



**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  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

November 27, 2018

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

Department of Forestry/ CalFire  
Coastal Commission  
Mendocino Historical Review Board  
MCCSD Sewer District  
Mendocino Fire District

Mendocino School District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo

**CASE#:** CDP\_2018-0026

**DATE FILED:** 10/11/2018

**OWNER:** DENISE J. MCNICOL TTEE

**AGENT:** DEBRA LENNOX

**REQUEST:** Standard Coastal Development Permit request, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow one additional Visitor Serving Unit at the Headlands Inn where 6 units are currently allowed.

**LOCATION:** 10453 Howard St. (CR 408), Mendocino (APN: 119-250-43).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**RESPONSE DUE DATE:** December 11, 2018

**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](mailto: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 \_\_\_\_\_

**OWNER:** MCNICOL DENISE J TTEE**AGENT:** DEBRA LENNOX**REQUEST:** Standard Coastal Development Permit request, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow one additional Visitor Serving Unit at the Headlands Inn where 6 units are currently allowed.**LOCATION:** 10453 Howard St. (CR 408), Mendocino (APN: 119-250-43).**ACREAGE:** 0.33 acre**GENERAL PLAN:** Commercial (C:U)**ZONING:** MC:12K**COASTAL ZONE:** YES**EXISTING USES:** Inn**SUPERVISORIAL DISTRICT:** 5**TOWNSHIP:** 17N**RANGE:** 17W**SECTION:** 30T**USGS QUAD#:****RELATED CASES ON SITE:****RELATED CASES IN VICINITY:**

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
<b>NORTH:</b>	Commercial	Mendocino Commercial	0.27 acre	Commercial
<b>EAST:</b>	Mixed Use	Mendocino Mixed Use	0.37 acre	Visitor Serving
<b>SOUTH:</b>	Public Facilities	Mendocino Public Facilities	0.24 acre	Open Space
<b>WEST:</b>	Commercial	Mendocino Commercial	0.23 acre	Visitor Serving

**REFERRAL AGENCIES:**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Planning (Ukiah)             | <input type="checkbox"/> Trails Advisory Council             | <input type="checkbox"/> CHP                                  |
| <input checked="" type="checkbox"/> Department of Transportation | <input type="checkbox"/> Native Plant Society                | <input type="checkbox"/> MTA                                  |
| <input checked="" type="checkbox"/> Environmental Health (FB)    | <input type="checkbox"/> State Clearinghouse                 | <input type="checkbox"/> County Addresser                     |
| <input checked="" type="checkbox"/> Building Inspection (FB)     | <input type="checkbox"/> Caltrans                            | <input type="checkbox"/> LAFCO                                |
| <input type="checkbox"/> Emergency Services                      | <input checked="" type="checkbox"/> CalFire                  | <input type="checkbox"/> Gualala MAC                          |
| <input checked="" type="checkbox"/> Assessor                     | <input type="checkbox"/> Department of Fish & Game           | <input type="checkbox"/> Laytonville MAC                      |
| <input type="checkbox"/> Farm Advisor                            | <input checked="" type="checkbox"/> Coastal Commission       | <input checked="" type="checkbox"/> MHRB                      |
| <input type="checkbox"/> Forestry Advisor                        | <input type="checkbox"/> Division of Mines & Geology         | <input checked="" type="checkbox"/> Mendocino School District |
| <input type="checkbox"/> Air Quality Management District         | <input type="checkbox"/> Department of Health Services       | <input checked="" type="checkbox"/> MCCSD Sewer District      |
| <input type="checkbox"/> County Water Agency                     | <input type="checkbox"/> Department of Conservation          | <input checked="" type="checkbox"/> Mendocino Fire District   |
| <input checked="" type="checkbox"/> Cloverdale Rancheria         | <input checked="" type="checkbox"/> Redwood Valley Rancheria | <input checked="" type="checkbox"/> Sherwood Valley Rancheria |

**ADDITIONAL INFORMATION:**

The property owner seeks to increase the allowed number of lodging units from 6 to 7 at the Headlands Inn, a site with an asterisk (\*) combining designation for a Visitor Serving Facility land use type. Attached are plot plans, floor plans, and elevations.

Contact the project coordinator via 707-234-2888 or [cherryj@mendocinocounty.org](mailto:cherryj@mendocinocounty.org)

**ASSESSOR'S PARCEL #:** 119-250-43-00**PROJECT COORDINATOR:** JULIANA CHERRY **PREPARED BY:** J CHERRY **DATE:** 11/16/2018

## ENVIRONMENTAL DATA

COUNTY WIDE	
Yes	No
NO	
	1. <b>Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____</b>
NO	2. <b>Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____</b>
NO / NO	3. <b>Within/Adjacent to Agriculture Preserve / Timberland Production</b>
NO	4. <b>Within/Near Hazardous Waste Site</b>
YES	5. <b>Natural Diversity Data Base</b>
NO	6. <b>Airport CLUP Planning Area – ALUC#_____</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	7. <b>Adjacent to State Forest/Park/Recreation Area.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	8. <b>Adjacent to Equestrian/Hiking Trail.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	9. <b>Hazard/Landslides Map</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	10. <b>Require Water Efficient Landscape Plan.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	11. <b>Biological Resources/Natural Area Map.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	12. <b>Fire Hazard Severity Classification:</b> <input checked="" type="checkbox"/> <b>LRA</b> <input checked="" type="checkbox"/> <b>SRA-CDF#</b> Moderate Fire Hazard. Mendocino Fire Protection District. See attachment Fire Hazard Zones & Responsibility Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	13. <b>Soil Type(s)/Pygmy Soils.</b> Western Soil 219. See attachment Local Soils
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	14. <b>Wild and Scenic River.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	15. <b>Specific Plan Area.</b> Town of Mendocino
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16. <b>State Permitting Required/State Clearinghouse Review</b> California Coastal Commission. Department of Forestry and Fire Protection.
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	17. <b>Oak Woodland Area</b>
COASTAL ZONE	
Yes	No
NO	
	16. <b>Exclusion Map.</b>
Critical	
	17. <b>Coastal Groundwater Study Zone.</b> MCCSD letter establishes proposed land use has access to a sufficient ground water supply See attached Ground Water Resources
Yes	
	18. <b>Highly Scenic Area/Special Communities.</b> Town of Mendocino
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	19. <b>Land Capabilities/Natural Hazards Map.</b> See attached Land Capabilities & Natural Hazards
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	20. <b>Habitats/ESHA/Resources Map.</b> See attached LCP Habitats & Resources
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	21. <b>Appealable Area/Original Jurisdiction Map.</b> Permitted Use Type. See attachment Appealable Areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	22. <b>Blayney-Dyett Map.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	23. <b>Ocean Front Parcel (Blufftop Geology).</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	24. <b>Adjacent to beach/tidelands/submerged land/Public Trust Land.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	25. <b>Noyo Harbor/Albion Harbor.</b>



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November 2, 2018

Debra Lennox  
PO Box 798  
Mendocino, CA 95460

RE: CDP 2018-0026 Application Headlands Inn, 10453 Howard Street and APN 119-250-43

Dear Ms. Lennox,

Thank you for filing a coastal development permit application on October 11, 2018 in response to the 2017 Mendocino Town Plan implementation measure 6.7 *Visitor Serving Facility Lodging Unit Allocation* that references procedures listed in MTZC Section 20.684.030(H). 10453 Howard Street is located within the Mendocino Commercial District with a VSF-asterisk combining district. Mendocino Town Plan Appendix 2 lists 6 visitor serving units allowed at the Headlands Inn.

CDP 2018-0026 proposes to increase the allowed unit count to 7. The drawings submitted show one residence; one garage; one inn with six units, kitchen, laundry, and lounge; and one detached cottage. In compliance with MTZC Section 20.684.030(H)(3), CDP 2018-0026 proposes to obtain a valid coastal development permit for the detached 438-square-foot cottage, which would become an additional visitor serving unit at the Headlands Inn.

CDP\_2018-0026 application is complete as filed. During November, the application will be distributed to agencies for their comments. As no exterior alterations are proposed, the proposed additional visitor serving unit would be exempt from MHRB Review. Please be advised that after environmental analysis and responding agencies comments, additional items may be required. You will be notified if any additional information is required. Please note that pursuant with MTZC Section 20.720.030(A)(4), if the application is not completed by the applicant within one year of original receipt of the application, it will be deemed withdrawn. A new application may be submitted.

I am available to assist with questions. Please contact me via [cherryj@mendocinocounty.org](mailto:cherryj@mendocinocounty.org) or 707-234-2888.

Cordially yours,

Juliana Cherry  
Planner III

cc: File CDP 2018-0026  
Denise McNicol, PO Box 132, Mendocino, CA 95460



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**DEPT OF PLANNING AND BUILDING SERVICES**  
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 FORT BRAGG, CA 95437  
 Telephone: 707-964-5379  
 FAX: 707-961-2427  
 pbs@co.mendocino.ca.us  
 www.co.mendocino.ca.us/planning



Case No(s)	CDP-2018-0026
CDF No(s)	
Date Filed	10-11-2018
Fee	\$6233.00
Receipt No.	PRJ-023613
Received by	Juliana Cherry
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Denise J. McNicol  
 Mailing Address PO Box 132  
 City Mendocino State CA Zip Code 95460 Phone (707) 813-7634

### PROPERTY OWNER

Name \_\_\_\_\_  
 Mailing Address S/A  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

### AGENT

Name Debra Hennox  
 Mailing Address PO Box 798  
 City Mendocino State CA Zip Code 95460 Phone 813-7886  
dblennox@mcn.org

### PARCEL SIZE

.33

☐ Square feet  
☒ Acres

### STREET ADDRESS OF PROJECT

10453 Howard St., Mendocino, CA.

### ASSESSOR'S PARCEL NUMBER(S)

APN 119 250 43

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

Debra Hennox 10-11-18  
 Signature of Applicant/Agent Date

[Signature] 10-11-18  
 Signature of Owner Date

# 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.

Documentation of existing guest unit (VSF) (438 SF)  
Identification of additional existing unit

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		

N/A

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: 884 SF RES + 3881<sup>SF</sup> COMM  
 Estimated employees per shift: 1-2  
 Estimated shifts per day: 2  
 Type of loading facilities proposed: N/A

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

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.

Main inn with 6 rooms 3443 SF

Existing Cottage 438 SF

Residence 676 SF

1 car garage 208 SF

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 12 feet.

8. Lot area (within property lines): .33 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2562</u> square feet	<u>N/A</u> square feet	<u>          </u> square feet
Paved area	<u>          </u> square feet	<u>N/A</u> square feet	<u>          </u> square feet
Landscaped area	<u>11595</u> square feet	<u>N/A</u> square feet	<u>          </u> square feet
Unimproved area	<u>          </u> square feet	<u>          </u> square feet	<u>          </u> square feet

GRAND TOTAL: 14157 ± square feet  
(Should equal gross area of parcel)

10. Gross floor area: 4765 SF square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 6 Proposed 1 Total 7

Number of covered spaces	<u>0</u>	Size <u>          </u>
Number of uncovered spaces	<u>          </u>	Size <u>          </u>
Number of standard spaces	<u>          </u>	Size <u>          </u>
Number of handicapped spaces	<u>          </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.

Front & back porch lights

14. What will be the method of sewage disposal?

- ☒ Community sewage system, specify supplier MCCSD  
☐ 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from:  A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?  A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No

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



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

September 13, 2018

County of Mendocino

Planning and Building Department

120 West Fir Street

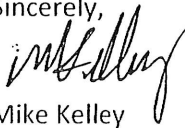
Fort Bragg, CA 95437

RE: 10453 Howard St., APN 119-250-43

Dear Planning and Building Department:

The property located at the above-mentioned address has established sewer use and Groundwater Extraction for a Commercial Visitor Accommodation-Inn with seven sleeping units without kitchens and one manager's residence.

Sincerely,



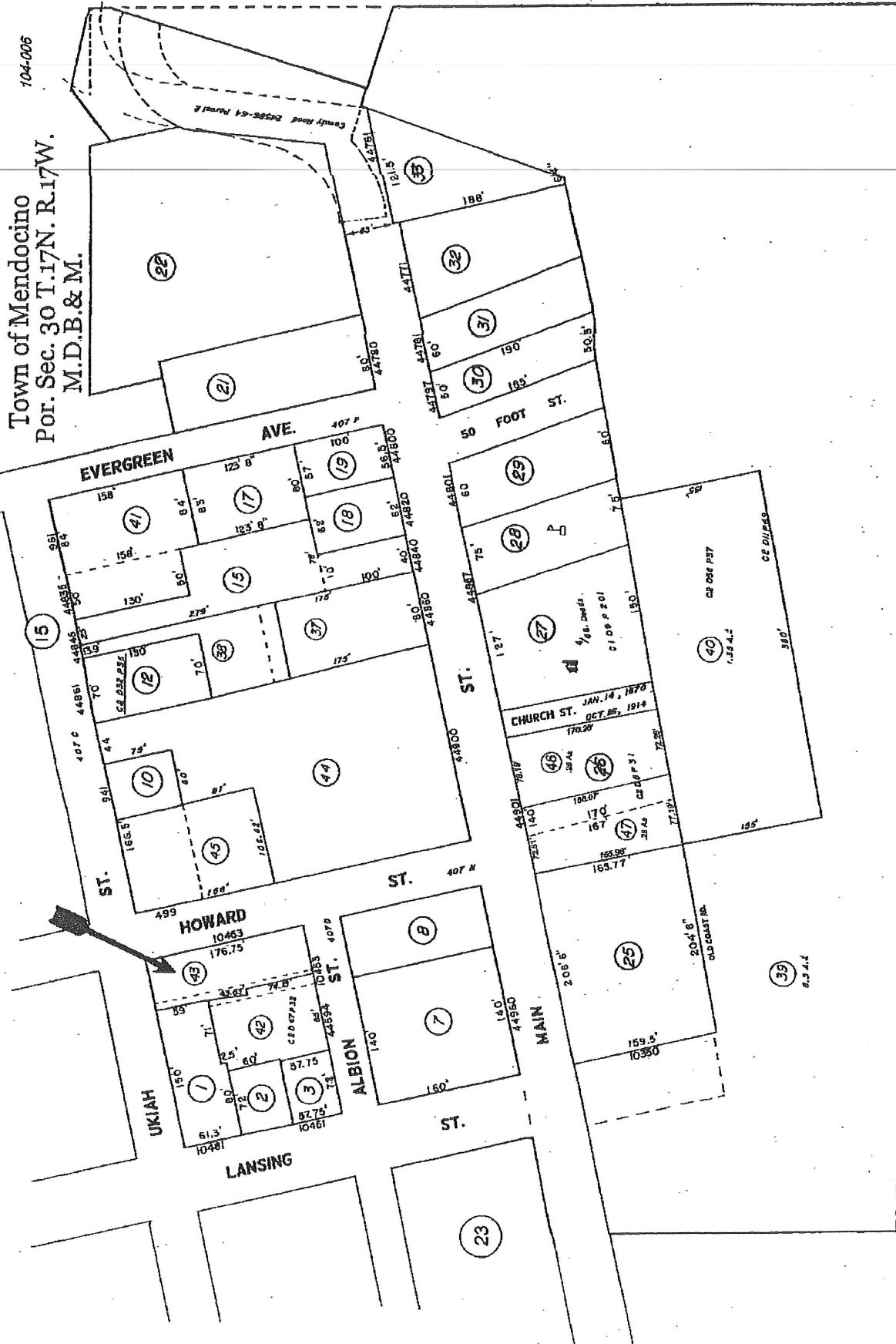
Mike Kelley  
District Superintendent

119-25



104-006

Town of Mendocino  
Por. Sec. 30 T.17N. R.17W.  
M.D.B. & M.



MAY 10 2007

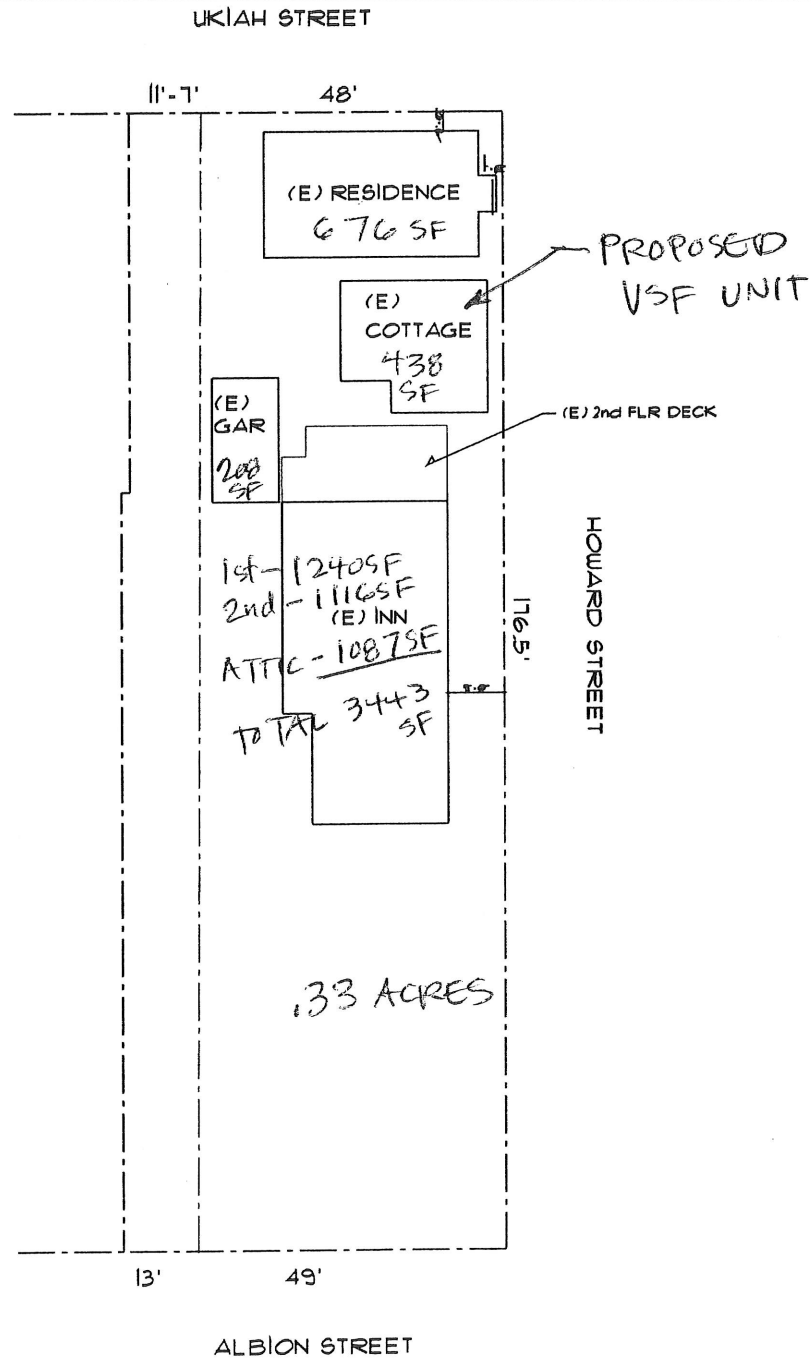
Assessor's Map  
County of Mendocino, Calif.  
Initiated March 13, 2007

NOTE: This map was prepared for assessment purposes only.  
No liability is assumed for the data delineated hereon.

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

# HEADLANDS INN

for Denise McNicol  
10453 HOWARD ST MENDOCINO CA

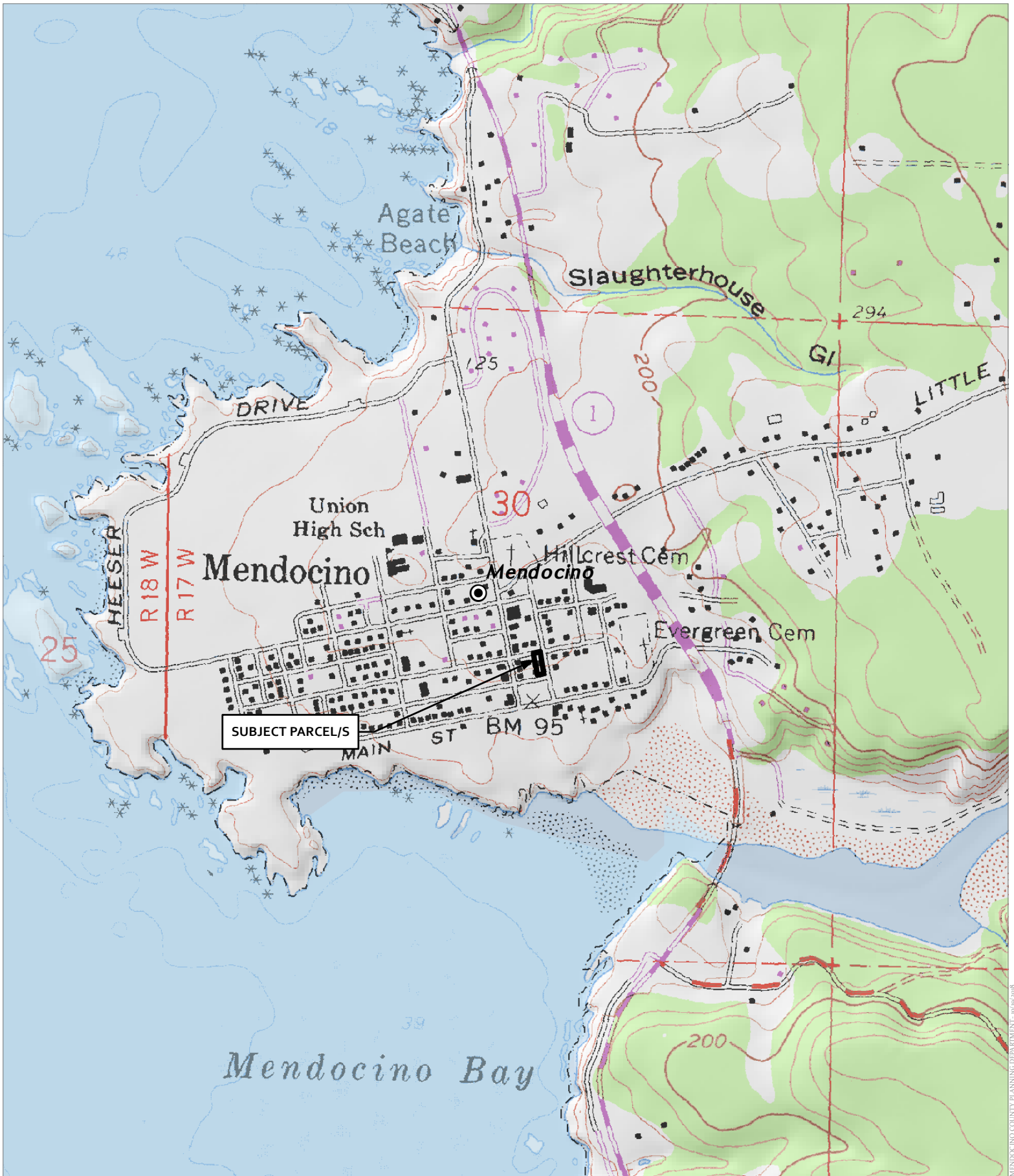


## PLOT PLAN

1" = 30'-0"







CASE: CDP 2018-0026  
 OWNER: McNICOL, Denise  
 APN: 119-250-43  
 APLCT: Denise J. McNicol  
 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard 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**

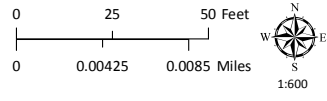




MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

CASE: CDP 2018-0026  
OWNER: McNICOL, Denise  
APN: 119-250-43  
APLCT: Denise J. McNicol  
AGENT: Debra Lennox  
ADDRESS: 10453 Howard Street, Mendocino

Public Roads



AERIAL IMAGERY

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## PROJECT DESCRIPTION

CONVERT EXISTING NON-CONFORMING  
GUEST COTTAGE INTO 7th VSF UNIT

### ZONING:

MENDOCINO HISTORICAL DISTRICT  
ZONING: MC

### SITE & BLDG INFO:

WATER: WELL  
SEWER: MCCSD  
BUILDING TYPE: CLASS V

## AREA ANALYSIS

### EXISTING RESIDENTIAL:

RESIDENCE.....676 SF  
GARAGE.....208 SF  
TOTAL RESIDENTIAL.....884 SF

### EXISTING COMMERCIAL:

INN FIRST FLOOR.....1240 SF  
INN SECOND FLOOR.....1116 SF  
INN ATTIC FLOOR.....1087 SF  
INN TOTAL.....3443 SF

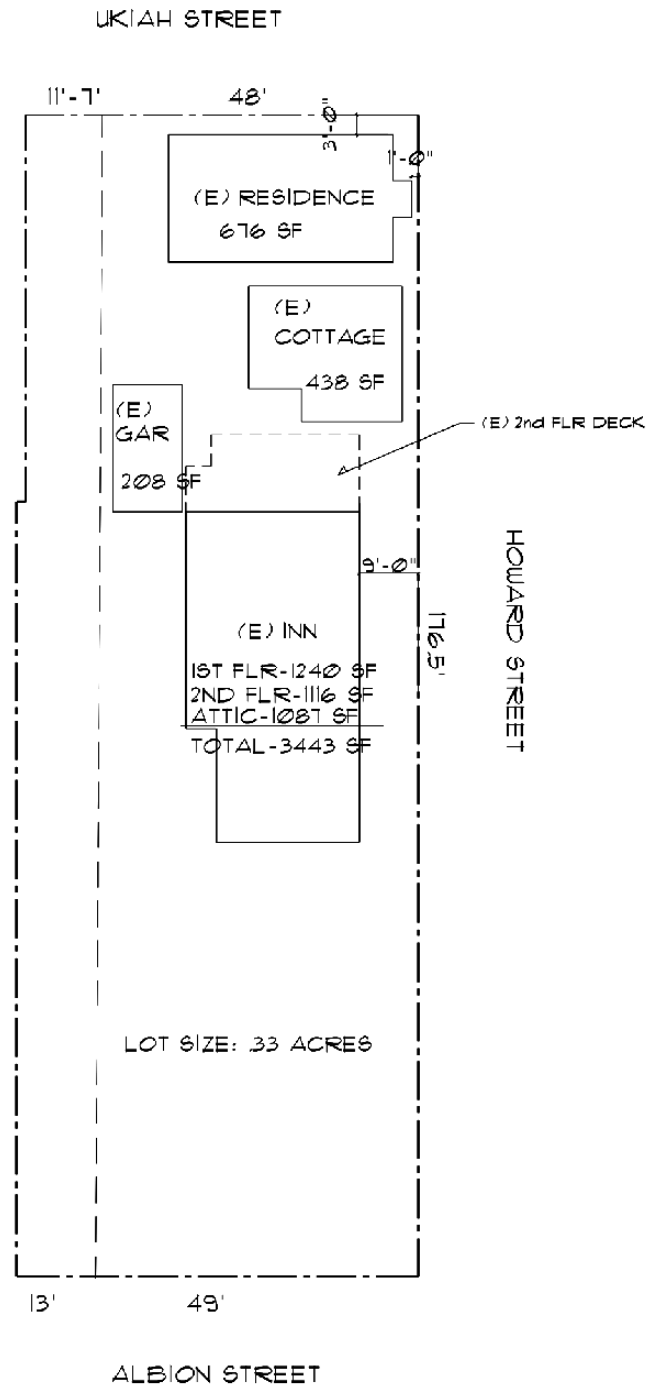
### PROPOSED COMMERCIAL:

EXISTING COTTAGE.....438 SF  
TOTAL COMMERCIAL.....3881 SF

## INDEX OF DRAWINGS

### ARCHITECTURAL

- A1 PLOT PLAN & PROJECT INFORMATION
- A2 EXISTING INN FLOOR PLANS
- A3 EXISTING COTTAGE PLANS & ELEVATIONS



## EXISTING PLOT PLAN

SCALE: 1/16" = 1'-0"

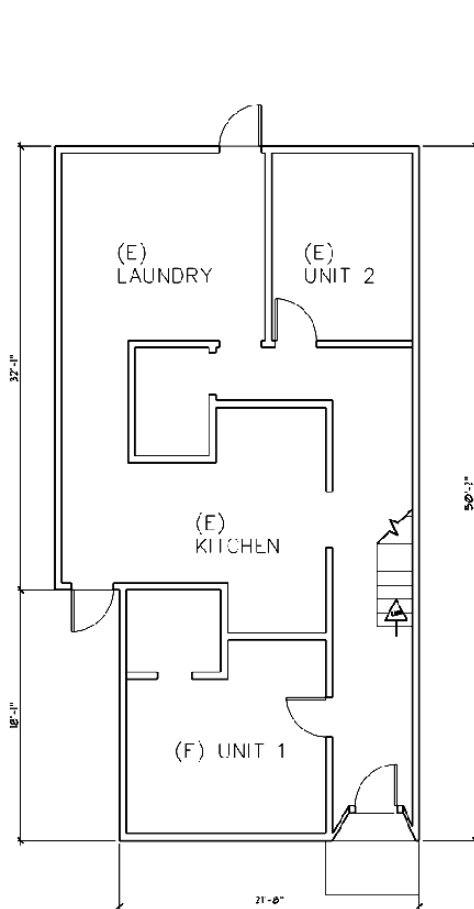
NOTE: SITE PLAN INFO PROVIDED BY OWNER

CASE: CDP 2018-0026  
OWNER: McNICOL, Denise  
APN: 119-250-43  
APLCT: Denise J. McNicol  
AGENT: Debra Lennox  
ADDRESS: 10453 Howard Street, Mendocino

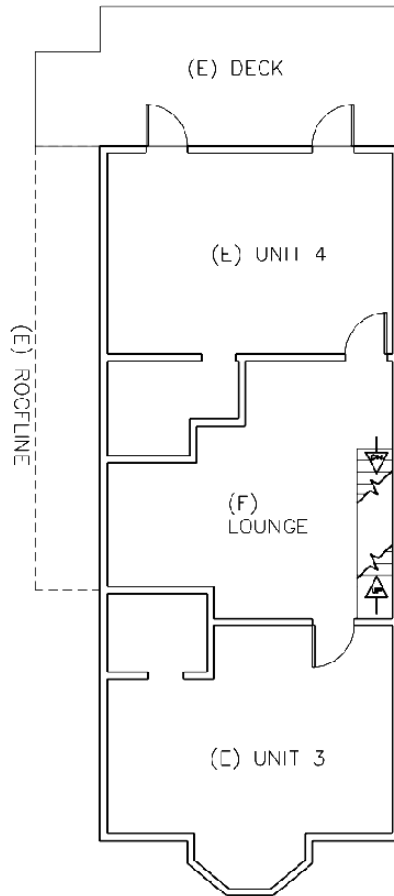
NO SCALE

VSF PLOT PLAN

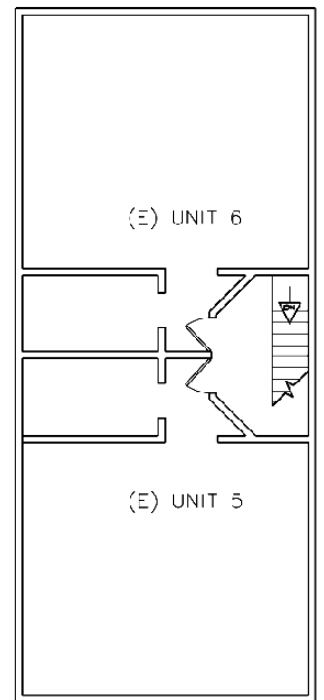
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
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(E) INN FIRST FLOORPLAN  
1240 SF



(E) INN SECOND FLOORPLAN  
1116 SF

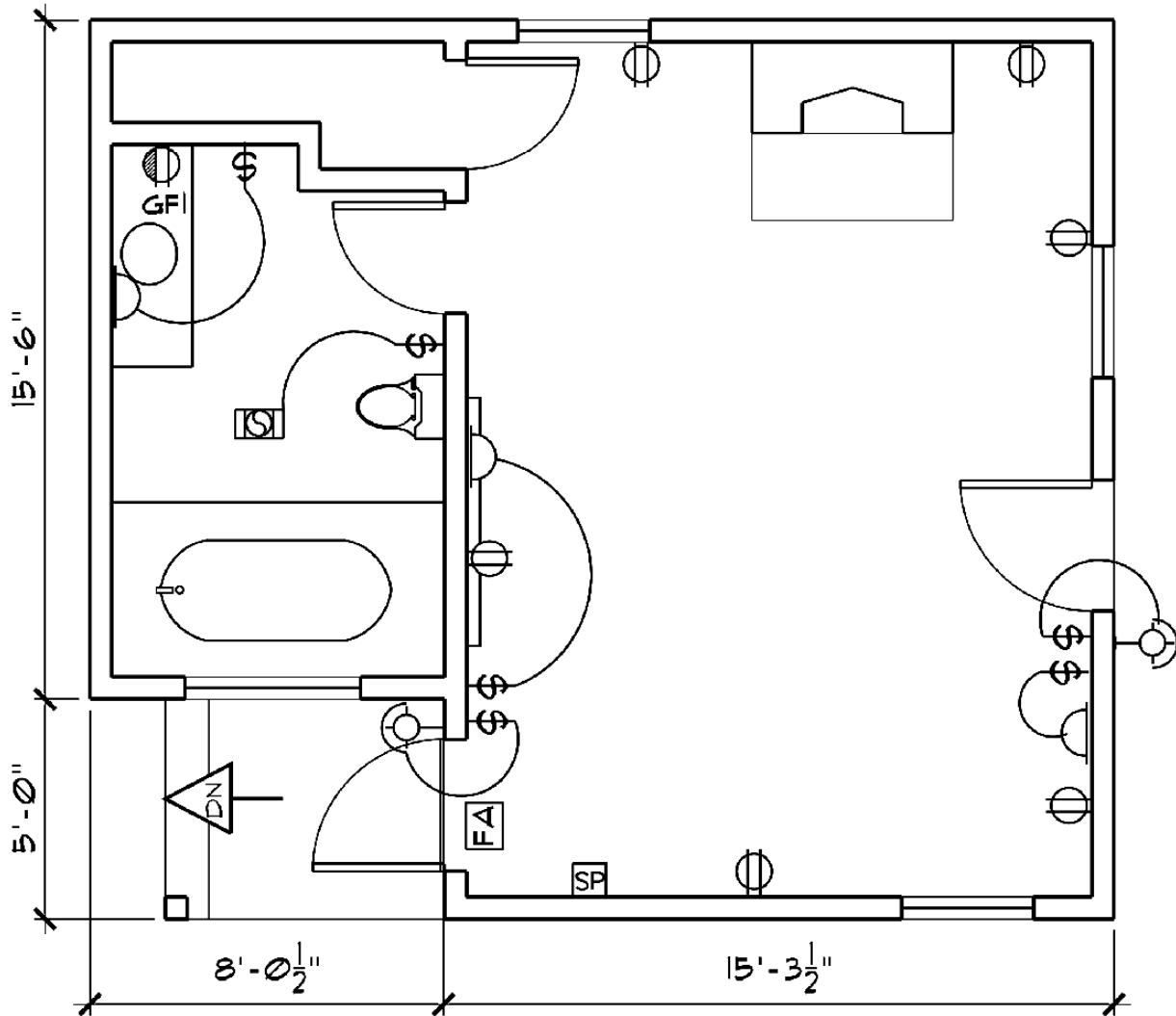


(E) INN THIRD FLOORPLAN  
1087 SF



## EXISTING INN UNITS FLOORPLANS

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



## (E) COTTAGE PLAN 438 SF

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

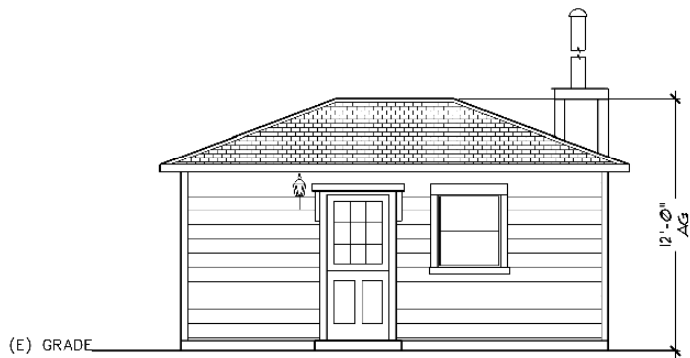
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

CASE: CDP 2018-0026  
 OWNER: McNICOL, Denise  
 APN: 119-250-43  
 APLCT: Denise J. McNicol  
 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard Street, Mendocino

NO SCALE

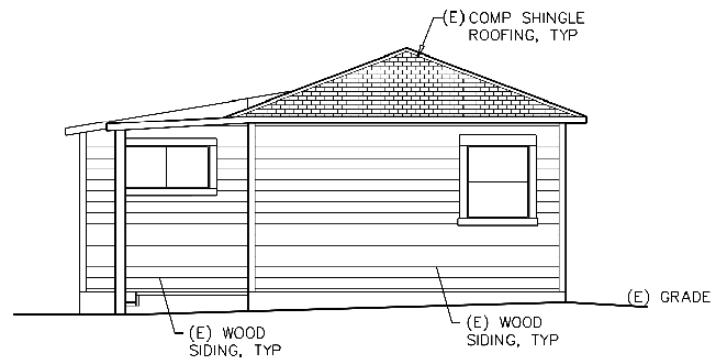
COTTAGE FLOOR PLAN

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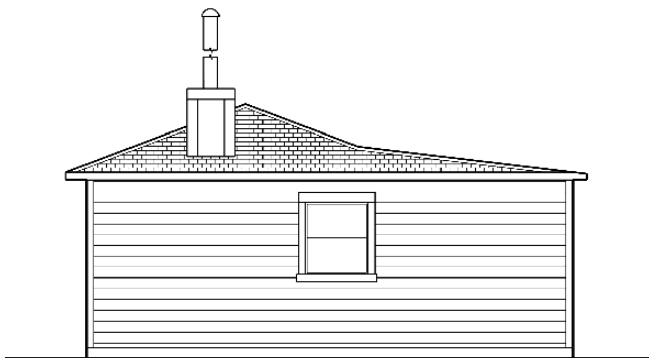
**(E) EAST COTTAGE ELEVATION**

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



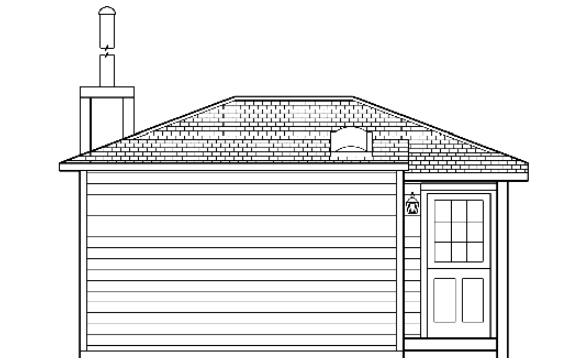
**(E) SOUTH COTTAGE ELEVATION**

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



**(E) NORTH COTTAGE ELEVATION**

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



**(E) WEST COTTAGE ELEVATION**

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

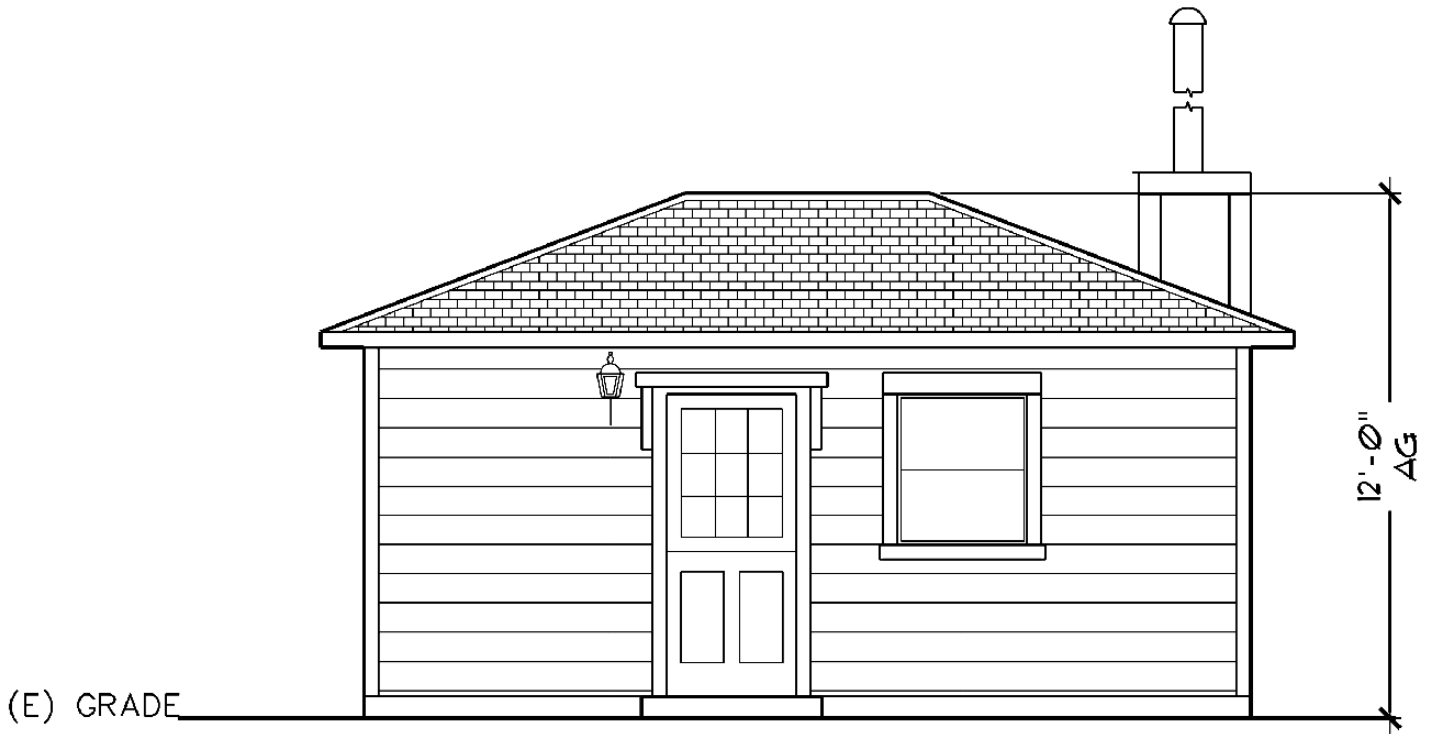
CASE: CDP 2018-0026  
 OWNER: McNICOL, Denise  
 APN: 119-250-43  
 APLCT: Denise J. McNicol  
 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard Street, Mendocino

**NO SCALE**

**COTTAGE ELEVATIONS**

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## (E) EAST COTTAGE ELEVATION

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

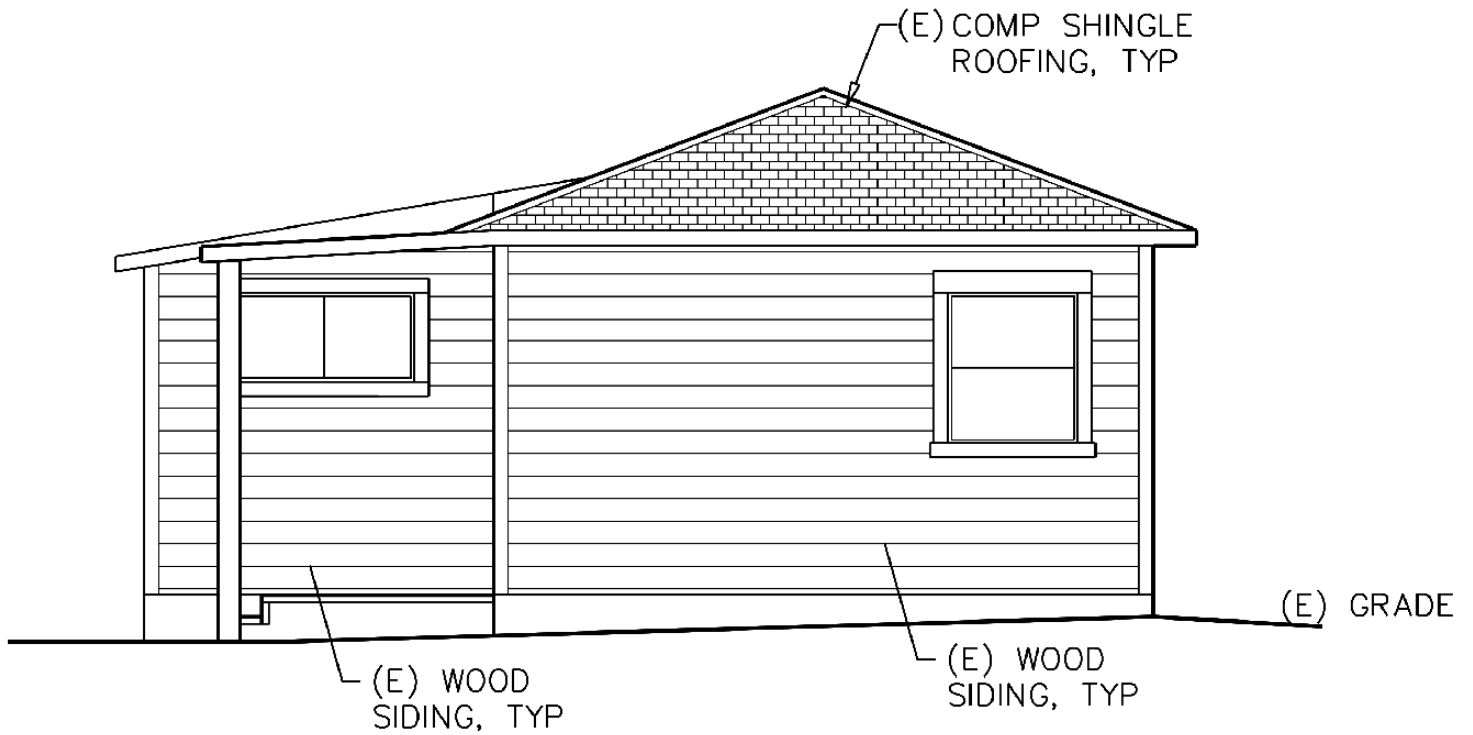
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

CASE: CDP 2018-0026  
 OWNER: McNICOL, Denise  
 APN: 119-250-43  
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 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard Street, Mendocino

NO SCALE

COTTAGE ELEVATIONS

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## (E) SOUTH COTTAGE ELEVATION

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

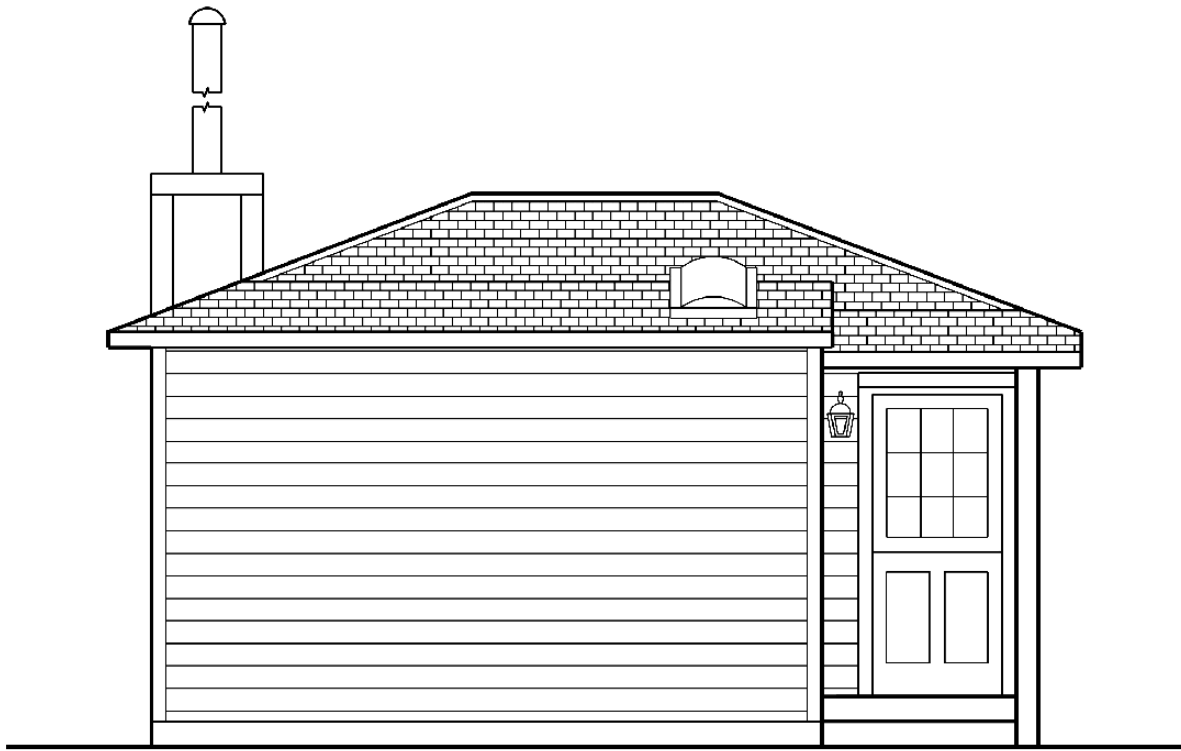
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

CASE: CDP 2018-0026  
 OWNER: McNICOL, Denise  
 APN: 119-250-43  
 APLCT: Denise J. McNicol  
 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard Street, Mendocino

**NO SCALE**

**COTTAGE ELEVATIONS**

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## (E) WEST COTTAGE ELEVATION

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

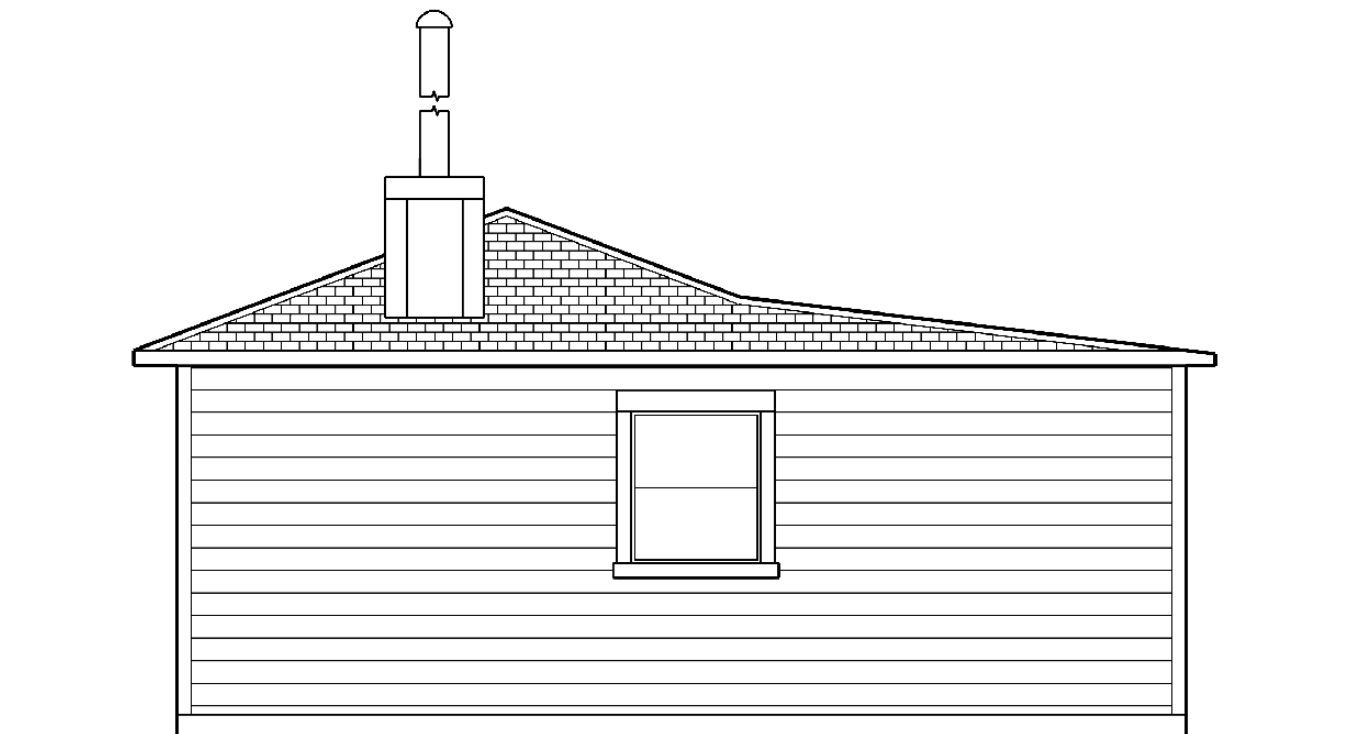
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

CASE: CDP 2018-0026  
 OWNER: McNICOL, Denise  
 APN: 119-250-43  
 APLCT: Denise J. McNicol  
 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard Street, Mendocino

**NO SCALE**

**COTTAGE ELEVATIONS**

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## (E) NORTH COTTAGE ELEVATION

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

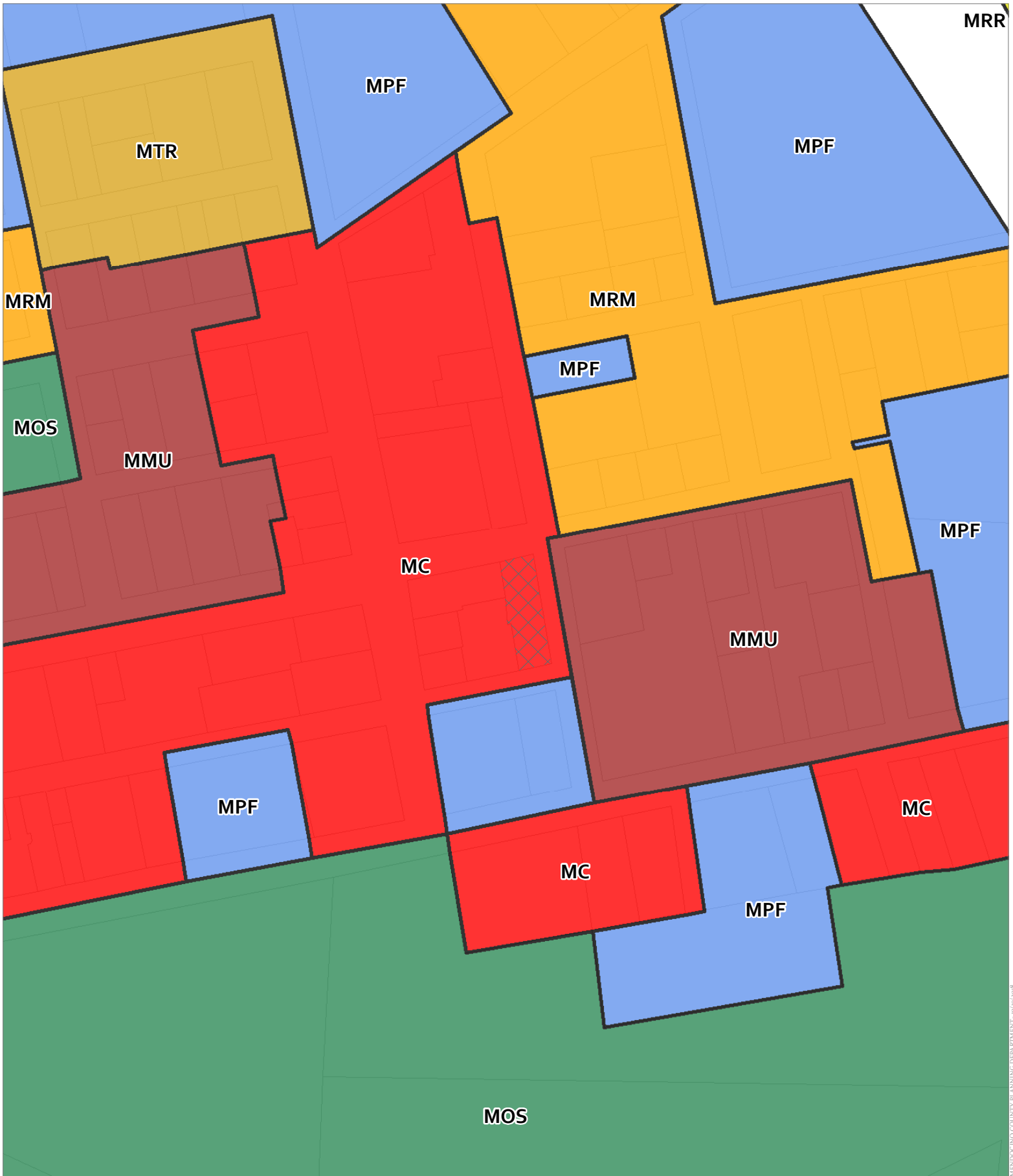
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

CASE: CDP 2018-0026  
 OWNER: McNICOL, Denise  
 APN: 119-250-43  
 APLCT: Denise J. McNicol  
 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard Street, Mendocino

*NO SCALE*

COTTAGE ELEVATIONS

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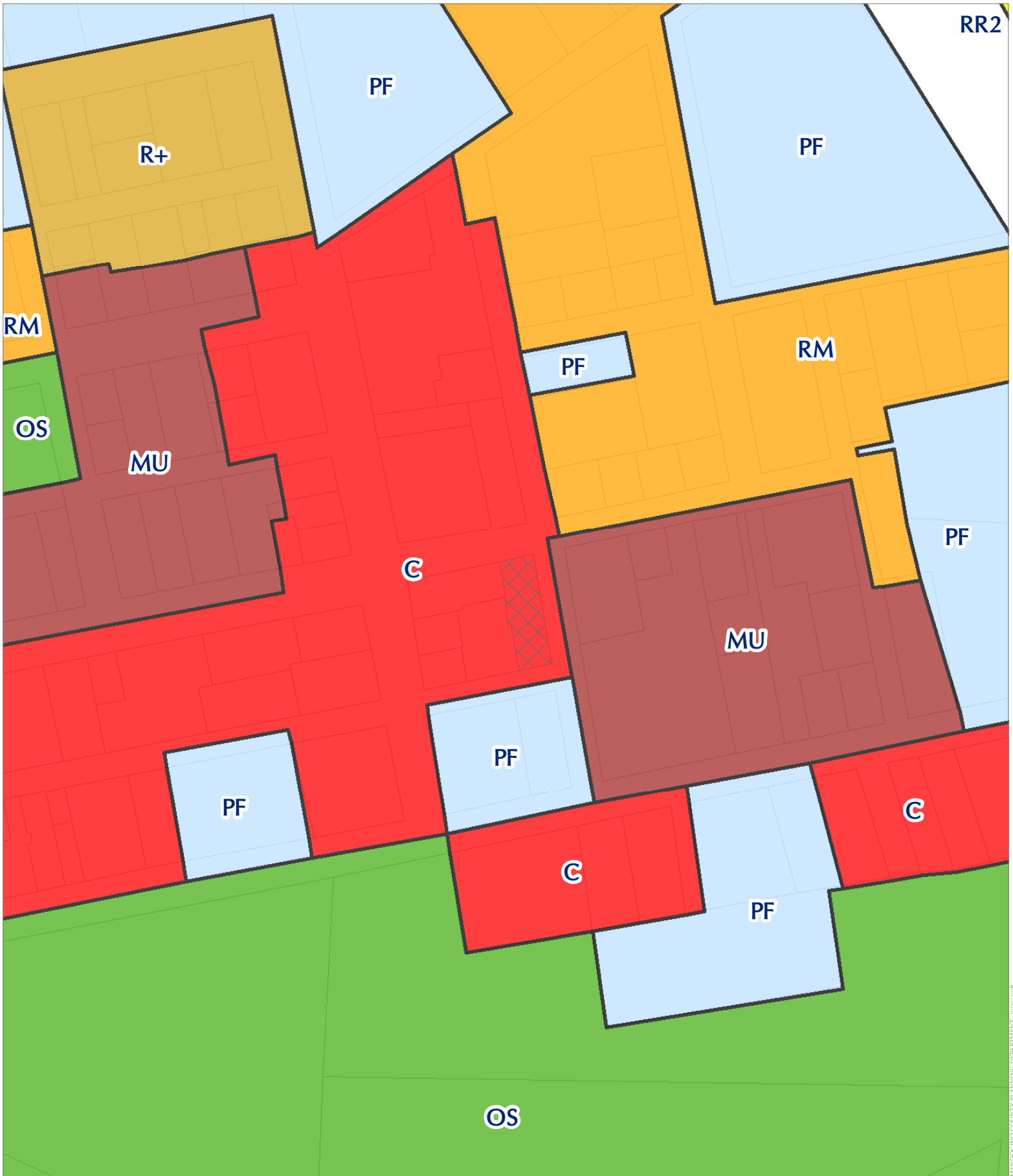
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 OWNER: McNICOL, Denise  
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 APLCT: Denise J. McNicol  
 AGENT: Debra Lennox  
 ADDRESS: 10453 Howard Street, Mendocino

0 100 200 Feet  
 0 0.015 0.03 Miles  
 N  
 W E  
 S  
 1:2,400  
 MENDOCINO TOWN ZONING

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018





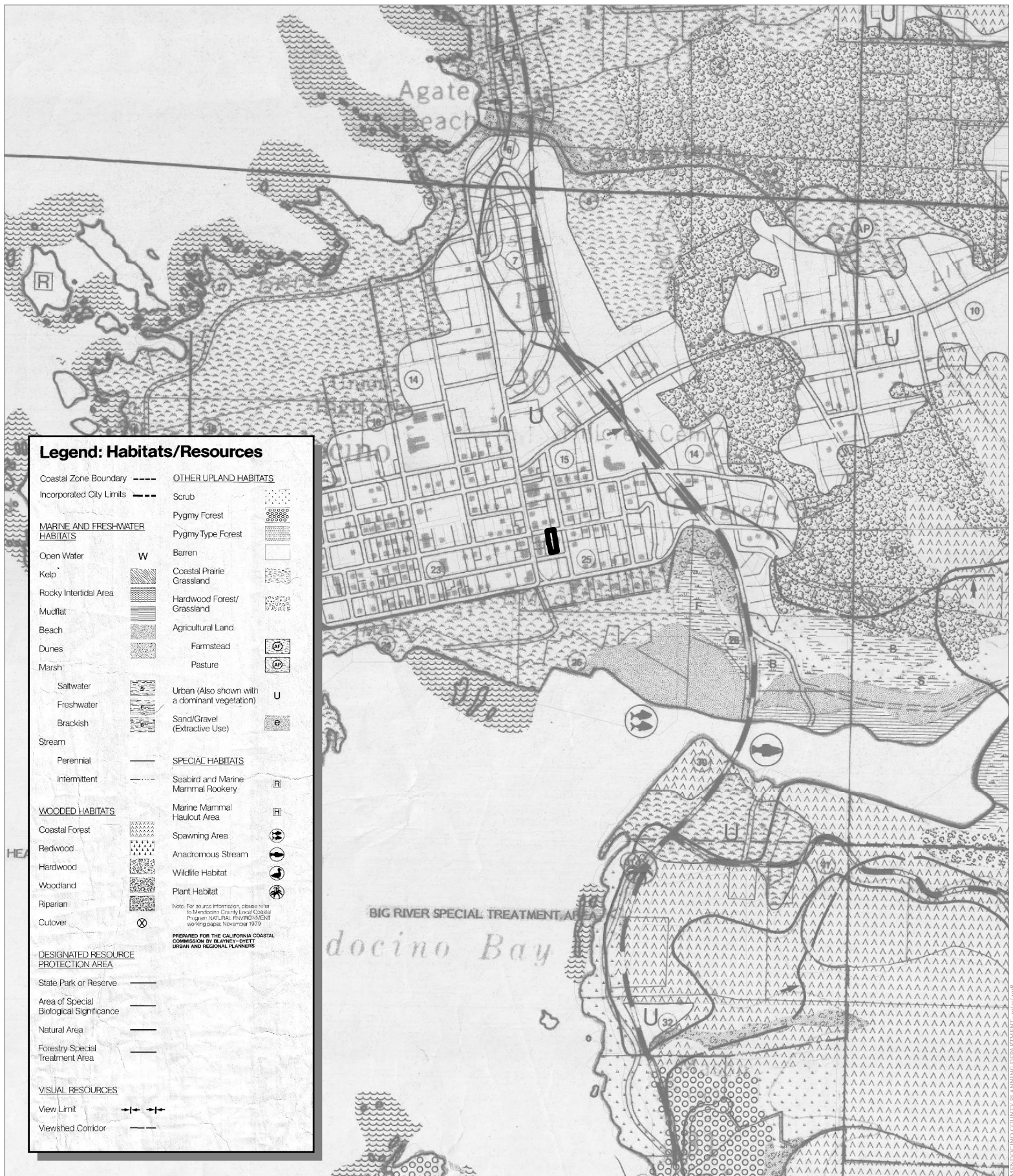
CASE: CDP 2018-0026  
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 ADDRESS: 10453 Howard Street, Mendocino

0 100 200 Feet  
 0 0.015 0.03 Miles  
 N  
 W E  
 S  
 1:2,400  
 MENDOCINO TOWN LAND USE

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018



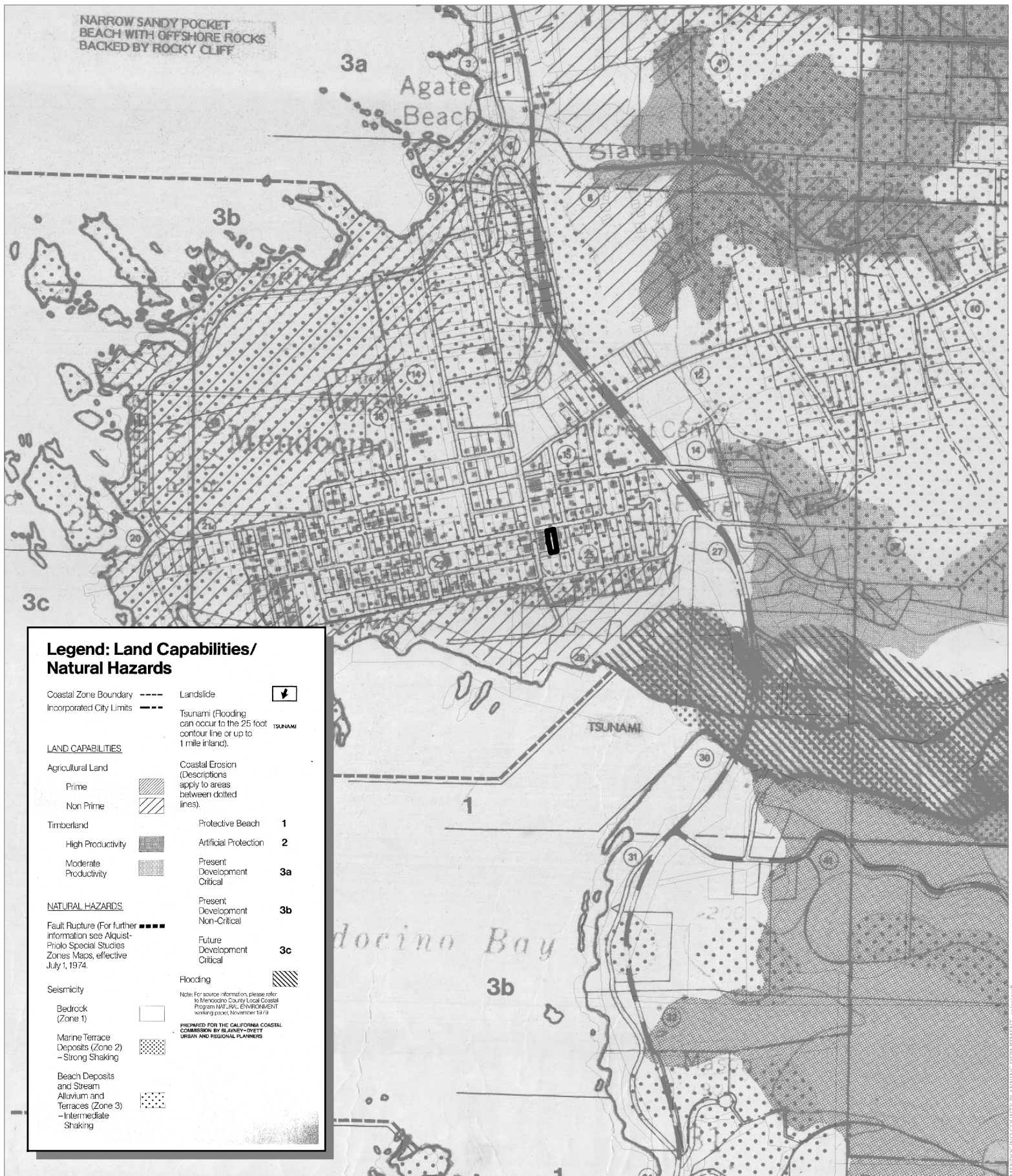


CASE: CDP 2018-0026  
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LCP HABITATS & RESOURCES

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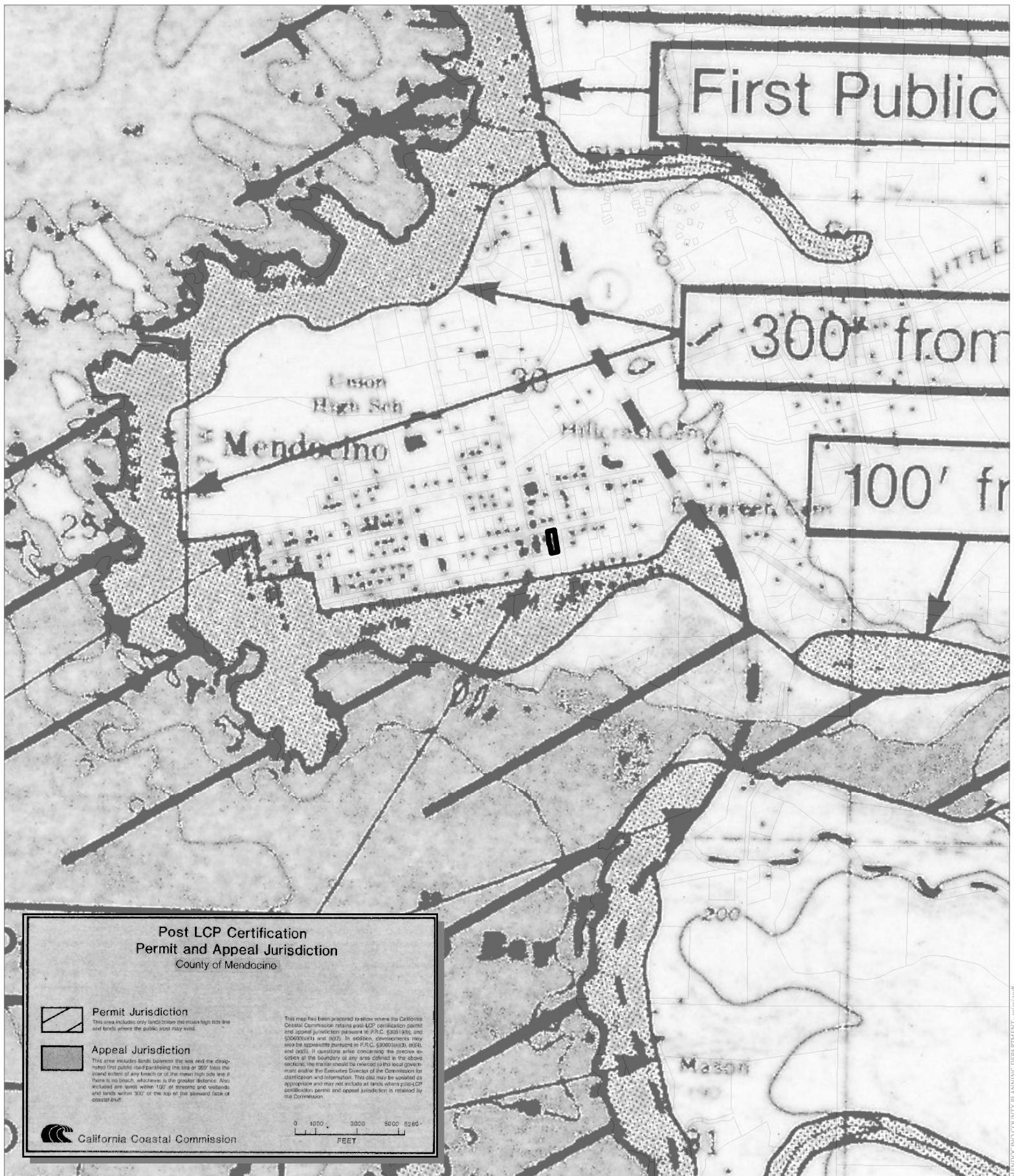


CASE: CDP 2018-0026  
OWNER: McNICOL, Denise  
APN: 119-250-43  
APLCT: Denise J. McNicol  
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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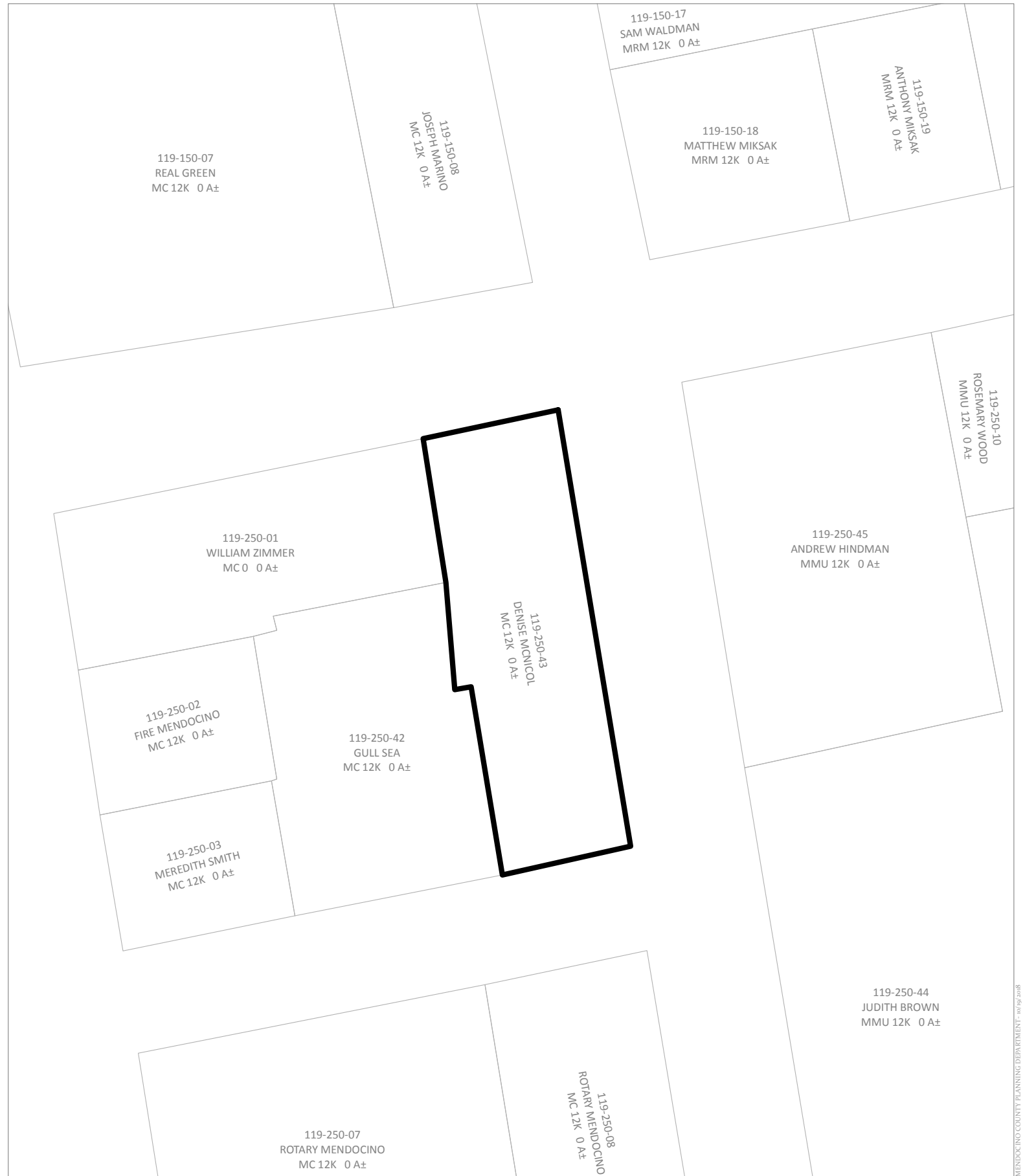




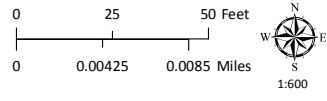
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APPEALABLE AREAS

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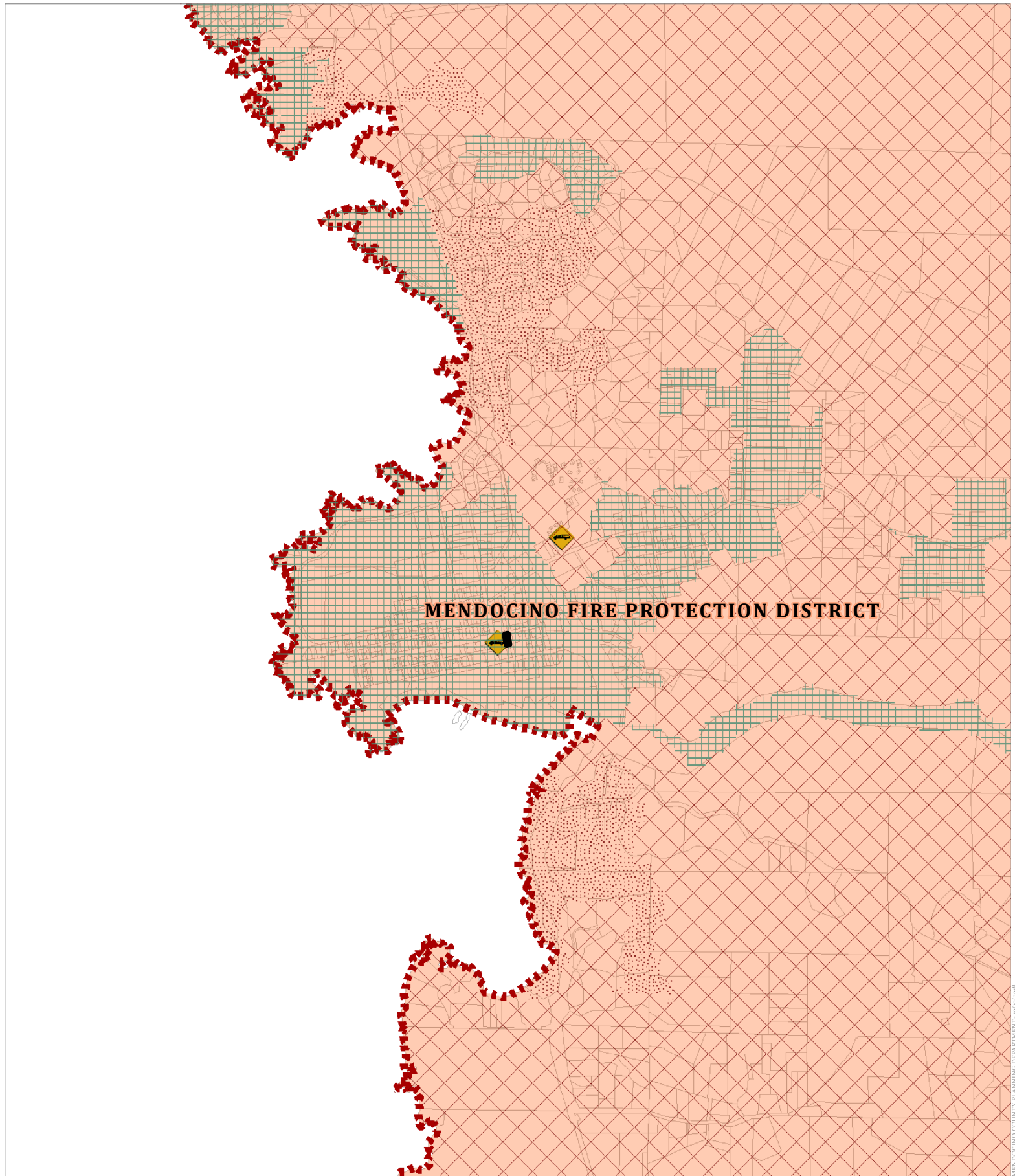


ADJACENT PARCELS






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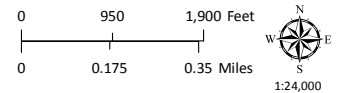
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018





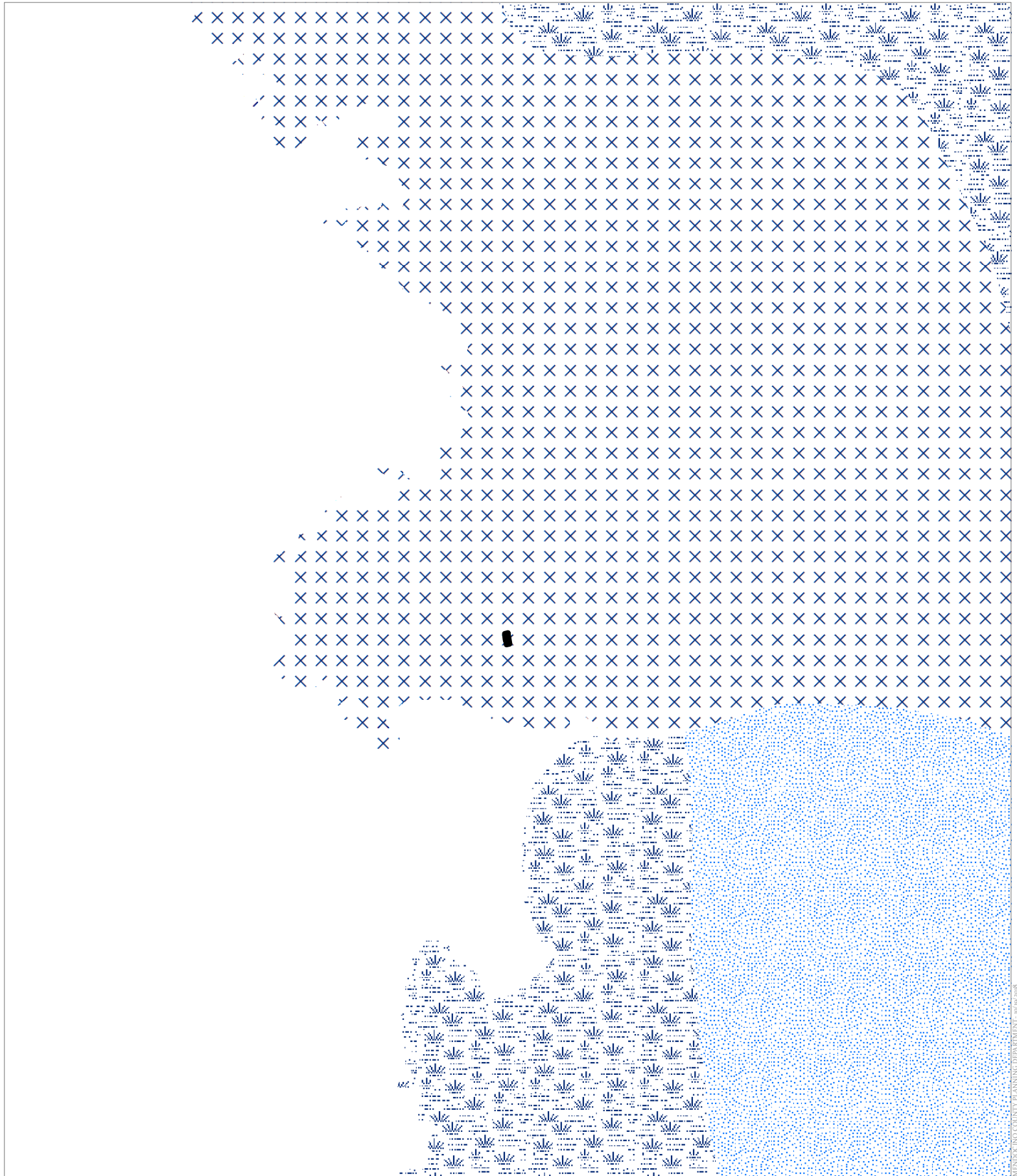
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts






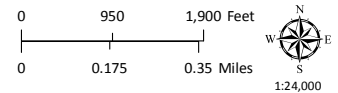
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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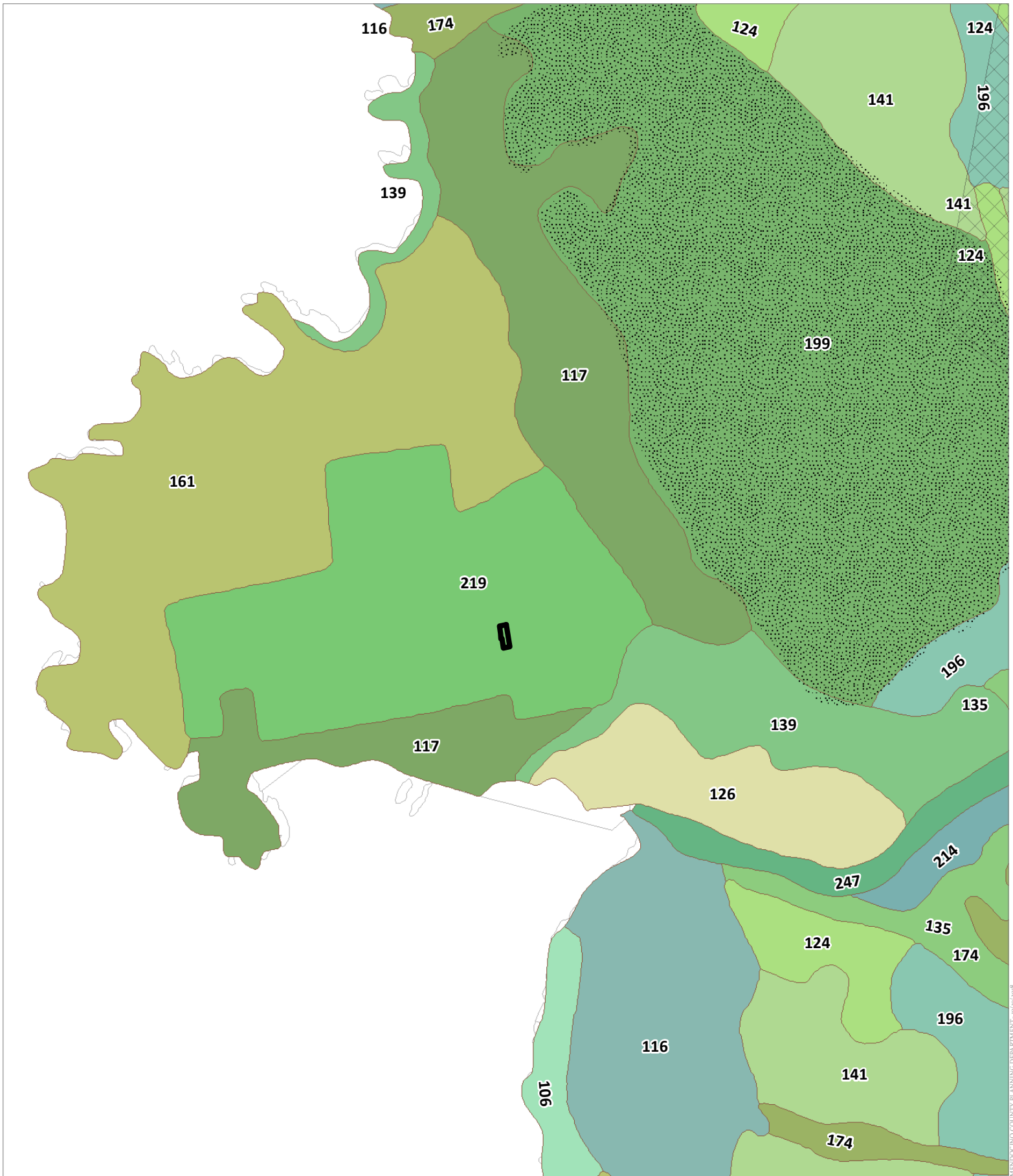
-  Critical Water Areas
-  Sufficient Water Resources
-  Marginal Water Resources






## GROUND WATER RESOURCES

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 Shinglemill-Gibney Complex  
 Bishop Pine  
 Western Study Soil Types

0 500 1,000 Feet  
 0 0.075 0.15 Miles  
 N  
 W  
 S  
 E  
 1:12,000

LOCAL SOILS

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