

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260Tu 16a ^{LM}

Filed: May 9, 1997
90th Day: August 7, 1997
Staff: Jo Ginsberg
Staff Report: June 20, 1997
Meeting of: July 8, 1997

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: Peter Douglas, Executive Director
Steven F. Scholl, District Director
Jo Ginsberg, North Coast Planner

SUBJECT: **MENDOCINO COUNTY LCP AMENDMENT No. 1-97**
(Major): (Public Hearing and Possible Action at the California Coastal Commission meeting of July 8, 1997.)

SYNOPSISA. AMENDMENT DESCRIPTION:

The proposed amendment to the Mendocino County LCP, effectively certified in September 1992, affects two separate geographic areas, both located south of the Navarro River, known as the 1996 South of Navarro River General Plan Amendment Group.

The changes proposed by Amendment No. 1-97 are as follows:

1. SITE ONE (GP 7-96/R 11-96, MUEGGE/VUREK). APN 144-200-44. Change the Coastal Plan land use classification of a .15-acre portion of a 17.19-acre parcel, located approximately 5.5 miles north of Gualala, from Forest Lands (FL) to Rural Residential-10 acre minimum (RR-10) and rezone from Timber Production Zone (TP) to Rural Residential-10 acre minimum (RR-10). (See Exhibit Nos. 1-8.)
 2. SITE TWO (GP 9-96, CALIFORNIA DEPARTMENT OF TRANSPORTATION). Amend the Coastal Plan land use maps by removing a proposed view turnout designation in the Caltrans Highway One right-of-way northeast of Little Geyserville, south of the Navarro River. (See Exhibit Nos. 9-12.)
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B. SUMMARY OF STAFF RECOMMENDATION

Staff recommends that upon completion of the public hearing, the Commission certify both parts of this LCP amendment as submitted, based on the findings that this amendment is consistent with the policies of Chapter 3 of the Coastal Act.

The amendment for Site One (Muegge/Vurek) seeks to change the LUP designation and zoning of a .15-acre portion of a 17.19-acre parcel from a Forest Land classification and zoning to a Rural Residential classification and zoning. The amendment would allow for a future boundary line adjustment between the subject parcel and an adjacent parcel to conform with the existing center line of Seaside School Road, which was rerouted by the local road association in the late 1970's, without creating split-zoning. The proposed amendment will not result in any adverse impacts to coastal resources. No lands currently in timber production will be taken out of production and the small portion of the timberland parcel to be converted to residential use is not a unit of commercial size. In addition, the amendment will not increase development potential and will have no adverse impact on visual resources.

The amendment for Site Two (Caltrans) seeks to amend the LUP maps by removing a proposed view turnout designation noted on LUP Map 19 in the Caltrans right-of-way along Highway One near a neighborhood known as Little Geyserville that has been determined to be undesirable from a traffic safety standpoint. Removing the designation would not adversely affect any existing public access, and other turnouts and viewing points are available nearby. The proposed change will not result in any significant adverse impacts to coastal resources.

The motion and resolution for approval for the Land Use Plan portion of the amendment for Site One can be found on Page 3. The motion and resolution for approval of the Implementation Program portion of the amendment for Site One can be found on Page 7.

The motion and resolution for approval for the amendment to the Land Use Plan map for Site Two can be found on Page 8.

C. ADDITIONAL INFORMATION

For additional information about the proposed amendment, please contact Jo Ginsberg at the North Coast Area office at the above address, (415) 904-5260. Please mail correspondence to the Commission to the same address.

D. ANALYSIS CRITERIA:

In order to approve the amendment to the Land Use Plan portion of the Mendocino County Local Coastal Program, the Commission must find that the LUP,

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as amended, is consistent with the policies of Chapter 3 of the Coastal Act. In order to approve the amendment to the Implementation Program portion of the LCP, the Commission must find that the Implementation Program, as amended, is consistent with and adequate to carry out the amended Land Use Plan.

I. STAFF RECOMMENDATION, MOTION, AND FINDINGS FOR THE LAND USE PLAN PORTION OF AMENDMENT NO. 1-97, SITE ONE (GP 7-96, Muegge/Vurek)

A. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution and related findings, as introduced by Motion I:

MOTION I: APPROVAL OF THE LAND USE PLAN PORTION OF AMENDMENT NO. 1-97 FOR SITE ONE

"I hereby move that the Commission certify Amendment No. 1-97, Site One, to the Land Use Plan portion of the Mendocino County Local Coastal Program as submitted by the County."

Staff recommends a YES vote. An affirmative vote by a majority of the appointed members of the Commission is required to pass the motion.

RESOLUTION I:

The Commission hereby certifies Amendment No. 1-97, Site One (identified as GP 7-96, Muegge/Vurek) to the Land Use Plan portion of the County of Mendocino's Local Coastal Program for the reasons discussed in the following findings on the grounds that, as submitted, this amendment and the LUP as thereby amended meet the requirements of Chapter 3 of the Coastal Act. This amendment is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c), and approval will not have significant environmental effects within the meaning of the California Environmental Quality Act.

B. FINDINGS FOR APPROVAL OF THE LAND USE PLAN PORTION OF AMENDMENT NO. 1-97 FOR SITE ONE

1. Amendment Description/Background:

The proposed LCP Amendment for Site One involves changing the LUP and Zoning designations of a portion of a Forest Land parcel to Rural Residential. The amendment would allow for a future boundary line adjustment between the

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Page Four

subject parcel (APN 144-200-44) and an adjacent parcel (APN 144-200-55) to conform with the existing center line of Seaside School Road, which was rerouted by the local road association in the 1970's, without creating split-zoning. The specific proposal is to amend the Coastal Plan land use classification of a .15-acre portion of a 17.19-acre parcel from Forest Lands (FL) to Rural Residential-10 acre minimum (RR-10) and rezone from Timber Production Zone (TP) to Rural Residential-10 acre minimum (RR-10).

2. Environmental Setting:

The subject parcel, which is 17.19 acres in size, is located at 45800 Seaside School Road approximately 2.2 miles northeast of the intersection of Highway One and Seaside School Road, approximately 5.5 miles north of Gualala (see Exhibit No. 2). The parcel is relatively flat, contains no environmentally sensitive habitat, and supports a Christmas tree farm and a small single-family residence.

3. New Development:

Coastal Act Section 30250(a) states that new development be located in or near existing developed areas able to accommodate it and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. The intent of this policy is to concentrate development to minimize adverse impacts on coastal resources.

The proposed redesignation and rezoning will not result in the potential for any increases in density or any adverse impacts on coastal resources. The subject parcel is already developed with one residence, which is the maximum number of residences allowed on this parcel. The redesignation of a .15-acre portion of the parcel will not result in any additional residential development being allowable on the property. Furthermore, if a future boundary line adjustment between the subject parcel and the adjacent 10-acre parcel takes place (as is the desire of the owners of both parcels), this would also not result in the potential for an increase in residential density, as the minimum parcel size for the adjacent parcel is 10 acres. In its present configuration, the adjacent 10-acre parcel cannot be divided, and if .15 acres is added to it as the result of a future boundary line adjustment, the parcel will still not be able to be divided. Thus no potential increase in density will result from the proposed reclassification and rezone.

The Commission, therefore, finds that the proposed amendment for Site One is consistent with Coastal Act Section 30250(a) as the change will not result in any potential increases in density or adverse impacts on coastal resources. The Commission thus finds that the proposed LUP Amendment for Site One, as submitted, is consistent with and adequate to carry out Coastal Act Policy 30250(a).

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4. Highway One/Traffic Impacts:

Coastal Act Section 30254 states that it is the intent of the Legislature that State Highway One in rural areas of the coastal zone remain a scenic two-lane road, and that where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development. Section 30250(a) of the Coastal Act also requires that new development not have significant adverse effects, either individually or cumulatively, on coastal resources.

Because the only north-south arterial in coastal Mendocino County is Highway One, the requirements of Section 30254 are a limiting factor on the potential for new development in Mendocino County. In addition, Section 30254 requires that high priority uses of the coast not be precluded by other, lower-priority uses when highway capacity is limited.

The proposed amendment seeks to redesignate from Forest Land to Rural Residential-10, and to rezone from Timber Production to RR-10, a .15-acre portion of a 17.19-acre parcel that is in Christmas Tree production. The purpose of the amendment is to allow for a future boundary line adjustment between the subject parcel and an adjacent 10-acre parcel to conform with the existing center line of Seaside School Road, which crosses the subject parcel (see Exhibit No. 3). As explained in Finding 3, above, the proposed amendment will not result in the potential for increased density, as the future boundary line adjustment will result in parcels that cannot be further divided. The Commission thus finds that the proposed amendment is consistent with Coastal Act Sections 30250(a) and 30254, as the proposed amendment will have no adverse impacts on highway capacity or traffic.

The Commission therefore finds that the proposed LUP Amendment for Site One, as submitted, is consistent with and adequate to carry out Coastal Act Sections 30254 and 30250(a).

5. Visual Resources:

Coastal Act Section 30251 states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance, and that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, and to be visually compatible with the character of surrounding areas.

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Page Six

The subject property is located on the inland side of Highway One, is not in a designated Highly Scenic Area, and is not visible from Highway One. Thus, the proposed amendment will not result in development that will adversely affect views to and along the ocean and scenic coastal areas. In addition, as the amendment will not increase the development potential of the property, and as the amendment will not introduce entirely new land use classifications or zones, just allow readjustment of the boundary between two existing parcels, the amendment will not result in development that is not compatible with the character of the surrounding area.

The Commission finds, therefore, that the proposed LUP Amendment for Site One, as submitted, will have no significant effect on visual resources and thus is consistent with and adequate to carry out Coastal Act Section 30251.

6. Timber Resources:

Coastal Act Section 30243 states that the long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

As noted above, the proposal for Site One involves redesignation and rezoning a .15-acre portion of a 17.19-acre parcel from the Forest Land classification and Timber Production Zone to a rural residential designation and zoning. The 17.04-acre portion of the subject parcel west of Seaside School Road would retain the Forest Land classification and Timber Production zoning and remain in use for Christmas Tree farming. Christmas tree farming is a conditionally permitted use in the Timber Production Zone. The .15-acre portion of the lot on the east side of Seaside School Road, which is not used for timber production, is the portion of the lot that would be redesignated and rezoned to rural residential use. Thus, the proposed redesignation and rezone will have no adverse effect on existing timber production activities.

Further, due to its size (.15 acres) and location (across Seaside School Road from the rest of the subject parcel), the .15-acre portion proposed for redesignation and rezoning is not suitable for timberland production and does not constitute a timberland unit of commercial size.

The Commission thus finds that the proposed LUP Amendment for Site One, as submitted, is consistent with and adequate to carry out Section 30243 of the Coastal Act, as the amendment will not result in the conversion of any existing timberlands to other uses and the small portion of the timberland parcel to be redesignated to rural residential use is not a unit of commercial size.

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7. CEQA:

Pursuant to SB 1873, which amended the California Environmental Quality Act, the Coastal Commission is the lead agency in terms of meeting California Environmental Quality Act (CEQA) requirements for local coastal programs. In addition to making a finding that the amendment is in full compliance with the Coastal Act, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As discussed in the findings above, the proposed LUP Amendment for Site One, as submitted, is consistent with the California Coastal Act and will not result in significant environmental effects within the meaning of the California Environmental Quality Act.

II. STAFF RECOMMENDATION, MOTION, AND FINDINGS FOR THE IMPLEMENTATION PORTION OF AMENDMENT NO. 1-97, SITE ONE (R 11-96, Muegge/Vurek)

A. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution and related findings, as introduced by Motion II:

MOTION II:

"I hereby move that the Commission reject the Implementation Program for Amendment No. 1-97, Site One, to the Mendocino County Local Coastal Program as submitted by the County."

Staff recommends a NO vote, and the adoption of the following resolution and findings. This motion requires a majority of the Commissioners present to pass.

RESOLUTION II:

The Commission hereby certifies the amendment to the Implementation Program of the Mendocino County LCP for Site One (identified as R 11-96, Muegge/Vurek) based on the findings set forth below on the grounds that the zoning ordinance, zoning map, and other implementing materials conform with and are adequate to carry out the provisions of the Land Use Plan. As submitted, the amendment does not have a significant impact on the environment within the meaning of CEQA.

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B. FINDINGS REGARDING ADEQUACY OF THE IMPLEMENTATION PROGRAM AMENDMENT FOR SITE ONE:

The County proposes to rezone the subject property from Timber Production Zone (TP) to Rural Residential-10 acre minimum (RR-10). The proposed rezone would make the zoning for the subject property consistent in terms of allowable use and parcel size with the reclassified land use designation proposed in this amendment. Therefore, the rezone is consistent with and adequate to carry out the amended Land Use Plan.

III. STAFF RECOMMENDATION, MOTION, AND FINDINGS FOR LAND USE PLAN AMENDMENT NO. 1-97, SITE TWO (GP 9-96, Caltrans)

A. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution and related findings, as introduced by Motion III:

MOTION III: APPROVAL OF THE LAND USE PLAN AMENDMENT NO. 1-97 FOR SITE TWO.

"I hereby move that the Commission certify Amendment No. 1-97, Site Two, to the Land Use Plan portion of the Mendocino County Local Coastal Program as submitted by the County."

Staff recommends a YES vote. An affirmative vote by a majority of the appointed members of the Commission is required to pass the motion.

RESOLUTION III:

The Commission hereby certifies Amendment No. 1-97, Site Two (identified as GP 9-96, Caltrans) to the Land Use Plan portion of the County of Mendocino's Local Coastal Program for the reasons discussed in the following findings on the grounds that, as submitted, this amendment and the LUP as thereby amended meet the requirements of Chapter 3 of the Coastal Act. This amendment is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c), and approval will not have significant environmental effects within the meaning of the California Environmental Quality Act.

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LCP AMENDMENT NO. 1-97 (Major)
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B. FINDINGS FOR APPROVAL OF THE LAND USE PLAN PORTION OF AMENDMENT NO. 1-97 FOR SITE TWO:

1. Amendment Description/Background:

a. Description.

The proposed LCP Amendment for Site Two seeks to amend the Coastal Plan land use maps by removing the designation for a proposed view turnout noted on Map 19 in the Caltrans Highway One right-of-way northeast of a cluster of houses known as "Little Geyserville," located south of the Navarro River.

b. Background.

In 1996, Mendocino County approved CDP 44-95, authorizing Caltrans to grade and widen Highway One from the Navarro River Bridge to .2 mile south of Navarro Bluff Road. The work included minor cuts and fills on both sides of the roadway, minor roadway drainage and pavement improvements, reconstruction of guardrails, and vegetation removal. The staff report for CDP 44-95 recommended construction of the view turnout shown on Land Use Map No. 19, based on Coastal Access Policy 3.6-17, which states that Caltrans shall be required to improve or construct view turnouts designated on the Land Use Maps as part of adjoining highway improvement projects when such improvements involve widening or improvements of the highway. However, this policy specifies that rehabilitation type projects are excluded from this requirement.

The Board of Supervisors heard an appeal of the approval of CDP 44-95, and responded to a public outcry for removal from the LUP map of the proposed turnout, due to a concern for infringement on the privacy of nearby residents, safety concerns, and site maintenance. The Board determined that the proposed work was a rehabilitation project, and thus excluded from the LUP's requirement that the designated view turnout should be constructed. The Board attached to the coastal permit Special Condition No. 7, which states that the coastal element policy does not require a view turnout area for this rehabilitation project, and, therefore, one will not be required. The Board further directed County staff to initiate an LCP amendment to remove from the Coastal Land Use Maps the designated proposed view turnout.

2. Public Access.

Coastal Act Section 30212.5 states that:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social or otherwise, or overcrowding or overuse by the public of any single area.

MENDOCINO COUNTY
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Coastal Act Section 30210 states that maximum access shall be provided consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resources areas from overuse. Section 30211 states that development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization. Section 30212 states that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; adequate access exists nearby; or agriculture would be adversely affected.

As noted previously, Mendocino County LUP Map No. 19 designates a proposed view turnout in the Caltrans Highway One right-of-way northeast of Little Geyserville. Caltrans' right-of-way extends 60 feet outward from the centerline of the highway.

Removal of the view turnout designation would not adversely affect any existing public access use. Caltrans has indicated that historically the site has not been used or improved as a turnout. There appears to be no physical evidence that the site has ever been used or improved as a turnout. In addition, there is no public access available near this site, for which parking might be provided at this site. Additionally, this site does not appear to be an appropriate location for a view turnout, as it is adjacent to a developed residential area where existing houses impede most coastal views, and there are highway safety issues associated with placement of a view turnout in this location, given its location on a curve, the lack of distance between the turnout and the intersection of Highway One with Navarro Bluff Road, and the lack of sufficient sight distance for southbound traffic on Highway One. Furthermore, adequate view turnouts for public access use exist nearby; there is an existing view turnout about one-half mile to the south in a location where views are unimpeded by residences or utility lines, and views from most sections of Highway One in this area are unobstructed by residential development. Therefore, the Commission finds that the LCP Amendment for Site Two, as submitted, is consistent with and adequate to carry out the public access policies of the Coastal Act.

3. Visual Resources:

Coastal Act Section 30251 states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance.

The proposed LCP amendment for Site Two seeks to remove from the land use maps a proposed view turnout designation within the Caltrans Highway One right-of-way. The Commission finds that the site is not located in an area appropriate for a public viewing turnout, due to conflicts with public safety,

MENDOCINO COUNTY
LCP AMENDMENT NO. 1-97 (Major)
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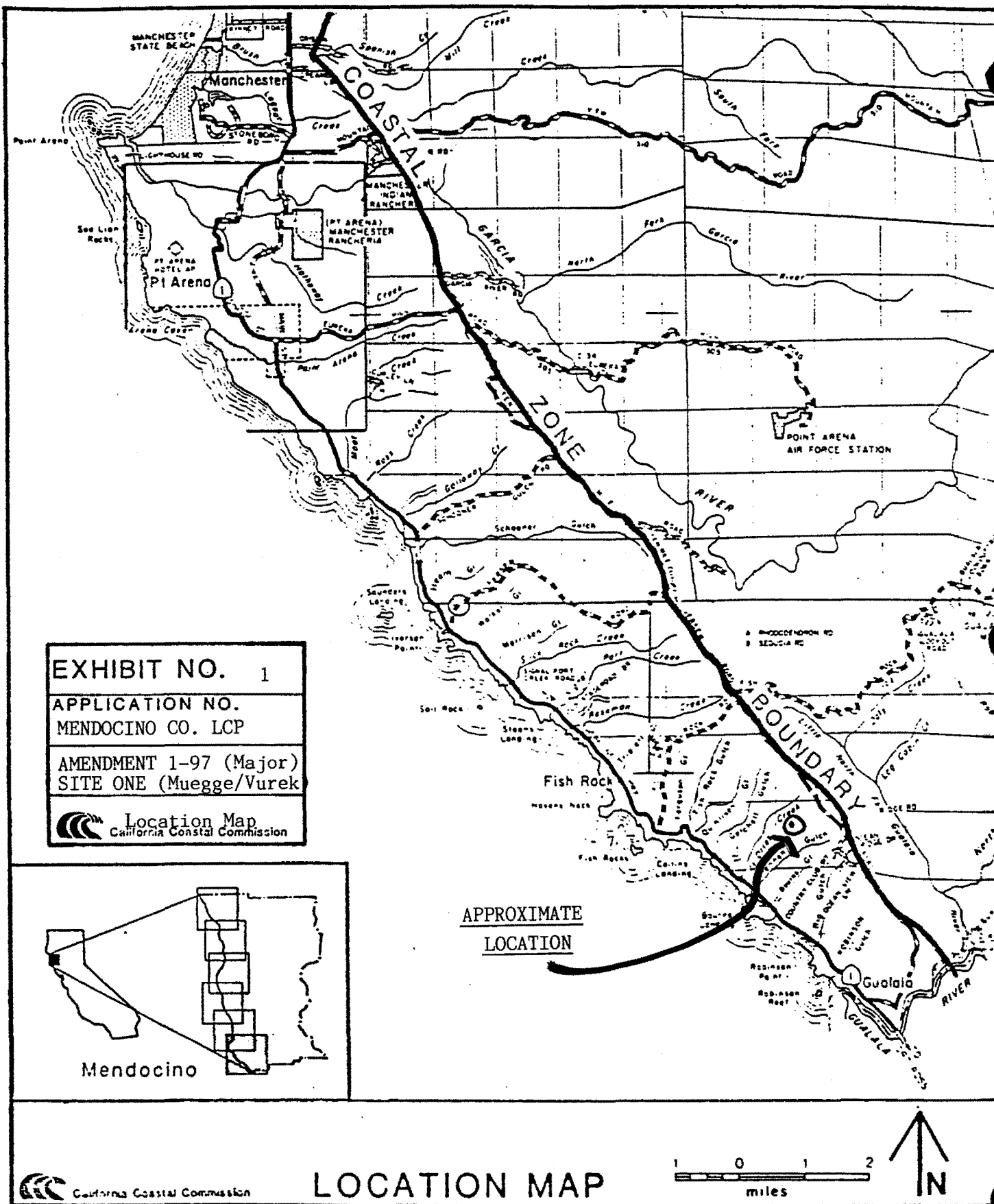
privacy of adjacent landowners, and the fact that ocean views from this location are partially obstructed by existing residential development. Removal from the LUP map of the designated view turnout will not adversely affect visual resources in the area as it will not affect any existing viewing areas. In addition, there are many attractive scenic views of the coast afforded from Highway One in other, nearby locations that are not obstructed by existing residential development. The Commission thus finds that the proposed LCP Amendment for Site Two, as submitted, is consistent with and adequate to carry out Section 30251 of the Coastal Act, as coastal views will not be adversely affected.

4. CEQA:

Pursuant to SB 1873, which amended the California Environmental Quality Act, the Coastal Commission is the lead agency in terms of meeting California Environmental Quality Act (CEQA) requirements for local coastal programs. In addition to making a finding that the amendment is in full compliance with the Coastal Act, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As discussed in the findings above, the proposed LUP Amendment for Site Two, as submitted, is consistent with the California Coastal Act and will not result in significant environmental effects within the meaning of the California Environmental Quality Act.



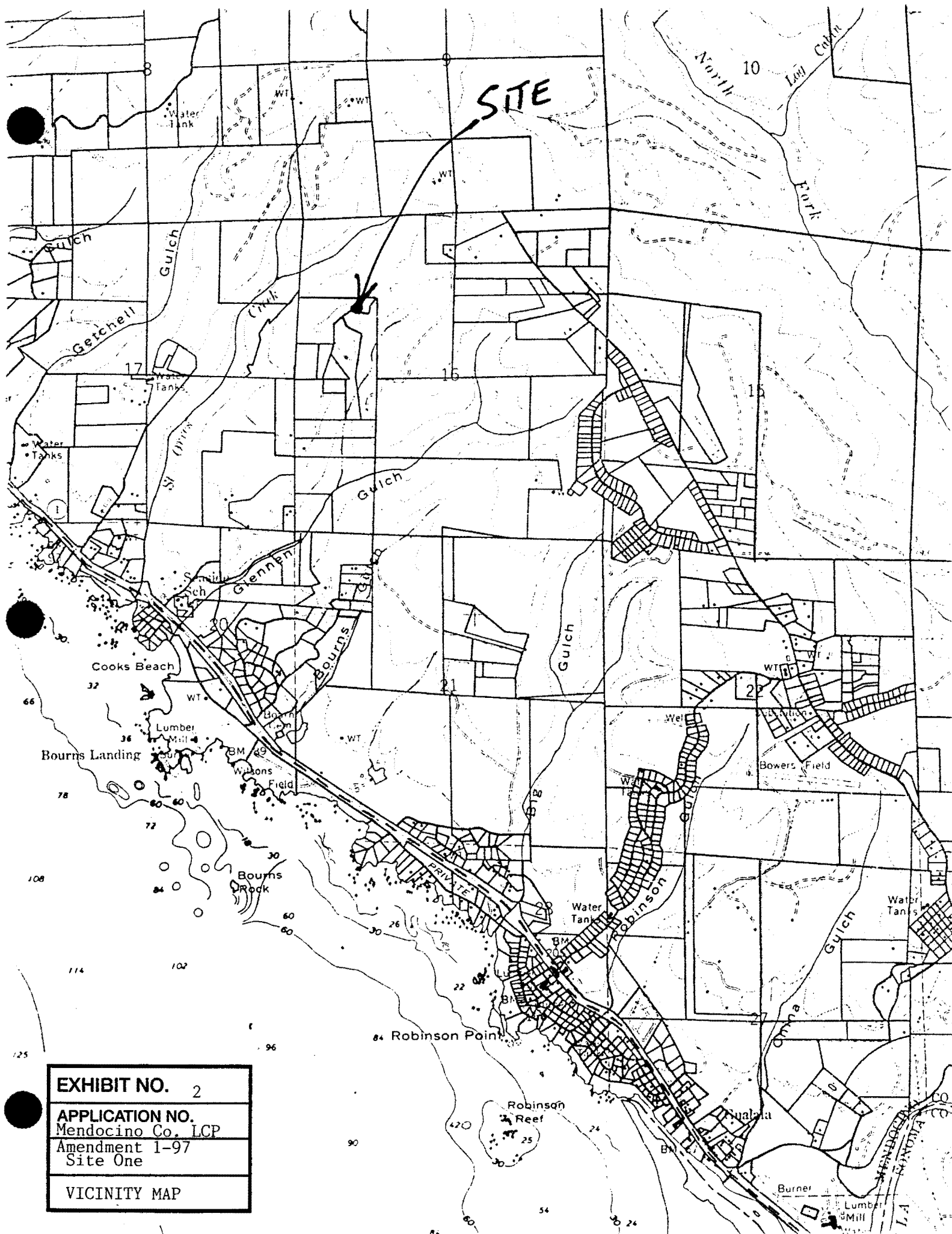


EXHIBIT NO. 2

APPLICATION NO.
Mendocino Co. LCP
Amendment 1-97
Site One

VICINITY MAP

EXHIBIT NO. 3
APPLICATION NO. Mendocino Co. LCP Amendment 1-97 Site One
SITE PLAN

Location Map
(707) 884-1915

LINDSAY VUREK
P.O. BOX 168
GUALALA, CA 95445

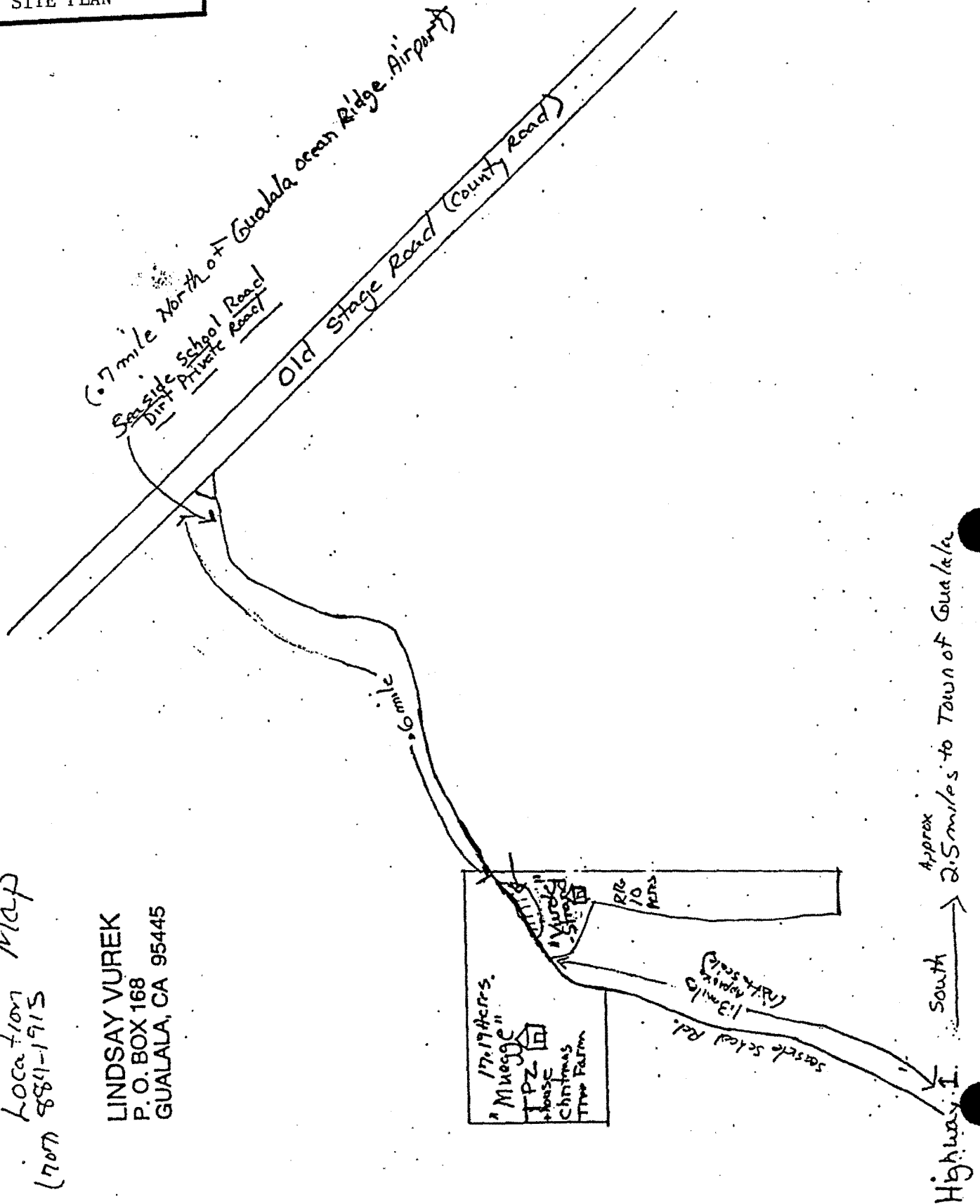
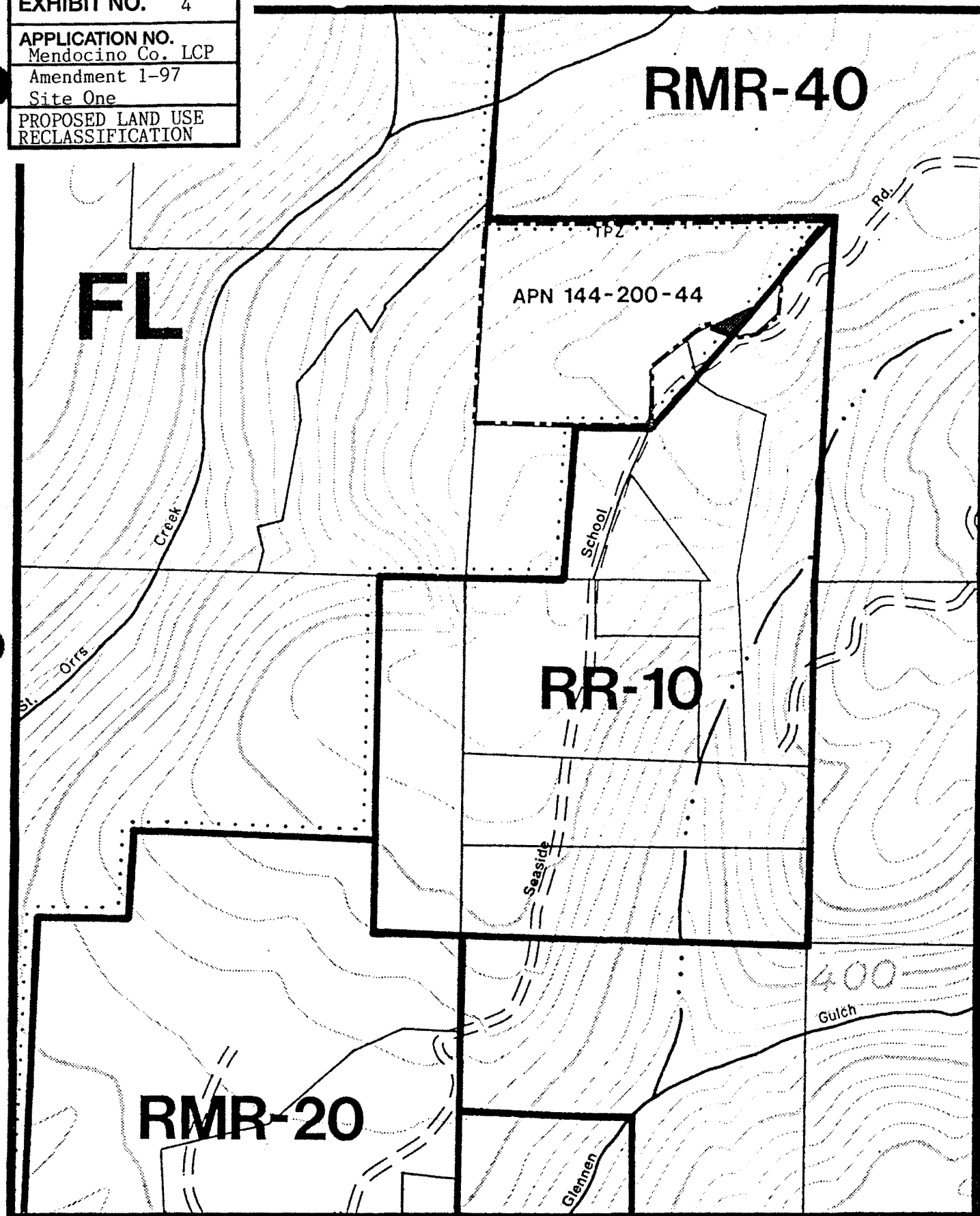


EXHIBIT NO. 4

APPLICATION NO.
Mendocino Co. LCP
Amendment 1-97
Site One
**PROPOSED LAND USE
RECLASSIFICATION**



Land Use

GP 7-96

Proposed Change from FL to RR 10

▲ North

0 500 ft.

A-18

EXHIBIT NO.	5
APPLICATION NO.	Mendocino Co. LCP
	Amendment 1-97
	Site One
LAND USE MAP AS AMENDED	

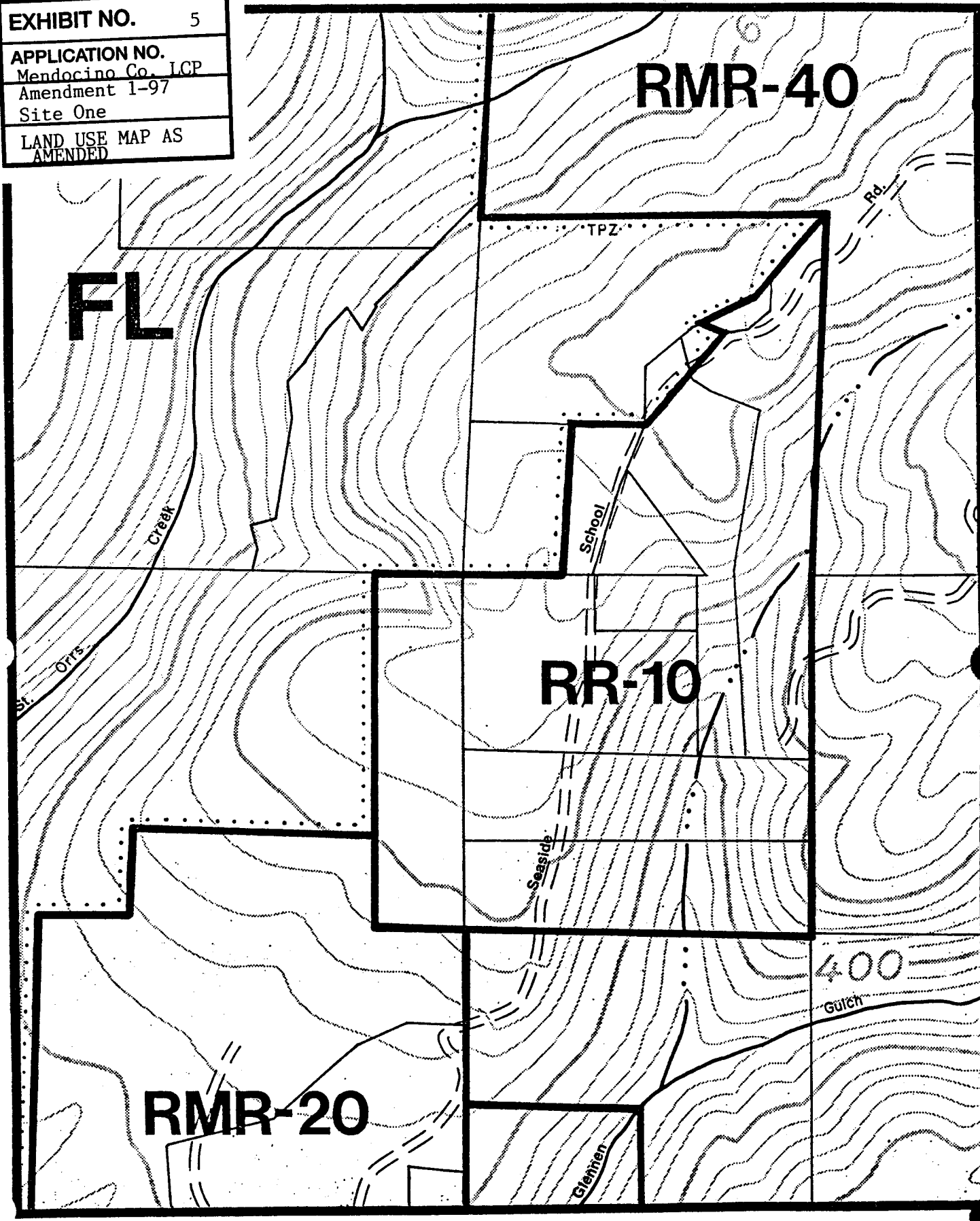


Exhibit A
GP 7-96

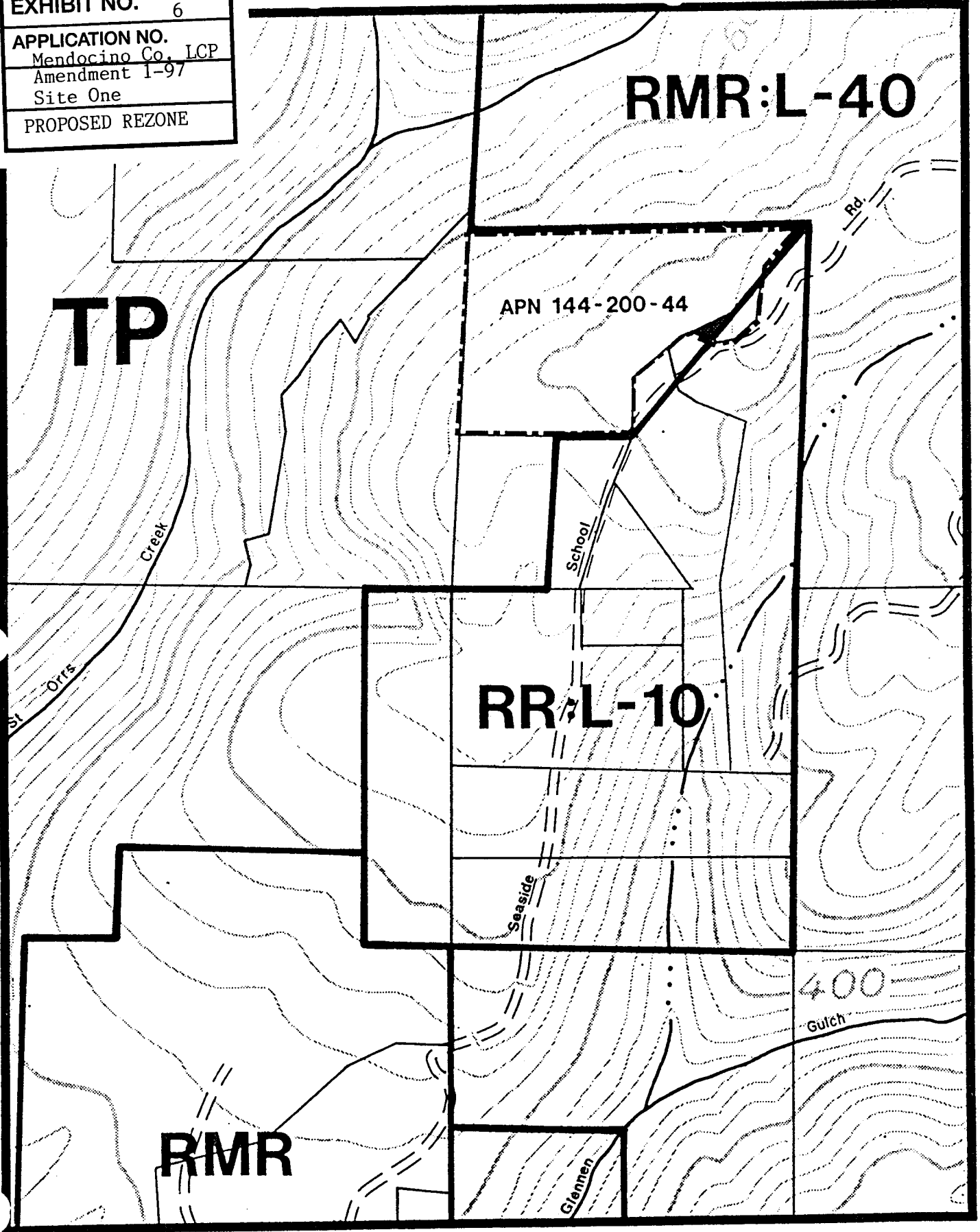
Portion of Land Use Map 29 as Amended



0 500 ft.

A horizontal scale bar with a vertical tick at the left end labeled '0' and a vertical tick at the right end labeled '500 ft.'.

EXHIBIT NO.	6
APPLICATION NO.	Mendocino Co. LCP
	Amendment 1-97
	Site One
PROPOSED REZONE	



Zoning
R 11-96

■ Proposed Change from TP to RR:L-10

▲ North

0 500 ft.

A-19

EXHIBIT NO.	7
APPLICATION NO.	Mendocino Co. LCP
	Amendment 1-97
	Site One
ZONING MAP	AS AMENDED

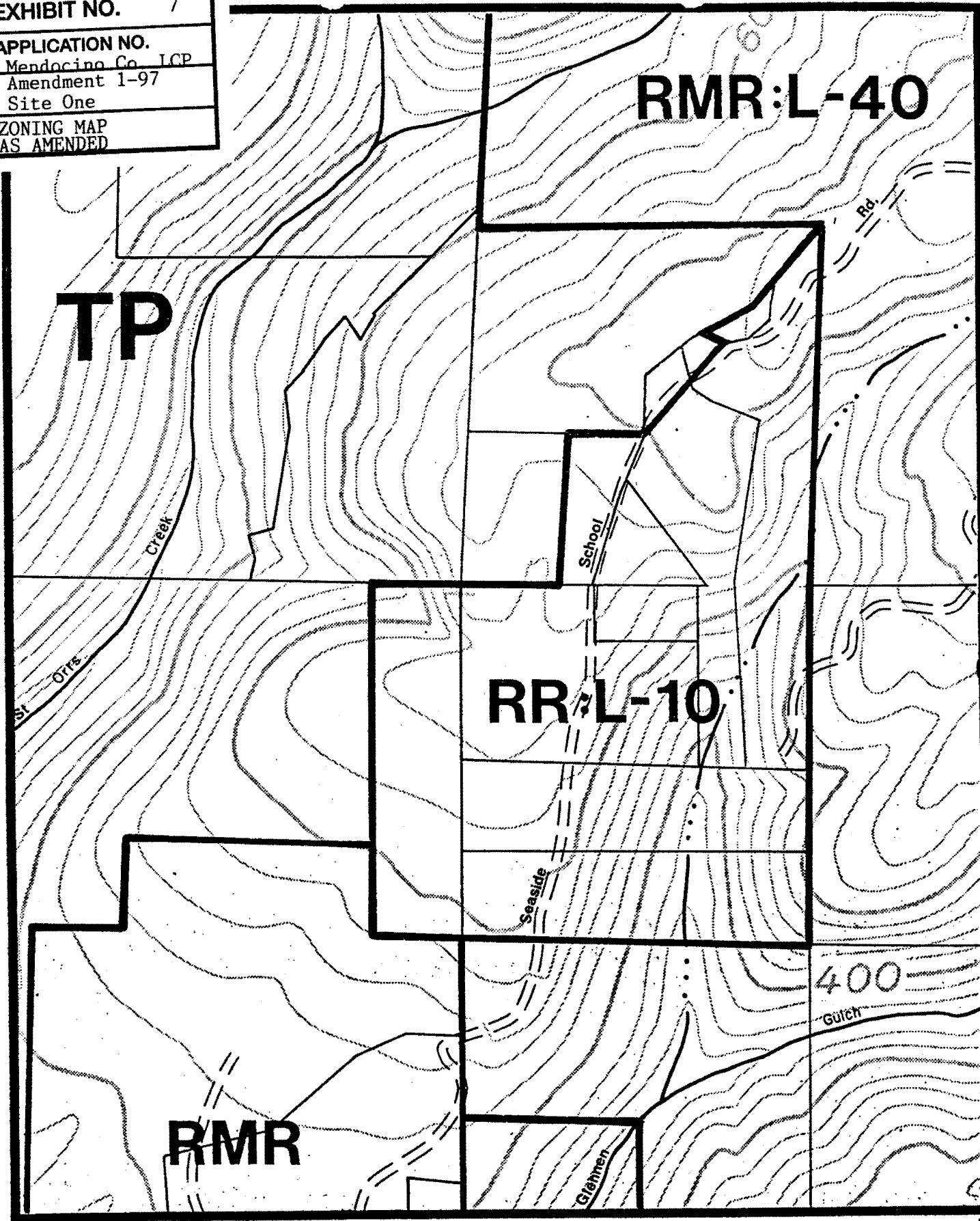


Exhibit B
R 11-96

Portion of Zoning Map 70E as Amended

▲ North

0 500 ft.

A-4

RESOLUTION NO. 97-033

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF MENDOCINO OF INTENT TO AMEND THE LOCAL COASTAL
PROGRAM FOR MENDOCINO COUNTY
(#GP 7-96/#R 11-96 - MUEGGE/VUREK)

WHEREAS, the County of Mendocino has adopted a Local Coastal Program, and

WHEREAS, the Local Coastal Program has been certified by the California Coastal Commission,
and

WHEREAS, an application has been submitted to the County requesting amendment of the
County's Local Coastal Program, and

WHEREAS, the County Planning Commission has held a public hearing on the requested
amendment and submitted its recommendation to the Board of Supervisors, and

WHEREAS, the Board of Supervisors has held a public hearing on the requested amendment and
has determined that the Local Coastal Program should be amended,

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of the Board of Supervisors of the
County of Mendocino that #GP 7-96/#R 11-96 be adopted amending the Local Coastal Program as
shown on attached Exhibits A and B.

BE IT FURTHER RESOLVED, the Planning and Building Services staff is directed to include the
amendment proposed herein in the next submittal to be made to the California Coastal Commission
for certification, and

BE IT FURTHER RESOLVED, that the amendment shall not become effective until after the
Board of Supervisors of the County of Mendocino acknowledges receipt of the Coastal Commission's
action, formally adopts the proposed amendment and accepts any modification suggested by the
Coastal Commission, and

BE IT FURTHER RESOLVED, that the Local Coastal Program, as is proposed to be amended, is
intended to be carried out in a manner fully in conformity with the California Coastal Act of 1976.

BE IT FURTHER RESOLVED, that in the event that the California Coastal Commission denies
certification of the amendment proposed to be adopted in this resolution, this resolution shall become
inoperative and will be immediately repealed without further action by the Board of Supervisors
insofar as this resolution pertains to such amendment for which certification is denied. This resolution
shall remain operative and binding for those amendments proposed herein that are certified by the
California Coastal Commission.

EXHIBIT NO.	8
APPLICATION NO.	
Mendocino Co. LCP	
Amendment 1-97	
Site One	
RESOLUTION 97-033	

The foregoing Resolution was introduced by Supervisor Campbell seconded by Supervisor Delbar, and carried this 10th day of March, 1997, by the following roll call vote:

AYES Supervisors Delbar, Pinches, Campbell, Peterson
NOES: None
ABSENT: Supervisor Shoemaker

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

Charles Peterson

Chairman of said Board of Supervisors

ATTEST: JOYCE A. BEARD
Clerk of said Board

By

Kristin VanBatten
DEPUTY

#GP 7-96/#R 11-96 - MUEGGE/VUREK

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:

Kal VanBatten
DEPUTY

EXHIBIT NO.	8
APPLICATION NO.	Mendocino Co. LCP
	Amendment 1-97
	Site One
RESOLUTION	97-033

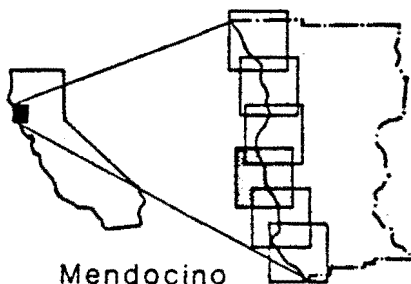
EXHIBIT NO. 9

APPLICATION NO.
MENDOCINO CO. LCP

AMENDMENT 1-97 (Major)
SITE TWO (Caltrans)



Location Map
California Coastal Commission



Mendocino

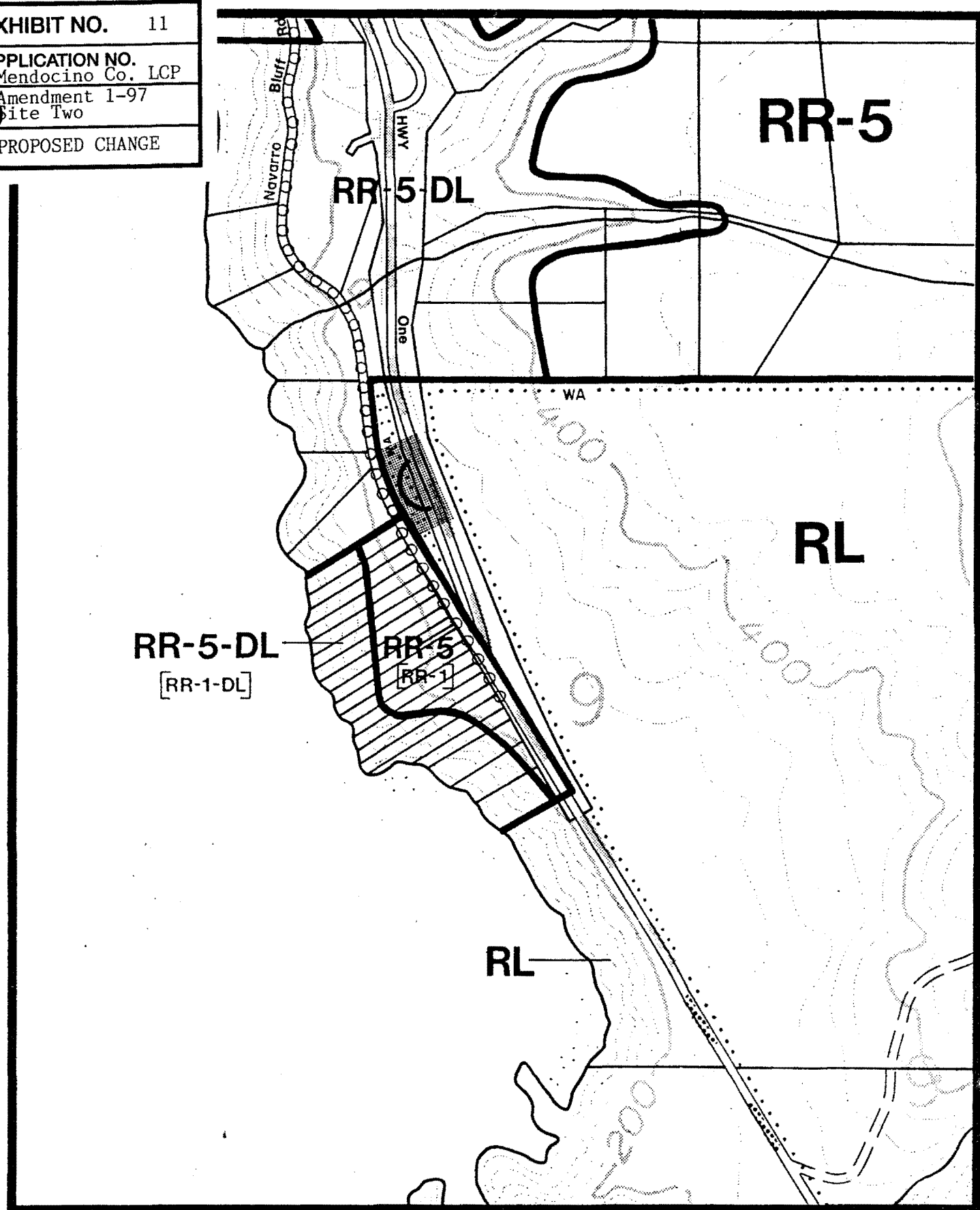
APPROXIMATE
LOCATION

LOCATION MAP

1 0 1 2
miles



EXHIBIT NO.	11
APPLICATION NO.	Mendocino Co. LCP
Amendment 1-97	
Site Two	
PROPOSED CHANGE	



Land Use
GP 9-96



Proposed Change - Delete Turnout



0 500 ft.

RESOLUTION NO. 97-034

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MENDOCINO OF INTENT TO AMEND THE LOCAL
COASTAL PROGRAM FOR MENDOCINO COUNTY
(GP 9-96 - CALTRANS/MENDOCINO COUNTY)

WHEREAS, the County of Mendocino has adopted a Local Coastal Program, and

WHEREAS, the Local Coastal Program has been certified by the California Coastal Commission, and

WHEREAS, an application has been submitted to the County requesting amendment of the County's Local Coastal Program, and

WHEREAS, the County Planning Commission has held a public hearing on the requested amendment and submitted its recommendation to the Board of Supervisors, and

WHEREAS, the Board of Supervisors has held a public hearing on the requested amendment and has determined that the Local Coastal Program should be amended,

NOW, THEREFORE, BE IT RESOLVED, that it is the intent of the Board of Supervisors of the County of Mendocino that GP 9-96 be adopted amending the Local Coastal Program as shown on attached Exhibit A.

BE IT FURTHER RESOLVED, that Planning and Building Services staff is directed to include the amendment proposed herein in the next submittal to be made to the California Coastal Commission for certification, and

BE IT FURTHER RESOLVED, that the amendment shall not become effective until after the Board of Supervisors of the County of Mendocino acknowledges receipt of the Coastal Commission's action, formally adopts the proposed amendment and accepts any modification suggested by the Coastal Commission, and

BE IT FURTHER RESOLVED, that the Local Coastal Program, as is proposed to be amended, is intended to be carried out in a manner fully in conformity with the California Coastal Act of 1976.

BE IT FURTHER RESOLVED, that in the event that the California Coastal Commission denies certification of the amendment proposed to be adopted in this resolution, this resolution shall become inoperative and will be immediately repealed without further action by the Board of Supervisors insofar as this resolution pertains to such amendment for which certification is denied. This resolution shall remain operative and binding for those amendments proposed herein that are certified by the California Coastal Commission.

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EXHIBIT NO.
APPLICATION NO. Mendocino Co. LCP
Amendment 1-97 Site Two
RESOLUTION 97-034

The foregoing Resolution was introduced by Supervisor Campbell, seconded by Supervisor Delbar and carried this 10th day of March, 1997 by the following roll call vote:

AYES: Supervisors Delbar, Pinches, Campbell, Peterson
NOES: None
ABSENT: Supervisor Shoemaker

Whereupon the Chairman declared said Resolution passed and adopted and SO ORDERED

Charles Peterson

Chairman, Board of Supervisors

ATTEST: JOYCE A. BEARD
Clerk of the Board

By: *Kenneth B. Peterson*
DEPUTY

CASE#: GP 9-96 - CALTRANS/MENDOCINO COUNTY

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: *Kenneth B. Peterson*
DEPUTY

EXHIBIT NO.	12
APPLICATION NO.	Mendocino Co. LCP
	Amendment 1-97
	Site Two
RESOLUTION	97-034

