



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

June 23, 2020

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg

Assessor
 CalFire - Prevention
 Coastal Commission
 Elk County Water District

Elk Community Services District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDPM_2020-0001

DATE FILED: 3/2/2020

OWNER/APPLICANT: DEBORAH PENNER

AGENT: DEBRA LENNOX

REQUEST: Amendment to Standard Coastal Development Permit (CDP_2006-0007), which authorized the construction of a detached piano studio with a maximum average height is 15' from finished grade. No plumbing is to be installed. Request to convert the existing piano studio into a guest cottage and expand the associated patio, as well as the construction of a second story addition to the existing single-family residence, by adding a bedroom, roof-top deck and expansion of an existing deck at the ground level of the single family residence, including the relocation of a propane tank and shed and expansion of existing septic system.

LOCATION: In the Coastal Zone, within the town of Elk, on the north side of Elk Meadow Road (Private), 400± feet west so its intersection with Philo-Greenwood Road (CR 132), located as 35940 Elk Meadow Rd., Elk (APN: 127-232-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: July 7, 2020

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 _____

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APN: 127-232-19

PARCEL SIZE: 0.3± Acres

GENERAL PLAN: Rural Village RV:R

ZONING: Rural Village RV:40K

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: Greenwood Meadow Subdivision
CDP_02-03 Single-family Residence – BF_2003-0346
CDP_7-2006 Piano Studio – BF_2007-0681

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR10	Rural Residential RR10	10.5± Acres	Residential
EAST:	Rural Village RV	Rural Village RV	0.25± Acres	Residential
SOUTH:	Rural Village RV	Rural Village RV	0.25± Acres	Residential
WEST:	Rural Village RV	Rural Village RV	0.30± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division FB
- Department of Transportation (DOT)
- Environmental Health (EH) FB
- ELK Community Services District

- ELK COUNTY Water District
- Planning Division UKIAH

STATE

- CALFIRE (Land Use)
- California Coastal Commission

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

- ✓ CDP_02-03 Single-family Residence
- ✓ CDP_7-2006 Piano Studio
- ✓ CalFire #90-20
- ✓ Septic permit ST27310
- ✓ Elk County Water District

STAFF PLANNER: JESSIE WALDMAN

DATE: 6/15/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State Responsible Agency) #90-20

Elk Community Services District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

225—Windyhollow loam

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

NO

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

YES

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

LCP Land Use MAP 20: ELK

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime AG Land; Beach Deposits and Stream Alluvium and Terraces (ZONE 3)

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

NO

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-CONDITIONAL

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

(CDP-2006-0007)
Case No(s) CDPM-2020-0001
CDF No(s) _____
Date Filed 3-2-2020
Fee \$ \$4556.62
Receipt No. PRJ-033760
Received by ANWARD MANUJ

Material Immaterial

Office Use Only

COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM

Name of Applicant <u>Deborah A. Penner</u>	Name of Owner(s) <u>Deborah A. Penner Gregory M. Smith</u>	Name of Agent <u>Debra Lennox</u>
Mailing Address <u>360 East First St. Chico, CA 95928</u>	Mailing Address <u>same</u>	Mailing Address <u>Po Box 798 Mendocino, CA 95460</u>
Telephone Number <u>530-330-7033</u>	Telephone Number <u>same</u>	Telephone Number <u>707-937-0770</u>

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

Debra Lennox
Debra Lennox 3-2-2020
Signature of Applicant/Agent Date Signature of Owner Date

Driving Directions

The site is located on the E (N/S/E/W) side of EIK Meadow Rd. (name road)
approximately 1/4 mi. (feet/miles) N (N/S/E/W) of its intersection with
Philo-Greenwood HW (provide nearest major intersection).

Assessor's Parcel Number(s) 127-232-19 Previous Coastal Development Permit # (s) CDP-2006-0007

Parcel Size

14,374.8

Square Feet
 Acres

Street Address of Project

35940 EIK Meadow Rd, EIK
CA 95432

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

COASTAL DEVELOPMENT PERMIT AMENDMENT 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. (Please describe all proposed modifications to the issued permit.)

- 1) convert 624 studio/storage to guest cottage; extend exist. patio (+ 72 SF)
- 2) master bedroom addition over existing garage of existing residence. w) 790 SF
414 SF 2nd flr deck & 790 SF roof deck
- 3) relocate portable propane tank + storage shed; add 348 SF deck on north of (E) residence

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	1) STUDIO(E)	624 SF
<input type="checkbox"/> Mobile Home	2) RESIDENCE w/ ATTACHED GARAGE	2370 EXIST
<input type="checkbox"/> Duplex/Multifamily		+ 790 SF ADDN
		<u>3160 SF TOTAL</u>

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.

- 1) EXISTING PRIMARY RESIDENCE w/ ATTACHED GARAGE
- 2) STUDIO/STORAGE (EXIST.)
- 3) PORTABLE STORAGE (120 SF)

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

- A. Electricity
 - Utility Company (service exists to the parcel).
 - Utility Company (requires extension of services to site: _____ feet _____ miles)
 - On Site generation, Specify: _____
 - None
- B. Gas
 - Utility Company/Tank
 - None
- C. Telephone: Yes No

5. Will there be any exterior lighting? Yes No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

see drawings

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank (indicate primary + replacement leachfields on plot plan)
 Other, specify _____

7. What will be the domestic water source?

- Community water system, specify supplier EIK County Water Dist.
 Well
 Spring
 Other, specify _____

8. Is any grading including road/driveway construction planned? Yes No

Estimate the amount of grading (cut and fill quantities) in cubic yards: _____ c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**

Estimate the length of the proposed road/driveway: _____ feet.

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

9. Will vegetation be removed accommodate the proposed project? Yes No
If yes, explain:

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

10. Is the proposed development visible from:

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

If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). 28 feet

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

Siding material	HARDY PANEL	Color	WHITE
Trim material	WOOD	Color	GREEN
Chimney material	METAL	Color	BLACK
Roofing material	COMP.	Color	GREEN
Window frame material	VINYL	Color	WHITE
Door material	WOOD / VINYL	Color	WOOD / WHITE
Fencing material		Color	WOOD
Retaining walls material		Color	N/A
Other exterior materials		Color	N/A

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

Yes No

If yes, please describe the resource and attach any biological/botanical reports:

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

Total square footage of all structures: _____ N/A
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 _____	







SUBJECT PARCEL/S

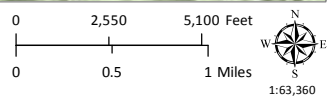
Elk

Navarro River



CASE: **CDPM 2020-0001**
 OWNER: **PENNER, Deborah**
 APN: **127-232-19**
 APLCT: **Deborah A. Penner**
 AGENT: **Debra Lennox**
 ADDRESS: **35940 Elk Meadow Road, Elk**

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



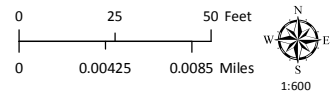
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020



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APLCT: **Deborah A. Penner**
AGENT: **Debra Lennox**
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== Private Roads



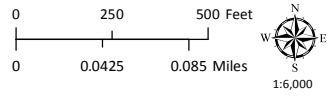
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 7/5/2020



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

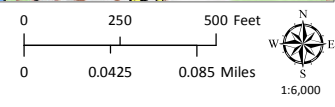


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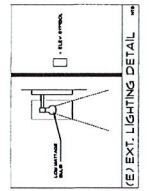
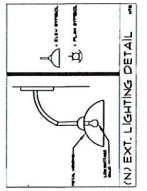
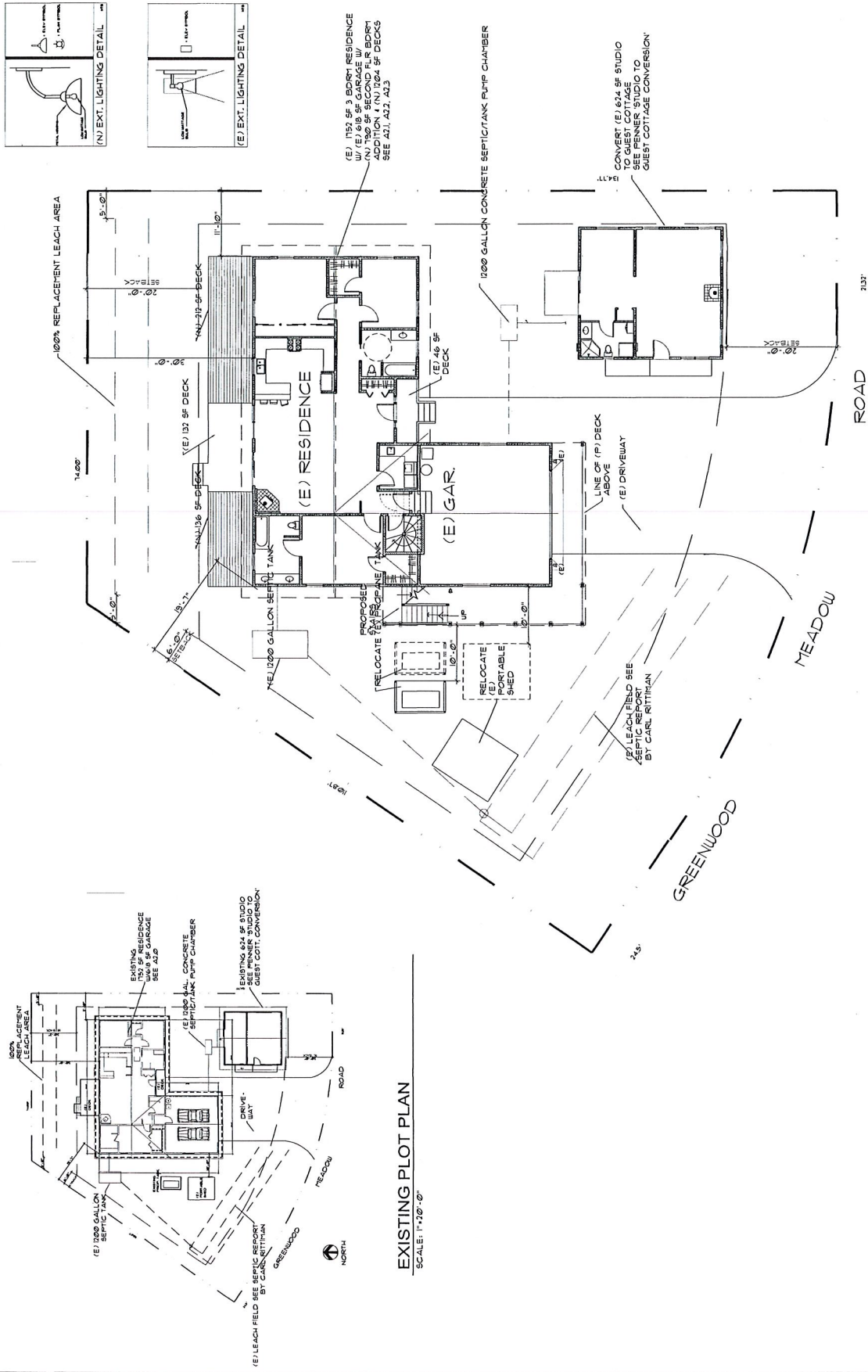
- Major Towns & Places
- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



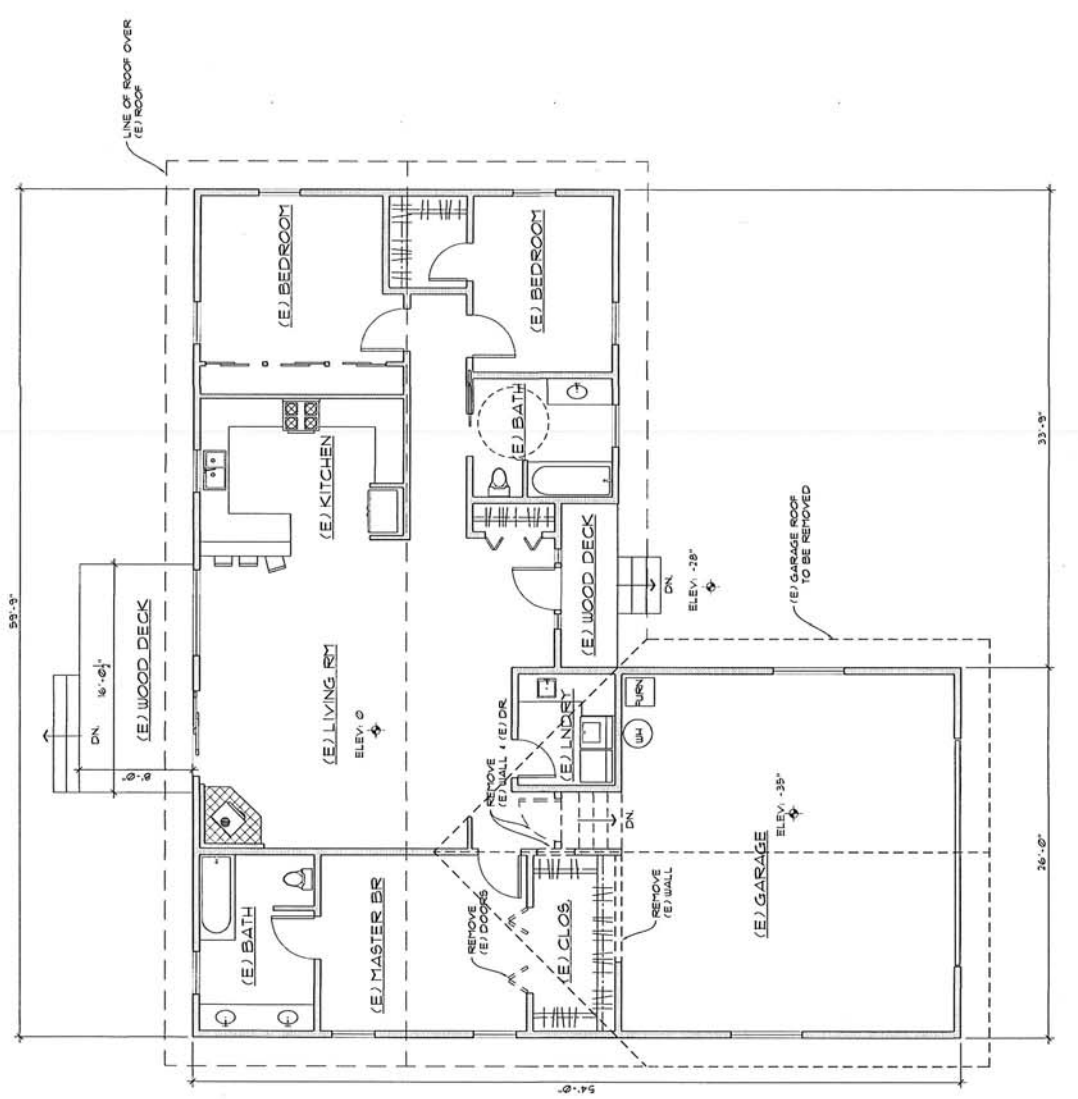
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

REVENUE COUNTY PLANNING DEPARTMENT 3/20/20

REVISION	BY

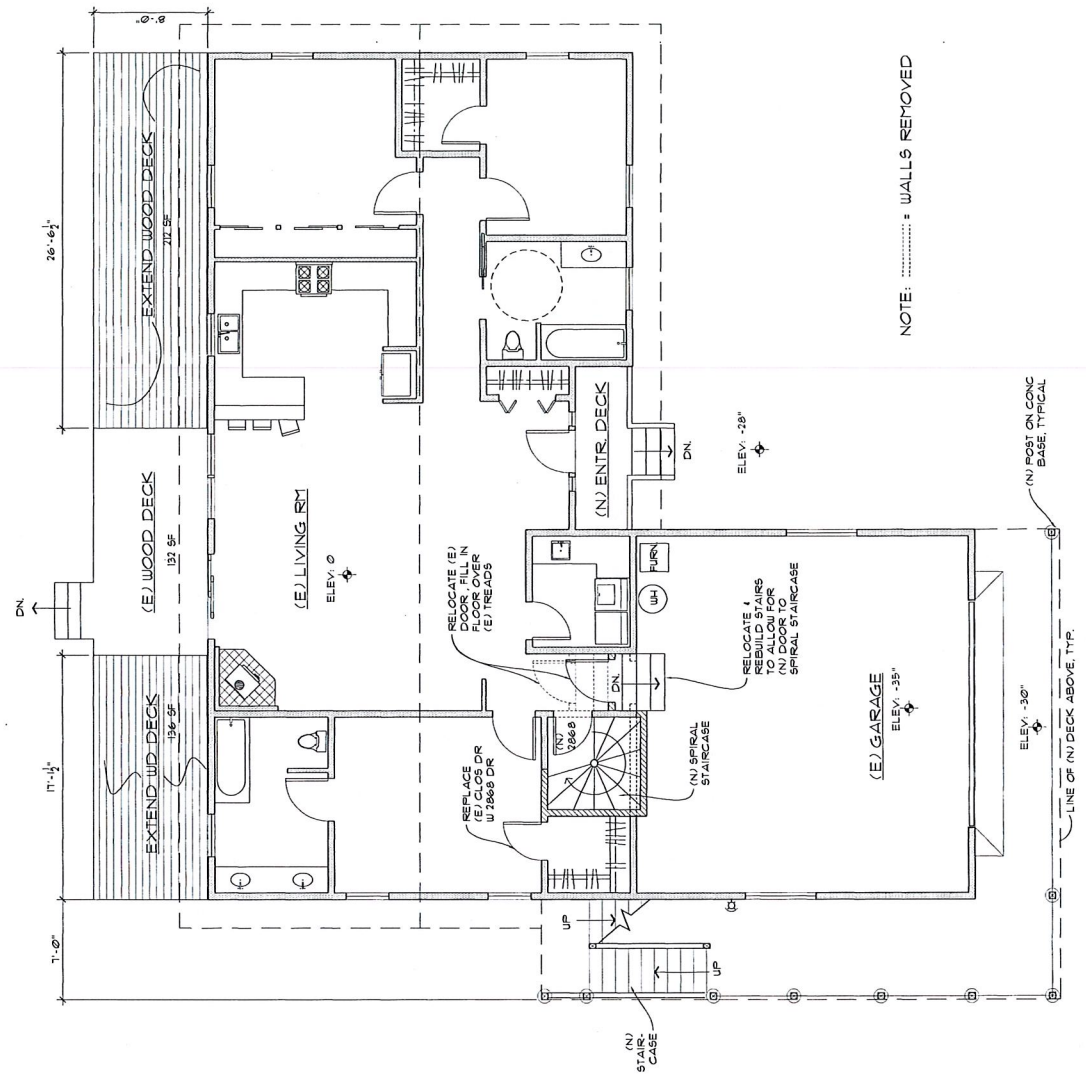


REVISION	BY

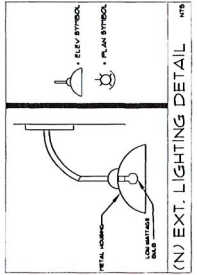


EXISTING FLOOR PLAN
SCALE 1/4"=1'-0"
NORTH

REVISION	BY

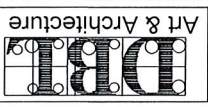


NOTE: = WALLS REMOVED



PROPOSED FIRST FLOOR PLAN
 SCALE 1/4"=1'-0"



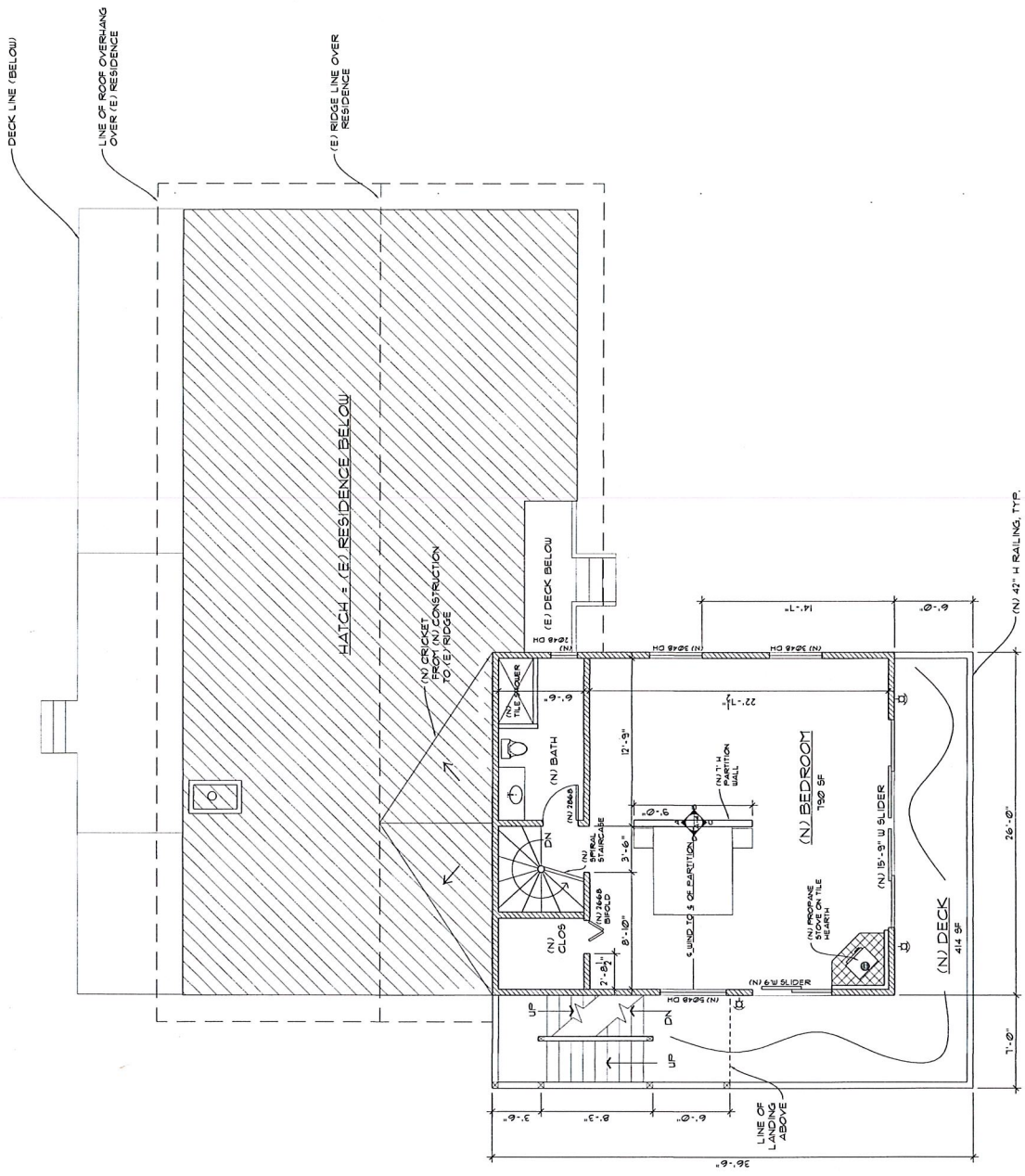


Debra Lennox, AIA
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 1375 N
 RD BOX 798 Mendocino, CA 95460
 707-937-0770
 dlennox@mclm.org/www.debraennox.com
 Mendocino

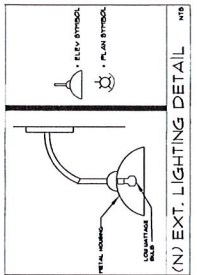
REVISION	BY

PROPOSED SECOND FLOOR PLAN
 BEDROOM ADDITION
 DEBORAH PENNER, 35940 ELK MEADOW ROAD, ELK, CA
 AP# 127-232-19

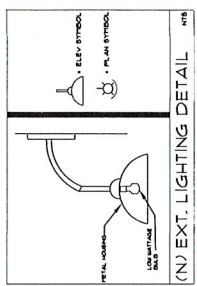
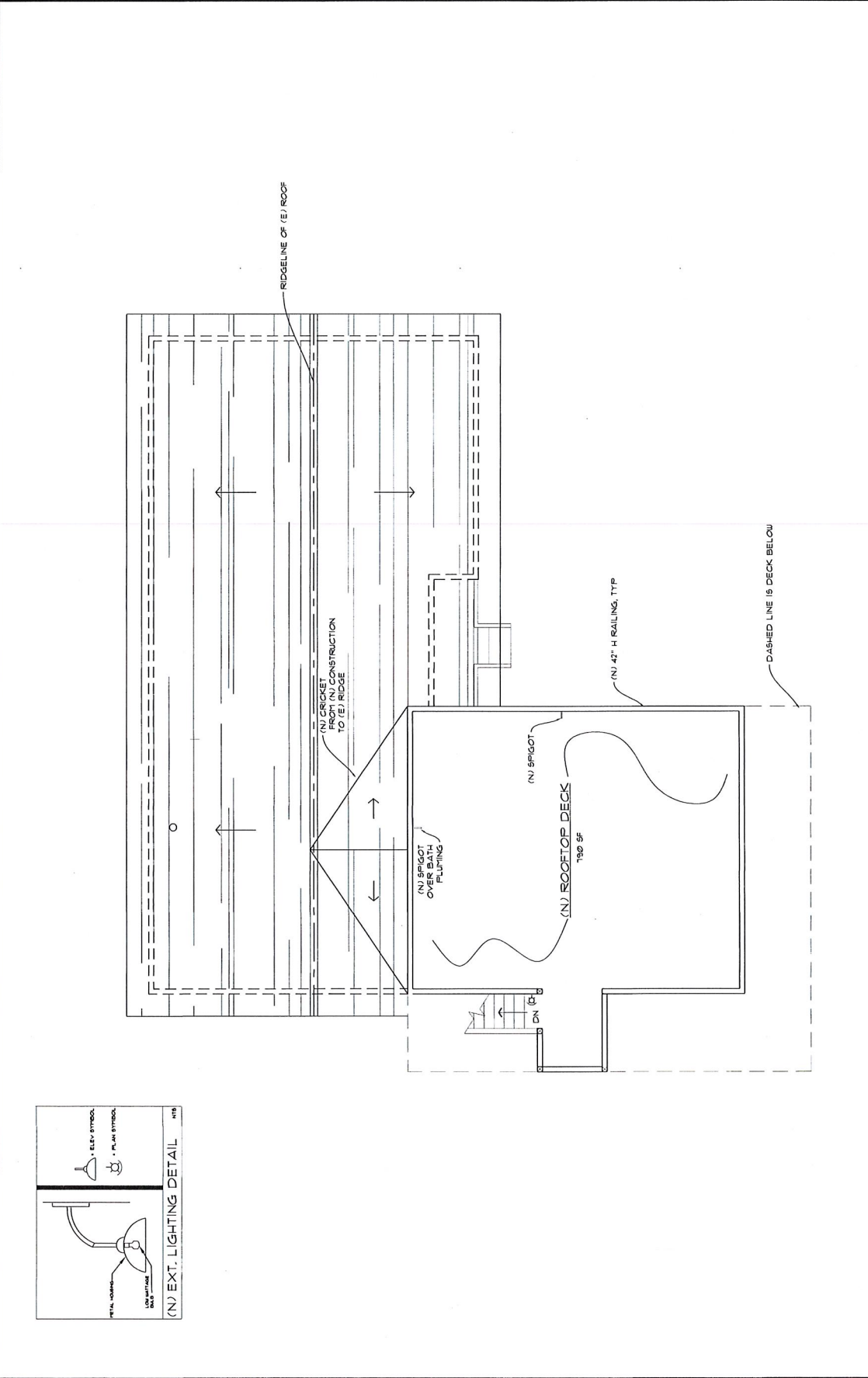
SCALE: AS NOTED
 DATE: DBL/LLH
 DRAWN: [Name]
 FILE: 12723219
 SHEET
 A2.2
 OF SHEETS



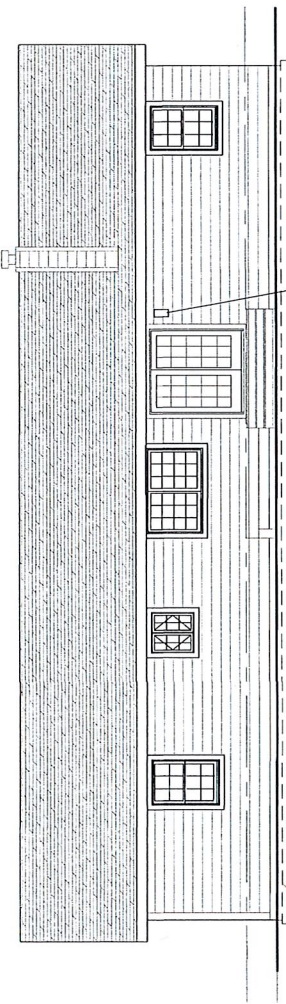
PROPOSED SECOND FLOOR PLAN
 SCALE 1"=4'-0"



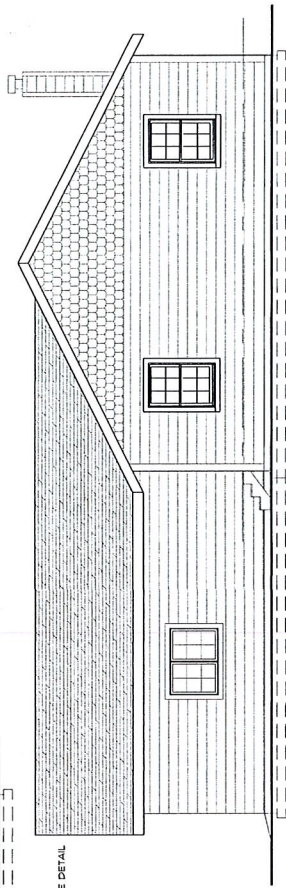
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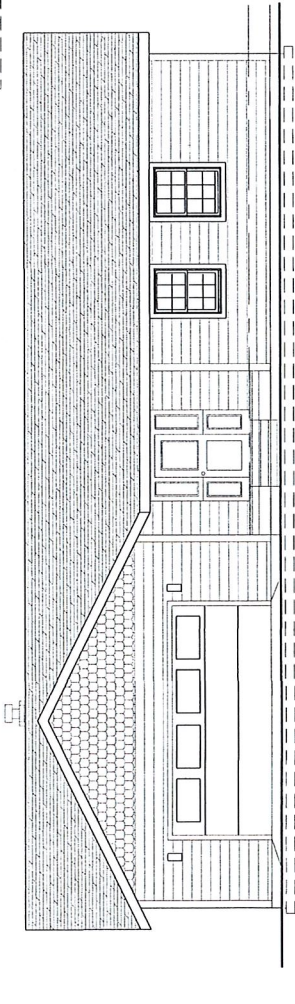
REVISION	BY



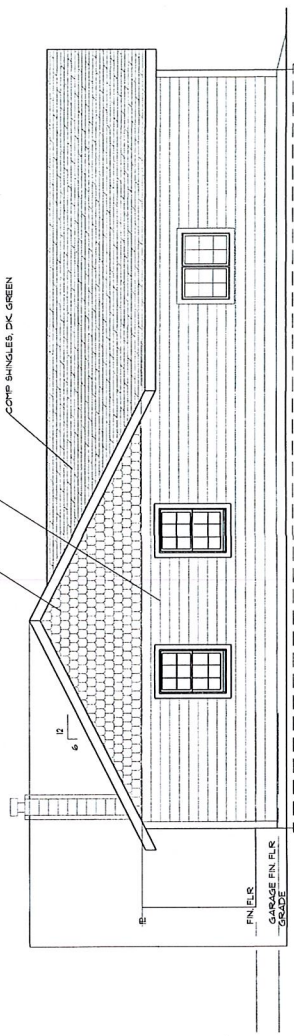
NORTH ELEVATION
 SCALE 1/4" = 1'-0"



EAST ELEVATION
 SCALE 1/4" = 1'-0"

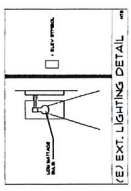


SOUTH ELEVATION
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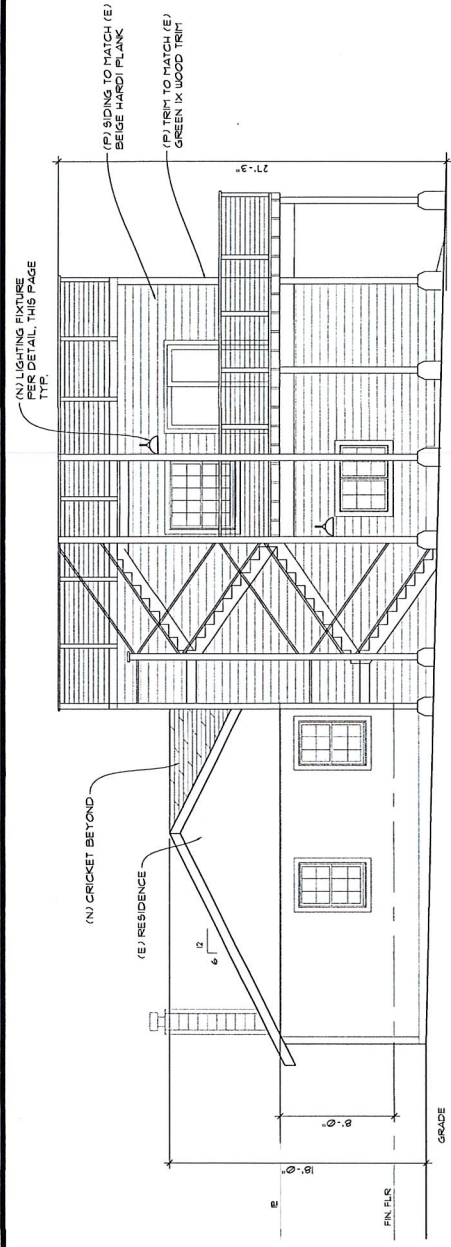
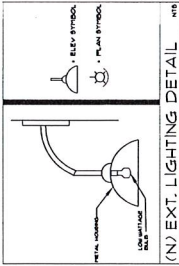


WEST ELEVATION
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EXISTING ELEVATIONS

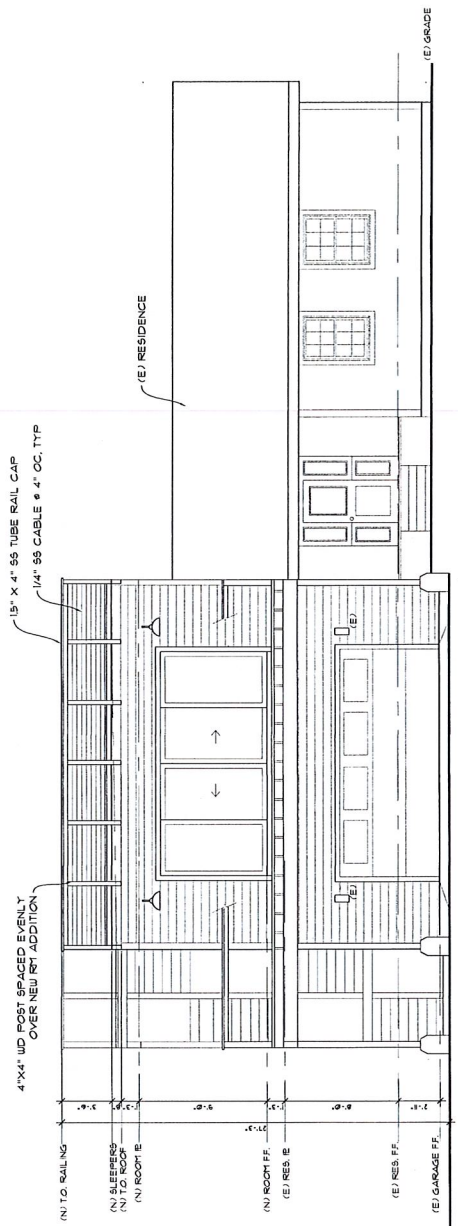
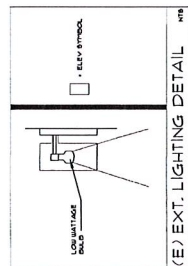


(E) EXT. LIGHTING DETAIL



EXISTING ∇ PROPOSED

PROPOSED WEST ELEVATION
SCALE 1/4"=1'-0"



PROPOSED ∇ EXISTING

PROPOSED SOUTH ELEVATION
SCALE 1/4"=1'-0"

Art & Architecture
DAI
 Debra Lennox, AIA
 ARCHITECT
 PO Box 798
 Mendocino, CA 95460
 Mendocino
 707-937-0770
 dlennox@mca.com or www.dlennox.com

REVISION	BY

PROPOSED ELEVATIONS
 BEDROOM ADDITION
 DEBORAH PENNER, 35940 ELK MEADOW ROAD, ELK, CA
 AP# 127-232-19

SCALE: AS NOTED
 DATE: 7/20/2019
 DRAWN: JBL/LLH
 PLS: PENNER/PLR
 1 ELEV.
 SHEET
A3.1
 OF SHEETS



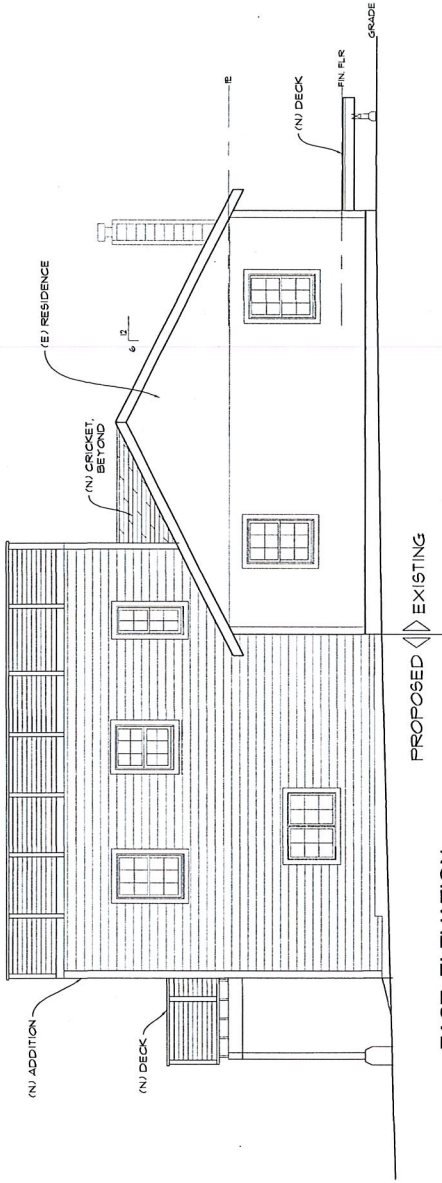
Debra Lennox, AIA
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REVISION	BY

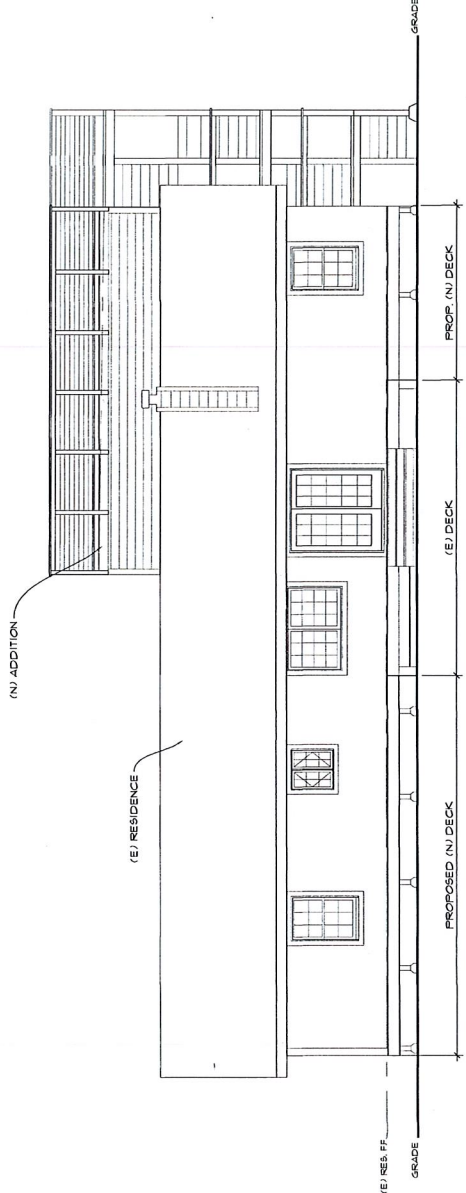
PROPOSED ELEVATIONS
 BEDROOM ADDITION
 DEBORAH PENNER, 35940 ELK MEADOW ROAD, ELK, CA
 AP# 127-232-19

SCALE: AS NOTED
 DATE: 7-20-2020
 DRAWN: DBL/LL
 FILE/PENNER FLR
 4 ELEV
 SHEET

A3.2
 OF 9 SHEETS

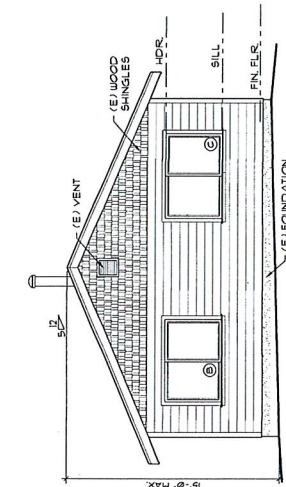


EAST ELEVATION
 SCALE 1/4"=1'-0"

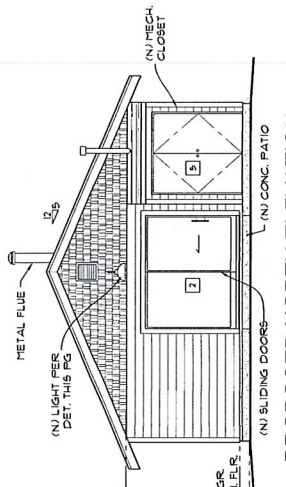
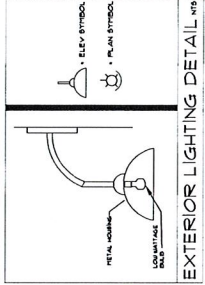


NORTH ELEVATION
 SCALE 1/4"=1'-0"

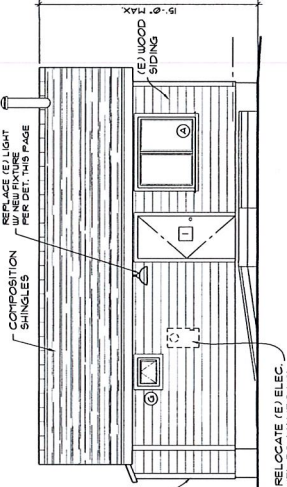
REVISION	BY



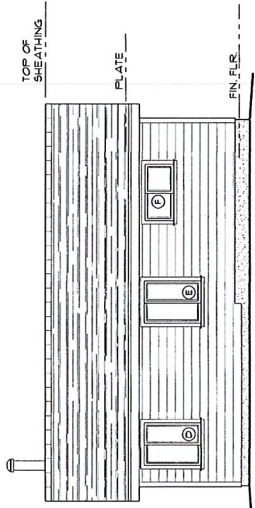
SOUTH ELEVATION



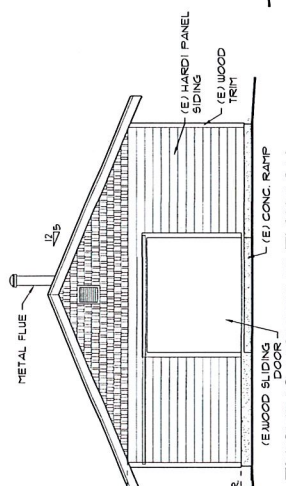
PROPOSED NORTH ELEVATION



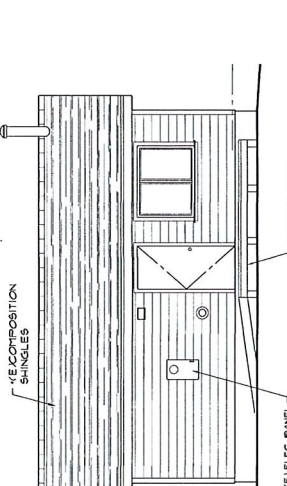
PROPOSED WEST ELEVATION



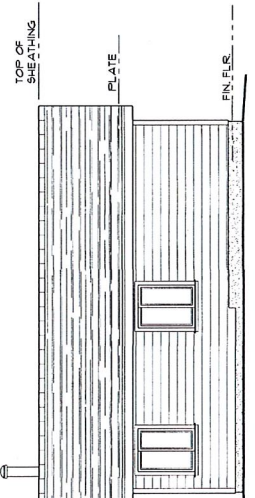
PROPOSED EAST ELEVATION



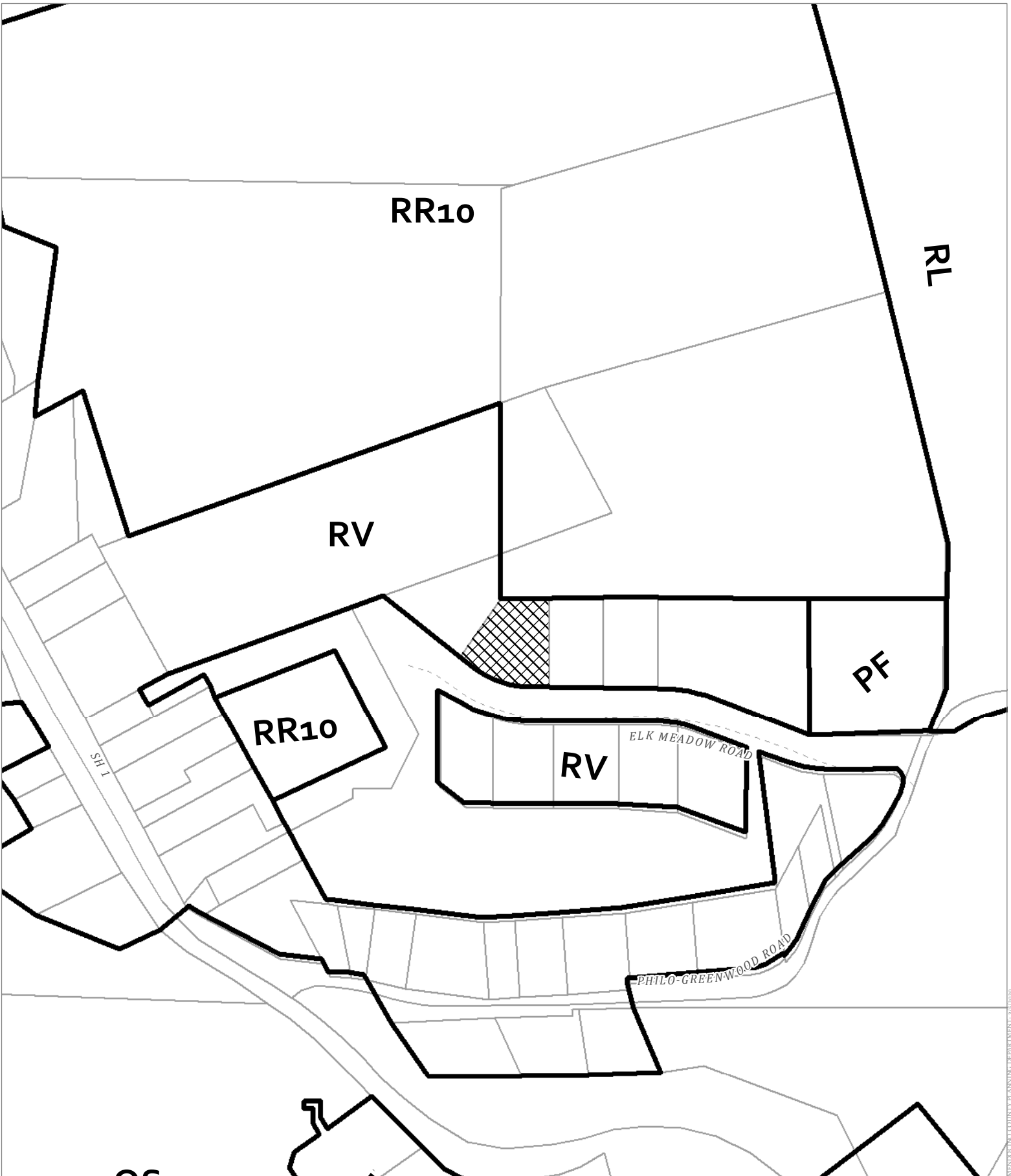
EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"






EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"

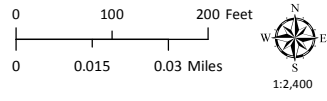


EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"

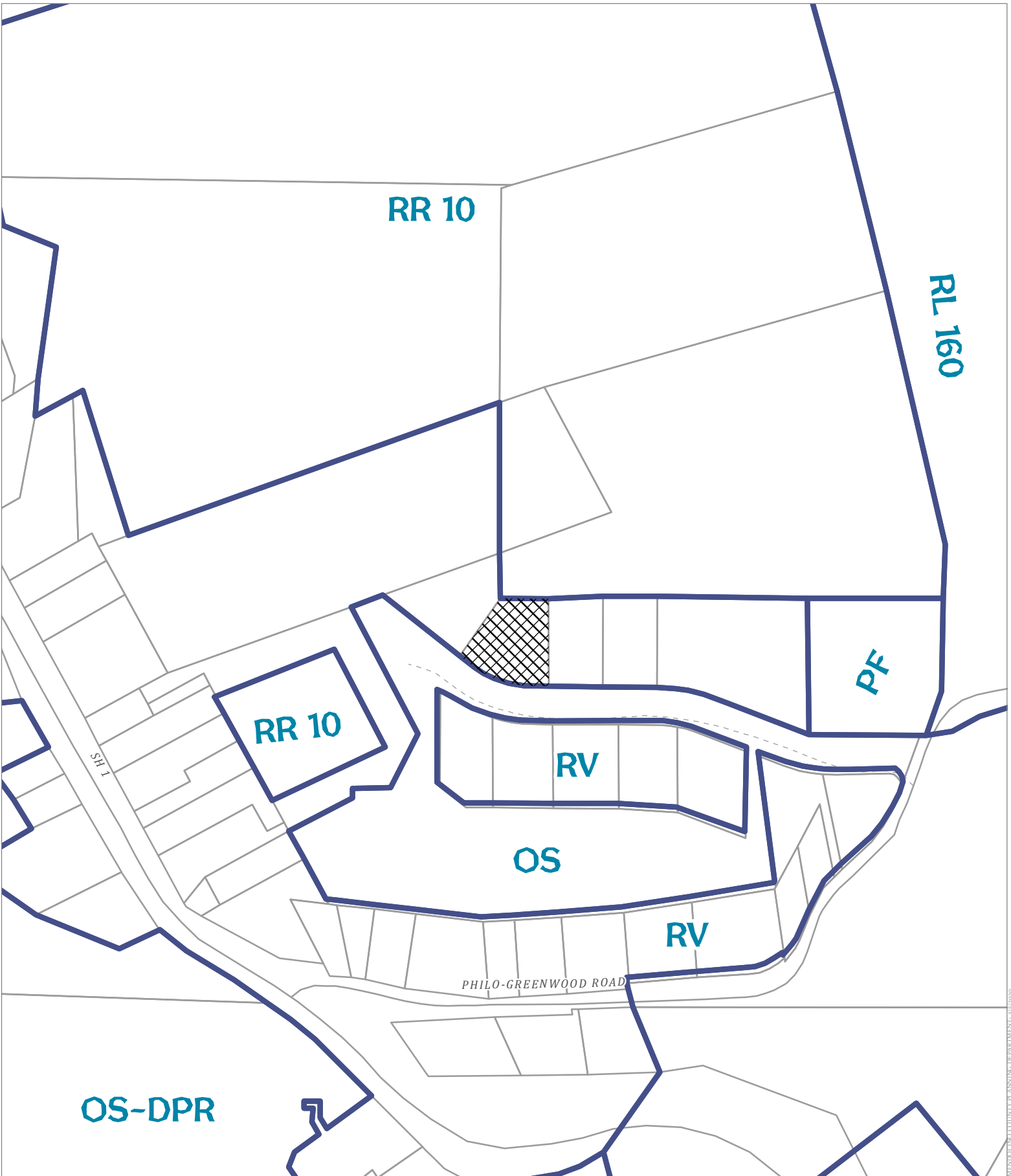


CASE: **CDPM 2020-0001**
 OWNER: **PENNER, Deborah**
 APN: **127-232-19**
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-  Zoning Districts
-  Public Roads
-  Assessor's Parcels

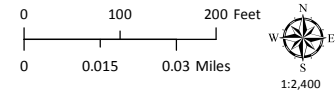


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020



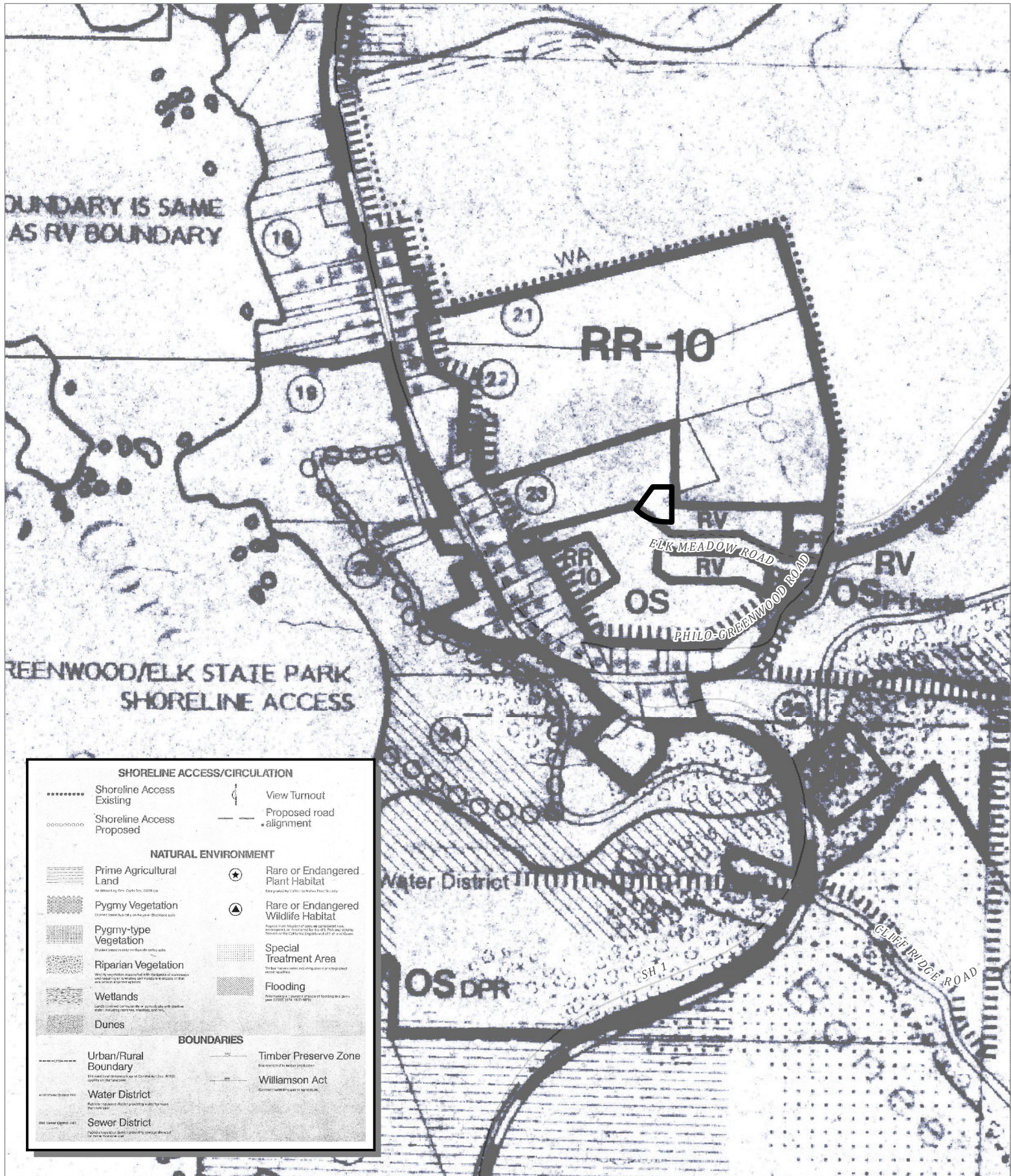
CASE: **CDPM 2020-0001**
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-  General Plan Classes
-  Public Roads
-  Assessor's Parcels



GENERAL PLAN CLASSIFICATIONS

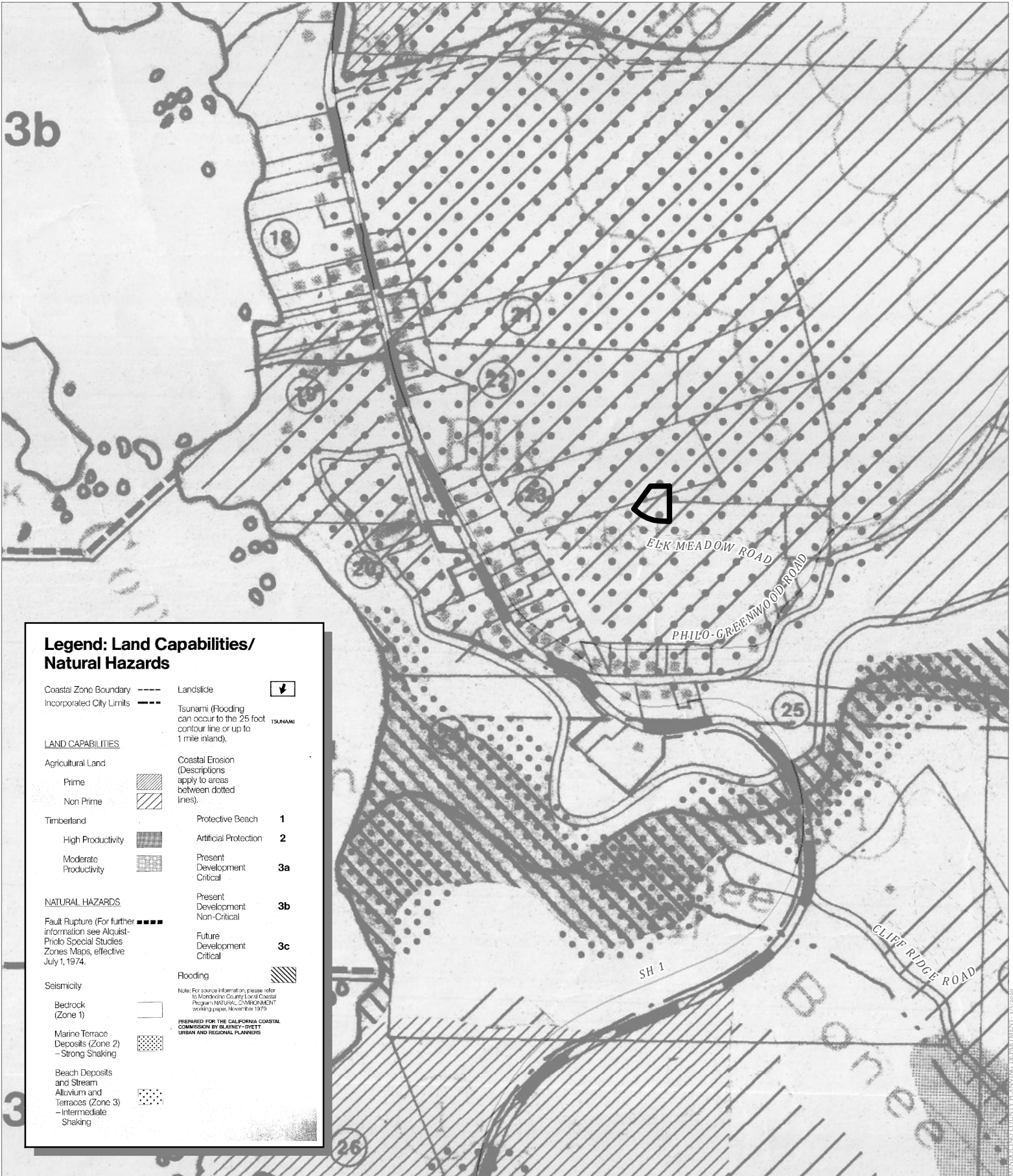
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020



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Public Roads

LCP LAND USE MAP 20: ELK



**Legend: Land Capabilities/
Natural Hazards**

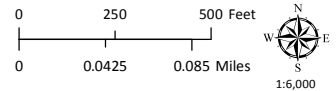
- Coastal Zone Boundary Landslide
 - Incorporated City Limits Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
 - Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.
 - Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
 - Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach **1**
 - Artificial Protection **2**
 - Present Development Critical **3a**
 - Present Development Non-Critical **3b**
 - Future Development Critical **3c**
 - Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program MAPSSE, CONCURRENT working paper, November 1979.

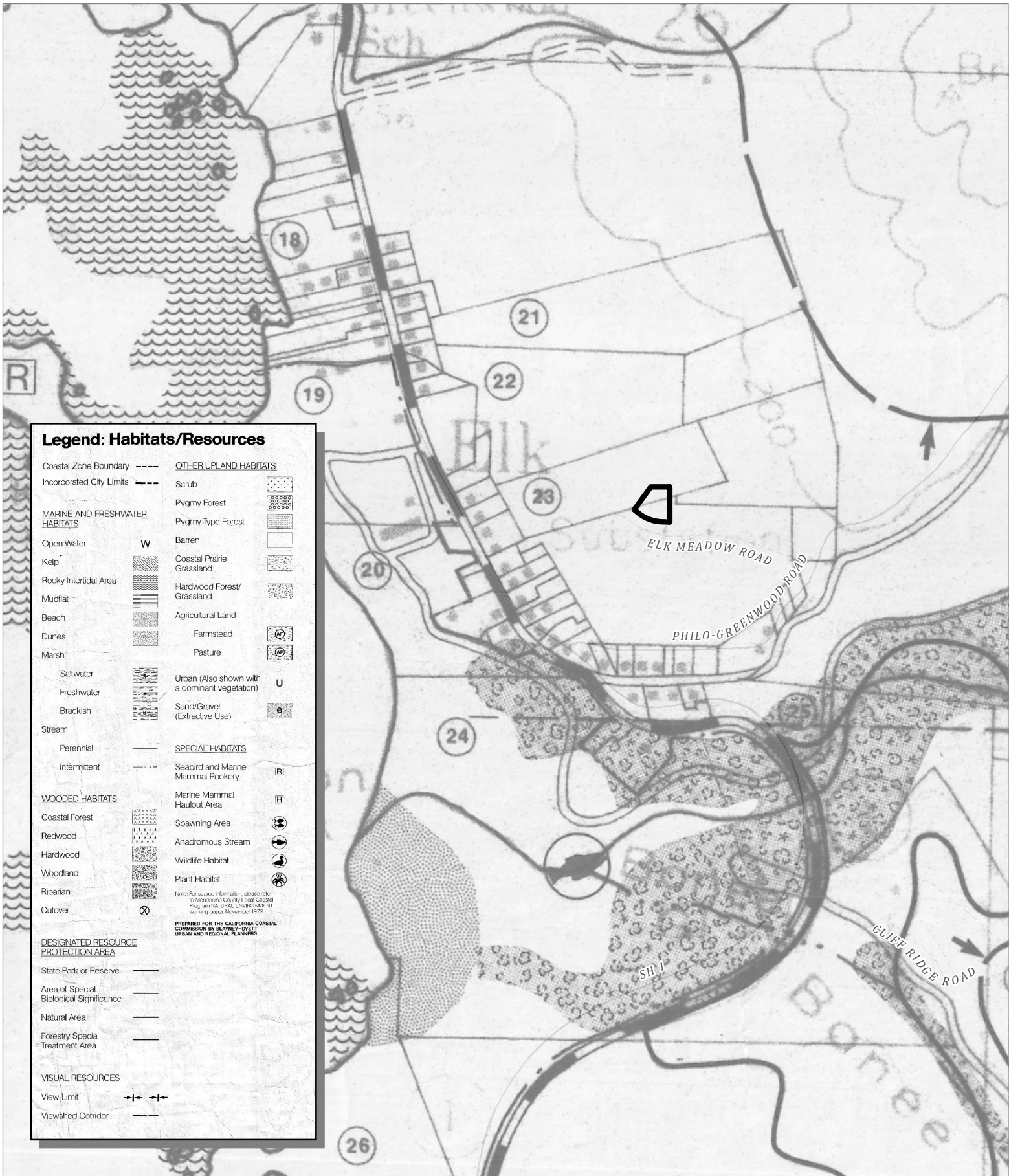
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINBY-BRYET URBAN AND REGIONAL PLANNERS

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Public Roads



LCP LAND CAPABILITIES & NATURAL HAZARDS

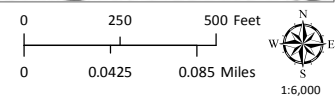


Legend: Habitats/Resources

Coastal Zone Boundary	----	OTHER UPLAND HABITATS
Incorporated City Limits	----	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	▨	Pygmy Type Forest
Rocky Intertidal Area	▨	Barren
Mudflat	▨	Coastal Prairie Grassland
Beach	▨	Hardwood Forest/ Grassland
Dunes	▨	Agricultural Land
Marsh	▨	Farmstead
Saltwater	▨	Pasture
Freshwater	▨	Urban (Also shown with a dominant vegetation)
Brackish	▨	Sand/Gravel (Extractive Use)
Stream	—	
Perennial	—	SPECIAL HABITATS
Intermittent	----	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest	▨	Marine Mammal Haulout Area
Redwood	▨	Spawning Area
Hardwood	▨	Anadromous Stream
Woodland	▨	Wildlife Habitat
Riparian	▨	Plant Habitat
Culover	⊗	
<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION LIMIT mapping dated November 1979.</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS</small>		
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
VISUAL RESOURCES		
View Limit	⇄	
Viewshed Corridor	—	

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— Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020



**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.

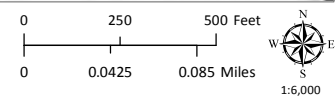
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30313.03, and §30603.01(1) and (3)(2). In addition, developments may also be appealable pursuant to P.R.C. §30604(1)(3), (4)(4), and (4)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 2000 3000 4000 5000 6280

FEET

CASE: **CDPM 2020-0001**
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Public Roads




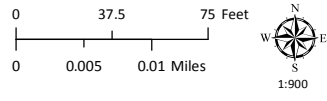
POST LCP CERTIFICATION AND APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020



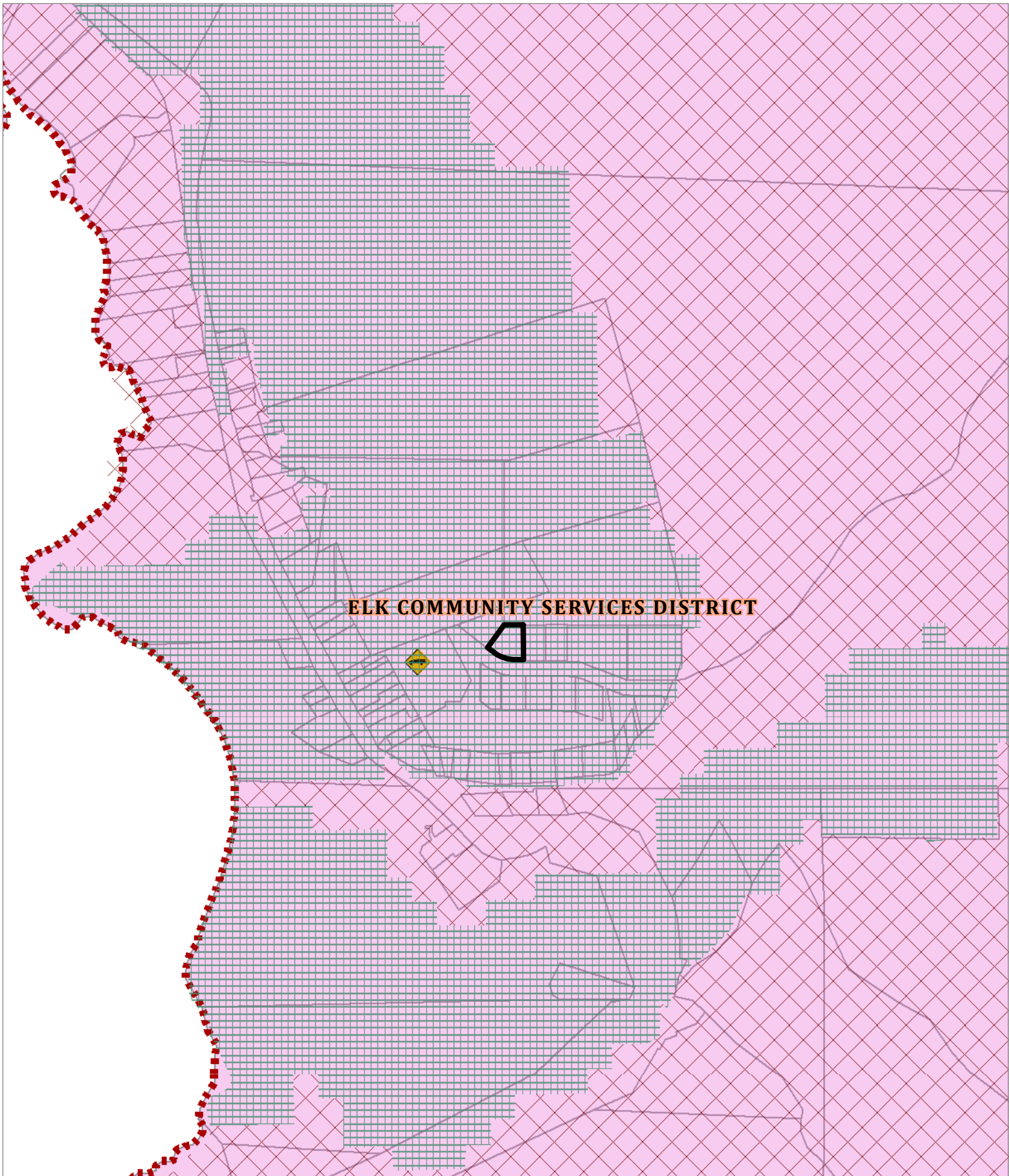
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 Assessors Parcels








ADJACENT PARCELS

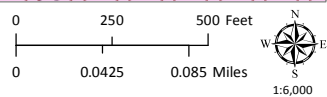
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020



ELK COMMUNITY SERVICES DISTRICT

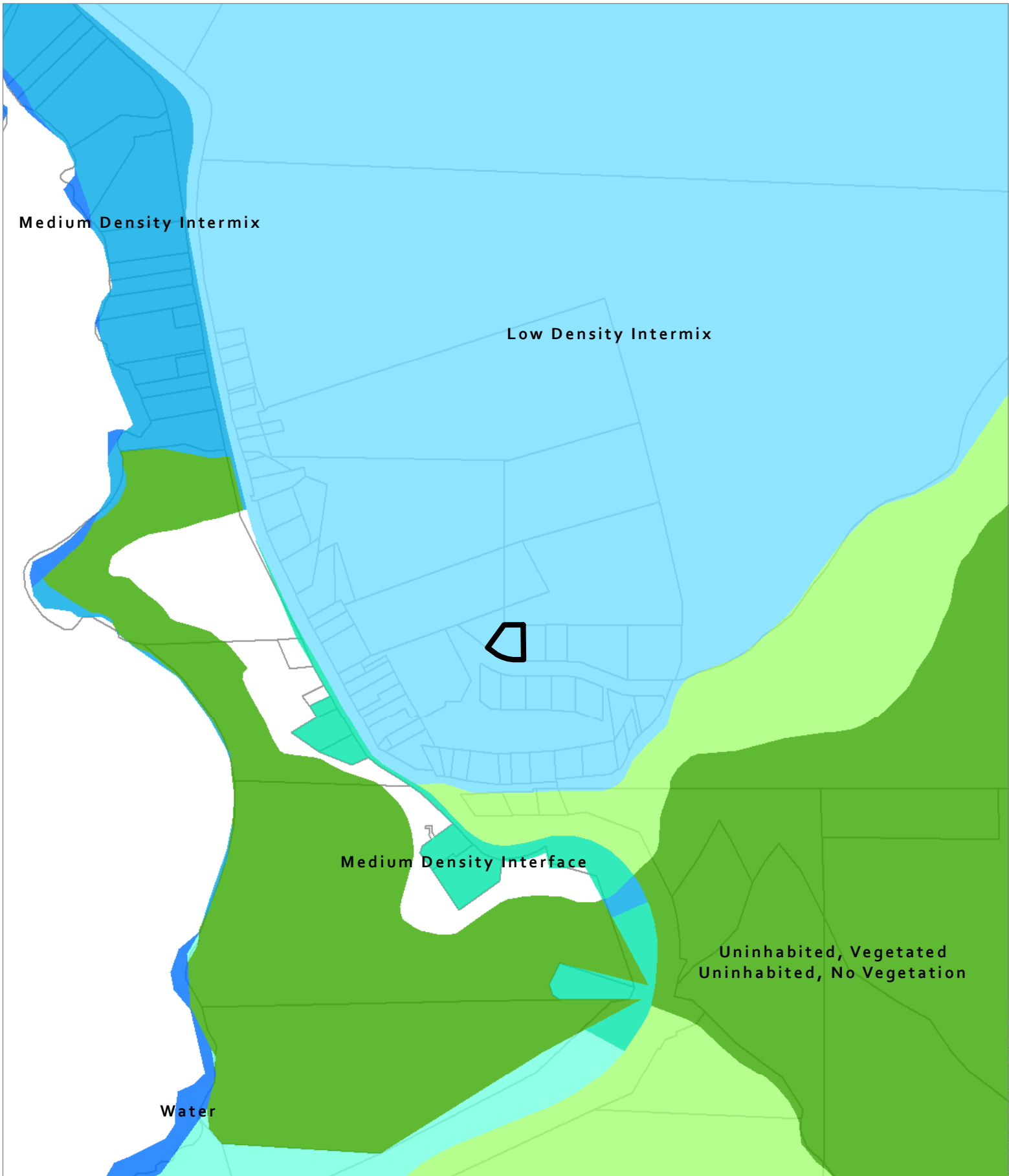
CASE: CDPM 2020-0001
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-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts
-  Assessor's Parcels





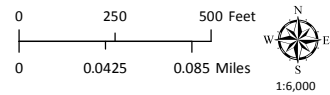
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2020



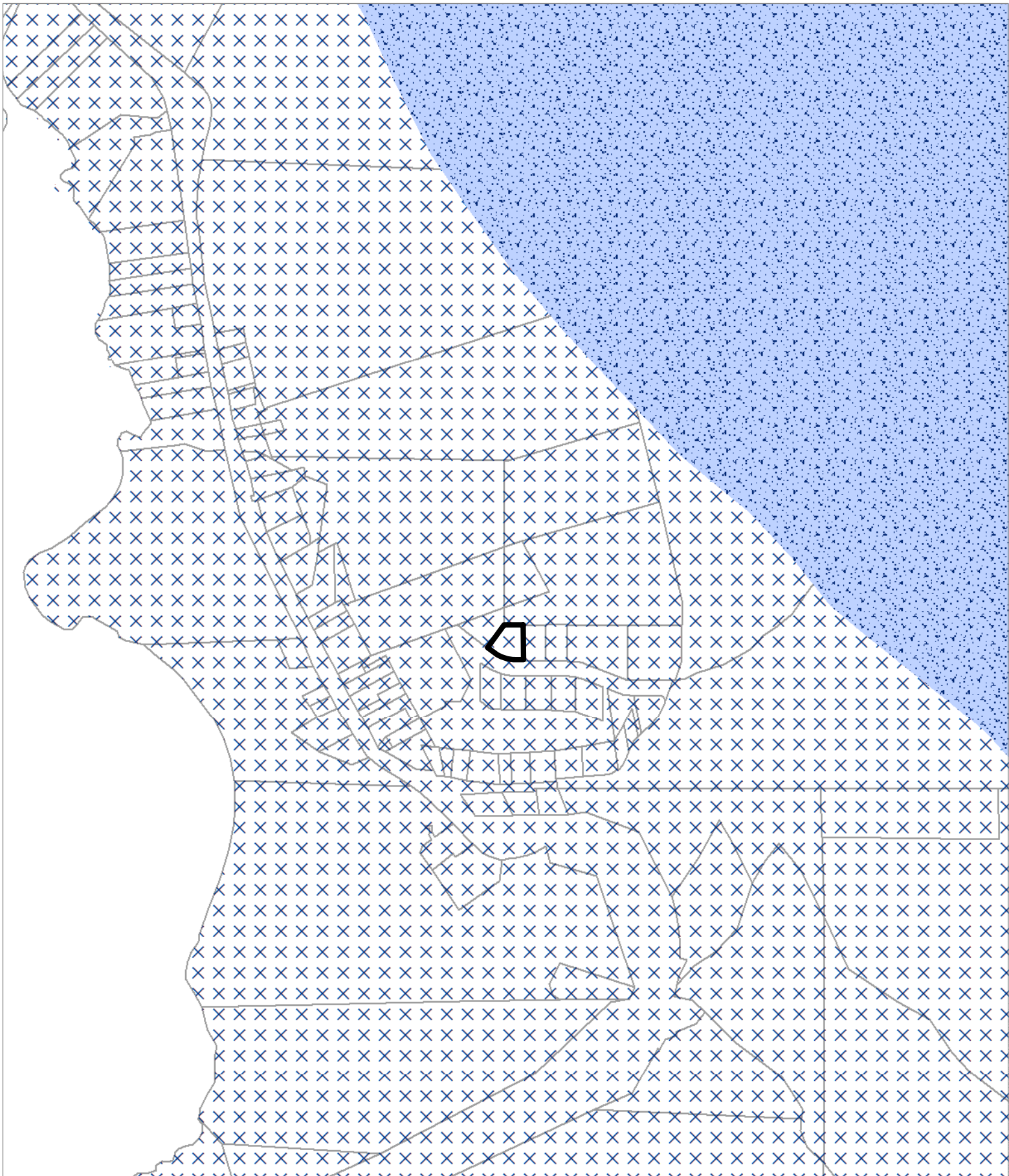
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 Water
 Assessors Parcels






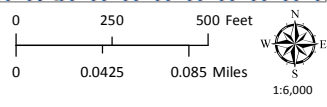
WILDLAND-URBAN INTERFACE ZONES

RENDERED BY COUNTY PLANNING DEPARTMENT - 3/5/2020

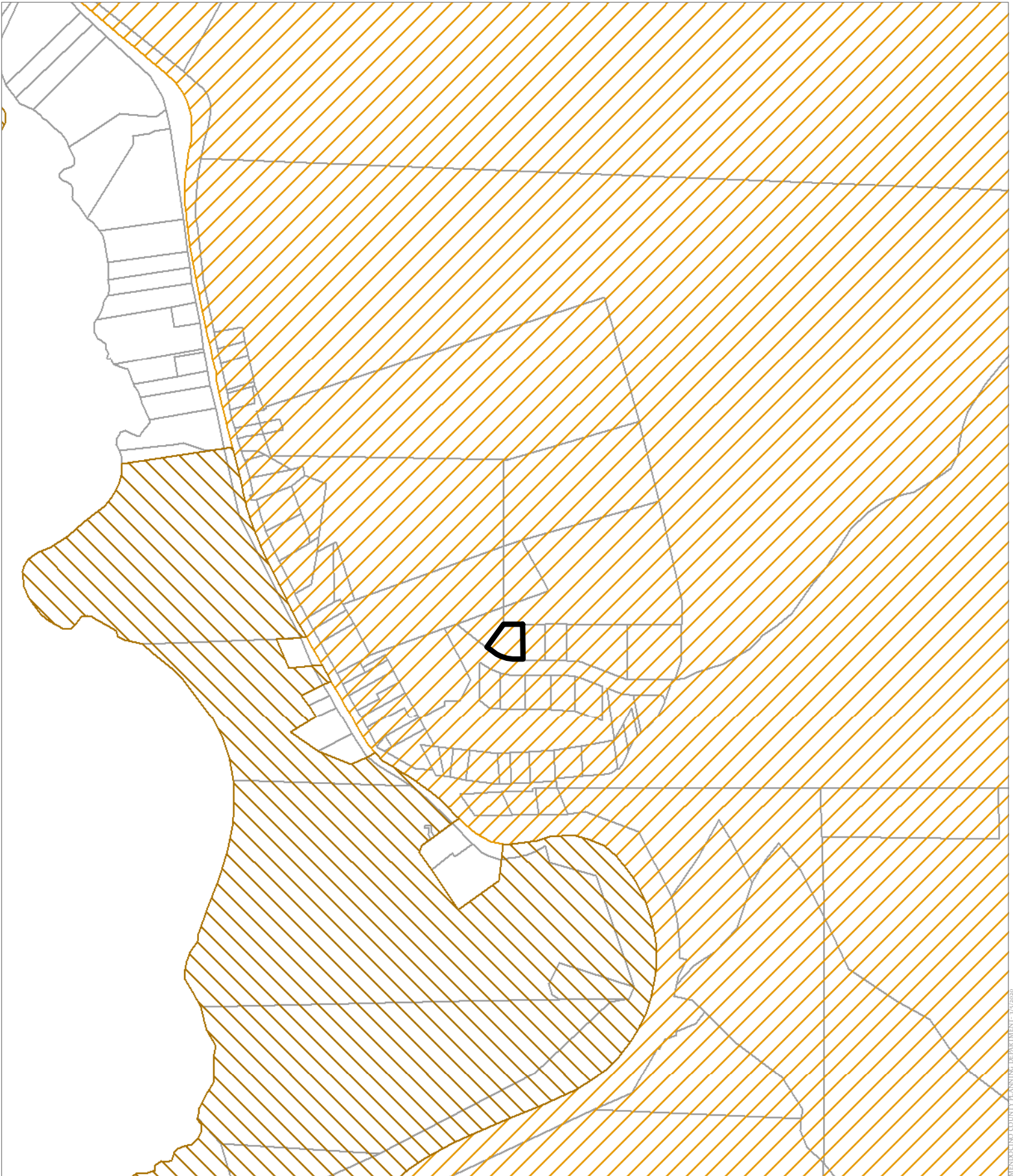


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-  Critical Water Areas
-  Critical Water Resources Bedrock
-  Assessors Parcels

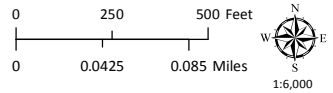


GROUND WATER RESOURCES



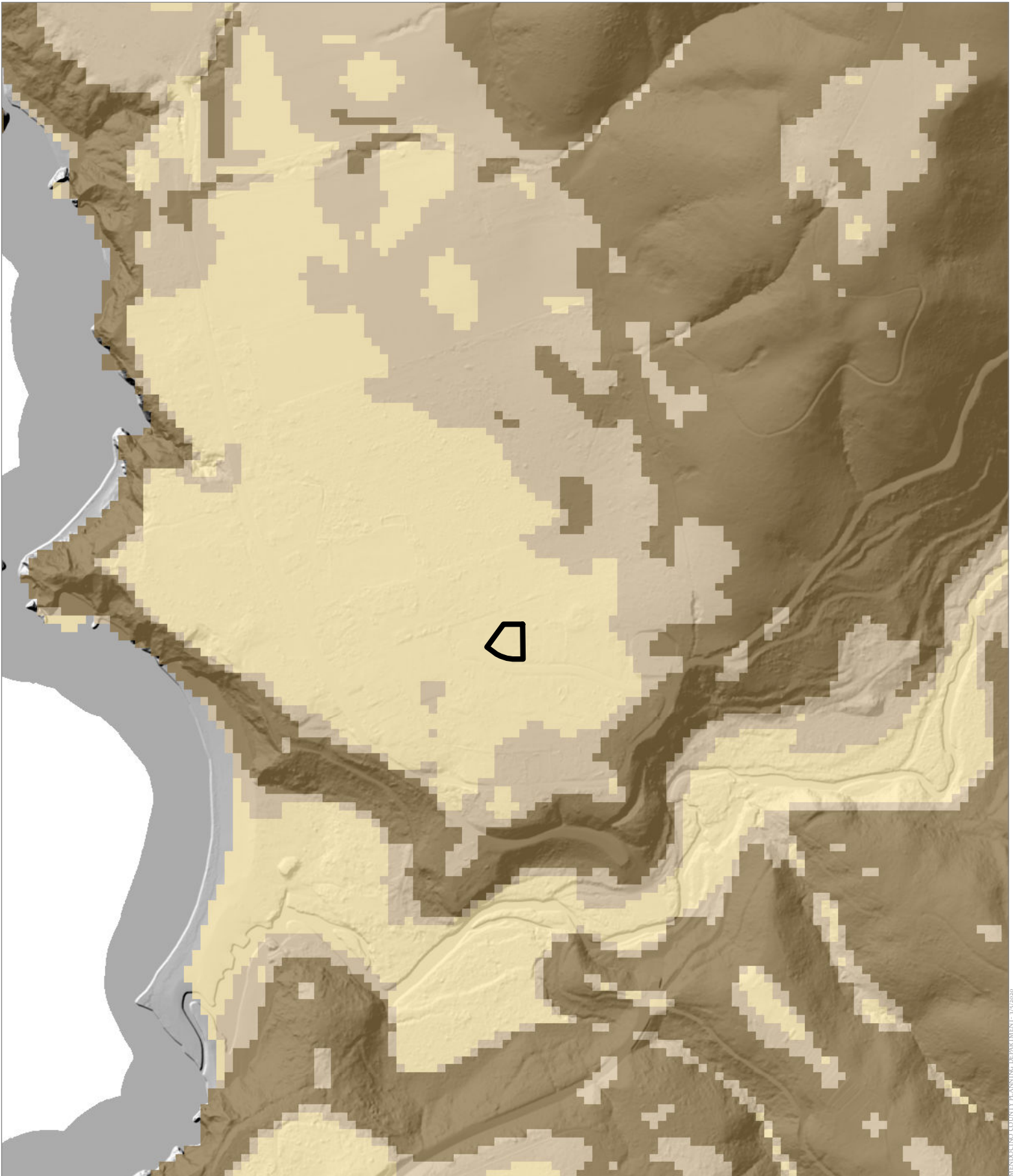
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-  Highly Scenic Area
-  Highly Scenic Area (Conditional)
-  Assessor's Parcels

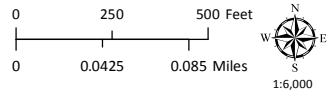
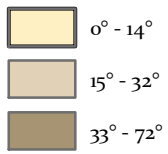


HIGHLY SCENIC & TREE REMOVAL AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/15/2020

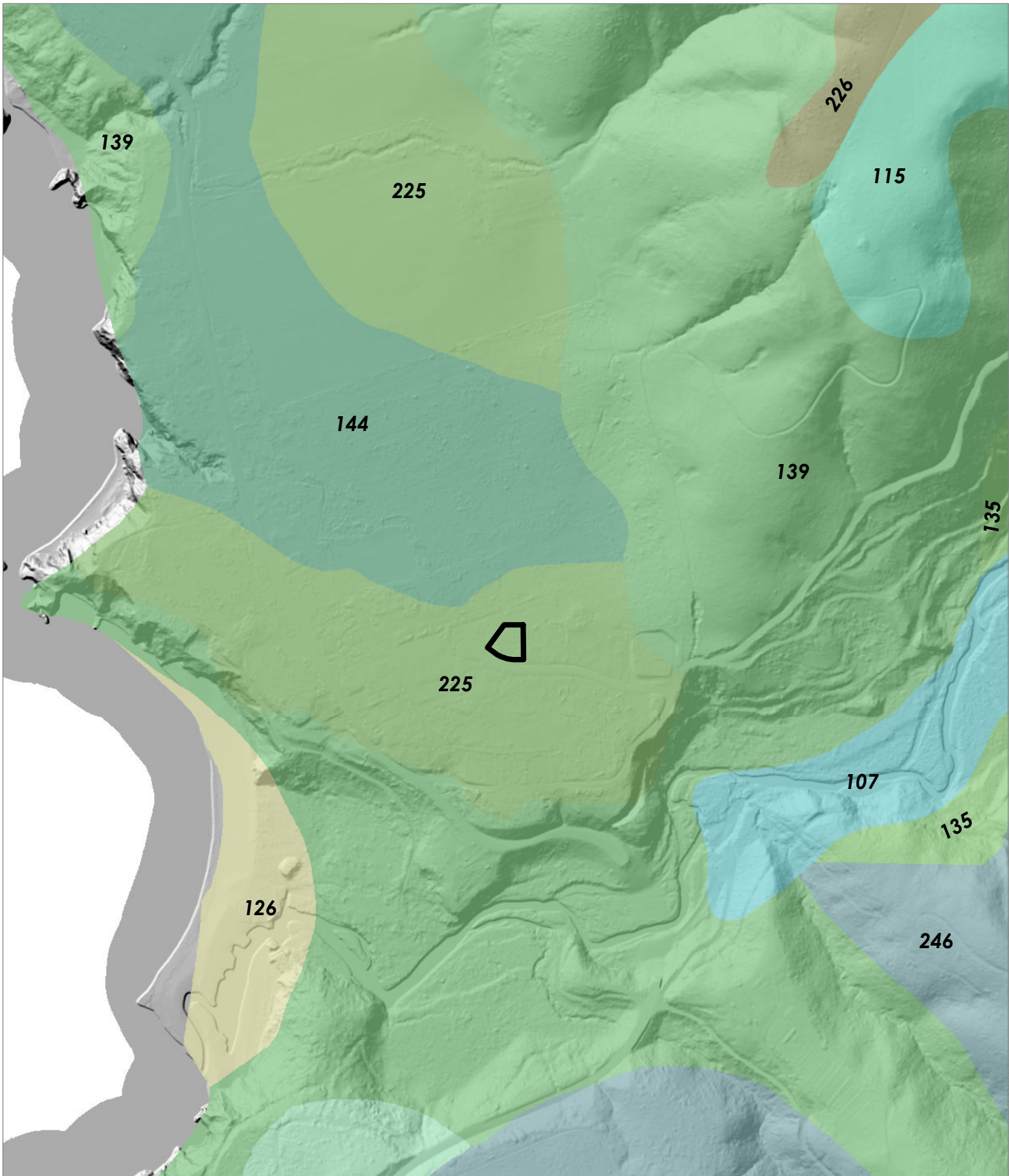


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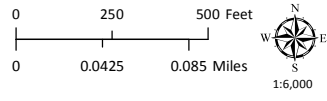


ESTIMATED SLOPE

RENDERED BY THE PLANNING DEPARTMENT - 3/5/2020

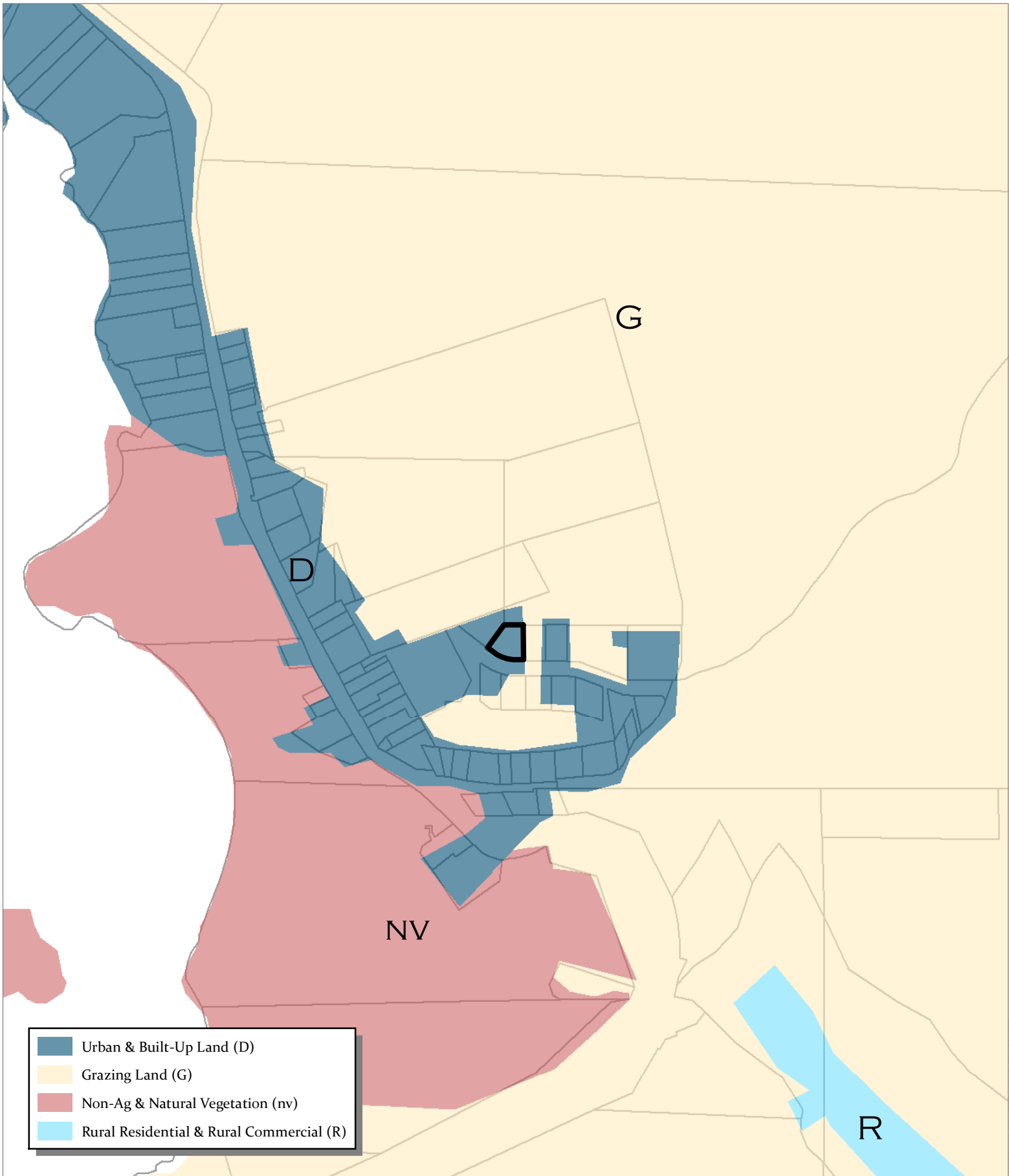


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WESTERN SOIL CLASSES

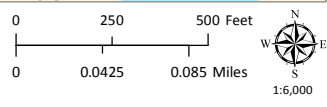
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020



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

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Assessor's Parcels



FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020