



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT**

**CDP_2017-0017
MARCH 22, 2018**

SUMMARY

OWNER/APPLICANT: KEVIN FARNHAM
11 CREST ROAD
TIBURON, CA 94920

REQUEST: Standard Coastal Development Permit to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence. The repair work involved placement of a drilled pier retaining wall. CDP 49-2006 was approved on November 24, 2008 authorizing the emergency repair work; however, conditions of approval were never completed and therefore the permit was never issued. The subject permit is necessary to complete the required conditions of approval and formally legalize the already completed repair work.

DATE DEEMED COMPLETE: June 22, 2017

LOCATION: In the Coastal Zone, on the west side of Hwy. 1, 0.7± miles north of its intersection with Philo-Greenwood Rd. (CR 132), located at 5450 & 5460 S. Hwy. 1, (APNs: 127-160-03, 127-160-09, & 127-160-10).

TOTAL ACREAGE: 1.36 Acres

GENERAL PLAN: Coastal Element, Mendocino County General Plan Rural Village (RV)

ZONING: Division II, Title 20, Mendocino County Code Rural Village (RV)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15304, Class 4 of the California Environmental Quality Act, the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide is categorically exempt from environmental review.

APPEALABLE: Yes, bluff top parcels

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Julia Acker

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence. The repair work involved placement of a drilled pier retaining wall. CDP 49-2006 was approved on November 24, 2008, authorizing the emergency repair work; however, conditions of approval were never completed and therefore the permit

was never issued. The subject permit is necessary to complete the required conditions of approval and formally legalize the already completed repair work.

CDP 49-2006 required the recordation of a deed restriction on the parcel. That deed restriction was never recorded and the permit has since expired. This CDP is necessary to legalize the work and complete the required conditions of approval.

APPLICANTS' STATEMENT: "Project complete. Seeking to reestablish CDP 49-2006 to satisfy noted special conditions. A drilled pier retaining structure was constructed as planned."

RELATED APPLICATIONS:

- **On Site:** CDP 49-2006 was approved on November 24, 2008, authorizing the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence. The required conditions of approval were never completed and thus the permit expired. Subject permit seeks to legalize the work that was approved under both EM 4-2006 and CDP 49-2006.
- **In Vicinity:** CDU 14-2003 was approved by the Planning Commission on November 20, 2003, authorizing the construction of an ocean bluff retaining wall for surface and subsurface drainage controls, to prevent future bluff failure for the garage. The project site was located approximately 150 feet west of the subject property.

SITE CHARACTERISTICS: The 1.36 acre site is located within the community of Elk, on the west side of Highway 1 and approximately 0.7 miles north of its intersection with Philo-Greenwood Road (CR 132) at 5450 and 5460 South Highway 1 (APNs: 127-160-03, 127-160-09, and 127-160-10). The site comprises three adjacent, bluff top parcels. The parcel is currently developed with an existing 2,100 square foot single family residence, an 800 square foot legal non-conforming second residence, and a detached garage. The site is located within the service boundaries of the Elk County Water District (ECWD), which provides potable water to the site, and is served by an existing septic system and leach field. Electricity, gas, and telephone service are currently provided at the site by local utility companies.

The project site contains three southern sloping bluff top parcels, immediately above St. Anthony's Point and the Pacific Ocean. Elevations at the project site range from approximately 17 feet above mean sea level (amsl) at the site's southern boundary to approximately 154 feet amsl at the site's northeastern corner. Existing development at the site is located adjacent to Highway 1, with elevations ranging from approximately 140 feet amsl at the northern edge of development to approximately 120 feet amsl at the southern edge of development. The site is not located within a mapped Highly Scenic Area.¹

Sudden landslide movement in January 2006 damaged some of the deck support on the down slope side of the residence located at 5450 South Highway 1 and posed an immediate and imminent threat to the residence itself. The landslide was located approximately 4 feet from the western edge of the existing residence. The adjoining residence located at 5460 South Highway 1 was not directly impacted by the instability of the bluff. If left unmitigated, future additional sliding could be expected and could undermine the existing residence foundation.² As such, emergency work was conducted under EM 4-2006, which involved placement of a drilled pier retaining wall and received a final inspection from the Building Division in May 2007, after obtaining a letter from BACE Geotechnical verifying that the work was conducted in a consistent manner with the recommendations of the various Geotechnical Investigations and structural calculations.

The entire site is designated as barren upland habitat³ and as urban and built up land⁴. Rocky intertidal area located west and south of the site⁵ and the northern portion of the site contains prime agricultural

¹ Mendocino County Department of Planning & Building Services. 1991. *Highly Scenic & Tree Removal Areas* [map].

² BACE Geotechnical. July 21, 2006. *Proposed Landslide Mitigation – Haas Property, 5450 South Highway One, Elk, Mendocino County, California*.

³ Mendocino County Department of Planning & Building Services. 1991. *LCP Habitats & Resources* [map].

land, with small areas of high productivity timberland located in the central portion of the site⁶. Additionally, the northern portion of the site is underlain by marine terrace deposits (Zone 2), which are subject to strong shaking.⁷ The site is located within a “Critical Water Area” and a high fire hazard area.^{8, 9} The southern-most portion of the site is subject to potential flooding.¹⁰ The site is subject to coastal erosion; however, the site is designated as “present development non-critical.”¹¹

Mapping does not associate the following with the subject site: faults, landslides, or tsunami hazard.¹²

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the site and surrounding lands to the east are designated Rural Village (RV), while immediately north and east of the site is designated as Rural Residential (RR5) and Range Lands (RL160), respectively. The Pacific Ocean is located to the west of the site. The existing and proposed land use (single family residence) is a principally permitted land use in the RV District.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RR5	RR5	5.74 acres	Residential
EAST	RL160	RL160	145.09 acres	Rangeland
SOUTH	RV	RV	1.67 acres	Residential
WEST	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

The parcels immediately to the north and south are currently developed with single family residences and appurtenant structures, while immediately east of the site is utilized as rangeland. Immediately west of the site is the Pacific Ocean. The proposed project, which included emergency repair work to support existing residential development on the site, is compatible with surrounding land uses and development.

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Rural Village (RV) by the Mendocino County General Plan. The Rural Village classification is intended to preserve and maintain the character of the rural atmosphere and visual quality of the following villages: Westport, Cleone, Caspar, Little River, Albion, Elk, and Manchester. Additionally, the Rural Village classification is intended to provide a variety of community-oriented neighborhood commercial services and to provide and allow for mixed residential and commercial activities. The proposed request to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006 would support the residential use of the site and is consistent with the Rural Village Land Use classification.

Zoning: The project site is located within a Rural Village District, which is intended to preserve and maintain the character of the rural atmosphere and visual quality of existing coastal rural villages; to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities. The proposed request to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January

⁴ Mendocino County Department of Planning & Building Services. 1991. *Important Farmland* [map].

⁵ Mendocino County Department of Planning & Building Services. 1991. *LCP Habitats & Resources* [map].

⁶ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Capabilities & Natural Hazards* [map].

⁷ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Capabilities & Natural Hazards* [map].

⁸ Mendocino County Department of Planning & Building Services. 1991. *Ground Water Resources* [map].

⁹ Mendocino County Department of Planning & Building Services. 1991. *Fire Hazard Zones & Responsibility Areas* [map].

¹⁰ Mendocino County Department of Planning & Building Services. 1991. *Flood Zone* [map].

¹¹ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Capabilities & Natural Hazards* [map].

¹² *ibid.*

2006 would support the residential use of the site, and the existing single family residences and appurtenant structures on the site are principally permitted uses within the Rural Village District, pursuant to Mendocino County Coastal Zoning Code Chapter 20.388 RV -- *Rural Village District*.

No changes to any existing development at the site are proposed under the project.

Habitats and Natural Resources: The entire site is characterized by barren upland habitat.¹³ The subject property was developed over 50 years ago and the landslide that occurred in January 2006 destroyed any vegetation previously located on the site, including any rare or special status species. Since the project is for a CDP to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence, and the work is already complete, Staff finds that the proposed project would not significantly impact any sensitive biological resources.

Visual Resource and Special Treatment Areas: The subject parcel is not located within a mapped Highly Scenic Area, as depicted on the LCP Land Use Map 20 *Elk* and is not subject to the development criteria of MCC Section 20.504.015(C). Staff finds the proposed project would not have significant visual impacts.

Hazards Management: The emergency repair work, including placement of a drilled pier retaining wall, was designed and undertaken to address bluff erosion, which posed an immediate threat at an existing residence located on the project site. Sudden landslide movement in January 2006 damaged some of the deck support on the down slope side of the residence located at 5450 South Highway 1 and posed an immediate and imminent threat to the residence itself. The landslide was located approximately 4 feet from the western edge of the existing residence. The adjoining residence located at 5460 South Highway 1 was not directly impacted by the instability of the bluff. If left unmitigated, future additional sliding could be expected and could undermine the existing residence foundation.¹⁴ As such, emergency work was conducted under EM 4-2006, which involved placement of a drilled pier retaining wall.

The retaining wall received a final inspection by the Building Division upon receipt of the required engineering certification based on field observations while work was conducted. BACE Geotechnical, in their *Final Report, Haas Landscape Mitigation, 5450 South Highway One, Elk, Mendocino County, California* (Final Landscape Report), dated February 26, 2007, certified that during the months of October through December 2006, they observed drilling, installation of the reinforcing steel, and the placement and testing of the concrete for bluff improvements. It was also determined that piers were drilled to the minimum depth and diameter, and that the work was done in conformance with and satisfied the intent of the project plans and specifications. The Project Engineer, Staff Geologist, and Senior Engineer Technician concluded that the geotechnical related aspects of the work completed was performed in substantial accordance with the intent of the project guidelines, and satisfied Coastal Plan Policy 3.4-1, which requires that mitigation measures be supervised and certified by a licensed engineering geologist or registered civil engineer.

County Code requires that vegetation be reestablished on areas of disturbed soil including the temporary level bench/construction road that was excavated for construction of the drilled piers. The backfill area and any other areas of disturbed soil must be properly graded and planted with vegetation of the kind growing naturally on the bluff within 90 days of completion of grading. On October 9, 2008, Staff contacted a representative of Barnett & Fanto, Inc., general contractor for this project, and confirmed that all areas of disturbed soils were repaired and vegetated within 90 days of the completion of grading.

The California Coastal Commission and the County typically require the application of a deed restriction on bluff top parcels prohibiting the construction of seawalls to protect new development with the requirement that the structures be removed from the property if threatened by bluff retreat. The restriction also requires that the landowner be responsible for any clean up associated with portions of the development that might fall onto a beach. The landowner shall not construct any new bluff or shoreline

¹³ Mendocino County Department of Planning & Building Services. 1991. *LCP Habitats & Resources* [map].

¹⁴ BACE Geotechnical. July 21, 2006. *Proposed Landslide Mitigation – Haas Property, 5450 South Highway One, Elk, Mendocino County, California*.

protective devices beyond that authorized by CDP_2017-0017 to protect the subject single-family residence, septic system, or other improvements in the event that these structures are subject to damage or other erosion hazards in the future. A condition is recommended by Staff to address this issue. Based on the information available, Staff finds that no feasible, less environmentally damaging alternative was available to mitigate the landslide and protect the existing development.

The parcel is located in an area classified with a "High Fire Hazard" severity rating.¹⁵ Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Elk Community Services District (CSD). The project application was referred to CalFire and the Elk CSD for input; however, no response was received from CalFire. A referral response, dated June 28, 2017, from the Elk CSD indicated the agency had no comment on the project and recommended approval. A standard condition requiring the Applicant to secure all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction ensures any fire protection policy or plan would be addressed. With the inclusion of the standard condition, Staff finds the project to be consistent with Mendocino County policies for fire protection.

There are no known faults in close proximity to the proposed development.

Grading, Erosion, and Run-Off: No additional development or grading is proposed under the project. As previously discussed, a CDP is requested to legalize the emergency repair work conducted under EM# 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence. The repair work involved placement of a drilled pier retaining wall. CDP# 49-2006 was approved on November 24, 2008 authorizing the emergency repair work; however, conditions of approval were never completed and therefore the permit was never issued. The subject permit is necessary to complete the required conditions of approval and formally legalize the already completed repair work. Since no additional development or grading is proposed at this time, Staff finds that the project would not result in significant erosion or run-off impacts.

Archaeological/Cultural Resources: For small projects such as request for a CDP to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, Mendocino County Department of Planning and Building Services procedure is to not refer these types of projects to either California Historic Resource Information Center (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and it was determined to be an appropriate guidance document for what projects would require archaeological review. No development is proposed under the project.

In the event of any future grading or development on the subject property, Staff notes that a Standard Condition advises the Applicant of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during any future construction at the site. With the inclusion of the standard condition of approval advising the Applicant about discovery of archaeological resources, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

Groundwater Resources: The project site is located within a mapped Critical Water Area.¹⁶ The Elk County Water District (ECWD) provides potable water to the site. As no new development is proposed at the site under the project, Staff finds the proposed project would not adversely affect groundwater resources.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Since the site is currently developed with an existing single family residence and no new development is proposed on the site, the proposed project

¹⁵ Mendocino County Department of Planning & Building Services. 1991. *Fire Hazard Zones & Responsibility Areas* [map].

¹⁶ Mendocino County Department of Planning & Building Services. 1991. *Ground Water Resources* [map].

would not generate additional traffic beyond what presently exists.

A minimum of two parking spaces are required for each existing single family residence per MCC Section 20.472.015. A total of 4 parking spaces are currently provided on the site (2 covered and 2 uncovered), which is sufficient to meet this requirement. Staff finds the project site would be consistent with transportation and circulation requirements.

Public Access: The project site is located immediately west of Highway 1 and is not designated as a potential public access trail location. As shown on LCP Map 20 *Elk*, there is no existing or proposed public access located within the vicinity of the site.¹⁷ The proposed project would have no effect on public access to the coast, as the project site has previously been development and no new development would occur under the project. Existing wooden stairs descend down the bluff to the beach below from the back of the subject property, which would continue to serve the tenants of the existing single-family residence and adjoining residence.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 4, Section 15304.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified Local Coastal Program. The existing single family residences and appurtenant structures are principally permitted uses within the Rural Village land use classification and the request to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence, would support and allow for the continued residential use of the site and is consistent with the intent of the RV Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project is and would continue to be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years, and would continue to be served by the Elk County Water District for potable water, an on-site septic system and leach field, and local utility companies for electricity, gas, and telephone service; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Rural Village Zoning District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Village Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed request to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, if completed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act, as the emergency repair work conducted is categorically exempt pursuant to Section 15304; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and Standard Condition 8 is in place when archaeological sites or

¹⁷ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Use Map 20: Elk* [map].

artifacts are discovered; and

6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the project. The site is currently developed with an existing single family residences and appurtenant structures and the request to legalize the emergency repair work conducted under EM 4-2006 to mitigate the effects of a large landslide that moved suddenly in January 2006, which posed an immediate threat to the residence, would not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed project would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located between the first public road and the sea and is not designated as a potential public access point.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction.
5. The Applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning

and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

9. Prior to the issuance of CDP_2017-0017, the Applicant as landowner shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator that shall provide that:
 - a. The landowner understands that the site may be subject to extraordinary geologic and erosion hazard and the landowner assumes the risk from such hazards;
 - b. The landowner agrees to indemnify and hold harmless the County of Mendocino, its successors in interest, advisors, officers, agents, and employees against any and all claims, demands, costs, and expenses of liability (including without limitation attorney's fees and costs of the suit) arising out of the design, construction, operation, maintenance, existence, or failure of the permitted project. Including, without limitation, all claims made by any individual or entity or arising out of any work performed in connection with the permitted project;
 - c. The landowner agrees that any adverse impacts to the property caused by the permitted project shall be fully the responsibility of the Applicant;
 - d. The landowner shall not construct any new bluff or shoreline protective devices beyond that authorized by CDP 49-2006 and CDP_2017-0017 to protect the subject single family residence, septic system, or other improvements in the event that these structures are subject to damage, or other hazards in the future;
 - e. The landowner shall remove the house, retaining structure, or any other improvements and their foundation(s) should the bluff stabilization structure fail or be undermined and when the bluff retreat reaches the point where the structure is threatened. In the event that portions of the house, garage, foundations, leach field, septic tank, or other improvements associated with the residence fall to the beach before they can be removed from the bluff top, the landowner shall remove all recoverable debris associated with these structures from the beach and ocean and lawfully dispose of the material in an approved disposal site. The landowners shall bear all costs associated with such removal; and
 - f. The document shall run with the land, bind all successors and assigns, and shall be recorded free of all prior liens and encumbrances, except for tax liens.

Staff Report Prepared By:

Date

Julia Acker
Senior Planner

Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Geotech Sketch
- D. Stabilization Plan
- E. Zoning Display Map
- F. General Plan Classifications
- G. LCP Land Use Map 20: Elk
- H. LCP Land Capabilities & Natural Hazards Map

- I. LCP Habitats & Resources Map
- J. Appealable Areas Map
- K. Fire Hazard Zones & Responsibility Areas Map
- L. Ground Water Resources Map
- M. Highly Scenic & Tree Removal Areas Map
- N. Important Farmland Map
- O. Water Districts

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning (Ukiah)	Comments
Department of Transportation	No Response
Environmental Health (FB)	No Comment
Building Inspection (FB)	Comments
Assessor	No Response
Caltrans	No Response
Coastal Commission	No Response
Elk County Water District	No Response
Elk Community Services District	No Comment

REFERENCES:

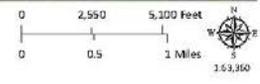
- BACE Geotechnical. *Final Report, Haas Landslide Mitigation, 5450 South Highway One, Elk, Mendocino County, California*. February 26, 2007.
- BACE Geotechnical. *Geotechnical Investigation – Proposed Landslide Mitigation, Haas Property, 5450 South Highway One, Elk, Mendocino County, California*. July 21, 2006.
- Chapter 2.2. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan*. 1991. Ukiah, CA.
- Chapter 2 Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-Coastal Element*. 1985. Ukiah, CA.
- Mendocino County, Planning and Building Services, Planning Division. *Division II – Mendocino County Coastal Zoning Code*. 1991. Ukiah, CA.

Attachment A



CASE: CDP 2017-0017
OWNER: FARNHAM, Kevin
APN: 127-160-03, 09, 10
APLCT: Kevin Farnham
AGENT:
ADDRESS: None Assigned, Elk

-  Coastal Zone Boundary
-  Major Roads
-  Major Towns & Places
-  Highways



LOCATION MAP

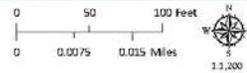
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

Attachment B



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

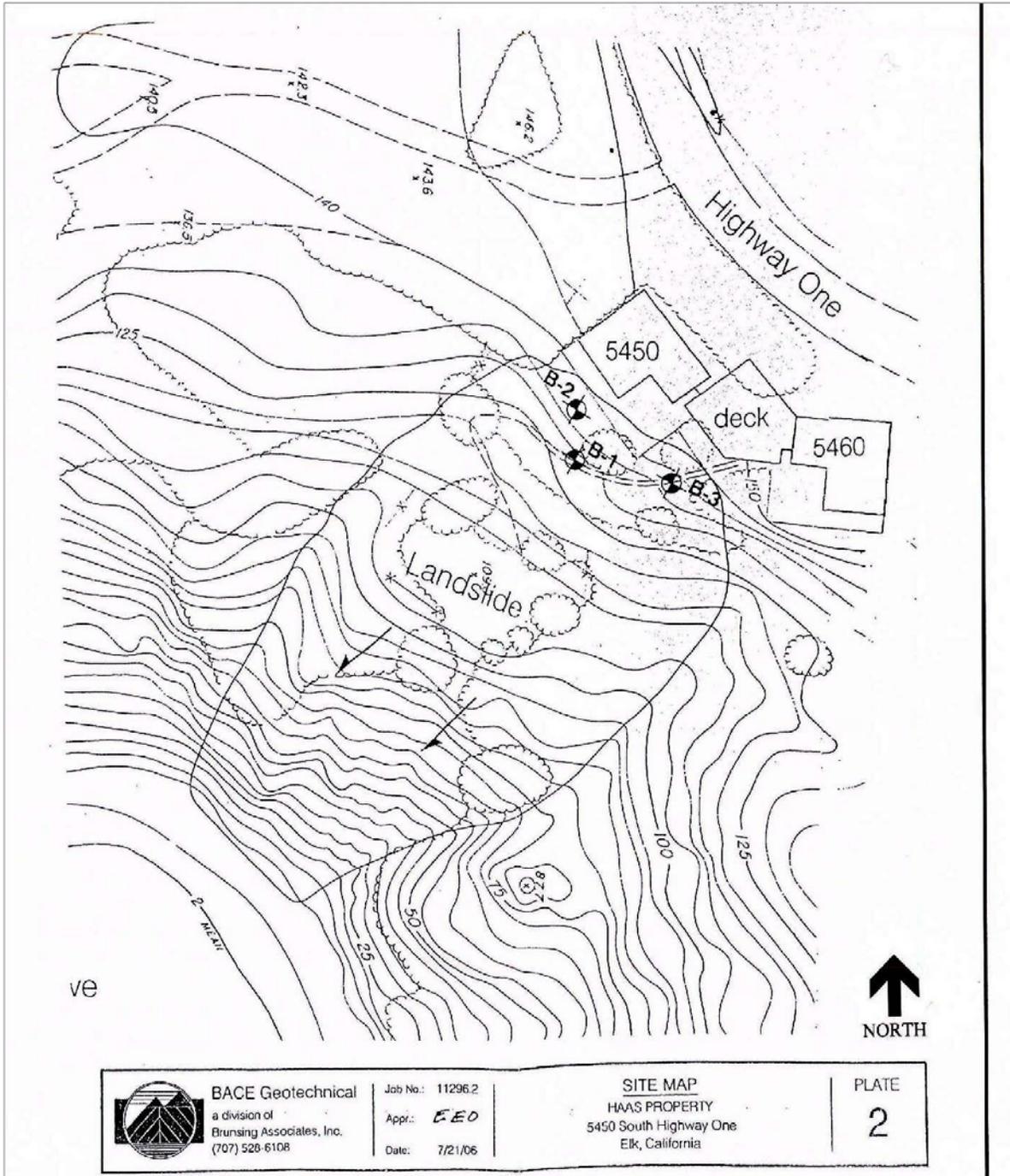
CASE: CDP 2017-0017
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APLCT: Kevin Farnham
AGENT:



Public Roads

AERIAL IMAGERY

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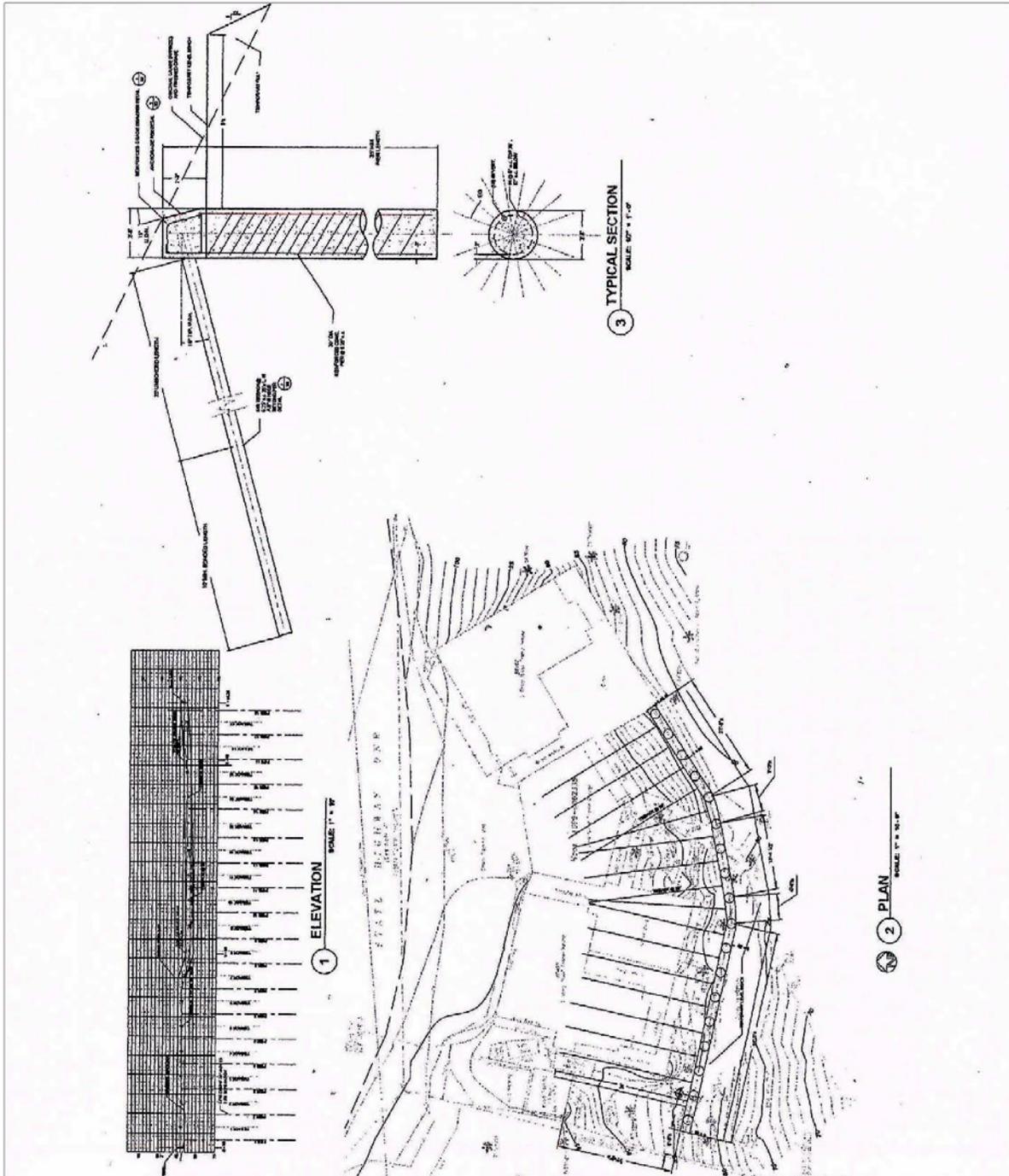
CASE: CDP 2017-0017
OWNER: FARNHAM, Kevin
APN: 127-160-03, 09, 10
APLCT: Kevin Farnham
AGENT:

ADDRESS: None Assigned, Elk

NO SCALE

GEOTECH SKETCH

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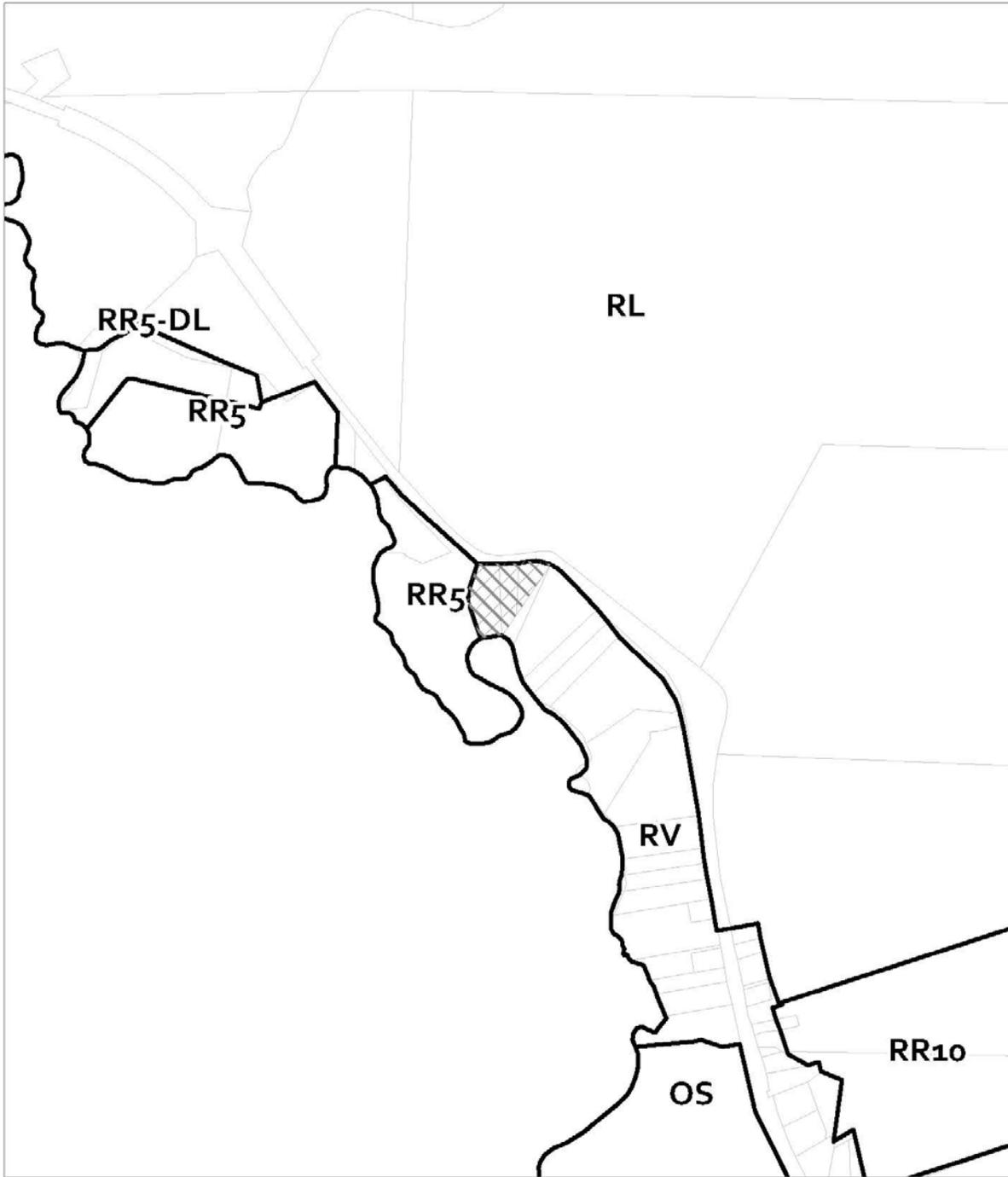
CASE: CDP 2017-0017
 OWNER: FARNHAM, Kevin
 APN: 127-160-03, 09, 10
 APLCT: Kevin Farnham
 AGENT:

NO SCALE

ADDRESS: None Assigned, Elk

STABILIZATION PLAN

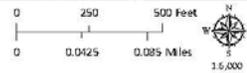
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APLCT: Kevin Farnham
AGENT:

ADDRESS: None Assigned, Elk

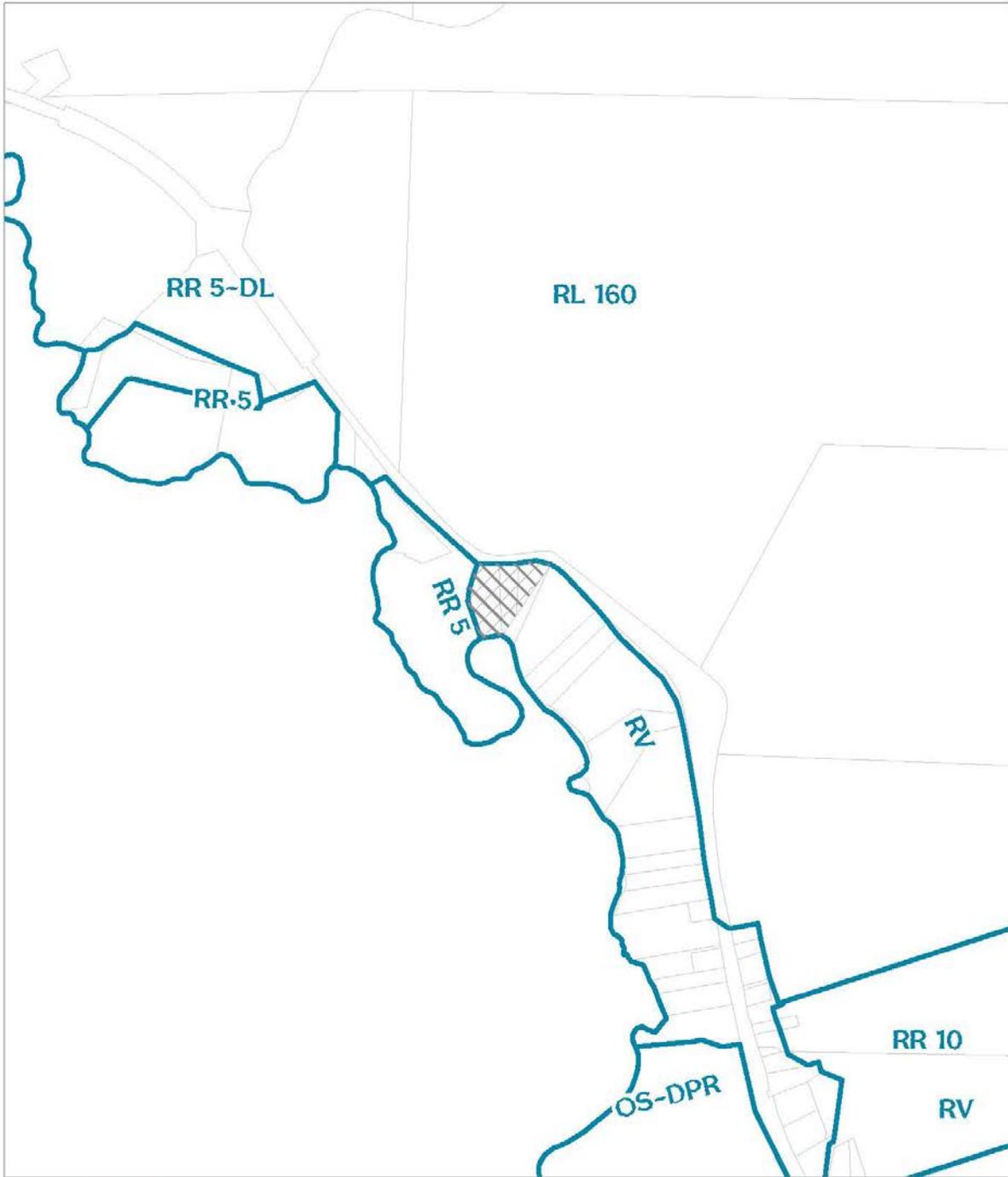
 Zoning Districts



ZONING DISPLAY MAP

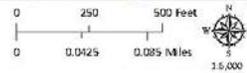
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Attachment F



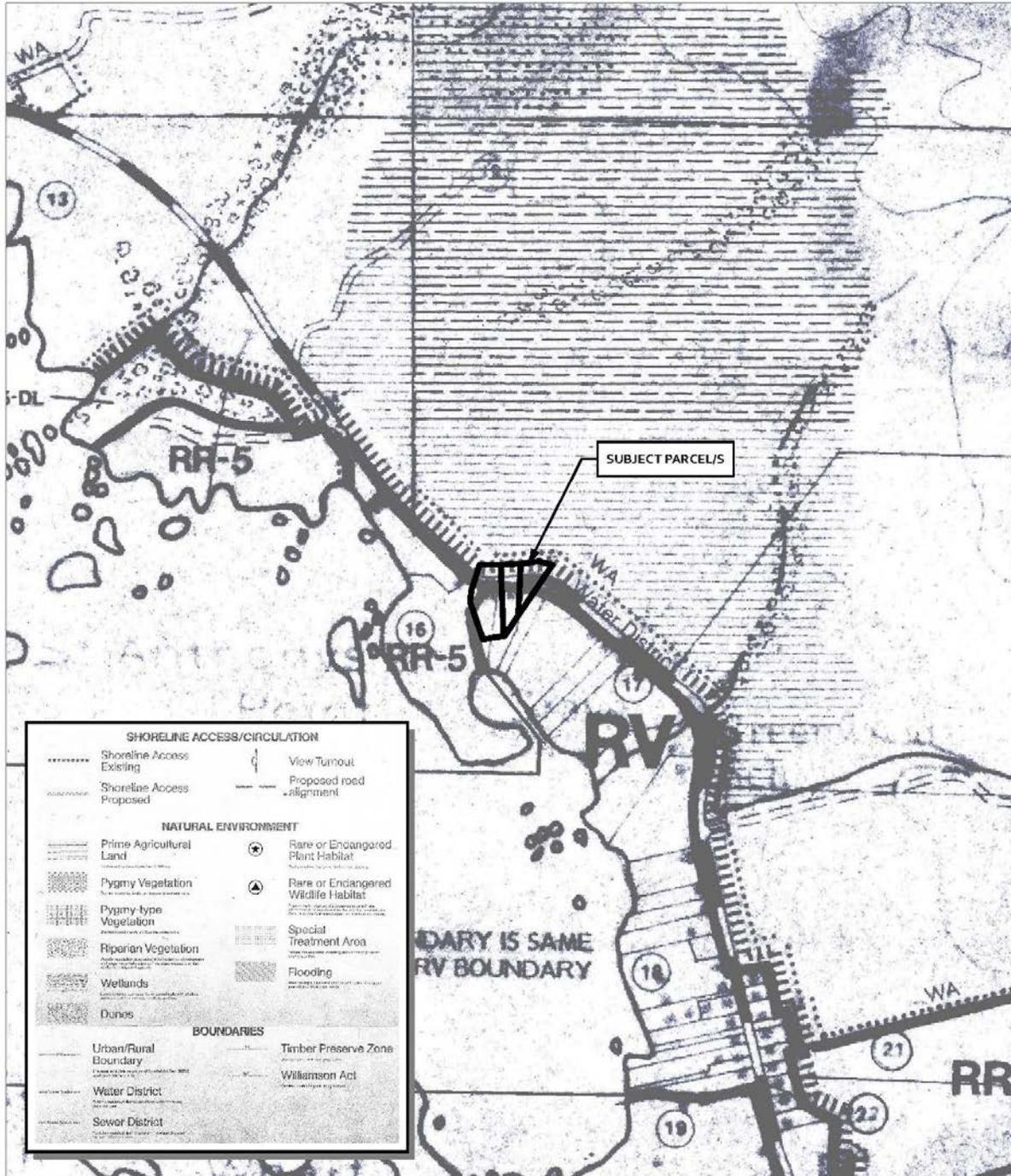
CASE: CDP 2017-0017
OWNER: FARNHAM, Kevin
APN: 127-160-03, 09, 10
APLCT: Kevin Farnham
AGENT:
ADDRESS: None Assigned, Elk

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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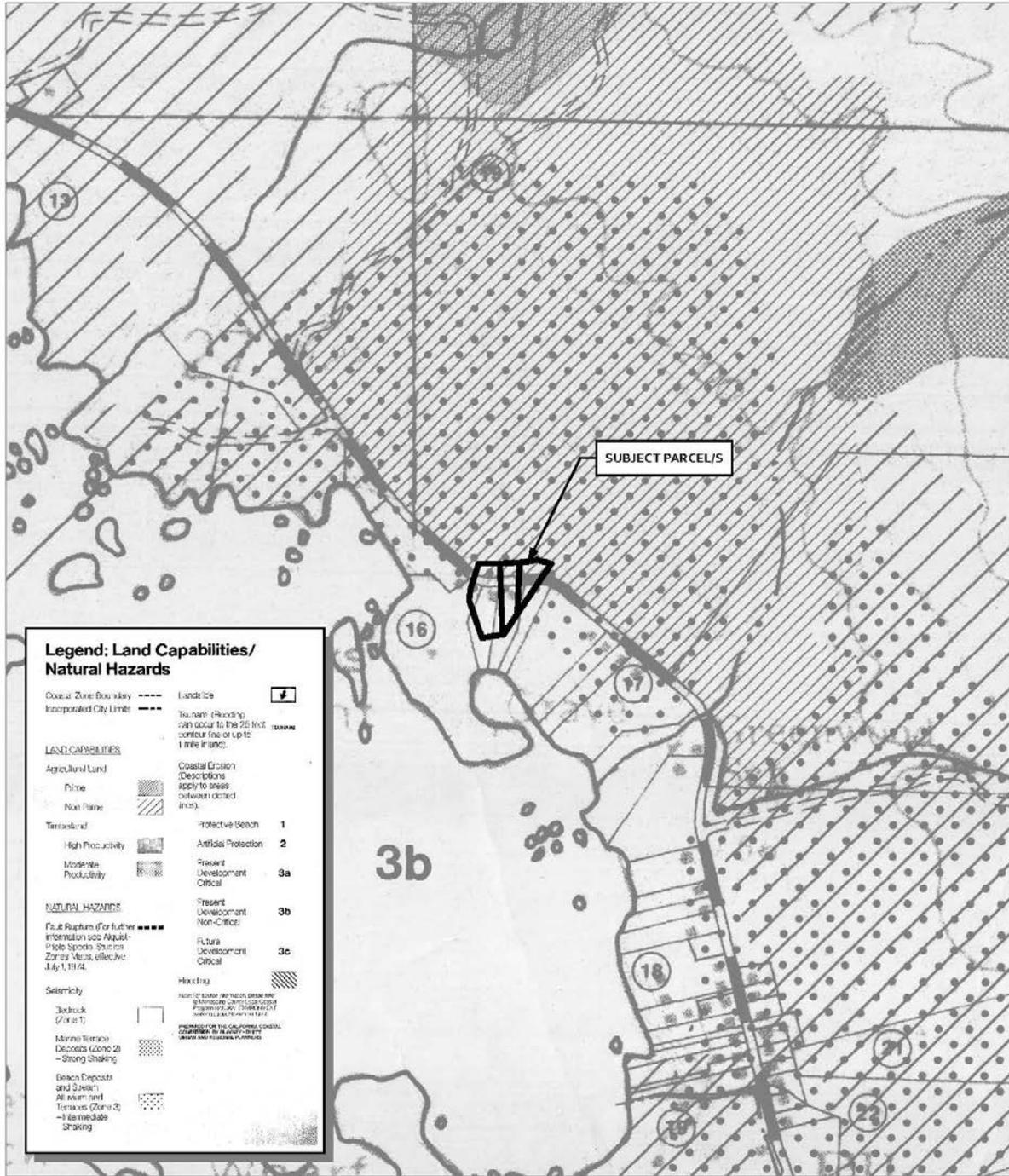


CASE: CDP 2017-0017
 OWNER: FARNHAM, Kevin
 APN: 127-160-03, 09, 10
 APLCT: Kevin Farnham
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LCP LAND USE MAP 20: ELK

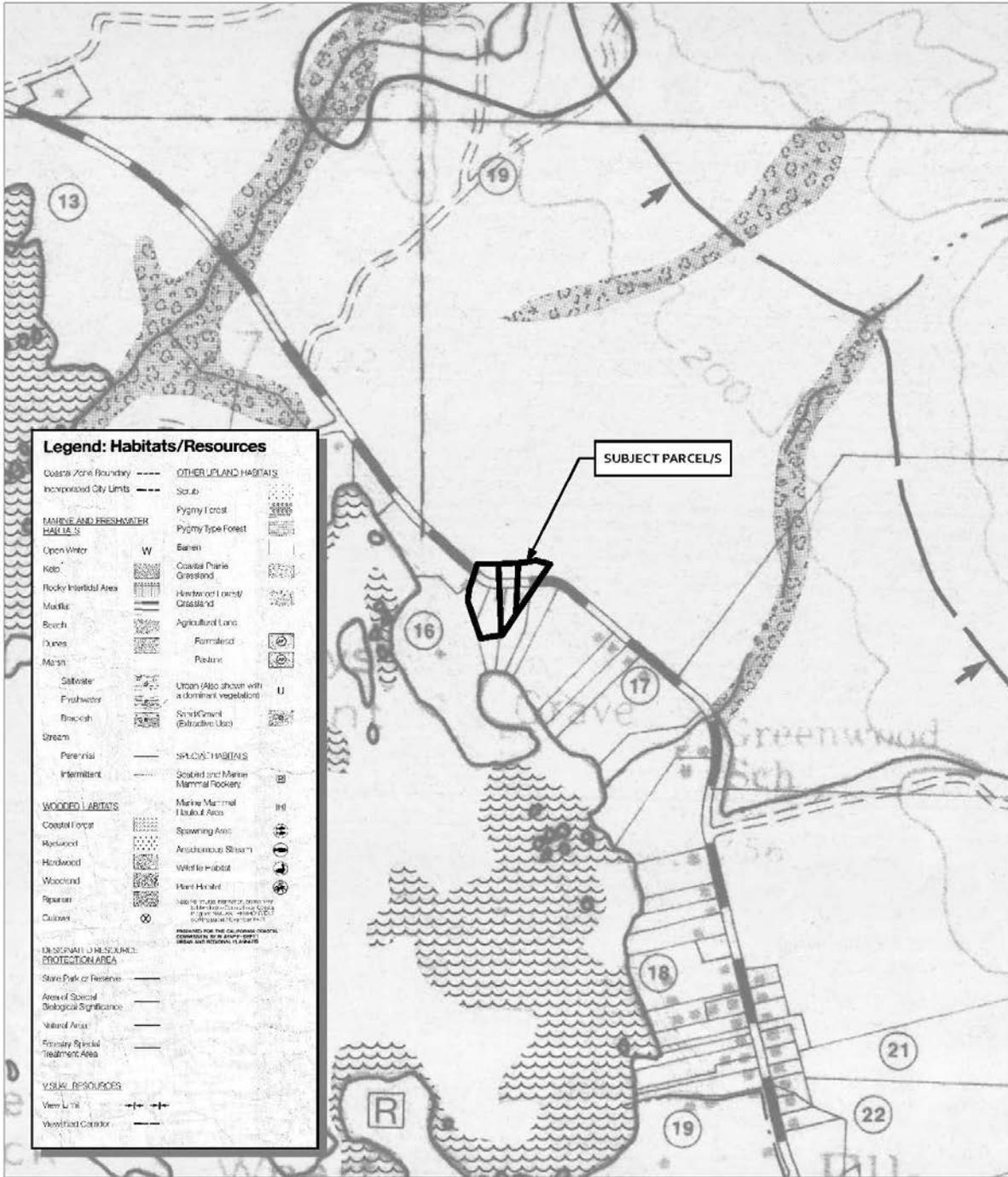


CASE: CDP 2017-0017
 OWNER: FARNHAM, Kevin
 APN: 127-160-03, 09, 10
 APLCT: Kevin Farnham
 AGENT:

ADDRESS: None Assigned, Elk

LCP LAND CAPABILITIES & NATURAL HAZARDS

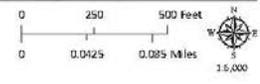
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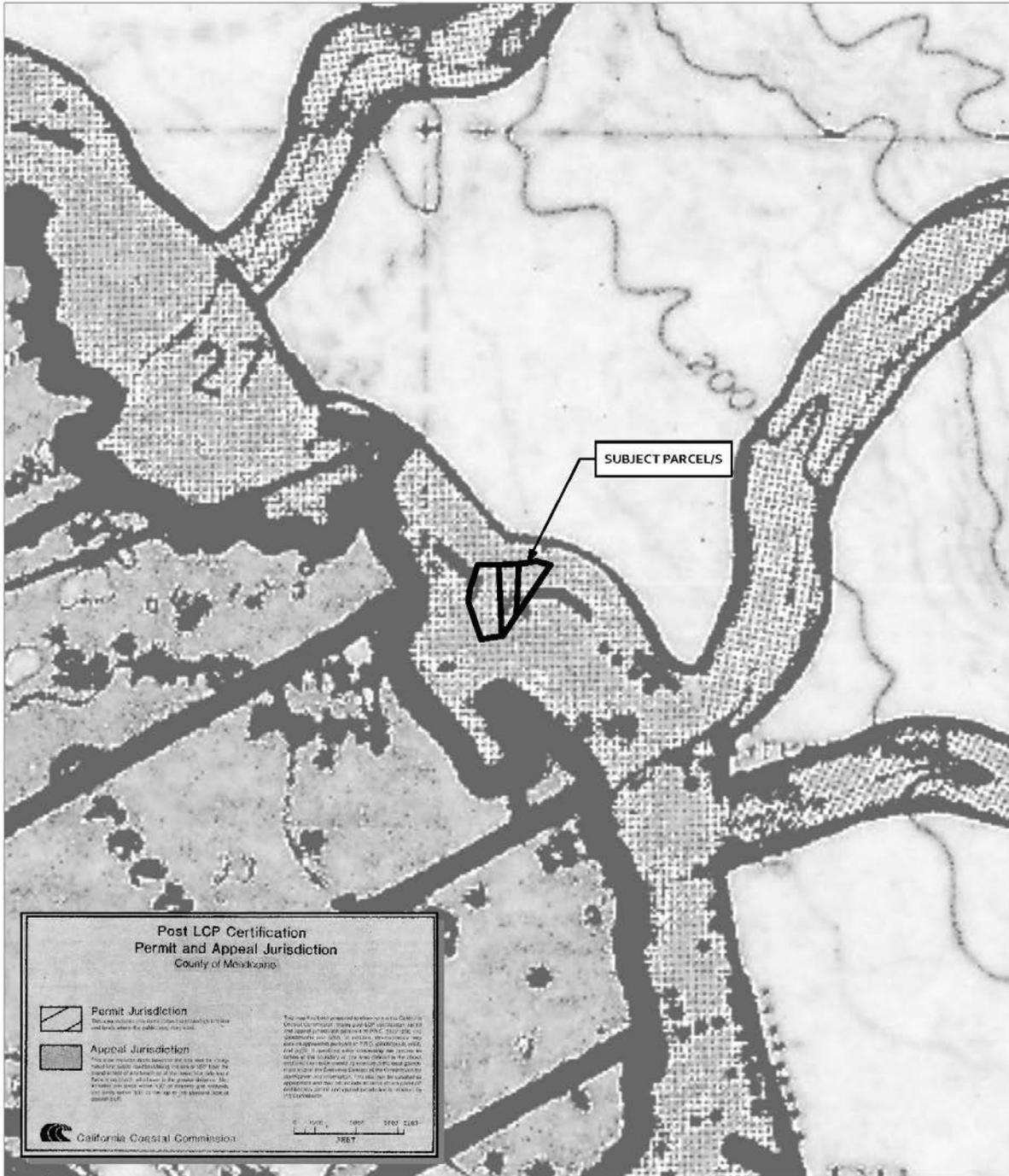
CASE: CDP 2017-0017
 OWNER: FARNHAM, Kevin
 APN: 127-160-03, 09, 10
 APLCT: Kevin Farnham
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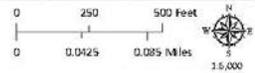


LCP HABITATS & RESOURCES



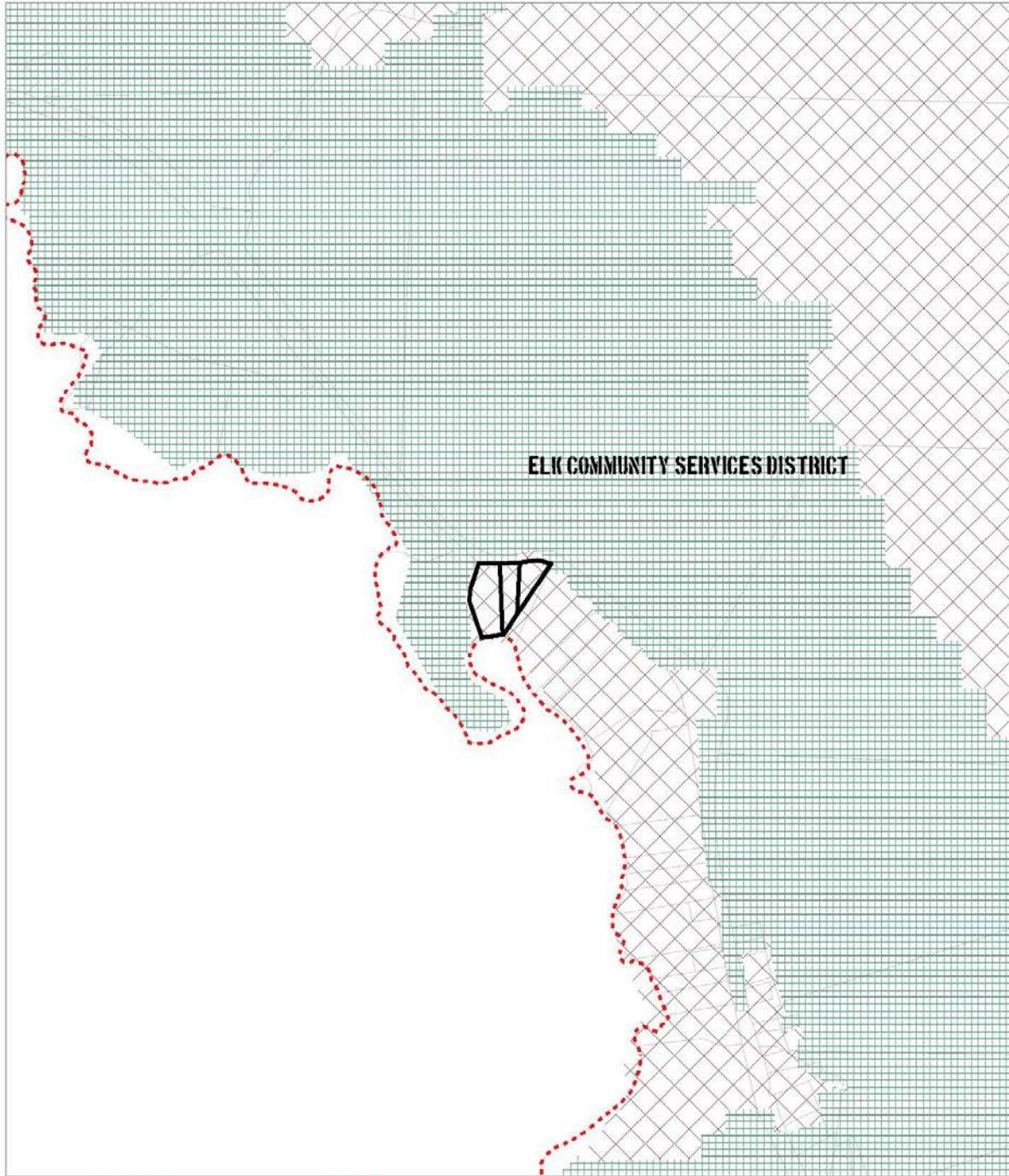
CASE: CDP 2017-0017
 OWNER: FARNHAM, Kevin
 APN: 127-160-03, 09, 10
 APLCT: Kevin Farnham
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ADDRESS: None Assigned, Elk



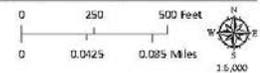
APPEALABLE AREAS

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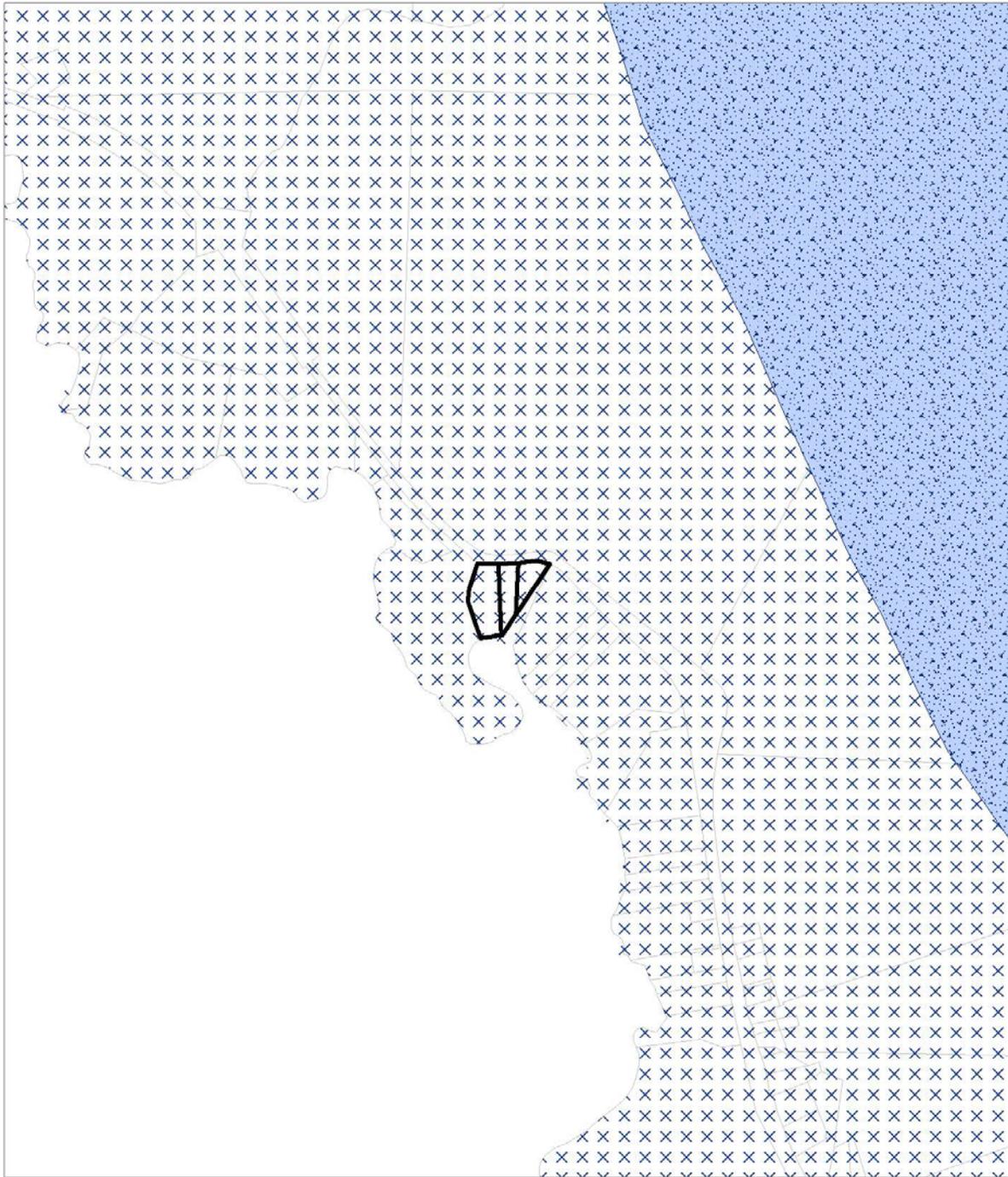
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

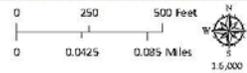
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Attachment L



CASE: CDP 2017-0017
OWNER: FARNHAM, Kevin
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APLCT: Kevin Farnham
AGENT:
ADDRESS: None Assigned, Elk

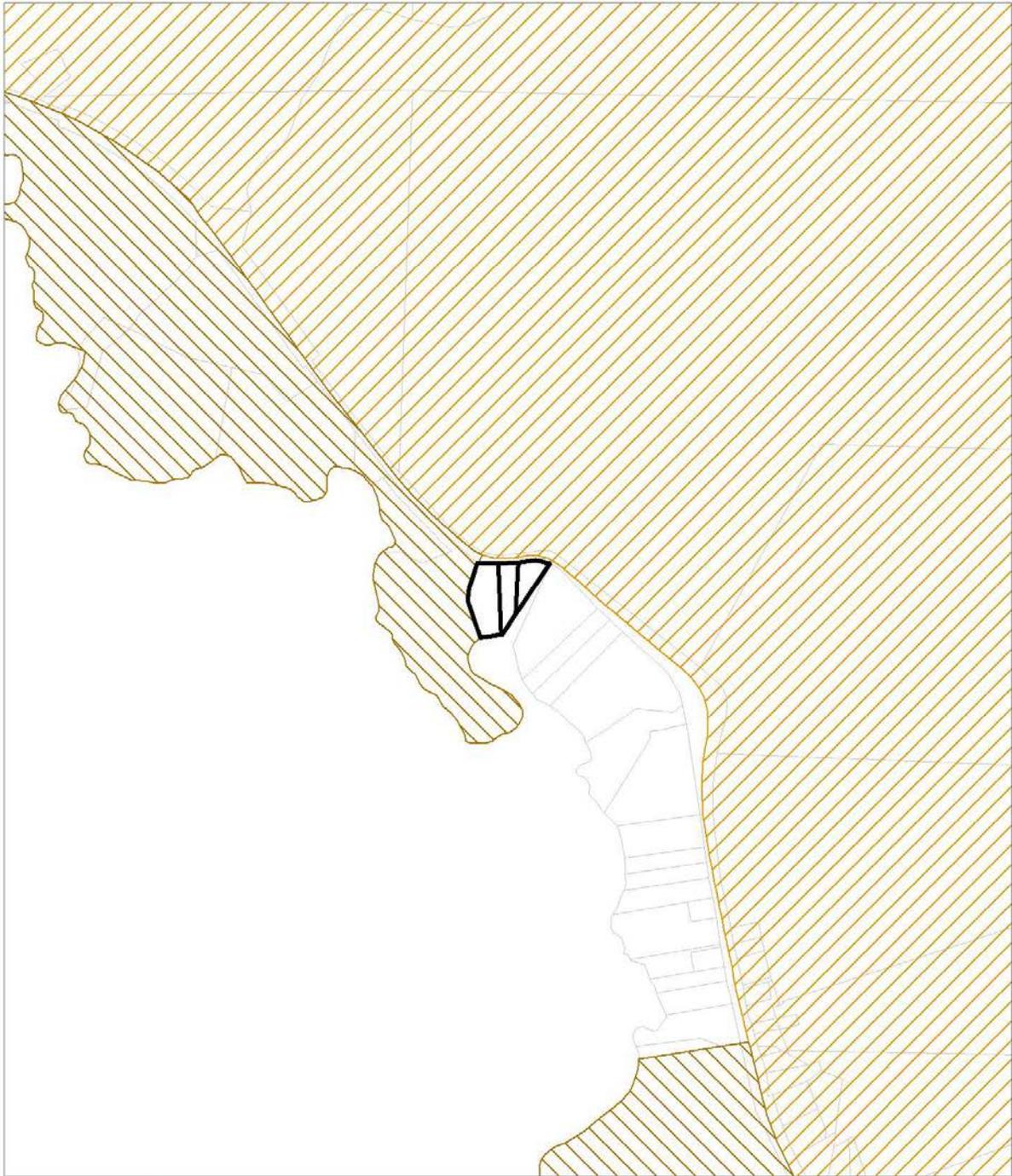
-  Critical Water Areas
-  Critical Water Resources Bedrock



GROUND WATER RESOURCES

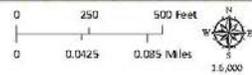
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Attachment M



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OWNER: FARNHAM, Kevin
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APLCT: Kevin Farnham
AGENT:
ADDRESS: None Assigned, Elk

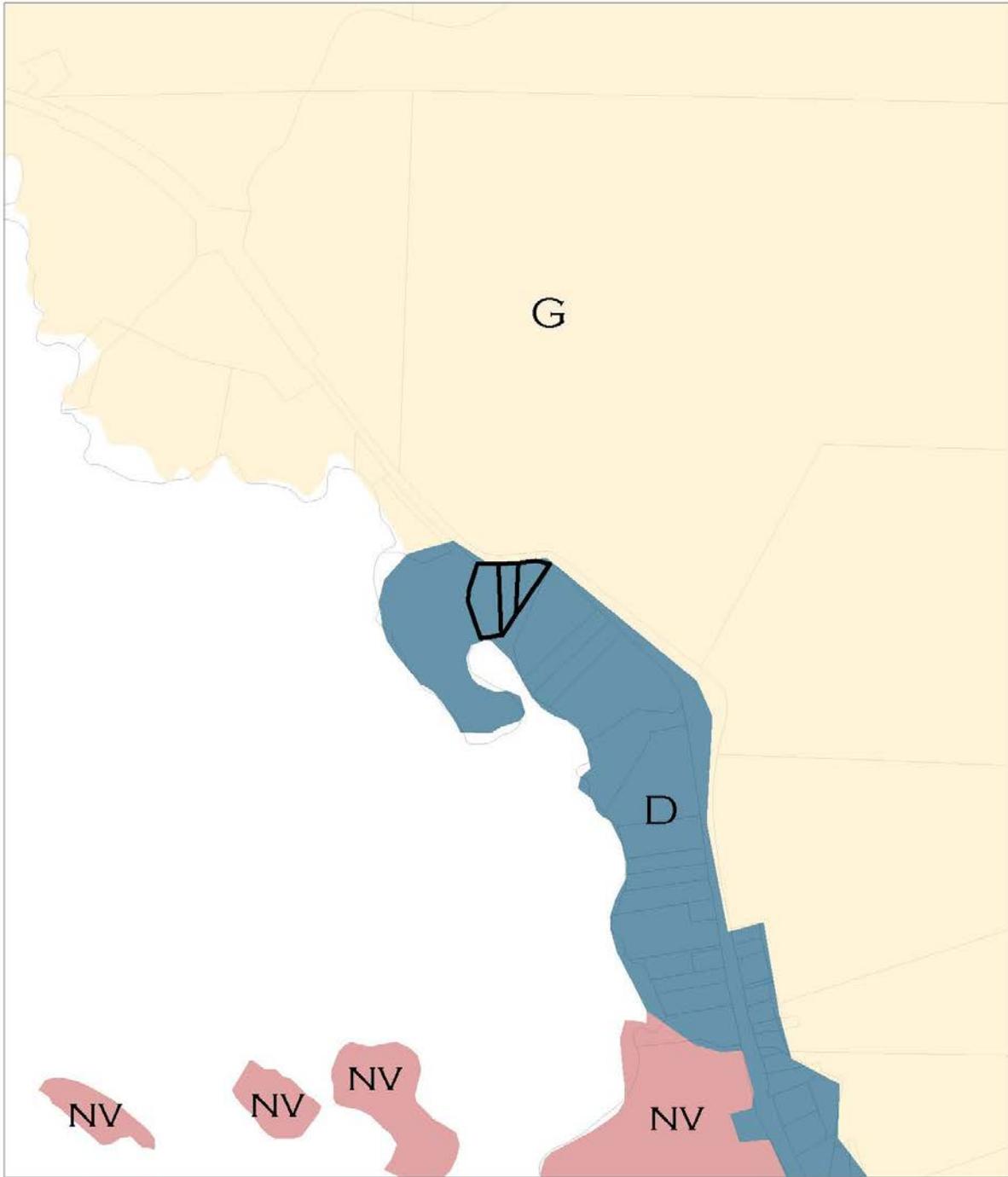
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

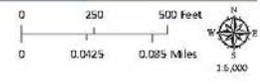
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Attachment N



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OWNER: FARNHAM, Kevin
APN: 127-160-03, 09, 10
APLCT: Kevin Farnham
AGENT:
ADDRESS: None Assigned, Elk

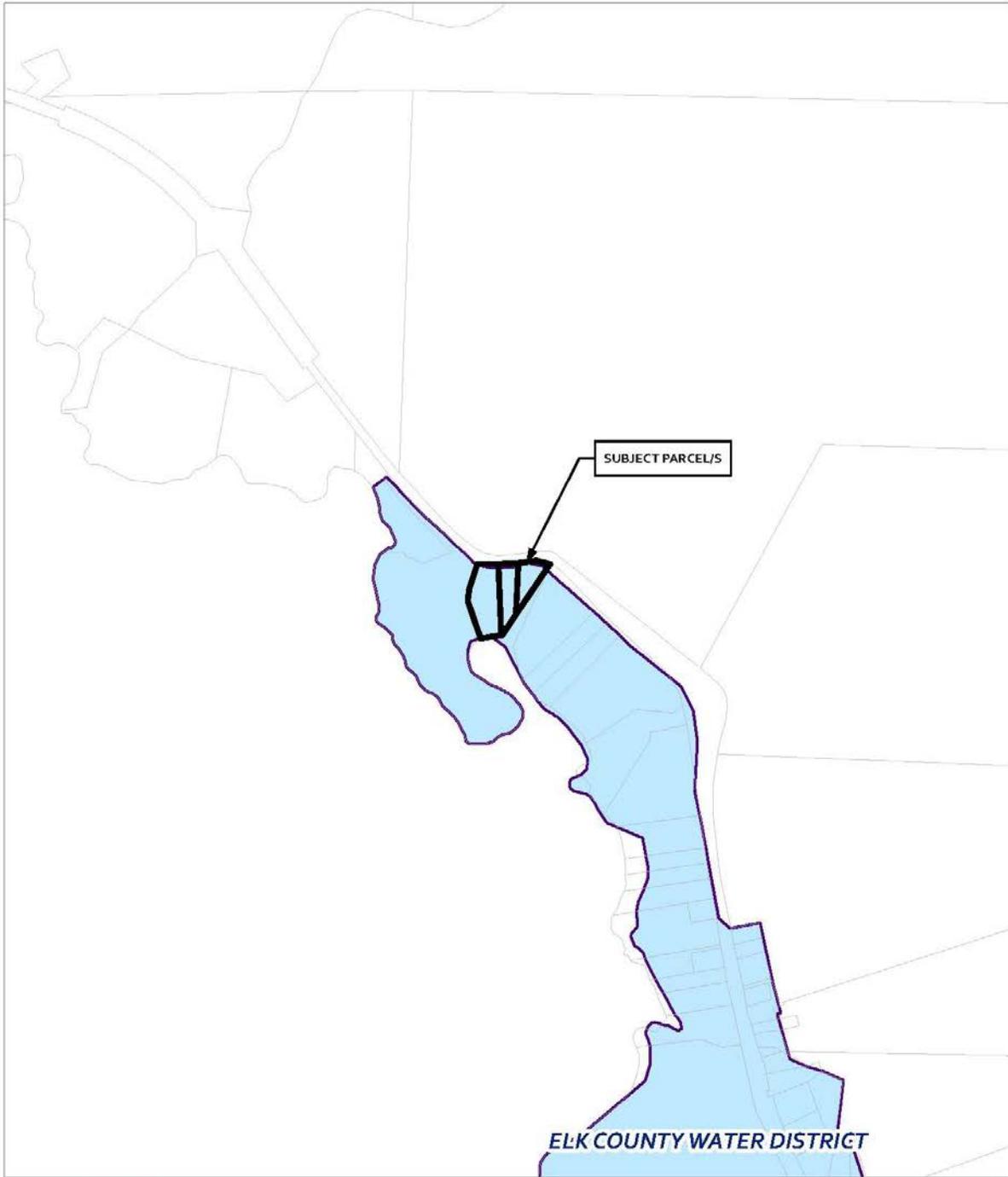
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)



IMPORTANT FARMLAND

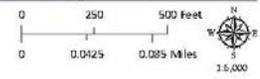
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Attachment O



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AGENT:
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 County Water Districts



WATER DISTRICTS

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