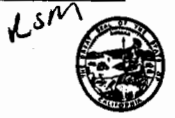


CALIFORNIA COASTAL COMMISSION

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



Th13a

DATE: June 24, 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 A (TREGONING/CALIFORNIA INSTITUTE OF MAN IN NATURE):** 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 A and adopting implementing ordinances is legally adequate (For Commission review at the meeting of July 14th in San Diego).

A. BACKGROUND:

The Commission acted on County of Mendocino LCP Amendment No. MEN-MAJ-1-02 Part A (Tregoning/CA Institute of Man in Nature) on February 18, 2005. The amendment to the County's certified Land Use Plan and Implementation Plan (zoning code) would change visitor accommodations and services overlay designations and corresponding land use plan text references applying to two adjoining properties located east of Highway 1, south of Jug Handle State Reserve, approximately 0.5 mile north of Casper to allow for the improvement of an existing campground on one of the properties and the development of a new campground on the other property. The changes include: (1) changing the LUP and zoning maps to add an *3 designation (Campground and/or RV Campground or Hostel, a Visitor Accommodations and Services Combining District Principal Permitted Use-Existing Facility) to the California Institute of Man in Nature property while retaining the base RMR-20 (Remote Residential-20-acre minimum parcel size) LUP and zoning designations; (2) changing the zoning map to change the existing *3 zoning overlay designation on the Tregoning property to an *3C designation (Campground and/or RV Campground or Hostel, a Visitor Accommodations and

**COUNTY OF MENDOCINO LCP AMENDMENT NO. MEN-MAJ-01-02
(TREGONING/CA INSTITUTE OF MAN IN NATURE)
CERTIFICATION REVIEW
PAGE 2**

Services Combining District Conditionally Permitted Use) while retaining the base AG (Agriculture) LUP and zoning designations; (3) amending a reference contained in Appendix 10 of the LUP regarding the allowable visitor accommodations at Jughandle Farm (Institute of Man in Nature) to correct the listed APN from APN 017-250-30 to 017-250-32; and (4) Changing the LUP text for Visitor Accommodations and Services (page 172) by identifying three sites that have been designated for conditional uses, including the area to the south of Jughandle Farm (the current Tregoning property).

The Commission rejected the amendment as submitted, but certified the proposed amendment to the LCP if modified with two suggested modifications. The suggested modifications included that: (1) the County adopt a LUP map change moving the AG-*3C designation from APN 017-250-30 to APN 118-020-19; and (2) the County adopt a zoning ordinance applying the AG-*3C designation to APN 118-020-19 only.

B. EFFECTIVE CERTIFICATION:

On May 10, 2005, the Mendocino County Board of Supervisors held a public hearing and adopted Resolution No. 05-065 and Ordinance No. 4146 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 A) 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 A (Tregoning/CA Institute of Man in Nature) 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).

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July __, 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 A (Tregoning/CA Institute of Man in Nature).

Dear Mr. Hall:

The Executive Director of the Coastal Commission has reviewed Board of Supervisors Resolution No. 05-065 and Ordinance No. 4146 for effective certification of County of Mendocino LCP Amendment No. MEN-MAJ-1-02 PART A (Tregoning/CA Institute of Man in Nature). 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 July 14, 2005 in San Diego. 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.

Sincerely,

ROBERT S. MERRILL
District Manager

RESOLUTION NO. 05-065

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MENDOCINO TO AMEND THE LOCAL COASTAL PROGRAM FOR
MENDOCINO COUNTY (#GP 12-2001/R 13-2001 – CALIFORNIA INSTITUTE OF
MAN IN NATURE/WILLIAM TREGONING ET AL./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 A of LCP Amendment No. MEN-MAJ-1-02, subject to Suggested Modifications incorporated herein, 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 agrees to and incorporates said Suggested Modifications.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Mendocino adopts #GP 12-2001 amending the Local Coastal Program and as shown on attached Exhibits, as follows:

- (A) Add *3 to the Coastal Land Use Map and Zoning Map on Assessor's Parcel Number on APN 17-250-32.
- (B) Delete *3C from the Coastal Land Use Map on APN 17-250-30.
- (C) Delete *3 from the Coastal Zoning Map on APN 17-250-30.
- (D) Add *3C to the Coastal Land Use Map and Zoning Map on APN 118-020-19.
- (E) Amend the Coastal Element, Appendix 10, page Appendix A10-1, as follows:

Jug Handle Farm	*1,*3, RMR-20	17-250-30	17-250-32	12
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- (F) Amend the Coastal Element text, Visitor Accommodations and Services (page 172) as follows:

EXHIBIT NO. 2.
APPLICATION NO.
MEN-MAJ-1-02 PART A
COUNTY RESOLUTION

Visitor Accommodations and Services: Visitor accommodations and services are designated as a principal permitted use in the Jug Handle Creek to Russian Gulch Planning Area at the following locations:

Jug Handle Farm	existing hostel and campground
Caspar Beach Trailer Park	existing campground
Pt. Cabrillo Cottages and Campground	existing accommodations (motel-type)
Russian Gulch State Park	existing campground

~~Two~~ Three sites have been designated for conditional uses. They are located at Russian Gulch State Park, south of Jug Handle Farm and at the Pt. Cabrillo Cottages and Campground. In addition, several visitor services are located in the Rural Village of Caspar, but have not been designated on the land use map.

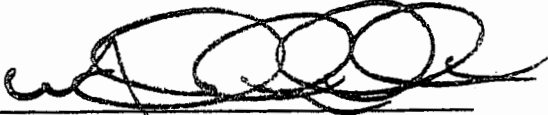
BE IT FURTHER RESOLVED, that the County agrees to issue coastal development permits subject to the amended Local Coastal Program, and the Local Coastal Program as proposed to be amended is intended to be carried out in a manner fully in conformity with the California Coastal Act of 1976.

BE IT FURTHER RESOLVED, that 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 10th day of May, 2005 by the following roll call vote:

AYES: Supervisors Wattenburger, Wagenet, Colfax, and Delbar
NOES: None
ABSENT: Supervisor Smith

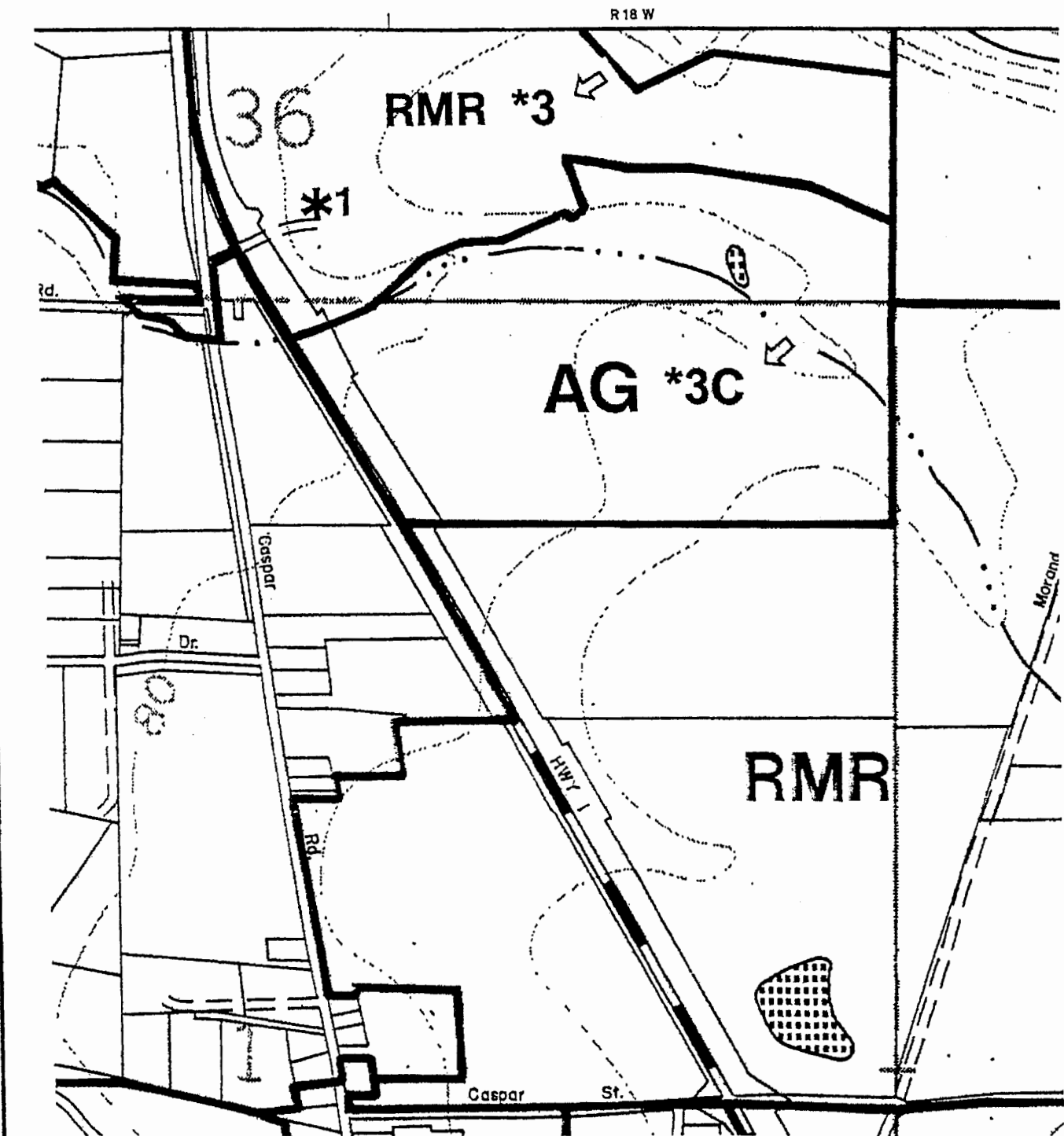
Whereupon the Chairman declared said Resolution passed and adopted and SO ORDERED


Chairman, Board of Supervisors

ATTEST: KRISTI FURMAN
Clerk of the Board

By: Kristi Furman

#GP 12-2001/R 13-2001 – CALIFORNIA INSTITUTE OF MAN IN
NATURE/TREGONING/MENDOCINO COUNTY



CASE:
GP 12-2001

OWNER: California Institute of Man in
Nature; William Tregoning et al.

APPLICANT:
Mendocino County

↑ North

A/P NUMBER:
017-250-30, 32;
118-020-19

COASTAL LAND USE MAP (LCP 14, 15)

EXHIBIT A

ORDINANCE NO. 4146

AN ORDINANCE CHANGING THE ZONING OF REAL
PROPERTY WITHIN MENDOCINO COUNTY

EXHIBIT NO. 3

APPLICATION NO.

MEN-MAJ-1-02 PART A

ORDINANCE

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

Pursuant to Division II 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.

Said zoning change encompasses the property described by Assessor's Parcel Number 017-250-30 which is reclassified from AG - *3 (Agricultural District - Visitor Accommodations and Services Combining District *3) to AG (Agricultural District); Assessor's Parcel Number 118-020-19 which is reclassified from AG (Agricultural District) to AG - *3C (Agricultural District - Visitor Accommodations and Services Combining District *3C); and Assessor's Parcel Number 017-250-32 which is reclassified from RMR - *1 (Remote Residential District: 20 acres - Visitor Accommodations and Services Combining District *1) to RMR - *1*3 (Remote Residential District: 20 acres - Visitor Accommodations and Services Combining District *1 and Visitor Accommodations and Services Combining District *3), more particularly shown on the attached Exhibit "A." No changes to the Floodplain Combining District (FP) are made.

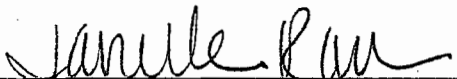
Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 10th day of May, 2005, by the following vote:

AYES: Supervisors Wattenburger, Wagenet, Colfax, and Delbar
NOES: None
ABSENT: Supervisor Smith

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

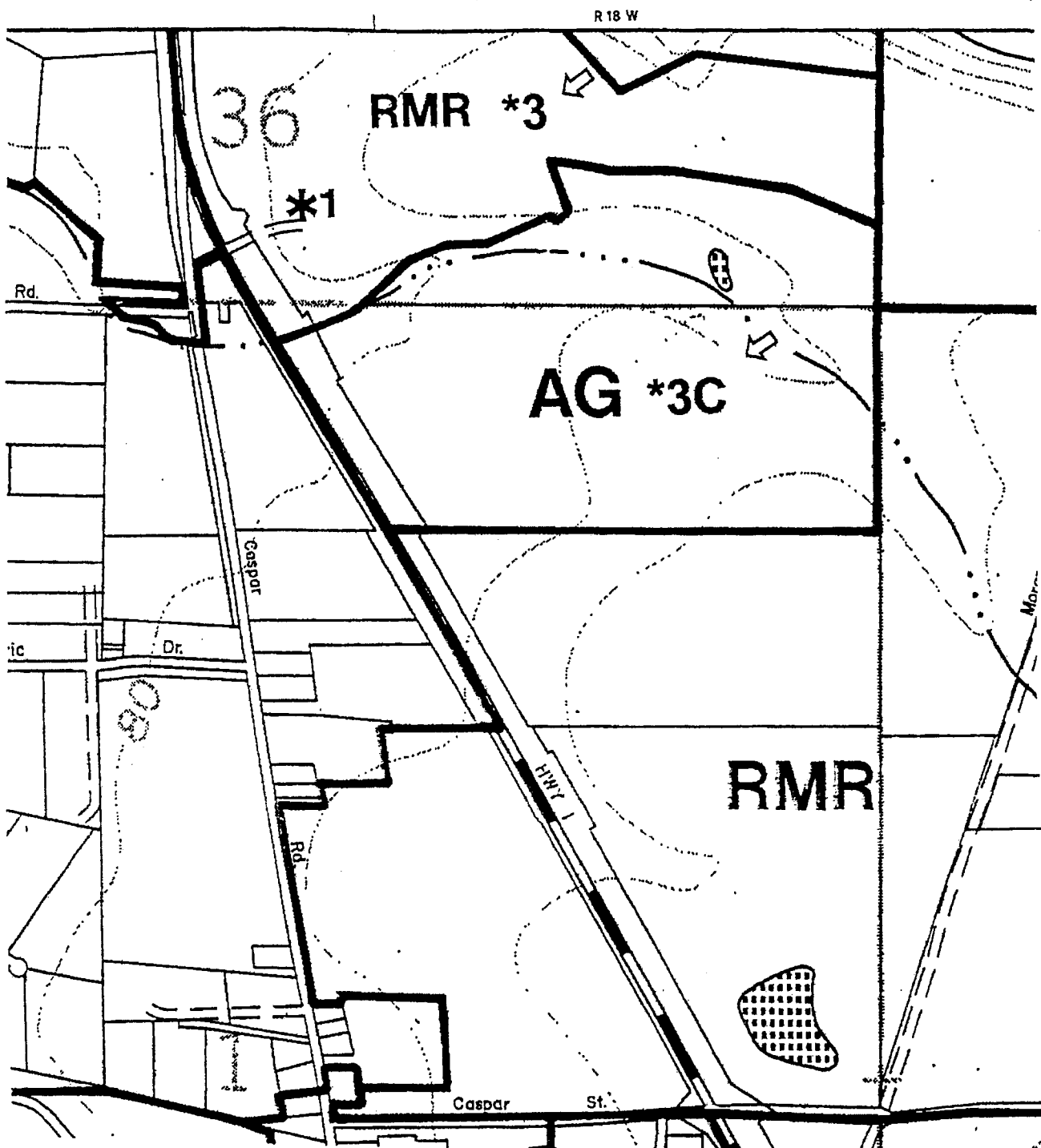

Chairman of said Board of Supervisors

ATTEST: KRISTI FURMAN
Clerk of said Board

By 

CASE#: #R 13-2001

OWNER: CALIFORNIA INSTITUTE OF MAN IN NATURE/TREGONING



CASE: R 13-2001	OWNER: California Institute of Man in Nature; William Tregoning et al.	APPLICANT: Mendocino County	↑ North
A/P NUMBER: 017-250-30, 32; 118-020-19	COASTAL ZONING MAP		

EXHIBIT A

