

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

45 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260



F4b

September 20, 1996

TO: COASTAL COMMISSIONERS AND INTERESTED PARTIES

FROM: Peter M. Douglas, Executive Director  
Steven F. Scholl, District Director  
Jo Ginsberg, Coastal Planner

SUBJECT: **MENDOCINO COUNTY LCP AMENDMENT NO. 2-95**  
**(MAJOR: Waidhofer; Compton/Davis; Stuart/Franco/Remitz)**  
**CERTIFICATION REVIEW:** Concurrence with the Executive Director's determination that the action of Mendocino County accepting the Commission's certification of Mendocino County Amendment No. 2-95 (Major) is legally adequate. (For Commission review of the meeting of October 11, 1996 in Los Angeles.)

BACKGROUND:

Mendocino County LCP Amendment No. 2-95 (Major), approved by the Commission on March 14, 1996, affects three separate geographic areas, all located south of the Navarro River, known collectively as the 1995-A South of Navarro Watershed Group.

A. AMENDMENT DESCRIPTION:

The changes approved by Amendment No. 1-95 are as follows:

1. SITE ONE (GP 8-93/R 9-93, WAIDHOFER). APN 127-231-05. Change the Coastal Plan land use classification for a 3.25-acre site in the town of Elk from Rural Residential-10 acre minimum (RR-10) to Rural Village (RV) and rezone from Rural Residential-10 acre minimum (RR:L-10) to Rural Village (RV).
2. SITE TWO (GP 13-93/R 13-93, COMPTON/DAVIS). APN 143-060-01. Change the Coastal Plan land use classification for a 9.4-acre site northwest of Anchor Bay from Rural Residential-5 acre minimum (RR-5)

**MENDOCINO COUNTY LCP  
AMENDMENT NO. 2-95 (Major)  
Certification Review  
Page Two**

and Rural Residential-5 acre minimum: Development Limitations (RR-5:DL) to Rural Residential-5 acre minimum, 2-acre minimum variable (RR-5 [RR-2]) and Rural Residential-5 acre minimum, 2-acre minimum variable: Development Limitations (RR-5 [RR-2]:DL). Rezone from Rural Residential-5 acre minimum (RR:L-5) and Rural Residential-5 acre minimum: Development Limitations (RR:L-5:DL) to Rural Residential-5 acre minimum, 4-acre minimum variable (RR:L-5 [RR:L-4]:PD) and Rural Residential-5 acre minimum, 4-acre minimum variable: Development Limitations: Planned Development (RR:L-5 [RR:L-4]:DL:PD).

3. SITE THREE (GP 10-93/R 9-92, STUART/FRANCO/REMITZ.). APN 144-050-10, 11, and 24. Amend the Coastal land use maps by removing the Timber Production Zone (TPZ) map symbol and rezone from Timberland Production (TP) to Forestlands (FL) on 7.01 acres north of Gualala.

The Commission completed its action on Mendocino County LCP Amendment No. 2-95 (Major) at its March 14, 1996 public hearing, and approved Revised Findings for the amendment at its June 12, 1996 public hearing. The Commissioners voted unanimously to certify LCP Amendment No. 2-95 as submitted.

**B. Effective Certification.**

The County has acknowledged receipt of the Commission's resolution of certification of the LCP Amendment as shown in the Board of Supervisors' Resolution No. 96-162 and Ordinance Numbers 3947; 3948; and 3949 (see Attachment B), adopted by the Mendocino County Board of Supervisors on August 26, 1996.

As provided in Sections 13544 and 13544.5 of the Commission's Code of Regulations, for the amendment to become effective, the Executive Director must determine that Mendocino County's action is legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of Mendocino County LCP Amendment No. 1-95 (Major) shall become effective upon the filing of a notice of certification for the LCP Amendment with the Secretary for Resources, as provided in the Public Resources Code Section 21080.5(d)(2)(V).

**STAFF RECOMMENDATION:**

Staff recommends that the Commission concur with the determination of the Executive Director that the action of the County of Mendocino accepting the Commission's certification of the Mendocino County LCP Amendment No. 2-95 (Major) is legally adequate, as noted in the attached letter, Attachment A (to be sent after Commission concurrence).

**CALIFORNIA COASTAL COMMISSION**

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October , 1996

Liz Henry, Chairperson  
Mendocino County Board of Supervisors  
Courthouse  
Ukiah, CA 95482

**SUBJECT: MENDOCINO COUNTY LCP AMENDMENT NO. 2-95  
(MAJOR: Waidhofer; Compton/Davis;  
Stuart/Franco/Remitz): CERTIFICATION REVIEW**

Dear Chairperson Henry:

I have reviewed the County Board of Supervisors' Resolution No. 96-162 and Ordinance Numbers 3947; 3948; and 3949 for effective certification of the Mendocino County LCP Amendment No. 2-95 (Major). The resolution fulfills the requirements of Section 13544.5 of the Commission's Code of Regulations. In accordance with Section 13544(b) of those regulations, I have determined that the County's action is legally adequate.

The Coastal Commission concurred with this determination at its meeting of October 11, 1996. If you have any questions, please contact Jo Ginsberg in our San Francisco office.

Sincerely,

PETER M. DOUGLAS  
Executive Director

cc: Ray Hall  
Pam Townsend  
Gary Pedroni  
Jo Ginsberg

ATTACHMENT A

RESOLUTION NO. 96-162

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
MENDOCINO AMENDING THE COASTAL ELEMENT OF THE  
MENDOCINO COUNTY GENERAL PLAN (GP 8-93 WAIDHOFER,  
GP 10-93 STUART ET AL, GP 13-93 COMPTON/DAVIS)**

WHEREAS, in response to amendment applications GP 8-93 WAIDHOFER, GP 10-93 STUART ET AL, and GP 13-93 COMPTON/DAVIS, the Board of Supervisors of the County of Mendocino declared it to be the Board's intent to amend the Coastal Element of the County General Plan as set forth in Resolutions 95-175, 95-228 and 95-255.

WHEREAS, the proposed amendments have been submitted to the California Coastal Commission for certification, and

WHEREAS, the Coastal Commission on March 14 and June 12, 1996, at a public hearing certified the proposed amendments of the Land Use Maps, and

WHEREAS, the Executive Director of the Coastal Commission has transmitted to the County of Mendocino a copy of the Resolution of Certification and Findings, and

WHEREAS, the County acknowledges receipt of, accepts and agrees with the Resolution of Certification,

NOW, THEREFORE, BE IT RESOLVED, that the Mendocino County Board of Supervisors hereby amends the Land Use maps of the Coastal Element of the Mendocino County General Plan as follows and as illustrated in Exhibits A through C, showing the affected portions of the Land Use maps as amended:

1. Amend the Coastal Element Land Use Map Number 20 as shown on Exhibit "A" for GP 8-93 changing the land use classification on Assessor's Parcel Number 127-231-05 from Rural Residential - 10 acre minimum (RR-10) to Rural Village (RV).
2. Amend the Coastal Element Land Use Map Number 30 as shown on Exhibit "B" for GP 10-93 by amending the land use maps by removing the Timber Production Zone (TPZ) map symbol on Assessor's Parcel Numbers 144-050-10, 11 and 24.
3. Amend the Coastal Element Land Use Map Number 30 as shown on Exhibit "C" for GP 13-93 by changing the land use classification on Assessor's Parcel Number 143-060-01 from Rural Residential-5 acre minimum (RR-5) and Rural Residential-5 acre minimum: Development Limitations (RR-5:DL) to Rural Residential-5 acre minimum [2 acre minimum] (RR-5[RR-2]) and Rural Residential-5 acre minimum [2 acre minimum]-Development Limitations (RR-5[RR-2]-DL).

The foregoing Resolution was introduced by Supervisor McMichael, seconded by Supervisor Sugawara, and carried this 26th day of August, 1996, by the following roll call vote:

AYES: Supervisors Sugawara, McMichael, Pinches, Peterson, Henry  
NOES: None  
ABSENT: None

WHEREUPON, the Chairman declared said Resolution passed and adopted and SO ORDERED.

*Jim Henry*  
Chairman, Board of Supervisors

ATTEST: JOYCE A. BEARD  
Clerk of the Board

By: *K. L. VanBuren*  
DEPUTY

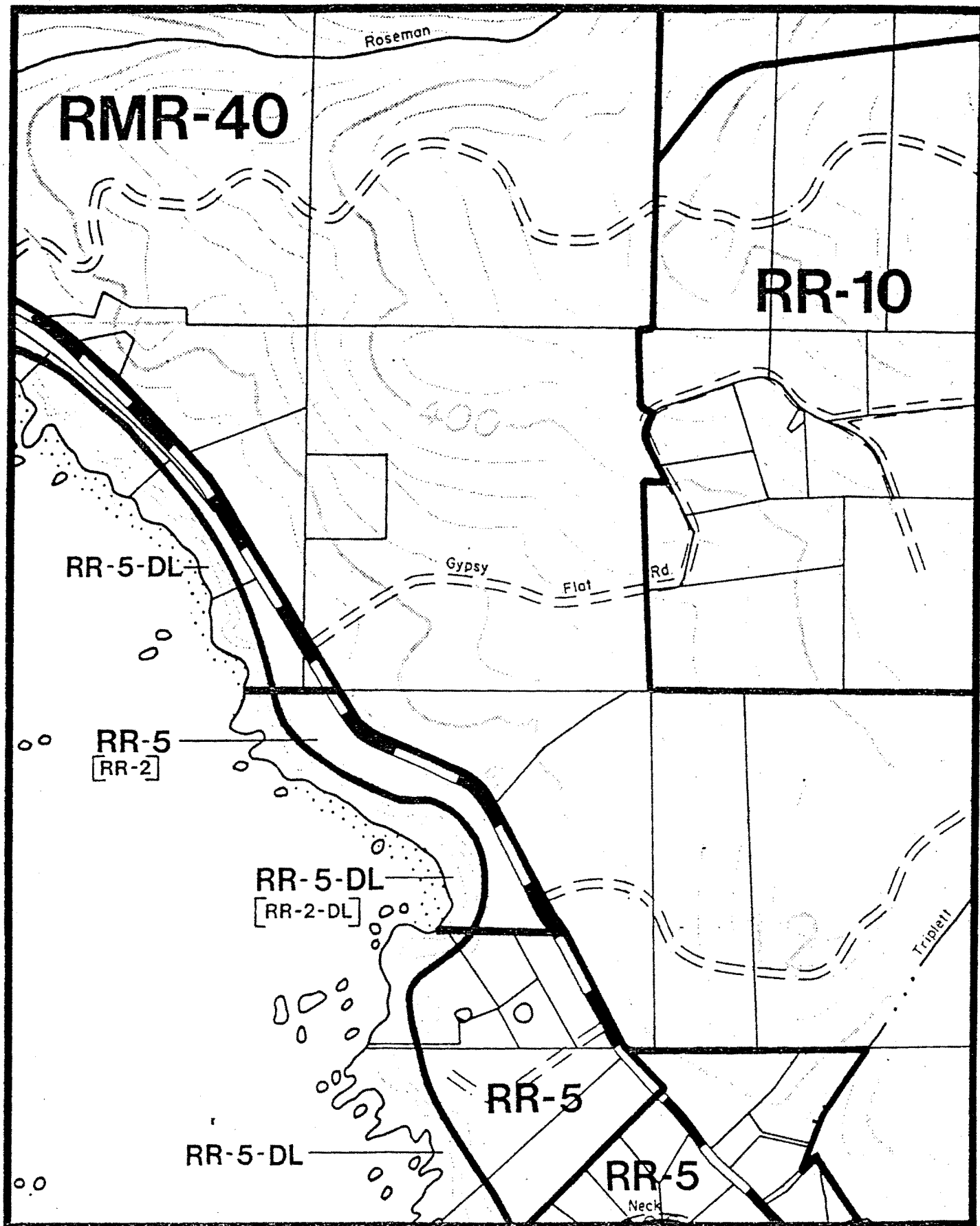
I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

JOYCE A. BEARD  
Clerk of the Board

By: *K. L. VanBuren*  
DEPUTY

1995 South of Navarro General Plan Amendment Group



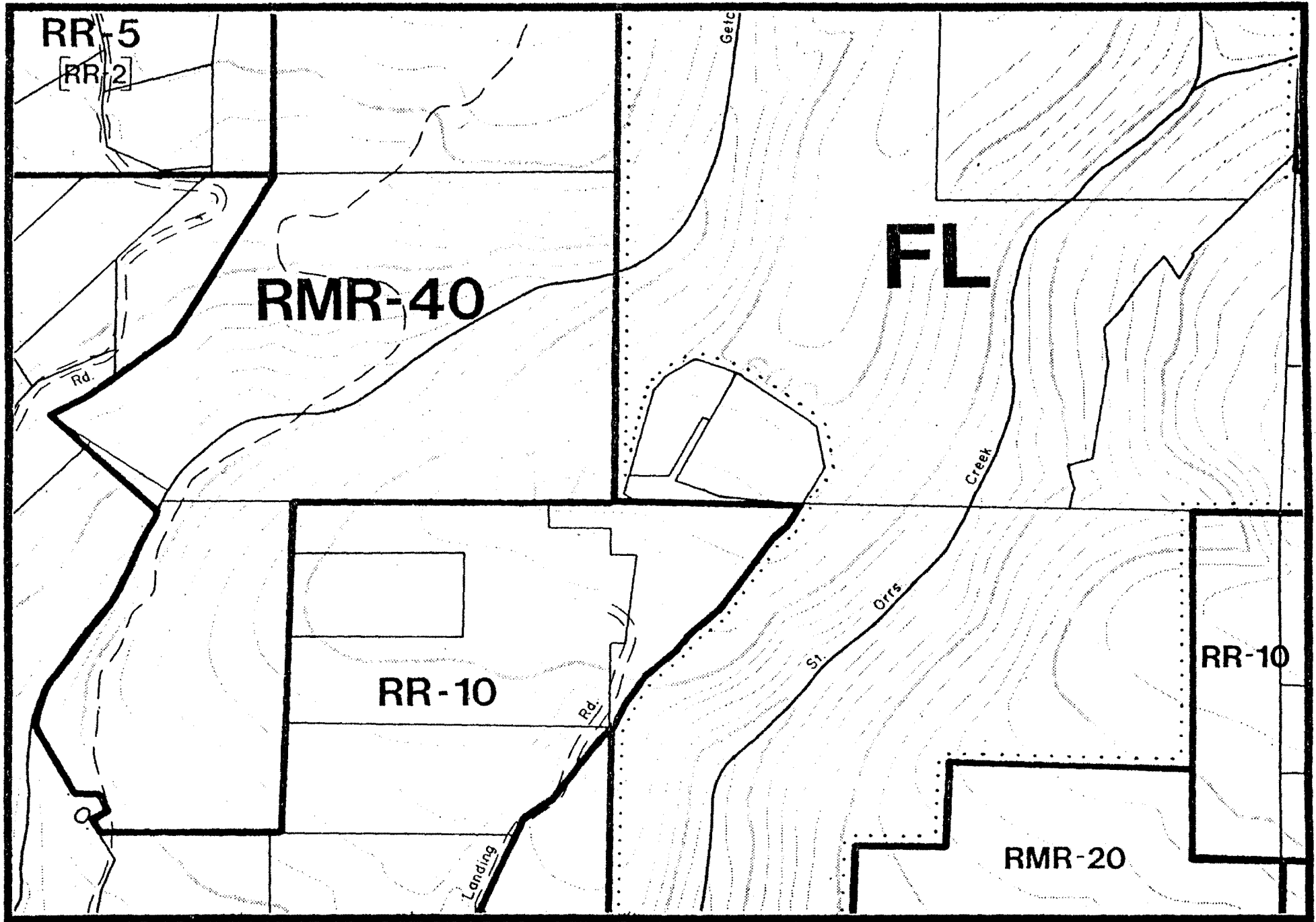


**Exhibit B**  
GP 13-93

Portion of Land Use Map 30 as Amended

▲ North 0 500 ft.

ATTACHMENT B



**Exhibit C**  
GP 10-93

Portion of Land Use Map 30 as Amended

▲ North

0 500 ft.



ORDINANCE NO. 3947

AN ORDINANCE CHANGING THE ZONING OF REAL  
PROPERTY WITHIN MENDOCINO COUNTY

The Board of Supervisors of the County of Mendocino, State of California,  
ordains as follows:

The change of zoning of real property within Mendocino County pursuant to  
Division II of Title 20, Chapter 20.548 of the Mendocino County Code.

Said zoning change encompasses the property described by Assessor's Parcel  
Number 127-231-05 which is reclassified from RR:L-10 (Rural Residential - 10 acre minimum  
parcel size) to RV (Rural Village), more particularly shown on the attached Exhibit "A".

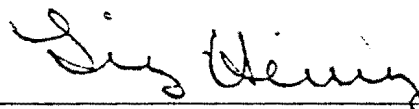
Passed and adopted by the Board of Supervisors of the County of Mendocino,  
State of California, on this 26th day of August, 1996, by the following vote:

AYES: Supervisors Sugawara, McMichael, Pinches, Peterson, Henry

NOES: None

ABSENT: None

WHEREUPON, the Chairman declared said Ordinance passed and adopted and  
SO ORDERED.



Chairman of said Board of Supervisors

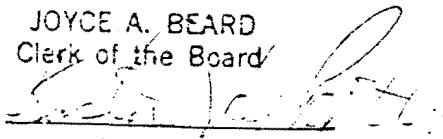
ATTEST: JOYCE A. BEARD  
Clerk of said Board

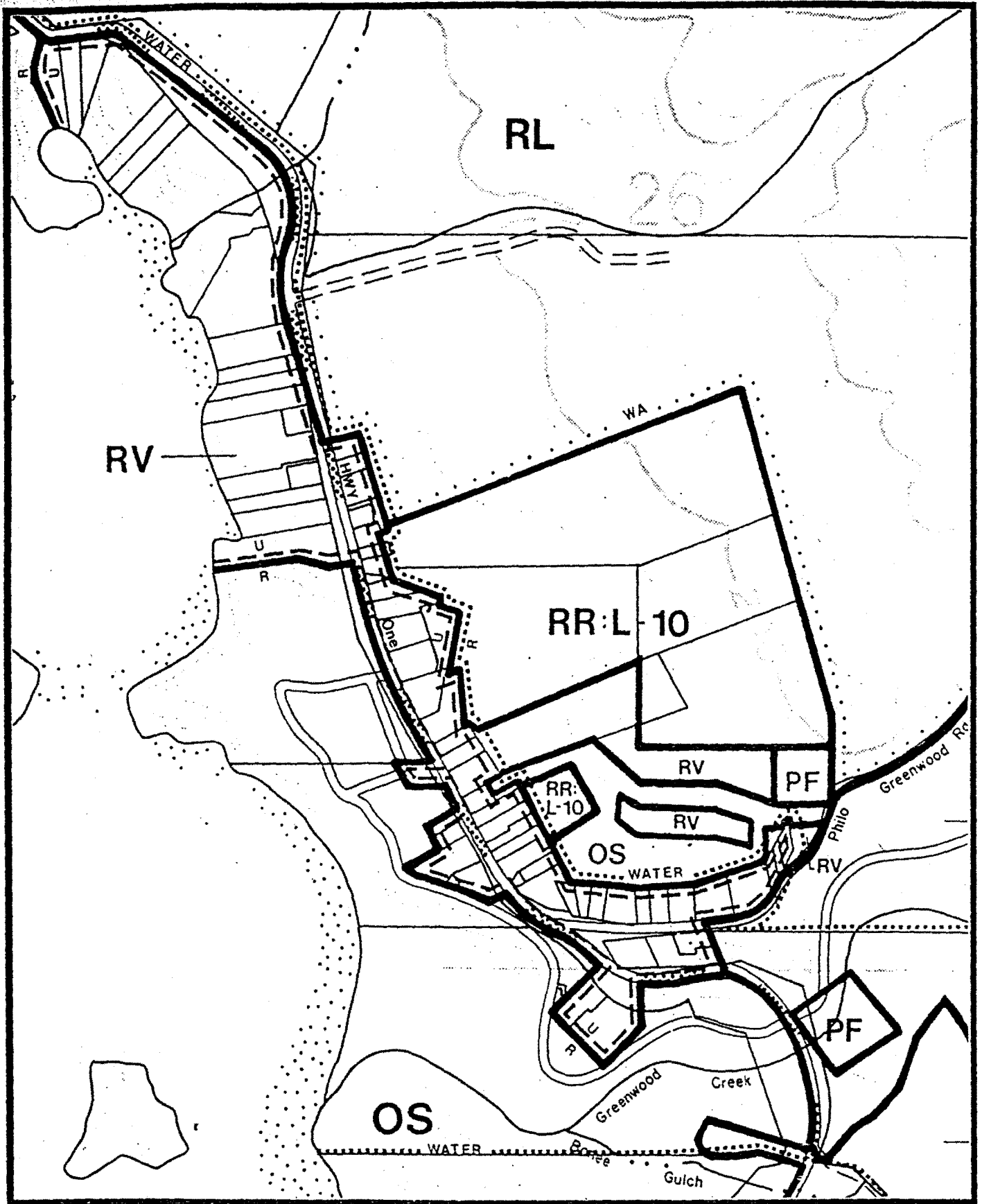
By   
DEPUTY

CASE#: R 9-93  
OWNER: WAIDHOFFER

I hereby certify that according to the  
provisions of Government Code  
Section 25103, delivery of this  
document has been made.

JOYCE A. BEARD  
Clerk of the Board

By:   
DEPUTY



**Exhibit A**  
R 9-93

Portion of Zoning Map 54I as Amended

▲ North 100 300 Ft.

ATTACHMENT B

ORDINANCE NO. 3948

AN ORDINANCE CHANGING THE ZONING OF REAL  
PROPERTY WITHIN MENDOCINO COUNTY

The Board of Supervisors of the County of Mendocino, State of California,  
ordains as follows:

The change of zoning of real property within Mendocino County pursuant to  
Division II of Title 20, Chapter 20.548 of the Mendocino County Code.

Said zoning change encompasses the property described by Assessor's Parcel  
Number 143-060-01 which is reclassified from Rural Residential - 5 acre minimum (RR:L-5)  
and Rural Residential - 5 acre minimum: Development Limitations (RR:L-5:DL) to Rural  
Residential - 5 acre minimum [4 acre minimum]: Planned Development (RR:L-5[RR:L-4]:PD)  
and Rural Residential - 5 acre minimum [4 acre minimum]: Development Limitations: Planned  
Development (RR:L-5[RR:L-4]:PD), more particularly shown on the attached Exhibit "A".

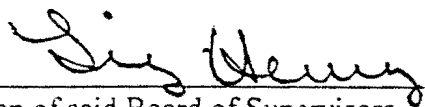
Passed and adopted by the Board of Supervisors of the County of Mendocino,  
State of California, on this 26th day of August, 1996, by the following vote:

AYES: Supervisors Sugawara, McMichael, Pinches, Peterson, Henry

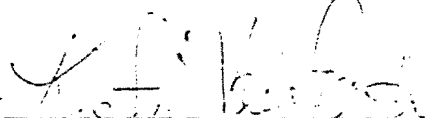
NOES: None

ABSENT: None

WHEREUPON, the Chairman declared said Ordinance passed and adopted and  
SO ORDERED.

  
Chairman of said Board of Supervisors

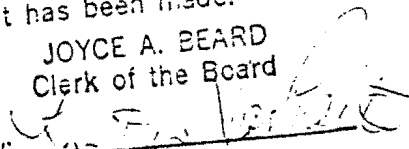
ATTEST: JOYCE A. BEARD  
Clerk of said Board

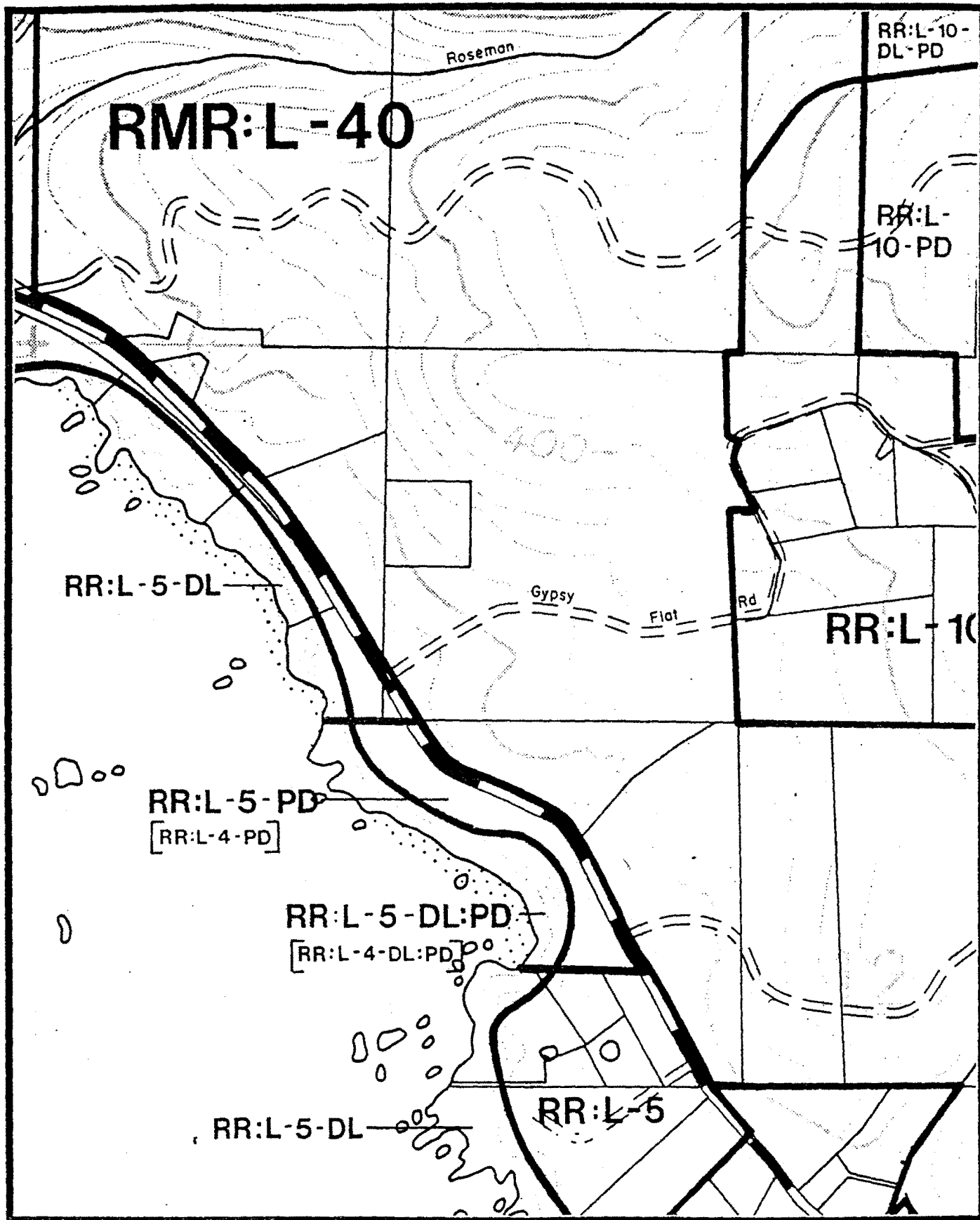
By   
DEPUTY

CASE#: R 13-93  
OWNER: COMPTON/DAVIS

I hereby certify that according to the  
provisions of Government Code  
Section 25103, delivery of this  
document has been made.

JOYCE A. BEARD  
Clerk of the Board

By:   
DEPUTY



**Exhibit A**  
R 13-93

Portion of Zoning Map 70D as Amended

▲ North 100 300 Ft.

ATTACHMENT B

ORDINANCE NO. 3949

AN ORDINANCE CHANGING THE ZONING OF REAL  
PROPERTY WITHIN MENDOCINO COUNTY

The Board of Supervisors of the County of Mendocino, State of California,  
ordains as follows:

The change of zoning of real property within Mendocino County pursuant to  
Division II of Title 20, Chapter 20.548 of the Mendocino County Code.

Said zoning change encompasses the property described by Assessor's Parcel  
Numbers 144-050-10, 144-050-11, and 144-050-24 which are reclassified from TP (Timberland  
Production) to Forestlands (FL), more particularly shown on the attached Exhibit "A".

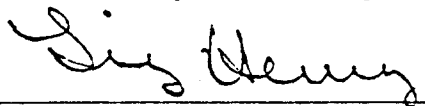
Passed and adopted by the Board of Supervisors of the County of Mendocino,  
State of California, on this 26th day of August, 1996, by the following vote:

AYES: Supervisors Sugawara, McMichael, Pinches, Peterson, Henry

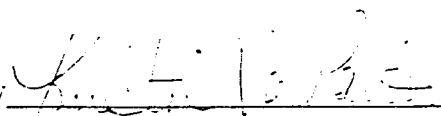
NOES: None

ABSENT: None

WHEREUPON, the Chairman declared said Ordinance passed and adopted and  
SO ORDERED.

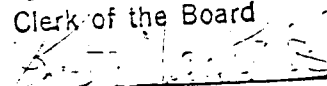
  
Chairman of said Board of Supervisors

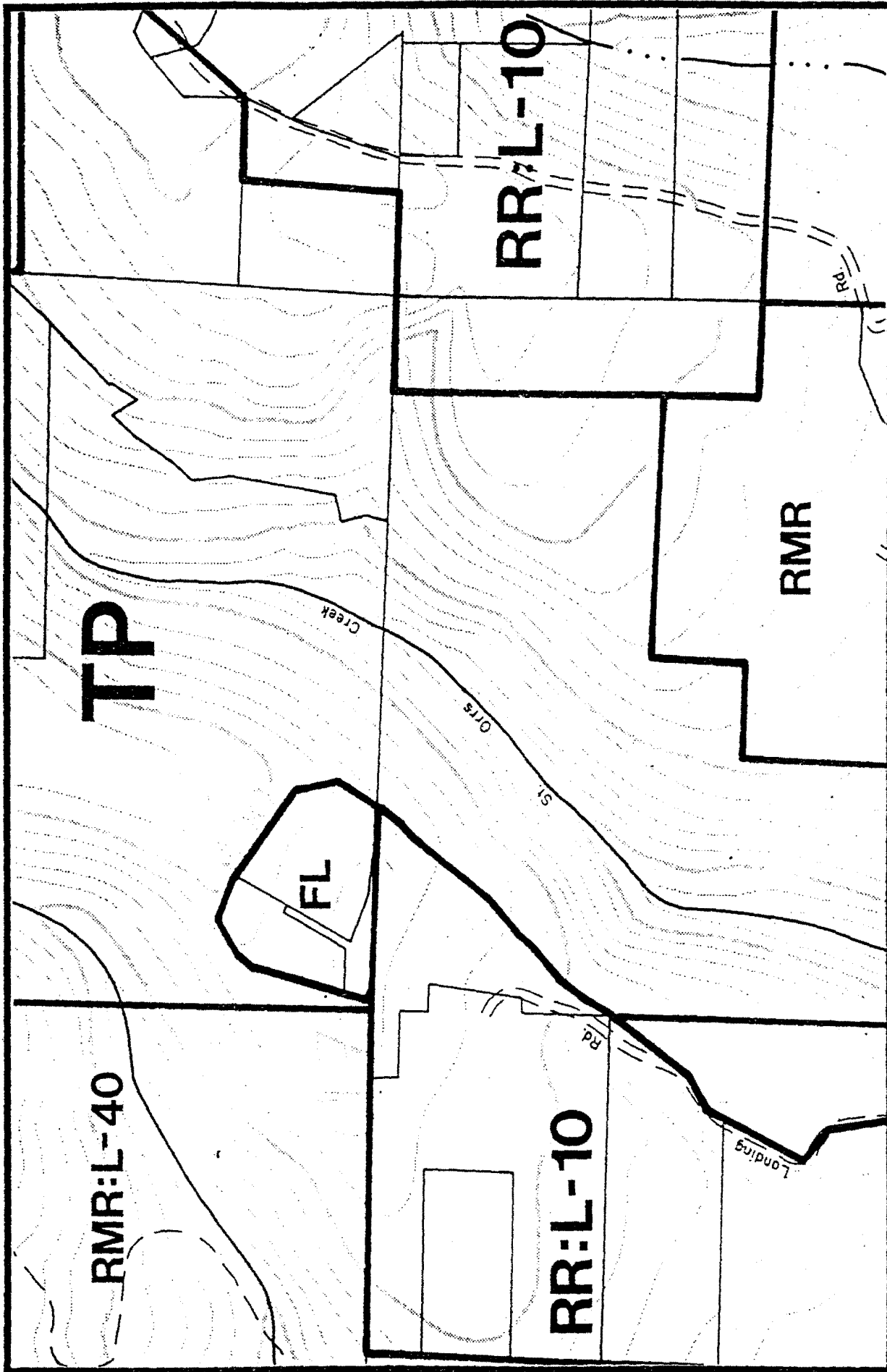
ATTEST: JOYCE A. BEARD  
Clerk of said Board

By   
DEPUTY

CASE#: R 9-92  
OWNER: STUART, ET AL

I hereby certify that according to the  
provisions of Government Code  
Section 25103, delivery of this  
document has been made.

JOYCE A. BEARD -  
Clerk of the Board  
By:   
DEPUTY



**Exhibit A**  
R 9-92

Portion of Zoning Map 70E as Amended

