



## COUNTY OF MENDOCINO

### DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

February 11, 2019

#### **PUBLIC NOTICE OF PENDING ACTION STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, February 28, 2019 in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

**CASE#:** CDP\_2018-0019

**DATE FILED:** 7/9/2018

**OWNER:** SUSAN LYNN FRANKEL

**APPLICANT:** JEFFERY FRANKEL

**REQUEST:** Standard Coastal Development Permit to drill a supplemental well to support the existing development on parcel.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 2.8± miles north of the Town of Elk, west of State Route 1 (SR 1), 1± miles south of its intersection with Cameron Road (CR 516), located at 3300 S. Hwy. 1, Elk (APN: 127-040-14).

**STAFF PLANNER:** JULIA ACKER

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 707-234-6650, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



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**COASTAL PERMIT ADMINISTRATOR  
STAFF REPORT- STANDARD CDP**

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**FEBRUARY 28, 2019  
CDP\_2018-0019**

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**SUMMARY**

**OWNER:** SUSAN LYNN FRANKEL TTEE  
352 TIDEWAY DR  
ALAMEDA, CA 94501

**APPLICANT:** JEFFERY FRANKEL  
352 TIDEWAY DR  
ALAMEDA, CA 94501

**REQUEST:** Standard Coastal Development Permit to drill a supplemental well to support the existing development on parcel.

**LOCATION:** In the Coastal Zone, 2.8± miles north of the Town of Elk, west of State Route 1 (SR 1), 1± miles south of its intersection with Cameron Road (CR 516), located at 3300 S. Hwy. 1, Elk (APN: 127-040-14).

**TOTAL ACREAGE:** 5.08± acres

**GENERAL PLAN:** Range Lands - 160 acre minimum (RL160)

**ZONING:** Range Lands - 160 acre minimum, Floodplain Combining District (RL:160[FP])

**SUPERVISORIAL DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt pursuant to Section 15303, Class 3(d) of the California Environmental Quality Act.

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** JULIA ACKER KROG

**BACKGROUND**

**PROJECT DESCRIPTION:** Standard Coastal Development Permit to drill a supplemental well to support the existing development on parcel. Staff has also included Conditions of Approval pertaining to any future pump house over the well location.

**APPLICANT'S STATEMENT:** "Drill new water well to supplement or replace existing well"

**RELATED APPLICATIONS:**

**On-Site**

- Certificate of Compliance #CC 12-89 recognized APNs 127-040-02 and 127-040-01 as separate legal parcels from one another. APN 127-040-02, which now has an APN of 127-040-14, is the parcel subject to this application.
- Coastal Development Permit #CDP 62-05: for the drilling of a new well on APN 127-040-02 (now APN 127-040-14)

- Coastal Development Boundary Line Adjustment #CDB 17-06: Boundary Line Adjustment to transfer 11.98± acres from APN 127-040-01 into APN 127-040-02. Resulting in new APNs of 127-040-13 and 127-040-12.
- Coastal Development Permit #CDP 40-07: State Highway 1 Coastal Trail (APN: 127-040-01 & -02)
- Coastal Development Boundary Line Adjustment #CDB\_2015-0001 transferring 2.61± acres from APN 127-040-12 to APN 127-040-03. Resulting in new APNs of 127-040-14 and 127-040-15.

**Neighboring Property**

- Coastal Development Permit #CDP 101-03: Caltrans Highway re-alignment (APN: 127-040-11 & 127-040-03)
- Coastal Development Permit #CDP 65-06: Single-family residence (APN: 127-040-11)
- Local Coastal Program Consistency Review #LCP 70-92: Single-family residence (APN: 127-040-15)

**SITE CHARACTERISTICS:** The site is located 2.8± miles north of the Town of Elk, on the west side of State Route 1 (SR 1), 1± miles south of its intersection with Cameron Road (CR 516). The parcel is a blufftop parcel with expansive tree cover and riparian areas bordering the area of existing development. The site is located within a designated Highly Scenic Area and is located within a mapped Critical Water Resources area by the Mendocino County Coastal Groundwater Study. The site contains an existing single-family residence and accessory improvements. There is a designated public access trail as shown on LCP Land Use Map 19: Navarro along SR1.

**SURROUNDING LAND USE AND ZONING:**

	GENERAL PLAN	ZONING	LOT SIZES	USES
<b>NORTH</b>	Range Lands (RL160)	Range Lands (RL160)	18.5± acres	Vacant
<b>EAST</b>	Range Lands (RL160)	Range Lands (RL160)	123.4± acres	Residential
<b>SOUTH</b>	Range Lands (RL160)	Range Lands (RL160)	24.2± acres	Residential
<b>WEST</b>	Ocean	Ocean	Ocean	Ocean

**PUBLIC SERVICES:**

Access: State Route 1 (SR1)  
 Fire District: Elk Volunteer Fire Department  
 Water District: None  
 Sewer District: None  
 School District: Mendocino Unified School District

**AGENCY COMMENTS:** On September 10, 2018 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Environmental Health-FB	Comments
Planning	No Comment
Assessor	No Response
U.S. Fish and Wildlife Service	No Response
Cloverdale Rancheria	No Response
State Clearinghouse	No Response
CalFire	No Response
CA Dept. of Fish and Wildlife	No Response

Coastal Commission	No Response
Sherwood Valley Rancheria	No Response
Elk Community Services District	Comments
Redwood Valley Rancheria	No Response

**Local Coastal Program Consistency:** The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use/Zoning: The subject parcel is zoned and classified as Range Lands with a 160 acre minimum parcel size (RL160). The Range Lands classification and district is intended to be applied to lands which are suited for and appropriately retained for the grazing of livestock and which may also contain some timber producing areas. Principally permitted uses within the Range Lands district include single-family residences. The site is already developed with a single-family residence and supporting infrastructure. This application seeks to construct a supplemental well to support the existing development on the parcel. The project is found to be consistent with the zoning and General Plan classification of Range Lands as it will allow for the continuance of the existing legal use at the parcel. The proposed well location is in conformance with zoning requirements and any associated pump house would meet yard setback requirements.

Habitats and Natural Resources: The subject parcel is already largely developed with an existing single-family residence and supporting infrastructure. The proposed supplemental well will be located adjacent to existing structures within the developed area of the parcel. The proposed supplemental well will not encroach closer than any existing structures to any potential environmentally sensitive habitat areas on the parcel. Riparian areas border the parcel boundaries, but the proposed well will be located greater than 100 feet from these resource areas. The project application was referred to both the US Fish and Wildlife Service and California Department of Fish and Wildlife for comment. Neither agency provided any response. As a result, staff finds the project to be consistent with the Local Coastal Program policies related to protection of environmentally sensitive habitat areas.

Hazards Management: The project is a blufftop parcel; however, improvements are located greater than 125 feet from the bluff edge and within the area of existing development on the parcel. The western most portion of the parcel, furthest from the existing and proposed development, is designated as an Area of Minimal Flood Hazard as shown on the Special Flood Hazard Areas Map. Faults, landslides, and other geologic hazards are not associated with the project site.

The parcel is located in an area that has a moderate fire hazard severity rating, as shown on the Fire Hazard Zones and Responsibility Areas map. The site contains an existing shallow well and drilled well both with associated tanks. There is an existing 5,000-gallon water storage tank that includes fire hose connections for both the California Department of Forestry and Fire Protection and the Elk Volunteer Fire District. The proposed project consists of the drilling of a supplemental well to serve the existing development on the parcel. The project application was referred to the Elk Community Services District and California Department of Forestry and Fire Protection (CalFire) for comment. CalFire did not respond to the referral. The Elk Community Services District responded expressing their support for the project and had no additional comments. Staff finds that the site and project will not create a hazard relative to fire protection and adequate services exist to service the existing and proposed development.

Grading, Erosion, and Run Off: The area of the proposed well is relatively level and no grading is required to accommodate the proposed development. No conditions are necessary to assure consistency with LCP policies related to grading, erosion and run off.

Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Critical Water Resource Area. The subject property is already developed with a single-family residence and accessory improvements, which have existed for many years. The proposed supplemental well will support the existing development at the parcel. The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. DEH provided comments on the project recommending a Condition of Approval requiring the applicant to obtain a well permit for the proposed well. With the inclusion of the recommended Condition of Approval, the proposed well will have no impact on groundwater resources.

Archaeological/Cultural Resources: For small projects such as remodels, additions, small outbuildings (projects with minimal earthwork) Mendocino County Department of Planning and Building Services (PBS) procedure is to not refer these types of projects to either California Historic Resource Information System (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and was determined to be an appropriate guidance document for what projects should require archaeological review. The proposed project consists of drilling of a supplemental well and possible future pump house over the well. County staff determined that due to the small scale of the proposed development and lack of ground disturbance, no archaeological review would be required.

The applicant is advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." A recommended Condition of Approval advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

Visual Resources and Special Treatment Areas: The subject parcel is located within a designated Highly Scenic Area and as such is subject to the policies and regulations pertaining to development within these designated resource areas. The proposed development will not be visible from any public vantage points. The parcel already contains development directly adjacent to State Route 1 and contains expansive tree cover which obscures the visibility of the existing development from the public roadway. The proposed well will be located amongst existing structures and will not result in a visual impact that would be incompatible with LCP policies in Highly Scenic Areas. The existing development on the parcel is primarily made up of dark wooden structures, consistent with Highly Scenic Area policies, and therefore staff recommends a Condition of Approval that any pump house associated with the project be constructed in similar color and material with the existing development on the parcel and any exterior lighting is downcast and shielded.

Public Access: The site is located west of State Route 1 (SR1) and is therefore subject to policies related to public access. Coastal Development Permit #CDP 40-07 established a public access trail along SR1 on the adjacent parcel to this application. The site and the adjacent parcel are designated on LCP Land Use Map 19: Navarro as having existing public access along SR1. Staff finds the existing public access to be in compliance with the Local Coastal Program.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3.

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

**FINDINGS:**

1. The proposed development is in conformity with the certified local coastal program. The proposed well will allow for the continued use of the site for residential use and will maintain appropriate setbacks to identified resource areas on the parcel; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The site is already developed with a single-family residence and accessory structures. The site is provided access directly off State Route 1 and there will be no change to existing encroachments. There will be no impact to drainage and other necessary facilities as a result of the project. Utilities are adequate to serve the existing and proposed development; and
3. The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. The property is zoned Range Lands and is already developed with a single-family residence

and accessory structures. The proposed well will allow the continued use of the property for residential development; and

4. The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed project is Categorically Exempt from CEQA under Class 3; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource. A recommended Condition of Approval advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project; and
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The site is developed with a single-family residence and accessory structures and the proposed well will not reduce the availability nor require additional public services; and
7. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. The site and the adjacent parcel are designated on LCP Land Use Map 19: Navarro as having existing public access along SR1; and
8. The proposed use is compatible with the long-term protection of resource lands. The property is zoned and designated Range Lands and is already developed with a single-family residence and accessory structures. The proposed well will allow the continued use of the property for residential development and is compatible with the long-term protection of resource lands. The portion of the site containing the single-family residence and garden area is designated as non-prime agricultural land and the proposed well will allow continued residential use in a concentrated area of the property and as such will not impact agricultural land.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.

- d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. The applicant shall obtain a water well permit from the Mendocino County Division of Environmental Health prior to drilling the proposed well.
10. Any pump house associated with the proposed well shall be constructed of similar materials and color of existing development on the parcel.
11. Any exterior lighting associated with the proposed well or pump house shall be downcast and shielded.

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DATE

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JULIA ACKER KROG  
CHIEF PLANNER

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

**ATTACHMENTS:**

- A. Location Map
- B. Topographic Map
- C. Aerial Imagery
- D. Aerial Imagery
- E. Site Plan
- F. Zoning Display Map
- G. General Plan Classifications
- H. LCP Land Use Map 19: Navarro
- I. LCP Habitats and Resources
- J. LCP Land Capabilities
- K. Adjacent Parcels
- L. Fire Hazard Zones & Responsibility Areas
- M. Special Flood Hazard Areas
- N. Ground Water Resources
- O. Highly Scenic & Tree Removal Areas
- P. Local Soils
- Q. Wetlands



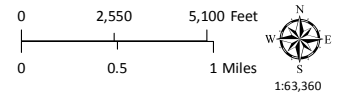






CASE: CDP 2018-0019  
 OWNER: FRANKEL, Susan, ET AL  
 APN: 127-040-14  
 APLCT: Jeffrey Frankel  
 AGENT:  
 ADDRESS: 3300 S. Hwy. 1, Elk

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

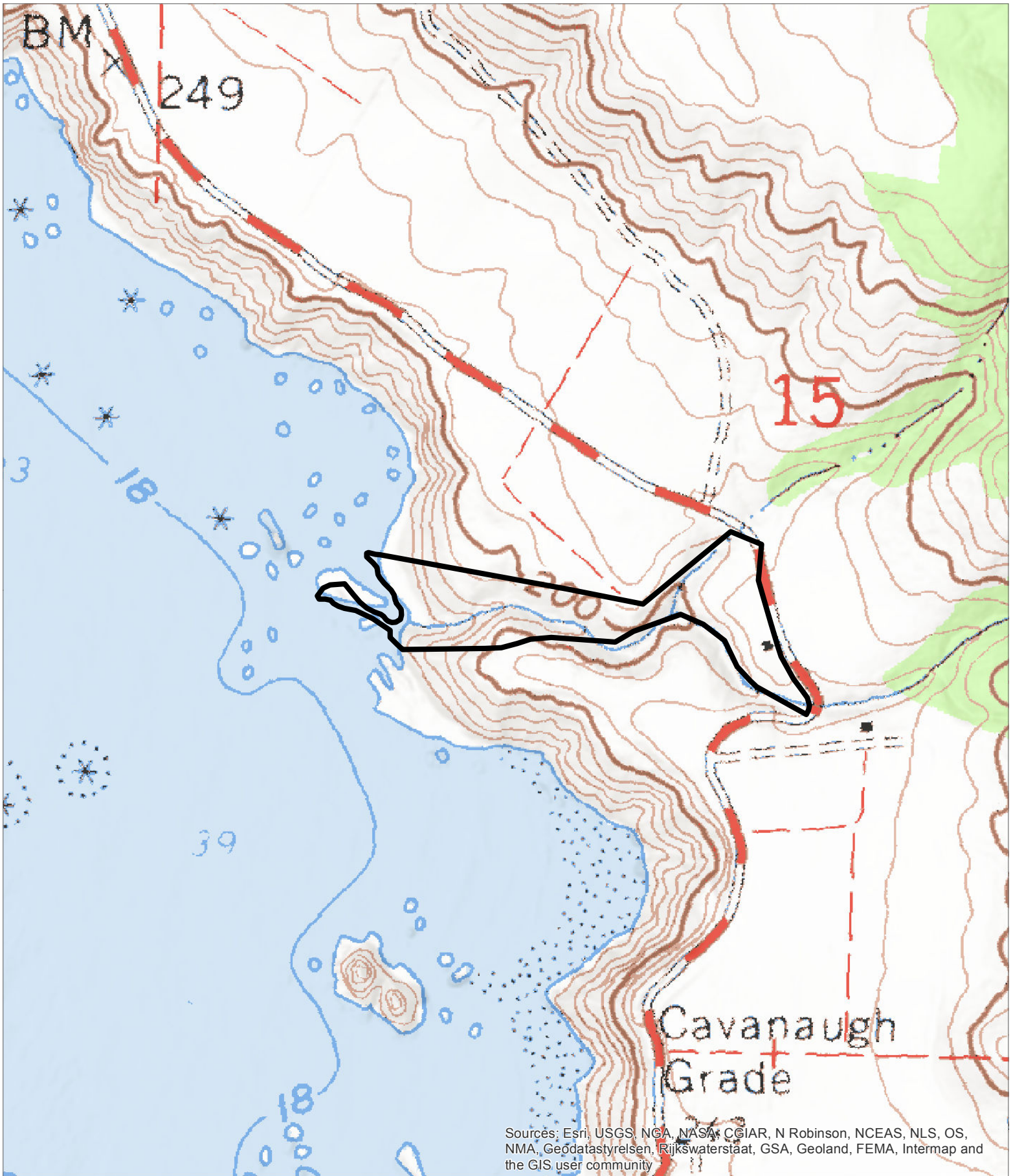


LOCATION MAP

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Attachment A





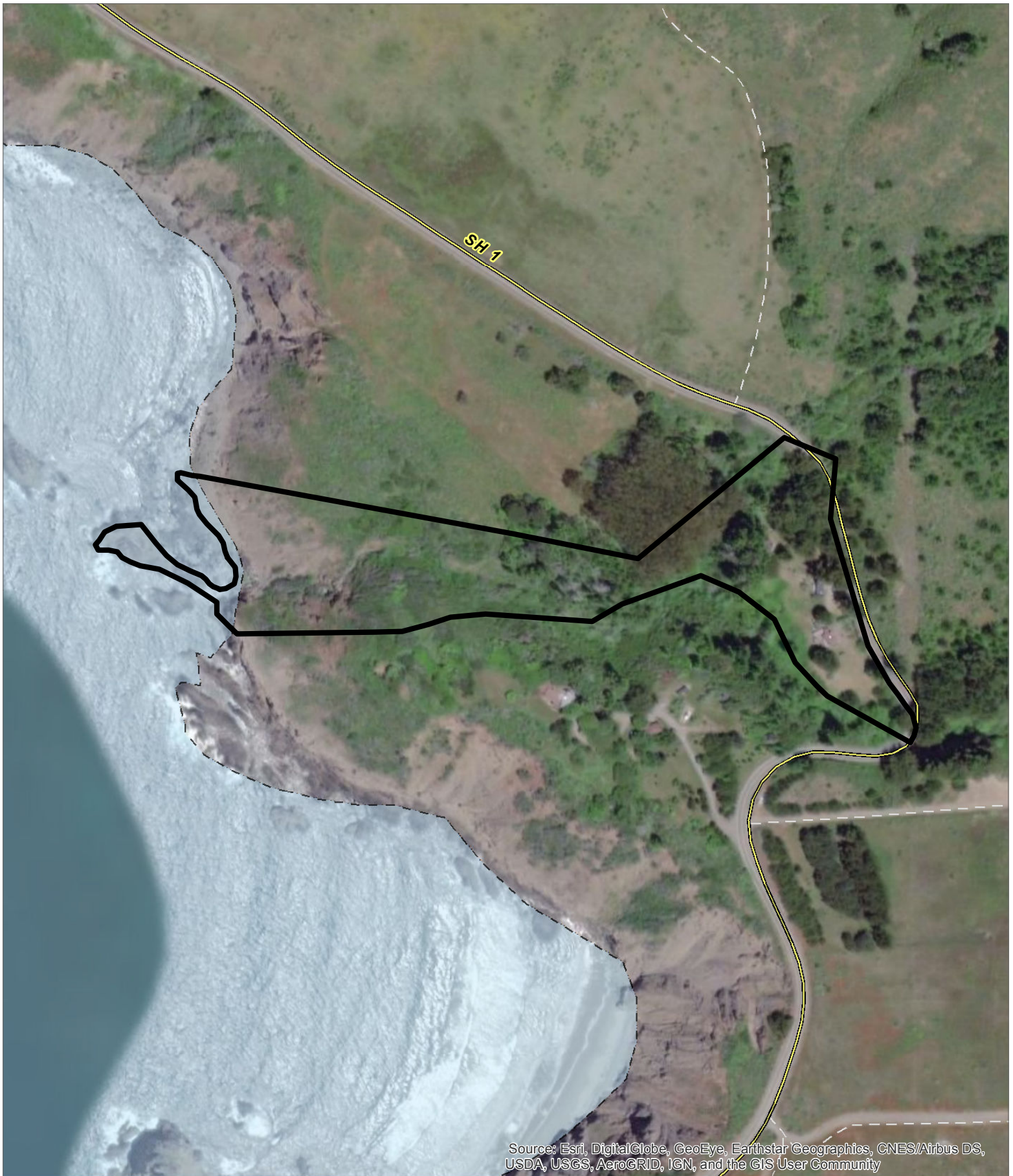
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TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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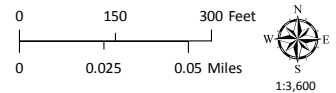
Attachment B





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Public Roads  
Driveways/Unnamed Roads



AERIAL IMAGERY  
Attachment C

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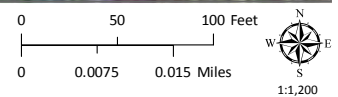




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Public Roads



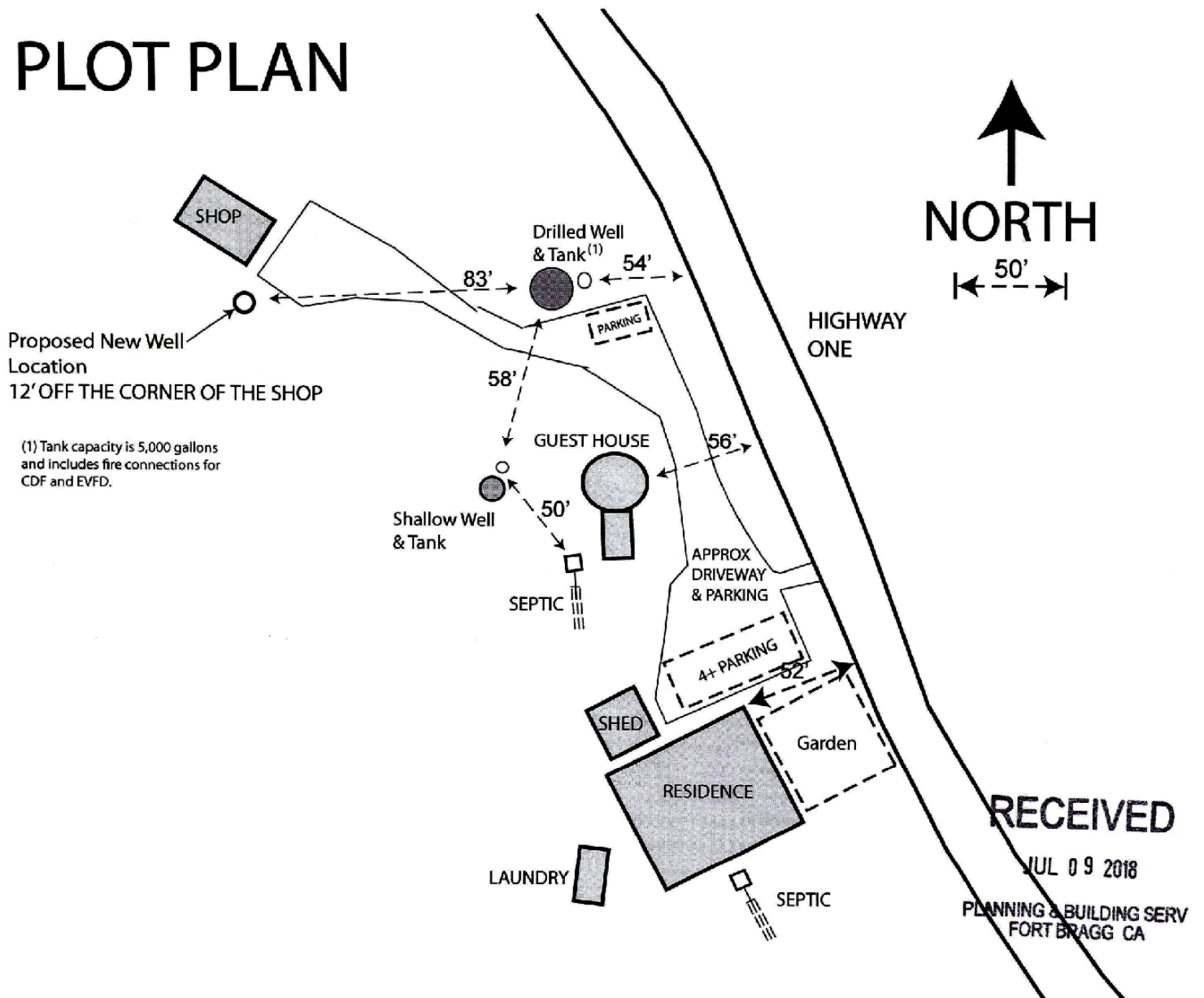
AERIAL IMAGERY

Attachment D

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# PLOT PLAN



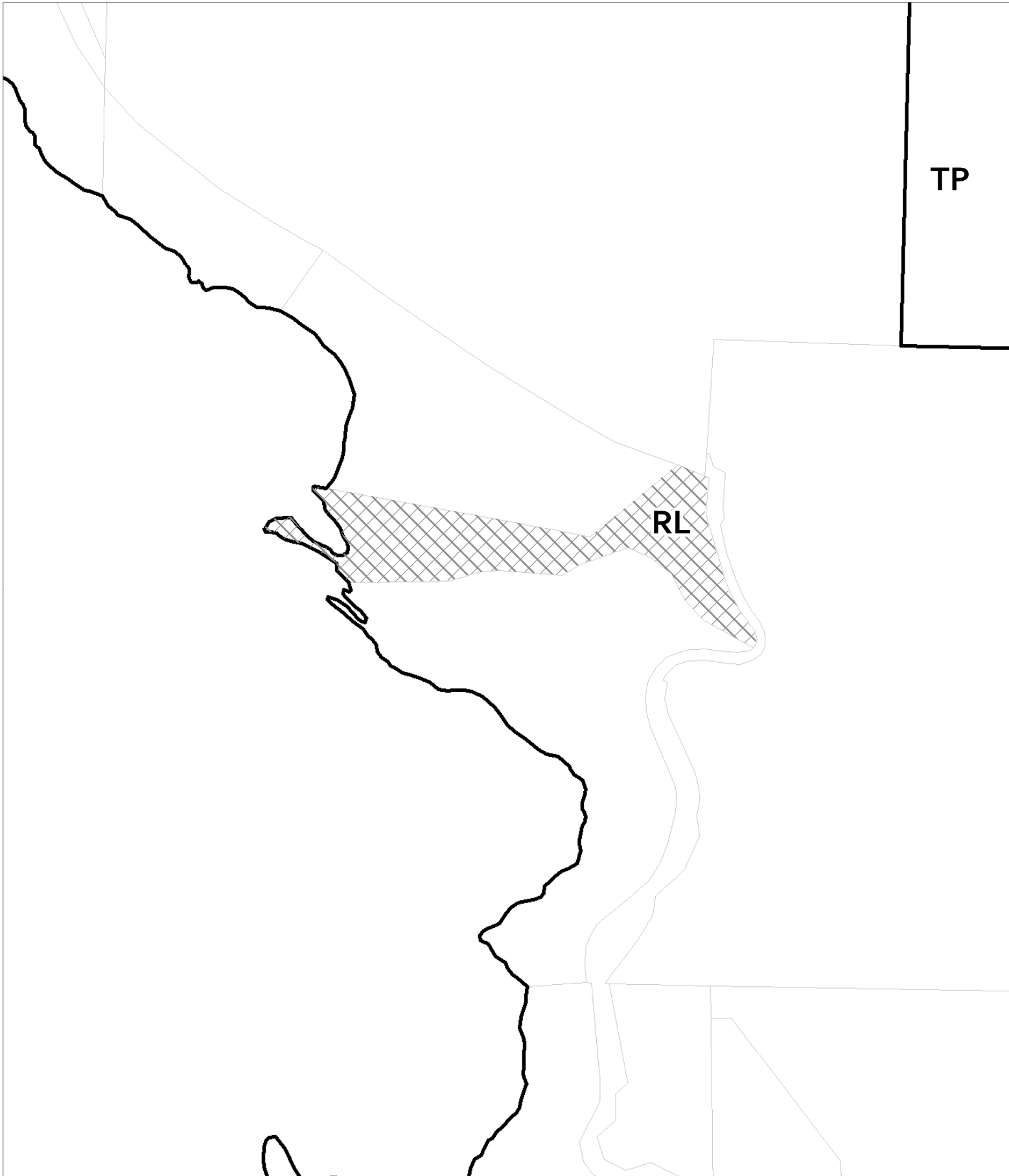
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NO SCALE


SITE PLAN

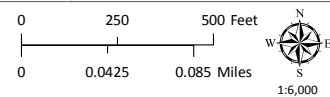
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Attachment E



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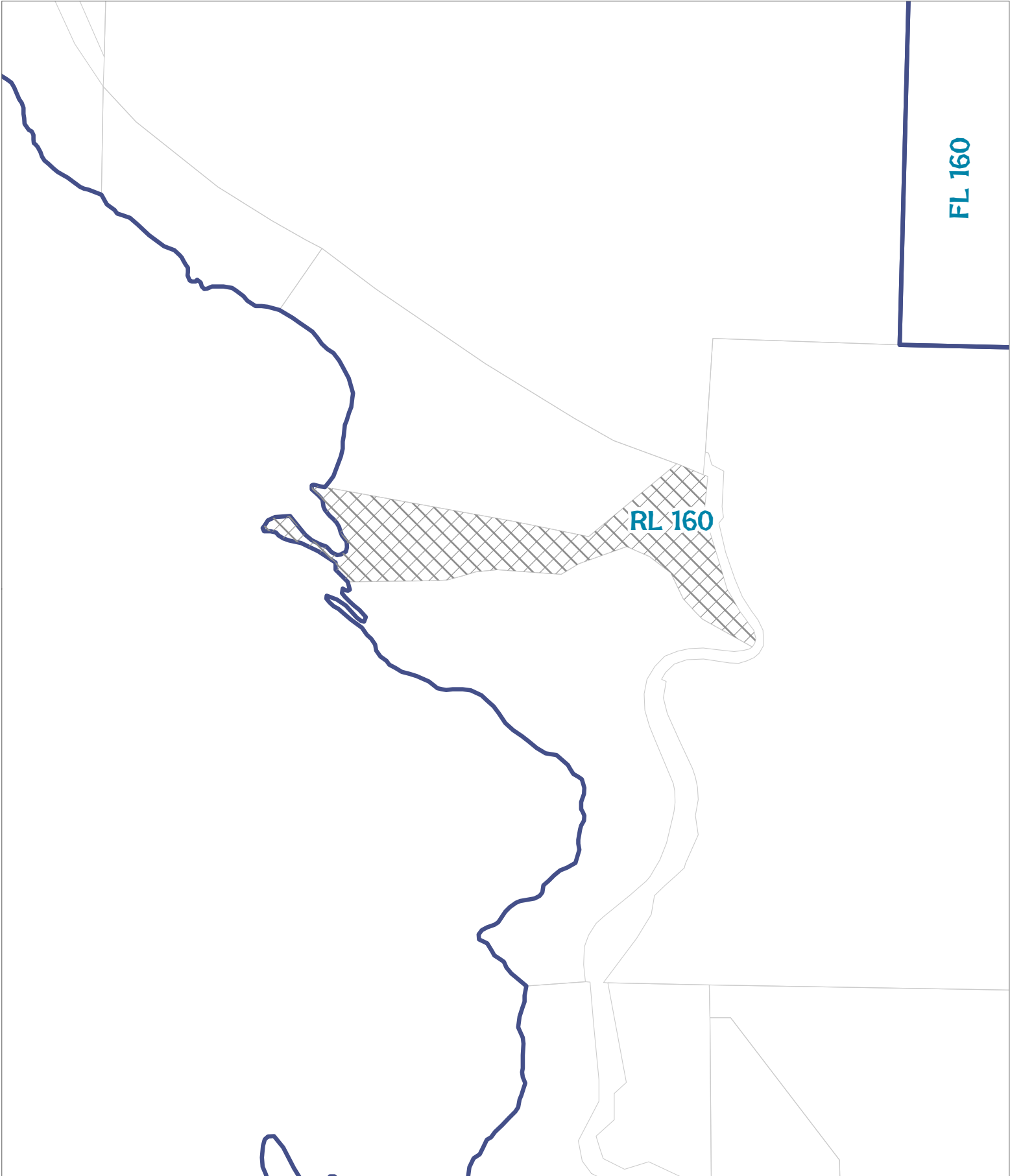
 Zoning Districts




ZONING DISPLAY MAP  
Attachment F

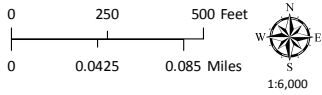
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 General Plan Classes

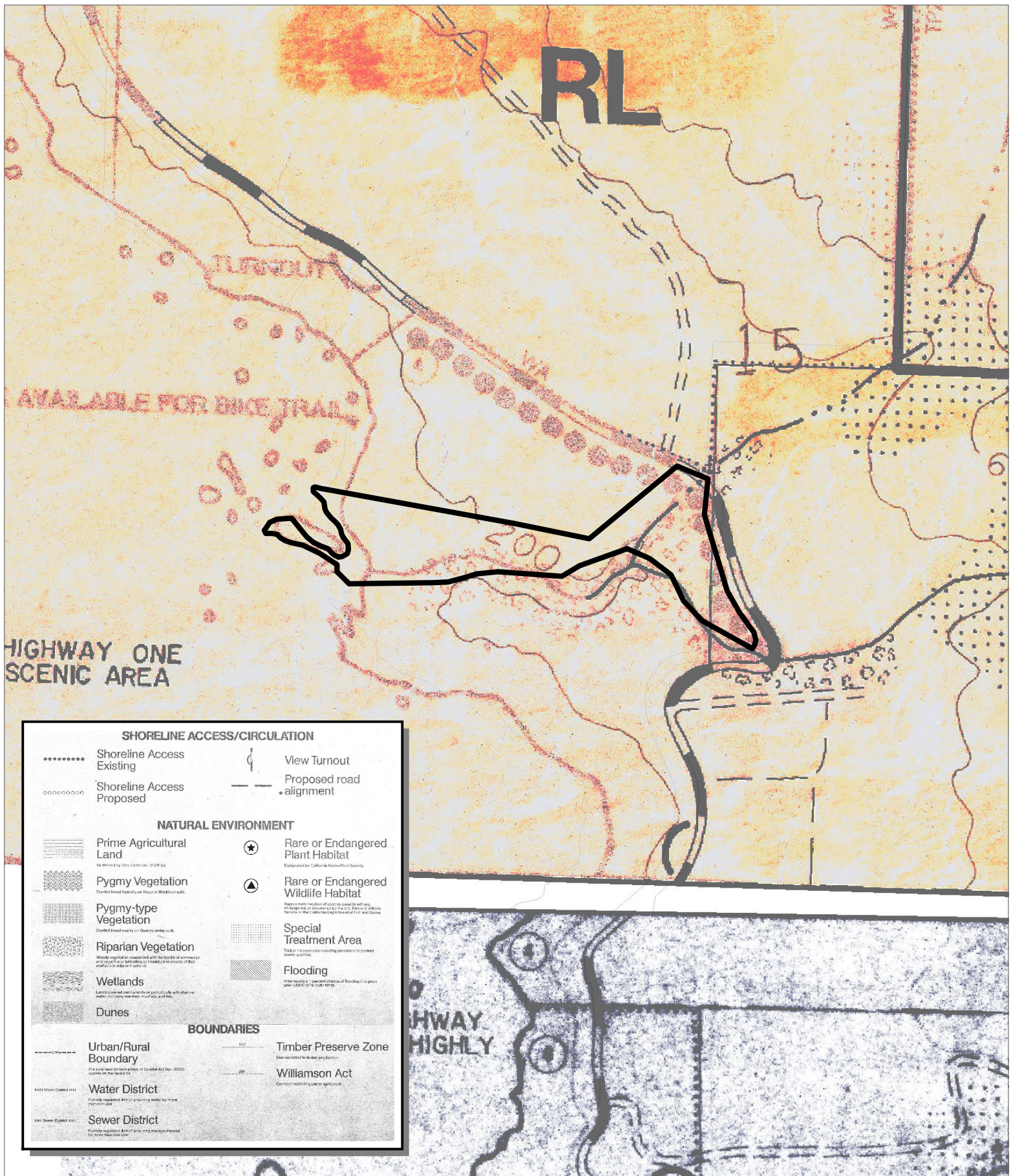


GENERAL PLAN CLASSIFICATIONS

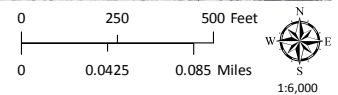
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Attachment G





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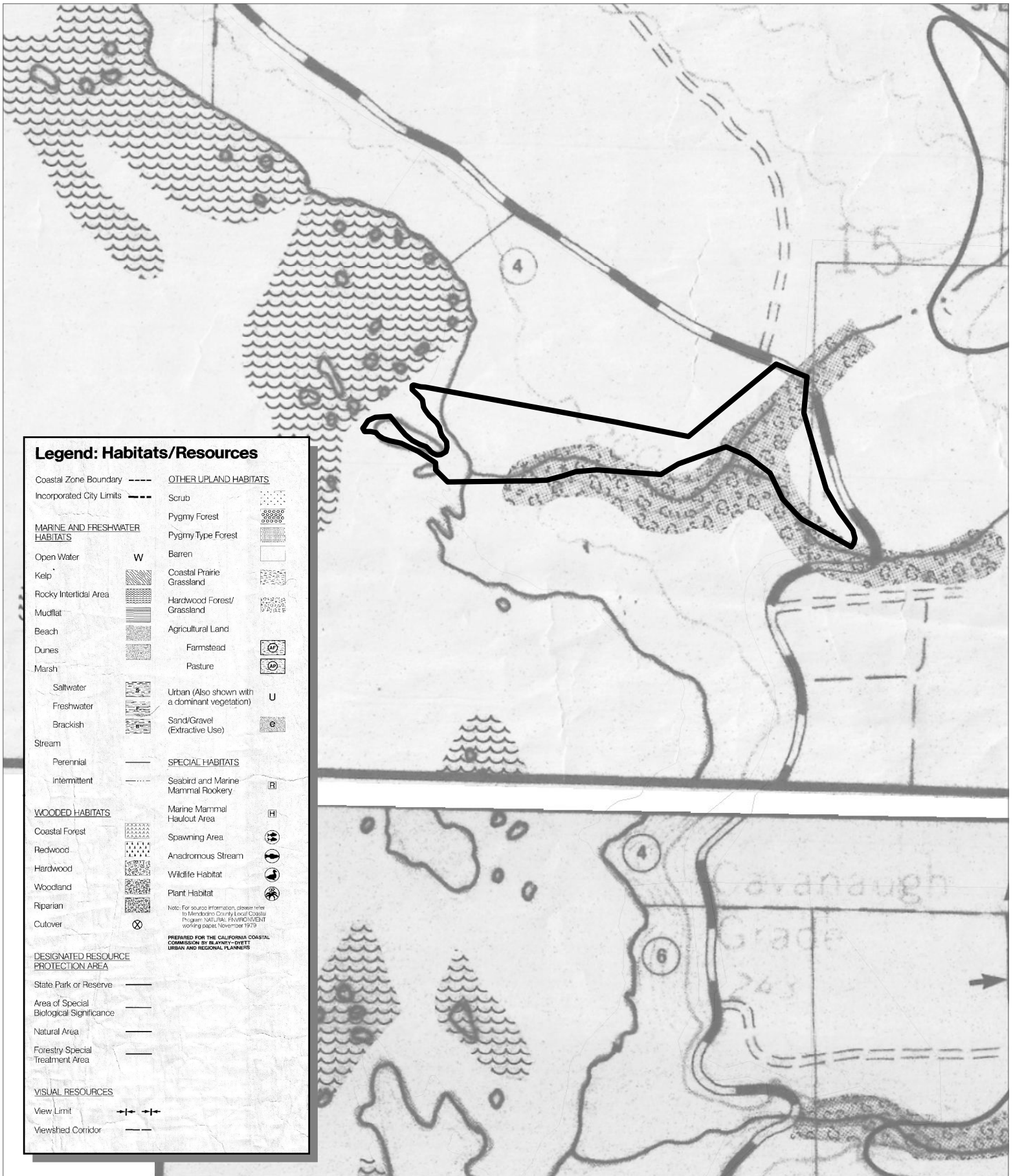


LCP LAND USE MAP 19: NAVARRO

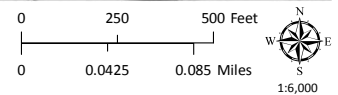
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Attachment H





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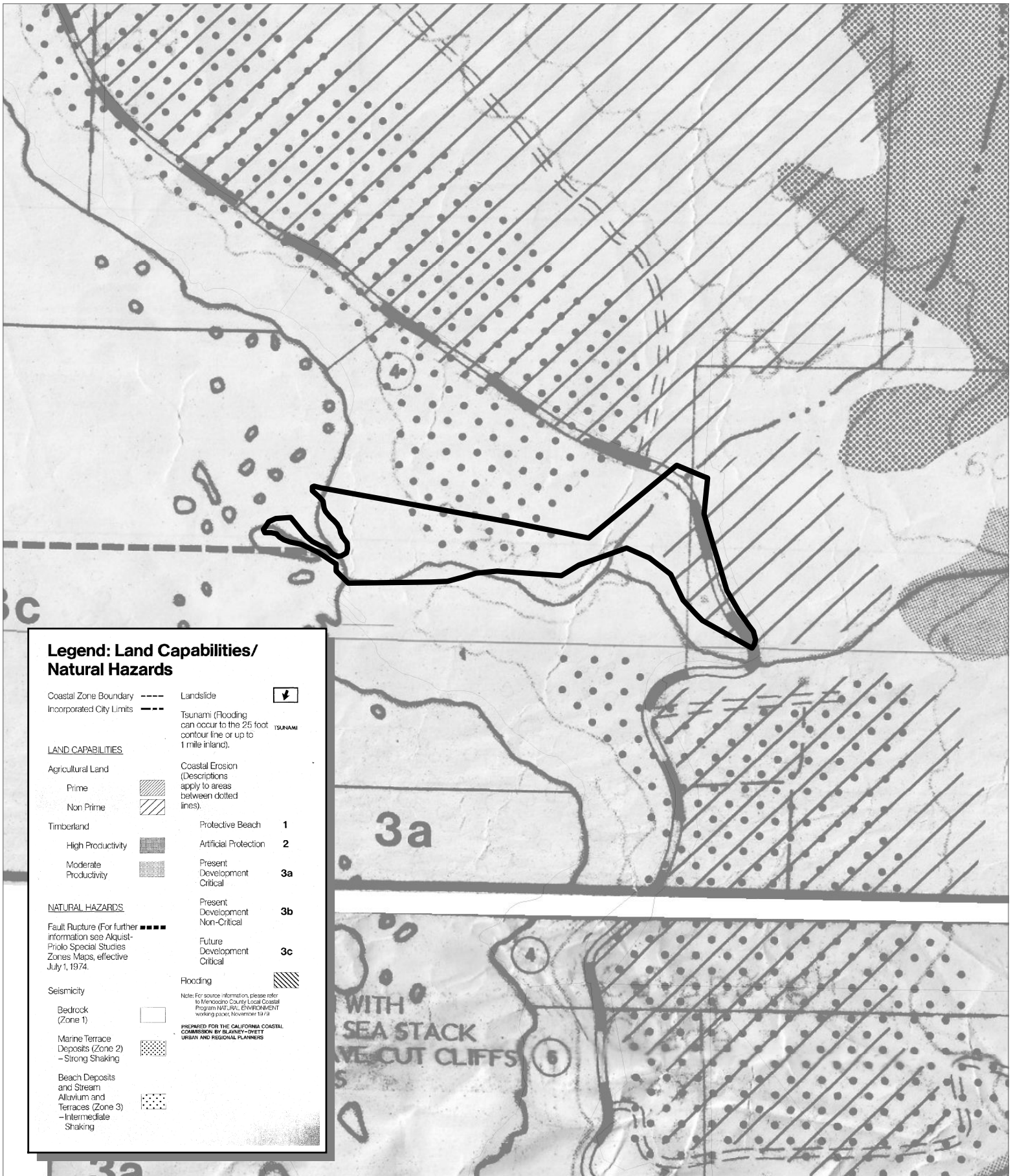


LCP HABITATS & RESOURCES

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Attachment I



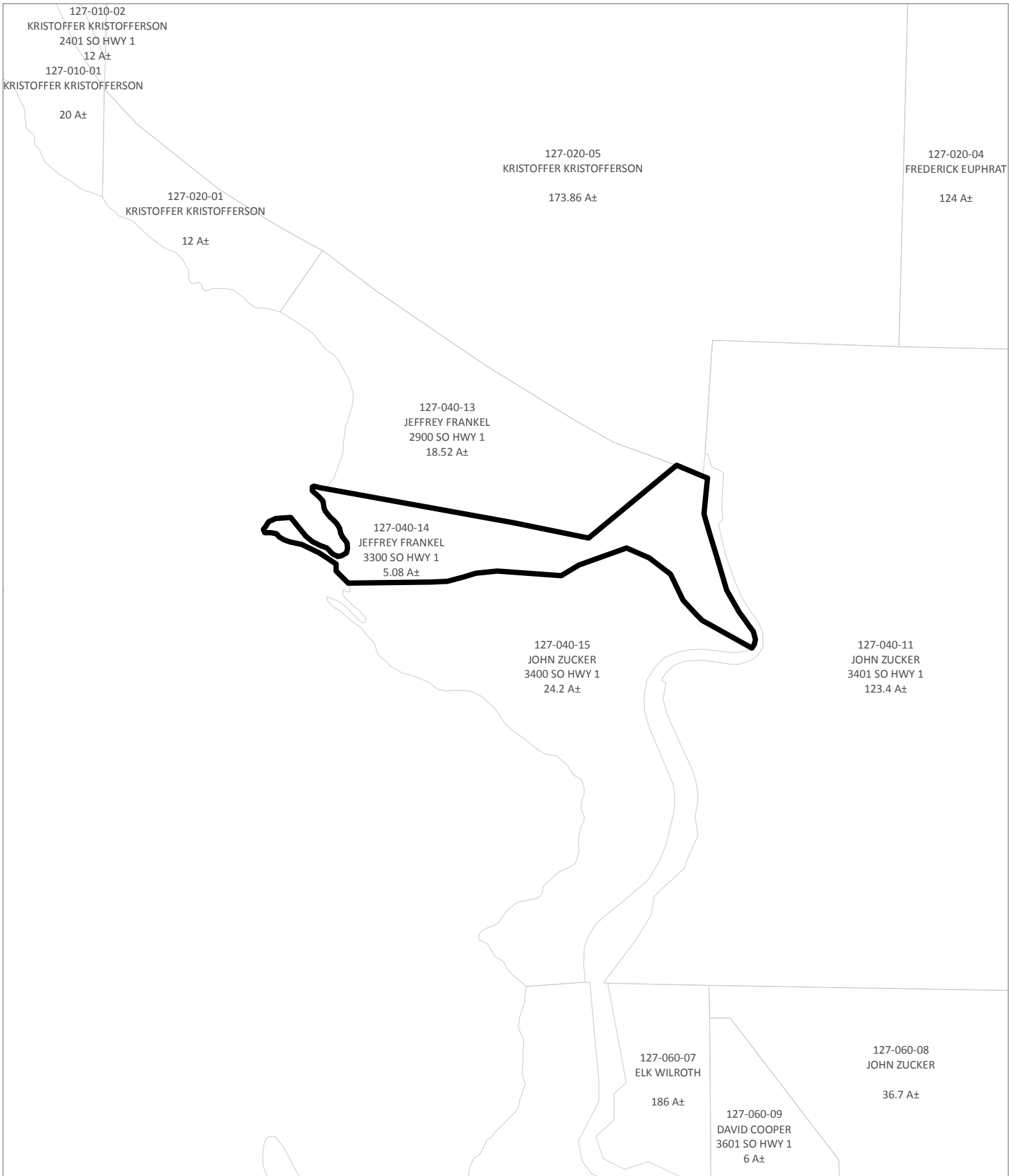


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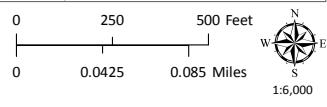
LCP LAND CAPABILITIES & NATURAL HAZARDS

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Attachment J



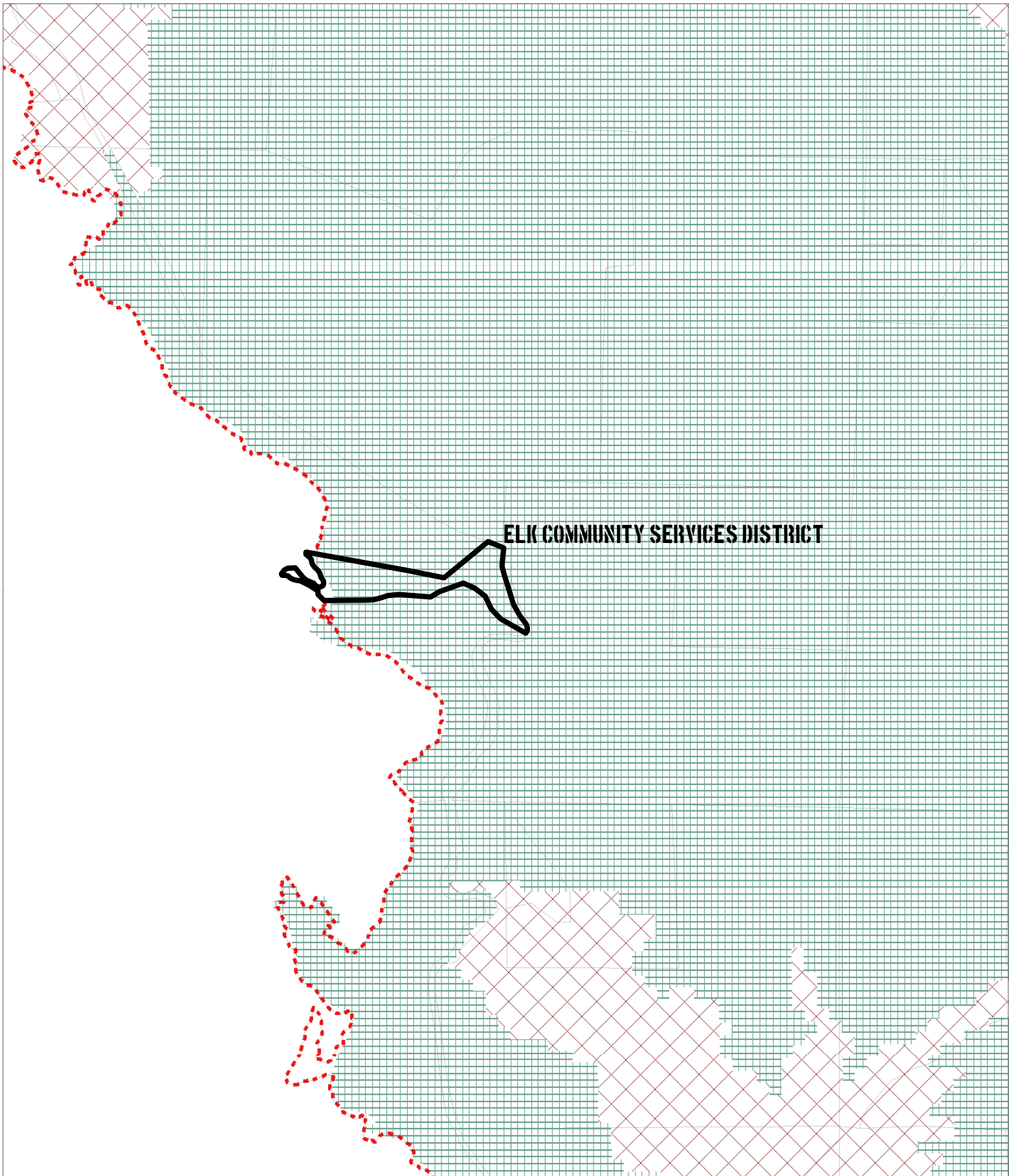
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ADJACENT PARCELS

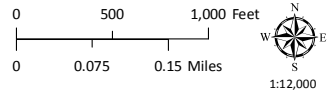
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Attachment K



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

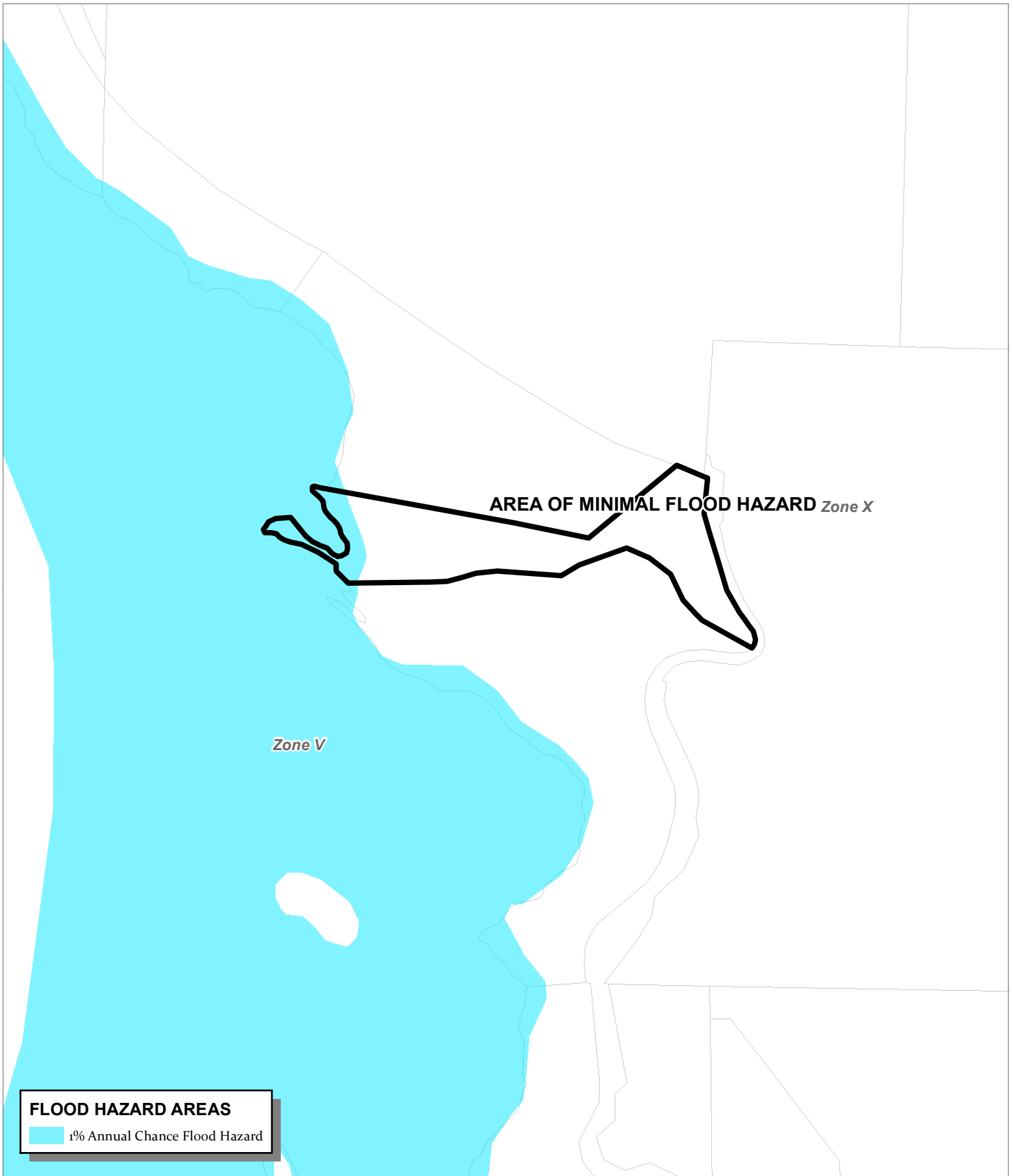


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

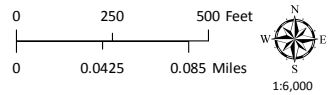
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**Attachment L**





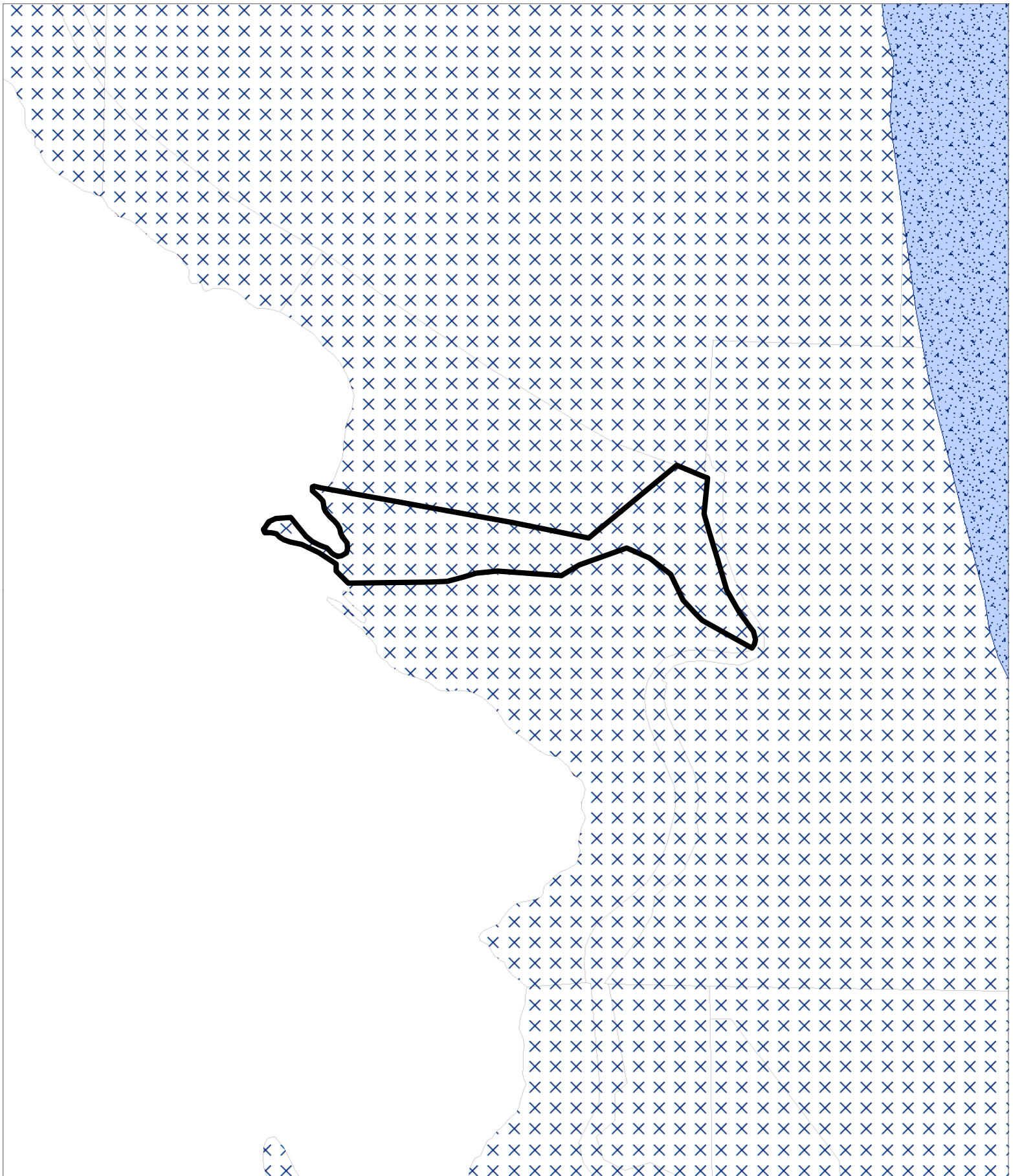
CASE: CDP 2018-0019  
OWNER: FRANKEL, Susan, ET AL  
APN: 127-040-14  
APLCT: Jeffrey Frankel  
AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk





SPECIAL FLOOD HAZARD AREAS

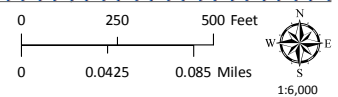
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Attachment M



CASE: CDP 2018-0019  
 OWNER: FRANKEL, Susan, ET AL  
 APN: 127-040-14  
 APLCT: Jeffrey Frankel  
 AGENT:  
 ADDRESS: 3300 S. Hwy. 1, Elk

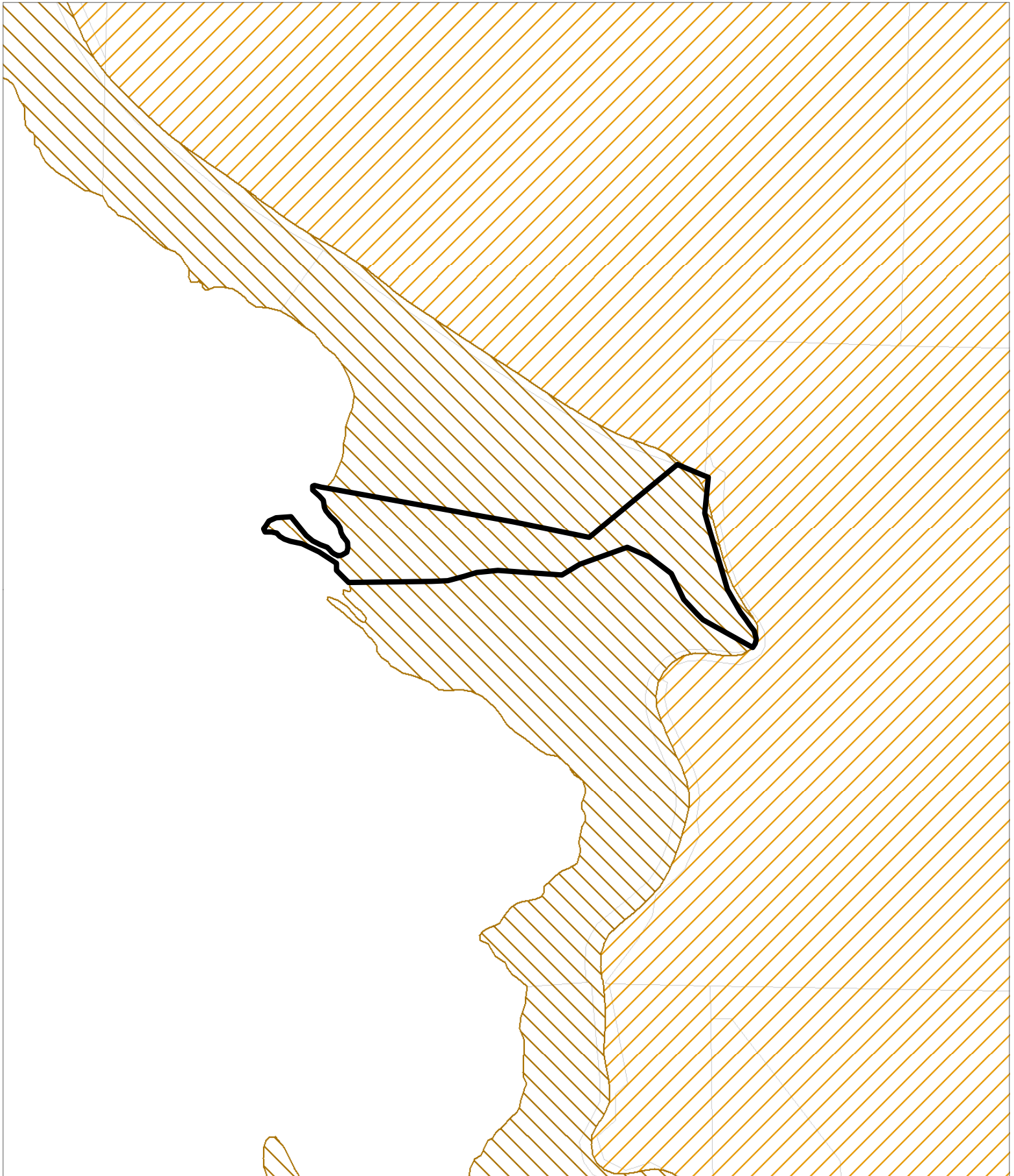
 Critical Water Areas  
 Critical Water Resources Bedrock





GROUND WATER RESOURCES

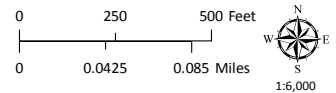
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Attachment N



CASE: CDP 2018-0019  
OWNER: FRANKEL, Susan, ET AL  
APN: 127-040-14  
APLCT: Jeffrey Frankel  
AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk

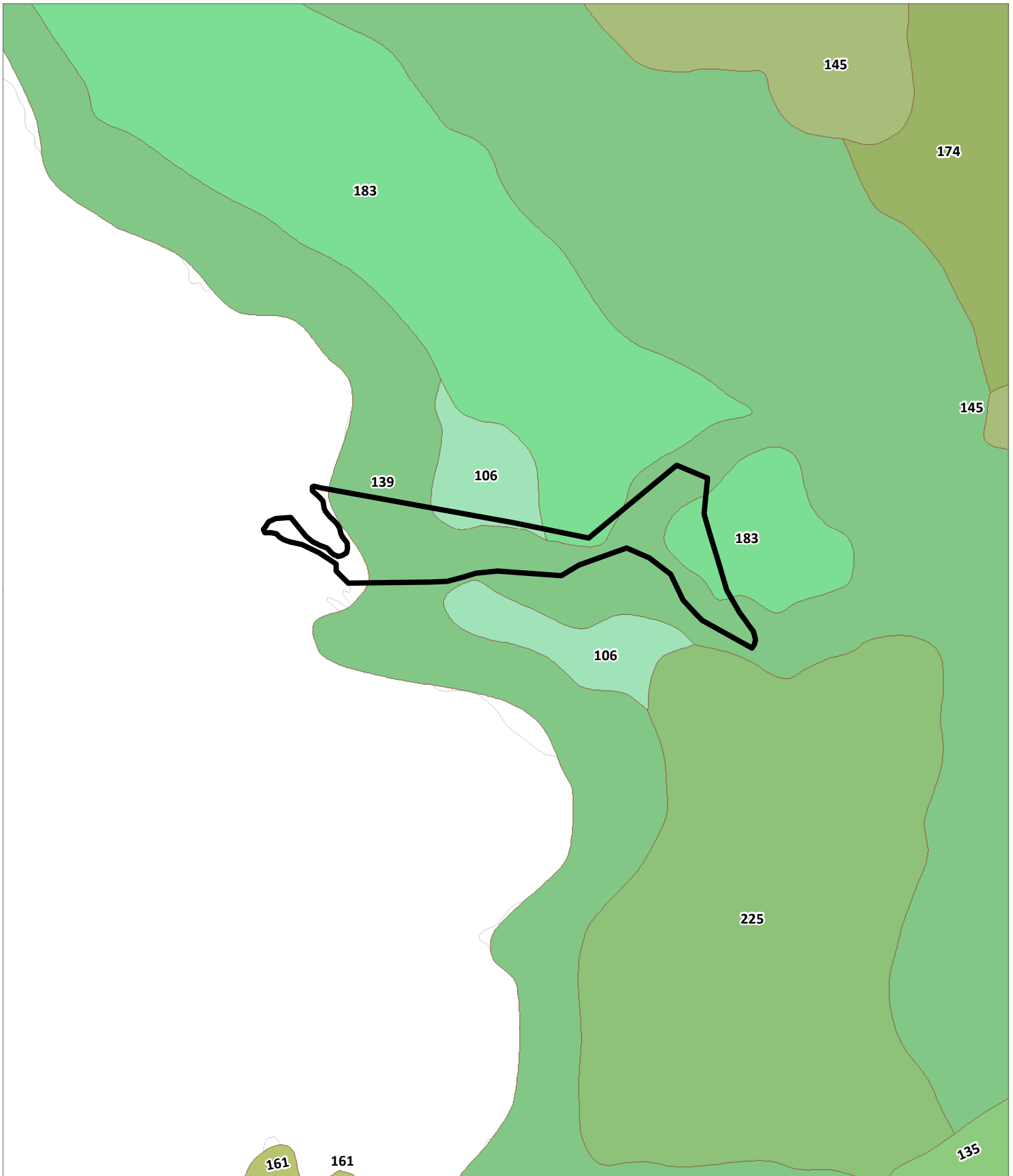
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

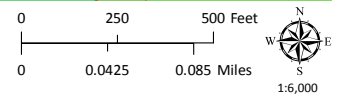
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Attachment O



CASE: CDP 2018-0019  
OWNER: FRANKEL, Susan, ET AL  
APN: 127-040-14  
APLCT: Jeffrey Frankel  
AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk

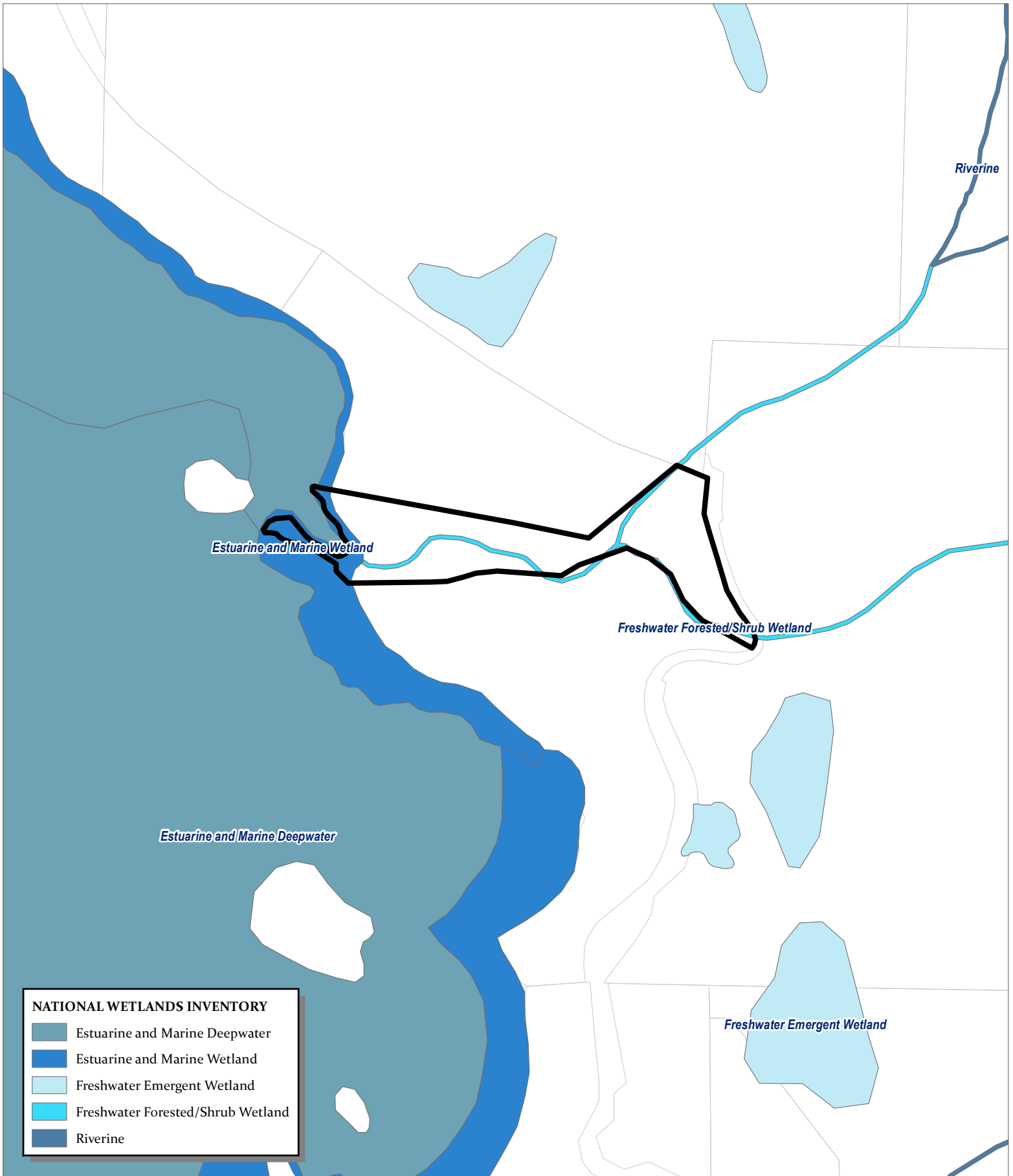
Western Study Soil Types



LOCAL SOILS

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Attachment P



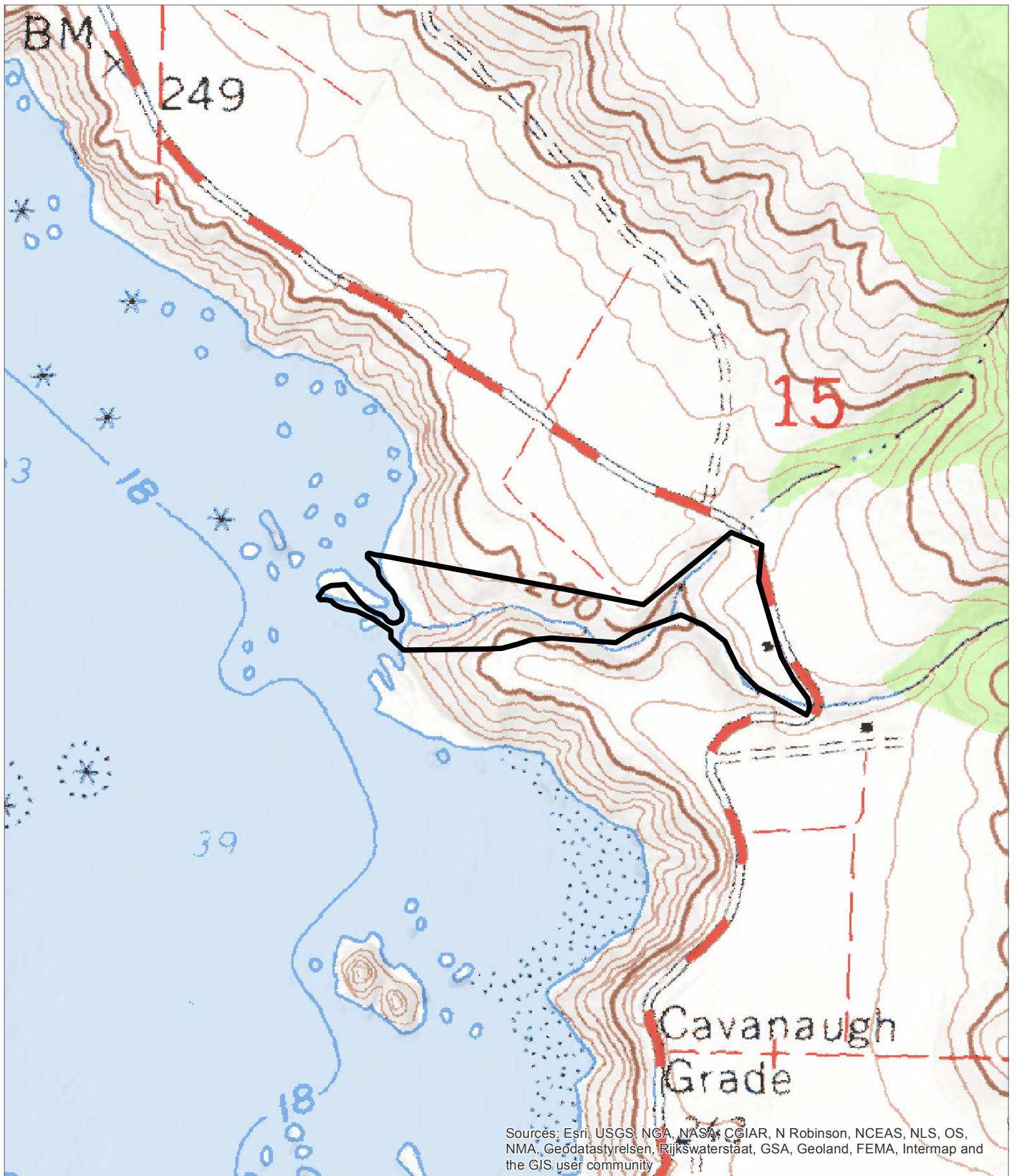
CASE: CDP 2018-0019  
 OWNER: FRANKEL, Susan, ET AL  
 APN: 127-040-14  
 APLCT: Jeffrey Frankel  
 AGENT:  
 ADDRESS: 3300 S. Hwy. 1, Elk

WETLANDS

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Attachment Q



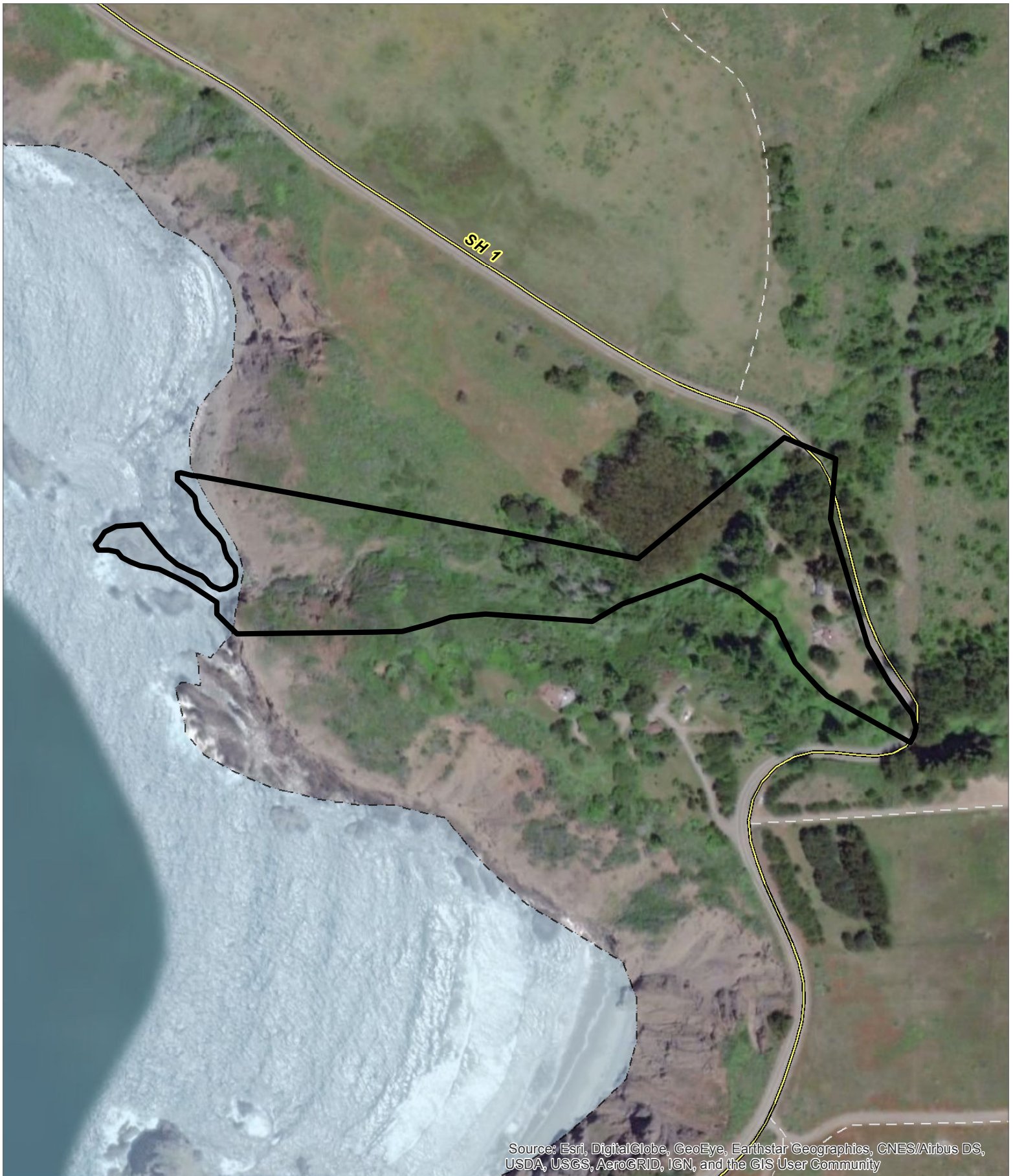


CASE: CDP 2018-0019  
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APN: 127-040-14  
APLCT: Jeffrey Frankel  
AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk

TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

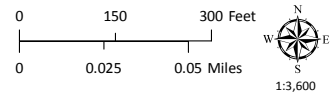
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AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk

Public Roads  
Driveways/Unnamed Roads



AERIAL IMAGERY

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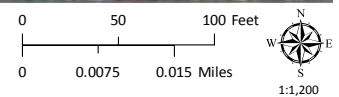




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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OWNER: FRANKEL, Susan, ET AL  
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AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk

Public Roads

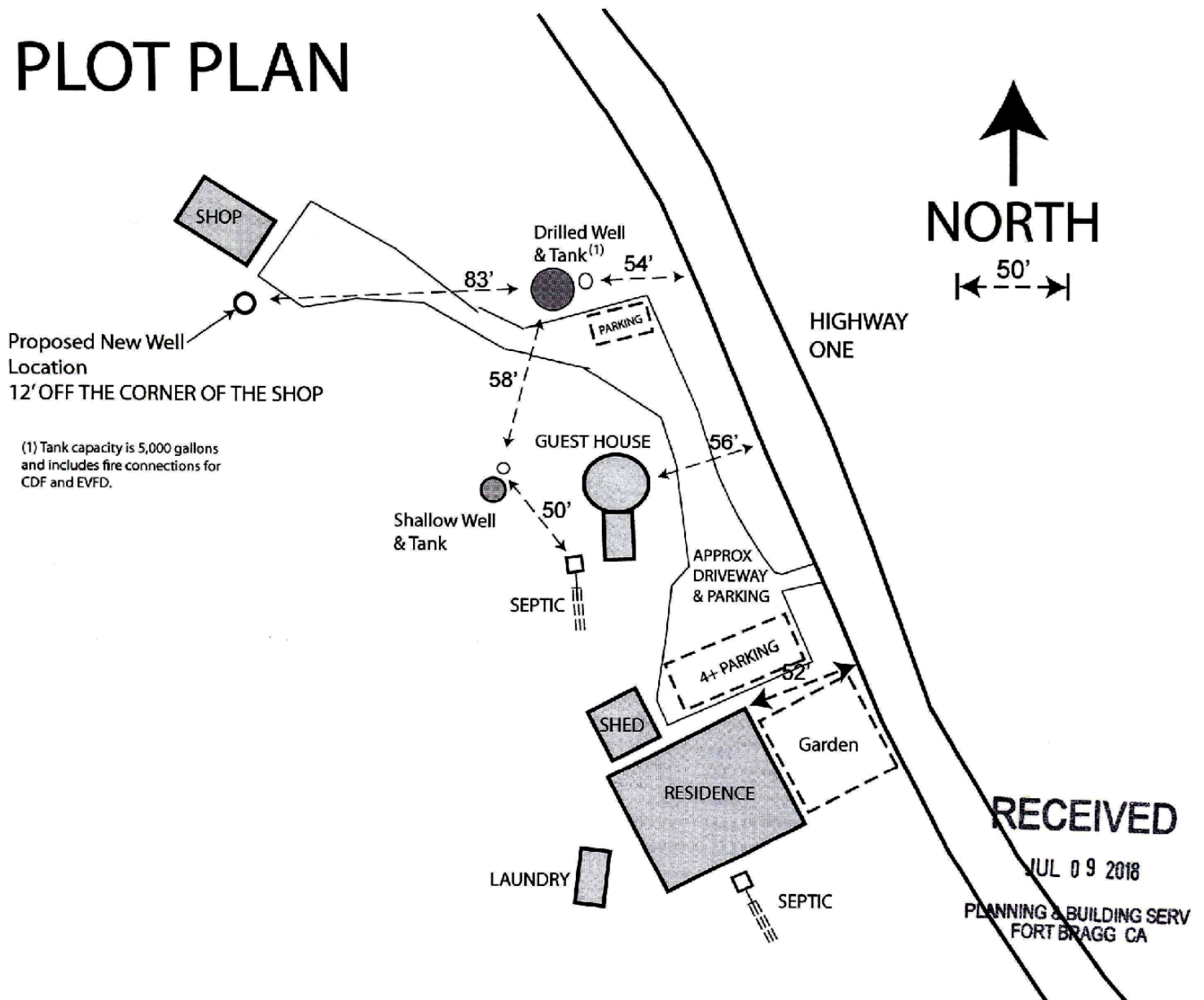


AERIAL IMAGERY

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# PLOT PLAN

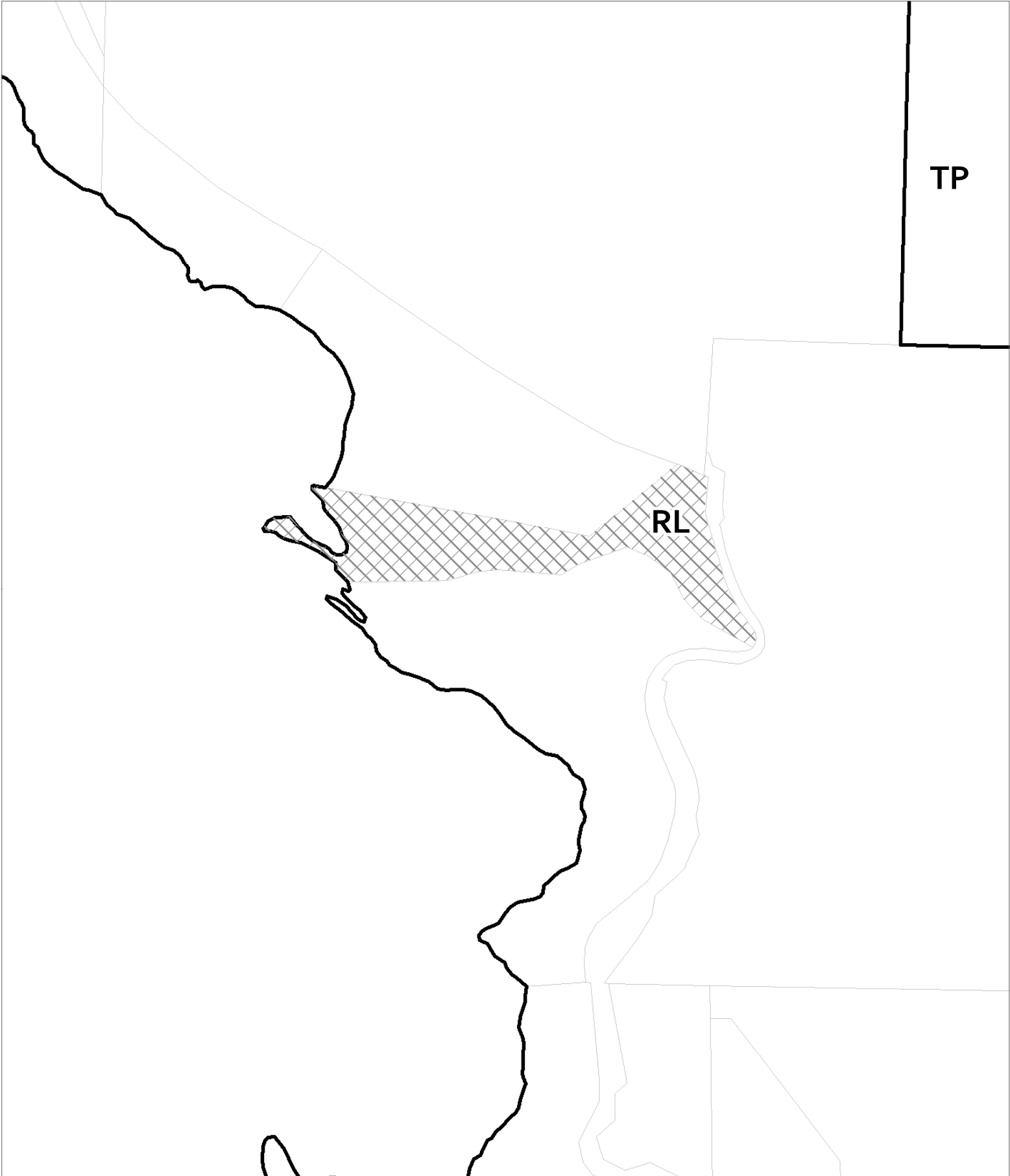


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APN: 127-040-14  
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ADDRESS: 3300 S. Hwy. 1, Elk


NO SCALE

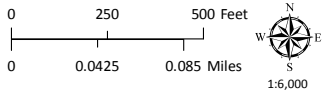
SITE PLAN

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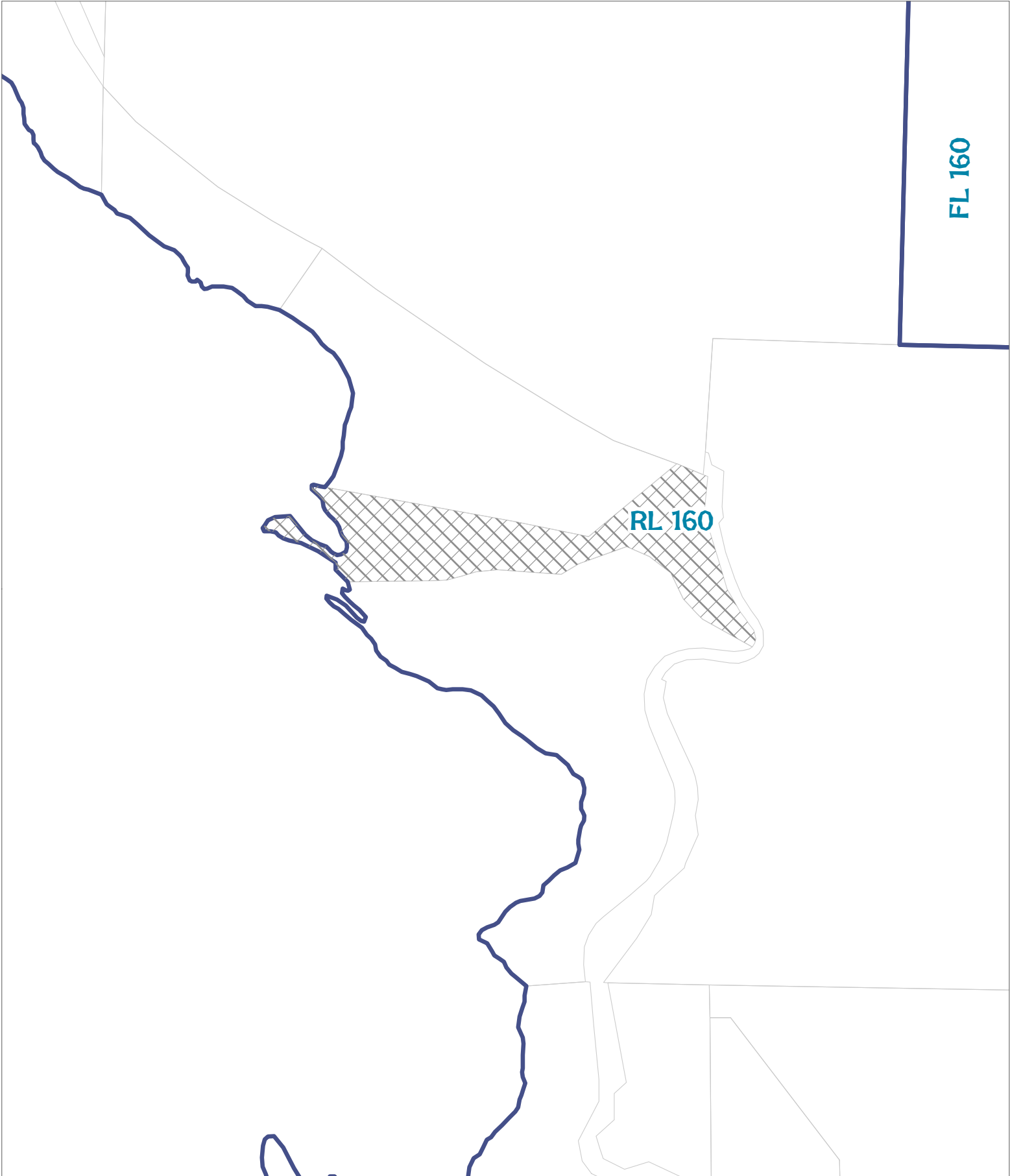
CASE: CDP 2018-0019  
OWNER: FRANKEL, Susan, ET AL  
APN: 127-040-14  
APLCT: Jeffrey Frankel  
AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk

 Zoning Districts




ZONING DISPLAY MAP

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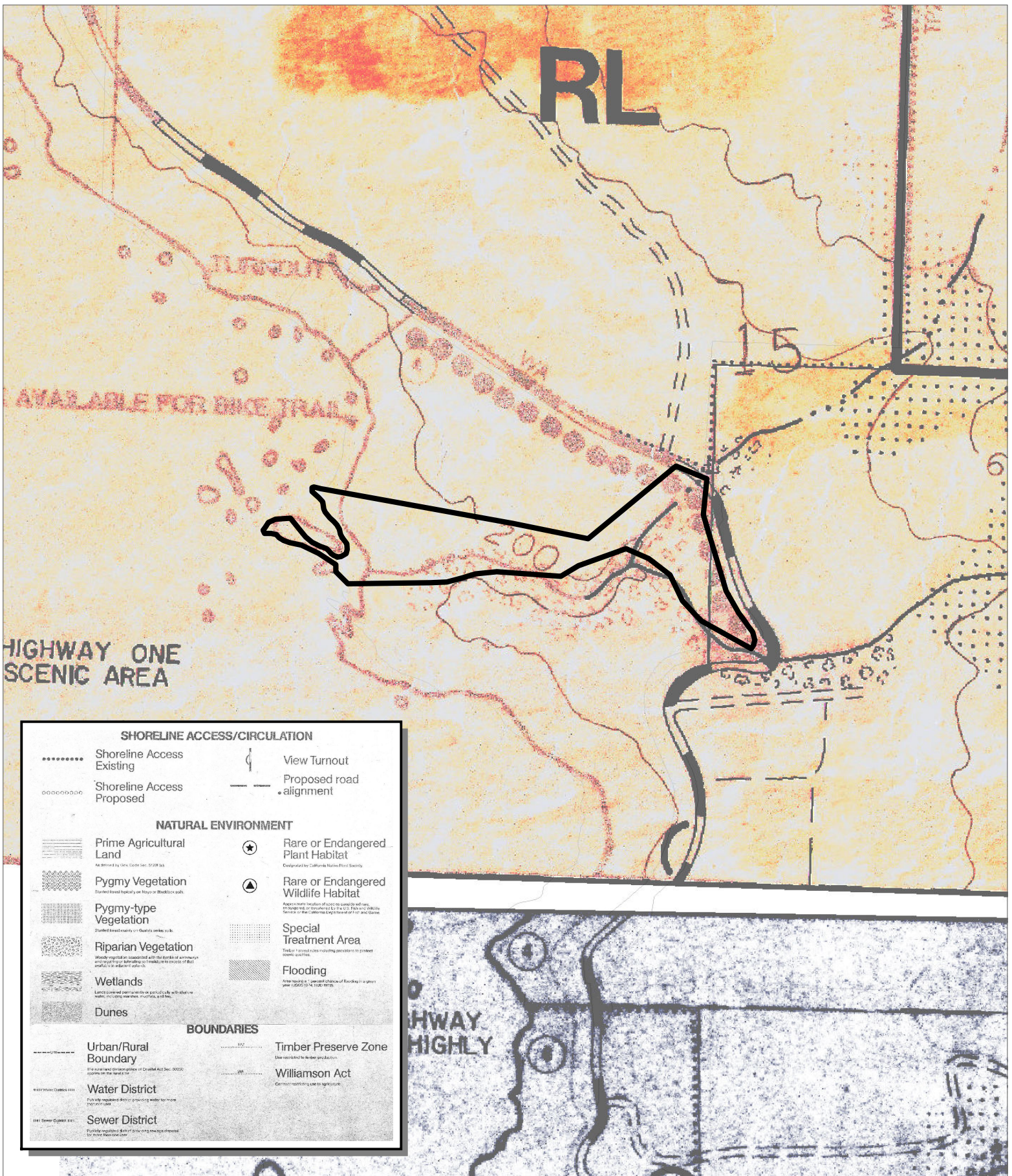
CASE: CDP 2018-0019  
OWNER: FRANKEL, Susan, ET AL  
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APLCT: Jeffrey Frankel  
AGENT:  
ADDRESS: 3300 S. Hwy. 1, Elk

 General Plan Classes

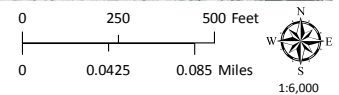
GENERAL PLAN CLASSIFICATIONS

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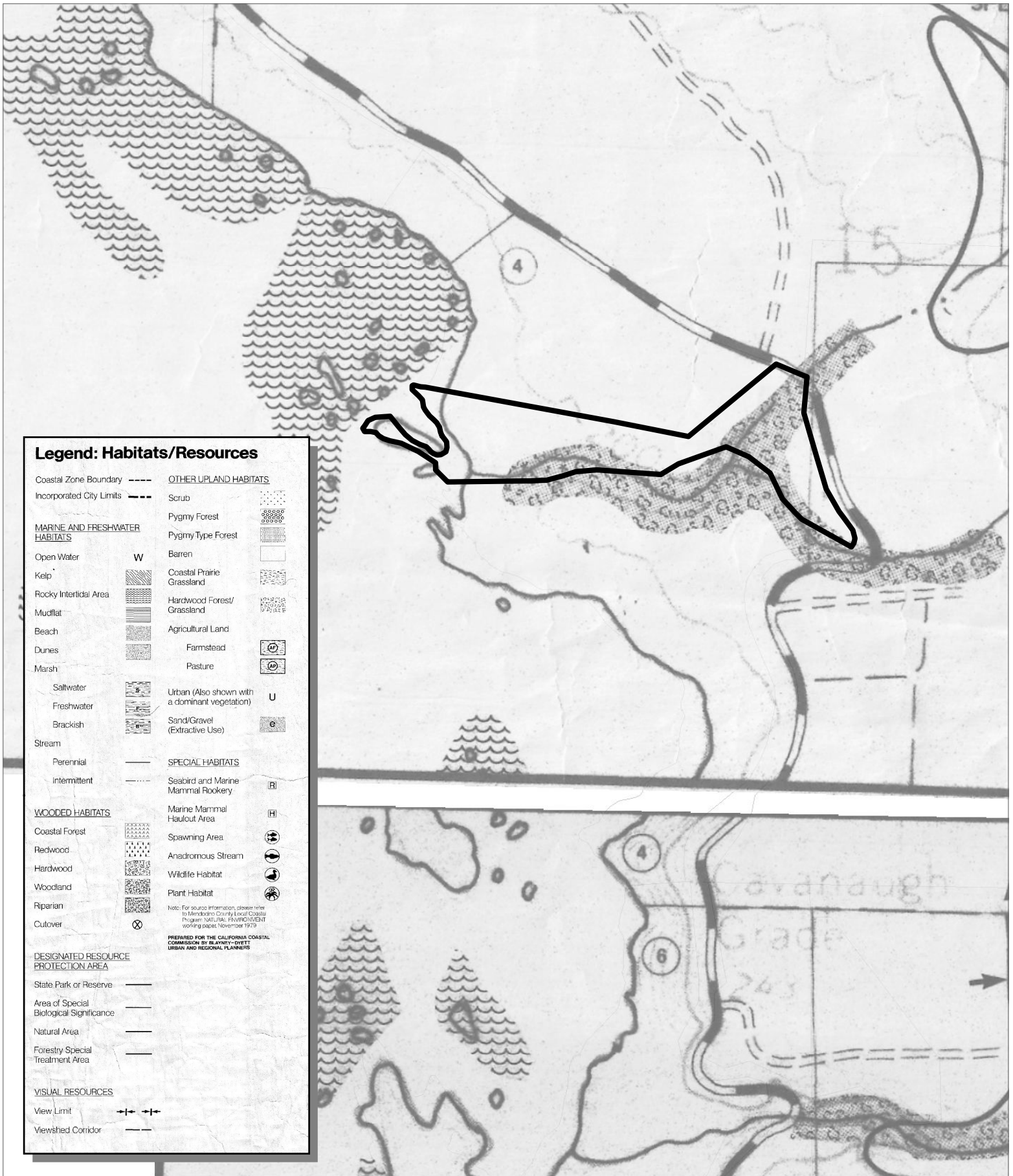
CASE: CDP 2018-0019  
 OWNER: FRANKEL, Susan, ET AL  
 APN: 127-040-14  
 APLCT: Jeffrey Frankel  
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 ADDRESS: 3300 S. Hwy. 1, Elk



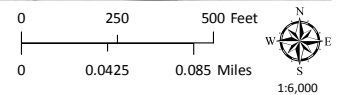
LCP LAND USE MAP 19: NAVARRO

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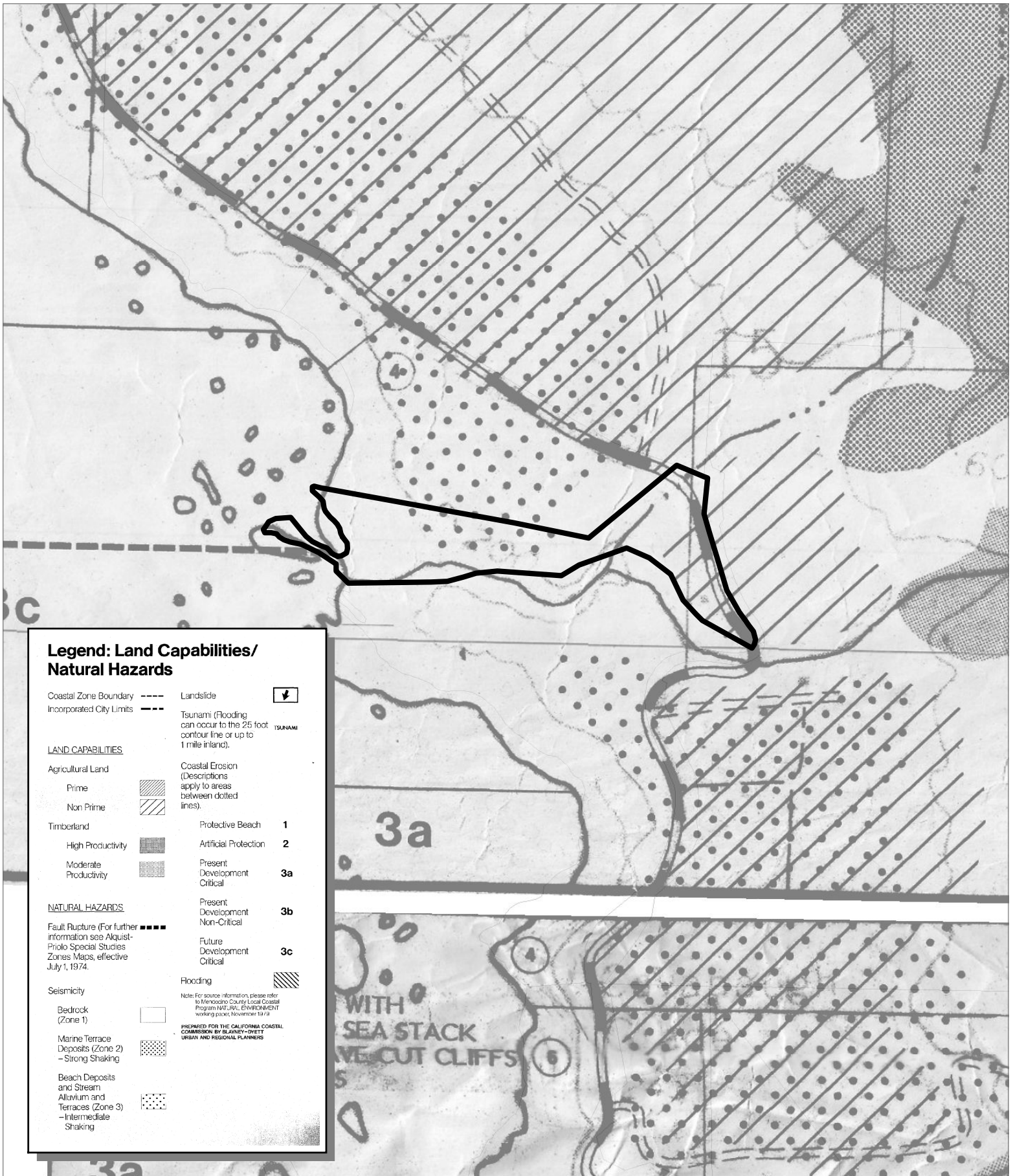
CASE: CDP 2018-0019  
 OWNER: FRANKEL, Susan, ET AL  
 APN: 127-040-14  
 APLCT: Jeffrey Frankel  
 AGENT:  
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LCP HABITATS & RESOURCES

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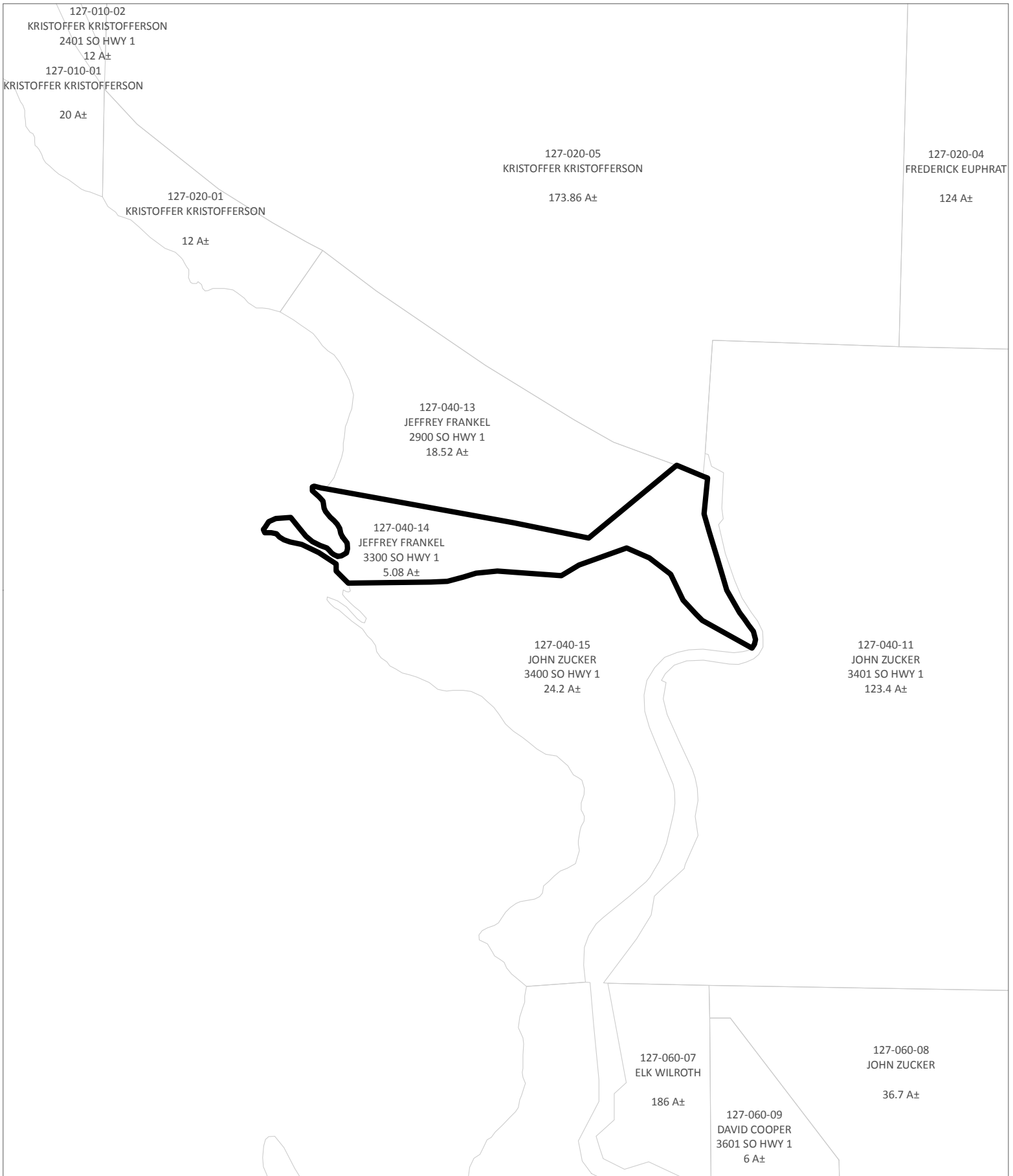




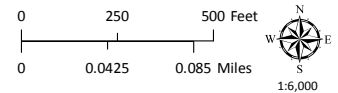
CASE: CDP 2018-0019  
OWNER: FRANKEL, Susan, ET AL  
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AGENT:  
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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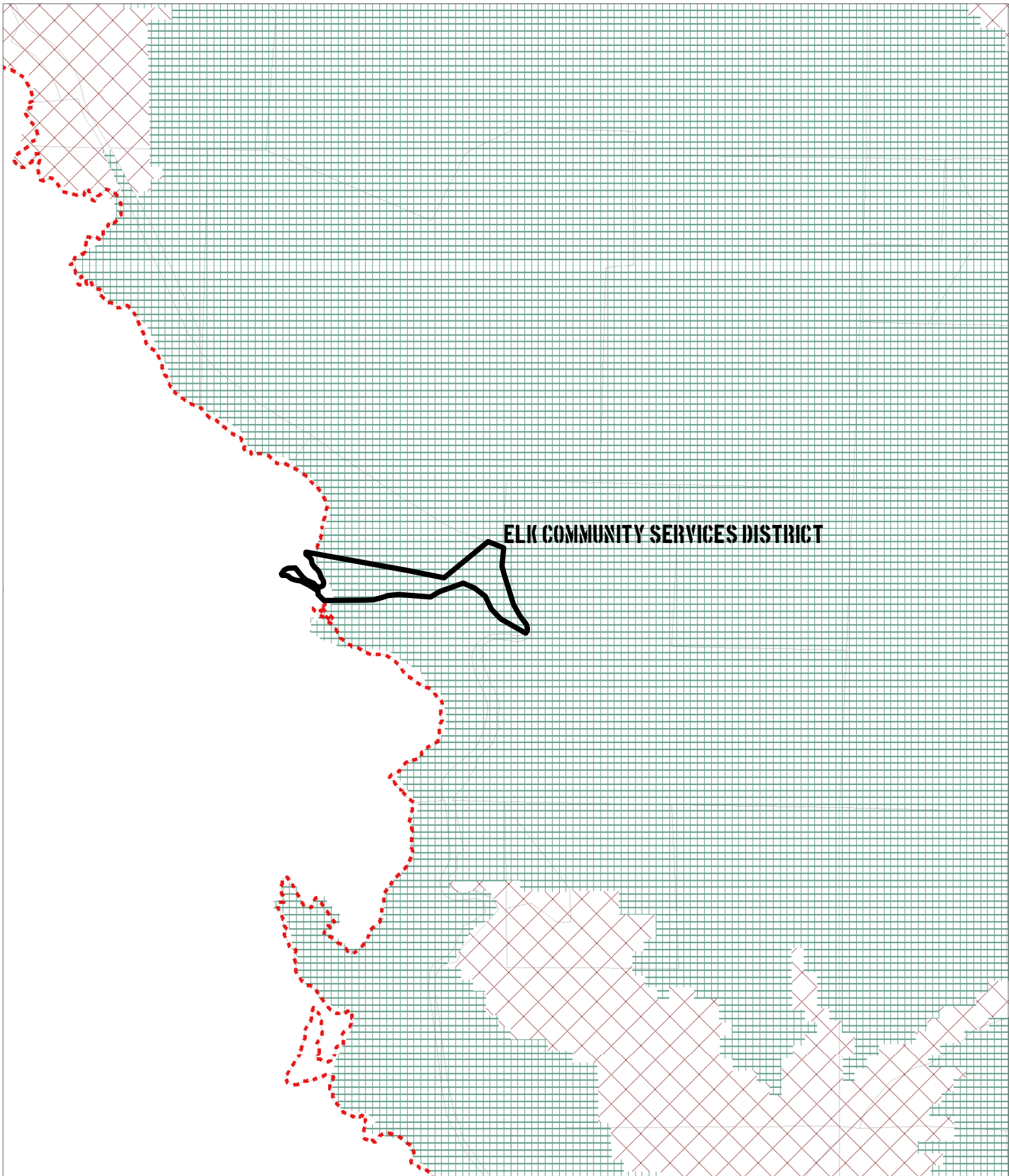
CASE: CDP 2018-0019  
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ADJACENT PARCELS




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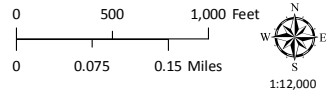




**ELK COMMUNITY SERVICES DISTRICT**

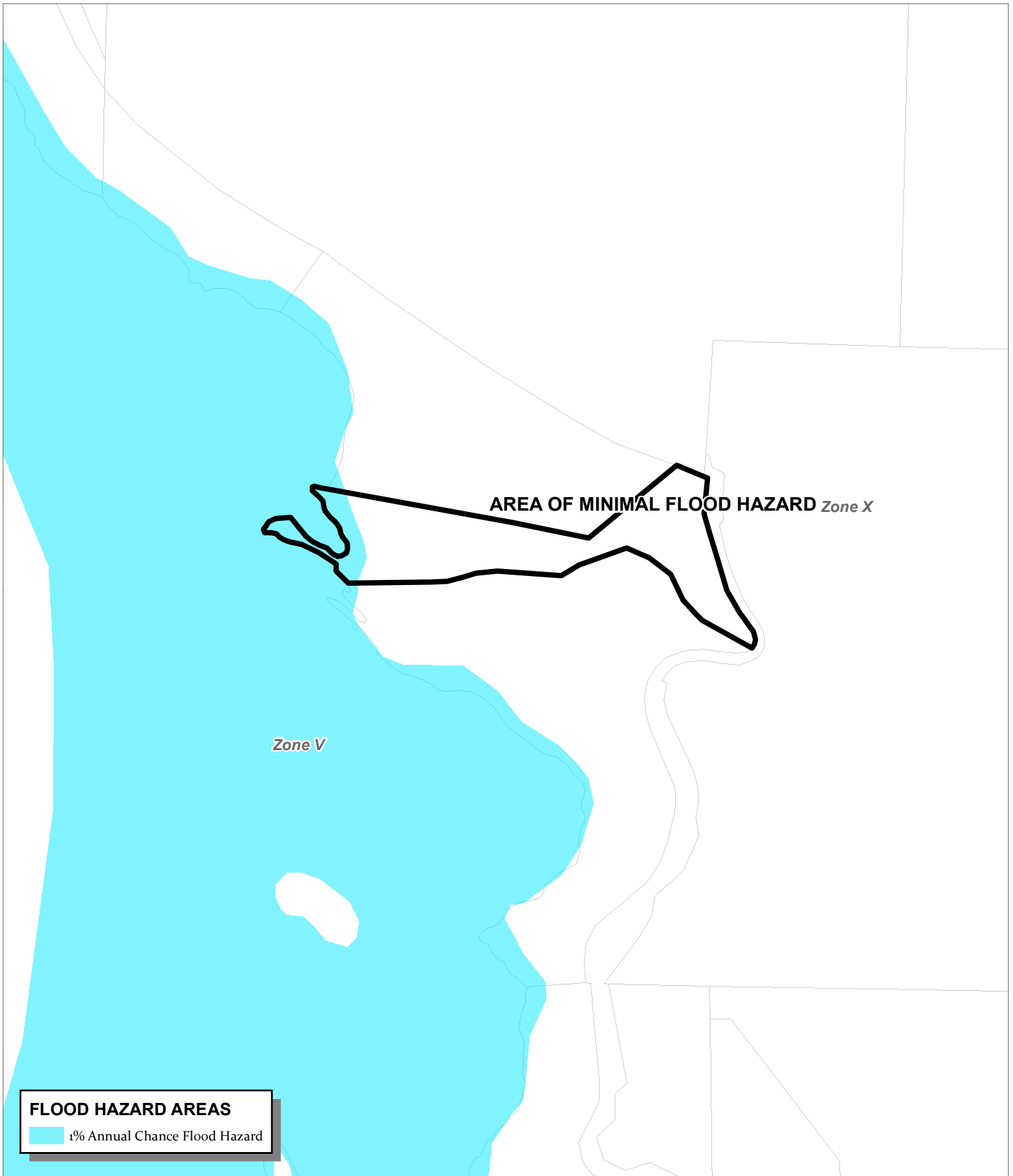
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

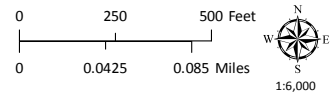


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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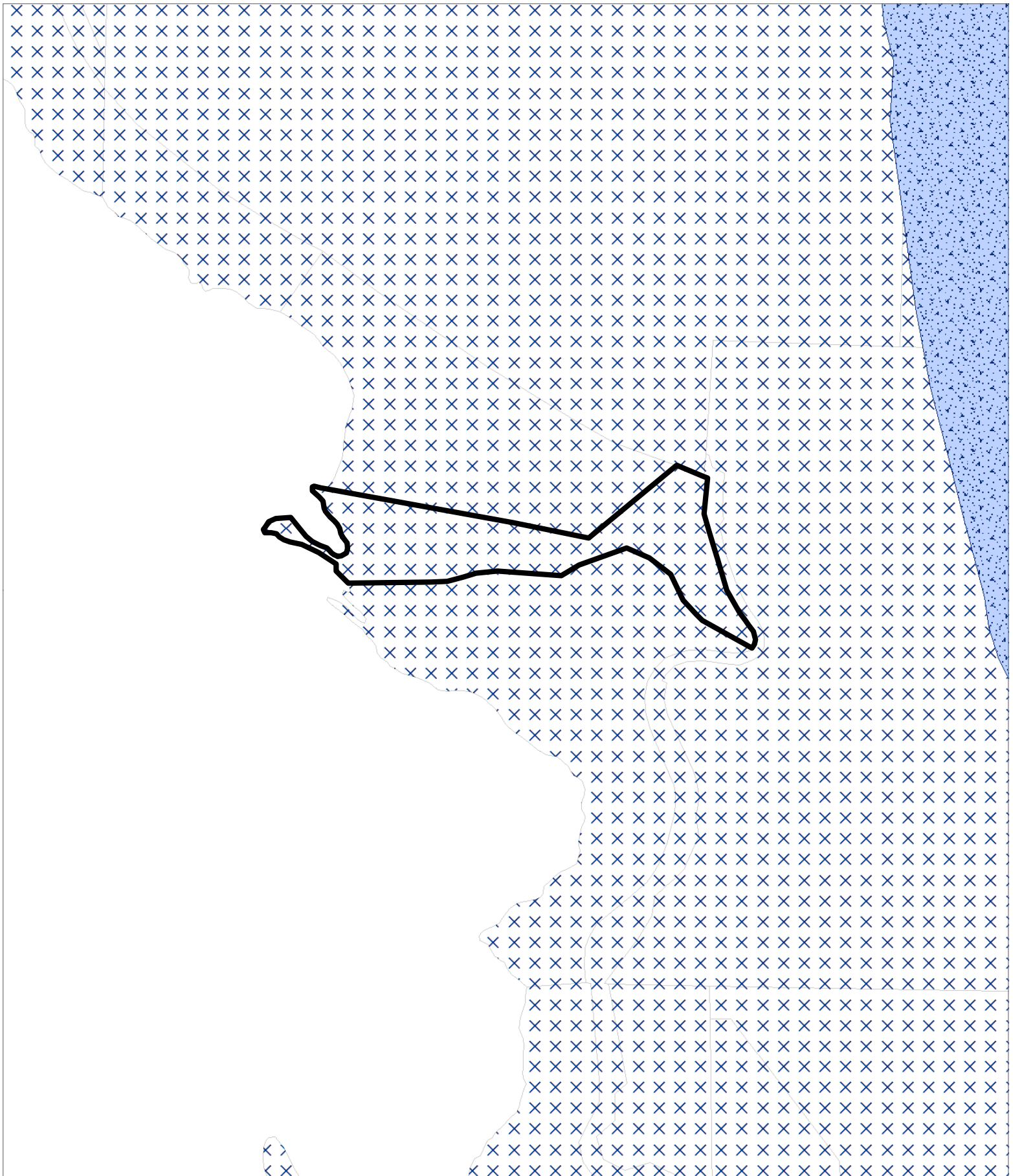


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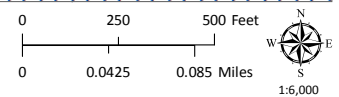
SPECIAL FLOOD HAZARD AREAS

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OWNER: FRANKEL, Susan, ET AL  
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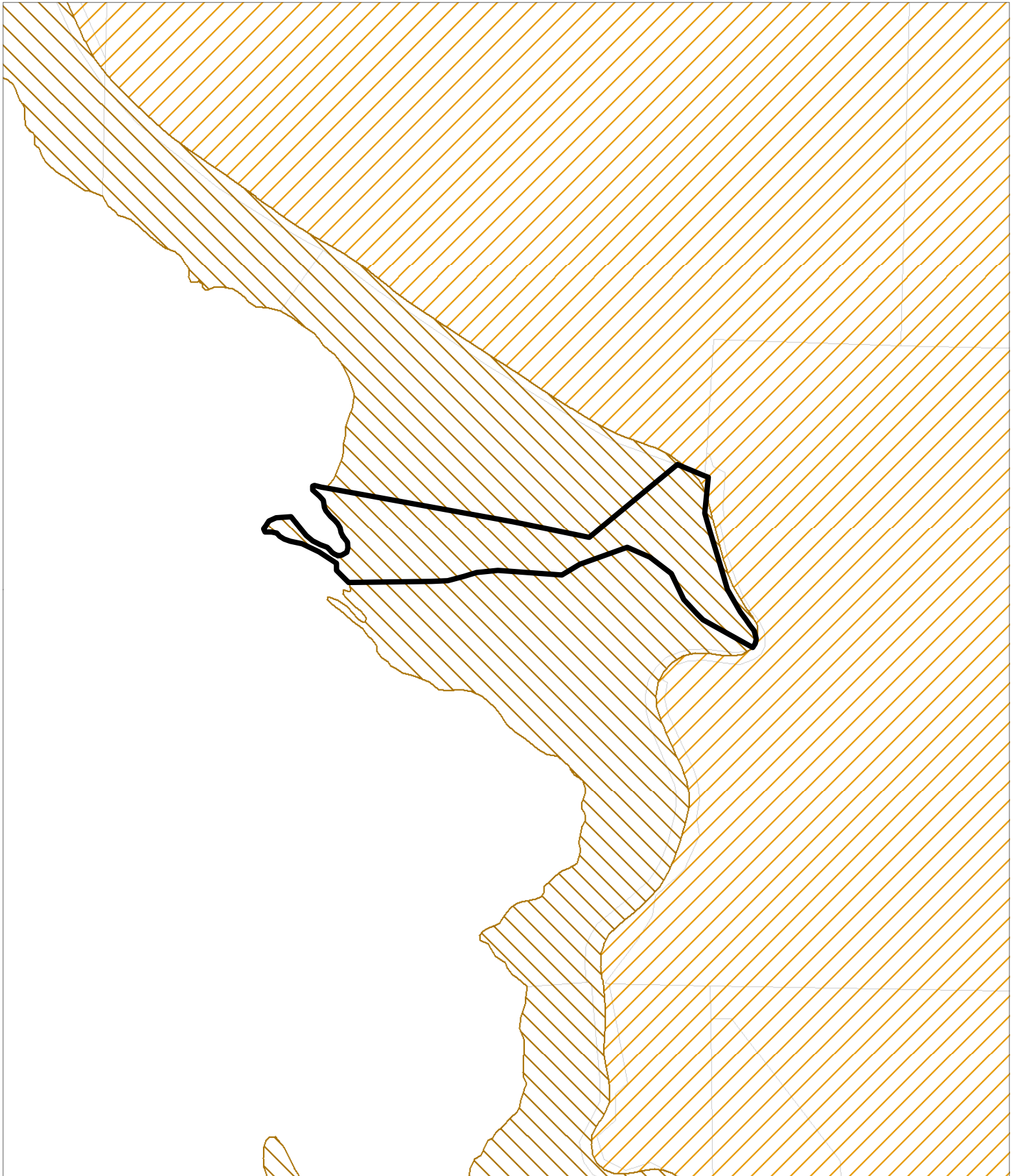
  Critical Water Areas  
 Critical Water Resources Bedrock





GROUND WATER RESOURCES

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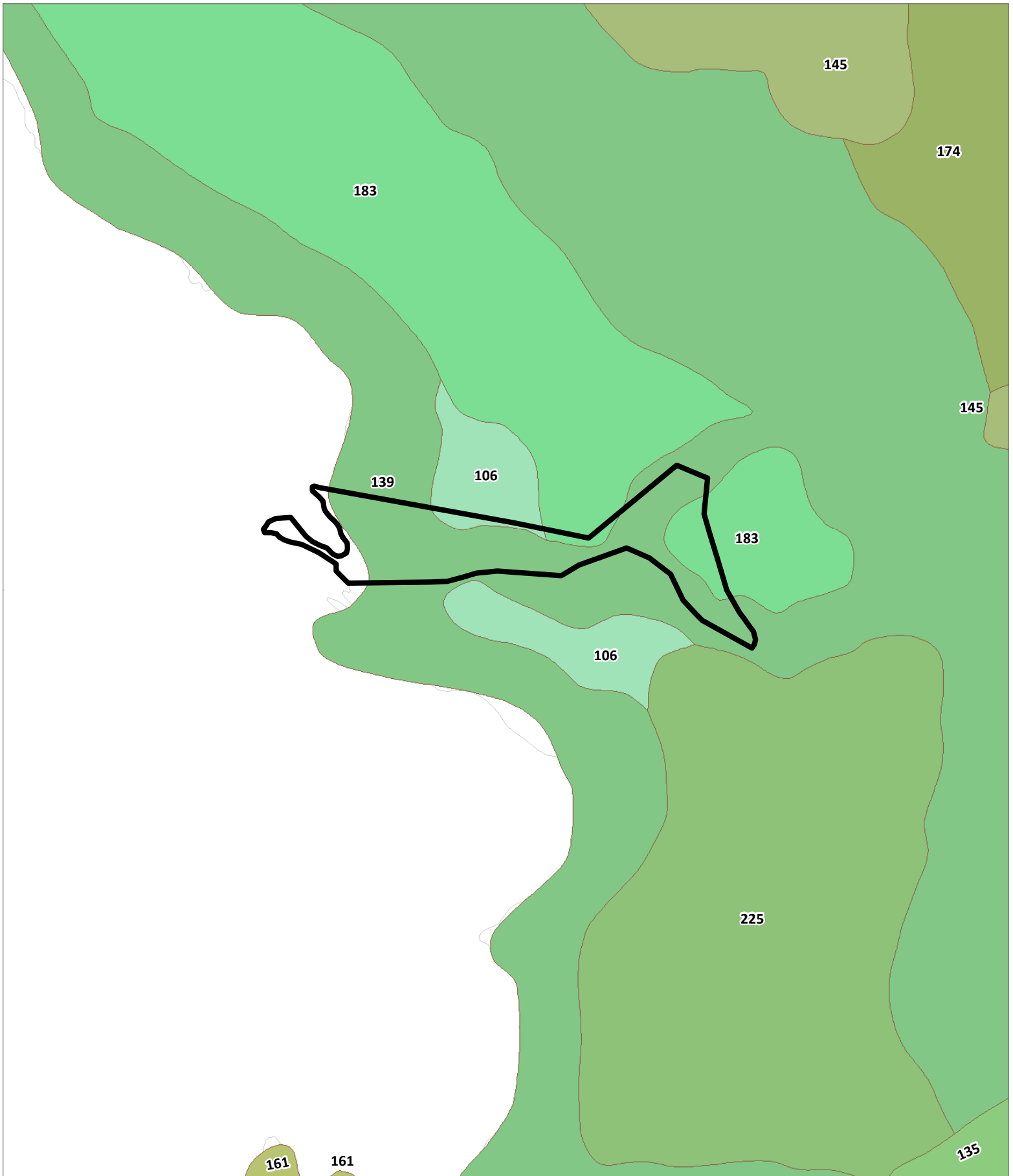


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OWNER: FRANKEL, Susan, ET AL  
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ADDRESS: 3300 S. Hwy. 1, Elk

-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

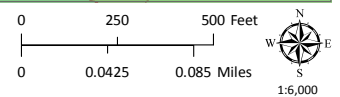
HIGHLY SCENIC & TREE REMOVAL AREAS

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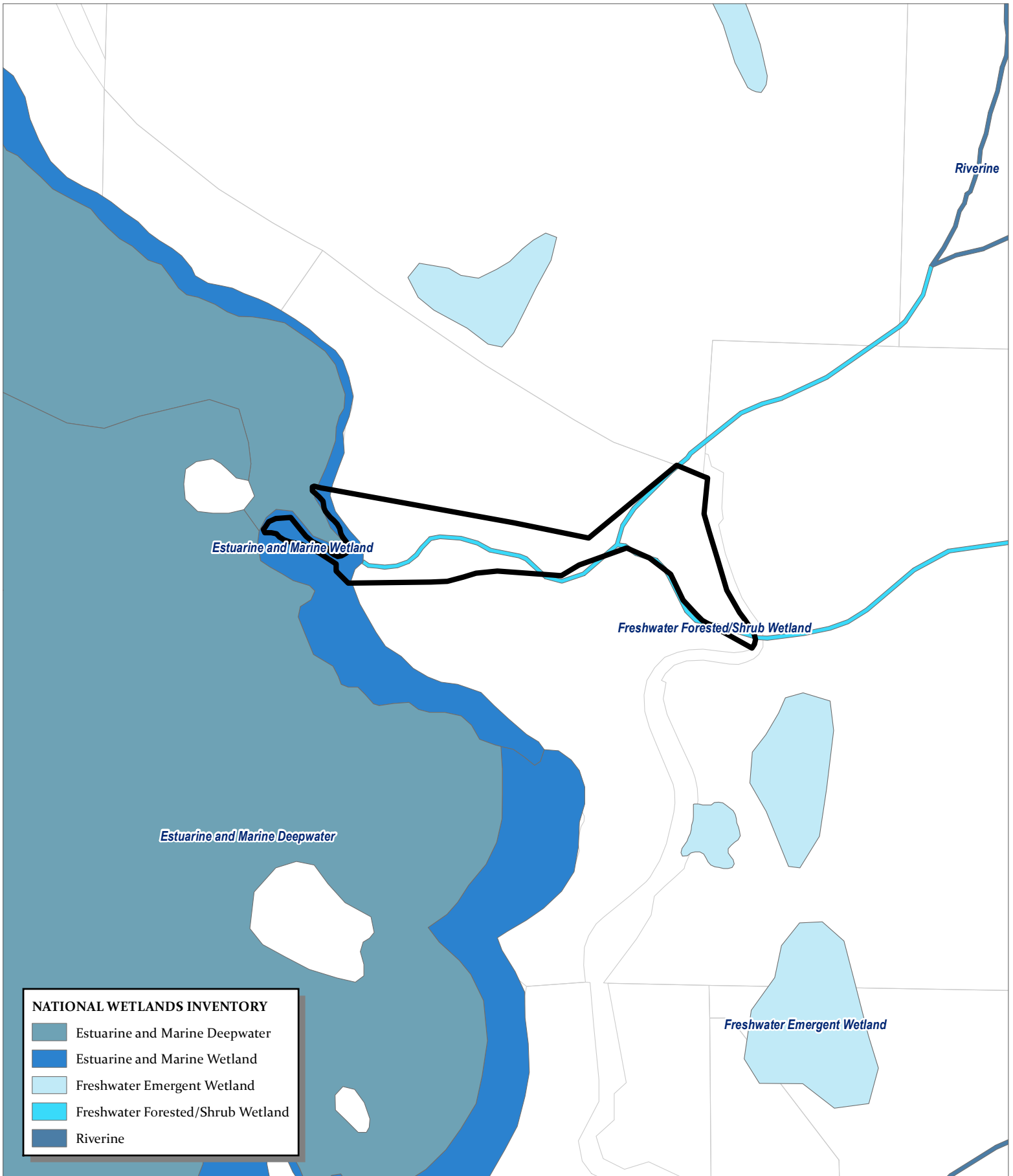
CASE: CDP 2018-0019  
OWNER: FRANKEL, Susan, ET AL  
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ADDRESS: 3300 S. Hwy. 1, Elk

Western Study Soil Types

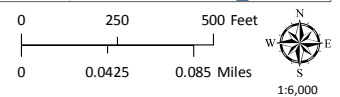


LOCAL SOILS

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WETLANDS

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