

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

15 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260



F5.a

Date Filed: July 3, 1998
90th Day: Extended to September 9, 1999
Staff: D. Rance
Staff Report: September 25, 1998
Hearing Date: October 16, 1998
Commission Action:

TO: Commissioners and Interested Parties

FROM: Peter M. Douglas, Executive Director
Steven Scholl, Deputy Director
Robert Merrill, North Coast District Manager
Darryl Rance, Coastal Planner

SUBJECT: **Humboldt County LCP Amendment No. 1-98-A, MAJOR
(Redwood Care Center – Sea View Convalescent Hospital –
Land Use Plan Amendment, Zone Reclassification) (Meeting of
October 16, 1998, in Oceanside.)**

SYNOPSISAmendment Description

The proposed amendment would amend the Humboldt County LCP to apply the Residential Low Density Land Use designation and Coastal RS-20-W, Residential Single-Family, 20,000 square foot minimum parcel size with a wetland combining zone, zoning classification to a 1.3 acre portion of a 4.1 acre parcel located at 8400 Purdue Drive (between Highway 101 and Humboldt Hill) (Exhibit Nos. 1 – 3).

Summary of Staff Recommendation

The staff recommends that the Commission, upon completion of a public hearing, **certify the amendment request as submitted.**

The subject property was developed with the Sea View Convalescent Hospital approximately 38 years ago and is located within an area developed as a low-density single-family residential subdivision. The property was previously bisected by the coastal zone boundary and had different land use designations and zoning classifications for the coastal and non-coastal portions of the site.

The property was recently sold, and at the request of the property owners, the County applied to adjust the coastal zone boundary to include all of the property within the zone and amend the LCP to apply the land use designations and zoning classifications that have always been attached to the coastal zone portion of the site to the rest of the property to eliminate the split designations and zoning. The Coastal Commission approved the coastal zone boundary adjustment (Minor Boundary Adjustment BA 1-97), on February 5, 1998. Approval of this LCP amendment will make the land use designation and zoning classification consistent with the existing historic use of the site. Further, the land use and zoning designations will be coterminous with the new Coastal Zone Boundary at the site. Effective certification of the LCP amendment would result in the County obtaining coastal development permit jurisdiction over the entire site.

The 1.3 acre portion of site that was previously located outside of the coastal zone and is the subject of the LCP amendment is developed with the convalescent hospital's asphalt parking lot. Given that 1) the site is located within a designated urban services boundary and has adequate services to accommodate the range of future potential uses and densities allowed by the Residential Low Density LUP designation and the RS-20-W zoning classification, and 2) the site is located within a largely developed area well away from shoreline and sensitive coastal resources, the proposed LCP amendment will have no adverse impacts on coastal resources and is consistent with the Coastal Act.

The motion and resolution for approval of the LUP amendment portion of the proposed LCP amendment are found on page 3. The motion and resolution for approval of the IP amendment portion of the proposed LCP amendment are found on page 7.

Analysis Criteria

To approve the amendment to the Land Use Plan (LUP), the Commission must find the LUP, as amended, will remain consistent with the Chapter 3 policies of the Coastal Act. To approve the amendments to the zoning ordinance, the Commission must find that the Implementation Plan (IP), as amended, will conform with and is adequate to carry out the LUP.

Additional Information

For further information, please contact Darryl Rance at the North Coast District Office (415) 904-5268. Correspondence should be sent to the District Office at the above address.

I. STAFF RECOMMENDATION, MOTIONS, AND FINDINGS FOR THE LUP AMENDMENT PORTION OF LCP AMENDMENT NO. 1-98-A, MAJOR, (REDWOOD CARE CENTER)

A. APPROVAL OF THE LUP AMENDMENT PORTION OF AMENDMENT NO. 1-98-A AS SUBMITTED

Staff recommends that the Commission adopt the following resolution:

MOTION 1:

“I move that the Commission certify amendment No. 1-98-A to the Humboldt County Land Use Plan as submitted by the County.”

Staff recommends a YES vote. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

RESOLUTION NO. 1.

The Commission hereby certifies Amendment No. 1-98-A to the Land Use Plan of the Humboldt County Local Coastal Program for the specific reasons discussed in the following findings on the grounds that, as submitted, this amendment and the LUP as thereby amended meet the requirements and are consistent with the Chapter 3 policies 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 LUP PORTION OF AMENDMENT No. 1-98-A, MAJOR (REDWOOD CARE CENTER) AS SUBMITTED:

1. Amendment Description and Background:

a. Amendment.

The proposed amendment would apply the Coastal Zone Low Density Residential LUP designation to an uncertified 1.3-acre portion of a 4.1-acre parcel. The property is located at 8400 Purdue Drive, approximately 200 feet south of the intersection of Purdue Drive and Temple Circle, in the unincorporated area of Humboldt County. (Exhibit No. 4)

The applicable LUP portion of the Humboldt County Local Coastal Program consists of (a) the Humboldt Bay Area Plan and (b) the Humboldt Bay Area Land Use Designation and Zoning Maps. The maps are also considered to be part of the Implementation Plan portion of the LCP. The proposed LCP amendment would simply apply an LUP designation for the area, which was added to the coastal zone pursuant to a minor boundary line adjustment (Minor Boundary Line Adjustment BA 1-97) approved by the Commission on February 5, 1998. No Changes to the text of the Humboldt Bay Area Plan are proposed.

b. Background of Amendment Request.

The parcel affected by the amendment request was previously bisected by the coastal zone boundary and is currently developed with the Sea View Convalescent Hospital. The parcel has been used for this purpose since before the passage of the Coastal Act. Although the Residential Low Density Land Use Designation and the RS-20-W Zoning Classification in the certified Humboldt County LCP for the seaward portion of the site allows the facility with a conditional use permit, the non-coastal general plan and zoning classification on the inland portion of the site do not allow the facility by right or conditional use permit. The property was recently sold, and at the request of the property owners, the County applied to adjust the coastal zone boundary to include all of the property within the zone and amend the LCP to apply the land use designations and zoning classifications that have always been attached to the coastal zone portion of the site to the rest of the property. The amendment would thus eliminate the split designations and zoning and would make all of the facility a legal conforming use of the property.

2. Location and Site Description

The Sea View Convalescent Hospital is located on the west side of Purdue Drive, approximately 200 feet south from the intersection of Purdue Drive and Temple Circle, on a property alternatively described as 8400 Purdue Drive and APNs 306-232-29 & 30. (Exhibit Nos. 1, 2, & 3) Although the property is identified with two separate APNs, it is a single parcel. Prior to the Commission's action on Coastal Zone Boundary Adjustment BA 1-97, 2.85 acres of the site were located within the coastal zone and 1.3 acres were located outside the coastal zone.

Although the surrounding property is exclusively residential in nature, the subject property is fully developed with Sea View Convalescent Hospital. The area affected by the proposed amendment is currently developed with an asphalt parking lot; there is no vegetation on the site that is not a part of the facility's landscaping. The site is located approximately one-half mile inland from the shoreline of Humboldt Bay.

3. Consistency of Redesignation with LUP Policies.

To approve the proposed change to the LUP, the Commission must consider whether the new land use designation for the site would be consistent with the Chapter 3 policies of the Coastal Act.

4. Priority Coastal Development.

The Coastal Act establishes certain priority uses which must be protected in favor of allowing other competing uses without priority. Generally, these priority land uses include uses that by their nature must be located on the coast to function, such as ports, and commercial fishing facilities, uses that encourage the public's use of the coast such as various kinds of visitor serving facilities, and uses that protect existing coastal resources such as wetlands and other sensitive habitat, and coastal agriculture. The Coastal Act requires that adequate land be reserved for such uses in the local coastal programs adopted for each coastal city and county.

As discussed previously, the site has been developed with the Sea View Convalescent Hospital for approximately 38 years. The 1.3-acre portion of site that was previously located outside of the coastal zone and the subject of this LCP amendment is developed with the facilities' asphalt parking lot. The site is located approximately one-half mile from the shoreline of Humboldt Bay on the landward side of U.S. Highway 101 within an area zoned and developed for residential purposes.

The site is not located within an area identified as being needed for any priority coastal development. Based on the project's location, the proposed LCP amendment does not have the potential to adversely impact opportunities for development of coastal-dependant industry, visitor serving commercial recreational facilities or coastal agriculture. Thus, the Commission finds that this LCP amendment request is consistent with the various policies contained Chapter 3 of the Coastal Act which pertain to priority coastal development opportunities.

5. Locating and Planning New Development.

Section 30250(a) of the Coastal Act states that new development shall be located within or near existing developed areas able to accommodate it or in other areas with adequate public services and where it will not have significant adverse effects either individually or cumulatively, on coastal resources. The intent of this policy is to channel development toward more urbanized areas where services are provided and potential impacts to resources are minimized.

The proposed new designation could potentially allow for broad range of development alternatives as conditionally permitted uses. The stated purpose of the Residential / Low Density Land Use Designation is "to allow the development of homeowner residential uses making conservative use of urban land where adequate public services are available." The principally permitted use of the Residential / Low Density Land Use Designation is a detached single-family residence; Private institutions, private recreational facilities, and neighborhood commercial facilities are allowed with a conditional use permit.

The site is located within a low-density residential neighborhood that has adequate public services to serve the range of allowed uses. Municipal water and sewer services are provided by the local services district. Therefore, the proposed amendment is consistent with Section 30250 to the extent that the uses and development that would be allowed by the proposed LUP designation would be located in an urbanized area with adequate services. The Commission notes that the adjacent portion of the property has been located within the coastal zone since the adoption of the Coastal Act. The land use designation were certified by the Commission in 1983 for that portion of the property is the same designation that the County proposes to apply to the remainder of the site. Thus, the Commission finds that the proposed LCP amendment is consistent with Section 30250 of the Coastal Act.

6. Environmentally Sensitive Habitat Areas.

Coastal Act Section 30240(a) requires that environmentally sensitive habitat areas be protected against significant disruption of habitat values and that only uses dependant on those resources shall be allowed in those areas.

The proposed amendment will not have any adverse impacts on any coastal resource. The site is fully developed with the Sea View convalescent facility and parking lot and no environmentally sensitive habitat exists on the property. In addition, future project development proposals would also be subject to the coastal development permit requirements of the Coastal Act, thereby providing Humboldt County and the Commission with greater ability to minimize the impacts on any adjacent or nearby environmentally sensitive habitat areas of any future development of the property.

The Humboldt Bay Area Plan, which covers the coastal zone in this area, contains numerous resource protection policies designed to ensure that new development does not adversely affect the environmentally sensitive habitat areas. Thus, the Commission finds that the proposed amendment is consistent with Coastal Act Section 30240(a), as the LUP as amended will adequately protect environmentally sensitive habitat from the adverse impacts of new development.

7. Coastal Access.

Coastal Act Section 30211 provides that new development shall not interfere with the public's right to access the sea. Section 30210 provides in applicable part that maximum public access and recreational opportunities be provided. The subject site is located approximately one-half mile from the shoreline of Humboldt Bay, in the Humboldt Hill area of Humboldt County. The site is currently developed with the Sea View Convalescent Hospital. Because the site is fully developed and is situated on the land ward side of State Highway 101, there are no practical opportunities for coastal access from this location. Similarly, any future development proposed for the site would not adversely affect coastal access opportunities. Thus, the Commission finds that the LCP amendment as submitted is consistent with the public access policies of the Coastal Act.

II. STAFF RECOMMENDATION, MOTIONS, AND FINDINGS FOR THE IMPLEMENTATION PLAN AMENDMENT PORTION OF LCP AMENDMENT 1-98-A.

A. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT PORTION OF LCP AMENDMENT NO. 1-98-A AS SUBMITTED

Staff recommends that the Commission adopt the following resolution:

MOTION 2

“I move that the Commission REJECT Amendment No. 1-98-A, (MAJOR), to the Humboldt County Implementation Plan as submitted by the County.”

Staff recommends a **NO** vote, and adoption of the following resolution and findings. Only an affirmative (yes) vote on the motion by a majority of the Commissioners present would result in rejection of the amendment request.

RESOLUTION II:

The Commission hereby certifies LCP Amendment No. 1-98-A (Major) to the Implementation Plan portion of the Humboldt County Local Coastal Program for the specific reasons discussed in the following findings and on the grounds that the zoning district maps, and other implementing materials as amended conforms with and are adequate to carry out the provisions of the Land Use Plan as certified. There are no feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment. As submitted, the amendment will not have a significant adverse impact on the environment within the meaning of the California Environmental Quality Act (CEQA).

B. FINDINGS FOR APPROVAL OF THE IMPLEMENTATION PLAN PORTION OF PART A OF AMENDMENT NO. 1-98-A AS SUBMITTED

1. Proposed Implementation Plan Amendment.

The proposed amendment to the Implementation Plan is similar to the proposed amendment to the LUP. No changes to the text of the Humboldt Bay Area Plan or Coastal Zoning Ordinance are proposed. The amendment would simply apply the Residential Single-Family, twenty thousand (20,000)-square-foot minimum parcel size, with a Coastal Wetland combining zone zoning classification to the previously uncertified, approximately 1.3 acre portion of the 4.15 acre site. A “before” and “after” illustration showing the existing and proposed zoning of the subject property is shown on Exhibit No. 5. The existing zoning includes 1.3 acres of uncertified R-1/GO zoning, and 2.85 acres of RS-20-W.

The principally permitted uses in the proposed RS-20-W zoning classification include: 1) single-family residential; and 2) minor utilities. The “20” designates a twenty thousand (20,000)-square-foot minimum parcel size; the “W” suffix designates a Coastal Wetland combining zone. The “W” suffix is intended to provide that development within coastal wetlands will not degrade the wetland and also provides direction and suggested mitigation for potential impacts associated with development within these areas. Although the “W” suffix would be applied to the property, the property itself does not contain any identified coastal wetlands. The “W” suffix has been applied to the larger area in recognition of the fact that wetlands are found in the larger area. Applying the “W” suffix would make the zoning consistent throughout this area.

Conditionally permitted uses within the RS-20 zoning designation include: 1) Residential Use Types – Mobile Home Parks and Guest House; 2) Civic Use Types – Essential Services, Community Assembly, Public Recreation and Open Space, Oil and Gas Pipelines, Major Electrical Distribution Lines, Minor Generation and Distribution Facilities; 3) Commercial Use Types – Bed and Breakfast Establishments, Neighborhood Commercial, Private Institution, and Private Recreation; 4) Industrial Use Types – Cottage Industry; 5) Commercial Timber Use Types – Timber Production; 6) Extractive Use Types – Surface Mining; and 7) Natural Resources Use Types – Fish and Wildlife Management, Watershed Management, Wetland Restoration, and Coastal Access Facilities.

The above referenced conditionally permitted uses require discretionary permit authorization from the County. Potential impacts to coastal resources associated with any future development proposal would be appropriately reviewed and require public hearings prior to authorization of a proposed conditional use.

2. Adequacy of Implementation Program Changes.

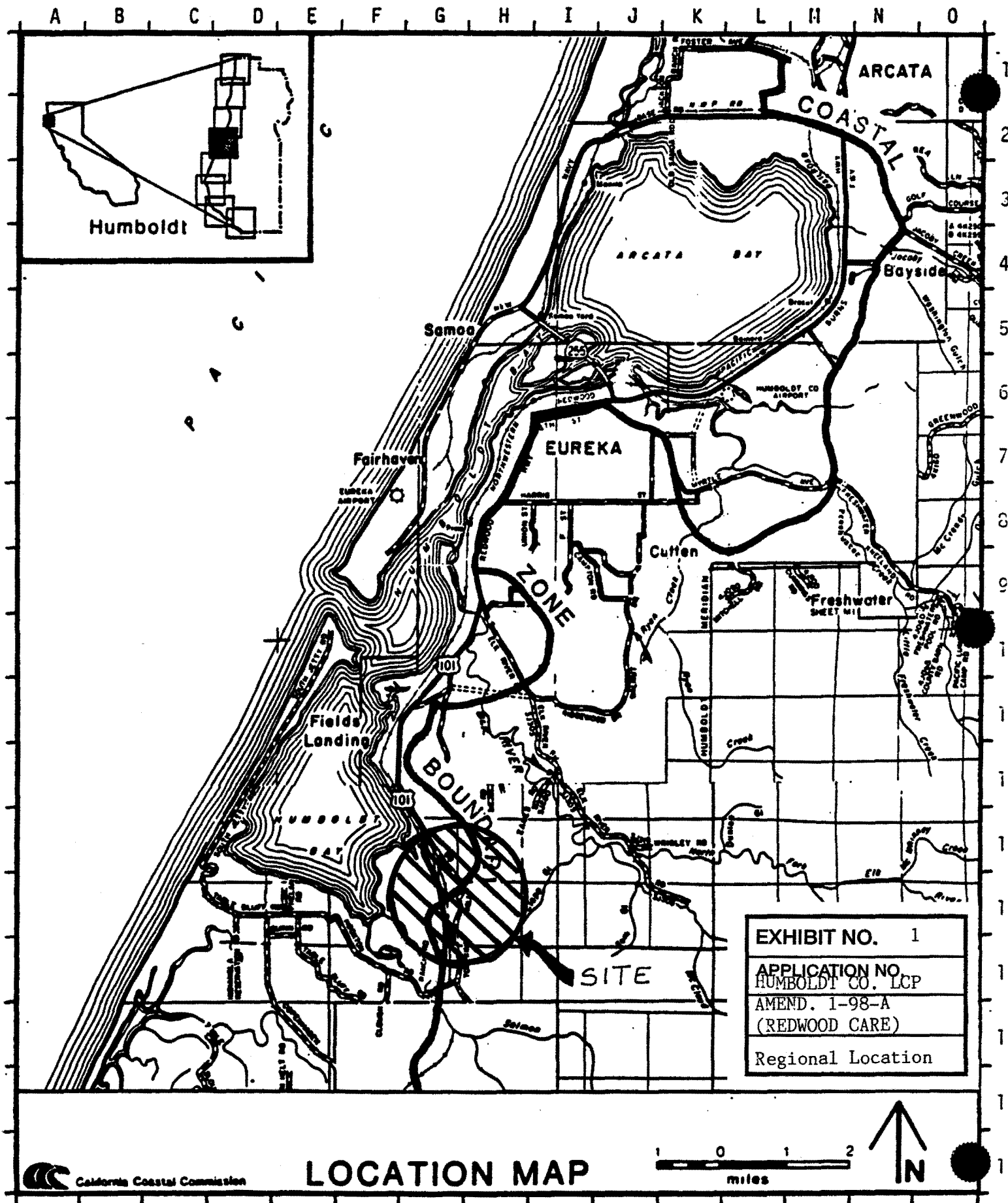
Approval of this Implementation Plan amendment will make the proposed zoning classification consistent with land use designation for the site. The proposed RS zoning classification is the classification that best matches the LUP Residential Low Density designation. The range of uses allowed by the proposed zoning classification conforms with the range of uses allowed by the proposed LUP designation. Further, the land use and zoning designations will be coterminous with the new Coastal Zone Boundary at the site. Thus, the Commission finds that proposed Amendment No. 1-98-A to the Implementation Plan conforms with and is adequate to carry out the Land Use Plan, as amended by LCP Amendment No. 1-98-A.

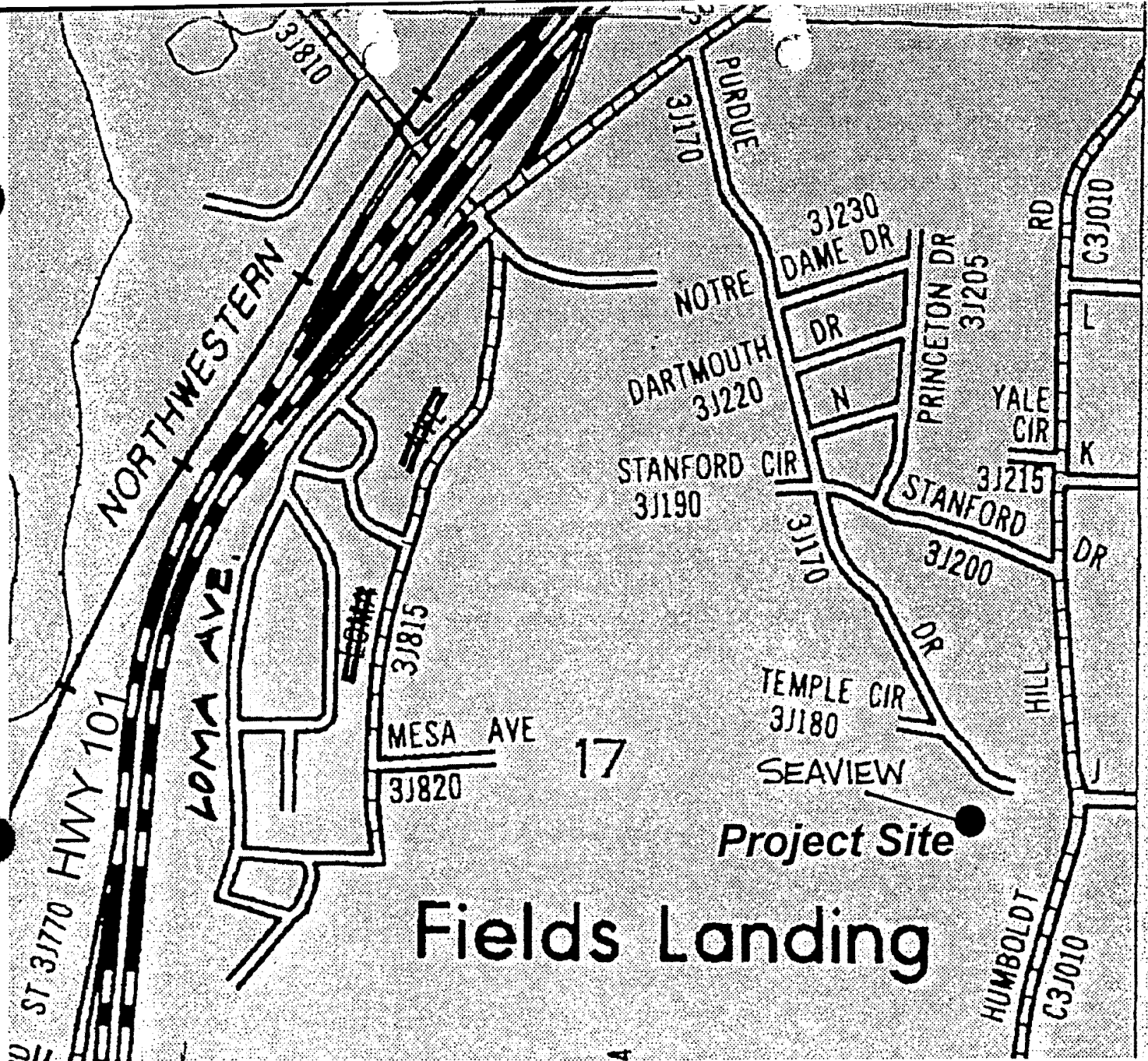
III. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Pursuant to SB 1873, which amended the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency in terms of meeting CEQA requirements for local coastal programs. In approving the proposed amendment, the Commission must make a finding consistent with 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(A) 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 effect which the activity may have on the environment.

As discussed in the findings, the proposed LCP amendment as submitted will not result in significant environmental effects within the meaning of CEQA. Thus, the Commission finds, the LCP amendment, as submitted, is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.





Proposed Redwood Care Centers
OR-01-97, CUP-08-97, CDP-19-97
Eureka Area

APN: 016-011-57, 016-241-42, 306-232-29, -30

Section 17, T4N R1W, H.B.&M.

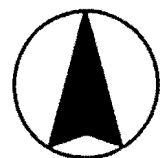
LOCATION MAP

EXHIBIT NO. 2

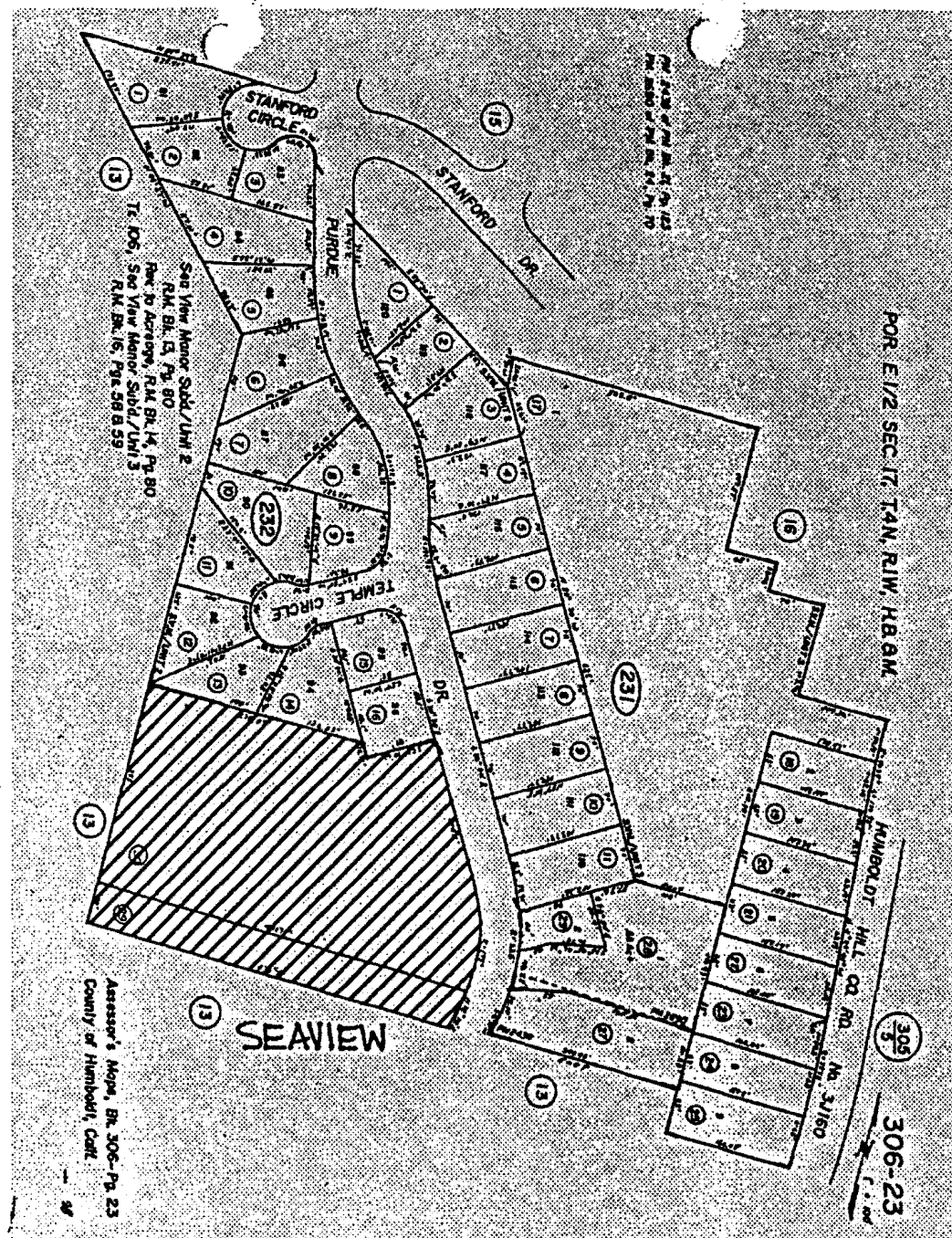
APPLICATION NO.
HUMBOLDT CO. LCP

AMEND. 1-98-A
(REDWOOD CARE)

Location Map



No Scale

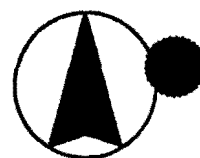


Proposed Redwood Care Centers
OR-01-97, CUP-08-97, CDP-19-97
Eureka Area

APN: 016-011-57, 016-241-42, 306-232-29, -30
Section 17, T4N R1W, H.B.&M.

ASSESSOR PARCEL MAP

EXHIBIT NO.	3
APPLICATION NO.	HUMBOLDT CO. LCP
AMEND.	1-98-A
(REDWOOD CARE)	
Assessor Parcel Map	



No Scale

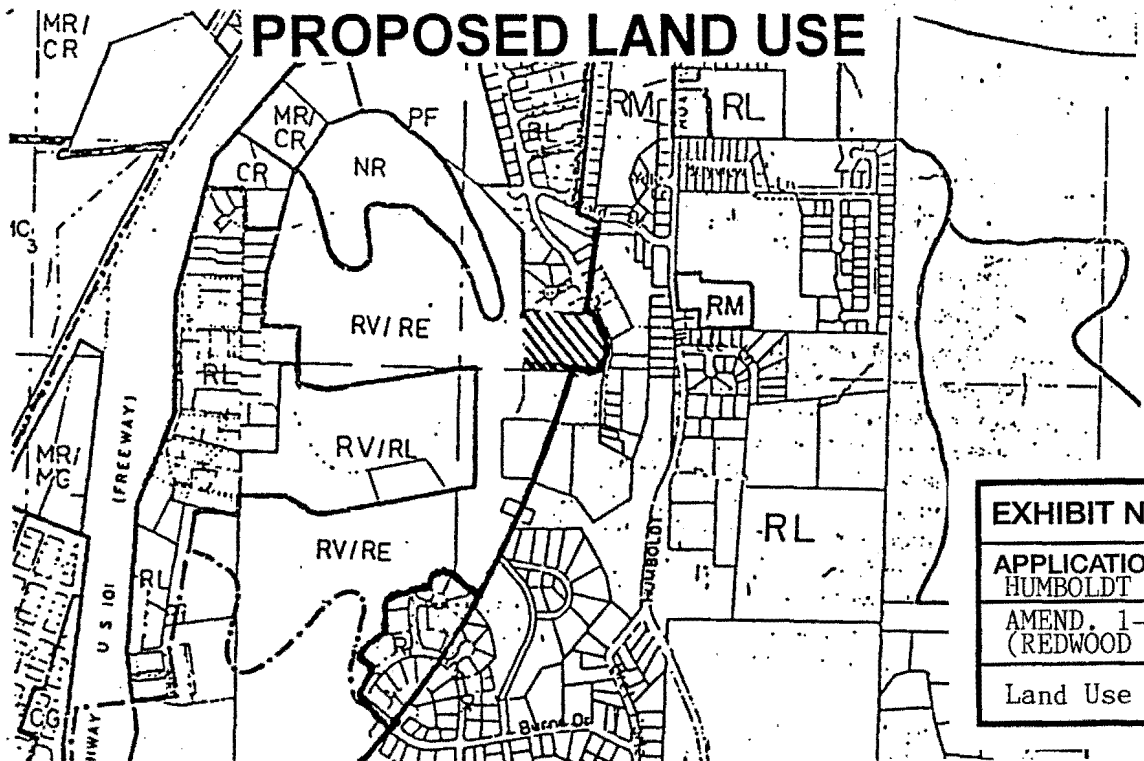
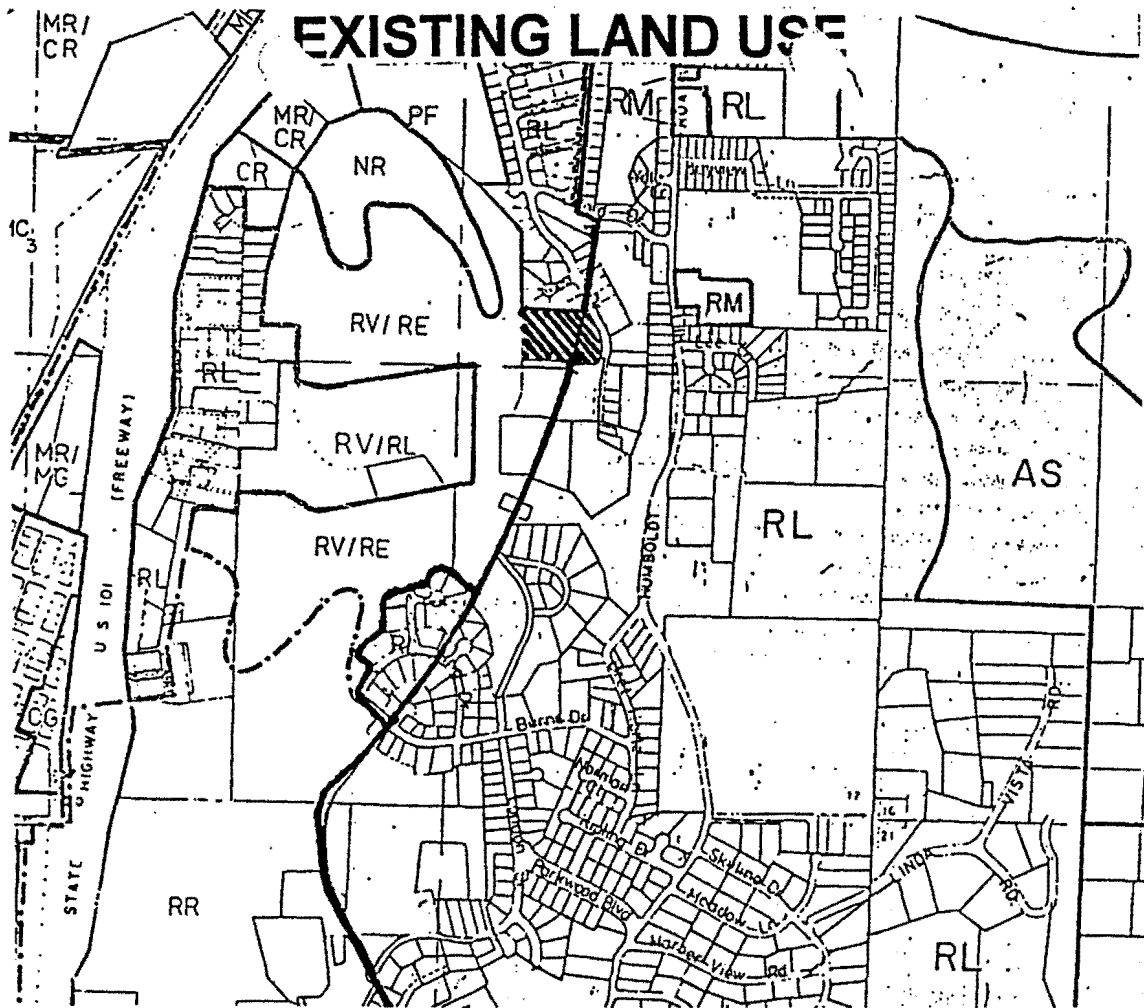


EXHIBIT NO.	4
APPLICATION NO.	HUMBOLDT CO. LCP
AMEND.	1-98-A (REDWOOD CARE)
Land Use	

ASSESSOR PARCEL NUMBER:
306-232-29, -30



No Scale

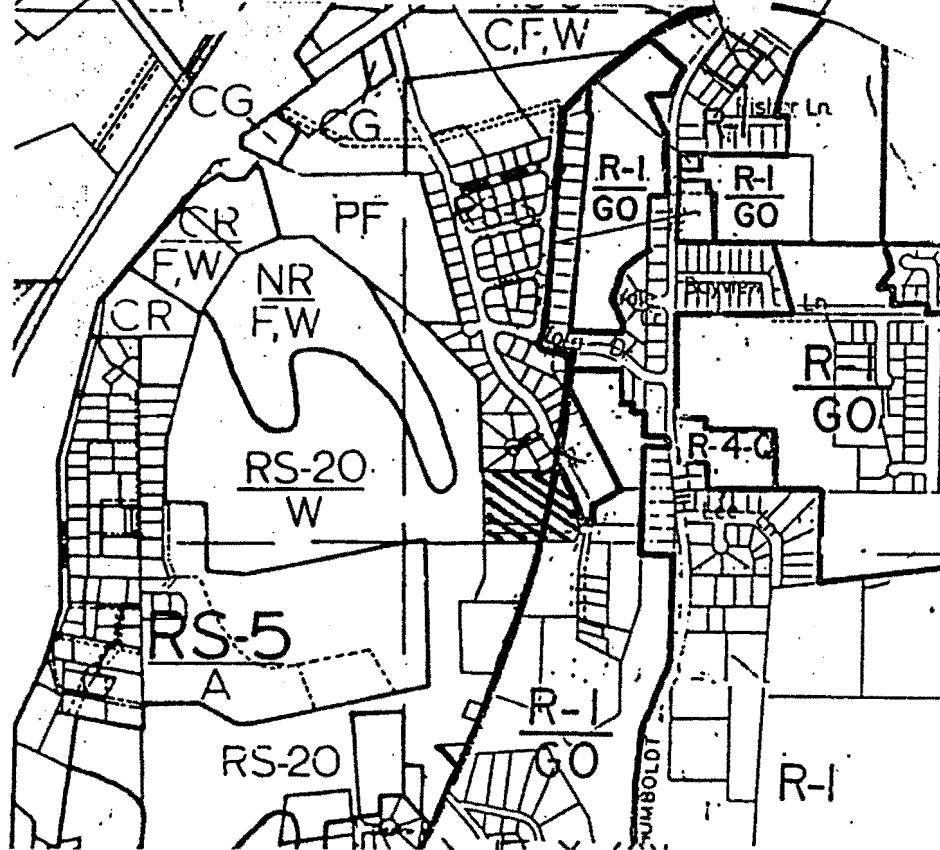
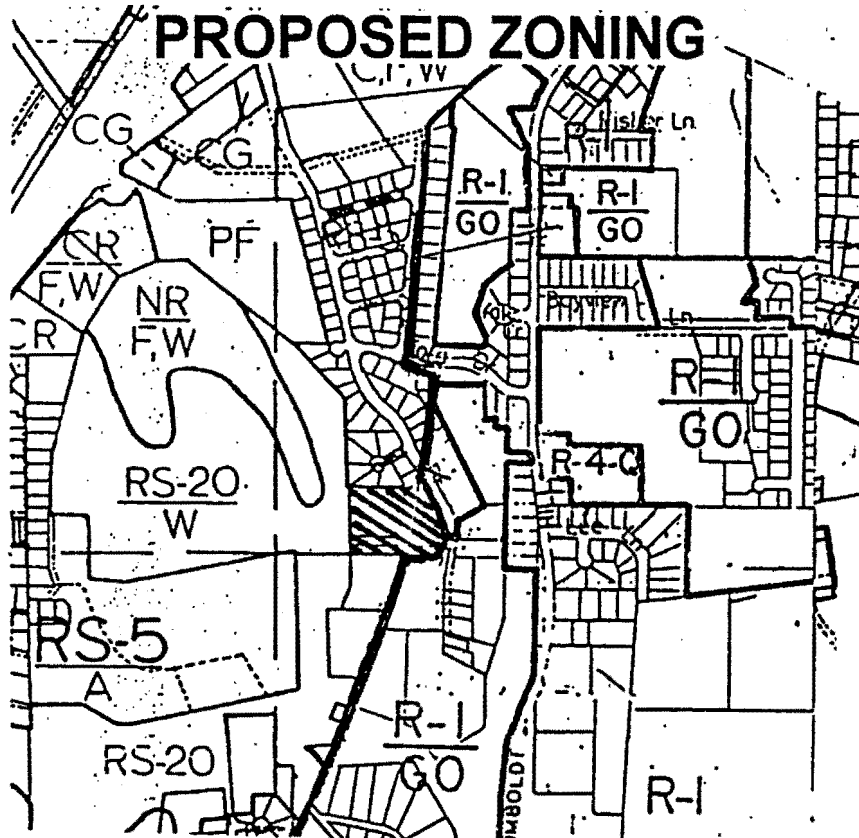
EXISTING ZONING**PROPOSED ZONING**

EXHIBIT NO.	5
APPLICATION NO.	HUMBOLDT CO. LCP
AMEND.	1-98-A (REDWOOD CARE)
Zoning	

ASSESSOR PARCEL NUMBER:
306-232-29, -30



No Scale

ATTACHMENT 1C

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on March 3, 1998

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF HUMBOLDT
MAKING THE REQUIRED FINDINGS FOR CERTIFYING
COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
AND APPROVING AMENDMENTS TO THE EUREKA COMMUNITY PLAN LAND USE MAP
(FIGURE 6 OF THE EUREKA COMMUNITY PLAN),
THE HUMBOLDT BAY AREA PLAN LAND USE MAP
 (§3.60 OF THE HUMBOLDT BAY AREA PLAN),
AND THE ZONING MAPS (§313-4 AND §A311-4 OF HUMBOLDT COUNTY CODE)
TO MAKE THE MAPS CONSISTENT WITH THE NEW COASTAL ZONE BOUNDARY ON
APN'S 306-232-29 & 306-232-30.

RECEIVED
MAR 09 1998
HUMBOLDT COUNTY
PLANNING COMMISSION

WHEREAS, the Coastal Commission approved a coastal zone boundary adjustment at their meeting on February 5, 1998 to make the boundary coterminous with the parcel lines on Assessor's Parcel Number 306-232-29 & 306-232-30; and

WHEREAS, the Framework Plan (Volume I of the General Plan) requires that when a portion of the plan is amended, then the rest of the plan and implementing programs must be brought into conformity (§1330); and

WHEREAS, the coastal zone boundary adjustment will have to be carried through to the Eureka Community Plan and Humboldt Bay Area Plan land use maps and zoning maps; and

WHEREAS, the proposed changes to the general plan maps and zoning maps can be considered minor because the purpose of the amendments is to make the land use and zoning designations coterminous with the assessor parcel lines; and

WHEREAS, Attachment 1 in the Planning Division staff report dated December 18, 1997 includes evidence in support of making all of the required findings for approving the proposed amendments to the general plan land use maps and zoning maps; and

WHEREAS, there is no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a noticed public hearing on January 8, 1998 to consider the project; and

(J-2c)

EXHIBIT NO.	6
APPLICATION NO.	HUMBOLDT CO. LCP
AMEND.	1-98-A (REDWOOD CARE)
Resolution	(1 of 3)

WHEREAS, after receiving testimony on the project and after reviewing the staff report and considering the Initial Study and Negative Declaration of Environmental Impact, the Humboldt County Planning Commission made all the necessary findings and recommended this Board:

1. Hold a public hearing in the manner prescribed by law.
2. Review the Initial Study and approve the Negative Declaration, and
3. Make the findings in Attachment 1 of the Planning Division staff report dated December 18, 1997 for the amendments to the general plan land use maps and zoning maps (Case numbers GPA-03-97 and ZR-03-97) based on the submitted evidence.
4. Adopt the proposed changes to the Eureka Community Plan and Humboldt Bay Area Plan maps to be consistent with proposed changes in the coastal zone boundary subject to the approval of the Coastal Commission.
5. Adopt the proposed changes to the zoning maps to be consistent with proposed changes in the coastal zone boundary subject to the approval of the Coastal Commission.
6. Direct staff to file a Notice of Determination for the project.

NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings are hereby made:

1. The public welfare will best be served by revising the Humboldt Bay Area Plan and Eureka Community Plan land use maps and the zoning maps to be consistent with the proposed coastal zone boundary adjustment.
2. The amendments to the land use and zoning maps included in this resolution have been reviewed for compliance with requirements of the California Environmental Quality Act, and the Initial Study prepared pursuant to that Act has been duly considered by this Board.
3. Measures have been incorporated into these zoning ordinance revisions which avoid all significant environmental impacts identified in considering project.
4. The adoption of these revisions herein is consistent with a comprehensive view of the General Plan Volume I and Volume II (Eureka Community Plan and Humboldt Bay Area Plan), and is in conformance with the policies of Chapter 3 of the Coastal Act.

EXHIBIT 6
2 of 3

5. The adoption of the amendments to the general plan and zoning maps is in the public interest, and is consistent with State law.

BE IT FURTHER RESOLVED that on March 3, 1998, this Humboldt County Board of Supervisors hereby adopts General Plan Amendment 03-97 and Zone Reclassification 03-97 affecting Assessor's Parcel Numbers 306-232-29 and 306-232-30 as shown on the attached maps as "Proposed Land Use" and "Proposed Zoning", and

BE IT FURTHER RESOLVED that on March 3, 1998, this Humboldt County Board of Supervisors hereby directs staff to file a Notice of Determination for the project, and apply to the Coastal Commission for the appropriate Local Coastal Plan Amendments.

Adopted on motion by Supervisor Dixon, seconded by Supervisor Neely and the following vote:

AYES: Supervisors: Dixon, Rodoni, Woolley, Neely, and Kirk

NOES: Supervisors: None

ABSENT: Supervisors: None

STATE OF CALIFORNIA

County of Humboldt

)
) SS.
)

I, Lora Canzoneri, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

LORA CANZONERI

Clerk of the Board of Supervisors of the County of Humboldt, State of California

By:

Lora Canzoneri
LORA CANZONERI

Date: March 3, 1998

ATTACHMENT ID

ORDINANCE NO. 2162

AMENDING §313-4 AND §A311-4 OF HUMBOLDT COUNTY CODE TO
MAKE THE ZONING MAPS CONSISTENT WITH THE COASTAL ZONE BOUNDARY ADJUSTMENT
APPROVED BY THE CALIFORNIA COASTAL COMMISSION FEBRUARY 5, 1998.

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Humboldt County Code §313-4 and §A311-4 is hereby amended to be consistent with the Coastal Zone Boundary Adjustment affecting Assessor's Parcel Numbers 306-232-29 & 306-232-30 approved by the California Coastal Commission on February 5, 1998 and as shown in the previous portion of this Attachment, Attachment 1C.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective the day after approval of this ordinance amendment by the California Coastal Commission.

PASSED, APPROVED AND ADOPTED this third day of March, 1998 on the following vote, to wit:

AYES: Supervisors Dixon, Rodoni, Woolley, Neely, and Kirk

NOES: None

ABSENT: None

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HUMBOLDT COUNTY
PLANNING COMMISSION

Paul Kirk

Chairman of the Board of Supervisors
of the County of Humboldt, State of
California

(SEAL)

ATTEST:

Lora Canzoneri

Clerk of the Board of Supervisors
of the County of Humboldt,
State of California.

Lora Canzoneri

Post-It Fax Note 7571		Date <u>9/16/98</u> # of pages <u>1</u>
To <u>Darryl Rorce</u>	From <u>Michael Richardson</u>	
Co/Dept <u>CCC</u>	Co <u>Humboldt</u>	
Phone #	Phone #	
Fax # <u>415 904 5400</u>	Fax #	

EXHIBIT NO. <u>7</u>
APPLICATION NO. HUMBOLDT CO. LCP
AMEND. 1-98-A (REDWOOD CARE)
Ordinance