
13. RELATIONSHIP TO MENDOCINO COUNTY GENERAL PLAN

The following discussion highlights some of the major *Mendocino County General Plan* policies applicable to Brooktrails Township, and illustrates the relationship between the General Plan policies and the provisions of the *Brooktrails Township Specific Plan*.

The *Mendocino County General Plan* (adopted by the Mendocino County Board of Supervisors, revised April 26, 1993), is Mendocino County's basic planning document. The General Plan provides the blueprint for development throughout unincorporated areas within the County and is the vehicle through which competing interests and needs of the population are balanced and meshed. The General Plan addresses all aspects of development including land use, housing, traffic circulation, seismic safety, noise, recreation open space and conservation, and scenic highways.

The General Plan consistency doctrine was imposed in California in 1971, when the State Legislature directed that zoning and subdivision approvals must be consistent with an adopted General Plan. Thus, the General Plan is a basic land use charter that embodies fundamental land use decisions and governs the direction of future land use within the County's jurisdiction. Local decisions affecting land use and development must conform with the provisions of County's General Plan.

General Plans consist of statements of development policies and include diagrams and text setting forth the objectives, principles, standards and plan proposals. Development policies are contained in a series of "elements," that focus on specific issues such as land use, housing and other subjects. A land use program or project is consistent with a General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment. With respect to Brooktrails Township, consistency exists between the Township's proposed format for development (as developed in the Specific Plan), and the

General Plan, when the Specific Plan is adopted by the County Board of Supervisors and the various land uses approved are compatible with the objectives, policies, general land uses and programs specified in the General Plan.

The following goals, objectives and policies of relevance to planning for Brooktrails have been extracted from the *Mendocino County General Plan* for inclusion in this Chapter. Each General Plan goal, objective or policy is noted in italics. The Specific Plan goal and or policies that correlate with the General Plan goals, objectives or policies are noted beneath each General Plan goal, objective or policy.

LAND USE AND PLANNING

General Plan

- *Contain commercial development within cohesive units in order that uses established therein will assist and supplement one another. (Commerce Policy 1a)*

Specific Plan

Commercial Development Goal HC-5.2	Commercial Development Policy HC-5.2A
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General Plan

- *Consider commercial centers in areas which are appropriate nuclei of growing rural community centers. (Land Use--Commerce Policy 1c)*

Specific Plan

Zoning Goal LU-4.1	Zoning Policy LU-4.1A
Commercial Development Goal HC-5.2	Commercial Development Policy HC-5.2B

General Plan

- *Ensure that commercial districts in Mendocino County are attractive, enjoyable places to shop and conduct business. (Land Use-Commerce Goal #2)*

Specific Plan

Redevelopment Goal LU-4.2

Redevelopment Policy LU-4.2A

Redevelopment Policy LU-4.2B

Visual Quality Goal ER-6.2

Visual Quality Policy ER-6.2A

Visual Quality Policy ER-6.2B

Visual Quality Policy ER-6.2C

Visual Quality Policy ER-6.2D

Visual Quality Policy ER-6.2E

Visual Quality Policy ER-6.2F

General Plan

- *In areas of anticipated growth and expansion, make ample provision for off-street parking, pedestrian ways, landscaping and undergrounding of utilities prior to loss of such opportunities. (Land Use-Commerce Policy 2c)*

Specific Plan

Transportation and Circulation Goal FS-7.1-1

Transportation and Circulation Policy FS-7.1-1D

Visual Quality Goal ER-6.2

Visual Quality Policy ER-6.2B

General Plan

- *The County shall continue to address and allow home occupations through applicable ordinances. (Home Occupations Goal)*

Specific Plan

Zoning Goal LU-4.1

Zoning Policy LU-4.1B

Zoning Policy LU-4.1C

General Plan

- *The intent of home occupations shall be to maintain the residential character of the premises or its surroundings on which it is located. (Development Policy 1)*

Specific Plan

Zoning Goal LU-4.1	Zoning Policy LU-4.1B
	Zoning Policy LU-4.1C
Housing Goal HC-5.1	Housing Policy HC-5.1

- *Identify and conserve lands suitable for prime agricultural production, including timber. Encourage sustained yield management of forest land. (Open Space and Conservation - Conservation Objective)*

Specific Plan

Environmental Stewardship Goal ER-6.1	Environmental Stewardship Policy ER-6.1C
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General Plan

- *Identify and conserve representative plant communities and endangered species. Identify and preserve areas of special biological significance for education and scientific research. (Conservation and Open Space- Plants Objective)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-1	Vegetation and Wildlife Policy ER-6.3-1A
	Vegetation and Wildlife Policy ER-6.3-1B

HYDROLOGY AND WATER QUALITY

General Plan

- *Riparian vegetation shall be protected as a flood plain management technique. (Policy 4c)*

Specific Plan

Environmental Stewardship Goal ER-6.1	Environmental Stewardship Policy ER-6.1B
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General Plan

- *Provide incentives for water conservation practices by all users. (Policy b)*

Specific Plan

Utilities Goal FS-7.3-1

Utilities Policy FS-7.3-1B

General Plan

- *The County shall encourage the construction of water storage facilities such as water tanks, small reservoirs and farm ponds for water supply and fire protection. (Policy 5i)*

Specific Plan

Utilities Goal FS-7.3-1

Utilities Policy FS-7.3-A

BIOLOGICAL RESOURCES

General Plan

- *The County shall protect and maintain its native vegetation and wildlife. (Vegetation and Wildlife Goal)*

Specific Plan

Environmental Stewardship Goal ER-6.1

Environmental Stewardship Policy ER-6.1A

Vegetation and Wildlife Goal ER-6.3-1

Vegetation and Wildlife Policy ER-6.3-1A

Vegetation and Wildlife Policy ER-6.3-1D

Vegetation and Wildlife Goal ER-6.3-2

Vegetation and Wildlife Policy ER-6.3-2C

General Plan

- *Identify the type and intensity of land uses which may be compatible with critical wildlife habitats such as wetlands, deer wintering ranges, old growth forests and riparian vegetation. Develop appropriate protection and mitigation methods when considering new development. (Vegetation and Wildlife Policy d)*

Specific Plan

Environmental Stewardship Goal ER-6.1

Environmental Stewardship Policy ER-6.1A

Environmental Stewardship Policy ER-6.1C

General Plan

- *Promote protection of rare and unique vegetation through appropriate zoning or management prescriptions. (Vegetation and Wildlife Policy h)*

Specific Plan

Environmental Stewardship Goal ER-6.1

Environmental Stewardship Policy ER-6.1A

Environmental Stewardship Policy ER-6.1C

Vegetation and Wildlife Goal ER-6.3-1	Vegetation and Wildlife Policy ER-6.3-1A
	Vegetation and Wildlife Policy ER-6.3-1B
	Vegetation and Wildlife Policy ER-6.3-1C
Vegetation and Wildlife Goal ER-6.3-2	Vegetation and Wildlife Policy ER-6.3-2E

General Plan

- *Require enforcement of current animal control ordinance to reduce dog predation on native wildlife. Measures to prevent or mitigate dog predation shall be applied, where appropriate to rural development proposals. (Vegetation and Wildlife Policy g)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-2	Vegetation and Wildlife Policy ER-6.3-2C
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General Plan

- *An animal species officially listed on the State and Federal Rare and Endangered Species Lists shall be protected by seeking and following the recommendations of the California Department of Fish and Game or the U.S. Fish and Wildlife Service. (Vegetation and Wildlife Policy j)*

Specific Plan

Environmental Stewardship Goal ER-6.1	Environmental Stewardship Policy ER-6.1A
Vegetation and Wildlife Goal ER-6.3-2	Vegetation and Wildlife Policy ER-6.3-2B

General Plan

- *Encourage wherever possible, the use of native plants for landscaping of public buildings, parks, roadsides, and other public facilities. (Vegetation and Wildlife Policy k)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-1	Vegetation and Wildlife Policy ER-6.3-1D
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General Plan

- *Discourage the introduction of non-native animal and plant species . . . (Vegetation and Wildlife Policy l)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-1	Vegetation and Wildlife Policy ER-6.3-1A
	Vegetation and Wildlife Policy ER-6.3-1B
	Vegetation and Wildlife Policy ER-6.3-1D
	Vegetation and Wildlife Policy ER-6.3-1E

General Plan

- *Support enforcement of existing laws against the shooting of protected birds and allowing dogs to run loose and destroy wildlife. Recognize that dense residential development or opening of areas to heavy public use will increase these problems. (Vegetation and Wildlife Policy m)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-2

Vegetation and Wildlife Policy ER-6.3-2A

Vegetation and Wildlife Policy ER-6.3-2B

General Plan

- *Any land use change which may have a potential impact on an Area of Special Biological Importance (ASBI) shall first be checked with the Calif. Dept of Fish and Game for further information regarding the significance of the change. (Vegetation and Wildlife Policy n)*

Specific Plan

Environmental Stewardship Goal ER-6.1

Environmental Stewardship Policy ER-6.1A

Vegetation and Wildlife Goal ER-6.3-1

Vegetation and Wildlife Policy ER-6.3-1A

Vegetation and Wildlife Policy ER-6.3-1B

General Plan

- *Protect, maintain, restore and enhance salmon and steelhead spawning and nursery habitat. (Fisheries Policy a)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-2

Vegetation and Wildlife Policy ER-6.3-2D

General Plan

- *Support instream flows adequate to maintain and protect historic fisheries values within all county streams. (Fisheries Policy n)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-2

Vegetation and Wildlife Policy ER-6.3-2D

General Plan

- *Require reasonable and appropriate mitigation measures whenever County approval is required for projects which may degrade or destroy stream habitat. (Fisheries Policy t)*

Specific Plan

Vegetation and Wildlife Goal ER-6.3-2

Vegetation and Wildlife Policy ER-6.3-2D

GEOLOGY, SOILS AND SEISMICITY

General Plan

- *Identify erosion problems along County roads and other facilities and establish a program to eliminate problems. (Soil Resources Policy 2a)*

Specific Plan

Soils and Geology Goal ER-6.5-1

Soils and Geology Policy ER-6.5-1A

Soils and Geology Policy ER-6.5-1B

General Plan

- *Road and building site construction should avoid areas which exceed 30% slopes. (Soils Resources Policy 4b)*

Specific Plan

Environmental Stewardship Goal ER-6.1

Environmental Stewardship Policy ER-6.1A

Soils and Geology Goal ER-6.5-1

Soils and Geology Policy ER-6.5-1A

Soils and Geology Policy ER-6.5-1C

Soils and Geology Goal ER-6.5-2

Soils and Geology Policy ER-6.5-2A

Soils and Geology Policy ER-6.5-2B

General Plan

- *Identify and set guidelines for development of areas with steep slopes and areas having soil limitations, including high erosion hazard, severe soil pressure variations, severe shrink-swell behavior and septic system unsuitability. (Steep Slopes and other Soils Hazards Objective)*

Specific Plan

Environmental Stewardship Goal ER-6.1	Environmental Stewardship Policy ER-6.1A
Soils and Geology Goal ER-6.5-1	Soils and Geology Policy ER-6.5-1A
	Soils and Geology Policy ER-6.5-1B
	Soils and Geology Policy ER-6.5-1C
Soils and Geology Goal ER-6.5-2	Soils and Geology Policy ER-6.5-2A
	Soils and Geology Policy ER-6.5-2B

VISUAL QUALITY AND AESTHETICS

General Plan

- *The County shall protect and enhance its rural character and natural and man-made scenic features. (Scenic Resources Goal)*

Specific Plan

Visual Quality Goal ER-6.2	Visual Quality Policy ER-6.2A
	Visual Quality Policy ER-6.2B
	Visual Quality Policy ER-6.2C
	Visual Quality Policy ER-6.2D
	Visual Quality Policy ER-6.2E
	Visual Quality Policy ER-6.2F

General Plan

- *Continue to identify scenic areas within the County which deserve special protection. (Scenic Resources Policy b)*

Specific Plan

Visual Quality Goal ER-6.2	Visual Quality Policy ER-6.2A
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General Plan

- *Discourage commercial strip development and urban sprawl. (Scenic Resources Policy d)*

Specific Plan

Zoning Goal LU-4.1

Zoning Policy LU-4.1A

Zoning Policy LU-4.1B

Zoning Policy LU-4.1C

Commercial Development Goal HC-5.2

Commercial Development Policy HC-5.2A

Visual Quality Goal ER-6.2

Visual Quality Policy ER-6.2D

Visual Quality Policy ER-6.2E

General Plan

- *Require adequate landscaping of all new residential subdivisions, mobile home parks, and commercial and industrial uses to enhance the scenic qualities of the area. (Scenic Resources Policy i)*

Specific Plan

Visual Quality Goal ER-6.2

Visual Quality Policy ER-6.2B

NOISE

General Plan

- *Ensure consistency with Land Use Compatibility for Community Noise Environments (p. VI-76)*

Specific Plan

Noise Goal ER-6.6-2

Noise Policy ER-6.6-2A

Noise Policy ER-6.6-2B

SERVICES AND UTILITIES

General Plan

- *Provide for the health, safety and welfare of county residents through the provision of adequate public services and infrastructure to support existing and planned levels of development in the County. (General Public Services Goal #1)*

Specific Plan

Surrounding Jurisdictions Goal LU-4.1

Surrounding Jurisdictions Policy LU-4.1A

Surrounding Jurisdictions Policy LU-4.1B

General Plan

- *Allocate the costs of the public services equitably among present and future residents and others who benefit. (General Public Services Policy 1a)*

Specific Plan

Public Investments Goal FS-7.4-1

Public Investments Policy FS-7.4-1A

Public Investments Policy FS-7.4-1B

General Plan

- *Undeveloped lands with public water and sewer services, within and adjacent to unincorporated towns and adjacent to urban development, are a limited resource and should not be underutilized. The development of such lands with higher density uses or other uses which depend on the availability of those services should be encouraged. (Public Services General Policy 1e)*

Specific Plan

Housing Goal HC-5.1

Housing Policy HC-5.1C

General Plan

- *Permits for new installations of septic tanks shall not be issued in the absence of a long term arrangement for sewage disposal. (Sewage Policy 1d)*

Specific Plan

Utilities Goal FS-7.3-1

General Plan

- *Require that all new development provide access, water supplies fire or fuelbreaks or other provisions deemed necessary. (Fire Policy 1c)*

Specific Plan

Transportation and Circulation Goal FS-7.1-1

Transportation and Circulation Policy FS-7.1-1A

Fire and Police Protection Goal FS-7.2-1

Fire Protection Policy FS-7.2-1A

Fire Protection Policy FS-7.2-1B

TRANSPORTATION AND CIRCULATION

General Plan

- *Existing road corridors should be utilized wherever possible in development of higher capacity corridors. (Circulation Policy 6)*

Specific Plan

Transportation and Circulation Goal FS-7.1-1 Transportation and Circulation Policy FS-7.1-1A
Transportation and Circulation Policy FS-7.1-1B
Transportation and Circulation Policy FS-7.1-1C
Transportation and Circulation Policy FS-7.1-1E

General Plan

- *Consider provisions of equestrian biking and hiking facilities along county roads and bridges consistent with the equestrian and hiking and bicycle trail plans. (Circulation Policy 7)*

Specific Plan

Transportation and Circulation Goal FS-7.1-1 Transportation and Circulation Policy FS-7.1-1D
Recreation Goal FS-7.5 Recreation Policy FS-7.5-1
Recreation Policy FS-7.5-2
Recreation Policy FS-7.5-3

General Plan

- *All traffic corridor development plans should incorporate landscaping as part of any improvements (Circulation Policy 8)*

Specific Plan

Vegetation and Wildlife Goal 6.3-1 Vegetation and Wildlife Policy 6.3-1E

General Plan

- *All new public road construction projects shall provide, where possible, adequate easement for construction of future non-motorized travel. (Circulation Policy 16)*

Specific Plan

Transportation and Circulation Goal FS-7.1-1 Transportation and Circulation Policy FS-7.1-1C
Transportation and Circulation Policy FS-7.1-1D

AIR QUALITY

General Plan

- *The County shall achieve and maintain high levels of air quality to protect public health and agriculture and to provide scenic enjoyment. (Goal)*

Specific Plan

Environmental Stewardship Goal ER-6.1 Environmental Stewardship Policy ER-6.1A
Air Quality Goal ER-6.6-1 Air Quality Policy ER-6.6-1A
Air Quality Policy ER-6.6-1B

General Plan

- *Support the maintenance of current state and federal air quality standards. (Policy I-d)*

Specific Plan

Environmental Stewardship Goal ER-6.1 Environmental Stewardship Policy ER-6.1A
Air Quality Goal ER-6.6-1 Air Quality Policy ER-6.6-1A
Air Quality Policy ER-6.6-1B

HOUSING

General Plan

- *Implement the Housing Element goals and objectives through the land use entitlement process by increasing housing opportunities for moderate, lower and very low income and special need populations, facilitating the conservation of housing stock and providing a suitable living environment for all residents. (Housing Policy 1.4)*

Specific Plan

Zoning Goal LU-4.1 Zoning Policy LU-4.1C
Housing Goal HC-5.1 Housing Policy HC-5.1B

RECREATION

General Plan

- *Interconnect communities, recreational areas and trails planned by the citizen coordinating committee, County and other governmental agencies. (Hiking and Riding Trails Objective #1)*

Specific Plan

Recreation Goal FS-7.5

Recreation Policy FS-7.5-1

Recreation Policy FS-7.5-2

Recreation Policy FS-7.5-3

General Plan

- *Provide for acquisition, development and management methods for trails which will utilize a maximum of user funding and community-contributed service. (Hiking and Riding Objective #2)*

Specific Plan

Recreation Goal FS-7.5

Recreation Policy FS-7.5-1

Recreation Policy FS-7.5-3

PUBLIC HEALTH AND SAFETY

Fire

General Plan

- *Consider weather, fuel and slope in determining the level of fire risk and establishing allowable building density. (New Development-Fire Policy 6)*

Specific Plan

Fire and Police Protection Goal FS-7.2-1

Fire Protection Policy FS-7.2-1B

General Plan

- *Require at least two ingress-egress routes for every major subdivision or parcel division in wildland areas unless necessary fire protection access and escape routes can be provided through other means. (New Development-Fire Policy 9)*

Specific Plan

Transportation and Circulation Goal FS-7.1-1	Transportation and Circulation Policy FS-7.1-1A
Public Safety Goal PS-8.2	Public Safety Policy PS-8.2A Public Safety Policy PS-8.2B Public Safety Policy PS-8.2C

General Plan

- *Require sufficient right-of-way width in wildland subdivisions and parcel divisions for the construction of two 12-foot traffic lanes and two 8 foot roadside strips on which vegetation should be managed to prevent fire hazard, or other ingress-egress routes may be considered. Responsibility for keeping roadside strips free of fire hazard should be assigned. (New Development-Fire Policy 11)*

Specific Plan

Transportation and Circulation Goal FS-7.1-1	Transportation and Circulation Policy FS-7.1-1A
Fire and Police Protection Goal FS-7.2-1	Fire Protection Policy FS-7.2-1A Fire Protection Policy FS-7.2-1B

Flood

General Plan

- *Require that new residential development proposals consider potential inundation from dam failure. (New Development - Flood Policy 4)*

Specific Plan

Public Safety Goal PS-8.1	Public Safety Policy PS-8.1B Public Safety Policy PS-8.1C
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Seismic

General Plan

- *Prohibit new building sites within Special Studies Zones as defined by the Alquist-Priolo Special Studies Zones Act, unless an appropriate geological investigation establishes sufficient and suitable land area for development. (New Development -- Seismic: Surface Faulting Policy 1)*

Specific Plan

Soils and Geology Goal ER-6.5-2

Soils and Geology Policy ER-6.5-2A
Soils and Geology Policy ER-6.5-2B

General Plan

- *Prohibit structures necessary for public safety or emergency services in areas subject to groundshaking and subsequent failure unless the only alternative sites would be so distant as to thereby jeopardize the safety of the community. (New Development -- Groundshaking and Liquefaction Policy 2)*

Specific Plan

Soils and Geology Goal ER-6.5-2

Soils and Geology Policy ER-6.5-2A
Soils and Geology Policy ER-6.5-2B

ENERGY

General Plan

- *The County shall actively support energy conservation and the use of local renewable energy sources which are environmentally sound. (Energy Goal Number 1)*

Specific Plan

Utilities Goal FS-7.3-2

Utilities Policy FS-7.3-2A

General Plan

- *The County shall make energy efficiency a major consideration in its land use and transportation planning decisions. (Energy Goal Number 2)*

Specific Plan

Utilities Goal FS-7.3-2

Utilities Policy FS-7.3-2B

Overview

The Specific Plan goals and policies appear generally consistent with of the relevant goals and policies of the County General Plan. Inconsistencies with the goals and objectives of the General Plan may arise however, with respect to potential development on steep slopes and maintaining visual quality (rural character), particularly when considering buildout at 4,000 units

(SFRs). Limiting development to 4,000 units in lieu of over 6,000 units as envisioned when the Township was originally conceived, would be expected to facilitate development on parcels that are less steep or otherwise risky to build on, and achieve a community environment, consistent with the goals and policies of the Specific Plan.

As explained on page 2-16 of this Specific Plan, the Plan is also a refinement of the basic development goals and policies of the General Plan. It establishes more detailed and specific goals and policies for development of the Township than is possible in the County's General Plan.

In view of these refining characteristics of the Specific Plan, there are five basic subject areas requiring a General Plan amendment and rezoning. These categories include 1) establishing a Specific Plan (SP) Overlay Combining District (rezoning), 2) implementing a lot reduction program, 3) community design, 4) constructing new second and third access roads, and 5) construction of a new Willits Creek dam and reservoir.

It is therefore proposed that various chapters of the General Plan be amended as follows.

The following is added to page I-117.2 of Chapter I of the General Plan entitled *Land Use Element*, Section E, *General Plan Intent Section*.

“BROOKTRAILS TOWNSHIP SPECIFIC PLAN”

“Brooktrails Township is an unincorporated community located northwest of the City of Willits. Originally a large timber holding, the land was purchased by a land development company which subdivided the property in the 1960's. The development included a subdivision creating over 6,500 lots ranging in size from one-sixth acre (7,260 square feet), to 230 acres. The development was presented to the County of Mendocino as being a 'vacation village resort' to be comprised primarily of second homes with an occupancy rate of no more than 25% at any given time.”

“In recognition of existing development constraints such as steep topography, small parcel sizes, water supply, limited access, etc., the Brooktrails Township Community Services District opted to prepare a Specific Plan for their community. The Specific Plan furthers the goals found in the County's General Plan and focuses a comprehensive planning effort on issues unique to future development of the Brooktrails Township.”

“Major issues addressed in the Specific Plan include the following:”

- “1) Rezoning - an ‘SP’ (Specific Plan) overlay combining district is established for the entire Specific Plan area. This designation will alert interested parties to the fact that a Specific Plan exists for the Brooktrails Township.”
- “2) Lot Reduction Program - this is a voluntary program intended to reduce the total number of residential parcels within the Specific Plan area from approximately 6,000 lots to approximately 4,000 lots. This program relies upon lot mergers through boundary line adjustments, the establishment of conservation easements, and District/County assistance in application processing.”
- “3) Design Guidelines and Site Development Standards - this development review process serves to enhance public health and safety, environmental resources, public amenities, visual quality, and the overall quality of life within the Township by providing detailed development criteria designed specifically for the Brooktrails area.”
- “4) Circulation - two additional access roads are planned in order to provide improved emergency vehicle access to the Township, as well as to relieve existing and future vehicle congestion in general.”
- “5) Water Supply - one additional reservoir is planned to meet domestic water supply requirements for a community of approximately 4,000 units.”

The following is inserted between paragraphs #2 and #3 on page I-83 of Chapter I of the General Plan entitled *Land Use Element, Section C, Public Services, Water Supply*.

“The Brooktrails Township Community Services District provides a domestic water supply for the majority of the Township. It is anticipated that the District can serve up to approximately 2,000 residential units with the existing water supply infrastructure (1996 estimate made by Brooktrails Community Services District). In order to accommodate up to 4,000 residential units as detailed in the Brooktrails Specific Plan, it will be necessary to construct a new dam and reservoir capable of storing 1,600 acre-feet of water.”

The text under the third “*” at the top of page III-12 of Chapter III of the General Plan entitled *Circulation Element, County Roads, Mendocino County Road Program, Anticipated Expenditures*, is amended to read as follows:

“Phased second and third access routes connecting the Brooktrails Township with State Route 20 and/or U.S. Highway 101.”

