

Sally and Sonny (Charles) Grigg. 10/17/23

Ladies and gentlemen We have been the sole proprietors and managers of Howard Creek Ranch Inn, three miles north of Westport for over 50 yrs. It has been a historic site since 1867 enjoying Highway One access for over a hundred years.

Some weeks ago we received a notice that the road to the south of our Inn, Seaview Dr., (which we own and transverses our property) was being changed for safety reasons to Lincoln Ridge Road because of the confusion with Seaview Dr. in Westport. Since we have always enjoyed direct Highway One access, and since we had no objections, we did not come to the “change the road name” hearing.

To our surprise, we were notified that our historic Inn’s address was being changed from 40501 North Highway One to Lincoln Ridge Road.

Our 70 ft. rd. easement entrance comes through a 40 foot wide driveway consisting of two 20 ft roads, directly through the Caltrans 80 ft. easement. This extra wide driveway has come right off Highway One since 1971. We own the entire driveway on both sides. People have an easement over it, but the roads belong to our ranch.

If you will notice the attached map, many properties that according to the original maps of the subdivision should have

had a Seascape address now have an address of North Highway One. Since these properties have been allowed to keep their Highway One addresses, we ask only the same.

Furthermore, unlike Seaview Dr., our Inn is not along a ridge and does not correspond to the name Lincoln Ridge Road, it is in the valley bisected by Howard Creek that flows through our land. Our address on Highway One means we are adjacent to the Pacific where Howard Creek empties into the ocean with white water views of breaking waves. We are not up a ridge.

As far as the fire dept. is concerned, everyone on the Westport Fire Dept. already knows where we are. Please see a letter from the Westport Fire Dept. supporting our claim to our original address 40501 North Highway One.

We have also attached a letter from the Westport MAC supporting our keeping our Highway One address.

We have spent many thousands of dollars on internet sites to promote our address as it currently is ie. 40501 North Highway One. Over a hundred places on the internet, many books, magazines, TV shows, and hundreds of thousands of past returning guests have our 40501 North Highway One address. It would be impossible for us to change this address after fifty years.

Also attached are two pictures of our south entrance, a map showing the frontage road formerly known as Seascape Drive, now with a preponderance of addresses showing North Highway One plus a drawing of the intersection of Seaview Dr (now Lincoln Ridge Road), North Highway One and Seascape Drive (now North Highway One).

With kindest regards, Sally and Sonny (Charles) Grigg



## Westport Municipal Advisory Council

P. O. Box 307, Westport, CA 95488  
www.westportmac.org

October 15, 2023

Mendocino County Board of Supervisors  
501 Low Gap Road  
Ukiah, CA 95482

RE: County ordered change of business address of Howard Creek Ranch Inn Bed and Breakfast

This issue was brought to the attention of the WMAC at its regularly scheduled October 5<sup>th</sup> meeting. Sonny and Sally Grigg have owned and operated the Howard Creek Ranch Inn on their property at 40501 North Highway 1, Westport, CA. for 50+ years. Their business is an anchor and landmark destination for Westport and is important to the community's economy. It is not a "commercial transient occupancy operation", aka motel, as stated in the Memorandum from Russ Ford dated October 17, 2023. The business has an established and loyal repeat clientele, many of whom communicate via USPS. The address change will cause unnecessary cost and guest confusion with direct harmful consequences to the business and indirectly to the Westport community.

### WMAC conclusion:

After discussion and deliberation the WMAC is strongly opposed to the county's decision to change the Howard Creek Ranch Inn address. Further WMAC strongly recommends that if any action has been taken by the county related to propagating the address change to any state or federal agency that action should be reversed by the same means of communication taken to initiate the change. Application of Recommended Action (3), from the October 17, 2023 Agenda, would resolve the issue.

### Background information used in WMAC deliberations:

1. The purpose of the address change, as stated in a letter dated June 20, 2023 from Lisa Foster on County of Mendocino Department of Planning and Building Service is; *"These changes will facilitate both the delivery of emergency services and the convenience of the general public."*
2. The 40501 N Highway 1 address is consistent with the addresses of other properties to the north and to the south that abut North Highway 1. A separate letter from the *Westport Volunteer Fire Department concluded, "Changing the address of the Howard Creek Ranch Inn to an address on Lincoln Ridge Road will be likely to cause confusion for agencies responding to 911 emergency calls at the Howard Creek Ranch Inn"*.
3. From the October 17, 2023 BoS meeting Agenda: Noticed Public Hearing — Discussion and Possible Action Regarding Appeal of the Zoning Administrator's Action Approving the Name Lincoln Ridge Road for a Private Road Serving Approximately 17 Parcels in the Westport Area, Currently Known as Seaview Drive (Sponsor: Planning and Building Services)

#### Recommended Action:

Hold the Noticed Public Hearing and either (1) deny the appeal and apply the name Lincoln Ridge Road for the private road and all parcels addressed therefrom, (2) uphold the appeal and retain the name Seaview Drive for the road and all parcels addressed therefrom, or (3) **uphold the name Lincoln Ridge Road but assess new address assignments individually and direct staff to make changes at the discretion of the Board.**

4. Statements provided by the Griggs to the county described the harm that would incur to their business by the address change.
5. As a result of an appeal against RN 2022-0005 PBS (Westport Way), properties located on the frontage road with Highway 1 frontage and having Seaview Drive addresses will be given Highway 1 addresses. Properties located on the same frontage road with Highway 1 addresses will retain their existing address. 40501 N Highway 1 fits this description and should have been included with the other addresses included in the RN 2022-0005 appeal with the result of no address change.

A handwritten signature in cursive script, appearing to read "Bill Knapp".

Bill Knapp, WMAC Vice-Chair  
CC: Russ Ford, Senior Planner PBS  
Lisa Foster, Cartographer Planner PBS



**Westport Volunteer Fire Department**

**37551 North Hwy 1  
PO Box 67  
Westport, California 95488**

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September 14, 2023

Mendocino County Board of Supervisors  
501 Low Gap Road  
Ukiah, CA 95482

Re: 40501 North Highway 1, Westport

Dear Members of the Board of Supervisors:

The Westport Volunteer Fire Department submits this letter in support of the request by Charles (Sonny) and Sally Grigg to keep the address of their property as 40501 North Highway 1, Westport, CA.

Sonny and Sally Grigg have owned and operated the Howard Creek Ranch Inn on their property for many years. The Westport Volunteer Fire Department and other emergency response agencies have been dispatched to a number of 911 emergency calls at the Howard Creek Ranch Inn property over the years. We have had no difficulty finding that property at the 40501 North Highway 1 address. That address is consistent with the addresses of other properties to the north and to the south that abut North Highway 1.

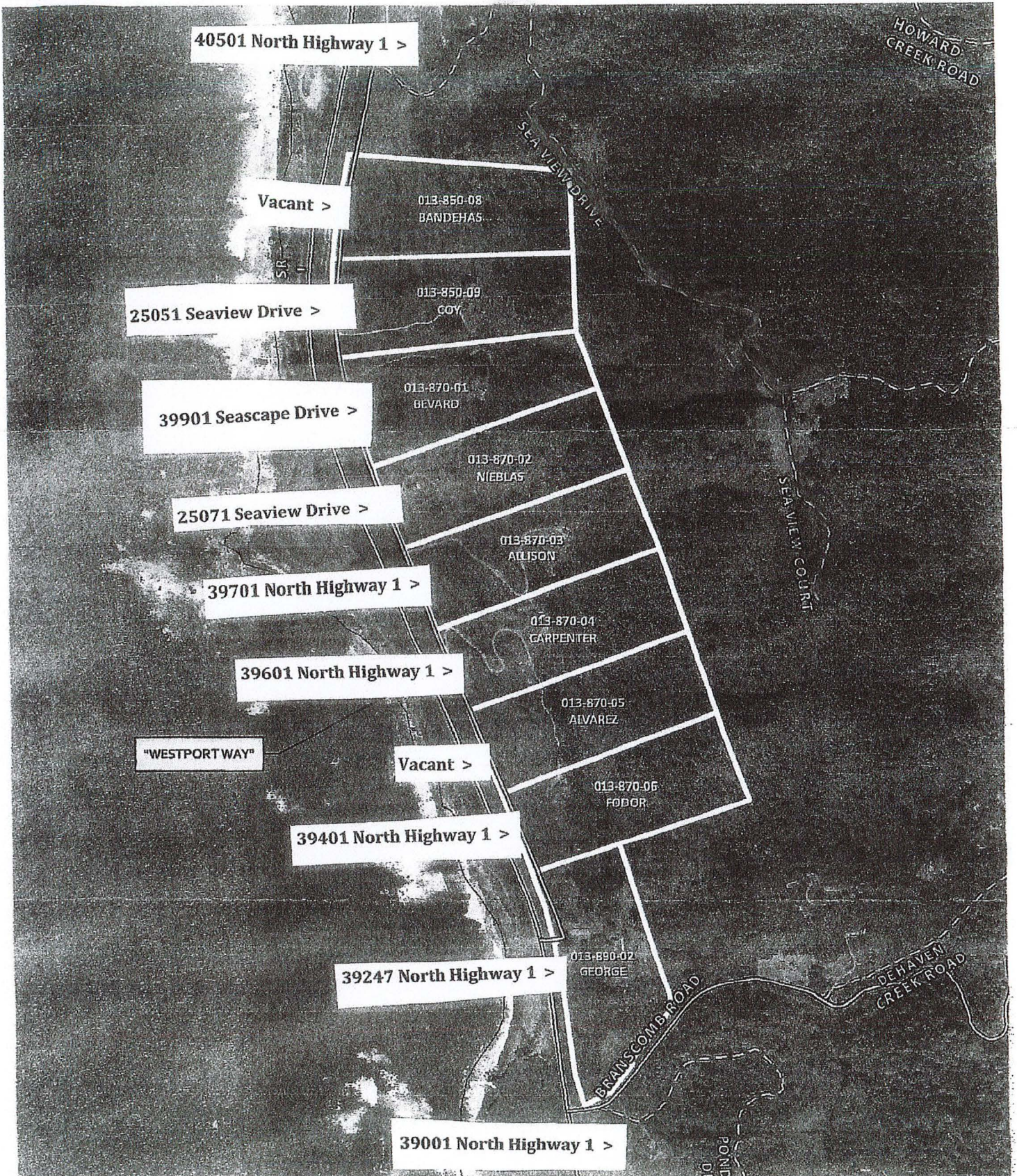
The Howard Creek Ranch Inn property can be accessed by a driveway just south of the Howard Creek Bridge on North Highway 1 and by another driveway just north of the Howard Creek Bridge on North Highway 1. The property itself is located close to sea level, and guests staying at the Howard Creek Ranch Inn can walk under the bridge to the ocean.

The renaming of Seaview Drive to Lincoln Ridge Road should not affect the Howard Creek Ranch Inn property. Lincoln Ridge Road provides access to homes on a ridge to the east and a few hundred feet above that property. Changing the address of the Howard Creek Ranch Inn to an address on Lincoln Ridge Road will be likely to cause confusion for agencies responding to 911 emergency calls at the Howard Creek Ranch Inn.

Thank you for your consideration.

Sincerely,

Daniel Maxey  
Fire Chief and CEO



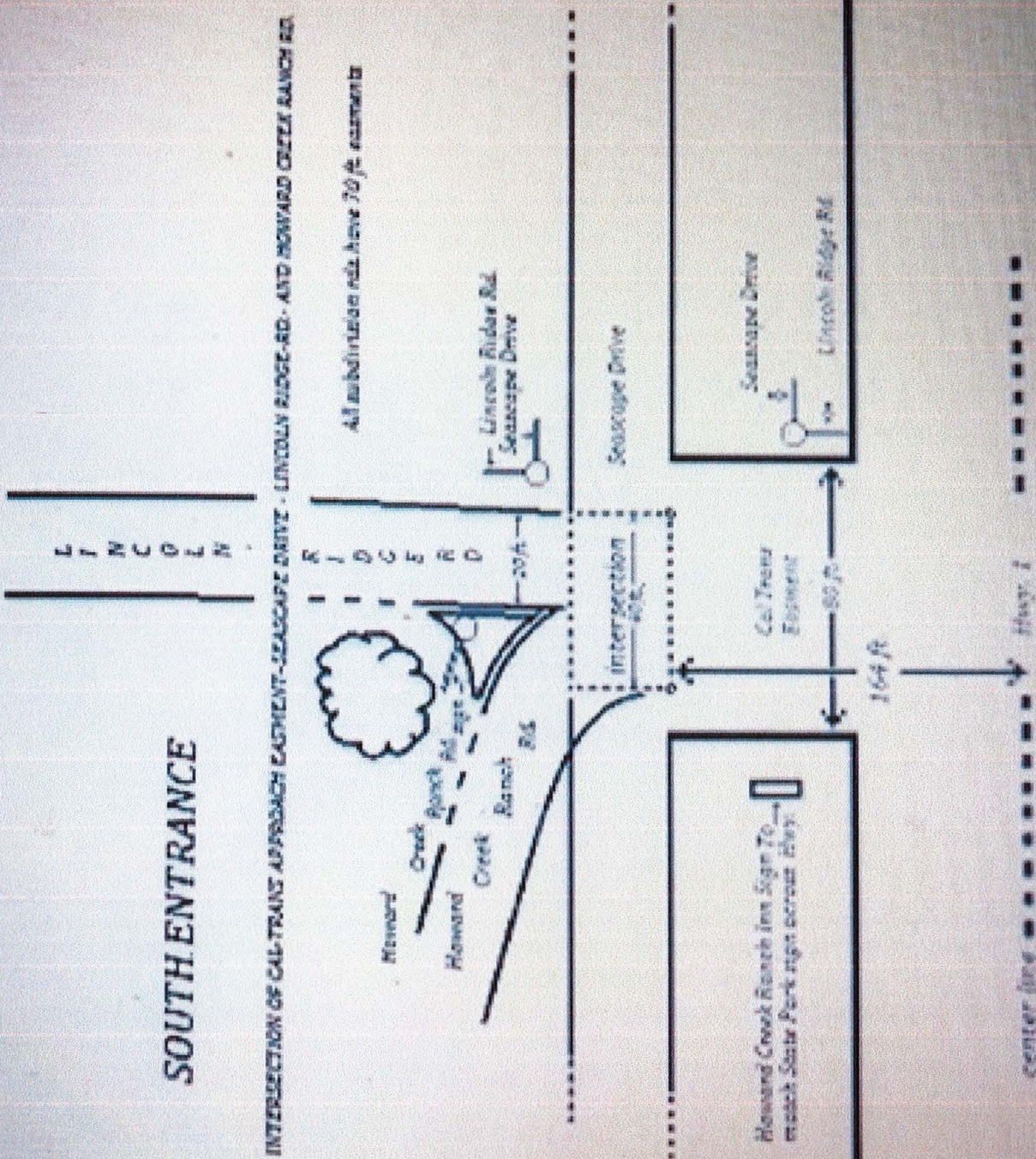
CASE: RN 2022-0005  
 OWNER: Various  
 APN: Various  
 APLCT: County of Mendocino  
 AGENT: County of Mendocino  
 ADDRESS: Highway 1, Westport







# SOUTH ENTRANCE



INTERSECTION OF CALTRANS APPROACH EASTMENT-SEASCOPE DRIVE - LINCOLN RIDGE RD. AND HOWARD CREEK RANCH RD.

All subdivision rds. have 70 ft easements

Lincoln Ridge Rd.  
Seascope Drive

Seascope Drive

Seascope Drive  
Lincoln Ridge Rd

Caltrans Easement

164 ft

Hwy 1

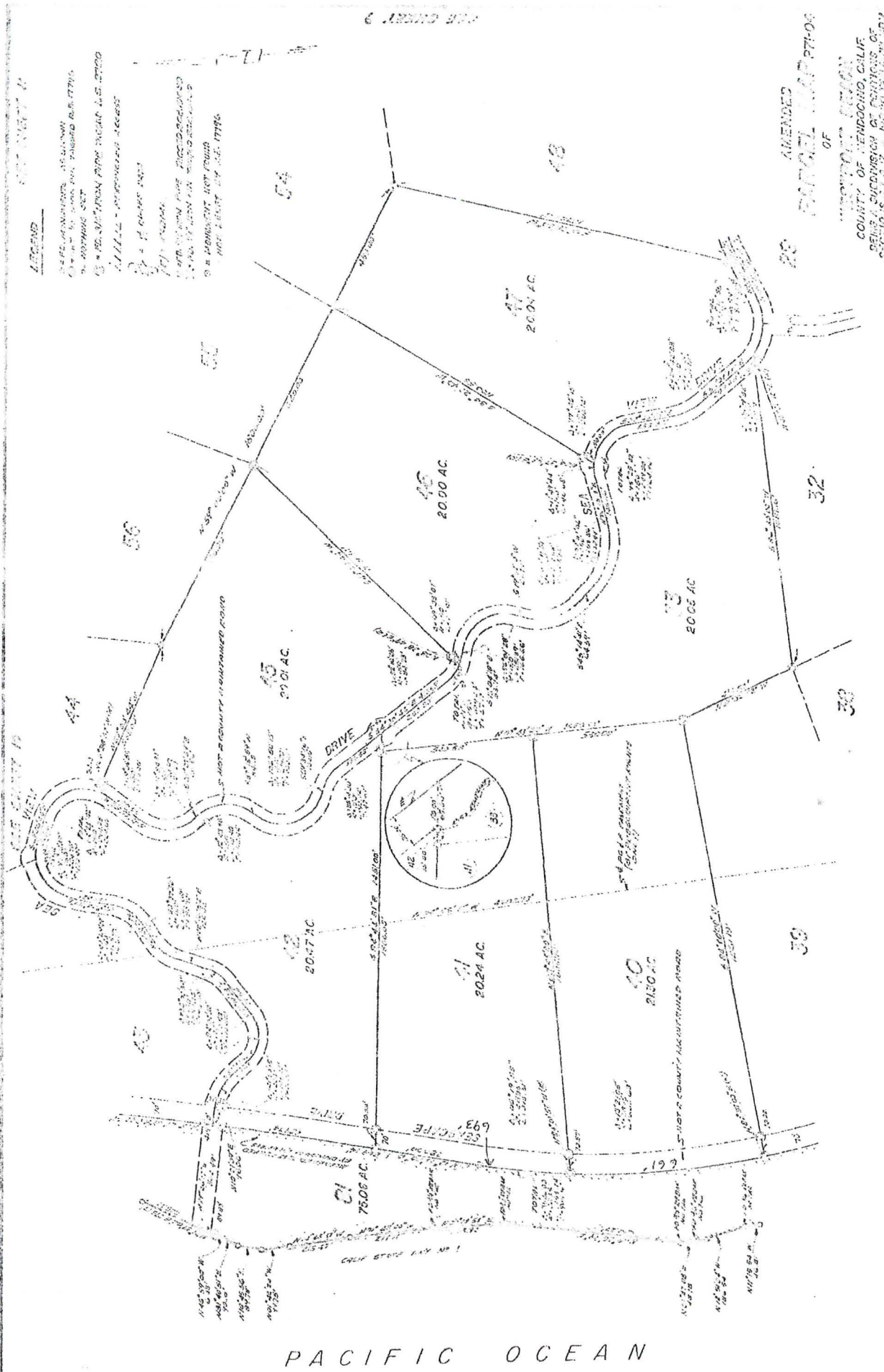
center line

Howard Creek Ranch Inn Sign To match State Park sign across Hwy 1

SEE SHEET A

LEGEND

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PACIFIC OCEAN

AMENDED  
 OF  
 COUNTY OF MENDOCINO, CALIF.  
 BEING A SUCCESSOR OF PORTIONS OF  
 SECTION 34, T. 42 N., R. 20 W., S. 20 N., AND  
 SCALE 1" = 200'

CASE 2, CHAPTER 29, PAGE 13

SEE SHEET C

5800

apartment buildings or office suites. Detached structures should not be given alphanumeric designations, and the use of fractions is not acceptable for any address designation. When possible, the Address Coordinator will refrain from assigning a number that is immediately next in sequence to the next adjacent number. In the event of no numbers being available the Department may, at its discretion, choose to readdress the affected area to better space the units or, if applicable, petition the Board of Supervisors to officially name an existing private access road allowing for the development and assignment of a new range of numbers. For the purposes of determining the appropriate road or street used for addressing, numbers may only be assigned to the last officially named road or street traveled to access the subject property. Unofficial, local or alternate names for roads or driveways may not be used in the assignment of addresses.

(B) Correction and Adjustment. The established range of a road or the existing addresses along said road may be revised or corrected at the discretion of the Department. Priority is given to the concerns of emergency service agencies when said concerns involve errors, inaccuracies or confusion in the addressing system. Said concerns will be deemed urgent by the Department and the Address Coordinator will take appropriate action to achieve a resolution. The County shall have the right to alter or change any existing address in the unincorporated areas of the County if said address is found to be in conflict with any of the guidelines herein or as laid out in the Mendocino County Code.

(Ord. No. 887, adopted 1972.)

(Ord. No. 4370, § 6, 12-6-2016)

### Sec. 18.16.070 - Names of Private Roads.

Any private road, street or way established, or any of the same offered in dedication for public use or any private street or roadway established shall be named in accordance with this Chapter. All streets, roads, and ways shall be known by the same name for the entire length.

The County may require a name for every access that serves at least four (4) dwellings and/or business establishments, except in mobile home parks, shopping centers and apartment type developments.

Private roads shall be named or renamed pursuant to the following procedures:

(A) The naming or renaming of a private road may be initiated by the County, a public safety agency, or any property owner whose property is served by the road. A "public safety agency" shall include: (1) any fire protection agency or district, or any other kind of special district, established in accordance with State law and authorized to provide