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

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**MAY 24, 2018  
CDP\_2017-0044**

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**SUMMARY**

**OWNER/APPLICANT:** CHRISTINE ANN GRIGGS  
484 E SAN FRANCISCO AVE  
WILLITS, CA 95490

**REQUEST:** A Coastal Development Standard Permit request to replace a demolished cabin with a 384-square-foot family care unit for disabled family members. Existing development on the parcel includes a 480-square-foot single-family residence and accessory structures.

**DATE DEEMED COMPLETE:** 03/23/2018

**LOCATION:** In the Coastal Zone, 3.2 miles southeast of Fort Bragg and 0.3 miles south of the intersection of Highway 20 and Trillium Lane (CR 415B) located at 18760 Trillium Lane, Fort Bragg (APN: 018-420-03)

**TOTAL ACREAGE:** 0.92± acres

**GENERAL PLAN:** Rural Residential (RR5:U)

**ZONING:** Rural Residential (RR:5)

**SUPERVISORIAL DISTRICT:** 4

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**APPEALABLE:** No

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** Juliana Cherry

**BACKGROUND**

**PROJECT DESCRIPTION:** A Coastal Development Standard Permit request to establish a temporary use, MCC Section 20.460.010(F) *Family Care Unit*, on an existing, developed residential lot. The applicant proposes constructing a 480-square-foot structure for temporary residential occupancy in the approximate location of a cabin that was previously on-site. The temporary use of the proposed building would provide housing for (a) not more than two adult persons who are sixty years of age or older, or an immediate family member or members who requires daily supervision and care, or person or person providing necessary daily supervision and care for the person or person residing in the main residence.

**APPLICANT'S STATEMENT:** "This project is to replace a demolished cabin with a Family Care cottage for disabled family members. The power, gas, septic and water is already in place."

**RELATED APPLICATIONS ON-SITE:**

- BF\_2017-1011 rebuild cabin w/kitchen (Family Care Unit)
- BF\_2017-1010 rebuild shop building
- BF\_2016-1111 int. plumbing/electrical/sheetrock repair, new water heater
- BF\_2016-1053 reroof, deck, dormer
- BF\_2016-0870 misc. ext. repairs

- BF\_2016-0869 demo shop building
- BF\_2016-0774 replace 200 amp panel and new water line to supply well/studio
- CE\_2016-0037 septic replacement

**Neighboring Properties:**

- CE 20-94 replace septic tank, LCP 90-82 adjacent parcel to north; MH, FCU 7742, U 46-85 adjacent parcel to south; F-6584 garage/studio, F-6641 SFR adjacent parcel to east; F-7253 adjacent parcel to west

**SITE CHARACTERISTICS:** The project site is located about one mile east of Highway 1 and near the southern terminus of Trillium Lane (CR 415B). The lot is developed with a single family residence situated on a relatively flat coastal plain. Soils are sandy clay with sandstone. Historically, the land included a nursery, flower beds, and apple orchard. The site is landscaped with grass and perimeter trees. The existing residence is 480 square feet.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1 below, the surrounding lands are classified and zoned similarly to the project site, Rural Residential. The lot is situated facing a residential street and surrounding lots are developed with residential uses. The proposed temporary *Family Care Unit* is consistent with the surrounding land uses and development.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RR5	RR5	0.92 acres	Residential
EAST	RR5	RR5	3 acres	Residential
SOUTH	RR5	RR5	2.24 acres	Residential
WEST	RR5	RR5	13.3 acres	Residential

**LOCAL COASTAL PROGRAM CONSISTENCY**

The proposed project is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

Land Use: The parcel is classified as Rural Residential (RR5:U) by the Mendocino County General Plan. The Rural Residential classification is intended to encourage local small scale food production in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, or other characteristics. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability (Coastal Element Chapter 2.2). The proposed temporary use, and the eventual conversion of the *Family Care Unit* to an accessory, non-residential structure, is consistent with allowed temporary uses and allowed accessory uses associated with residential development.

Zoning: The project site is located within a Rural Residential District, which is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability (Mendocino County Coastal Code Section 20.376.005). The proposed temporary use, a *Family Care Unit*, may be permitted as specified by MCC Section 20.460.010(F) and Division II of Title 20 of Mendocino County Codes. The proposed building height, lot coverage, and juxtaposition to property boundaries (building setback) conform to the development standards of MCC Chapter 20.376.

Visual Resources: The site is not mapped as a Highly Scenic Area.

Hazards Management: Mapping does not associate the following with the subject site: faults, bluffs, or tsunami inundation zones.

MCC Section 20.500.025 *Fire Hazard* -- The parcel is located in an area classified as a "Very High Fire Hazard" severity rating (See exhibit Fire Hazard Zones & Responsibility Areas). Fire protection services

are provided by the Fort Bragg Rural Fire Protection District (FBR-FPD). The project application was referred to FBR-FPD for input; however, no response has been received. The project was also referred to CalFire, who has not responded but has issued a preliminary clearance (CalFire File Number 459-17). A standard condition requiring the property owner to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan could be addressed (including address standard, driveway standard, and defensible space standard and maintaining defensible space as specified by the preliminary clearance document). Staff recommends with the inclusion of this condition, the project would be consistent with Mendocino County policies for fire protection.

Habitats and Natural Resources: The site is primarily designated as barren habitat (See exhibit LCP Habitat and Resources). No botanical survey was requested as the mapping does not indicate that the area of proposed development would be adjacent to sensitive coastal resources.

Archaeological/Cultural Resources: The project was referred to the Northwest Information Center at Sonoma State University; and CHRIS responded with a recommendation to complete a survey. On February 28, 2018, John Parker surveyed the site and prepared a Cultural Resource Evaluation of APN: 018-420-03, 18760 Trillium Lane, Fort Bragg. The survey found no resources of significance. On April 11, 2018, the Archaeological Commission accepted the survey.

Staff notes that a condition advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, Staff recommends the project as consistent with Mendocino County policies for the protection of the paleontological and archaeological resource.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. As of this date, no response has been received from two of the three local tribes; Redwood Valley Little River Band of Pomo Indians responded that they did not have comments.

Groundwater Resources: The project site is located within a mapped Sufficient Water Resources Area (See exhibit Ground Water Resources). The existing and proposed development would have access to an existing, on-site well. On March 7, 2018, MC Department of Environmental Health responded to a request for comments stating that the site is approved for a Family Care Unit (ST26836) and that no proof of water would be required. Staff recommends that the proposed project would satisfy County goals and policies for management of groundwater resources.

Grading, Erosion, and Run-Off: No grading is proposed.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from residential land uses and its associated development (like accessory structures or temporary *Family Care Units*) were considered when the Coastal Element land use designations were assigned. Staff recommends the project would not impact transportation or circulation and would be provided with adequate access. On February 1, 2018, MC Department of Transportation responded to a request for comments by requesting two conditions: (1) that a standard residential approach be constructed and (2) that the property owner obtain an Encroachment Permit for work within the Right-of-Way. This request is included in the recommended conditions. It is Staff's recommendation that with the inclusion of these two conditions the project would satisfy County goals and policies for transportation and circulation.

Public Access: The project site is located near the southern terminus of Trillium Lane, which intersects with Highway 20. The site is not designated as a potential public access trail location. As shown on LCP Map 14 *Beaver*, existing public access to the shore is located at Hare Creek Shoreline Access.

### **PROJECT FINDINGS AND CONDITIONS**

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed *Family Care Unit* and adopts the following findings and conditions.

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. Temporary *Family Care Units* are allowed with an approved Coastal Development Standard Permit; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site is currently developed with a single family home, well, electrical service, and other ancillary development. The proposed temporary use would have access to adequate utilities, access roads, and other necessary facilities as they are already on-site; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, including building height, setback from property boundary, lot coverage, and temporary use regulations; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed temporary *Family Care Unit*, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as the site has been surveyed and there are no known resources within the vicinity of the site and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The site is currently developed with a single family residence and the proposed temporary *Family Care Unit* would not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The nearest coastal access point is adjacent to Hare Creek; and

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.

6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. The applicant shall have the sole responsibility of renewing the *Family Care Unit* permit each year, prior to the expiration date. Prior to the granting of the permit and yearly renewal, a statement must be submitted by the owner of the property and signed under penalty of perjury that the use of the *Family Care Unit* is to provide housing for either: (a) not more than two (2) adult persons who are sixty (60) years of age or older, or (b) an immediate family member or members who require daily supervision or care, or (c) a person or persons providing necessary daily supervision and care for the person or persons residing in the main residence.
10. Should the use or necessity of the temporary *Family Care Unit* cease, it shall be either removed from the premises or converted to an accessory structure as provided in Chapter 20.456. Should the occupants of the *Family Care Unit* or the main residence move to another off-site residence, the permits for the *Family Care Unit* shall become null and void.
11. A standard residential driveway approach shall be constructed at the connection to Trillium Lane (CR 415B) to a minimum width of ten (10) feet, with improved approach extending fifteen (15) feet from the edge of the County road, paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
12. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

Staff Report prepared by:

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DATE

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JULIANA CHERRY  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

**ATTACHMENTS:**

- |                                 |   |
|---------------------------------|---|
| A. Location Map                 | I. LCP Land Capabilities & Natural Hazards  |
| B. Aerial Imagery               | J. Appealable Areas                         |
| C. Site Plan                    | K. Adjacent Parcels                         |
| D. Elevations                   | L. Fire Hazard Zones & Responsibility Areas |
| E. Zoning Display Map           | M. Ground Water Resources                   |
| F. General Plan Classifications | N. Local Soils                              |
| G. LCP Land Use Map 14: Beaver  | O. Topographic Map                          |
| H. LCP Habitat & Resources      | P. Important Farmland                       |

**SUMMARY OF REFERRAL AGENCY COMMENTS:**

Planning (Ukiah)	No Response
Department of Transportation	Comment
Environmental Health (FB)	Comment
State Clearinghouse	No Response
County Addresser	No Response
Building Inspection (FB)	No Response
Caltrans	No Response
CalFire	No Comment
Assessor	No Response
Coastal Commission	No Response
Sherwood Valley Rancheria	No Response
Redwood Valley Rancheria	No Comment
Cloverdale Rancheria	No Response
Fort Bragg Rural FPD	No Response
Archaeological Commission	Accepted Survey
Sonoma State University	Comment

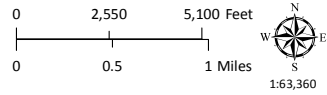
**REFERENCES:**

- Chapter 2.2. Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan. 1991. Ukiah, CA.
- Chapter 20. Mendocino County, Planning and Building Services, Planning Division. Division II – Mendocino County Coastal Zoning Code. 1991. Ukiah, CA.
- Coastal Zone Application Form for CDP\_2017-0044. Filed November 2, 2017.
- Parker, John PhD. Cultural Resource Evaluation of APN 018-420-03, 18760 Trillium Lane, Fort Bragg, CA. February 28, 2018.



CASE: CDP 2017-0044  
 OWNER: GRIGGS, Christine  
 APN: 018-420-03  
 APLCT: Christine Griggs  
 AGENT: Jess Construction  
 ADDRESS: 18760 Trillium Lane, Fort Bragg

- Major Towns & Places
- Highways
- Incorporated City Limits
- Major Roads
- Major Rivers



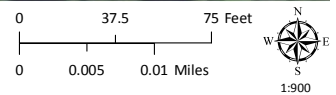
**LOCATION MAP**

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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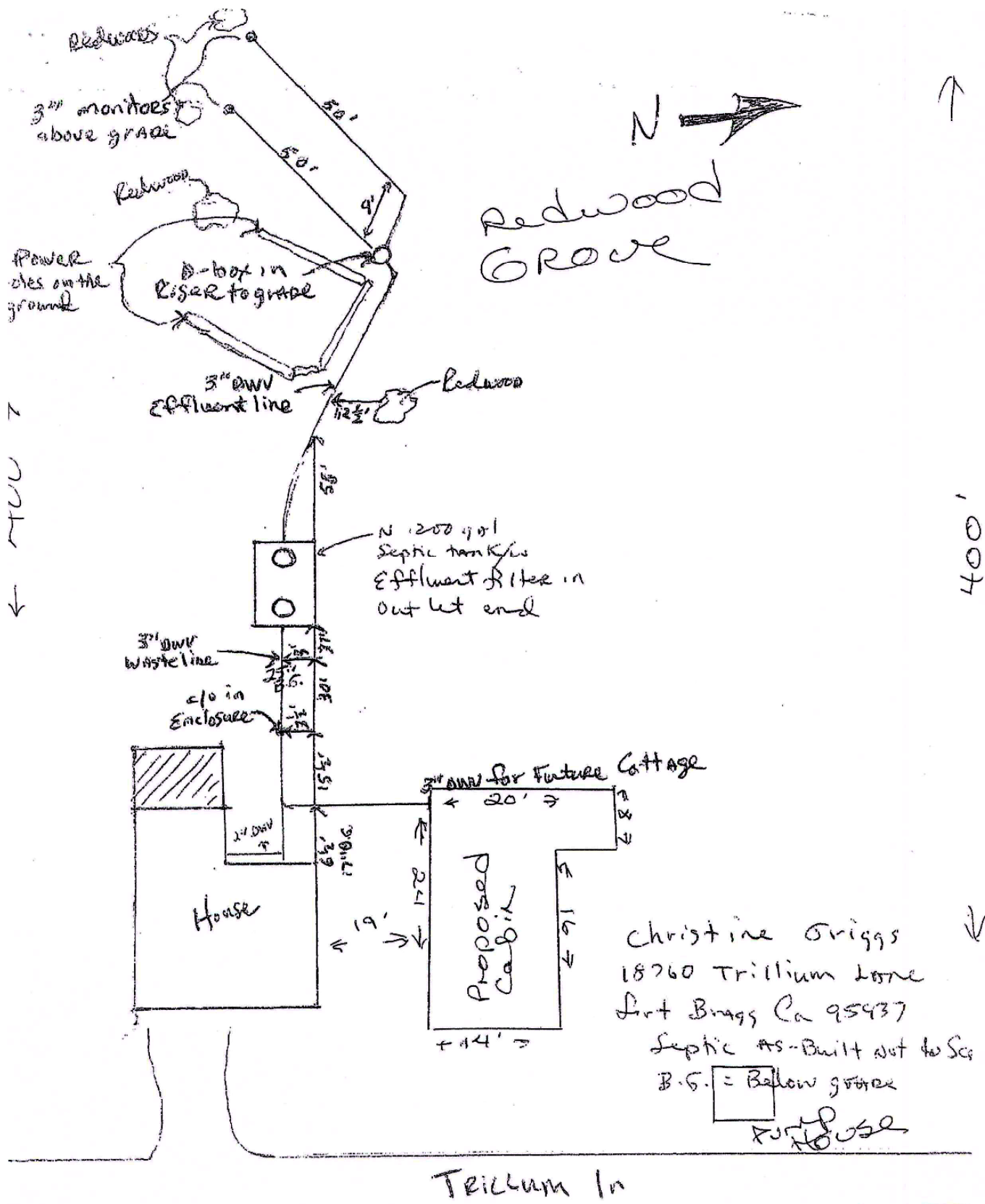


Public Roads

AERIAL IMAGERY

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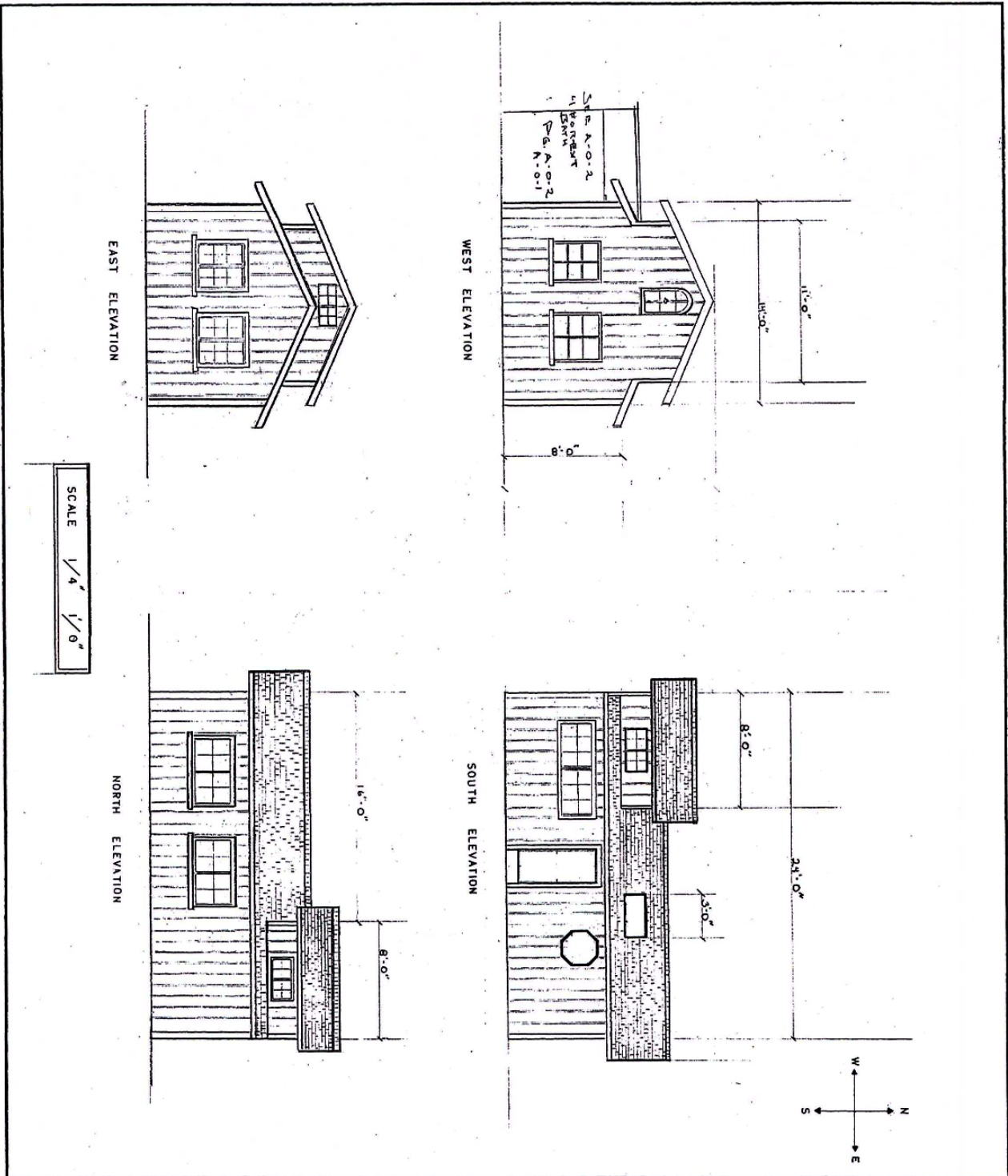
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NO SCALE

SITE PLAN

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1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0"



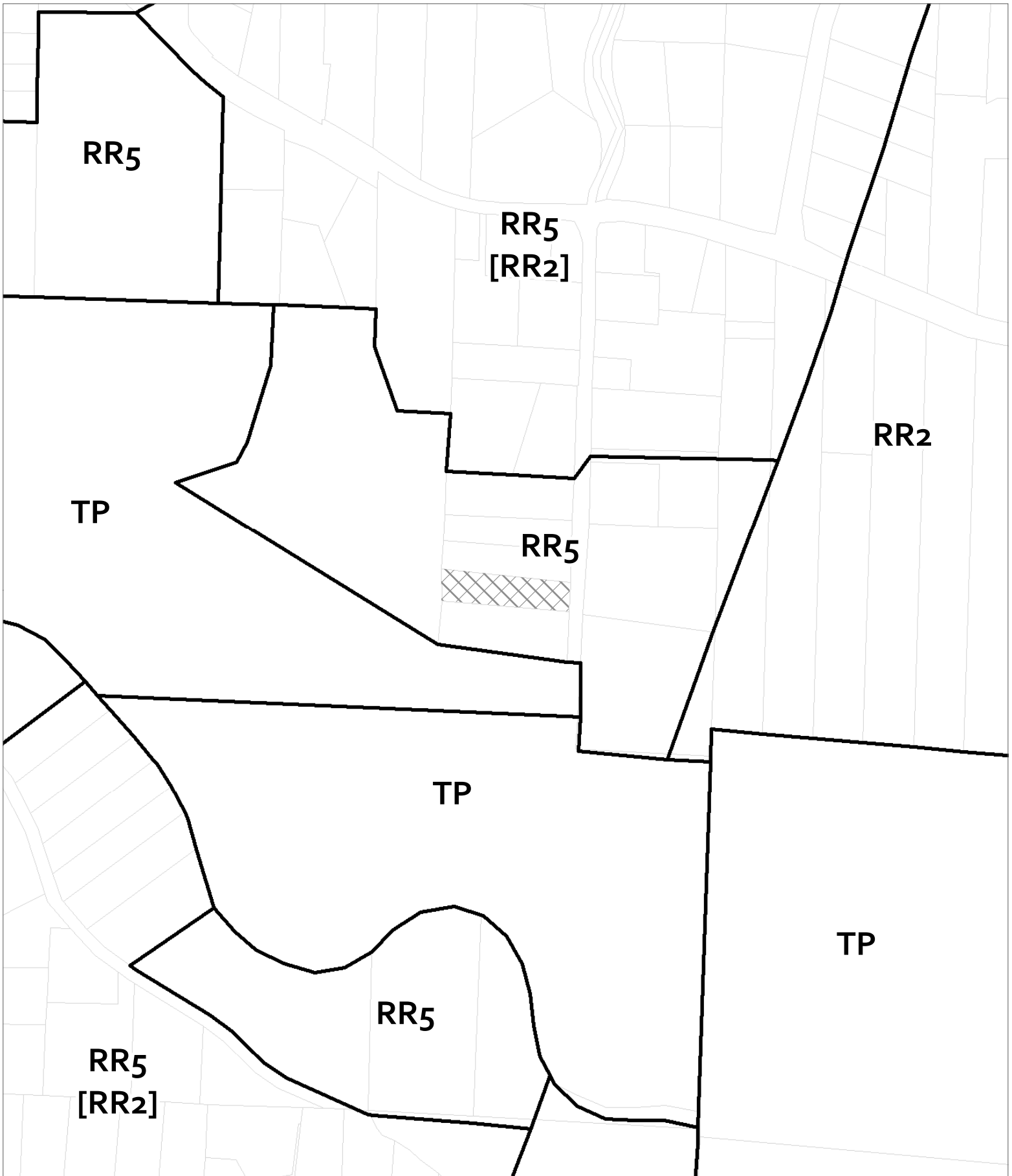
DATE SCALE DRAWN JOB SHEET <b>A-0</b> OF 01 SHEETS	<b>C. GRIGGS</b> 18760 TRILLIUM LANE FORT BRAGG CA.	REVISIONS BY DATE
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NO SCALE

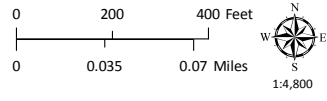
ELEVATIONS

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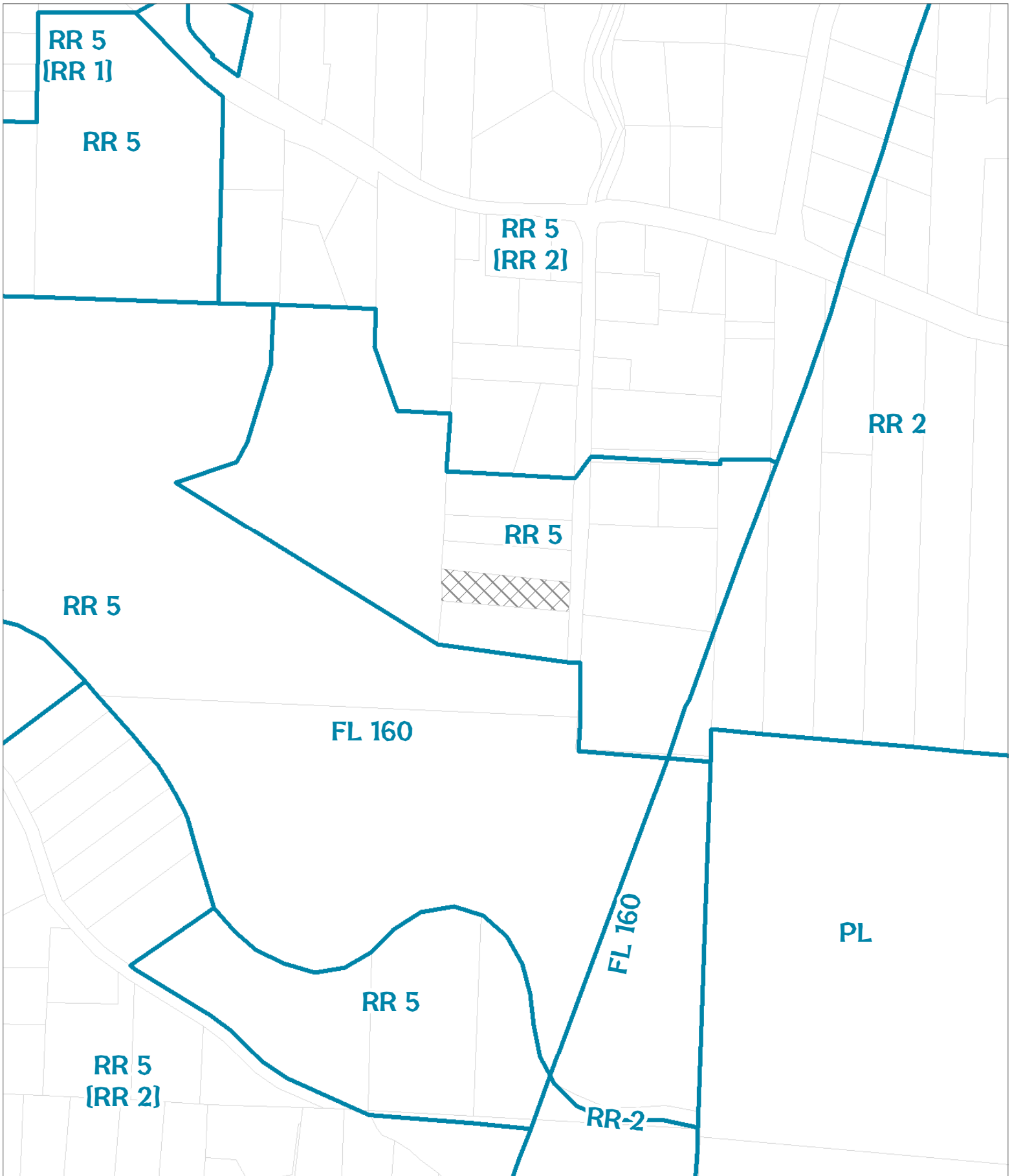
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 Zoning Districts




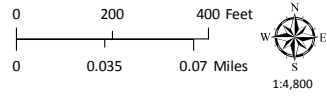
ZONING DISPLAY MAP

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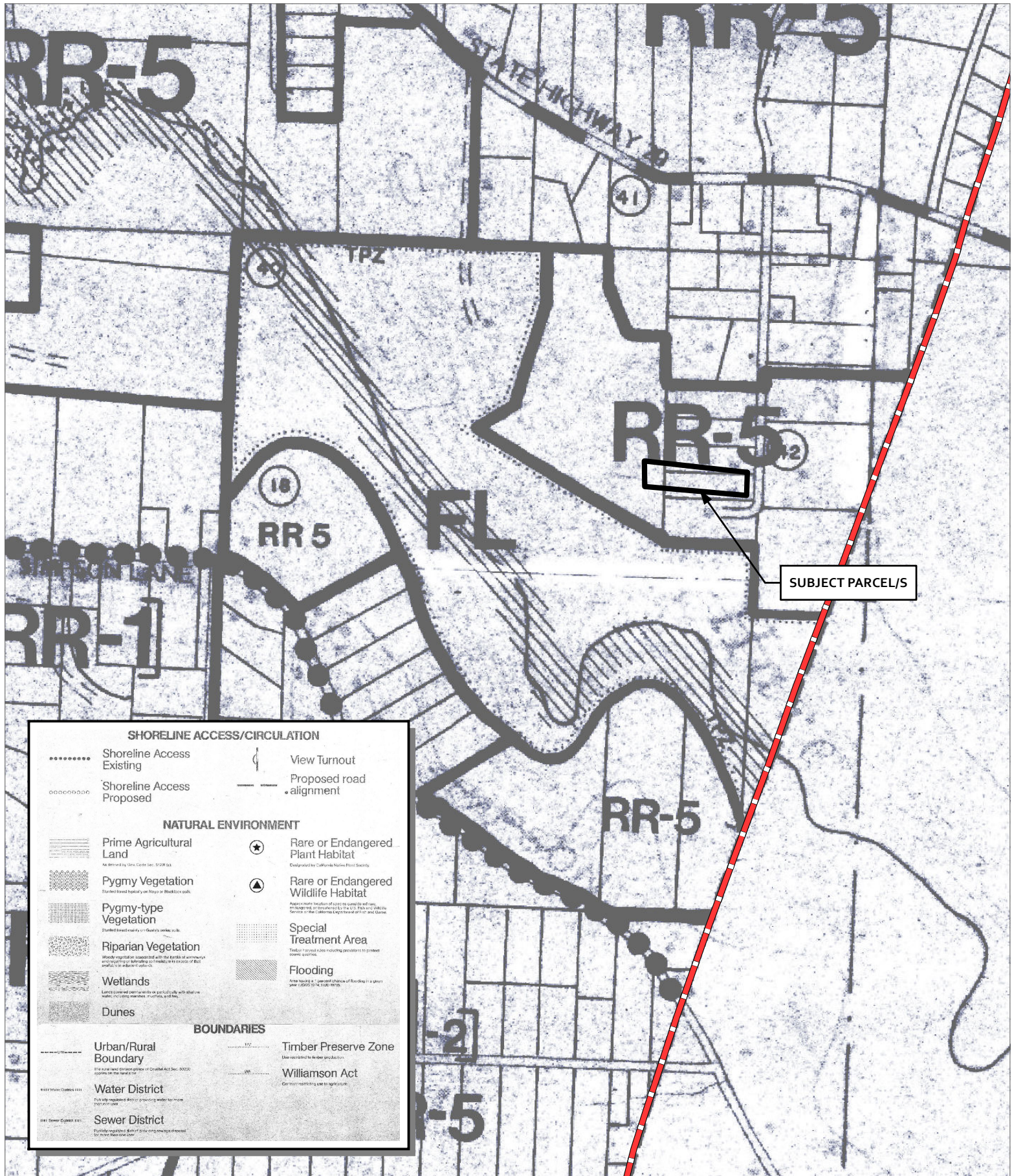
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 General Plan Classes



**GENERAL PLAN CLASSIFICATIONS**

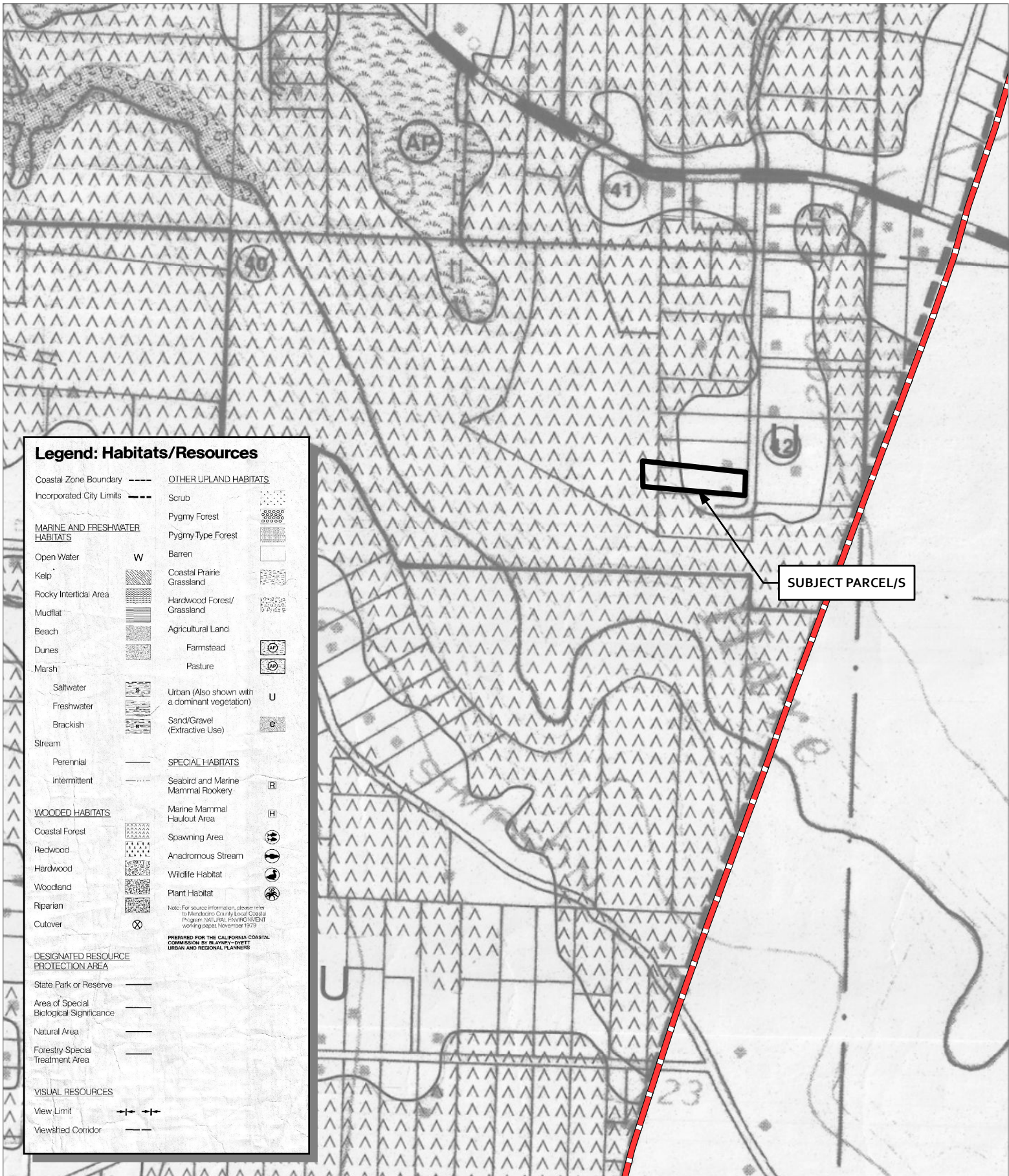
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LCP LAND USE MAP 14: BEAVER

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**Legend: Habitats/Resources**

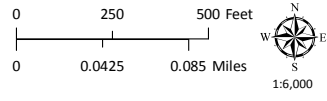
Coastal Zone Boundary	---	<b>OTHER UPLAND HABITATS</b>
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	[Symbol]	Barren
Rocky Intertidal Area	[Symbol]	Coastal Prairie Grassland
Mudflat	[Symbol]	Hardwood Forest/ Grassland
Beach	[Symbol]	Agricultural Land
Dunes	[Symbol]	Farmstead
Marsh	[Symbol]	Pasture
Saltwater	[Symbol]	Urban (Also shown with a dominant vegetation)
Freshwater	[Symbol]	Sand/Gravel (Extractive Use)
Brackish	[Symbol]	
Stream		<b>SPECIAL HABITATS</b>
Perennial	---	Seabird and Marine Mammal Rookery
Intermittent	---	Marine Mammal Haulout Area
<b>WOODED HABITATS</b>		Spawning Area
Coastal Forest	[Symbol]	Anadromous Stream
Redwood	[Symbol]	Wildlife Habitat
Hardwood	[Symbol]	Plant Habitat
Woodland	[Symbol]	
Riparian	[Symbol]	
Cutover	[Symbol]	
<small>Note: For source information, please refer to Mendocino County Local Coastal Program Staff Use, REVISION/CLIENT working paper, November 1979</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANVIN-BRETT URBAN AND REGIONAL PLANNERS</small>		
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Forestry Special Treatment Area	---	
<b>VISUAL RESOURCES</b>		
View Limit	---+---+---	
Viewshed Corridor	---	



**SUBJECT PARCEL/S**

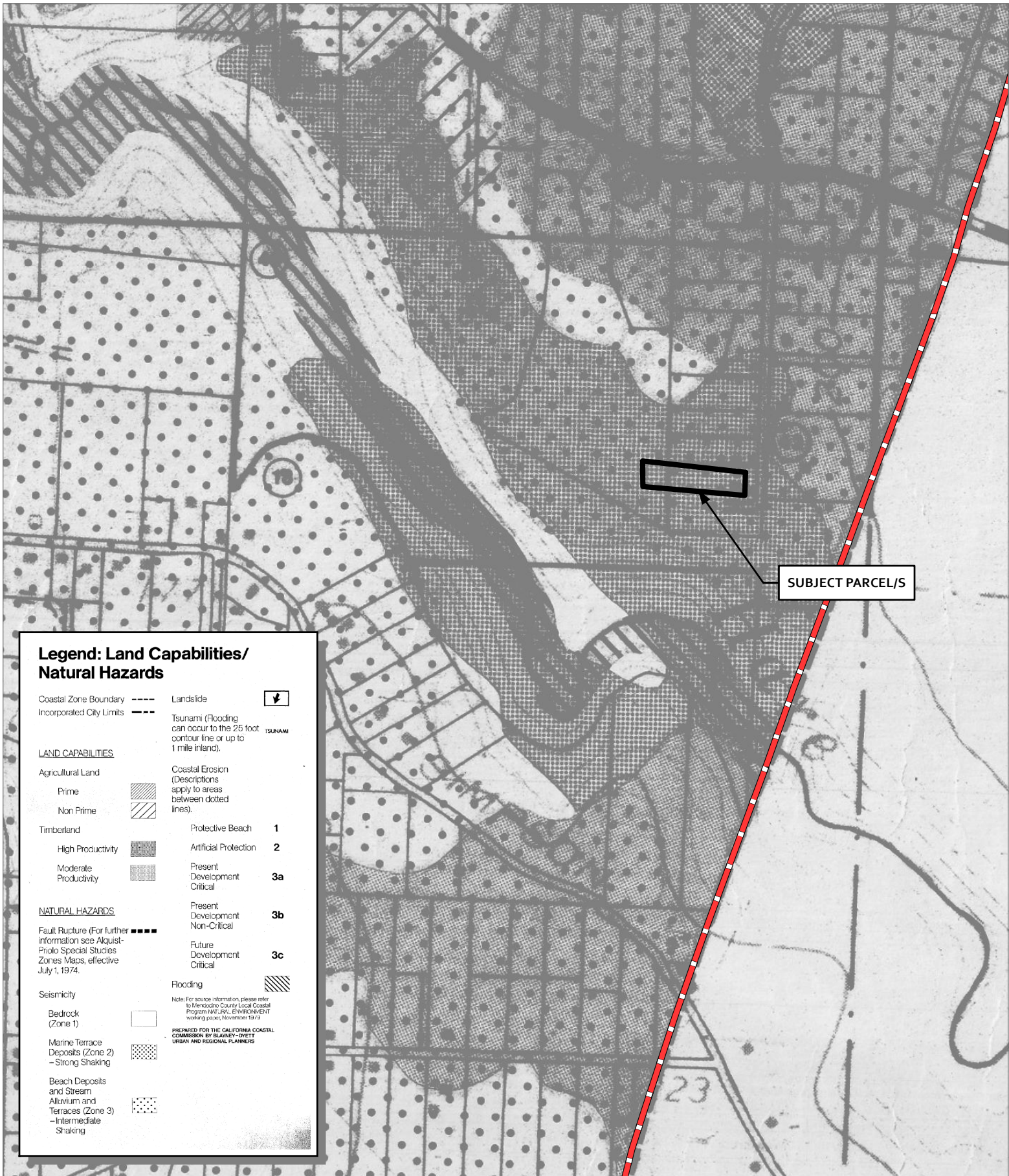
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Coastal Zone Boundary



LCP HABITATS & RESOURCES

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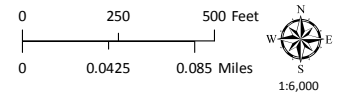
**Legend: Land Capabilities/  
Natural Hazards**

- |   |     |   |         |
|---|-----|---|---------|
| Coastal Zone Boundary   | --- | Landslide   |         |
| Incorporated City Limits  | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).  | TSUNAMI |
| <b>LAND CAPABILITIES</b>  |     |   |         |
| Agricultural Land   |     | Coastal Erosion (Descriptions apply to areas between dotted lines).   |         |
| Prime   |     | Protective Beach  | 1       |
| Non Prime   |     | Artificial Protection   | 2       |
| Timberland  |     | Present Development Critical  | 3a      |
| High Productivity   |     | Present Development Non-Critical  | 3b      |
| Moderate Productivity   |     | Future Development Critical   | 3c      |
| <b>NATURAL HAZARDS</b>  |     |   |         |
| Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974) | --- | Flooding  |         |
| Seismicity  |     | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1974</small><br><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVEN-SWEET URBAN AND REGIONAL PLANNERS</small> |         |
| Bedrock (Zone 1)  |     |   |         |
| Marine Terrace Deposits (Zone 2) - Strong Shaking   |     |   |         |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking                               |     |   |         |

SUBJECT PARCEL/S

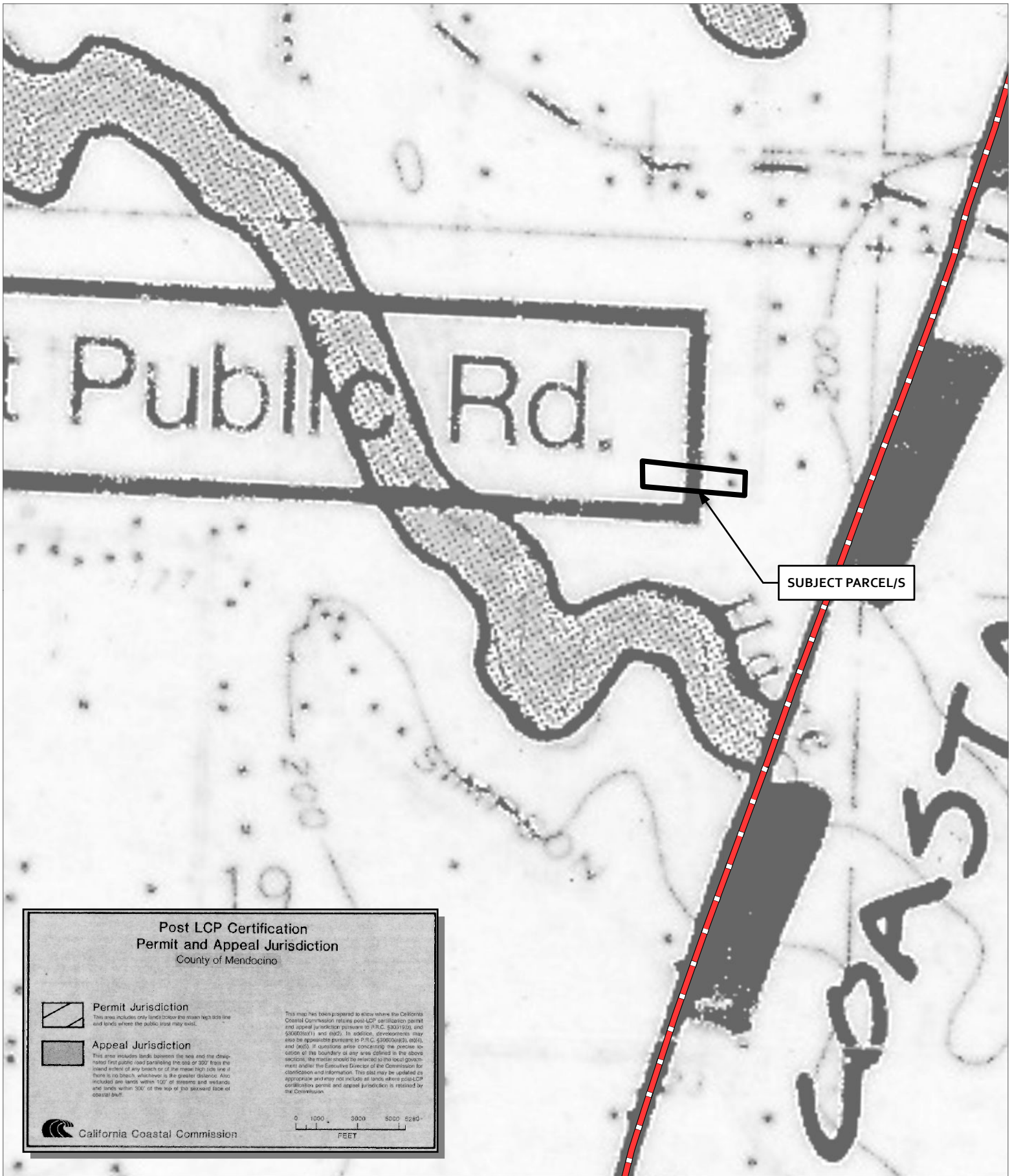
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Coastal Zone Boundary




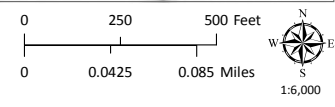
LCP LAND CAPABILITIES & NATURAL HAZARDS

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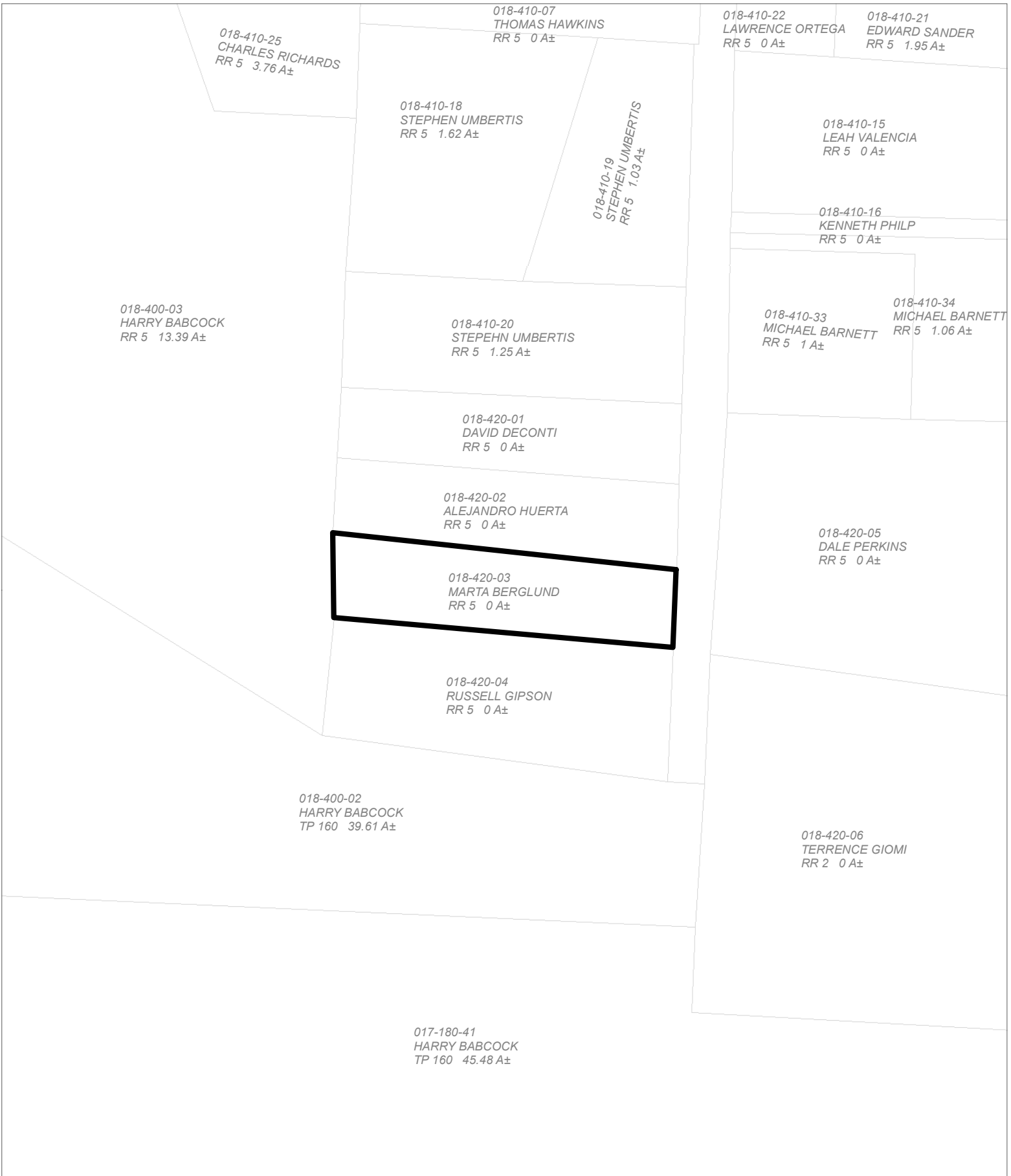
 Coastal Zone Boundary



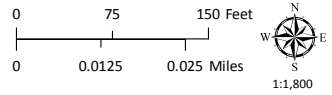
APPEALABLE AREAS

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 ADDRESS: 18760 Trillium Lane, Fort Bragg

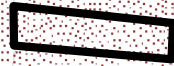


ADJACENT PARCELS

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**CITY OF FORT BRAGG**

**FORT BRAGG RURAL FPD**



CASE: CDP 2017-0044  
OWNER: GRIGGS, Christine  
APN: 018-420-03  
APLCT: Christine Griggs  
AGENT: Jess Construction  
ADDRESS: 18760 Trillium Lane, Fort Bragg



County Fire Districts



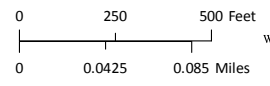
Very High Fire Hazard



High Fire Hazard

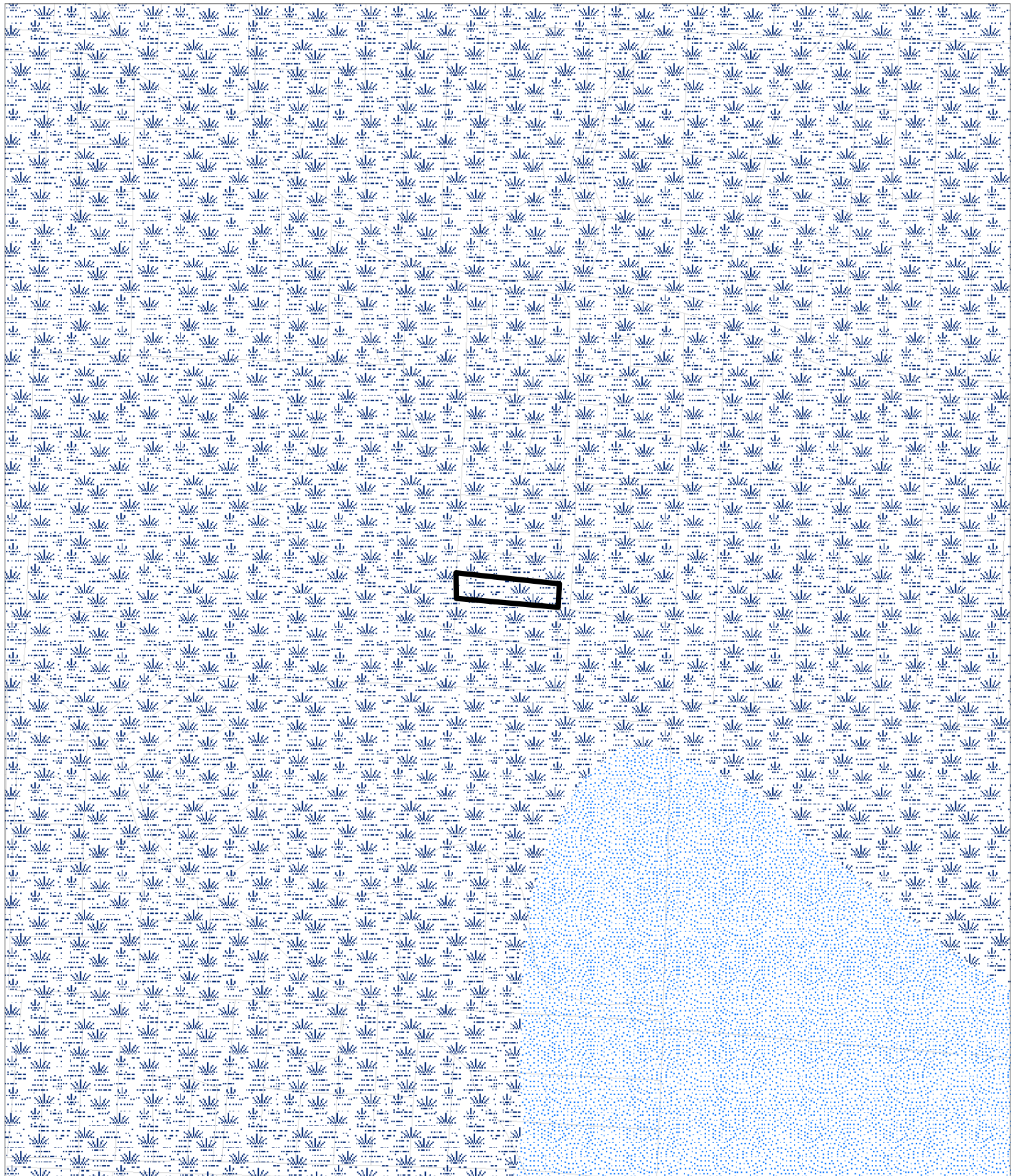


Moderate Fire Hazard





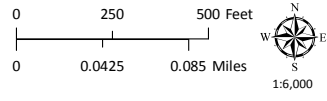
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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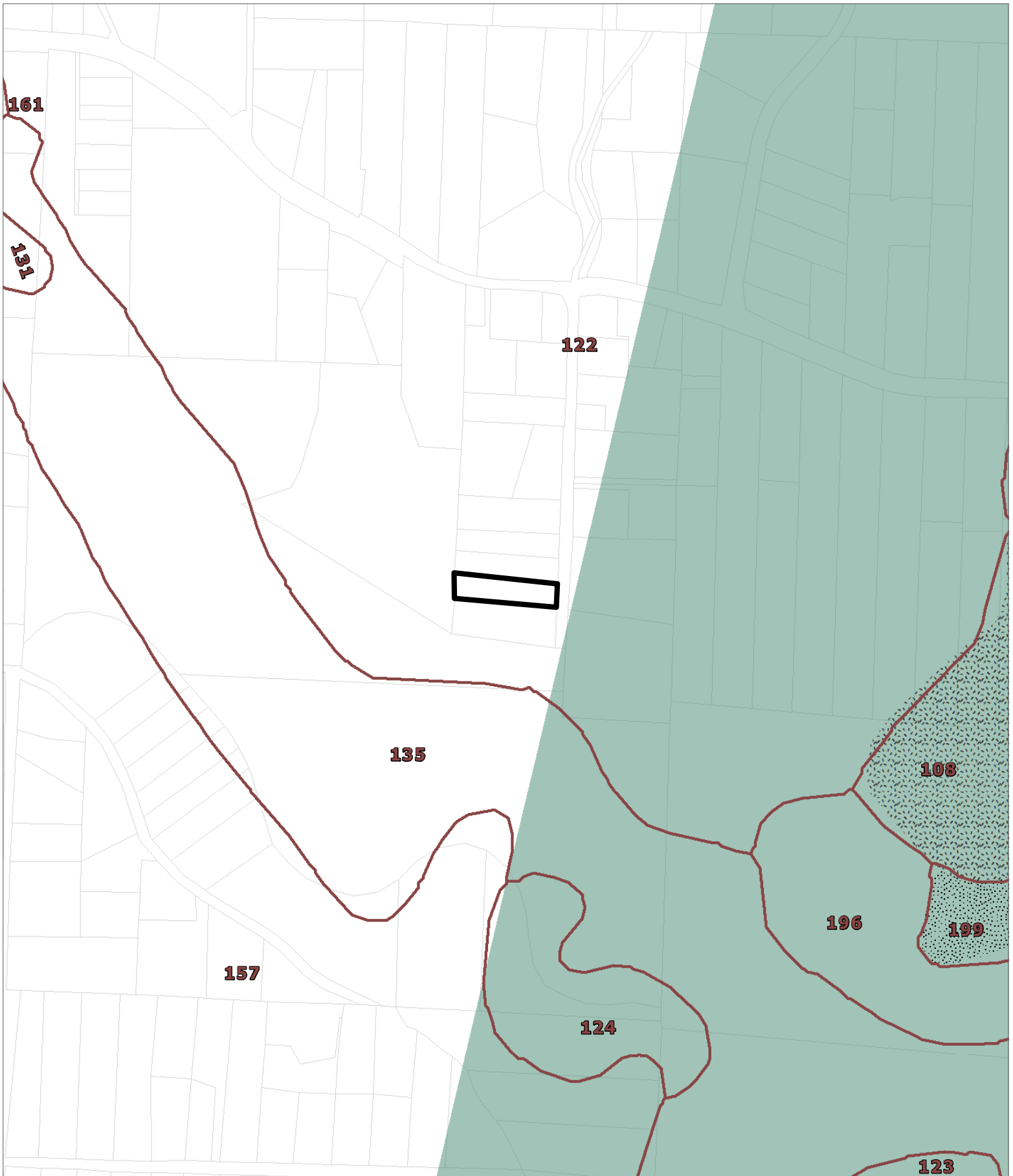
CASE: CDP 2017-0044  
 OWNER: GRIGGS, Christine  
 APN: 018-420-03  
 APLCT: Christine Griggs  
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-  Sufficient Water Resources
-  Marginal Water Resources



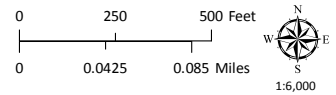
**GROUND WATER RESOURCES**

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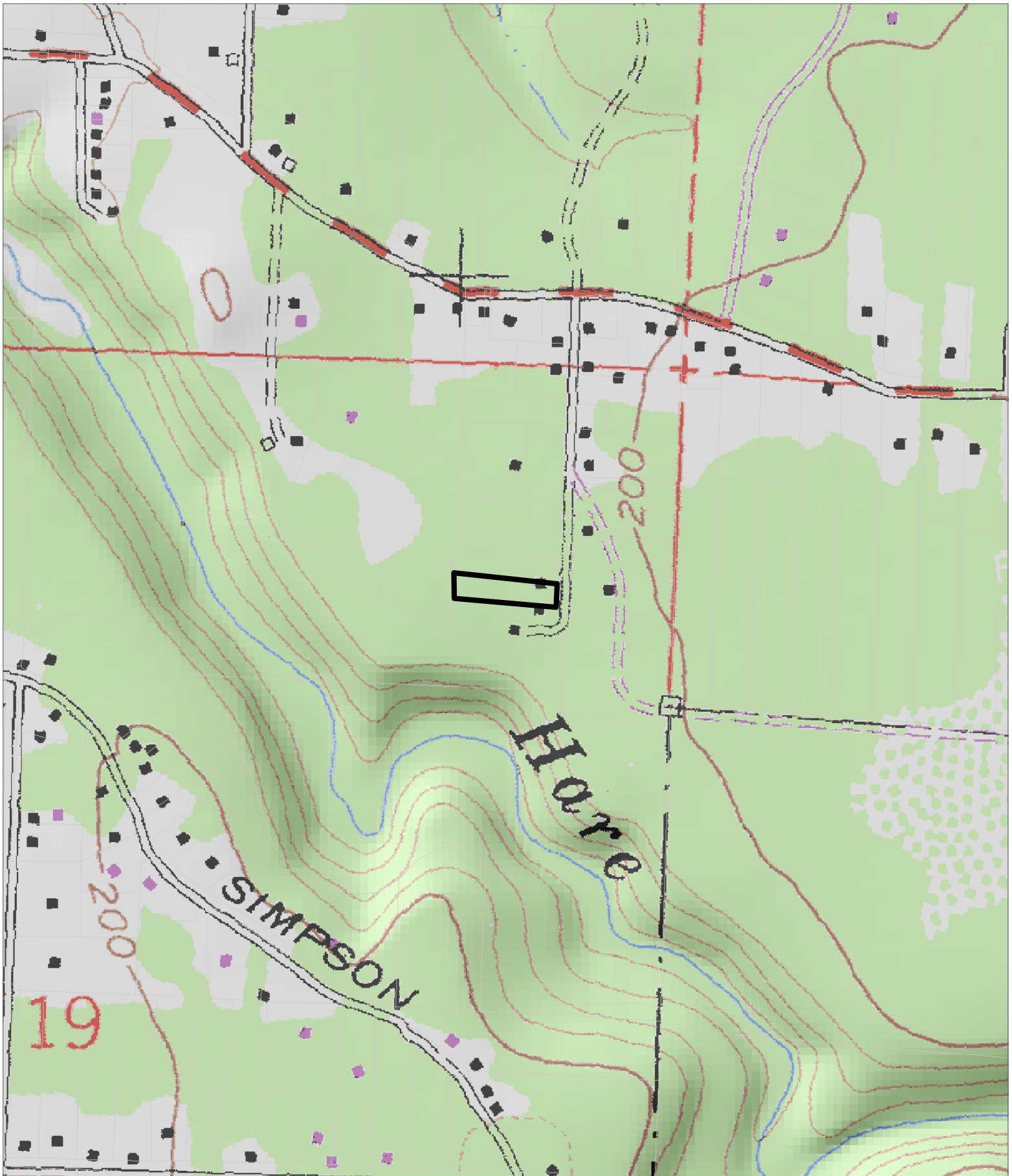
CASE: CDP 2017-0044  
 OWNER: GRIGGS, Christine  
 APN: 018-420-03  
 APLCT: Christine Griggs  
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 ADDRESS: 18760 Trillium Lane, Fort Bragg

- Western Soil Classes
- Bishop Pine
- Blacklock & Aborigine
- Shinglemill-Gibney Complex

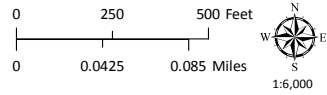


LOCAL SOILS

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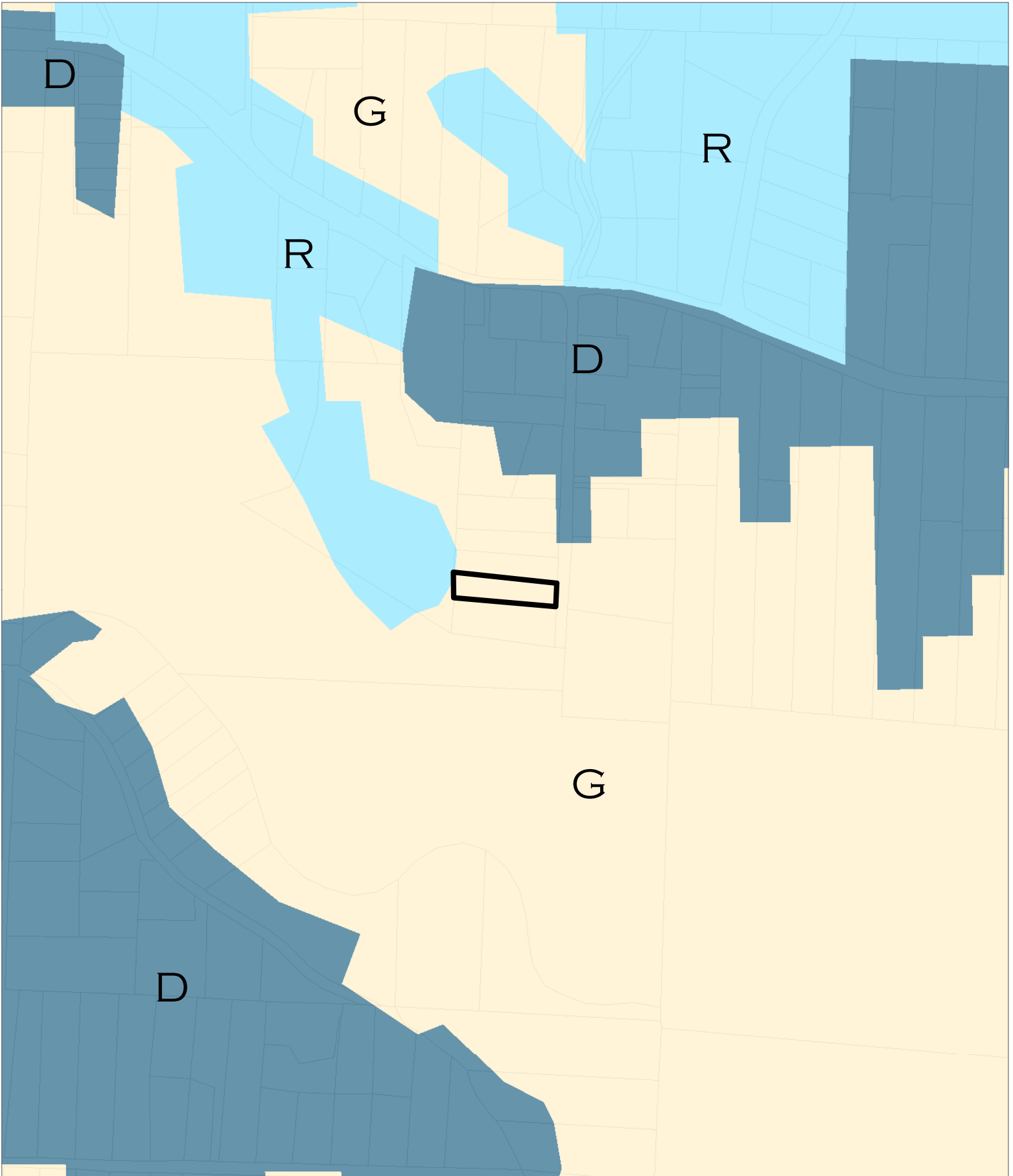


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OWNER: GRIGGS, Christine  
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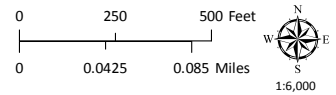
TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)



**IMPORTANT FARMLAND**

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