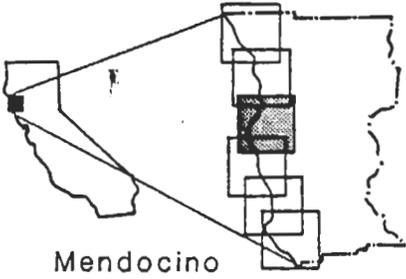


A B C D E F G H I J K L M N O

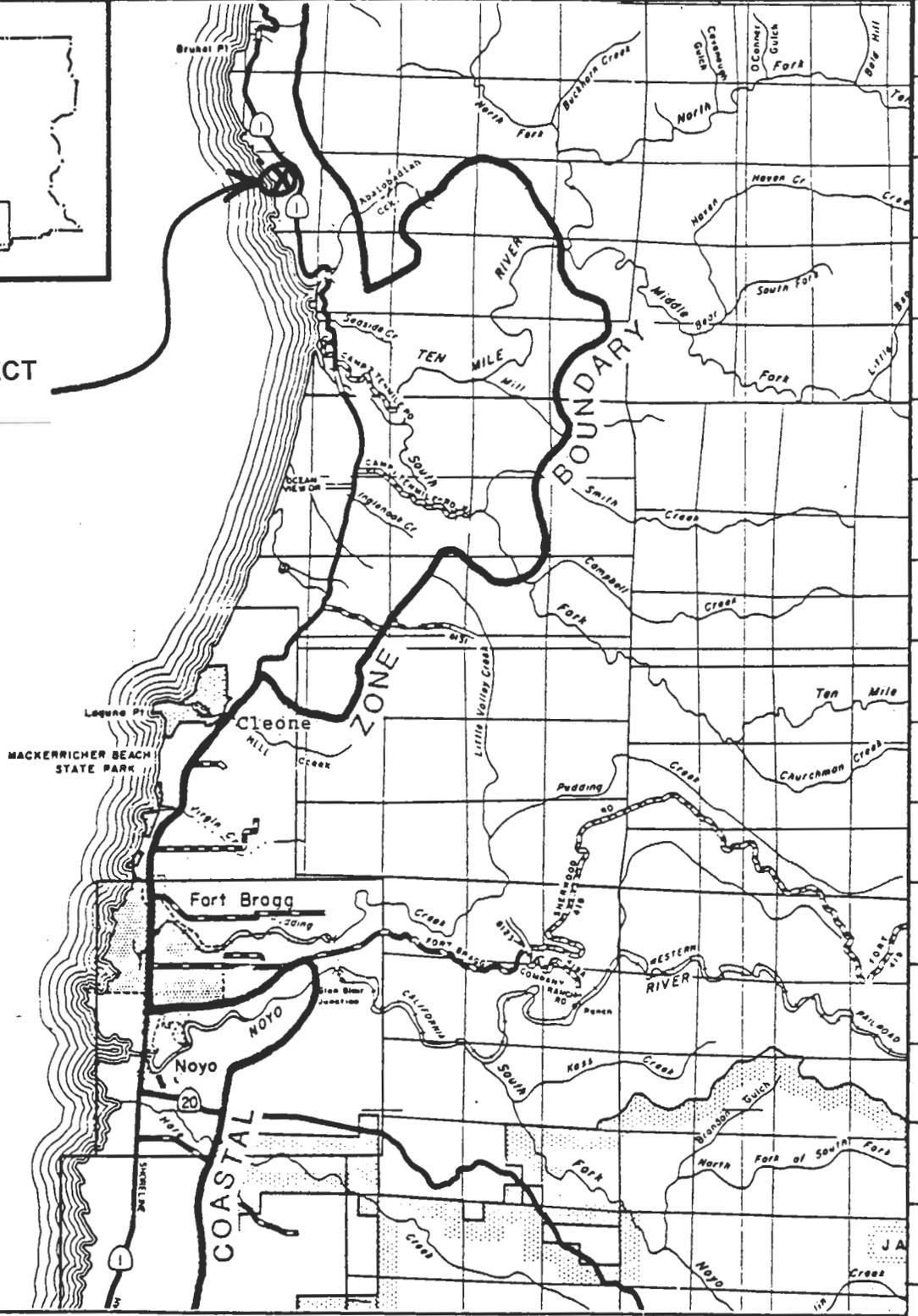
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Mendocino

PROJECT SITE

PACIFIC



LOCATION MAP



County of Mendocino

EXHIBIT NO. 1
APPEAL NO.
A-1-MEN-07-028
JACKSON-GRUBE FAMILY, INC.
REGIONAL LOCATION

EXHIBIT NO. 2

APPEAL NO.

A-1-MEN-07-028

JACKSON-GRUBE FAMILY, INC

PARCEL MAP

(01)

37
40.33A[±]

38
129.35A[±]

39
40.00A[±]

15-07-40

15-07-41

13-07-42

15-07-49

15-07-50

15-38-02

15-38-03

15-38-04

15-07-47

15-07-45

15-07-52

15-38-05

15-07-51

15-38-06

ORCA INN

15-33-13

15-33-27

CEMETERY

15-13-41

PROJECT SITE

15-33-28

15-33-19

15-13-42

15-33-05

15-13-50

43
116.43A[±]

48
380.00A[±]

3
80.00A[±]

7

HIWAYWAY NO. 1

PACIFIC

OCEAN

ORCA INN

CEMETERY

5.87° 30' 13" E

114.719.30

299.28'

E. 7/8

153

105'

7

16

21

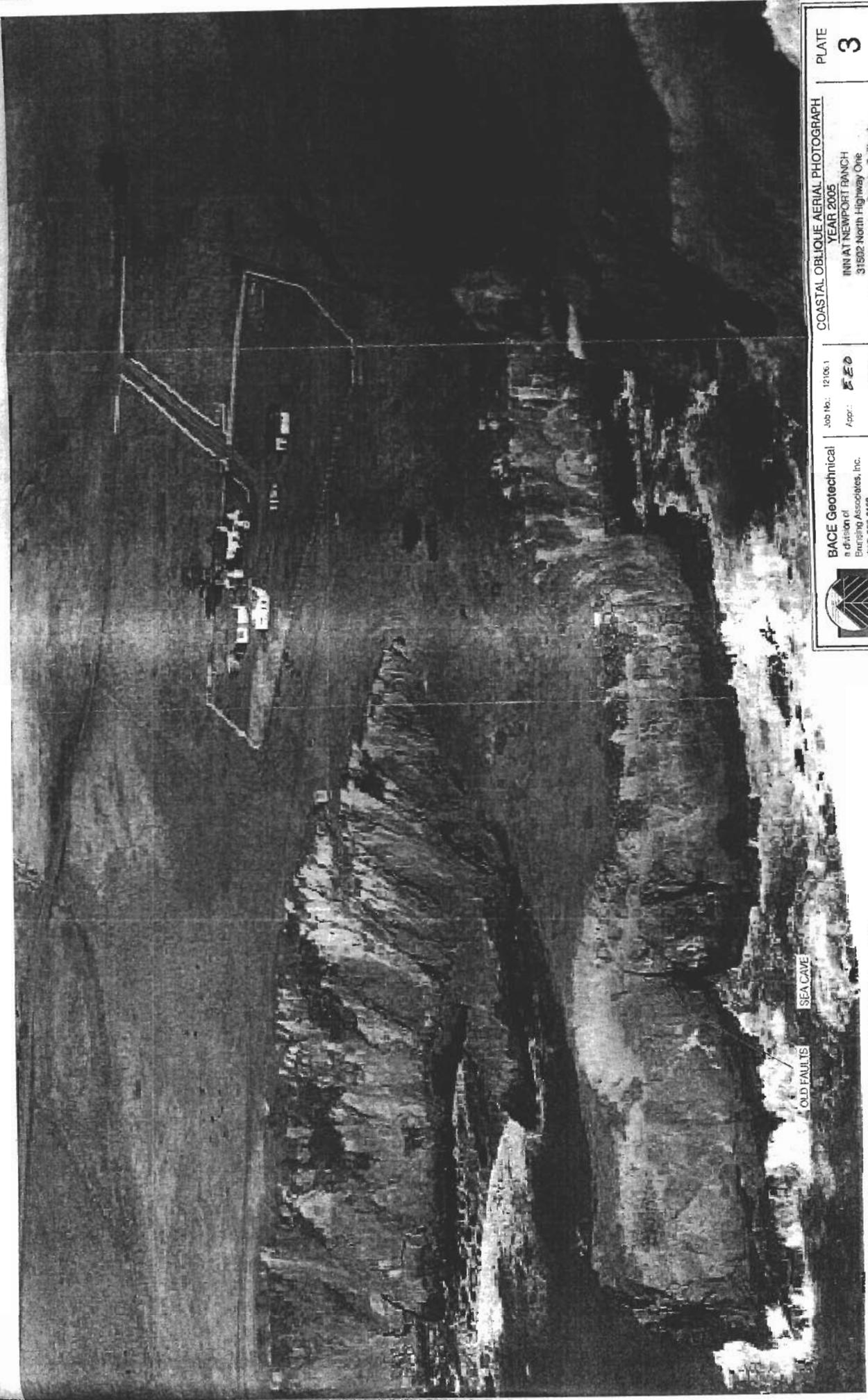


NEWPORT RANCH

EXHIBIT NO. 3
APPEAL NO. A-1-MEN-07-028
JACKSON-GRUBE FAMILY
PHOTOS OF SITE (1 of 8)

PROJECT SITE





SEA CAVE

OLD FAULTS

 <p>BACE Geotechnical a division of Burleigh Associates, Inc. (707) 529-6108</p>	Job No.: 1206.1	YEAR 2005	<p>COASTAL OBLIQUE AERIAL PHOTOGRAPH</p> <p>PLATE 3</p>
	Appr.: <i>EED</i>	INN AT NEWPORT RANCH 31502 North Highway One Westport, Mendocino County, California	
	Date: 1/28/08		

PHOTO REFERENCE: www.californiacoastlines.org, by permission, composite of two photographs

398

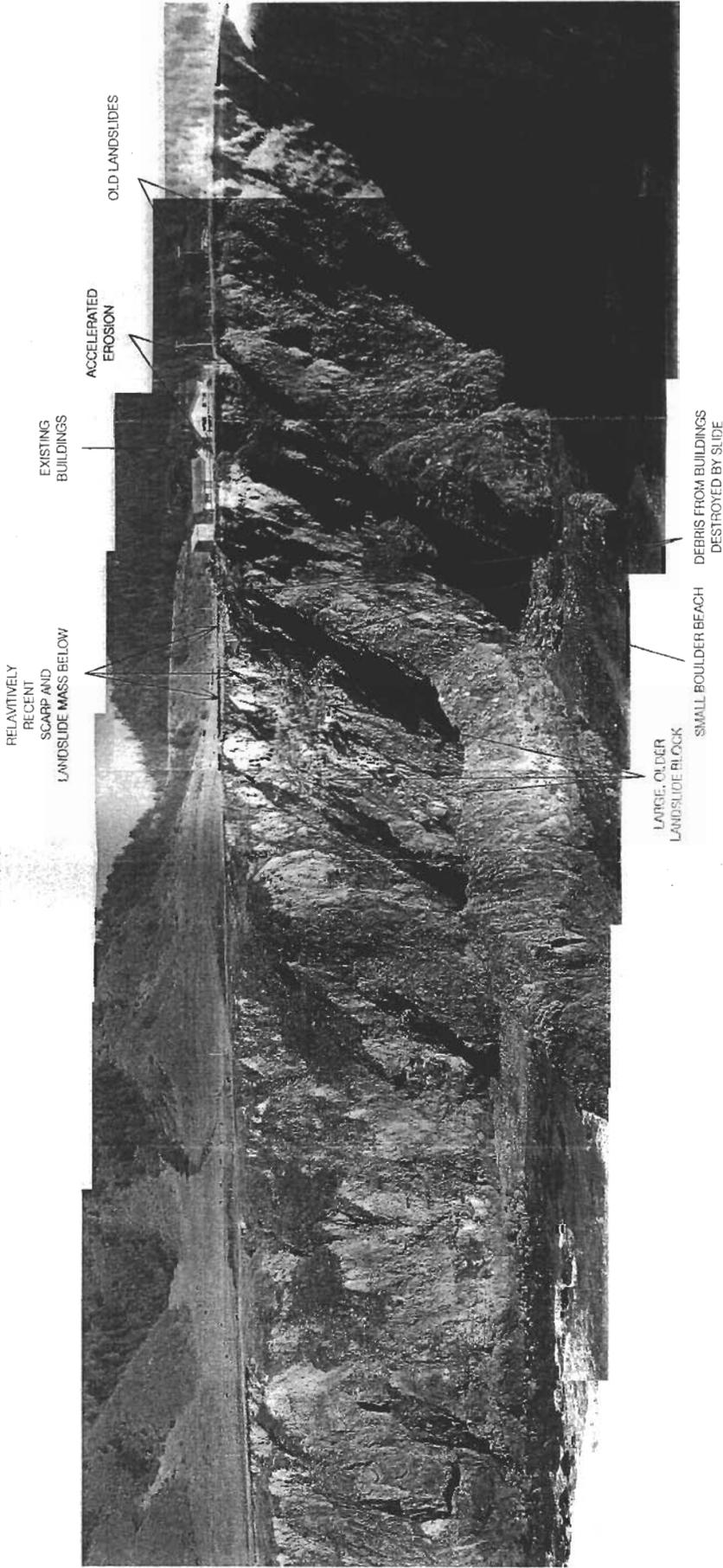


408



598

SITE PHOTOGRAPH D
 Looking east from the end of the
 northern peninsula, 10/22/07.



BACE Geotechnical
 a division of
 Bursang Associates, Inc.
 (707) 528-6108

Job No.: 12106.1
 Appr.: EEO
 Date: 1/23/08

SITE PHOTOGRAPH D
 INN AT NEWFORT RANCH
 31502 North Highway One
 Westport, Mendocino County, California

PLATE
8

6 of 8

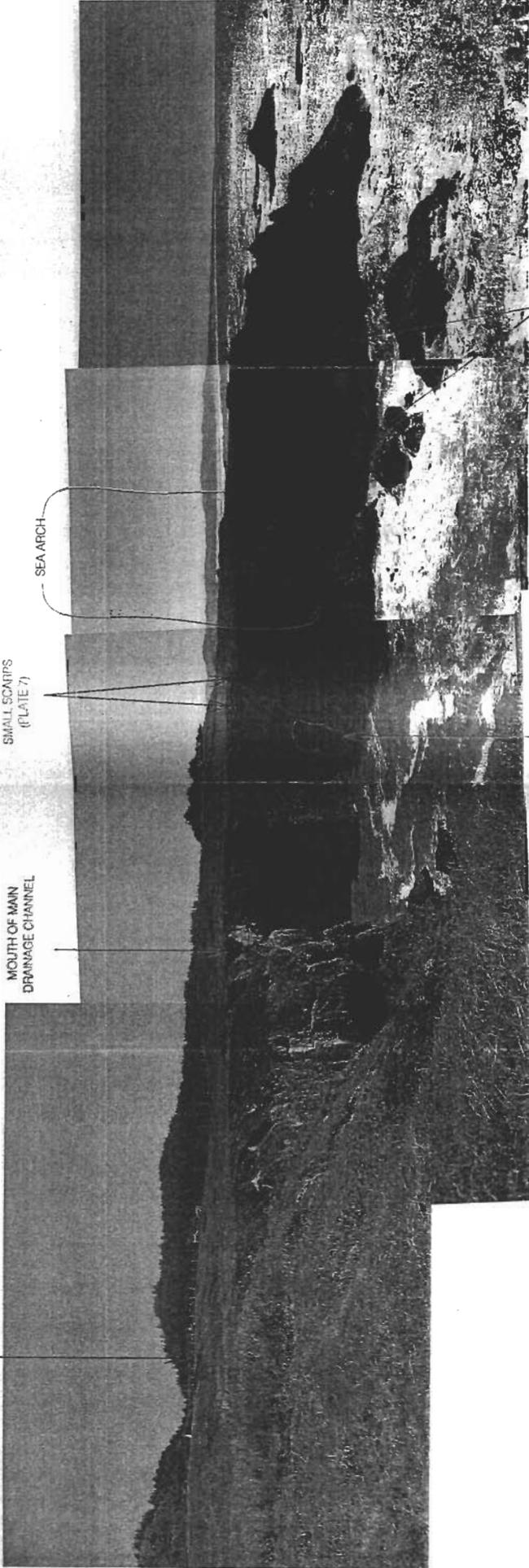
SITE PHOTOGRAPH E
 Looking south towards southern peninsula
 from northern peninsula, 10/22/07.

EXISTING BUILDINGS

MOUTH OF MAIN
 DRAINAGE CHANNEL

SMALL SCARPS
 (PLATE 7)

SEA ARCH



SEA CAVE

SEA CAVES

208

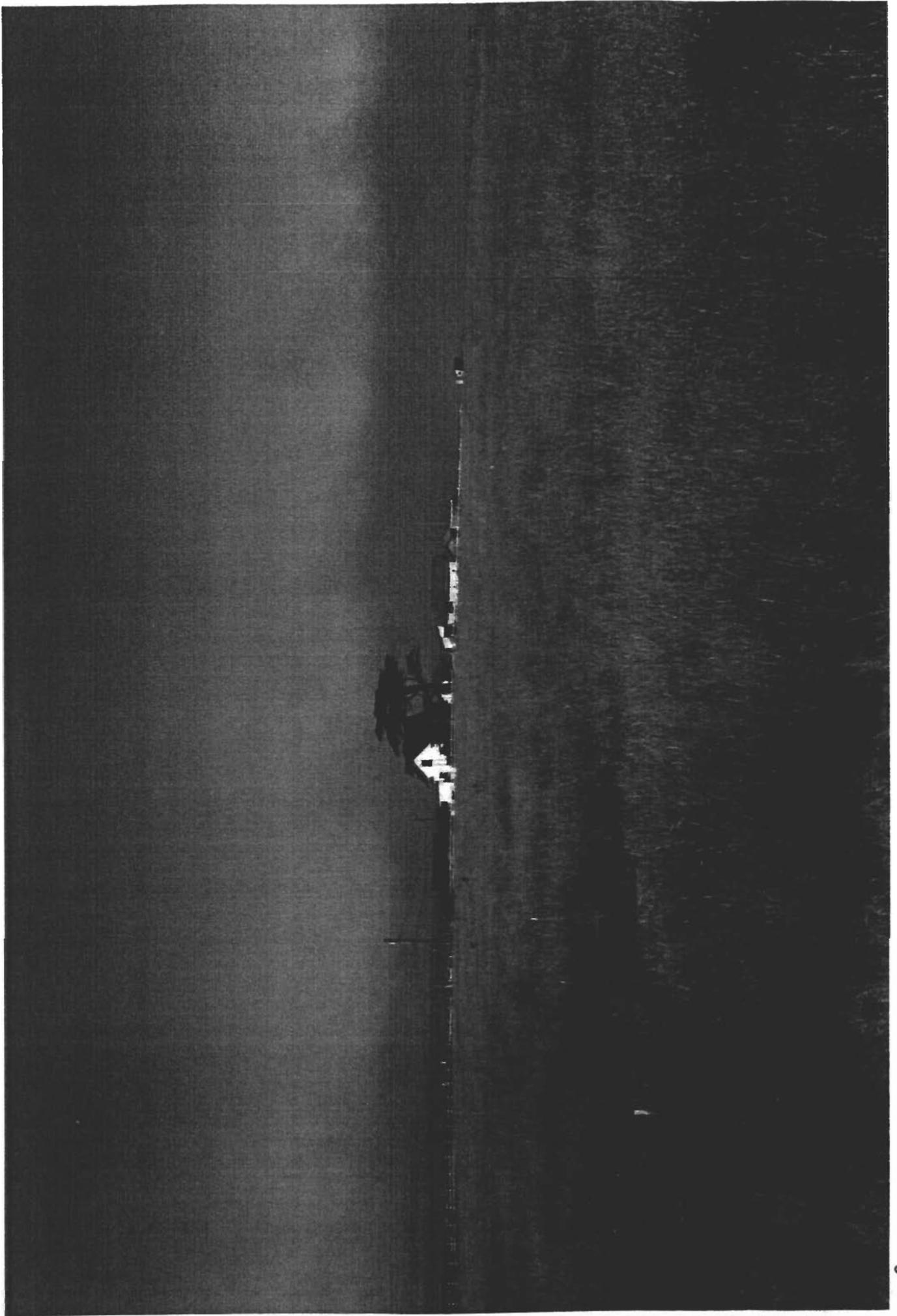


BACE Geotechnical
 a division of
 Brunner Associates, Inc.
 (707) 528-6108

Job No: 12106.1
 Appl: **EEO**
 Date: 1/29/08

SITE PHOTOGRAPH E
 INN AT NEWPORT RANCH
 31502 North Highway One
 Westport, Mendocino County, California

PLATE
9



898



ENVIRONMENTAL CONSULTANTS

2169-G East Francisco Blvd.
San Rafael, CA 94901
(415) 454-8868 Phone
(415) 454-0129 Fax

Westport

Mendocino County,
California

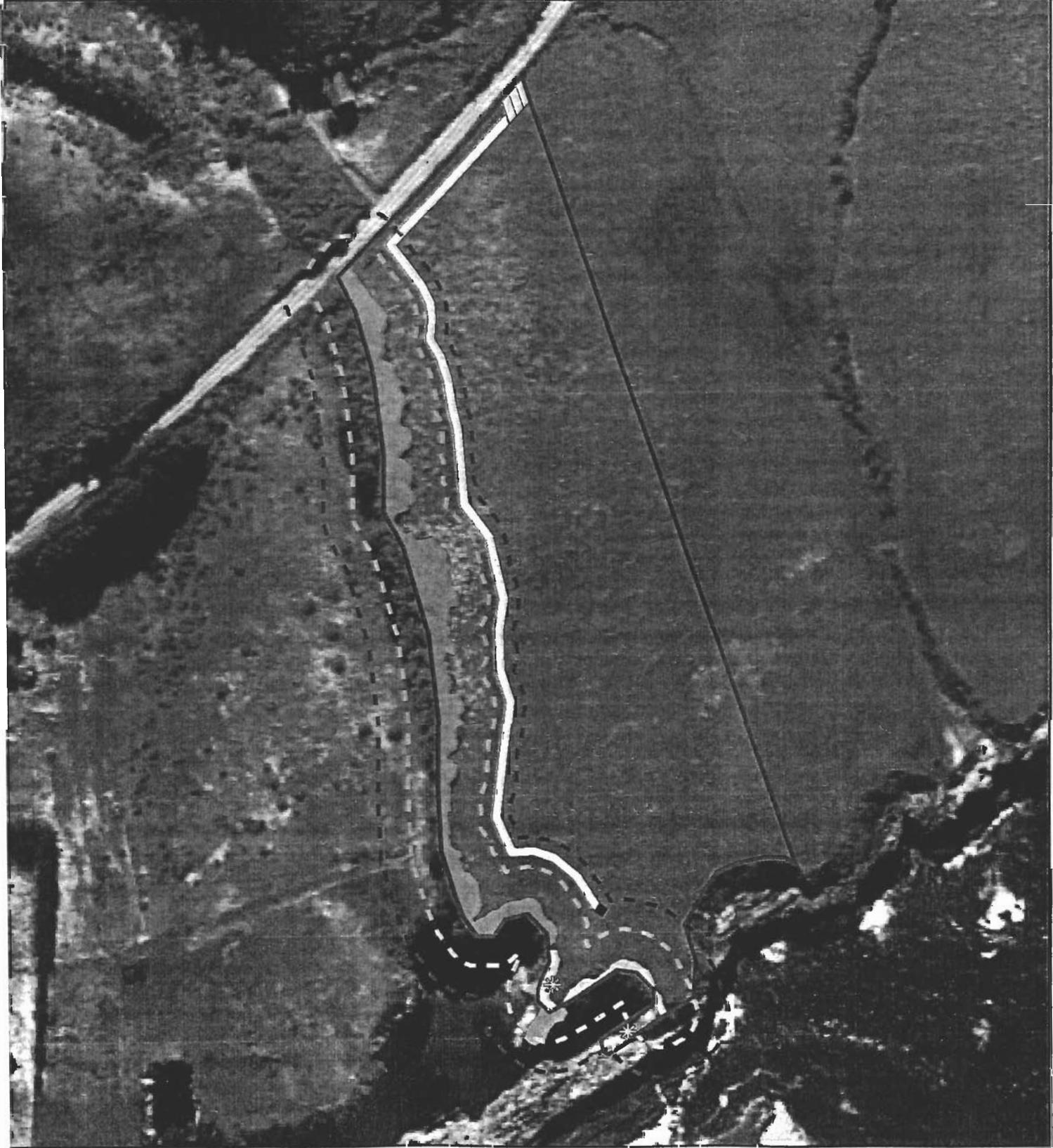
Figure 2.
Potential ESHAs for the
Jackson-Grube OTD

Legend

- Study Area
- Castilleja mendocinensis
- ESHA 50ft Buffer
- ESHA 100ft Buffer
- Riparian
- Northern Coastal Bluff Scrub
- Coastal Terrace Prairie
- Proposed Viewing Platform
- Proposed Trail
- Proposed Parking Lot



Map Date: June 2010
Map By: Sundaraan Gillespie
Base Source: NAIP 2005
File Path: L:\ACAD\2001\18000\18179\GIS\ArcMap\June 2010\Jackson ESHA.mxd



2 of 2

BLOCK & BLOCK

A PROFESSIONAL CORPORATION

1880 CENTURY PARK EAST, SUITE 415
LOS ANGELES, CALIFORNIA 90067-1604
TELEPHONE (310) 552-3336
TELEFAX (310) 552-1600

ALAN ROBERT BLOCK
JUSTIN MICHAEL BLOCK

SENDER'S E-MAIL
alan@blocklaw.net

July 4, 2010

VIA EMAIL ONLY

Mr. Bob Merrill
California Coastal Commission
710 E Street, Suite 200
Eureka, California 95501

EXHIBIT NO. 5
APPEAL NO. A-1-MEN-07-028 JACKSON-GRUBE FAMILY, INC. REVISED PROJECT DESCRIPTION (1 of 5)

RECEIVED
JUL 16 2010
CALIFORNIA
COASTAL COMMISSION

Re: Appeal No. A-1-MEN-07-028 (Jackson-Grube Family, Inc.)
Revised Project Description

Dear Bob:

Pursuant to our telephone conversation yesterday afternoon the project description is being revised as requested to include the additional access and deed restriction.

Please understand that the applicant is only agreeing to provide an offer to dedicate the additional access to the Commission, not develop the same and/or waive the requirements of Public Resources Code Section 30212(a)(3), which provide that "[Dedicated] accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway."

Revised Project Description: Build a 6 unit Inn. The Inn operations shall include (1) the main building renovation of the former Orca Inn into three rental units of 412 sq. ft., 249 sq. ft., and 240 sq. ft., and accessory common & service areas of 3,236 sq. ft. and (2) a cottage with three rental units of 915 sq. ft., 837 sq. ft., and 526 sq. ft. Ranch and service operations to include (1) a ranch manager's unit of 1,737 sq. ft.; (2) an equipment barn of 1,121 sq. ft.; (3) a generator/pump shed of 240 sq. ft.; and (4) a guest garage of 1,508 sq. ft.. The existing tank of 189 sq. ft., its adjacent pump house of 134 sq. ft. and the two existing wells and the majority of the existing driveway are to remain. The proposal includes reuse of the existing septic system, improvement of existing driveway, and burying of existing overhead utilities. No portion of the proposed development, with the exception of the renovation of the main building that already exceeds 18 ft. will exceed 18 ft. The total area of development is approximately 1.56 acres, including the building envelope of 1.22 acres and the driveway of 0.34 acres. The existing farm house,

which comprises a portion of the main building, is to be renovated; a minimum of
Mr. Bob Merrill
Re: Appeal No. A-1-MEN-07-028 (Jackson-Grube Family, Inc.)
July 3, 2010

Page 2

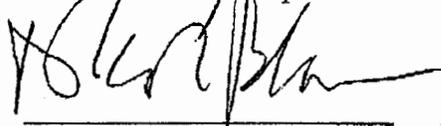
50% of the existing walls and roof will remain. Public access improvements previously provided to the County of Mendocino as part of the approval of CDP CDU 9-95 are also included in this project, including 1) conveyance of fee title to the County of a one (1) acre portion of the property; 2) \$25,000 paid to the County toward the development of coastal access in the area; and 3) dedication of an easement for public access along a 15 foot strip of the property on the west side of Highway One right-of-way. The applicant further will agree to provide an offer to dedicate to the Commission 1) an approximate 1,000 foot long, 15 foot wide lateral access easement adjacent to Highway One extending from the southern boundary of APN 015-380-02 to its northern boundary; 2) an approximate 1,200 foot long

10-foot-wide vertical public access easement extending across APN 015-380-02 parallel to and 50 feet south of the riparian area extending along the northern boundary of said parcel from the lateral public access easement referred to in #1 above towards the bluff; 3) an easement for a public parking area sufficient for 5 five automobiles that includes a 60 foot long by 40 foot wide parking area located seaward of the offered lateral public easement referred to in #1 above with a driveway connection to Highway One and located approximately 500 feet south of the northern property line of APN 015-380-02; and 4) a 25 foot wide by 25 foot wide easement for a public viewing area and platform located at the seaward end of the vertical public access easement. Lastly the applicant will agree to an additional open space deed restriction to prohibiting further development on the ocean side of Highway One on APNs 015-380-02, 015-380-03, and 015-033-13. The applicant's agreement to the additional open space deed restriction being conditioned on the applicant being able to replace a barn that previously existed south of the proposed Inn site.

Thank you for your continued courtesy and cooperation.

Very truly yours,

LAW OFFICES
BLOCK & BLOCK
A Professional Corporation



ARB/cw

2015

ALAN ROBERT BLOCK

cc: Willard Jackson

3 of 5

BLOCK & BLOCK

A PROFESSIONAL CORPORATION

1880 Century Park East, SUITE 415
LOS ANGELES, CALIFORNIA 90067-1604
TELEPHONE (310) 552-3338
TELEFAX (310) 552-1850

ALAN ROBERT BLOCK
JUSTIN MICHAEL BLOCK

SENDER'S E-MAIL
justin@blocklaw.net

July 4, 2010

VIA EMAIL ONLY

Mr. Robert S. Merrill
North Coast District Manager
California Coastal Commission
710 E Street
Suite 200
Eureka, CA 95501

Re: *Appeal No. A-1-MEN-07-028 (Jackson-Grube Family, Inc.)*

Dear Mr. Merrill:

This letter is forwarded to you at your request in order to revise the procedural steps necessary for the recordation of the offer to dedicate the additional public access at the north end of the ranch as delineated in the revised project description as referenced in our earlier correspondence dated July 4, 2010. The approximate location of the additional areas was delineated in a map forwarded to you as prepared by Matt Richmond and attached to our correspondence dated June 17, 2010. . A more precise map based on an earlier survey of the property will be revised and forwarded to you from the project's architect, Sellers & Company.

It is understood and agreed to by the Commission that the applicant is only agreeing to provide an offer to dedicate sufficient area on his property for the additional public access and will not be improving the property for the development of the same. The applicant does not waive the requirements of Public Resources Code Section 30212(a)(3) which provides that the dedicated "accessway shall not be opened for public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway".

The procedural steps to be followed concerning this offer of dedication are as follows:

- a. The applicant shall submit the proposed offer to dedicate an easement for the discretionary review and approval of the executive director prior to recordation and prior to issuance of the Coastal Development Permit;

445

Mr. Robert S. Merrill

Re: *Appeal No. A-1-MEN-07-028 (Jackson-Grube Family, Inc.)*

July 4, 2010

Page 2

b. The offer of easement to be approved by the Executive Director shall require that any future development that is proposed to be located either in whole or in part within the area described in the recorded easement shall require a Commission amendment to the subject Coastal Development Permit (if approved);

c. The form of the offer of easement to be approved by the Executive Director shall include legal descriptions of the entire property as well as the area of dedication;

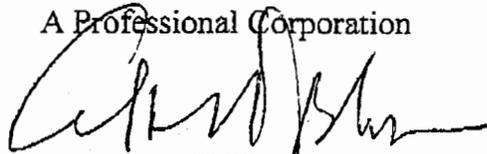
d. The offer of easement to be approved by the Executive Director shall be recorded free of prior liens and any other encumbrances which the Executive Director determines may affect the interest being conveyed;

e. The offer of easement to be approved by the Executive Director shall be recorded after approval but prior to issuance of subject Coastal Development Permit (if approved).

Naturally, our office stands ready to assist. Should you have any questions, please contact me at your earliest convenience.

Very truly yours,

**LAW OFFICES OF
BLOCK & BLOCK**
A Professional Corporation



ALAN ROBERT BLOCK

ARB:cw

5 of 5

DATE: 04.07.10
PROJECT: PA-2
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1" = 100'

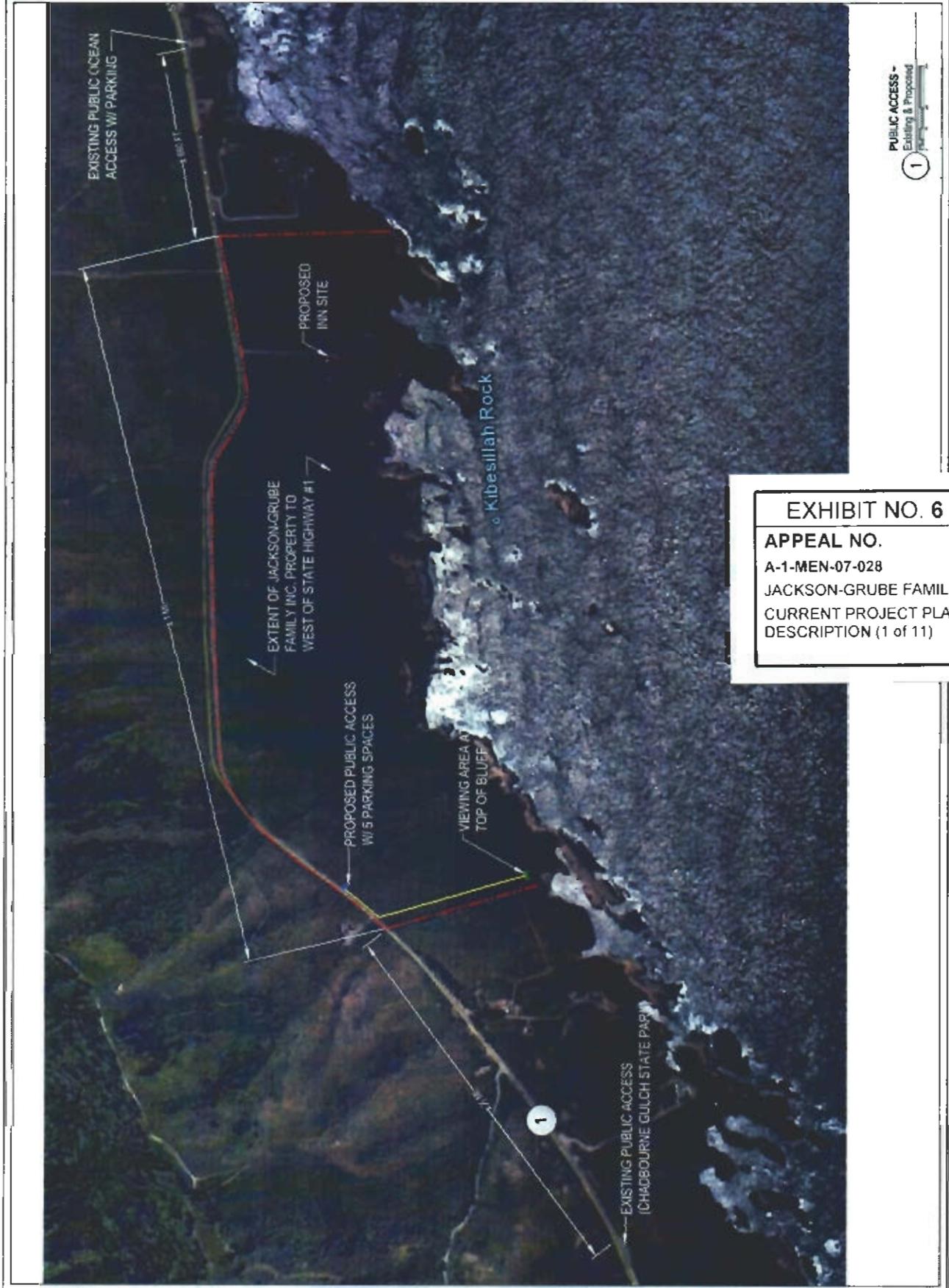
INN AT NEWPORT RANCH
Fort Bragg, California
SELLERS & COMPANY ARCHITECTS
SANMIGUEL STRAUSS ARCHITECTS

04.07.10
PA-2



PUBLIC ACCESS

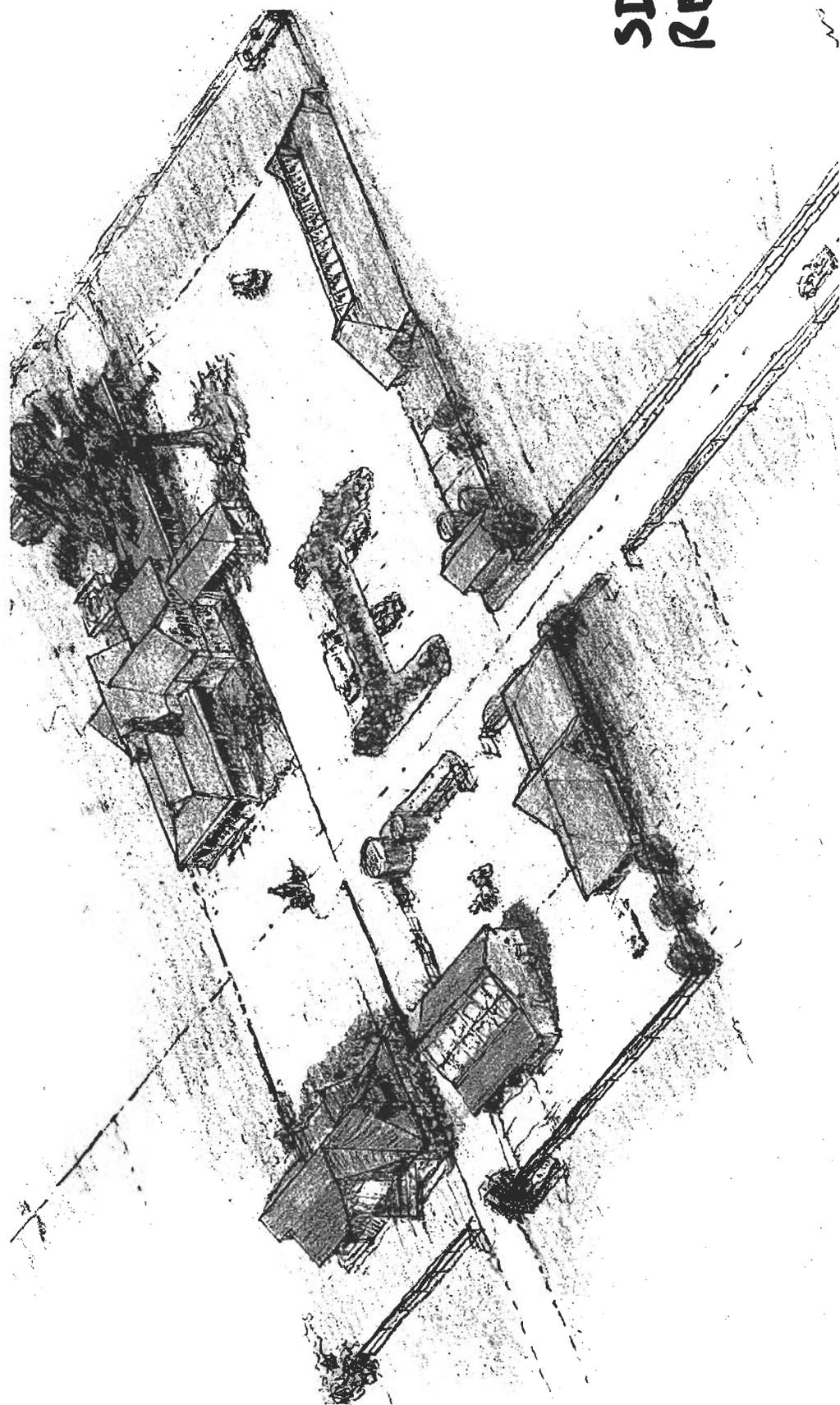
PA-2



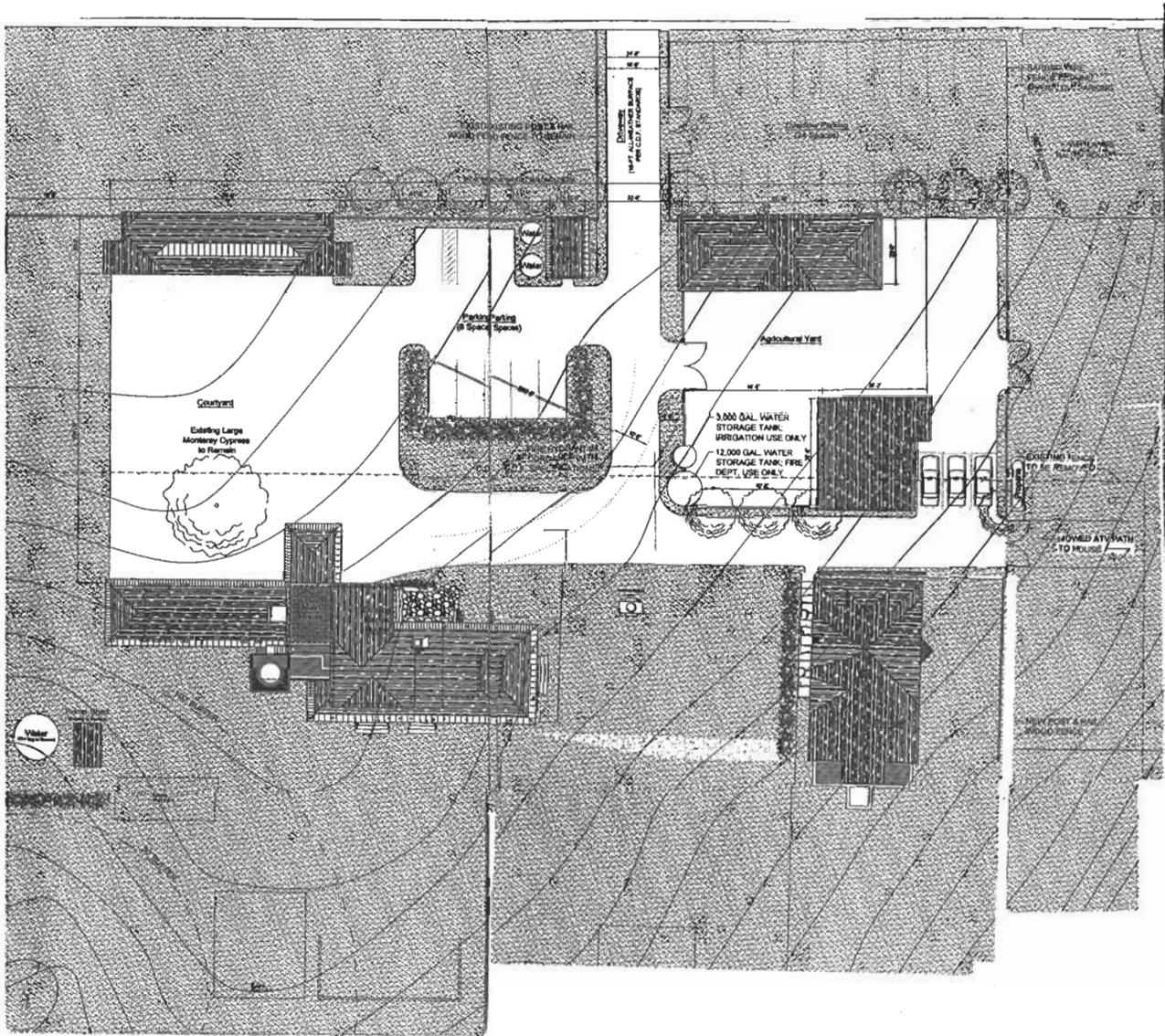
PUBLIC ACCESS -
Existing & Proposed
1

EXHIBIT NO. 6
APPEAL NO.
A-1-MEN-07-028
JACKSON-GRUBE FAMILY, INC.
CURRENT PROJECT PLANS
DESCRIPTION (1 of 11)

SITE PLAN RENDERING



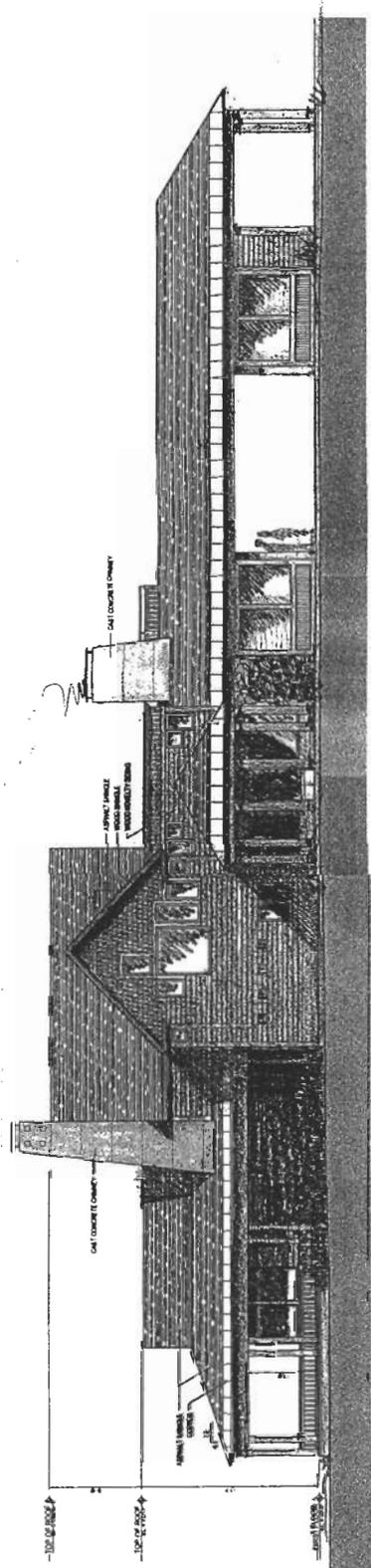
2 of 11



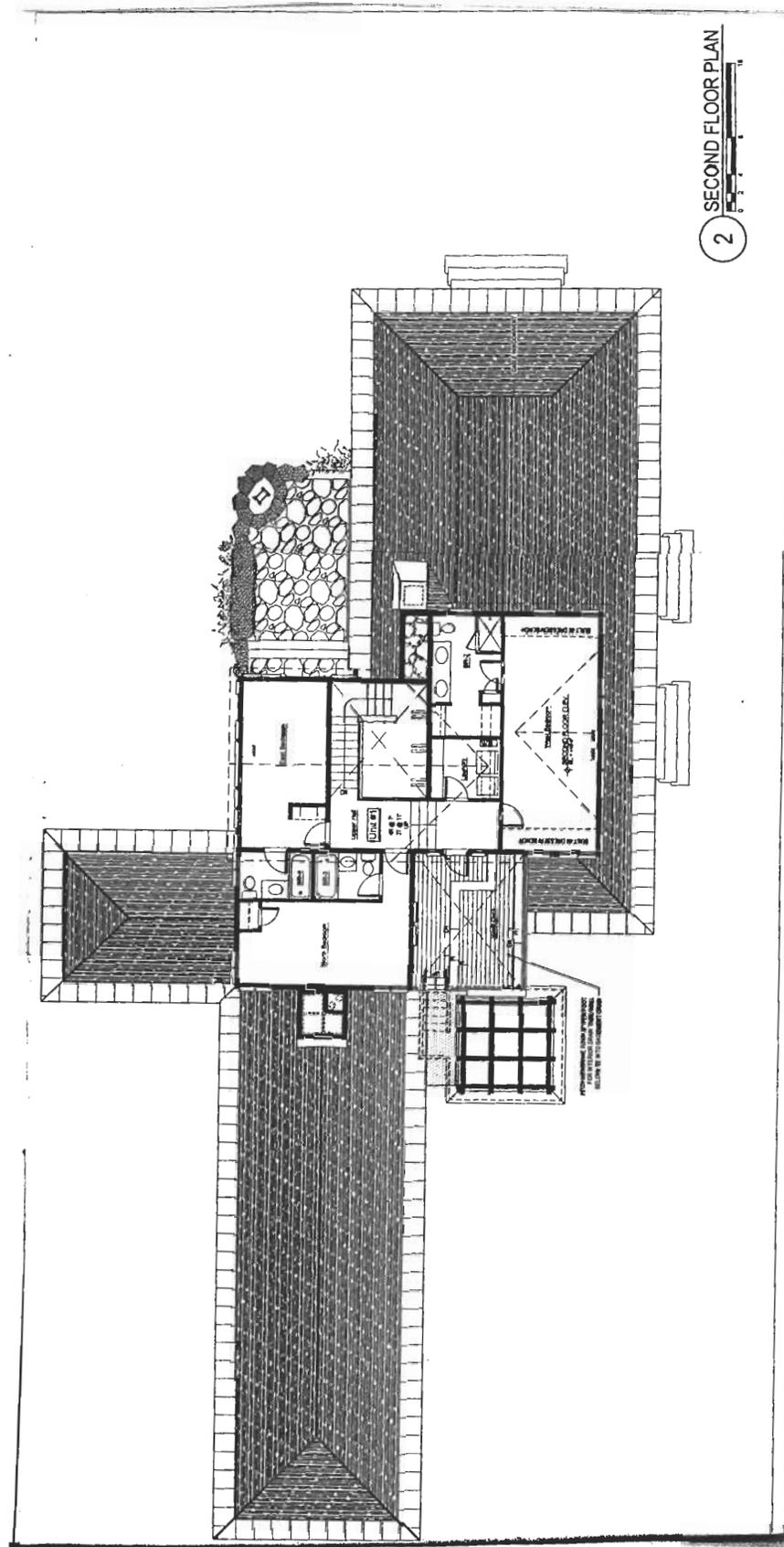
SITE PLAN

3 of 11

4 of 11



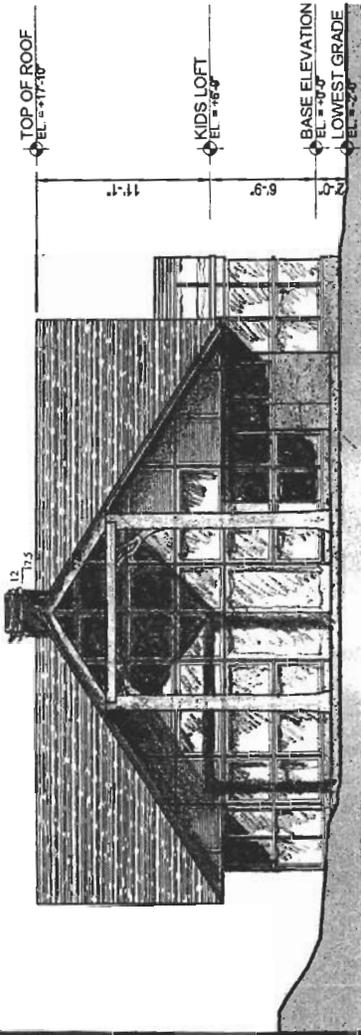
MAIN BUILDING



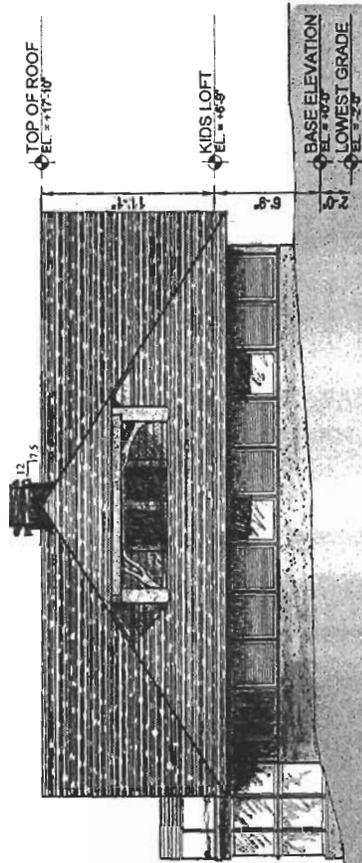
MAIN BLDG.

7 of 11

8011

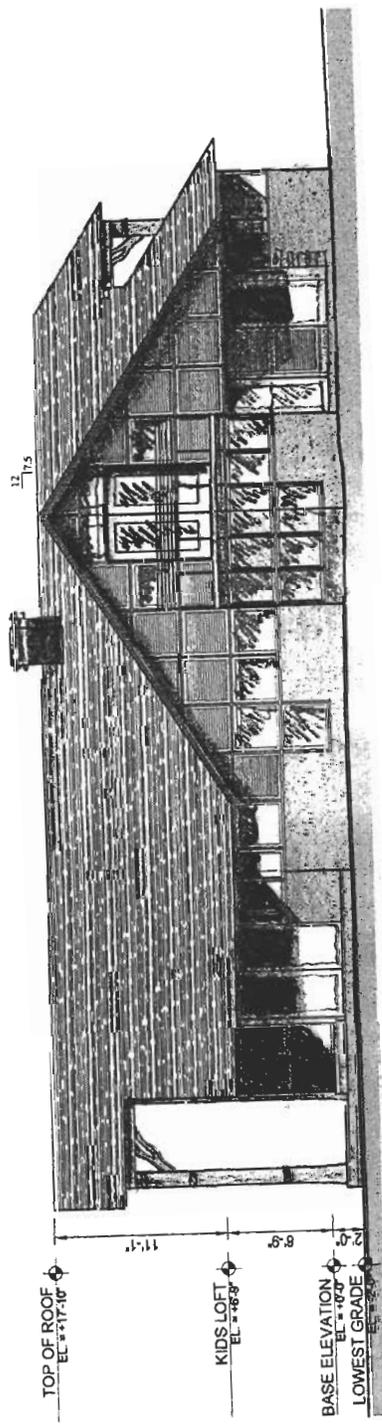


5 WEST ELEVATION

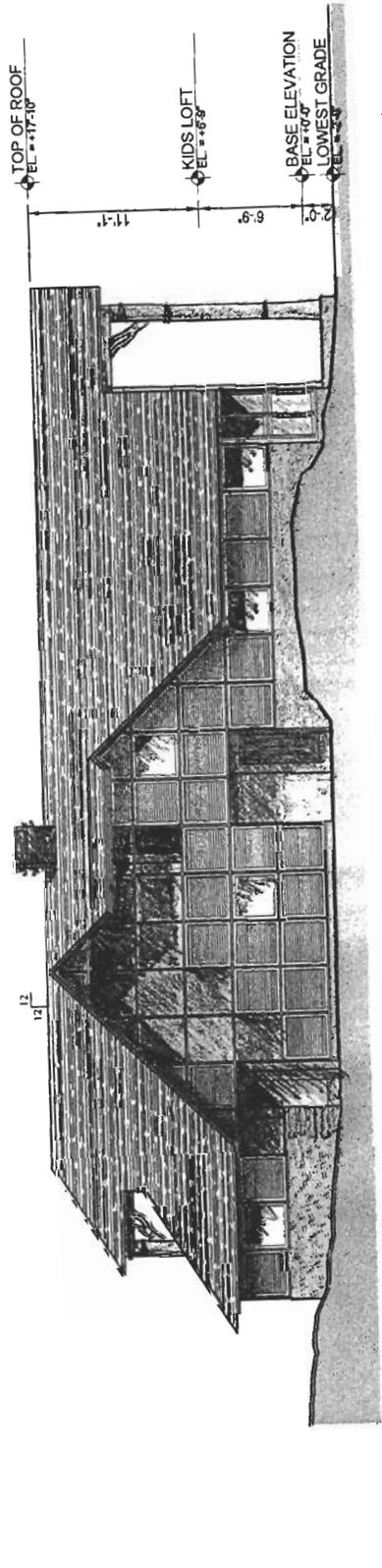


7 EAST ELEVATION

COTTAGE SLUG.



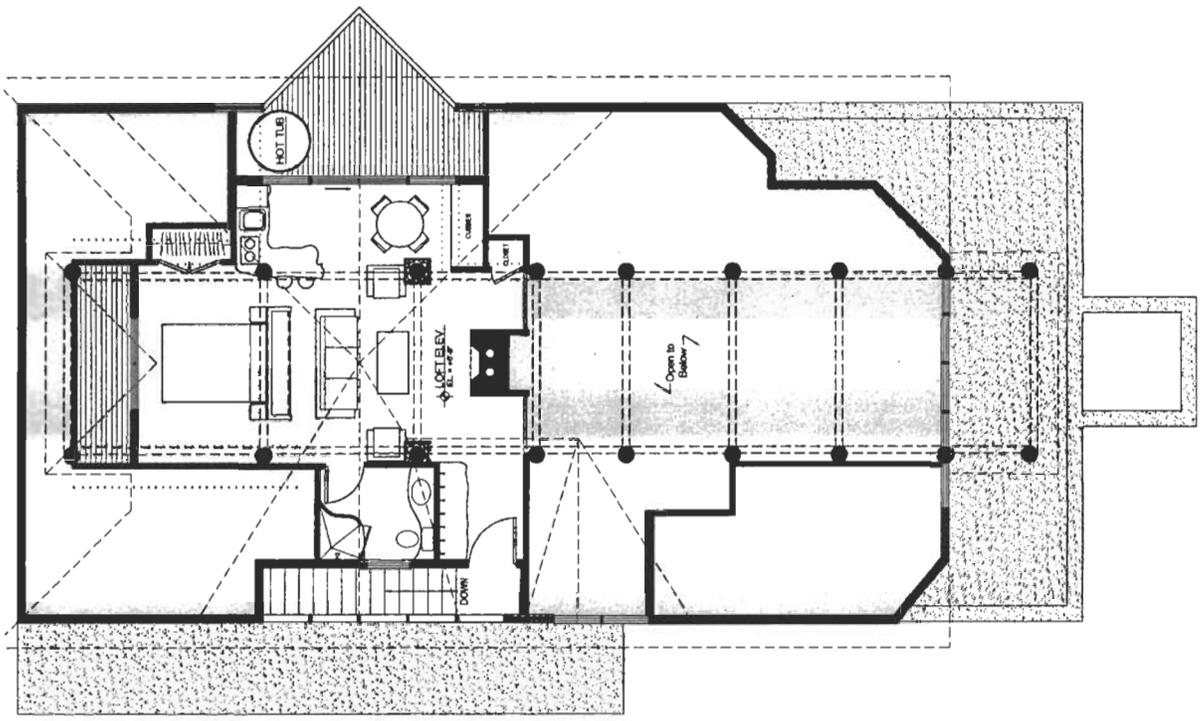
4 SOUTH ELEVATION



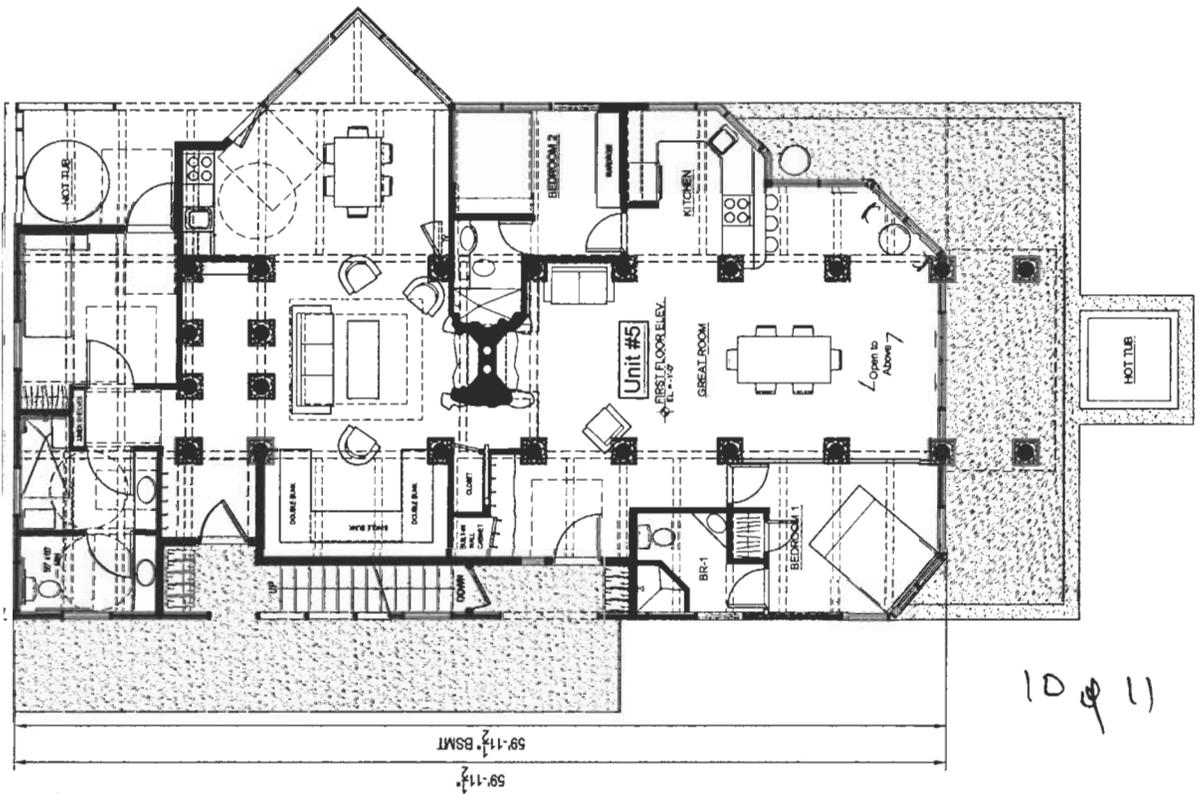
6 NORTH ELEVATION

COTTAGE DWG.

9911

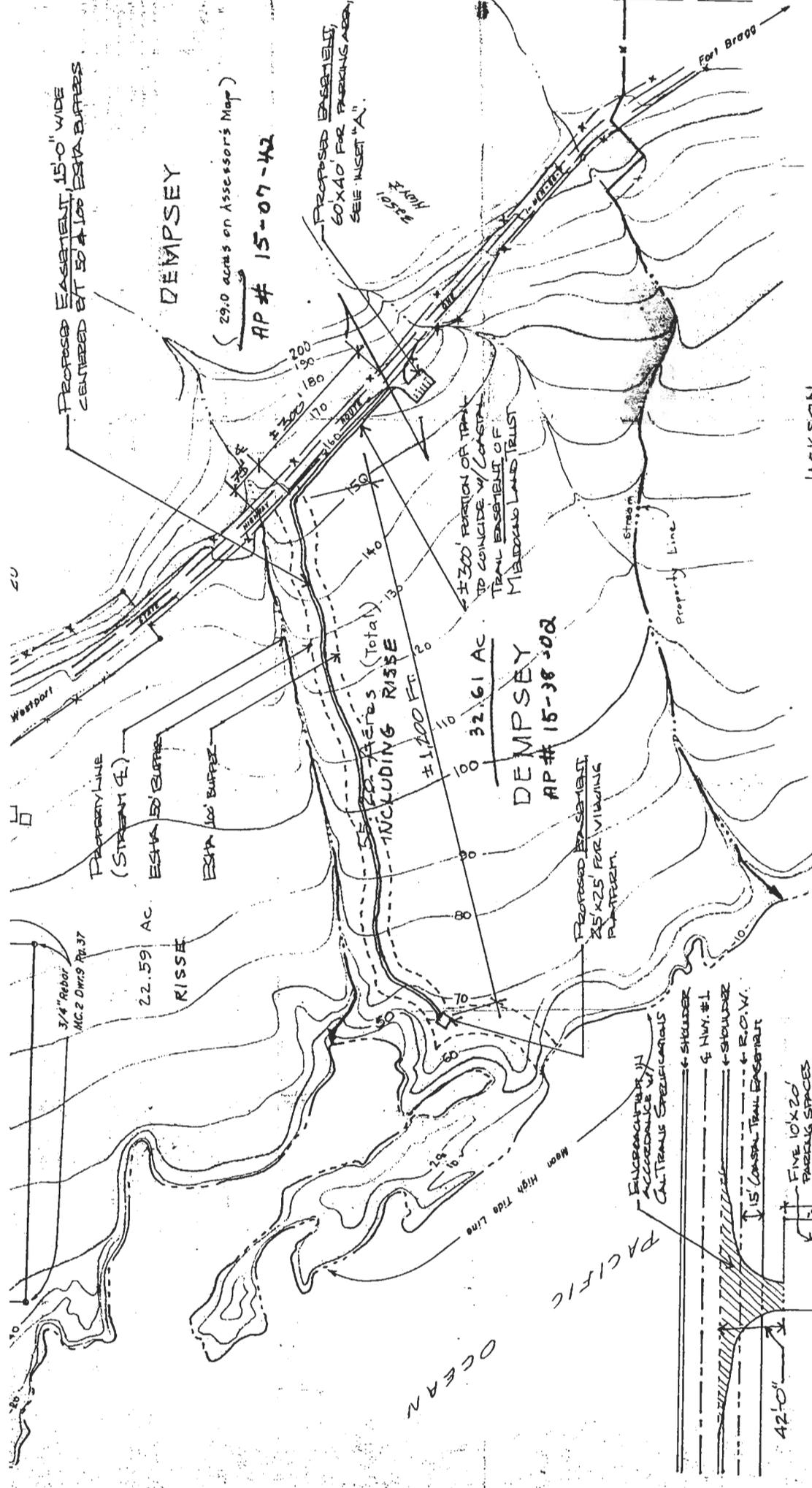


2 LOFT PLAN



1 FIRST FLOOR PLAN

10 of 11



Proposed Easement 15'-0" Wide Centered on 50' x 100' ESHA Buffer

DEMPSEY

(29.0 acres on Assessor's Map)

AP # 15-07-42

Proposed Easement 60' x 40' for Parking Area See Inset "A"

300' 100' 150'

± 300' Portion of Trail to Coincide w/ Coastal Trail Easement of Meadows Lands Trust

± 1,200 Feet ± 32.61 AC INCLUDING RISSE

DEMPSEY AP # 15-38-002

Proposed Easement 25' x 25' for Viewing Platform

3/4" Road MC 2 Div 9 Ap 37

22.59 AC RISSE

ENCROACHMENT ACCORDANCE WITH CALTRANS SPECIFICATIONS

SHOULDER & HWY #1 SHOULDER & R.O.V. 15' Coastal Trail Easement

FIVE 10' x 20' PARKING SPACES

10' x 20' LOADING AREA FOR ACCESSIBLE PARKING SPACE #5

Proposed Easement & Encroachment @ Parking

A

11911

JACKSON

NOTE: JUNE 18, 2010

PROPOSED EASEMENTS DEPICTED ON THIS SURVEY WERE DRAWN ON JUNE 18, 2010 BY SELLERS AND COMPANY ARCHITECTS, PO Box 288, WARREN VT 05574.

Exhibit I
Revised Plan proposed in February 2010

Gross Interior Area (Conditioned Interior)		Gross Exterior Area (Covered & Uncovered porches, 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 Floor - West)	915		Unit 4 (Cottage 1st Floor - West)	435
	Unit 5 (Cottage 1st Floor - East)	837		Unit 5 (Cottage 1st Floor - East)	94
	Unit 6 (Cottage 2nd Floor)	526		Unit 6 (Cottage 2nd Floor)	160
	Total Rental Unit Interior Area	3,179		Total Rental Unit Exterior Area	689
Inn Common Areas	Vestibule, Mudroom, Bathroom	268	Inn Common Areas	Main Porch	927
	Entry Hall, Stair Hall, Laundry	584		North Porch	200
	Kitchen, Living, Dining	1,099		Porte Cochere	248
	Activities Area	1,030		West Deck	319
	Total Common Interior Area	2,981		Total Common Exterior Area	894
Inn Service Areas	Caterer Kitchen	255	Inn Service Areas	Inn/Ranch Garage (1/2 of total)	754
	Total Service Interior Area	255		Total Service Exterior Area	754
	Subtotal: Inn Operations	6,415		Subtotal: Inn Operations	3,137
Ranch Operations	Ranch Manager's unit & shop	1,737	Ranch Operations	Ranch Manager's unit & shop	69
	Equipment Barn	1,145		Equipment Barn	0
	Generator/Pump Shed	240		Inn/Ranch Garage (1/2 of total)	753
	Tank	0		Generator/Pump Shed	0
	Pump House	0		Tank	189
	Subtotal: Ranch Operations	3,122		Subtotal: Ranch Operations	1,145
TOTAL	Gross Interior Area	9,537	TOTAL	Gross Exterior Area	4,282
TOTAL	GROSS FLOOR AREA (Interior and Exterior)		TOTAL	GROSS FLOOR AREA (Interior and Exterior)	
		13,819			13,819

Note: The lot coverage would include all interior and exterior floor area of about 13,800 square feet less the second floor area of about 1,800 square feet. Thus the lot coverage is about 12,000 square feet.

2 of 3

Exhibit II

Existing Ranch Buildings

Gross Interior Area (Conditioned Interior)			Gross Exterior Area (Unconditioned Outbuildings, Porches, Decks)		
Category	Description	Area (SF)	Category	Description	Area (SF)
Residential	Main House	2,049	Residential	Main House	0
	Deck	0		Deck	124
	Laundry	0		Laundry	313
	Cottage	1,122		Cottage	0
	Total Residential Interior Area	3,171		Total Residential Exterior Area	437
Ranch Operations	Barn	0	Ranch Operations	Barn	1,113
	Shop	0		Shop	503
	Shed	0		Shed	126
	Pump House	0		Pump House	134
	Tank	0		Tank	189
	Total Ranch Operations Area	0		Total Ranch Operations Area	2,065
	Gross Interior Area	3,171		Gross Exterior Area	2,502
TOTAL	GROSS FLOOR AREA (Interior and Exterior)				5,673

NOTE
 THE ABOVE DRAWINGS, IDEAS
 AND DESIGN ARE THE PROPERTY
 OF SELLERS AND COMPANY ARCHITECTS
 AND ANY REUSE OR DISCLOSURE OF ANY
 INFORMATION CONTAINED HEREIN TO
 OTHERS OR USED IN CON-
 NECTION WITH ANY WORK OTHER
 THAN FOR THE SPECIFIC PROJECT
 HEREIN WITHOUT THE WRITTEN
 CONSENT OF THE ARCHITECTS

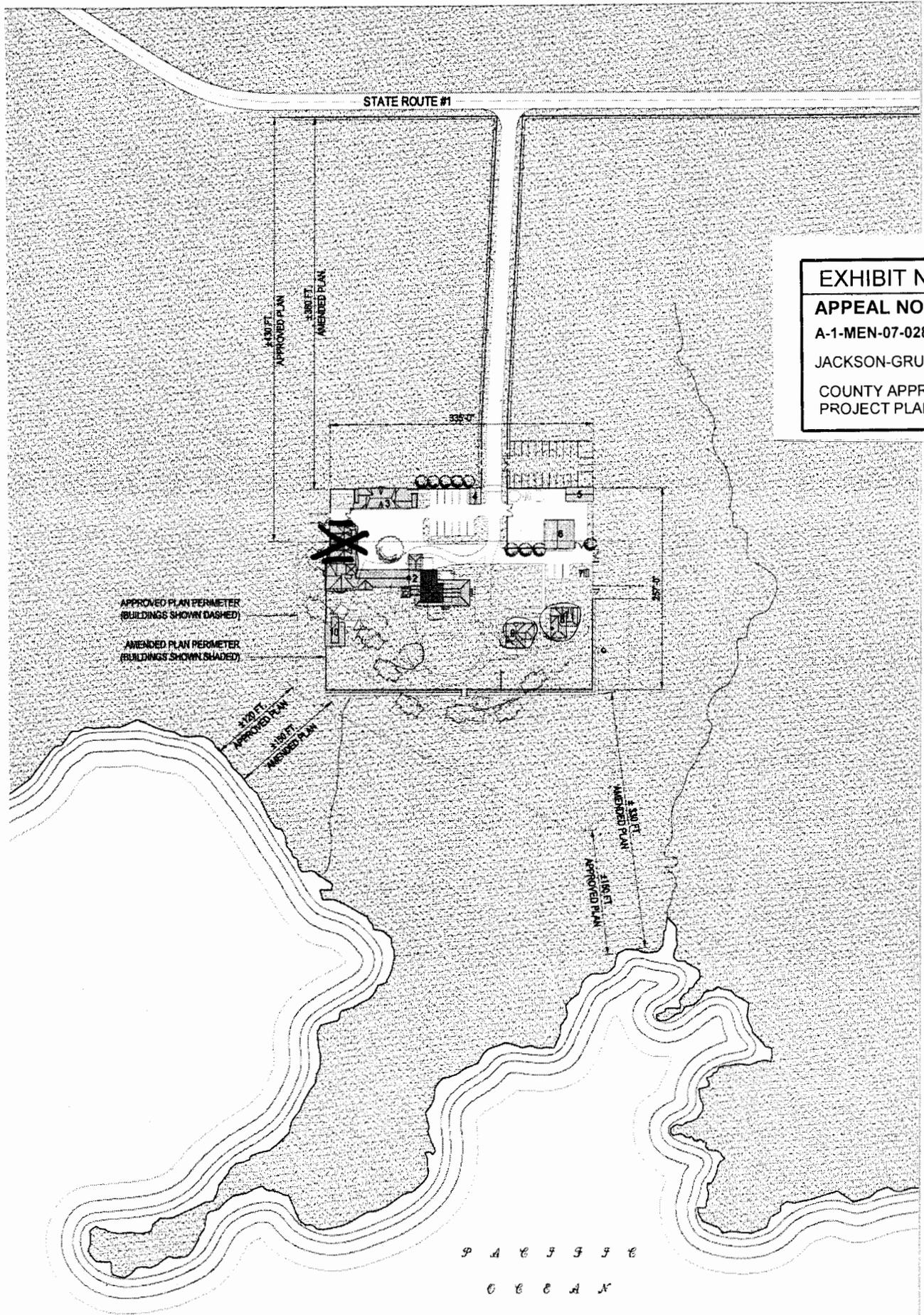


EXHIBIT NO. 9
APPEAL NO.
 A-1-MEN-07-028
 JACKSON-GRUBE FAMILY
 COUNTY APPROVED
 PROJECT PLANS (1 of 5)

INN AT NEWPORT RANCH
Mendocino, California
 SELLERS & COMPANY ARCHITECTS
 2 Brook Road, Warren, VT 05644 T 802 488 2717 F 802 488 6861 www.sellerscompany.com
 SANFORD STRAUSS ARCHITECTS
 744 Main Street, Middlebury, VT 05753 T 802 388 7480 F 802 388 7475

DATE
08.28.06
 REVISIONS



TITLE
**LOCATION
 MAP**

SHEET NO.

LM

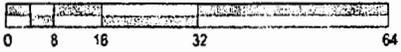
P A C E S
 C E C A N

LEGEND		
1. Existing Ranch House	4. Generator Pump Shed	7. Refurbished 3-Holer
2. Main House	5. Ranch Maintenance Shop	8. South Cottage
3. Annex	6. Ranch Equipment Barn	9. North Cottage
		10. Spa

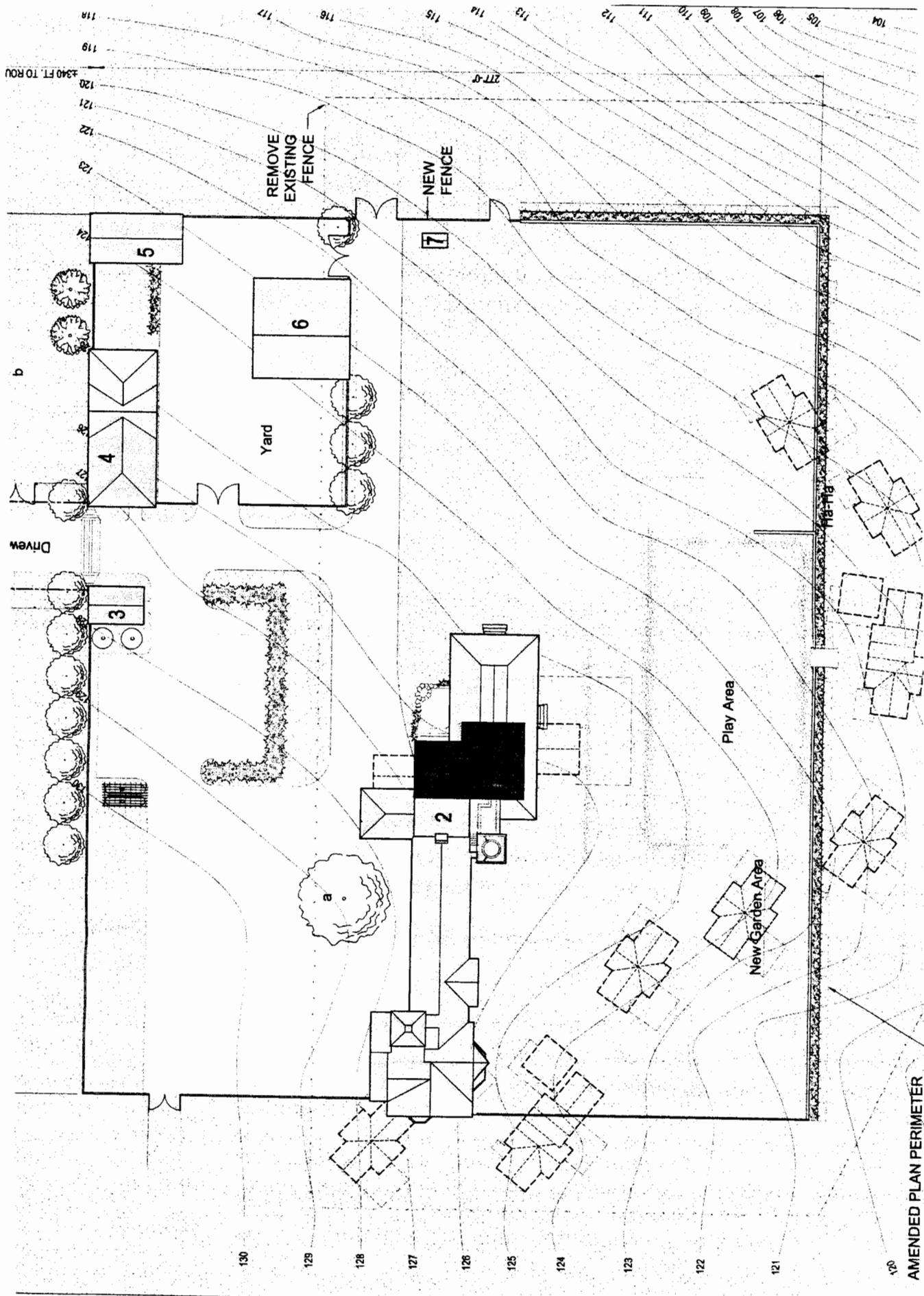
AMENDED LOCATION MAP ~ PHASES-1&2
2 Overlaid on Approved Location Map

L E G E N D		
1. Existing Ranch House	a. Existing Large Monterey Cypress	 Grass/ Field/ Garden
2. Main House	b. Overflow Parking (22 spaces)	 Hedge/ Planting
3. Bunkhouse	c. New Water Tank	 New Tree
4. Generator/ Pump Shed	d. New Propane Tank	 Rocks
5. Ranch Manager Unit	e. Plunge	
6. Ranch Maintenance Shop		
7. Ranch Equipment Barn		
8. Refurbished 3-Holer		
9. South Cottage		
10. North Cottage		
11. Spa		

**PROPOSED SITE MAP (AMENDED) ~ PHASES-1&2
Overlaid on Approved Site Map (#CDU 9-95)**



295



PHASE 1

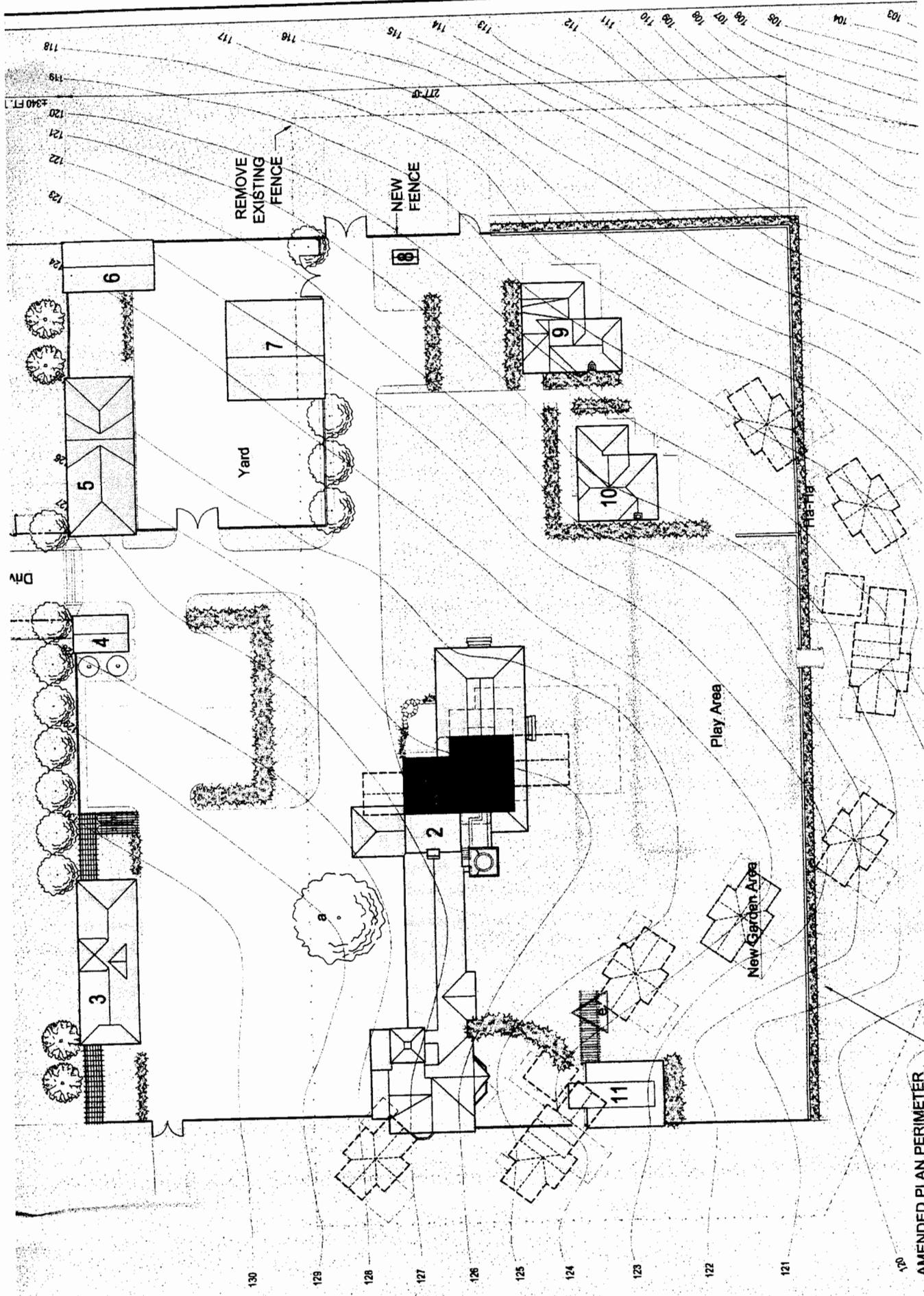
3 of 5

WPORT RANCH

California

THE ABOVE
AND DESIGN
OF SELLER;
TRACTS, NO.

SEAL



PHASE 2

AMENDED PLAN PERIMETER

495

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

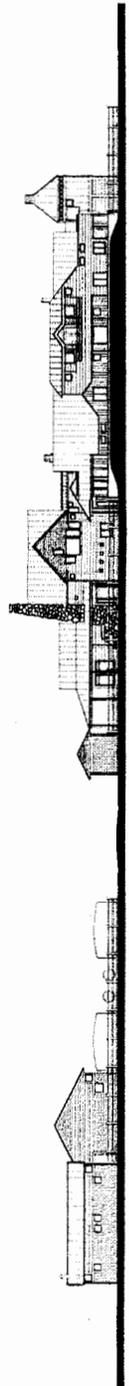
INN AT NEWPORT RANCH
 Mendocino, California
 Sellers & Company Architects
 2300 S. MAIN STREET, SUITE 100, MENDOCINO, CA 95501
 SANFORD STRAUSS ARCHITECTS
 1111 14TH AVENUE, SUITE 100, MENDOCINO, CA 95501

DATE: 08.28.06
 REVISIONS:

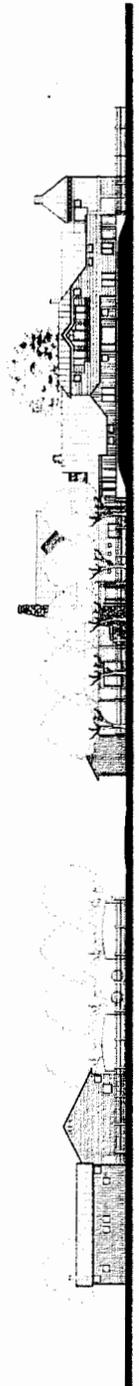


FILE: SE
 SHEET NO: SE
 SITE ELEVATIONS

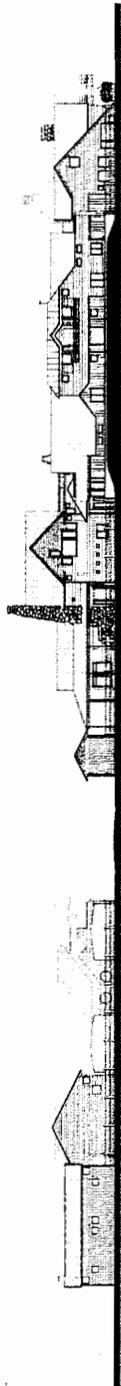
1 EAST ELEVATION (View from Route #1)
 Phase-1 - Trees not shown



2 EAST ELEVATION (View from Route #1)
 Phase-1 - Trees shown



3 EAST ELEVATION (View from Route #1)
 Phases-1&2 - Trees not shown



4 EAST ELEVATION (View from Route #1)
 Phases-1&2 - Trees shown



5 of 5

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
710 E STREET, SUITE 200
EUREKA, CA 95501
VOICE (707) 446-7833 FAX (707) 446-7877

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Molly Warner & Britt Bailey, Mendocino Planning Commissioners

Mailing Address:

21251 So. Petaluma Ave.

City: Fort Bragg

Zip Code: 95437

Phone: 707- 9964-5472

EXHIBIT NO. 10

APPEAL NO.

A-1-MEN-07-028

JACKSON-GRUBE FAMILY

APPEAL NO. 1 (MOLLY WARNER
& BRIT BAILEY) (1 of 6)

SECTION II. Decision Being Appealed

1. Name of local/port government:

Mendocino County, Planning Commission

2. Brief description of development being appealed:

Coastal Development Use Permit to establish a *1C., Visitor Accommodations and Services. In two phases, total lot coverage of 17,186 square feet would include a bunkhouse, main house, guest rooms each having a bath per bedroom and a kitchen, and some of 3 bedrooms/baths plus kitchen and reception rooms. Also a conference center and a spa, and out buildings for tractors, ATV's, and mechanic/maintenance barn, and a 1200 square foot caretaker unit.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

In Mendocino County within the Coastal Zone, 4+or- miles south of Westport, 1+or- mile north of Abalobadiah Creek, approx. 700 feet west of Highway 1; various AP numbers, a 3.7 acre portion of a 407 acre parcel.

4. Description of decision being appealed (check one.):

- Approval; no special conditions
 Approval with special conditions:
 Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-1-MEN-07-028

RECEIVED

JUL 23 2007

CALIFORNIA
COASTAL COMMISSION

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE

710 E STREET, SUITE 200

EUREKA, CA 95501

VOICE (707) 445-7833 FAX (707) 445-7877



DATE FILED:

7/23/07

DISTRICT:

North Coast

2 of 2

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: June 21, 2007

7. Local government's file number (if any): CDU 6-2006

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Owner/Applicant: Willard T. Jackson, President, Jackson-Grube Family, Inc.
PO Box 430, Middlebury, VT 05753

Agent: Bud Kamb
101 Boatyard Drive, STE. D, Fort Bragg, CA 95437

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1)

(2)

(3)

(4)

3 of 6

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

Reasons for Appeal

1. *1C Zoning Designation

Ms. Warner's comments:

One major issue is the interpretation of the size and intensity of use that is appropriate for a *1C designation. As per pages 21 and 22 of Mendocino County General Plan Coastal Element, this designation is for one of the least intensive uses of the visitor serving categories, from 5 to 10 units. Page 21 indicates that a health spa is an example of a use in the far more intensive "resort" category. Page 22 uses only the word "unit" where maximum unit size is listed. Although the word "suites" is used in the Mendocino County Zoning Code, Coastal Zone, in Sec. 20.436.015, the most common understanding of a "suite" is a bedroom with a sitting room. The proposal from Jackson-Grube is far, far beyond that. There was a total of 18 bedrooms proposed, each bedroom with it's own bathroom (18 BATHROOMS!). One "unit" includes 3 bedrooms, 3 bathrooms, kitchen, dining room, sitting room and porch totalling 2,961 square feet. Even the manager's unit is too big, with 3 bathrooms.

Accordingly, Ms. Bailey includes the following comments:

The zoning for the Jackson-Grube project allows for Inns and Bed & Breakfasts. Both the Mendocino County Local Coastal Plan and the Coastal Zoning Code are consistent in defining the uses within this zoning in a more diminutive rather than substantial way. *1C represents the least intensive use for visiting serving facilities. Both the adopted Plan and Ordinance define limitations for guest rooms or suites. Bed & Breakfasts are allowed a maximum of 4 rooms or suites. Inns are allowed a maximum of 10 rooms or suites. In addition, the Inn designation limits food vending. The dining facilities should not accommodate more than three people per room/suite.

Sec. 20.436.015 Coastal Zoning Code

(a) Inn - *1 or *1C: 10 guest rooms or suites. Note: A bed and breakfast accommodation is limited to four (4) guest rooms or suites. Dining facilities for guests shall not exceed three (3) chairs per guest room or suite.

Definitions According to Section 20.308 of the Coastal Zoning Code

***1C Bed & Breakfast/Inn**

Bed and Breakfast Accommodations: Any building or portion thereof or group of buildings containing two but no more than four guest rooms or suites each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit wherein breakfast may be provided for compensation or profit. A use permit shall be required for the establishment of bed and breakfast accommodations.

4 of 6

Inn: Any building or portion thereof or group of buildings containing five or more guest rooms or suites each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit, and where regular meals may be provided for compensation or profit.

I am of the opinion that in the case of the Jackson-Grube project, the intent of the *1C zoning regulations has been seriously misinterpreted. I doubt that the drafters of the *1C designation considered 3 bedroom, 3 bathroom, kitchen, living room, dining room (total sq.' 2600) one "suite." The Jackson-Grube project, while architecturally outstanding, should be considered to be more of a resort than an Inn and as such should carry the proper zoning. As a neighboring Commissioner, I am very concerned that the project as approved by the Mendocino Planning Commission, would do a great disservice to nearby communities with identical zoning within coastal scenic and highly scenic areas. In my district alone, I know of 2 undeveloped coastal properties with the *1C zoning designation.

2. Intensity of Use

Above and beyond the concern about size and densities of these units, is the added intensity of uses such as the large maintenance barn, spa, conference room, and the applicant's intention to frequently hold weddings of up to 99 people. This project needs to be scaled back to fit the intent of a *1C, especially given that it is in one of the few remaining relatively remote sections of our coastline where there are NO services, not even a fire district, and that is designated highly scenic and, as page 141 of the Mendocino Coastal Element informs us, "no additional traffic capacity on Highway 1 will be available". Weddings and conferences are not appropriate here. It is not a precedent to set for a *1C in a resource area.

3. Visual Effects

Another issue regarding the Jackson-Grube project is the visuals of the project as proposed, even with the removal of the 3 single bedroom units on the north. Because there are so many buildings in the cluster, closed off from all ocean views toward the west by a fence, it gives the appearance of a faux Fort Ross. While the architecture of each building is well done, the total is not compatible with the open character of the surrounding area, as called for in Sec.30251 of the Coastal Act. Were it smaller, with a view corridor, it might fit the area.

4. Outdated hydrological and botanical studies

The project was considered and approved despite the outdated hydrological and botanical studies. For example, the botanical study submitted was over 13 years old. Especially in view of the proposed wedding and conference events where parking would need to occur in the fields surrounding the compound, it is imperative to have up to date knowledge of what the fields and drainages now contain.

5. Both the Local Coastal Plan and the Coastal Act stress the importance of providing low-cost visitor facilities. The Jackson-Grube project is a high-end facility and as such fails to address these requirements to encourage and provide low-cost accommodations. When asked to address this failure, Mr. Jackson could not identify a way to create an economically scaled range of facilities for the proposed project.

Chapter 3.7 County Coastal Element, Section 30213

Recreation and Visitor Serving Facilities

Section 30213 (Part). Lower cost visitor and recreational facilities...shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

5 of 6

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signature on File _____ Signature on File _____
Signature of Appellant(s) or Authorized Agent _____
Date: July 19, 2007

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)
Date: _____