



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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FAX: 707-463-5709
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

January 25, 2018

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

Sonoma State University
State Clearinghouse
Caltrans
Department of Forestry/ CalFire
Coastal Commission

Sherwood Valley Rancheria
Redwood Valley Rancheria
Cloverdale Rancheria
Fort Bragg Rural FPD

CASE#: CDP_2017-0044

DATE FILED: 11/2/2017

OWNER/APPLICANT: GRIGGS CHRISTINE ANN ½

REQUEST: Coastal Development Permit request to replace a demolished cabin with a 384 sq. ft. family care unit for disabled family members. Existing development on the parcel includes a 480 sq. ft. single family residence, electricity, gas, well, and septic.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Section 15301 (Existing Facilities) and Section 15303 (New Construction)

LOCATION: 3.2 miles southeast of the Fort Bragg town center and 0.3 miles south of the intersection of Hwy 20 and Trillium Ln., located at 18760 Trillium Lane, Fort Bragg (APN: 018-420-03).

STAFF PLANNER: Juliana Cherry

RESPONSE DUE DATE: February 9, 2018

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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. 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:

CHRISTINE ANN GRIGGS

APPLICANT:

CHRISTINE ANN GRIGGS

AGENT:

JESS CONSTRUCTION

REQUEST:

Coastal Development 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, electricity, gas, well, and septic.

LOCATION:

The site is 3.2 miles southeast of the Fort Bragg town center and 0.3 miles south of the intersection of Highway 20 and Trillium Lane located at 18760 Trillium Lane, Fort Bragg (APN: 018-420-03).

ACREAGE:

0.92± acres

GENERAL PLAN:

Rural Residential (RR5:U)

ZONING:

Rural Residential (RR5)

COASTAL ZONE:

Yes

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

18N

RANGE:

17W

SECTION:

19

USGS QUAD#:

41

RELATED CASES ON SITE: On-site: BF_2017-1011 (rebuild demo'd cabin w/kitchen), BF_2017-1010 (guest cabin to be rebuilt), 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)

RELATED CASES IN VICINITY: 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 (SFD) (adjacent parcel to east); F-7253 (adjacent parcel to west)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT 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

REFERRAL AGENCIES:

☒Planning (Ukiah)
☒Department of Transportation
☒Environmental Health (FB)
☒Building Inspection (FB)
☐Emergency Services
☒Assessor
☐Farm Advisor
☐Agriculture Commissioner
☐Forestry Advisor
☐Air Quality Management District
☐ALUC
☐County Water Agency
☐Archaeological Commission
☒Sonoma State University
☐US Fish & Wildlife Service
☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council
☐Native Plant Society
☒State Clearinghouse
☒Caltrans
☒CalFire
☐Department of Fish & Game
☒Coastal Commission
☐RWQCB
☐Division of Mines & Geology
☐Department of Health Services
☐Department of Parks & Recreation
☐Department of Conservation
☐Soil Conservation Service
☐Army Corps of Engineers

☐CHP
☐MTA
☐County Addresser
☐LAFCO
☐Gualala MAC
☐Laytonville MAC
☐Westport MAC
☐Sierra Club
☒Sherwood Valley Rancheria
☒Redwood Valley Rancheria
☒Cloverdale Rancheria
☒Fort Bragg Rural FPD
☐Community Svcs
☐City Planning

ADDITIONAL INFORMATION:

-CalFire has received and reviewed applicants State Fire Regulation Application Form. Conditions of approval were attached to the application filed and include maintaining 100 feet of defensible space, abiding by tree removal requirements, and meeting address and driveway standards set forth by CalFire.

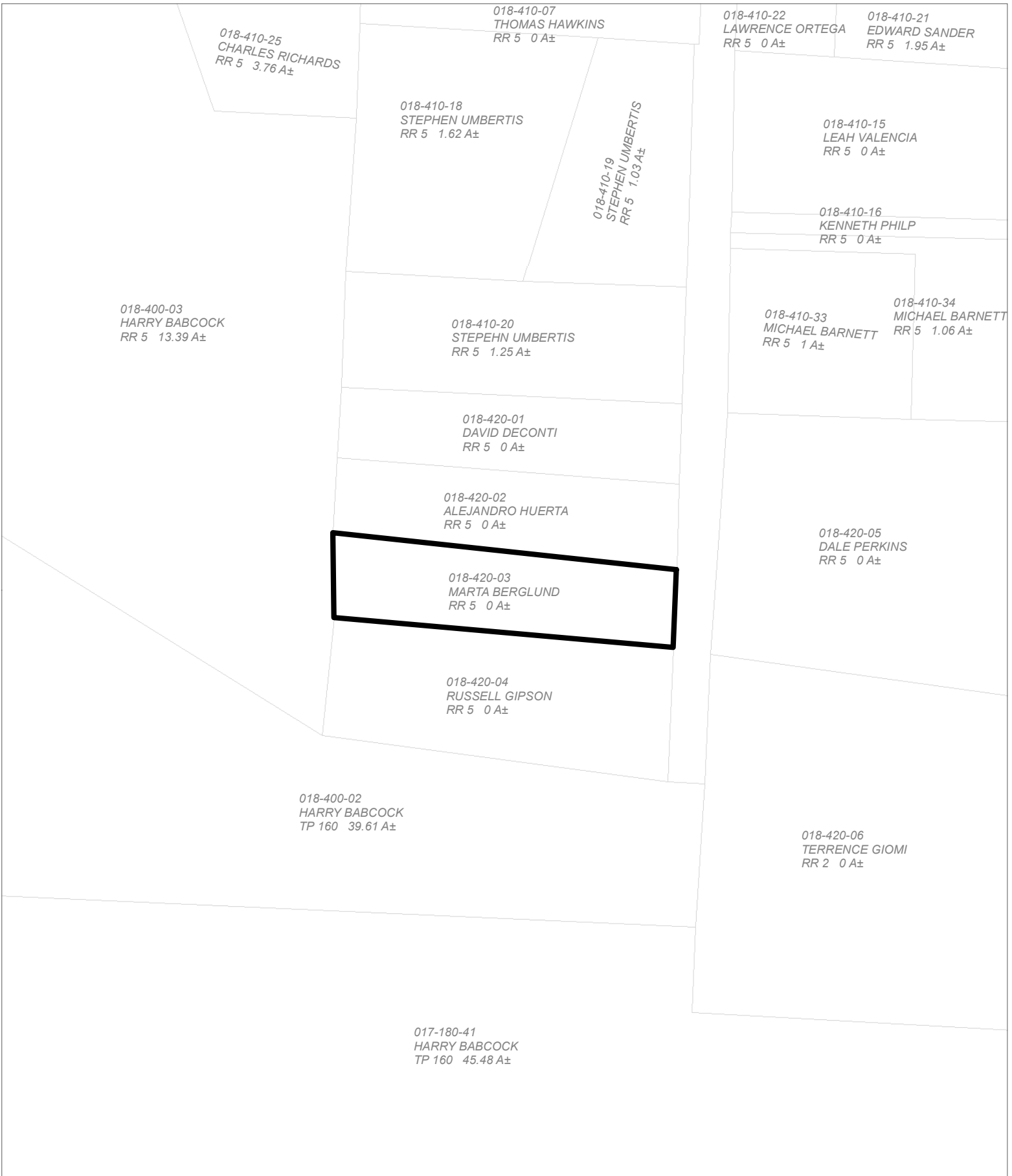
-Verify the square footage of the pre-existing cabin will match the footprint of the proposed FCU.

ASSESSOR'S PARCEL #: 018-420-03-00

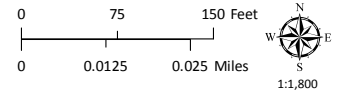
ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA: Fort Bragg Rural Fire Protection District <input checked="" type="checkbox"/> SRA-CDF# 459-17 Very High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. 122: Caspar sandy loam
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review Coastal Commission. CalFire. Caltrans.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	YES	16. Exclusion Map.
	Marginal	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Timberland High Productivity; Beach Deposit and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Redwood Habitat on the east corner; Urban
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. Map 14: Beaver
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.



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ADJACENT PARCELS

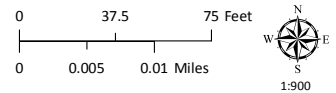
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

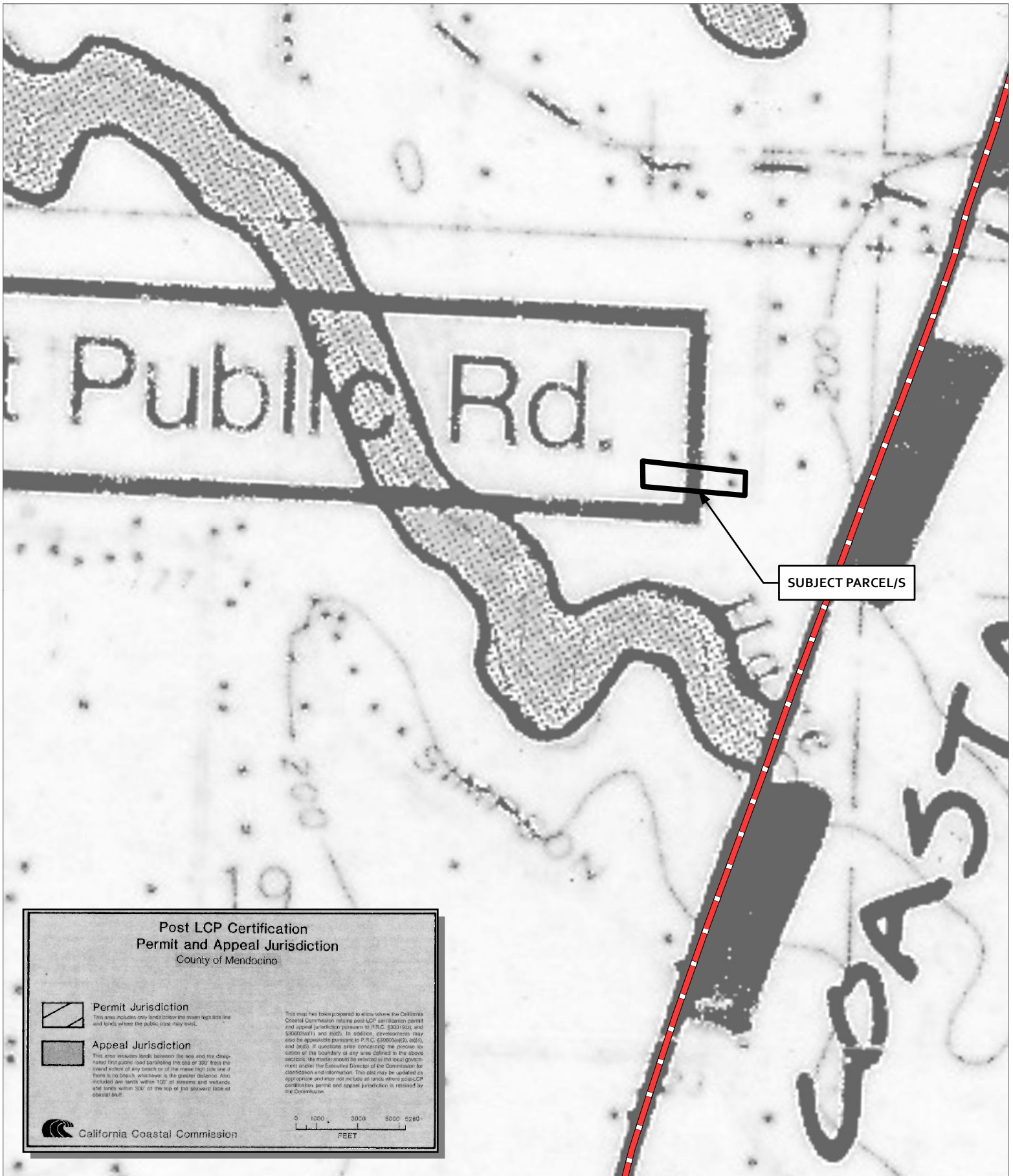
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Public Roads



AERIAL IMAGERY

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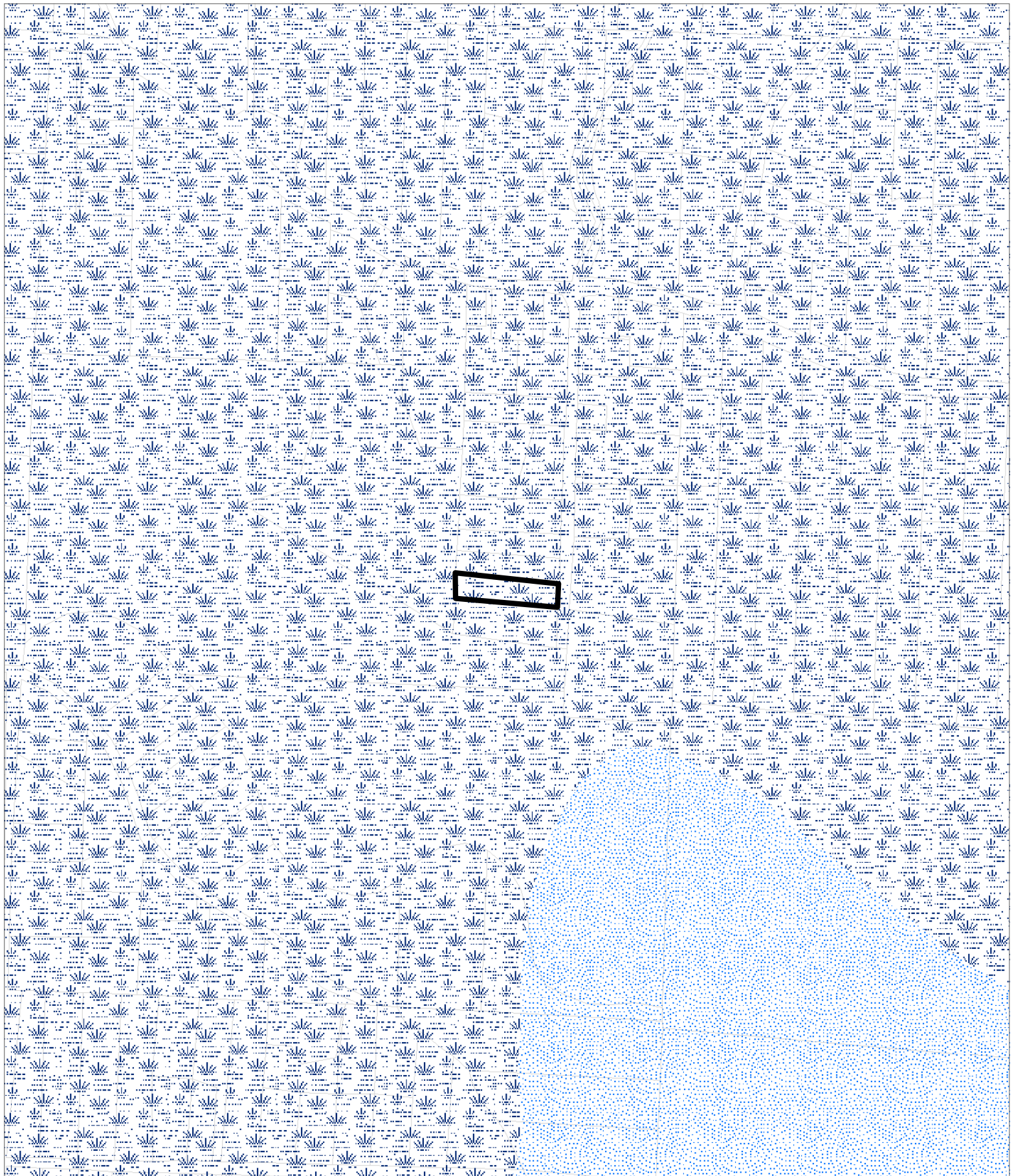


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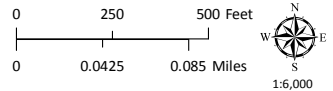
APPEALABLE AREAS

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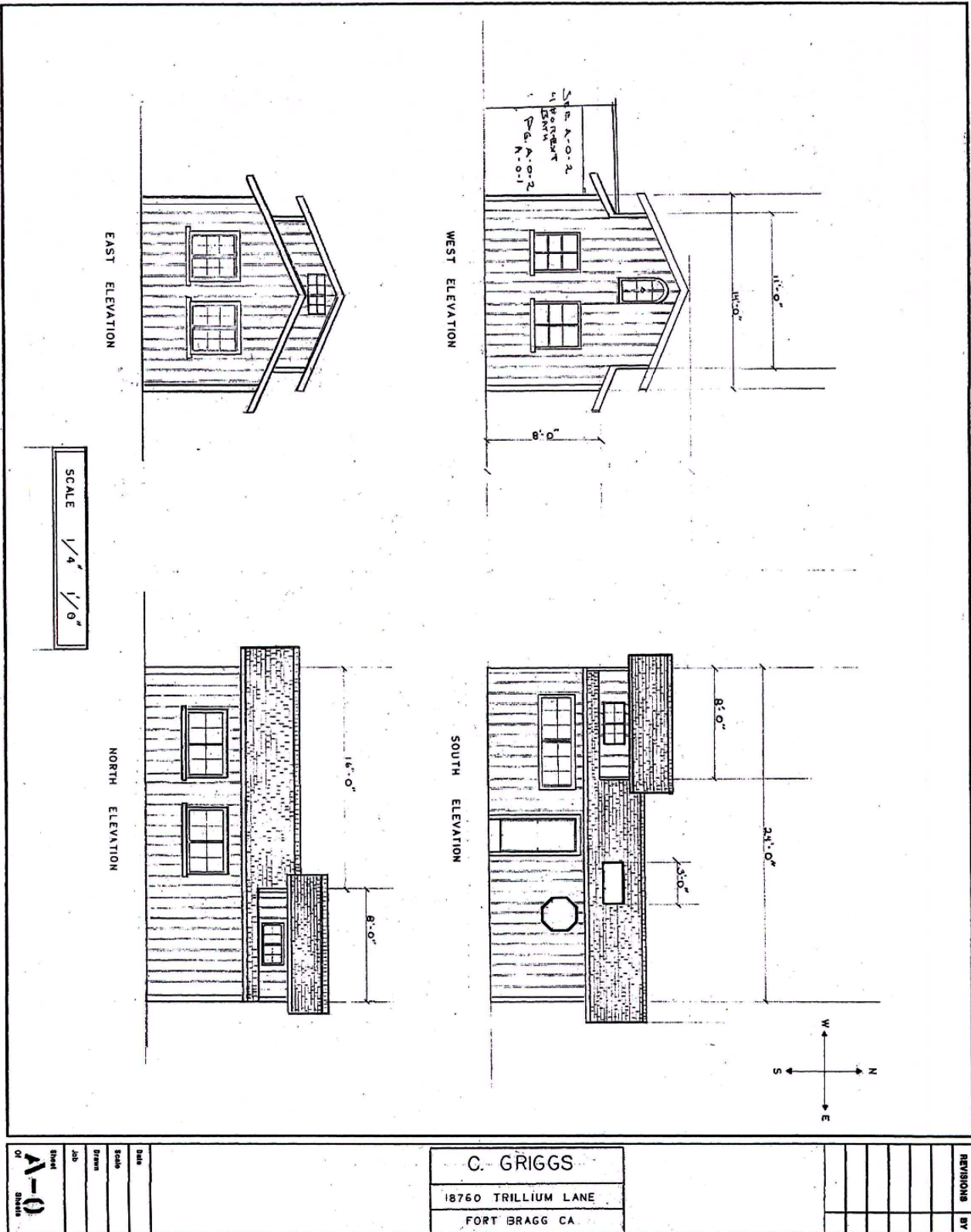
 Sufficient Water Resources
 Marginal Water Resources



GROUND WATER RESOURCES

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1/2" = 1'-0" 1/4" = 1'-0"

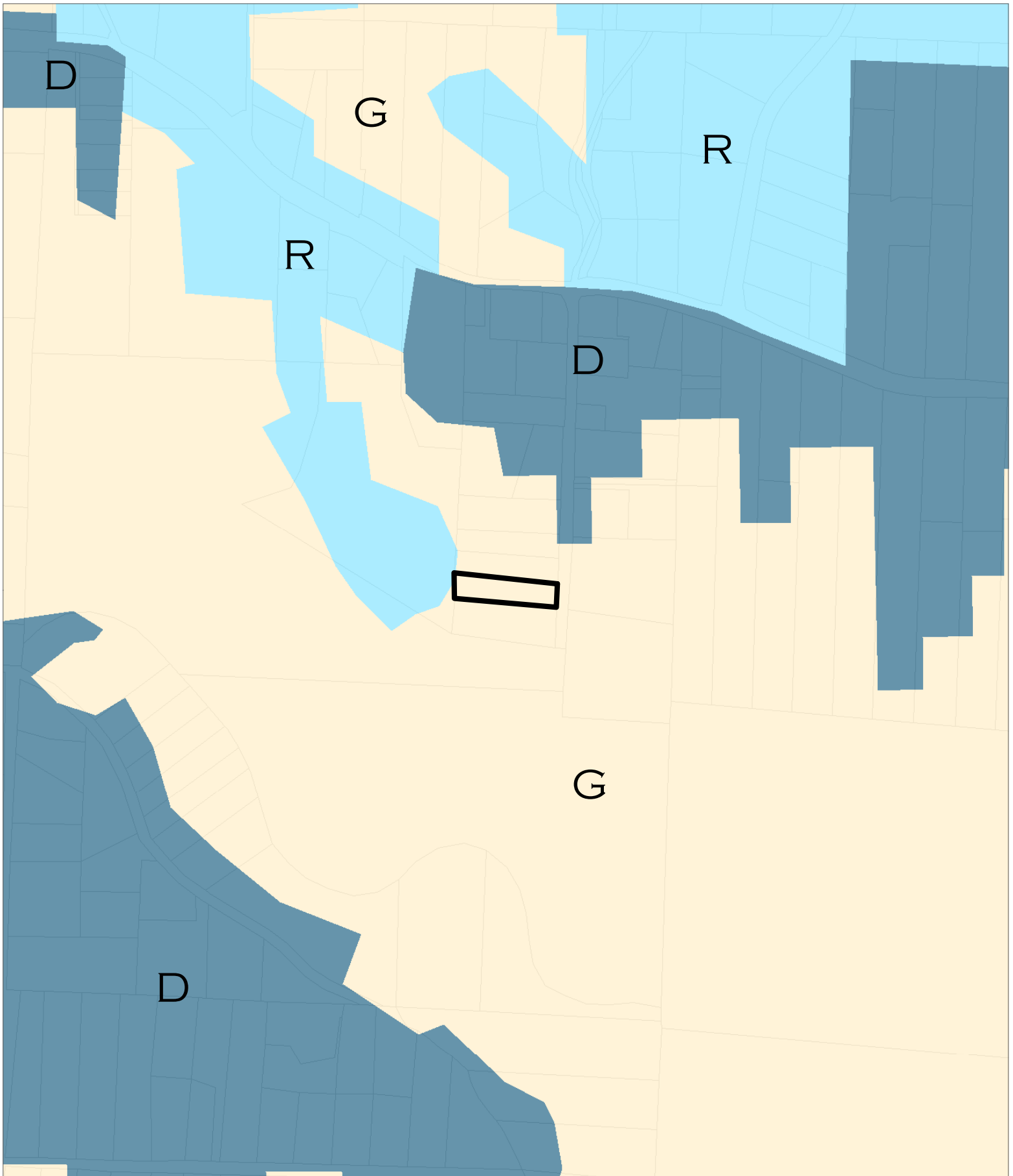


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NO SCALE

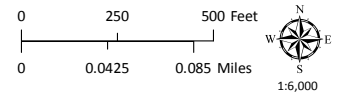
ELEVATIONS

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

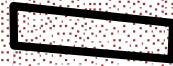


IMPORTANT FARMLAND

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CITY OF FORT BRAGG

FORT BRAGG RURAL FPD



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County Fire Districts



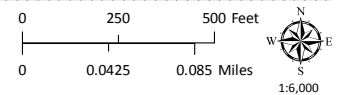
Very High Fire Hazard



High Fire Hazard

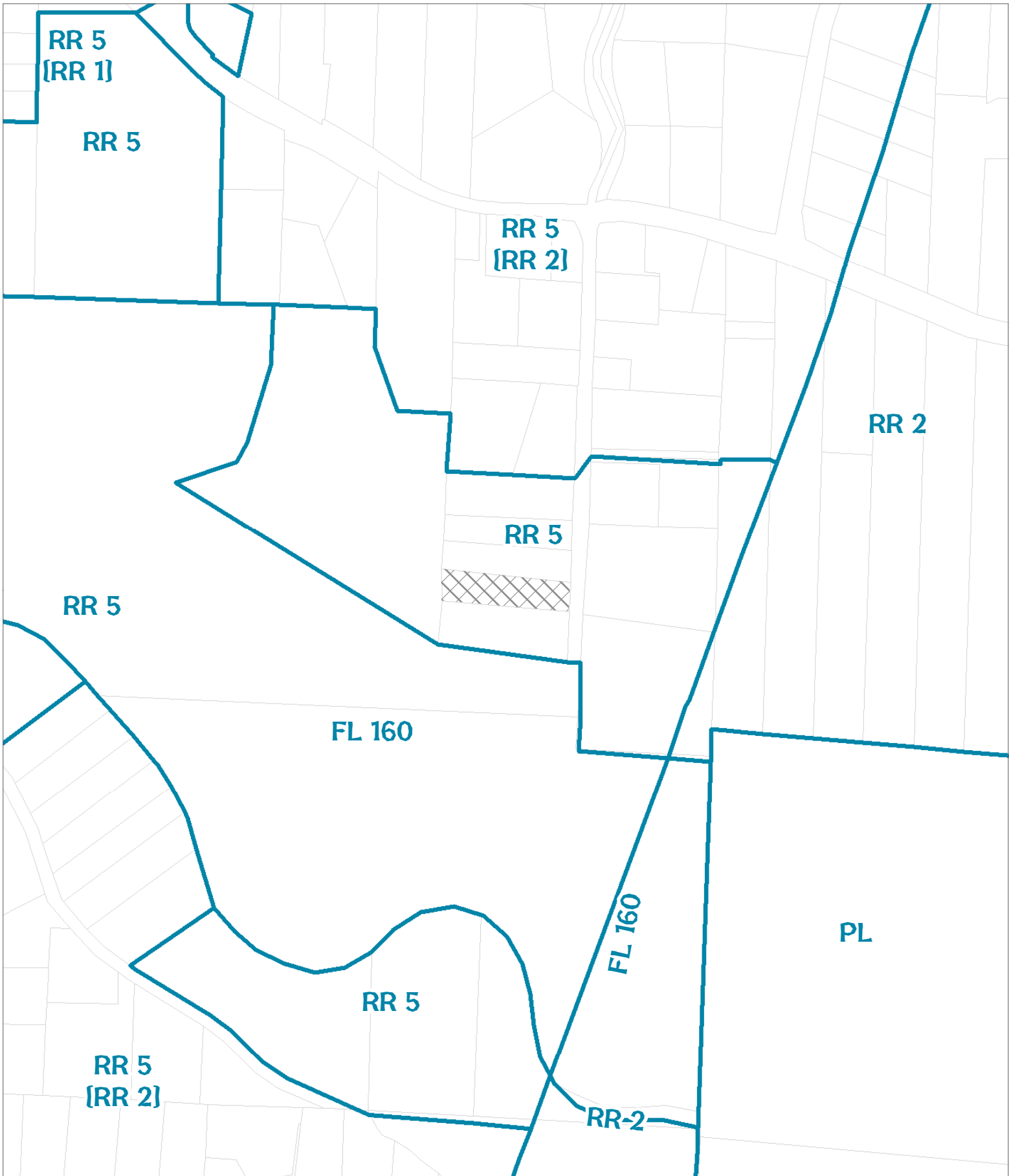


Moderate Fire Hazard




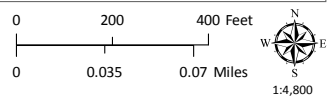
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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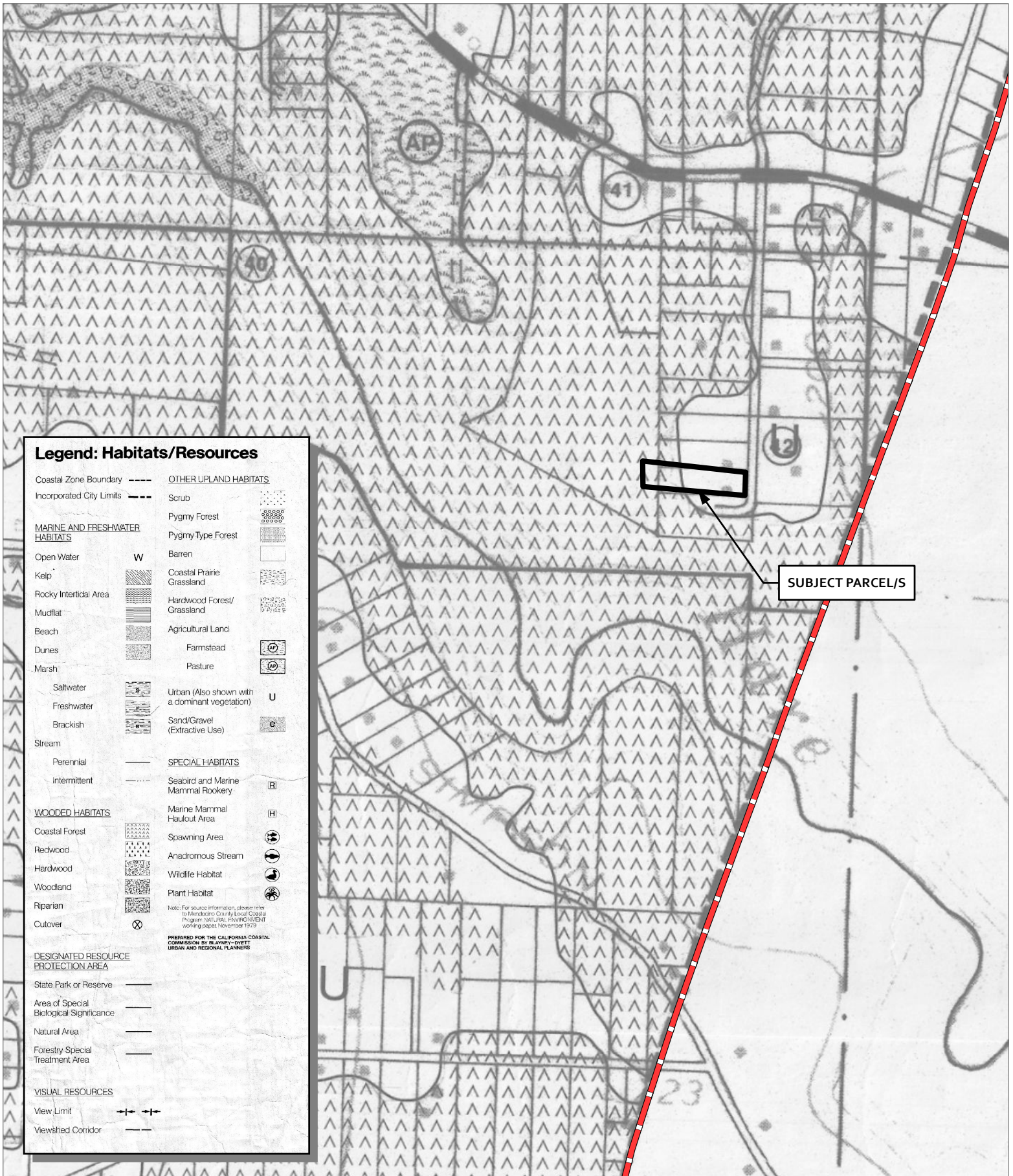
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 General Plan Classes



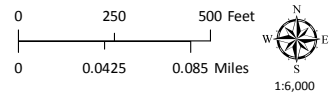
GENERAL PLAN CLASSIFICATIONS

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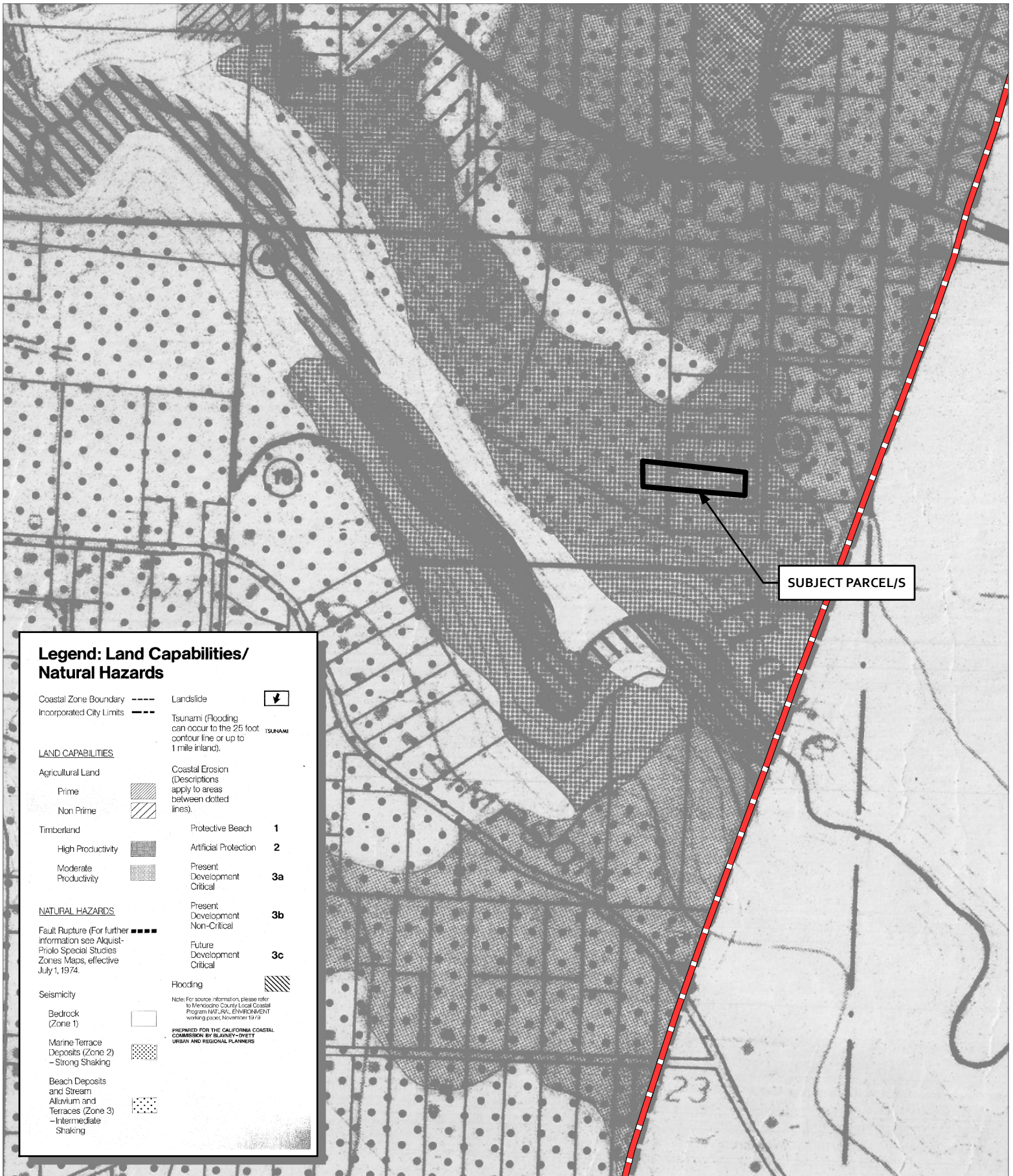
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Coastal Zone Boundary



LCP HABITATS & RESOURCES

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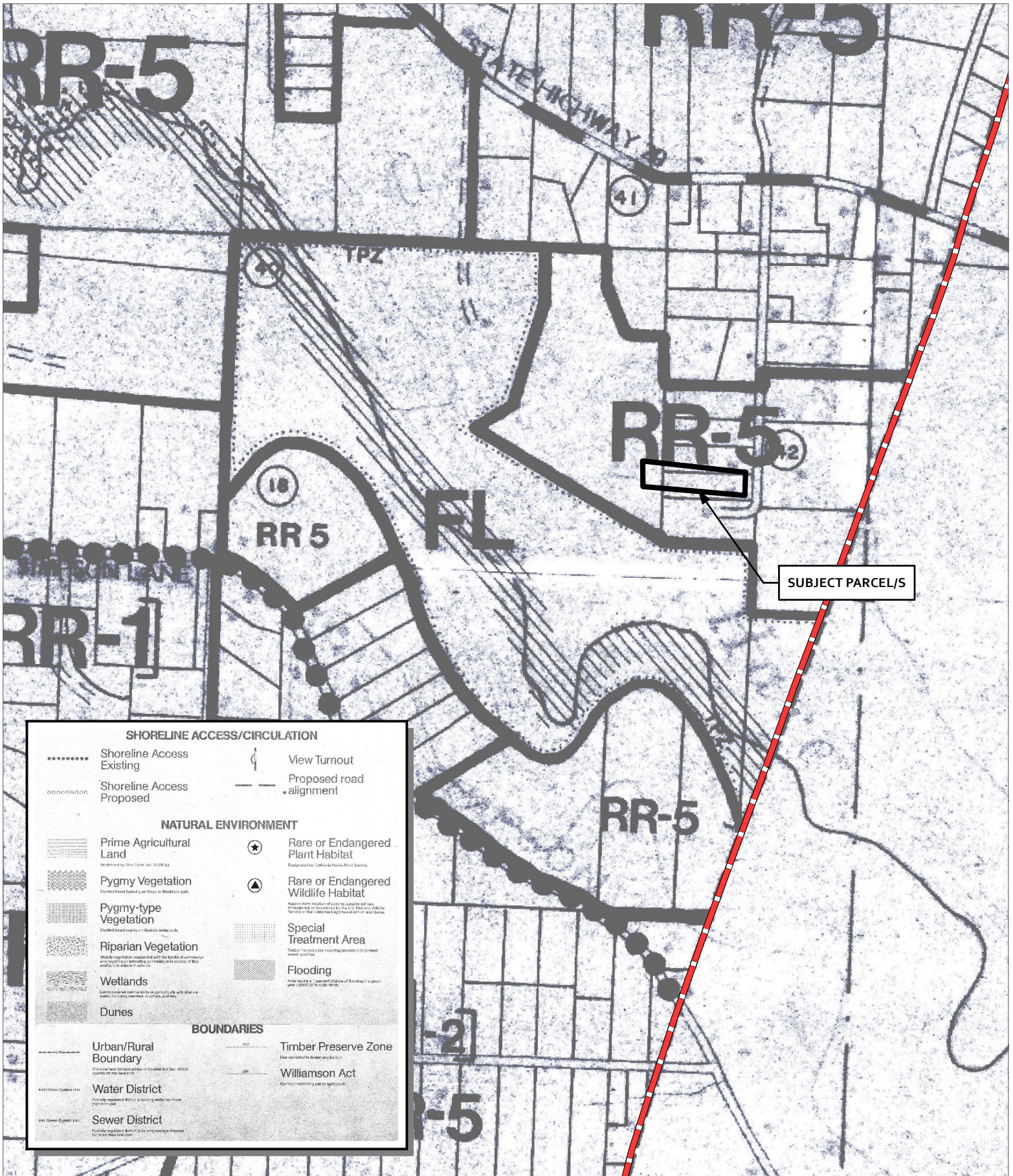


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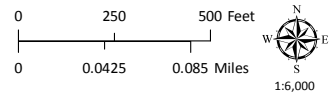
Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

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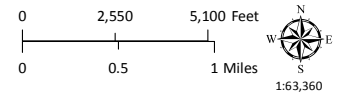
LCP LAND USE MAP 14: BEAVER

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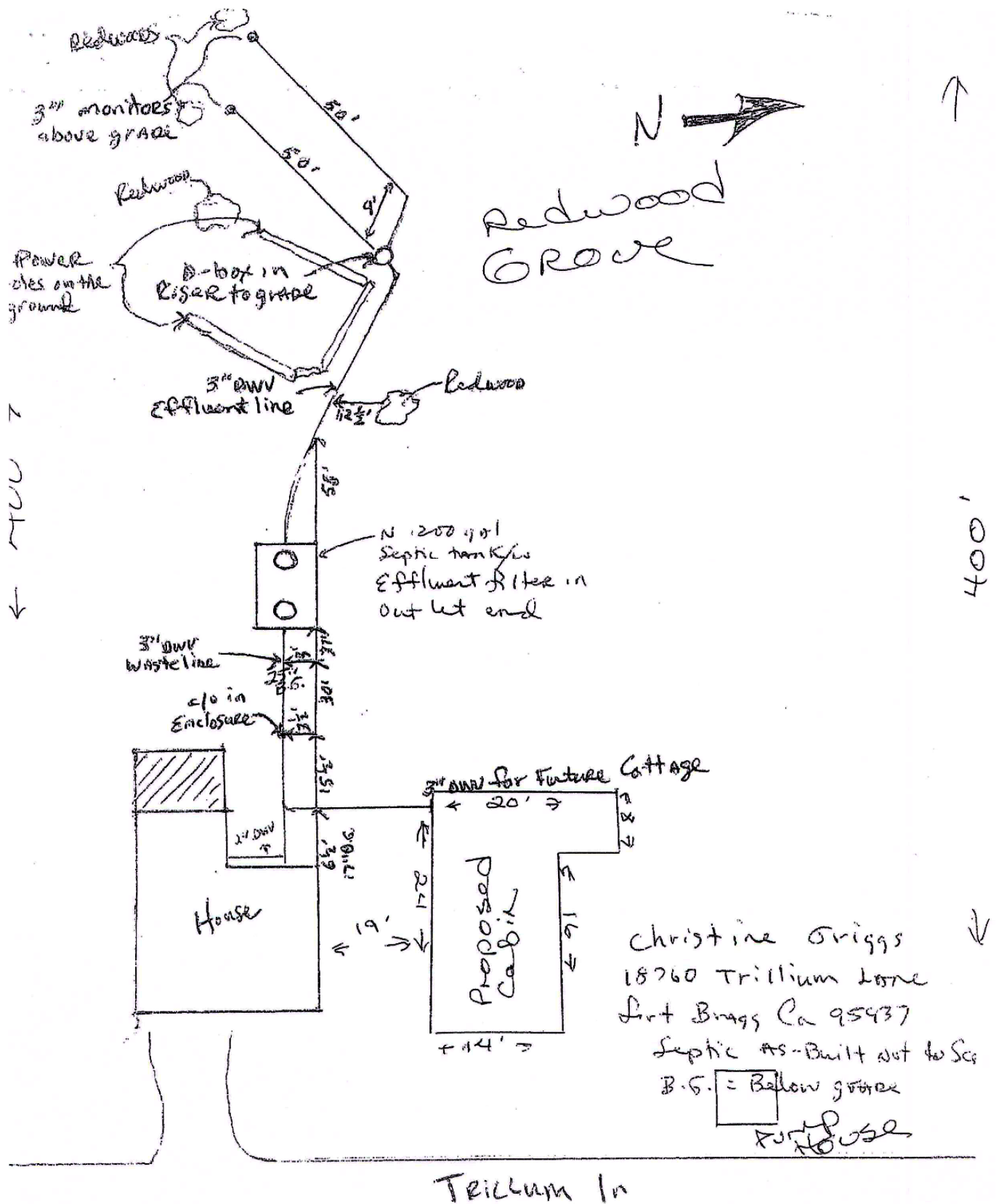
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- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads



LOCATION MAP

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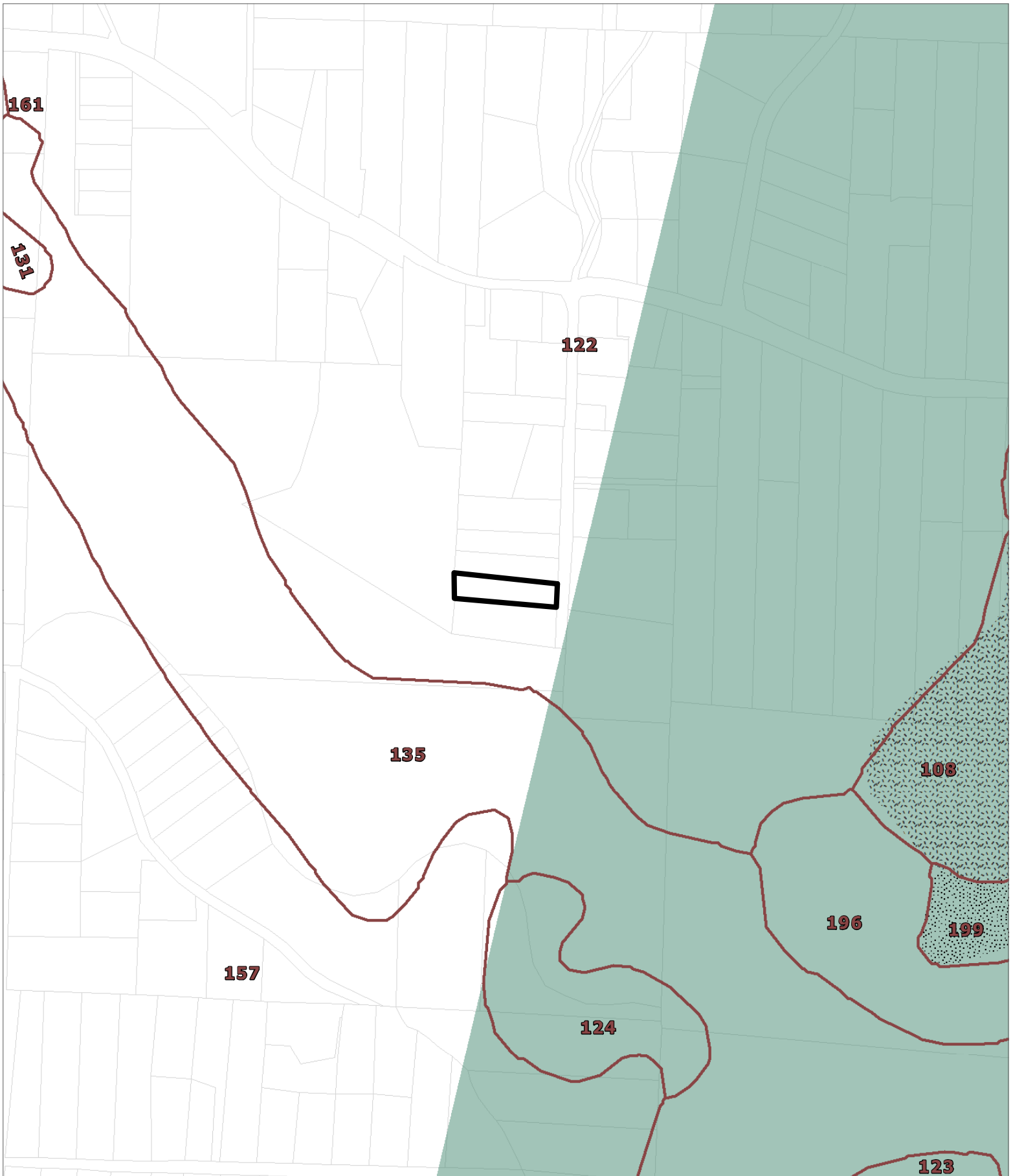


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NO SCALE

SITE PLAN

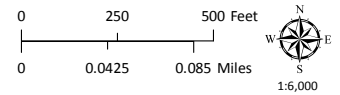
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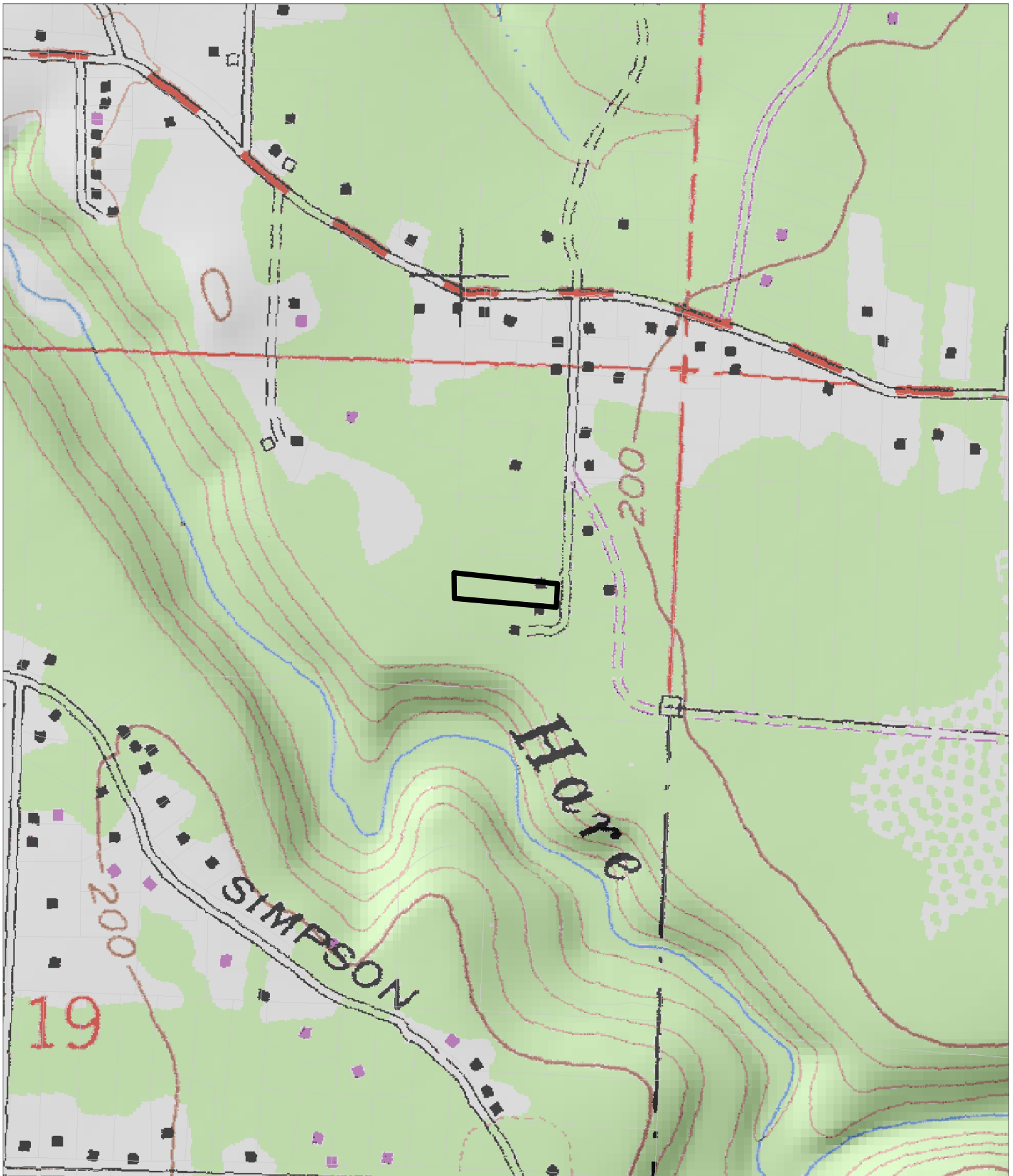
-  Western Soil Classes
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex

 Bishop Pine

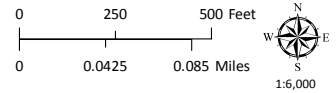


LOCAL SOILS

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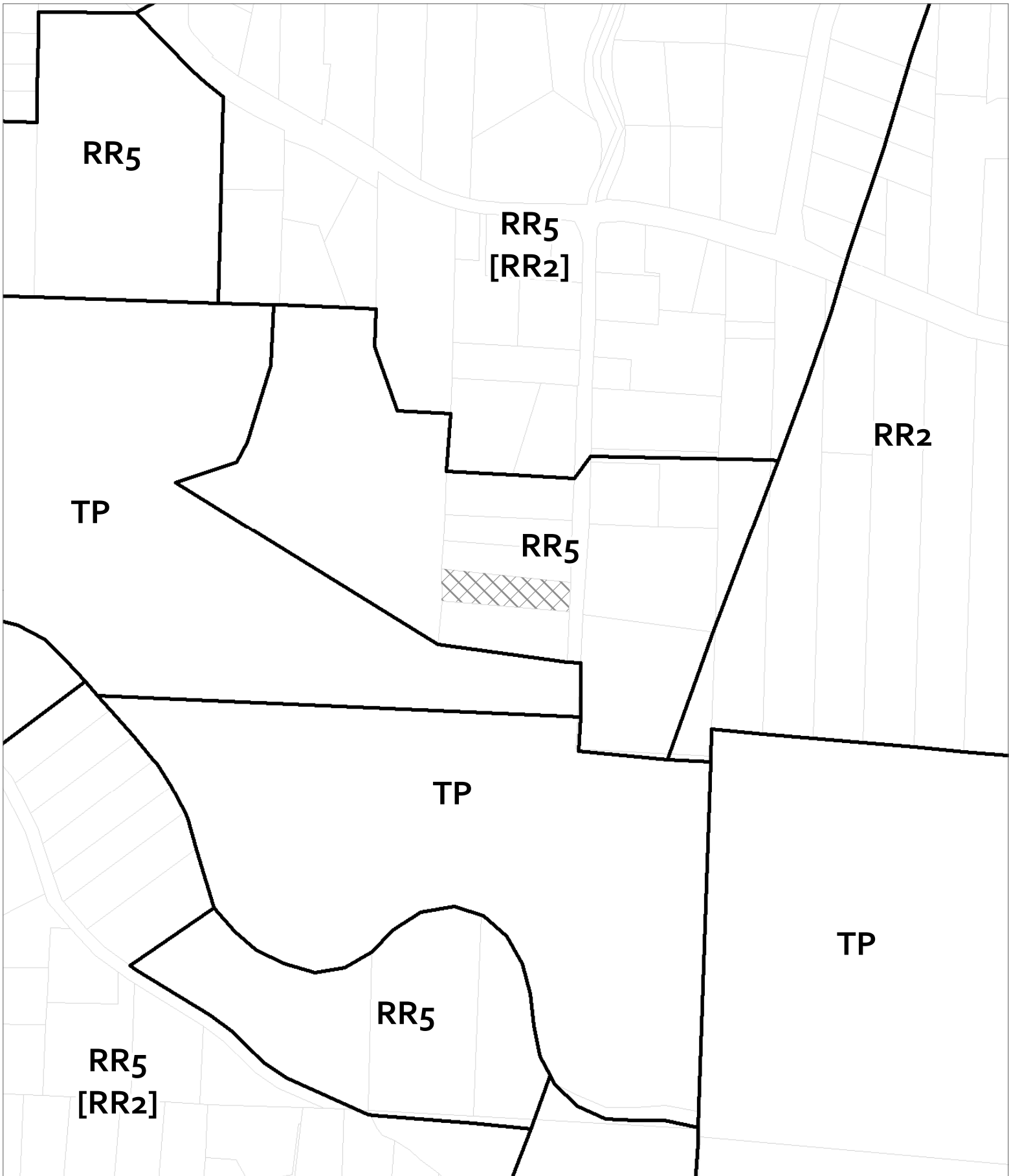


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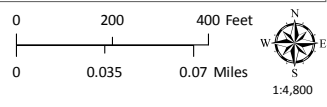
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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 Zoning Districts



ZONING DISPLAY MAP

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