



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

May 26, 2023

Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Assessor
Archaeological Commission
Sierra Club

Caltrans
Department of Forestry/ CalFire
-Land Use
California Department of Fish and Wildlife
California Coastal Commission

County Addresser
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Rural Fire District

CASE#: CDPM\_2023-0002

DATE FILED: 3/21/2023

OWNER: ERIC CHRISTENSON

APPLICANT /AGENT: DIANA WIEDEMANN

REQUEST: Replace existing cottage with garage, replace existing workshop with a new workshop, and construct new 640 square foot guest cottage with septic tank and undergrounded utilities.

LOCATION: In the Coastal Zone, 1.5± miles south of Elk town center, along the west side of Highway 1 (SR 1), located at 8000 Highway 1, Elk.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: June 9, 2023

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: CDPM\_2023-0002

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**OWNER/****APPLICANT:** Eric Christenson**AGENT:** Diana Weidemann**REQUEST:** Replace existing cottage with garage, replace existing workshop with a new workshop, and construct new 640 square foot guest cottage with septic tank and undergrounded utilities.**LOCATION:** In the Coastal Zone, 1.5± miles south of Elk town center, along the west side of Highway 1 (SR 1), located at 8000 Highway 1, Elk.**APN:** 131-010-03**PARCEL SIZE:** 1.9± acres**GENERAL PLAN:** Rural Residential 10ac**ZONING:** Rural Residential; Floodplain**EXISTING USES:** Residential**DISTRICT:** 5, Williams**RELATED CASES:** CDP\_2020-0028

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Range Lands	Rangeland	9.9± acres	Residential
<b>EAST:</b>	Range Lands	Rangeland	83.5/104.7± acres	Vacant
<b>SOUTH:</b>	Range Lands	Rangeland	11.7± acres	Residential
<b>WEST:</b>	N/A	N/A	N/A	Ocean

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### REFERRAL AGENCIES

**LOCAL**

- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Environmental Health (EH)
- Fort Bragg Rural FPD

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- CALTRANS
- Sierra Club

**FEDERAL****TRIBAL**

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

**ADDITIONAL INFORMATION:**

CDPM\_2023-0002 proposes a modification to CDP\_2020-0028. The application refers to the existing 'cottage' to be replaced by the proposed garage as a residence, but per CDP\_2020-0028 this structure was to be converted to an office once the primary residence (SFD) was constructed. CDP\_2020-0028 authorized the temporary occupancy of the cottage during construction of the SFD. Per the applicant, the SFD is still under construction.

In lieu of new studies, the project is reusing some materials from the 2020 CDP, including the Archeological, Biological, and Geotechnical Reports. All new development proposed by this CDPM is within the study areas of the reused studies.

The footprint of the replacement structures (new workshop and garage) will match the footprint of the replaced structures (existing workshop and garage).

No work is proposed within the floodplain or within 100 feet of the identified ESHA.

**STAFF PLANNER:** ROB FITZSIMMONS**DATE:** 5/26/2023

## ENVIRONMENTAL DATA

**1. MAC:**

GIS  
*NO*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS  
*Moderate*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS  
*State Responsibility Area*

**4. FARMLAND CLASSIFICATION:**

GIS  
*Nonagricultural and Natural Vegetation*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)  
*Other*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS  
*Critical Water Resources (CWR)*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part  
*182 – Mallopass loam, 0-5% slopes*

**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  
*Estuarine and Marine Wetland*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS  
*NO*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS  
*NO*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11  
*NO*

**15. NATURAL DIVERSITY DATABASE:**

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

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10  
*NO*

**17. LANDSLIDE HAZARD:**

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

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34  
*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://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 Farmland; Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496  
*Unclear Classification*

**27. COASTAL COMMISSION APPEALABLE AREA:**

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

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS  
*YES*

**29. HIGHLY SCENIC AREA:**

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

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

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

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020  
*YES*

**COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES**

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

Case No(s) \_\_\_\_\_  
CDF No(s) \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_

Material  Immaterial

Office Use Only

**COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM**

Name of Applicant <b>ERIC CHRISTENSON</b>	Name of Owner(s) <b>ERIC CHRISTENSON</b>	Name of Agent <b>DIANA KRIEDEMANN ARCHITECT</b>
Mailing Address <b>1735 COCHRANE RD MORAGA Hill, CA 95037</b>	Mailing Address <b>1735 COCHRANE RD. MORAGA Hill, CA 95037</b>	Mailing Address <b>PO BOX 395 ALBION, CA 95410</b>
Telephone Number <b>408-621-2418</b>	Telephone Number <b>408-621-2418</b>	Telephone Number <b>707-937-2207</b>

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

*Diana Kriedemann* 3-20-23      *E Christenson* 3-20-23  
Signature of Applicant/Agent      Date      Signature of Owner      Date

Driving Directions  
The site is located on the W (N/S/E/W) side of HWY ONE (name road)  
approximately 2.63 (feet/miles) S (N/S/E/W) of its intersection with  
TOWN OF ELK (provide nearest major intersection).

Assessor's Parcel Number(s) 131-010-03      Previous Coastal Development Permit # (s) 2020-0028 CHRISTENSON

Parcel Size  
12 ±  Square Feet  Acres

Street Address of Project  
8000 HWY ONE, ELK, CA.  
**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.)

REPLACE EXISTING COTTAGE (RESIDENCE) WITH SINGLE STORY GARAGE  
 REPLACE EXISTING WORKSHOP W/ NEW WORKSHOP - KEEPING  
 BOTH GARAGE & WORKSHOP ON SAME FOOTPRINT AREA.  
 ADD NEW GUEST COTTAGE BERMED INTO GRADES - ALL NEW  
 UTILITIES SHALL BE UNDERGROUND - NEW SEPTIC TANK @ GUEST COTTAGE

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input type="checkbox"/> Single Family	NEW RESIDENCE IN CONSTRUCTION	
<input type="checkbox"/> Mobile Home	GUEST COTTAGE	640 SF
<input type="checkbox"/> Duplex/Multifamily	WORKSHOP	1,630 SF
	GARAGE	380 SF

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.

EXISTING COTTAGE & WORKSHOP & STORAGE SEE SITE PLANS  
 NEW RESIDENCE IS BEING CONSTRUCTED NOW PER CDP 2020-002

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

- 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.  
ALL EXTERIOR LIGHTS SHALL BE NIGHT SKY RATED & DOWN CASTED - SEE PLANS & HANDBOOK  
ALL LIGHTS SHALL BE MOUNTED ON BUILDINGS

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 ELK COUNTY WATER DISTRICT  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

8. Is any grading including road/driveway construction planned?  Yes  No  
EXISTING GRAVEL DRIVEWAY IS TO BE NEW FOR GARAGE / W/EST SIDE  
Estimate the amount of grading (cut and fill quantities) in cubic yards: 35 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 <sup>GRAVEL</sup> road/driveway: 125 feet. TO ADV  
Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).  
FLAT TO MODERATE SLOPE

9. Will vegetation be removed to accommodate the proposed project?  Yes  No  
If yes, explain:  
How many trees will be removed as a result of the project: 0. 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.  
CURRENTLY THERE IS SOLID EVERGREEN TREES ALONG EAST PROPERTY LINE / ONLY ONE EXCEPT @ ENTRANCE TO PROPERTY ADDED SCREENING PER CDP 2020-0028

11. Project Height. Maximum height of structure(s). 18'-0" feet

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

Siding material STUCCO - CONCRETE - WOOD . Color TAN - GRAY - BLUE  
Trim material NONE . Color \_\_\_\_\_  
Chimney material COPPER . Color DARK BROWN -  
Roofing material COPPER STRANDING SEAM . Color DARK BROWN  
Window frame material ALUMINUM (GLAZED) / KEENEX . Color DARK BROWN / BLUE  
Door material WOOD . Color STAIN DARK BROWN  
Fencing material WISSINK - WIRE FENCE . Color \_\_\_\_\_  
Retaining walls material STONE . Color TANS  
Other exterior materials GUEST TILE POOL . Color BLUE / GRAY  
COTTAGE

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: N/A

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

Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Total \_\_\_\_\_

Number of standard spaces \_\_\_\_\_ Size \_\_\_\_\_  
Number of handicapped spaces \_\_\_\_\_ Size \_\_\_\_\_

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

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 3-22-23 (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:

~~REPLACE EXISTING COTTAGE WITH NEW GARAGE~~  
~~REPAIR EXISTING WORKSHOP WITH NEW WORKSHOP~~  
BUILD NEW GUEST COTTAGE - 640 sq ft  
(Description of development)

Located at: 8000 Hwy One Elk Ctr.  
131-010-03  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

ENTRY GATE POST ADJACENT TO HWY ONE  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

[Signature]  
Owner/Authorized Representative

3-20-23  
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.

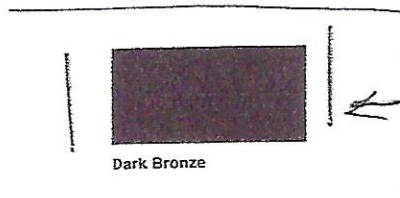
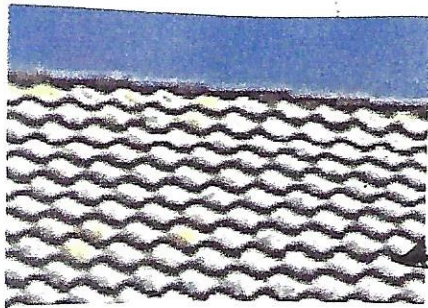


# CHRISTENSON MODIFICATION TO EXISTING CDP 2020-0028

## NEW WASHOP & GARAGE & GUEST COTTAGE

### EXTERIOR MATERIALS & COLORS

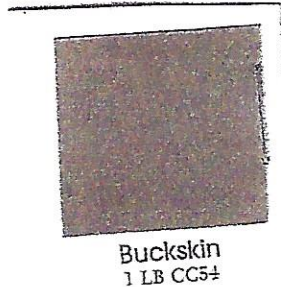
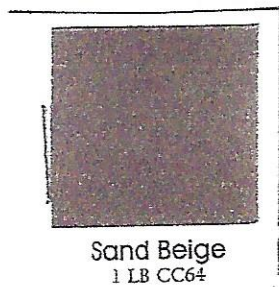
METAL ALUMINUM WINDOWS & METAL ROOF  
TO BE ALUM



← COPPER ROOFING  
FOR GARAGE & WORKSHOP

← TILE ROOF - BLUE/GRAY - GUEST COTTAGE

EXTERIOR WALLS TO BE STUCCO



### STONE EXTERIOR CLADDING





SUBJECT PARCEL

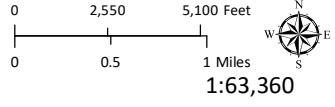
Elk

Philo Greenwood Road



**CASE: CDPM 2023-0002**  
**OWNER: CHRISTENSON, Eric**  
**APN: 131-010-03**  
**APLCT: Eric Christenson**  
**AGENT: Diana Wiedemann**  
**ADDRESS: 8000 Hwy 1, Elk**

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




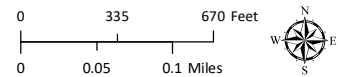
LOCATION

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



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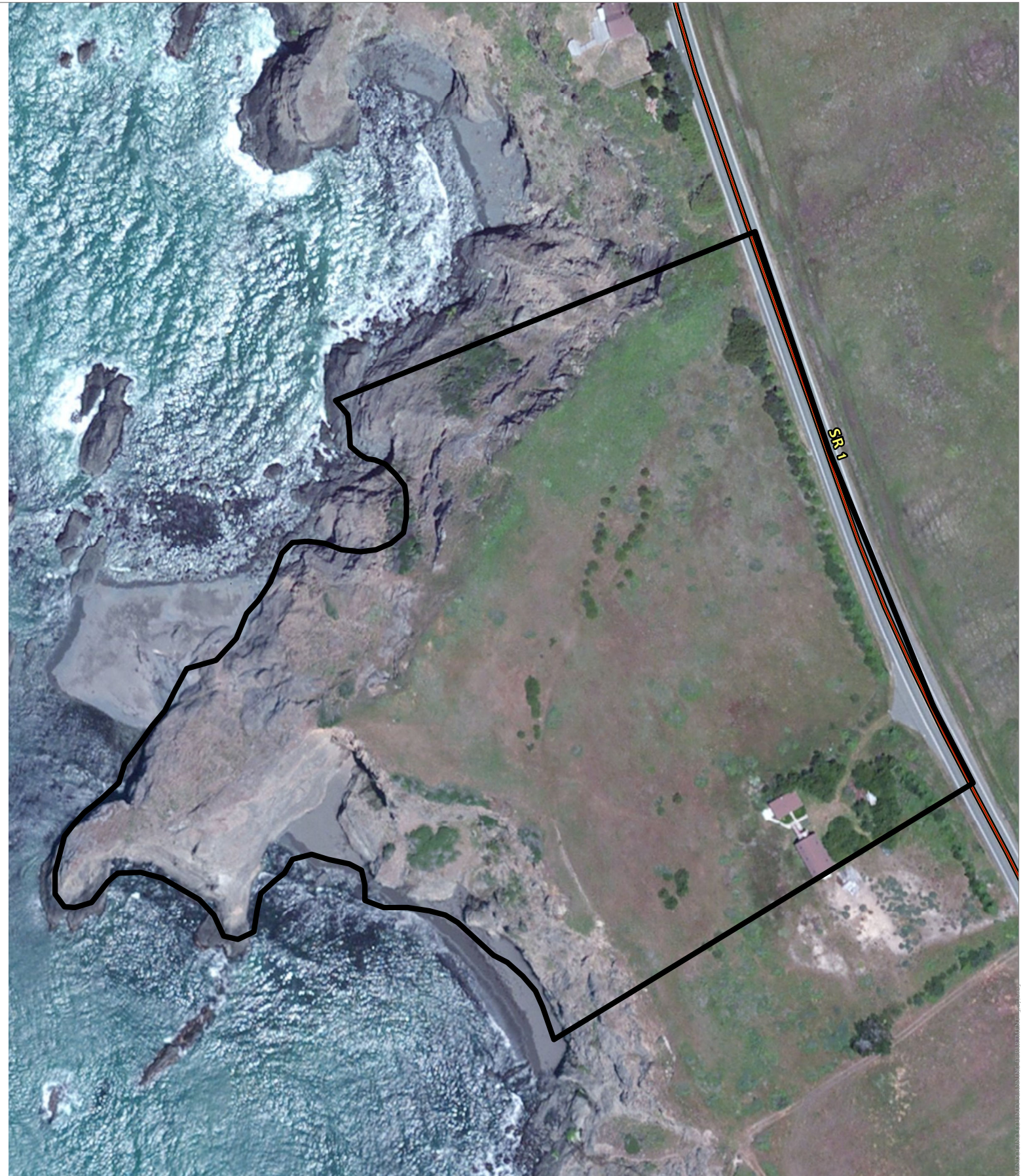
 Public Roads




1:8,000

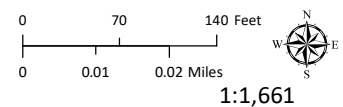
AERIAL IMAGERY

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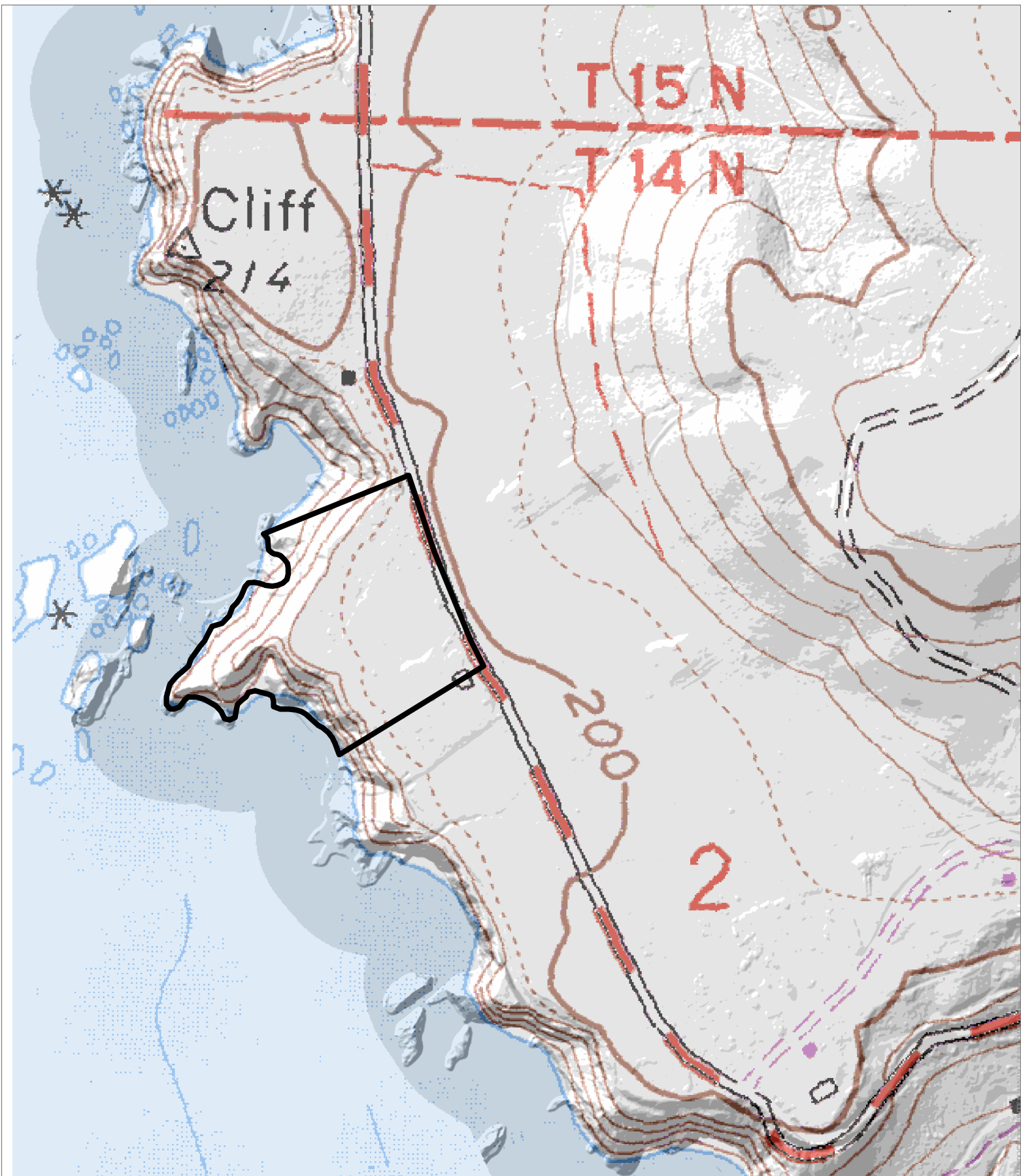
 Public Roads



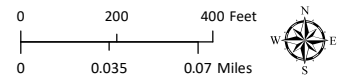
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**AERIAL IMAGERY**

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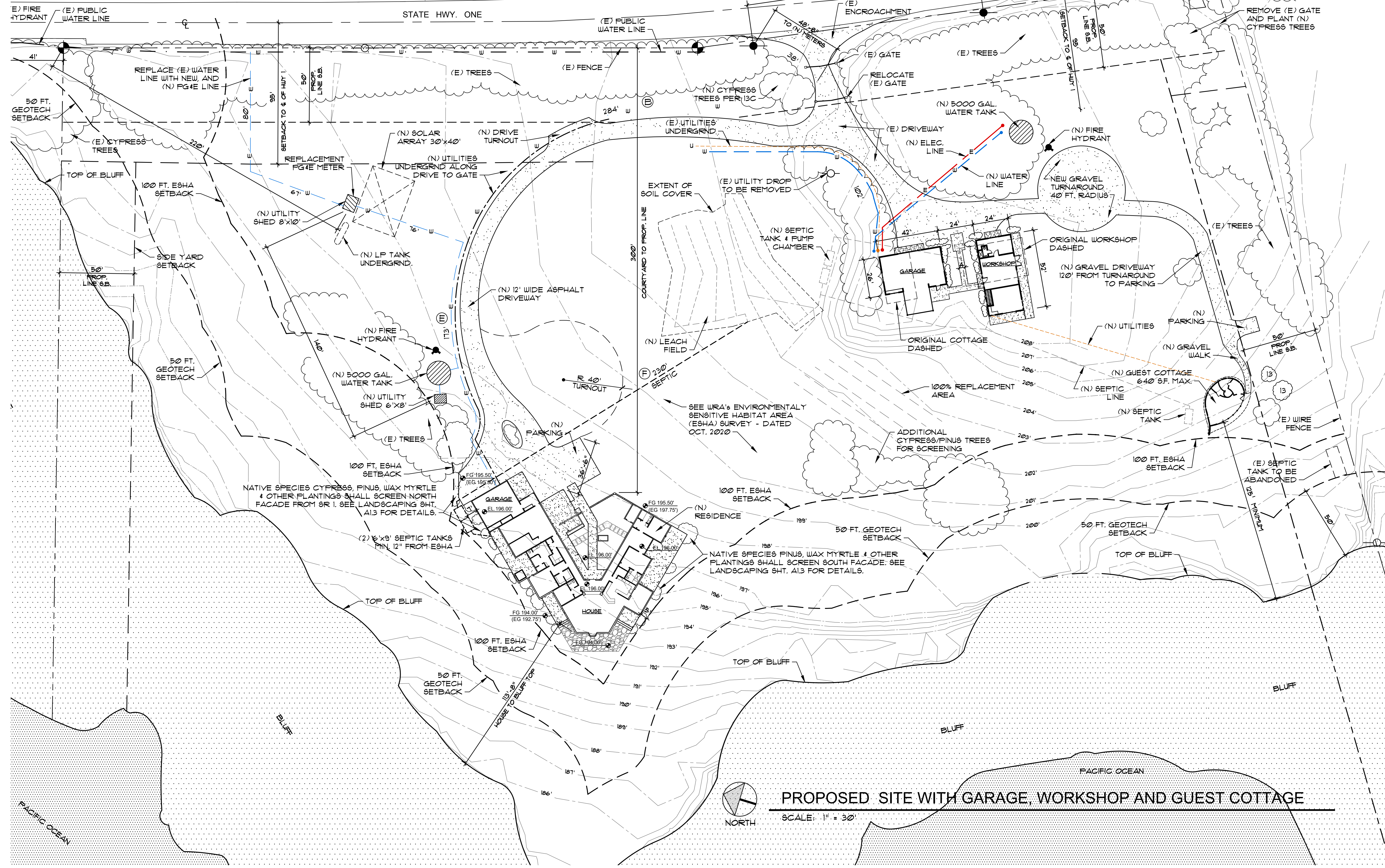


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**OWNER: CHRISTENSON, Eric**  
**APN: 131-010-03**  
**APLCT: Eric Christenson**  
**AGENT: Diana Wiedemann**  
**ADDRESS: 8000 Hwy 1, Elk**



**1:4,797**  
**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET

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REVISIONS
APRIL 25, 2023
MAY 12, 2023

DIANA WIEDEMANN  
 PLANNING DESIGN PERMITS  
 energy efficient healthy environments  
 ARCHITECT  
 P.O. BOX 395  
 ALBION, CA 95410  
 707-957-2807

STAMP:

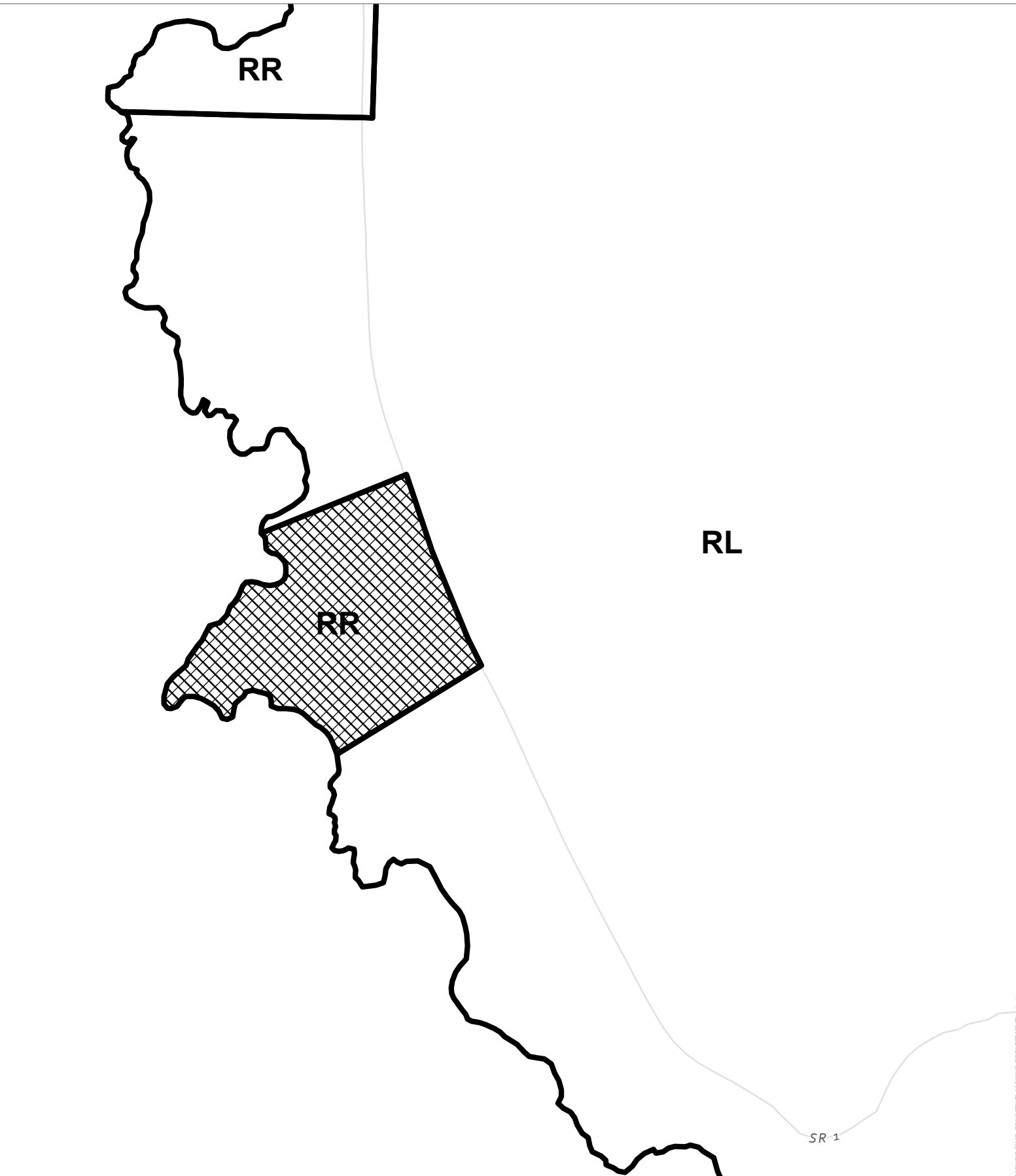
TITLE:  
**PROPOSED SITE WITH GARAGE, WORKSHOP, GUEST COTTAGE**

PROJECT:  
 CHRISTENSON REPLACEMENT  
 MODIFICATION OF EXIST.  
 COASTAL DEVELOPMENT PERMIT  
 #2020-00-28  
 8000 HIGHWAY ONE, ELK, CA 95432

DATE: MAR 16, 2023  
 SCALE: AS SHOWN  
 DRAWN BY: MGH  
 CHECKED: DW

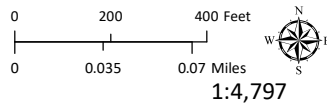
SHEET  
**A1.2b**  
 OF

**PROPOSED SITE WITH GARAGE, WORKSHOP AND GUEST COTTAGE**  
 SCALE: 1" = 30'



**CASE: CDPM 2023-0002**  
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**ADDRESS: 8000 Hwy 1, Elk**

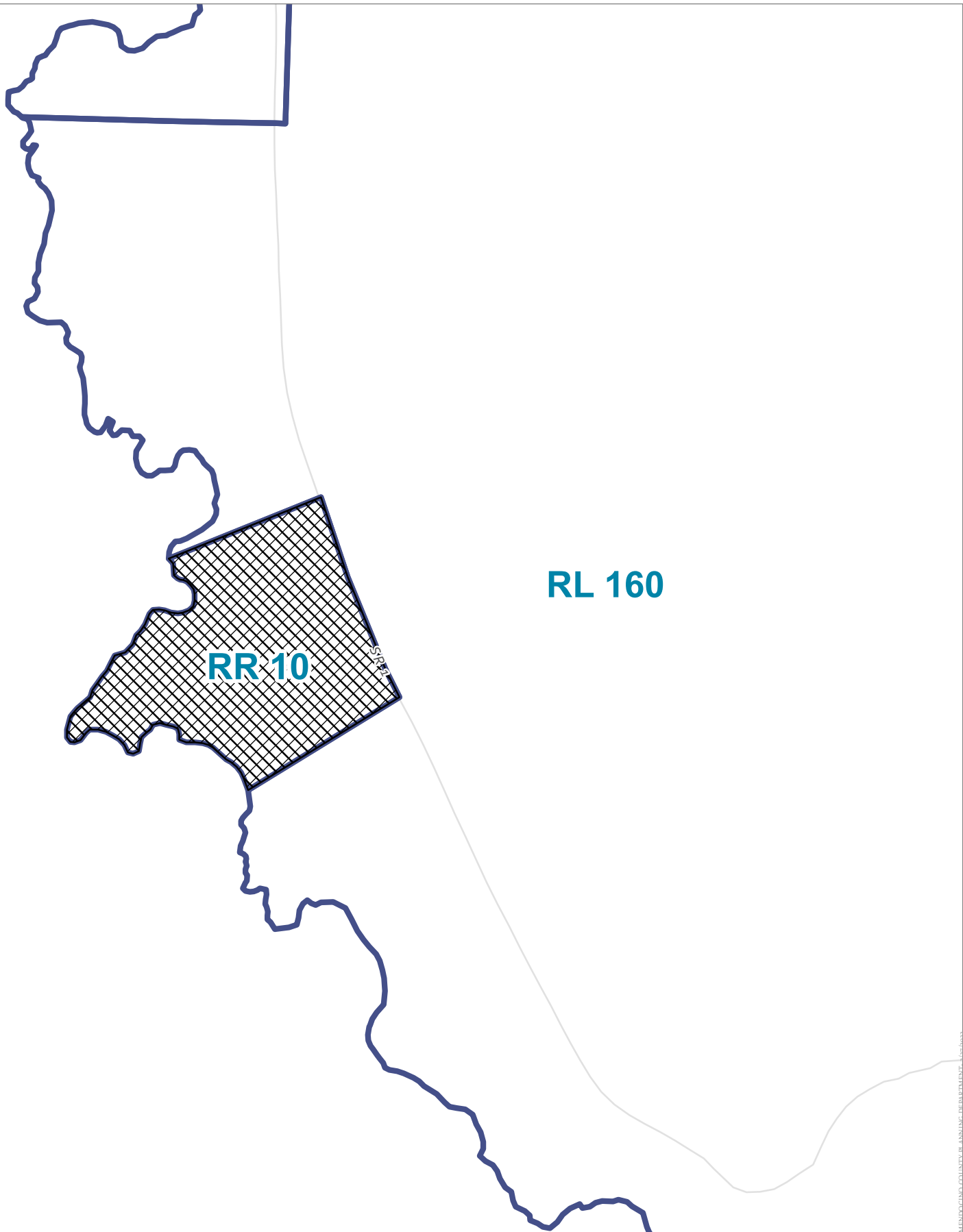
 Zoning Districts  
 Public Roads





1:4,797  
**ZONING**


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MEMPHIS COUNTY PLANNING DEPARTMENT 3/27/2023



**CASE: CDPM 2023-0002**  
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**AGENT: Diana Wiedemann**  
**ADDRESS: 8000 Hwy 1, Elk**

 General Plan Classes  
 Public Roads

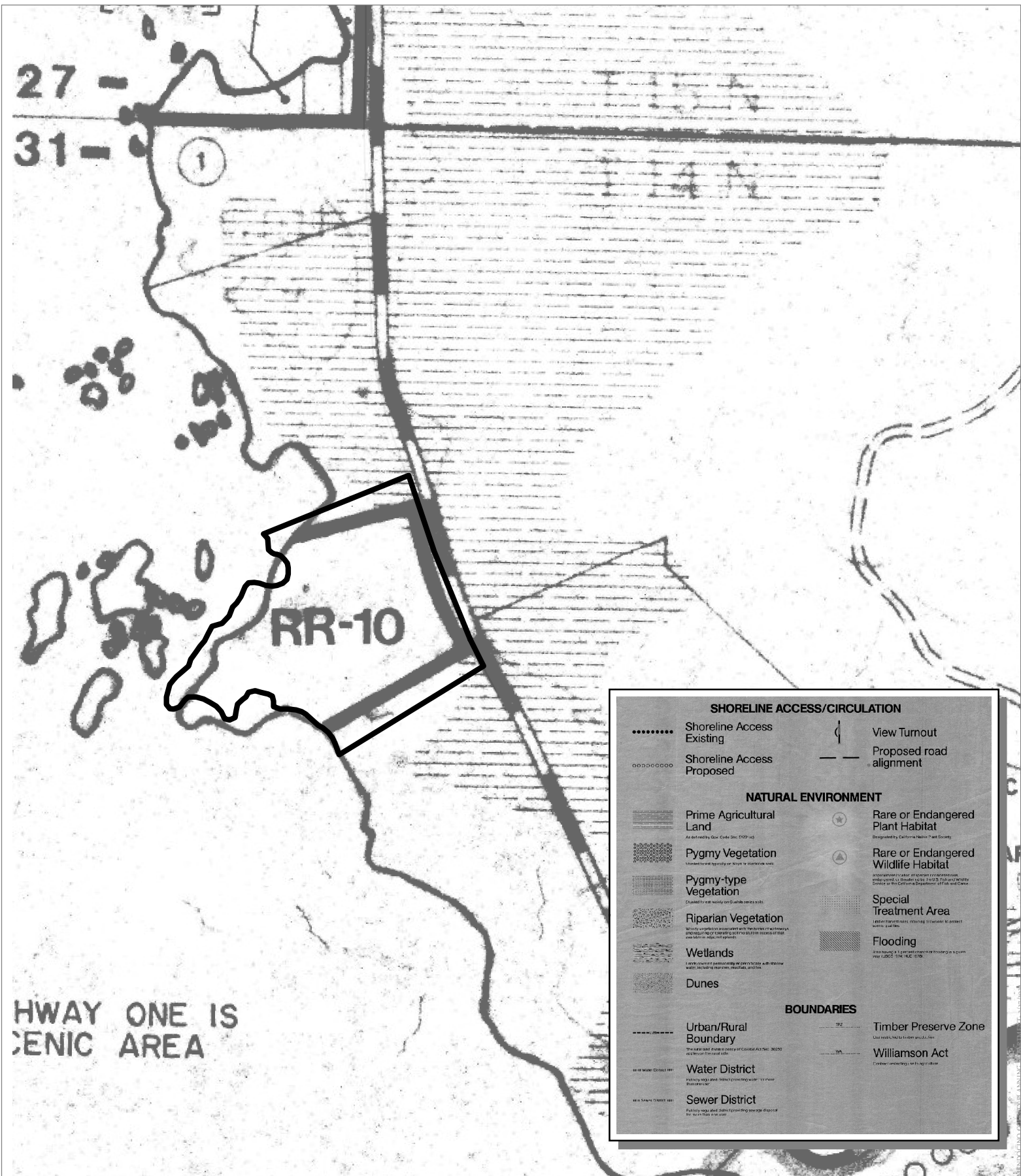
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 0 0.035 0.07 Miles  
 1:4,797  


**GENERAL PLAN**

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MEMORANDUM TO THE BOARD OF SUPERVISORS, ELK COUNTY, CALIFORNIA

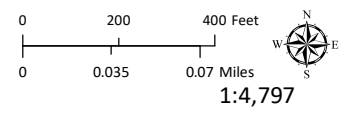




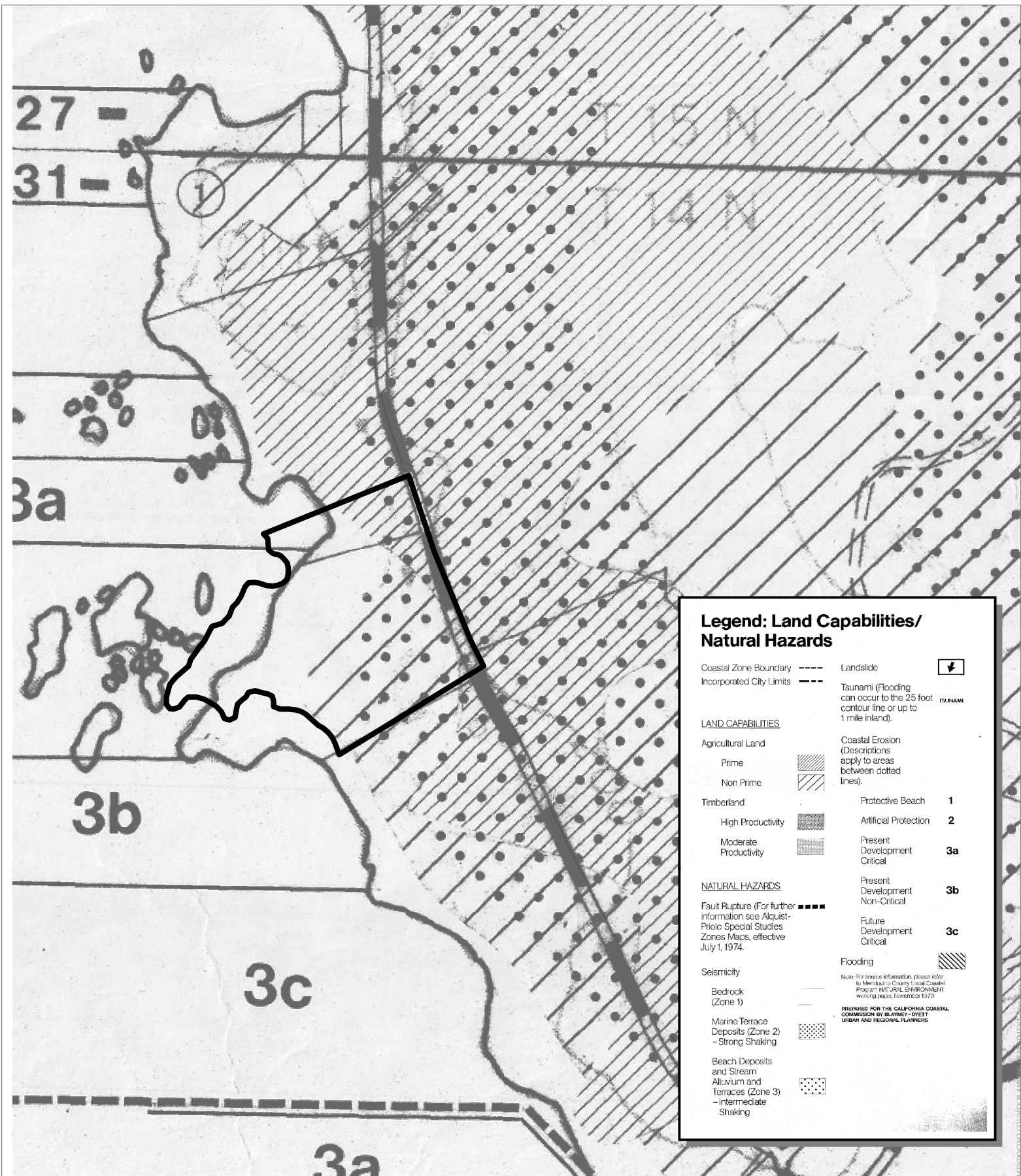
SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
o-o-o-o-o-o-o-o	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by Our Code Sec. 17.07 (c)</small>
	Pygmy Vegetation <small>As defined by Our Code Sec. 17.07 (c)</small>
	Pygmy-type Vegetation <small>As defined by Our Code Sec. 17.07 (c)</small>
	Riparian Vegetation <small>Water condition evaluation and analysis of waterway potential for riparian habitat and other uses of the riparian area (see Appendix)</small>
	Wetlands <small>As defined by the California Department of Fish and Wildlife, 16 CCR 105000, 10500, 10501, and 10502</small>
	Dunes
	Rare or Endangered Plant Habitat <small>As defined by the California Department of Fish and Wildlife, 16 CCR 105000, 10500, 10501, and 10502</small>
	Rare or Endangered Wildlife Habitat <small>As defined by the California Department of Fish and Wildlife, 16 CCR 105000, 10500, 10501, and 10502</small>
	Special Treatment Area <small>Water management planning required to protect water quality</small>
	Flooding <small>As defined by the California Department of Fish and Wildlife, 16 CCR 105000, 10500, 10501, and 10502</small>
BOUNDARIES	
	Urban/Rural Boundary <small>The local land use plan of the County of Elko, 2020</small>
	Water District <small>Water Right District</small>
	Sewer District <small>Publicly owned sewer collection system</small>
	Timber Preserve Zone <small>As defined by the California Department of Fish and Wildlife, 16 CCR 105000, 10500, 10501, and 10502</small>
	Williamson Act <small>Contract agreement with agriculture</small>

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Public Roads



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### Legend: Land Capabilities/ Natural Hazards

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

**LAND CAPABILITIES**

Agricultural Land  
 Prime   
 Non Prime

Timberland  
 High Productivity   
 Moderate Productivity

**NATURAL HAZARDS**

Fault Rupture (For further information see Alquist-Priolo 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

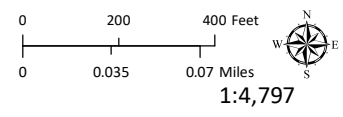
Landslide   
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).   
 Coastal Erosion (Descriptions apply to areas between dotted lines).  
 Protective Beach **1**  
 Artificial Protection **2**  
 Present Development Critical **3a**  
 Present Development Non-Critical **3b**  
 Future Development Critical **3c**  
 Flooding

Note: For source information, please refer to Mendocino County's Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS

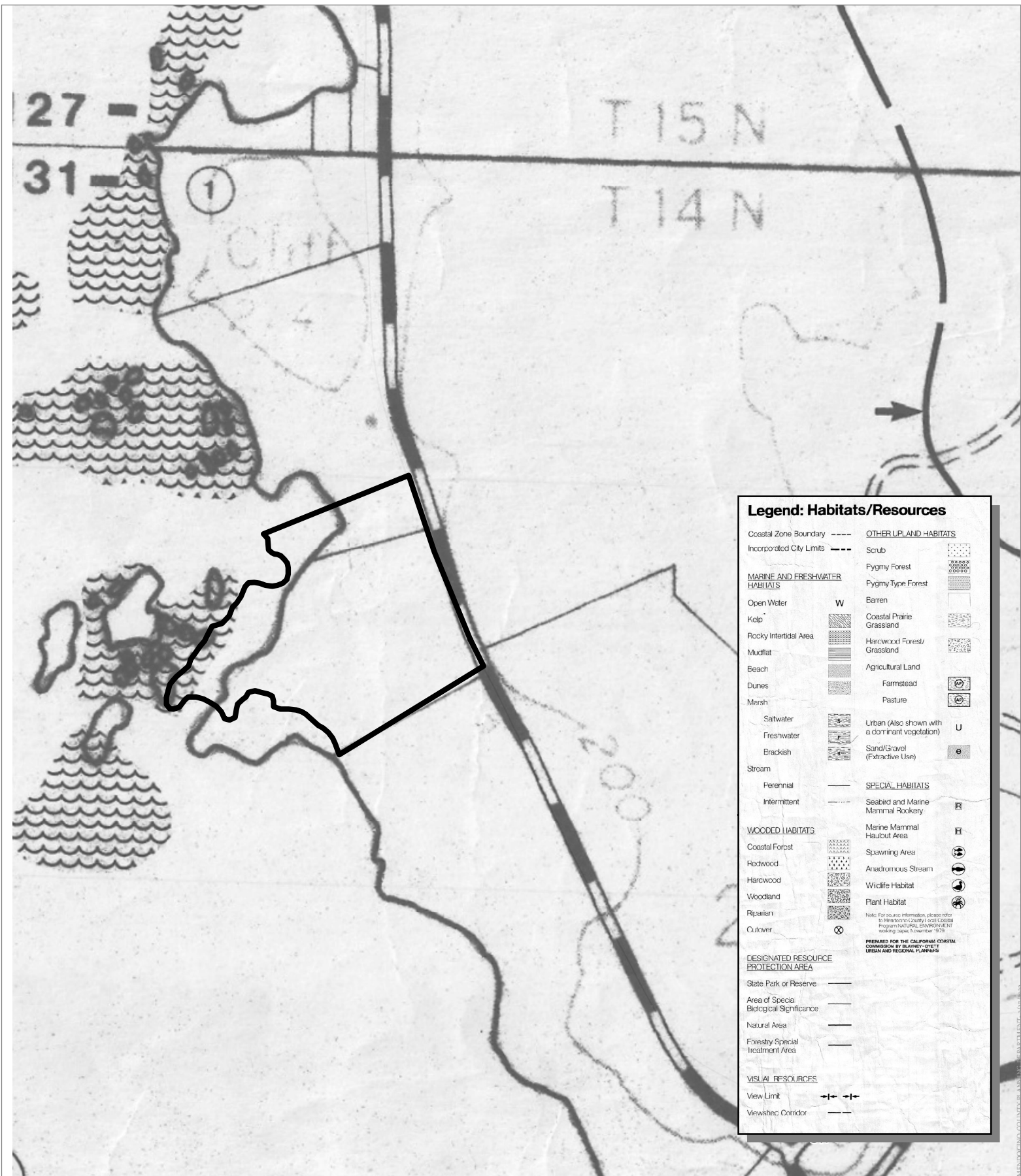
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Public Roads



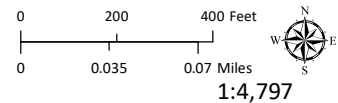
**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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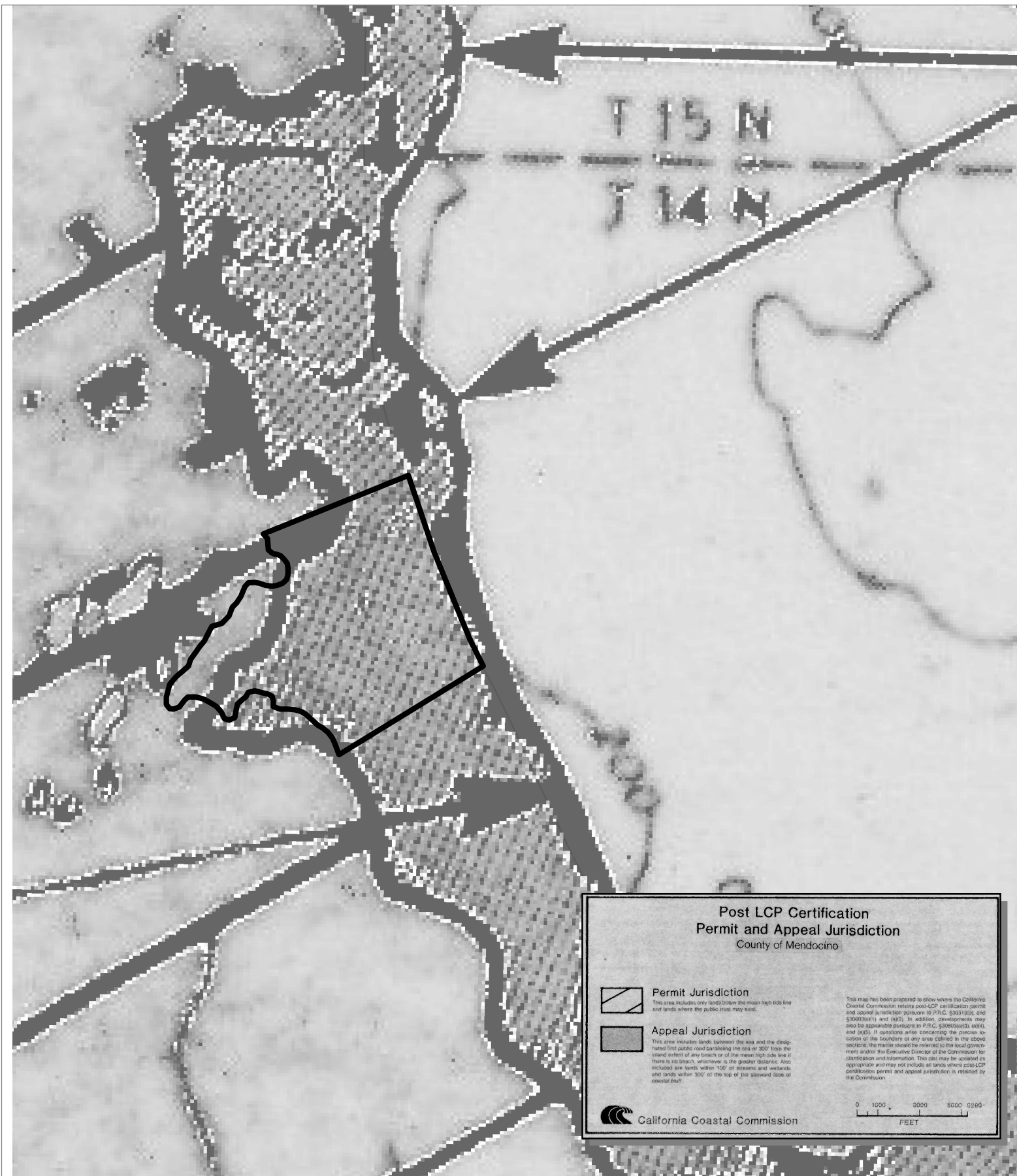
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Public Roads



**LCP HABITATS & RESOURCES**

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

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

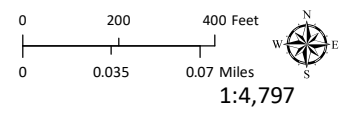
**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' 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.C. 65031-150, and 556008(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.C. 65004(a)(3), 6504, and 6505. 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 map 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 5280  
FEET

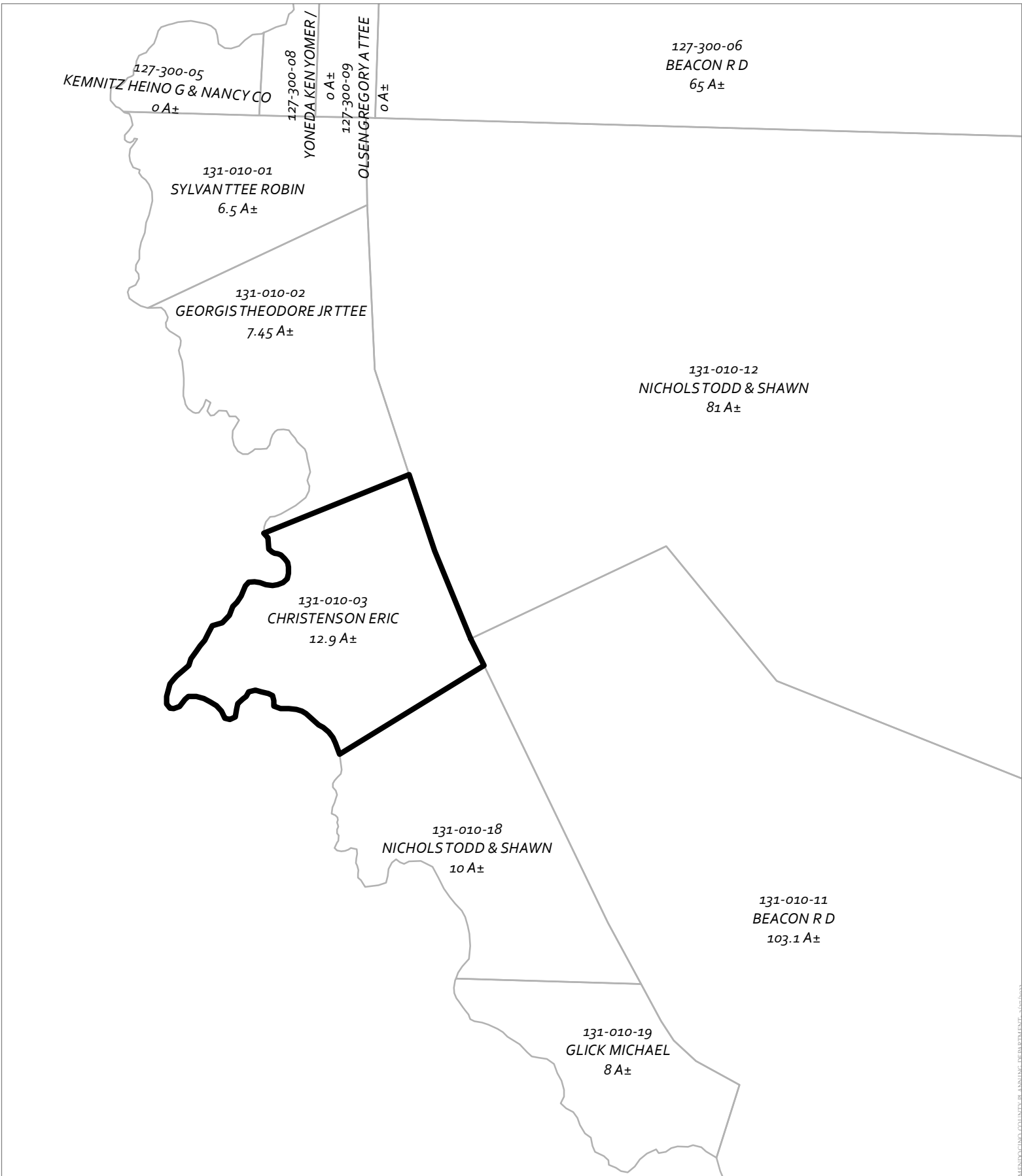
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— Public Roads

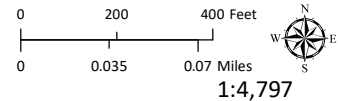


**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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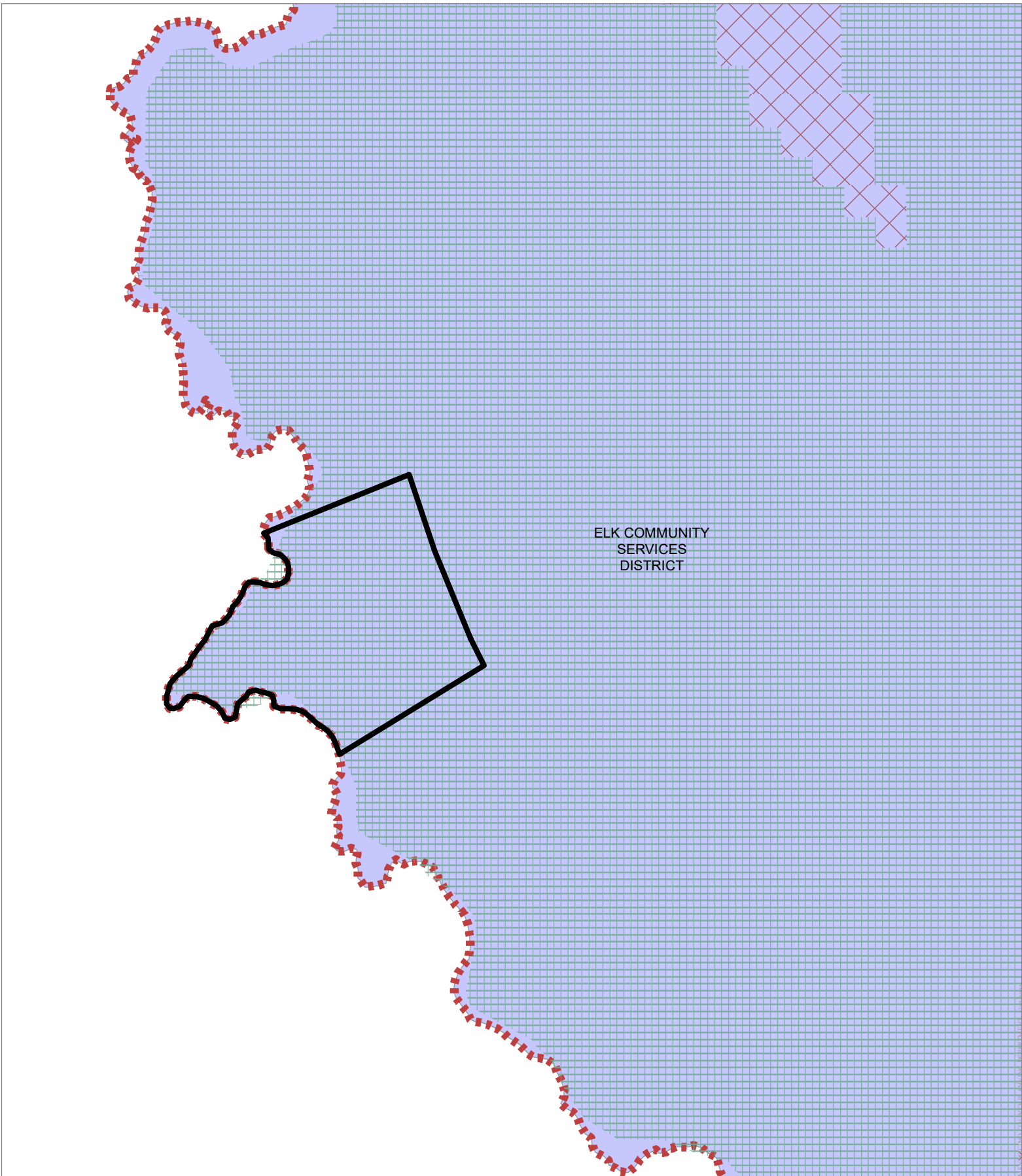
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1:4,797  
**ADJACENT PARCELS**

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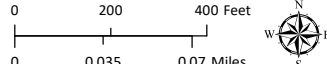
ELK COMMUNITY  
SERVICES  
DISTRICT

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✕✕ High Fire Hazard

▤▤ County Fire Districts

▧▧ Moderate Fire Hazard

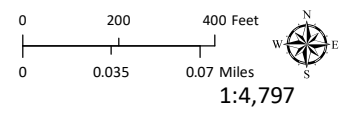


**1:4,797**  
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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**WILDLAND-URBAN INTERFACE**

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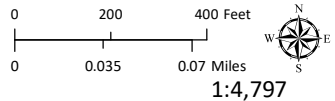


Zone V

AREA OF  
MINIMAL FLOOD  
HAZARD *Zone X*

MEMPHIS COUNTY HEALTH DEPARTMENT - 3/27/2023

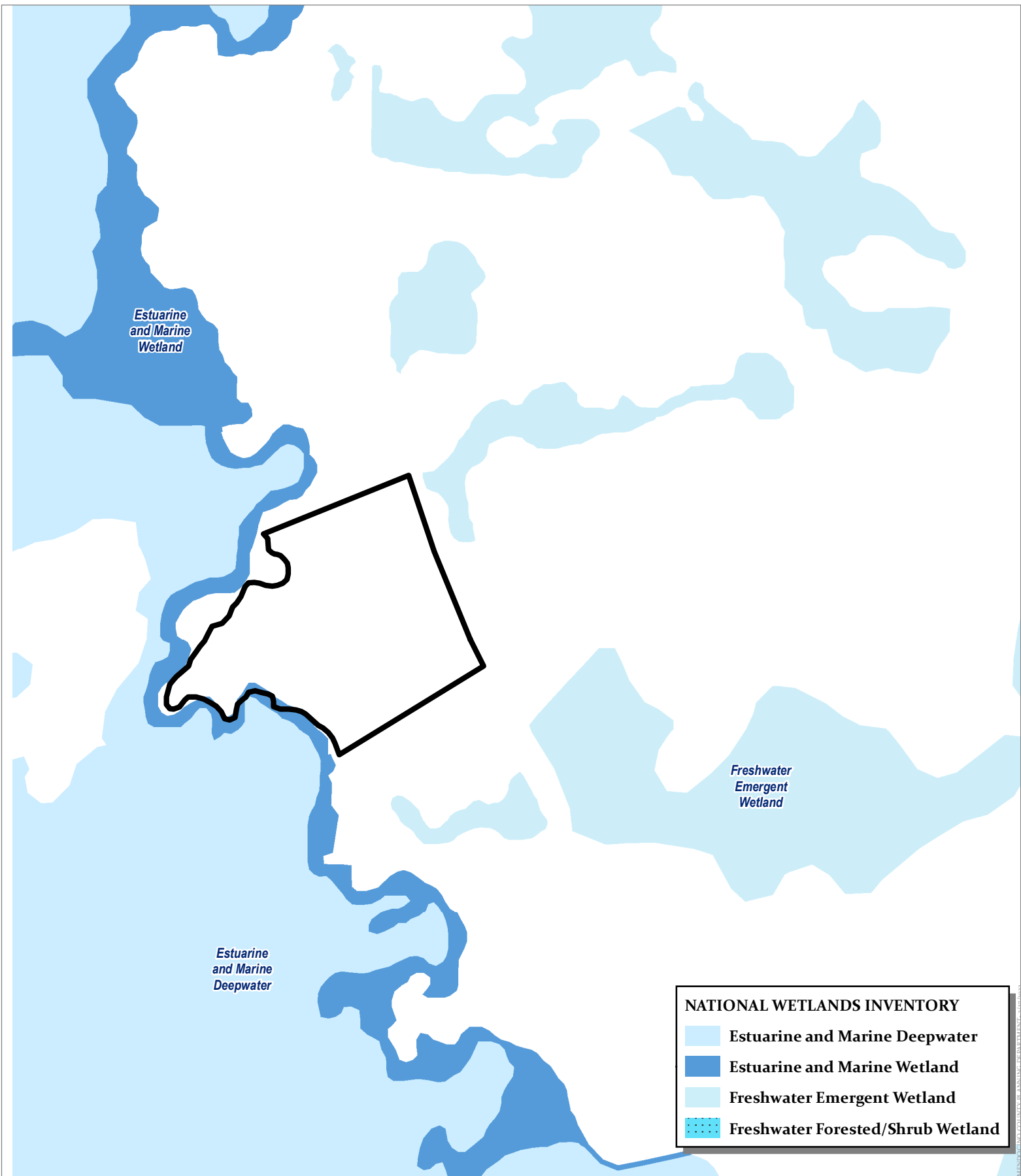
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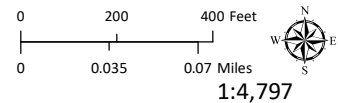
FLOOD ZONES

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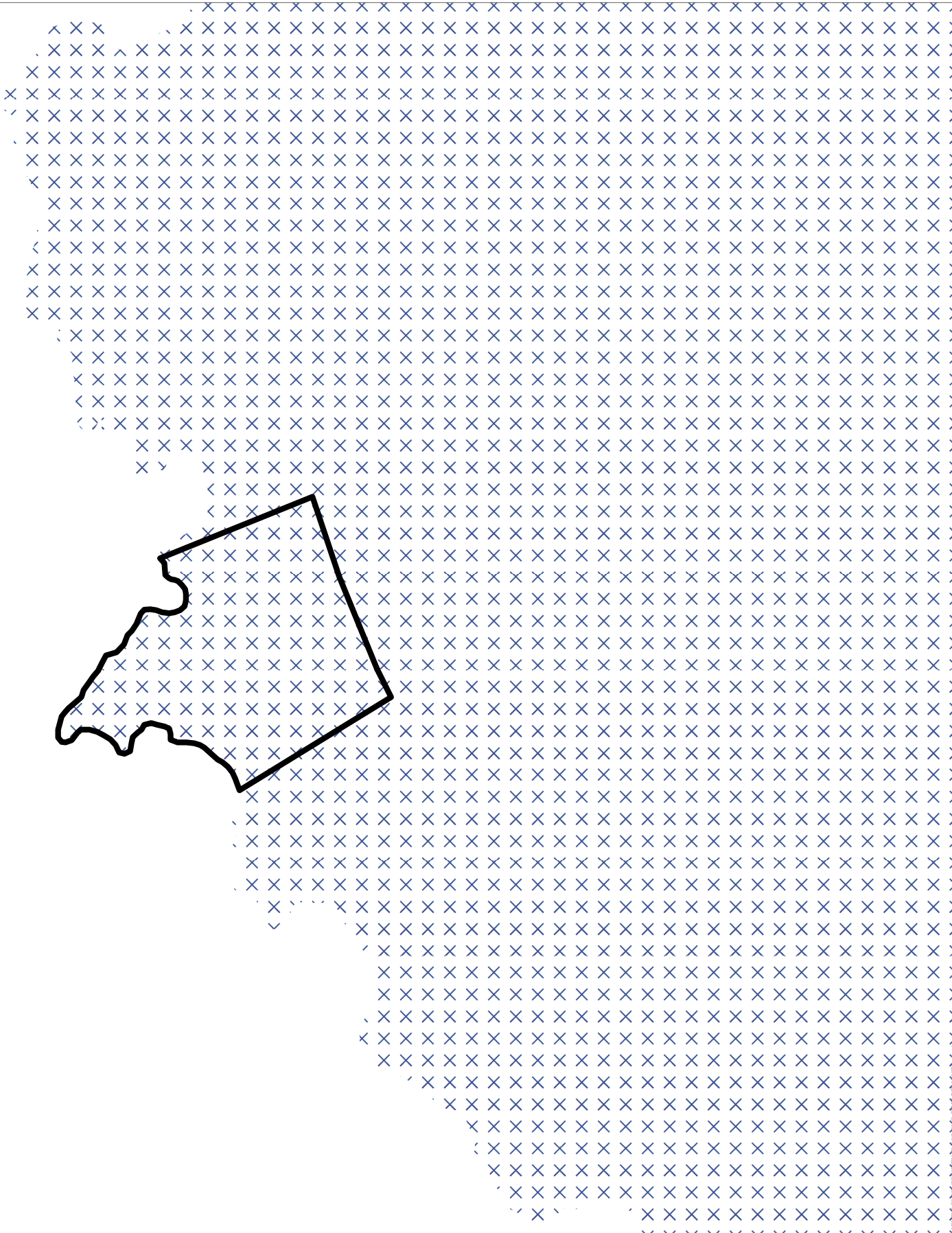


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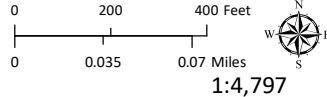
**WETLANDS**

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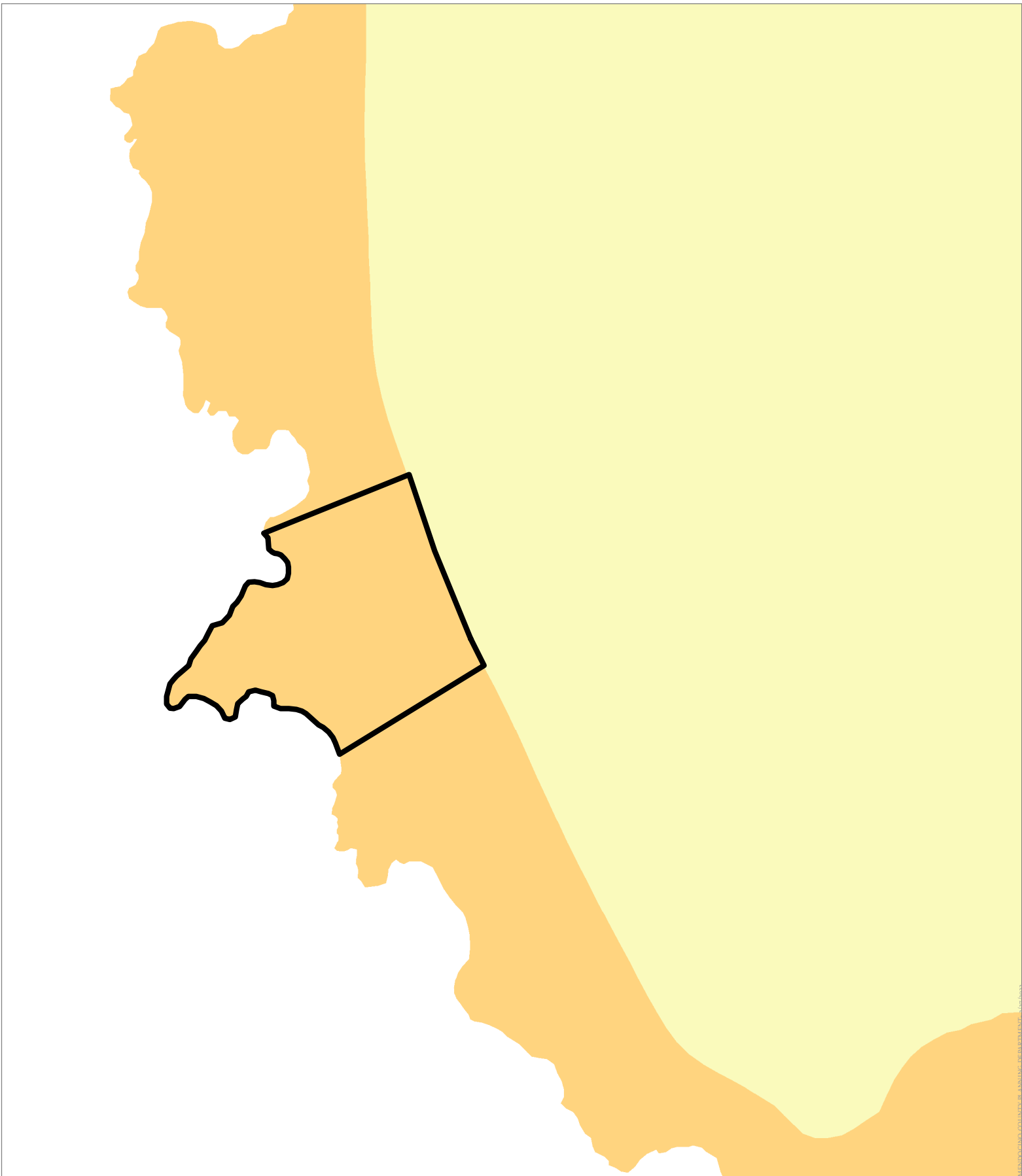
⊗ Critical Water Resources





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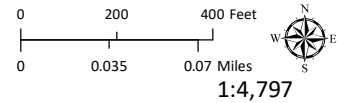
**COASTAL GROUND WATER RESOURCES**

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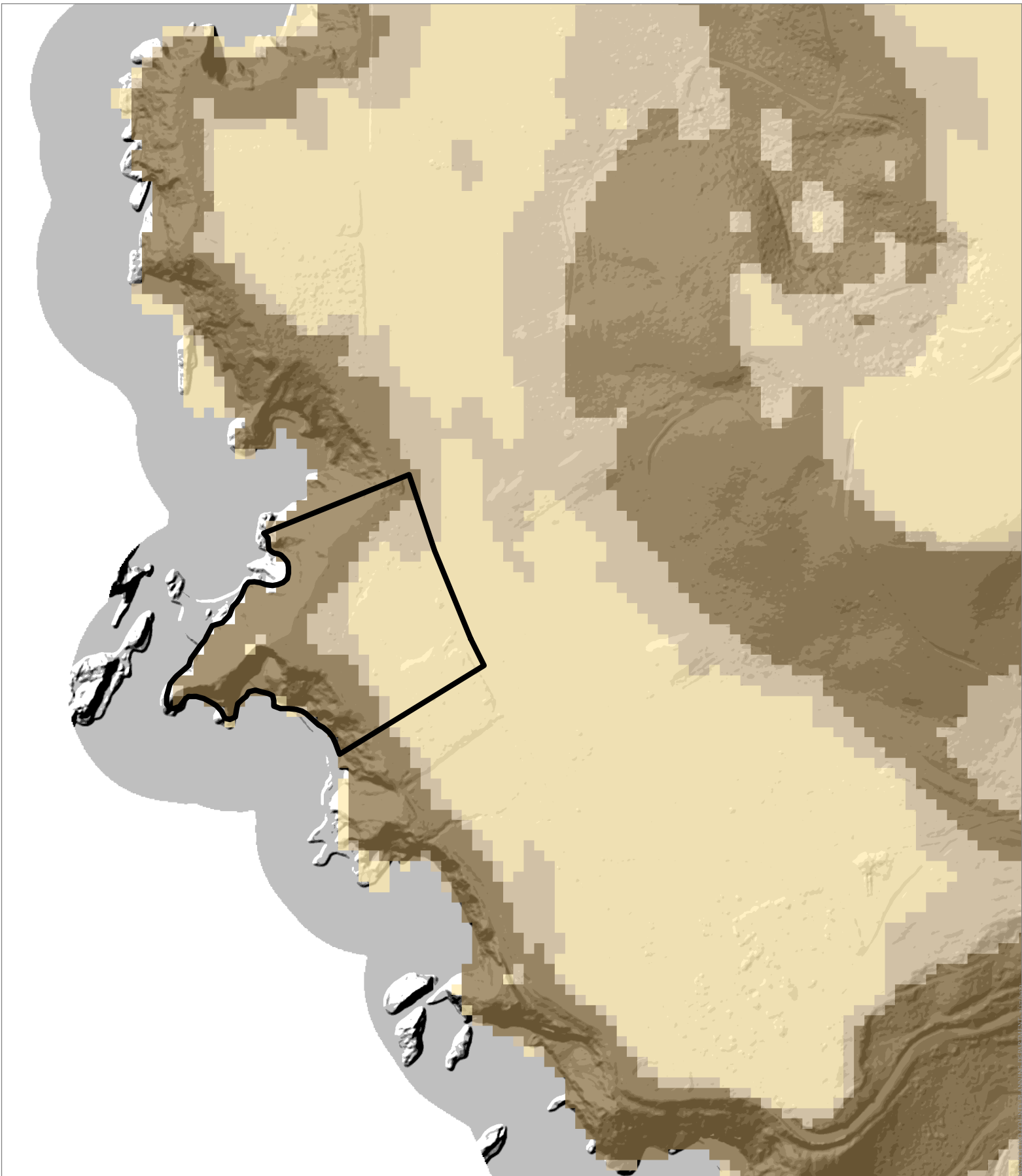
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 Highly Scenic Area  
 Highly Scenic Area (Conditional)

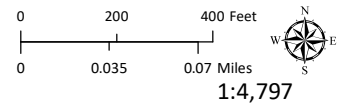
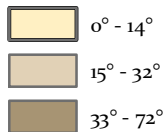


**HIGHLY SCENIC AREAS**

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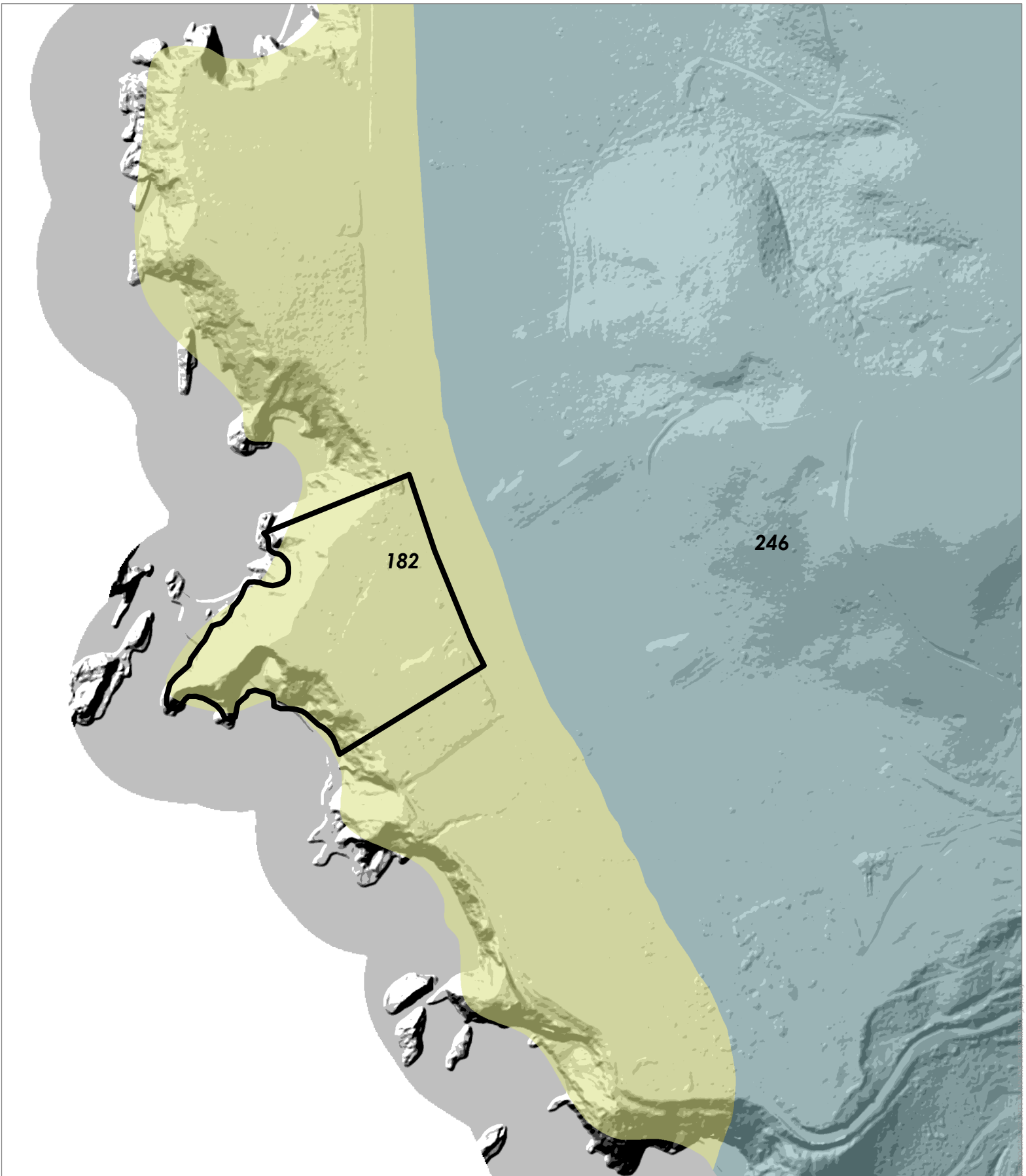


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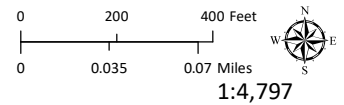


**ESTIMATED SLOPE**

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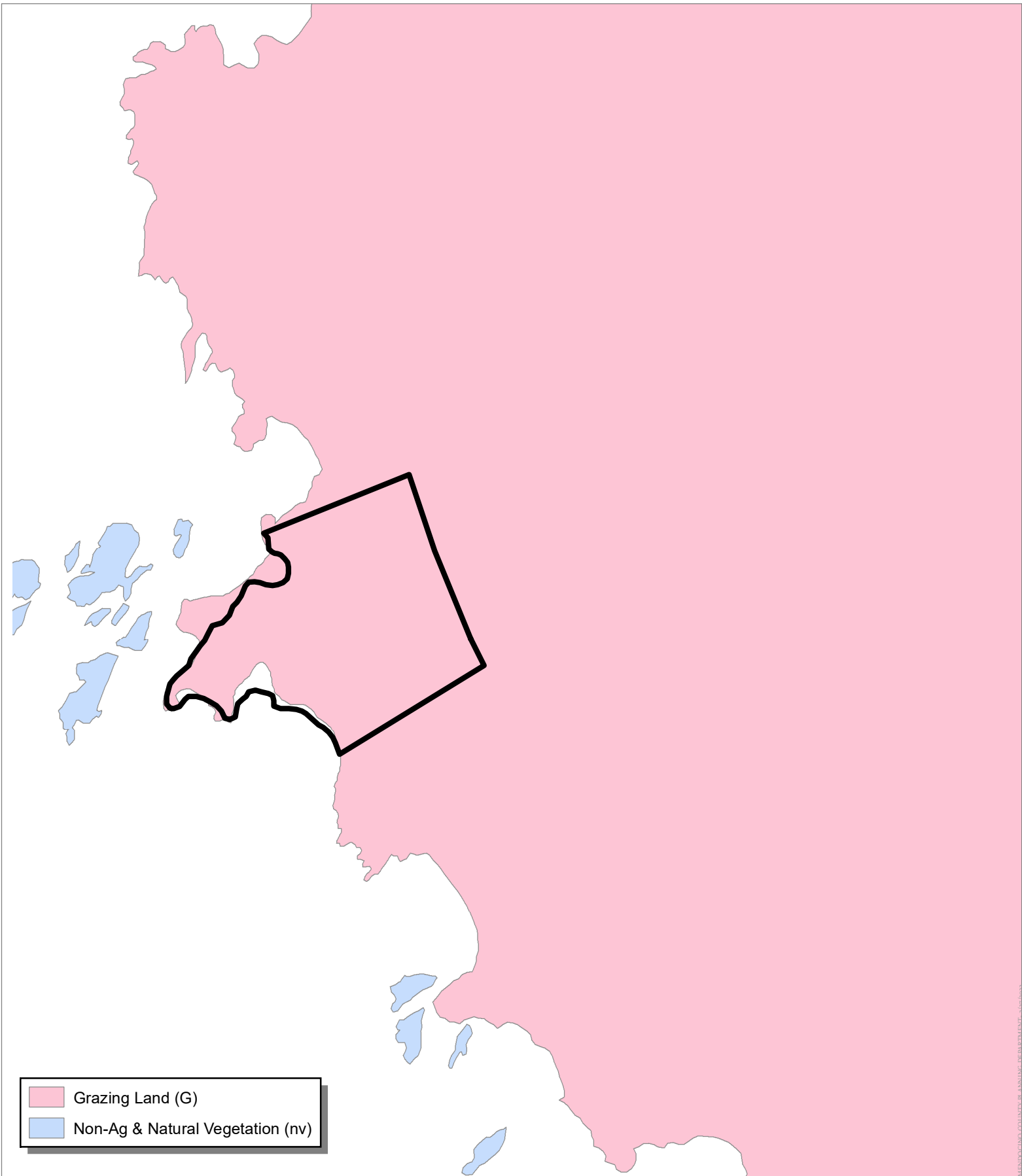




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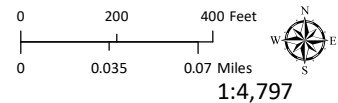
**WESTERN SOIL CLASSIFICATION**

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	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)

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**IMPORTANT FARMLANDS**

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