



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
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 www.mendocinocounty.org/pbs

May 3, 2019

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor

CalFire - Prevention
 Coastal Commission
 State Clearinghouse
 County Addresser- Russ Ford
 Mendocino Fire District

Mendocino City Community Services
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2018-0033
DATE FILED: 12/28/2018
OWNER: JUDITH L BROWN
APPLICANT: HANK MCCUSKER
REQUEST: Coastal Development Permit, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 7 Visitor Serving Units.
LOCATION: In the Town of Mendocino, on the east side of Ukiah Street (CR 407C) between School Street (CR 407O) and Howard Street (CR 407N), located at 44861 Ukiah St., Mendocino (APN: 119-250-12).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: May 17, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2018-0033 Brown 7 VSF Allocation Nicholson House Inn

OWNER: BROWN JUDITH L TTEE

**APPLICANT/
AGENT:** HANK MCCUSKER

REQUEST: Coastal Development Permit, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 7 Visitor Serving Units.

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APN/S: 119-250-12-00

PARCEL SIZE: 9,000 square feet

**GENERAL PLAN:
ZONING:** Mixed Use w/VSF combining district (MU*:U)
Mendocino Mixed Use w/VSF combining district (MMU*:12K)

EXISTING USES: Inn

DISTRICT: 5

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RM	RM	0.12 acre	Vacant
EAST:	MMU*	MMU*	0.44 acre	Visitor Serving
SOUTH:	MMU*	MMU*	0.21 acre	Commercial
WEST:	MMU	MMU	0.21 acre	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)

- Mendocino City Community Services District
- Mendocino Fire District
- Planning Division Ukiah
- STATE**
- CALFIRE (Land Use) #59-19

- California Coastal Commission
 - California State Clearinghouse
 - TRIBAL**
 - Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

The property owner seeks authorization of 7 existing lodging units on a site with an asterisk (*) combining designation for a Visitor Serving Facility land use type. Attached are plot plans, floor plans, and elevations. CalFire preliminary clearance file #59-19 attached (pages 17-20. Groundwater extraction allowed for 2 dwelling units w/kitchen, 5 sleeping units w/o kitchens, and 3 residences (page 21).

STAFF PLANNER: J CHERRY (cherry@mendocinocounty.org or 707-234-2888)

DATE: 5/3/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High Fire Hazard. See Fire Hazard Zones & Responsibility Areas

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Mendocino Fire Protection District. See Fire Hazard Zones & Responsibility Areas

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas. See Ground Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Type 219. See Local Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

10. TIMBER PRODUCTION ZONE:

GIS

11. WETLANDS CLASSIFICATION:

GIS

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Town of Mendocino

21. STATE CLEARINGHOUSE REQUIRED:

Policy

California Coastal Commission. California Department of Forestry and Fire Prevention

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Visitor Accommodation Use Type. See Mendocino Town Land Use

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Beach Deposit Natural Hazard. Non-Prime Agricultural Land Capability. See LCP Land Capabilities & Natural Hazards

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

Not within an Appeal Jurisdiction. See Appealable Areas

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

Town of Mendocino, a special community

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

Urban, developed lot

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

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Case No(s)	CDP-2018-0033
CDF No(s)	
Date Filed	12-28-2018
Fee	\$5726.33
Receipt No.	PRT
Received by	Jubiana
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Hank McCusker
 Mailing Address PO Box 626
 City Mendocino State CA Zip Code 95460 Phone 707-357-2772

PROPERTY OWNER

Name Judith Brown
 Mailing Address 669 Congo St
 City San Francisco State CA Zip Code 94731 Phone 415-585-9180

AGENT

Name Sunny Chancellor Hank McCusker
 Mailing Address _____
 City _____ State _____ Zip Code _____ Phone 707-357-6595

PARCEL SIZE

Square feet
 Acres

STREET ADDRESS OF PROJECT

44861 Ukiah St. Mendocino, CA 95460

ASSESSOR'S PARCEL NUMBER(S)

119-250-12

I certify that the information submitted with this application is true and accurate.

[Signature]
 Signature of Applicant/Agent

12-27-18
 Date

[Signature]
 Signature of Owner

12-27-18
 Date

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PLANNING & BUILDING SERV
FORT BRAGG CA

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Application for 7 lodging units

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No
 If Yes, explain your plans for phasing.

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5. Are there existing structures on the property? Yes No
If yes, describe below and identify the use of each structure on the plot plan.

6. Will any existing structures be demolished? Yes No
Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 31 feet.

8. Lot area (within property lines): 9100 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>3,006</u> square feet	<u>—</u> square feet	<u>3,006</u> square feet
Paved area	<u>527</u> square feet	<u>—</u> square feet	<u>527</u> square feet
Landscaped area	<u>2,187</u> square feet	<u>—</u> square feet	<u>2,187</u> square feet
Unimproved area	<u>3,383</u> square feet	<u>—</u> square feet	<u>3,383</u> square feet
GRAND TOTAL:			<u> </u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: 3006 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>2</u>	Proposed <u>2</u>	Total <u>2</u>
Number of covered spaces	<u>0</u>	Size <u> </u>	
Number of uncovered spaces	<u>2</u>	Size <u>9' x 18'</u>	
Number of standard spaces	<u>2</u>	Size <u>9' x 18'</u>	
Number of handicapped spaces	<u>0</u>	Size <u> </u>	

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: _____ feet _____ miles)
- On Site generation, Specify: _____
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: _____
- None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
- Septic Tank
- Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
- Well
- Spring
- Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of fill slope: _____ feet
- D. Maximum height of cut slope: _____ feet
- E. Amount of import or export: _____ cubic yards
- F. Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
 If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
 If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No
 B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
 If yes, explain:

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23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

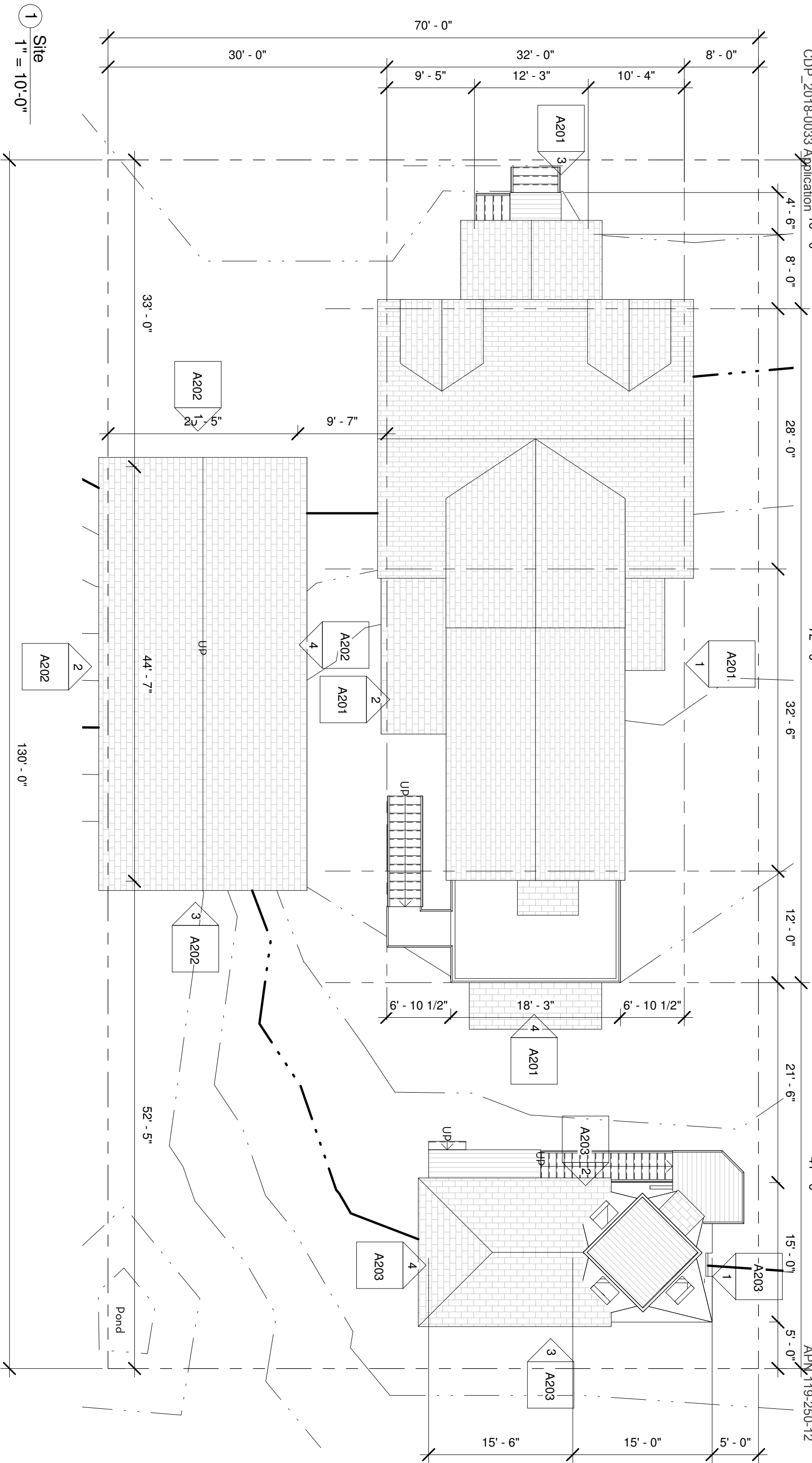
A. Diking Yes No
 B. Filling Yes No
 C. Dredging Yes No
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

If you need additional room to answer any question, attach additional sheets.



1 Site
1" = 10'-0"

Sunny Chancellor

DESIGNER

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PBS Received 12-28-2018

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Nicholson House Inn

Inn Rental Spaces

44861 Ukiah St, Mendocino, CA 95460

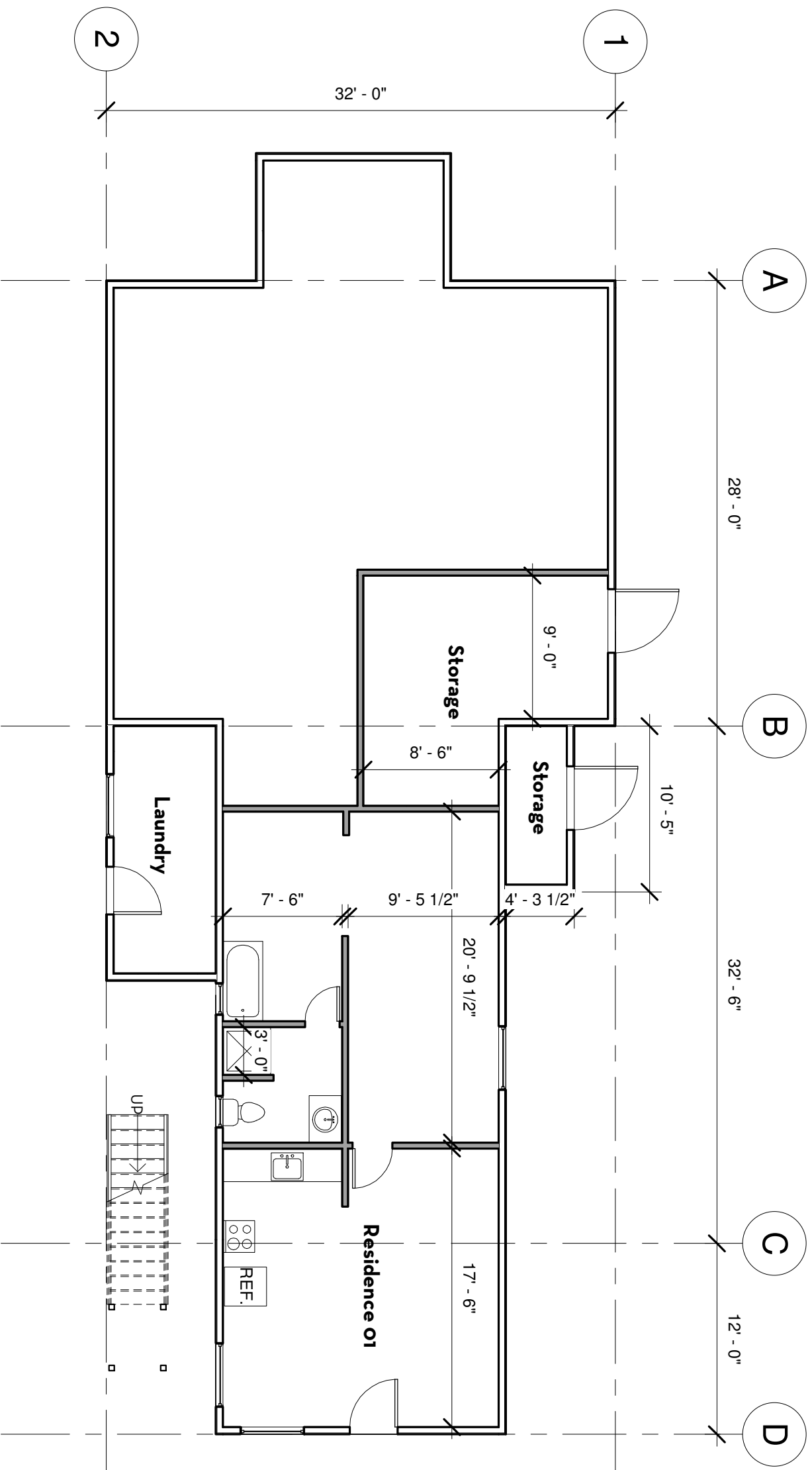
No.	Description	Date

Site

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

A100

Scale: 1" = 10'-0"



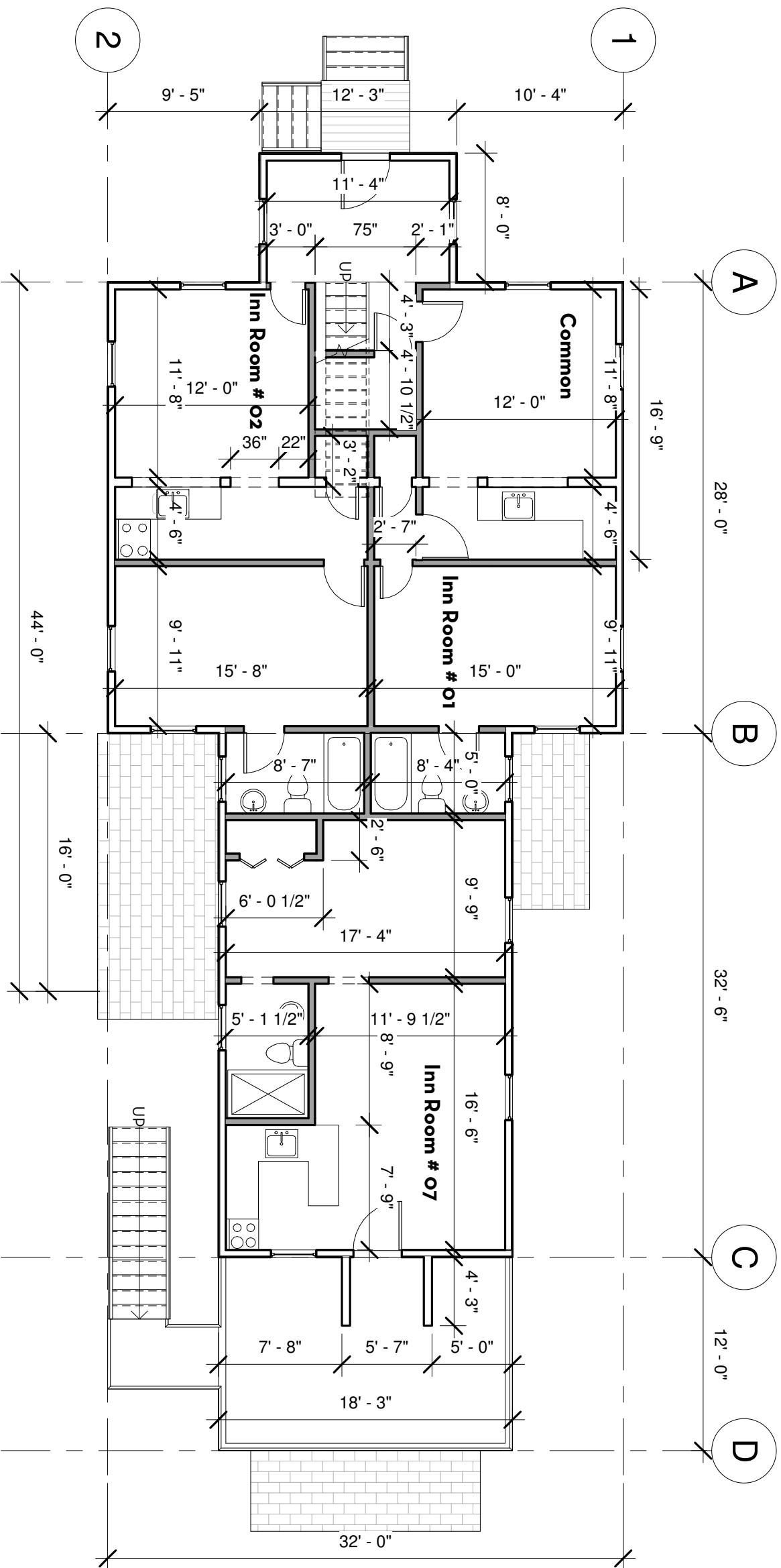
1 Basement
1/8" = 1'-0"

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Nicholson House Inn
Inn Rental Spaces
44861 Ukiah St, Mendocino, CA 95460
Page 7

No.	Description	Date

House - Basement
Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12
Scale: 1/8" = 1'-0"
A101



1 Level 1
1/8" = 1'-0"

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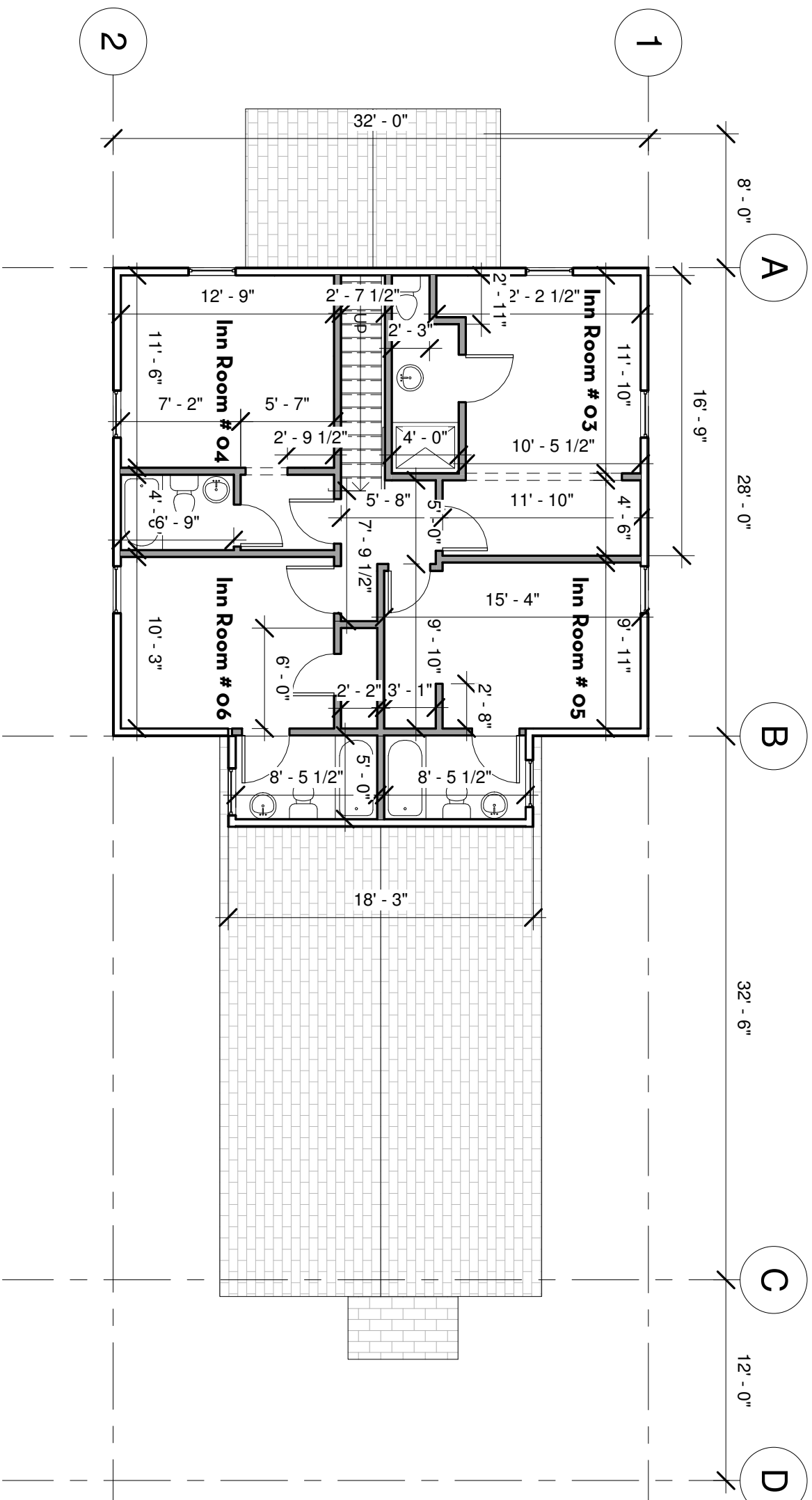
Page 8

No.	Description	Date

House - Level 1

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

Scale: 1/8" = 1'-0"
A102



1 Level 2
1/8" = 1'-0"

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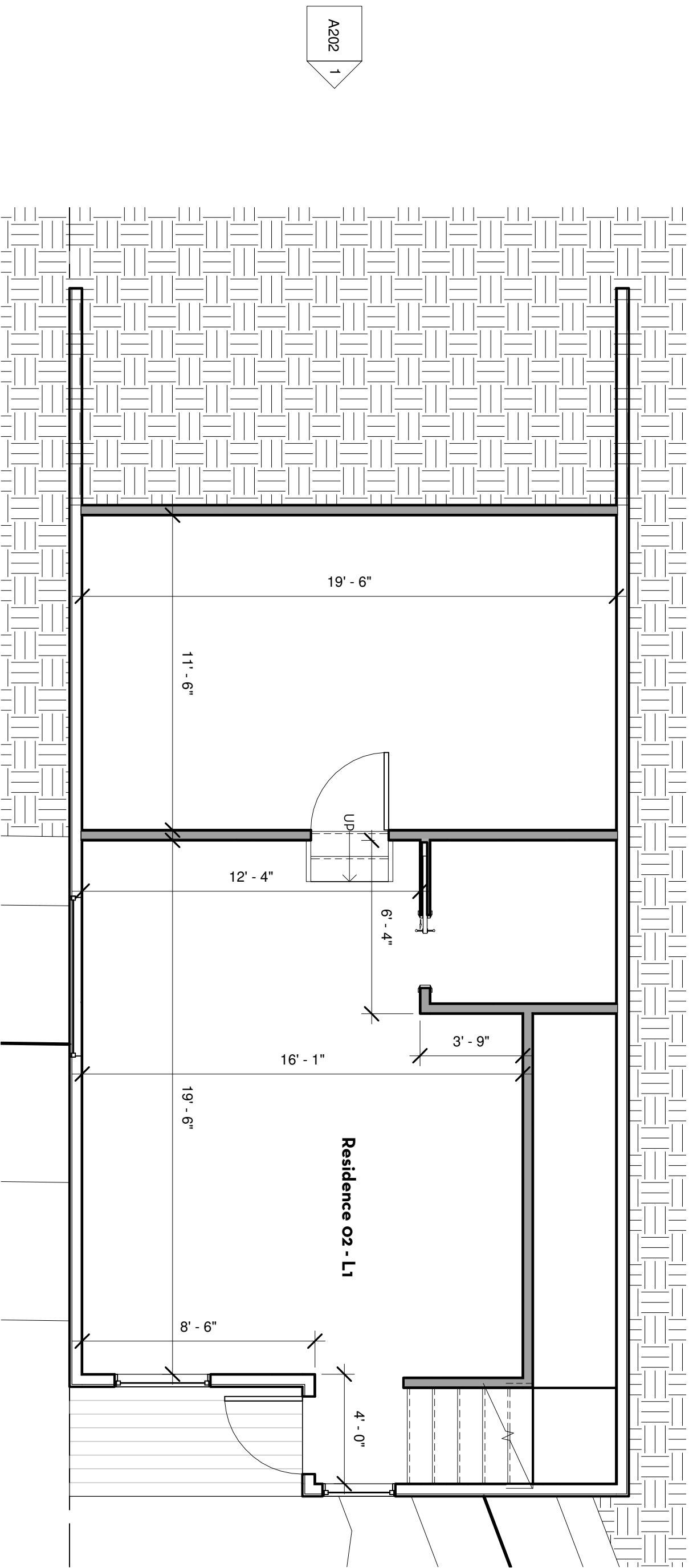
Page 9

No.	Description	Date

House - Level 2

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

Scale: 1/8" = 1'-0"
A103



1 Office Basement
1/4" = 1'-0"

2 A202

3 A202

A202
4

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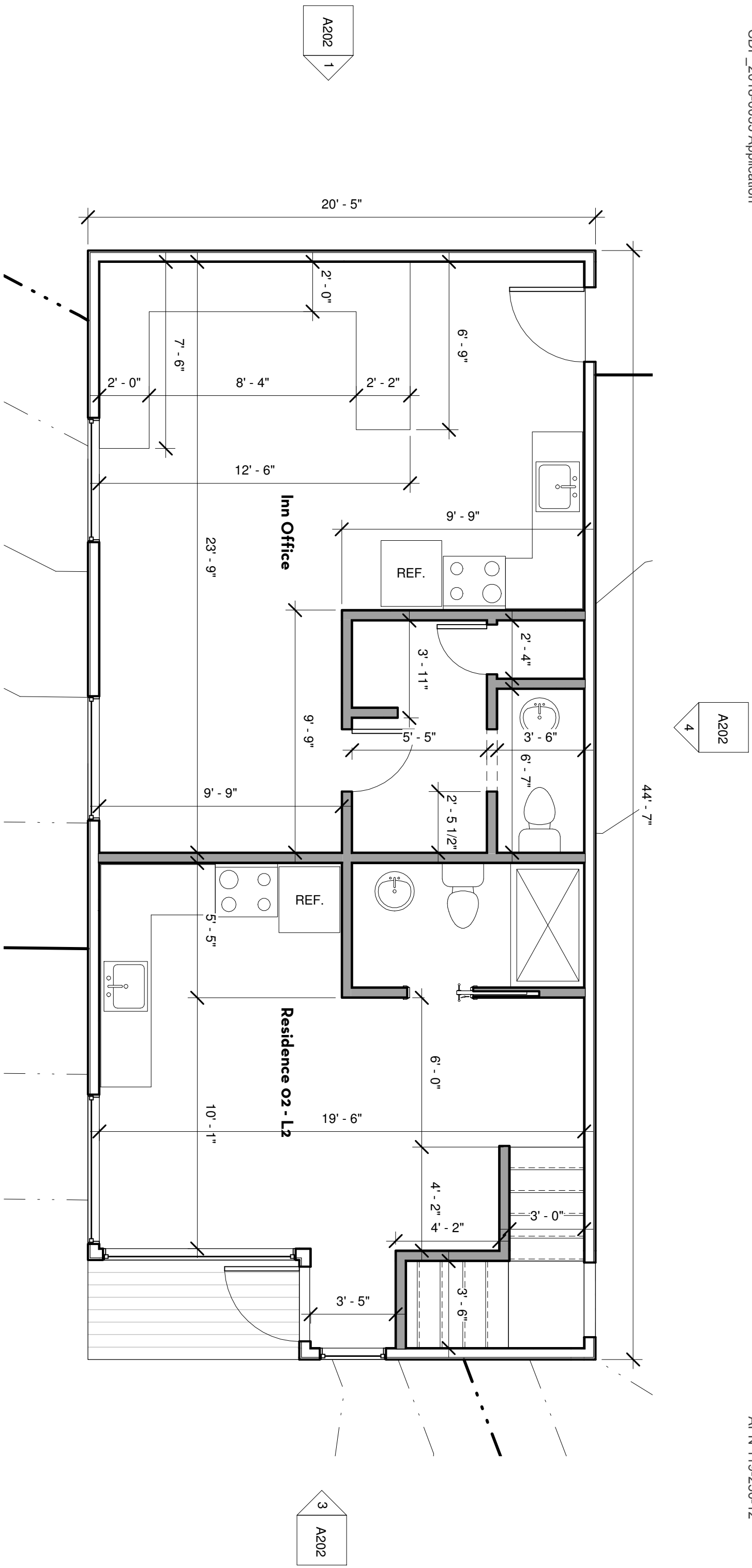
No.	Description	Date

Office - Basement

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

A104

Scale: 1/4" = 1'-0"



1 Office L1
1/4" = 1'-0"

2 A202

A202 4

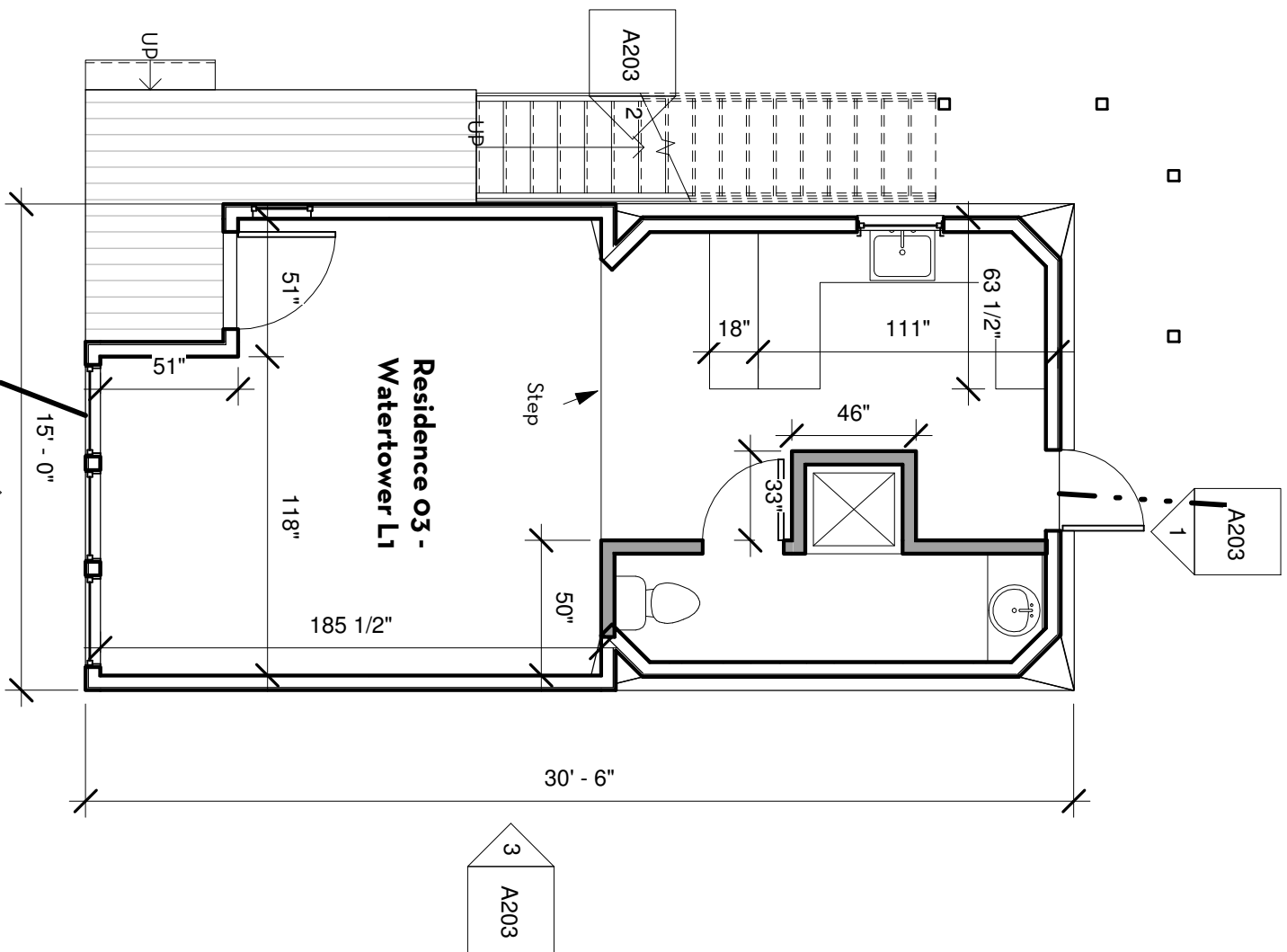
3 A202

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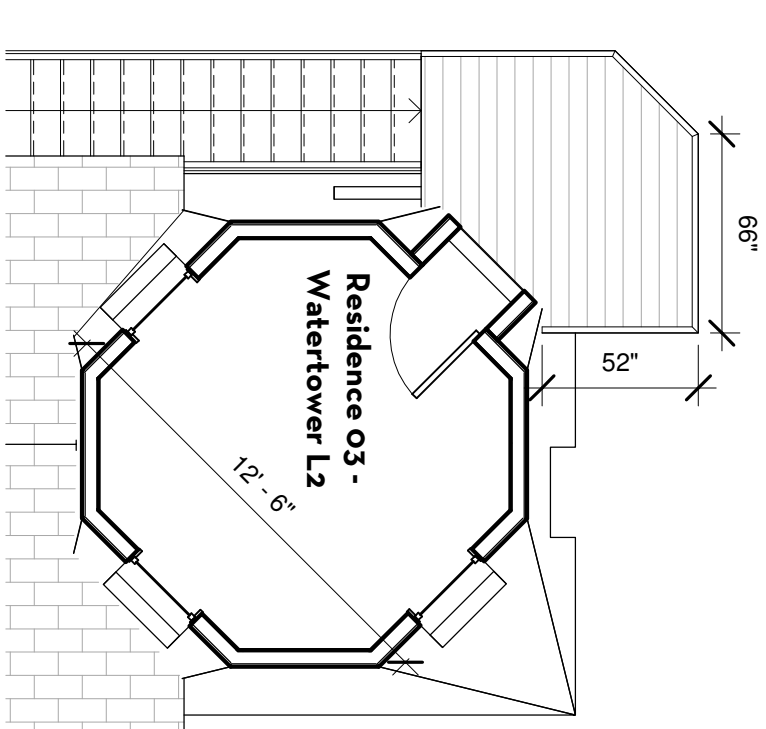
Nicholson House Inn
Inn Rental Spaces
44861 Ukiah St, Mendocino, CA 95460
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No.	Description	Date

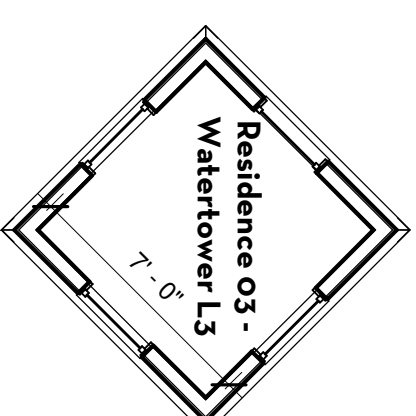
Office - Level 1
Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12
Scale: 1/4" = 1'-0"
A105



1 Water Tower L1
3/16" = 1'-0"



2 Water Tower L2
3/16" = 1'-0"



3 Water Tower L3
3/16" = 1'-0"

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Nicholson House Inn Inn Rental Spaces

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Page 12

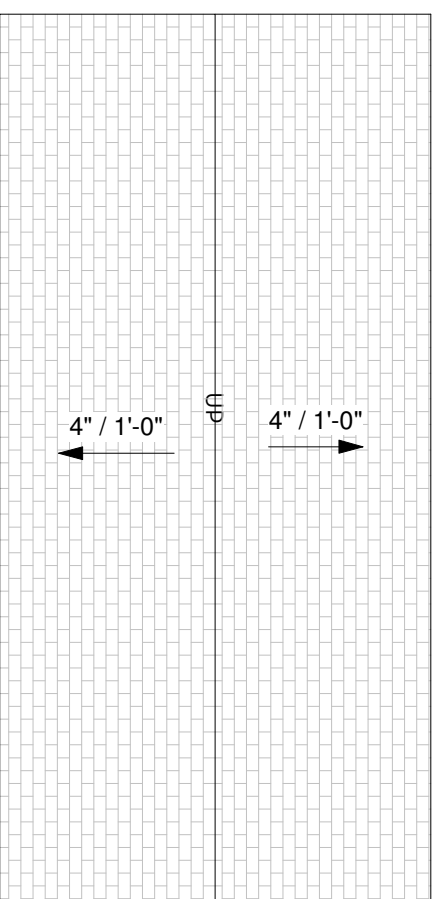
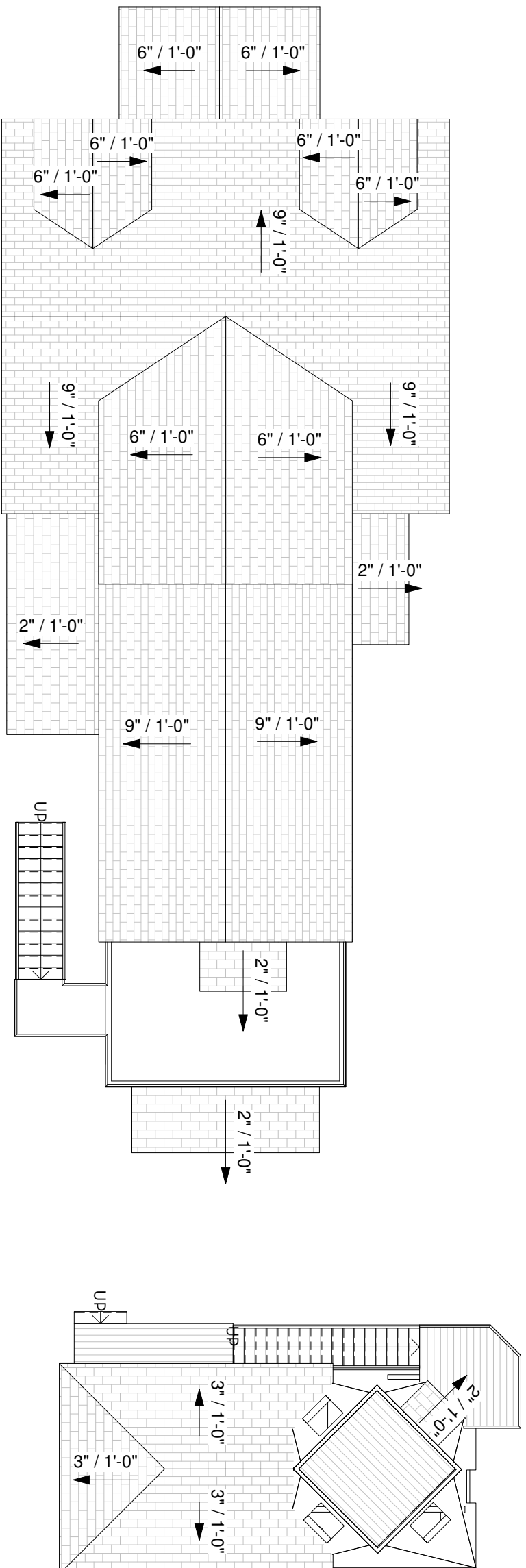
Watertower

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

A106

Scale: 3/16" = 1'-0"

No.	Description	Date



1 Roof
1" = 10'-0"

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Nicholson House Inn

Inn Rental Spaces

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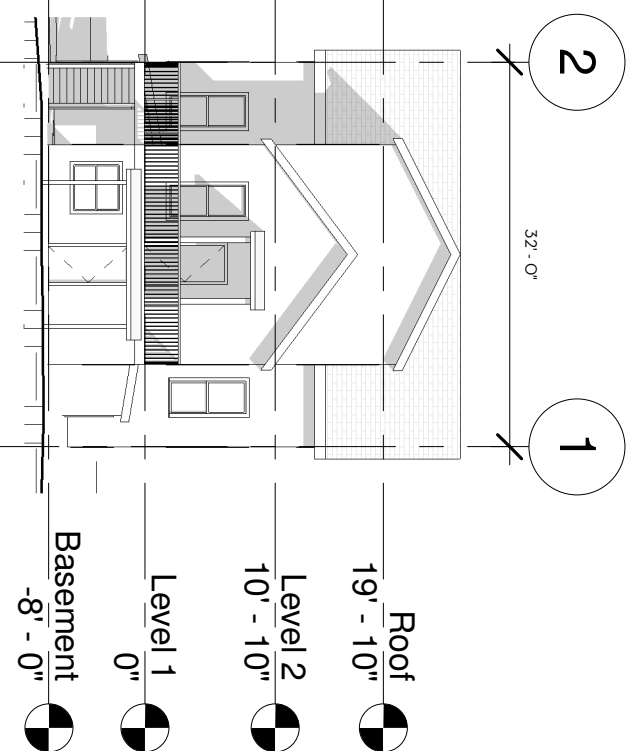
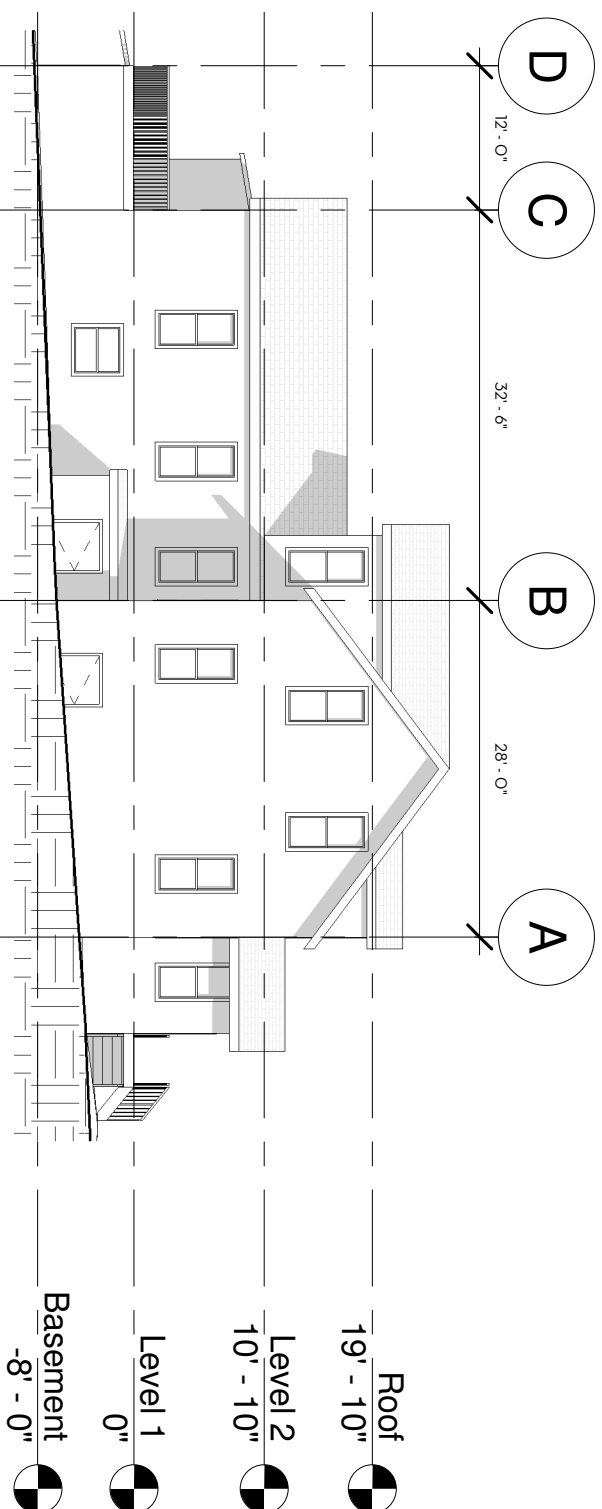
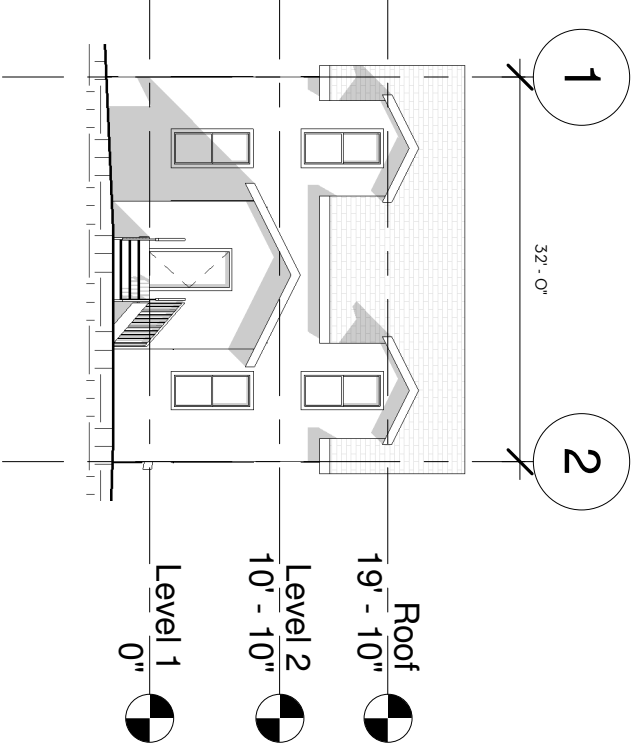
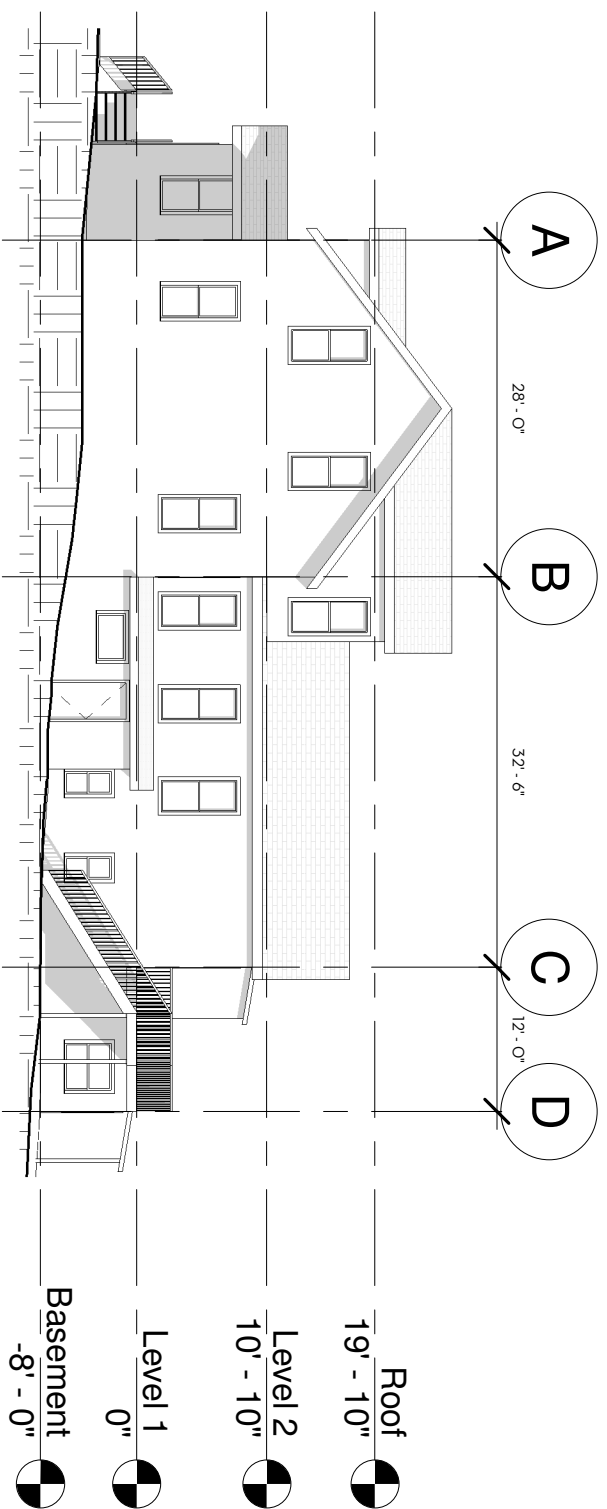
Page 13

No.	Description	Date

Roof Plan

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

Scale: 1" = 10'-0"
A110



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Nicholson House Inn Inn Rental Spaces

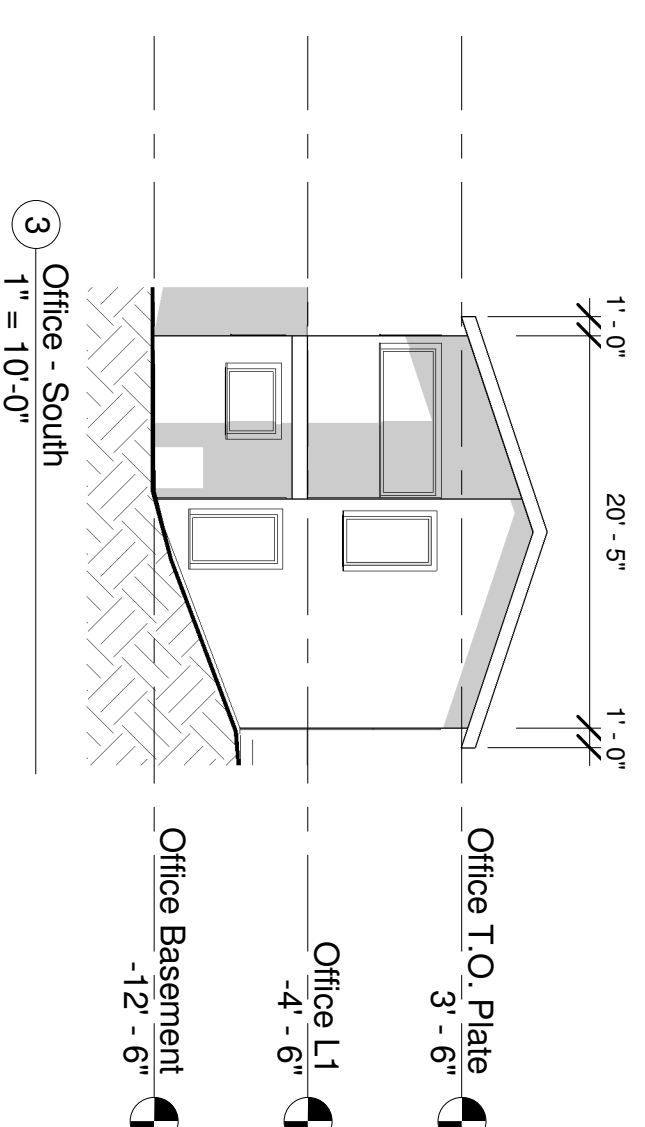
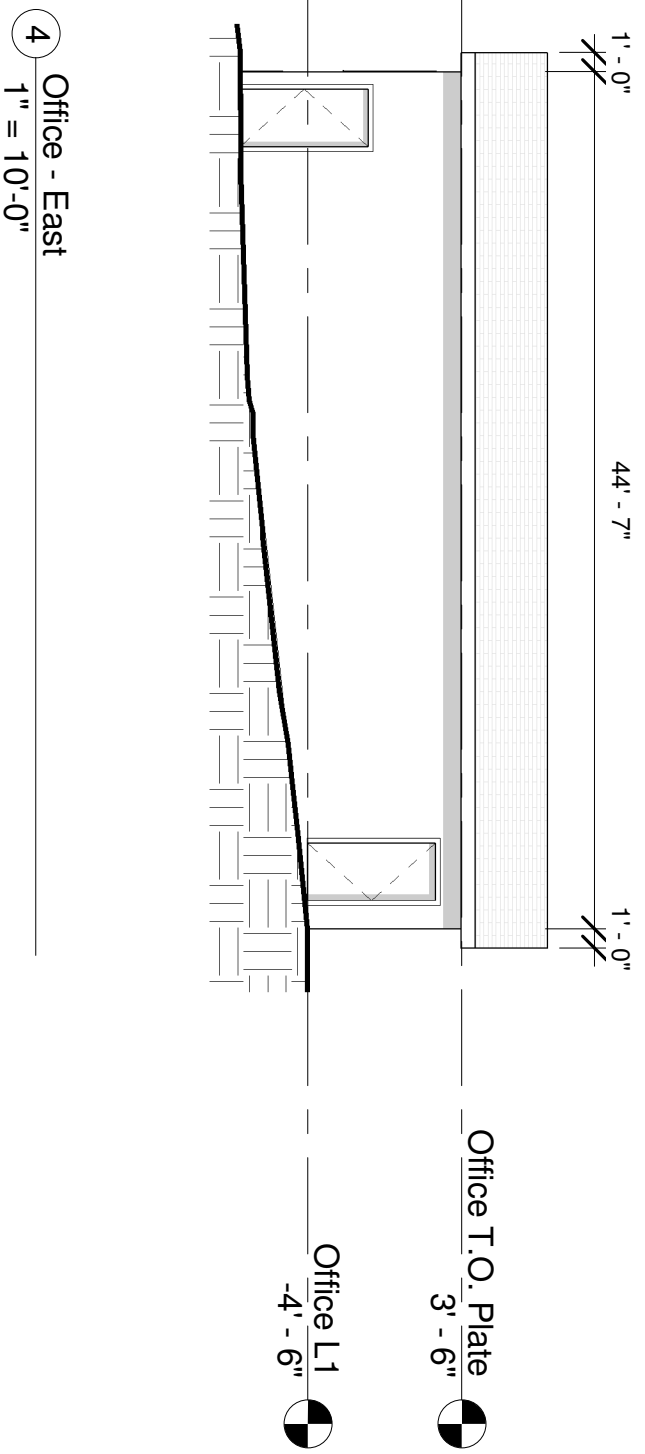
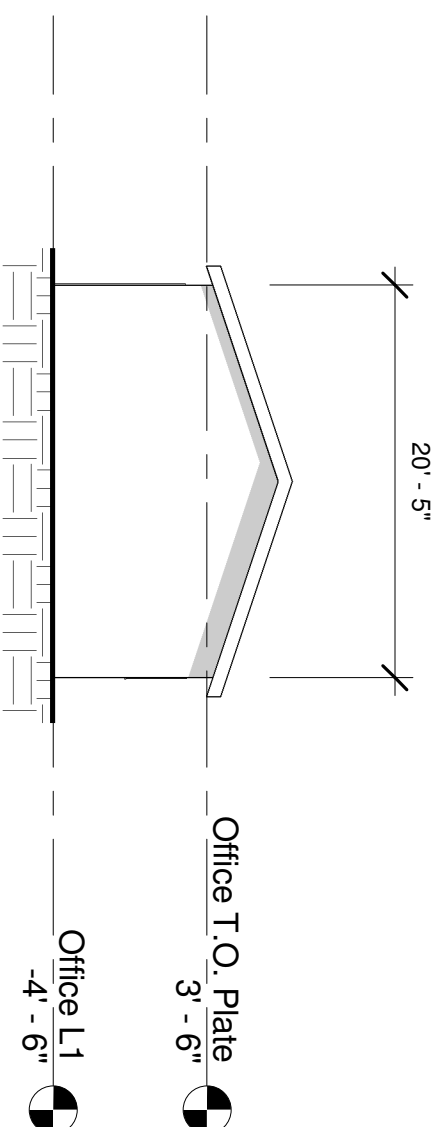
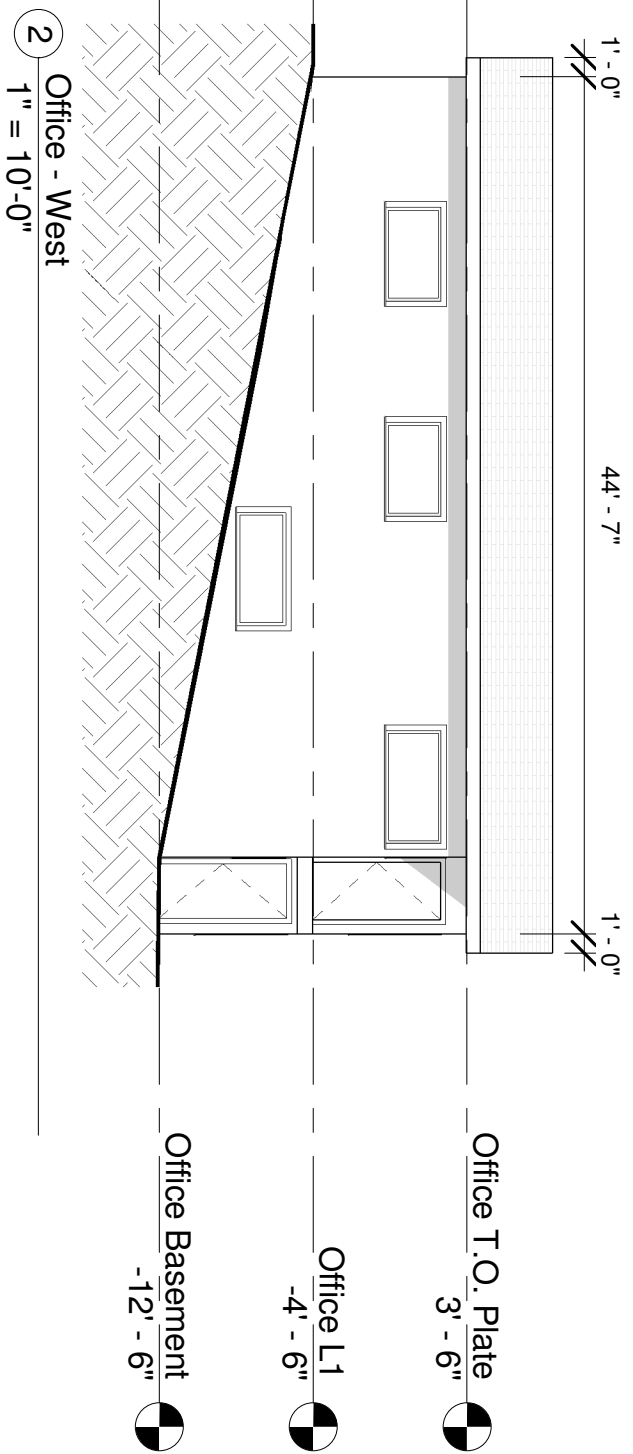
44861 Ukiah St, Mendocino, CA 95460

House Elevations

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12
Scale: 1/16" = 1'-0"

A201

No.	Description	Date



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Nicholson House Inn Inn Rental Spaces

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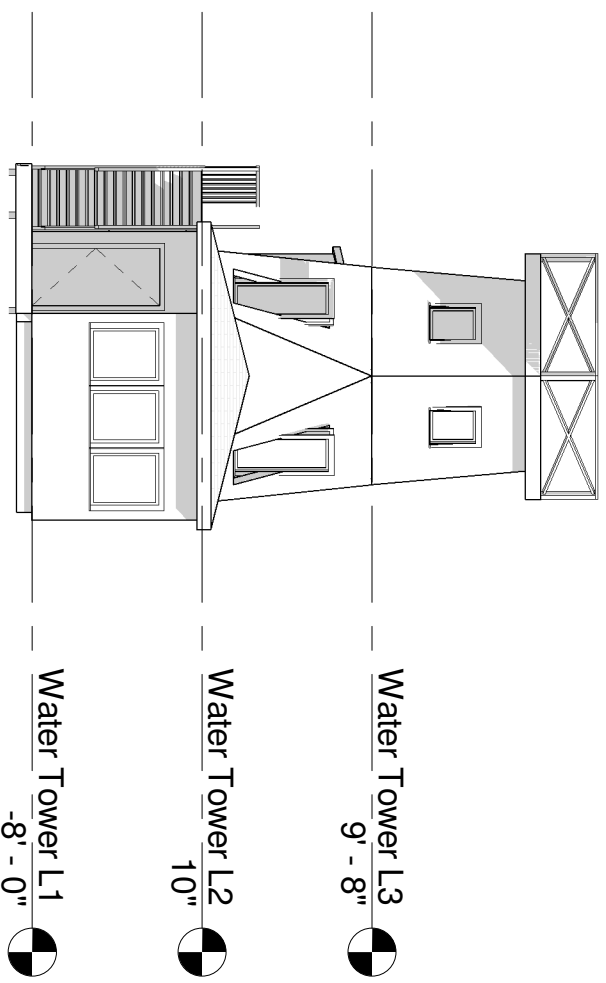
No.	Description	Date

Office Elevations

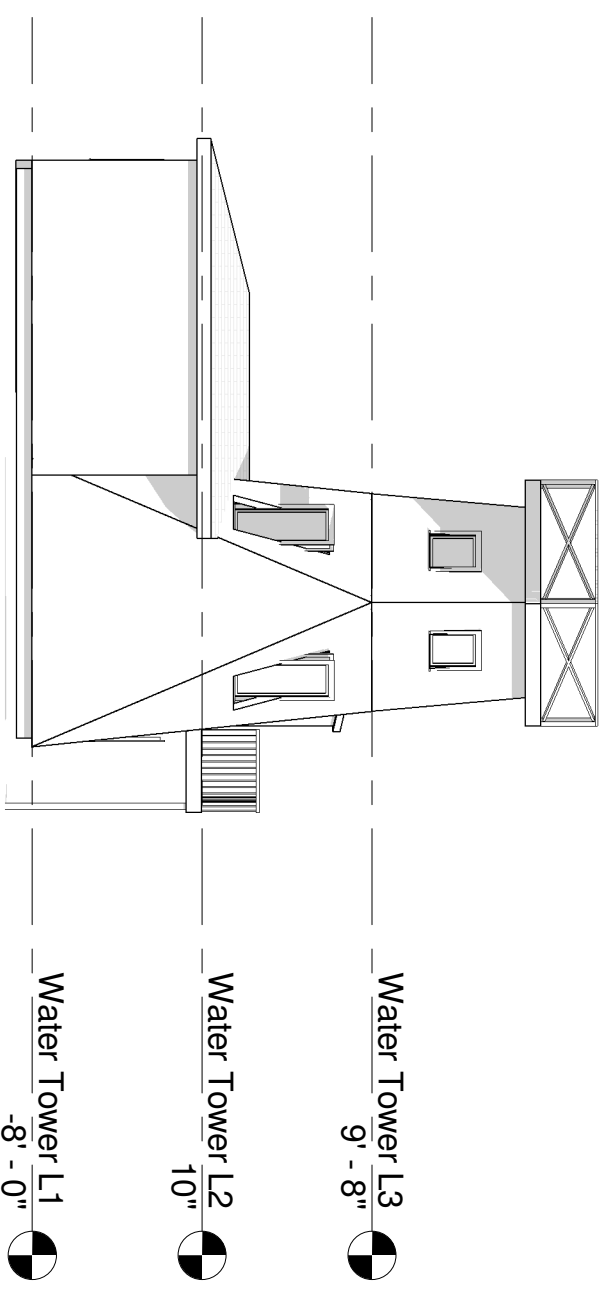
Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

A202

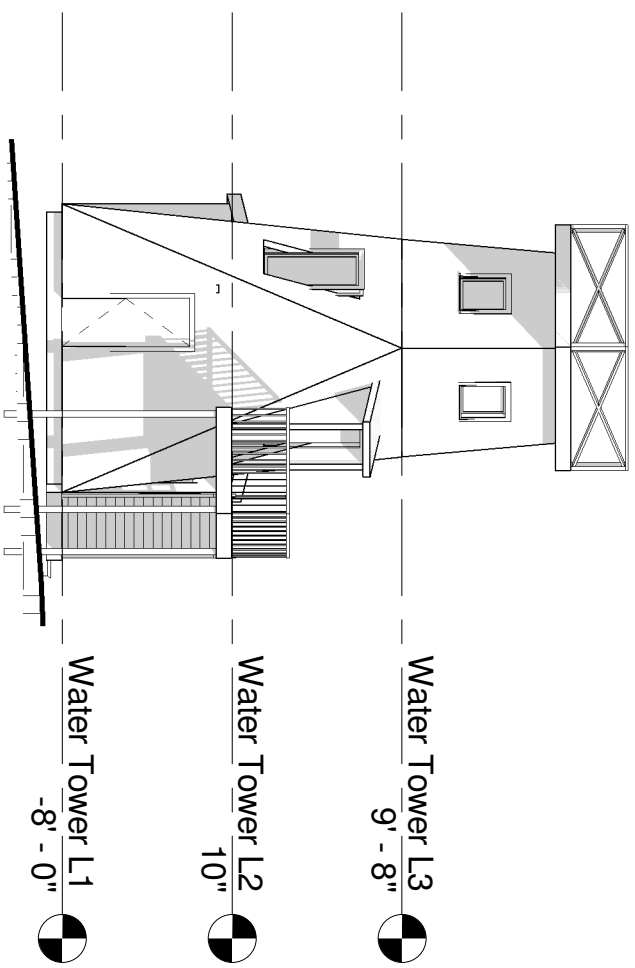
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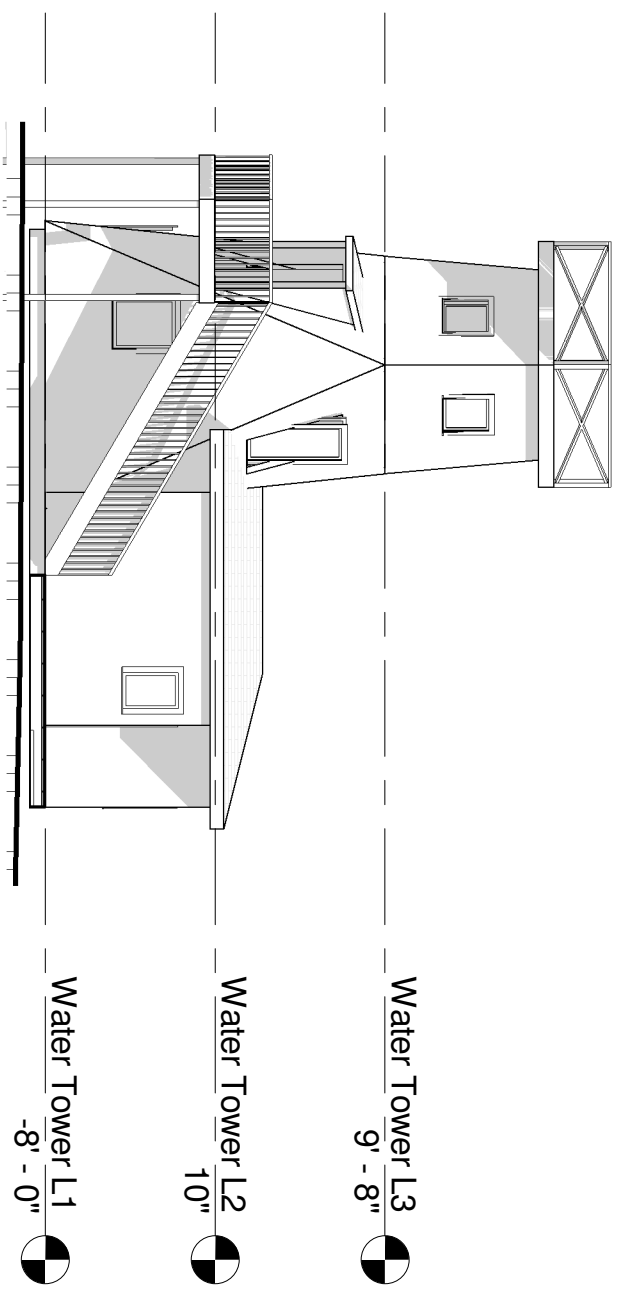
4 Watertower - West
1" = 10'-0"



3 Watertower - South
1" = 10'-0"



1 Watertower - East
1" = 10'-0"



2 Watertower - North
1" = 10'-0"

Sunny Chancellor

DESIGNER

Post Office Box 1582
Mendocino, CA 95460
PBS Received 12-28-2018

Mobile: 707.357.6595
sunny@chancellor.net

Nicholson House Inn Inn Rental Spaces

44861 Ukiah St, Mendocino, CA 95460

Page 16

Watertower Elevations

No.	Description	Date

Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12

A203

Scale: 1" = 10'-0"



CAL FIRE FILE #	Project Type:	Battalion #	Date:
59-19	New Build	6	2/13/2019

CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

Building / Project Site Information	
Address: 44861 Ukiah St.	APN: 119-250-12
City: Mendocino	Zip Code: 95460
Property Owner	
Name: Judith Brown	
Mailing Address: 669 Congo St.	
City: San Francisco	State: Ca
Zip Code: 94131	Phone: 415-585-9180
Email:	
Agent Representing Property Owner	
Name: Hank McCausker	
Mailing Address: PO Box 626	
City: Mendocino	State: Ca
Zip Code: 95460	Phone: 707-357-2772
Email: haha@mcn.org	

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

X ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

X DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.

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X MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

EMERGENCY WATER STANDARD gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

ROAD STANDARD

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

SIGN STANDARD

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.

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<input type="checkbox"/> BRIDGE STANDARD <ul style="list-style-type: none"> All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750. The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends. 	
<input type="checkbox"/> CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS: 	
<input type="checkbox"/> EXCPTION REQUEST GRANTED <ul style="list-style-type: none"> See attached letter 	<input type="checkbox"/> EXCEPTION REQUEST DENIED <ul style="list-style-type: none"> See attached letter

Project review and approval by: *Anthony Massucco*
 Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.



TREE REMOVAL REQUIREMENTS

In addition to the State Fire Safe Regulations there are other regulations regarding tree removal that may apply to your project that are under the jurisdiction of CAL FIRE. Other state and local agencies may have additional requirements pertaining to grading and vegetation removal.

These regulations may apply if you are permanently removing any of the following species or if you are going to sell or trade any timber, firewood, or other solid wood forest products that came from construction of your project.

Conifers:

Coast redwood (*Sequoia sempervirens*)
Douglas-fir (*Pseudotsuga menziesii*)
Grand fir (*Abies grandis*)
Western hemlock (*Tsuga heterophylla*)
Western redcedar (*Thuja plicata*)
Bshop pine (*Pinus muricata*)
Monterey pine (*Pinus radiata*)
Sitka spruce (*Picea sitchensis*)
Incense cedar (*Calocedrus decurrens*)
Port-Orford cedar (*Chamaecyparis lawsoniana*)
California red fir (*Abies magnifica*)
White fir (*Abies concolor*)
Jeffrey pine (*Pinus jeffreyi*)
Ponderosa pine (*Pinus ponderosa*)
Sugar pine (*Pinus lambertiana*)
Western white pine (*Pinus monticola*)
Lodgepole pine (*Pinus contorta*)
Noble fir (*Abies procera*)
Knobcone pine (*Pinus attenua*)

Gray pine (*Pinus sabiniana*)
Mountain hemlock (*Tsuga mertensiana*)
Brewer spruce (*Picea breweriana*)
Engelmann spruce (*Picea engelmannii*)
Sierra redwood (*Sequoiadendron giganteum*)
Foxtail pine (*Pinus balfouriana*)
Western juniper (*Juniperus occidentalis*)

Hardwoods:

Tannoak (*Notholithocarpus densiflorus*)
Red alder (*Alnus rubra*)
White alder (*Alnus rhombifolia*)
Pacific madrone (*Arbutus menziesii*)
Golden chinkapin (*Castanopsis chrysophylla*)
Pepperwood (*Umbellularia californica*)
Oregon white oak (*Quercus garryana*)
California black oak (*Quercus kelloggii*)

For more information and assistance related to tree removal contact the Mendocino Unit CAL FIRE Resource Management Office at (707) 459-7440.

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FEB 28 2019

PLANNING & BUILDING SERV
FORT BRAGG CA

MENDOCINO CITY COMMUNITY SERVICES DISTRICT
Post Office Box 1029
Mendocino, CA 95460
Business Phone (707) 937-5790 Treatment Plant (707) 937-5751 Fax (707) 937-3837

December 19, 2018

Julianna Cherry
Mendocino County
Department of Planning and Building Services
120 West Fir Street
Fort Bragg, CA 95437

RE: 44861 Ukiah Street, APN 119-250-12

Dear Ms. Cherry:

The owners of property located at 44861 Ukiah Street have met all requirements of the Mendocino City Community Services District for sewer service and groundwater extraction for the following types of uses:

Commercial Visitor Accommodations:

2 Dwelling Units (with kitchen)
5 Sleeping Units (without kitchen)

Residential

3 residences (1-2 bedroom)

If you need additional information, please contact our office.

Sincerely,


Jodi Mitchell
District Secretary

Cc: Hank McCusker

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DEC 28 2018

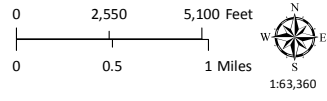
PLANNING & BUILDING SERV
FORT BRAGG CA



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/21/2019

CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways







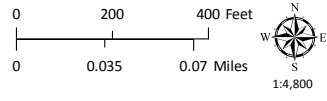
LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

-  Major Towns & Places
-  Private Roads
-  Named Rivers
-  Public Roads



AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

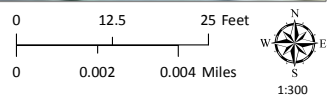


UKIAH STREET 407C

SCHOOL STREET 4070

Public Roads

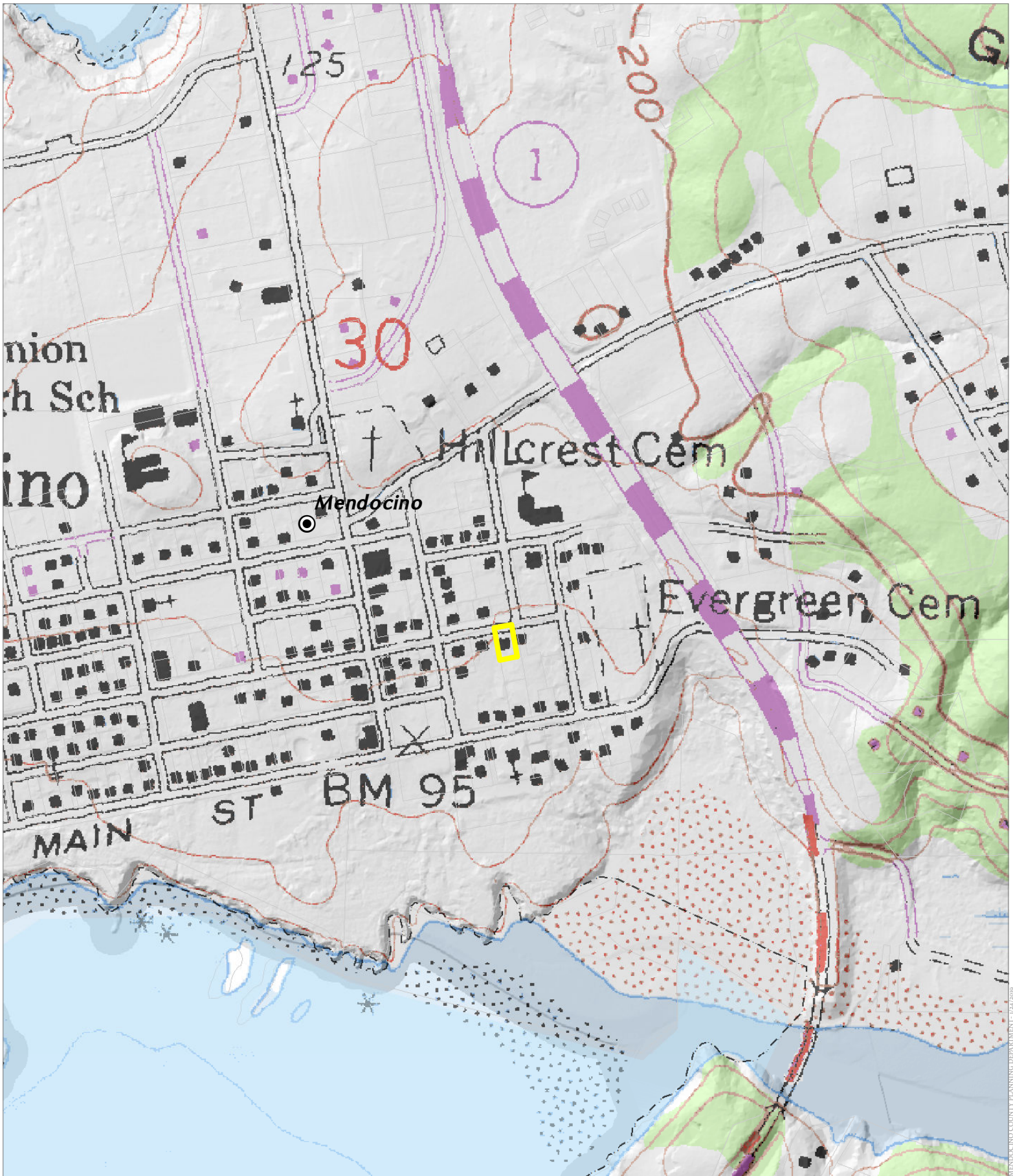
CASE: CDP 2018-0033
OWNER: BROWN, Judith
APN: 119-250-12
APLCT: Hank McCusker
AGENT: Hank McCusker
ADDRESS: 44861 Ukiah Street, Mendocino



AERIAL IMAGERY

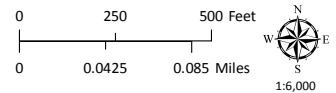
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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MENDOCINO COUNTY PLANNING DEPARTMENT - 07/27/2019



CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

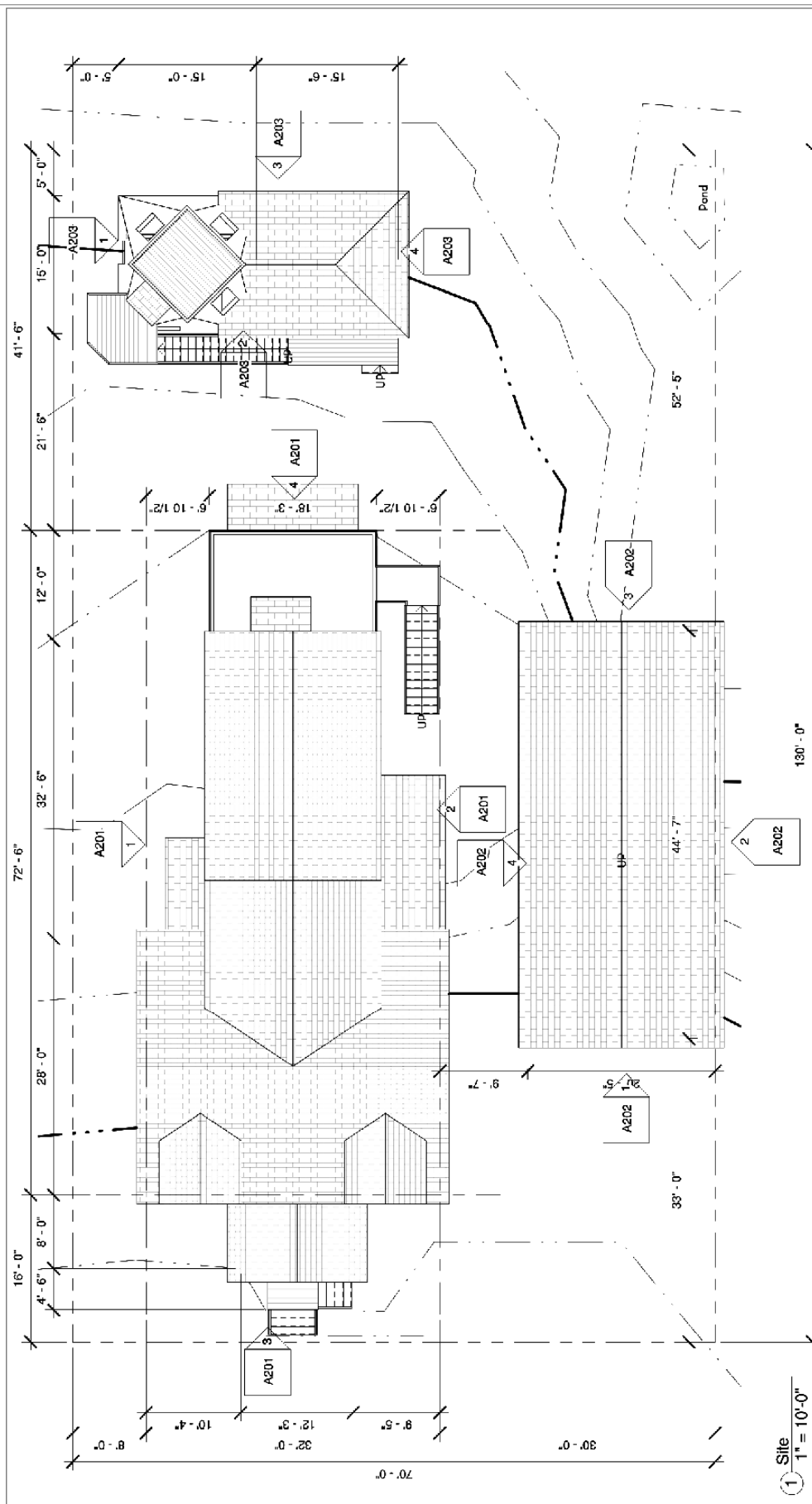
● Major Towns & Places



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/24/2019



Site	
Project number:	NH-001
Date:	12/26/2018
APN#:	119-250-12
A100	
Scale: 1" = 10'-0"	

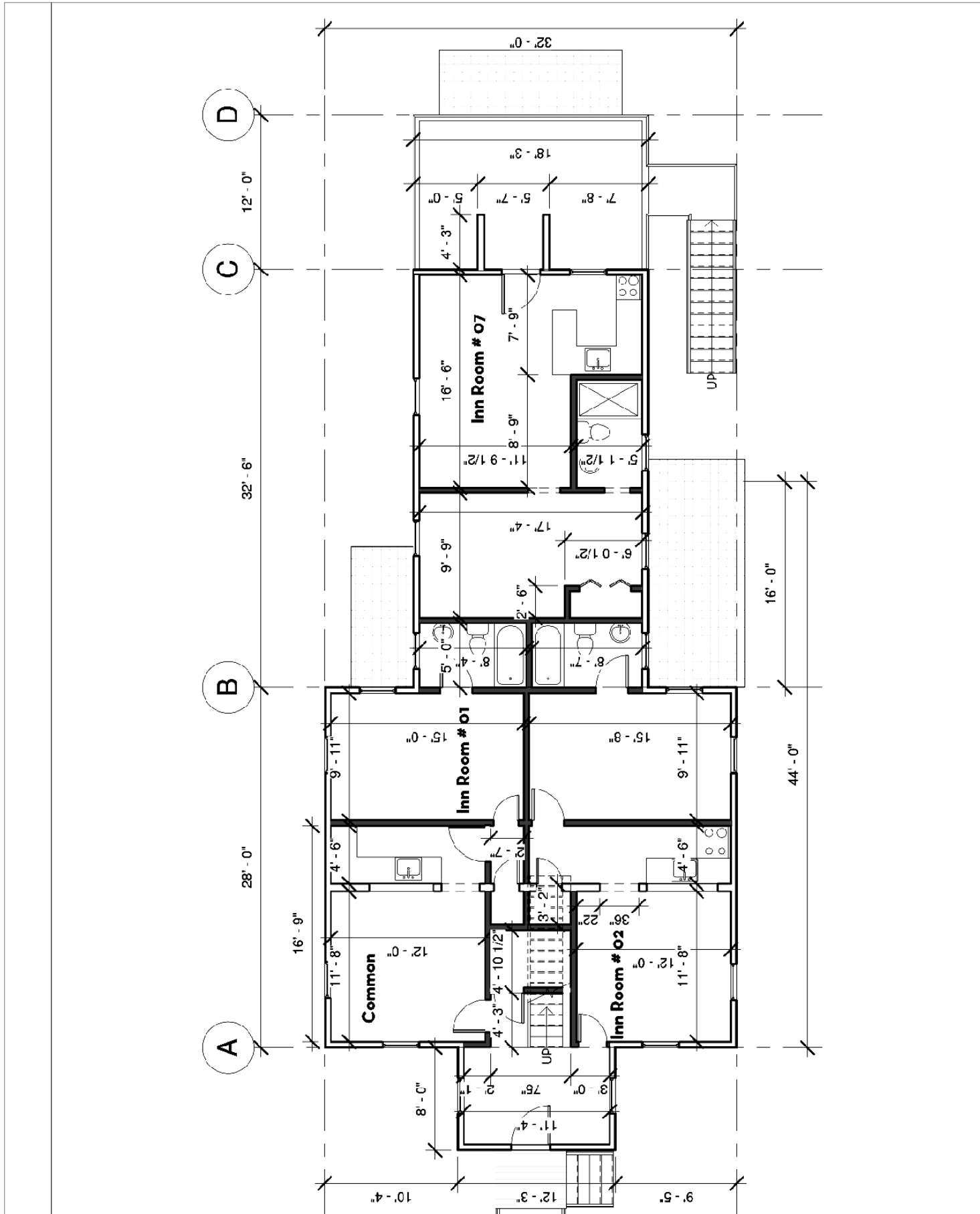
No.	Description	Date

Nicholson House Inn
Inn Rental Spaces
 44861 Ukiah St, Mendocino, CA 95460

Sunny Chancellor
 DESIGNER
 Mobile: 707.357.6595
 sunny@chancellor.net

CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE



CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE

HOUSE LEVEL 1

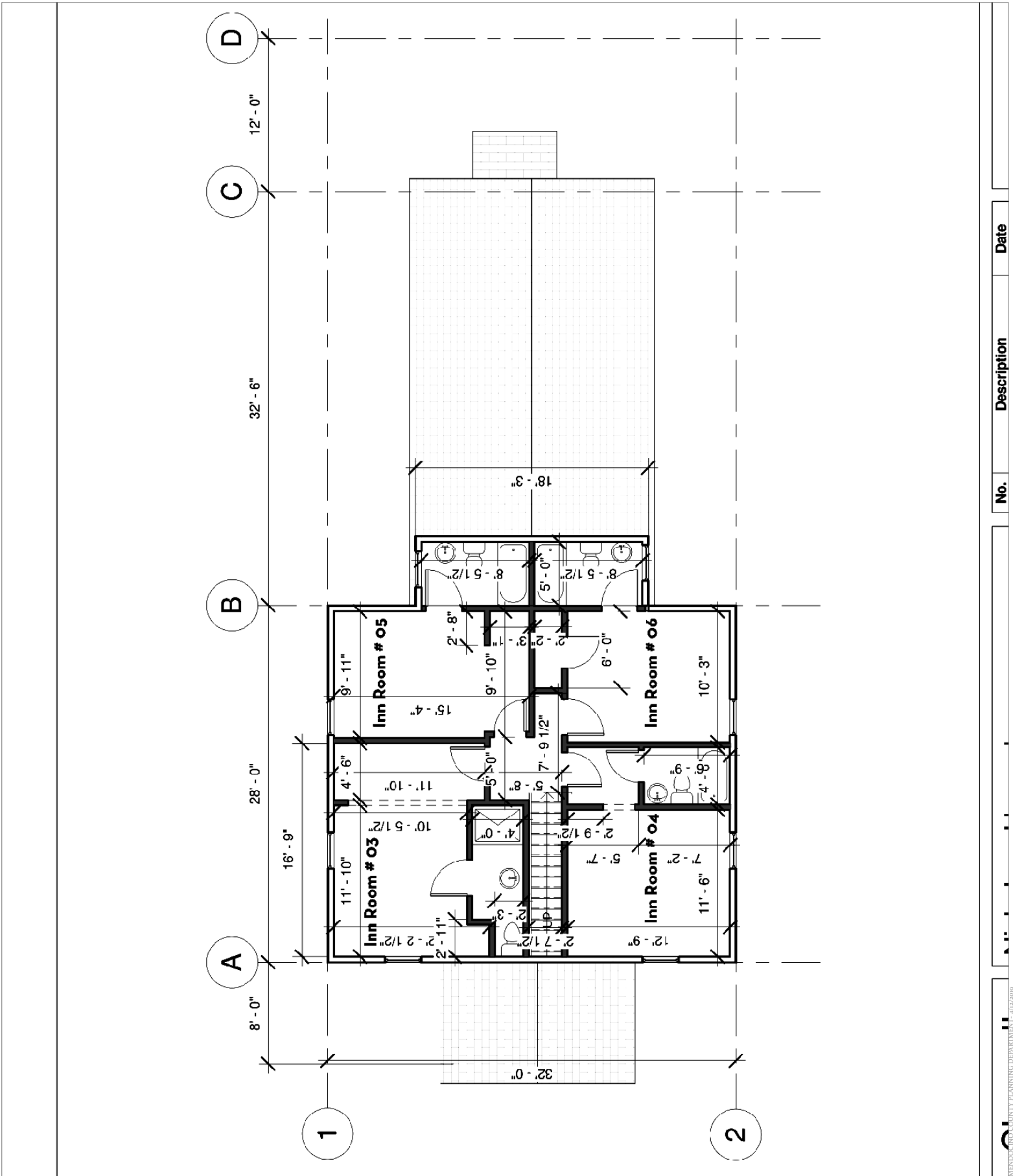
No.	Description	Date

Nicholson House Inn

hancellor

House - Level 1

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2019

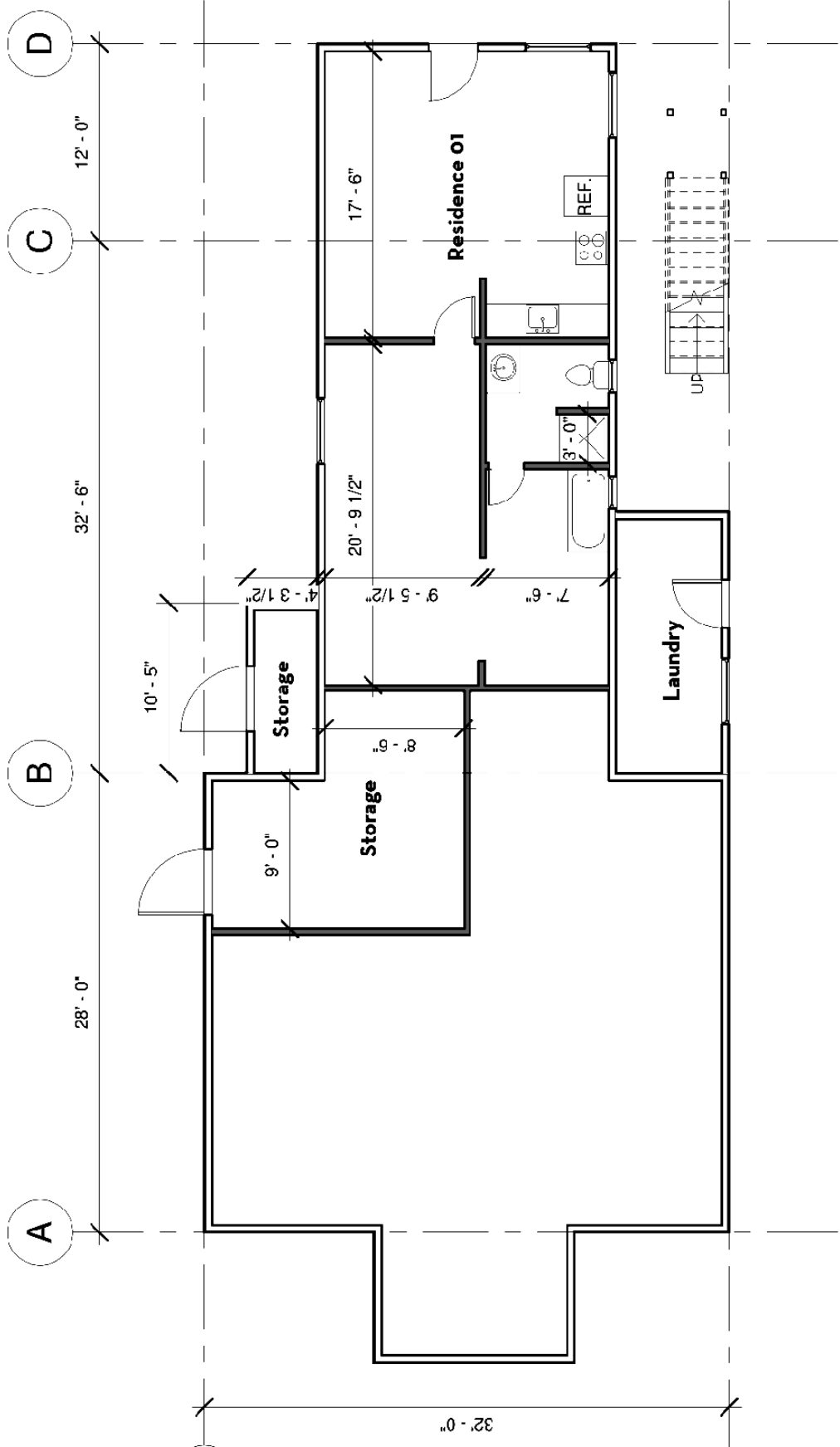


CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE

HOUSE LEVEL 2

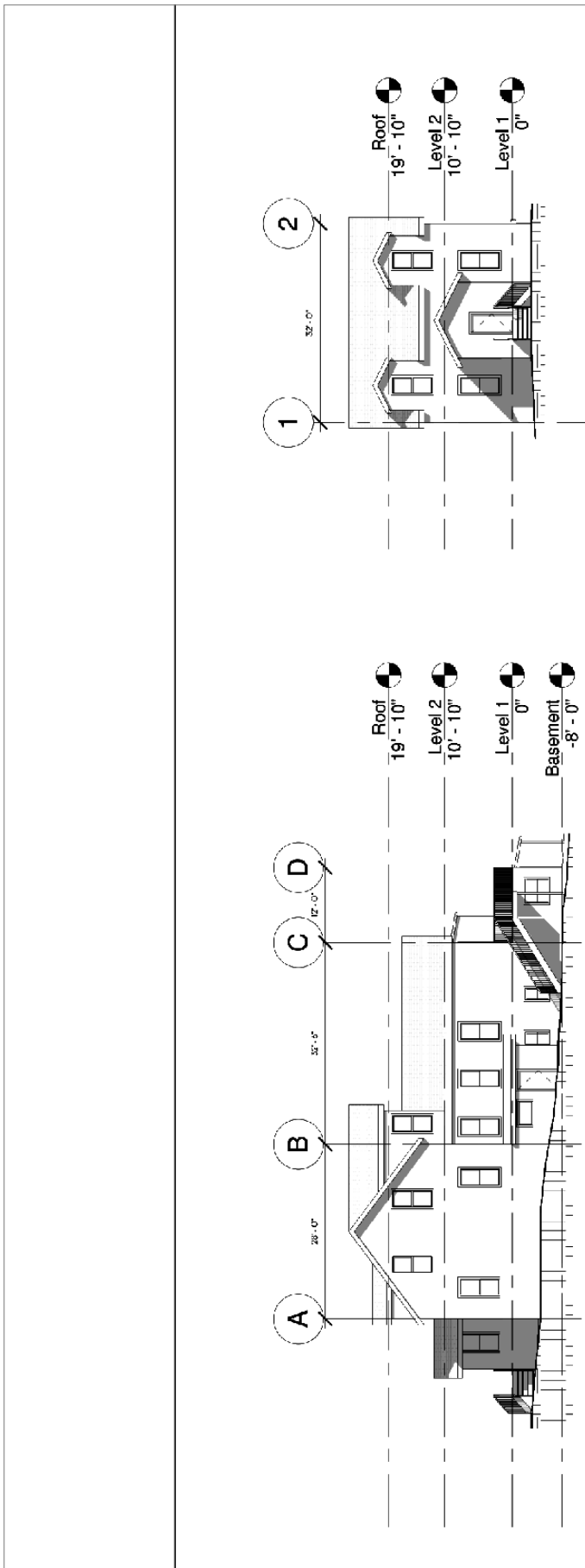
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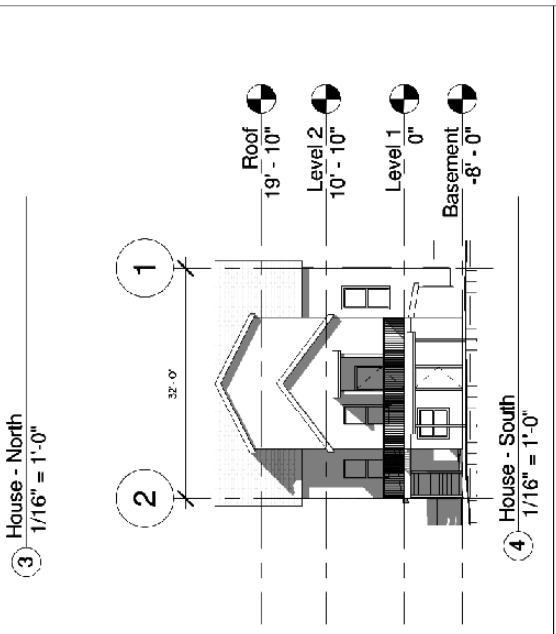
CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE

BASEMENT PLAN



② House - West
1/16" = 1'-0"



③ House - North
1/16" = 1'-0"

No.	Description	Date

Sunny Chancellor
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sunny@chancellor.net

**Nicholson House Inn
Inn Rental Spaces**
44851 Ukiah St, Mendocino, CA 95460

Post Office Box 1582
Mendocino, CA 95480

House Elevations
Project number: NH-001
Date: 12/26/2018
APN#: 119-250-12
Scale: 1/16" = 1'-0"
A201

CASE: CDP 2018-0033
OWNER: BROWN, Judith
APN: 119-250-12
APLCT: Hank McCusker
AGENT: Hank McCusker
ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2009

A202
4

The floor plan shows two main areas: the **Inn Office** and **Residence O2 - L2**. The **Inn Office** includes a kitchen with a refrigerator (REF.), sink, and stove, a bathroom with a toilet and sink, and a living area. The **Residence O2 - L2** includes a kitchen with a refrigerator (REF.), sink, and stove, a bathroom with a toilet and sink, and a living area. Dimensions are provided for various rooms and sections, such as 20'-5" for the overall width, 44'-7" for the overall height, and specific room dimensions like 12'-6" for the office living area and 19'-6" for the residence living area. A staircase is shown in the upper right corner.

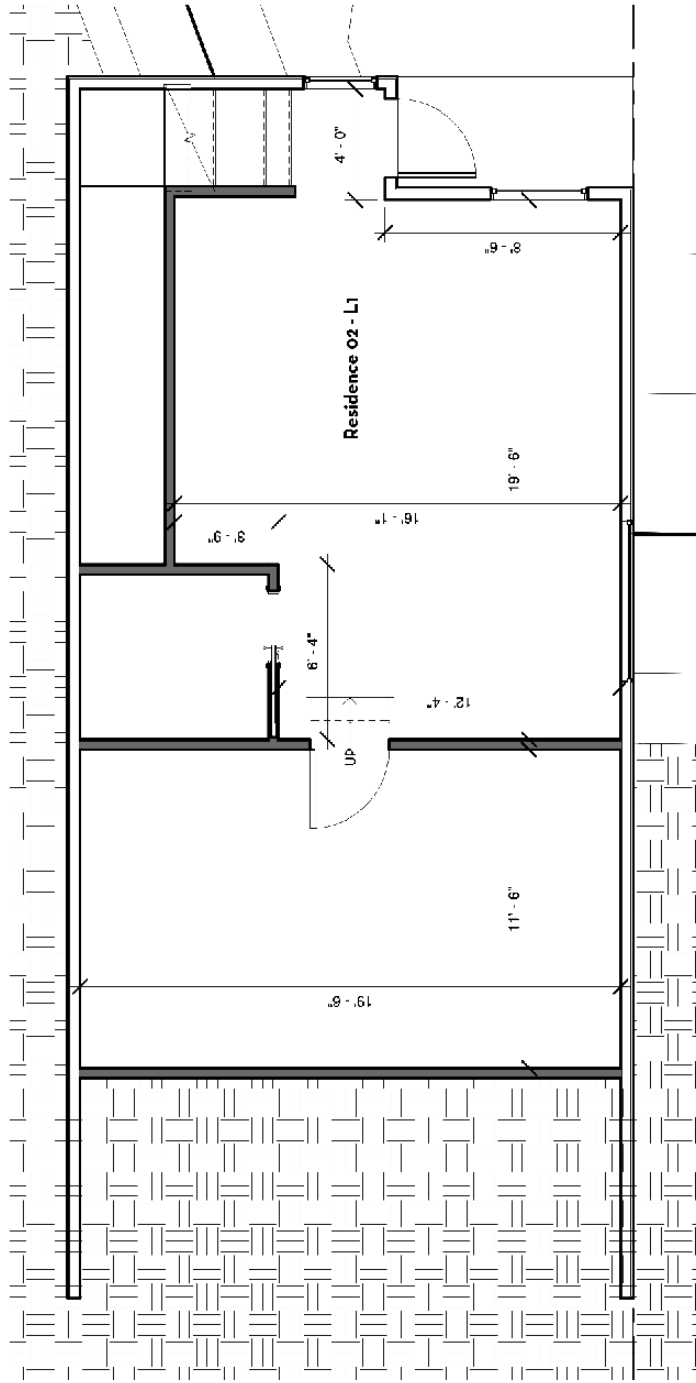
2
A202

City Chancellor		Nicholson House Inn		Office - Level 1	
No.	Description	Date			

CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE

OFFICE LEVEL 1



1 Office Basement
1/4" = 1'-0"

Sunny Chancellor
DESIGNER

Mobile: 707.357.6595
sunny@starchancellor.net

Post Office Box 1582
Mendocino, CA 95460

**Nicholson House Inn
Inn Rental Spaces**
44861 Ukiah St. Mendocino, CA 95460

Office - Basement

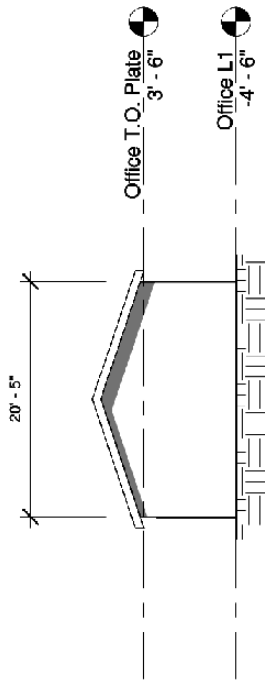
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Date: 12/26/2018
APN#: 119-250-12
A104
Scale: 1/4" = 1'-0"

No.	Description	Date

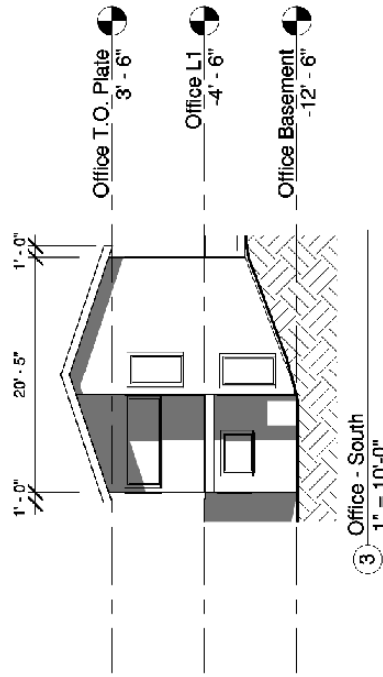
CASE: CDP 2018-0033
OWNER: BROWN, Judith
APN: 119-250-12
APLCT: Hank McCusker
AGENT: Hank McCusker
ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE

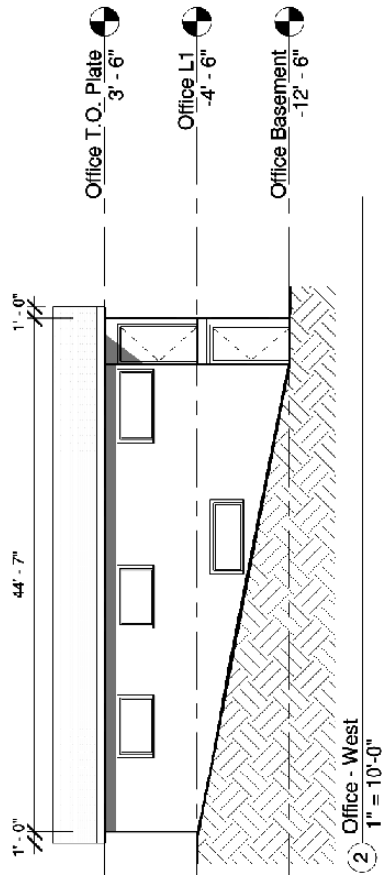
OFFICE BASEMENT



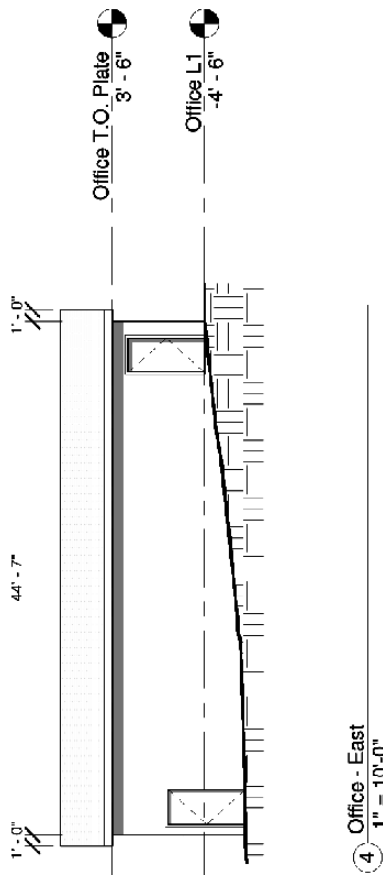
① Office - North
1" = 10'-0"



③ Office - South
1" = 10'-0"



② Office - West
1" = 10'-0"



④ Office - East
1" = 10'-0"

Office Elevations

Project number:	NH-001	A202
Date:	12/26/2018	
APN#:	119-250-12	

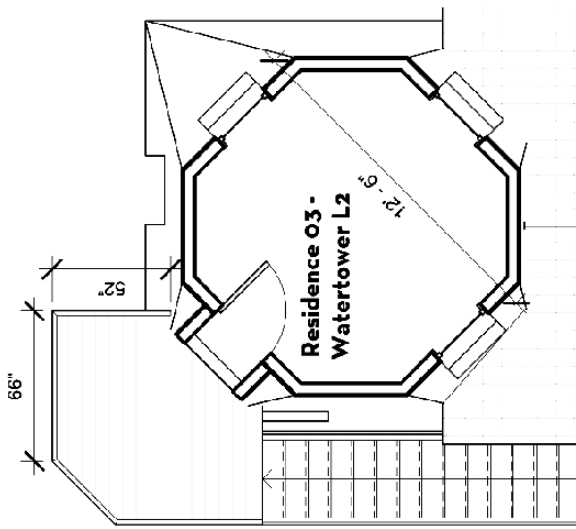
No.	Description	Date

Nicholson House Inn
Inn Rental Spaces
 44851 Ukiah St, Mendocino, CA 95460

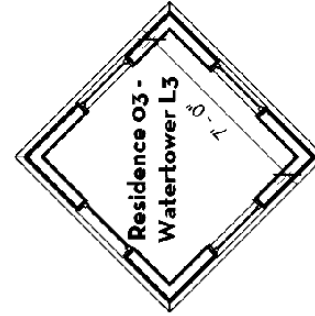
Sunny Chancellor
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 Mobile: 707.357.6895
 sunny@chancellor.net

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 Mendocino, CA 95480

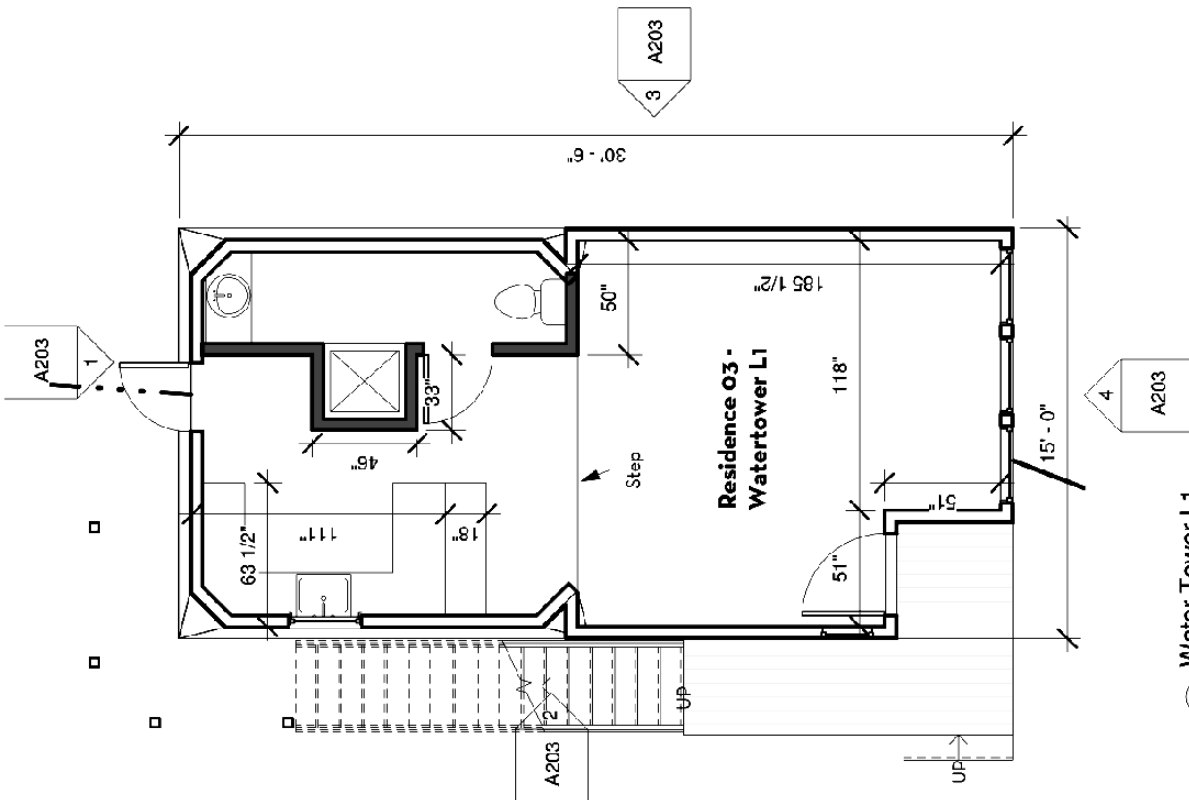
NO SCALE



② Water Tower L2
3/16" = 1'-0"



③ Water Tower L3
3/16" = 1'-0"



① Water Tower L1
3/16" = 1'-0"

Watertower
Project number: NI

No.	Description	Date

Nicholson House Inn
Inn Rental Spaces

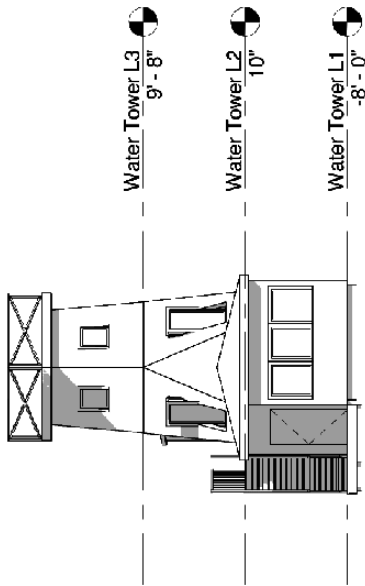
Sunny Chancellor
DESIGNER

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2019 11:11:36 AM 363 023 0626

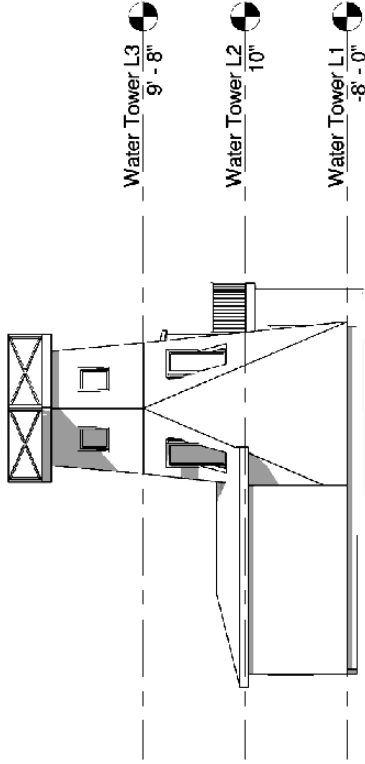
CASE: CDP 2018-0033
OWNER: BROWN, Judith
APN: 119-250-12
APLCT: Hank McCusker
AGENT: Hank McCusker
ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE

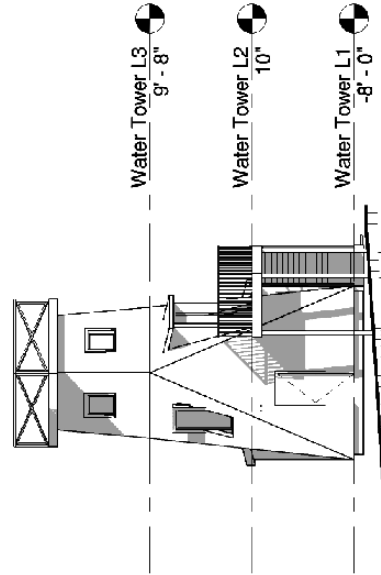
WATER TOWER



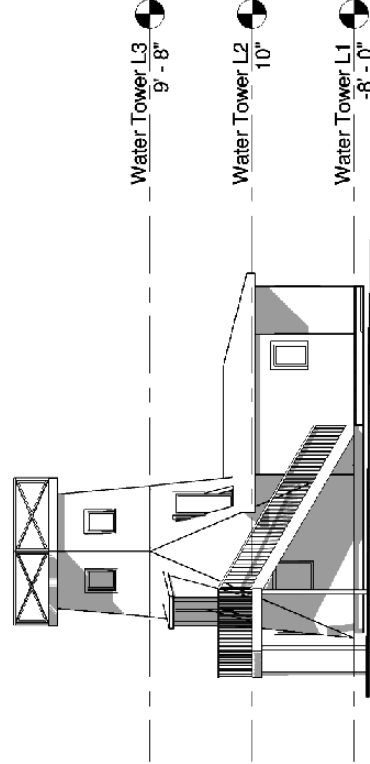
④ Watertower - West
1" = 10'-0"



③ Watertower - South
1" = 10'-0"



① Watertower - East
1" = 10'-0"



② Watertower - North
1" = 10'-0"

Sunny Chancellor
DESIGNER

Mobile: 707.357.6895
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Post Office Box 1562
Mendocino, CA 95480

**Nicholson House Inn
Inn Rental Spaces**

44861 Ukiah St, Mendocino, CA 95460

Watertower Elevations

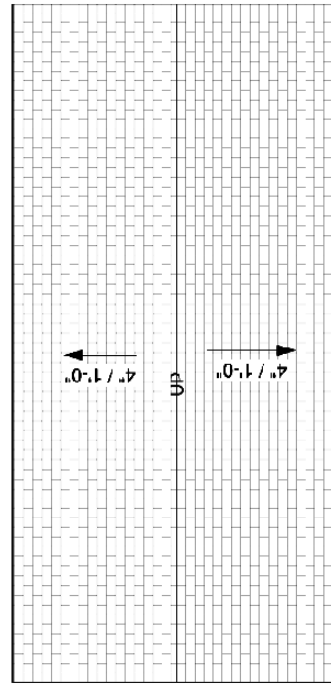
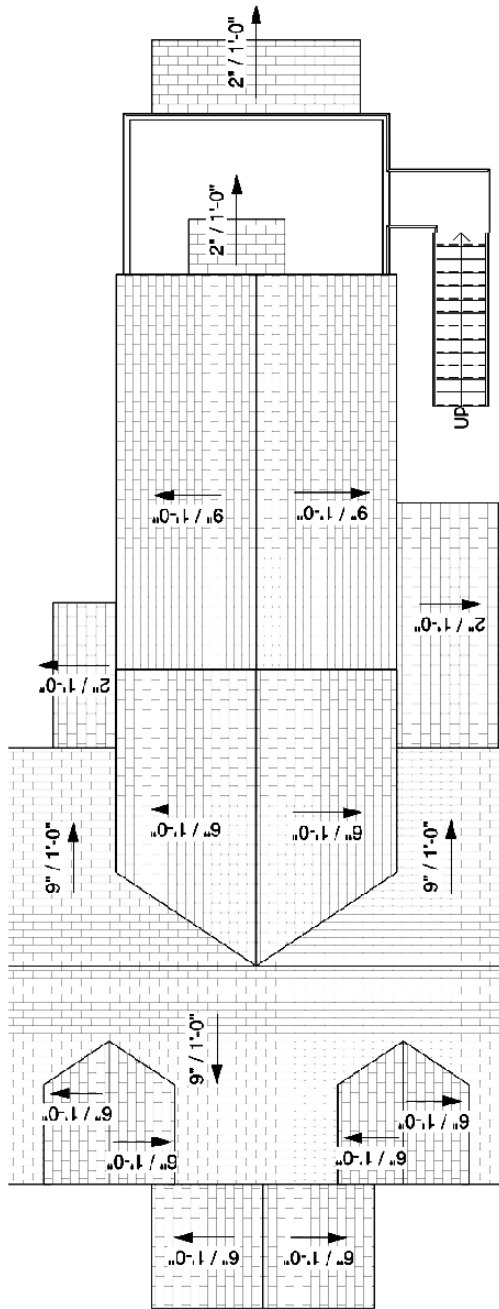
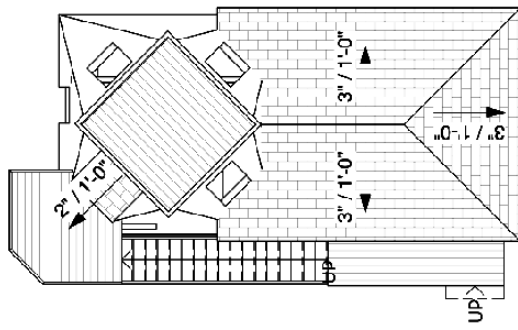
Project number:	NH-001	A203
Date:	12/26/2018	
APNH:	119-250-12	

Scale: 1" = 10'-0"

No.	Description	Date

CASE: CDP 2018-0033
OWNER: BROWN, Judith
APN: 119-250-12
APLCT: Hank McCusker
AGENT: Hank McCusker
ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE



Roof Plan

Project number: NH-001

No.	Description	Date

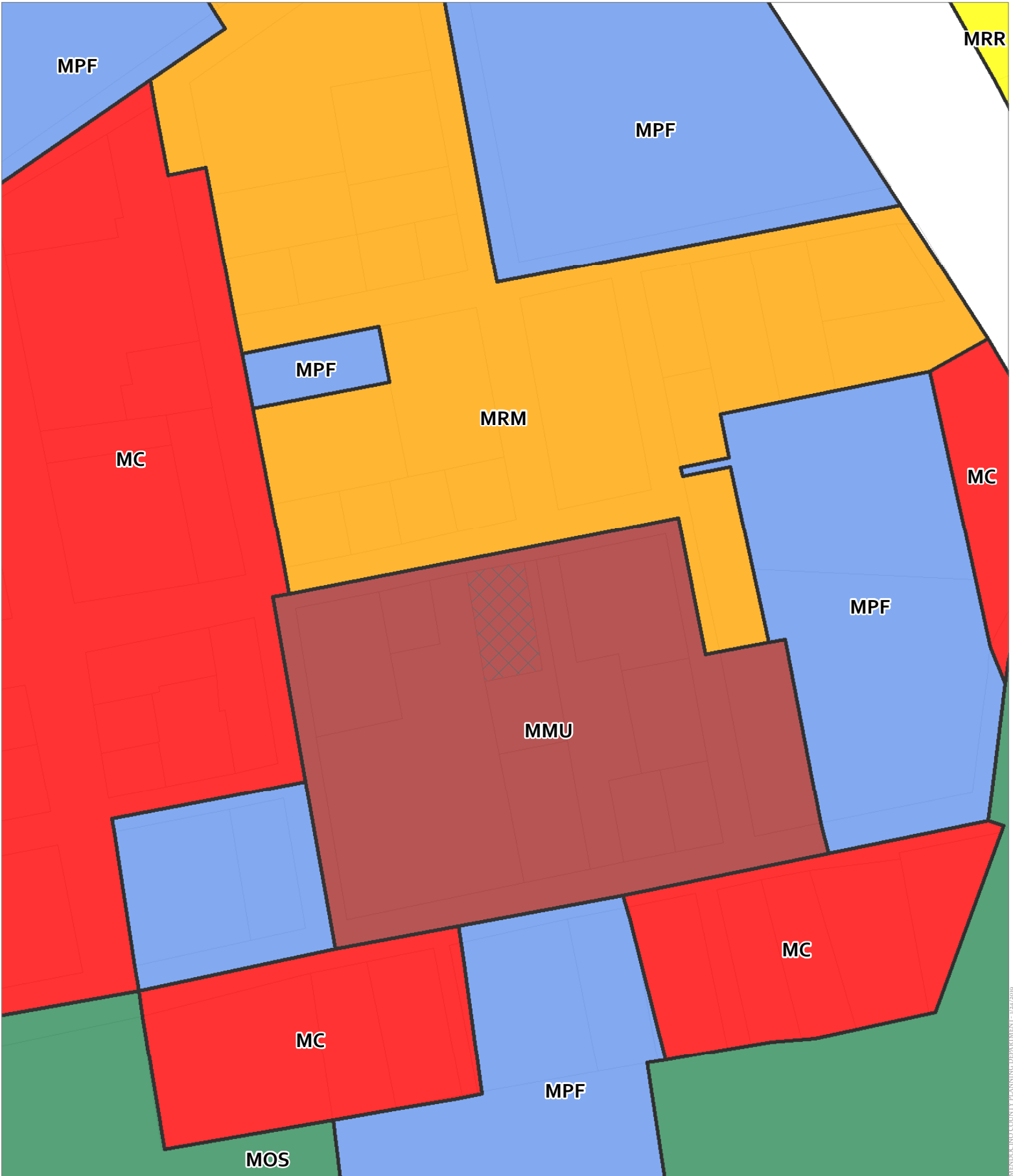
Nicholson House Inn Inn Rental Spaces

Sunny Chancellor
DESIGNER

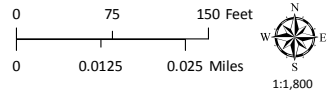
M.H.I. 747.057.6646
MENDOCINO COUNTY PLANNING DEPARTMENT

CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino

NO SCALE



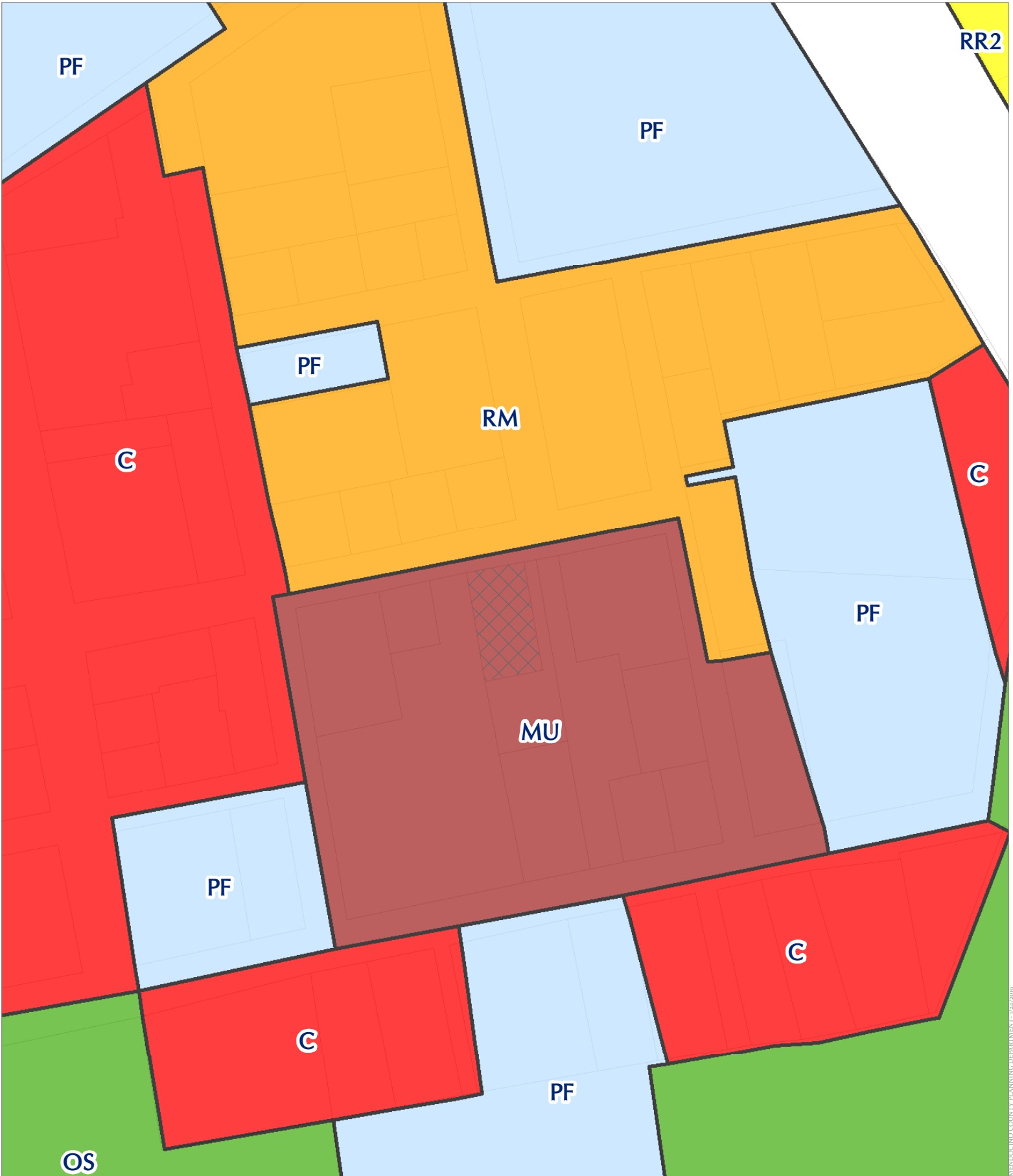
CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
 ADDRESS: 44861 Ukiah Street, Mendocino



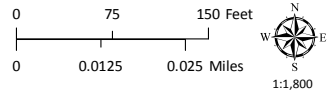
MENDOCINO TOWN ZONING

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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/21/2019



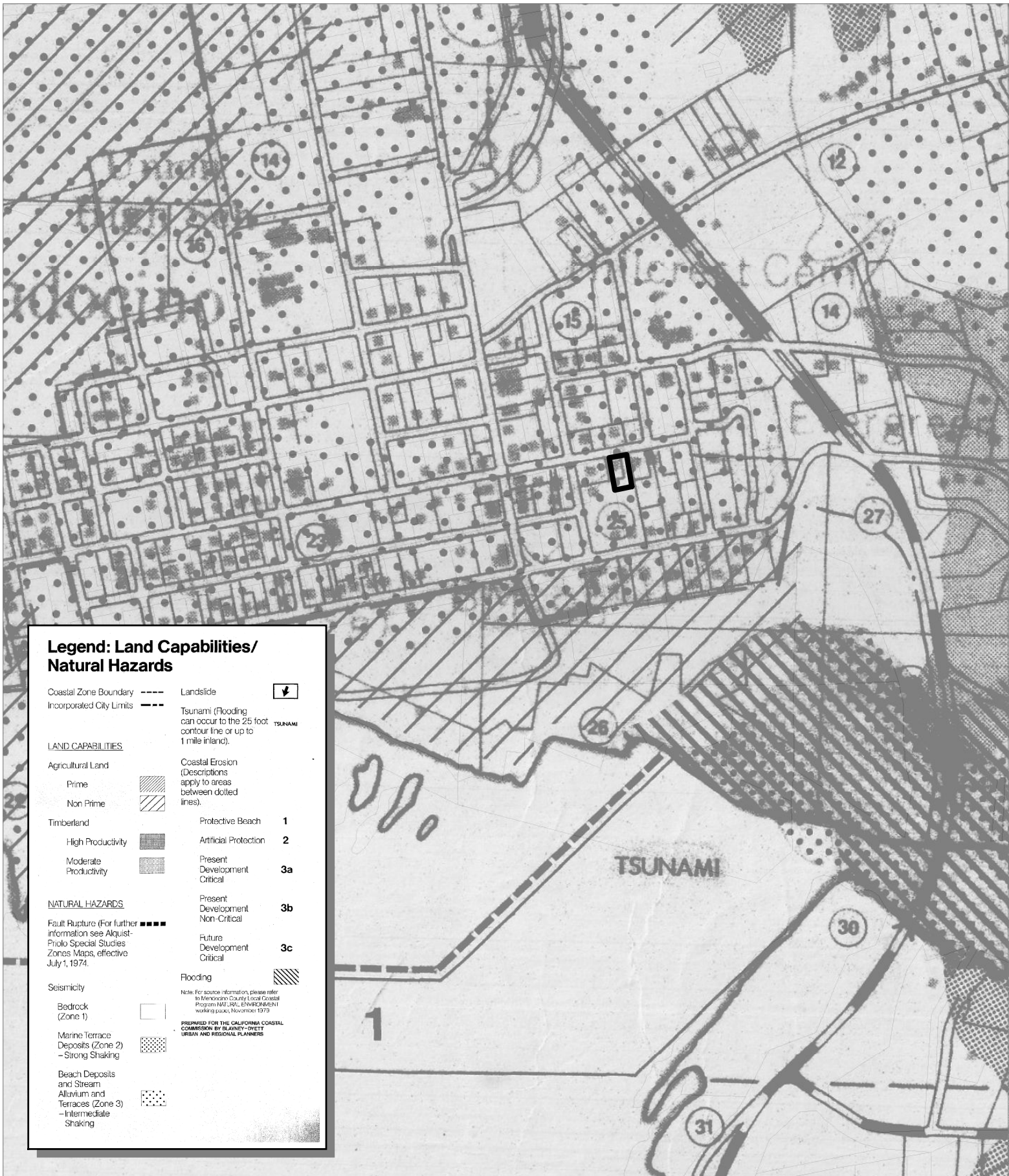
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MENDOCINO TOWN LAND USE

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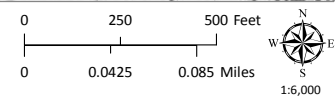
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/21/2019



Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Philo Special Studies Zones Maps, effective July 1, 1974.	-----	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATIONAL ENVIRONMENTAL WORKING GROUP, November 1973.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DWYER URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

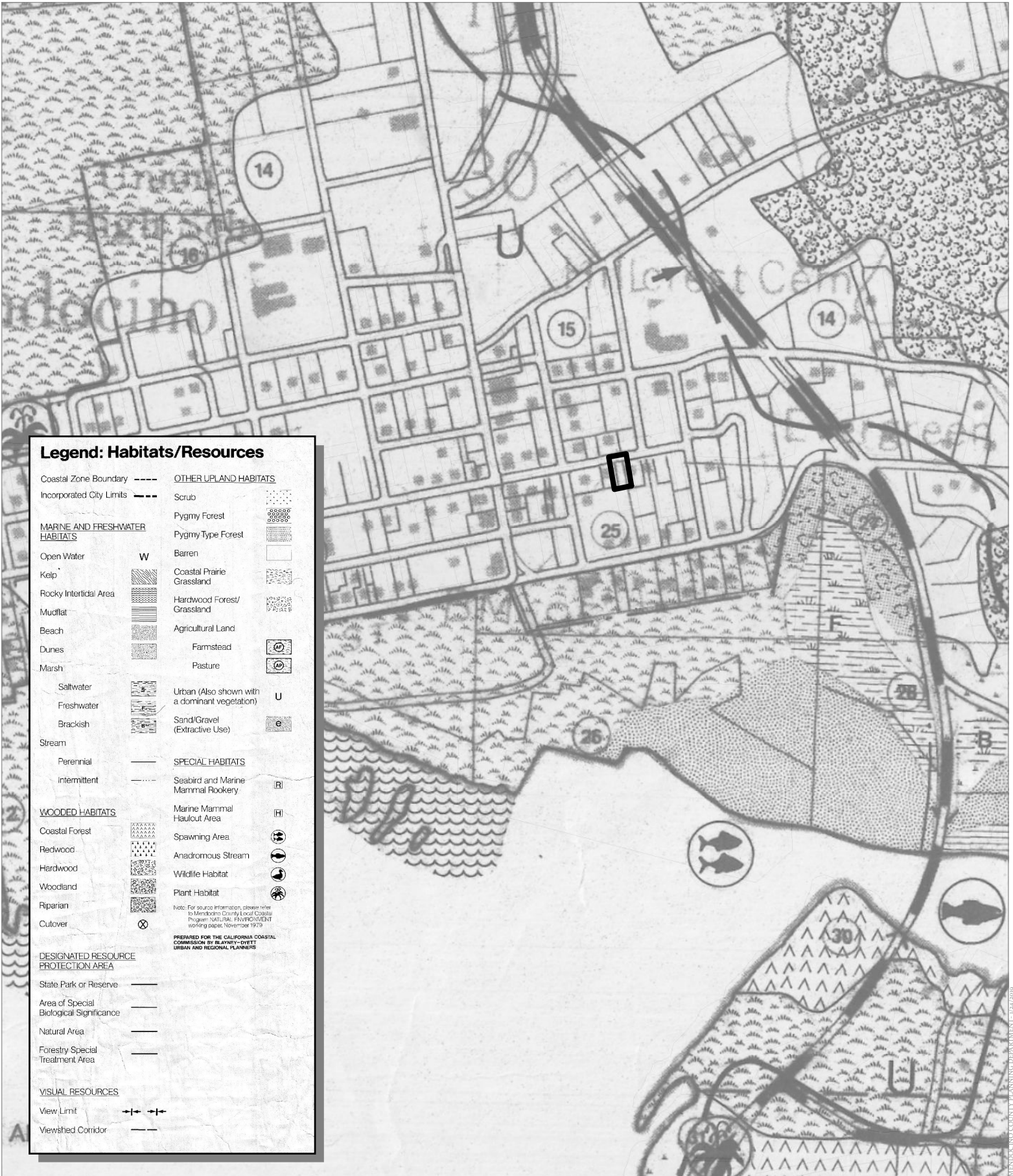
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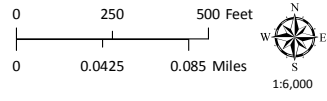
LCP LAND CAPABILITIES & NATURAL HAZARDS

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MENDOCINO COUNTY PLANNING DEPARTMENT 02/12/2019



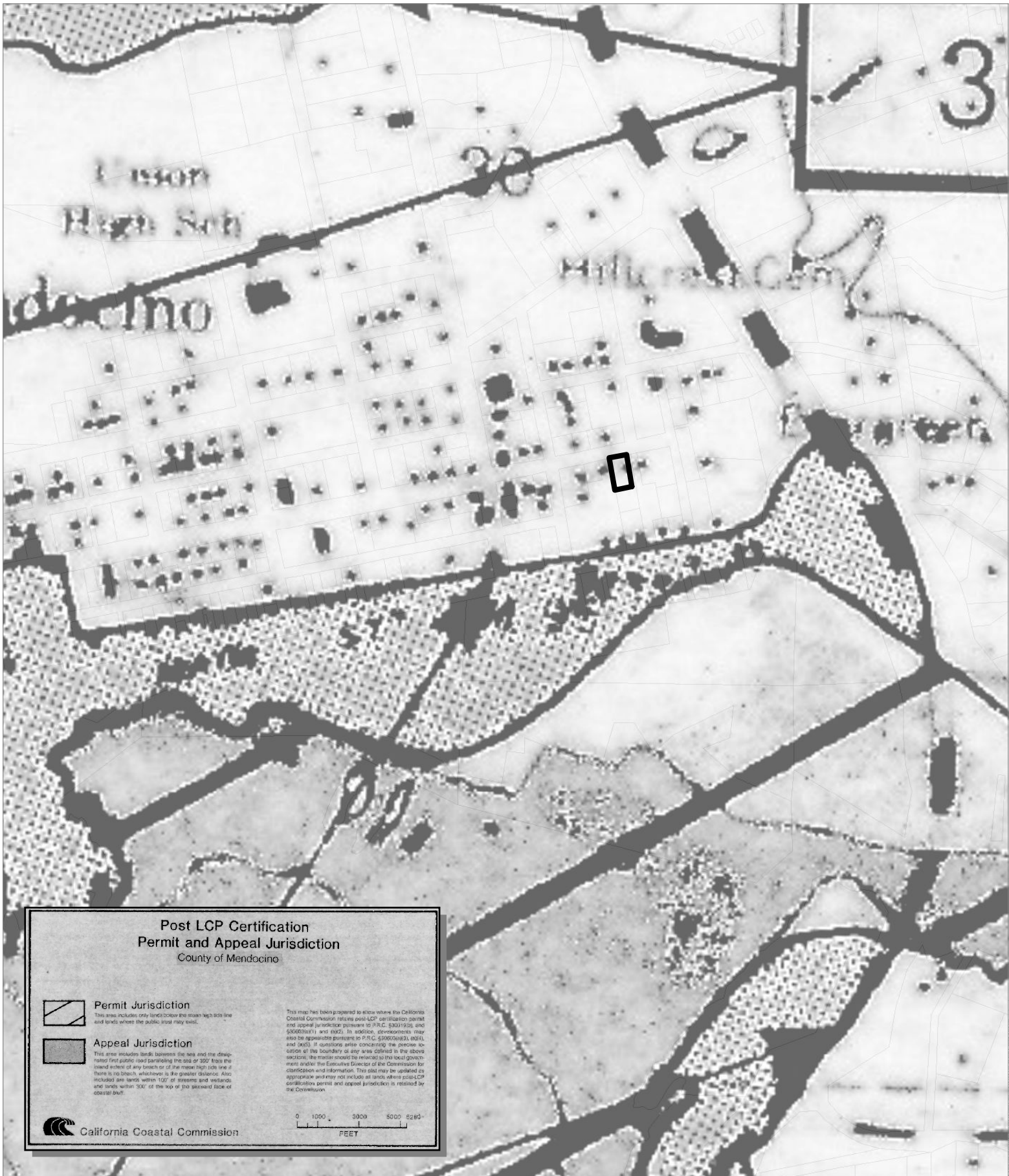
CASE: CDP 2018-0033
 OWNER: BROWN, Judith
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LCP HABITATS & RESOURCES

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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/24/2019



**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino



Permit Jurisdiction

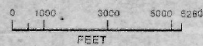
This area includes only lands between the mean high tide line and lands where the public trust may exist.



Appeal Jurisdiction

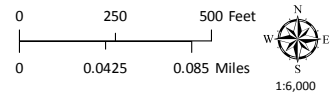
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the landward extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' of the top or the seaward face of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.S.C. §§33150, and §50003(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.S.C. §§3004(a)(3), 6041, and 6043, if questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



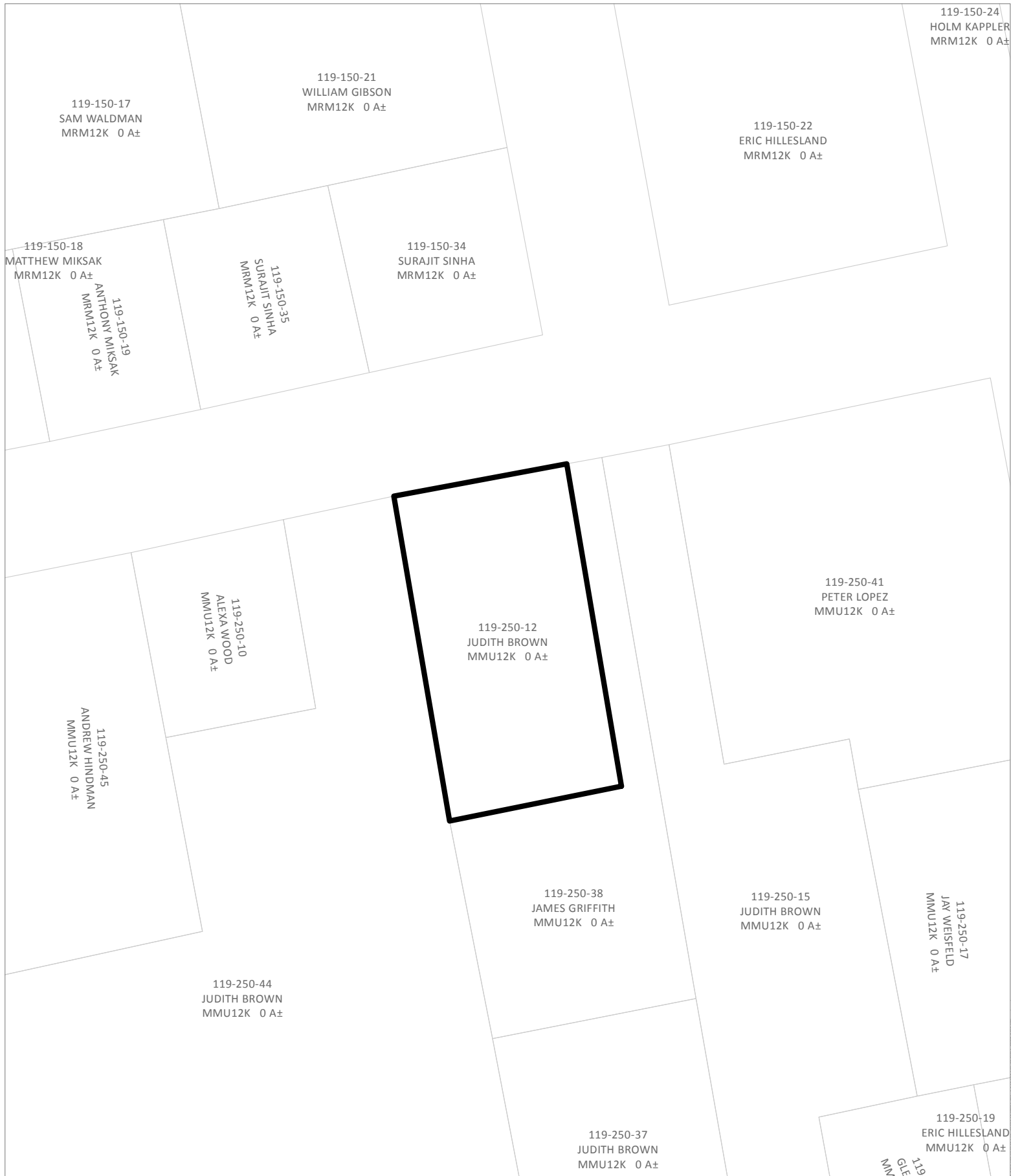
California Coastal Commission

CASE: CDP 2018-0033
 OWNER: BROWN, Judith
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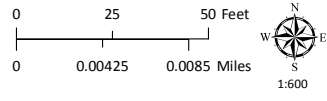


APPEALABLE AREAS

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CASE: CDP 2018-0033
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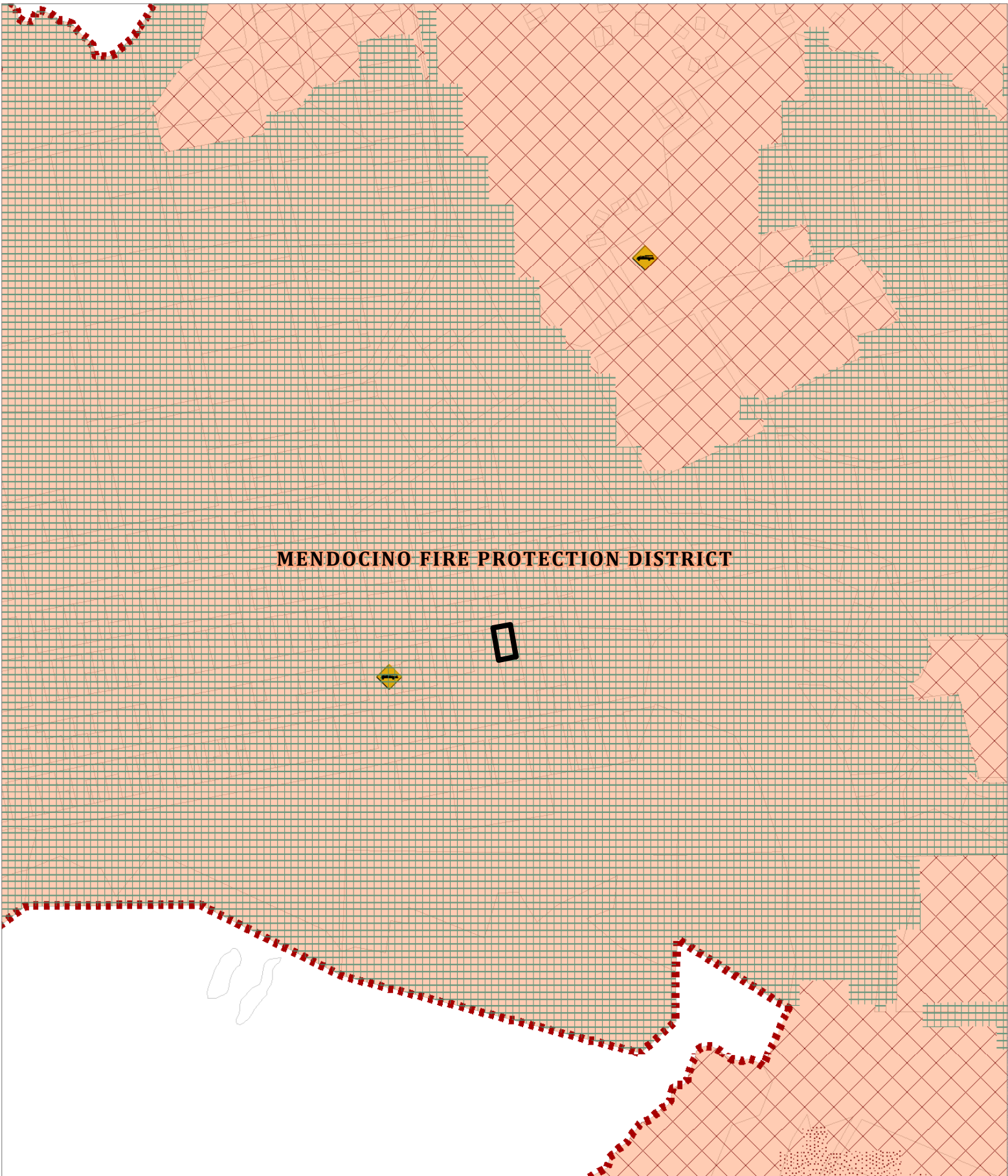


ADJACENT PARCELS






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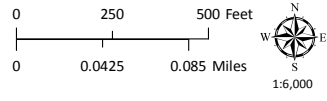
MENDOCINO COUNTY PLANNING DEPARTMENT 7/27/2018

MENDOCINO FIRE PROTECTION DISTRICT



CASE: CDP 2018-0033
OWNER: BROWN, Judith
APN: 119-250-12
APLCT: Hank McCusker
AGENT: Hank McCusker
ADDRESS: 44861 Ukiah Street, Mendocino

-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts

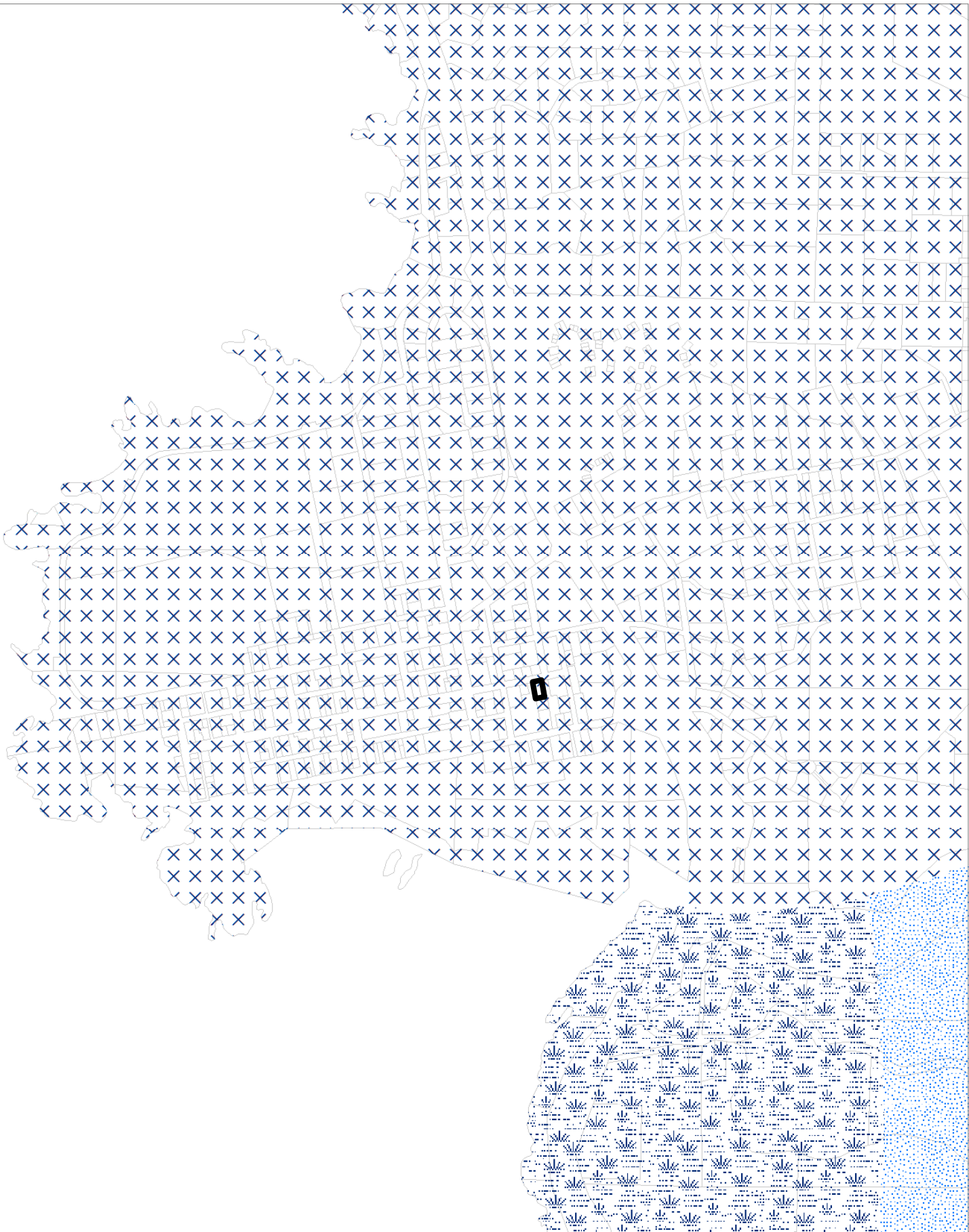


FIRE HAZARD ZONES & RESPONSIBILITY AREAS

STATE RESPONSIBILITY AREA

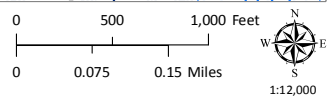
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MENDOCINO COUNTY PLANNING DEPARTMENT 1/21/2019



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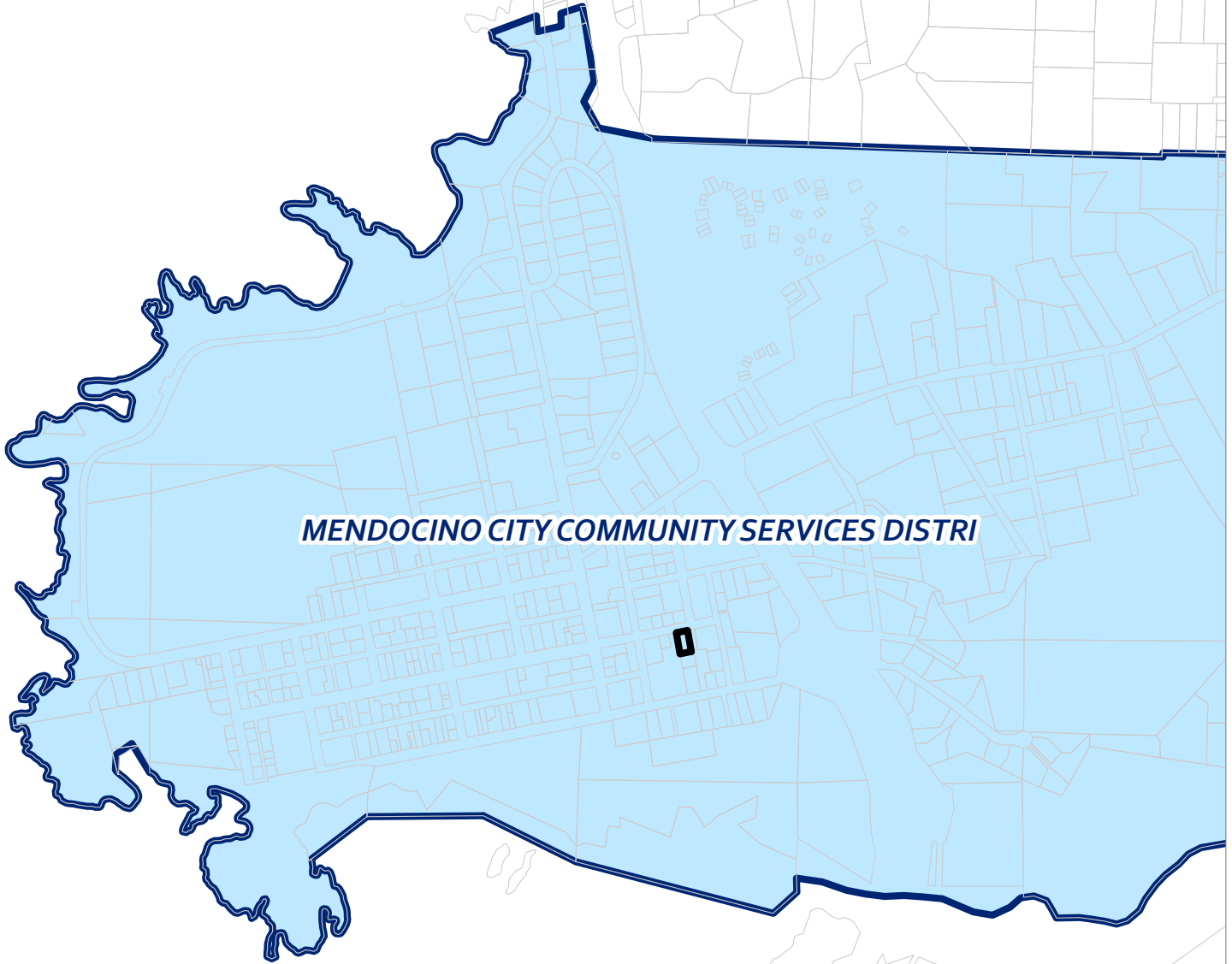
- < X > Critical Water Areas
- Sufficient Water Resources
- Marginal Water Resources



GROUND WATER RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2018


SURFWOOD MUTUAL WATER CORPORATION

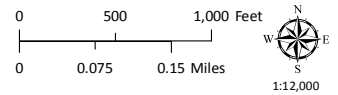


MENDOCINO CITY COMMUNITY SERVICES DISTRI



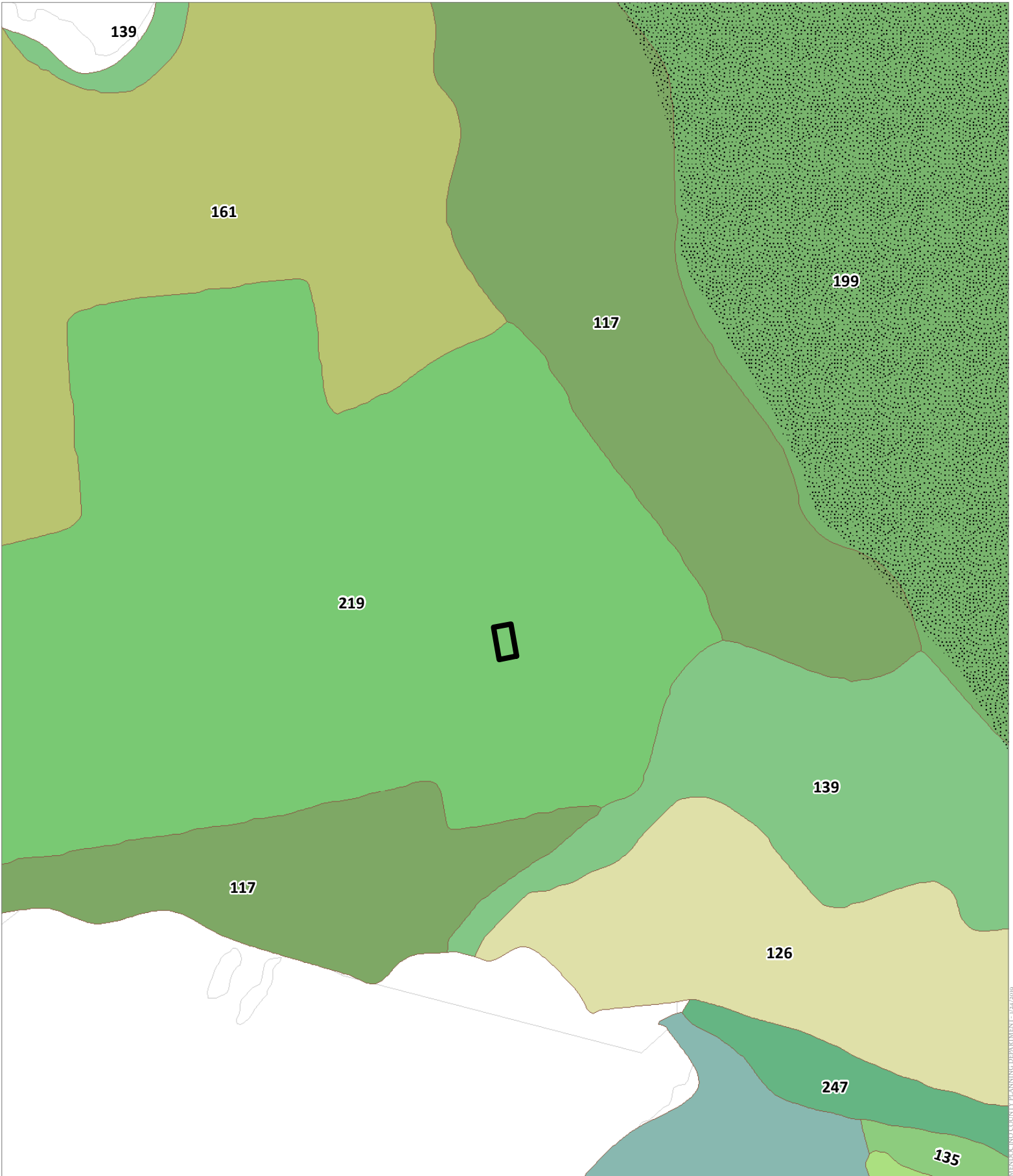
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 County Water Districts





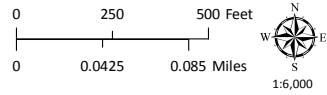
WATER DISTRICTS

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2019



CASE: CDP 2018-0033
 OWNER: BROWN, Judith
 APN: 119-250-12
 APLCT: Hank McCusker
 AGENT: Hank McCusker
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-  Shinglemill-Gibney Complex
-  Western Study Soil Types



LOCAL SOILS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2019