



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER KROG, ASSISTANT DIRECTOR
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 FAX: 707-463-5709
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

July 26, 2021

Planning – FB
 Environmental Health - Fort Bragg

Building Inspection - Fort Bragg
 Coastal Commission
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2021-0026
DATE FILED: 5/14/2021
OWNER/APPLICANT: T. BRUCE LYCKBERG
AGENT: CARL RITTIMAN
REQUEST: A Standard Coastal Development Permit to replace existing leach lines with new piping, as the existing pipes are clogged with roots. No new leaching trenches will be constructed.
LOCATION: In Coastal Zone, 1.93± miles northwest of Mendocino town center, on the west side of Cypress Drive (Private), 0.28± miles southwest of its intersection with Bishop Lane (Private); located at 45680 Cypress Drive, Mendocino; APN: 118-230-06.
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: KEITH GRONENDYKE
RESPONSE DUE DATE: August 9, 2021

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 _____

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APN/S: 118-230-06

PARCEL SIZE: 1.03± Acres

GENERAL PLAN: Rural Residential (RR 5)

ZONING: Rural Residential (RR:5)

EXISTING USES: Single family residential

DISTRICT: 5 (Williams)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR 5)	Rural Residential (RR:5)	0.79± acres	Residential
EAST:	Rural Residential (RR 5)	Rural Residential (RR:5)	1.03± acres	Residential
SOUTH:	Rural Residential (RR 5)	Rural Residential (RR:5)	1.24± acres	Residential
WEST:	Pacific Ocean	Pacific Ocean	NA	Pacific Ocean

REFERRAL AGENCIES

LOCAL

- Building Division Fort Bragg
- Environmental Health Fort Bragg
- Planning Division Fort Bragg

STATE

- California Coastal Commission

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: KEITH GRONENDYKE
7/23/2021

DATE:

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

D

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

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

NA

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

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

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

Map 15: Caspar

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Beach Deposits & Stream Alluvium & Terraces

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

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

Yes

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 FORT BRAGG, CA 95437
 Telephone: 707-964-5379
 FAX: 707-961-2427
 pbs@co.mendocino.ca.us
 www.co.mendocino.ca.us/planning



Case No(s)	CDP 2021-0026
CDF No(s)	
Date Filed	5-14-2021
Fee	\$2,324.00 5-21-21
Receipt No.	PRJ 042215
Received by	Jalilma
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

RECEIVED

MAY 14 2021

Name T. BRUCE LYCKBERG
 Mailing Address 850 PARADISE CT
 City LAFAYETTE State CA Zip Code 94549 Phone _____

PLANNING & BUILDING SERV
 FORT BRAGG CA

PROPERTY OWNER

Name T. BRUCE LYCKBERG
 Mailing Address 850 PARADISE CT.
 City LAFAYETTE State CA Zip Code 94549 Phone _____

AGENT

Name CARL RITTMAN
 Mailing Address P.O. BOX 590
 City MENDOCINO State CA Zip Code 95460 Phone 707 937 0804

PARCEL SIZE

APPOX 1.2 Square feet
 Acres

STREET ADDRESS OF PROJECT

45680 CYPRESS DRIVE MENDOCINO

ASSESSOR'S PARCEL NUMBER(S)

118-230-06

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

PLANNING & BUILDING SERV
 FORT BRAGG CA

[Signature] 5.5.21
 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.
The piping within the existing leaching trenches are clogged with roots. The piping will be removed and replaced with new pipe within the existing leaching trenches. No new leaching trenches will be constructed

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	<u>1</u>	<u>≈ 1800</u>
<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: NA
 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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FORT BRAGG, CA

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.

single family residence
 carport

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.

7. Project Height. Maximum height of structure NA feet.

8. Lot area (within property lines): ≈ 1.2 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2000</u> square feet	<u>NA</u> square feet	<u>2000</u> square feet
Paved area	<u>-</u> square feet	<u>↓</u> square feet	<u>-</u> square feet
Landscaped area	<u>2000</u> square feet	<u>↓</u> square feet	<u>2000</u> square feet
Unimproved area	<u>44,000</u> square feet	<u>↓</u> square feet	<u>44,000</u> square feet
GRAND TOTAL: <u>approx 48,000</u> square feet			(Should equal gross area of parcel)

10. Gross floor area: 1800 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	_____	<u>NA</u>	_____
Number of uncovered spaces	_____	_____	_____
Number of standard spaces	_____	_____	_____
Number of handicapped spaces	_____	_____	_____

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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.

NA

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 _____
 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.

PLANNING & BUILDING SERV
FORT BRAGG CA

VICINITY
MAP



Point Cabrillo Dr.

CYPRESS Dr.

Highway 1

THIS PARCEL

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FORT BRAGG CA

Coast Highlands Subdivision Unit No. 1
 Coast Highlands Subdivision Unit No. 2
 Plat Map C2 036 P80

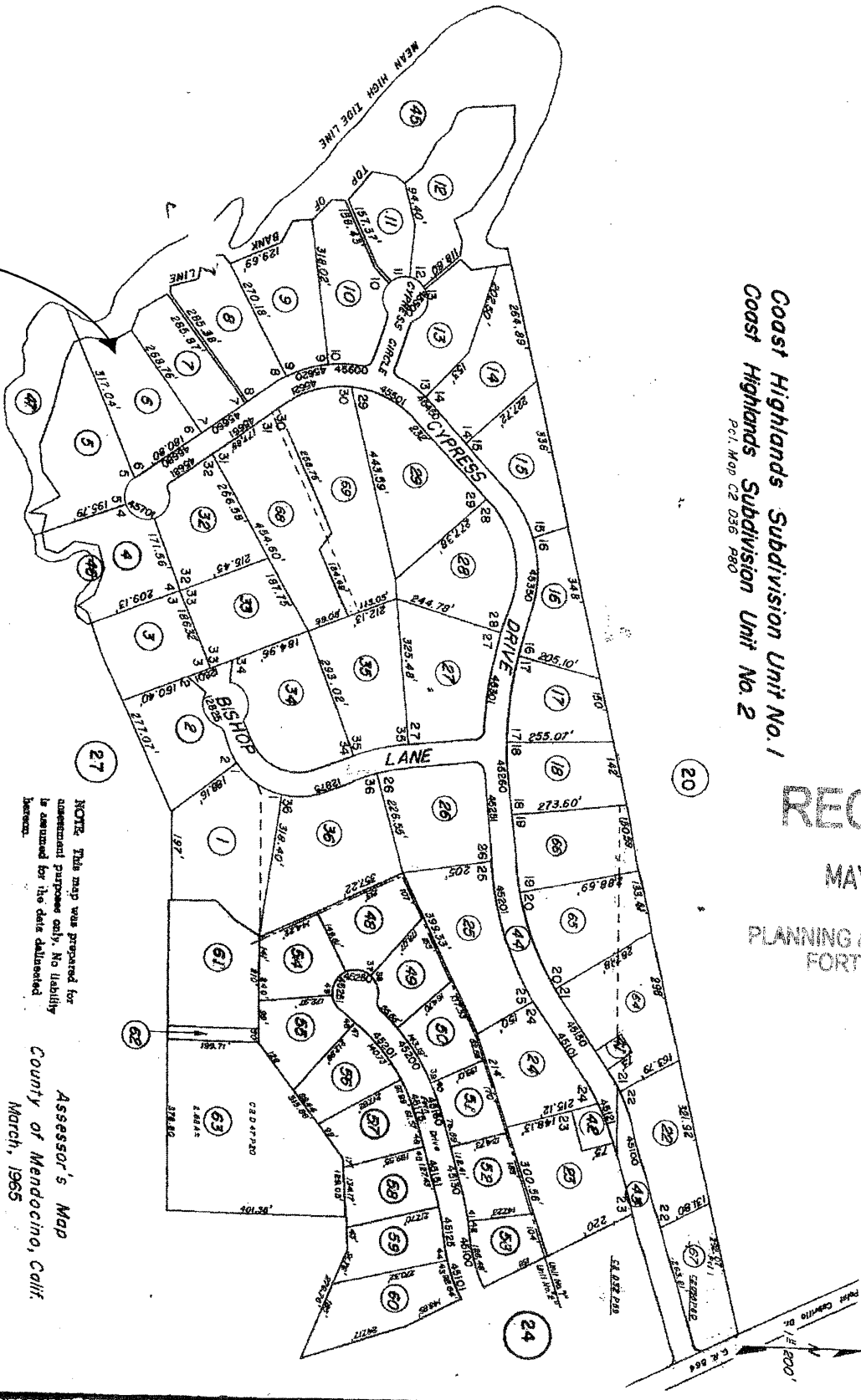
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PLANNING & BUILDING SERV
 FORT BRAGG, CA

104-004

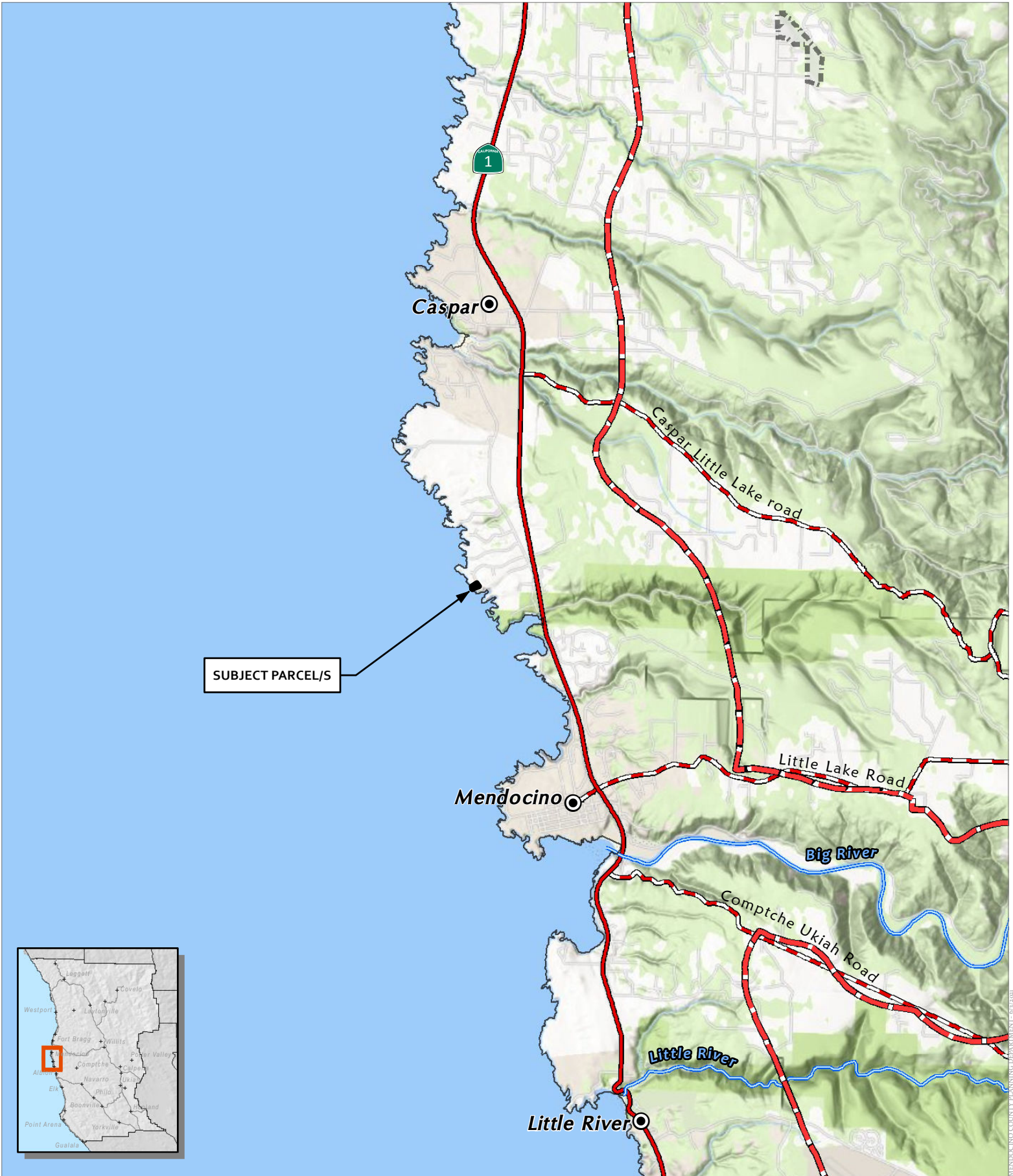
118-23



NOTE: This map was prepared for
 assessment purposes only. No liability
 is assumed for the data delineated
 hereon.

Assessor's Map
 County of Mendocino, Calif.
 March, 1965






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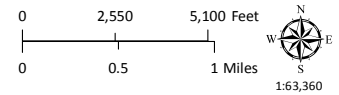


SUBJECT PARCEL/S



CASE: CDP 2021-0026
 OWNER: LYCKBERG, T. Bruce
 APN: 118-230-06
 APLCT: T. Bruce Lyckberg
 AGENT: Carl Rittiman
 ADDRESS: 45680 Cypress Drive, Mendocino

-  Major Towns & Places
-  City Limits
-  Highways
-  Major Roads
-  Coastal Zone Boundary





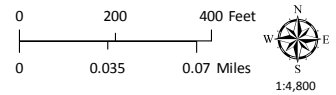
LOCATION MAP

MENDOCINO COUNTY TECHNICAL SERVICES DIVISION 06/21/2021



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OWNER: LYCKBERG, T. Bruce
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AGENT: Carl Rittiman
ADDRESS: 45680 Cypress Drive, Mendocino

-  Public Roads
-  Private Roads

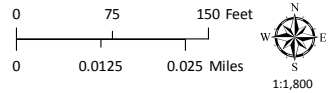


AERIAL IMAGERY



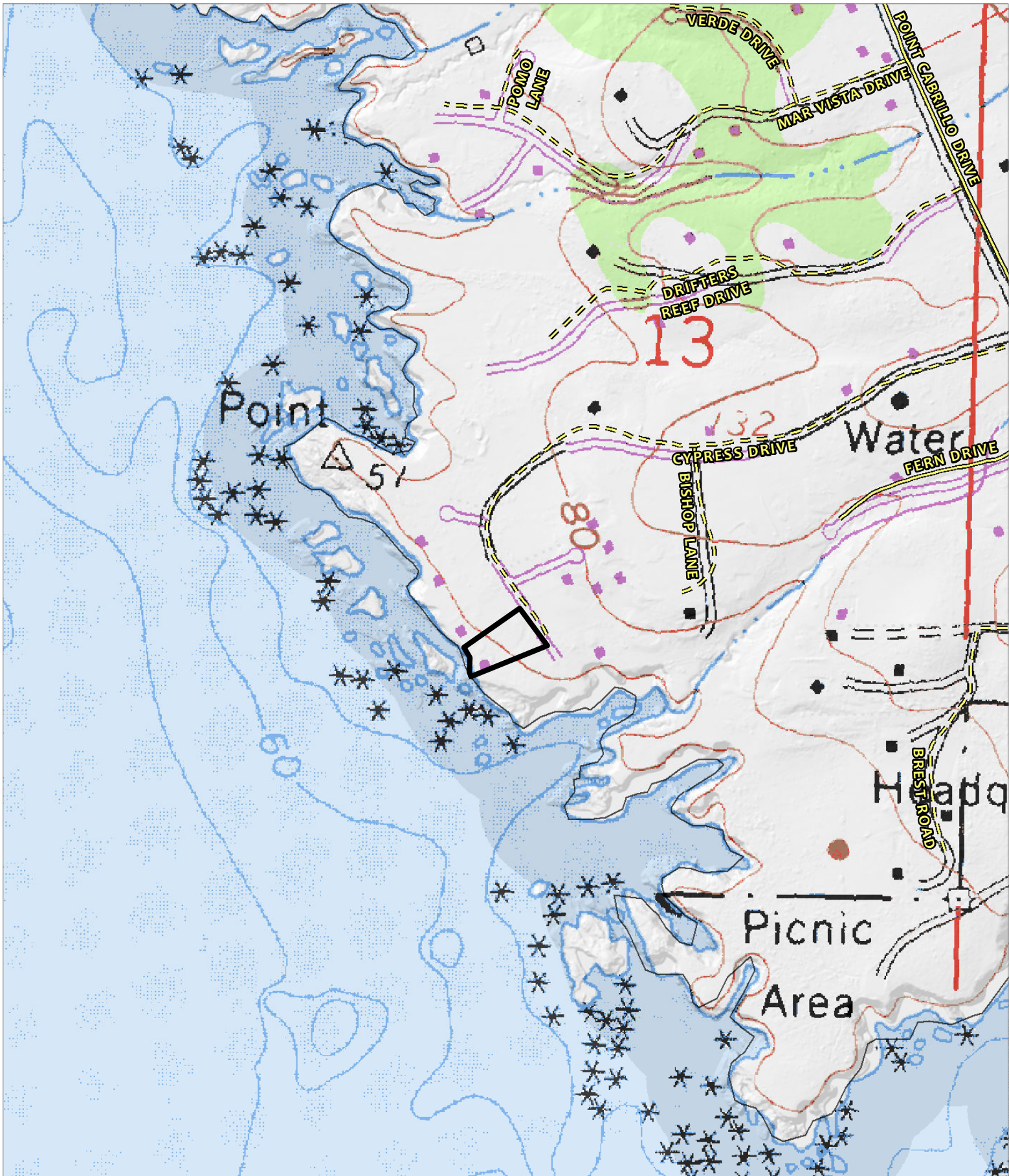
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== Private Roads





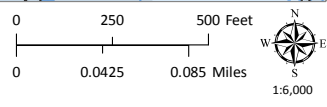
AERIAL IMAGERY

RENDERING COURTESY OF TECHNOLOGICAL DEPARTMENT - 06/24/2021



CASE: CDP 2021-0026
 OWNER: LYCKBERG, T. Bruce
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 ADDRESS: 45680 Cypress Drive, Mendocino

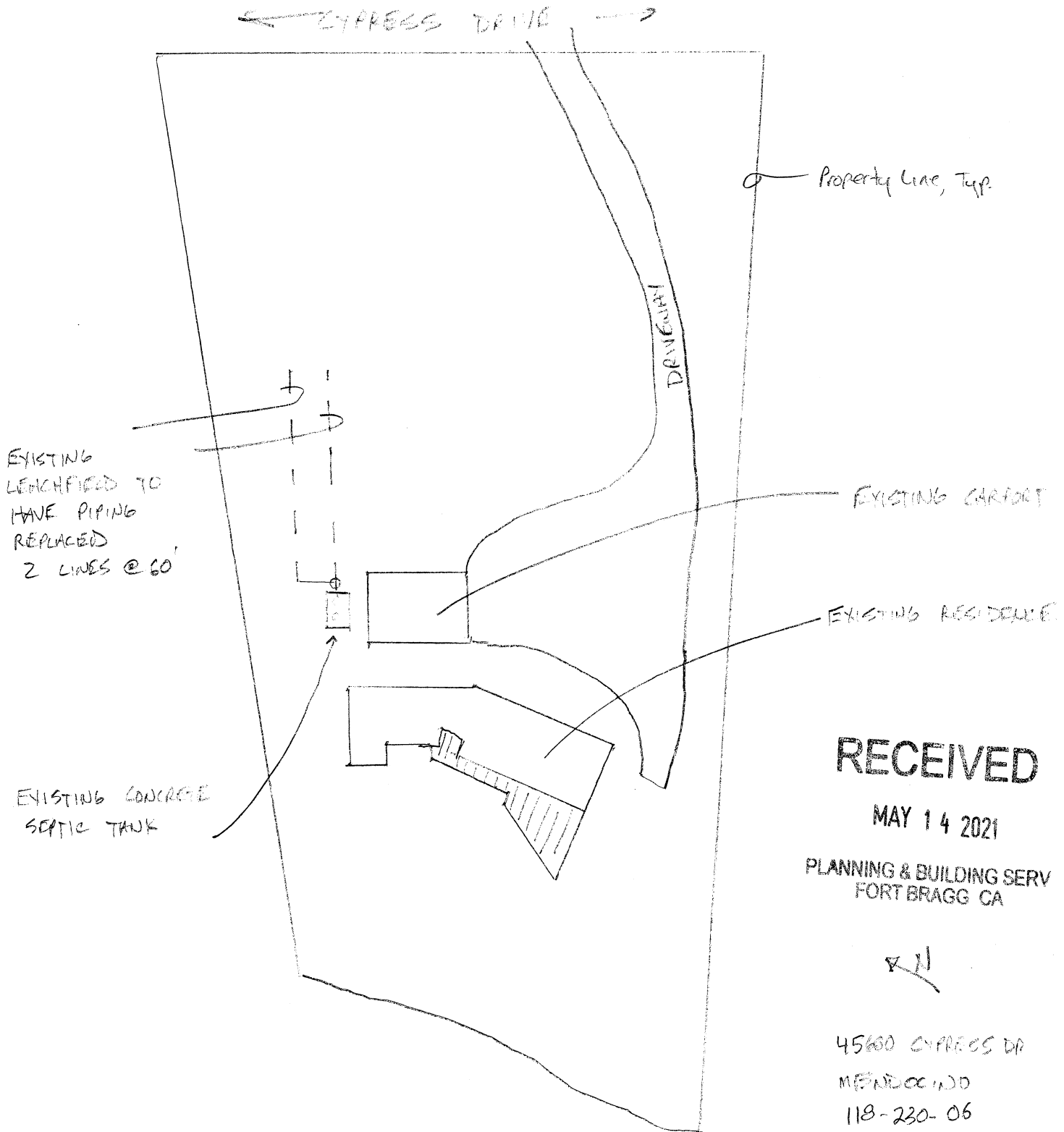
 Public Roads
 Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT 4/9/2021

SITE PLAN



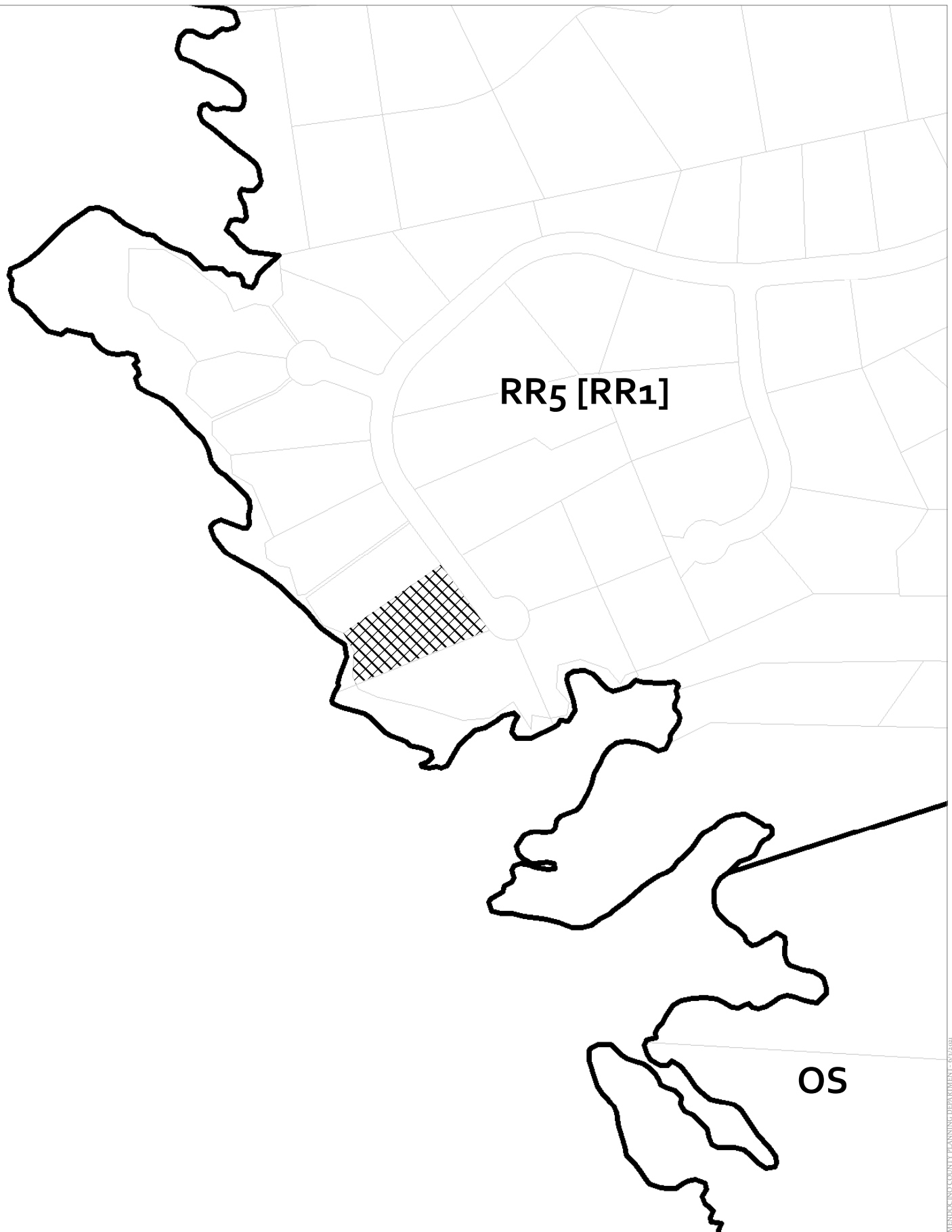
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FORT BRAGG CA


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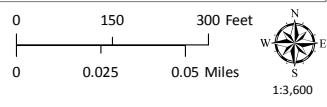
45600 CYRESS DR
MENDOCINO
118-230-06
1" = 40'



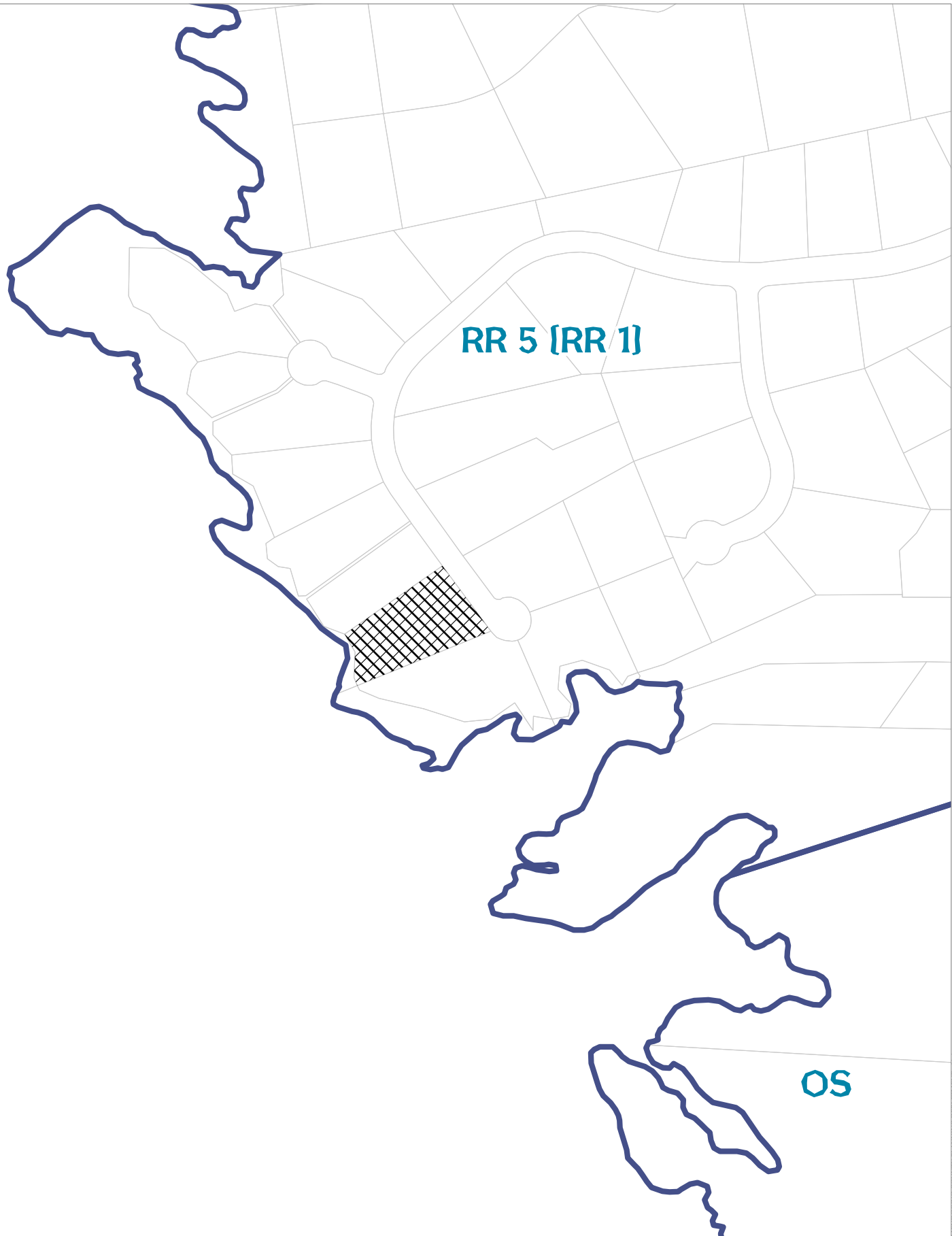
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/3/2021

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OWNER: LYCKBERG, T. Bruce
APN: 118-230-06
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ADDRESS: 45680 Cypress Drive, Mendocino


 Zoning Districts

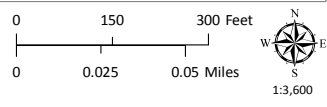


ZONING DISPLAY MAP



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 ADDRESS: 45680 Cypress Drive, Mendocino

 General Plan Classes



MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2021

FS TO
R. IS
THE
EA

RR-1

RR-5



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

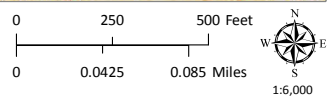
BOUNDARIES

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

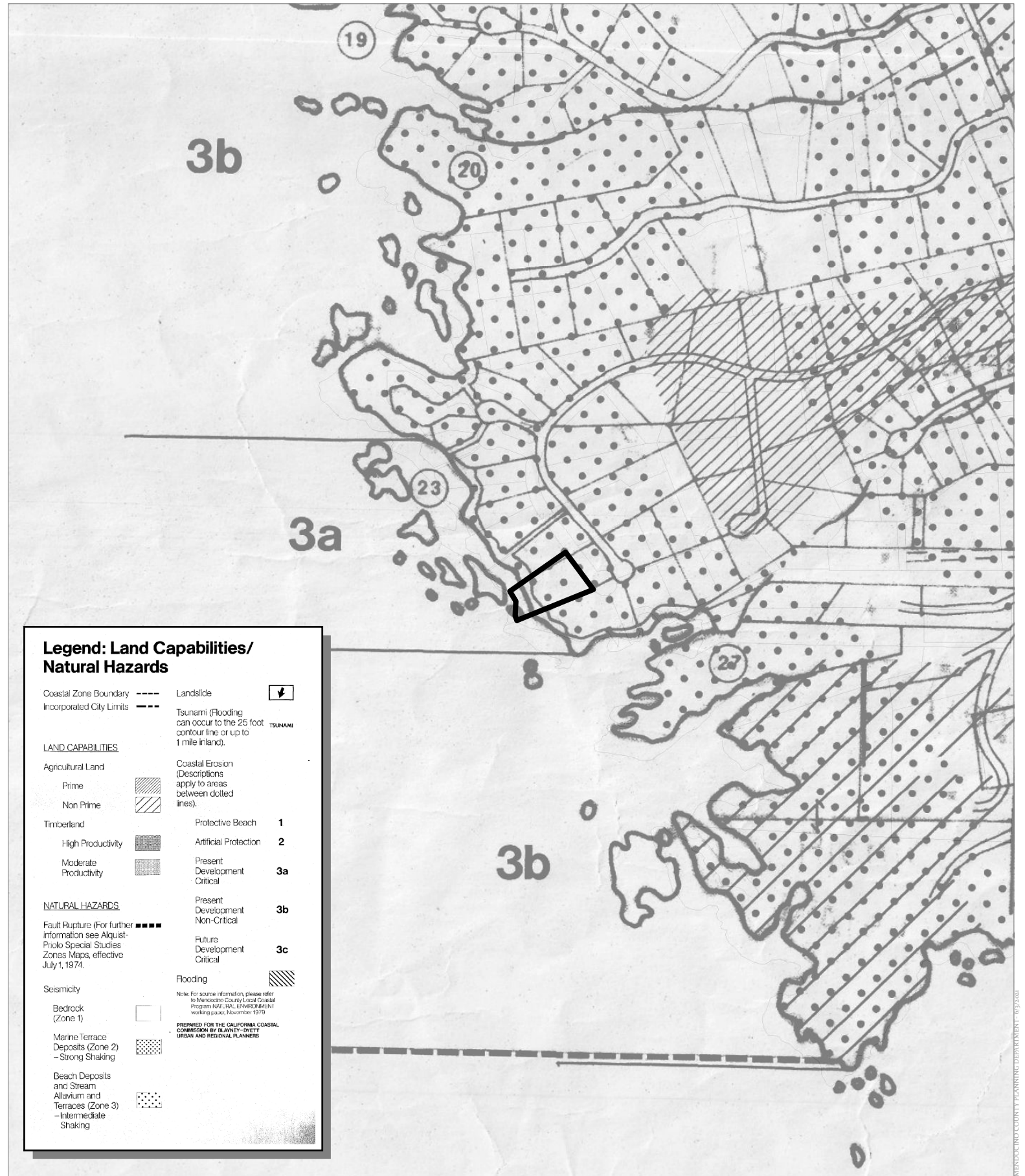
RUSSIAN CULCH STATE PARK (UNDERWATER)



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MENDOCINO COUNTY PLANNING DEPARTMENT 6/21/2021



**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -

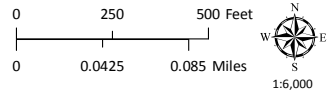
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
- Timberland
- High Productivity
- Moderate Productivity

- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo 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
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).
- 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 ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

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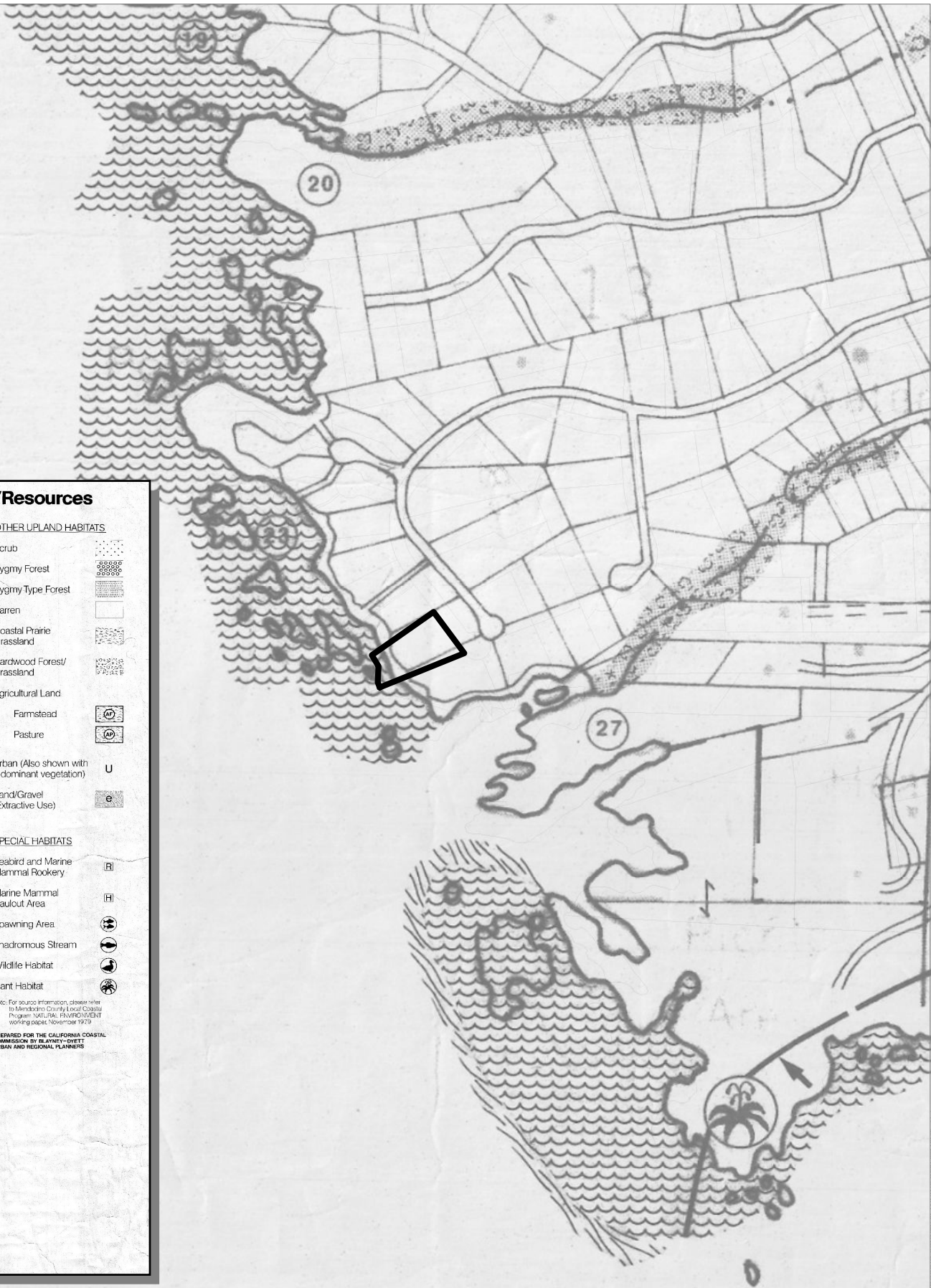
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/21/2021

Legend: Habitats/Resources

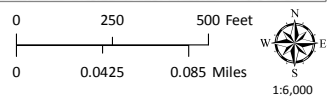
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Symbol]
Marsh	[Pattern]	Pasture	[Symbol]
Saltwater	[Symbol]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Symbol]	Sand/Gravel (Extractive Use)	e
Brackish	[Symbol]		
Stream		SPECIAL HABITATS	
Perennial	---	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Cutover	[Symbol]		
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 source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979

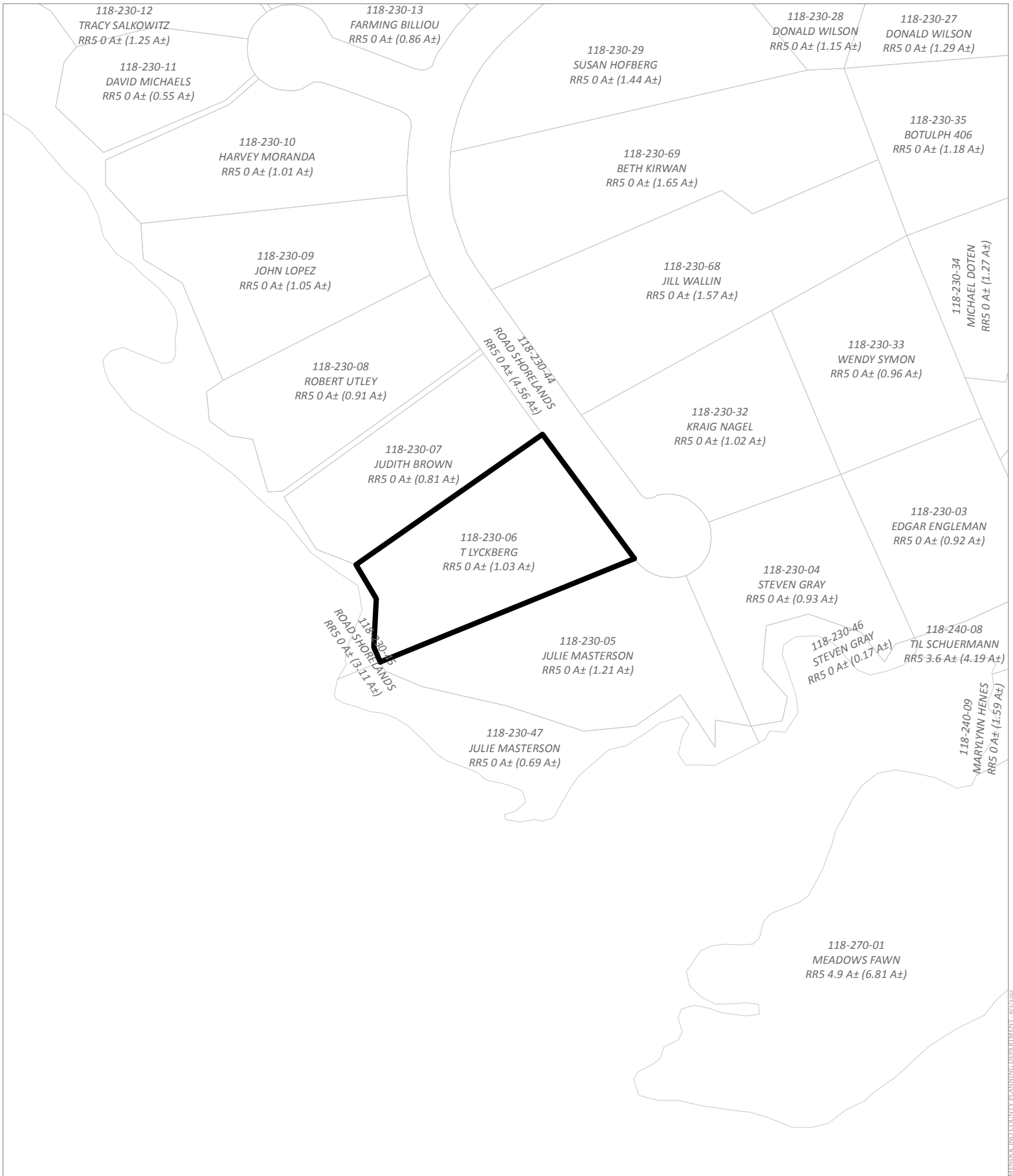
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY+TYLIT URBAN AND REGIONAL PLANNERS



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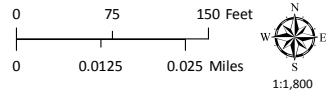


MENDOCINO COUNTY PLANNING DEPARTMENT - 06/21/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 6/3/2021

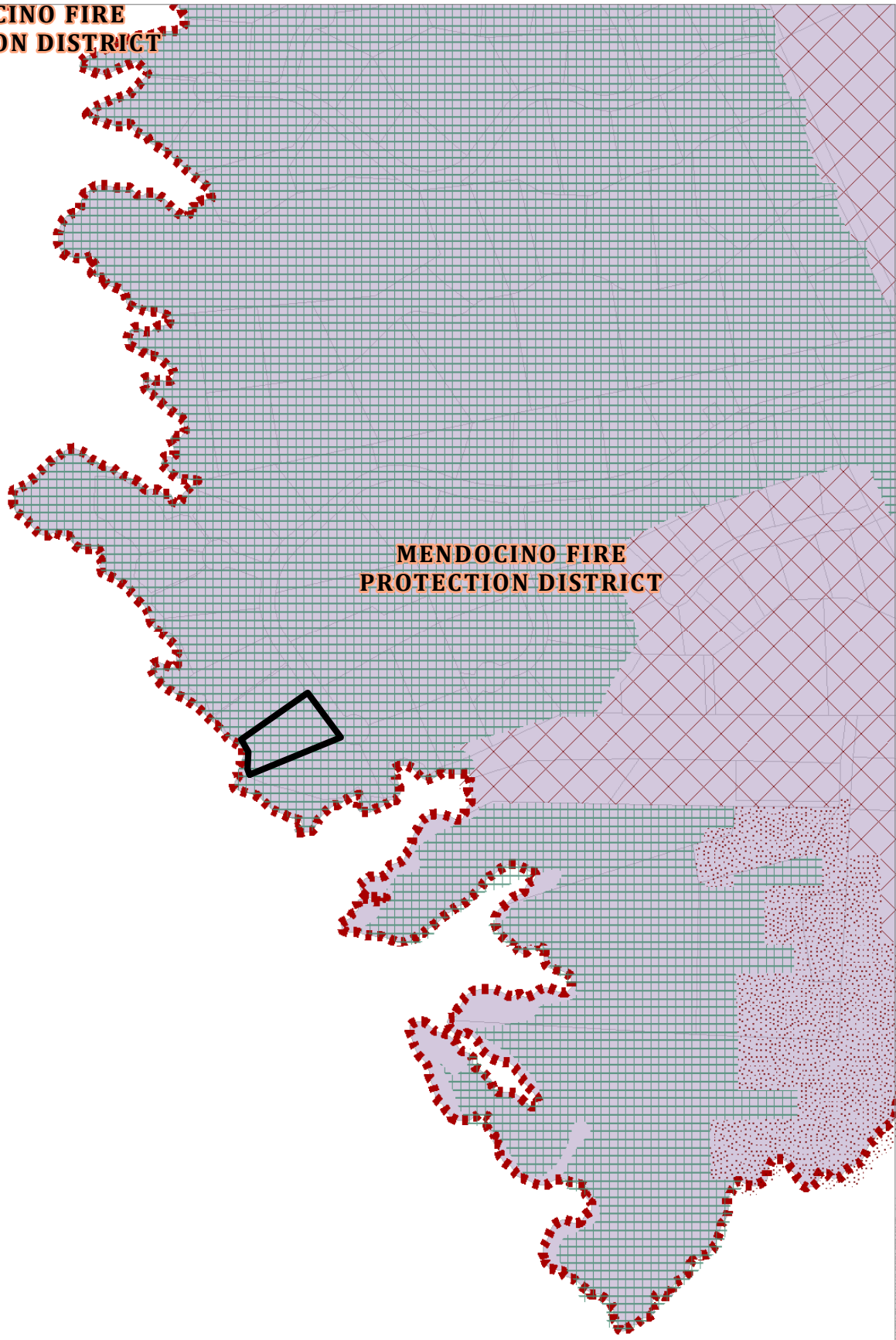
CASE: CDP 2021-0026
 OWNER: LYCKBERG, T. Bruce
 APN: 118-230-06
 APLCT: T. Bruce Lyckberg
 AGENT: Carl Rittiman
 ADDRESS: 45680 Cypress Drive, Mendocino



ADJACENT PARCELS

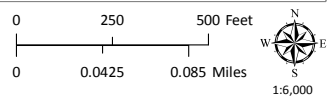
MENDOCINO FIRE PROTECTION DISTRICT

MENDOCINO FIRE PROTECTION DISTRICT



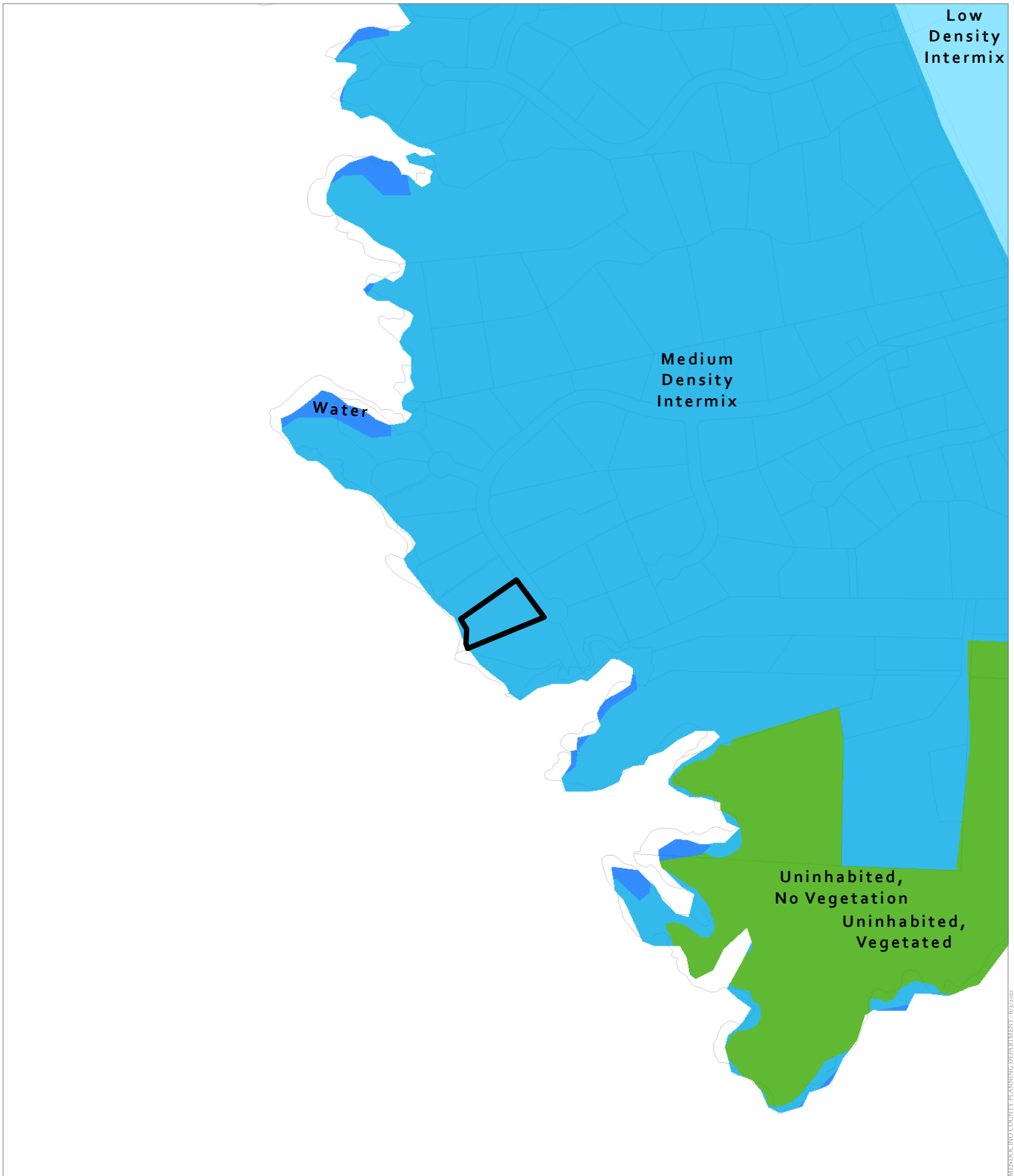
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 OWNER: LYCKBERG, T. Bruce
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

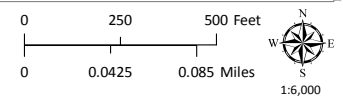
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2021

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 OWNER: LYCKBERG, T. Bruce
 APN: 118-230-06
 APLCT: T. Bruce Lyckberg
 AGENT: Carl Rittiman
 ADDRESS: 45680 Cypress Drive, Mendocino

 Water

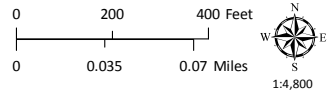
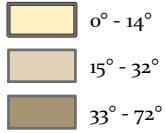


WILDLAND-URBAN INTERFACE ZONES

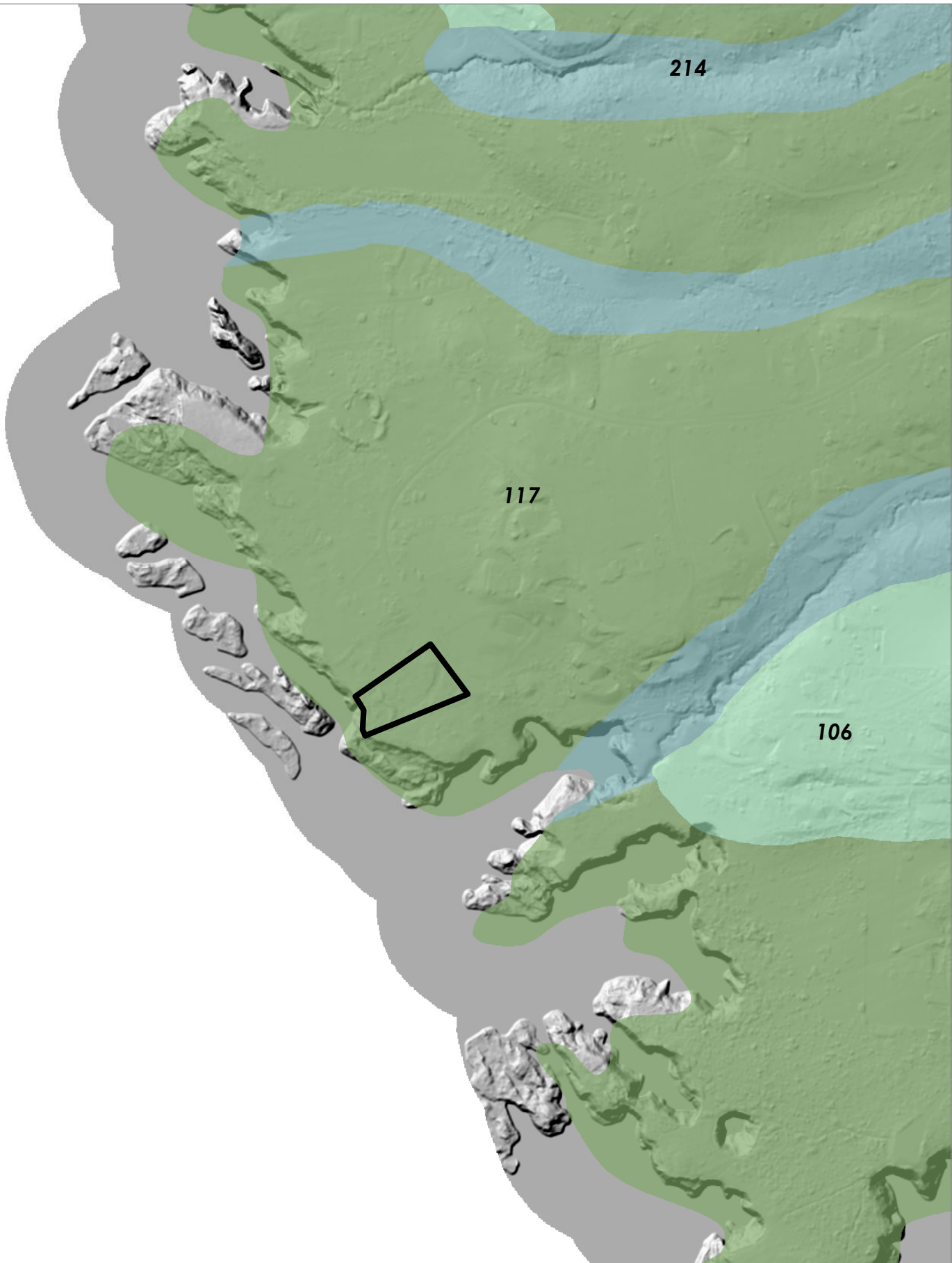


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2021

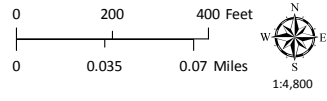
CASE: CDP 2021-0026
OWNER: LYCKBERG, T. Bruce
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ESTIMATED SLOPE

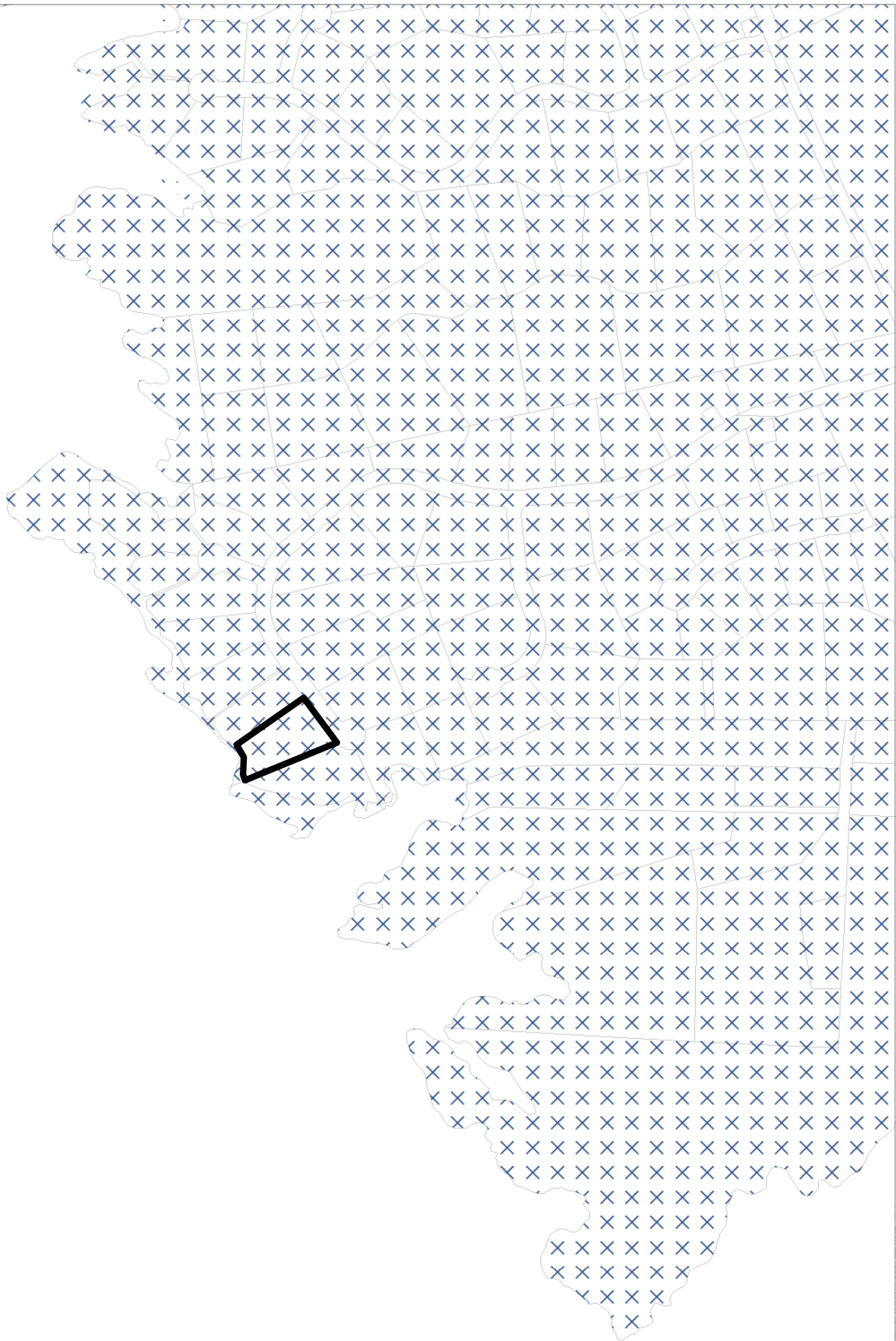


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WESTERN SOIL CLASSES

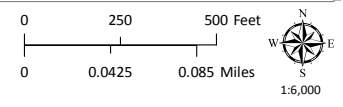
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/21/2021



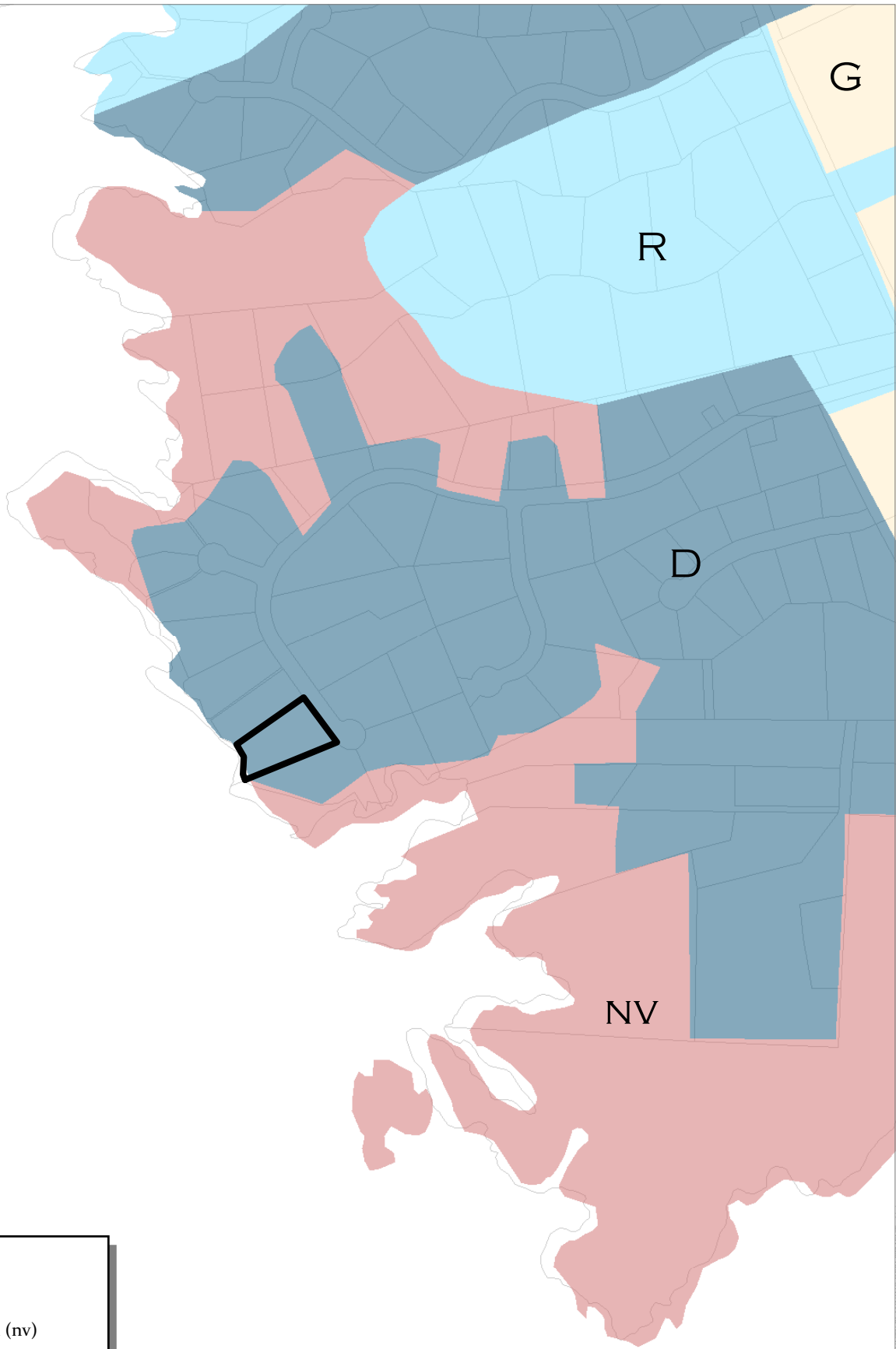
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/23/2021

CASE: CDP 2021-0026
OWNER: LYCKBERG, T. Bruce
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 Critical Water Areas

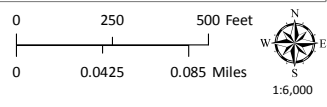


GROUND WATER RESOURCES



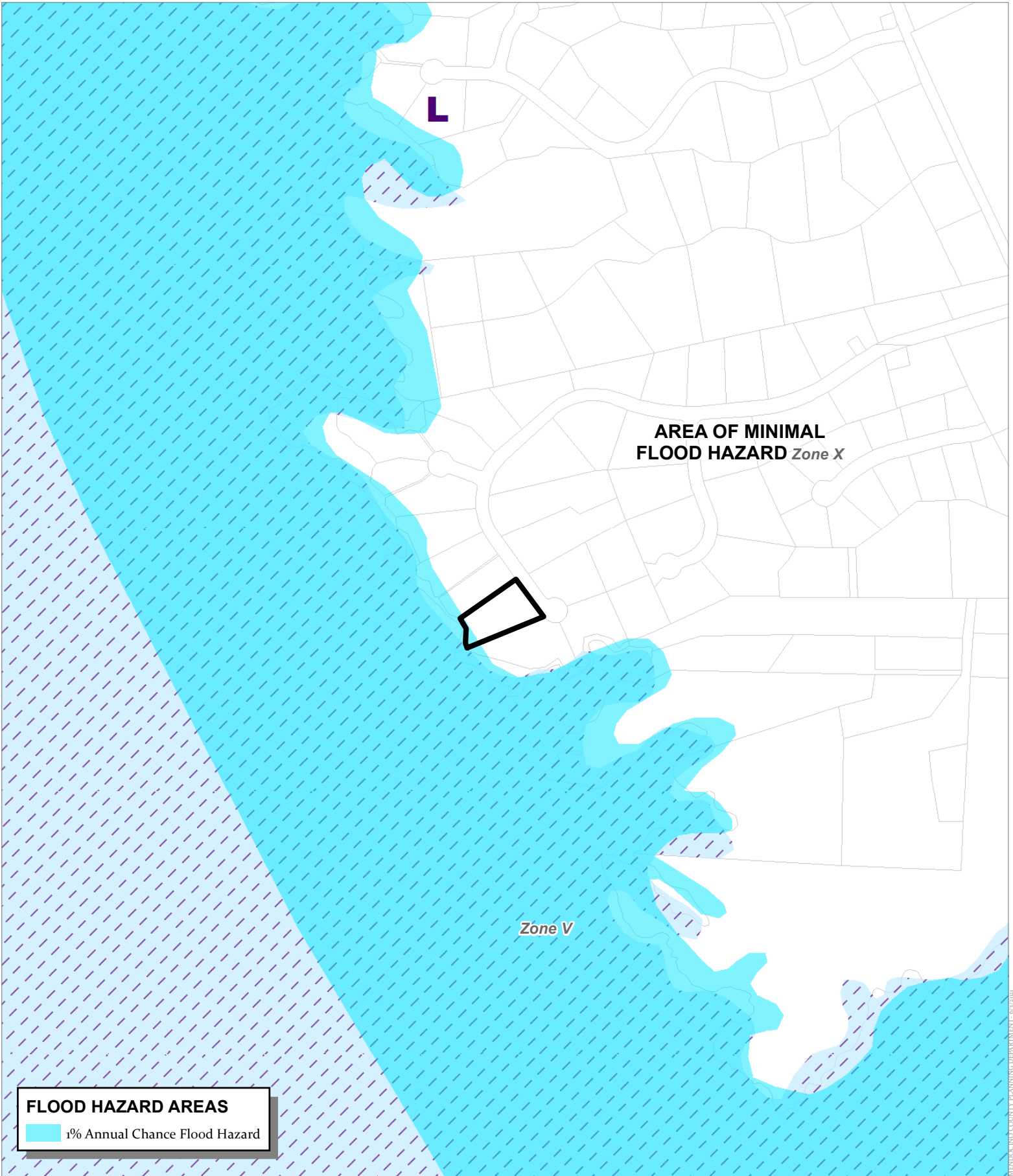
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/3/2021

FARMLAND CLASSIFICATIONS



FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

L LOMA Letters
 Tsunami Inundation Zones

0 250 500 Feet
 0 0.0425 0.085 Miles
 N
 W E
 S
 1:6,000

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