June 23, 2020

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

CASE#: CDPM_2020-0001
DATE FILED: 3/2/2020
OWNER/APPLICANT: DEBORAH PENNER
AGENT: DEBRA LENNOX
REQUEST: Amendment to Standard Coastal Development Permit (CDP_2006-0007), which authorized the construction of a detached piano studio with a maximum average height is 15’ from finished grade. No plumbing is to be installed. Request to convert the existing piano studio into a guest cottage and expand the associated patio, as well as the construction of a second story addition to the existing single-family residence, by adding a bedroom, roof-top deck and expansion of an existing deck at the ground level of the single family residence, including the relocation of a propane tank and shed and expansion of existing septic system.

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

ENVIRONMENTAL DETERMINATION: Categorically Exempt.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JESSIE WALDMAN
RESPONSE DUE DATE: July 7, 2020

PROJECT INFORMATION CAN BE FOUND AT: https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

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

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

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

____________________________________________________________________
_________________________________________________________________

REVIEWED BY:
Signature __________________________ Department __________________________ Date _____________
CASE: CDPM_2020-0001

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

APN: 127-232-19
PARCEL SIZE: 0.3± Acres

GENERAL PLAN: Rural Village RV:R
ZONING: Rural Village RV:40K
EXISTING USES: Residential

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

ADJACENT GENERAL PLAN
NORTH: Rural Residential RR10
EAST: Rural Village RV
SOUTH: Rural Village RV
WEST: Rural Village RV

ADJACENT ZONING
NORTH: Rural Residential RR10
EAST: Rural Village RV
SOUTH: Rural Village RV
WEST: Rural Village RV

ADJACENT LOT SIZES
NORTH: 10.5± Acres
EAST: 0.25± Acres
SOUTH: 0.25± Acres
WEST: 0.30± Acres

ADJACENT USES
NORTH: Residential
EAST: Residential
SOUTH: Residential
WEST: Residential

REFERRAL AGENCIES
LOCAL
Assessor’s Office
Building Division FB
Department of Transportation (DOT)
Environmental Health (EH) FB
ELK Community Services District

ELK COUNTY Water District
Planning Division UKIAH
CALFIRE (Land Use)
California Coastal Commission

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

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

STAFF PLANNER: JESSIE WALDMAN
DATE: 6/15/2020
### ENVIRONMENTAL DATA

<table>
<thead>
<tr>
<th>1. MAC:</th>
<th>GIS</th>
<th>NO</th>
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<tbody>
<tr>
<td>2. FIRE HAZARD SEVERITY ZONE:</td>
<td>CalFire FRAP maps/GIS</td>
<td>Moderate Fire Hazard</td>
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<tr>
<td>3. FIRE RESPONSIBILITY AREA:</td>
<td>CalFire (State Responsible Agency) #90-20, Elk Community Services District (Local Responsible Agency)</td>
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<td>4. FARMLAND CLASSIFICATION:</td>
<td>GIS</td>
<td>Urban &amp; Built-Up Land (D)</td>
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<tr>
<td>5. FLOOD ZONE CLASSIFICATION:</td>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
<td>NO</td>
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<td>6. COASTAL GROUNDWATER RESOURCE AREA:</td>
<td>GIS</td>
<td>Critical Water Areas</td>
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<td>7. SOIL CLASSIFICATION:</td>
<td>Mendocino County Soils Study/Eastern/Western Part</td>
<td>225—Windyhollow loam</td>
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<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</td>
<td>GIS</td>
<td>YES</td>
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<tr>
<td>9. WILLIAMSON ACT CONTRACT:</td>
<td>GIS/Mendocino County Assessor’s Office</td>
<td>NO</td>
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<td>10. TIMBER PRODUCTION ZONE:</td>
<td>GIS</td>
<td>NO</td>
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<td>11. WETLANDS CLASSIFICATION:</td>
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<td>NO</td>
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<td>12. EARTHQUAKE FAULT ZONE:</td>
<td>Earthquake Fault Zone Maps; GIS</td>
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<td>13. AIRPORT LAND USE PLANNING AREA:</td>
<td>Airport Land Use Plan; GIS</td>
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<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</td>
<td>GIS; General Plan 3-11</td>
<td>NO</td>
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<td>15. NATURAL DIVERSITY DATABASE:</td>
<td>CA Dept. of Fish &amp; Wildlife Rare Find Database/GIS</td>
<td>YES</td>
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<tr>
<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</td>
<td>GIS; General Plan 3-10</td>
<td>NO</td>
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<td>17. LANDSLIDE HAZARD:</td>
<td>Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44</td>
<td>NO</td>
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<td>18. WATER EFFICIENT LANDSCAPE REQUIRED:</td>
<td>Policy RM-7; General Plan 4-34</td>
<td>NO</td>
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<tr>
<td>19. WILD AND SCENIC RIVER:</td>
<td><a href="http://www.rivers.gov">www.rivers.gov</a></td>
<td>NO</td>
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<tr>
<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</td>
<td>Various Adopted Specific Plan Areas; GIS</td>
<td>NO</td>
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<tr>
<td>21. STATE CLEARINGHOUSE REQUIRED:</td>
<td>Policy</td>
<td>NO</td>
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<td>22. OAK WOODLAND AREA:</td>
<td>USDA</td>
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<tr>
<td>23. HARBOR DISTRICT:</td>
<td>Sec. 20.512</td>
<td>NO</td>
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### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

<table>
<thead>
<tr>
<th>24. LCP LAND USE CLASSIFICATION:</th>
<th>LCP Land Use MAP 20: ELK</th>
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<tbody>
<tr>
<td>25. LCP LAND CAPABILITIES &amp; NATURAL HAZARDS:</td>
<td>Non-Prime Ag Land; Beach Deposits and Stream Alluvium and Terraces (ZONE 3)</td>
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<tr>
<td>26. LCP HABITATS &amp; RESOURCES:</td>
<td>Barren</td>
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<tr>
<td>27. COASTAL COMMISSION APPEALABLE AREA:</td>
<td>Certification Permits and Appeal Submission Maps/GIS</td>
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<tr>
<td>28. CDP EXCLUSION ZONE:</td>
<td>CDP Exclusion Zone Maps/GIS</td>
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<td>29. HIGHLY SCENIC AREA:</td>
<td>Highly Scenic Resource Area Maps</td>
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<td>30. BIOLOGICAL RESOURCES &amp; NATURAL AREAS:</td>
<td>Biological Resources &amp; Natural Areas Map; GIS</td>
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<td>31. BLUFFTOP GEOLOGY:</td>
<td>Sec. 20.500.020</td>
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COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>Name of Owner(s)</th>
<th>Name of Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deborah A. Penner</td>
<td>Deborah A. Penner</td>
<td>Debra Lennox</td>
</tr>
<tr>
<td></td>
<td>Gregory M. Smith</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Mailing Address</th>
<th>Mailing Address</th>
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</thead>
<tbody>
<tr>
<td>3600 East First St.</td>
<td>same</td>
<td>Po Box 798</td>
</tr>
<tr>
<td>Chico, CA 95928</td>
<td></td>
<td>Mendocino, CA 95460</td>
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</table>

<table>
<thead>
<tr>
<th>Telephone Number</th>
<th>Telephone Number</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>530-330-7033</td>
<td>same</td>
<td>707-937-0770</td>
</tr>
</tbody>
</table>

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

Signature of Applicant/Agent: [Signature]
Date: 3-2-2020

Signature of Owner: [Signature]
Date: [Date]

Driving Directions
The site is located on the E (N/S/E/W) side of E1K Meadow Rd. (name road)
approximately 1/4m (feet/miles) N (N/S/E/W) of its intersection with Philo-Greenwood HW (provide nearest major intersection).

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

Parcel Size
14,374.8 Square Feet

Street Address of Project
35940 E1K Meadow Rd, E1K CA 95432

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.
COASTAL DEVELOPMENT PERMIT AMENDMENT
APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. (Please describe all proposed modifications to the issued permit.)
   1) convert 624 sq ft storage to guest cottage; extend exist. patio (+72 sq ft)
   2) master bedroom addition over existing garage of existing residence w/ 790 sq ft 414 sq ft 2nd flr deck & 790 sq ft roof deck in portable
   3) relocate propane tank + storage shed; add 348 sq ft deck on north of (E) residence

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

   TYPE OF UNIT
   □ Single Family □ Mobile Home □ Duplex/Multifamily

   NUMBER OF STRUCTURES/UNITS
   1) STUDIO(E)
   2) RESIDENCE W/ATTACHED GARAGE

   SQUARE FEET PER UNIT
   624 sq ft

   2370 exist
   + 790 sq ft addn
   3160 sq ft total

3. Are there existing structures on the property? □ Yes □ No

   If yes, describe below and identify the use of each structure on the plot plan.
   1) EXISTING PRIMARY RESIDENCE W/ATTACHED GARAGE
   2) STUDIO/STORAGE (EXIST.)
   3) PORTABLE STORAGE (120 sq ft)

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

   A. Electricity
      □ Utility Company (service exists to the parcel).
      □ Utility Company (requires extension of services to site: _______ feet _______ miles
      □ On Site generation, Specify: ____________________________________________________
      □ None

   B. Gas
      □ Utility Company/Tank
      □ None

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

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 Dist.
   ☐ Well
   ☐ Spring
   ☐ Other, specify

8. Is any grading including road/driveway construction planned? ☐ Yes ☑ No
   Estimate the amount of grading (cut and fill quantities) in cubic yards: ______ c.y. Please indicate on the site plan the areas and quantities of grading. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.
   Estimate the length of the proposed road/driveway: ______ feet.
   Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed to accommodate the proposed project? ☑ Yes ☐ No
   If yes, explain:
   How many trees will be removed as a result of the project: ______. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Is the proposed development visible from:
    A. State Highway 1? ☐ Yes ☑ No
    B. Park, beach or recreation area? ☑ Yes ☑ No
    If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). 28 feet
12. Describe all exterior materials and colors of all structures.

<table>
<thead>
<tr>
<th>Material Type</th>
<th>Material</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Siding material</td>
<td>Hard Panel</td>
<td>White</td>
</tr>
<tr>
<td>Trim material</td>
<td>Wood</td>
<td>Green</td>
</tr>
<tr>
<td>Chimney material</td>
<td>Metal</td>
<td>Black</td>
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<tr>
<td>Roofing material</td>
<td>Camp</td>
<td>Green</td>
</tr>
<tr>
<td>Window frame material</td>
<td>Vinyl</td>
<td>White</td>
</tr>
<tr>
<td>Door material</td>
<td>Wood/Vinyl</td>
<td>Wood/White</td>
</tr>
<tr>
<td>Fencing material</td>
<td>Wood</td>
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<tr>
<td>Retaining walls material</td>
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<td>N/A</td>
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<tr>
<td>Other exterior materials</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

☐ Yes  ☒ No

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

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

- Total square footage of all structures: ____________________________ N/A
- Estimated employees per shift: _________________________________
- Estimated shifts per day: _________________________________
- Type of loading facilities proposed: _________________________________

Will the proposed project be phased?  ☐ Yes  ☐ No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Type of Space</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td>Size</td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td>Size</td>
<td></td>
</tr>
</tbody>
</table>
CASE: CDPM 2020-0001
OWNER: PENNER, Deborah
APN: 127-232-19
APLCT: Deborah A. Penner
AGENT: Debra Lennox
ADDRESS: 35940 Elk Meadow Road, Elk

LCP LAND CAPABILITIES & NATURAL HAZARDS
CASE: CDPM 2020-0001
OWNER: PENNER, Deborah
APN: 127-232-19
APLCT: Deborah A. Penner
AGENT: Debra Lennox
ADDRESS: 55940 Elk Meadow Road, Elk

MENDOCINO COUNTY PLANNING DEPARTMENT- 3/5/2020
LCP HABITATS & RESOURCES

Legend: Habitats/Resources

- Coastal Zone Boundary
- Incorporated City Limits
- Marine and Freshwater Habitats
- Crown Violet
- Kelp
- Coastal Prairie Grassland
- Hardwood Forest/Brushland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation)
- Special Habitat: Seabird and Marine Mammal Roosting Area
- Wetland
- Stream
- Perennial
- Intermittent
- Woody Habitats
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Culvert
- Public Roads
- View Limit
- Viewshed Corridor

Note: This map and data are preliminary and subject to change. Please consult the Mendocino County Planning Department for final approval and additional information.
CASE: CDPM 2020-0001
OWNER: PENNER, Deborah
APN: 127-232-19
APLCT: Deborah A. Penner
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ADDRESS: 35940 Elk Meadow Road, Elk

Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino

Permit Jurisdiction
Appeal Jurisdiction

Public Roads

POST LCP CERTIFICATION AND APPEAL JURISDICTION
<table>
<thead>
<tr>
<th>Case: CDPM 2020-0001</th>
</tr>
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<tbody>
<tr>
<td>Owner: PENNER, Deborah</td>
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<tr>
<td>APN: 127-232-19</td>
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<tr>
<td>APNCT: Deborah A. Penner</td>
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<tr>
<td>Agent: Debra Lennox</td>
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<tr>
<td>Address: 35940 Elk Meadow Road, Elk</td>
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</table>

### Assessors Parcels

<table>
<thead>
<tr>
<th>Parcels</th>
<th>Address Details</th>
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<tbody>
<tr>
<td>127-232-20</td>
<td>Antoinette Love, 35950 Elk Meadow Rd, RV 40K, 0 A±</td>
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<tr>
<td>127-232-19</td>
<td>Deborah Penner, 35940 Elk Meadow Rd, RV 40K, 0 A±</td>
</tr>
<tr>
<td>127-232-23</td>
<td>Chet Ebert, 35925 Elk Meadow Rd, RV 40K, 0 A±</td>
</tr>
<tr>
<td>127-232-24</td>
<td>Robert Crochet, 35935 Elk Meadow Rd, RV 40K, 0 A±</td>
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<tr>
<td>127-232-25</td>
<td>William Cook, 35945 Elk Meadow Rd, RV 40K, 0 A±</td>
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<td>Phillip Kay, 35900 Elk Meadow Rd, RV 40K, 0 A±</td>
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<td>Michael Cawn, 35930 Elk Meadow Rd, RV 40K, 0 A±</td>
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<td>127-232-15</td>
<td>Lora Perrier, 35925 Elk Meadow Rd, RV 40K, 0 A±</td>
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<td>127-233-01</td>
<td>Kerry Heise, 6191 So Hwy 1, RV 40K, 0.14 A±</td>
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<td>127-231-06</td>
<td>Gas Pacific, RR 10, 0 A±</td>
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<td>127-220-03</td>
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<td>127-220-05</td>
<td>Foo Li, 5921 So Hwy 1, RR 10, 7.46 A±</td>
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<td>Gas Pacific, RR 10, 0 A±</td>
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<tr>
<td>127-231-06</td>
<td>Gas Pacific, RR 10, 0 A±</td>
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</tr>
<tr>
<td>127-233-01</td>
<td>Kerry Heise, 6191 So Hwy 1, RV 40K, 0.14 A±</td>
</tr>
</tbody>
</table>

**Mendocino County Planning Department - 3/5/2020**

**Assessors Parcels**

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

HIGHLY SCENIC & TREE REMOVAL AREAS

Highly Scenic Area
Highly Scenic Area (Conditional)
Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/5/2020