



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

June 24, 2021

Planning – FB
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Agriculture Commissioner
 Air Quality Management

Archaeological Commission
 Resource Lands Protection Committee
 Department of Forestry/ CalFire
 Prevention
 Resource Management
 Department of Fish and Wildlife
 Coastal Commission

Cloverdale Rancheria
 Potter Valley Tribe
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 *Tribal contacts

CASE#: CDP_2020-0039

DATE FILED: 12/29/2020

OWNER: ELK LLC AND PETER EISENBERGER

APPLICANT/AGENT: DANIELLE MILLER

REQUEST: Standard Coastal Development Permit to convert the existing garage to a 953 square foot family care unit. There will be a separate entrance to the remainder of the existing garage, pottery room and convenience bathroom. The request includes installing a new septic system and connections to existing well and utilities.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2.4± miles south of the town of Elk, on the east side of State Route 1 (SH1); located at 9961 S. Hwy 1, Elk; APNs: 131-030-09,131-030-02, 131-030-21, 131-030-22 & 131-030-28.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: 7/8/2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2020-0039

OWNER/

APPLICANT: Peter Eisenberger

AGENT: Danielle Miller

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APN/S: 131-030-09, 02, 21, 22 & 28

PARCEL SIZE: 160.74 Acre

GENERAL PLAN: AG60:R

ZONING: AG:60

EXISTING USES: Residential

DISTRICT: 5th

RELATED CASES: B46-90 (BLA), CDP_2002-0001 (SFR), CE_2020-0010 (Septic), BF_2017-0338 (Garage/shop)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RL160	FL	99.2 Acre	Vacant
EAST:	FL160	TP	80.1 Acre	Vacant
SOUTH:	AG60	AG60	44.6 Acre	Vacant
WEST:	AG60	AG60	20.1 Acre	Vacant

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division FB
- Department of Transportation (DOT)
- Environmental Health (FB)

- Planning Division FB
- Resource Lands Protection Com.

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: TIA SAR

DATE: 6/21/2021

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Elk Community Service District

4. FARMLAND CLASSIFICATION:

GIS
NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
*Marginal Water Resources and Critical Water Resources
Bedrock*

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western Soil 102, 135, 173 & 139

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
YES

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
YES

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
Elk Special Treatment Area & Prime Agricultural

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
*Prime, None-Prime, High Productivity and Maine Terrace
Deposits (Zone 2)-Strong Shaking*

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Barren Upland

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
Not Appealable

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 AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2020-0039
CDF No(s)	
Date Filed	
Fee	
Receipt No.	
Received by	
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Danielle Miller
Mailing Address PO Box 11660
City Fort Bragg State Ca Zip Code 95437 Phone 707-964-7460

PROPERTY OWNER

Name Peter Eisenberger
Mailing Address 9961 S Hwy 1
City EIK State Ca Zip Code 95432 Phone 707-877-1775

AGENT

Name Danielle Miller
Mailing Address PO Box 11660
City Fort Bragg State Ca Zip Code 95437 Phone 707-964-7460

PARCEL SIZE

37 Square feet
 Acres

STREET ADDRESS OF PROJECT

9961 S Hwy 1 EIK Ca 95432

ASSESSOR'S PARCEL NUMBER(S)

131-030-69-60

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

[Signature] 10/5/2020
Signature of Applicant/Agent Date

[Signature] 2/3/2021
Signature of Owner Date

RECEIVED

FEB 25 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, 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".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. *Modifications to existing garage workshop to include. 953 Sqft converted to family care unit on 1st floor. Remainder of 1st floor to be garage, potting room and convenience bathroom, all with separate entry from living space.*

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1	953
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

N/A

4. Will the proposed project be phased? Yes No
 If Yes, explain your plans for phasing.

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

Main Residence
 This existing garage/workshop.

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 28 feet.

8. Lot area (within property lines): 37 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>5628</u> square feet	<u>0</u> square feet	<u>5628</u> square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

GRAND TOTAL: _____ square feet
 (Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>2</u>	Proposed <u>0</u>	Total <u>2</u>
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

12. 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
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. 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.

Existing.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No

B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No

B. Filling Yes No

C. Dredging Yes No

D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

If you need additional room to answer any question, attach additional sheets.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

- 1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
- 2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Dell Mikh 10/5/2020
 Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize *Danielle Miller* to act as my representative and to bind me in all matters concerning this application.

[Signature] 10/10/2020
 Owner Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name <i>Danielle Miller</i>	Name	Name
Mailing Address <i>Po Box 11400 Fort Bragg Ca 95437.</i>	Mailing Address	Mailing Address

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 3/6/2020 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)
Modification of existing garage to include 953 sqft converted to family care unit.
Located at: 9961 S Hwy 1 Elk CA 95432

(Address of development and Assessor's Parcel Number)

The public notice was posted at:
The structure

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Danielle Miller

Owner/Authorized Representative
10/6/2020

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

Exhibit A: Property Titling Questionnaire

1. Do you ("Applicant") own title to the real property (the "Property") to be pledged as collateral for the requested loan? Answer "yes" or "no" **YES**. If "no", explain: _____.
2. How is title to the real property held? Please specify:

Originally it was held by Peter Eisenberger and Graciela Chichilnisky, two individuals; All of Peter Eisenberger's 50% ownership in the property was contributed in 2006 to Elk LLC, of which Peter Eisenberger now owns approximately 65.5% and Nicholas Eisenberger, his son, owns 34.5%.
3. If the Applicant does not hold title to the Property in his/her/their name, what is Applicant's relationship to the entity that does hold title to the Property?
Please specify: **Applicant is a Managing Member of ELK LLC, as described above.**
4. Does Applicant intend to use the Property as his/her/their primary residence?
Answer "yes" or "no" **NO**. If "no", will it be used as a vacation/second home? Answer "yes" or "no" **YES**. If "no", please explain: _____. Does Applicant intend to rent the Property or otherwise use it as investment property? Answer "yes" or "no" **No**.
5. What is the name of the entity that holds title to the Property?
Please specify: **Elk LLC**
6. What type of entity is it? Please specify: **A Limited Liability Company, registered in the State of New Jersey.**
7. Please submit copies of appropriate organization documents: **See Attached**
8. For what purpose was the entity formed? Please specify: **For estate planning purposes.**
9. In which state was the entity created? Please specify: **New Jersey**
10. What is the entity's Federal Taxpayer Identification Number? **20-3958574**
11. What are the entity's assets and liabilities? Please specify: **The assets of ELK LLC are solely a one half share of the subject property at 9961 S. Hwy 1, Elk CA 95432**
12. Does the entity report income to the IRS? Answer "yes" or "no" **NO**
13. Who owns the entity and what are the respective percentage of ownership interests?
Please specify: **Peter Eisenberger owns approximately 65.5% of Elk LLC and Nicholas Eisenberger, his son, owns 34.5%.**

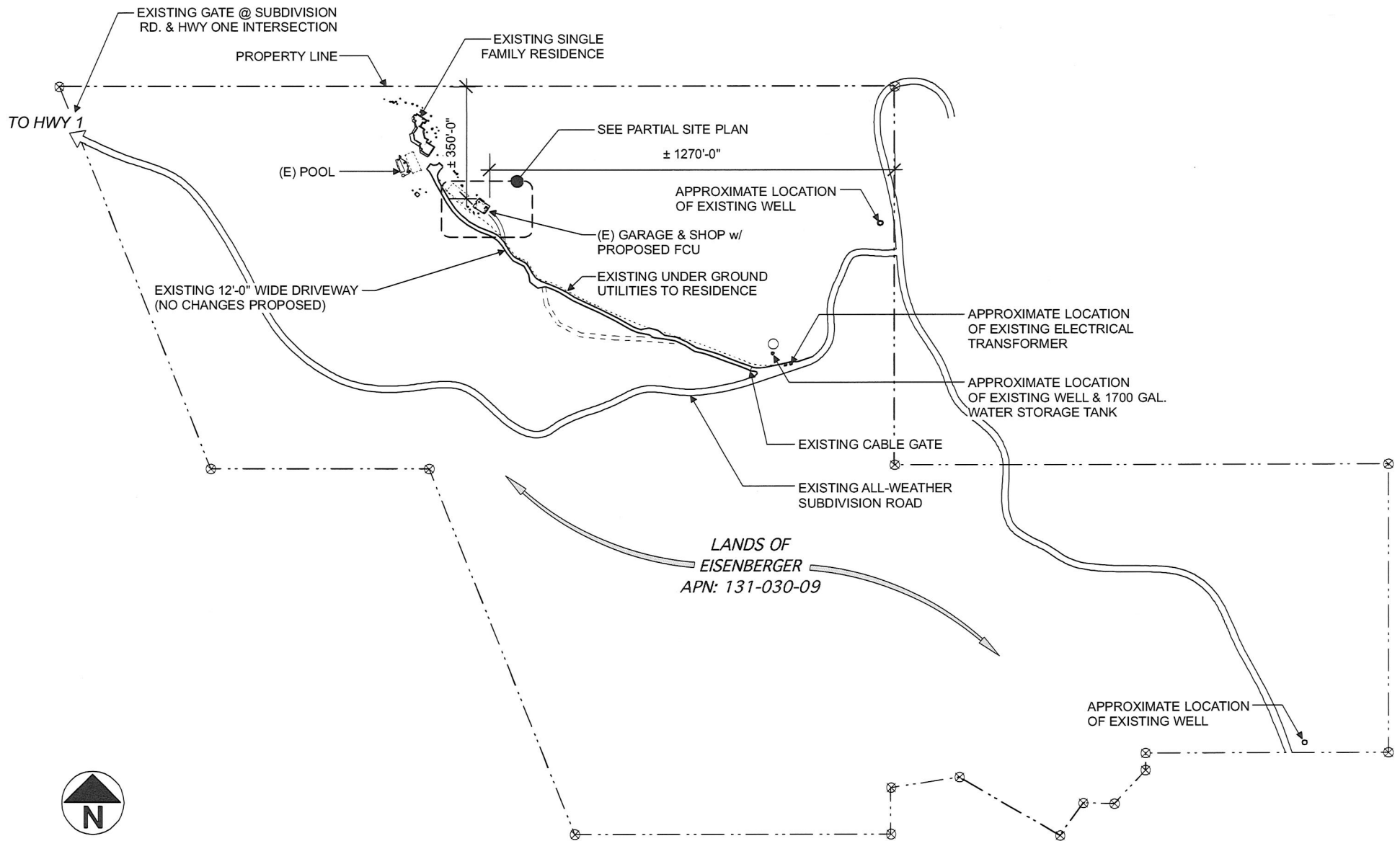
I hereby certify that the foregoing is true and correct in all respects and acknowledge that the lender will process my application for credit in reliance thereon.

DATED: This 24 day of January, 2012



Applicant

Co-Applicant



1 SITE PLAN

EXISTING SINGLE FAMILY RESIDENCE

EXISTING SEPTIC & LEACH FIELD

(E) POOL

(E) POOL EQUIP. SHED

EXISTING GRAVEL DRIVEWAY (NO CHANGES PROPOSED)

EXISTING REPLACEMENT FIELD

NEW TIGHT LINE TO (E) DRAINAGE FIELD

APPROX. LOCATION OF PROPOSED SEPTIC TANK



FINISH FLOOR LEVEL 646'-0"

(E) PARKING

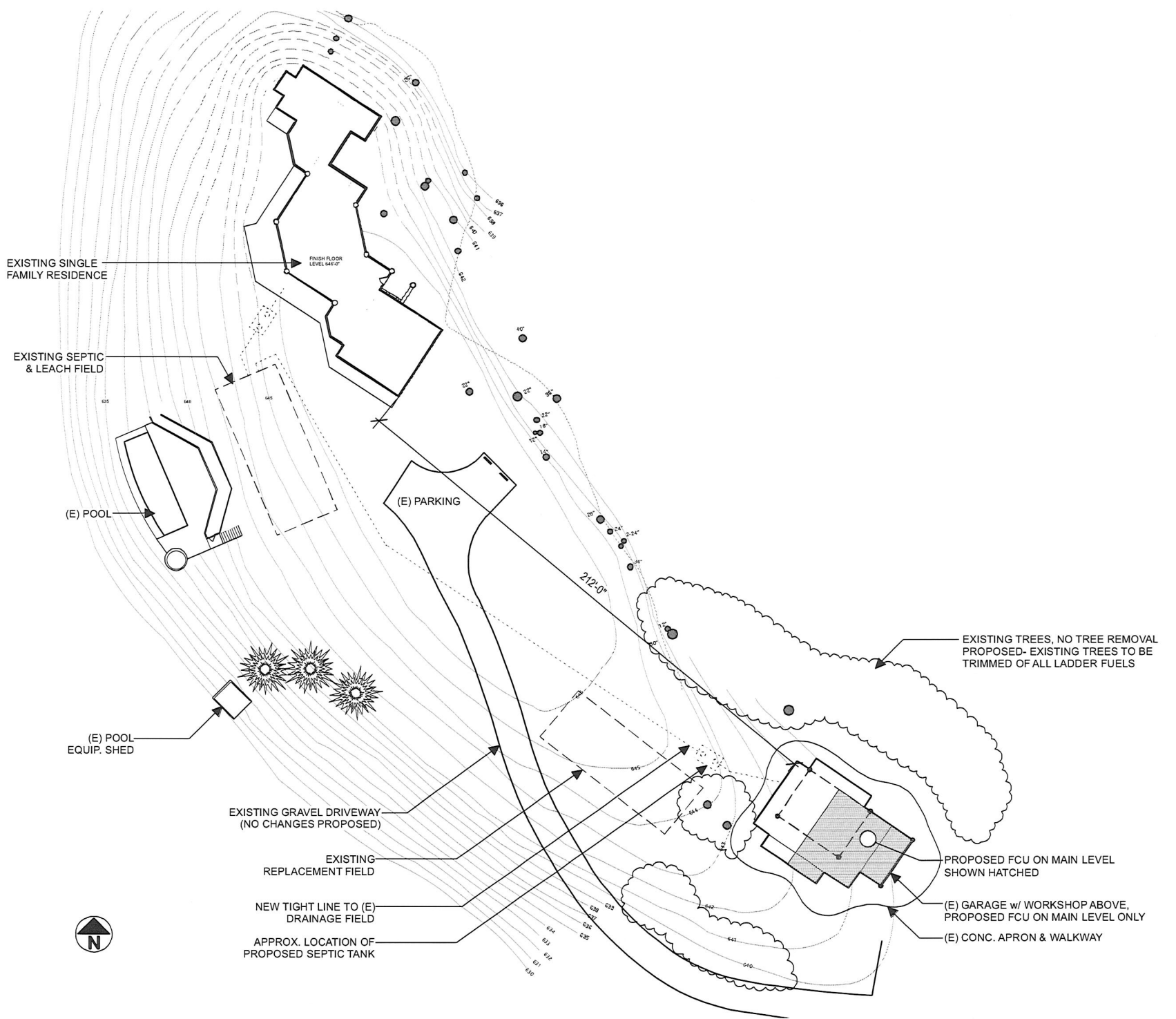
2'-12"-0"

EXISTING TREES, NO TREE REMOVAL PROPOSED- EXISTING TREES TO BE TRIMMED OF ALL LADDER FUELS

PROPOSED FCU ON MAIN LEVEL SHOWN HATCHED

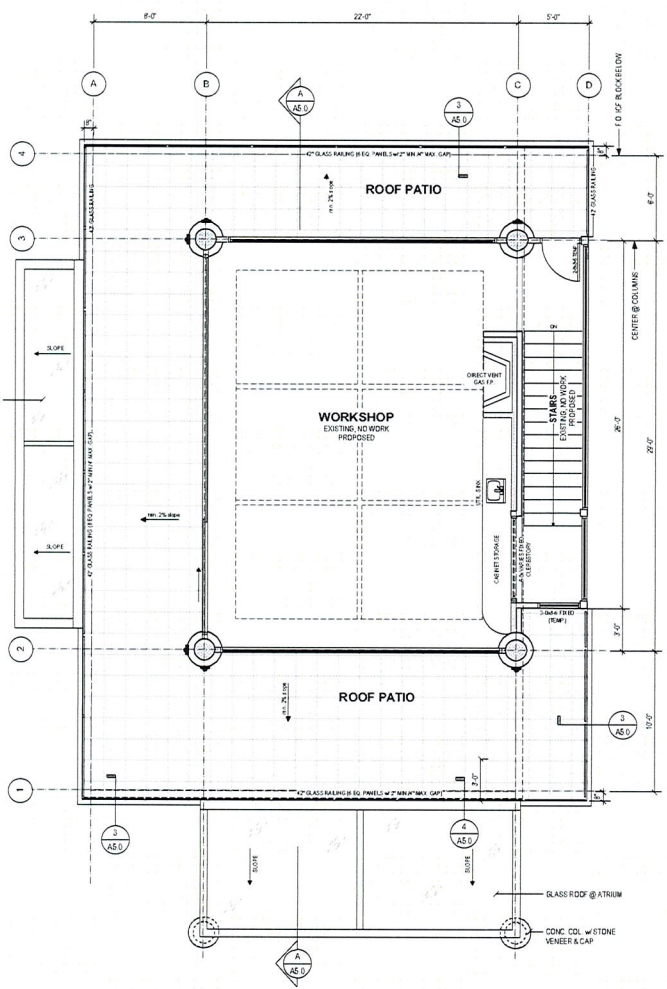
(E) GARAGE w/ WORKSHOP ABOVE, PROPOSED FCU ON MAIN LEVEL ONLY

(E) CONC. APRON & WALKWAY

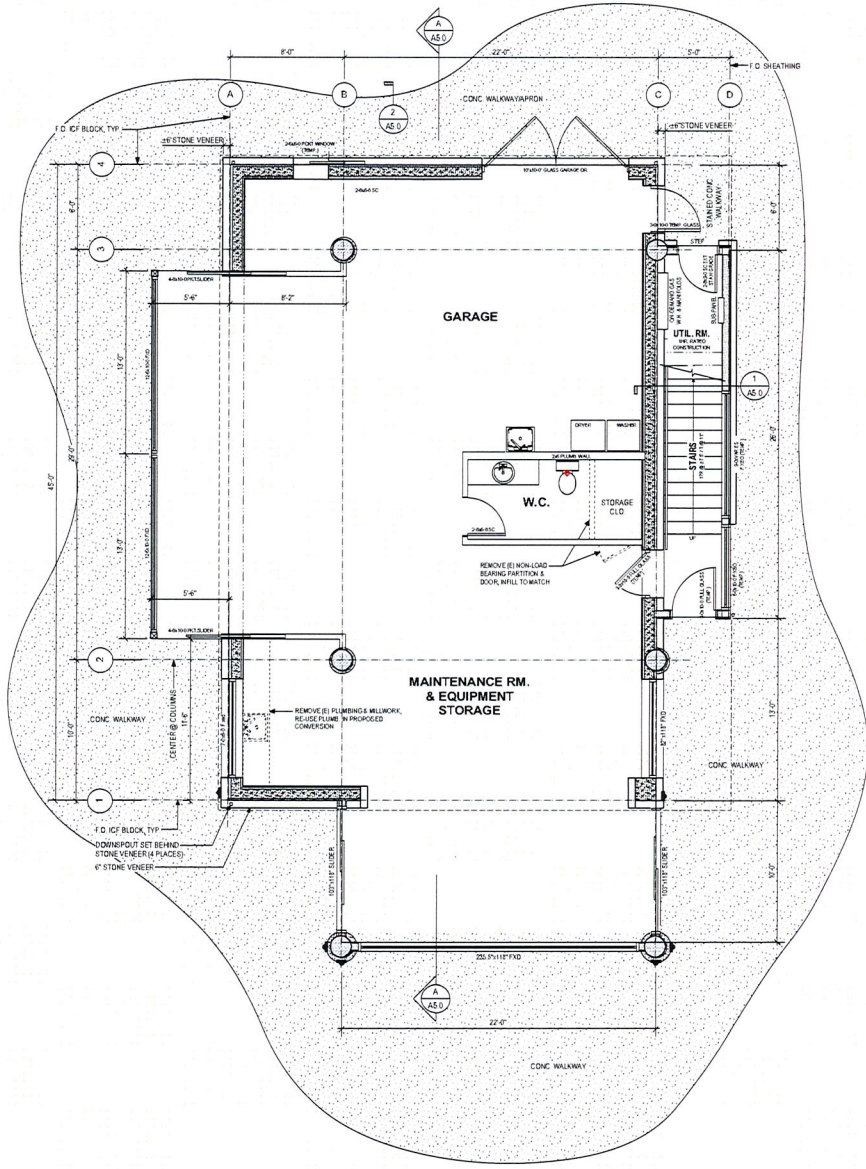


Revisions:

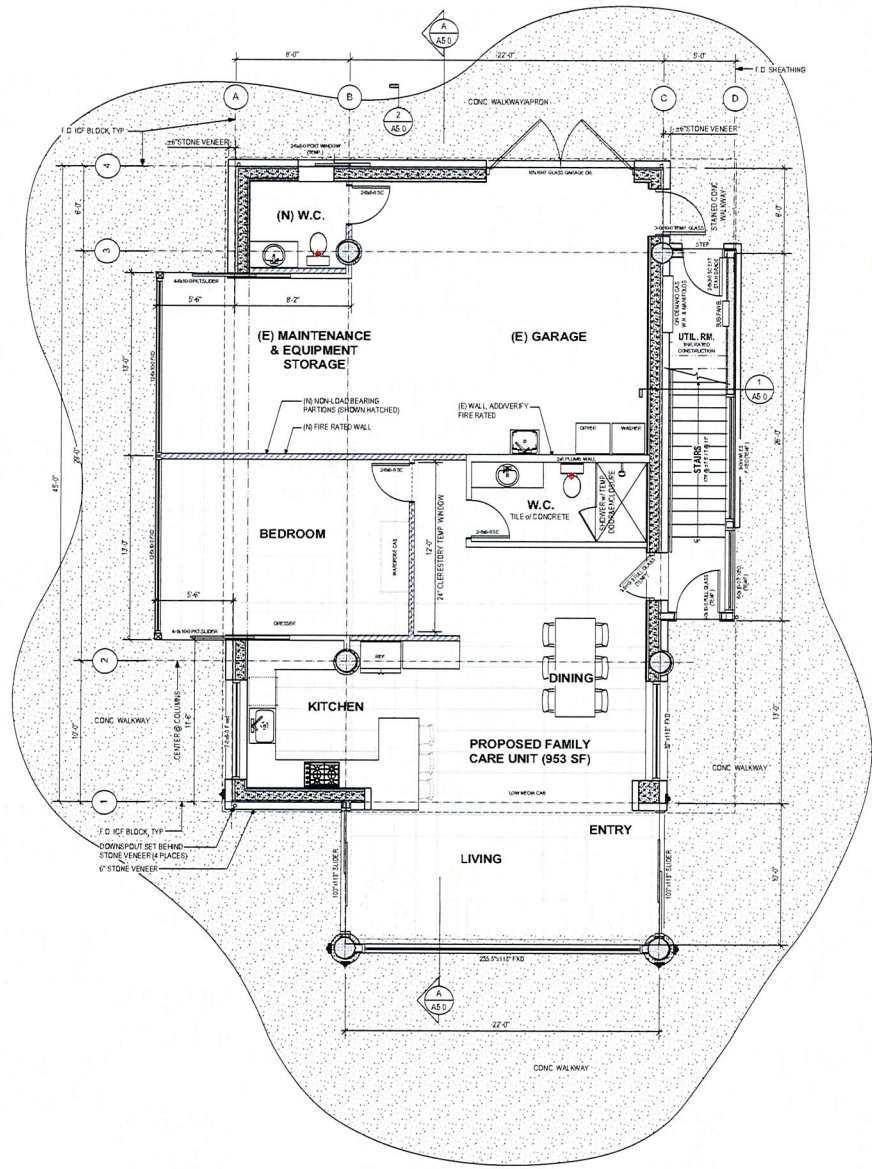
NO.	DATE	DESCRIPTION
1		ISSUE FOR PERMIT



2 EXISTING UPPER PLAN (NO WORK PROPOSED)
 Scale: 1/4" = 1'-0"



1 EXISTING MAIN FLOOR PLAN
 Scale: 1/4" = 1'-0"



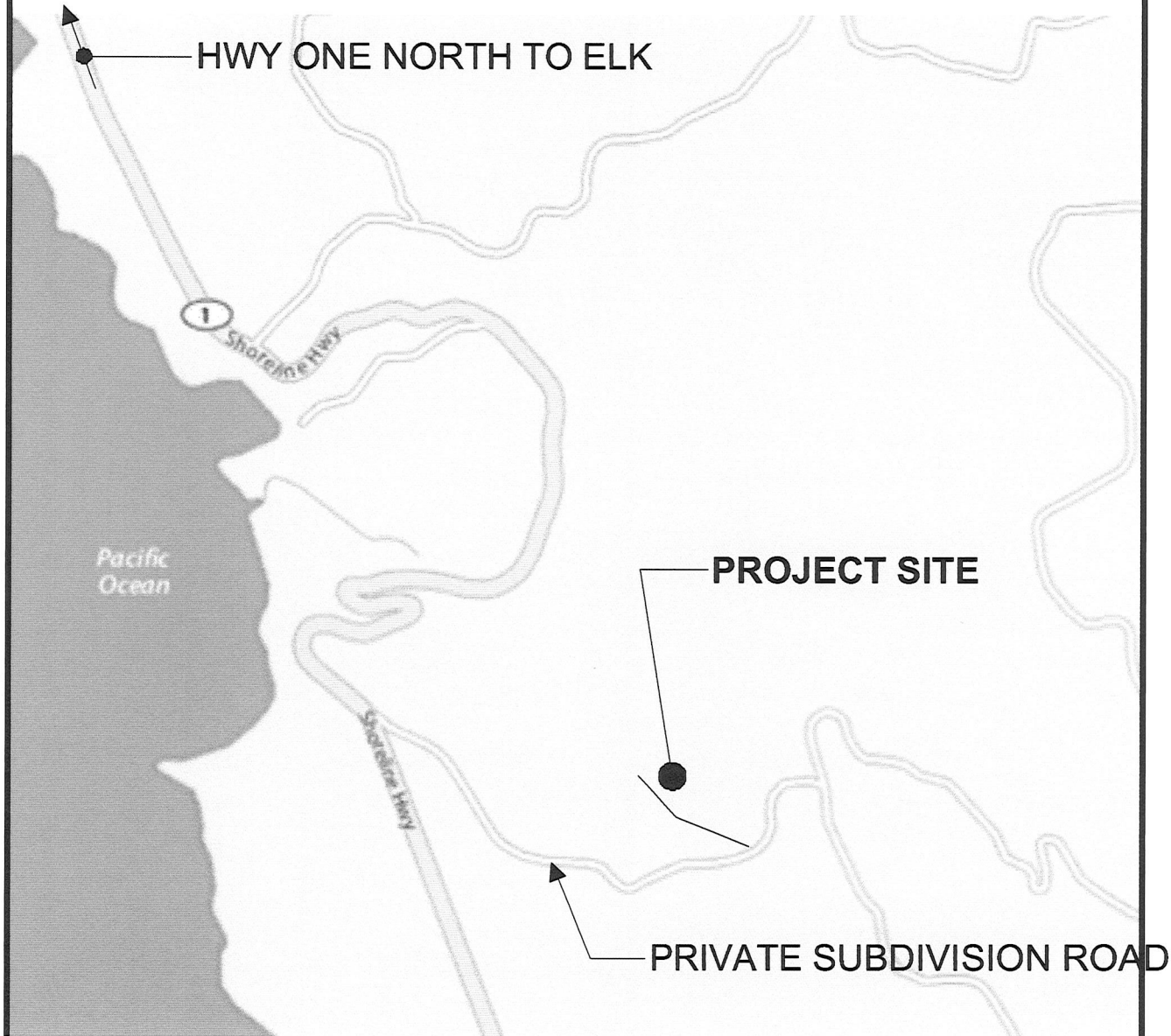
1 PROPOSED MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



Revisions:

001	Samuel	1	001
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VICINITY MAP



- 4. At least
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- 5. GROU
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- 8. Exterio

11. CARBO
units with
back-up

- a)
- b)

12. CIRCL

- a)
- dis
- ap
- b)
- su
- c)
- ou

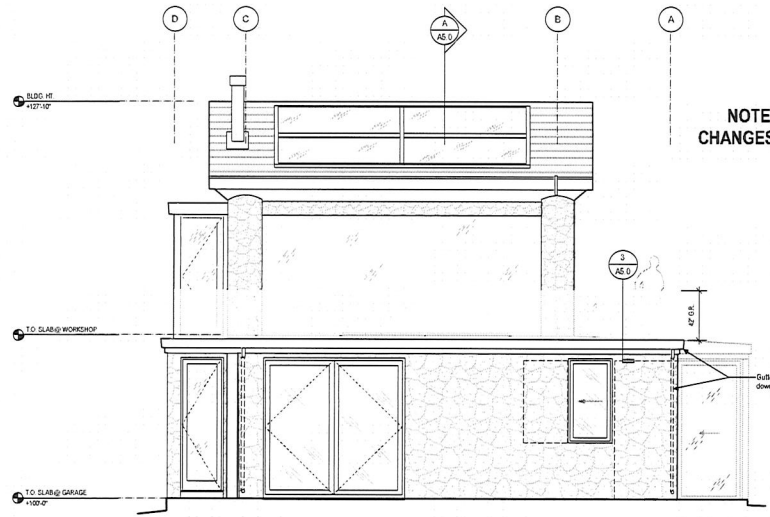
13. Recep

14. PANE
installed a

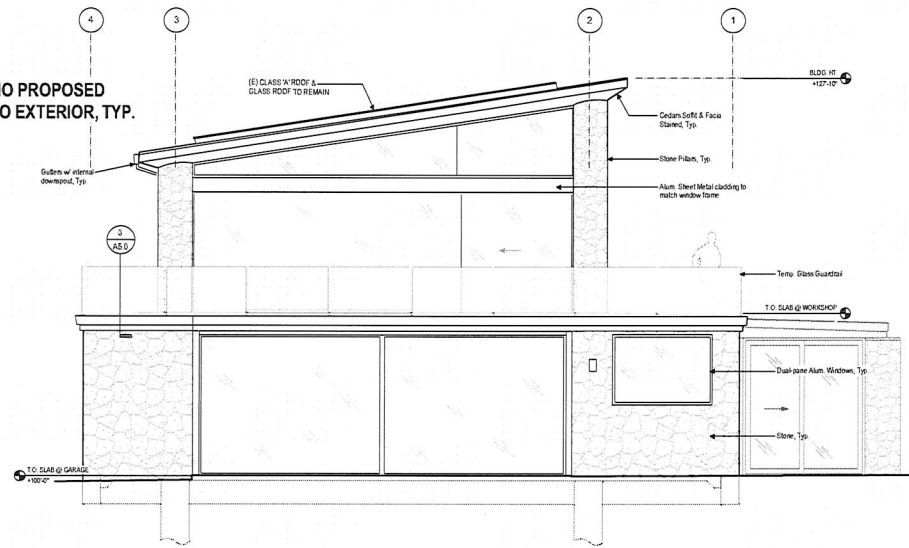
15. GROU

FIRE RA1

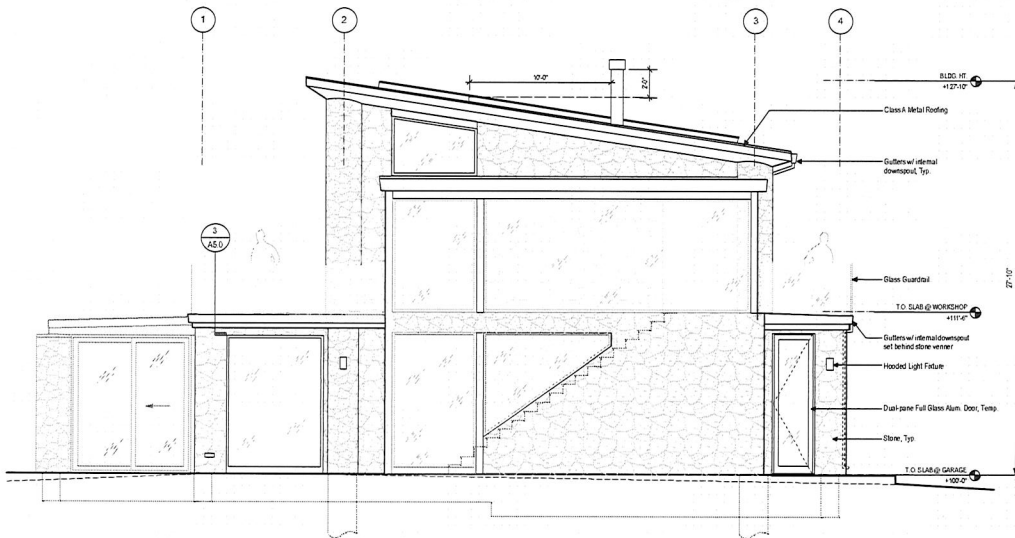
1. Interior



3 North Elevation
Scale: 1/4" = 1'-0"

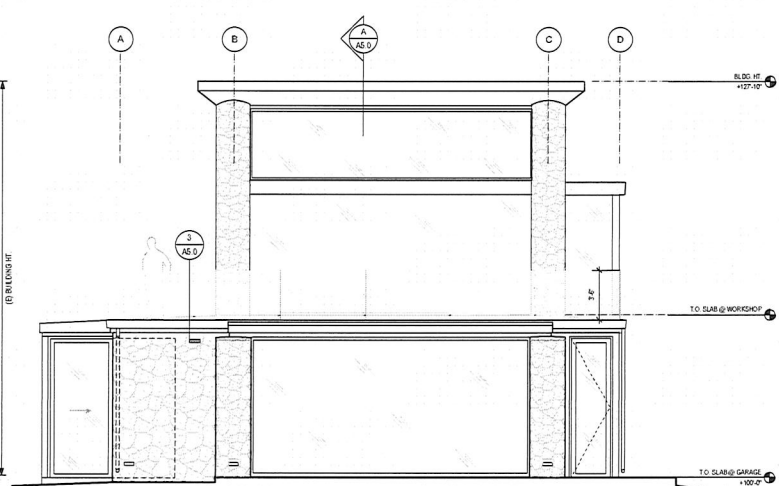


2 West Elevation
Scale: 1/4" = 1'-0"

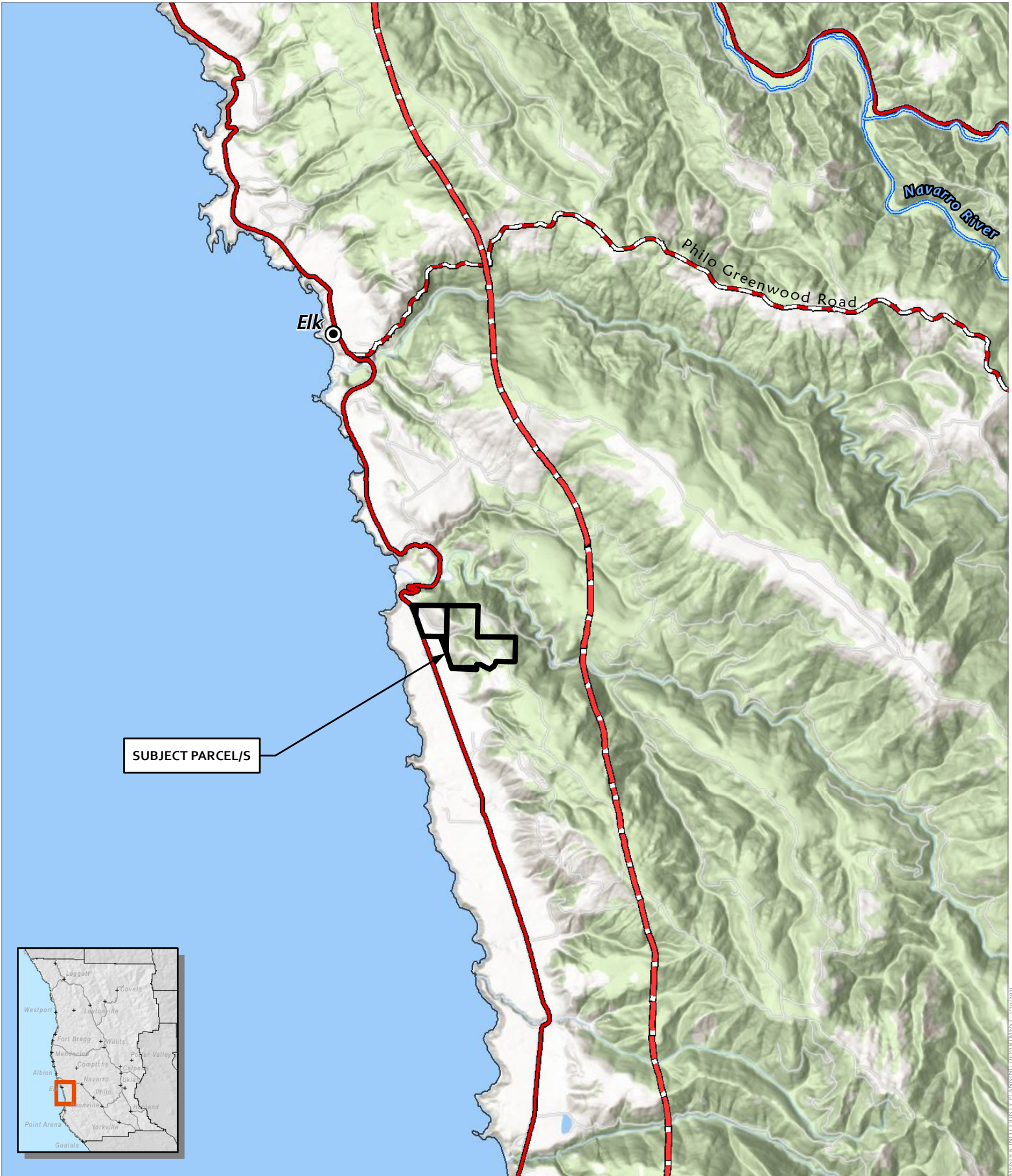


4 East Elevation
Scale: 1/4" = 1'-0"

NOTE: NO PROPOSED CHANGES TO EXTERIOR, TYP.


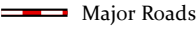
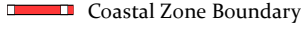
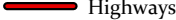


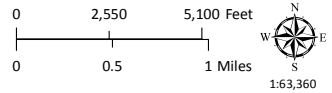
1 South Elevation
Scale: 1/4" = 1'-0"



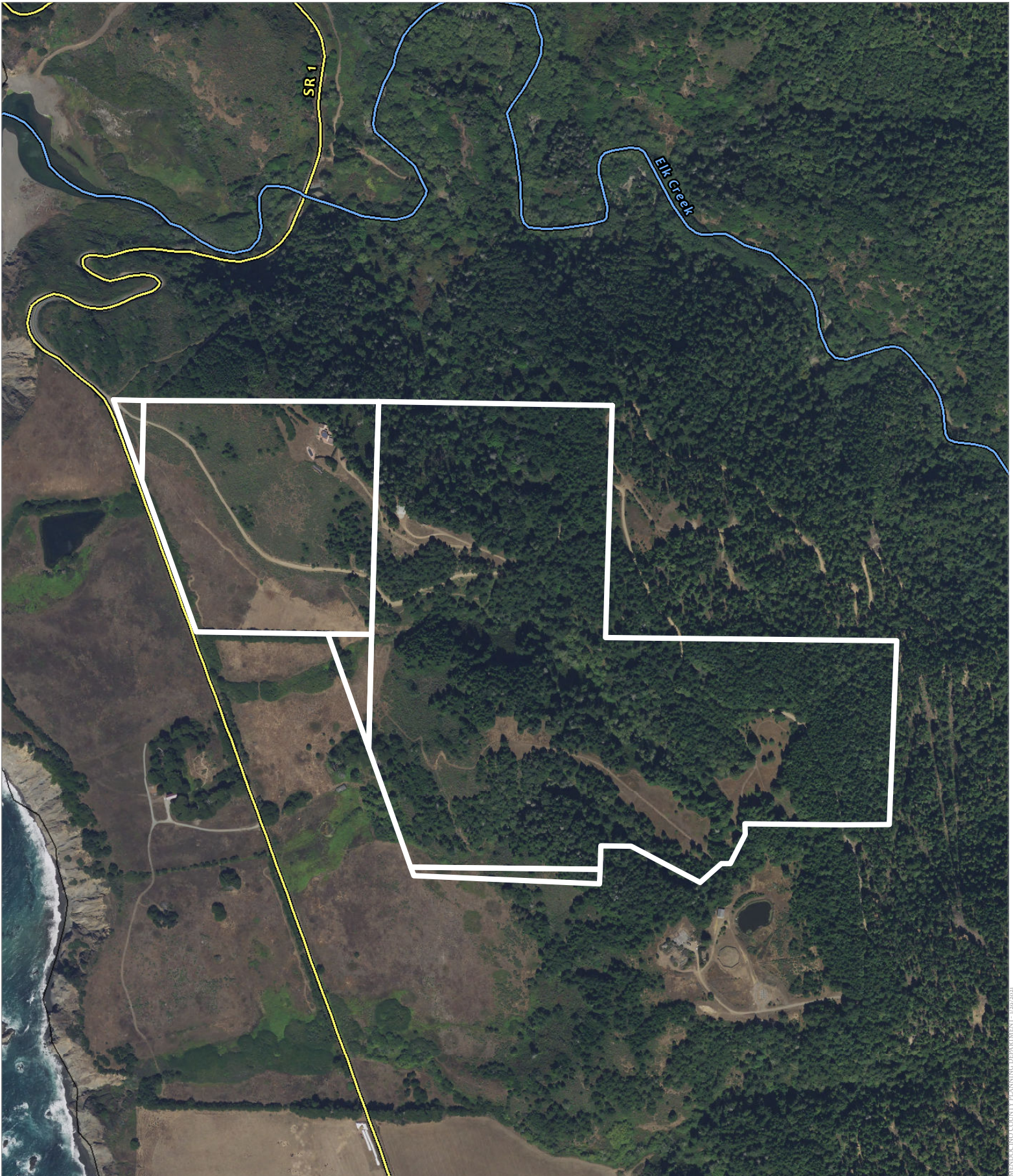
MENDOCINO COUNTY PLANNING DEPARTMENT 4/27/2021

CASE: CDP 2020-0039
 OWNER: ELK, LLC
 APN: 131-030-09
 APLCT: Danielle Miller
 AGENT: Danielle Miller
 ADDRESS: 9961 S. Highway 1, Elk



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

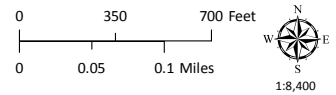


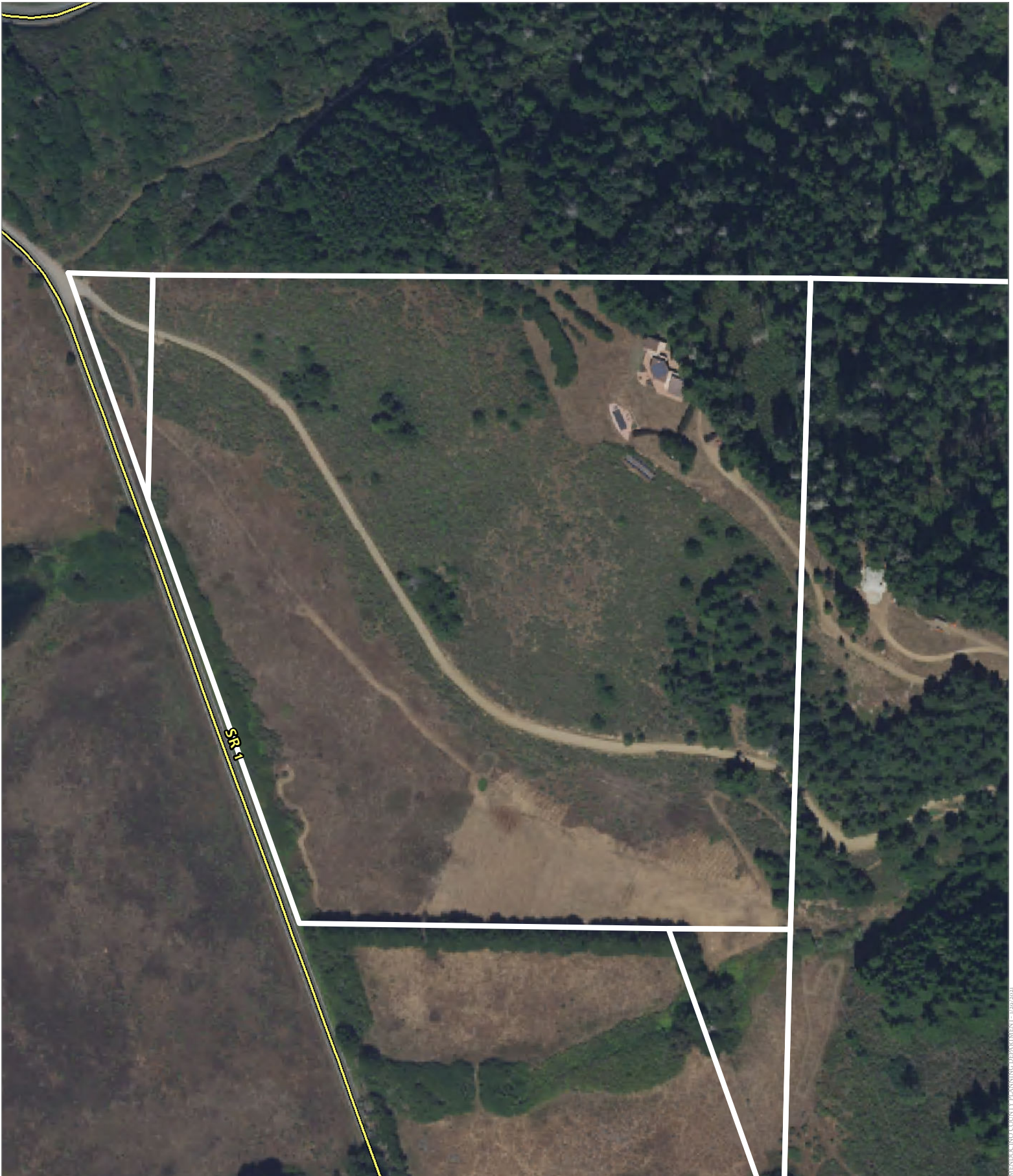
LOCATION MAP




CASE: CDP 2020-0039
OWNER: ELK, LLC
APN: 131-030-09
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 9961 S. Highway 1, Elk

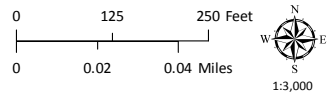
-  Named Rivers
-  Public Roads





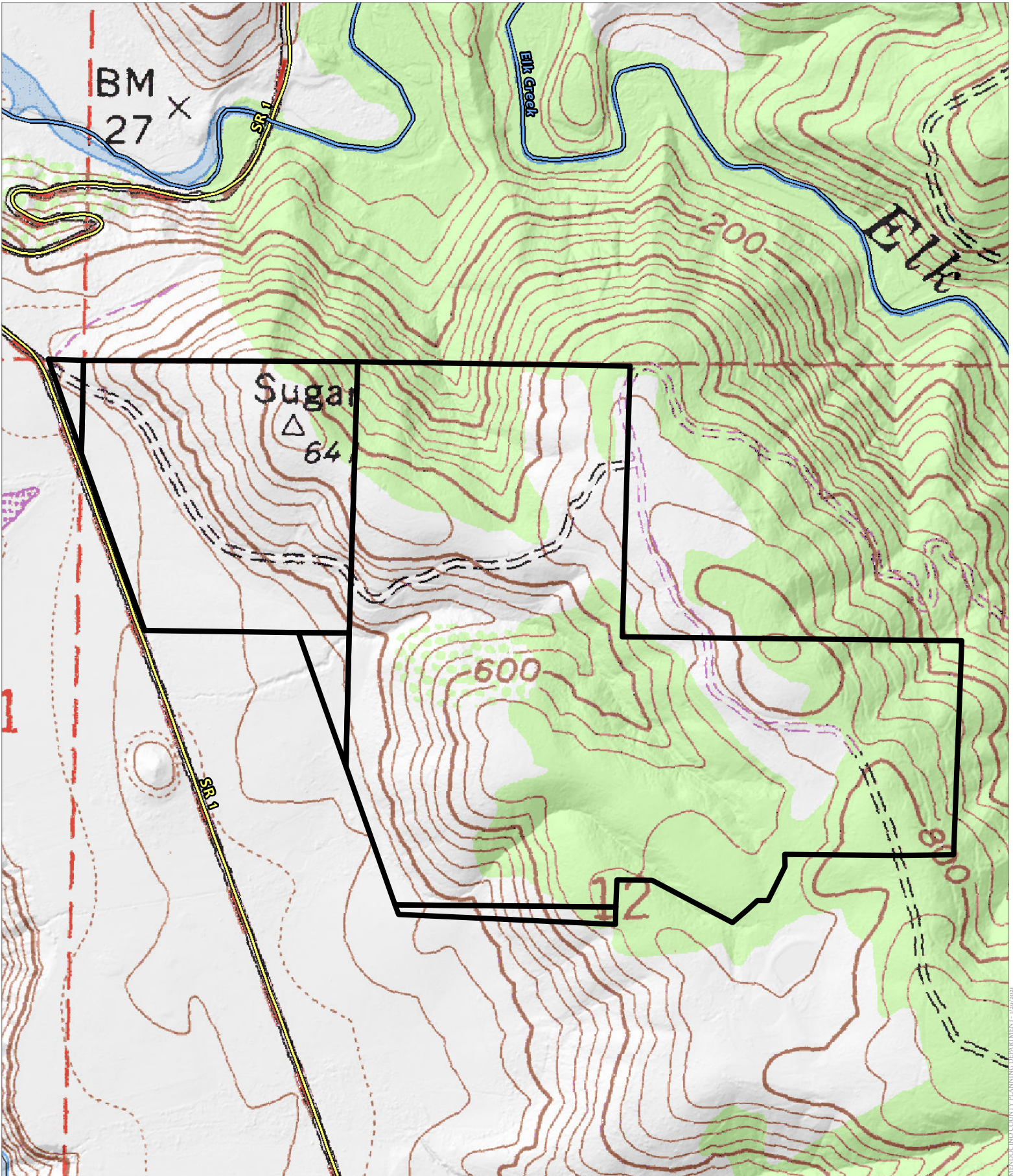
CASE: CDP 2020-0039
OWNER: ELK, LLC
APN: 131-030-09
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 9961 S. Highway 1, Elk

 Public Roads





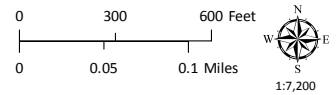
AERIAL IMAGERY

RENDERING COURTESY OF TOWN OF ELK DEPARTMENT - 12/29/2021



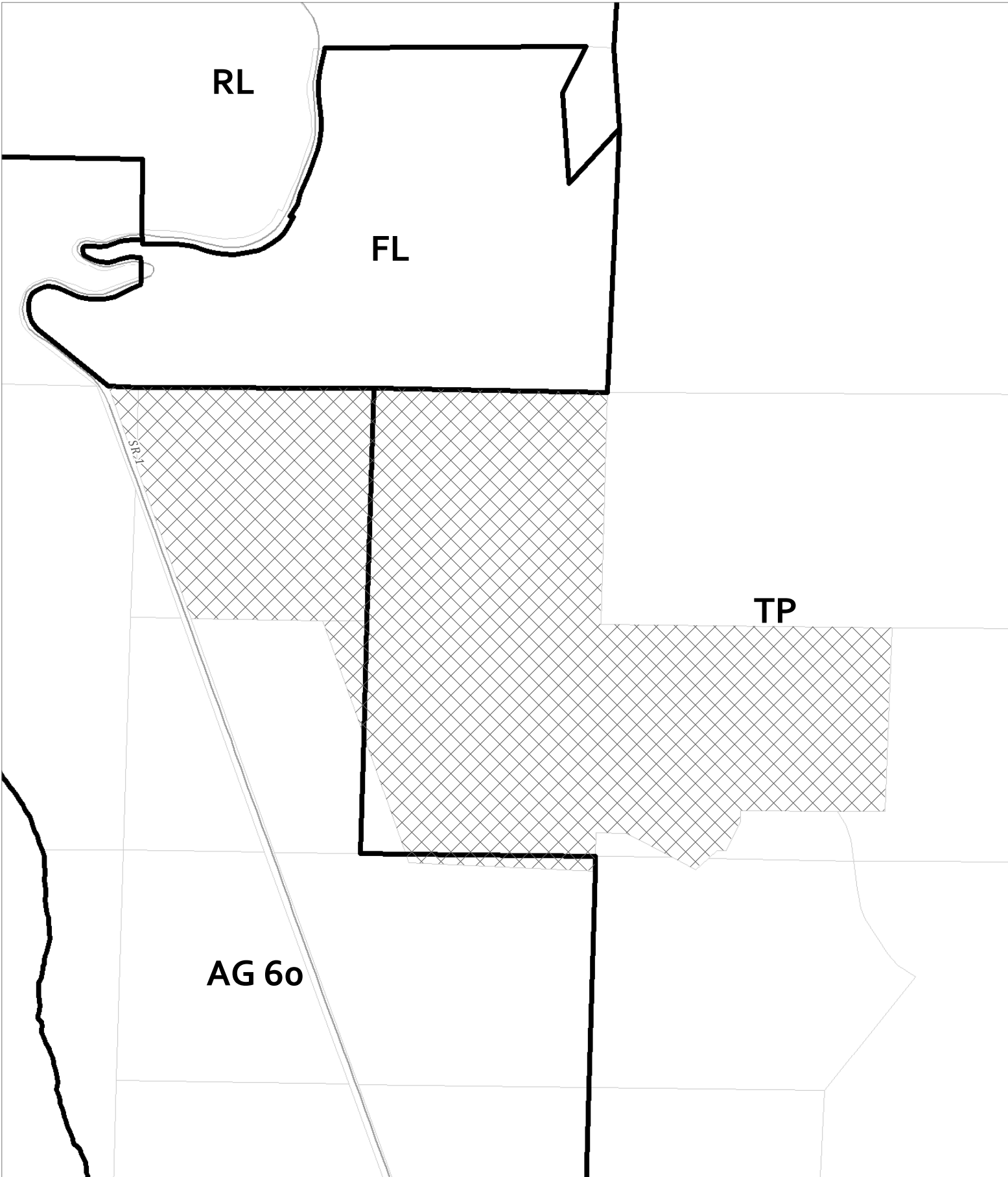
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-  Named Rivers
-  Public Roads





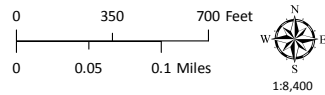
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

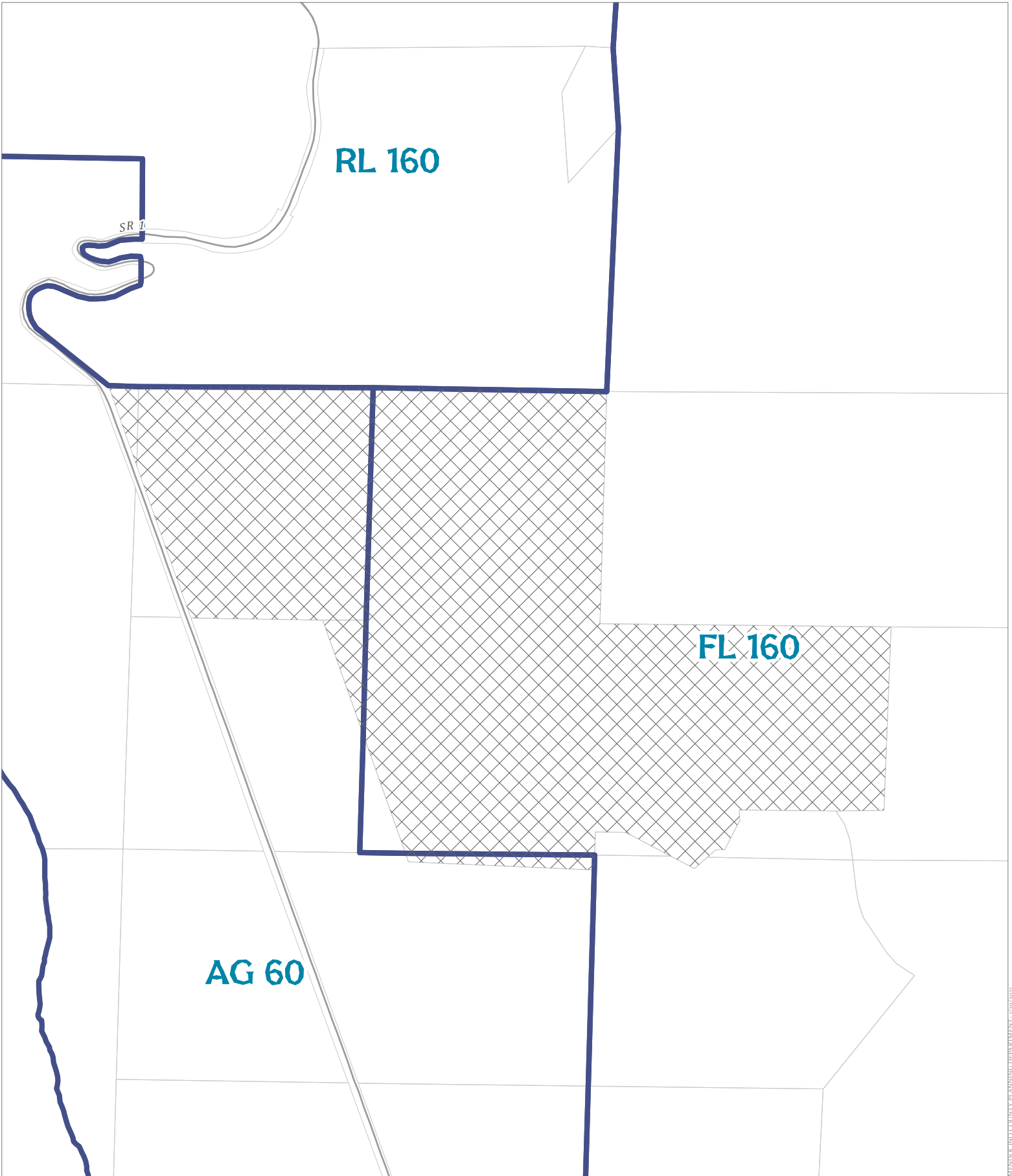
HENNECO COUNTY PLANNING DEPARTMENT - 1/29/2021





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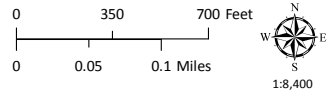
 Zoning Districts
 Public Roads





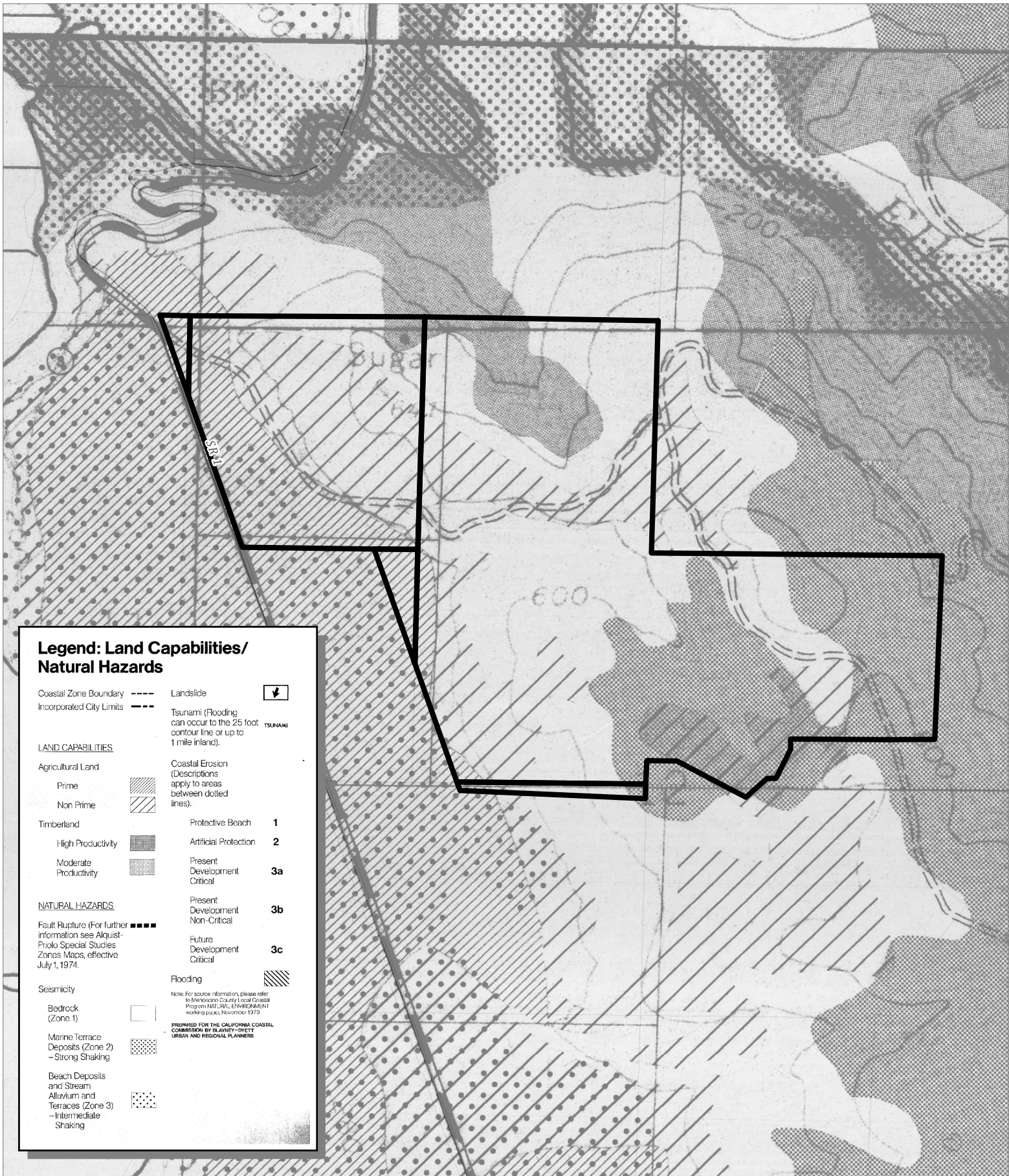
CASE: CDP 2020-0039
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 APN: 131-030-09
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 AGENT: Danielle Miller
 ADDRESS: 9961 S. Highway 1, Elk

 General Plan Classes
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/29/2021

GENERAL PLAN CLASSIFICATIONS



**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary - - - -
 Incorporated City Limits - - - -

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] [diagonal lines]
 Non Prime [diagonal lines]

Timberland
 High Productivity [stippled pattern]
 Moderate Productivity [stippled pattern]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974. [dashed line])

Seismicity
 Bedrock (Zone 1) [white box]
 Marine Terrace Deposits (Zone 2) - Strong Shaking [stippled pattern]
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted pattern]

Landslide [arrow pointing down]

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]

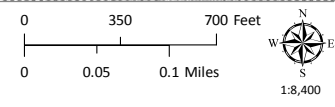
Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1 [diagonal lines]
 Artificial Protection 2 [diagonal lines]
 Present Development Critical 3a [diagonal lines]
 Present Development Non-Critical 3b [diagonal lines]
 Future Development Critical 3c [diagonal lines]

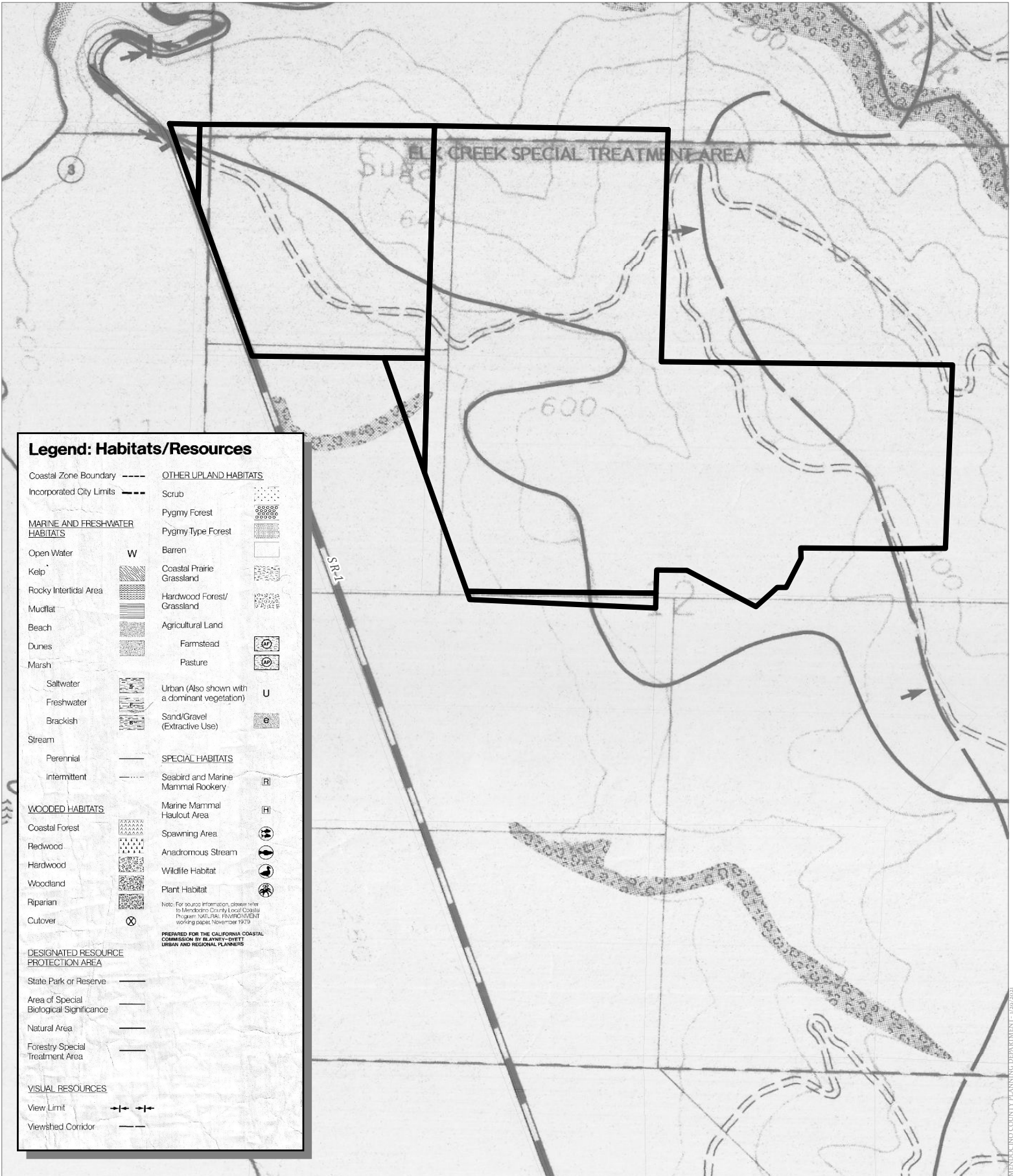
Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

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Public Roads

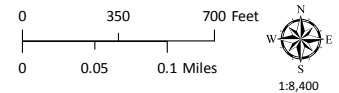




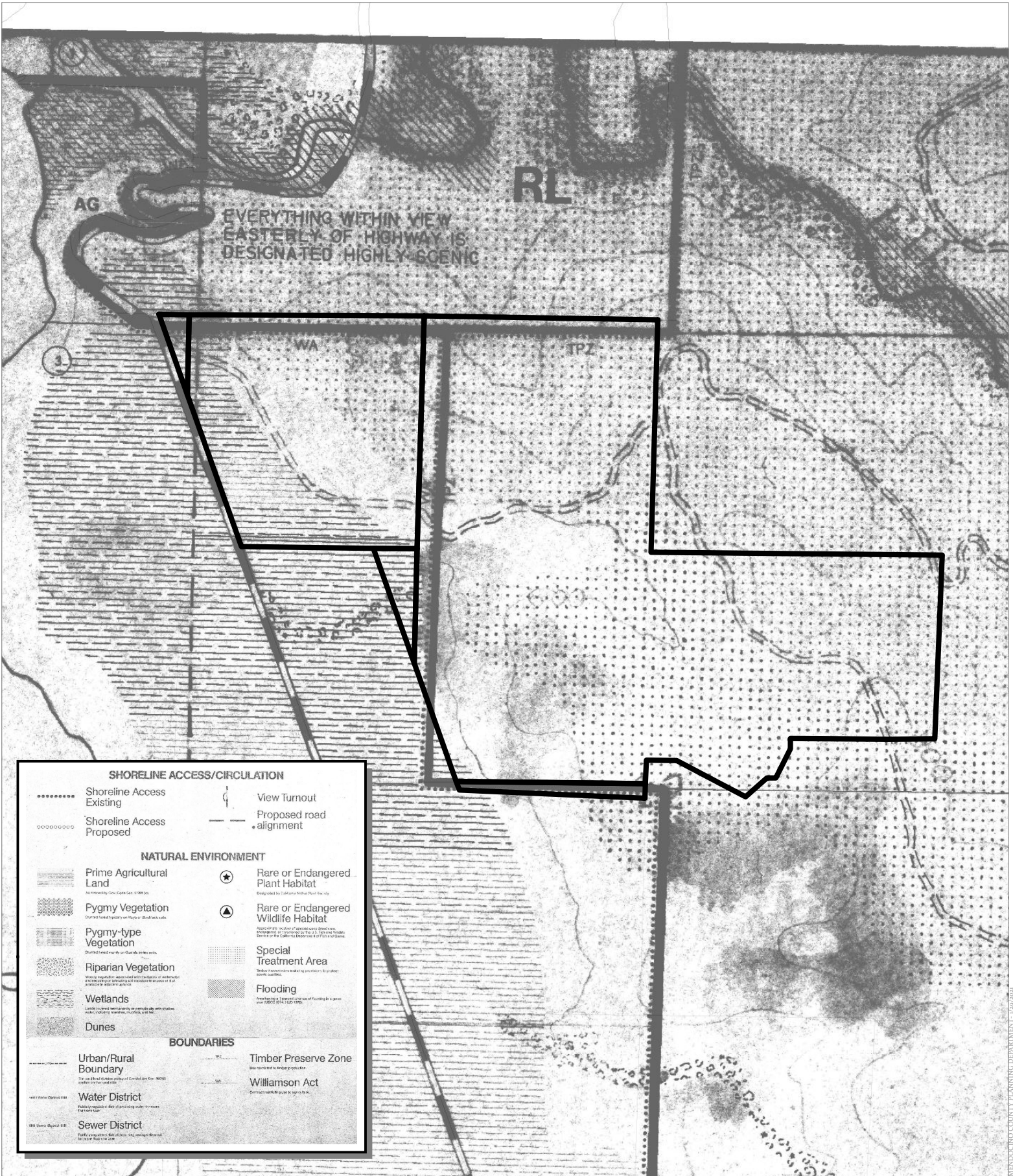
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Dunes	[Pattern]	Agricultural Land	[Pattern]
Marsh	[Pattern]	Farmstead	[Symbol]
Saltwater	[Pattern]	Pasture	[Symbol]
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Brackish	[Pattern]	Sand/Gravel (Extractive Use)	e
Stream			
Perennial	—	SPECIAL HABITATS	
Intermittent	---	Seabird and Marine Mammal Rookery	[Symbol]
WOODED HABITATS			
Coastal Forest	[Pattern]	Marine Mammal Haulout Area	[Symbol]
Redwood	[Pattern]	Spawning Area	[Symbol]
Hardwood	[Pattern]	Anadromous Stream	[Symbol]
Woodland	[Pattern]	Wildlife Habitat	[Symbol]
Riparian	[Pattern]	Plant Habitat	[Symbol]
Cutover	[Symbol]		
<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY, 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	---		

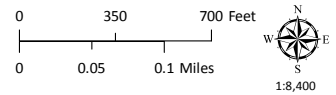
— Public Roads



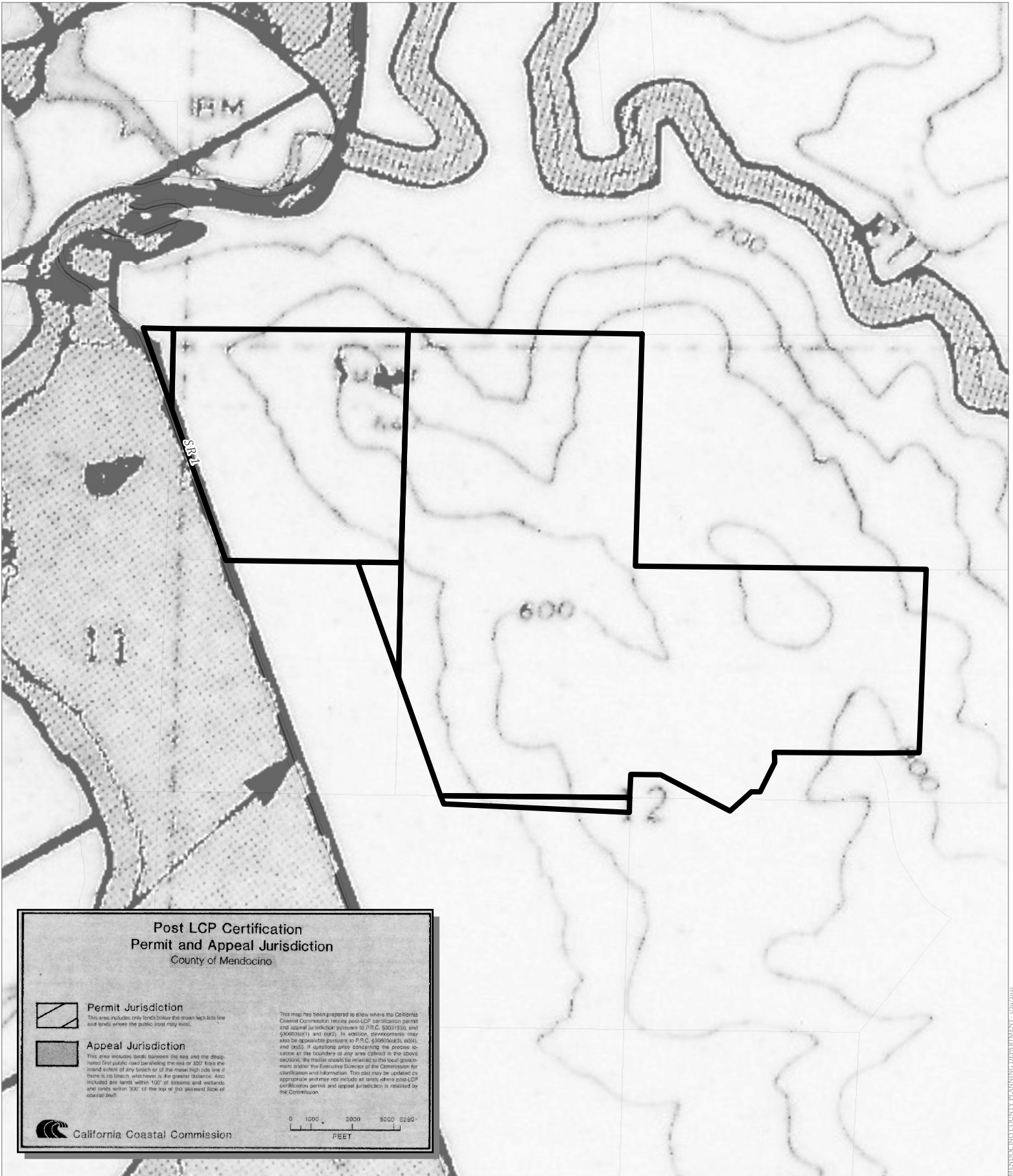
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/29/2021



**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 slope of coastal dunes.

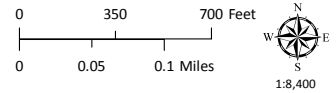
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (3001150), and (30002001) and (300), in addition, determinations may also be applicable pursuant to P.R.C. (30003003), (0004), and (0005). In questioning areas concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under 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.

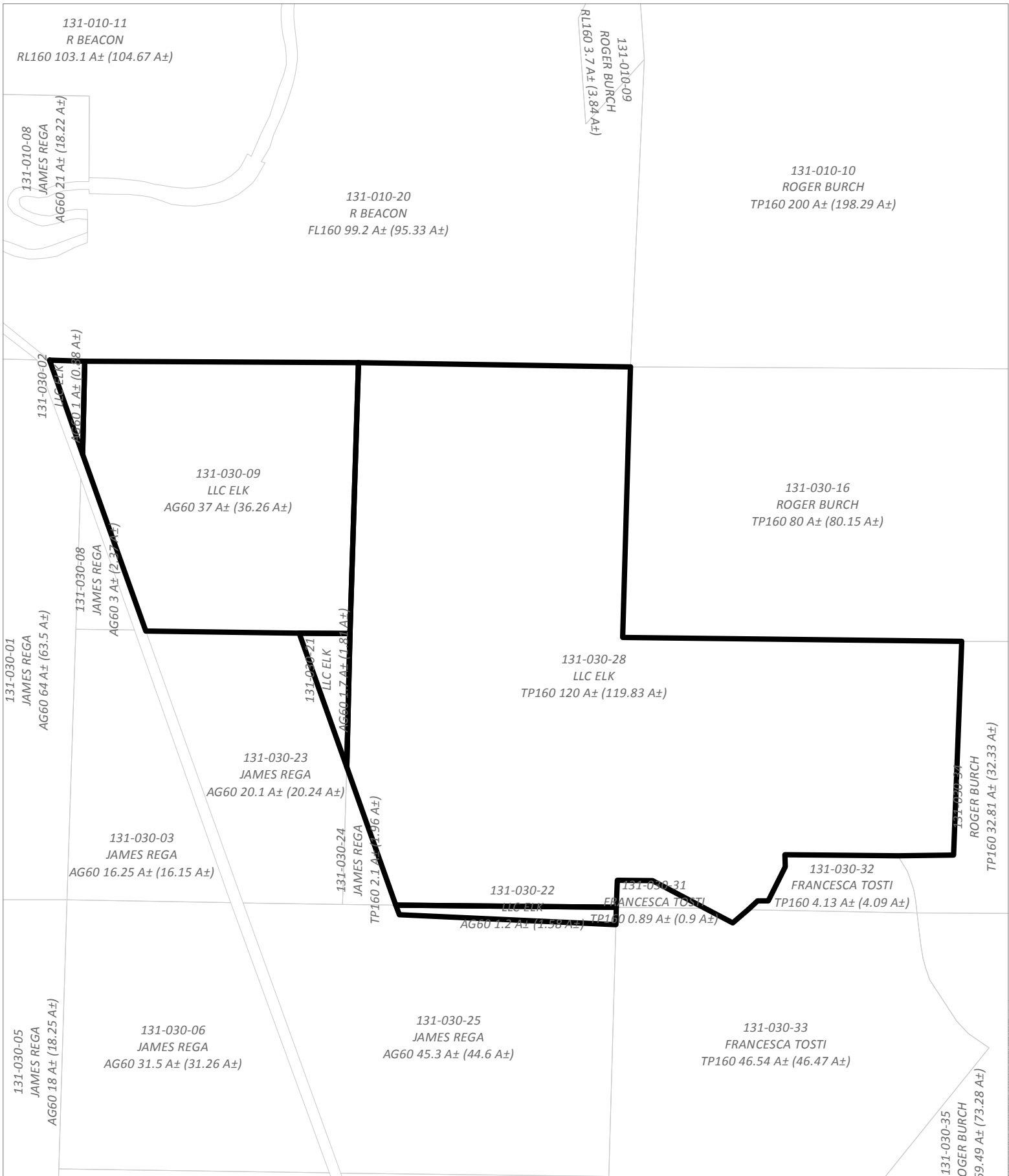
0 1000 3000 5000 5280
FEET

California Coastal Commission

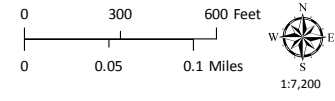
CASE: **CDP 2020-0039**
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— Public Roads

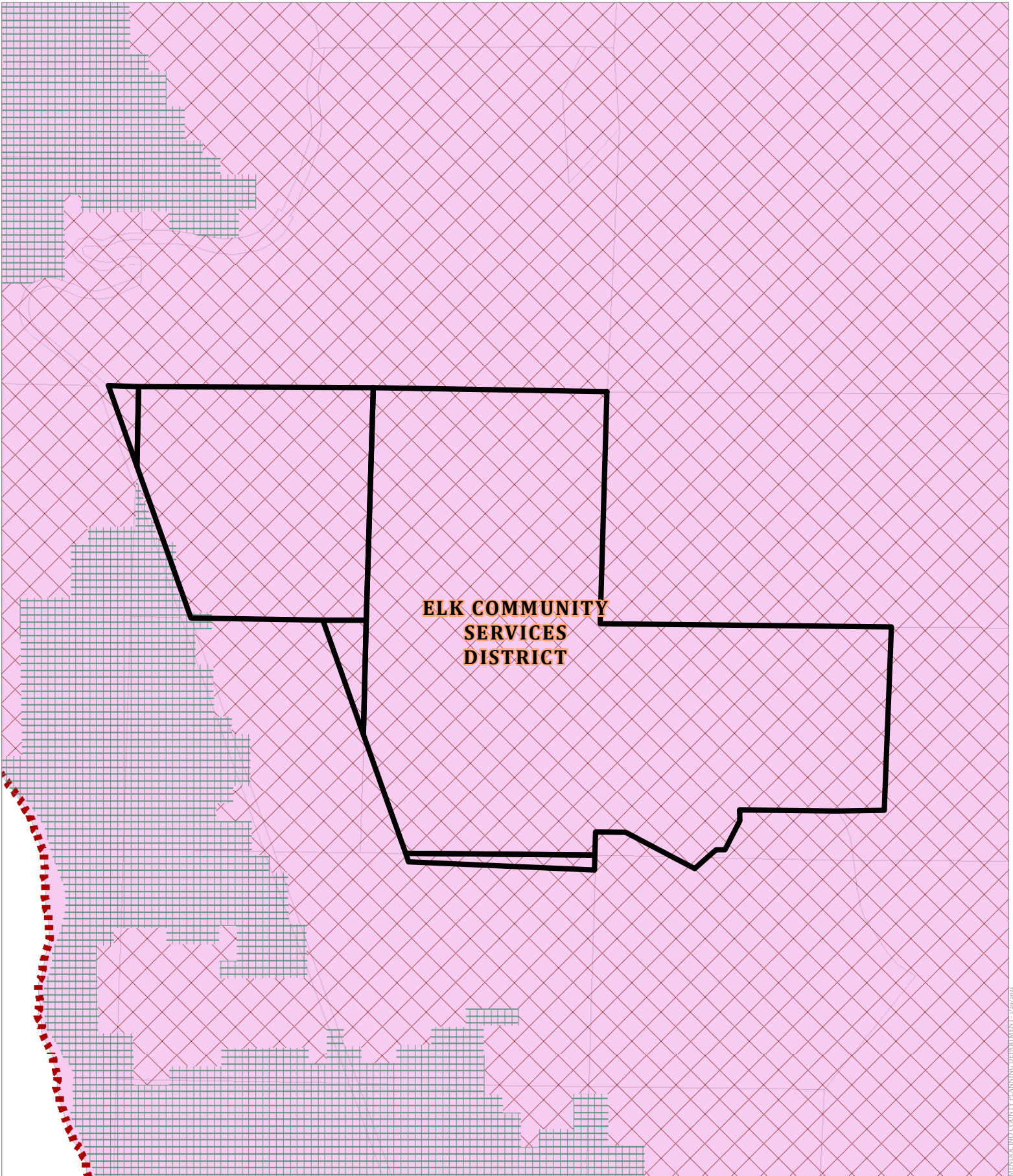




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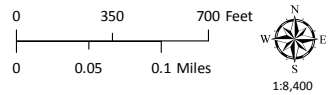
ADJACENT PARCELS



**ELK COMMUNITY
SERVICES
DISTRICT**

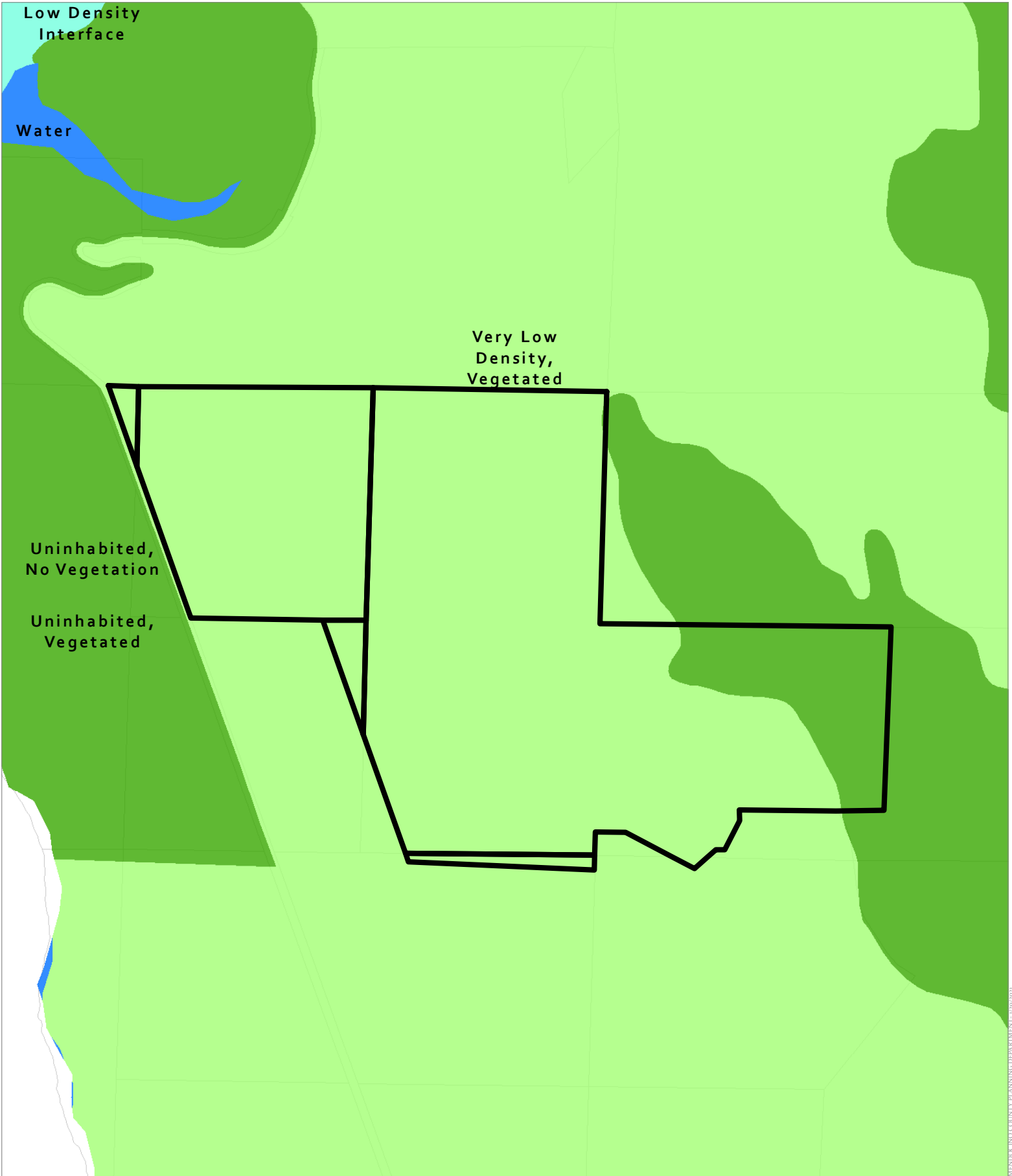
CASE: CDP 2020-0039
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



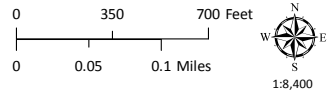
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

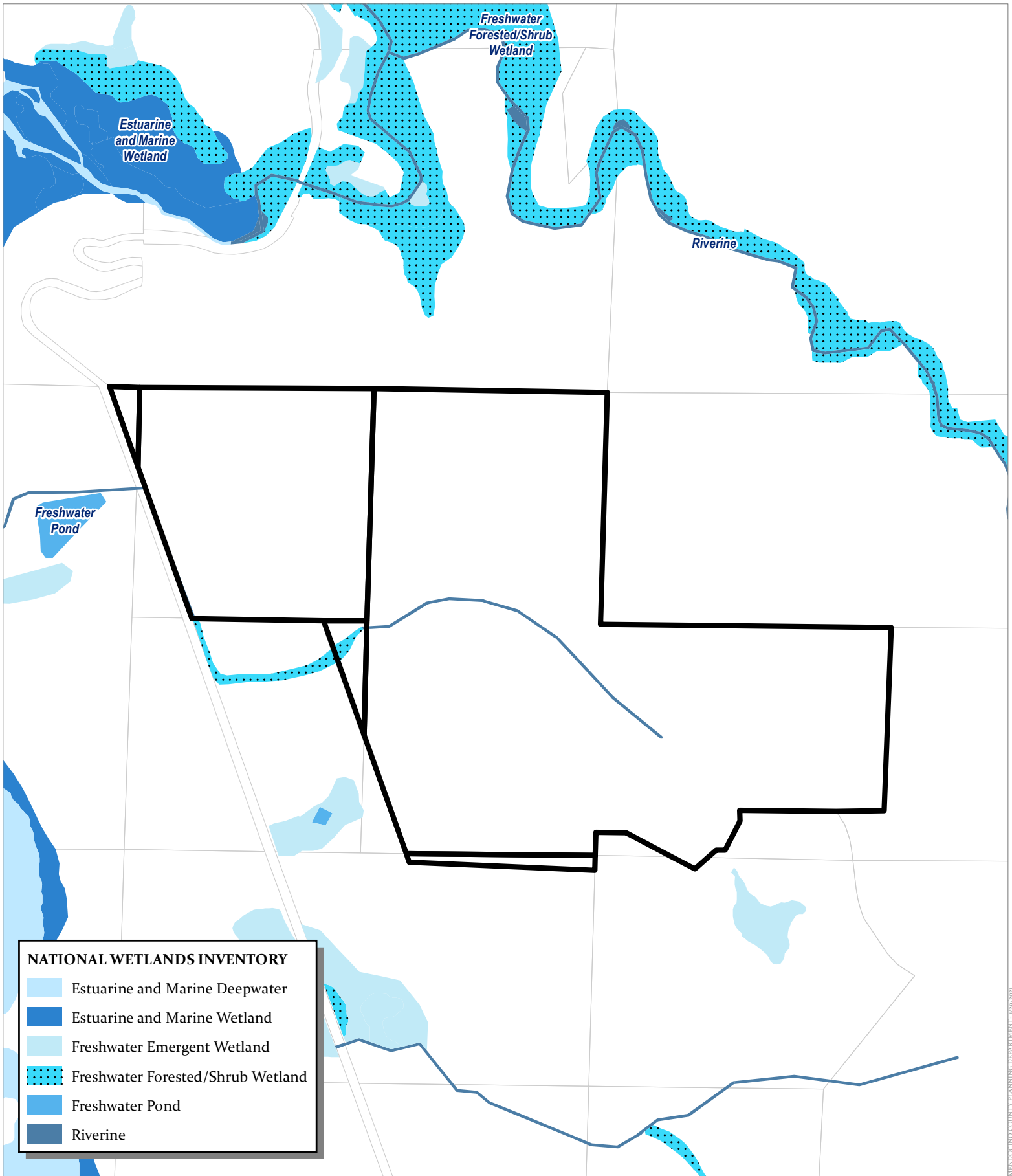
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021



CASE: CDP 2020-0039
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 Water

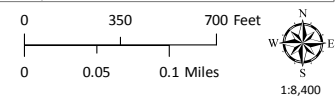




NATIONAL WETLANDS INVENTORY

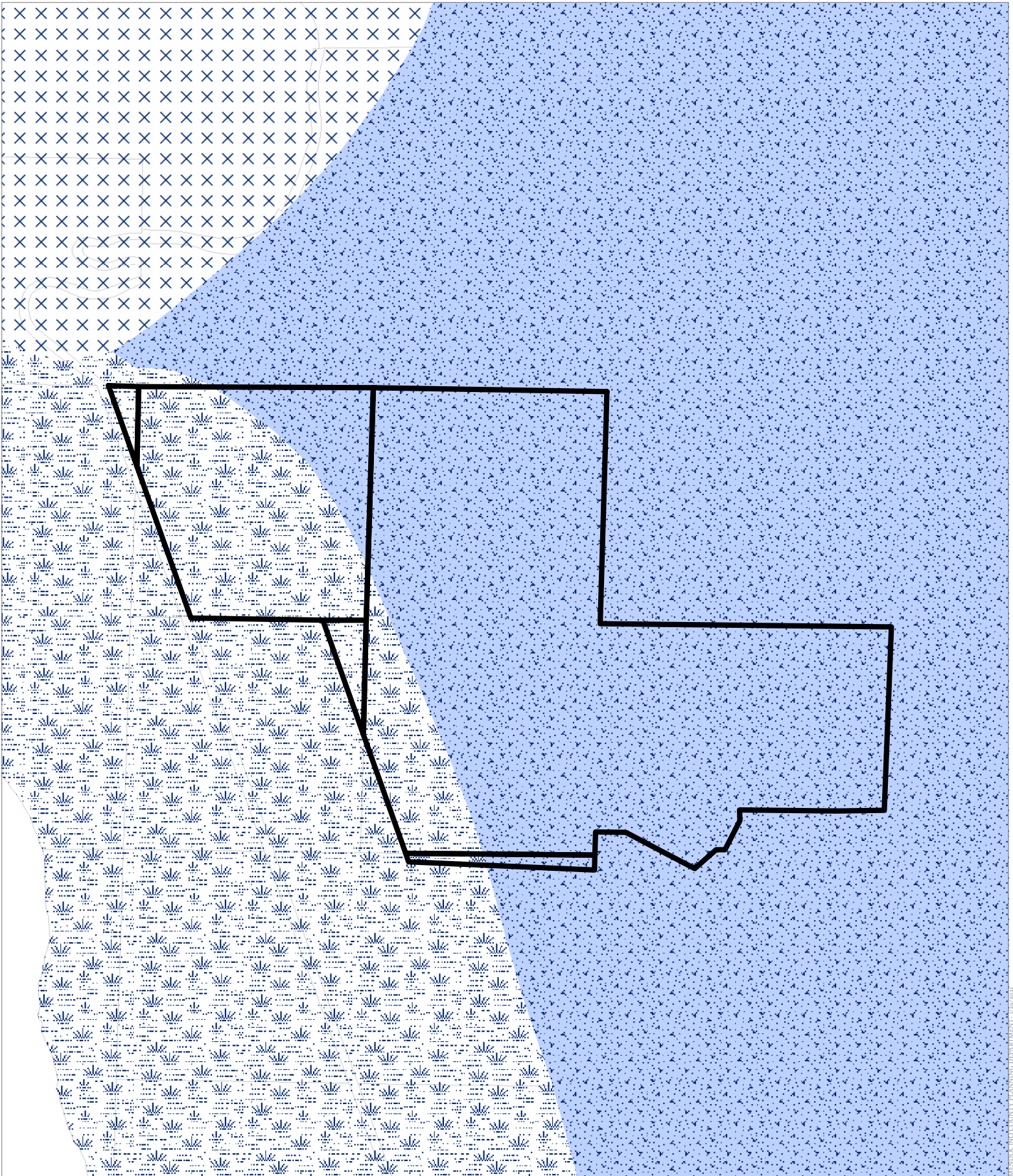
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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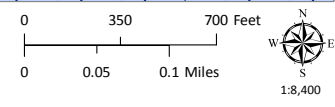
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/29/2021

WETLANDS

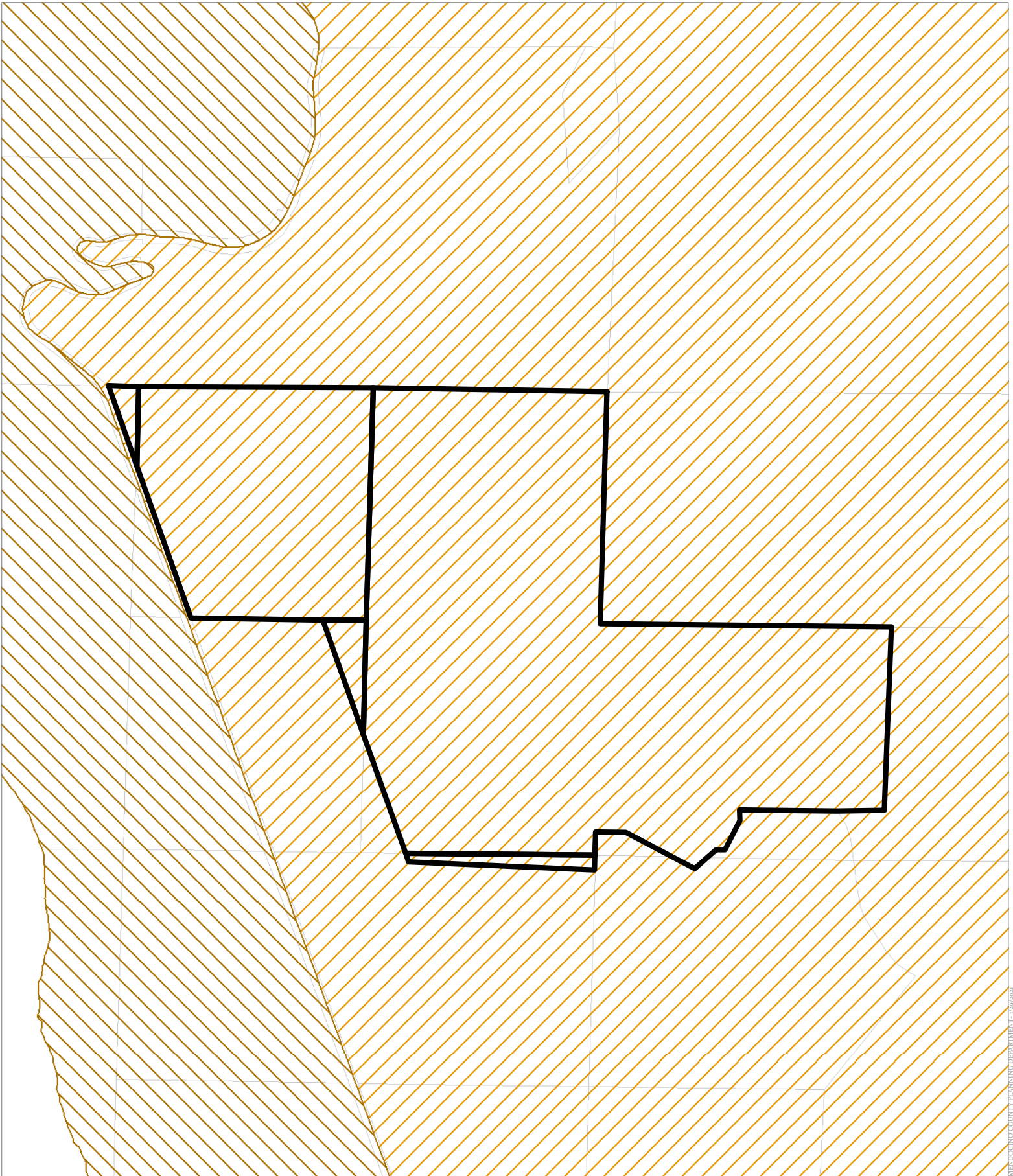


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-  Critical Water Areas
-  Marginal Water Resources
-  Critical Water Resources Bedrock

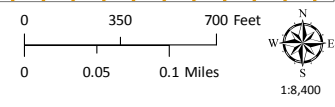


GROUND WATER RESOURCES

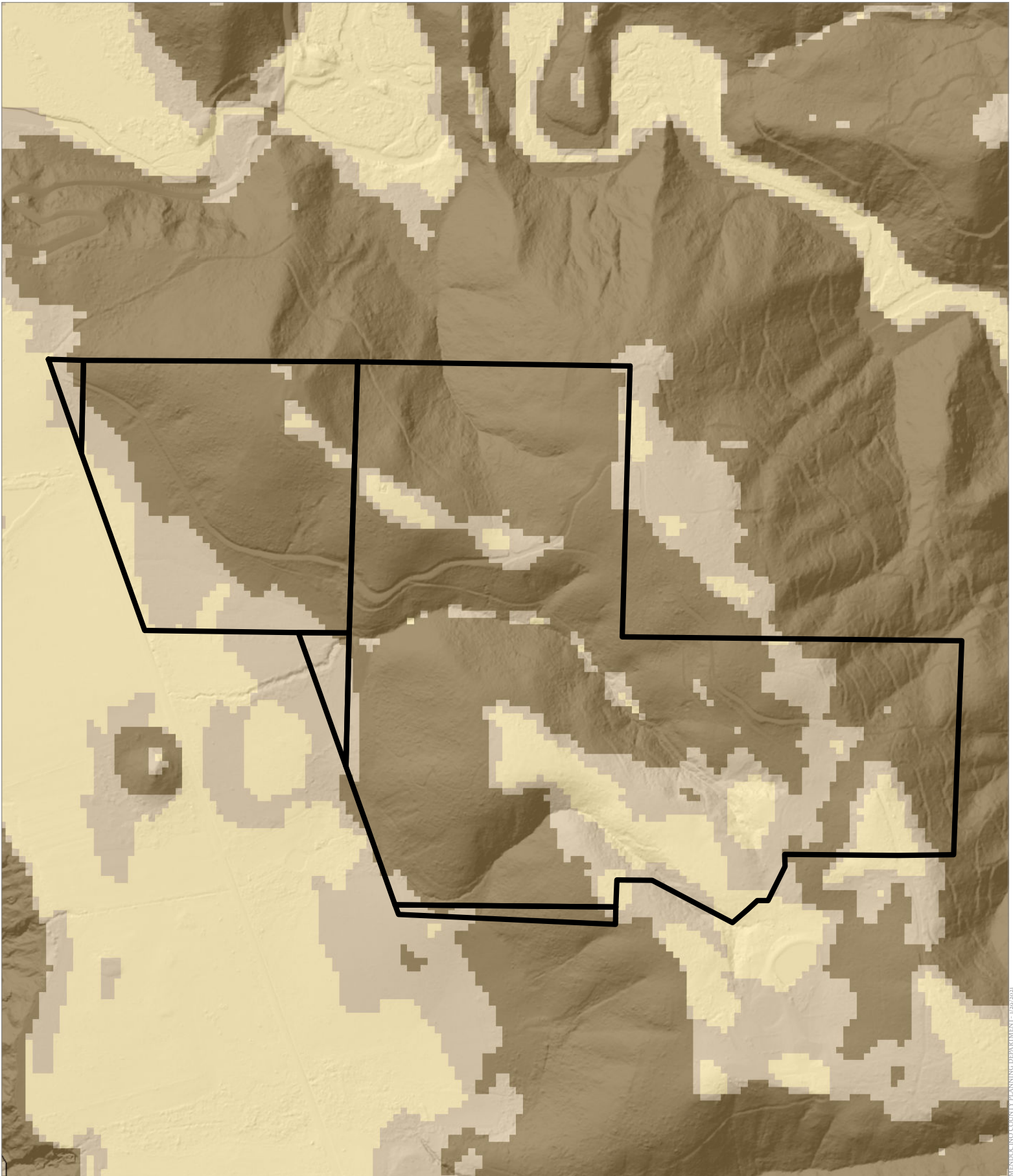


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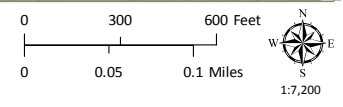
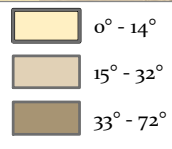
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

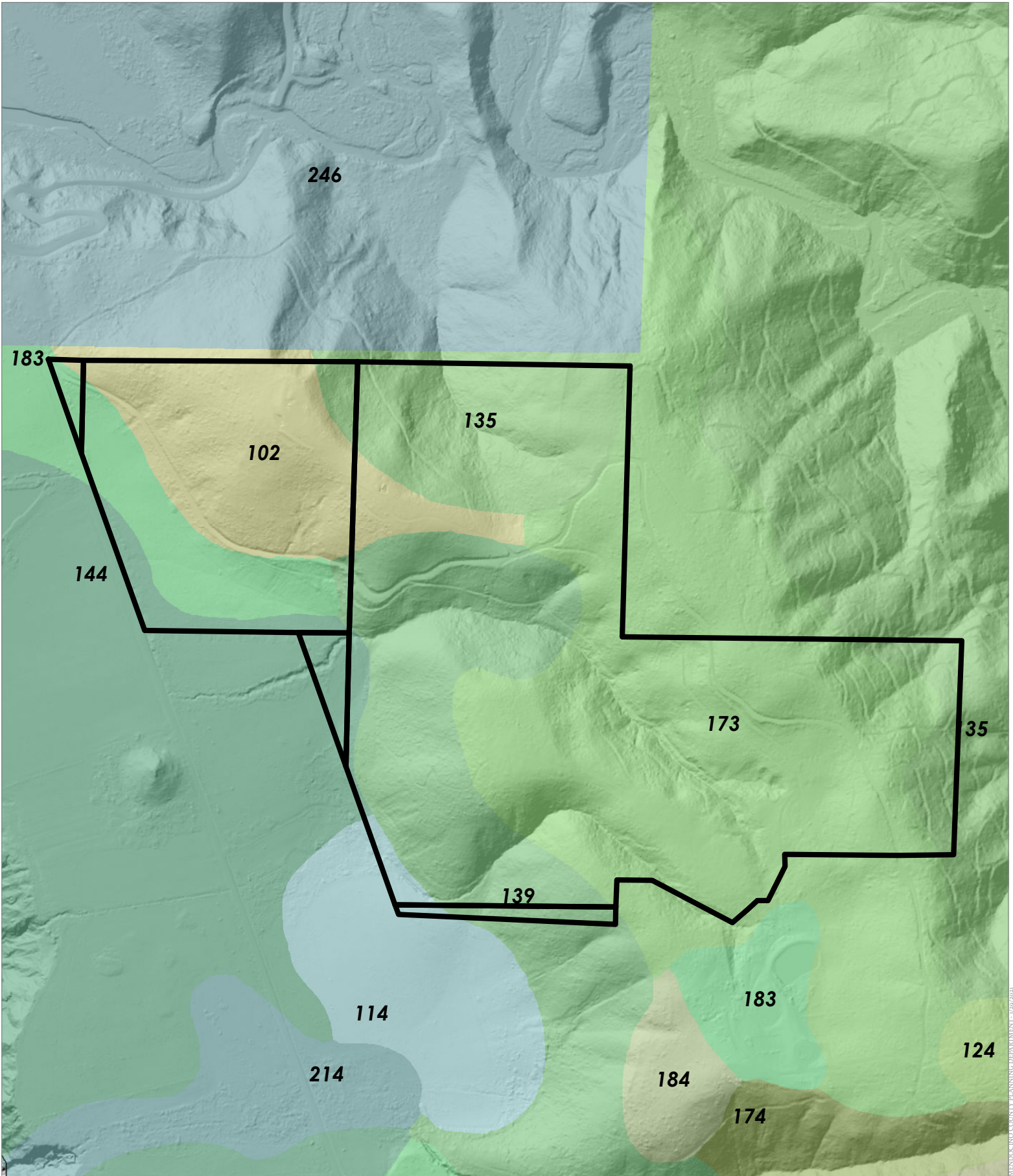


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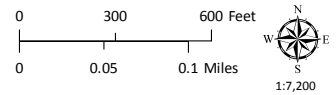


ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/29/2023

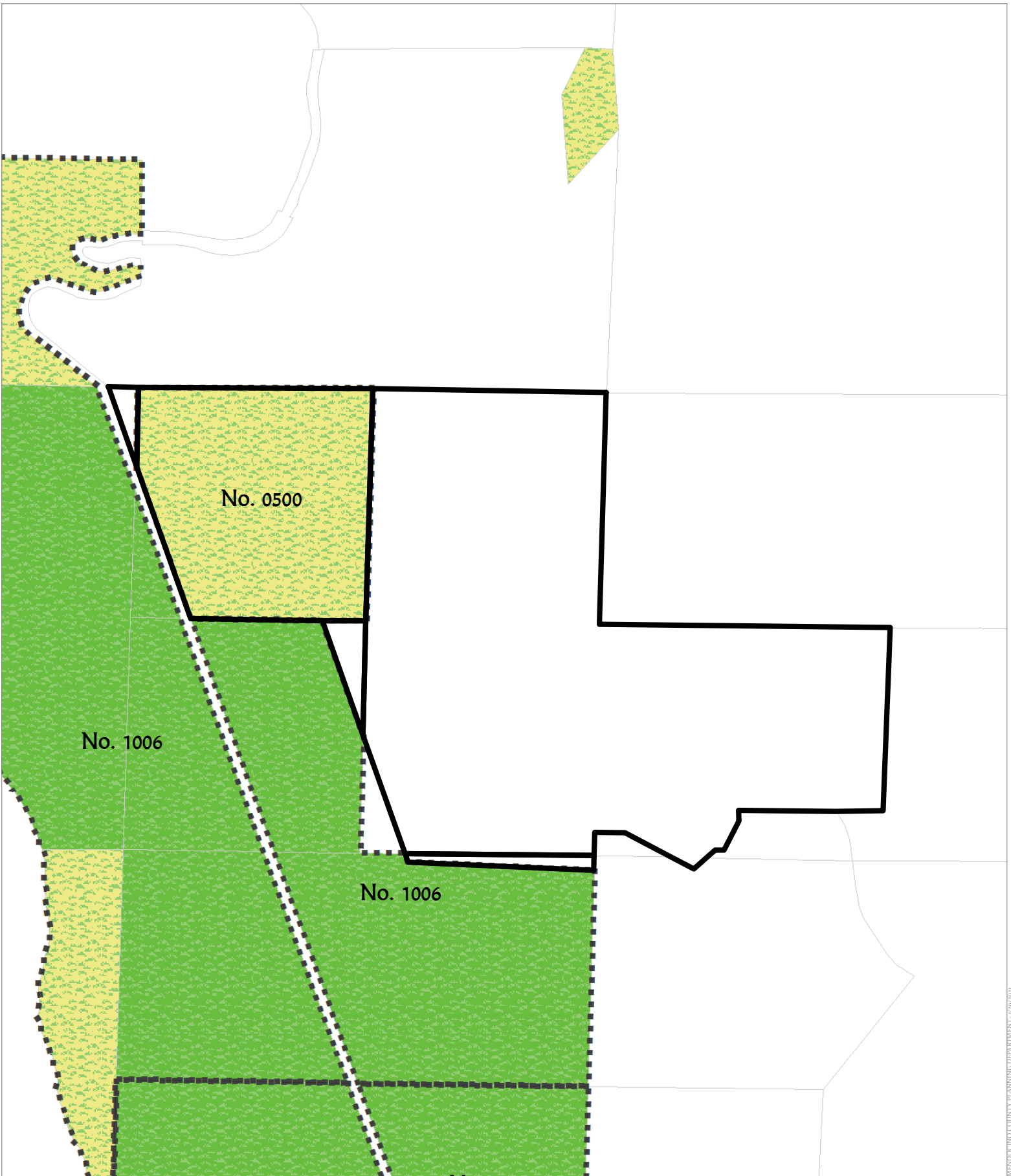


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




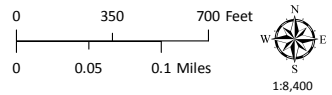
WESTERN SOILS

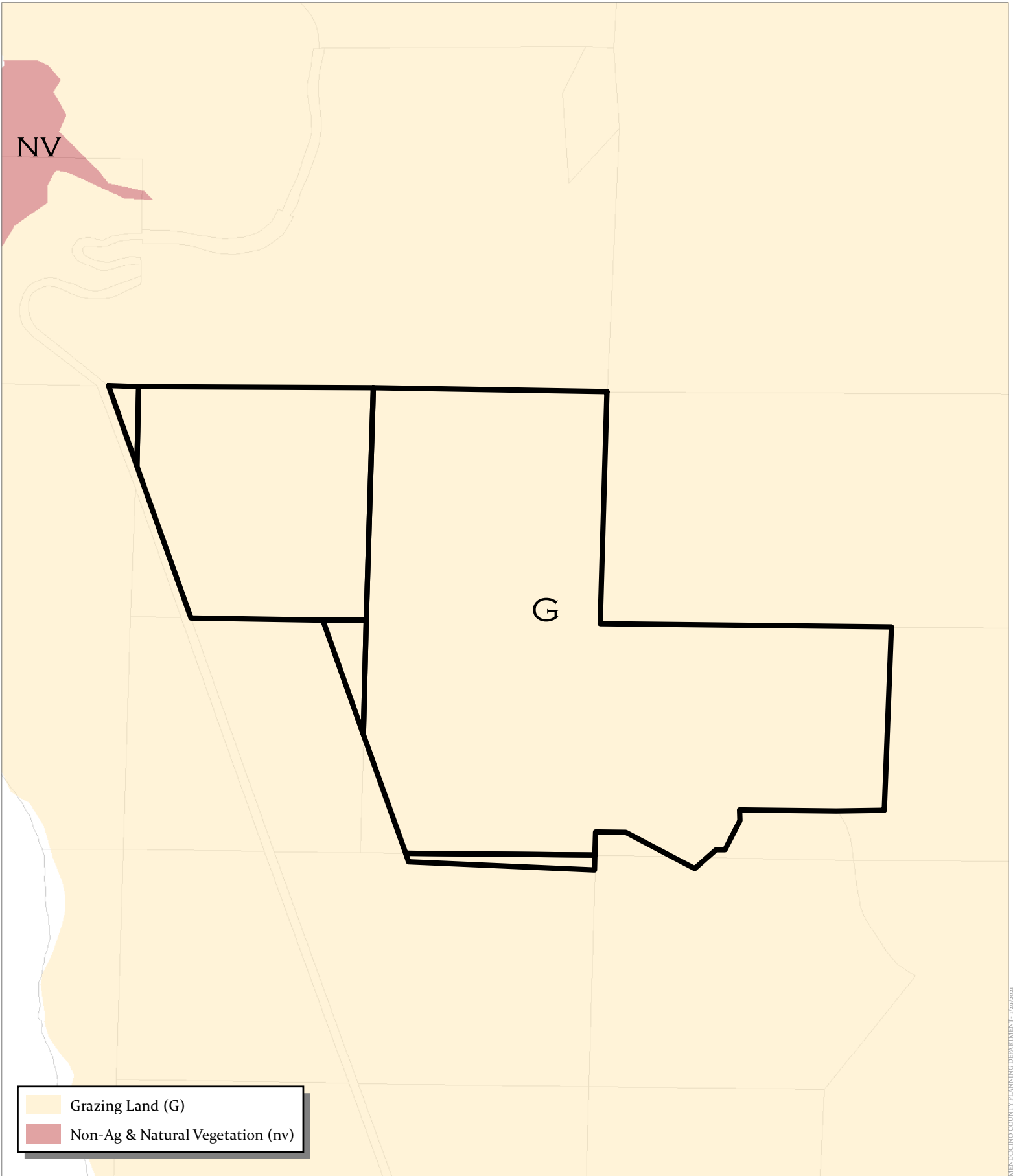
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/29/2021



CASE: CDP 2020-0039
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-  Contract Boundaries
-  Non-Prime Ag 062920
-  Williamson Act 2018
-  Prime Ag 062920





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