

## CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

5 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260



# Th 7a

January 16, 1998

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. 1-97 (MAJOR: Muegge/Vurek &amp; Caltrans) 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. 1-97 (Major): Muegge/Vurek &amp; Caltrans is legally adequate. (For Commission review of the meeting of February 5, 1998 in San Diego)

BACKGROUND:

Mendocino County LCP Amendment No. 1-97 (Major), approved by the Commission on July 8, 1997, affects two separate geographic areas, both located south of the Navarro River, known as the 1996 South of Navarro River General Plan Amendment Group.

A. AMENDMENT DESCRIPTION:

The changes approved 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).
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.

MENDOCINO COUNTY LCP  
AMENDMENT NO. 1-97 (Major)  
Muegge/Vurek & Caltans  
Certification Review  
Page Two

The Commission completed its action on Mendocino County LCP Amendment No. 1-97 (Major) at its July 8, 1997 public hearing. The Commissioners voted unanimously to certify LCP Amendment No. 1-97 as submitted.

B. Effective Certification.

On October 27, 1997, the Mendocino County Board of Supervisors adopted Resolution No. 97-186 and Ordinance No. 3981 (see Attachment B), whereby the County (1) acknowledged receipt of the Commission's resolution of certification of the LCP Amendment, and (2) made the necessary changes to the Coastal Element Land Use Map and the Zoning Map to implement the LCP amendment.

As provided in Sections 13544 and 13544.5 of the California Code of Regulations, for the amendment to become effective, the Executive Director must determine that Mendocino County's action, in response to the Commission's July 8, 1997 certification of the amendment as submitted, is legally adequate to finalize Commission review of the LCP amendment and report that determination to the Commission. Unless the Commission objects to the determination, the certification of Mendocino County LCP Amendment No. 1-97 (Major): Muegge/Vurek & Caltrans shall become effective upon the filing of a notice of certification for the LCP Amendment with the Secretary for Resources, as provided in 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. 1-97 (Major) is legally adequate, as noted in the attached letter, Attachment A (to be sent after Commission concurrence).

**CALIFORNIA COASTAL COMMISSION**

NORTH COAST AREA

555 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260



February , 1998

John Pinches, Chairman  
Mendocino County Board of Supervisors  
501 Low Gap Road, Room 1090  
Ukiah, CA 95482

SUBJECT: MENDOCINO COUNTY LCP AMENDMENT NO. 1-97 (MAJOR: Muegge/Vurek & Caltrans): CERTIFICATION REVIEW

Dear Chairman Pinches:

The Executive Director of the Coastal Commission has reviewed County Board of Supervisors' Resolution No. 96-186 and Ordinance No. 3981 for effective certification of Mendocino County LCP Amendment No. 1-97 (Major). The amendment involves (a) changing the LUP and zoning designations of a .15-acre portion of a 17.19-acre parcel north of Gualala from Forest Lands (FL) and Timber Production Zone (TP) to Rural Residential-10 acre minimum (RR-10) (Muegge/Vurek); and (b) amending 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. The Commission previously certified the amendment at its meeting of July 8, 1997.

The Executive Director has found that the Board's resolution and ordinance fulfill the requirements of Section 13544.5 of the Commission's Code of Regulations. In accordance with Section 13544(b) of those regulations, the Executive Director has determined that the County's action is legally adequate.

The Coastal Commission concurred with this determination at its meeting of February 5, 1998 in San Diego. Commission review and approval of the LCP amendment is now complete. Certification of Mendocino County LCP Amendment No. 1-97 (Major) shall become effective upon the Commission's filing of a

JOHN PINCHES  
Page Two

notice of certification for the LCP amendment with the Secretary of Resources, as provided in Public Resources Code Section 21080.5(d)(2)(V). If you have any questions, please contact Jo Ginsberg in our San Francisco office.

Sincerely,

STEVEN F. SCHOLL  
District Director

cc: Ray Hall  
Gary Pedroni  
Jo Ginsberg

ATTACHMENT A

RESOLUTION NO. 97-186

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MENDOCINO  
AMENDING THE COASTAL ELEMENT OF THE MENDOCINO COUNTY GENERAL PLAN  
(GP 7-96 MUEGGE/VUREK, GP 9-96 CALIFORNIA DEPARTMENT OF  
TRANSPORTATION/MENDOCINO COUNTY)

WHEREAS, in response to amendment applications GP 7-96 MUEGGE/VUREK and GP 9-96 DEPARTMENT OF TRANSPORTATION/MENDOCINO COUNTY, 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 97-033 and 97-034.

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

WHEREAS, the Coastal Commission on July 8, 1997, at a public hearing certified the proposed amendments of the Land Use Maps.

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 and B, showing the affected portions of the land Use maps as amended:

1. Amend the Coastal Element Land Use Map Number 29 as shown on Exhibit "A" for GP 7-96 changing the land use classification from Forest Lands (FL) to Rural Residential - 10 acre minimum (RR-10) on Assessor's Parcel Number 144-200-44.
2. Amend the Coastal Element Land Use Map Number 19 as shown on Exhibit "B" for GP 9-96 to remove a proposed view turnout on Highway 1 right-of-way northeast of "Little Geyserville."

The foregoing Resolution was introduced by Supervisor Campbell, seconded by Supervisor Shoemaker and carried this 27th day of October, 1997, by the following roll call vote:

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

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

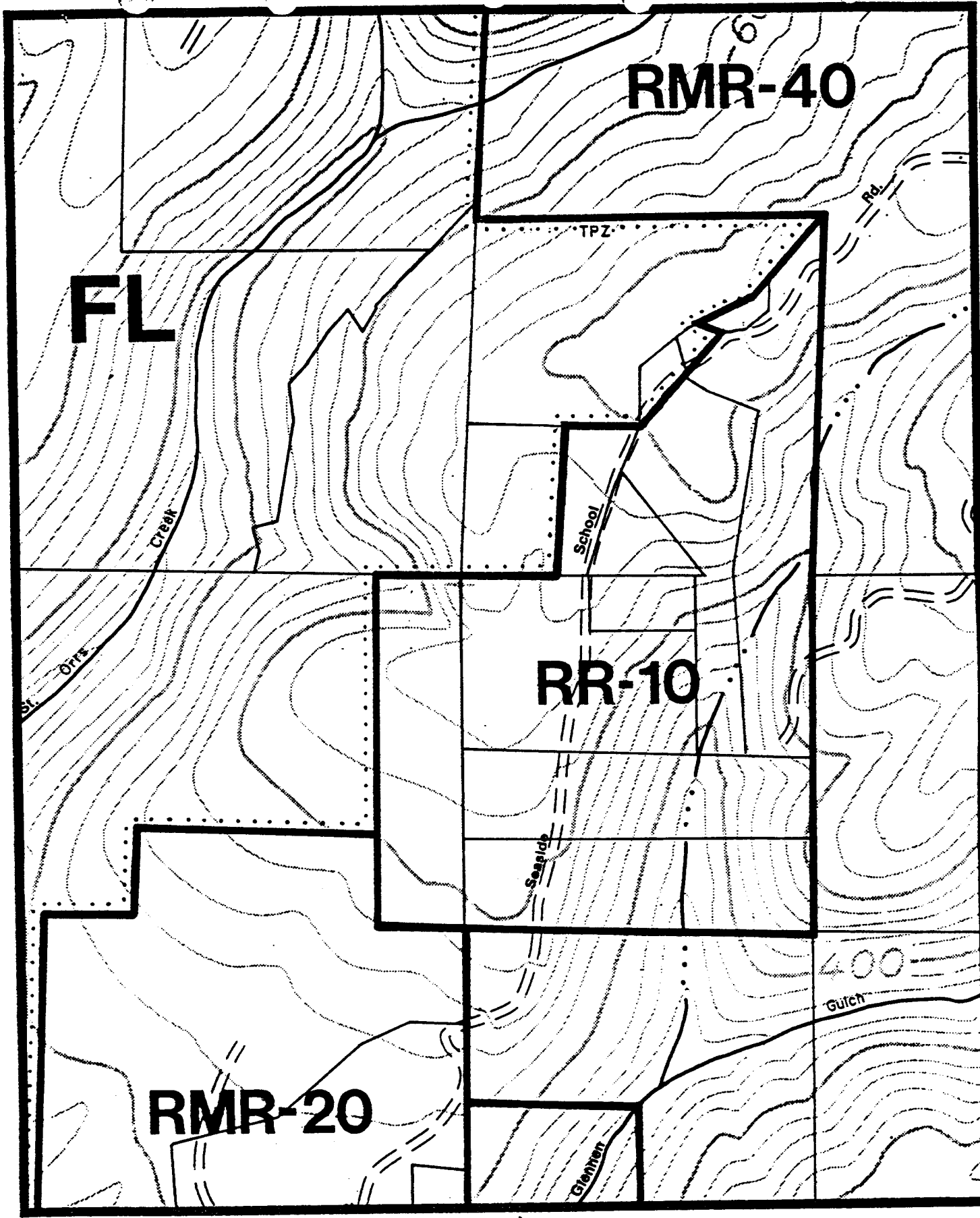
By: [Signature]  
DEPUTY

1996 South of Navarro General Plan Amendment Group

ATTACHMENT B

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: [Signature]  
DEPUTY

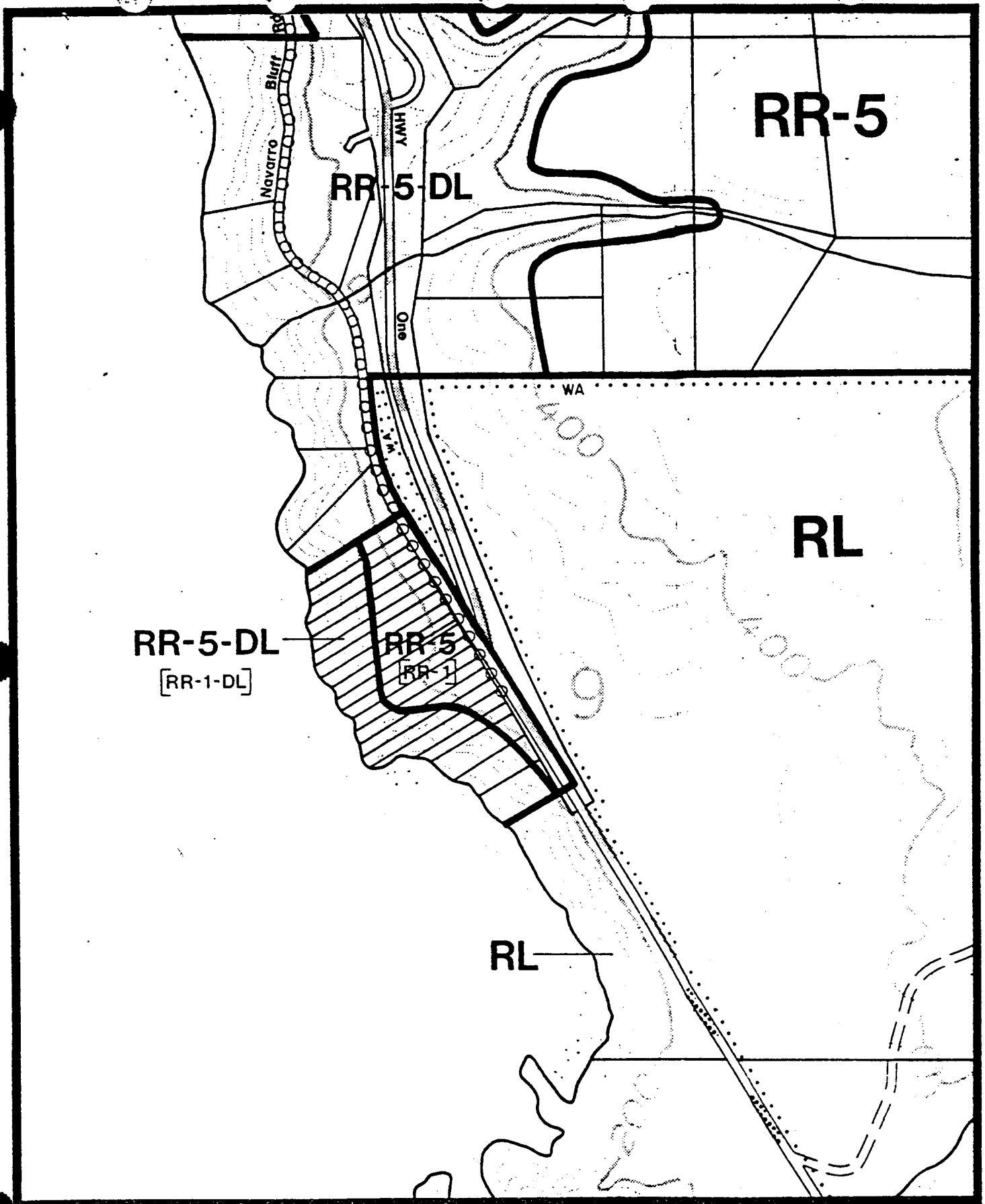


**Exhibit A**  
**GP 7-96**

Portion of Land Use Map 29 as Amended



ATTACHMENT B



**Exhibit B**  
GP 9-96

Portion of Land Use Map 19 as Amended



0 500 ft.

ATTACHMENT B

RECORDING REQUESTED BY:  
County of Mendocino  
Board of Supervisors  
Courthouse  
Ukiah, CA 95482

00018028  
Recorded at the request of  
MENDOCINO COUNTY  
Book 2454 Page 705  
10/29/1997 09:38A  
Fee: \$0.00 No of Pages:3

OFFICIAL RECORDS  
MENDOCINO COUNTY CALIF  
MARSHA A. YOUNG, RECORDER

AND WHEN RECORDED MAIL TO:  
County of Mendocino  
Board of Supervisors  
Courthouse  
Ukiah, CA 95482

ORDINANCE NO. 3981

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:

Pursuant to Division I of Title 20, Chapter 20.548 of the Mendocino County Code, the zoning of the following real property within Mendocino County is hereby changed as described below.

A portion of Assessor's Parcel Number 144-200-44 is reclassified from T-P (Timberland Production) to RR-10 (Rural Residential - 10 acre minimum) as described in attached Exhibit "A" and as shown on attached Exhibit "B".

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 27th day of October, 1997, by the following vote:

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

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

*Charles Peterson*

Chairman of said Board of Supervisors

ATTEST: JOYCE BEARD  
Clerk of said Board

By *Karl Muegge*  
DEPUTY

CASE#: #R 11-96  
OWNER: JACK & LYN MUEGGE

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: *Karl Muegge*  
DEPUTY

ATTACHMENT B



Exhibit "A"

All that real property situated in Mendocino County, State of California, more particularly described as follows:

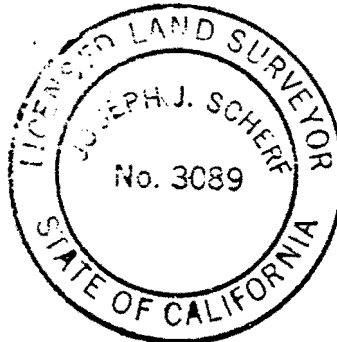
Commencing at the Center West one-sixteenth corner of Section 16, T11N R15W, M.D.M.; thence North 01°55'15" East, along the one-sixteenth line 1,189.43 feet to a point in the centerline of Seaside School Road, a private roadway; thence along the said centerline South 51°21'36" West, 67.61 feet; thence South 15°53'36" West, 11.87 feet; thence South 31°41'31" West, 91.64 feet; thence South 56°37'21" West, 41.33 feet to the POINT OF BEGINNING of this description; thence continuing along the said centerline South 56°37'21" West, 60.00 feet; thence South 68°01'24" West, 79.15 feet; thence South 77°35'54" West, 100.09 feet to the intersection of the existing roadway and the old roadway centerline; thence along the old roadway centerline South 71°27'24" East, 129.50 feet; thence leaving the said centerline North 40°05' East, 165 feet, more or less, to the Point Of Beginning and containing 0.15 acres, more or less.

APN A portion of 144-20-44

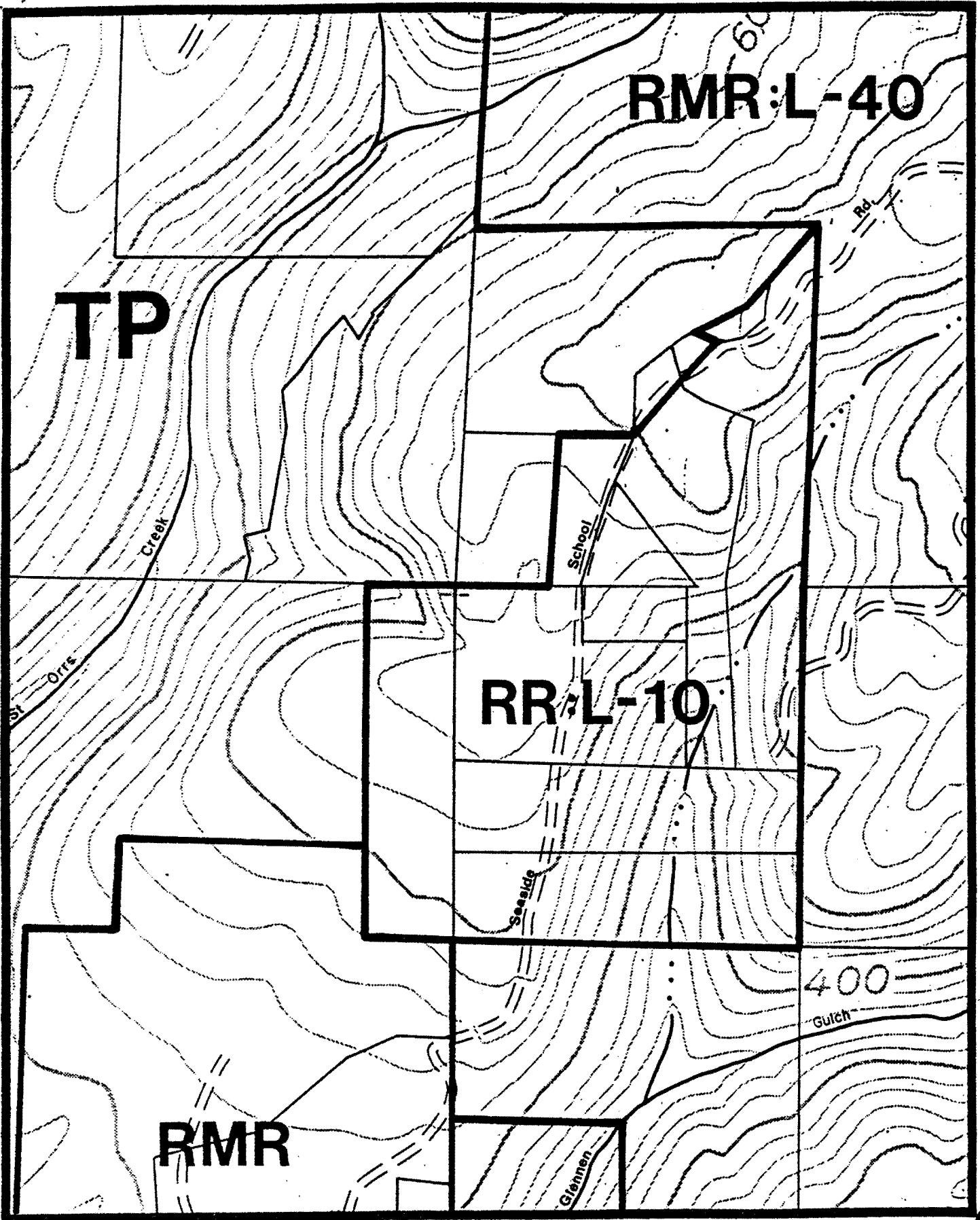
This real property description has been prepared by me in conformance with the Professional Land Surveyors' Act.

*Joseph J. Scherf*  
Joseph J. Scherf  
My License Expires 6-30-00

Oct. 3, 1997  
Date



Book : 2454  
Page : 706



**Exhibit B**  
R 11-96

Portion of Zoning Map 70E as Amended



0 500 ft.