



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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July 22, 2019

**PUBLIC NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, August 22, 2019 in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

**CASE#:** CDP\_2018-0035

**DATE FILED:** 12/31/2018

**OWNER/APPLICANT:** ERIC & ELAINE HILLESLAND

**REQUEST:** Standard Coastal Development Permit, pursuant with MCC Section 20.684.030(H) *Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures*, to allow 1 additional Visitor Serving Unit at the Alegria Inn, formerly 1021 Main Street Inn, where 5 are currently allowed.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone In the Town of Mendocino, on the south side of Main St (CR 407E) near its intersection with Evergreen St (CR 407P), located at 44781 Main St, Mendocino (APN: 119-250-31).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah and 120 West Fir Street, Fort Bragg, California and on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



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**COASTAL PERMIT ADMINISTRATOR  
STAFF REPORT FOR STANDARD CDP**

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**AUGUST 22, 2019  
CDP\_2018-0035**

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**SUMMARY**

**OWNER/APPLICANT:** ERIN & ELAINE HILLESLAND  
PO BOX 803  
MENDOCINO, CA 95460

**REQUEST:** Standard Coastal Development Permit, pursuant with MCC Section 20.684.030(H) *Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures*, to allow 1 additional Visitor Serving Unit at the Alegria Inn, formerly 1021 Main Street Inn, where 5 are currently allowed.

**LOCATION:** In the Coastal Zone in the Town of Mendocino, on the south side of Main St (CR 407E) near its intersection with Evergreen St (CR 407P), located at 44781 Main St, Mendocino (APN: 119-250-31).

**TOTAL ACREAGE:** 0.31± Acres

**GENERAL PLAN:** General Plan, Coastal Element Chapter 4.13 Commercial (C:U)

**ZONING:** Mendocino Town Zoning Code  
Mendocino Commercial (MC:12K)

**SUPERVISORIAL DISTRICT:** 5<sup>th</sup> Supervisorial District (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**APPEALABLE:** Yes, Appeal Jurisdiction and not a principally permitted use type. See Mendocino Town Plan Policy TPA-5(c)

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** JULIANA CHERRY

**BACKGROUND**

**PROJECT DESCRIPTION:** A Standard Coastal Development Permit request, pursuant with MCC Section 20.684.030(H) *Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures*, to increase the allowed number of lodging units from five to six at the Alegria Inn, 44781 Main Street, a site with an asterisk (\*) combining designation for a Visitor Serving Facility land use type. The proposal is to convert a storage area to an additional lodging unit at the Alegria Inn (See attached *Building B Plan*).

**APPLICANT'S STATEMENT:** "The project is to add an additional license for a visitor serving unit. No new construction, renovations, landscaping, lighting, or site improvements will be done. There are five units existing and we are applying to add one more making a total of six visitor serving units on the property. There is one manager's unit on site consisting of a bedroom and bathroom of which neither are in use by a manager. It is now storage. Groundwater Extraction Permit would allow eight units."

**RELATED APPLICATIONS:**

**On-Site:**

- MHRB Permits for signs, spa, fencing, and exterior painting.
- CDP 90-16

**Neighboring Property:**

- APN: 119-250-32: U 2015-0014 authorizing a single-unit rental

**SITE CHARACTERISTICS:** The property is a less than a half-acre parcel located west of State Route 1 and in the Town of Mendocino (See attached *Location Map*). The site is 44781 Main Street (CR 407E) Street (See attached *Aerial Imagery*). The property is located approximately 200 feet north of the shoreline and has an elevation of approximately 80 feet (See attached *Topographic Map*). The property is developed with five authorized lodging units and one Manager’s Unit. There are six buildings on-site (See attached *Site Plan*). Building A has two floors and 2 lodging units (See attached *Building A Second Floor*). Building B has two floors; the first is designated for storage and the second is an unused Manager’s Unit (See attached *Building B Plan*). Detached Buildings C, D, and E each have one lodging unit. Building F is a laundry building.

The site is classified Commercial and is mapped within the Mendocino Commercial District (See attached *Mendocino Town Land Use and Mendocino Town Plan Zoning*). LCP *Land Capabilities & Natural Hazards* mapping identifies potential bedrock and beach deposit seismicity hazards near the project site. South of the site is Big River Street, which is mapped as a potential flooding hazard (See attachment). On the Mendocino Headlands State Park lands, which are adjacent to this project site, LCP *Habitats & Resources* mapping identifies potential fresh water marsh areas (See attached and *Adjacent Parcels*). The California Coastal Commission Appeal Jurisdiction follows the southern boundary of CR 407E (See attachment *Appealable Areas*). The Town of Mendocino, including the project area, is mapped with a Moderate Fire Hazard rating and the local agency is the Mendocino Fire Protection District (See attachment *Fire Hazard Zones & Responsibility Areas*). The Town and project site are mapped as a Critical Water Area (See attachment *Ground Water Resources*). The project site soil is Western Soil Type 219 (See attachment *Local Soils*).

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1, the surrounding lands are classified Commercial, Mixed-Use, or Open Space. The lot is situated facing Main Street and surrounding lots are developed with Commercial and Visitor Accommodation Use Types, including a Single-Unit Rental on the adjoining easterly lot.

| Table 1: Surrounding Land Use and Zoning |              |                      |           |                 |
|--|--------------|----------------------|-----------|-----------------|
|  | GENERAL PLAN | ZONING               | LOT SIZES | USES            |
| NORTH                                    | Mixed Use    | Mendocino Mixed Use  | 0.27 acre | Commercial      |
| EAST                                     | Commercial   | Mendocino Commercial | 0.37 acre | Visitor Serving |
| SOUTH                                    | Open Space   | Mendocino Open Space | 0.24 acre | Open Space      |
| WEST                                     | Commercial   | Mendocino Commercial | 0.23 acre | Visitor Serving |

Distribution of Visitor Serving Facilities (VSF) and the allocation of lodging units in Town are regulated. Capacity is limited to 237 lodging units distributed among the Mendocino Visitor Serving Facility Combining District sites (shown on maps with \* and \*B). The Alegria Inn, at 44781 Main Street, is one combining district site. Listed on Table 2 are the 1992 allowed VSF units for each *Hotel, Inn, and Bed & Breakfast Accommodation*.

The proposed change in allocation of one VSF lodging unit to the Alegria Inn is shown Table 2, under the

column labeled “Section 20.684.030(H)” (which references the *Visitor Serving Facilities Combining District Lodging Unit Allocation Procedure*). (NB: CDP\_2018-0026 previously authorized seven units at the Headlands Inn and MCC Section 20.684.030(H)(1) sets aside seven units specifically for the Nicholson House Inn, located at 44861 Ukiah Street.)

As shown in Table 2, adding one additional lodging unit at the Alegria Inn will increase the allocation of Hotel and Inn Units to 194-lodging units. The “Additional Units Available for Allocation” would decrease to 13-lodging units. The “Total Allocation of Units” would remain 237-lodging units.

| Table 2: Mendocino Town Plan Visitor Serving Facilities |  |                    |                       |
|---|--|--------------------|-----------------------|
| VISITOR SERVING FACILITY NAME                           | ADDRESS                                    | 1992 ALLOWED UNITS | SECTION 20.684.030(H) |
| Hill House Hotel  | 10701 Palette Dr                           | 44                 |                       |
| Heeser House  | 45080 Albion St                            | 25                 |                       |
| MacCallum House   | 45065 Albion St                            | 21                 |                       |
| Mendocino Hotel   | 45080 Albion St                            | 26                 |                       |
| Joshua Grindle Inn                                      | 44800 Little Lake St                       | 10                 |                       |
| MacCallum House Suites                                  | 10691 Palette Dr                           | 5                  |                       |
| Dougherty House   | 45110 Ukiah St                             | 8                  |                       |
| Sea Gull Inn  | 44960 Albion St                            | 9                  |                       |
| Headlands Inn <i>See CDP_2018-0026</i>                  | 10453 Howard St                            | 6                  | Δ 7                   |
| Whitegate Inn / Blue Door Inn                           | 10481 Howard St                            | 5                  |                       |
| Sears House / Sweetwater Inn                            | 44840 Main St                              | 8                  |                       |
| <b>1021 Main Street / Alegria Inn</b>                   | <b>44781 Main St</b>                       | <b>5</b>           | <b>Δ 6</b>            |
| Village / Didgeradoo Inn                                | 44860 Main St                              | 13                 |                       |
| Nicholson House <i>See CDP_2018-0033</i>                | 44861 Ukiah St                             | -0-                | Δ 7                   |
| <b>* Hotels and Inns Total</b>                          |  | <b>185</b>         | <b>Δ 194</b>          |
| Lockey Seaside Cottage                                  | 10940 Lansing St                           | 3                  |                       |
| Schrode / Mendocino Views                               | 44920 Little Lake St                       | 2                  |                       |
| Cameron/ Mattos   | 10521 School St                            | 2                  |                       |
| McNamara / Packard House                                | 45170 Little Lake St                       | 4                  |                       |
| Wickersham / Blair House                                | 45110 Little Lake St                       | 4                  |                       |
| Friedman Village Cottages                               | 45320 Little Lake St                       | 3                  |                       |
| Parsons / Langters Inn                                  | 45101 Little Lake St                       | 2                  |                       |
| Reeves  | 45141 Ukiah St                             | 2                  |                       |
| Blue Heron Inn  | 390 Kasten St                              | 4                  |                       |
| McElroy's Inn / Raku House                              | 44820 Main St                              | 4                  |                       |
| <b>*B Bed &amp; Breakfast Subtotal:</b>                 |  | <b>30</b>          | <b>30</b>             |
|   | <b>Total Initially Allocated</b>           | <b>215</b>         |                       |
|   | <b>Additional Available for Allocation</b> | <b>22</b>          | <b>Δ 13</b>           |
|   | <b>Total Allocation of Units</b>           | <b>237</b>         | <b>237</b>            |

**LOCAL COASTAL PROGRAM CONSISTENCY**

The proposed six lodging units at the Alegria Inn would be consistent with the goals and policies of Coastal Element Chapter 4.13 *Mendocino Town Plan*, and this segment of Mendocino County’s Local Coastal Program, as detailed below.

**LAND USE:** The project is situated within the Town of Mendocino and is subject to the goals and policies of the General Plan’s Coastal Element Chapter 4.13. The parcel is classified as Commercial (C:U) (See

attachment *Mendocino Town Land Use*). The Commercial classification is intended “to provide an area within the Town suitable for commercial development that is compatible with existing commercial uses and the scale of the Town” (Coastal Element Chapter 4.13). Chapter 4.13, Section 6.7 describes the implementation of general plan goals intended to distribute 237 lodging units among existing Visitor Serving Facilities in Town (See Policies GM-12, GM-14, GM-15, and GM-22). The applicant requests authorization of one additional lodging unit at their existing five unit inn. As proposed, the project would be consistent with the goals and policies of Coastal Element Chapter 4.13.

**ZONING:** The project site is located within the Mendocino Commercial (MC) District (See attachment *Mendocino Town Zoning*). Pursuant with MCC Chapter 20.664, “This district is intended to provide an area within the Town suitable for commercial development compatible with existing commercial uses; to support existing visitor accommodations in the Visitor Serving Facilities Combining District on sites designated with an asterisk (\*) or asterisk-B (\*B) on the certified Town Plan Land Use and Zoning Maps.” The site is also designated as a Mendocino Visitor Serving Facilities Combining District. Pursuant with MCC Chapter 20.684, “this combining district is intended to provide for, and protect, visitor accommodations within the Town of Mendocino, and shall apply to those specific sites that have been reserved and deemed appropriate for commercial visitor serving facilities providing overnight accommodations, as listed in Appendix 2 of the Mendocino Town Plan, and as depicted with an asterisk (\*) or asterisk-B (\*B) on the certified Town Land Use and Zoning Maps, including hotels and inns of five (5) units or more (\*), and bed and breakfast accommodations of four (4) rooms or fewer (\*B).”

*Visitor Accommodation Use Types*, including *Hotels* or *Inns*, are permitted uses in the MC District when it is combined with the *Mendocino Visitor Serving Facilities Combining District* (See MCC Section 20.664.010(A)(3)). The Alegria Inn, located at 44781 Main Street, is a designated VSF site and the innkeeper requests authorization of one additional lodging unit. No new buildings or additions to existing structures are proposed.

Pursuant with MCC Section 20.684.030(H)(2), fourteen unallocated visitor serving facility lodging units are available for application, permitting, and use at designated VSF sites. Pursuant with MCC Section 20.684.030(H)(3), the property owner filed an application to authorize one additional lodging unit at 44781 Main Street prior to January 1, 2019 and PBS found the filed application complete on May 20, 2019. As proposed, the project would be consistent with the regulations of MCC Chapters 20.664 *Mendocino Commercial* and 20.684 *Mendocino Visitor Serving Facilities Combining District*.

**HAZARDS MANAGEMENT AND MCC SECTION 20.692.025:** Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, or flood hazards (See attachment *LCP Land Capabilities & Natural Hazards*). The parcel is located in an area classified as a “Moderate Fire Hazard” (See attachment *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by the Mendocino Fire Protection District (MFPD). On May 6, 2019, the application was referred to MFPD for input; however, no response has been received. The applicant applied for a preliminary clearance from California Department of Forestry and Fire Prevention (CalFire) and CalFire responded that State Fire Regulations do not require any Conditions of Approval be granted from this office. As proposed, the project would be consistent with MCC Section 20.692.025 which refers to additional requirements for all districts, including MCC Chapter 20.500 *Hazard Areas*.

**VISUAL RESOURCES AND MCC SECTION 20.692.025:** Pursuant with MCC Section 20.504.020(A), the Town of Mendocino is the only recognized special community in the Coastal Element. The Mendocino Town Zoning Code establishes specific criteria for development in Mendocino. The site is not mapped as a Highly Scenic Area.

A change of occupancy in an existing building is proposed; the proposed would not change the exterior appearance of the existing buildings. On June 3, 2019, the project was referred to Mendocino Historical Review Board for their comment. At their public hearing, the Review Board stated they have no comments. Requesting comments from the Review Board is consistent with MCC Section 20.720.035(A)(7), as the Review Board may judge whether proposed development conforms with adopted design standards for the historic district.

As proposed, the project would be consistent with MCC Section 20.692.025, which refers to additional requirements for all districts, including MCC Chapter 20.504 *Visual Resource and Special Treatment Areas* and the project would be consistent with MCC Section 20.720.035(A)(7).

**HABITATS AND NATURAL RESOURCES AND MCC SECTION 20.692.025:** The Alegria Inn is not situated in a sensitive coastal resource area. The parcel is mapped as barren land and no ground disturbing activity is proposed (See attachment *LCP Habitat and Resources*). The proposed project would not affect sensitive coastal resources; therefore, the Department of Fish and Wildlife was not contacted when staff distributed the application to agencies for their comment. As proposed, the project would be consistent with MCC Section 20.692.025 which refers to additional requirements for all districts, including MCC Section 20.532.060 *Environmentally Sensitive Habitat Area-Supplemental Application Procedures*.

**GRADING, EROSION, AND RUN-OFF AND MCC SECTION 20.692.025:** The site is characterized as beach deposits and stream alluvium (See attachment *LCP Land Capabilities & Natural Hazards*) and is mapped with a Western Soil Class #219 (See attachment *Local Soils*). As no grading is proposed, the project would satisfy County policies for grading, erosion, and run-off and MCC Chapter 20.717 *Water Quality Protection* and the project would be consistent with MCC Section 20.692.025 which refers to additional requirements for all districts, including MCC Chapter 20.492 *Grading, Erosion, and Run-Off*.

**ARCHAEOLOGICAL/CULTURAL RESOURCES AND MCC SECTION 22.12.090:** Mendocino County Department of Planning and Building Services procedure is to not refer these types of projects to either the California Historic Resource Information Center (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and it was determined to be an appropriate guidance document for what projects would require archaeological review. Staff notes that a Standard Condition advises the property owner of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project (See Condition #8). As proposed, the project would be consistent with Mendocino County policies for protection of paleontological and archaeological resources including MCC Section 22.12.090. As conditioned, the project would satisfy County policies for archaeological and cultural resources, including MCC Section 22.12.090.

On May 6, 2019, the project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians; however, there are no comments at this time.

**TRANSPORTATION/CIRCULATION AND MCC CHAPTER 20.714:** The project would contribute to minimal traffic on local and regional roadways. The cumulative effects of traffic resulting from the existing Inn and its associated development were considered when the Coastal Element land use classifications were assigned. Staff recommends the project would not affect transportation or circulation and would be provided with adequate access. On May 6, 2019, the application was distributed to Mendocino County Department of Transportation (MCDOT) for their comment. On May 15, 2019, MCDOT offered three conditions for consideration:

1. A private road approach shall be constructed onto Main Street (CR 407E), in accordance with Mendocino County road and Development Standards No. A51B or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
2. Applicant shall pave with hot mix asphalt concrete or comparable surfacing to the extent of the property fronting Main Street (CR 407E) from the property line to the edge of the County Road.
3. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County rights-of-way.

Pursuant with MCC Section 20.684.030(E), “one parking space shall be provided onsite for each lodging unit, or where available space or the requirements of Division III preclude off-street parking, an in-lieu fee shall be paid for provision of off-street parking.” Staff recommends a condition requiring the property owner to provide eight onsite parking spaces or, pursuant with MCC Section 20.714.015(B), pay an in-lieu fee for the number of spaces that cannot be accommodated on-site. As conditioned, the project would satisfy County policies for transportation and circulation, and satisfies MCC Chapter 20.714 *Circulation and Parking* and MCC Section 20.684.030(E) requirements.

**PUBLIC ACCESS AND MCC CHAPTER 20.718:** The site, located in the Town of Mendocino and adjacent to the Mendocino Headlands State Park, is not designated as a potential public access trail location. As shown on an *LCP Map 17 Mendocino*, existing public access to the shore is located along Main Street and throughout Mendocino Headlands State Park. On May 6, 2019, the project was referred to California State Parks; a response was received that State Parks staff have no comment at this time. As proposed, the project would be consistent with Public Access and Recreation Policies of Coastal Element Chapter 4.13, including Policy PAR-8, and MCC Chapter 20.718 *Public Access*.

**GROUNDWATER RESOURCES AND MCC CHAPTER 20.744:** The project site is located within a mapped Critical Water Resources Area (See attachment *Ground Water Resources*). Included with the filed application is a July 8, 1996, Groundwater Extraction Permit Application Approval from Mendocino City Community Services District (MCCSD) that authorizes “8 B&B units in addition to the managers.” On May 6, 2019, the application was referred to MCCSD and Mendocino County Department of Environmental Health (DEH) for comment. DEH commented that water and sewer would be referred to MCCSD. MCCSD responded that they have approved six short-term visitor servings units and one long-term residence. The property has demonstrated access to sufficient groundwater and sewer connection. As proposed, the project would satisfy County policies for groundwater resources as implemented by MCC Chapter 20.744 *Ground Water Evaluation*.

### **ENVIRONMENTAL DETERMINATION**

The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The six unit inn would meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303 (e), which reads “the construction of a structure in an urban, commercial district.”

### **PROJECT FINDINGS AND CONDITIONS**

Pursuant to the provisions of Chapter 20.720 of the Mendocino Town Zoning Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

#### **FINDINGS:**

1. Pursuant with MCC Section 20.720.035(A)(1), one additional Visitor Serving Unit at the Alegria Inn development satisfies the goals and policies of the Coastal Element Chapter 4.13 *Mendocino Town Plan* (including GM-12, GM-14, GM-15, GM-22) and Visitor Serving Facilities are intended for the classification in which the project is proposed; and
2. Pursuant with MCC Section 20.720.035(A)(2), a six-unit Visitor Serving Facility would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The commercial lot has access to sufficient ground water and sewer connection; and
3. Pursuant with MCC Section 20.720.035(A)(3), one additional Visitor Serving Unit at the Alegria Inn is consistent with the purpose and intent of the Mendocino Commercial District, as well as all other provisions of the Mendocino Town Zoning Code, including MCC Section 20.684.030(H) *Visitor Serving Facilities (VSF) Combing District Lodging Unit Allocation Procedures*; and

4. Pursuant with MCC Section 20.720.035(A)(4), one additional Visitor Serving Unit at the Alegria Inn would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.720.035(A)(5), a six-unit Visitor Serving Facility would not have any adverse impact on any known archaeological or paleontological resources and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.720.035(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. One additional Visitor Serving Unit at the Alegria Inn would not affect demands on public services; and
7. Pursuant with MCC Section 20.720.035(A)(7), the six-unit Visitor Serving Facility conforms with the design standards of Section 20.760.050 and the Mendocino Historical Review Board stated they had no comment on this project.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.720.045 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The property owner(s) have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Property Owner(s) shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described



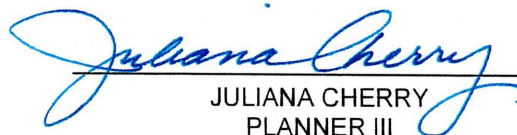
boundaries are different than that which is legally required by this permit, this permit shall become null and void.

8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization.
10. Project approval by the Mendocino Historical Review Board shall be obtained prior to initiating project construction, including alterations to pedestrian pathways or driveway access to County roads.
11. To the satisfaction of the Director and prior to the expiration date of CDP\_2018-0035, and pursuant with MCC Section 20.714.015(A) and (B), the development may meet the parking requirements through project design, recorded off-site parking agreements with third parties, or participation in an in-lieu fee parking program. Where no off-street parking is feasible in otherwise permitted development, the applicant shall pay an in-lieu fee to the County, or to an entity acceptable to the County, provided that such fees shall be proportionate to the cost of parking construction and maintenance, and shall be used solely in the Town of Mendocino for street and public parking improvements within existing public street rights-of-way or on other publicly owned land.
12. A private road approach shall be constructed onto Main Street (CR 407E), in accordance with Mendocino County road and Development Standards No. A51B or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
13. Applicant shall pave with hot mix asphalt concrete or comparable surfacing to the extent of the property fronting Main Street (CR 407E) from the property line to the edge of the County Road.
14. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County rights-of-way.

Staff Report prepared by:

7-11-19

DATE

  
JULIANA CHERRY  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$1610.00

**ATTACHMENTS:**

- A. Location Map
- B. Aerial Imagery
- C. Aerial Imagery
- D. Topographical Map

- E. Site Plan
- F. Building A First Floor
- G. Building A Second Floor
- H. Building A West & East Elevations
- I. Building A South & North Elevations
- J. Building B Plan
- K. Building B Elevations
- L. Building C Plan
- M. Building D Plan
- N. Building E Plan
- O. Sign Plan
- P. Sign Post
- Q. Mendocino Town Plan Zoning
- R. Mendocino Town Land Use
- S. LCP Land Capabilities & Natural Hazards
- T. LCP Habitats & Resources
- U. Appealable Areas
- V. Adjacent Parcels
- W. Fire Hazard Zones & Responsibility Areas
- X. Ground Water Resources
- Y. Water Districts
- Z. Estimated Slope
- AA. Local Soils

**RERFERRAL AGENCIES:**

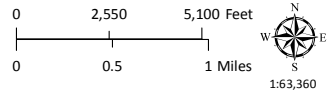
|   |             |
|---|-------------|
| Planning – Ukiah  | Comments    |
| Department of Transportation  | No Response |
| Environmental Health – Fort Bragg                                     | Comments    |
| Building Inspection – Fort Bragg                                      | No Response |
| Assessor  | No Response |
| California Coastal Commission   | No Response |
| California Department of Parks & Recreation – District Planner        | No Comment  |
| California Department of Parks & Recreation – Northern Service Center | No comment  |
| State Clearinghouse   | No Response |
| Mendocino Fire District   | No Response |
| Mendocino City Community Services                                     | Comments    |
| Cloverdale Rancheria  | No Response |
| Redwood Valley Rancheria  | No Response |
| Sherwood Valley Rancheria   | No Response |



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/24/09

CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

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




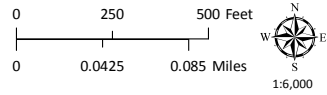
**LOCATION MAP**  
**ATTACHMENT A**

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



CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

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



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

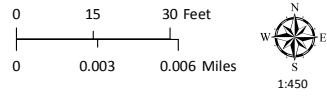
AERIAL IMAGERY  
 ATTACHMENT B



EVERGREEN STREET 407P  
MAIN STREET 407E

CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

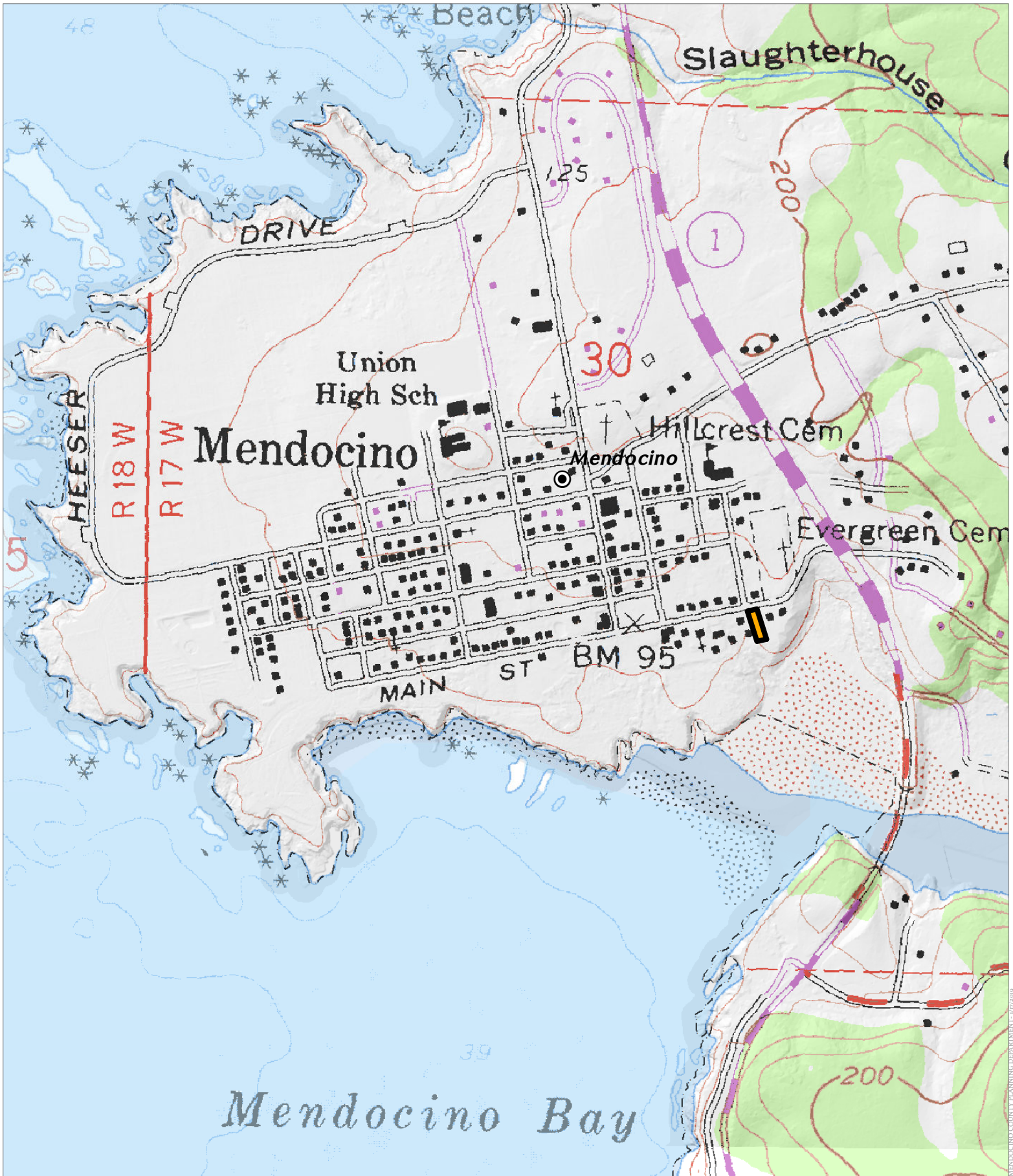
Public Roads



AERIAL IMAGERY  
ATTACHMENT C

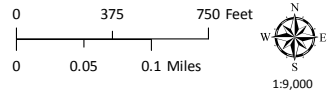
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/7/24/19



CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

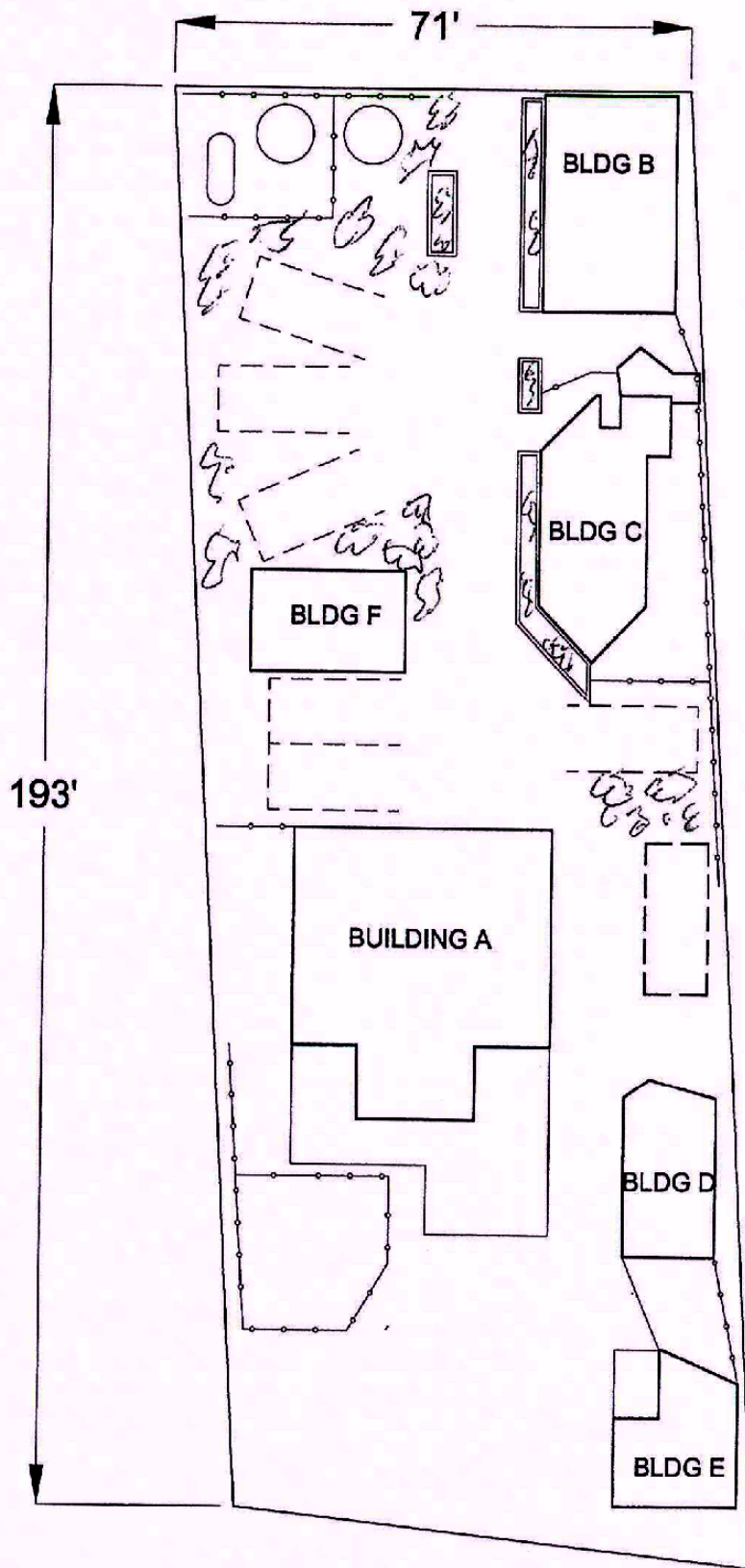
 Major Towns & Places



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET  
**ATTACHMENT D**

**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 - 10/25/09



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**PLANNING & BUILDING DEPARTMENT**

CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

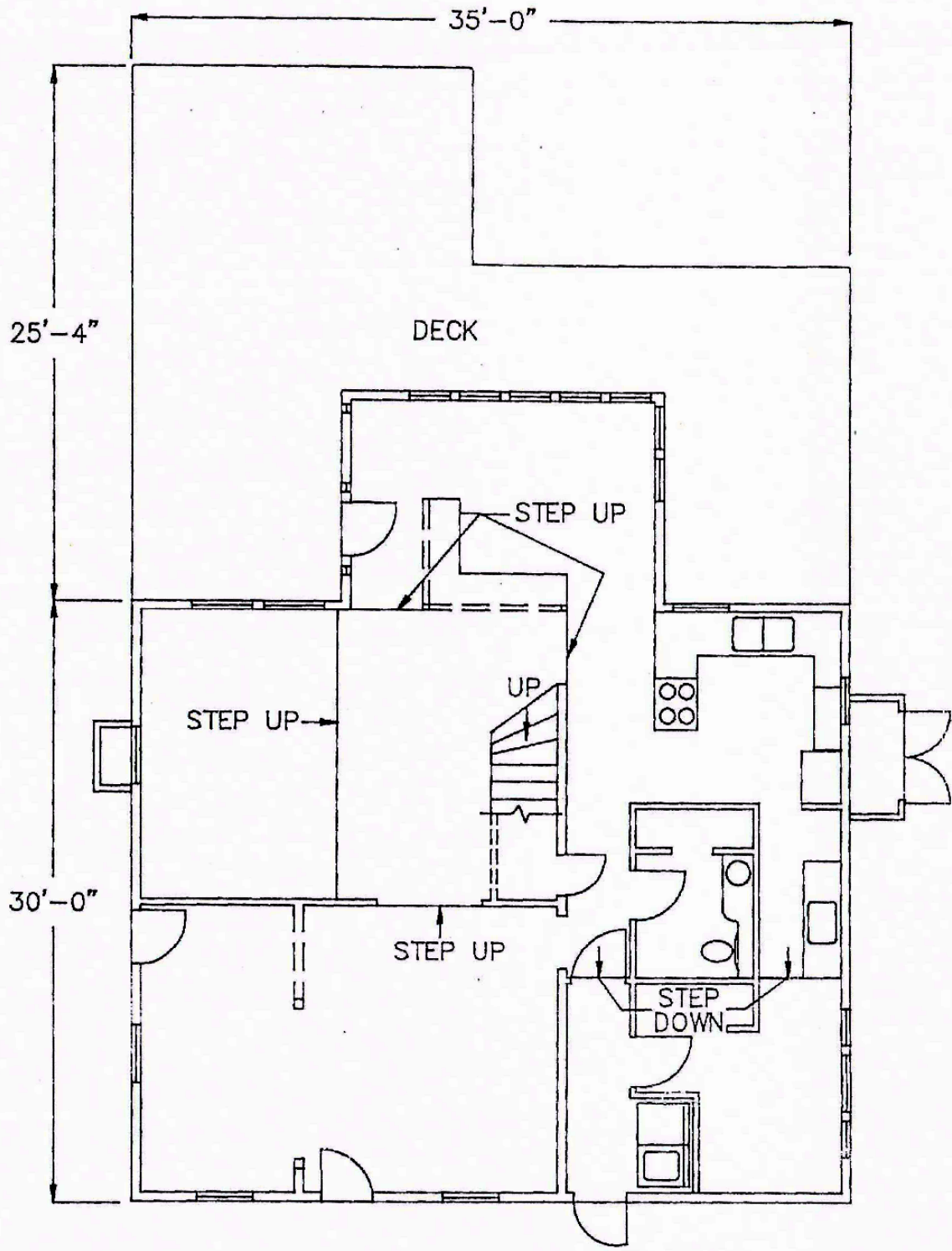
NO SCALE

SITE PLAN

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

ATTACHMENT E

MENDOCINO COUNTY PLANNING DEPARTMENT 11/7/2019



**1 FIRST FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"

**REC**  
**DEC**  
**PLANNING & FORT**

CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

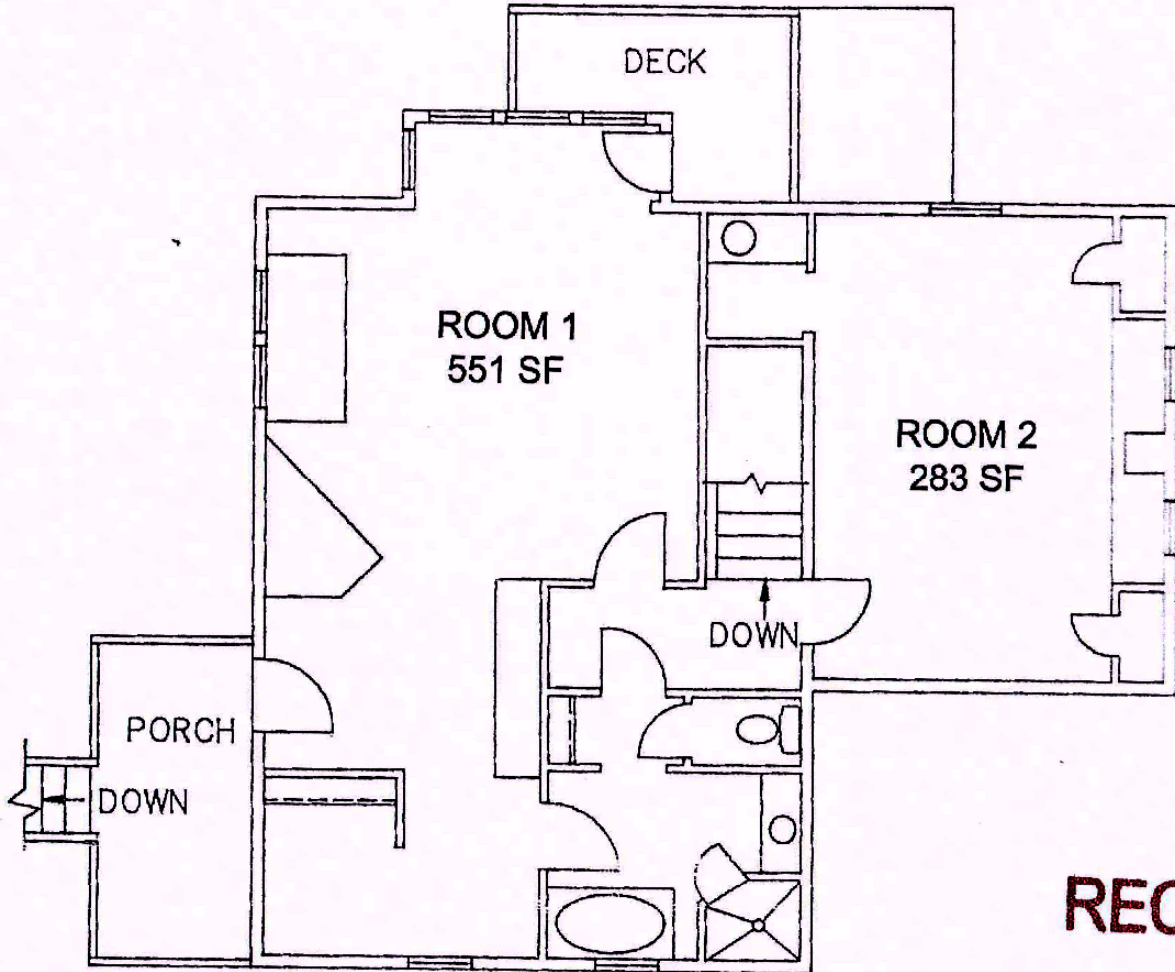
NO SCALE

BUILDING A FIRST FLOOR  
 ATTACHMENT F

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MENDOCINO COUNTY PLANNING DEPARTMENT - 4/27/2018





**RECEIVED**

DEC 3 1 2018

PLANNING & BUILDING SER  
FORT BRAGG CA

**1 SECOND FLOOR PLAN**  
SCALE : 1/8" = 1'-0"

**ALEGRIA OCEANFRONT INN & COTTAGES**  
44781 MAIN STREET  
MENDOCINO CA 95460



**BLDG A**

CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

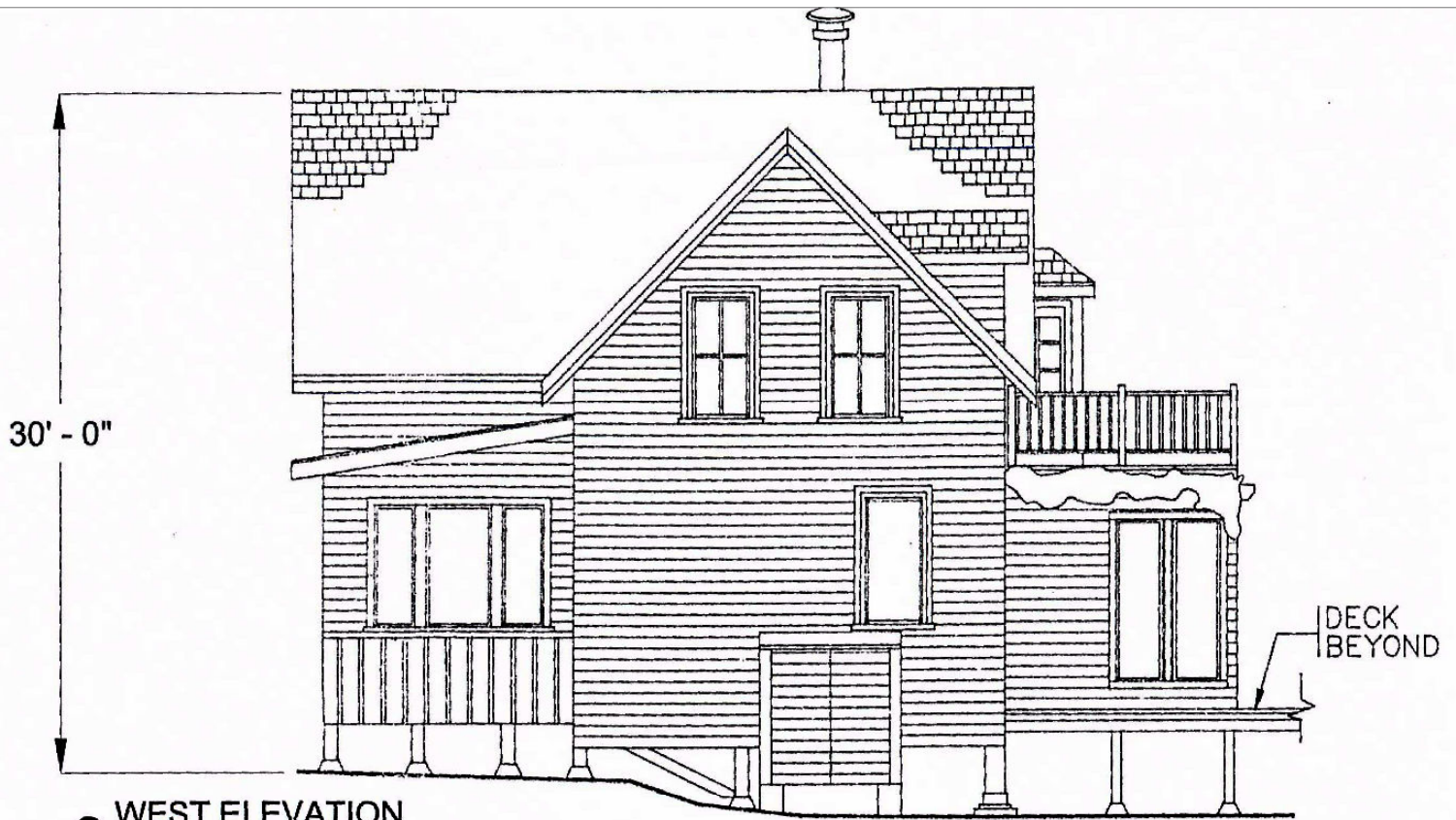
NO SCALE

BUILDING A SECOND FLOOR

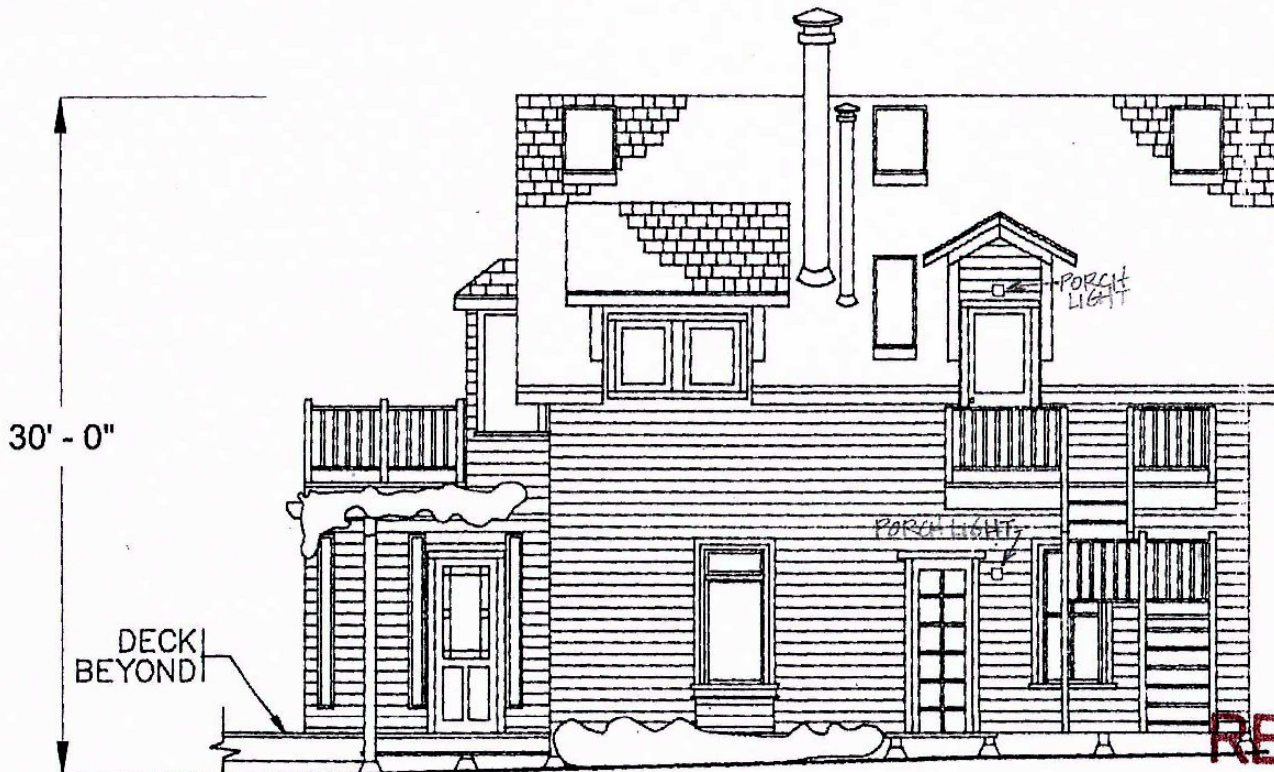
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

**ATTACHMENT G**

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/23/09



**2 WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE : 1/8" = 1'-0"

**RECEIVED**

DEC 31 2018

PLANNING & BUILDING SERV

CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

NO SCALE

BUILDING A WEST & EAST ELEVATIONS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

ATTACHMENT H

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019

30' - 0"



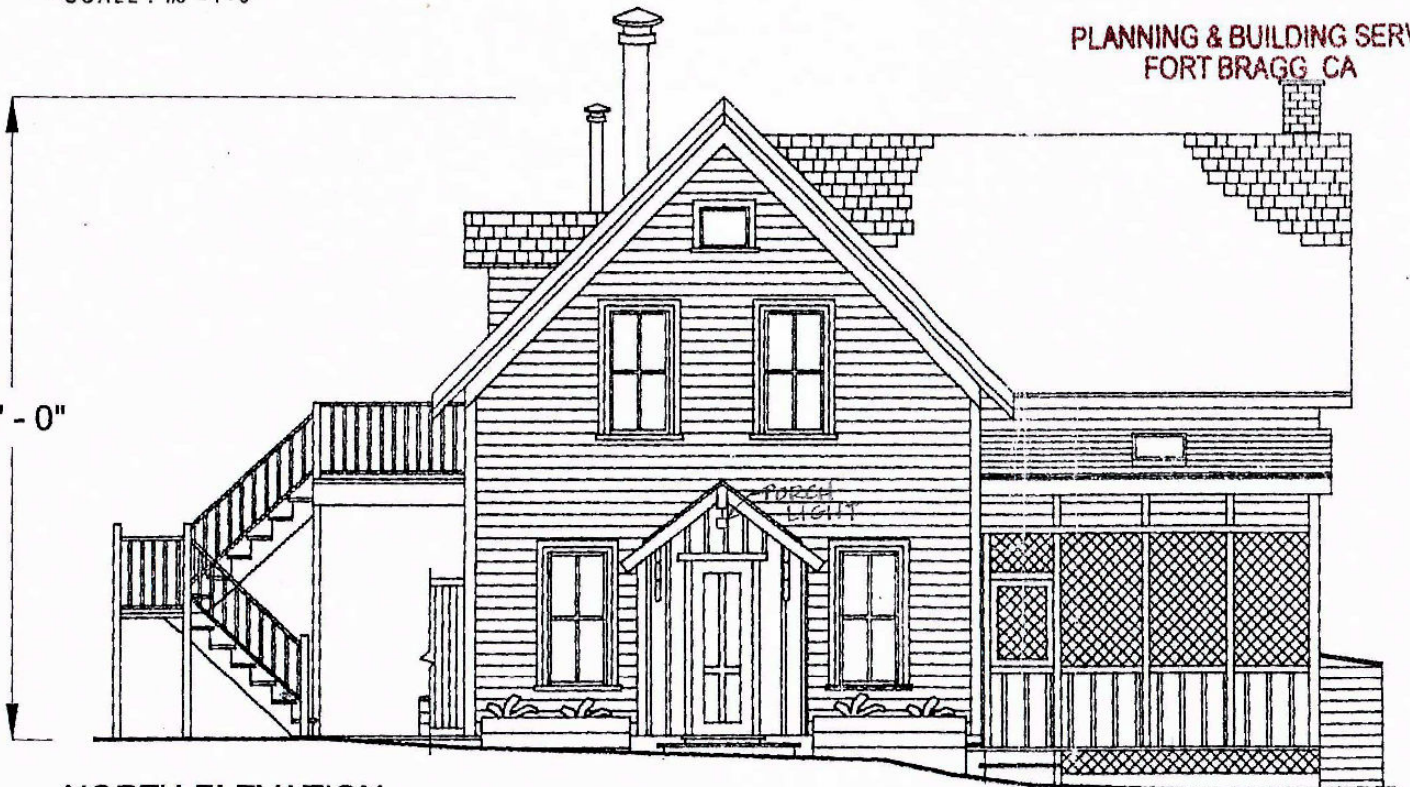
**2** SOUTH ELEVATION  
SCALE : 1/8" = 1' - 0"

**RECEIVED**

DEC 31 2018

PLANNING & BUILDING SERV  
FORT BRAGG, CA

26' - 0"



**1** NORTH ELEVATION  
SCALE : 1/8" = 1' - 0"

CASE: CDP 2018-0035

OWNER: HILLESLAND, Eric & Elaine

APN: 119-250-31

APLCT: Eric Hillesland

AGENT:

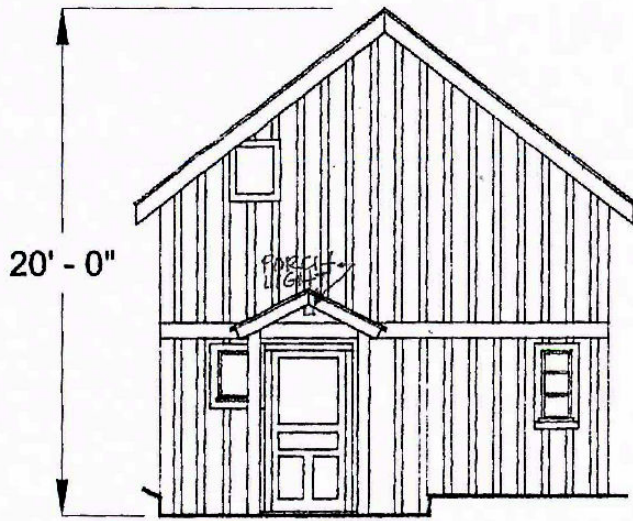
ADDRESS: 44781 Main Street, Mendocino

NO SCALE

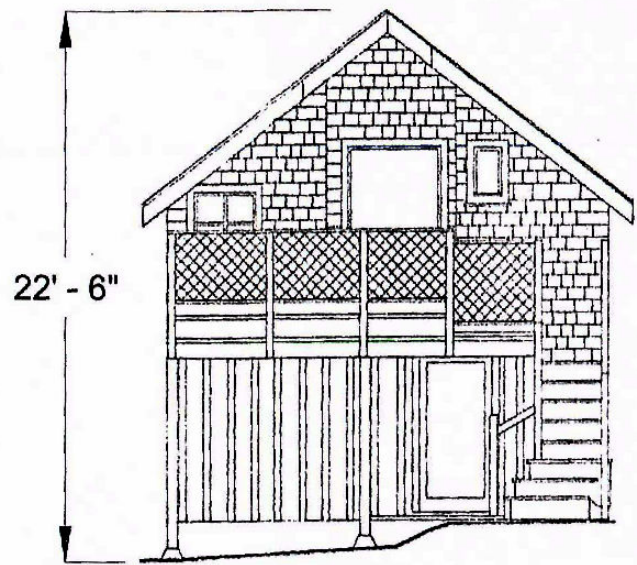
BUILDING A SOUTH & NORTH ELEVATIONS

ATTACHMENT I

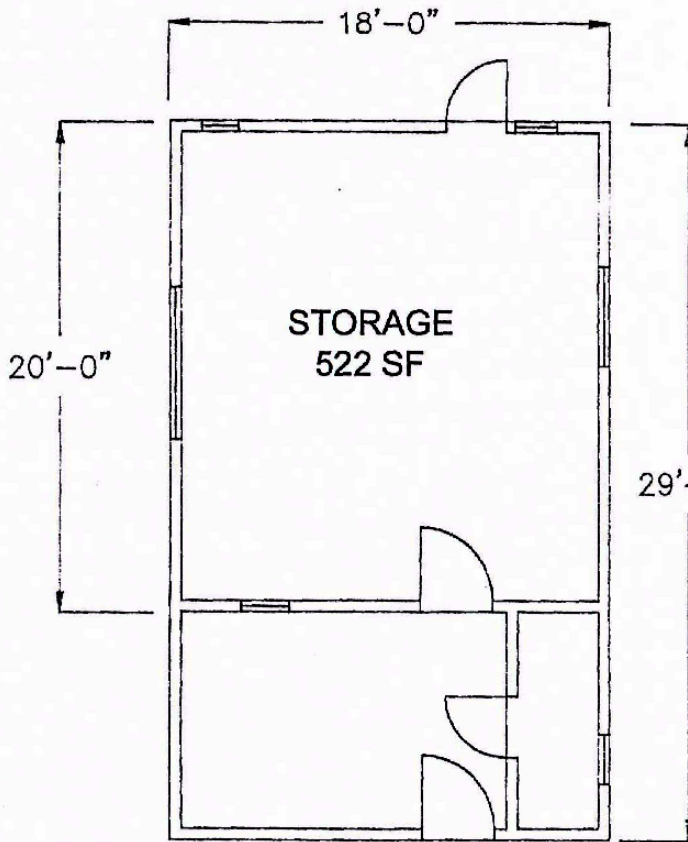
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



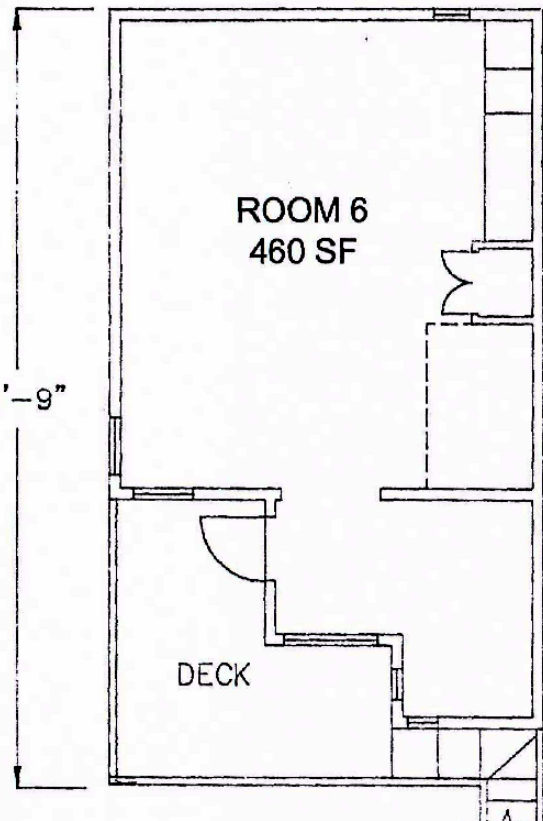
**3 NORTH ELEVATION**  
SCALE : 1/8" = 1'-0"



**4 SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"



**1 FIRST FLOOR PLAN**  
SCALE : 1/8" = 1'-0"



**2 SECOND FLOOR PLAN**  
SCALE : 1/8" = 1'-0"

**RECEIVED**

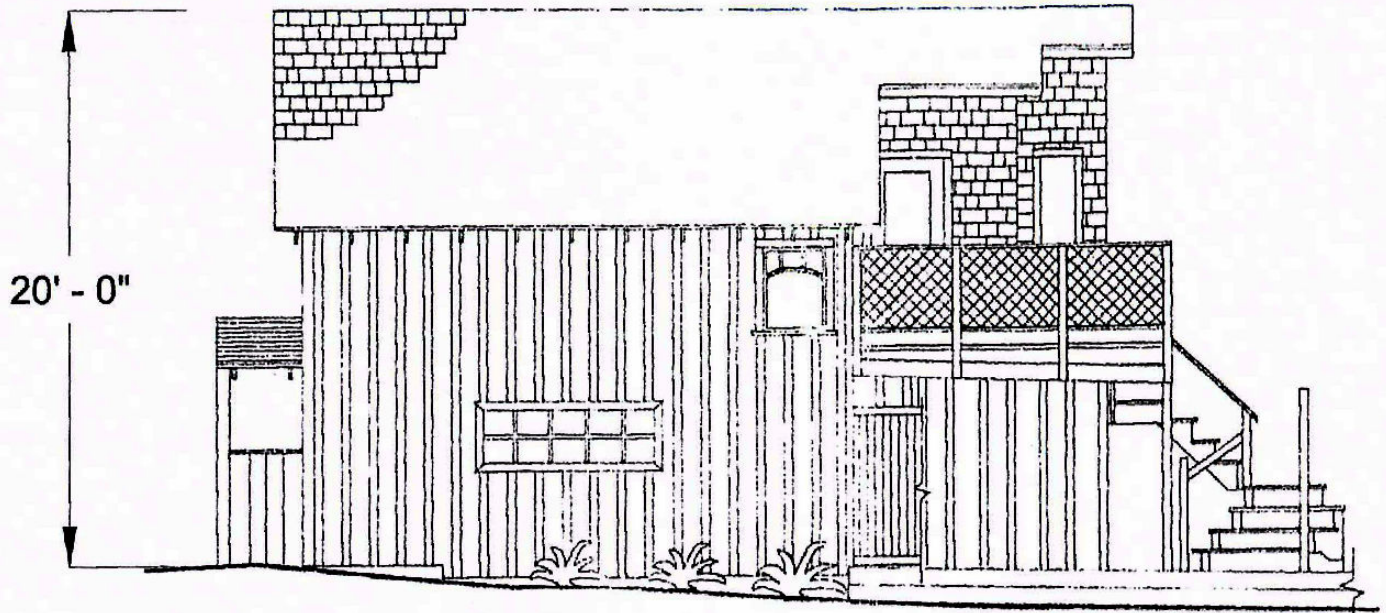
CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

NO SCALE

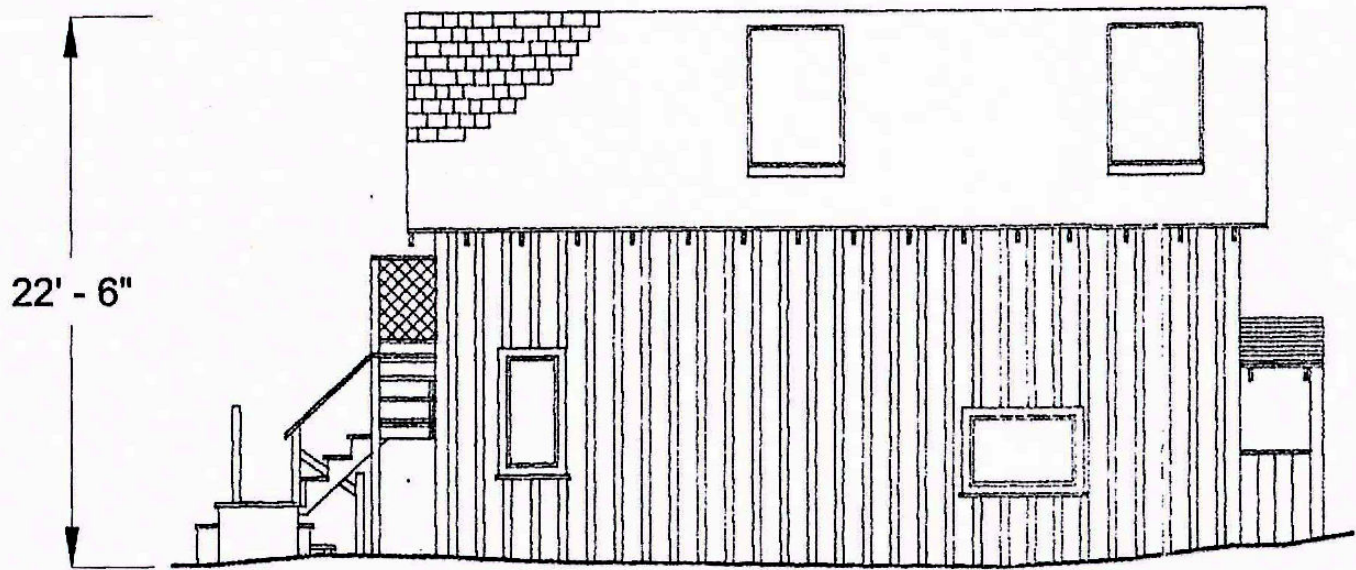
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

BUILDING B PLAN  
ATTACHMENT J

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



**1 WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE : 1/8" = 1'-0"

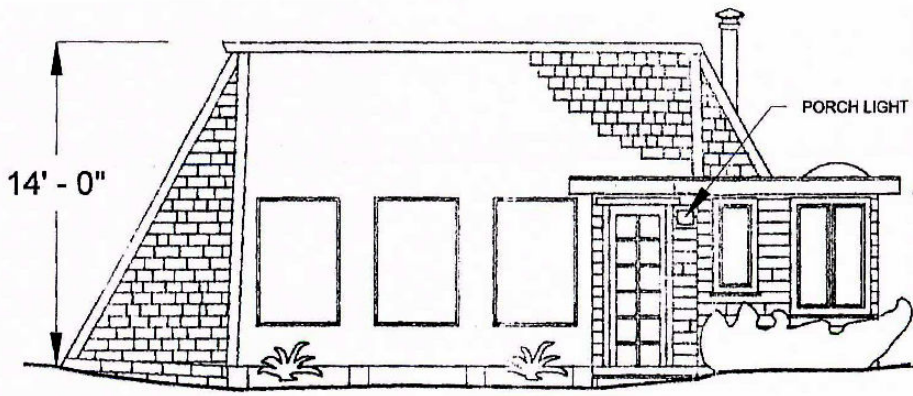
CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

NO SCALE

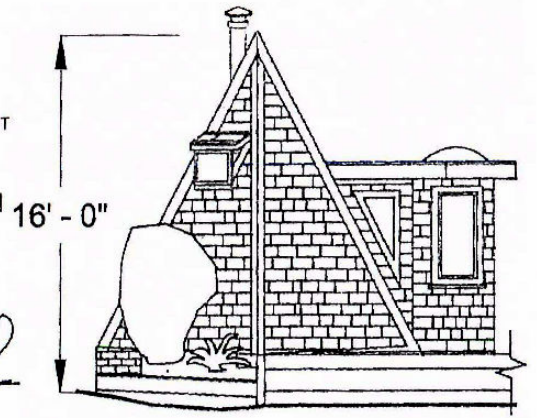
BUILDING B ELEVATIONS  
ATTACHMENT K

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

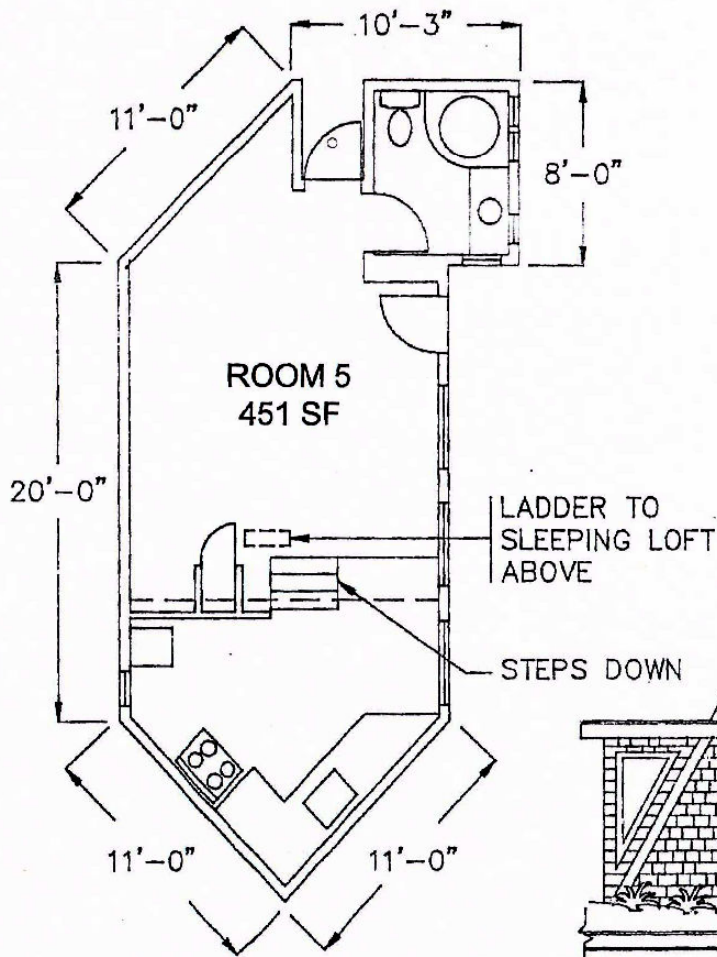
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



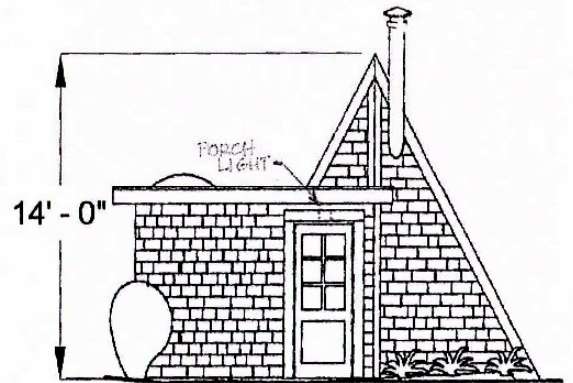
**2 WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



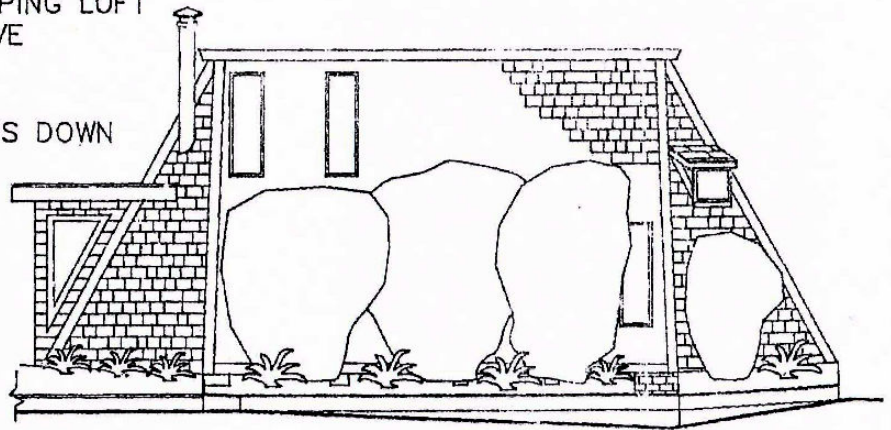
**3 SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"



**1 FLOOR PLAN**  
SCALE : 1/8" = 1'-0"



**4 NORTH ELEVATION**  
SCALE : 1/8" = 1'-0"



**5 WEST ELEVATION**  
SCALE : 1/8" = 1'-0"

**RECEIVED**

DEC 31 2018

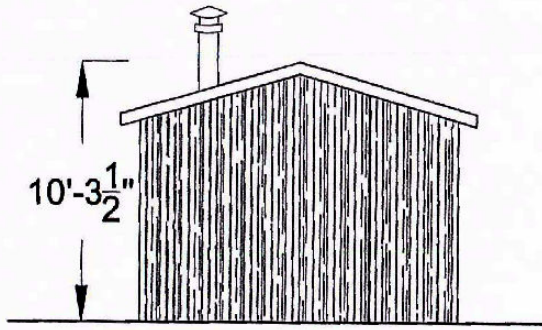
NO SCALE

CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

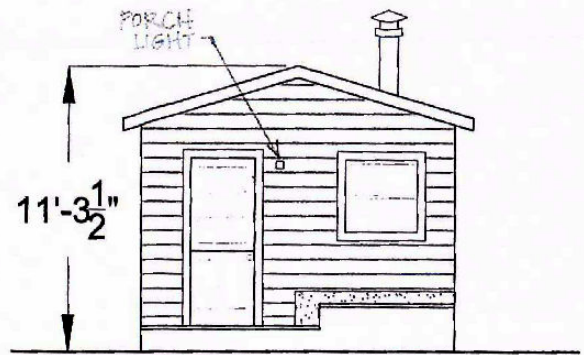
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

BUILDING C PLAN  
ATTACHMENT L

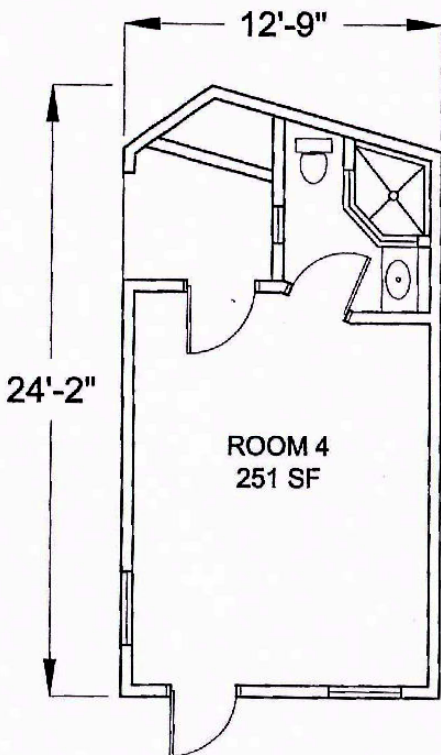
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



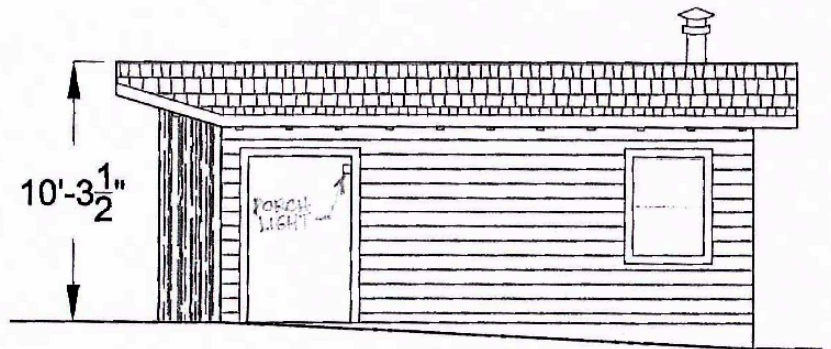
**2 NORTH ELEVATION**  
SCALE : 1/8" = 1'-0"



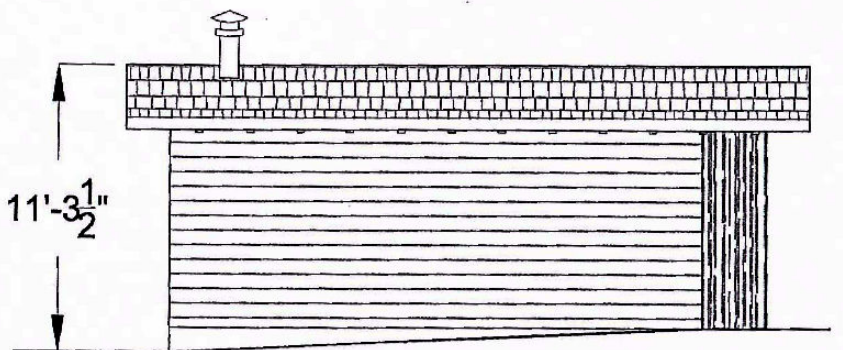
**3 SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"



**1 FLOOR PLAN**  
SCALE : 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



**5 EAST ELEVATION**  
SCALE : 1/8" = 1'-0"

**RECEIVED**

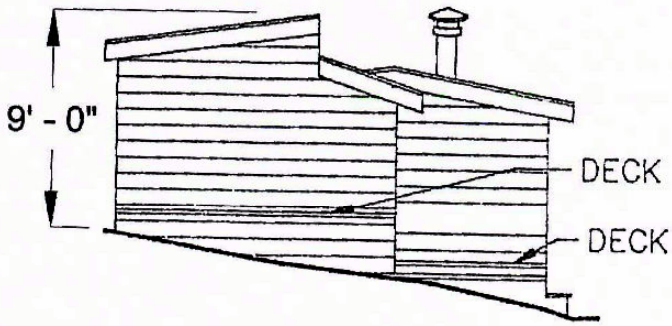
DEC 31 2018

CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

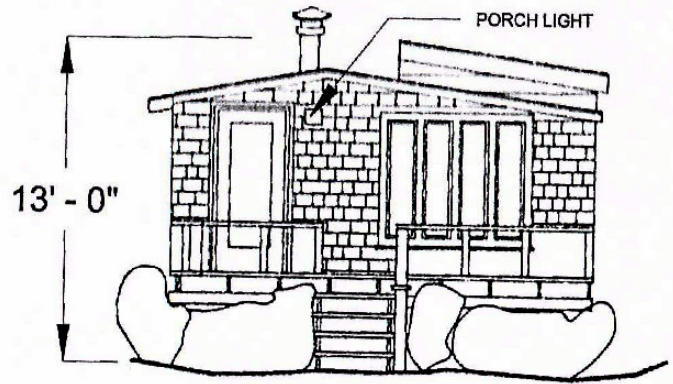
NO SCALE

BUILDING D PLAN  
ATTACHMENT M

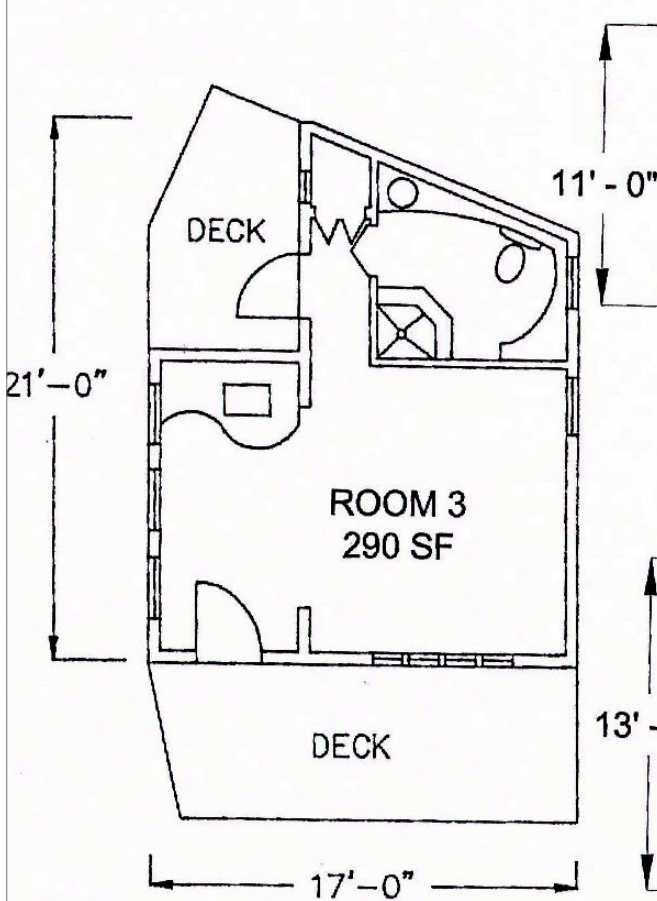
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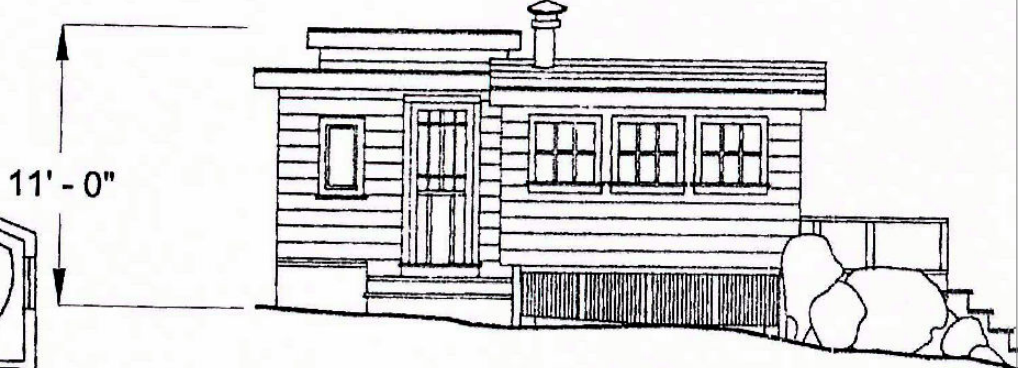
**2 NORTH ELEVATION**  
SCALE : 1/8" = 1' - 0"



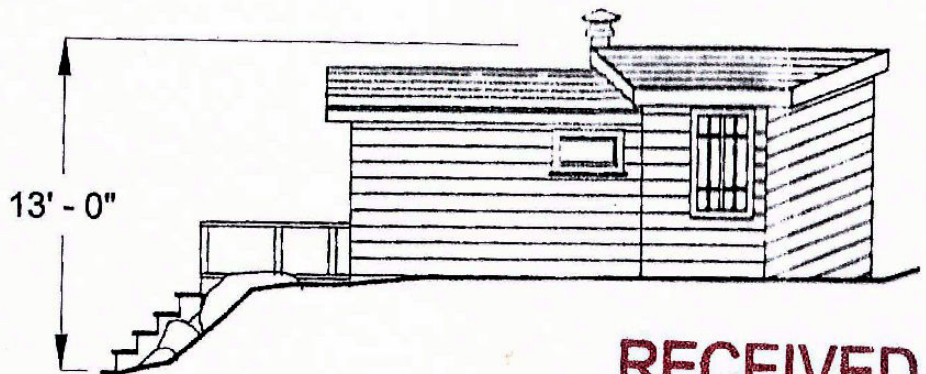
**3 SOUTH ELEVATION**  
SCALE : 1/8" = 1' - 0"



**1 FLOOR PLAN**  
SCALE : 1/8" = 1' - 0"



**4 WEST ELEVATION**  
SCALE : 1/8" = 1' - 0"



**4 EAST ELEVATION**  
SCALE : 1/8" = 1' - 0"

**RECEIVED**

**DEC 31 2018**

PLANNING & BUILDING SERV

NO SCALE

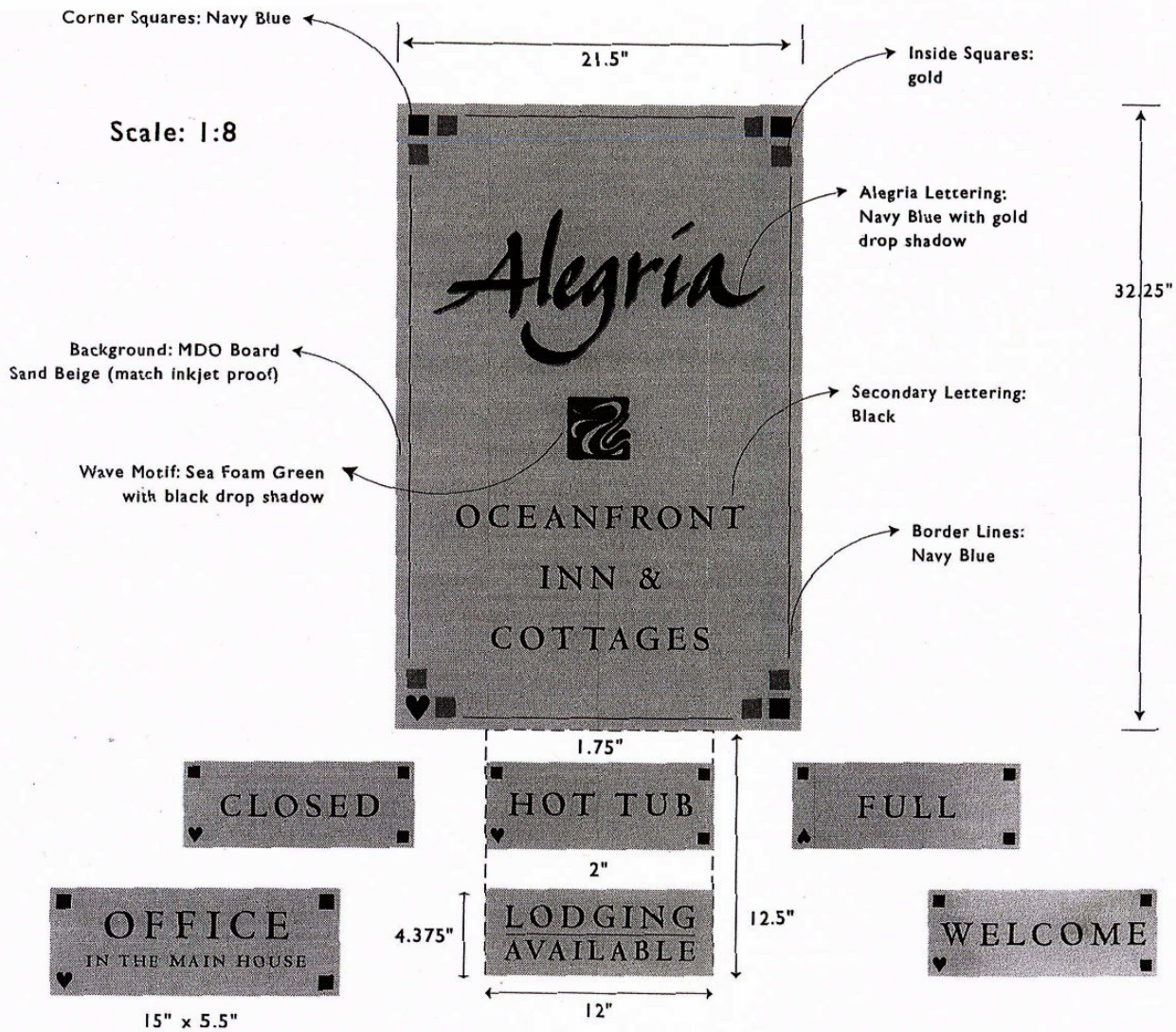
CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

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BUILDING E PLAN  
ATTACHMENT N

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019





**Sign for Alegria**

**Designer:** Theresa Whitehill, Colored Horse Studios 707 877-1816  
**Sign Painter:** Marsha Mello, Marsha Mello Illustration 707 874-2110

**Details:** Vertical Sign Blade, painted both sides with one-shot enamel, hung with two metal bars from existing sign post

**Materials:** MDO Board

**Dimensions:** Large Sign: 21.5" x 32.25" (693 square inches, or 4.81 square feet)

Smaller Signs (2 hung at any one time): 12" wide x 4 3/8" high, total area including space between = 12" wide x 12.5" high (150 square inches, or 1.04 square feet)

Total area of all signs: 843 square inches, 5.85 square feet (maximum: 6 square feet)

**Colors:** Navy Blue (Alegria lettering, outside squares, border lines); Sea Foam Green (Wave Motif); Gold (corner squares, drop shadow of Alegria, and Lodging Rule); Black (drop shadow of Wave Motif & Secondary Lettering)

**Finishes:** Varnish

**Mounting:** Two metal bars at top attach to existing signpost

**RECEIVED**

**DEC 31 2018**

**PLANNING & BUILDING SERV  
FORT BRAGG CA**

CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

NO SCALE

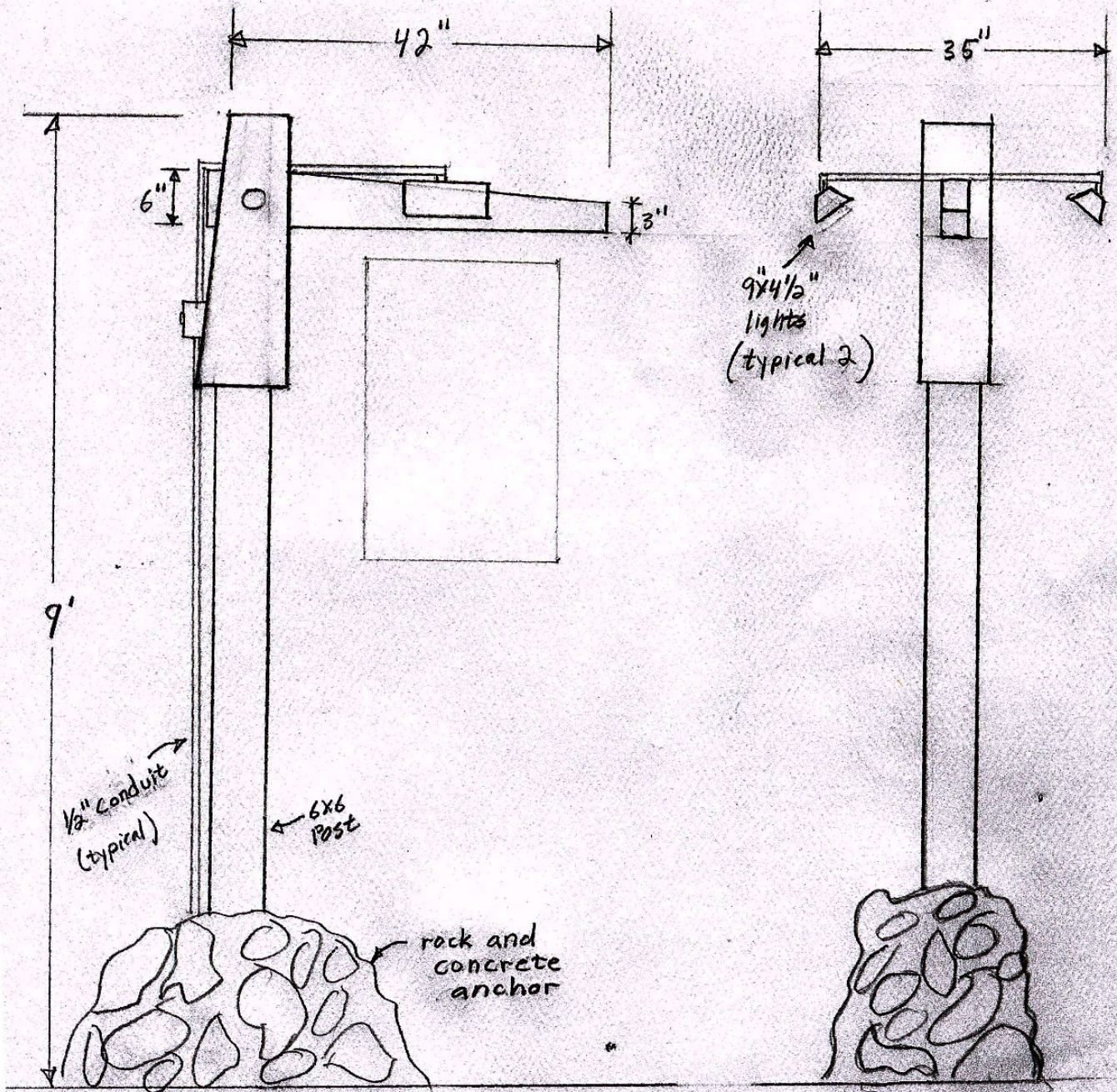
SIGN PLAN

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

ATTACHMENT O

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019

44781 MAIN ST. MENDOCINO



East Elevation

SCALE: 3/4" = 1'-0"

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DEC 31 2018

PLANNING & BUILDING SERV  
FORT BRAGG CA

North Elevation

SCALE: 3/4" = 1'-0"

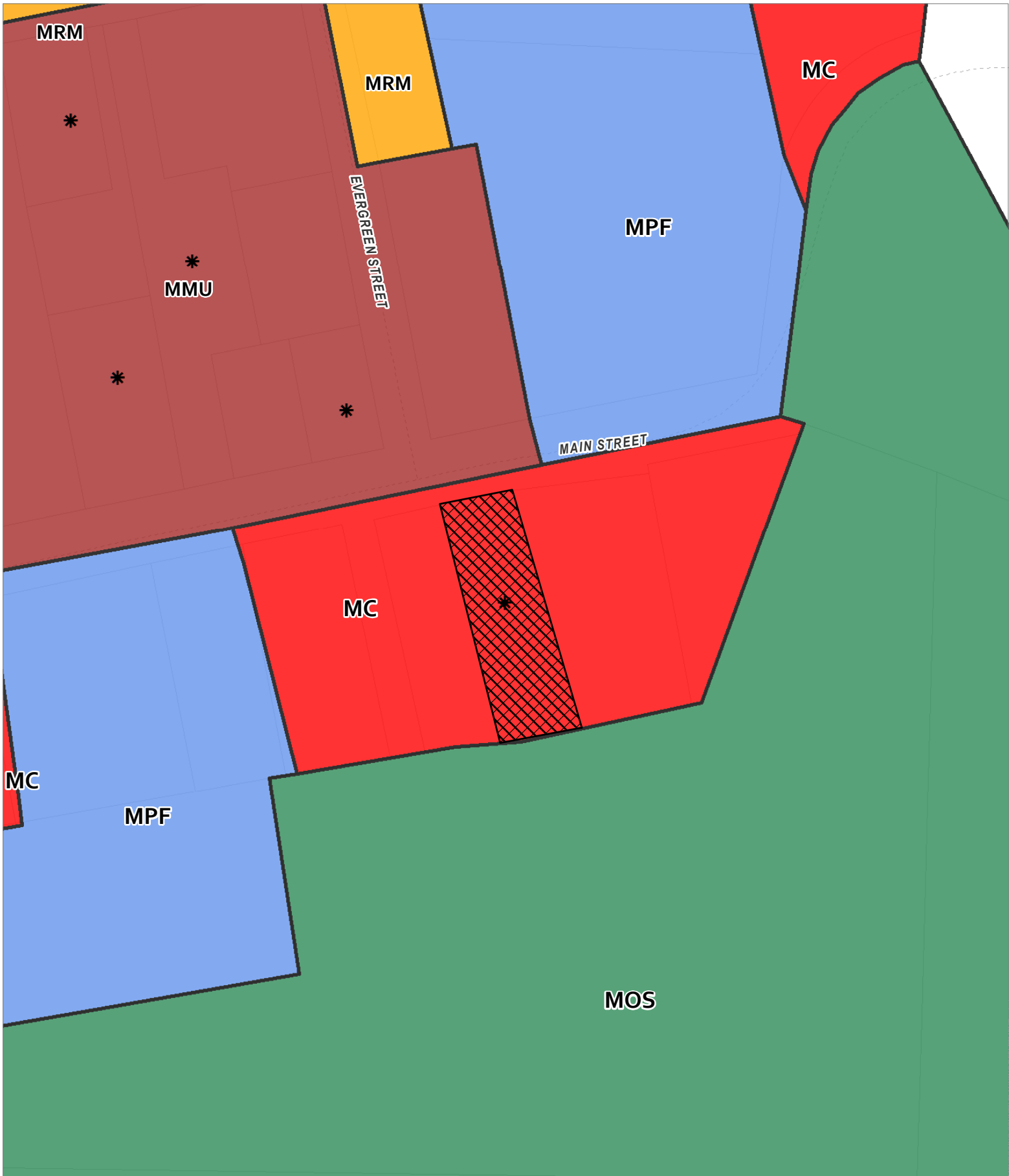
NO SCALE

CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

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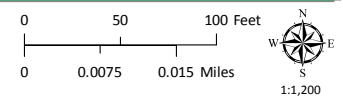
SIGN POST  
ATTACHMENT P

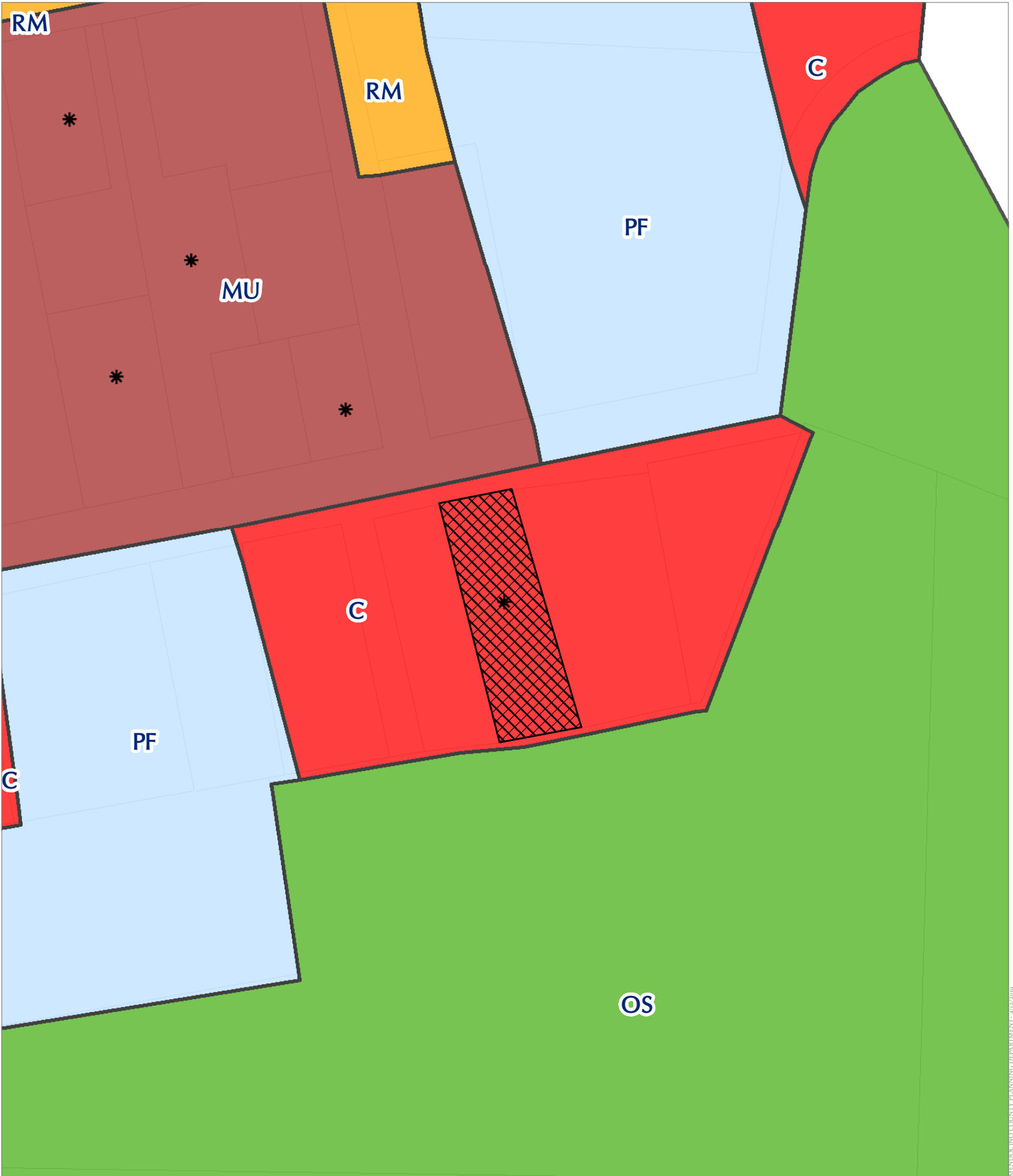
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
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 ADDRESS: 44781 Main Street, Mendocino

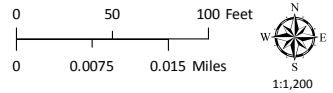
- Public Roads
- \* Visitor Serving Facilities



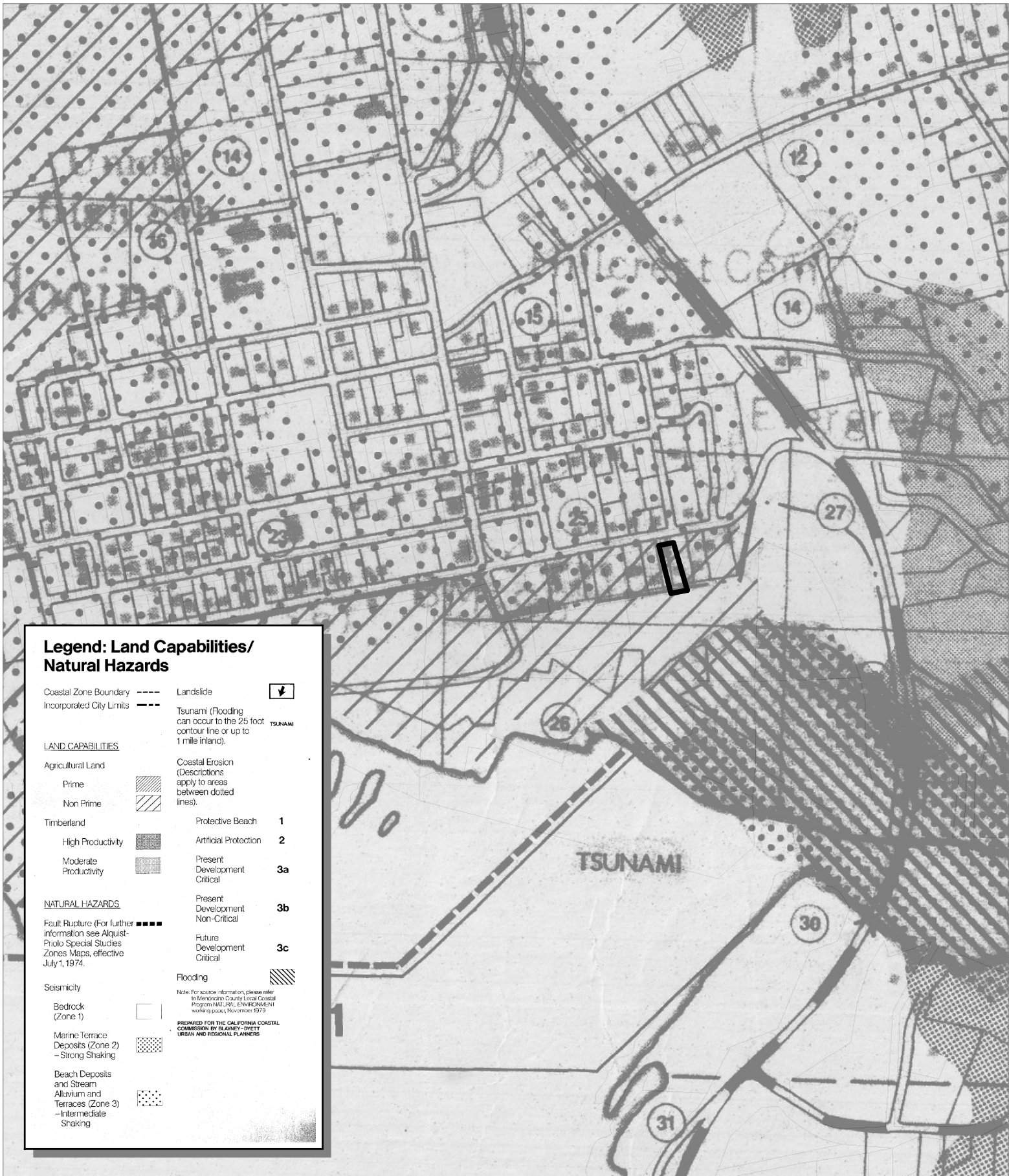


CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
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 ADDRESS: 44781 Main Street, Mendocino

\* Visitor Serving Facilities



MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2019



**Legend: Land Capabilities/  
Natural Hazards**

Coastal Zone Boundary ---  
 Incorporated City Limits ---

**LAND CAPABILITIES**

Agricultural Land  
 Prime [diagonal lines]  
 Non Prime [cross-hatch]

Timberland  
 High Productivity [grid]  
 Moderate Productivity [stippled]

**NATURAL HAZARDS**

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]

Seismicity  
 Bedrock (Zone 1) [white box]  
 Marine Terrace Deposits (Zone 2) - Strong Shaking [stippled]  
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]

Landslide [arrow pointing down]  
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland.) [wavy line]

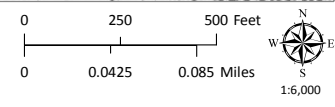
Coastal Erosion (Descriptions apply to areas between dotted lines).  
 Protective Beach 1 [diagonal lines]  
 Artificial Protection 2 [cross-hatch]  
 Present Development Critical 3a [grid]  
 Present Development Non-Critical 3b [stippled]  
 Future Development Critical 3c [dotted]

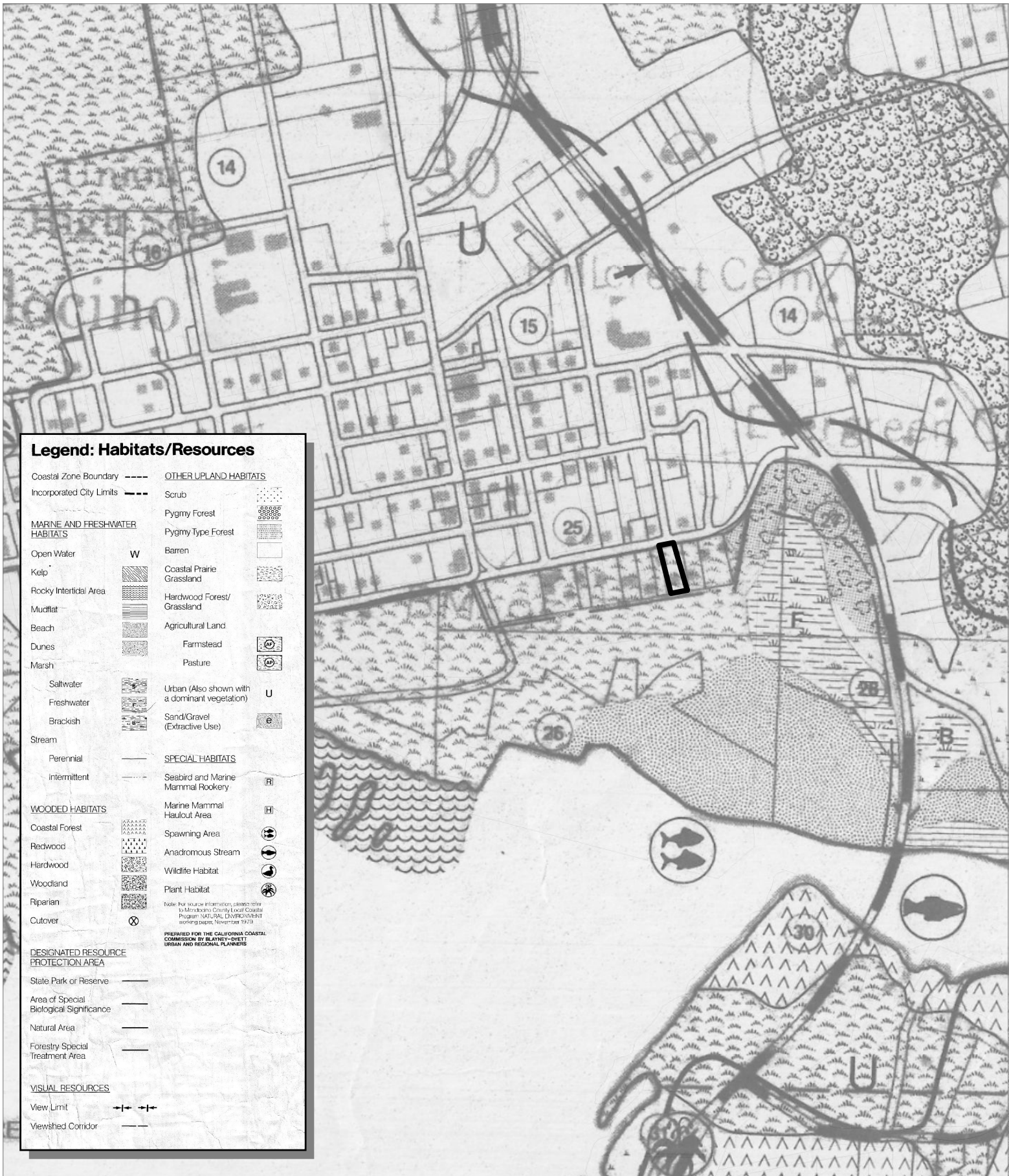
Flooding [wavy line]

Note: For source information, please refer to Mendocino County Local Coastal Program #02-001, SW/ROCKWELL working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-SWEET URBAN AND REGIONAL PLANNERS

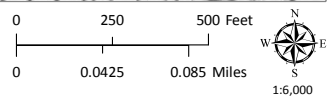
CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino





**Legend: Habitats/Resources**

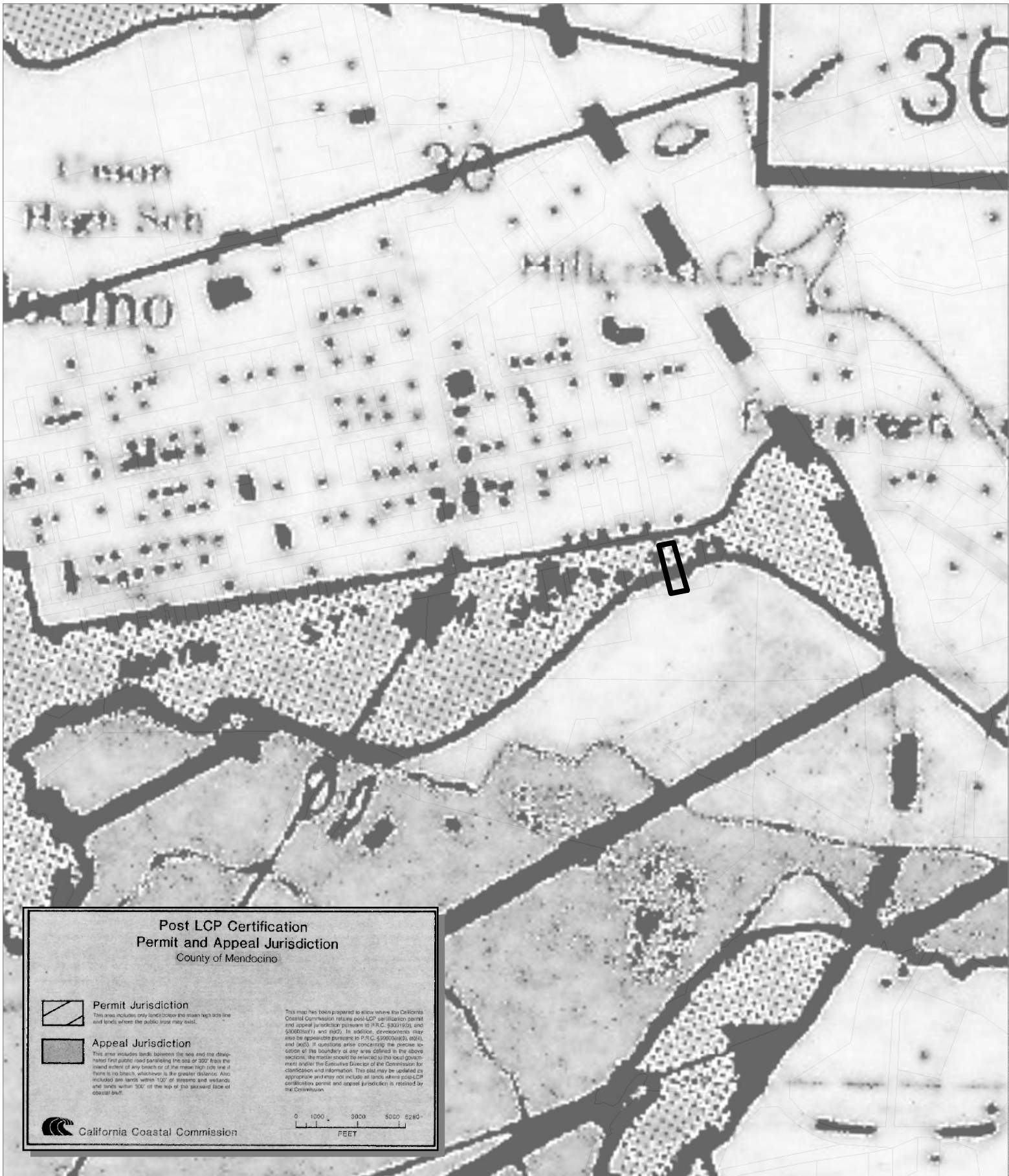
- |   |             |   |
|---|-------------|---|
| Coastal Zone Boundary   | ---         | OTHER UPLAND HABITATS                         |
| Incorporated City Limits  | ---         | Scrub   |
| <b>MARINE AND FRESHWATER HABITATS</b>   |             |   |
| Open Water  | W           | Pygmy Forest                                  |
| Kelp  | [Symbol]    | Pygmy Type Forest                             |
| Rocky Intertidal Area   | [Symbol]    | Barren  |
| Mudflat   | [Symbol]    | Coastal Prairie Grassland                     |
| Beach   | [Symbol]    | Hardwood Forest/Grassland                     |
| Dunes   | [Symbol]    | Agricultural Land                             |
| Marsh   | [Symbol]    | Farmstead                                     |
| Saltwater   | [Symbol]    | Pasture                                       |
| Freshwater  | [Symbol]    | Urban (Also shown with a dominant vegetation) |
| Brackish  | [Symbol]    | Sand/Gravel (Extractive Use)                  |
| Stream  |             |   |
| Perennial   | ---         | <b>SPECIAL HABITATS</b>                       |
| Intermittent  | ---         | Seabird and Marine Mammal Rookery             |
| <b>WOODED HABITATS</b>  |             |   |
| Coastal Forest  | [Symbol]    | Marine Mammal Haulout Area                    |
| Redwood   | [Symbol]    | Spawning Area                                 |
| Hardwood  | [Symbol]    | Anadromous Stream                             |
| Woodland  | [Symbol]    | Wildlife Habitat                              |
| Riparian  | [Symbol]    | Plant Habitat                                 |
| Cutover   | [Symbol]    |   |
| <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 2013.</small> |             |   |
| <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS</small>  |             |   |
| <b>DESIGNATED RESOURCE PROTECTION AREA</b>  |             |   |
| State Park or Reserve   | ---         |   |
| Area of Special Biological Significance   | ---         |   |
| Natural Area  | ---         |   |
| Forestry Special Treatment Area   | ---         |   |
| <b>VISUAL RESOURCES</b>   |             |   |
| View Limit  | ---+---+--- |   |
| Viewshed Corridor   | ---         |   |





CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

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

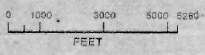
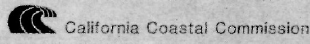
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



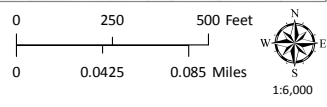
**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Mendocino**

-  **Permit Jurisdiction**  
This area includes only lands closer to 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 inland 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 300' of the top of the seaward face of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30315(a), and §30609(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30609(a)(3), (a)(4), and (a)(5). 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 data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



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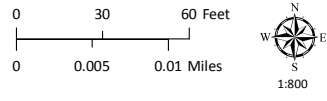
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**APPEALABLE AREAS  
 ATTACHMENT U**

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019



CASE: CDP 2018-0035  
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 APN: 119-250-31  
 APLCT: Eric Hillesland  
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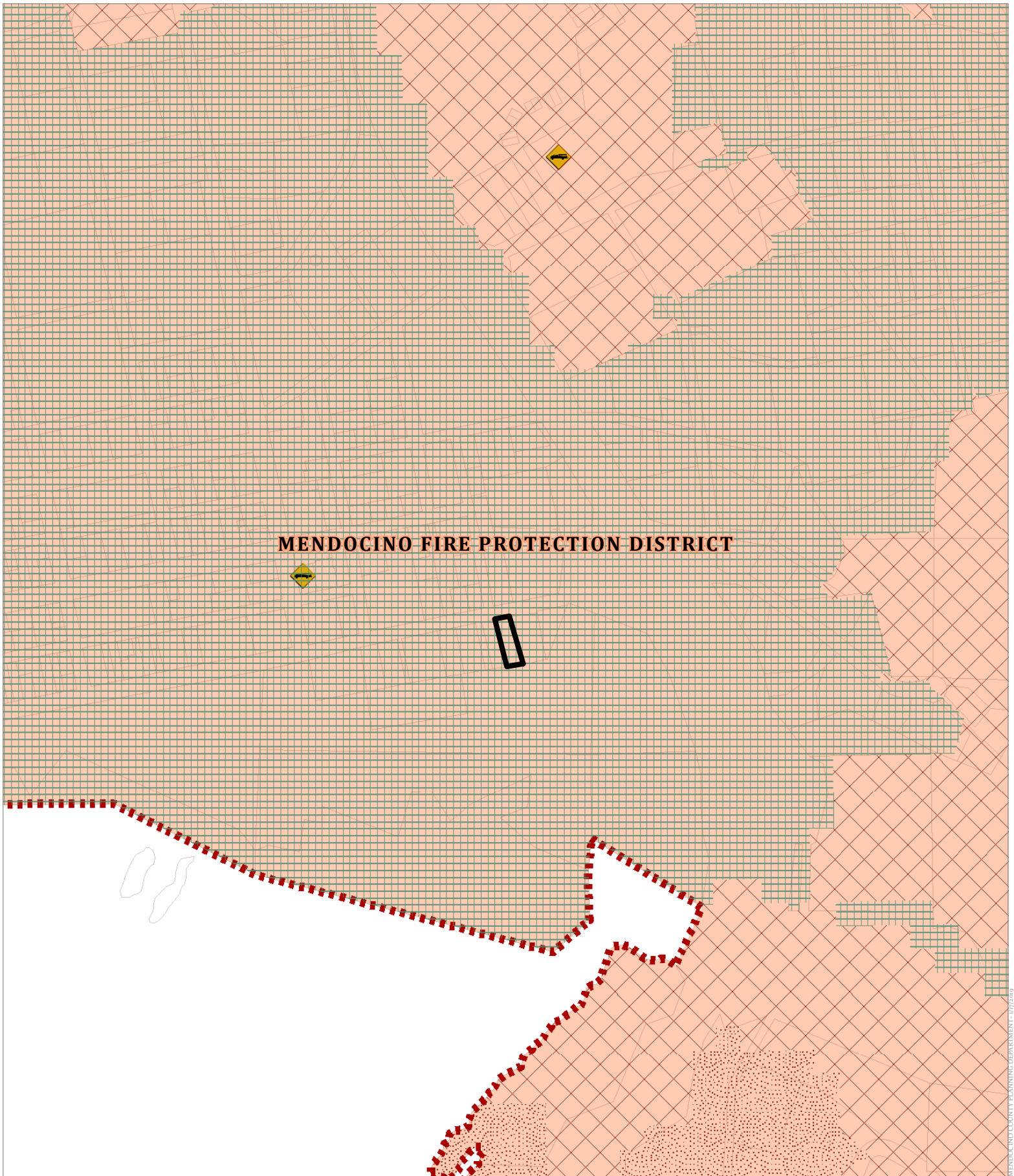
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ADJACENT PARCELS  
 ATTACHMENT V






MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019

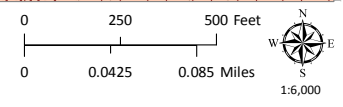


**MENDOCINO FIRE PROTECTION DISTRICT**



CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

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

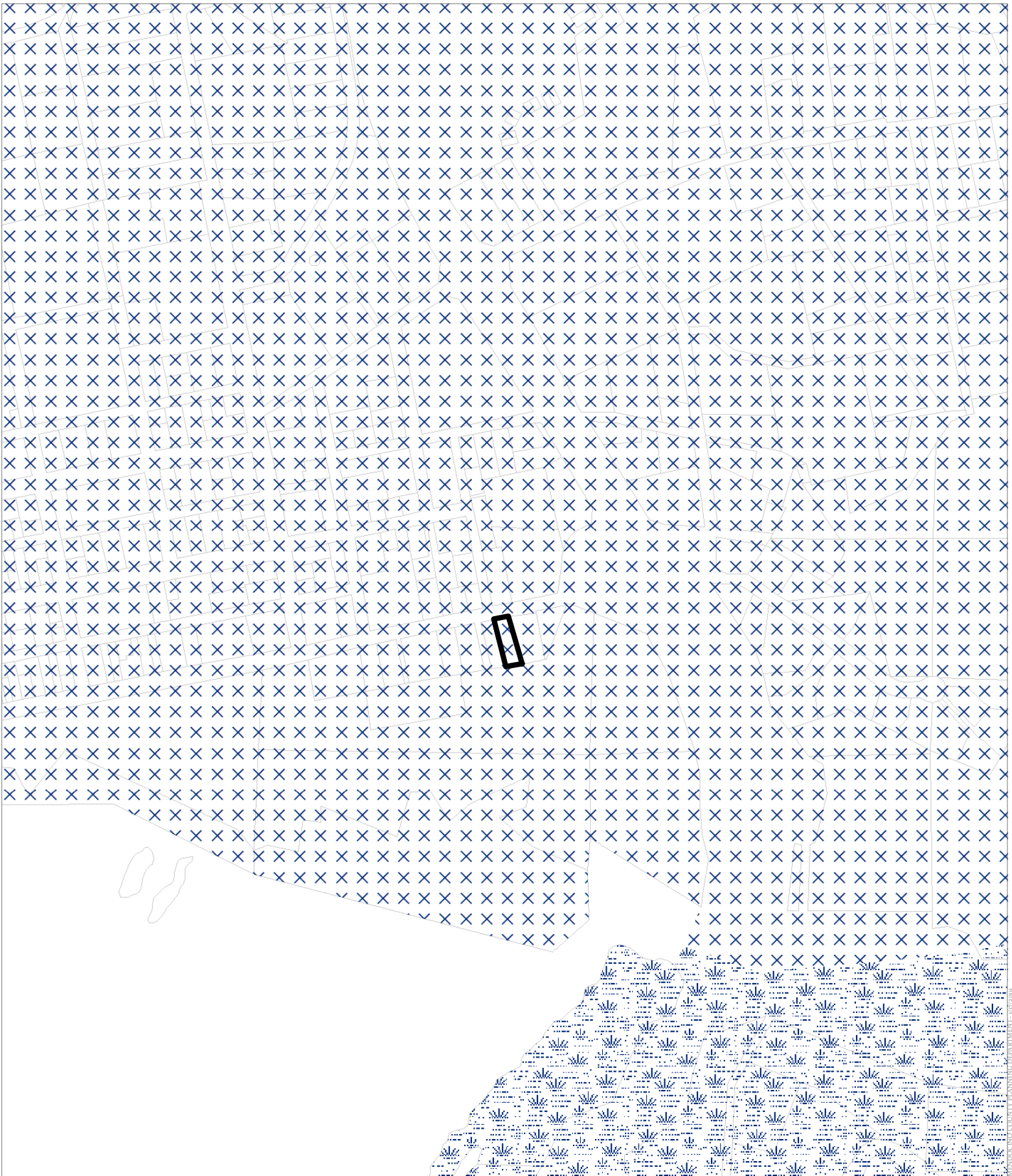


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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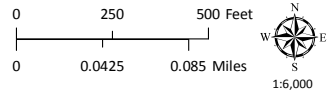
**ATTACHMENT W**

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/24/19



CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

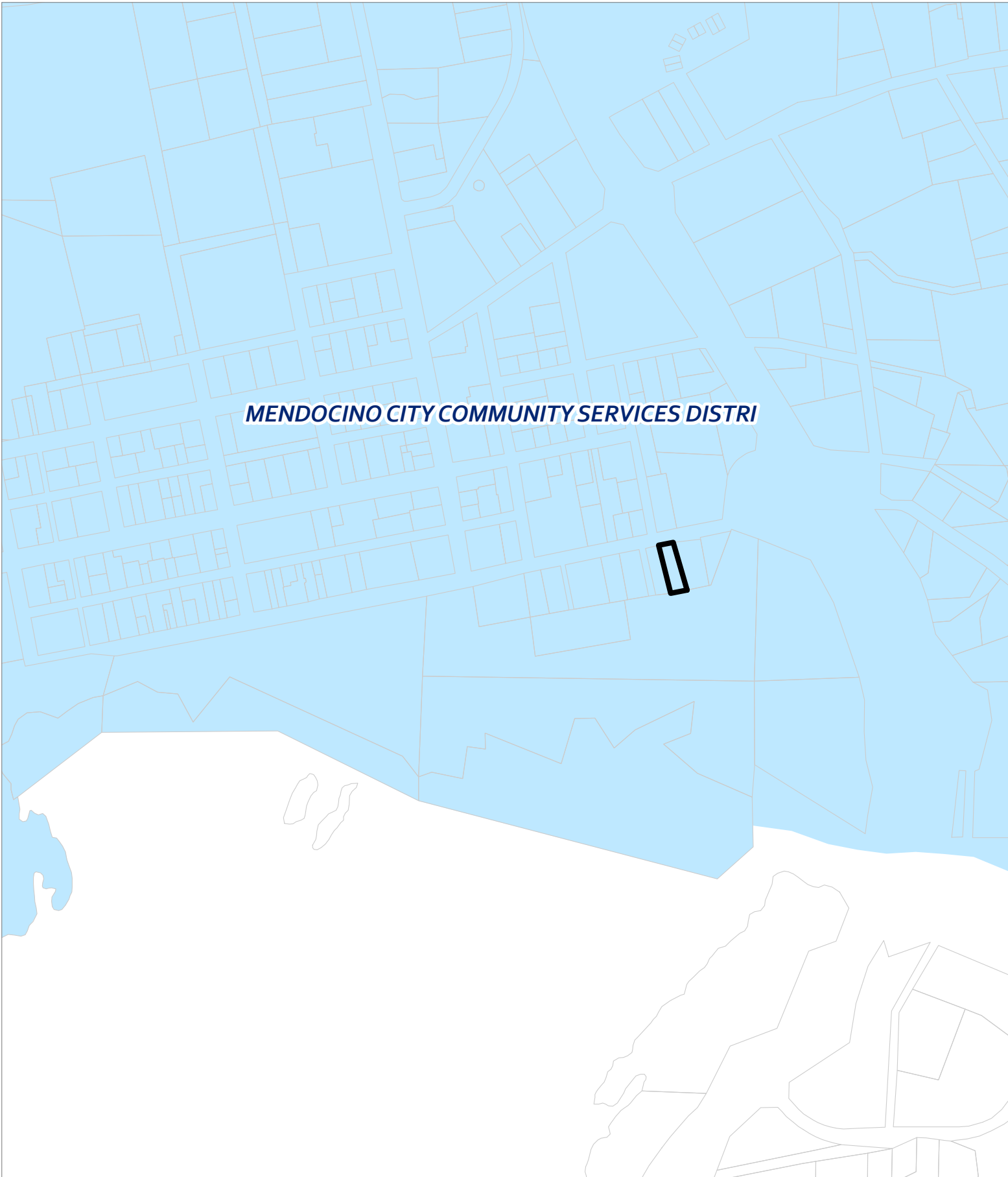
- Critical Water Areas
- Marginal Water Resources



**GROUND WATER RESOURCES**  
**ATTACHMENT X**


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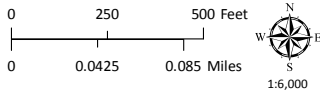
**MENDOCINO CITY COMMUNITY SERVICES DISTRI**



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019

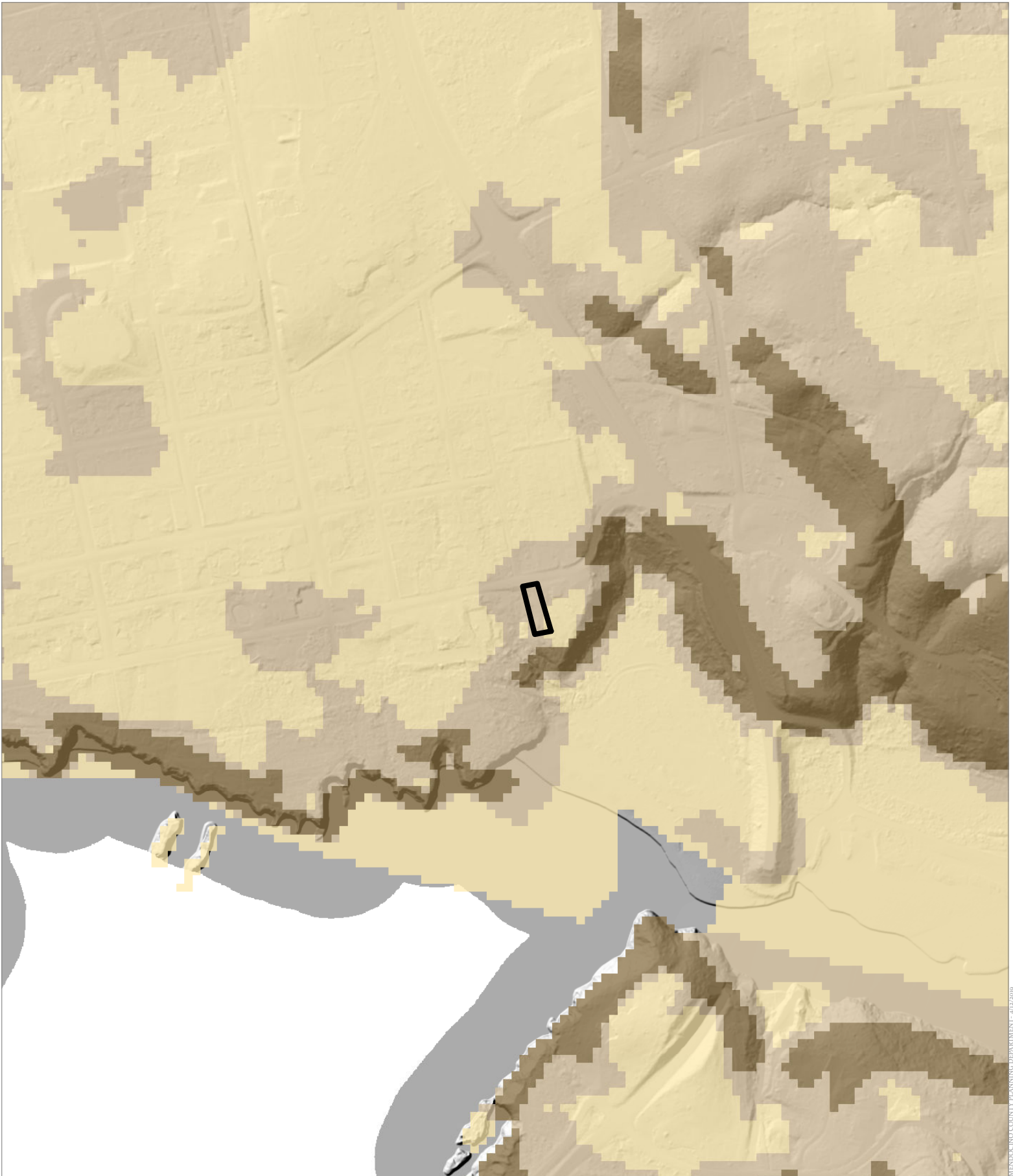
CASE: CDP 2018-0035  
OWNER: HILLESLAND, Eric & Elaine  
APN: 119-250-31  
APLCT: Eric Hillesland  
AGENT:  
ADDRESS: 44781 Main Street, Mendocino

 County Water Districts

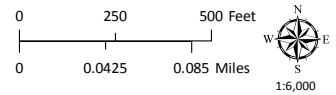
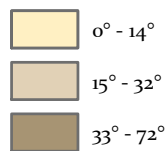


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**WATER DISTRICTS  
ATTACHMENT Y**

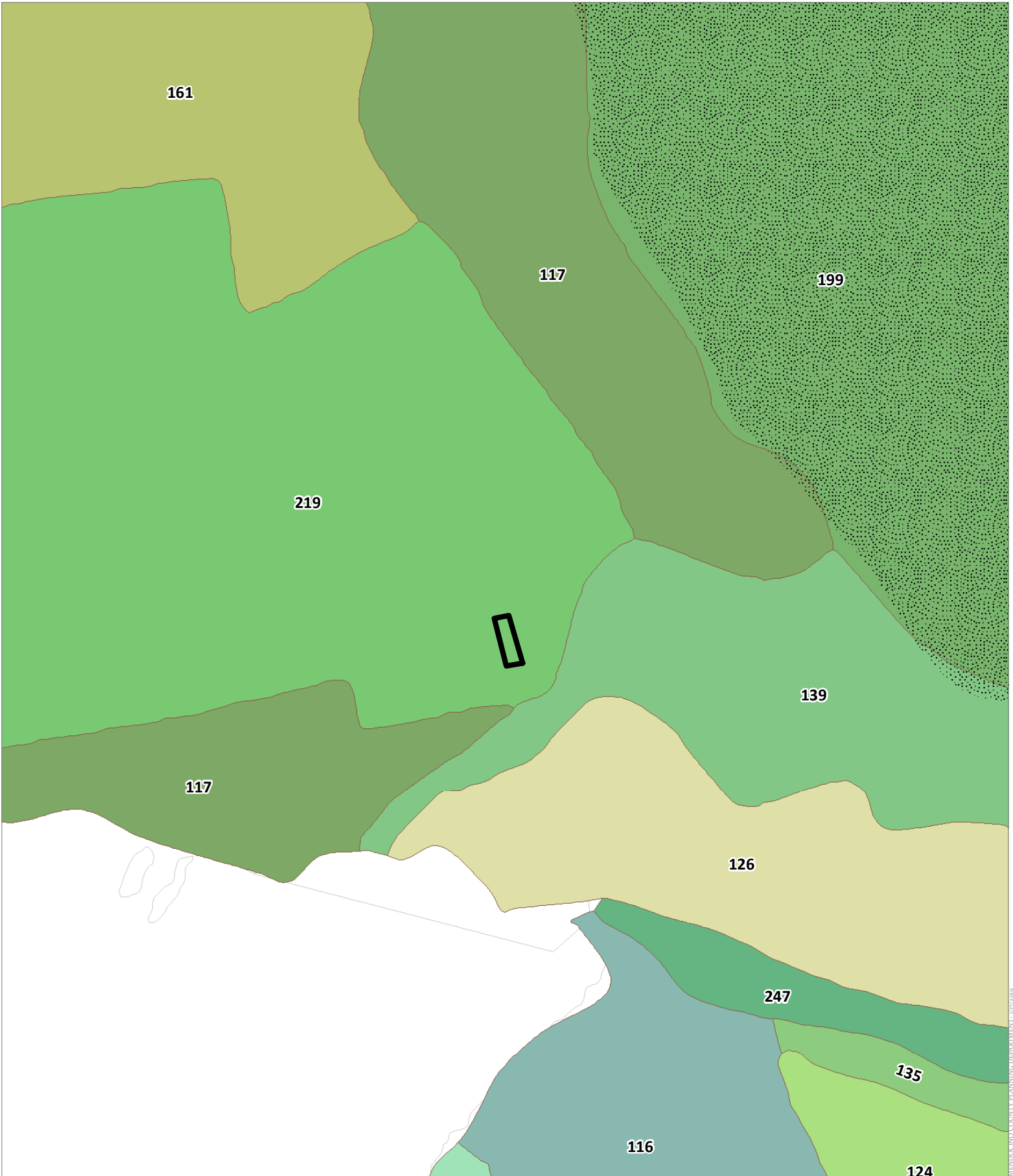


CASE: CDP 2018-0033  
 OWNER: BROWN, Judith  
 APN: 119-250-12  
 APLCT: Hank McCusker  
 AGENT: Hank McCusker  
 ADDRESS: 44861 Ukiah Street, Mendocino





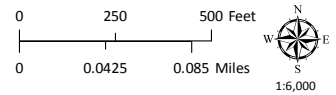
ESTIMATED SLOPE  
 ATTACHMENT Z

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2019



CASE: CDP 2018-0035  
 OWNER: HILLESLAND, Eric & Elaine  
 APN: 119-250-31  
 APLCT: Eric Hillesland  
 AGENT:  
 ADDRESS: 44781 Main Street, Mendocino

 Shinglemill-Gibney Complex  
 Western Study Soil Types



LOCAL SOILS  
 ATTACHMENT AA

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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2019