

**CALIFORNIA COASTAL COMMISSION**

NORTH COAST DISTRICT OFFICE  
710 E STREET • SUITE 200  
EUREKA, CA 95501-1865  
VOICE (707) 445-7833  
FACSIMILE (707) 445-7877

MAILING ADDRESS:  
P. O. BOX 4908  
EUREKA, CA 95502-4908

RECORD PACKET COPY

**W14c**

DATE: October 28, 2005

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director  
Robert S. Merrill, District Manager  
Ruby Pap, Coastal Planner

SUBJECT: **COUNTY OF MENDOCINO LCP AMENDMENT NO. MEN-MAJ-1-02 PART D (WAGES CREEK CAMPGROUND/WESTPORT CEMETERY DISTRICT):** Concurrence with the Executive Director's determination that the action of the County of Mendocino accepting the Commission's certification of LCP Amendment No. MEN-MAJ-1-02 PART D and adopting implementing ordinances is legally adequate (For Commission review at the meeting of November 16 in Los Angeles).

A. BACKGROUND:

The Commission acted on County of Mendocino LCP Amendment No. MEN-MAJ-1-02 Part D (Wages Creek Campground/Westport Cemetery District) on March 17, 2005. The amendment to the County's certified Land Use Plan and Implementation Plan (zoning code) would change the coastal plan land use classification and zoning map designations for APN 013-240-34 and APN 013-240-43 located approximately 1 mile north of Westport, lying west of Highway 1, in the vicinity of Wages Creek to conform to approved boundary line adjustments approved under CDB 79-98 as follows: Change the coastal plan land use classification and rezone a ½-acre portion of APN 013-240-34, owned by the Westport Cemetery District, from Remote Residential (RMR-20) to Public Facility (PF), an approximately ¼-acre portion of APN 013-240-43, owned by the cemetery, from RMR-20 to PF, an approximately 3 ½-acre portion of APN 013-240-43, owned by the cemetery, from Open Space (OS) to PF, and an approximately ½-acre portion of APN 13-240-43, owned by the Wages Creek Campground, from OS to RMR-20.

**COUNTY OF MENDOCINO LCP AMENDMENT NO. MEN-MAJ-01-02 PART D  
(WAGES CREEK CAMPGROUND/WESTPORT CEMETERY DISTRICT)  
CERTIFICATION REVIEW  
PAGE 2**

The Commission rejected the amendment as submitted, but certified the proposed amendment to the LCP if modified with two suggested modifications requiring that Open Space lands at this site remain designated as Open Space in the LUP and the IP.

**B. EFFECTIVE CERTIFICATION:**

On August 30, 2005, the Mendocino County Board of Supervisors held a public hearing and adopted Resolution No. 05-153 and Ordinance No. 4147 which acknowledge receipt of the Commission's resolution of certification, accepts and agrees to the Coastal Commission's modifications, agrees to issue permits in conformance with the modified LCP, and formally approves the necessary changes to the County's LUP and Implementation Program (see Exhibit Nos. 2 and 3).

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 actions are legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of the Mendocino County LCP Amendment No. MEN-MAJ-1-02 (Part D) shall become effective upon the filing of a Notice of Certification for the LCP amendment with the Secretary of Resources, as provided in Public Resources Code Section 2180.5(2)(V).

**C. STAFF RECOMMENDATION:**

Staff recommends that the Commission concur with the determination of the Executive Director that the actions of the County of Mendocino to accept the Commission's certification of County of Mendocino's LCP Amendment No. MEN-MAJ-1-02 Part D (Wages Creek Campground/Westport Cemetery District) and adopt the necessary changes to the County's LUP and Implementation Program are legally adequate, as noted in the attached letter, Exhibit No. 1 (to be sent after Commission concurrence).

## CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE

MAILING ADDRESS:

710 E STREET • SUITE 200

P. O. BOX 4908

EUREKA, CA 95501-1865

EUREKA, CA 95502-4908

VOICE (707) 445-7833

FACSIMILE (707) 445-7877



November \_\_, 2005

Raymond Hall, Director  
Department of Planning and Building Services  
County of Mendocino  
501 Low Gap Road  
Room 1440  
Ukiah, CA 95482

SUBJECT: Effective Certification of County of Mendocino LCP Amendment No.  
MEN-MAJ-1-02 PART D (Wages Creek Campground/Westport Cemetery  
District).

Dear Mr. Hall:

The Executive Director of the Coastal Commission has reviewed Board of Supervisors Resolution No. 05-153 and Ordinance No. 4147 for effective certification of County of Mendocino LCP Amendment No. MEN-MAJ-1-02 PART D (Wages Creek Campground/Westport Cemetery District). The County's resolution and ordinance indicates that the County acknowledges receipt of and accepts the Commission's resolution for certification and that the County agrees to issue permits in conformance with the modified certified local coastal program.

The Executive Director has found that the County's resolution and ordinance fulfills the requirements of Section 13544(a) of the California Code of Regulations. In accordance with Section 13544(b) of the regulations, the Director has determined that the County's actions are legally adequate.

The Coastal Commission concurred with this determination at its meeting of November 16, 2005 in Los Angeles. Commission approval and the amendment process are now complete. If you have any questions, please contact Ruby Pap in our San Francisco office at (415) 904-5260 or [rpap@coastal.ca.gov](mailto:rpap@coastal.ca.gov).

Sincerely,

---

ROBERT S. MERRILL  
District Manager

EXHIBIT 1

RESOLUTION NO. 05-153

RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE COUNTY OF MENDOCINO TO AMEND THE LOCAL  
COASTAL PROGRAM FOR MENDOCINO COUNTY

(#GP 23-98; MENDOCINO COUNTY; #GP 10-98 AND #GP 14-98: MENDOCINO REDWOOD CORPORATION, LLC/BOSK/CATTALINI; #GP 5-2003: POINT CABRILLO LIGHTKEEPERS ASSOCIATION AND CALIFORNIA DEPARTMENT OF PARKS AND RECREATION; AND #GP 1-02: WESTPORT CEMETERY DISTRICT/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, and

WHEREAS, the Coastal Commission has held a public hearing on the requested amendment and has adopted a Resolution certifying the proposed amendment, being part of LCP Amendment Number MEN-MAJ-2-99, Part A of MEN-MAJ-1-04, and Part D of MEN-MAJ-1-02, all being subject to the Suggested Modifications incorporated herein, and further being Parts B and C of LCP Amendment Number MEN-MAJ-1-04, 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, and accepts and agrees to said Suggested Modifications.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Mendocino adopts the amendments to the Local Coastal Program listed below and as shown and described on the attached exhibits:

GP 23-98 - EXHIBIT A (text)  
GP 10-98 - EXHIBIT B  
GP 14-98 - EXHIBIT C  
GP 1-02 - EXHIBIT D  
GP 5-03 - EXHIBIT E  
GP 5-03 - EXHIBIT F (text)

EXHIBIT NO. 2
LCP AMENDMENT NO.
MEN-MAJ-1-02, Part D
Wages Creek - Resolution
Accepting Commission Certification & Suggested Modifications
(Page 1 of 13)

BE IT FURTHER RESOLVED, that the County agrees to issue coastal development permits subject to the amended Local Coastal Program and to carry out the Local Coastal Program in a manner fully in conformity with the California Coastal Act of 1976.

BE IT FURTHER RESOLVED, that Mendocino County Department of Planning and Building Services staff is directed to transmit the adopted amendments to the California Coastal Commission.

The foregoing Resolution was introduced by Supervisor Colfax, seconded by Supervisor Wattenburger and carried this 30<sup>th</sup> day of August, 2005 by the following roll call vote:

AYES: Wattenburger, Wagenet, Smith, Colfax, and Delbar

NOES:

ABSENT:

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



Chairman, Board of Supervisors

ATTEST: KRISTI FURMAN  
Clerk of the Board

By: Kristi Furman

CASE#: #GP 23-98, GP 10-98 AND #GP 14-98, #GP 5-03, #GP 1-02  
OWNERS: MENDOCINO REDWOOD CORPORATION, LLC., CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, WESTPORT CEMETERY DISTRICT

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

KRISTI FURMAN  
Clerk of the Board

E.S. Kristi Furman

NOTED: This is a correct copy of the original in this office.  
ATTEST:

KRISTI FURMAN Clerk of the Board of Supervisors of the County of Mendocino, State of California

By: Kristi Furman

## EXHIBIT A

### COASTAL PLAN AMENDMENT #GP 23-98 REGARDING HOME OCCUPATIONS AND COTTAGE INDUSTRIES

The Land Use Plan, Section 2.2, Home Occupations and Cottage Industries, is amended to read:

#### HOME OCCUPATIONS

It is the intent of this section to provide for an accessory use within a dwelling unit or accessory building(s) for gainful employment involving the manufacture, provision, or sale of goods and/or services. The use must be clearly incidental and secondary to the use of the property dwelling for residential purposes and must not change the character thereof or adversely affect the residential or rural nature of its surroundings. When a use is a home occupation it means that the owner, lessee or other persons who have a legal right to use the dwelling also have the right to conduct the home occupation without securing a use permit to do so. However, such ~~person use~~ shall be subject to all applicable policies of this element and to all other permits required under county code, such as building permits, ~~and~~ business licenses, and coastal development permits, where the use constitutes "development" as defined in the Glossary and Coastal Zoning Code Section 20.308.035(D). A home occupation is a principal permitted use in any land use classification where a dwelling exists. The following represent the minimum standards for home occupations:

~~The Mendocino County Code Section 20, Article XXXVIII should be updated through the public hearing process within 24 months of LCP adoption, to encourage individuals to provide self-employment in their own homes. The concept of a "rural home occupation" definition should be considered. "Performance" standards should be considered.~~

#### Specific Standards:

- A. No person other than members of the family residing on the premises shall be engaged in ~~such occupation~~ the home occupation, except that one (1) employee shall be permitted when the property on which the home occupation is located is a minimum of forty thousand (40,000) square feet.
- B. The home occupation shall be clearly incidental and subordinate to the use of the dwelling unit premises for residential purposes ~~and that not more than 25 percent of the floor area of the dwelling unit shall be used for such occupation. Use of an accessory building or garage for the purpose of conducting a home occupation shall be prohibited. The total area used for the home occupation shall not exceed six hundred forty (640) square feet. All aspects of the home occupation, including storage, shall be conducted entirely within the dwelling unit or enclosed accessory building(s) on the premises.~~
- C. ~~There shall be no changes, resulting from the home occupation, The home occupation shall not result in any change in the outside appearance of the building or premises, or other visible evidence of the conduct of such occupation, other than one (1) nonilluminated sign not exceeding two (2) square feet of area, non-illuminated and attached flat to the main structure or visible through a window.~~

- D. ~~No merchandise (except articles produced on the premises) shall be sold or displayed on the premises. The sale of merchandise not produced on the premises (except mail order businesses) shall be clearly incidental and accessory to the merchandise or service produced by the home occupation, and shall not be advertised in any manner.~~
- E. Not more than ten (10) customers or clients shall come to the ~~dwelling unit~~ premises for service or products during any one day.
- F. Home occupations shall not involve the use of heavy commercial vehicles for delivery of materials to or from the premises.
- G. No mechanical or electrical equipment shall be employed other than machinery or equipment ~~customarily found in the home associated with a hobby or a vocation. typical of the type or specifications used in a hobby or a vocation customarily conducted within the confines of a dwelling unit.~~
- H. ~~No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, dust, odors, smoke or electrical interference, detectable to the normal senses off the lot, if the occupation is conducted in a single family residence, or outside the dwelling unit if conducted in other than a single family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises. No equipment or process used shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood.~~

### COTTAGE INDUSTRIES

It is the intent of this use to provide for limited commercial and industrial uses in conjunction with a dwelling which are more extensive than home occupations, but which, like home occupations, do not alter or disturb the residential or rural nature of the premises or its surroundings. Such limited commercial and industrial uses are known as Cottage Industries.

Cottage Industries are permitted upon issuance of a conditional use permit. A use permit for a Cottage Industry may be granted for an unlimited period of years, unless it is determined that a shorter period is more appropriate to insure conformance with the intent and standards of this section or other applicable requirements. The following uses listed and other uses which have a similar impact or lesser impact may be considered through the conditional use permit process.

~~The General Standards, Specific Standards, and Permitted Uses of Cottage Industries should be updated within 24 months of LCP adoption through the public hearing process. "Performance" standards and a "rural cottage industries" definition should be considered, to encourage employment and to recognize the differences of individual situations.~~

#### General Standards:

- A. The particular uses conducted by the Cottage Industry, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surrounding.
- B. The use shall be environmentally compatible with the project site and region.

- C. No additional service demands will be created by the use.

**Specific Standards:**

Cottage Industries shall conform to the following minimum requirements:

- A. Not more than ~~one (1)~~ two (2) outside persons may be employed on the premises in addition to the members of the family residing on the premises.
- B. The Cottage Industry shall be ~~a secondary use~~ clearly incidental and subordinate to the residential use of a parcel containing a dwelling occupied as a principal residence of the owner or operator of the Cottage Industry. ~~Multiple uses may be permitted within a Cottage Industry. Such industry or equipment and storage related thereto should not be located within fifty (50) feet of any property line, excluding buildings constructed prior to the adoption of this plan.~~
- C. Multiple uses are permitted within the Cottage Industry. The total area occupied by all uses within the Cottage Industry, including storage, shall not exceed one thousand (1,000) square feet. No Cottage Industry permitted pursuant to this subsection may occupy more than 640 square feet of area within any building or buildings on the same parcel.
- D. No on-premise signs are allowed except as provided by home occupations. All aspects of the Cottage Industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), with the exception of outdoor storage of materials, products or vehicles as specifically provided by the use permit. There shall be no other change in the outside appearance of the building or premises, except one (1) non-illuminated sign not exceeding four (4) square feet.
- E. No merchandise. The sale of merchandise not produced on the premises (except mail order businesses articles produced on the premises or those items necessary for repair work in the automotive and equipment repair services, consumer use types and specialty shops) shall be sold or displayed on the premises. shall be incidental and accessory to the merchandise or service produced by the Cottage Industry, and shall not be advertised in any manner.
- F. Not more than ten (10) customers or clients shall come to the ~~dwelling unit~~ premises for service or products during any one (1) day. ~~Not more than one vehicle may be parked on the premises or a street adjacent thereto while awaiting or undergoing repair, or awaiting removal after repair.~~
- G. The use and parking of large vehicles and construction equipment (including but not limited to (such as trucks of over one (1) ton rating) or vehicles being repaired shall be regulated by the use permit. Not more than one (1) vehicle for servicing may be parked in public view. , tractor, bulldozer, backhoe, skip loader, well-drilling rig, cement mixer, roller, welder, air compressor, forklift, or grader) shall not be operated, maintained, or parked in connection with a Cottage Industry except to the extent that such vehicles and equipment are of a type and number customarily used by residents of the surrounding neighborhood for their own agricultural or home use on their own property.



- H. ~~Noise generation from within the site shall not exceed 65 dba at the nearest off-site residence. No equipment or process used in the cottage industry shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood, nor shall noise exceed the one or two-family residential standards in Appendix B at the property line.~~

**Examples of Uses Permitted Upon Securing a Use Permit:**

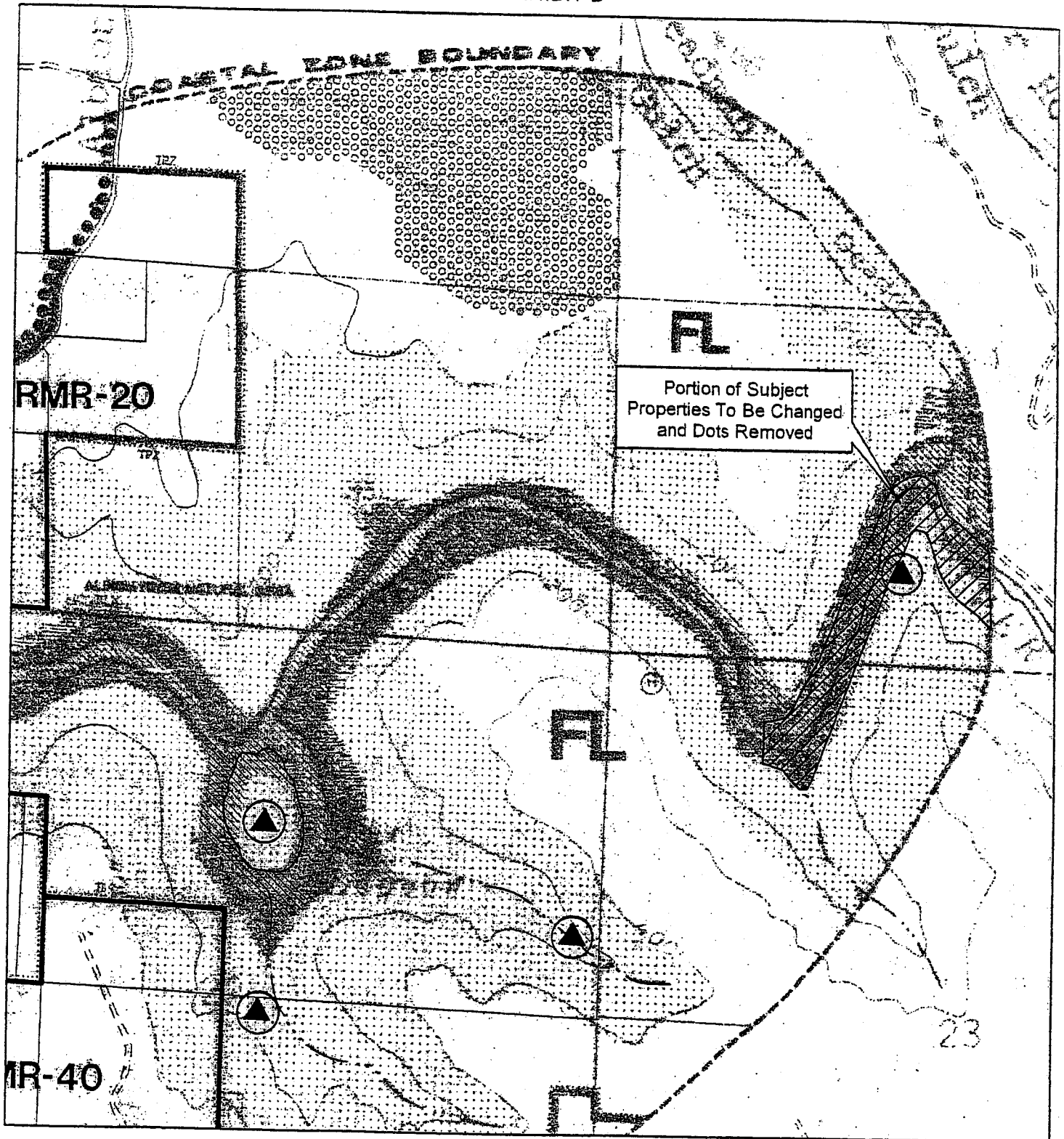
- A. The following are examples of conditional uses that may be permitted in the Rural Residential, Remote Residential, Suburban Residential; and Rural Village ~~and Fishing Village~~ land use classifications:

Administrative and Business Offices  
Animal Sales and Services: Household Pets  
Automotive and Equipment: Light (Excluding SR)  
Building Maintenance Services  
Business Equipment Sales and Services  
Food and Beverage Preparation: Without Consumption  
Horticulture  
Laundry Services  
Mail Order Businesses  
Medical Services  
~~Personal Improvement Services~~  
Personal Services  
Repair Services, Consumer  
~~Research Services~~  
Custom Manufacturing: Light Industrial ~~and Repairs~~  
Specialty Shops

- B. The following are examples of conditional uses that may be permitted in Rangeland, Range Lands ~~Agriculture~~ Agricultural, and Forest Lands and Timber Production land use classifications:

Administrative and Business Offices  
Agricultural Sales and Services  
Animal Sales and Services: Household Pets  
Animal Sales and Services: Veterinary (Small Animals)  
Animal Sales and Services: Veterinary (Large Animals)  
Automotive and Equipment: Light  
Automotive and Equipment: Heavy  
Building Maintenance Services  
Business Equipment Sales and Services  
Food and Beverage Preparation: Without Consumption  
Laundry Services  
Mail Order Businesses  
~~Personal Improvement Services~~  
Personal Services  
Repair Services: Consumer  
Custom Manufacturing: Light Industrial  
Packing and Processing (All types)

# EXHIBIT B



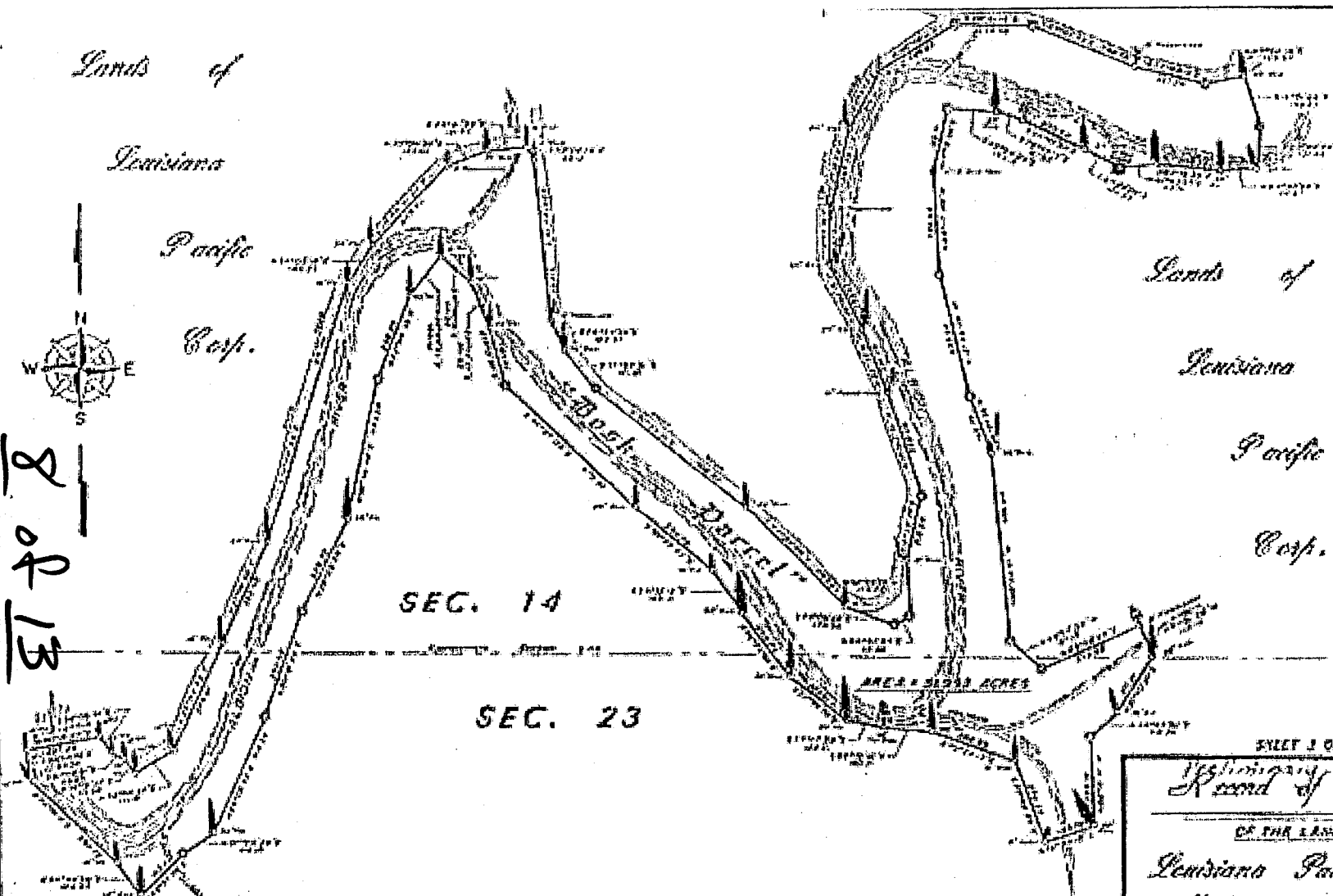
## COASTAL PLAN LAND USE MAP No. 18 CHANGE FROM FL to 0S and Remove TPZ "Dots"

OWNER: MENDOCINO REDWOOD COMPANY  
 APPLICANT: MENDOCINO REDWOOD COMPANY & BOSKI  
 CASE #: GP 10-1998  
 APNs: Portion of 123-110-07 & 121-080-15

7 of 13

Not To Scale

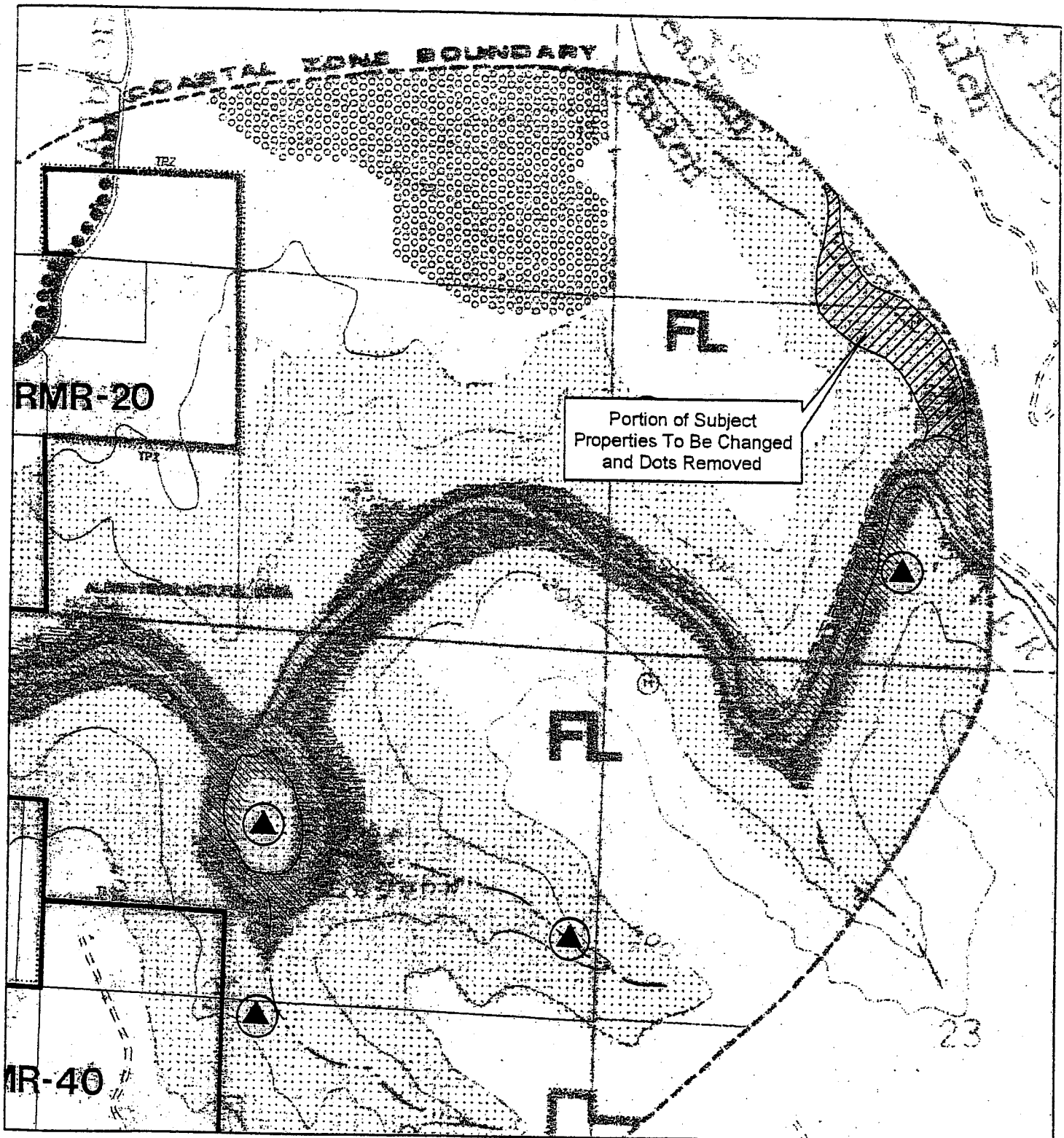




Prepared by:  
**Clifford M. Thompson**  
Licensed Land Surveyor, S.F. 4737  
15220 Westside Drive, Berkeley, Ca. 94707  
Phone: 510-862-8833 - Tel. 415-862-8833

ONLY  
FOR ILLUSTRATION PURPOSES  
SHEET 3 OF 3  
*Platting*  
**Record of Survey**  
OF THE LANDS OF  
**Louisiana Pacific Corp.**  
**"Best Parcel"**  
BEING A PORTION OF SECTION 14 & 23  
T. 12N. R. 10E. S. 4E.  
COUNTY OF WINNEBOG  
STATE OF CALIFORNIA  
MADE 1953

EXHIBIT C



**COASTAL PLAN LAND USE MAP No. 18**  
**CHANGE FROM FL to OS and Remove TPZ "Dots"**

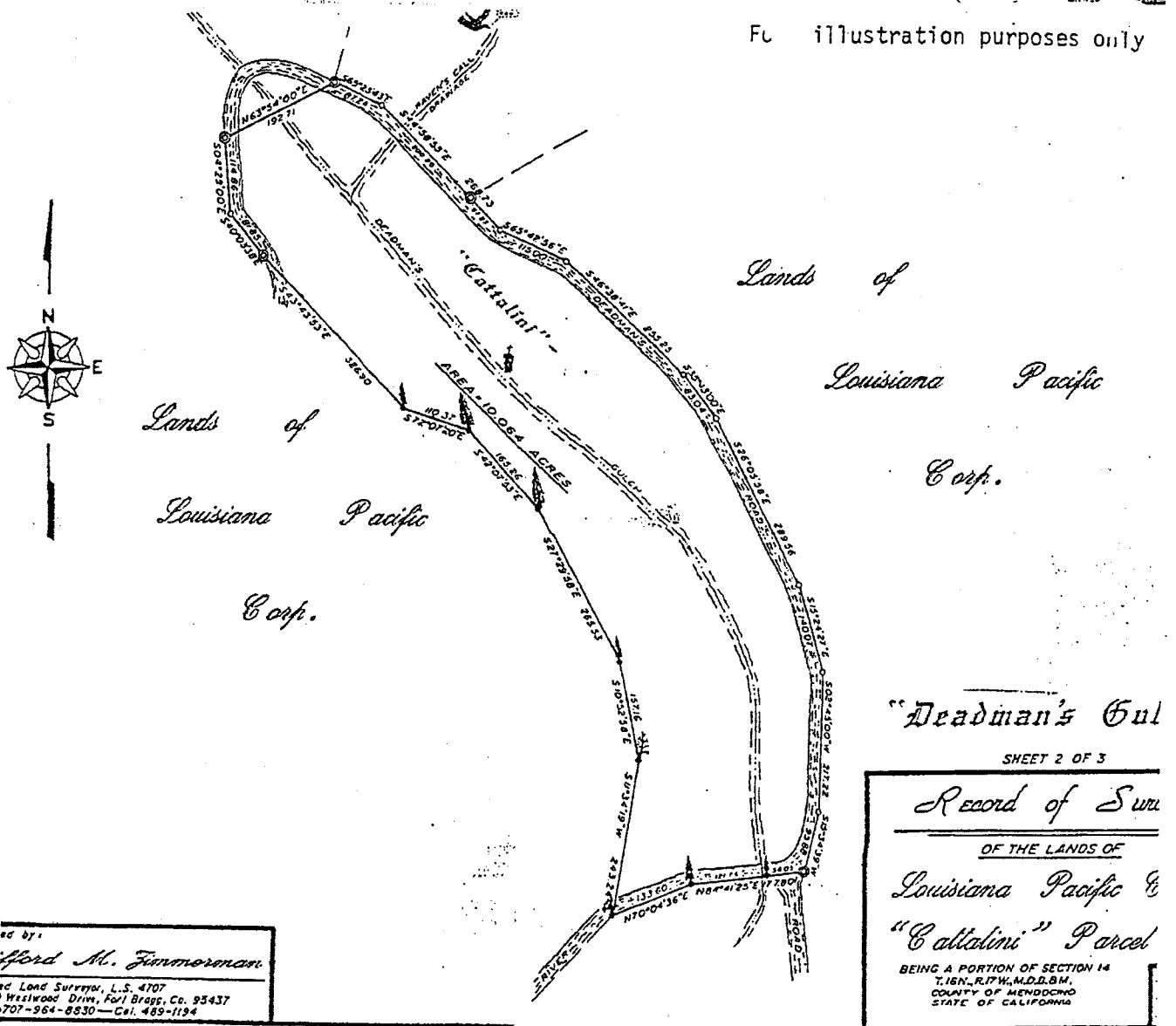
OWNER: MENDOCINO REDWOOD COMPANY  
 APPLICANT: MENDOCINO REDWOOD COMPANY & CATTALINI  
 CASE #: GP 14-1998  
 APNs: Portion of 123-080-14 & 121-080-15

9 of 13

Not To Scale

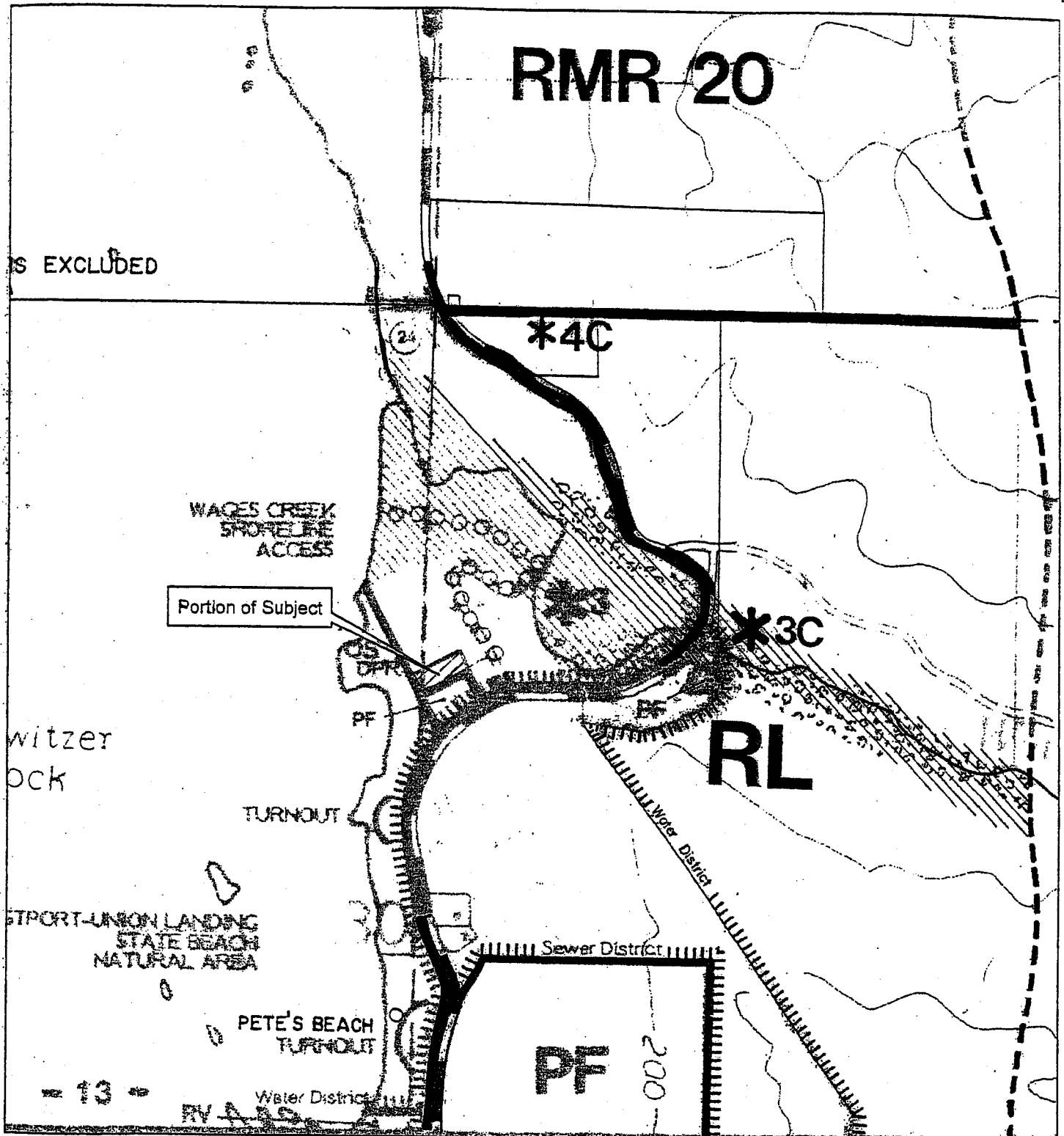


For illustration purposes only



PRELIMINARY CC

EXHIBIT D



COASTAL PLAN LAND USE MAP No. 7

AMENDED FROM RMR20 TO PF

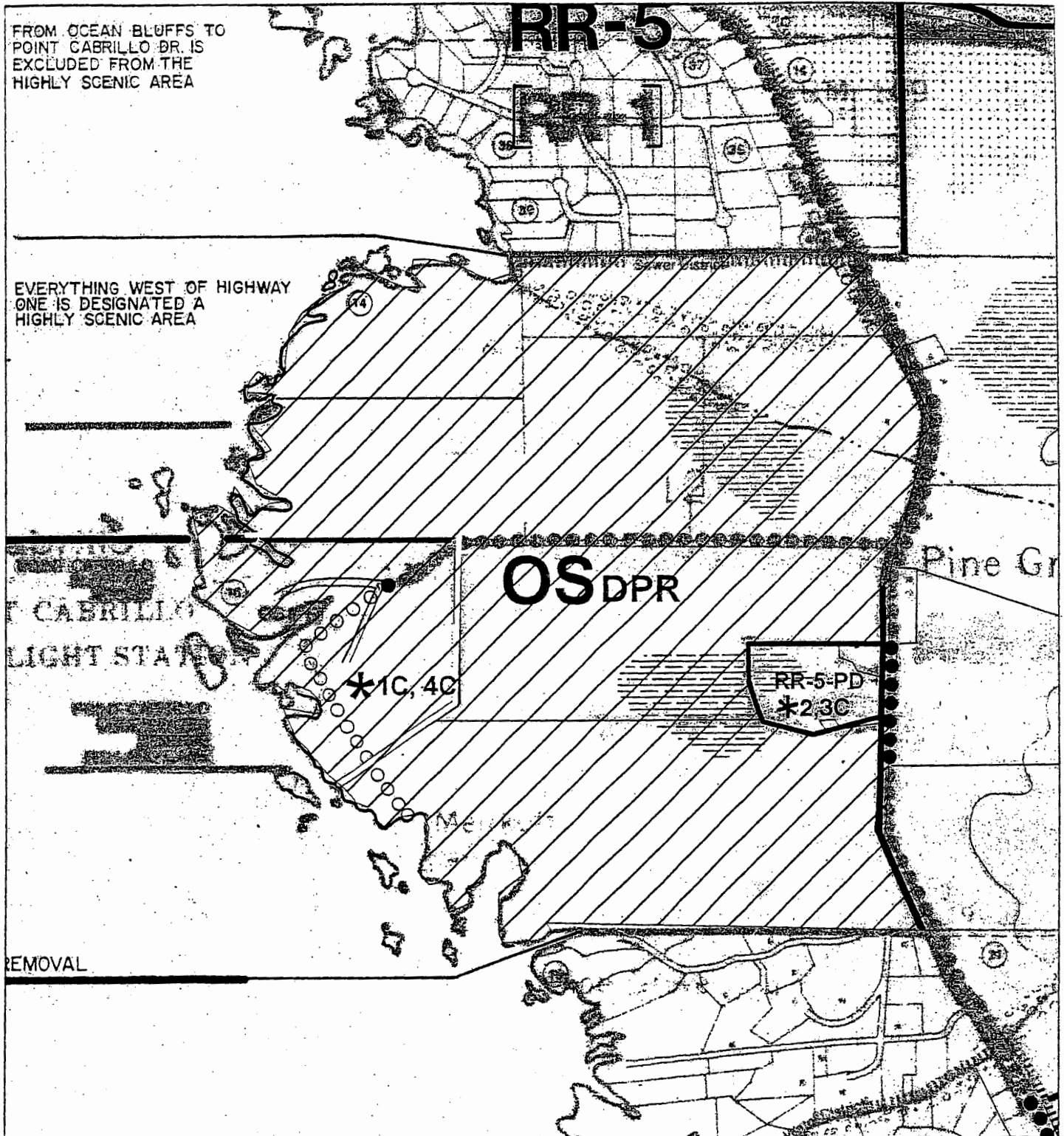
WESTPORT CEMETERY DISTRICT  
GP 1-2002

11 of 13

Not To Scale



EXHIBIT E



COASTAL ZONE LAND USE MAP No. 15

CHANGE FROM OS(PF) TO OSDPR (\*1C, \*4C) AND RR:L-5-PD TO OSDPR

OWNER: DEPARTMENT OF PARKS AND RECREATION

CASE #: GP 5-2003

APNs: 118-160-03, 24, 25, 26, 27, 28 & 118-140-29, 30, 41, 42, 43, 44

12 of 13

Not To Scale



## EXHIBIT F

The following text change is made to the Visitor Accommodations list at the end of the Local Coastal Plan Land Use Plan, Section 4.6:

Four sites have been designated for conditional uses. They are located at Russian Gulch State Park, south of Jug Handle Farm, the Point Cabrillo Cottages and Campground and the Point Cabrillo Lighthouse property owned by the Department of Parks and Recreation. In addition, several visitor services are located in the Rural Village of Caspar, but have not been designated on the land use map.

The following text changes are made to Policy 4.6-10 and Policy 3.7-7 of the Local Coastal Plan:

**Policy 4.6-10:** The use of this 300 acres should remain public. Any proposed closure or other restriction on use of the site for public access and recreation, including those arising from the sale or transfer of the property, may require an LCP amendment and would constitute development requiring a coastal development permit. A State of California Marine Preserve is located along the western shore of the Point Cabrillo Light Station and Nature Preserve prohibiting any recreational or commercial fishing, diving, or swimming in these areas.

**Policy 3.7-7:** Within two (2) years of the certification of the Local Coastal Plan the State Department of Parks and Recreation shall develop a comprehensive land use plan and management program to their lands on the Mendocino Coast prior to any additional development or relinquishment of DPR lands. Such plan shall include a tree removal program on all Department of Parks and Recreation lands where so designated on the LUP Maps. Exempted from this requirement for a development plan is any development necessary to ensure the health and safety of the general public. Exempt from the requirement for a comprehensive land use plan and management program is the repair, replacement, or rehabilitation of existing facilities at the 30.5-acre Point Cabrillo Light Station, including the establishment of visitor accommodations and services within existing structures.

13 of 13



ORDINANCE NO. 4147

**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 Chapter 20.548 of Division II of Title 20 of the Mendocino County Code, the zoning of the following real property within Mendocino County are hereby changed as described below.

Said zoning changes #R 10-1998 and #R 13-1998 encompasses the property described as portions of Assessor's Parcel Numbers 123-110-07, 121-080-14 and 121-080-15 which are reclassified from TP:FP (Timberland Production: Flood Plain Combining District) to OS:FP (Open Space: Flood Plain Combining District) as shown on attached Exhibits A and B, and described on Exhibit C.

Said zoning change #R 1-2002 encompasses a ½ acre+- portion of the property described by Assessor's Parcel Number 013-240-34 which is reclassified from Remote Residential (RMR 20) to Public Facility (PF) and a ¼ acre+- portion of Assessor's Parcel Number 013-240-43 which is reclassified from Remote Residential (RMR 20) to Public Facility (PF), more particularly shown on the attached Exhibit D.

Said zoning change #R 5-2003 encompasses the property described by Assessor's Parcel Number 118-160-03 which is reclassified from Open Space District (OS) to Open Space District: Conditional Visitor Accommodations and Services \*1C, \*4C (OS: \*1C and \*4C) and Assessor's Parcel Numbers 118-140-29, 30, 41, 42, 43, and 44, and 118-160-03, 24, 25, 26, 27 and 28 from Rural Residential: 5 acre minimum: Planned Unit Development Combining District (RR-5: PD) to Open Space (OS) as shown on attached Exhibit E.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 30<sup>th</sup> day of August, 2005, by the following vote:

AYES       Supervisors Wattenburger, Wagenet, Smith, Colfax, and Delbar  
NOES:  
ABSENT:

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

ATTEST: KRISTI FURMAN  
Clerk of said Board

By Kristi Furman

  
Chairman of said Board of Supervisors

The foregoing Ordinance is a correct copy of the original on file in this office.

ATTEST:

KRISTI FURMAN Clerk of the Board of  
Supervisors of the County of  
Mendocino, State of California

By: Kristi Furman

CASE#: R 10-1998, R 13-1998, R 1-2002, R 5-2003

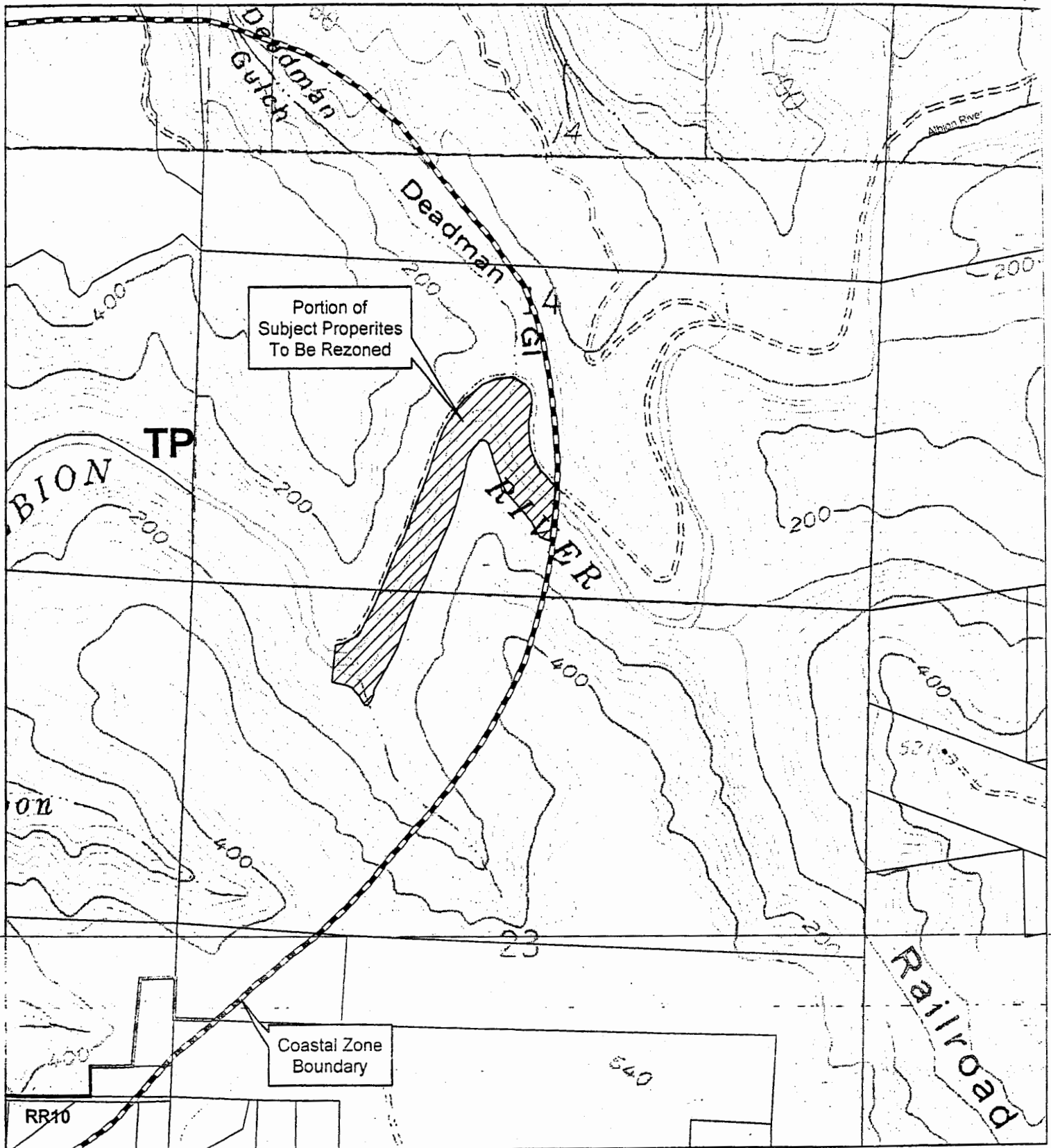
OWNERS: California Department of Parks and Recreation, Mendocino Redwood Company, LLC

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

KRISTI FURMAN  
Clerk of the Board

Kristi Furman

# EXHIBIT A



2 of 13

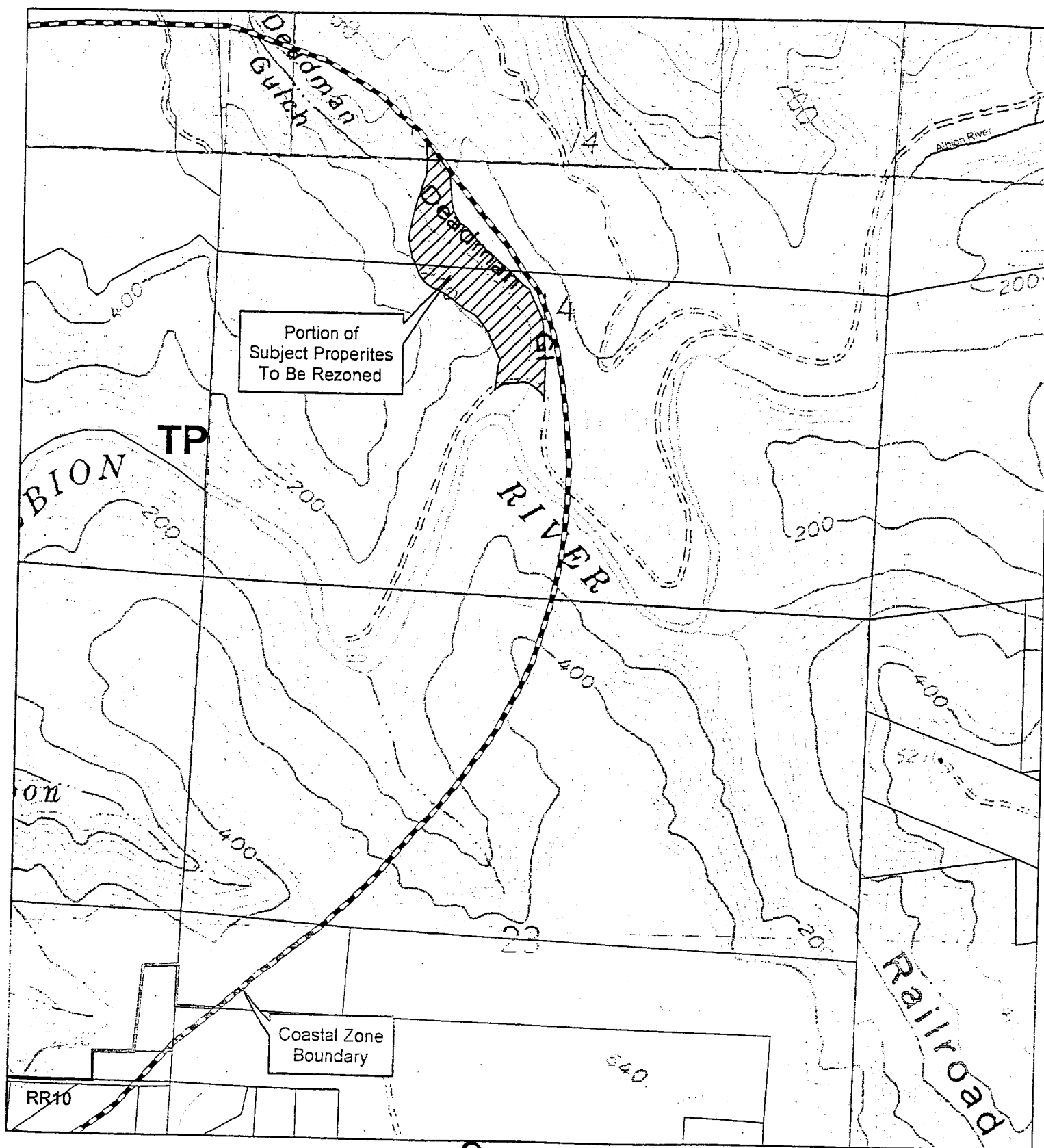
## COASTAL ZONING MAP CHANGE FROM TP:FP to OS:FP

OWNER: MENDOCINO REDWOOD COMPANY  
 APPLICANT: MENDOCINO REDWOOD COMPANY & BOSK  
 CASE #: R 10-1998  
 APNs: Portion of 123-110-07 & 121-080-15

580 290 0 580  
 Feet



# EXHIBIT B

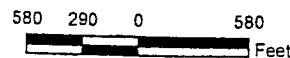


3 of 13

## COASTAL ZONING MAP

CHANGE FROM TP:FP to OS:FP

OWNER: MENDOCINO REDWOOD COMPANY  
 APPLICANT: MENDOCINO REDWOOD COMPANY & CATTALINI  
 CASE #: R 13-1998  
 APNs: Portion of 123-080-14 & 121-080-15



**EXHIBIT C**  
**LEGAL DESCRIPTIONS OF THOSE LANDS TO BE REZONED FROM TIMBER**  
**PRODUCTION ZONE, EXCLUDING THEREFROM LAND OUTSIDE**  
**COASTAL ZONE**

**ALBERT CATTALINI CONSERVANCY**  
**LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 17 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING A PORTION OF THE LANDS OF MENDOCINO REDWOOD COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1998-12040, MENDOCINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 SECTION CORNER MARKING THE SOUTHWEST CORNER OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 31, 1968, IN MAP CASE 2, DRAWER 11, PAGE 32, MENDOCINO COUNTY RECORDS; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 12°58'52" EAST, 2413.89 FEET TO A POINT ON THE NORTHEASTERLY EDGE OF DEADMAN'S ROAD AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

- 1.) THENCE FROM SAID TRUE POINT OF BEGINNING AND ALONG THE EXTERIOR BOUNDARY LINES OF THE LAND TO BE DESCRIBED AS FOLLOWS: SOUTH 65°23'43" EAST, 87.24 FEET ALONG SAID NORTHEASTERLY EDGE OF DEADMAN'S ROAD;
- 2.) THENCE CONTINUING ALONG SAID NORTHEASTERLY EDGE OF DEADMAN'S ROAD, SOUTH 44°58'53" EAST, 268.73 FEET;
- 3.) THENCE SOUTH 65°42'56 EAST, 115.00 FEET;
- 4.) THENCE SOUTH 46°38'41" EAST, 255.25 FEET;
- 5.) THENCE SOUTH 35°43'00" EAST, 83.04 FEET;
- 6.) THENCE SOUTH 26°05'58" EAST, 289.56 FEET;
- 7.)-THENCE SOUTH 15°24'27" EAST, 140.07 FEET; - - - - -
- 8.) THENCE SOUTH 02°45'00" WEST, 217.22 FEET;
- 9.) THENCE SOUTH 15°34'39" WEST, 95.88 FEET TO A POINT MARKING THE THREE-WAY INTERSECTION OF THE EASTERLY EDGE OF SAID DEADMAN'S ROAD, THE EASTERLY EDGE OF RIVER ROAD, AND THE SOUTHERLY EDGE OF LONE TREE ROAD;
- 10.) THENCE CONTINUING ALONG THE SOUTHERLY EDGE OF LONE TREE ROAD AND CROSSING DEADMAN'S GULCH, SOUTH 84°41'25" WEST, 177.80 FEET;
- 11.) THENCE SOUTH 70°04'36" WEST, 133.60 FEET;

4 of 13

- 12.)THENCE LEAVING SAID SOUTHERLY EDGE OF LONE TREE ROAD, NORTH  $11^{\circ}34'19''$  EAST, 243.24 FEET;
  - 13.)THENCE NORTH  $10^{\circ}52'58''$  WEST, 157.16 FEET;
  - 14.)THENCE NORTH  $27^{\circ}29'58''$  WEST, 265.53 FEET;
  - 15.)THENCE NORTH  $42^{\circ}07'53''$  WEST, 165.26 FEET;
  - 16.)THENCE NORTH  $72^{\circ}07'20''$  WEST, 110.37 FEET;
  - 17.)THENCE NORTH  $43^{\circ}43'53''$  WEST, 326.90 FEET TO A POINT ON THE SOUTHWESTERLY EDGE OF DEADMAN'S ROAD;
  - 18.)THENCE NORTH  $40^{\circ}03'38''$  WEST, 81.85 FEET;
  - 19.)THENCE NORTH  $04^{\circ}29'00''$  WEST, 114.86 FEET;
  - 20.)THENCE LEAVING SAID SOUTHWESTERLY EDGE OF DEADMAN'S ROAD AND CROSSING DEADMAN'S GULCH, NORTH  $63^{\circ}54'00''$  EAST, 192.71 FEET TO THE TRUE POINT OF BEGINNING.
- CONTAINING AN AREA OF 10.06 ACRES, MORE OR LESS.

Exhibit C Continued

ENCHANTED MEADOW WETLANDS SANCTUARY  
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 16 NORTH, RANGE 17 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING A PORTION OF THE LANDS OF MENDOCINO REDWOOD COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1998-12040, MENDOCINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 SECTION CORNER MARKING THE SOUTHWEST CORNER OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 31, 1968, IN MAP CASE 2, DRAWER 11, PAGE 32, MENDOCINO COUNTY RECORDS; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 19°41'36" EAST, 3794.93 FEET TO A POINT MARKING THE THREE-WAY INTERSECTION OF THE EASTERLY EDGE OF DEADMAN'S ROAD, THE EASTERLY EDGE OF RIVER ROAD, AND THE SOUTHERLY EDGE OF LONE TREE ROAD; THENCE CONTINUING ALONG THE SOUTHERLY EDGE OF LONE TREE ROAD, AND CROSSING TO THE SOUTHWESTERLY EDGE OF RIVER ROAD, SOUTH 84°41'25" WEST, 56.05 FEET TO A POINT ON THE SOUTHWESTERLY EDGE OF RIVER ROAD AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

- 1.) THENCE FROM SAID TRUE POINT OF BEGINNING AND ALONG THE EXTERIOR BOUNDARY LINES OF THE LAND TO BE DESCRIBED AS FOLLOWS: SOUTH 33°29'28" EAST, 45.12 FEET ALONG SAID SOUTHWESTERLY EDGE OF RIVER ROAD;
- 2.) THENCE CONTINUING ALONG SAID SOUTHWESTERLY EDGE OF RIVER ROAD, SOUTH 05°26'19" EAST, 517.09 FEET;
- 3.) THENCE SOUTH 24°34'26" EAST, 102.37 FEET;
- 4.) THENCE SOUTH 37°52'51" EAST, 161.01 FEET;
- 5.) THENCE SOUTH 51°39'31" EAST, 618.26 FEET;
- 6.) THENCE SOUTH 44°37'06" EAST, 443.93 FEET;
- 7.) THENCE SOUTH 70°09'38" EAST, 172.56 FEET;
- 8.) THENCE NORTH 60°57'45" EAST, 49.56 FEET;
- 9.) THENCE NORTH 02°58'35" WEST, 176.22 FEET TO A POINT ON THE NORTHEASTERLY EDGE OF SAID RIVER ROAD;
- 10.) THENCE NORTH 12°32'39" EAST, 219.52 FEET;

6 of 13

- 11.) THENCE NORTH  $17^{\circ}42'31''$  WEST, 342.09 FEET;
  - 12.) THENCE NORTH  $22^{\circ}39'51''$  WEST, 221.29 FEET;
  - 13.) THENCE NORTH  $26^{\circ}34'19''$  WEST, 233.65 FEET;
  - 14.) THENCE NORTH  $02^{\circ}55'39''$  EAST, 180.94 FEET;
  - 15.) THENCE NORTH  $12^{\circ}32'59''$  EAST, 267.34 FEET;
  - 16.) THENCE NORTH  $29^{\circ}13'53''$  EAST, 201.11 FEET;
  - 17.) THENCE NORTH  $56^{\circ}48'11''$  EAST, 286.88 FEET TO A POINT ON THE SOUTHEASTERLY  
EDGE OF SAID RIVER ROAD;
  - 18.) THENCE SOUTH  $88^{\circ}31'15''$  EAST, 254.58 FEET;
  - 19.) THENCE SOUTH  $67^{\circ}47'53''$  EAST, 348.76 FEET;
  - 20.) THENCE SOUTH  $77^{\circ}08'13''$  EAST, 227.34 FEET;
  - 21.) THENCE NORTH  $80^{\circ}04'18''$  EAST, 129.54 FEET;
  - 22.) THENCE LEAVING SAID SOUTHEASTERLY EDGE OF RIVER ROAD, SOUTH  $16^{\circ}51'26''$   
EAST, 159.63 FEET;
  - 23.) THENCE CROSSING OVER THE ALBION RIVER, SOUTH  $03^{\circ}40'48''$  WEST, 137.88 FEET;
  - 24.) THENCE SOUTH  $84^{\circ}30'22''$  WEST, 114.67 FEET;
  - 25.) THENCE NORTH  $83^{\circ}35'35''$  WEST, 209.35 FEET;
  - 26.) THENCE SOUTH  $82^{\circ}43'53''$  WEST, 113.51 FEET;
  - 27.) THENCE NORTH  $61^{\circ}28'20''$  WEST, 126.25 FEET;
- 
- 28.) THENCE NORTH  $64^{\circ}45'04''$  WEST, 225.64 FEET;
  - 29.) THENCE NORTH  $75^{\circ}47'13''$  WEST, 87.53 FEET;
  - 30.) THENCE NORTH  $85^{\circ}54'20''$  WEST, 153.15 FEET;
  - 31.) THENCE SOUTH  $14^{\circ}16'36''$  WEST, 199.71 FEET;
  - 32.) THENCE SOUTH  $03^{\circ}17'09''$  EAST, 339.64 FEET;
  - 33.) THENCE SOUTH  $13^{\circ}45'03''$  EAST, 403.97 FEET;

7 of 13

- 34.) THENCE SOUTH 20°24'55" EAST, 195.77 FEET;
  - 35.) THENCE SOUTH 05°23'41" EAST, 606.04 FEET;
  - 36.) THENCE SOUTH 48°17'32" EAST, 137.15 FEET;
  - 37.) THENCE NORTH 65°28'27" EAST, 343.68 FEET;
  - 38.) THENCE SOUTH 21°51'06" EAST, 110.19 FEET;
  - 39.) THENCE SOUTH 31°50'20" WEST, 211.41 FEET;
  - 40.) THENCE SOUTH 46°55'32" WEST, 118.36 FEET;
  - 41.) THENCE SOUTH 02°01'41" EAST, 286.16 FEET;
  - 42.) THENCE SOUTH 72°34'12" WEST, 163.72 FEET;
  - 43.) THENCE NORTH 20°06'29" WEST, 276.24 FEET;
  - 44.) THENCE NORTH 70°29'13" WEST, 282.85 FEET;
  - 45.) THENCE NORTH 85°10'12" WEST, 150.31 FEET;
  - 46.) THENCE NORTH 77°17'50" WEST, 122.61 FEET;
  - 47.) THENCE NORTH 52°59'28" WEST, 227.91 FEET;
  - 48.) THENCE NORTH 36°23'02" WEST, 249.06 FEET;
  - 49.) THENCE NORTH 34°33'18" WEST, 169.13 FEET;
  - 50.) THENCE NORTH 50°29'53" WEST, 320.79 FEET;
  - 51.) THENCE NORTH 46°27'03" WEST, 573.82 FEET;
- 
- 52.) THENCE NORTH 15°01'36" WEST, 190.46 FEET;
  - 53.) THENCE NORTH 21°14'01" WEST, 161.45 FEET;
  - 54.) THENCE NORTH 47°40'21" WEST, 118.98 FEET;
  - 55.) THENCE SOUTH 39°44'35" WEST, 160.10 FEET;
  - 56.) THENCE SOUTH 22°04'35" WEST, 286.85 FEET;
  - 57.) THENCE SOUTH 12°36'42" WEST, 463.55 FEET;

8 of 13



- 58.) THENCE SOUTH  $28^{\circ}03'58''$  WEST, 328.79 FEET;  
59.) THENCE SOUTH  $20^{\circ}21'46''$  WEST, 354.52 FEET;  
60.) THENCE SOUTH  $24^{\circ}06'52''$  WEST, 413.28 FEET;  
61.) THENCE SOUTH  $57^{\circ}05'39''$  WEST, 118.10 FEET;  
62.) THENCE SOUTH  $45^{\circ}37'09''$  WEST, 189.49 FEET;  
63.) THENCE NORTH  $34^{\circ}46'28''$  WEST, 126.65 FEET;  
64.) THENCE NORTH  $45^{\circ}10'11''$  WEST, 388.75 FEET;  
65.) THENCE NORTH  $05^{\circ}14'38''$  WEST, 93.36 FEET;  
66.) THENCE CROSSING THE ALBION RIVER, NORTH  $80^{\circ}16'07''$  EAST, 237.26 FEET;  
67.) THENCE SOUTH  $34^{\circ}06'41''$  EAST, 60.15 FEET;  
68.) THENCE SOUTH  $61^{\circ}05'21''$  EAST, 48.83 FEET TO A POINT ON THE NORTHWESTERLY EDGE OF LONE TREE ROAD;  
69.) THENCE SOUTH  $36^{\circ}51'37''$  EAST, 55.98 FEET TO A POINT ON THE SOUTHEASTERLY EDGE OF LONE TREE ROAD;  
70.) THENCE CONTINUING ALONG SAID SOUTHEASTERLY EDGE OF LONE TREE ROAD, NORTH  $58^{\circ}59'32''$  EAST, 141.81 FEET;  
71.) THENCE NORTH  $25^{\circ}04'55''$  EAST, 379.61 FEET;  
72.) THENCE NORTH  $25^{\circ}14'50''$  EAST, 352.40 FEET;  
73.) THENCE NORTH  $18^{\circ}02'33''$  EAST, 871.00 FEET;  
74.) THENCE NORTH  $34^{\circ}05'14''$  EAST, 145.25 FEET;  
75.) THENCE NORTH  $44^{\circ}01'54''$  EAST, 348.60 FEET;  
76.) THENCE NORTH  $70^{\circ}04'36''$  EAST, 133.60 FEET;  
77.) THENCE NORTH  $84^{\circ}41'25''$  EAST, 121.75 FEET ACROSS DEADMAN'S GULCH TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 51.99 ACRES, MORE OR LESS.

9 of 13

Exhibit C Continued

RAVEN'S CALL  
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 17 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING A PORTION OF THE LANDS OF MENDOCINO REDWOOD COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1998-12040, MENDOCINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 SECTION CORNER MARKING THE SOUTHWEST CORNER OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 31, 1968, IN MAP CASE 2, DRAWER 11, PAGE 32, MENDOCINO COUNTY RECORDS; THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 33°25'18" EAST, 164.56 FEET TO A POINT ON THE SOUTHERLY EDGE OF A LOGGING ROAD AND BEING THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

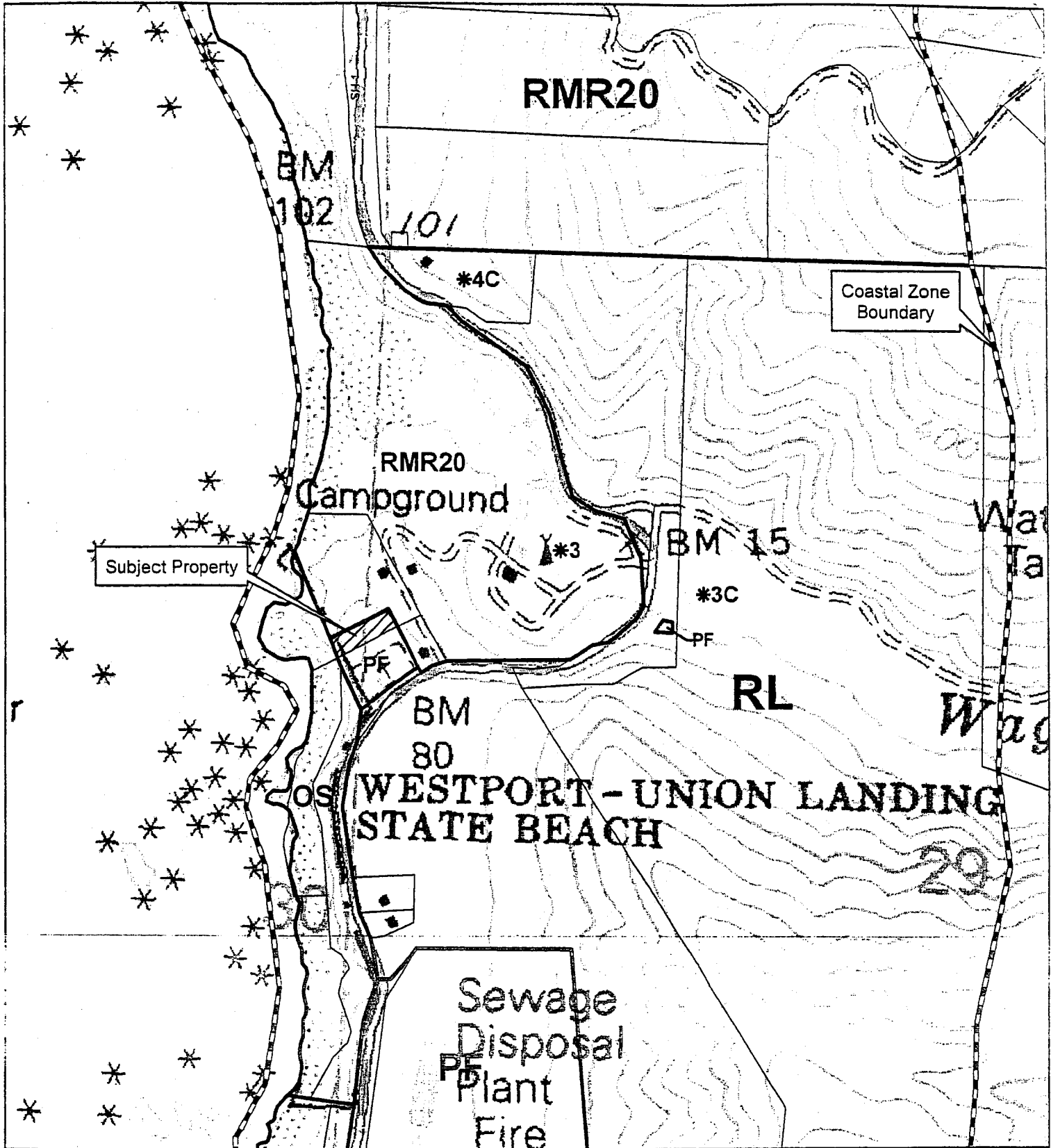
- 1.) THENCE FROM SAID TRUE POINT OF BEGINNING AND ALONG THE EXTERIOR BOUNDARY LINES OF THE LAND TO BE DESCRIBED AS FOLLOWS: SOUTH 87°50'35" EAST, 191.27 FEET ALONG SAID SOUTHERLY EDGE OF SAID LOGGING ROAD TO A POINT ON THE SOUTHWESTERLY EDGE OF SLAUGHTERHOUSE GULCH ROAD;
- 2.) THENCE ALONG SAID SOUTHWESTERLY EDGE OF SLAUGHTERHOUSE GULCH ROAD, SOUTH 33°28'30" EAST, 741.51 FEET;
- 3.) THENCE SOUTH 25°11'10" EAST, 180.50 FEET;
- 4.) THENCE SOUTH 45°55'55" EAST, 223.01 FEET;
- 5.) THENCE SOUTH 20°09'58" EAST, 194.28 FEET;
- 6.) THENCE SOUTH 10°16'14" WEST, 142.26 FEET;
- 7.) THENCE SOUTH 20°55'05" EAST, 237.69 FEET;
- 8.) THENCE LEAVING SAID SOUTHWESTERLY EDGE OF SAID SLAUGHTERHOUSE GULCH ROAD, SOUTH 23°51'19" WEST, 68.64 FEET;
- 9.) THENCE SOUTH 16°53'39" WEST, 123.62 FEET;
- 10.) THENCE SOUTH 03°58'36" WEST, 133.12 FEET;
- 11.) THENCE SOUTH 12°41'02" EAST, 221.74 FEET;
- 12.) THENCE SOUTH 21°50'53" EAST, 137.60 FEET;
- 13.) THENCE SOUTH 56°23'21" WEST, 134.93 FEET;

10 of 13

- 14.)THENCE SOUTH 45°47'39" WEST, 196.83 FEET;
- 15.)THENCE SOUTH 61°30'10" WEST, 73.12 FEET TO THE NORTHEASTERLY EDGE OF DEADMAN'S ROAD;
- 16.)THENCE ALONG SAID NORTHEASTERLY EDGE OF DEADMAN'S ROAD, NORTH 44°58'53" WEST, 200.90 FEET;
- 17.)THENCE NORTH 65°23'43" WEST, 87.24 FEET;
- 18.)THENCE LEAVING SAID NORTHEASTERLY EDGE OF DEADMAN'S ROAD, NORTH 15°16'14" EAST, 204.08 FEET;
- 19.)THENCE NORTH 28°54'09" WEST, 261.89 FEET;
- 20.)THENCE NORTH 12°30'22" WEST, 179.02 FEET;
- 21.)THENCE NORTH 19°28'21" WEST, 85.83 FEET;
- 22.)THENCE NORTH 38°27'15" WEST, 71.68 FEET;
- 23.)THENCE NORTH 17°46'44" WEST, 124.46 FEET;
- 24.)THENCE NORTH 16°10'35" EAST, 187.15 FEET;
- 25.)THENCE NORTH 04°48'32" EAST, 126.24 FEET;
- 26.)THENCE NORTH 13°03'40" EAST, 241.83 FEET;
- 27.)THENCE NORTH 23°35'25" WEST, 111.20 FEET;
- 28.)THENCE NORTH 35°49'42" WEST, 408.95 FEET TO A POINT ON THE NORTHEASTERLY EDGE OF THE ABOVEMENTIONED LOGGING ROAD;
- 29.)THENCE ALONG SAID NORTHEASTERLY EDGE OF SAID LOGGING ROAD, NORTH 16°31'52" WEST, 117.53 FEET;
- 30.)THENCE NORTH 08°26'41" WEST, 97.46 FEET;
- 31.)THENCE NORTH 26°22'41" WEST, 77.63 FEET;
- 32.)THENCE NORTH 02°16'48" WEST, 69.13 FEET;
- 33.)THENCE NORTH 32°09'32" EAST, 42.64 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING AN AREA OF 24.79 ACRES, MORE OR LESS.

11 of 13

EXHIBIT D



ZONING DISPLAY MAP

 REZONE FROM RMR20 TO PF

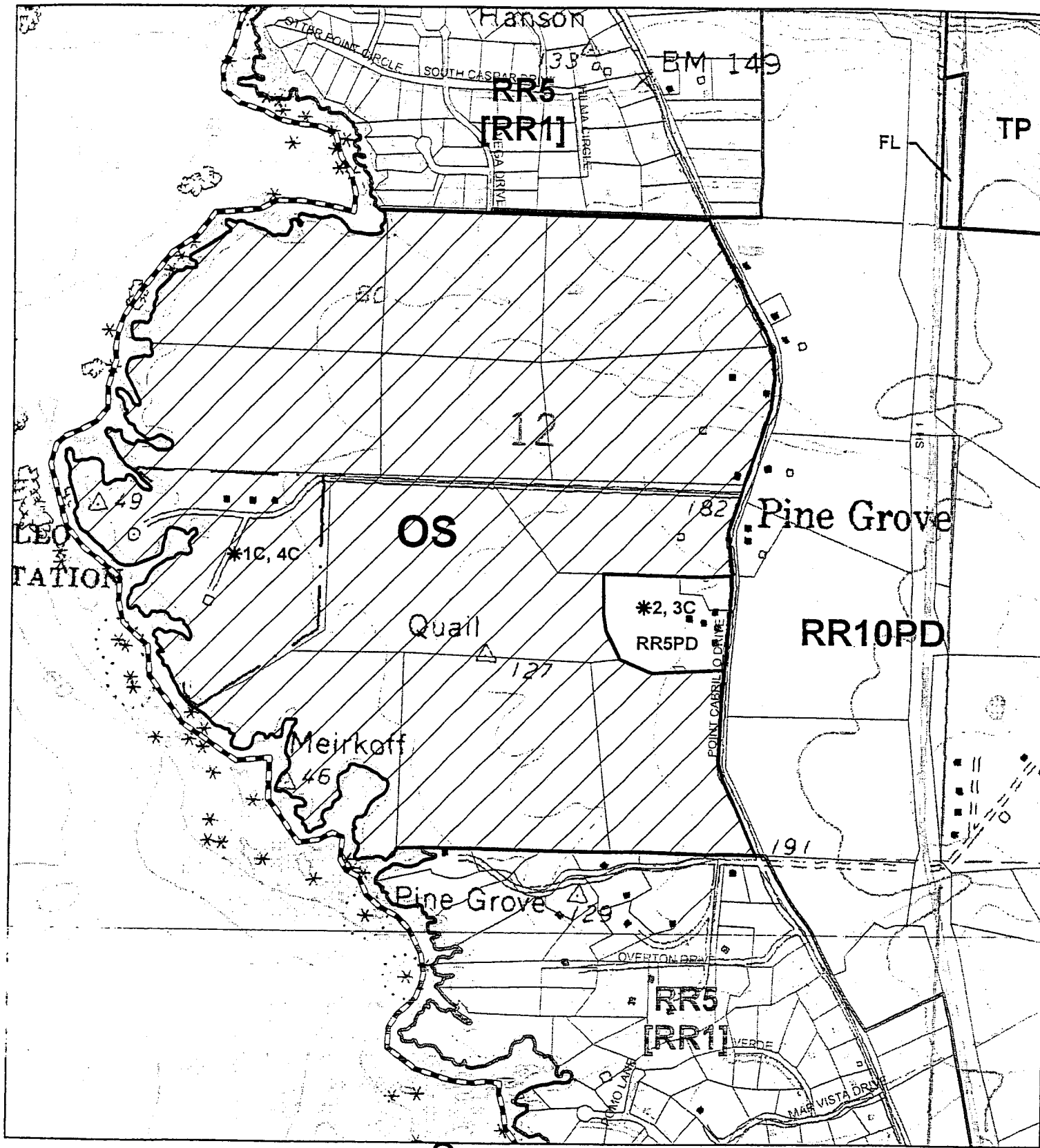
12 of 13

WESTPORT CEMETERY DISTRICT  
R 1-2002

350 175 0 350  
Feet

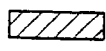


EXHIBIT E



13 of 13

ZONING DISPLAY MAP

 REZONE FROM OS TO OS(\*1C, \*4C) AND RR:L-5-PD TO OS

OWNER: DEPARTMENT OF PARKS AND RECREATION

CASE #: R 5-2003

APNs: 118-160-03, 24, 25, 26, 27, 28 AND 118-140-29, 30, 41, 42, 43, 44

