



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
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FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 01, 2023

Planning – Fort Bragg
Environmental Health -Fort Bragg
Department of Transportation
Building Inspection -Fort Bragg
Assessor
Air Quality Management

Sonoma State University
Native Plant Society
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Rural Fire Protection District
Mendocino Unified School District

CASE#: CDP_2023-0043

DATE FILED: 11/17/2023

OWNER/APPLICANT: JEFFERY A & MARGARE SOMERVILLE

AGENT: KELLY B. GRIMES, ARCHITECT

REQUEST: Standard Coastal Development Permit to construct a 592 square-foot addition to the south of an existing 668 square-foot one-bedroom residence, install a 236 square-foot solarium to the south side of the addition, relocate a Hot Tub, and build a covered patio around the Hot Tub area.

LOCATION: In the Coastal Zone, 0.15± miles west of the intersection of State Route 1 (SR 1) and Virgin Creek Lane (private), located at 33041 Virgin Creek Lane, Fort Bragg, Ca. APN: 069-171-19

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SHELBY MILLER

RESPONSE DUE DATE: December 15, 2023

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/

APPLICANT: JEFF AND MARGARET SOMERVILLE

AGENT: KELLY B. GRIMES, ARCHITECT

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APN/S: 069-171-19

PARCEL SIZE: 0.91± ACRES

GENERAL PLAN: RURAL RESIDENTIAL (RR5:R)

ZONING: RURAL RESIDENTIAL (RR:5)

EXISTING USES: Residential

DISTRICT: 4 (Gjerde)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5(1))	Rural Residential (RR5)	1± acres	Residential
EAST:	Rural Residential (RR5(1))	Rural Residential (RR5)	1.84± acres	Residential
SOUTH:	Rural Residential (RR5(1)), OS	Rural Residential (RR5(1)), Op	0.84±, 10.56± acres	Residential, Open Space
WEST:	Rural Residential (RR5(1))	Rural Residential (RR5)	1± acres	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor’s Office
- Building Division FB
- Department of Transportation (DOT)
- Environmental Health (EH)
- Fort Bragg Rural Fire Protect. District
- Planning Division FB

- Sonoma State University
- Mendocino Unified School District

STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- California Native Plant Society

FEDERAL

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: SHELBY MILLER

DATE: 11/27/2023

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
MODERATE

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
FORT BRAGG RURAL FIRE PROTECTION DISTRICT/ CAL FIRE

4. FARMLAND CLASSIFICATION:

GIS
URBAN AND BUILT-UP LAND

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
MARGINAL

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
WESTERN SOILS

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
MACKERRICHER STATE PARK

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
13: FORT BRAGG

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
BEACH DEPOSITS AND STREAM ALLUVIUM AND TERRACES
(ZONE 3)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
COASTAL PRAIRIE GRASSLAND

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
YES

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9
NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
NO

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
 120 WEST FIR STREET
 FORT BRAGG, CA 95437
 Telephone: 707-964-5379
 FAX: 707-961-2427
 pbs@mendocinocounty.org
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Case No(s)	CDP2023-0043
CDF No(s)	
Date Filed	11/17/2023
Fee	\$6,705.00
Receipt No.	PRJ 059706
Received by	Sandy Arellano
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Jeff and Margaret Somerville

Mailing Address PO Box 741 jemasomerville@gmail.com Email:

City Fort Bragg State CA Zip Code 95437 Phone 530-588-2595

PROPERTY OWNER

Name same

Mailing Address _____ Email: _____

City _____ State _____ Zip Code _____ Phone _____

AGENT

Name Kelly B. Grimes, Architect

Mailing Address PO Box 598 Email: grimie@mcn.org

City Little River State CA Zip Code 95456 Phone 707-937-2904

PARCEL SIZE 0.91 Square feet Acres

STREET ADDRESS OF PROJECT 33041 Virgin Creek Lane

ASSESSOR'S PARCEL NUMBER(S) 069-171-19-00

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FORT BRAGG CA

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

Kelly B Grimes 11-16-23 Jeff Somerville 11-16-2023
 Signature of Applicant/Agent Date Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

1. Construct a 592 sqft addition to the south of an existing 668 sqft one bedroom house.
2. Construct or install a 236 sqft solarium attached to the south side of the addition.
3. Relocate a Hot Tub and create a covered patio around the Hot Tub area.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	one SFR _____	668 sq.ft. _____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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

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5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

Main house
 Garage
 Pumphouse
 Storage Shed
 Utility Shed

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

There will be some demo work but only to one exterior wall of the main residence.

7. Project Height. Maximum height of structure 15'-10" feet.

8. Lot area (within property lines): 39,853 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1318</u> square feet	<u>828</u> square feet	<u>2146</u> square feet
Paved area	<u>0</u> square feet	<u>~ 262</u> square feet	<u>~ 262</u> square feet
Landscaped area	<u>20000</u> square feet	_____ square feet	<u>20000</u> square feet
Unimproved area	_____ square feet	_____ square feet	<u>17,445</u> square feet
GRAND TOTAL: <u>39,853</u> square feet			(Should equal gross area of parcel)

10. Gross floor area: 2408 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>4</u>	Proposed <u>none</u>	Total <u>4</u>
Number of covered spaces	<u>0</u>	Size _____	
Number of uncovered spaces	<u>4</u>	Size <u>8' X 20'</u>	
Number of standard spaces	_____	Size _____	
Number of handicapped spaces	_____	Size _____	

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12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

There will be fully shielded down lights at all exterior doors.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier Caspar Water Company
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

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17. Will vegetation be removed on areas other than the building sites and roads? Yes No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No

B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No

B. Filling Yes No

C. Dredging Yes No

D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

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

A Residential remodel for:

Jeff & Margaret Somerville
33041 Virgin Creek Lane
Fort Bragg, Ca. 95437

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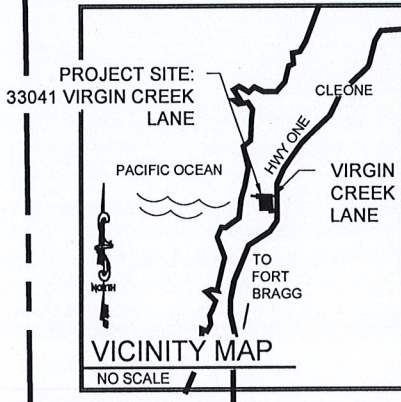
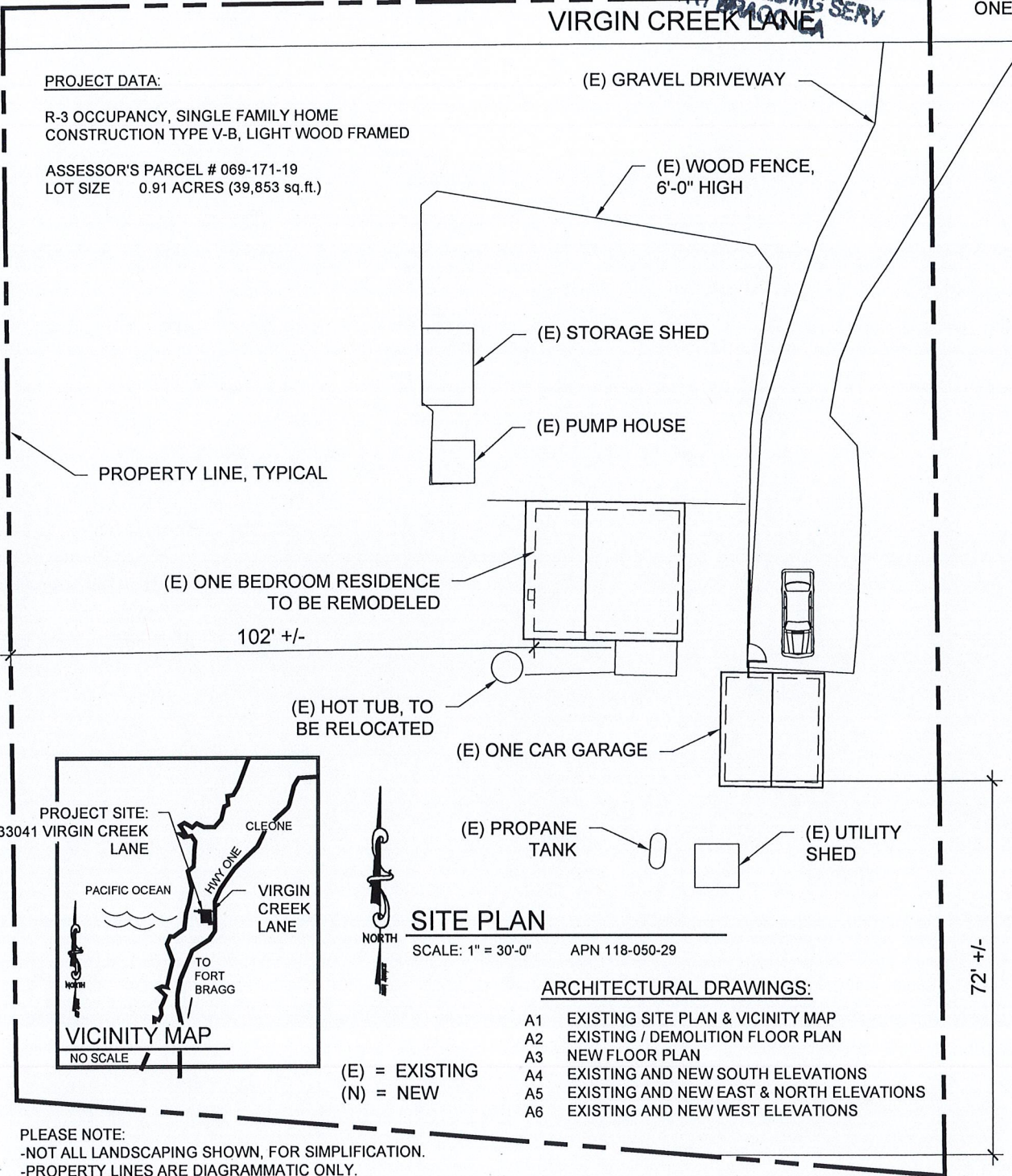
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TO HWY ONE

PROJECT DATA:

R-3 OCCUPANCY, SINGLE FAMILY HOME
 CONSTRUCTION TYPE V-B, LIGHT WOOD FRAMED

ASSESSOR'S PARCEL # 069-171-19
 LOT SIZE 0.91 ACRES (39,853 sq.ft.)



SITE PLAN

SCALE: 1" = 30'-0" APN 118-050-29

ARCHITECTURAL DRAWINGS:

- A1 EXISTING SITE PLAN & VICINITY MAP
- A2 EXISTING / DEMOLITION FLOOR PLAN
- A3 NEW FLOOR PLAN
- A4 EXISTING AND NEW SOUTH ELEVATIONS
- A5 EXISTING AND NEW EAST & NORTH ELEVATIONS
- A6 EXISTING AND NEW WEST ELEVATIONS

(E) = EXISTING
 (N) = NEW

PLEASE NOTE:
 -NOT ALL LANDSCAPING SHOWN, FOR SIMPLIFICATION.
 -PROPERTY LINES ARE DIAGRAMMATIC ONLY.

REMODELED RESIDENCE FOR:

JEFF & MARGARET SOMERVILLE
 33041 VIRGIN CREEK LANE
 FORT BRAGG, CA 95437

A.P. #069-171-19-00

SHEET NAME:

**EXISTING SITE PLAN
 AND VICINITY MAP**

DATE: NOVEMBER 16, 2023
 SCALE: AS NOTED
 DRAWN BY: KBG
 JOB: SOMERVILLE
 SHEET NO: A1 of 6

Kelly B. Grimes, Architect

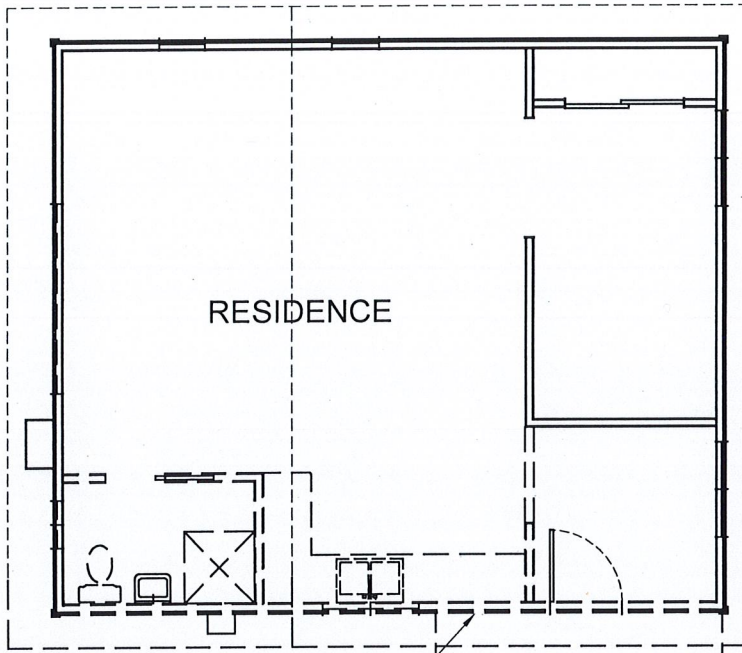
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 Little River, CA 95456
 707-937-2904



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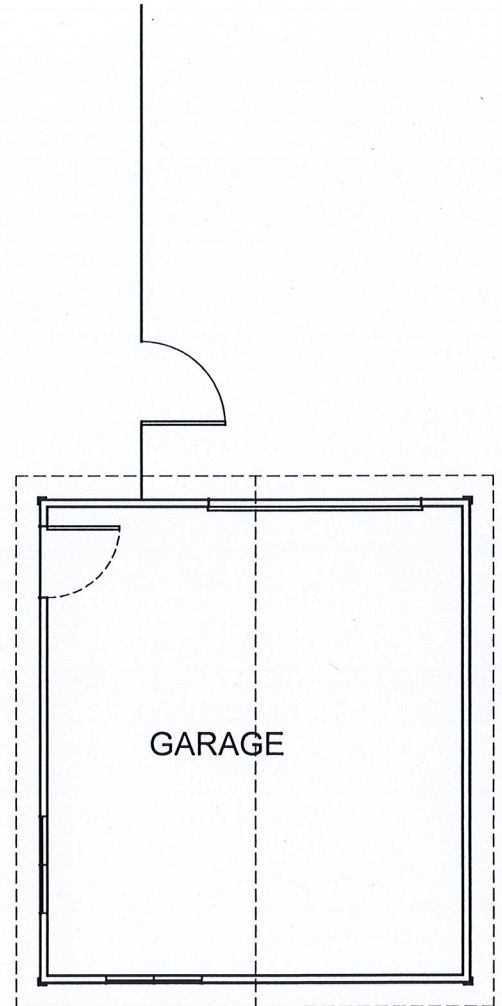
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FORT BRAGG CA



ELEMENTS TO BE REMOVED
SHOWN W/ DARK DASH LINES

(E) DECK TO
BE REMOVED



GARAGE



EXISTING/DEMO FLOOR PLAN

SCALE: 1/8" = 1'-0"

REMODELED RESIDENCE FOR:

JEFF & MARGARET SOMERVILLE

33041 VIRGIN CREEK LANE
FORT BRAGG, CA 95437

A.P. #069-171-19-00

SHEET NAME:

EXISTING / DEMOLITION
FLOOR PLAN

DATE: NOVEMBER 16, 2023

SCALE: AS NOTED

DRAWN BY: KBG

JOB: SOMERVILLE

SHEET NO: A2 of 6

Kelly B. Grimes, Architect

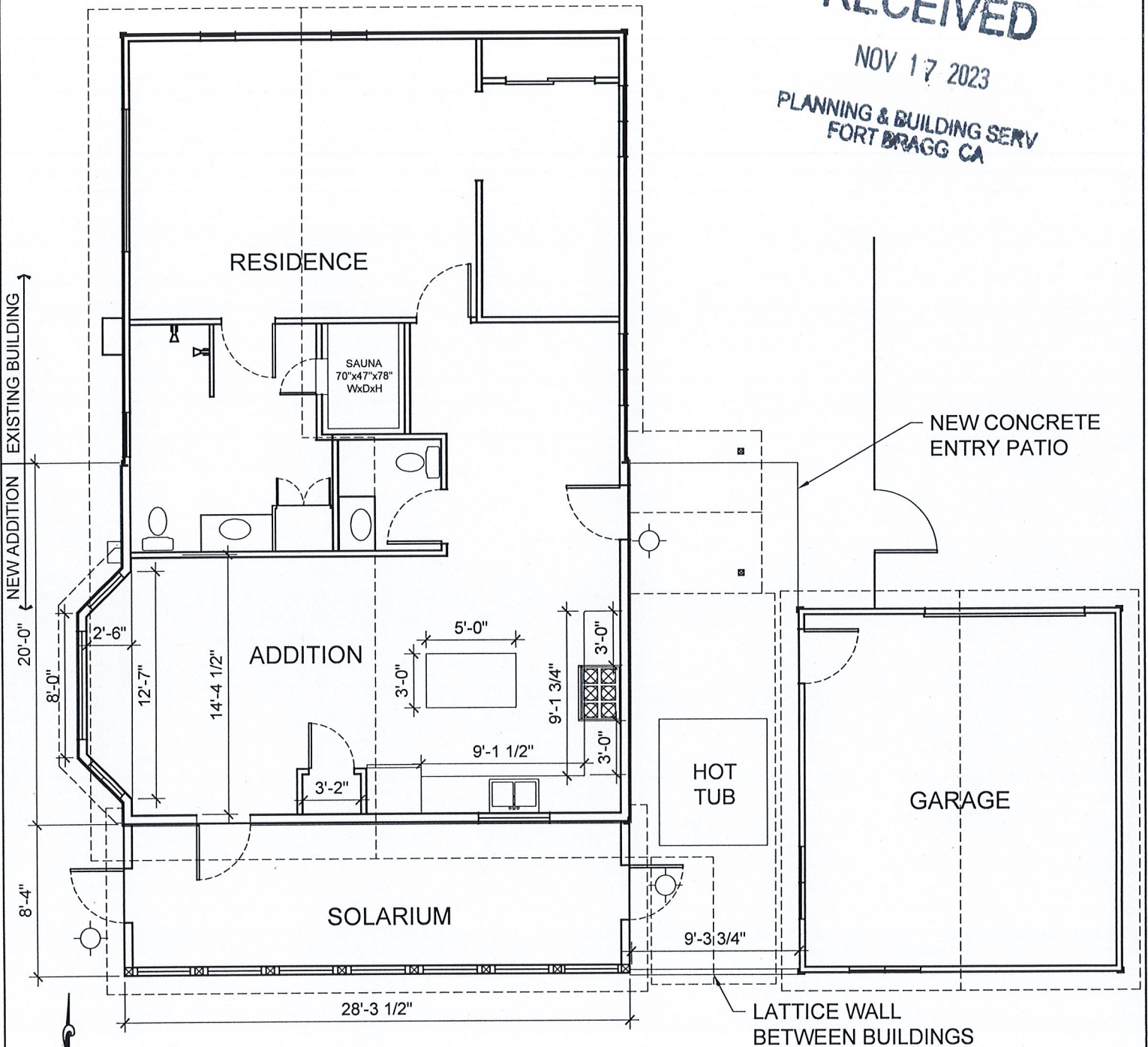
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NEW FLOOR PLAN

SCALE: 1/8" = 1'-0"



FULLY SHIELDED DOWNLIGHT (EXTERIOR)

REMODELED RESIDENCE FOR:

JEFF & MARGARET SOMERVILLE
33041 VIRGIN CREEK LANE
FORT BRAGG, CA 95437

A.P. #069-171-19-00

SHEET NAME:

NEW FLOOR PLAN

DATE: NOVEMBER 16, 2023

SCALE: AS NOTED

DRAWN BY: KBG

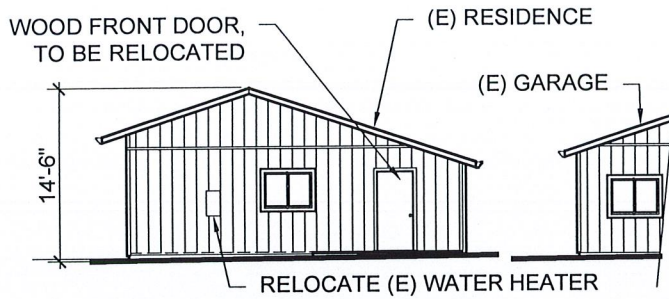
JOB: SOMERVILLE

SHEET NO: **A3** of 6

Kelly B. Grimes, Architect

P.O. Box 598
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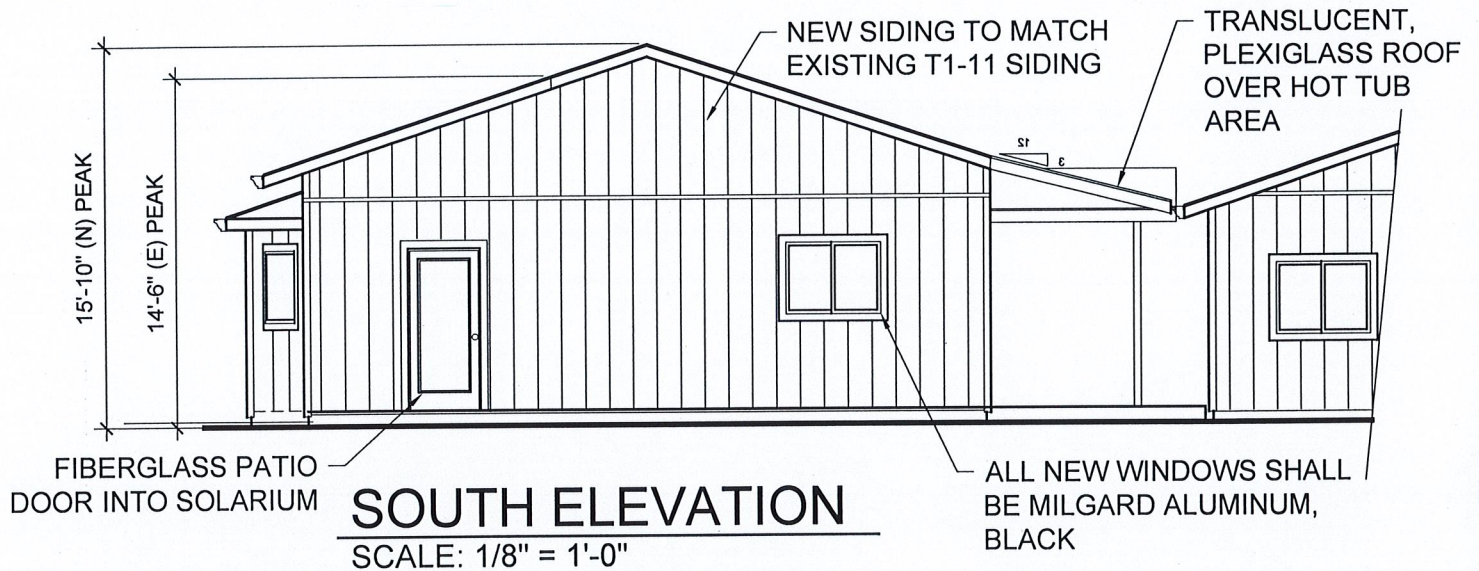
(E) SOUTH ELEVATION

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

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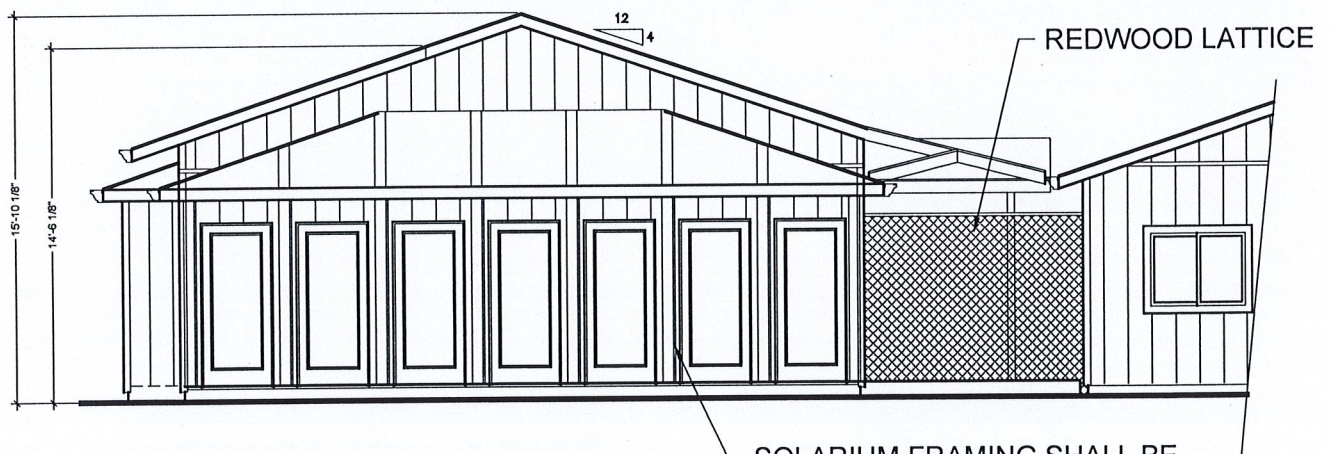
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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" w/ solarium

REMODELED RESIDENCE FOR:

JEFF & MARGARET SOMERVILLE
33041 VIRGIN CREEK LANE
FORT BRAGG, CA 95437

A.P. #069-171-19-00

SHEET NAME:

**EXISTING AND NEW
SOUTH ELEVATIONS**

DATE: NOVEMBER 16, 2023

SCALE: AS NOTED

DRAWN BY: KBG

JOB: SOMERVILLE

SHEET NO: **A4** of 6

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



BLACK ALUMINUM
WINDOWS, TYPICAL



(E) EAST ELEVATION

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

T1-11 SIDING
STAINED DARK
BROWN



(E) NORTH ELEVATION

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

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NEW ADDITION | EXISTING BUILDING



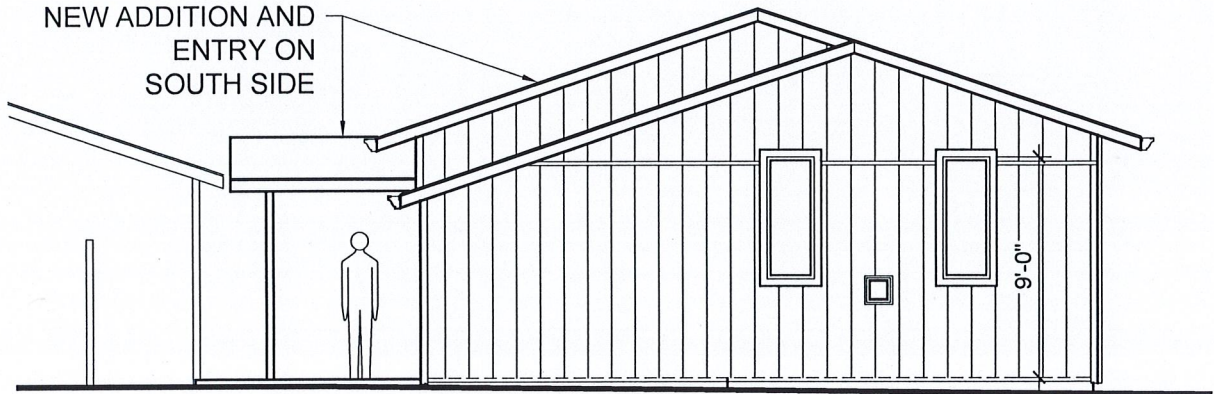
HOT TUB

ALL EXPOSED
FRAMING SHALL
BE REDWOOD

EAST ELEVATION

SCALE: 1/8" = 1'-0"

NEW ADDITION AND
ENTRY ON
SOUTH SIDE



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

REMODELED RESIDENCE FOR:

JEFF & MARGARET SOMERVILLE
33041 VIRGIN CREEK LANE
FORT BRAGG, CA 95437

A.P. #069-171-19-00

SHEET NAME:

**EXISTING AND NEW
EAST & NORTH
ELEVATIONS**

DATE: NOVEMBER 16, 2023

SCALE: AS NOTED

DRAWN BY: KBG

JOB: SOMERVILLE

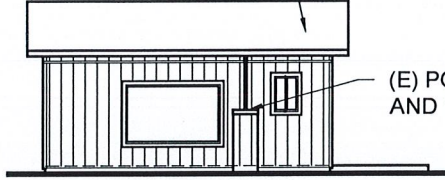
SHEET NO:
A5 of 6

Kelly B. Grimes, Architect

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707-937-2904



COMP SHINGLE ROOFING,
DARK BROWN

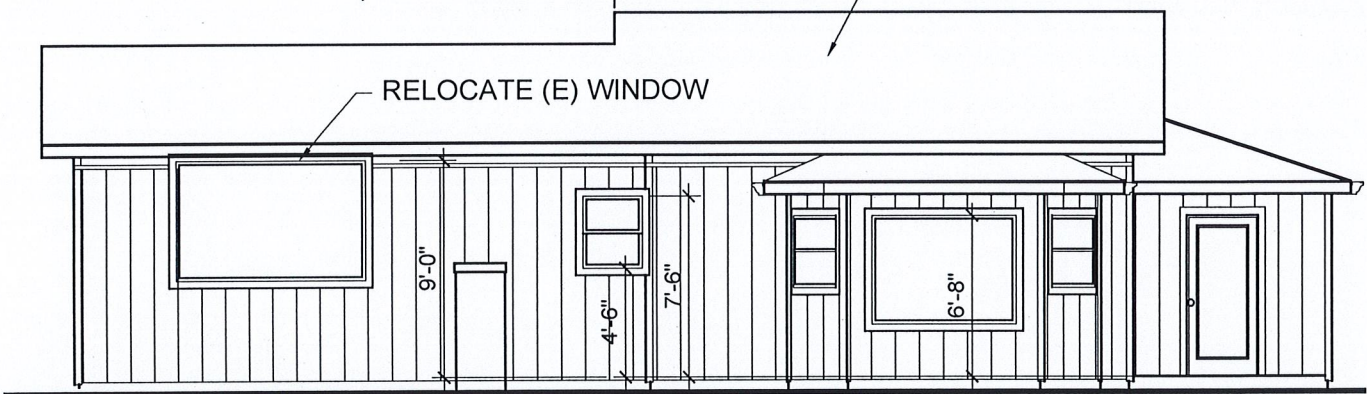


(E) PG&E DROP
AND 100A PANEL

(E) WEST ELEVATION

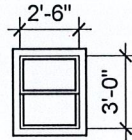
SCALE: 1/16" = 1'-0"

EXISTING BUILDING | NEW ADDITION | COMPOSITION SHINGLE ROOFING,
TO MATCH EXISTING STYLE AND COLOR



WEST ELEVATION

SCALE: 1/8" = 1'-0"



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FORT BRAGG CA

REMODELED RESIDENCE FOR:

JEFF & MARGARET SOMERVILLE
33041 VIRGIN CREEK LANE
FORT BRAGG, CA 95437

A.P. #069-171-19-00

SHEET NAME:

**EXISTING AND NEW
WEST ELEVATIONS**

DATE: NOVEMBER 16, 2023

SCALE: AS NOTED

DRAWN BY: KBG

JOB: SOMERVILLE

SHEET NO: **A6** OF 6

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



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NOV 17 2023

PLANNING & BUILDING SERV
FORT BRAGG CA





SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

- 1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
- 2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Jeff Somerville

Owner/Authorized Agent

11-16-2023

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Kelly B. Grimes, Architect to act as my representative and to bind me in all matters concerning this application.

Jeff Somerville

Owner

11-16-2023

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

RECEIVED

NOV 17 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

**COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY**

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on November 10, 2023 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

800 sqft addition to the existing residence

(Description of development)

Located at:
33041 Virgin Creek Lane Fort Bragg, CA 95437
AP # 069-171-19-00

(Address of development and Assessor's Parcel Number)

The public notice was posted at:
north-west corner of driveway.

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Jeff Somerville

Owner/Authorized Representative
11-16-2023

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

RECEIVED
NOV 17 2023
PLANNING & BUILDING SERV
FORT BRAGG CA



COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : 800 sqft addition to the existing residence

LOCATION: 33041 Virgin Creek Lane, Fort Bragg, CA

APPLICANT : Jeff and Margaret Somerville

ASSESSOR'S PARCEL NUMBER(S): 069-171-19-00

DATE NOTICE POSTED: November 10, 2023

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

RECEIVED

NOV 17 2023

PLANNING & BUILDING SERV
FORT BRAGG CA



Provide one copy only

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 11-16-2023

Jeff Somerville
Applicant

RECEIVED

NOV 17 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

PHH[®]

MORTGAGE

PHH Mortgage Services
1 Mortgage Way
Mt. Laurel NJ 08054

Tel 800-449-8722
Fax 856-917-8300

August 18, 2022

Account Number: 8012276989
Property Address:
33041 Virgin Creek Ln
Fort Bragg CA 95437-8474

Jeffery A Somerville
Margaret Ann Somerville
PO Box 741
Fort Bragg CA 95437

Dear Customer(s):

Congratulations on paying off the mortgage, we have enclosed the original documents. Please store them safely.

For any questions, please contact our Customer Care Center at 800-449-8722 Monday through Friday from 8:00 AM to 9:00 PM and Saturday from 8:00 AM to 5:00 PM ET. Depending on the status of the account, specific information may also be available online at the website listed below.

Sincerely,

Loan Servicing

9MK
PF086

RECEIVED

NOV 17 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_ADD
06917110	WEEKS TTEE RICHARD HALE	33048 VIRGIN CREEK LN	FORT BRAGG	CA	95437	33048 VIRGIN CREEK LN
06917111	FESSLER DANIEL WM	PO BOX 1110	FORT BRAGG	CA	95437	33044 VIRGIN CREEK LN
06917112	CHAMBERLAIN PIA XANTHIPPE	1563 MINNESOTA AVE	SAN JOSE	CA	95125	33042 VIRGIN CREEK LN
06917113	CAMARA HAROLD C TTEE	2371 ST FRANCIS DR	SACRAMENTO	CA	95821	33040 VIRGIN CREEK LN
06917114	PERA GREGORY M 1/2	124 CITY VIEW DR	DALY CITY	CA	94014	33036 VIRGIN CREEK LN
06917115	KELLER MUNDY N	340 MINERS TRAIL	GRASS VALLEY	CA	95945	33032 VIRGIN CREEK LN
06917117	HALE TTEE CAROLYN M	11857 DUBLIN GREEN DR	DUBLIN	CA	94568	33045 VIRGIN CREEK LN
06917118	KIMBALL JAMES M AND DONNA M	33043 VIRGIN CREEK LN	FORT BRAGG	CA	95437	33043 VIRGIN CREEK LN
06917119	SOMERVILLE JEFFERY A AND MAR	PO BOX 103	STONYFORD	CA	95979	33041 VIRGIN CREEK LN
06917120	KESSLER LORI G AND T JEREMY	8 WOODHOLLOW TRAIL	ROUND ROCK	TX	78665	33037 VIRGIN CREEK LN
06917122	ERNEST SUSAN G	1132 NORMAL AVE	CHICO	CA	95928	23000 N HWY 1
06917123	WHITNEY BOB AND JOAN P	23801 IRIS TERRACE	WILLITS	CA	95490	22992 N HWY 1
06917124	STATE OF CALIFORNIA	3049 CASTRO VALLEY BLVD	CASTRO VALLEY	CA	94546	NONE
06917142	GUTHRIE TTEE CHRISTOPHER B	967 PERREIRA DR	SANTA CLARA	CA	95051	33045 LA FAVOR LN

NOV 17 2023

**PLANNING & BUILDING SERV
FORT BRAGG CA**



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

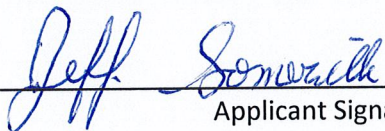
ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.



Applicant Signature

11-16-2023

Date

RECEIVED

NOV 17 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

OFFICE USE ONLY:

Project or Permit Number



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: KELLY B GRIMES, ARCHITECT
P.O. BOX 598

LITTLE RIVER

CA 95456

Project Number: CDP_2023-0043

Project Description: SFR ADDITION AND PATIO

Site Address: 33041 VIRGIN CREEK LN

CDP_2023-0043

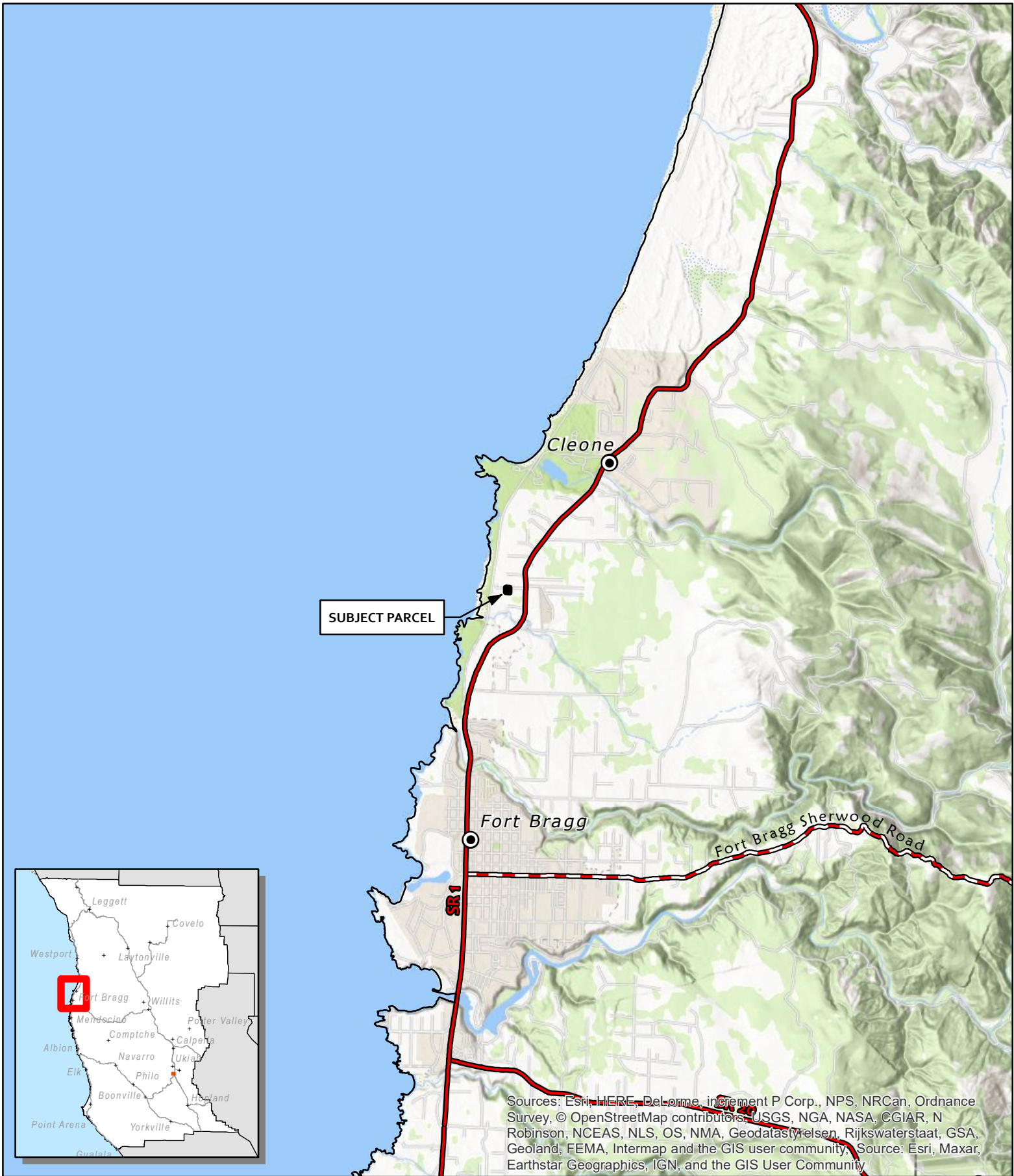
Receipt: PRJ_059706

Date: 11/17/2023

Pay Method: CHECK 3097

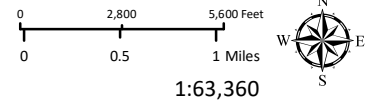
Received By: SANDY ARELLANO

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$5,852.00
CDPS BASE			\$5,852.00
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2B			\$150.00
EH FEES	1100-4011-822606		\$281.00
CDPA CDPS EM EH FEE			\$281.00
GENERAL PLAN	1100-2851-826188		\$200.00
			\$200.00
RECORDS MANAGEMENT	1222-2852-826260		\$147.00
			\$147.00
SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$6,705.00



CASE: CDP 2023-0043
OWNER: SOMERVILLE, Jeff & Margaret
APN: 069-171-19
APLCT: Jeff & Margaret Somerville
AGENT: Kelly B Grimes, Architect
ADDRESS: 33041 Virgin Creek Ln.

- Major Towns & Places
- Highways
- - Major Roads



1:63,360


LOCATION

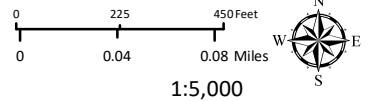
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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 Coastal Zone Boundary



AERIAL IMAGERY

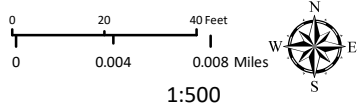
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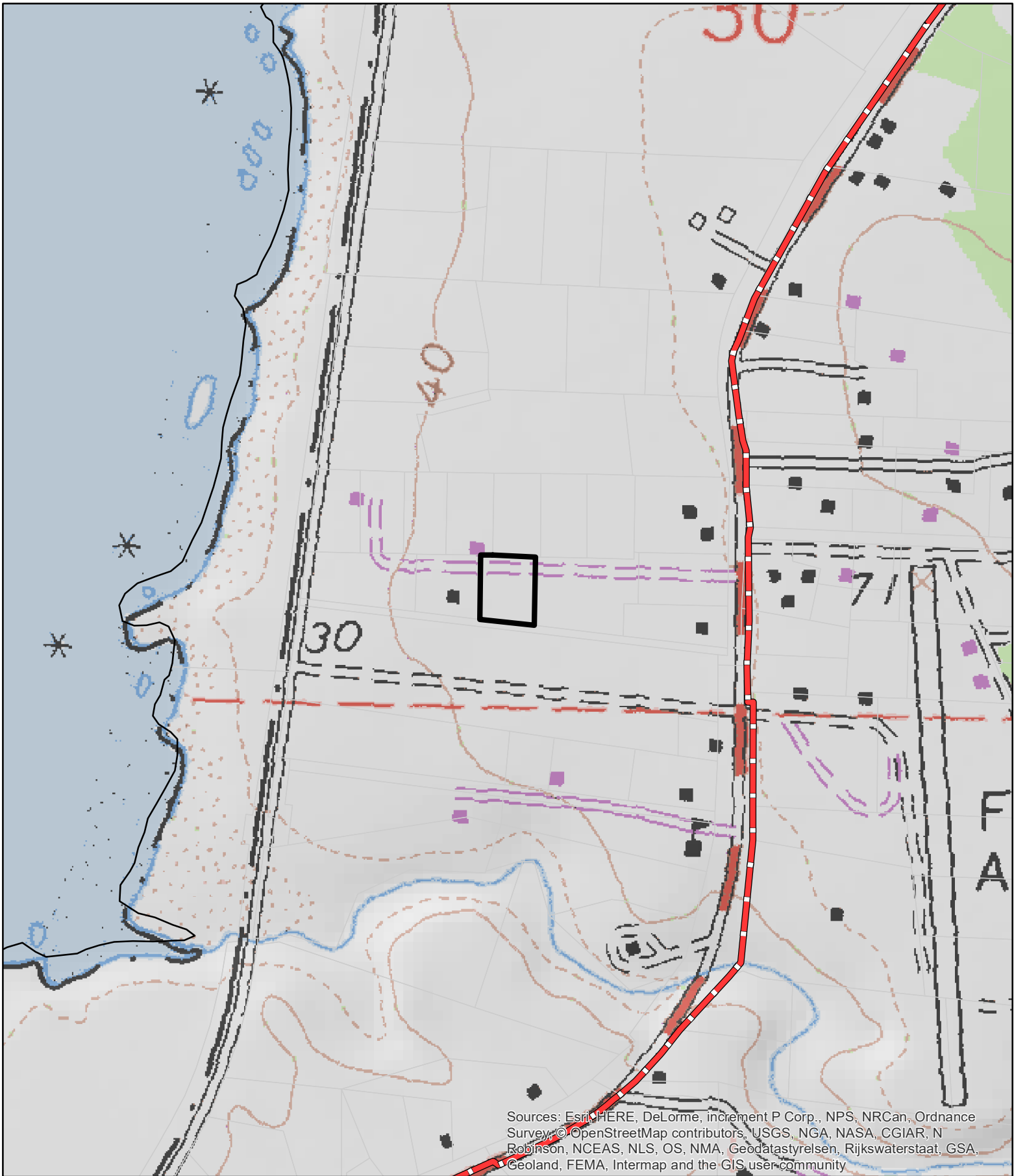
== Private Roads



1:500



AERIAL IMAGERY

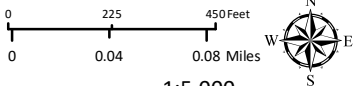
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AGENT: Kelly B Grimes, Architect
ADDRESS: 33041 Virgin Creek Ln.

 Coastal Zone Boundary
 Assessors Parcels



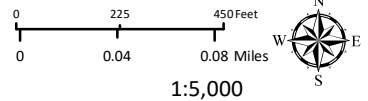
1:5,000
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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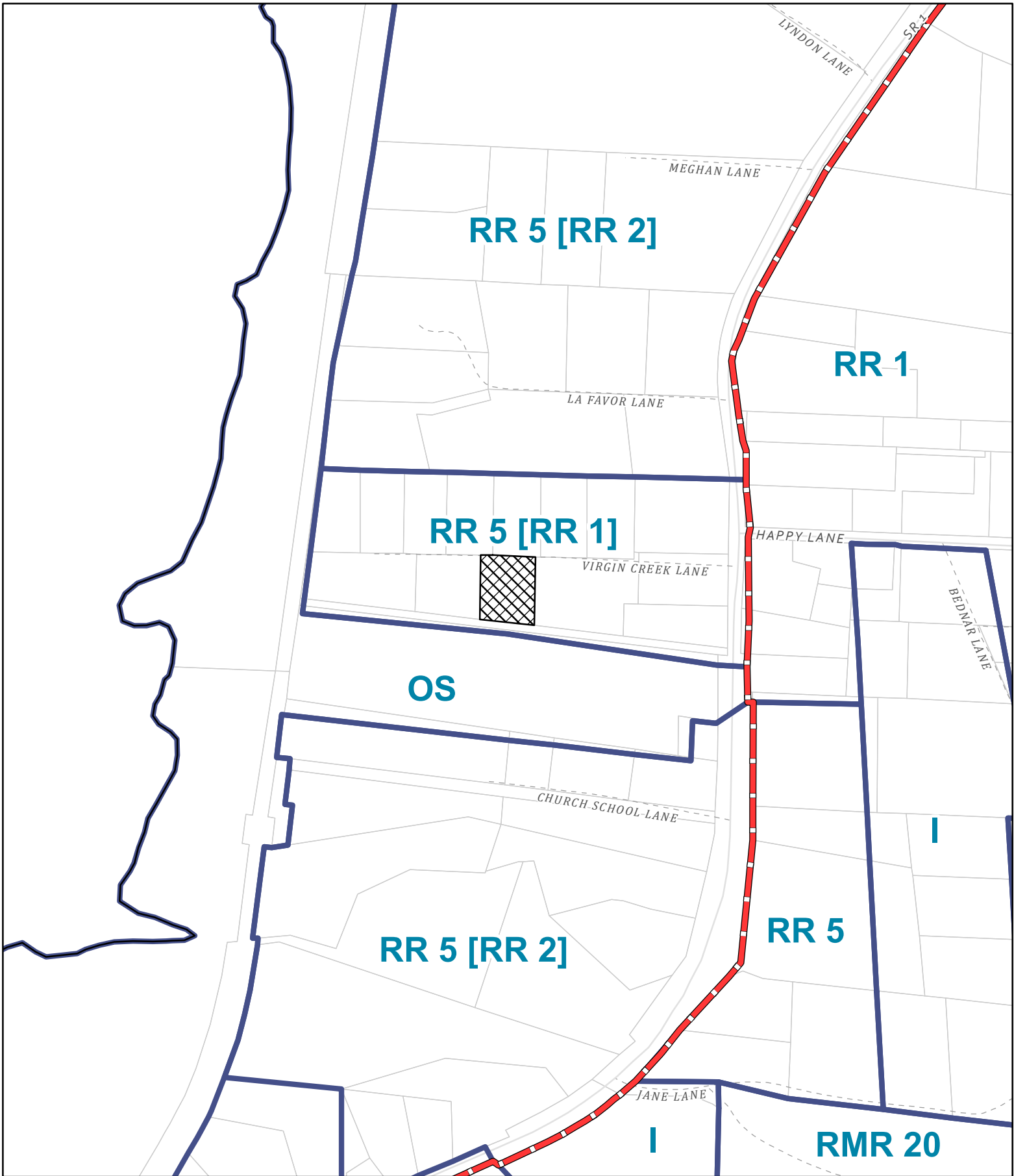
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- Coastal Zone Boundary
- Private Roads
- Zoning Districts
- Assessor's Parcels
- Public Roads



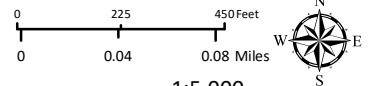
ZONING

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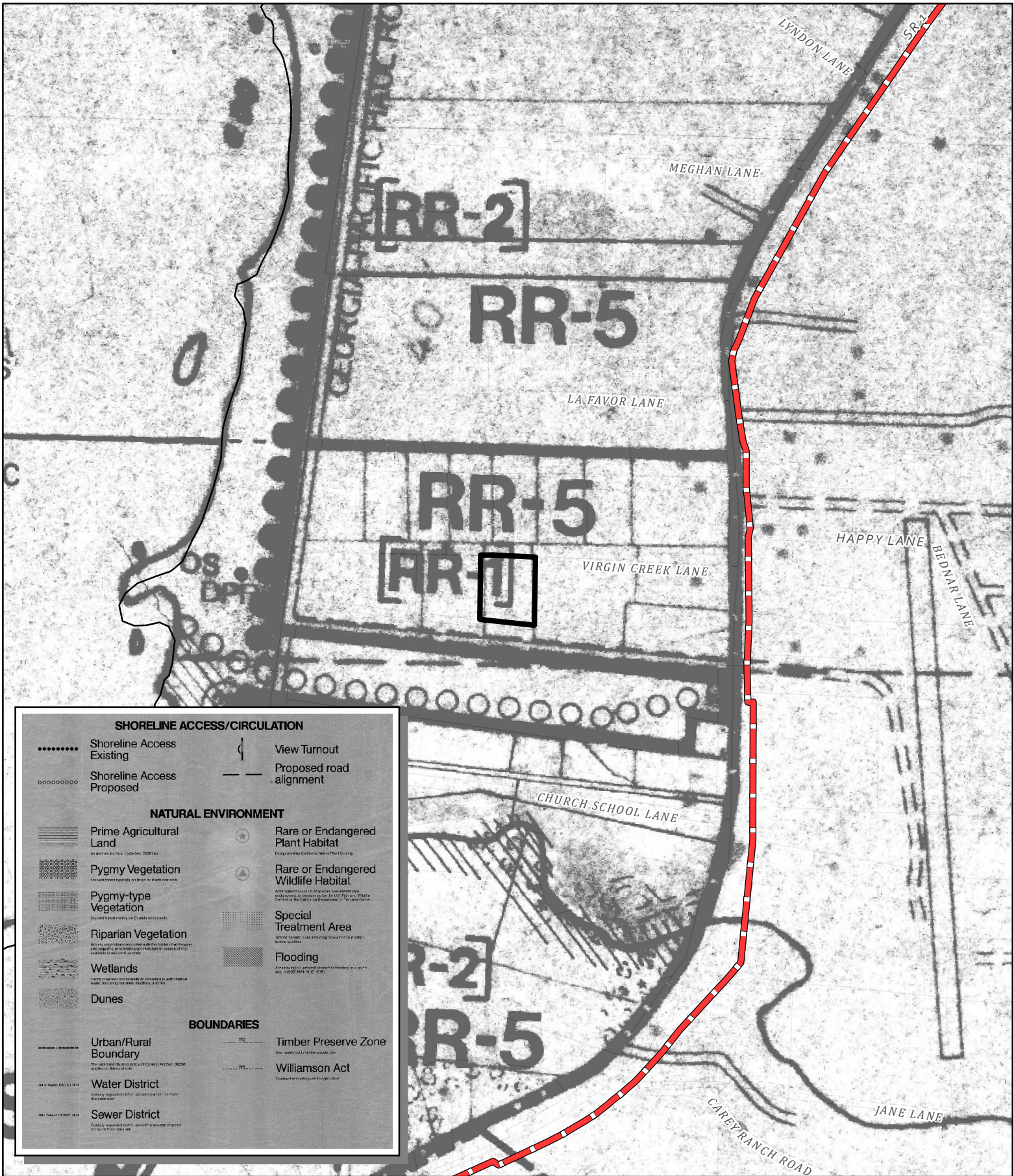
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APN: 069-171-19
APLCT: Jeff & Margaret Somerville
AGENT: Kelly B Grimes, Architect
ADDRESS: 33041 Virgin Creek Ln.

- Coastal Zone Boundary
- Public Roads
- Private Roads
- Assessor's Parcels



1:5,000
GENERAL PLAN

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SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

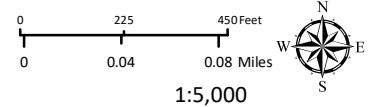
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

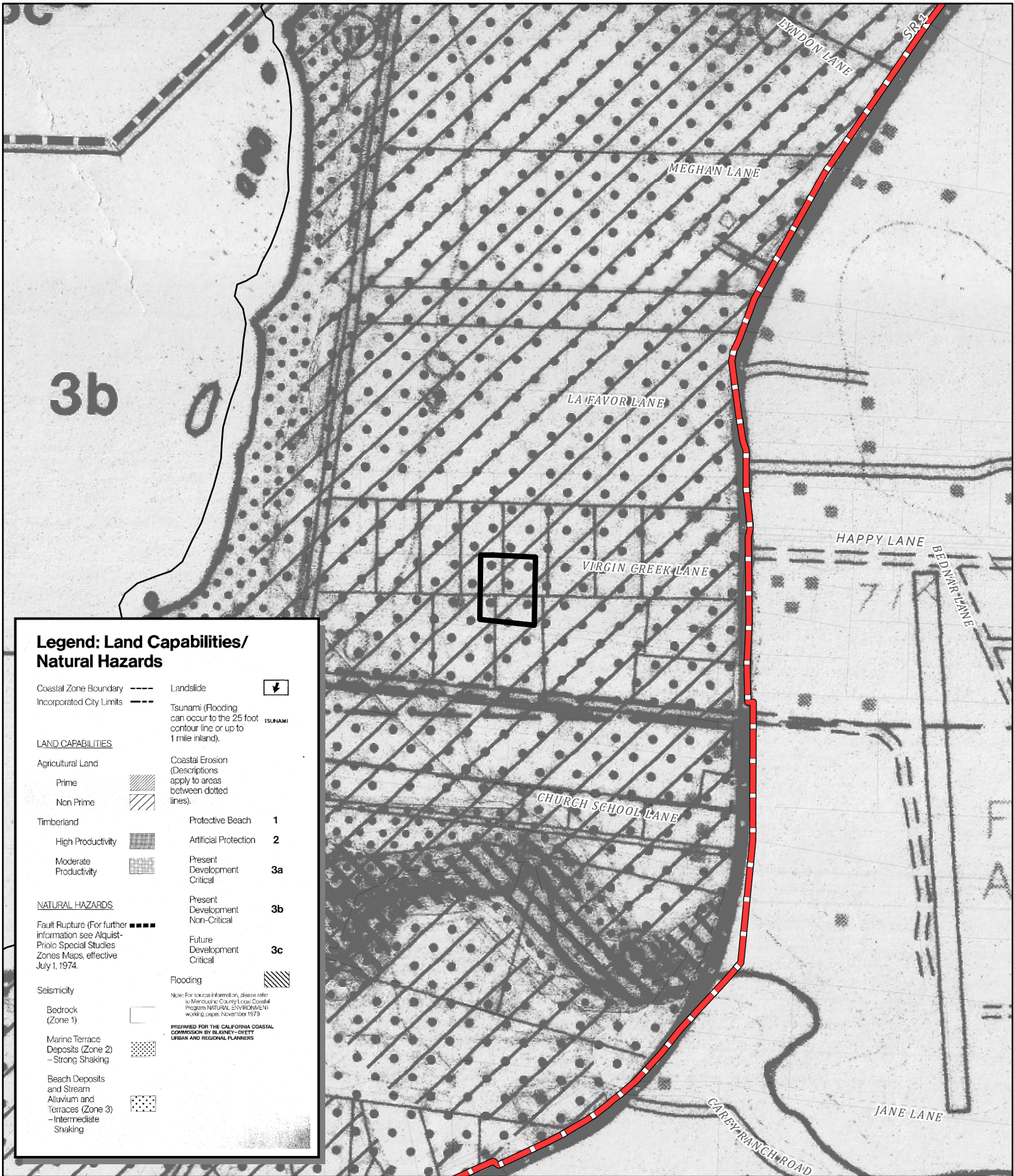
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Coastal Zone Boundary
 Assessors Parcels
 Public Roads
 Private Roads

















LCP LAND USE MAP 13: FORT BRAGG

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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

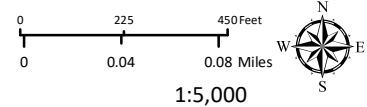
- LAND CAPABILITIES**
- Agricultural Land
 - Prime 
 - Non Prime 
- Timberland
 - High Productivity 
 - Moderate Productivity 
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.
- Seismicity
 - Bedrock (Zone 1) 
 - Marine Terrace Deposits (Zone 2) - Strong Shaking 
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking 
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1 
 - Artificial Protection 2 
 - Present Development Critical 3a 
 - Present Development Non-Critical 3b 
 - Future Development Critical 3c 
- Flooding 

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS

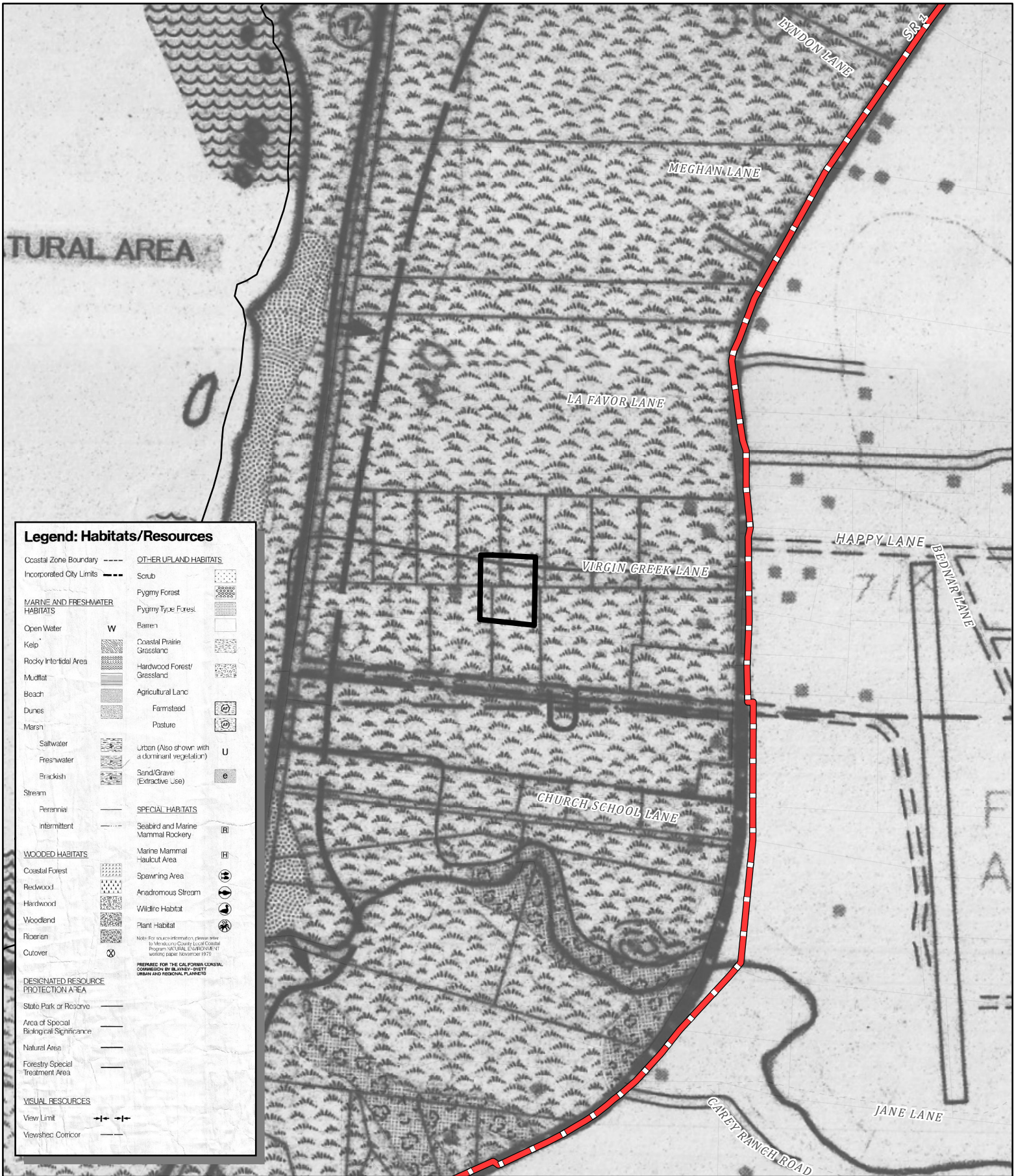
CASE: CDP 2023-0043
OWNER: SOMERVILLE, Jeff & Margaret
APN: 069-171-19
APLCT: Jeff & Margaret Somerville
AGENT: Kelly B Grimes, Architect
ADDRESS: 33041 Virgin Creek Ln.

- Coastal Zone Boundary
-  Assessors Parcels
- Public Roads
- Private Roads



LCP LAND CAPABILITIES & NATURAL HAZARDS

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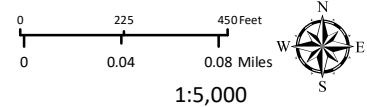
Legend: Habitats/Resources

Coastal Zone Boundary	---	OT-HER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp		Pygmy Tree Forest
Rocky Intertidal Area		Barren
Mudflat		Coastal Prairie
Beach		Grossland
Dunes		Hardwood Forest/
Marsh		Grossland
Saltwater		Agricultural Land
Freshwater		Farmstead
Brackish		Pasture
Stream		Urban (Also shown with a dominant vegetation)
Perennial		Sand/Grave (Extractive use)
Intermittent		
WOODED HABITATS		
Coastal Forest		Seabird and Marine Mammal Rookery
Redwood		Marine Mammal Haulout Area
Hardwood		Spawning Area
Woodland		Anadromous Stream
Riparian		Wildfire Habitat
Cuover		Plant Habitat
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve		
Area of Special Biological Significance		
Natural Area		
Forestry Special Treatment Area		
VISUAL RESOURCES		
View Limit	---	
Viewshed Corridor	---	

Note: For more information, please refer to Marin County Local Coastal Program NATURAL ENVIRONMENT working paper November 1972.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINBY-O'NEILL URBAN AND REGIONAL PLANNERS

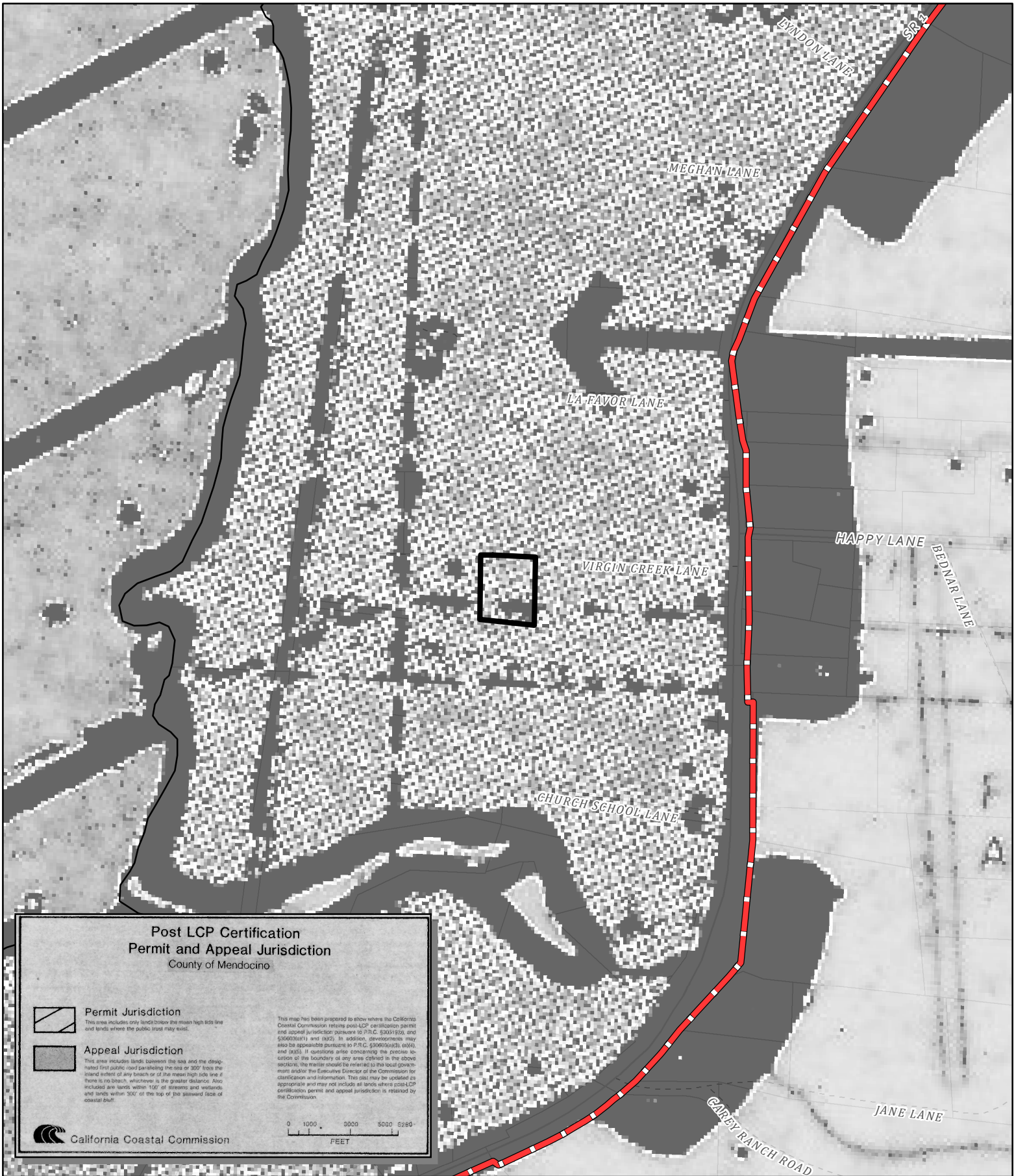
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- Coastal Zone Boundary
- Assessors Parcels
- Public Roads
- Private Roads



LCP HABITATS & RESOURCES

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**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dune.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519(b) and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5260
FEET

California Coastal Commission

CASE: CDP 2023-0043
OWNER: SOMERVILLE, Jeff & Margaret
APN: 069-171-19
APLCT: Jeff & Margaret Somerville
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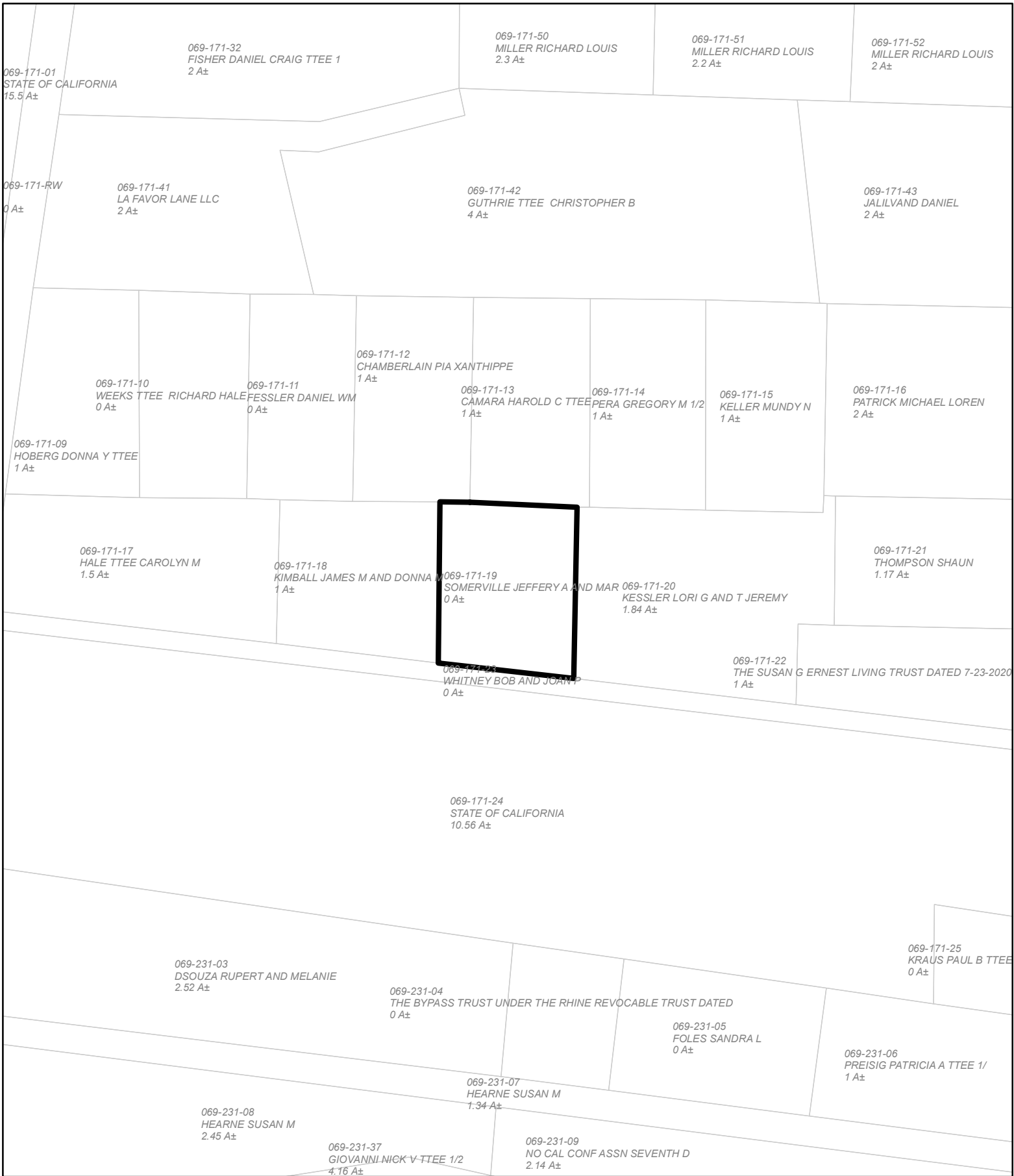
Coastal Zone Boundary Assessors Parcels Public Roads Private Roads

0 225 450 Feet
0 0.04 0.08 Miles


1:5,000

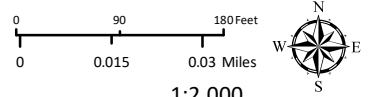
POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDP 2023-0043
OWNER: SOMERVILLE, Jeff & Margaret
APN: 069-171-19
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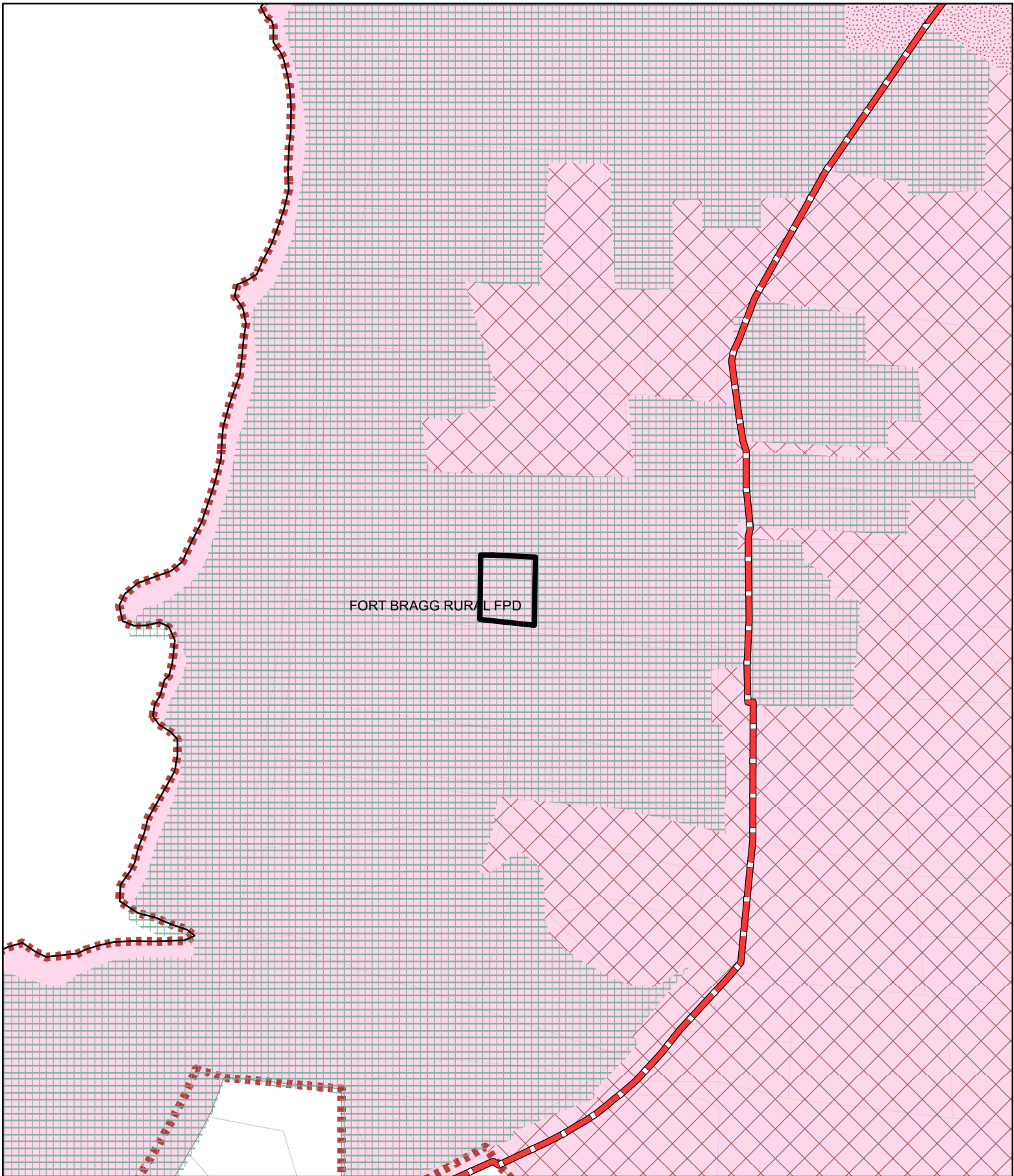
 Assessor's Parcels



1:2,000







ADJACENT PARCELS

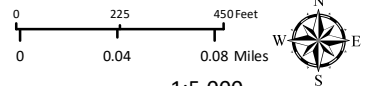
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FORT BRAGG RURAL LFPD

CASE: CDP 2023-0043
OWNER: SOMERVILLE, Jeff & Margaret
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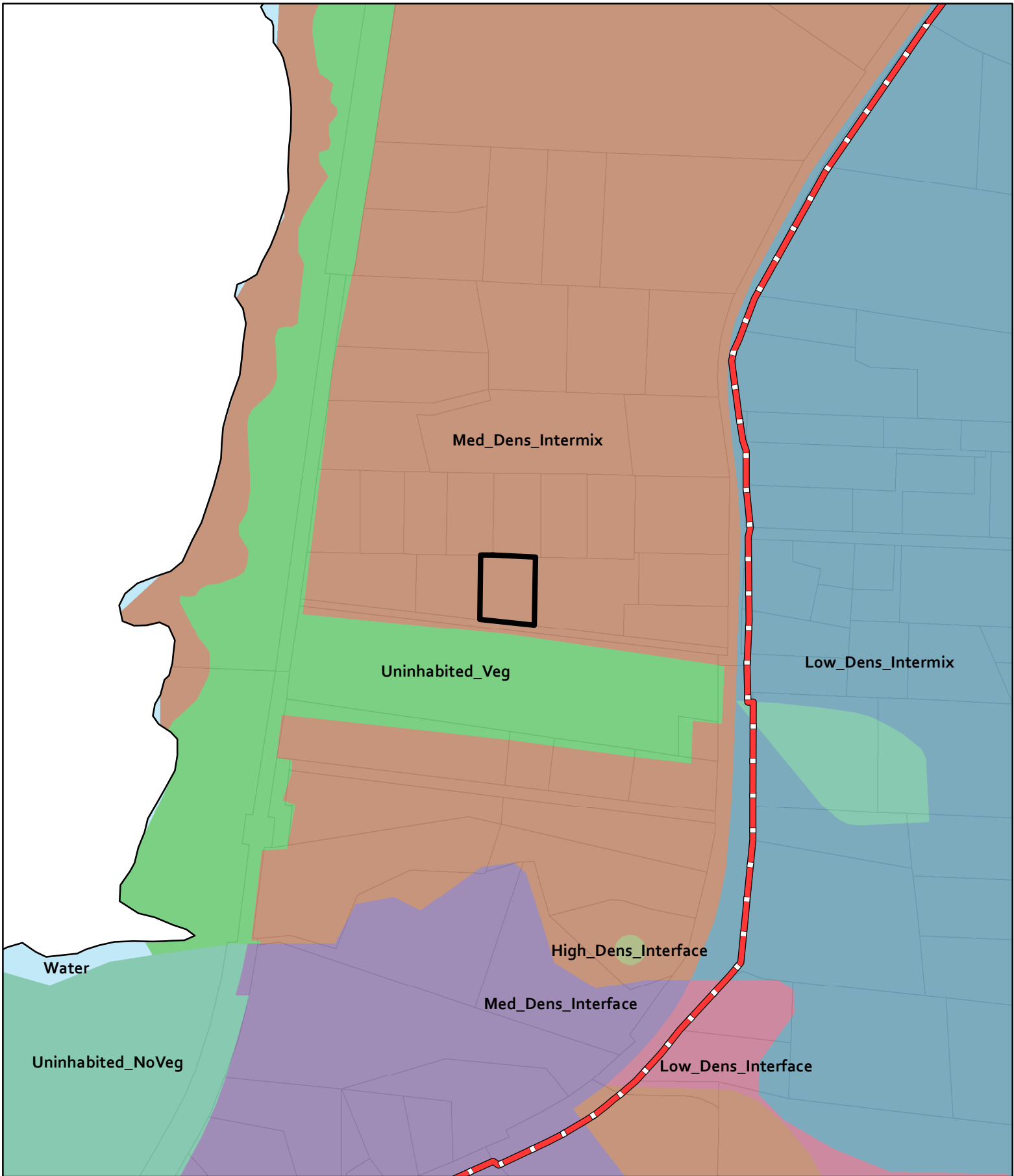
-  Coastal Zone Boundary
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels





1:5,000

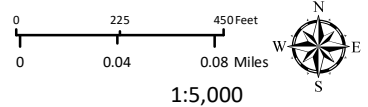
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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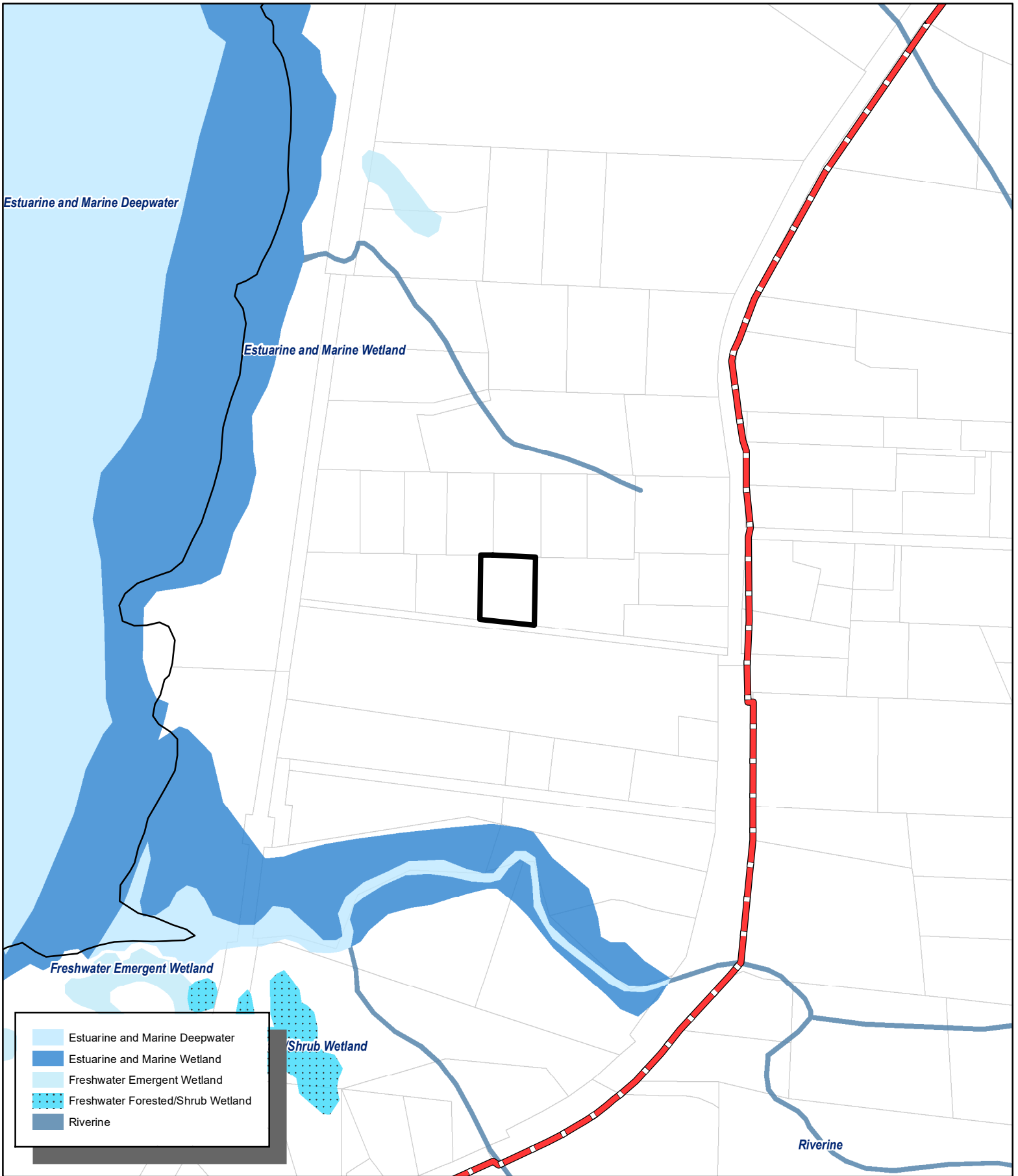
CASE: CDP 2023-0043
OWNER: SOMERVILLE, Jeff & Margaret
APN: 069-171-19
APLCT: Jeff & Margaret Somerville
AGENT: Kelly B Grimes, Architect
ADDRESS: 33041 Virgin Creek Ln.

 Coastal Zone Boundary
 Assessor's Parcels



WILDLAND-URBAN INTERFACE

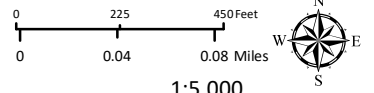
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	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Riverine

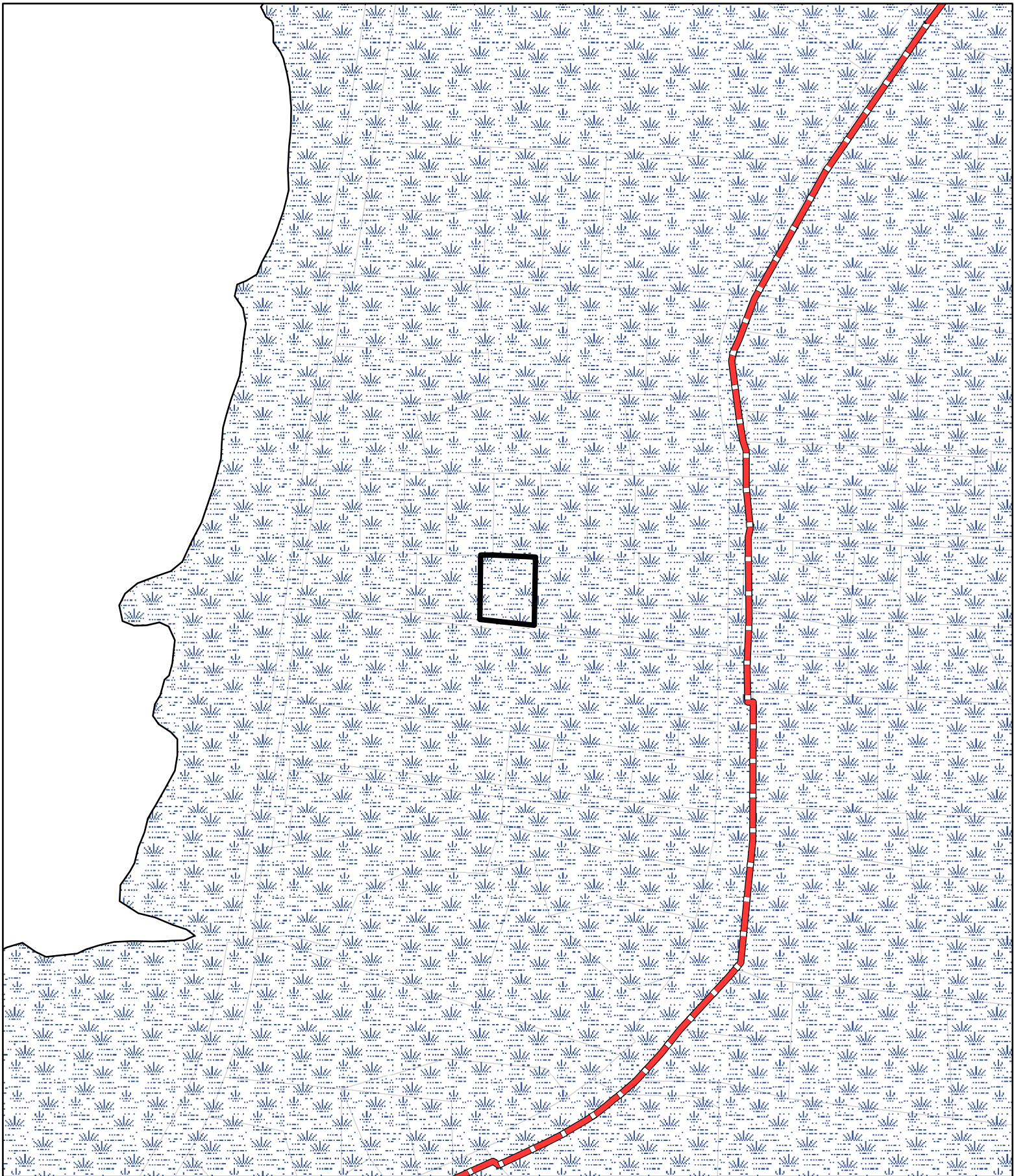
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Coastal Zone Boundary
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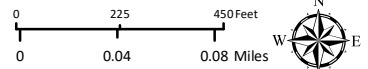
WETLANDS

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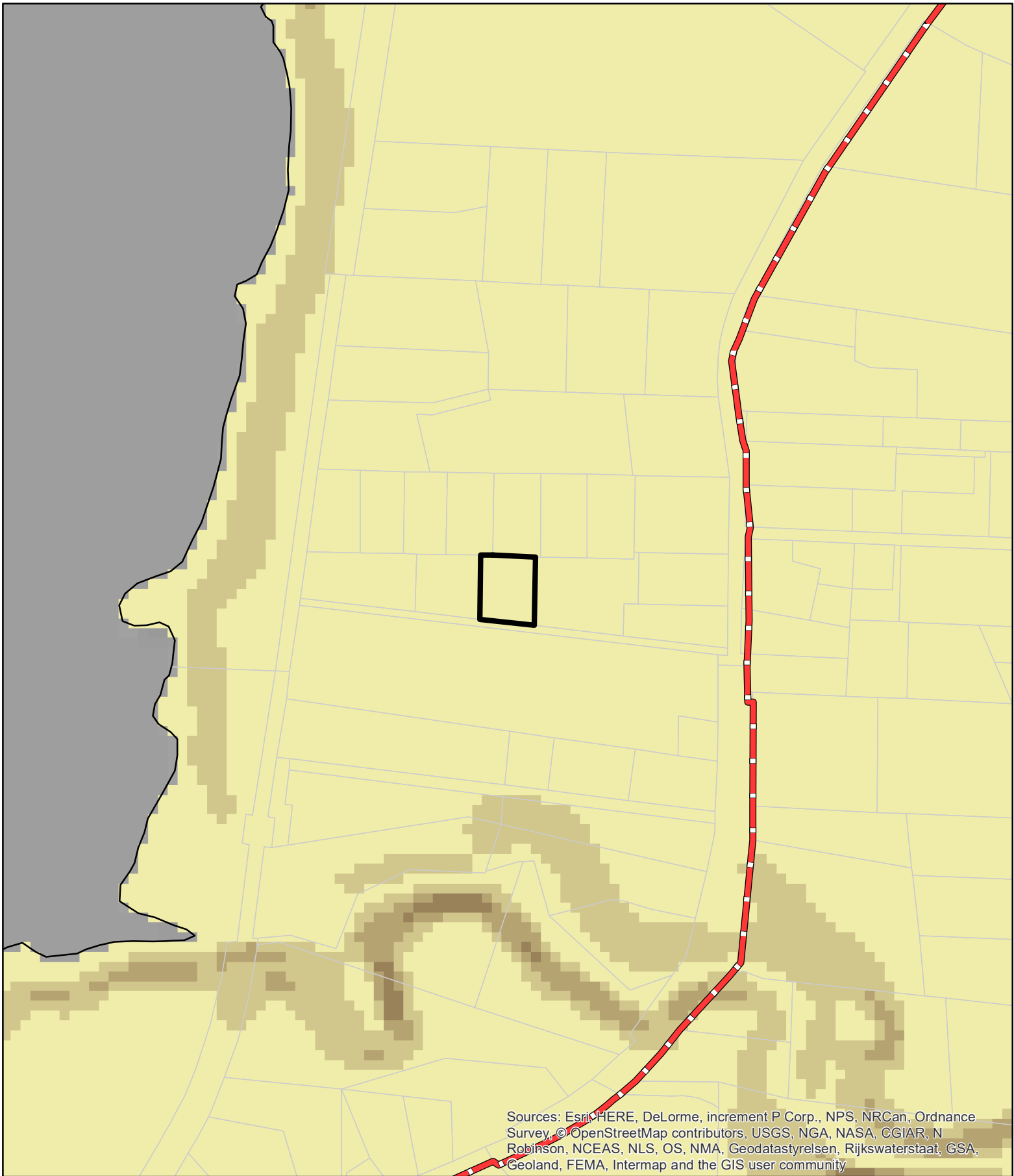
-  Coastal Zone Boundary
-  Marginal Water Resources
-  Assessors Parcels



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
COASTAL GROUND WATER RESOURCES

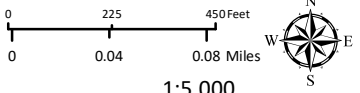
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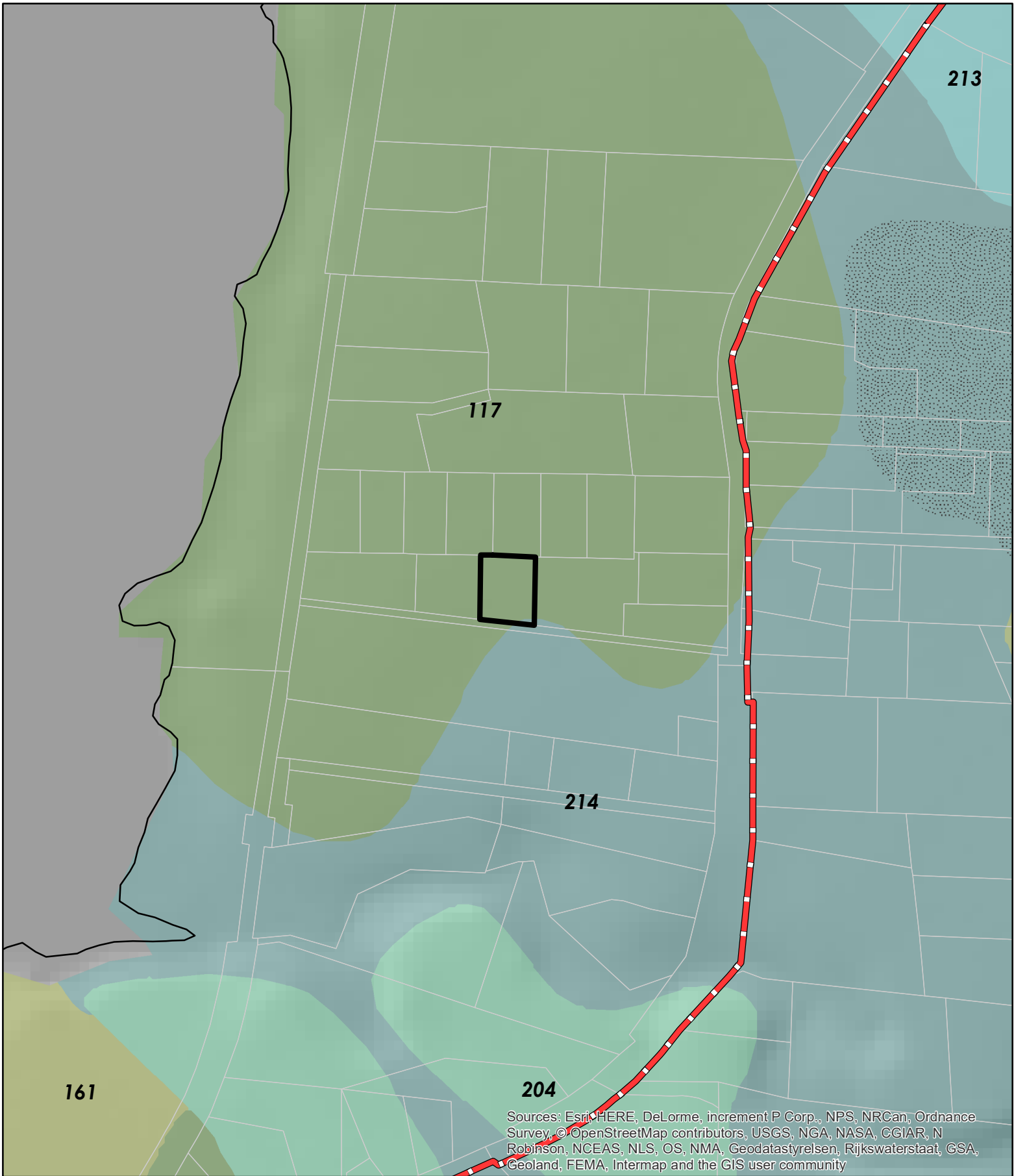
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-  Coastal Zone Boundary
-  Assessor's Parcels
-  0° - 14°
-  14° - 30°
-  30° - 42°
-  42° - 52°






1:5,000
ESTIMATED SLOPE

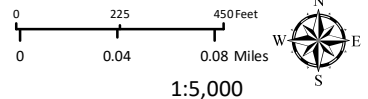
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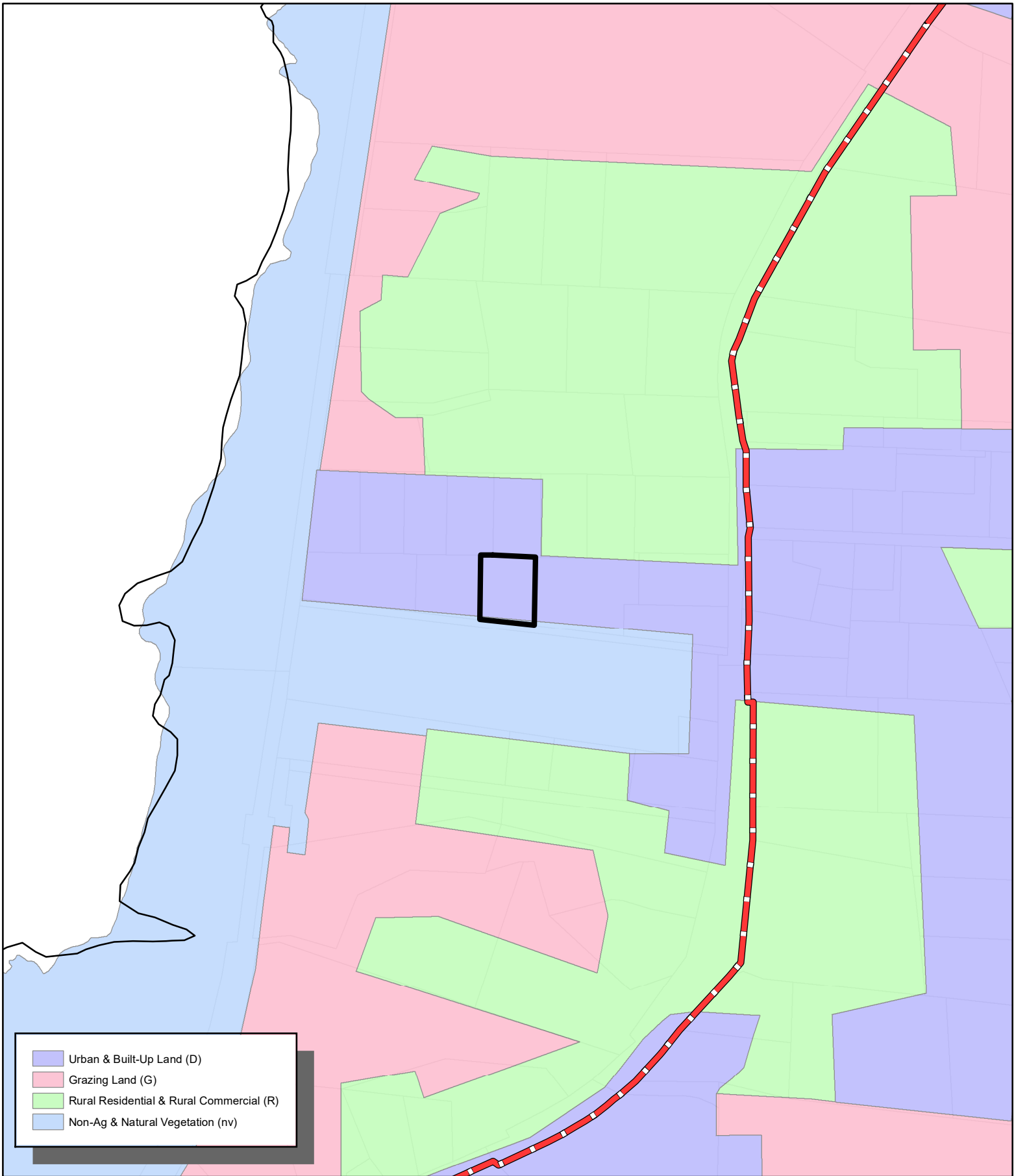
-  Coastal Zone Boundary
-  Assessor's Parcels
-  Shinglemill-Gibney Complex



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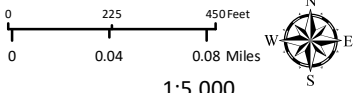
WESTERN SOIL CLASSIFICATIONS

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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Non-Ag & Natural Vegetation (nv)

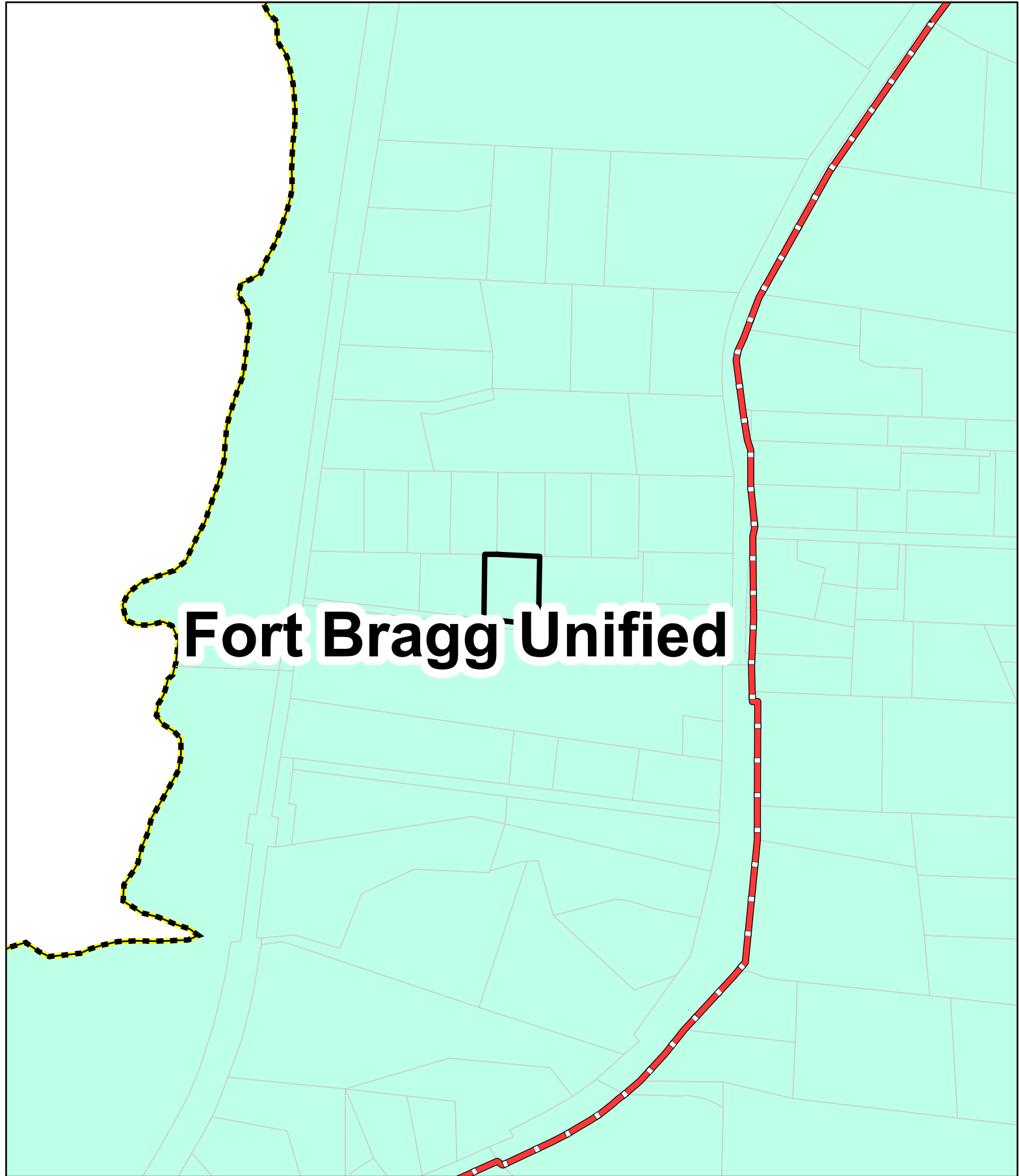
- Coastal Zone Boundary
- Assessors Parcels



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IMPORTANT FARMLANDS

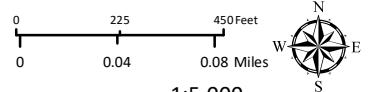
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Fort Bragg Unified

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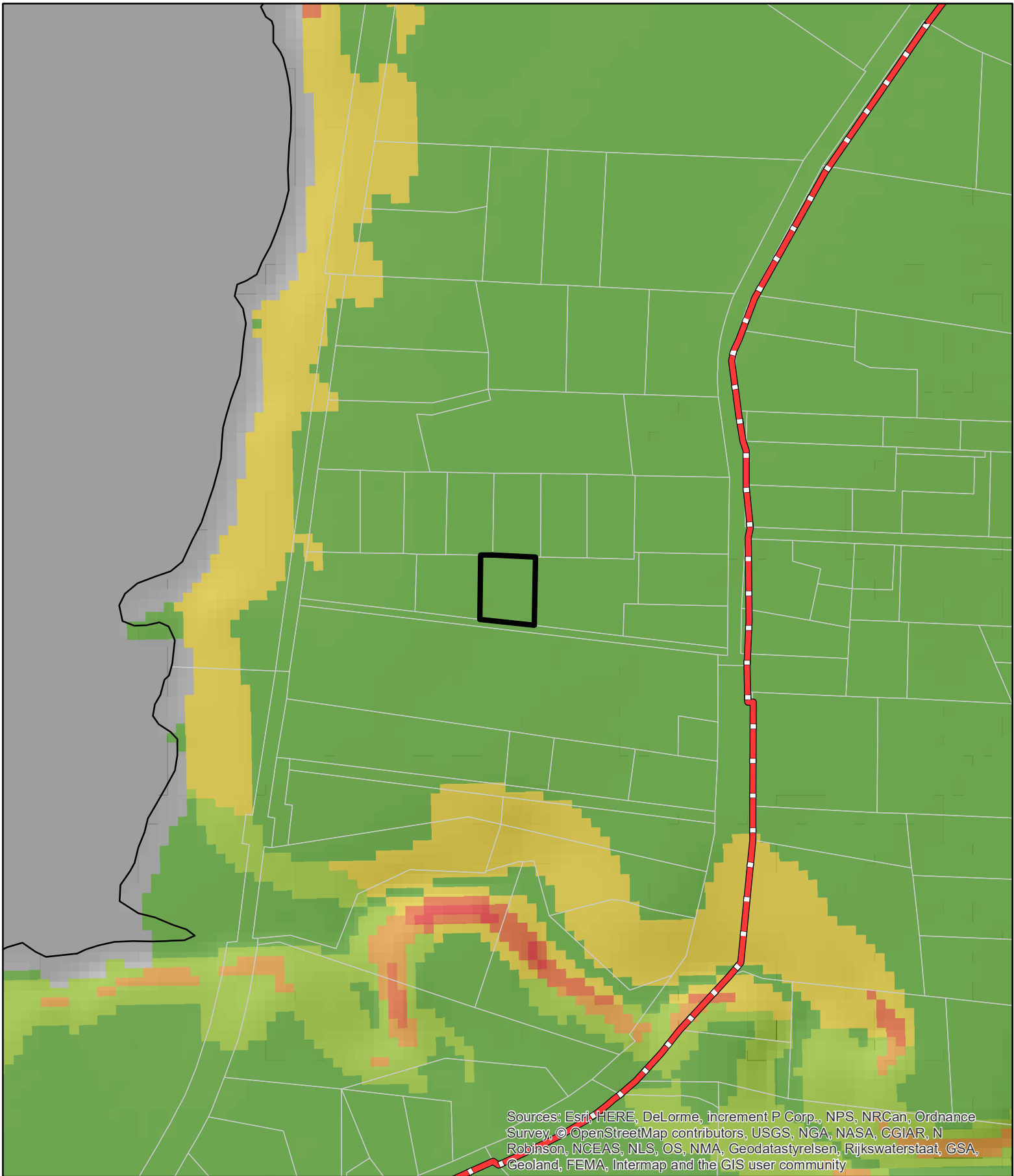
 Coastal Zone Boundary
 Assessor's Parcels



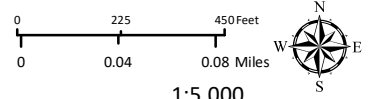
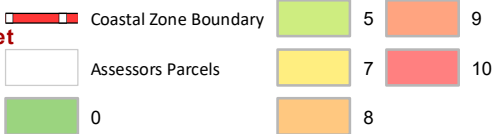
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SCHOOL DISTRICT

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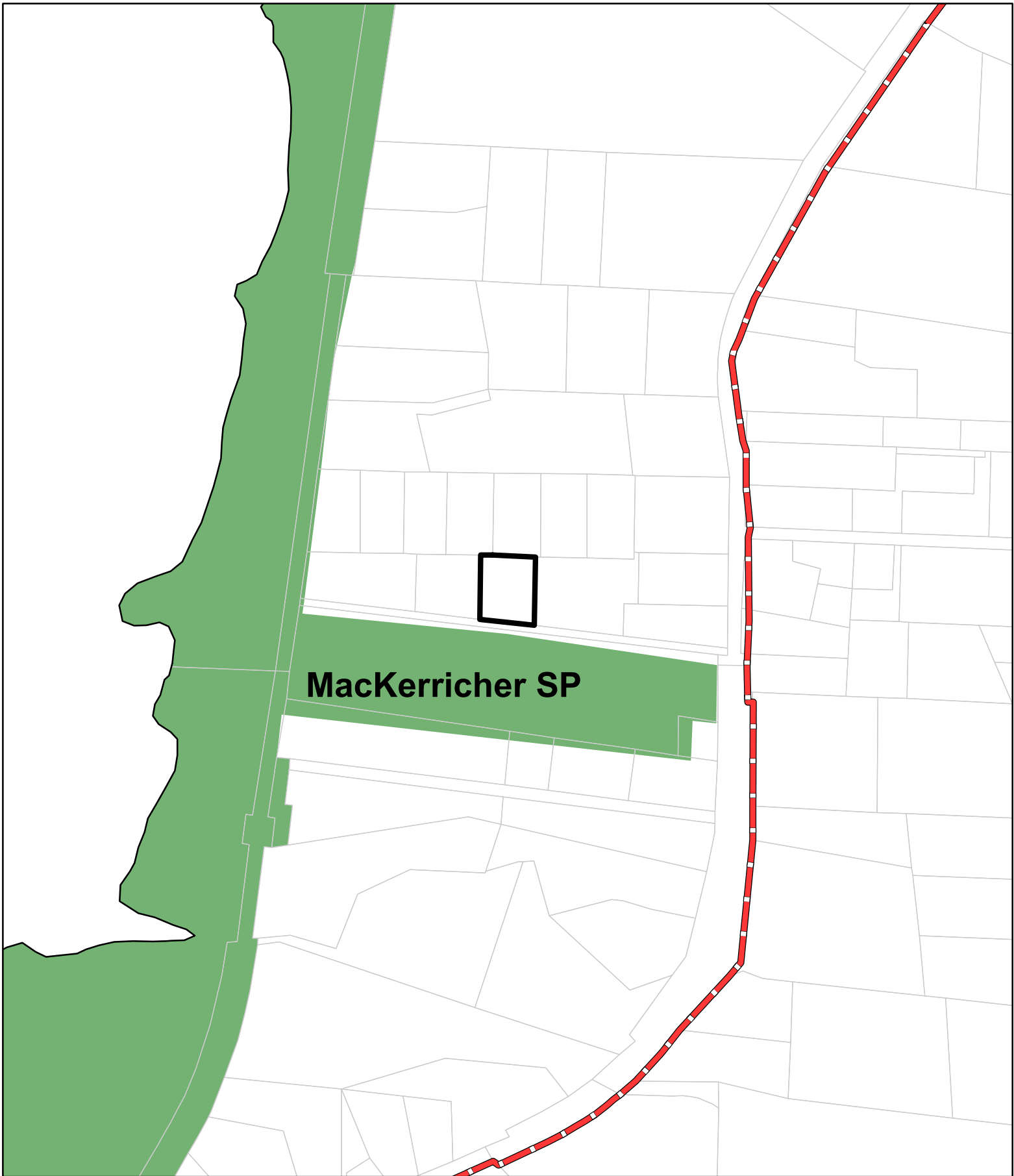


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LANDSLIDE HAZARDS

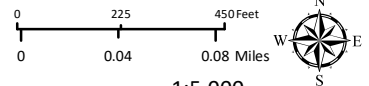
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MacKerricher SP

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AGENT: Kelly B Grimes, Architect
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-  Coastal Zone Boundary
-  Assessors Parcels
-  State Parks



1:5,000
STATE PARKS

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