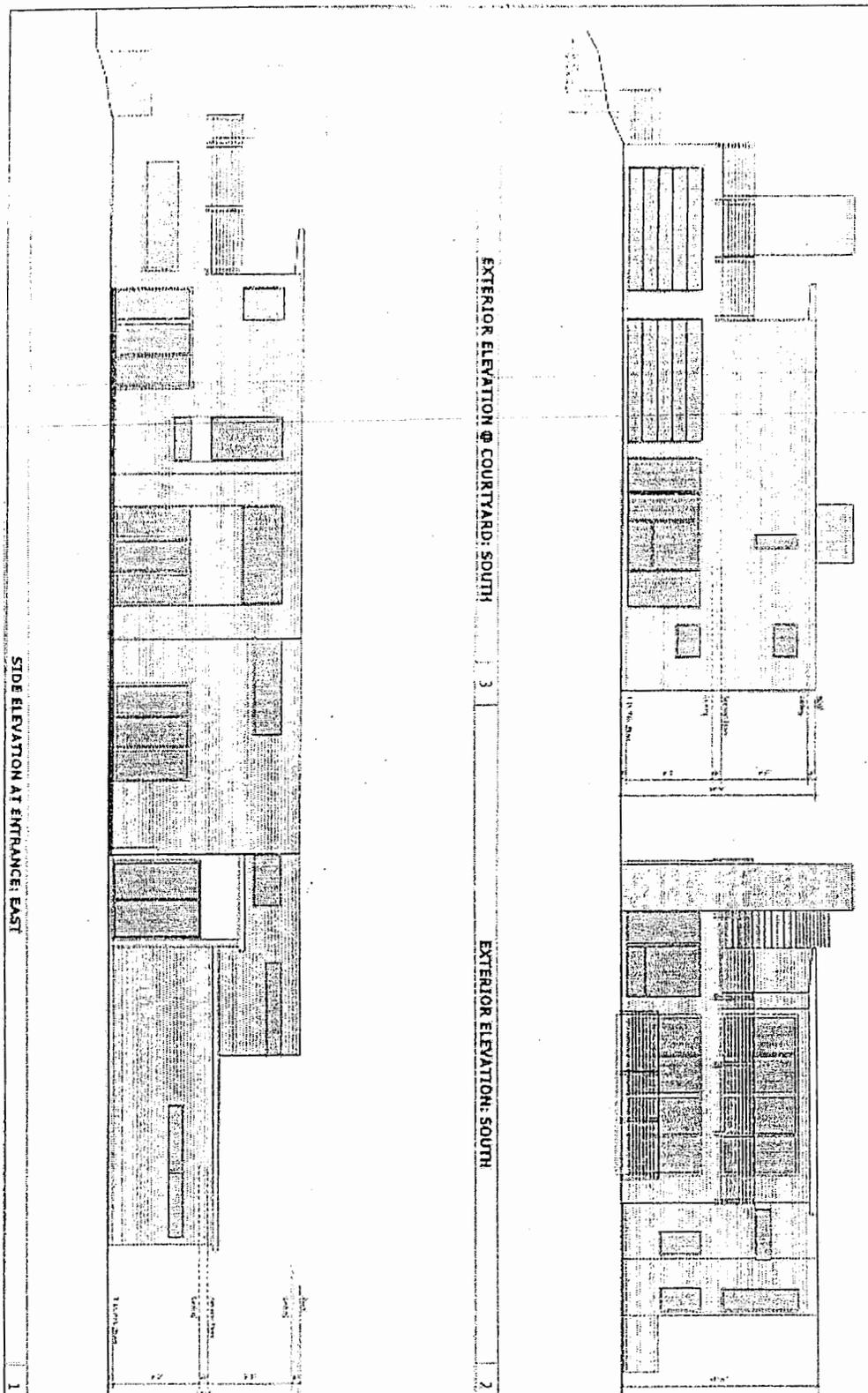




Not to scale

Exhibit J

Proposed Residence Elevations



Not to scale

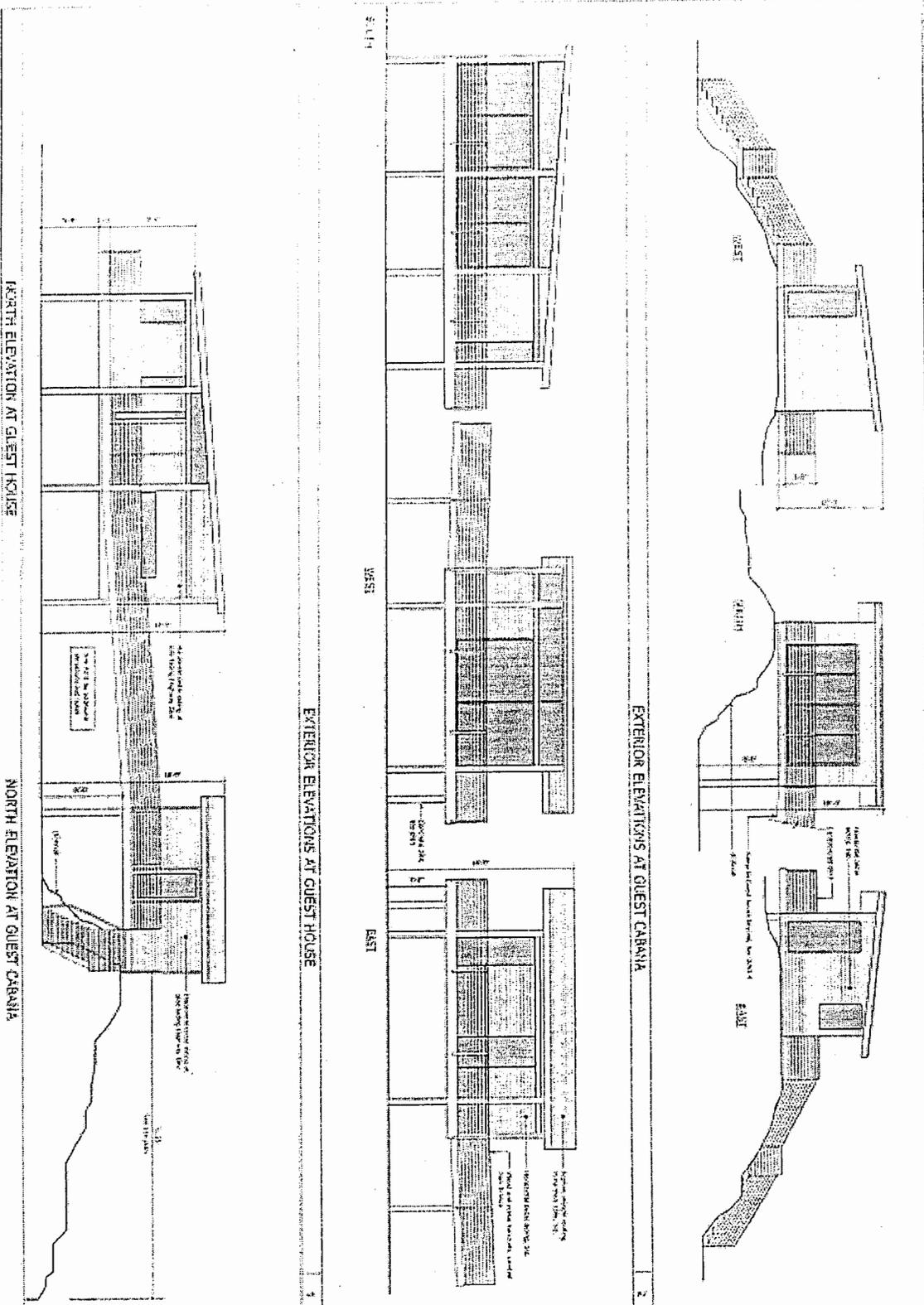
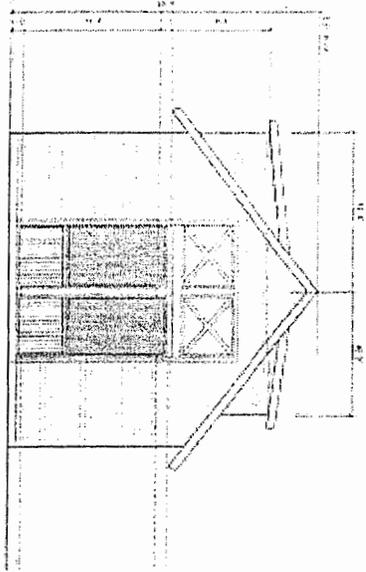


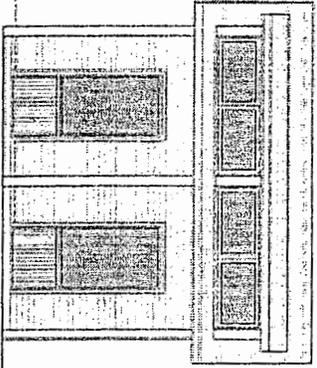
Exhibit L

Proposed Guest Cottage Elevations

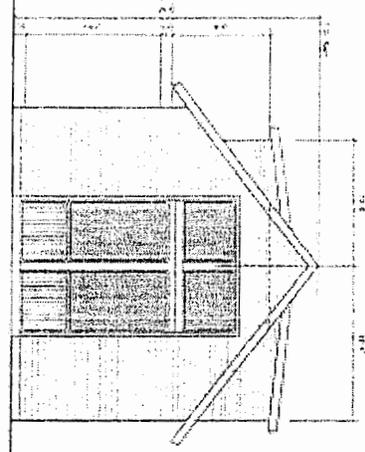
EXISTING SHED: PROPOSED SOUTH ELEVATION



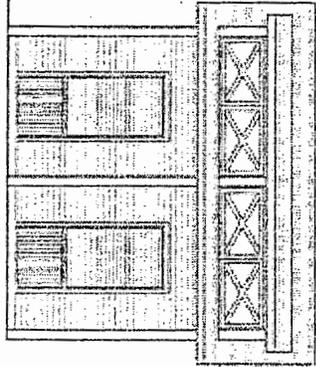
EXISTING SHED: PROPOSED WEST ELEVATION



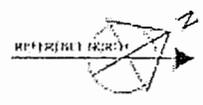
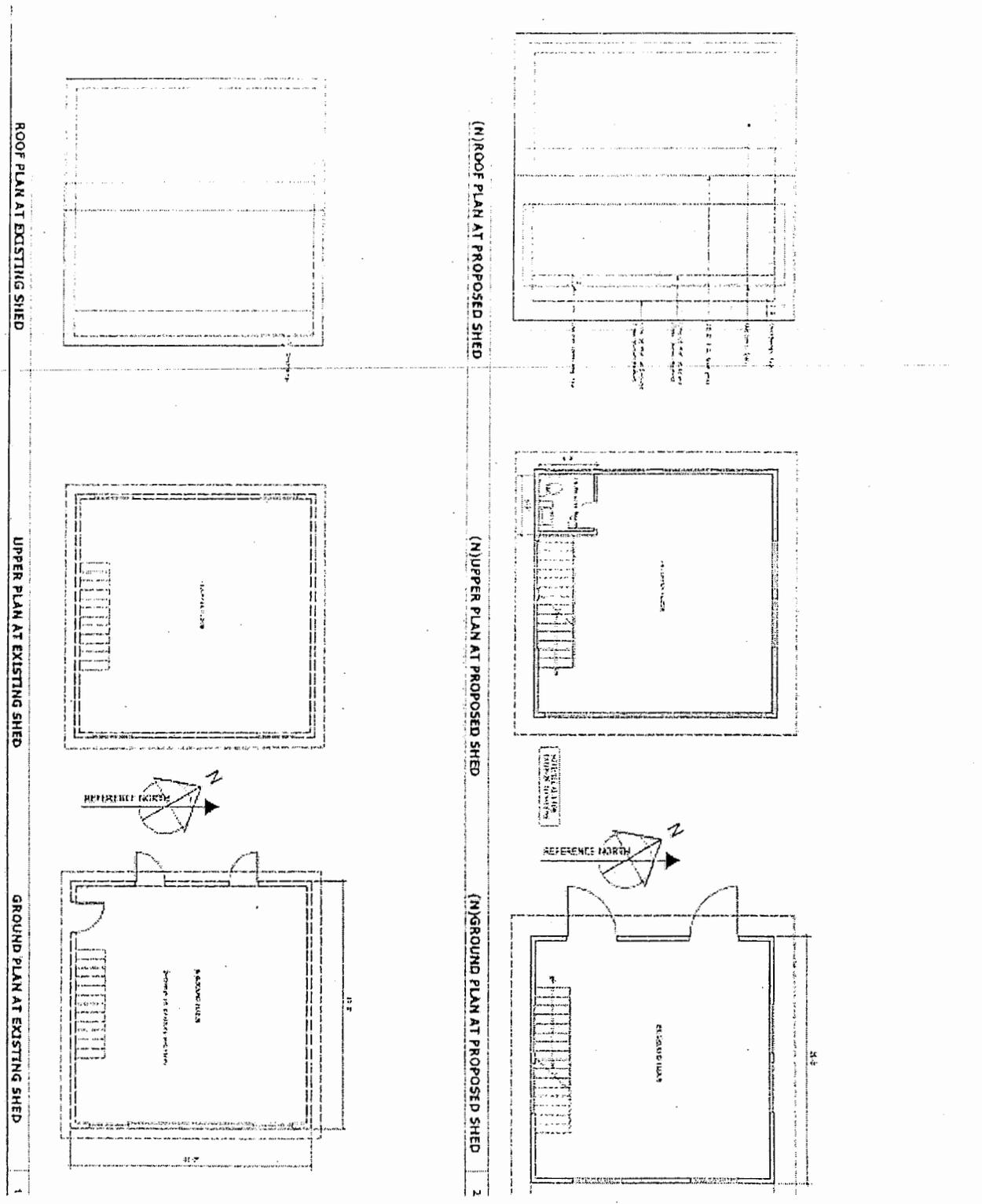
EXISTING SHED: PROPOSED NORTH ELEVATIONS



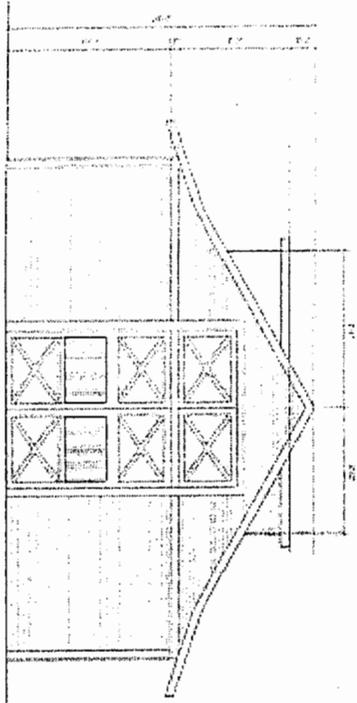
EXISTING SHED: PROPOSED EAST ELEVATIONS



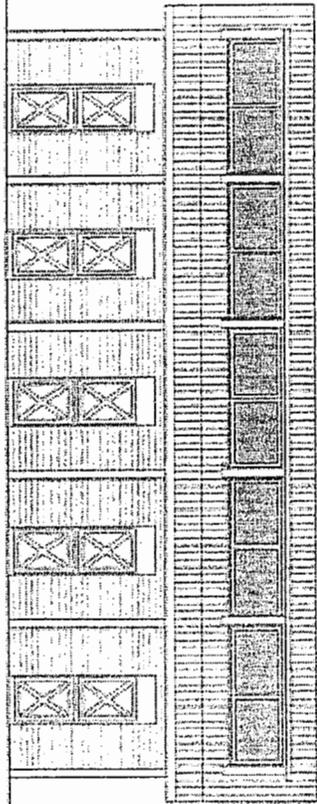
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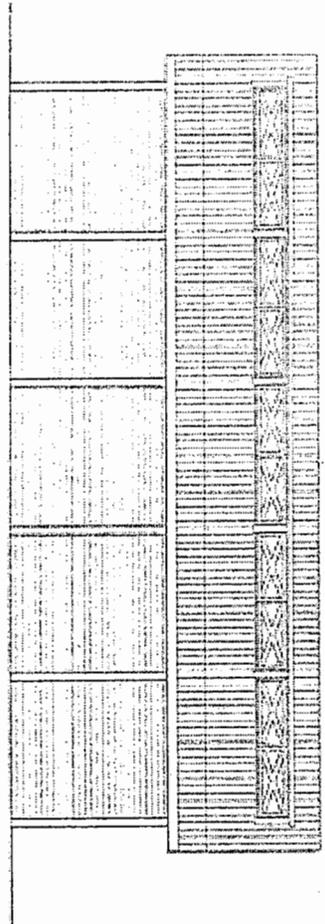
WEST ELEVATION AT PROPOSED 2400 SF BARN (EAST ELEV. SAME, OPP HD)



NORTH ELEVATION AT PROPOSED 2400 SF BARN

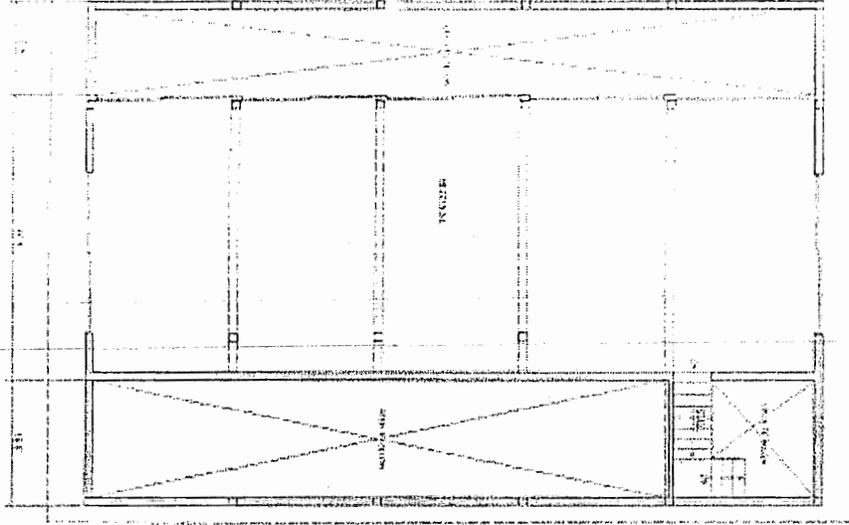


SOUTH ELEVATION AT PROPOSED 2400 SF BARN

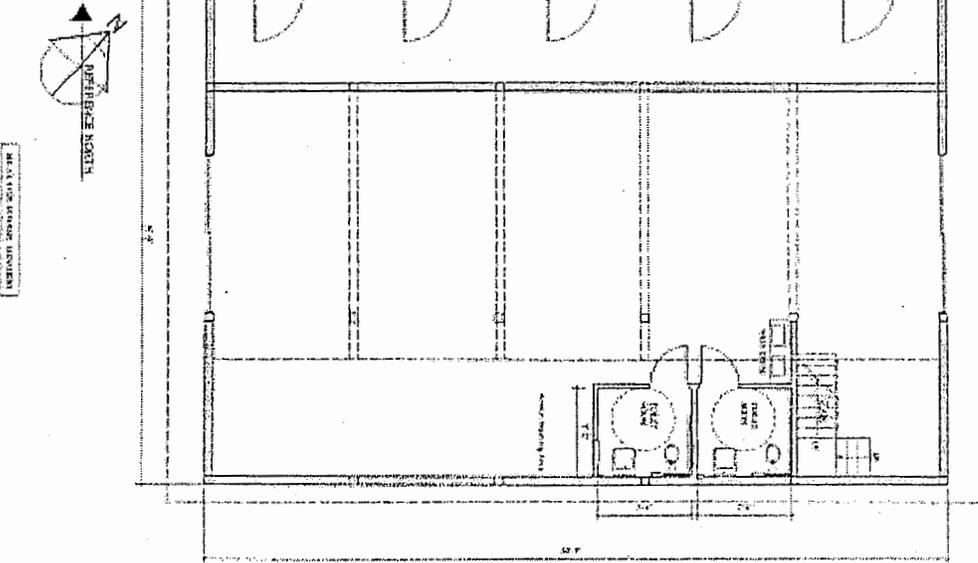


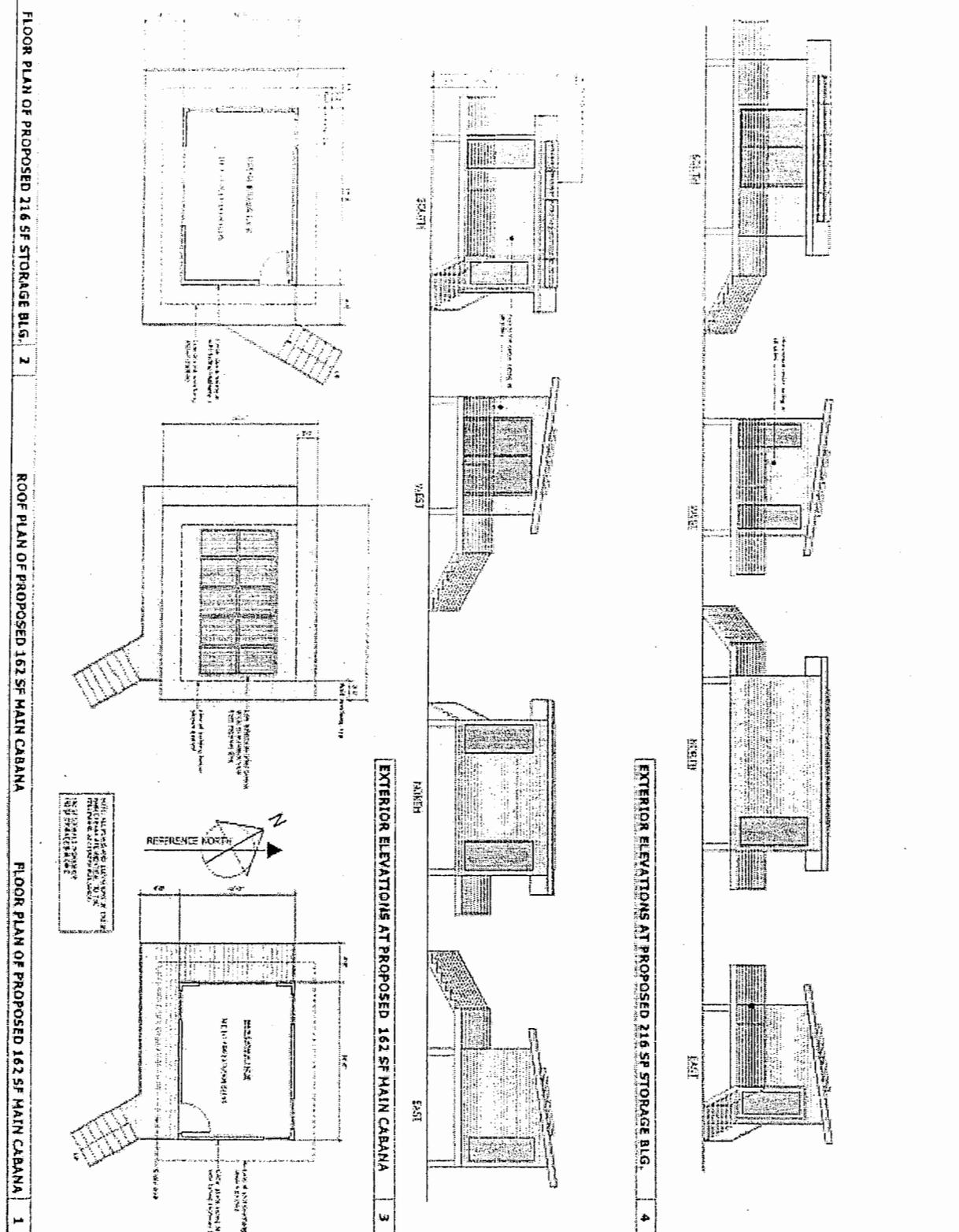
Not to scale

MEZZANINE PLAN OF PROPOSED 2400 SF BARN



GROUND FLOOR PLAN OF PROPOSED 2400 SF BARN





Not to scale

CDP#42-2007 (Blue Port LLC)

PROJECT BACKGROUND: The proposed project's site plan went through several iterations since originally submitted to accommodate geotechnical and Environmentally Sensitive Habitat Areas (ESHA) setbacks, and to meet Mendocino County Coastal Zoning Code (MCCZC) regarding Highly Scenic Areas. Specifically the applicants removed accessory storage structure and re-sited several structures to cluster them near existing vegetation. The project was approved in November 2009 by Mendocino County and despite support from all affected neighbors and community members was subsequently subjected to a review by California Coastal Commission staff. The applicants subsequently met and co-operated with Coastal Commission staff to make significant changes to the approved plan to further cluster buildings, to reduce the number of buildings and to further minimize any impact on views from Highway One. Specifically, two accessory structures have been eliminated; the guest house structure has also been eliminated and incorporated into the envelope of the main home; the revised combined main home structure which now also incorporates the guest home has been reduced by 42% to be only 58% of the square footage of the original main home structure, and all buildings except for a small pump house at the well location have been clustered and sited East of the existing Cypress so that existing views from Highway One are not impacted.

PROJECT DESCRIPTION: The applicants propose to construct ~3041 ft² single-family residence incorporating guest accommodation that is an average height of 25 feet above natural grade. Associated developments include: ~2400 ft² barn with an average height of 40 feet above natural grade; ~192 ft² pump house with an average height of 16 feet above natural grade; and replacement of an existing shed with an average height of 25 feet above natural grade. Additional developments include installation of a septic system, driveway, water storage tank, a production well, and roof mounted solar and a swimming pool. An 8' fence with invisible wire separates the farm area from the dwelling enclosure. To provide privacy for both the applicants and neighbors the applicants have agreed to plant trees/shrubs along the East/West fence line running from the Eucalypt trees towards Highway One. The applicants request temporary occupancy of the shed/office during construction.

The subject parcels are vacant, bluff top lots located in Bridgeport Landing, a Highly Scenic Area. A dammed, unnamed creek creates a pond with well-established riparian vegetation located along the southern parcel boundary (APNs: 131-080-01, 131-080-02, and 131-080-05). The applicants intend to upgrade existing irrigation and develop the farm to produce organic crops and to continue to farm organic livestock. As part of the revised project plan, the applicants have agreed to merge the 3 parcels into a single 58.5 acre parcel.

EXHIBIT NO. 5
APPEAL NO. A-1-MEN-09-052 BLUE PORT, LLC
REVISED PROJECT DESCRIPTION (1 of 2)

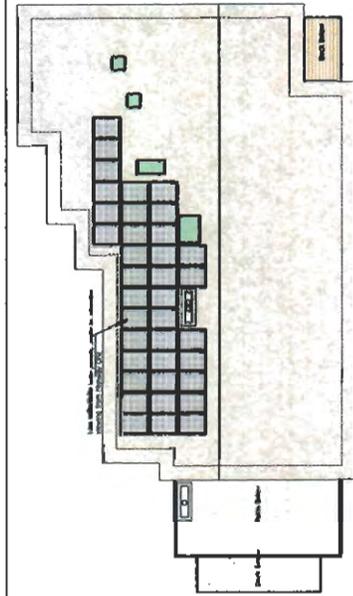
**REVISIONS TO PROJECT DESCRIPTION FOR COMMISSION DE NOVO
REVIEW OF APPEAL NO. A-1-MEN-09-052 RELATIVE TO AFFIRMATIVE
AGRICULTURAL DEED RESTRICTION**

The applicant includes as part of the project description for purposes of the Commission's de novo review of Coastal Development Permit Appeal No. A-1-MEN-09-052 the recordation of a deed restriction that would (A) limit development in the agricultural area of the property (excluding bluff areas and the areas of the bluff top proposed for development of the single-family house, office, barn, well, septic system and other accessory structures as depicted on the applicants' previously submitted site plan) to (1) agricultural production, (2) agricultural support facilities directly related to the cultivation of food, fiber, and ornamental plants being undertaken at the site, (3) installation and maintenance of underground utilities and underground storage tanks, (4) farm labor housing if approved by the Coastal Commission, (5) construction and maintenance of access roads approved by the Commission, (6) installation and maintenance of septic system leachfields approved by the Commission, and (7) limited owners personal uses including landscaping, passageways, livestock, vegetables and orchard to the extent such uses do not interfere with commercial agricultural operations; and (B) require that areas within the agricultural area shall be at all times maintained in active agricultural use. Agricultural use shall be defined as the use of land for the purpose of producing an agricultural commodity.

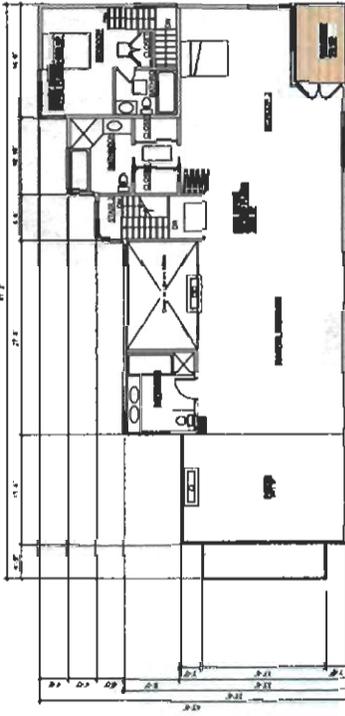
The applicant proposes to merge the three APNs that are the subject of the permit application (APNs 131-080-01, 131-080-02, and 131-080-05) to the extent these APNs comprise separate legal parcels and prohibit subsequent land division of these APNs. If circumstances arise in the future beyond the control of the landowner or operator that render continued agricultural production on the property infeasible, the applicant reserves the right to apply for an amendment to the LCP changing the land use classification of the parcel from Range land to another land use classification and to apply for an amendment to Coastal Development Permit A-1-MEN-09-052 to remove any requirements that the land be maintained in agricultural use, limited to the agricultural related development, and/or prohibit land division.

The applicant agrees to submit the proposed deed restriction for the discretionary review and approval of the Executive Director prior to issuance of the coastal development permit in a form and content acceptable to the Executive Director, and to provide the necessary implementing documents including a title report and a metes and bounds legal description with accompanying graphic depictions prepared by a licensed surveyor of the entire project area the area subject to the restrictions.

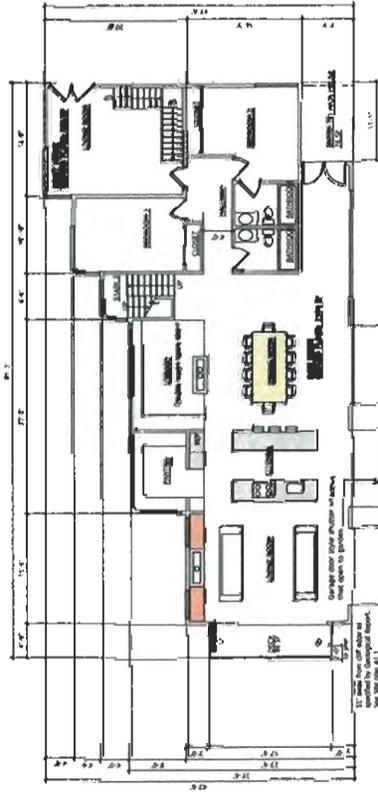
2 of 2



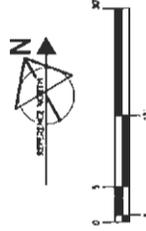
PROPOSED ROOF PLAN



PROPOSED SECOND LEVEL PLAN



PROPOSED GROUND LEVEL PLAN:



HANBY ERAN ARCHITECT
 PRINCIPAL
 SANDY CHAN
 150 MOSS WAY
 OAKLAND, CA 94612
 PH: 415.764.4177
 FX: 415.764.4278
 CANBY@HANBYERAN.COM

SMITH RESIDENCE
 12350 Highway One
 ELK, CA

Project Description:
 New Main House: 4277 SF
 Guest House: 449 SF
 New Barn: 6462 SF
 New Pump House: 326 SF
 New Hot Tub, Deck, PG, LP
 New Pool:
 Office/Shop

STAMP
 ISSUE
 SCALE
 DATE

Coastal Residence
 1/8" = 1'-0"
 17 May 2011

PROPOSED MAIN HOUSE
 AND GUEST HOUSE:
 GROUND LEVEL PLAN
 GROUND LEVEL PLAN
 ROOF PLAN

A2.1

TERESA CHAN ARCHITECT
 PRINCIPAL
 SANDY CHAN
 450 MOSS WAY
 OAKLAND, CA 94612
 PH: 415.559.4871
 FX: 415.559.0471
 C: 415.559.0471
 WWW.TERESACHANARCHITECT.COM

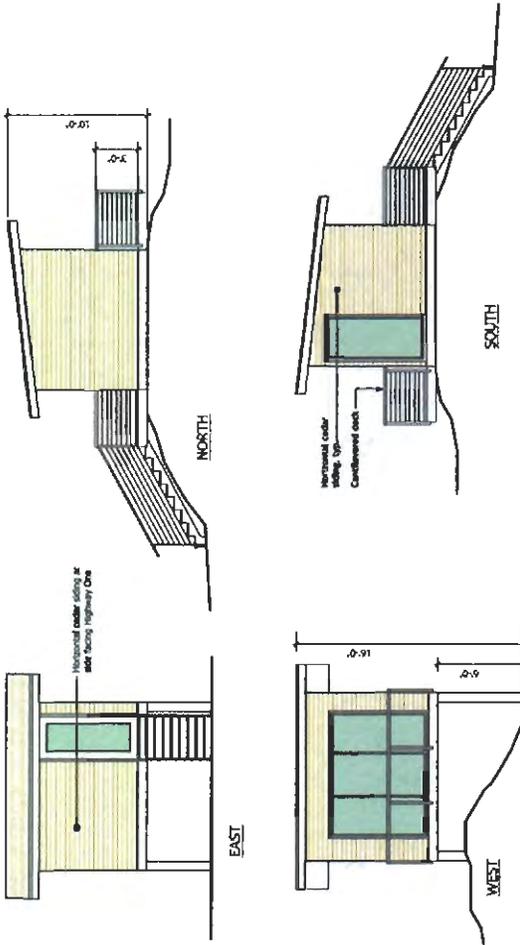
SMITH RESIDENCE
 12350 Highway One
 Elk, CA

Project Description: 4277 M
 Site Area: 642 SF
 Client Name: 450 M
 New Area: 450 M
 New Pump House: 122 SF
 New Net To Open: 193 SF
 Replacement: 1750 M
 Other: 204

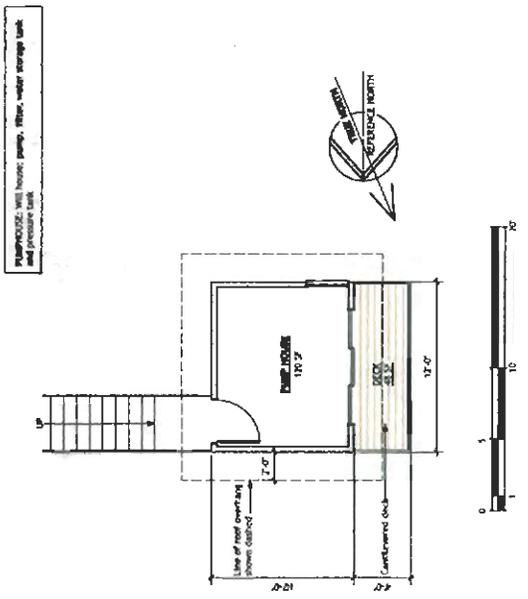
STAMP
 DATE: 07/20/2011
 DRAWN: 10/27/10
 SCALE: 1/8"=1'-0"
 DATE: 10/27/2011

PROPOSED PUMP HOUSE
 10' X 12'

A2.2



ELEVATIONS AT PROPOSED PUMP HOUSE 2



FLOOR PLAN AT PROPOSED PUMP HOUSE 1

TERRY CHAY ARCHITECT
 PRINCIPAL
 SANDY CHAN
 50 MOSS WAY
 OAKLAND, CA 94612
 PH: 415.550.0878
 FX: 415.550.0871
 www.terrychay.com

SMITH RESIDENCE
 12350 Highway One
 EM, CA

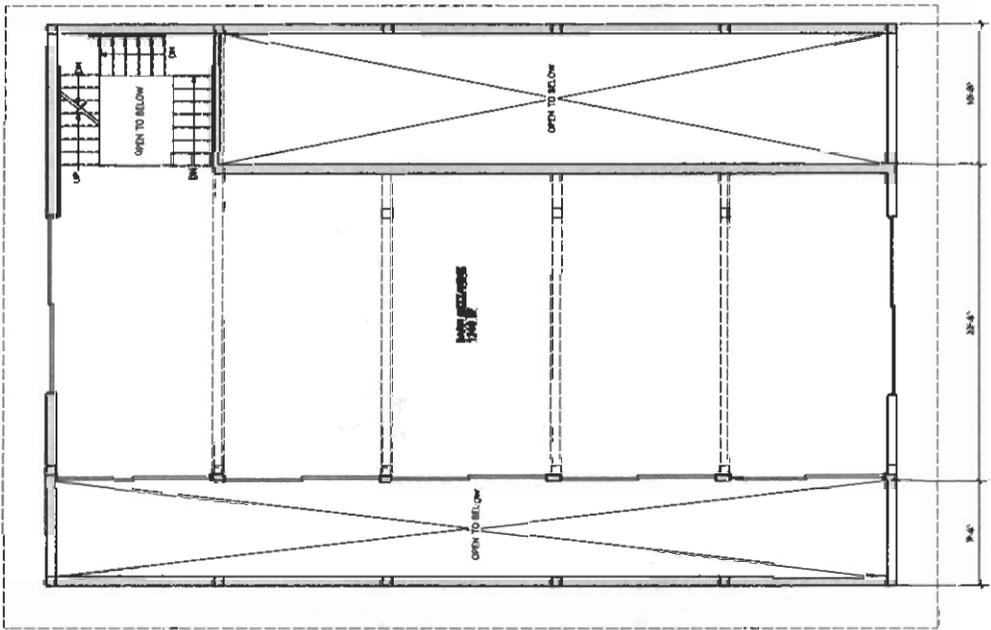
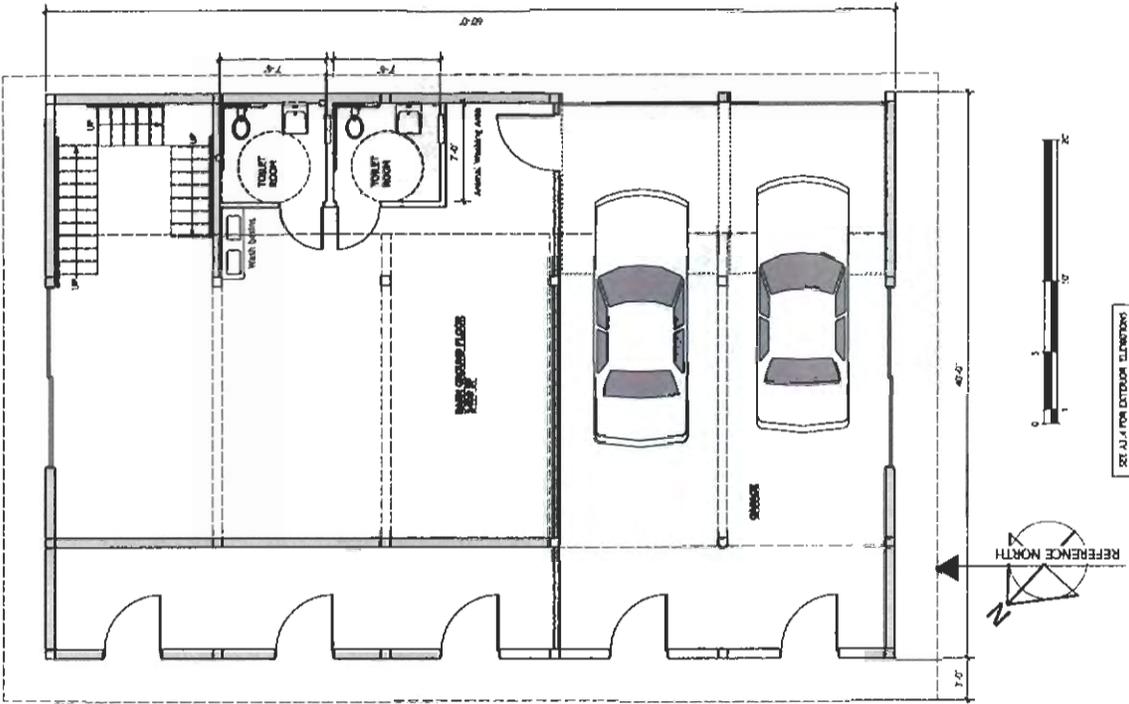
Project Description: 4777 SF
 Area under Study: 445 SF
 Court Number: 445 SF
 Site Area: 445 SF
 New Floor Area: 130 SF
 New Area to Open: 192 SF
 Reprogramming: 1250 SF

STAMP
 ISSUE
 DRAWING
 SCALE
 DATE

Checked/Revised:
 10/1/07
 17MAR2011

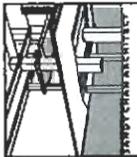
WITH FLOOR PLANS
 PROPOSED BARN

A2.3



GROUND FLOOR PLAN @ PROPOSED 2400 SF BARN

MEZZANINE PLAN @ PROPOSED 2400 SF BARN



PRINCIPAL
SANDY CHAN
150 MOSS WAY
OAKLAND, CA 94612
PH: 415.769.4471
FX: 415.769.0471
CANVAS@SANDYCHAN.COM

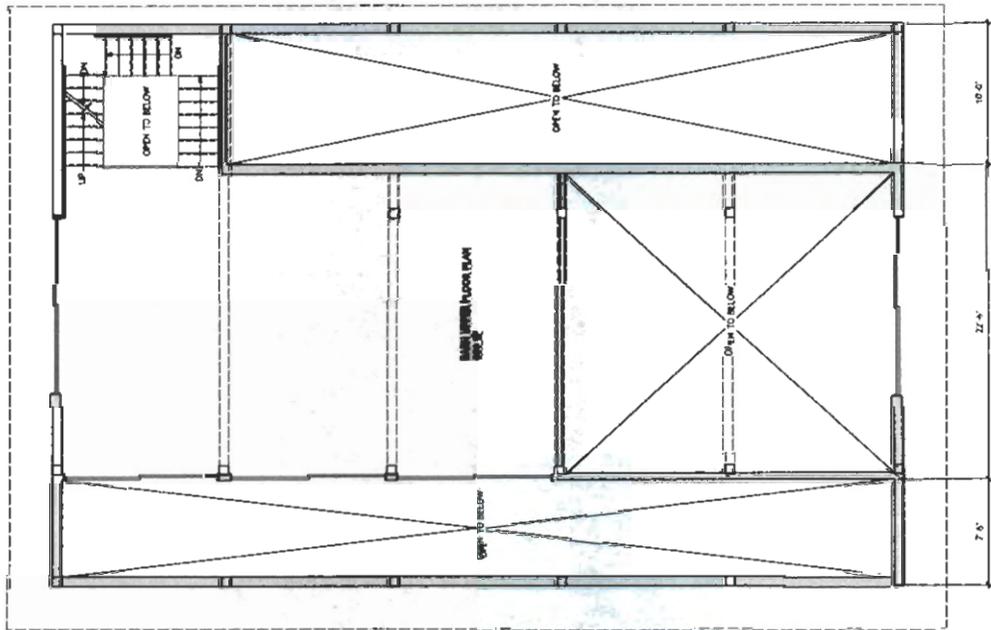
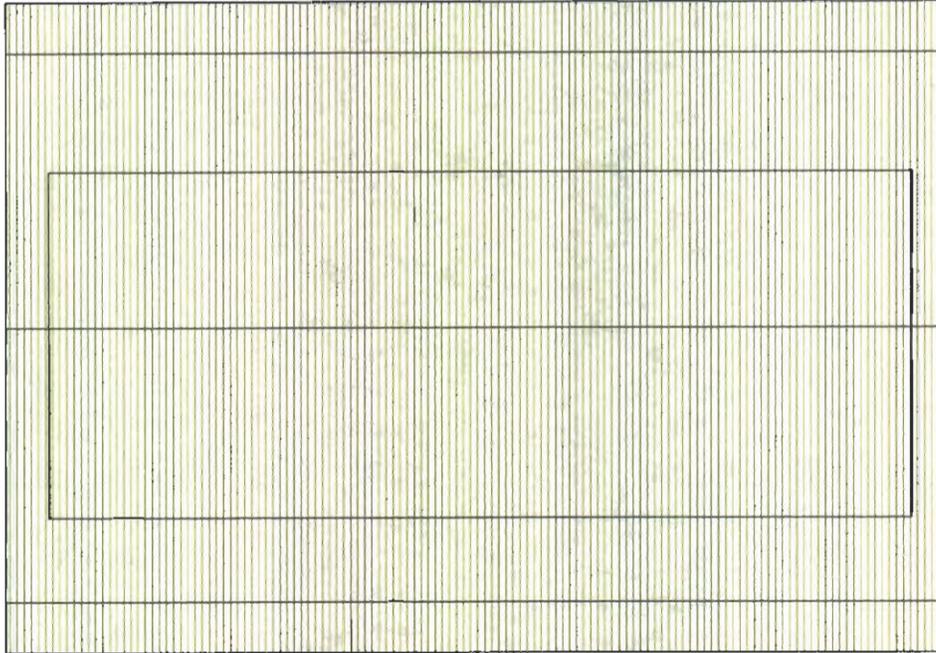
SMITH RESIDENCE
12360 Highway One
EM, CA

Project Description:
New Bath Room: 477 SF
Guest Module: 442 SF
New Barn: 682 SF
New Parking Structure: 328 SF
New 100' x 16' Over: 192 SF
Mechanical Office: 120 SF

STAMP
DESIGNER
SCALE
DATE

PROPOSED PLANS
BARN
UPPER FLOOR PLAN
ROOF PLAN

A2.4



1

ROOF PLAN AT BARN

UPPER FLOOR PLAN AT BARN

MUNICIPAL
 SANDY CHAIN
 140 MOSS WAY
 OAKLAND, CA 94612
 PLANS PERMIT
 PLANS@SANDYCHAIN.COM
 CARRIERS@SANDYCHAIN.COM

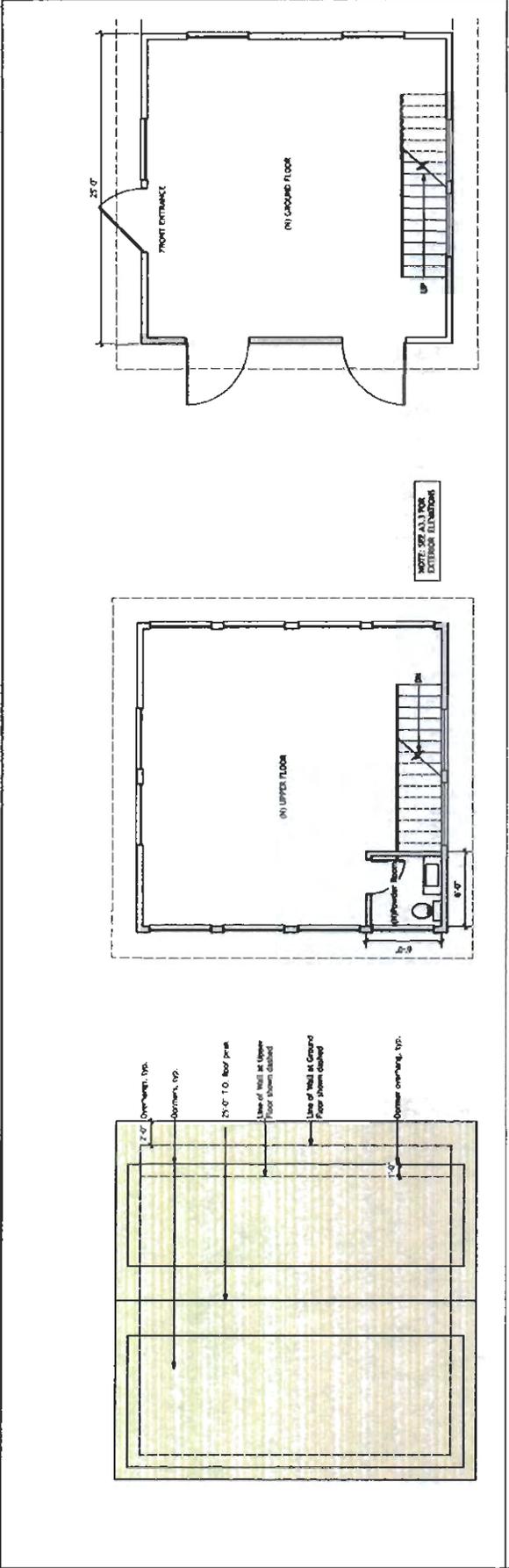
SMITH RESIDENCE
 13260 Highway One
 ERIE, CA

Project Description: 4277 SF
 New Square Footage: 645 SF
 New Area: 690 SF
 New Floor Area: 132 SF
 New Net To Cover: 191 SF
 Replacement
 Ceiling/Floor: 1250 SF

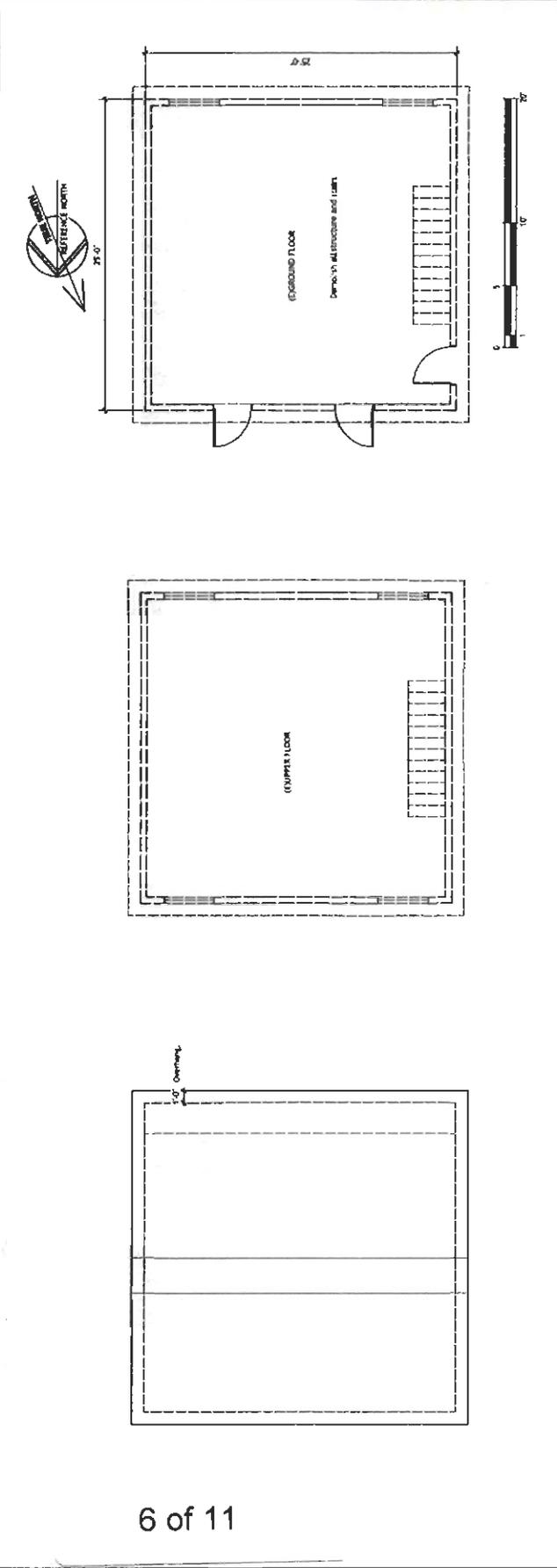
STAMP
 ISSUE: Coastal Review
 DOMAIN: 10/11/20
 SCALE: 1/8"=1'-0"
 DATE: 11/05/20

NEW PLAN SHEET NO. 1300 2P

A2.6



PROPOSED ROOF PLAN @ SHED/OFFICE **PROPOSED UPPER FLOOR PLAN @ SHED/OFFICE** **PROPOSED GROUND PLAN AT SHED/OFFICE**



ROOF PLAN AT EXISTING SHED/OFFICE **UPPER PLAN AT EXISTING SHED/OFFICE** **GROUND PLAN AT EXISTING SHED/OFFICE**

TARBY CHAN ARCHITECT
 PRINCIPAL
 SANDY CHAN
 146 MOSS WAY
 OAKLAND, CA 94612
 PH: 510.834.8181
 FX: 510.834.8181
 C: 510.834.8181

SMITH RESIDENCE
 12350 Highway One
 EK, CA

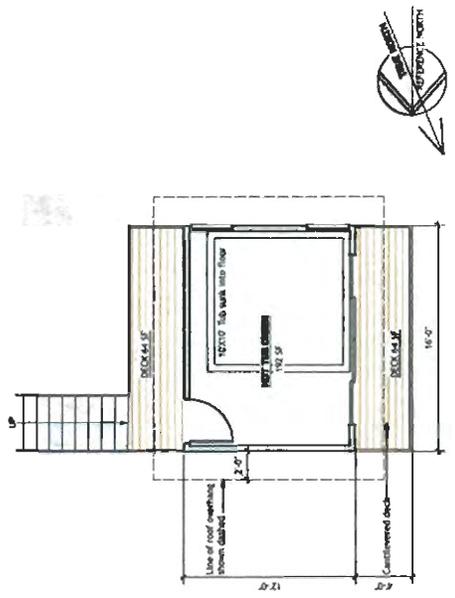
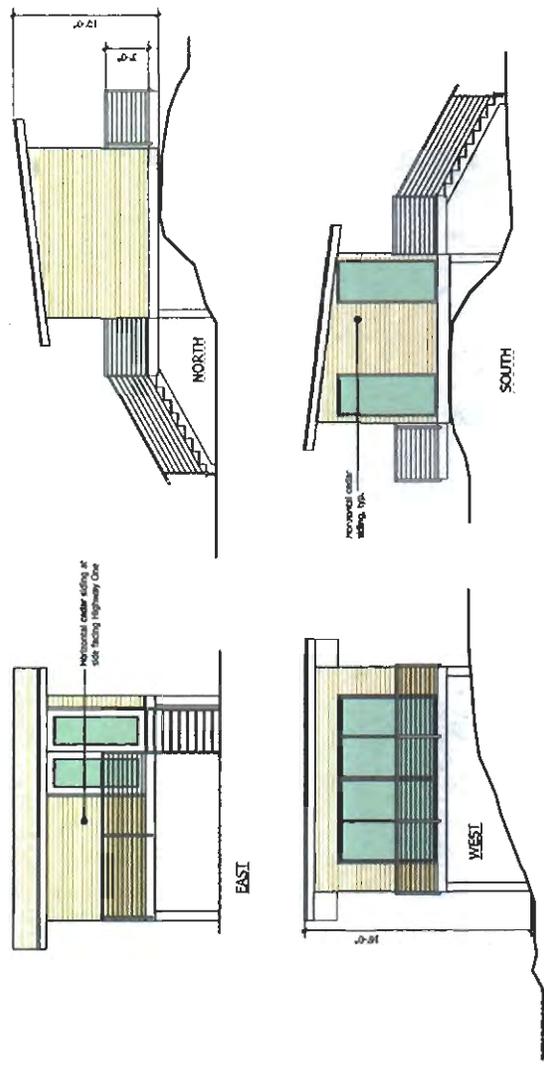
Project Description:
 New Main House: 4377 SF
 Guest House: 640 SF
 New Barn: 4560 SF
 New Pump House: 120 SF
 New Hot Tub Deck: 192 SF
 Replacement
 Other Pool: 1190 SF

STAMP
 ISSUE
 DRAWN
 SCALE
 DATE

PROPOSED
 HOT TUB DECK
 12' X 18'

A2.7

2 ELEVATIONS AT PROPOSED HOT TUB ONSEN



1 FLOOR PLAN AT PROPOSED HOT TUB ONSEN

PRINCIPAL
 SANDY CHAN
 160 HOBBS WAY
 OAKLAND, CA 94612
 PH: 415.770.4878
 FX: 415.770.0871
 C: 415.770.0871

SMITH RESIDENCE
 12360 Highway One
 EM, CA

Project Description:
 New Arch Window: 4777 SF
 Glass Window: 648 SF
 New Stone: 6940 SF
 New Pump House: 100 SF
 New Arch Tile Overlap: 182 SF
 New Landscape
 (Coffered Floor): 1200 SF

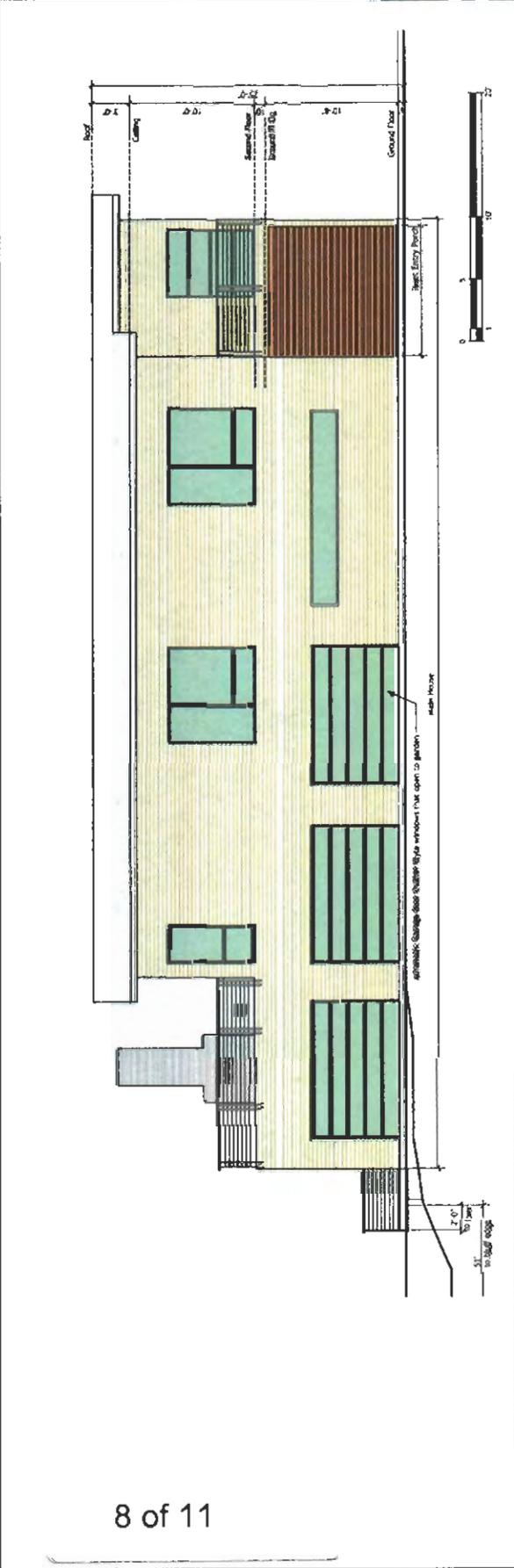
DESIGNER: [Blank]
 ARCHITECT: [Blank]
 SCALE: 1/8" = 1'-0"
 DATE: 11/20/2011

EXTERIOR ELEVATIONS
 MAIN HOUSE AND GUEST
 HOUSE
 SOUTH AND EAST
 ELEVATIONS

A3.1



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION: ENTRANCE

TERRY CHAN ARCHITECT
 PRINCIPAL
 SANDY CHAN
 140 ARROYO WAY
 OAKLAND, CA 94612
 PH: 415.769.4878
 FX: 415.769.4878
 C: 415.769.4878
 WWW.TERRYCHANARCHITECT.COM

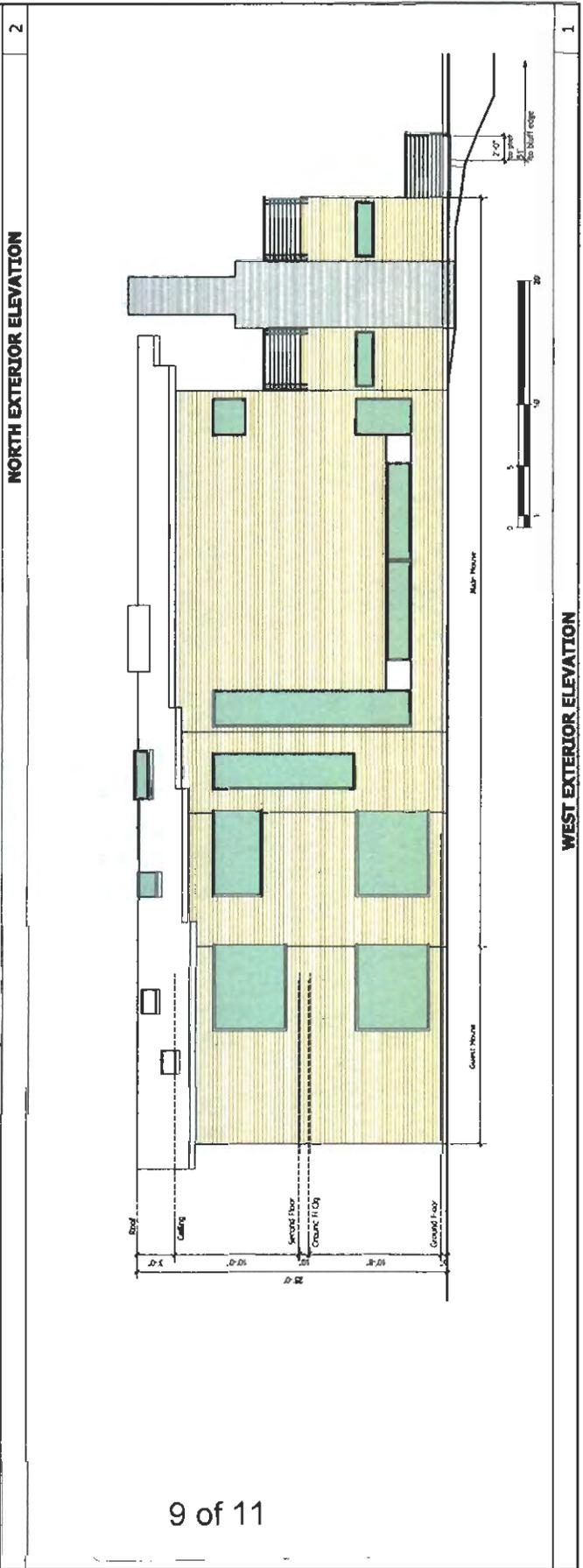
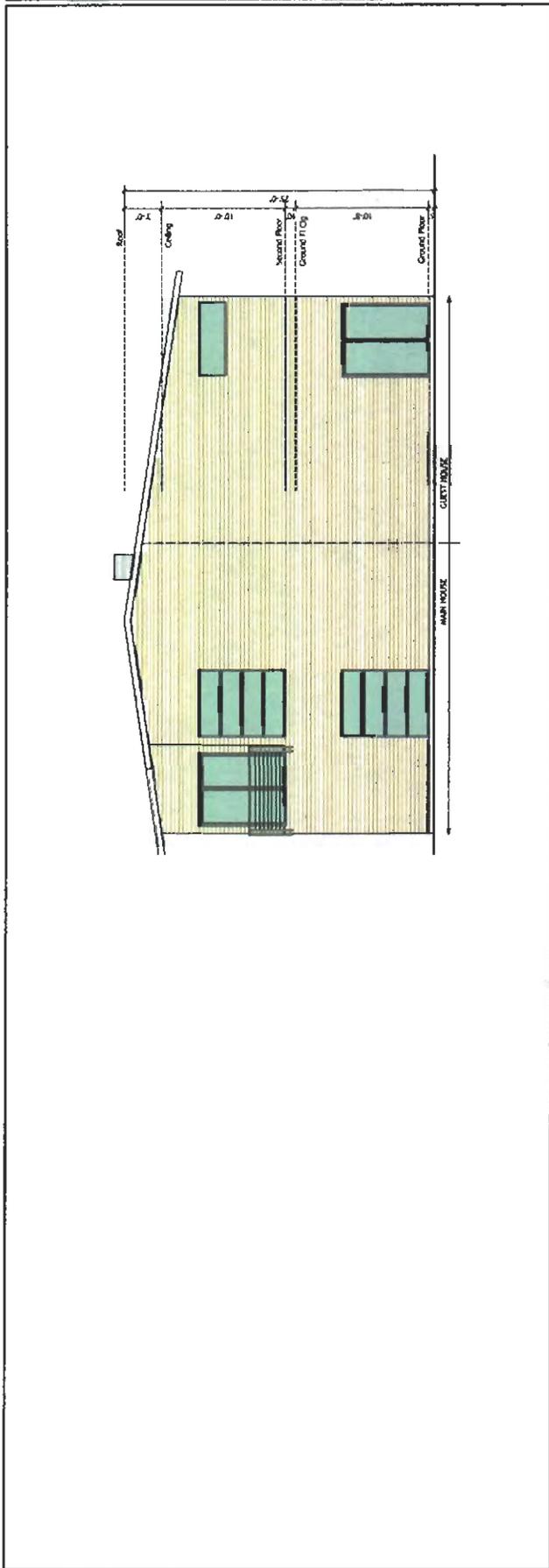
84TH RESIDENCE
 12350 Highway One
 EIK, CA

Project Description
 New Wash Room: 4777 SF
 Guest House: 843 SF
 Main House: 6942 SF
 New Entry: 120 SF
 New 104' x 104' Deck: 108 SF
 Replacement
 Office: 1250 SF

\$ TAMP
 ISSUE: Concept Review
 DATE: 10/15/20
 SCALE: 1/8"=1'-0"
 DATE: 17 MAY 2011

EXTERIOR ELEVATIONS
 MAIN HOUSE AND GUEST
 HOUSE
 NORTH AND WEST
 ELEVATION

A3.2



PRINCIPAL
 SANDY CHAN
 100 MOSS WAY
 OAKLAND, CA 94612
 PH: 415.764.9171
 FX: 415.764.9171
 C: 415.764.9171

BARTH RESIDENCE
 12380 Highway One
 Elk, CA

Project Description:
 New Main House: 4/27/15
 Guest House: 6/4/15
 New Barn: 9/4/15
 New Pump House: 1/2/16
 New Hot Tub/Deck: 1/2/16
 Replacement Office Shed: 1/25/16

STAMP
 ISSUE: Crystal Hedrick
 DRAWN: [Signature]
 SCALE: 1/4"=1'-0"
 DATE: 12/04/2011

EXTERIOR ELEVATIONS
 REPLACEMENT SHED/OFFICE
 A3.3

PROPOSED WEST ELEVATION: REPLACEMENT SHED/OFFICE

PROPOSED SOUTH ELEVATION: REPLACEMENT SHED/OFFICE

PROPOSED EAST ELEVATION: REPLACEMENT SHED/OFFICE

PROPOSED NORTH ELEVATION: REPLACEMENT SHED/OFFICE

VAN DYKE ARCHITECT
 PRINCIPAL
 SANDY OWAN
 1650 MOSS WAY
 OAKLAND, CA 94612
 PH: 415.863.4818
 FX: 415.863.4818
 curvedesign@vdy.com

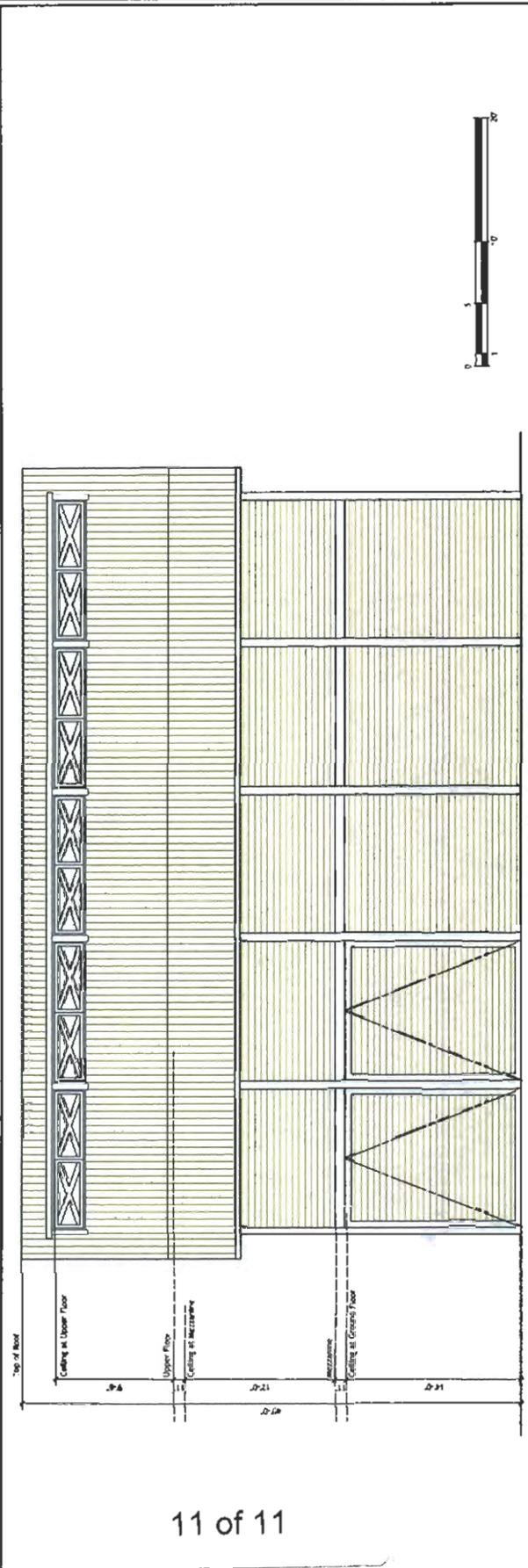
SMITH RESIDENCE
 12350 Highway One
 EIK, CA

Project Description:
 New Arch Project: 4271 SF
 Open House: 640 SF
 New Barn: 4960 SF
 New Pump House: 133 SF
 New Mt. St. Dennis: 192 SF
 Replacement Office/Shop: 1190 SF

STAMP
 ISSUE: Coastal Review
 DRAWN: JAC/FGP
 SCALE: 1/8"=1'-0"
 DATE: 11/29/2011

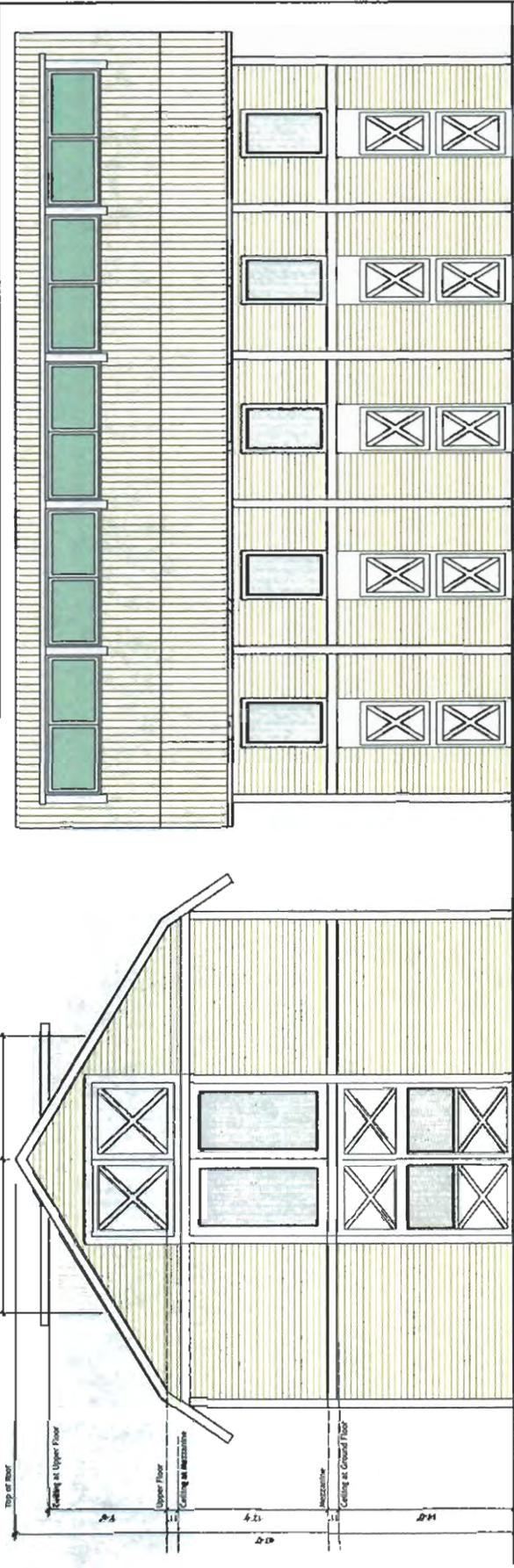
EXTERIOR ELEVATIONS
 PROPOSED BARN

A3.4



SOUTH ELEVATION AT PROPOSED 2400 SF BARN (NORTH ELEV. SAME, OPP HD)

EAST ELEVATION AT PROPOSED 2400 SF BARN



WEST ELEVATION AT PROPOSED 2400 SF BARN

SOUTH ELEVATION AT PROPOSED 2400 SF BARN (NORTH ELEV. SAME, OPP HD)



CARL RITTIMAN & ASSOCIATES, INC.

Certified Professional Soil Scientist
PO Box 590 o Mendocino CA 95460

David Jensen
Land Use Program Supervisor
Mendocino County Division of Environmental Health
790 A-1 S. Franklin Street
Fort Bragg, CA 95437

Date: 6/14/11

Re: 12350 N. Hwy 1, Elk

EXHIBIT NO. 7
APPEAL NO. A-1-MEN-09-052 BLUE PORT, LLC
WATER AVAILABILITY & PROPOSED WATER USE (1 of 6)

David,

Gower Smith, owner of the above referenced site, has contacted me to address projected water use and water availability for his planned development.

My understanding is that there is currently no minimum proof of water requirement by the Division of Environmental Health for the first house of any development within the County. However, given the planned development at the site, Mr. Smith wanted to have the projected water use and water availability documented.

Both wastewater disposal systems and water production is based on water use per day. In our proposal for the on-site wastewater disposal system for this development we used an anticipated daily wastewater total flow of 780 gallons per day. The majority of this total, 750 gallons per day is based on the DEH requirements that we must assume that each bedroom in a home is fully occupied by two persons and that each person uses 75 gallons of water per day. While it may be prudent to address the possibility of the home and guest house being occupied in this manner in the design of the on-site wastewater disposal system to ensure that adequate room exists for sewage disposal, we can say with certainty that this development will not be occupied full time by ten persons. Even if the development were to be occupied in this manner, we have found in our monitoring of wastewater disposal systems over the last ten years or so, that the actual average water use per person in a home is more on the order of 50 gallons per day. Using 50 gallons per day per person would give a total water use for the residential portion of the development of 500 gallons per day if the development were to be occupied by ten persons.

The remaining 30 gallons per day used in our calculations for the wastewater disposal system is for animal care workers and animal washing that is planned at the site. Occasional toilet and hand washing use is anticipated for the animal care workers. It is planned that the animal care workers will visit the site once or twice a month. The water use for these visits is estimated at 30 gallons per visit. Two visits per month would total 60 gallons per month which averages about 2 gallons per day. The planned animal (Alpacas) washing is to take place on the order of twice per year. During each washing it is anticipated that about 300 gallons of water may be used. If the washing were to occur twice per year a total 600 gallons per year would be used. The 600 gallons per year is less than 2 gallons per day.

The production of the existing well at this site was measured by Superior Pump of Fort Bragg California. The recovery rate of the well was measured at .41 gallons per minute on June 24, 2009. The measured rate of 0.41 gallon per minute equates to a total of 590 gallons per day. As stated above, even if the development were to be fully occupied by 10 persons, we would expect the actual daily water demand to be on the order of 504 gallons per day. The existing well should be adequate for the planned uses.

In addition to the well on site, Mr. Smith plans to develop a rainwater catchment system for the site. The attached analysis compares his experience with rainfall capture at a site in New Zealand with the projected site in Elk. From this analysis, we see that it is anticipated that up to 252,000 gallons of rainwater per year may be captured at the Elk site. This works out to an average of about 690 gallon of water per day from the rainwater collection system.

In conclusion, it appears that the existing well on-site can adequately support the development planned at this site. A planned rainwater capture and storage system will supplement the well water and ensure that an adequate water supply is available for the site.

Sincerely,

Carl Rittiman, CPSS

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Prepared for Carl Rittiman
Carl Rittiman & Associates
BluePort LLC
12350 Highway One Elk.

AGRICULTURAL PLAN

Overview

The property at 12350 Highway One, known as BridgePort Landing, comprises 58.5 acres of highly fertile and gently sloping land with rich top soil. The soil is up to 10' deep in parts and suitable for both grazing and cropping and the land has been farmed organically for at least the past decade. The property is bounded by Highway One to the East and the Pacific Ocean to the South and is positioned at an elevation of approximately 240 feet. If not for the salt air and ocean breeze the property would be capable of a wider variety of horticultural applications. Currently, the property is used for light grazing of animals including Alpacas and beef cattle. In previous years the property has been used for more intense cropping including approximately 40 acres of snow peas. In 1978 the property was granted a Coastal Commission permit to draw irrigation water from a 4 acre lake which is supplied year round by water flowing from the mountains to the East. The irrigation system includes a 9" diameter water line that runs North to South and supplies a wheel line irrigation system that is capable of watering the entire property year round.

Grazing and Horticultural Plan

The owners intend to run approximately 25 beef cattle and a small herd of Alpacas on approximately half of the land (30 acres). The owners intend to add a small number of sheep. Existing fencing will separate the grazing land from the cropping land. At times the owner intends to fence off areas of the grazing land to plant crops for fattening of animals and for summer feed.

An area inside the existing fence including the enclosure around the main house, barn and office/shed and the garden areas are protected from animals such as deer and also the grazing animals. Part of this area will be used for growing high yield crops including vegetables such as onions, garlic, artichoke, lettuce, snow peas, soy beans; herbs such as lemon grass and plants such as lavender.

The property has 2 sheltered paddocks to the SouthEast that may be suitable for growing grapes, passion fruit or other fruit. The owners are experimenting with various plantings to determine the most suitable application. Additional options include growing red beets for use as bio fuel.

Water Supply & Usage

The property will utilize 3 separate water sources; 1) rainwater captured from the roofs of the buildings, 2) irrigation water from the existing lake which has streams running into it year round, and 3) well water from an existing well. The primary water supply to all the buildings will be the rainwater.

1) Rainwater

Calculations have been done to review the annual rainfall, the seasonality of the rainfall and the capture area and such calculations indicate that the 5,000 gallon tank with rainwater as the source of supply will provide 2.5 times the required capacity to ensure year round water supply to the buildings.

2) Lake water irrigation

In 1978 a Coastal Commission permit was granted for irrigation from a 4 acre lake at the property. The grant deed permits the owners to take half the available water for irrigation purposes. In past years this has proved sufficient to irrigate the entire property year round. The owners intend a lighter irrigation program. Only the areas with crops and horticulture are intended for irrigation unless there is surplus water to facilitate pasture irrigation during summer. The owners are keen to protect the riparian habitat area around the lake therefore intend regulating irrigation water usage depending upon availability.

3) Well water supply

There are a number of underground streams running through the property facilitating flow of water from the mountains to the East to the ocean to the West. An existing well of 34 feet depth is adjacent to a stream and has variable flow. The flow rate was tested in the summer of 2009 at 0.41 gallons per minute. At this flow rate the well would fill a 2,500 gallon tank in approximately 4.25 days. To maintain a constant flow of water from the well it is intended that the well water be a primary water source for the garden areas adjacent to the main home and the office/shed.

Rainwater Supply Analysis

The following analysis summarizes the rainwater supply at Te Kowhai in New Zealand which adequately serviced the needs of a family of 7 occupants and rarely required well back-up water supply.

A direct comparison is made with the property at 12350 Highway One, Elk, CA by calculating the annual rainfall and comparing the catchment area. The summary shows that the annual catchment at Elk with the roof areas as noted will be 2.94 times that experienced in New Zealand. This is a definitely healthy margin. Further at Elk has a full flowing well adequate to service the property. The 5,000 gallon tank appears excessive, however is proposed to ensure that adequate reserves are provided in the seasonally low rainfall (summer) months.

	Elk, CA	Dannevirke, NZ
Jan	8.0	65
Feb	6.9	62
Mar	6.4	74
Apr	3.0	76
May	1.1	94
Jun	0.3	87
Jul	0.1	94
Aug	0.3	82
Sep	0.7	83
Oct	2.4	90
Nov	5.8	78
Dec	6.8	83
Total	41.9	968
Measure	inches	mm
In inches	41.85	38.1
Source	FB Weather	NIWA

Approx catchment area of roof (sq ft)

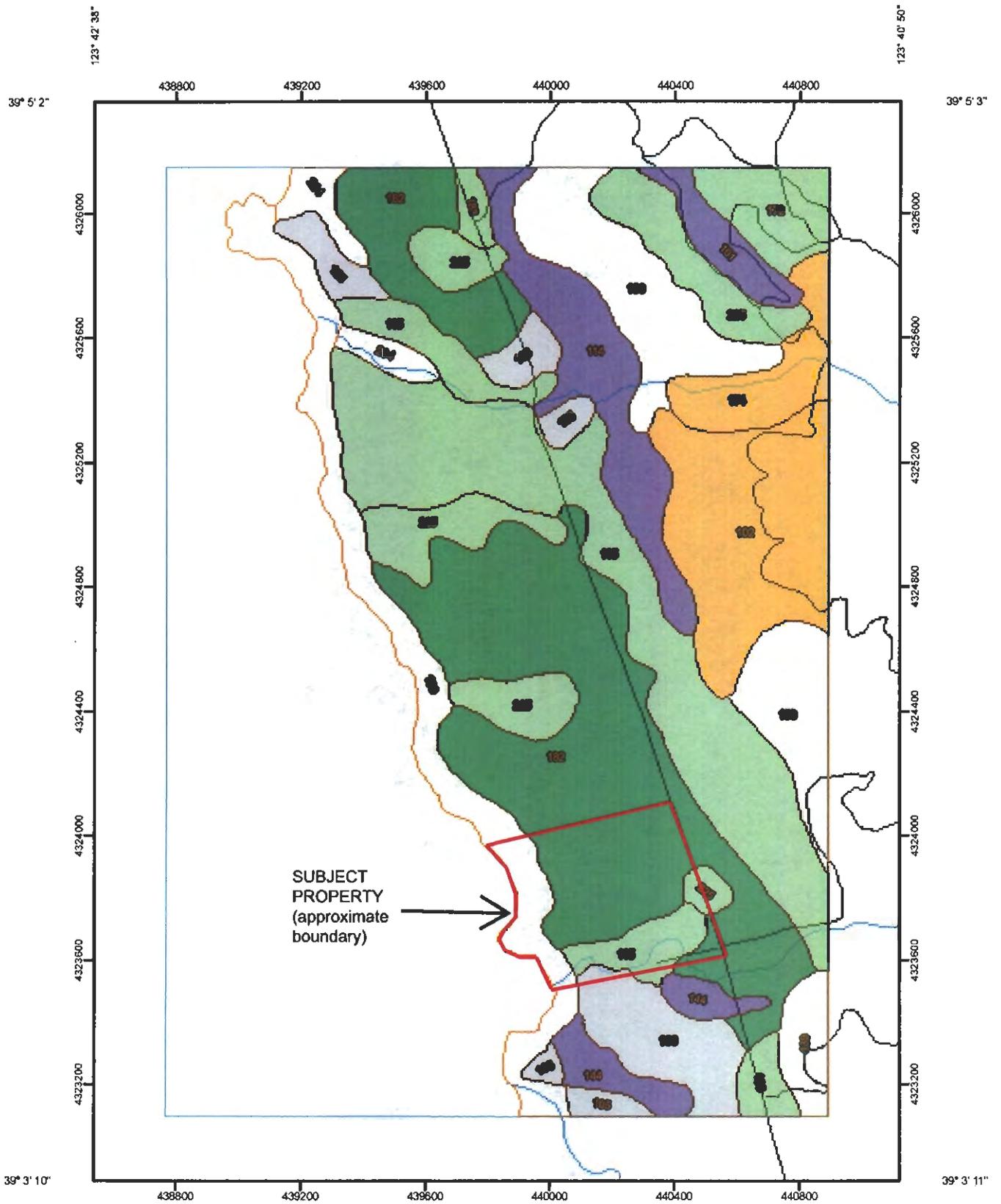
	Elk, CA	Dannevirke, NZ
House	3,000	2,250
Barn	2,400	-
Other	625	-
Total	6,025	2,250

Tanks (gal)	5,000	3,000
-------------	-------	-------

Annual Rain water/sq ft factor	252,146	85,748
Elk water compared with NZ	2.94	1
Maximum full time occupants	7	7

Well for water supply	Constant flow	Back-up only
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SUBJECT
PROPERTY
(approximate
boundary)

123° 42' 37"



Map Scale: 1:16,600 if printed on A size (8.5" x 11") sheet

0 150 300 600 900 Meters

0 500 1,000 2,000 3,000 Feet

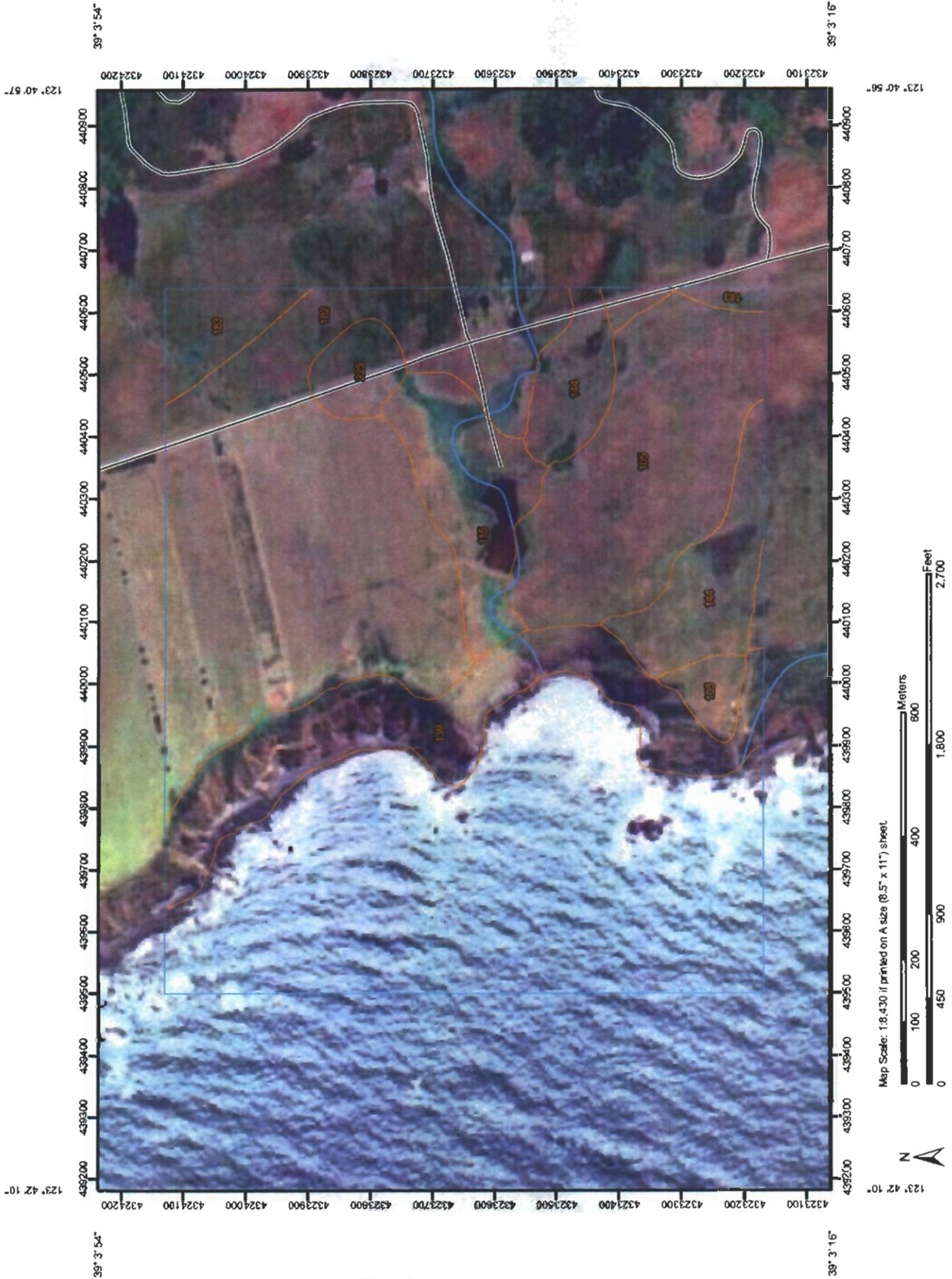
 **USDA**
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

EXHIBIT NO. 8

APPEAL NO.
A-1-MEN-09-052
BLUE PORT, LLC
SOIL MAPS (1 of 2)

Soil Map—Mendocino County, Western Part, California



View from Highway One as approved
by Mendocino County in Nov. 2009

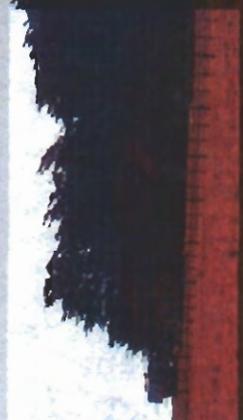
EXHIBIT NO. 9

APPEAL NO.

A-1-MEN-09-052 - BLUE PORT,
LLC

VIEW FROM HIGHWAY 1 AS
APPROVED BY COUNTY &
AS CURRENTLY PROPOSED
(1 of 2)





2012



EXHIBIT NO. 10

**APPEAL NO.
A-1-MEN-09-052
BLUE PORT, LLC
SURROUNDING
DEVELOPMENT**

N

Existing development:
Single-family residence,
garage, 3 sheds & barn
(size information
unavailable)

Existing development:
2,238-square-foot single
family residence

Existing development:
3,652-square-foot single
family residence, deck &
garage

Existing development:
5,612-square-foot single
family residence, garage
& gazebo

Existing development:
1,880 square-foot single
family residence,
greenhouse, workshop,
and associated
outbuildings

**Note: Development size
estimates are approximate
and may not be entirely
accurate due to limited data
availability.**

Existing development:
Single-family residence,
garage & barn (size
information unavailable)

Existing development:
3,673-square-foot single
family residence, deck,
garage & guest cottage

Location of new structures
proposed under CDP
Application No. A-1-
MEN-09-052

Existing development:
1,186-square-foot single
family residence, deck &
bump house

Image © 2011 DigitalGlobe

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Google
©2010

Imagery Date: Jun 27, 2003

39° 03' 43.87" N 123° 41' 09.22" W elev. 301 ft

Eye alt. 6765 ft