



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

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May 23, 2012

Planning - FB
Department of Transportation
Environmental Health - Ukiah
Building Inspection - Fort Bragg
Assessor
County Water Agency

Agriculture Commissioner
Trails Advisory Committee
Native Plant Society
Caltrans
Department of Forestry/ CalFire

Department of Fish and Game
Coastal Commission
RWQCB
Westport Fire District
Westport MAC

CASE#: CDUM 6-2006/2012

DATE FILED: 4/17/2012

OWNER: JACKSON GRUBE FAMILY, INC.

APPLICANT: WILLARD T. JACKSON

AGENT: SCOTT BAKER, SELLERS & CO. ARCHITECTS

REQUEST: Coastal Development Use Permit Modification revising an inn development previously approved on appeal by the Coastal Commission. The project as revised would involve the redevelopment of an inn with up to 8 rental units including a main building, renovation of the former Orca Inn into 3 rental units of 412 square feet, 249 square feet, and 240 square feet and accessory common service areas of 3,236 square feet); a cottage with 3 rental units of 915 square feet, 837 square feet and 526 square feet; converting portions of a 1,508 square foot garage to include a 1 bedroom innkeeper unit (662 square feet) and a detached bedroom (318 square feet), both to be used as occasional rentals; a ranch manager's unit of 1,737 square feet; an equipment barn of 1,121 square feet; a generator/pump shed of 240 square feet; an existing water tank (189 square feet), adjacent pump house (134 square feet), 2 existing wells, septic system, and driveway to remain. Other facets of the revision include the extension of the south eave of the equipment barn, a photovoltaic array on its south facing roof, installation of a trellis (486 square feet) and retaining wall near the 3 unit cottage, and the addition of a retaining wall at the north end of the garage structure.

LOCATION: In the Coastal Zone, 4+/- miles south of Westport, 1+/- mile north of Abalobadiah Creek, approximately 700 feet west of Highway 1, located at 31502 N. Highway 1; AP# 015-380-03, 04, 05, 015-330-13, 19, 27, 28x, 015-070-45, 49, 51, 47x, 52x.

PROJECT COORDINATOR: JOHN SPEKA

RESPONSE DUE DATE: 6/8/2012

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be forwarded to the appropriate public hearing.

You are invited to comment on any aspect of the proposed project(s). Please address any concerns or recommendations on environmental considerations and specific information regarding permits you may require to the project coordinator at the above address or submit your comments by email to pbs@co.mendocino.ca.us. 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):

- Recommend approval. The Department has no comment at this time.
- Recommend conditional approval (Suggested condition(s) attached).
- Applicant to submit additional information (Attach list of items needed).
- Recommend denial (Attach reasons for recommend denial).
- Recommend preparation of an Environmental Impact Report (Attach reasons why an EIR should be required).
- Other comments (Attach additional sheets if necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER/APPLICANT: JACKSON-GRUBE FAMILY, INC. (WILLARD T. JACKSON, PRESIDENT)

AGENT: SELLERS & CO. ARCHITECTS (ATTN: SCOTT BAKER)

REQUEST: Coastal Development Use Permit Modification revising an inn development previously approved on appeal by the California Coastal Commission. The project as revised would involve the redevelopment of an inn with up to 8 rental units including a main building (renovation of the former Orca Inn into 3 rental units of 412 square feet (sf), 249 sf and 240 sf and accessory common and service areas of 3,236 sf); a cottage with 3 rental units of 915 sf, 837 sf and 526 sf; converting portions of a 1,508 sf garage to include a 1-bedroom innkeeper unit (662 sf) and a detached bedroom (318 sf), both to be used as occasional rentals; a ranch manager's unit of 1,737 sf; an equipment barn of 1,121 sf; a generator/pump shed of 240 sf; an existing water tank (189 sf), adjacent pump house (134 sf), 2 existing wells, septic system and driveway to remain. Other facets of the revisions include the extension of the south eave of the equipment barn, a photovoltaic array on its south facing roof, installation of a trellis (486 sf) and retaining wall near the 3 unit cottage, and the addition of a retaining wall at the north end of the garage structure.

LOCATION: Within the Coastal Zone, 4± mi S of Westport, 1± N of Abalobadiah Creek, approximately 700 feet W of Hwy 1.

STREET ADDRESS: 31502 N. Hwy 1, Fort Bragg ACREAGE: 3.7± acres of a 407± acre parcel

GENERAL PLAN: RMR20:PD *1C, RL160, FL160 ZONING: RMR 20:PD *1C, RMR 20:PD:1C, RL 160, FL 160, TP 160 COASTAL ZONE: Yes

EXISTING USES: Former residence/inn, not currently in use, and grazing

SUPERVISORIAL DISTRICT: 4

TOWNSHIP: 20 N RANGE: 17 W SECTION: 20, 21, 28 & 29 USGS QUAD#: 27

RELATED CASES: PA 84-48, U 124-81, CC, 39-90, CDU 9-95, CDUM 9-95/2000, CDU 6-2006

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RMR20:PD, RL & FL	RMR 20:PD, RL & TP	300+ acres	Range and Timber
EAST:	RL & FL	RL, FL & TP	160+ acres	Range and Timber
SOUTH:	RR5, RR5(2) & RL	RR 5 (RR 2), OS & RL	2-300+ acres	Residential
WEST:	RMR20:PD & Ocean	RMR 20:PD & Ocean	1± acre & Ocean	Vacant and Ocean

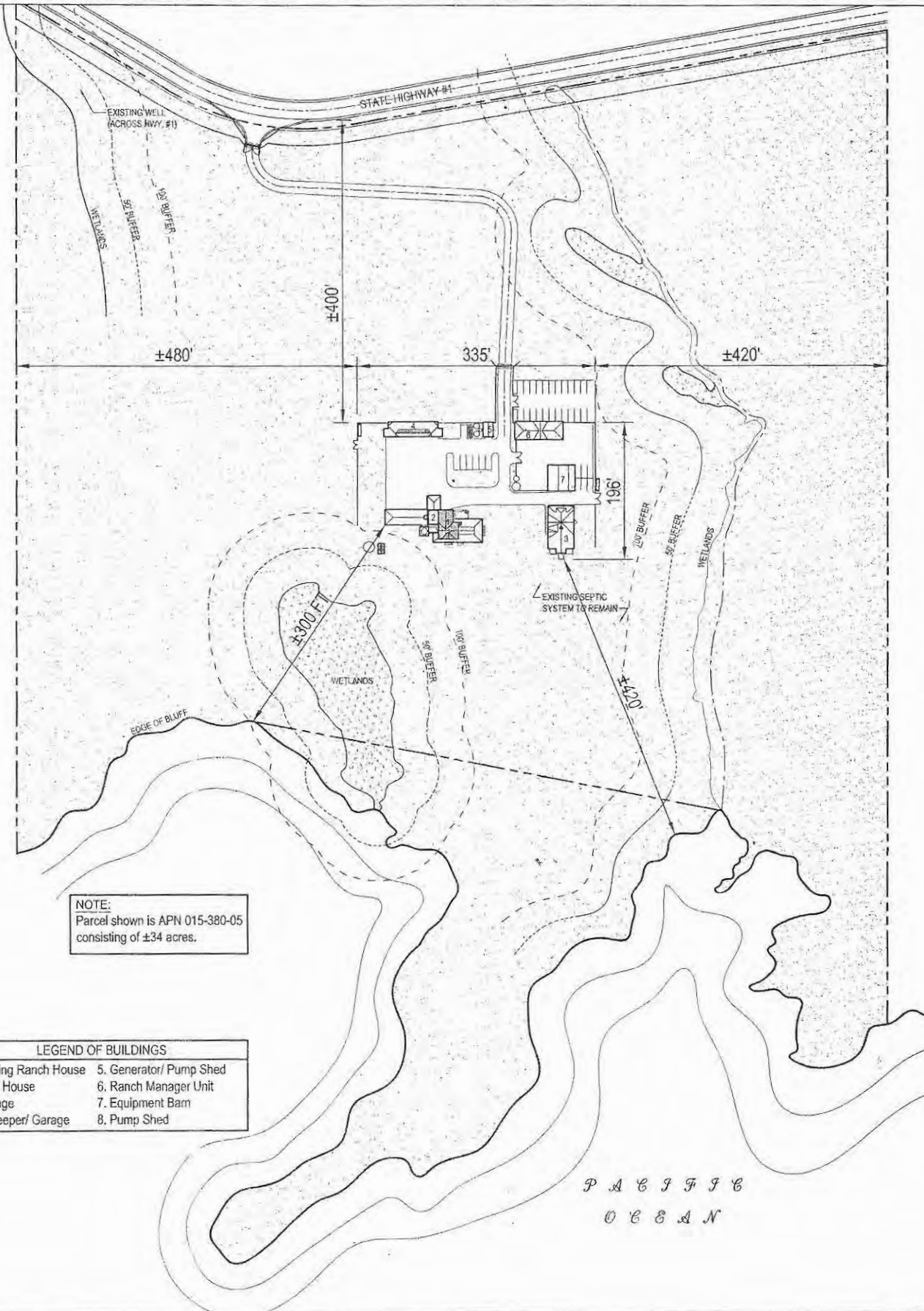
REFERRAL AGENCIES:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Planning (FB) | <input checked="" type="checkbox"/> Trails Advisory Council | <input type="checkbox"/> County Counsel |
| <input checked="" type="checkbox"/> Department of Transportation | <input checked="" type="checkbox"/> Native Plant Society | <input checked="" type="checkbox"/> Westport FD |
| <input checked="" type="checkbox"/> Environmental Health (Ukiah - FB) | <input checked="" type="checkbox"/> Caltrans | <input type="checkbox"/> State Clearinghouse |
| <input checked="" type="checkbox"/> Building Inspection (Ukiah - FB) | <input checked="" type="checkbox"/> Department of Forestry | <input type="checkbox"/> Sonoma State University |
| <input type="checkbox"/> Emergency Services | <input checked="" type="checkbox"/> Department of Fish & Game | <input type="checkbox"/> Archaeological Commission |
| <input checked="" type="checkbox"/> Assessor | <input checked="" type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> County Water Agency |
| <input checked="" type="checkbox"/> Agriculture Commissioner | <input checked="" type="checkbox"/> RWQCB | <input checked="" type="checkbox"/> Westport MAC |

ADDITIONAL INFORMATION: Several studies were required for the Coastal Commission permitting process (e.g. biological, hydrological, etc.) which would be considered adequate for the purposes of the subject request.

ASSESSOR'S PARCEL #: APN's 015-380-03; -04; -05, 015-330-13; -19; -27 and a portion of -28, 015-070-45; -49; -51; and portions of -47; -52

PROJECT COORDINATOR: John Speka PREPARED BY: JS DATE: 5/22/2012



NOTE:
Parcel shown is APN 015-380-05
consisting of ±34 acres.

LEGEND OF BUILDINGS	
1. Existing Ranch House	5. Generator/ Pump Shed
2. Main House	6. Ranch Manager Unit
3. Cottage	7. Equipment Barn
4. Innkeeper/ Garage	8. Pump Shed

PACIFIC
OCEAN

TITLE
PLOT PLAN
Scale: 1" = 200'

DATE
03.30.12



INN AT NEWPORT RANCH
Fort Bragg, California
SELLERS & COMPANY ARCHITECTS
2 Brook Road, Warren, VT 05674 T 802-486-2787 F 802-486-8881 www.sellersandcompany.com

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

See Attachment 'A'.

5. Will vegetation be removed on areas other than the building sites and roads? Yes No

Explain:

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

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>2</u>	<u>9' x 20'</u>
Number of uncovered spaces	<u>38</u>	<u>9' x 20'</u>
Number of standard spaces	<u>39</u>	<u>9' x 20'</u>
Number of handicapped spaces	<u>1</u>	<u>17' x 20'</u> (Van Accessible: 9' Space + 8' Aisle)
Existing Number of Spaces	<u>38</u>	
Proposed Additional Spaces	<u>2</u>	
Total	<u>40</u>	

8. Is any road construction or grading 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.).

Site is nearly flat, no change to existing approved grading plans.

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

A. Electricity:

- Utility Company (service exists to the parcel)
- Utility Company (requires extension of service to site: _____ feet _____ miles)
- On Site Generation - Specify: _____

B. Gas:

- Utility Company/Tank
- On Site Generation - Specify: _____
- None

C. Telephone: Yes No

18. What will be the method of sewage disposal?

- Community sewage system - Specify supplier _____
- Septic Tank
- Other - Specify: _____

19. What will be the domestic water source:

- Community water system - Specify supplier _____
- Well
- Spring
- Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?

- Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):
Adjacent properties under same ownership were resolved during Coastal Commission
proceedings to be as follows: 015-330-05, 015-330-13, 015-330-19X, 015-330-26, 015-070-45,
015-070-47X, 015-070-49X, 015-070-51X, 015-070-52X, 015-380-02, 015-380-03, 015-380-04,
015-380-06.

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
Amendment to existing on-site sewage disposal permit required from DEH.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

The existing project site includes the permitted "Inn at Newport Ranch". Through more than a decade of permitting we have amassed over 1,000 pages of various reports, studies, descriptions, permits, etc. Just some of these include biological, archaeological, hydrological, visual impact, traffic, CalTrans, CalFire, AQMD, DEH, Coastal Commission, etc. As this current proposal to amend our existing permits is almost entirely constrained to an interior conversion of the existing Garage building, we will refrain from bombarding MCPBS with all of these documents up front. Of course, we are happy to furnish any and all aforementioned documents upon request.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

The Inn site is surrounded by 1,650 acres of ranch and timber land belonging to Jackson-Grube Family, Inc. There is approximately 154 acres west of Highway #1, which is all range land, with the exception of the inn site and dedicated public access. The remainder of the property is located on the east side of Highway #1 and consists of approximately 750 acres of range land and 750 acres of timber land. All of the land on the east side of Highway #1 is in either Timber or Agricultural Preserve. The majority of the property is leased to a rancher who uses the land for his herd of cattle.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential				
Agricultural	X	X	X	X
Commercial				
Industrial				
Institutional		X		
Timberland				
Other _____ Ocean _____				X

Attachment 'B' - Project Areas (Page 2 of 2)

BUILDINGS - INTERIOR AREA (Conditioned Interior)			BUILDINGS - EXTERIOR AREA (Porches, Decks, Covered Parking)		
Category	Description	Area (SF)	Category	Description	Area (SF)
Inn - Rental Units	Unit-1 (Main House - West)	412	Inn - Rental Units	Unit-1 (Main House - West)	0
	Unit-2 (Main House - North)	249		Unit-2 (Main House - North)	0
	Unit-3 (Main House - East)	240		Unit-3 (Main House - East)	0
	Unit-4 (Cottage - 1st Flr - West)	915		Unit-4 (Cottage - 1st Flr - West)	435
	Unit-5 (Cottage - 1st Flr. - East)	837		Unit-5 (Cottage - 1st Flr. - East)	94
	Unit-6 (Cottage - 2nd Flr.)	526		Unit-6 (Cottage - 2nd Flr.)	160
	Total Rental Unit Interior Area	3,179		Total Rental Unit Exterior Area	689
Inn - Common Areas	Activities Area	1,030	Inn - Common Areas	Main Porch	927
	Kitchen, Living, Dining	1,099		North Porch	200
	Vestibule	118		Porte Cochere	248
	Mud Room	93		West Deck	319
	Accessible Bathroom	58			
	Entry Hall	306			
	Stair Hall	105			
	Upper Hall	117			
	Laundry	55			
	Total Common Interior Area	2,981		Total Common Exterior Area	1,694
Inn - Service Areas	Caterer Kitchen	255	Inn - Service Areas	Garage	528
	Basement - Main House	1,352		Wood Storage Trellis	270
	Basement - Cottage	1,960			
	Innkeeper Unit	662			
	Innkeeper Guest Bedroom	318			
Total Service Interior Area	4,547	Total Service Exterior Area	798		
	SUB-TOTAL: INN	10,707		SUB-TOTAL: INN	3,181
Ranch Operations	Ranch Mgr. Unit	1,737	Ranch Operations	Ranch Mgr. Unit	69
	Equipment Barn	1,121		Equipment Barn	148
	Pump Shed	240		Pump Shed	0
				Tank	188
			Pump House	134	
	Total Ranch Operations Area	3,098		Total Ranch Operations Area	539
	SUB-TOTAL: RANCH	3,098		SUB-TOTAL: RANCH	539
TOTAL	Buildings - Interior Area	13,805	TOTAL	Buildings - Exterior Area	3,720

PROPOSED Gross Floor Area (Interior + Exterior) 17,525

Note: Items that are proposed revisions from existing approved plans are highlighted in yellow.

Attachment 'B' - Project Areas (Page 1 of 2)

BUILDINGS - INTERIOR AREA (Conditioned Interior)		
Category	Description	Area (SF)
Inn - Rental Units	Unit-1 (Main House - West)	412
	Unit-2 (Main House - North)	249
	Unit-3 (Main House - East)	240
	Unit-4 (Cottage - 1st Flr - West)	915
	Unit-5 (Cottage - 1st Flr. - East)	837
	Unit-6 (Cottage - 2nd Flr.)	526
	Total Rental Unit Interior Area	3,179
Inn - Common Areas	Activities Area	1,030
	Kitchen, Living, Dining	1,099
	Vestibule	118
	Mud Room	93
	Accessible Bathroom	58
	Entry Hall	306
	Stair Hall	105
	Upper Hall	117
	Laundry	55
	Total Common Interior Area	2,981
Inn - Service Areas	Caterer Kitchen	255
	Basement - Main House	1,352
	Basement - Cottage	1,960
	Total Service Interior Area	3,567
SUB-TOTAL: INN		9,727
Ranch Operations	Ranch Mgr. Unit	1,737
	Equipment Barn	1,145
	Pump Shed	240
	Total Ranch Operations Area	3,122
SUB-TOTAL: RANCH		3,122
TOTAL	Buildings - Interior Area	12,849

BUILDINGS - EXTERIOR AREA (Porches, Decks, Covered Parking)		
Category	Description	Area (SF)
Inn - Rental Units	Unit-1 (Main House - West)	0
	Unit-2 (Main House - North)	0
	Unit-3 (Main House - East)	0
	Unit-4 (Cottage - 1st Flr - West)	435
	Unit-5 (Cottage - 1st Flr. - East)	94
	Unit-6 (Cottage - 2nd Flr.)	160
	Total Rental Unit Exterior Area	689
Inn - Common Areas	Main Porch	927
	North Porch	200
	Porte Cochere	248
	West Deck	319
Total Common Exterior Area	1,694	
Inn - Service Areas	Garage	1,508
	Total Service Exterior Area	1,508
SUB-TOTAL: INN		3,891
Ranch Operations	Ranch Mgr. Unit	69
	Equipment Barn	0
	Pump Shed	0
	Tank	188
	Pump House	134
Total Ranch Operations Area	391	
SUB-TOTAL: RANCH		391
TOTAL	Buildings - Exterior Area	4,282

EXISTING Gross Floor Area (Interior + Exterior)

17,131