



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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JULIA KROG, DIRECTOR
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April 25, 2022

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, May 12, 2022, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via Telecomment, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: CDP_2021-0026

DATE FILED: 5/14/2021

OWNER/APPLICANT: T. BRUCE LYCKBERG

AGENT: CARL RITTIMAN

REQUEST: Standard Coastal Development Permit to remove and replace two sixty-foot existing leaching trenches currently obstructed by roots.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, , 1.9± miles north of the town of Mendocino, on the west side of Cypress Drive (private), 450 feet south of its intersection with Cypress Circle (private), located at 45600 Cypress Drive, Mendocino; APN: 118-230-06.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: KEITH GRONENDYKE

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than May 11, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance, at pbscommissions@mendocinocounty.org.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650 or (707) 964-5379, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Coastal Permit Administrators decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

JULIA KROG, Director of Planning and Building Services



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

**MAY 12, 2022
CDP_2021-0026**

SUMMARY

OWNER/APPLICANT: T. BRUCE LYCKBERG
850 PARADISE COURT
LAFAYETTE CA 94549

AGENT: CARL RITTIMAN
PO BOX 590
MENDOCINO, CA 95460

REQUEST: Standard Coastal Development Permit to remove and replace two sixty-foot existing leaching trenches currently obstructed by roots.

LOCATION: In the Coastal Zone, 1.9± miles north of the town of Mendocino, on the west side of Cypress Drive (private), 450 feet south of its intersection with Cypress Circle (Private); located at 45600 Cypress Drive, Mendocino; APN: 118-230-06.

TOTAL ACREAGE: 1.03± Acres

GENERAL PLAN: Rural Residential, 5-acre minimum with a variable density of 1-acre minimum, RR5(1)
General Plan, Coastal Element Chapter 4.10

ZONING: Rural Residential, 5-acre minimum with a variable density of 1-acre minimum, Development Limitations Combining District, RR5(1)(DL)
Mendocino County Code (MCC) Coastal (Division II)

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEALBLE: YES (West of 1st Public Road, Bluff top Parcel)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: KEITH GRONENDYKE

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit to remove and replace two sixty-foot existing leaching trenches currently obstructed by roots to support the existing single-family residence.

APPLICANT'S STATEMENT: *"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."*

RELATED APPLICATIONS ON-SITE:

- N/A

SITE CHARACTERISTICS: The project site is located in the Coastal Zone, 1.9± miles north of the Town of Mendocino, on the west side of Cypress Drive (Private), 450 feet south of its intersection with Cypress Circle (Private); as shown on the *Location Map*. The property is a bluff top parcel with the Pacific Ocean to the west. The site is situated on a relatively flat plain with a majority of the lot being tree covered with the residence being constructed at the extreme western side of the property approximately forty feet from the bluff top with the Pacific Ocean below. The elevation of the parcel varies from approximately twenty-six feet at the residence to sixty-feet at Cypress Road. The parcel is developed with a single-family residence. The parcel is surrounded by neighboring single-family residences to the north, south and east and by a vacant parcel, which is not developable, as shown on the *Aerial Imagery (Vicinity)* map.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR), where the adjacent parcels are developed with residential uses, as shown on the *Aerial Imagery* and *Local Coastal Program (LCP) Land Use Map 15: Caspar* maps. The proposed development, which supports the existing single-family residence, is consistent with the surrounding land uses and development.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR5(1))	Rural Residential (RR5(1))	0.79± Acre	Residential
EAST	Rural Residential (RR5(1))	Rural Residential (RR5(1))	1.03± Acres	Residential
SOUTH	Rural Residential (RR5(1))	Rural Residential (RR5(1):FP)	1.24± Acres	Residential
WEST	Rural Residential (RR5(1))	Rural Residential (RR5(1):FP)	Undetermined	Vacant

PUBLIC SERVICES:

Access: CYPRESS DRIVE (PRIVATE)
 Fire District: MENDOCINO FIRE PROTECTION DISTRICT
 Water District: NONE
 Sewer District: NONE

LOCAL COASTAL PROGRAM CONSISTENCY

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

1. Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area, as shown on the *LCP Land Use Map 15: Caspar* map. The subject parcel is classified as Rural Residential (RR) by the Mendocino County General Plan, as shown on the *General Plan Classifications* map.

The proposed development, which supports the existing development on the parcel, is consistent with principally permitted uses per Coastal Element Chapter 2.2, which:

“... is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. 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.”

The proposed leach line replacement project, which supports the existing development on the parcel, is consistent with principally permitted uses, per Mendocino County Coastal Element Chapter 2.2 and Chapter 4.10.

2. Zoning: The project site is located within a Rural Residential (RR) zoning district, as shown on the *Zoning Display Map*. The RR district, per Mendocino County Code (MCC) Section 20.376.005:

“... 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.”

The proposed development will be located within the front yard, along the northerly portion of the property. The existing piping is clogged with tree roots and will be removed and replaced. No extensions are proposed. The proposed development and associated utilities to the existing development on the parcel may be permitted as specified by MCC Section 20.516.015 and Section 20.532.095.

Without added conditions, the project as currently proposed will conform to the development standards of MCC Chapters 20.376, 20.516 and 20.532 and Division II of Title 20 of the Mendocino County Code.

3. Visual Resources: The site is not mapped as a Highly Scenic Area and the replacement of the clogged leach lines is accessory to the principally permitted uses for RR Districts. The proposed project is visually compatible with the character of surrounding areas.

Without added conditions, the proposed project will not increase view obstruction from nearby public areas and is visually compatible with the character of surrounding areas and will be consistent with Mendocino County Coastal Element Policies 3.5-1 and MCC Chapter 20.504 regulations for parcels to be developed within the Coastal Zone.

4. Hazards Management: The site is mapped as being “*Beach Deposits and Stream Alluvium and Terraces (Zone 3)*” and “*Barren*” in terms of hazards and habitats, as shown on the *LCP Land Capabilities and Natural Hazards* map. The property is in an area of “Moderate Fire Hazard” severity rating, as shown on the *Fire Hazard Zones & Responsibility Areas* map. No State Fire Safe Regulations Application Form for the project was submitted by the Applicant to Cal Fire, as no new structures are being proposed on the parcel. Conditions 4 and 5 are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction to ensure any fire protection policy or plan will be addressed. With the inclusion of these conditions, the proposal would be consistent with Mendocino County policies for fire protection.

Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone. The proposed replacement leach lines are located in a relatively flat area with the coastal bluff approximately 94 feet west of the proposed improvements. The proposed leach line replacement will not encroach any further upon the bluff edge than existing development, therefore a geotechnical investigation was not required. The proposed leach line replacement will be located in the same area as the current system.

While portions of the land, for example the shoreline, are subject to flooding and tsunamis, the proposed area for development is atop a coastal bluff approximately 45 vertical feet above the shore. Flooding is unlikely to affect lands proposed for development.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards Chapter 3.4 and will be consistent with MCC Chapter 20.500 regulations.

5. Habitats and Natural Resources: The site is primarily designated as barren, as shown on the *LCP Habitats & Resources* map. No botanical survey was requested as the mapping does not indicate that the area of proposed development would be adjacent to sensitive coastal resources. The proposed project requires the removal of the existing septic system’s leach line piping and installation of the replacement lines. As proposed, the project will occur within already disturbed areas, thereby minimizing impacts to potential sensitive habitats and species within the vicinity. Staff finds the project

will not significantly impact sensitive habitats or resources. The proposed project is consistent with MCC Chapter 20.496 regulations for Environmentally Sensitive Habitat Areas (ESHA), Wetlands and Estuaries, Open Coastal Waters, Lakes, Streams and Rivers, Riparian Areas, Dunes, Pygmy Forests, and Other Resources.

Without added conditions, the proposed project will not significantly impact sensitive habitats or resources and is consistent with the Local Coastal Program policies related to Chapter 3.1 and MCC Chapter 20.496 regulations.

6. Grading, Erosion, and Run Off: Grading, Erosion, and Run Off: The area of the proposed project is relatively flat with gentle sloping towards the west, away from Cypress Drive (Private). The proposed replacement leach line piping is located in a relatively flat area, with gentle sloping towards the coastal bluff approximately 94 feet from the proposed improvements.

Without added conditions, the proposed project is consistent with the Local Coastal Program policies related to grading, erosion and runoff protection and hazard area Chapter 3.4 and will be consistent with MCC Chapters 18.70.027, 20.492 and 20.500 regulations.

7. Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Critical Water Resource Area, as shown on the *Ground Water Resources* map. The subject property is already developed with a single-family residence and accessory improvements. The proposed project is accessory to the existing residential use of the parcel. The project was referred to the Mendocino County Division of Environmental Health (DEH) that sent back a comment that a septic permit allows the repair to occur.

Without additional conditions, the proposed project is consistent with the Local Coastal Program policies related to groundwater resources Chapter 3.8 and will be consistent with DEH regulations.

8. Archaeological/Cultural Resources: For small projects such as the replacement of existing septic system leach lines supporting existing single-family residences, Mendocino County Department of Planning and Building Services determined that no review by the Mendocino County Archaeological Commission was required. Mendocino County Department of Planning and Building Services procedure is to not refer these types of projects to the Mendocino County Archaeological Commission. PBS procedure was reviewed by the Mendocino County Archaeological Commission in 2019 and was determined to be an appropriate guidance document for what types of projects require an archaeological review.

Staff notes that Condition 8 advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project.

The project was referred to three local tribes for review and comment, Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. As of this date, no response has been received from the Sherwood Valley Band of Pomo Indians and the Cloverdale Rancheria local tribes, while the Redwood Valley Rancheria local tribe responded with no comment.

With added conditions, the project will be consistent with Mendocino County policies for the protection of the paleontological and archaeological resources, including Coastal Element Policy 3.5-10 and MCC Chapter 22.12 regulations.

9. Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Access to the site is provided by an existing private driveway from Cypress Drive (Private). In addition, the property is already developed with the current residential density, which will not be altered by the proposed project.

Without additional conditions, the project is consistent with Mendocino County Coastal Element Chapter 3.8 and MCC Chapter 20.516 regulations and policies for transportation, circulation, utilities, and public services protection.

10. **Public Access:** The site is located 1.9± miles north of Mendocino town center, on the west side of Cypress Drive (Private). The nearest existing public access to the shore is located one-half mile to the south at the Russian Gulch State Park Shoreline Access, on the west side of State Route 1 (SR 1). The site is designated as a well-developed and heavily used State Park having public access along State Route 1 (SR 1). The proposed project will not impact existing or proposed public access.

Without additional conditions, Staff finds the project to be consistent with Mendocino County policies for Coastal Shoreline Access Element Chapters 3.6 and Chapter 4.10; and will be consistent with MCC Chapter 20.528 regulations.

ENVIRONMENTAL DETERMINATION: The project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Article 19, Section 15301, Class 1 (d) of the California Environmental Quality Act, the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment is categorically exempt from environmental review.

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 project to remove and replace existing pressurized septic lateral within existing leaching trench currently obstructed by roots and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed replacement septic system leach lines are in conformity with the certified Local Coastal Program. Development of the associated utilities, such as replacement leach lines, as defined by MCC Section 20.308.035(D) is allowed with an approved Standard Coastal Development Permit; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed replacement septic system leach lines will be provided with adequate utilities, access roads, drainage, and other necessary facilities. Under the proposed project, the replacement septic system leach lines will continue to serve the existing residence which is currently served by the existing on-site well, drainage, electricity and driveway access from Cypress Drive (Private). The proposed project will not generate additional demand of existing utilities, transportation or public services or necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed replacement septic system leach lines are consistent with the purpose and intent of the Rural Residential zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Residential zoning district. The proposed replacement septic system leach lines will allow the continued use of the existing single-family residence, a principally permitted use, allowed within the district. Upon compliance with the conditions of approval, the proposed development of the replacement septic system leach lines will satisfy all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed replacement septic system leach lines, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment are categorically exempt pursuant to Article 19, Section 15301, Class 1 (d), and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed replacement septic system leach lines will not have any adverse impact on any known archaeological or paleontological resources if constructed in compliance with the conditions of approval and site is currently developed with a single-family

residence and the proposed replacement of septic system leach lines is necessary to allow the continued use of the single-family residence. **Condition 8** is in place when archaeological sites or artifacts are discovered. As proposed, the project would be compliant with Sections 20.532.095(A)(5) and 22.12 of the Mendocino County Code; 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 replacement septic system leach lines is necessary to allow the continued use of the single-family residence, a principally permitted use and will not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed replacement septic system leach lines will 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 project site is located between the first public road and the sea; but is not designated as a potential public access point.

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 Applicant shall secure all required permits for the proposed development 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. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

Staff Report prepared by:

4-6-2022

DATE



KEITH GRONENDYKE
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$2,620.00

ATTACHMENTS:

- | | |
|--|--|
| A. Location Map | K. Adjacent Parcels |
| B. Aerial Imagery (Vicinity) | L. Fire Hazards Zones & Responsibility Areas |
| C. Aerial Imagery | M. Wildland Urban Interface Zones |
| D. Topographic Map | N. Special Flood Hazard Areas |
| E. Application and Site Map | O. Ground Water Resources |
| F. Zoning Display Map | P. Farmland Classifications |
| G. General Plan Classifications | Q. Estimated Slope |
| H. LCP Land Use Map 15: Caspar | R. Western Soil Classes |
| I. LCP Land Capabilities & Natural Hazards | |
| J. LCP Habitats & Resources | |

AGENCY COMMENTS: On July 26, 2021, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. See the below table for a list of agencies and status of no response, comments or no comments.

REFERRAL AGENCIES	Comments
Planning Department-FB	Comments
Building Inspection - FB PBS	No Comment
California Coastal Commission (CCC)	No Response
Cloverdale Rancheria	No Response
Environmental Health - FB (EH)	Comments
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

REFERENCES:

(Coastal Element) Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan, Coastal Element. 1985. at:
<https://www.mendocinocounty.org/government/planning-building-services/plans/coastal-element>

(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991. Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code at:
https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20_ZOOR_DIVIIMECOCOZOCO

Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 15: Caspar [map]. 1985 at: <https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps>

Mendocino County Department of Planning & Building Services. June 2007. Fire Hazard Zones & Fire Responsibility Areas [map] at:
https://www.mendocinocounty.org/government/planning/Fire_Hazard_Severity_Map.pdf

Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map] at:
http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf

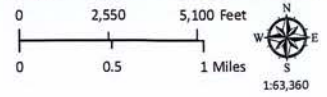


SUBJECT PARCEL/S



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

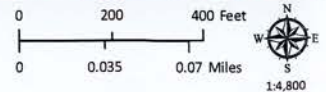
- Major Towns & Places
- Highways
- City Limits
- Major Roads
- Coastal Zone Boundary





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

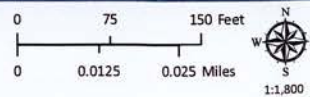
Public Roads
Private Roads





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

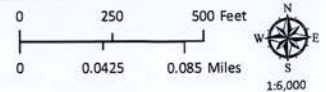
== Private Roads





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

 Public Roads
 Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

ATTACHMENT D

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@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	<i>Juliana</i>
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

APPROX 1.2 Square feet
 Acres

STREET ADDRESS OF PROJECT

45680 CYPRESS DRIVE MENDOCINO

ASSESSOR'S PARCEL NUMBER(S)

118-230-06

RECEIVED

MAY 14 2021

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

PLANNING & BUILDING SERV
FORT BRAGG CA

Carl Rittman 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

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

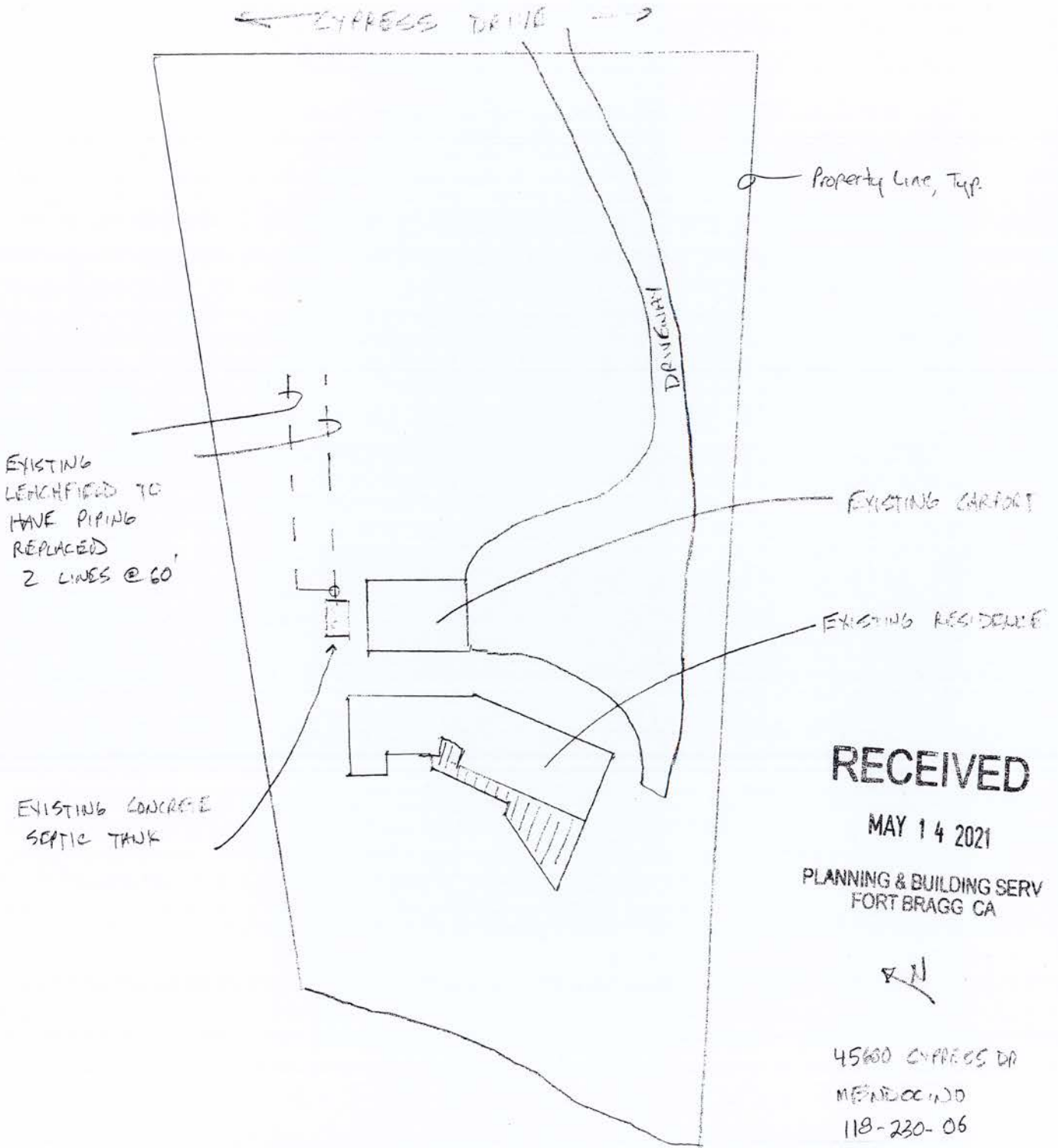
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If you need additional room to answer any question, attach additional sheets.

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SITE PLAN



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[Handwritten signature]

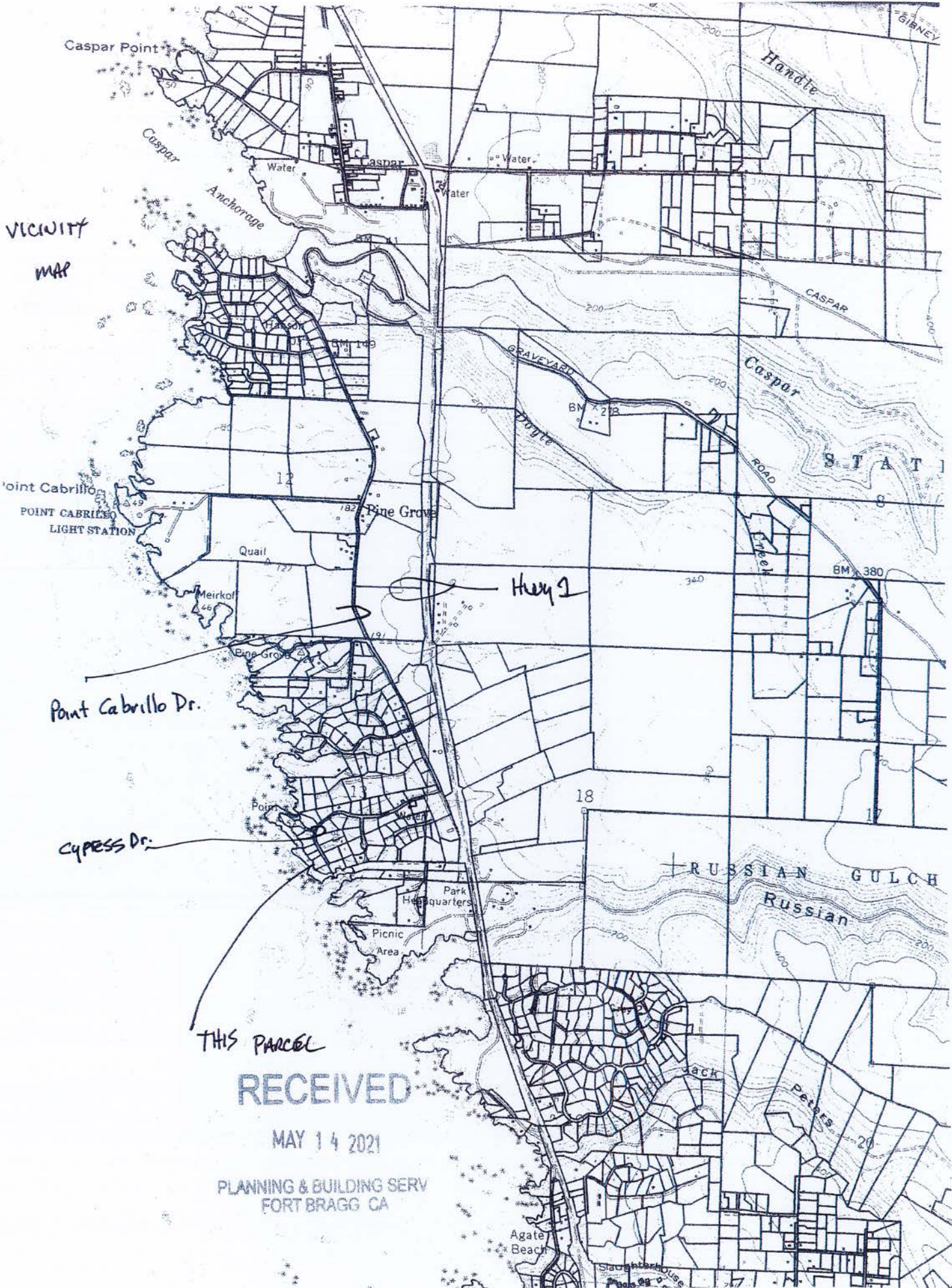
45600 CYPRESS DR

MEMPHIS, TN

118-230-06

1" = 40'

VICINITY
MAP



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FORT BRAGG CA

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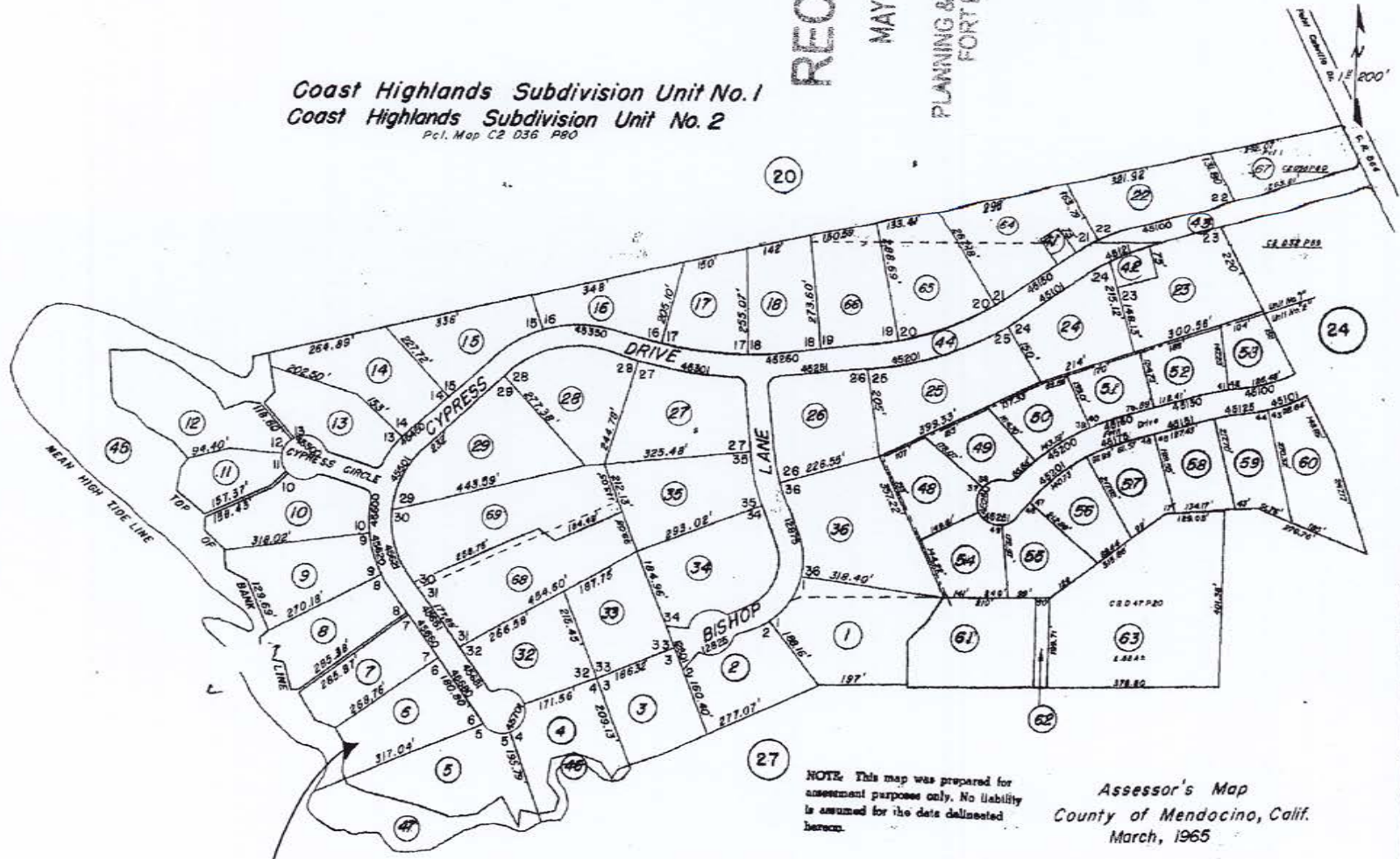
MAY 14 2021

PLANNING & BUILDING SERV
FORT BRAGG, CA

104-004

118-23

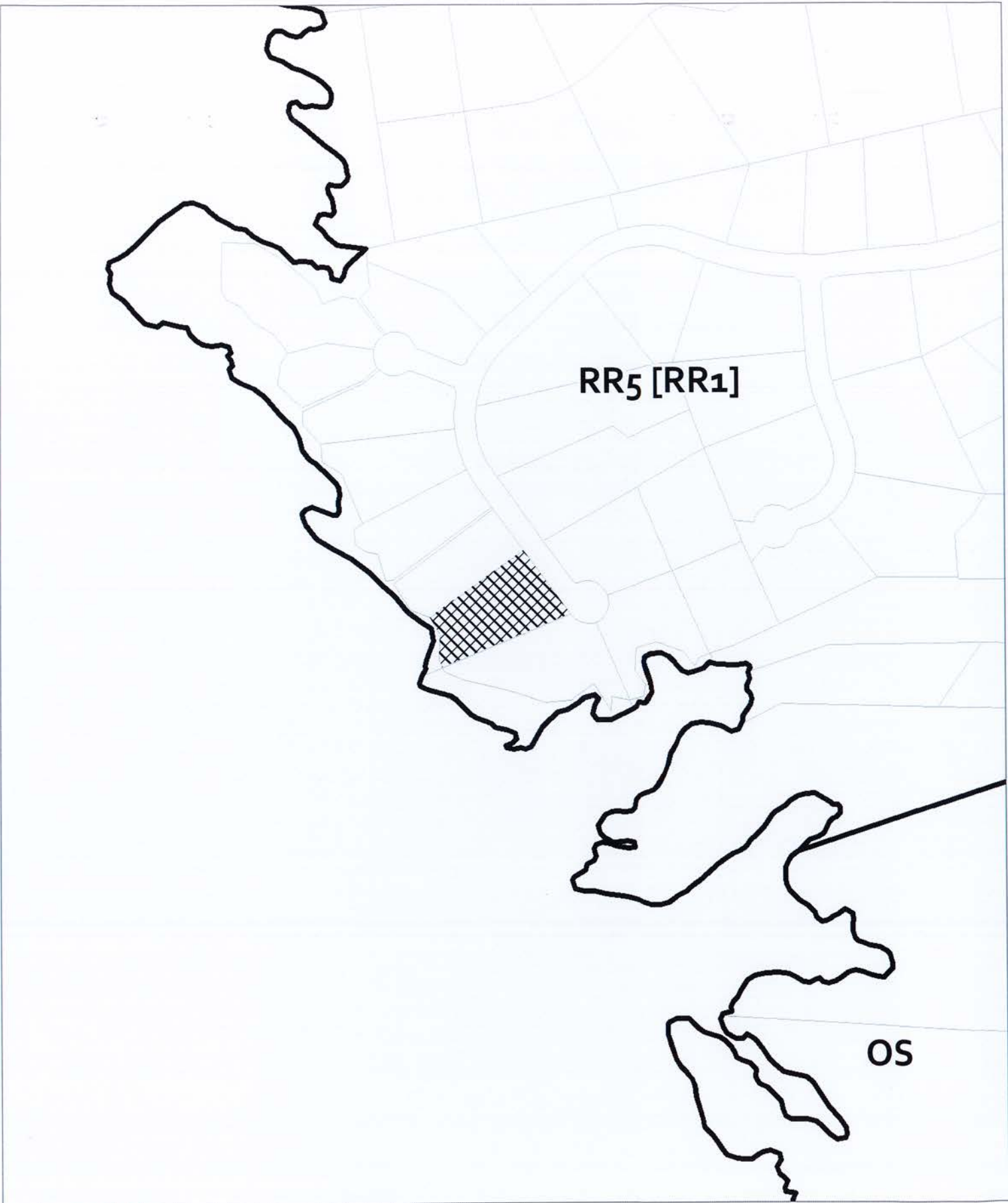
Coast Highlands Subdivision Unit No. 1
Coast Highlands Subdivision Unit No. 2
Pcl. Map C2 D36 P80



THIS PARCEL

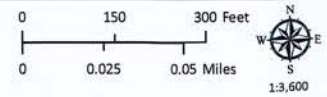
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated herein.

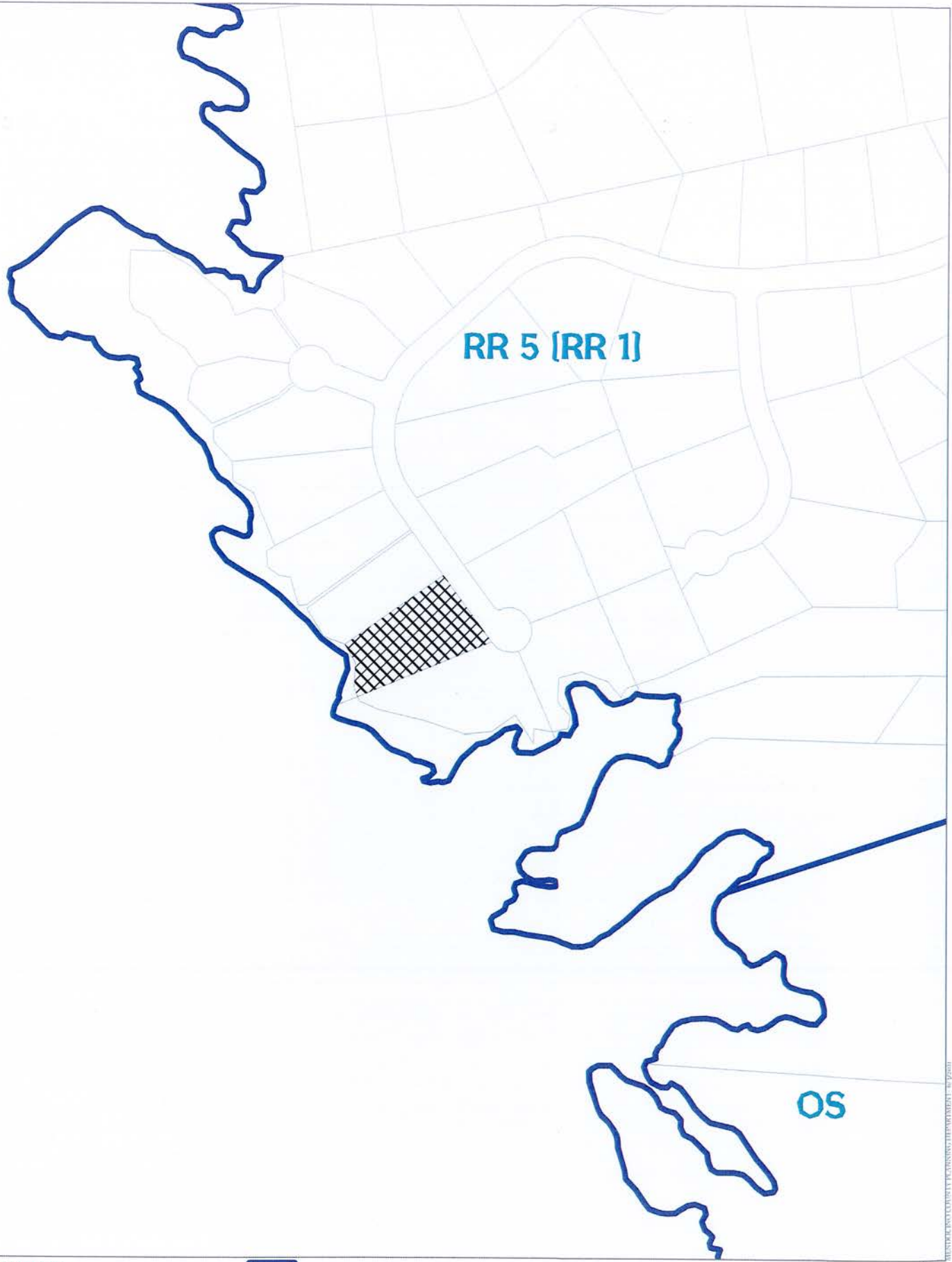
Assessor's Map
County of Mendocino, Calif.
March, 1965



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


 Zoning Districts

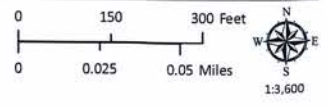




RR 5 (RR 1)

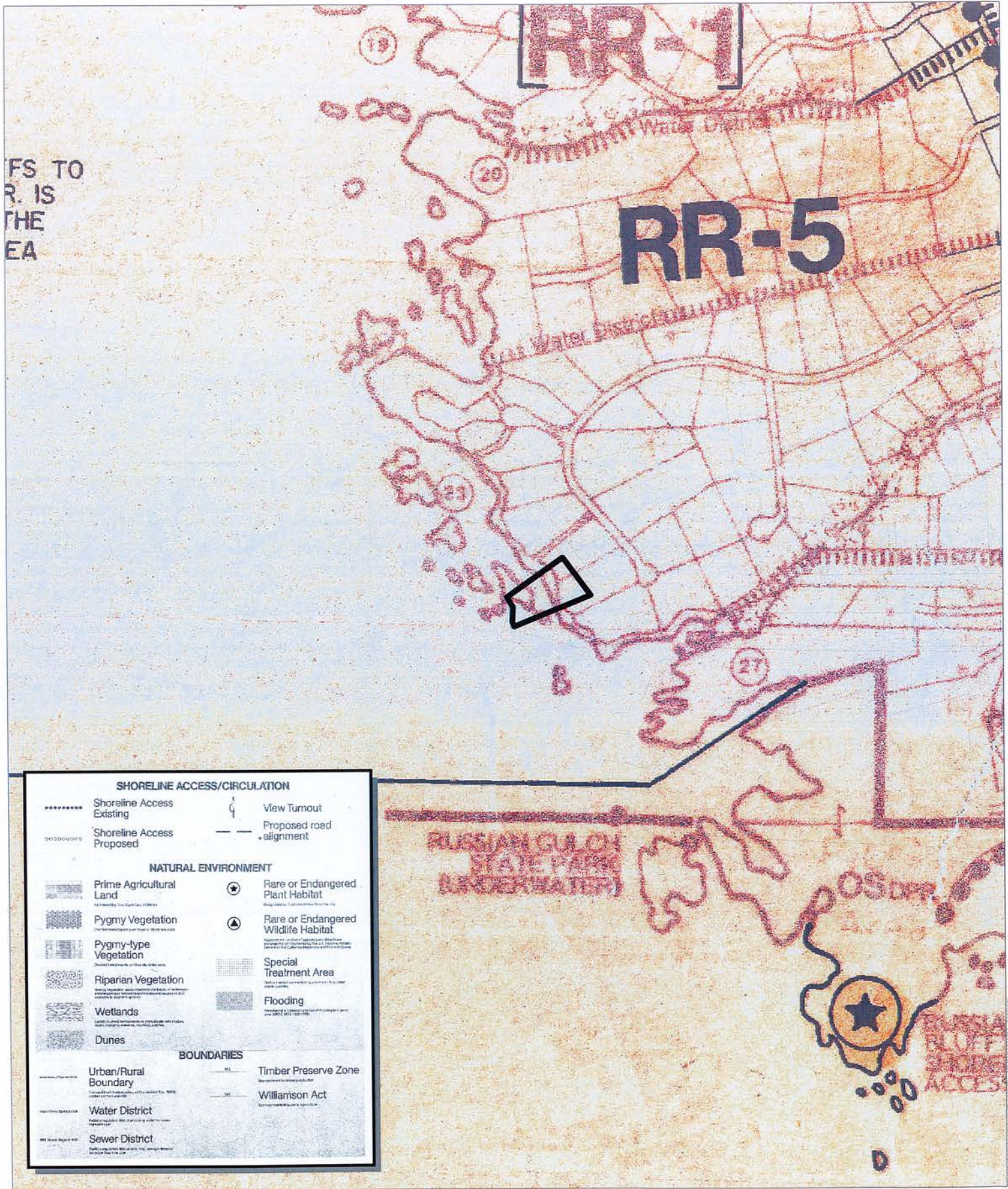
OS

 General Plan Classes



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FS TO
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EA



SHORELINE ACCESS/CIRCULATION

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

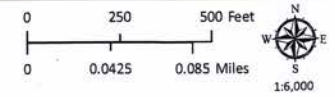
NATURAL ENVIRONMENT

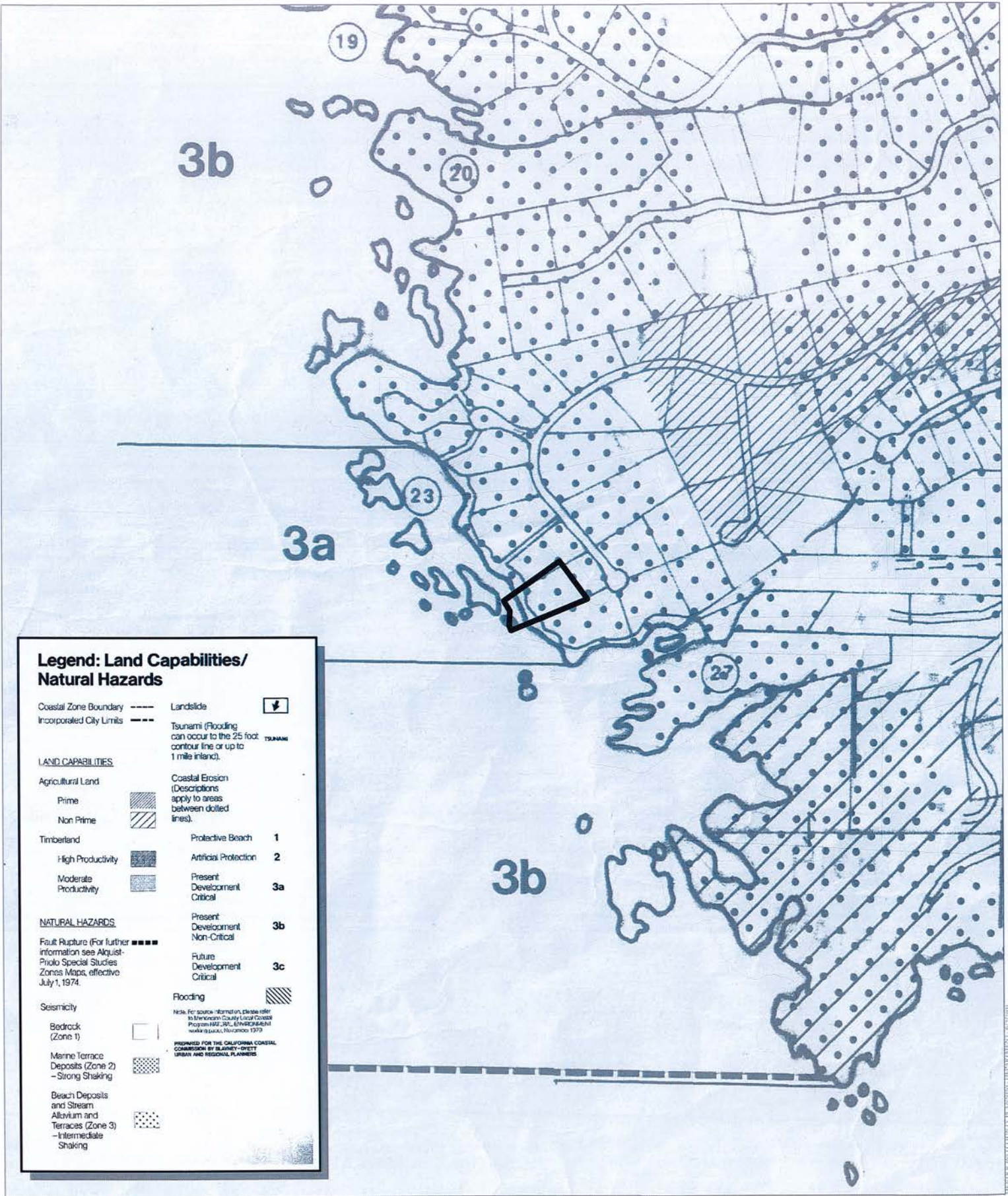
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

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

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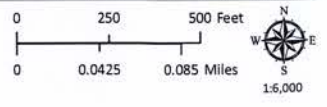
**Legend: Land Capabilities/
Natural Hazards**

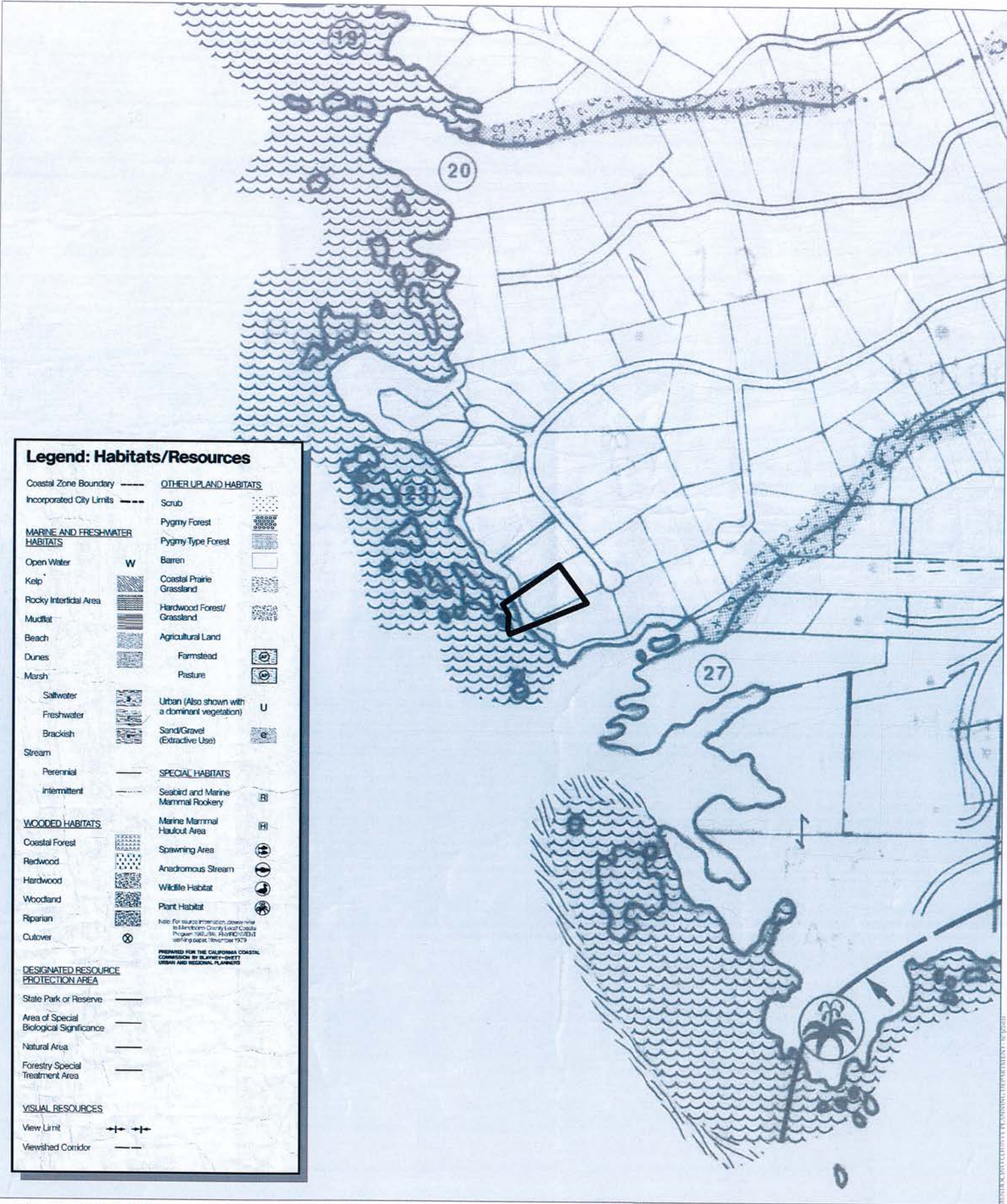
- Coastal Zone Boundary ---
- Incorporated City Limits - - -
- LAND CAPABILITIES**
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [cross-hatch]
- Timberland
 - High Productivity [stippled]
 - Moderate Productivity [horizontal lines]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]
- Seismicity
 - Bedrock (Zone 1) [white]
 - Marine Terrace Deposits (Zone 2) - Strong Shaking [cross-hatch]
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled]
- Landslide [arrow]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland.) [wavy line]
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1 [diagonal lines]
 - Artificial Protection 2 [cross-hatch]
 - Present Development Critical 3a [horizontal lines]
 - Present Development Non-Critical 3b [stippled]
 - Future Development Critical 3c [diagonal lines]
- Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program (LCP), 2011, ENCLOSURE 10, LAND CAPABILITY AND NATURAL HAZARD MAPS, November 1979.

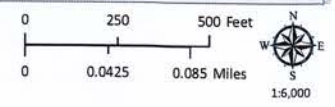
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-ORITT URBAN AND REGIONAL PLANNERS

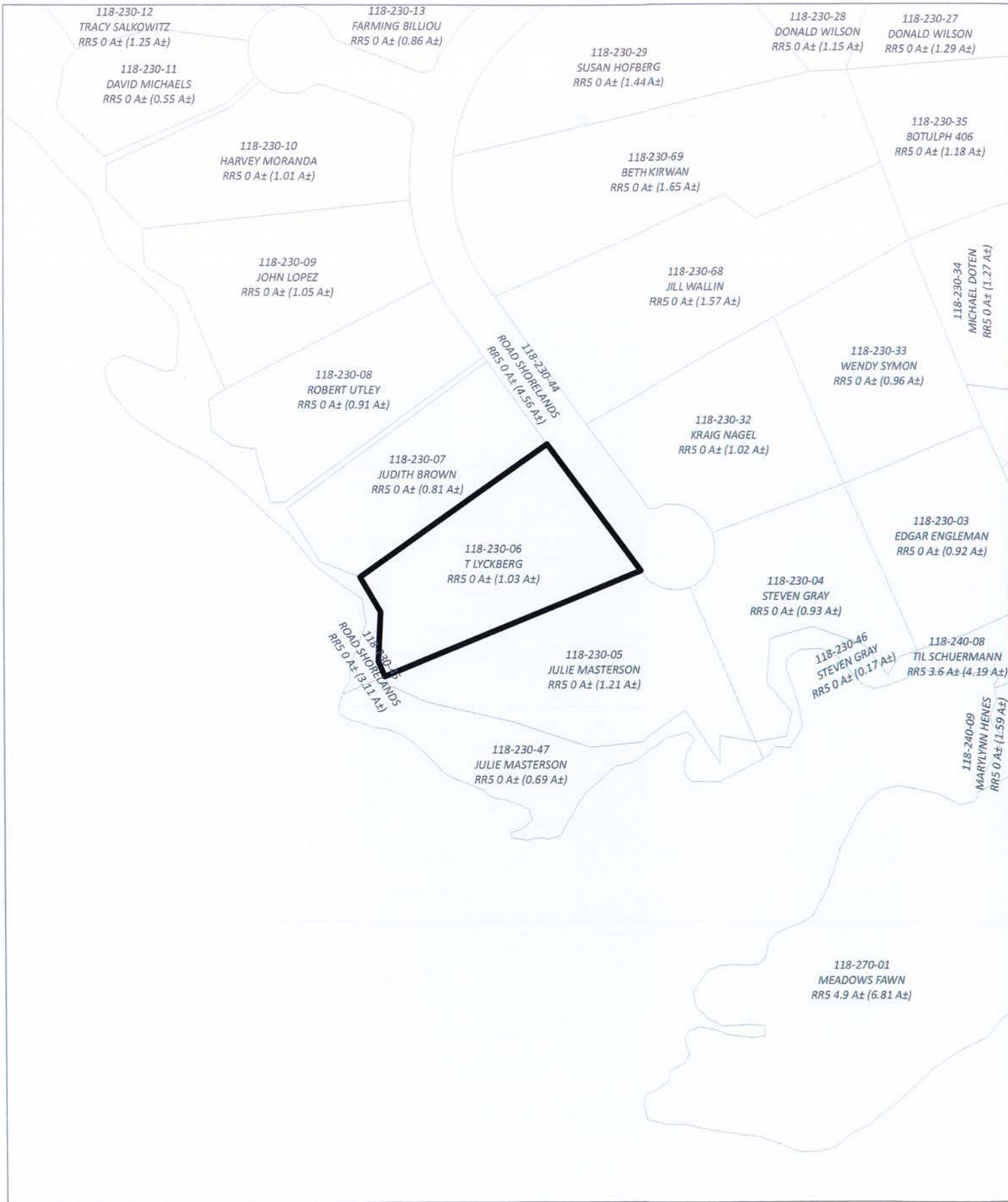
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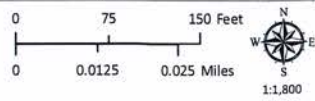


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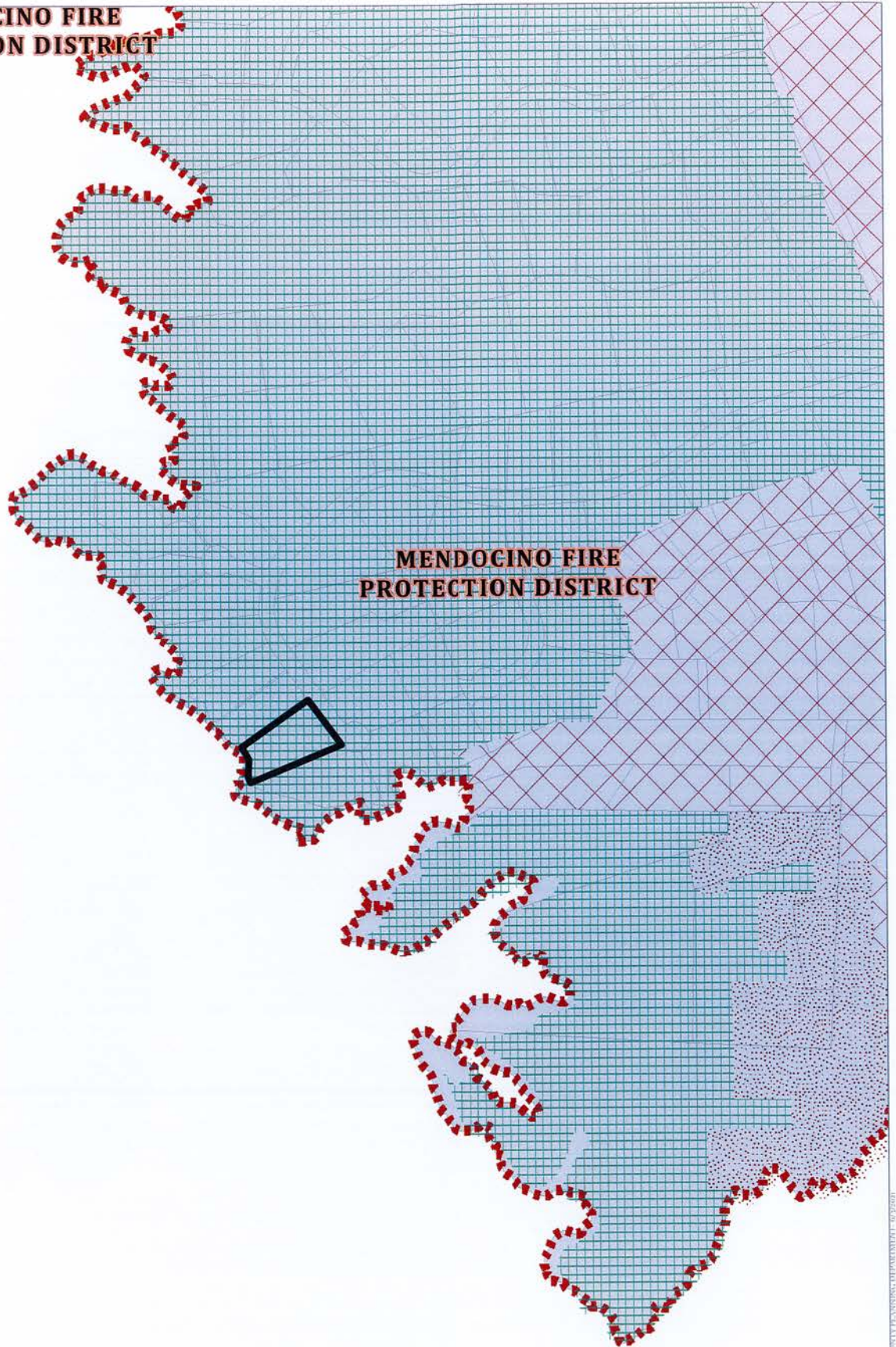








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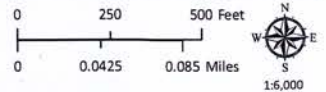


MENDOCINO FIRE PROTECTION DISTRICT

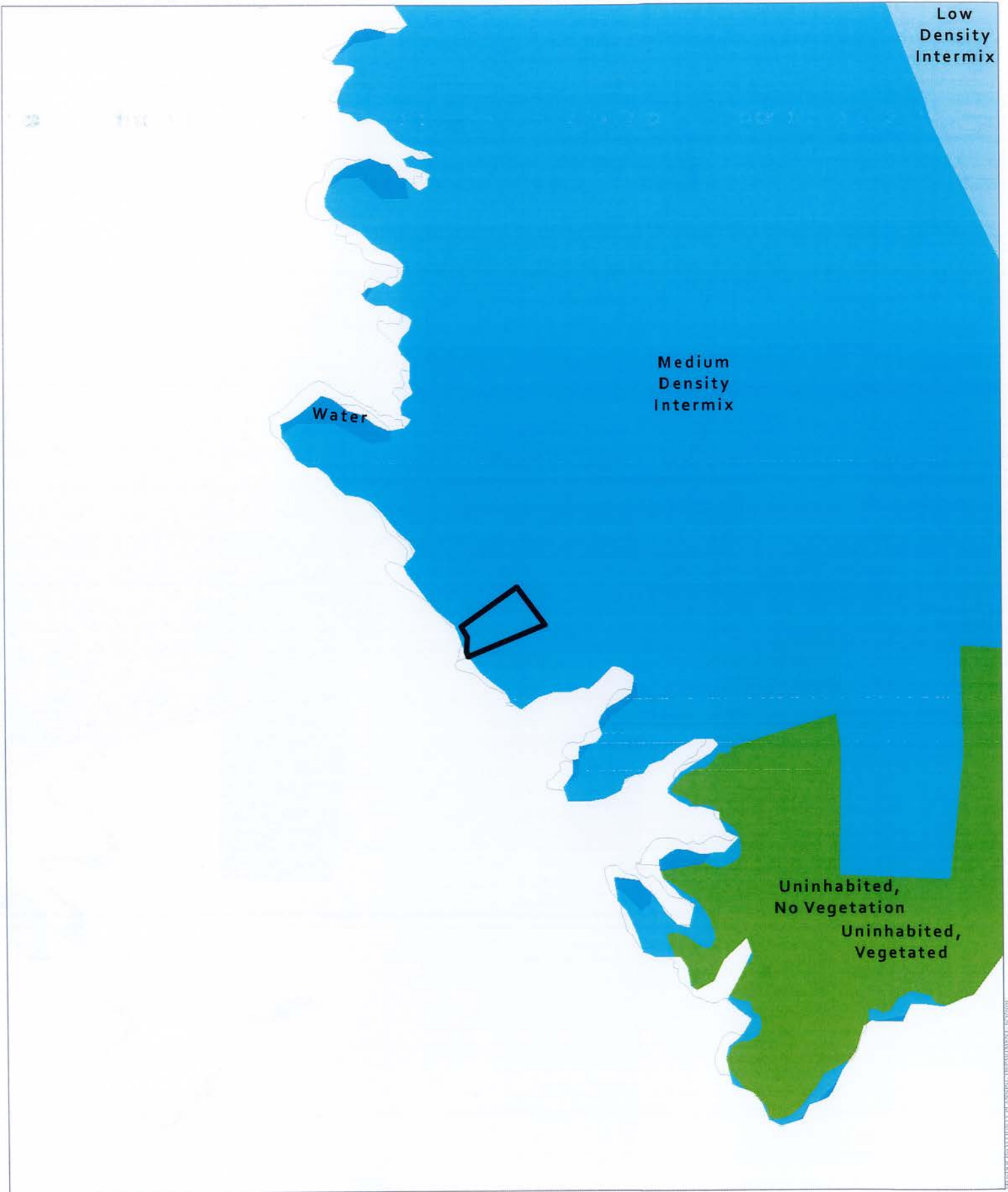


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-  Very High Fire Hazard
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

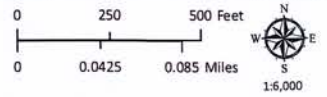


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA





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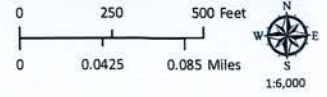
Water



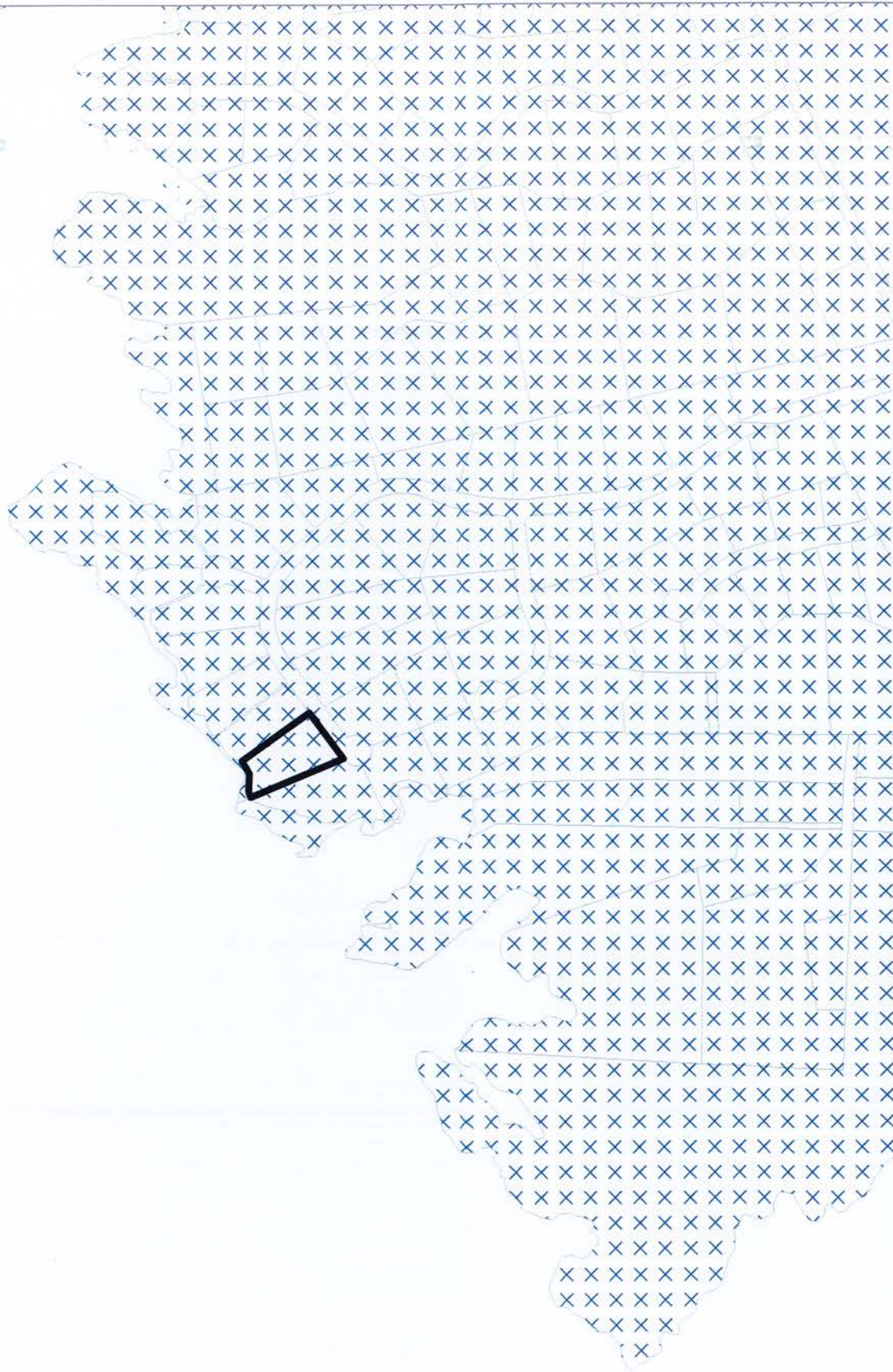


FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard


 LOMA Letters
 Tsunami Inundation Zones

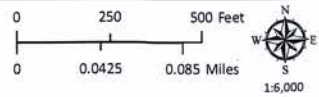


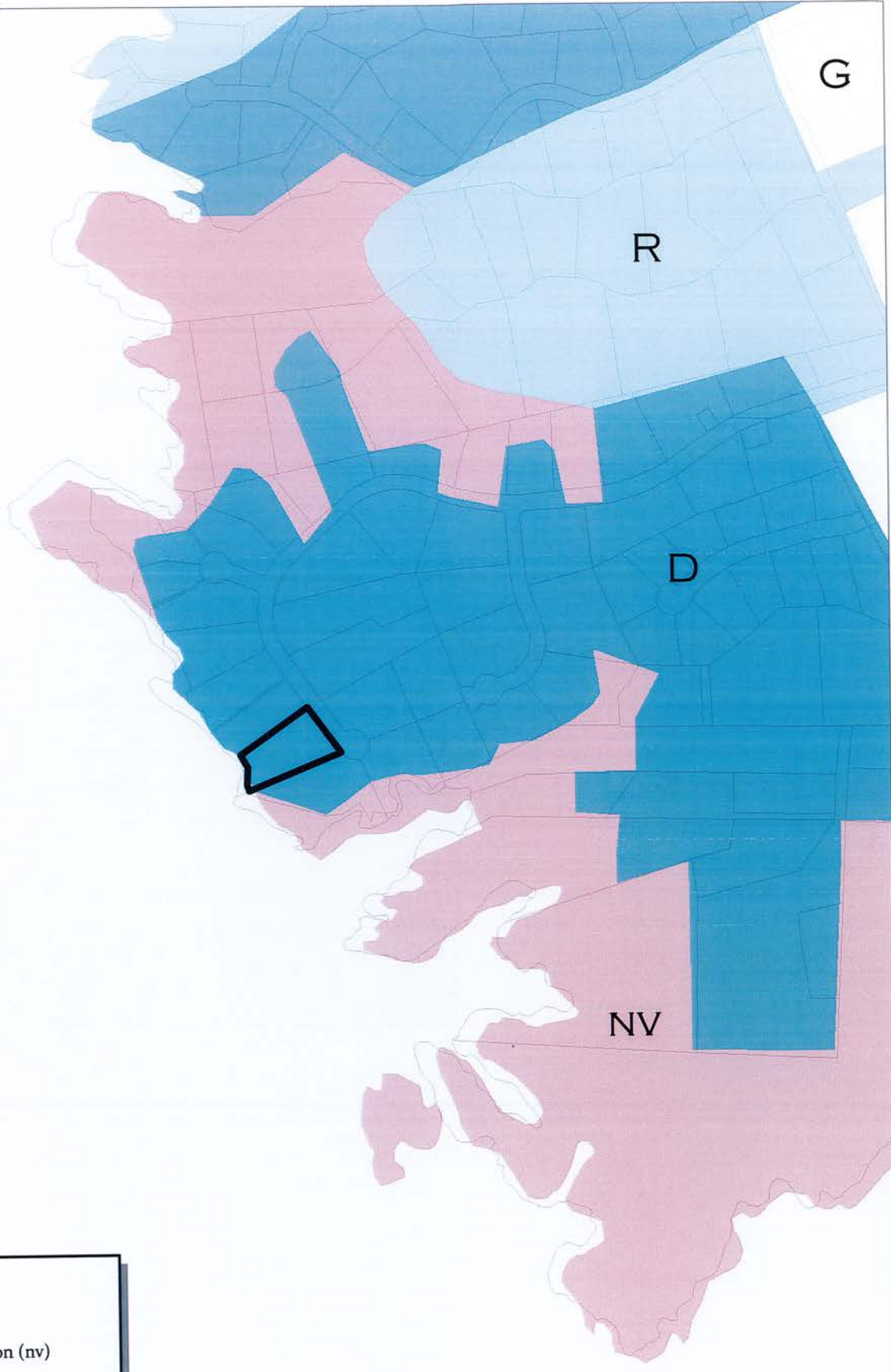
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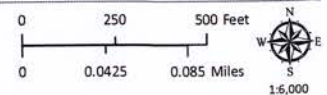
 Critical Water Areas

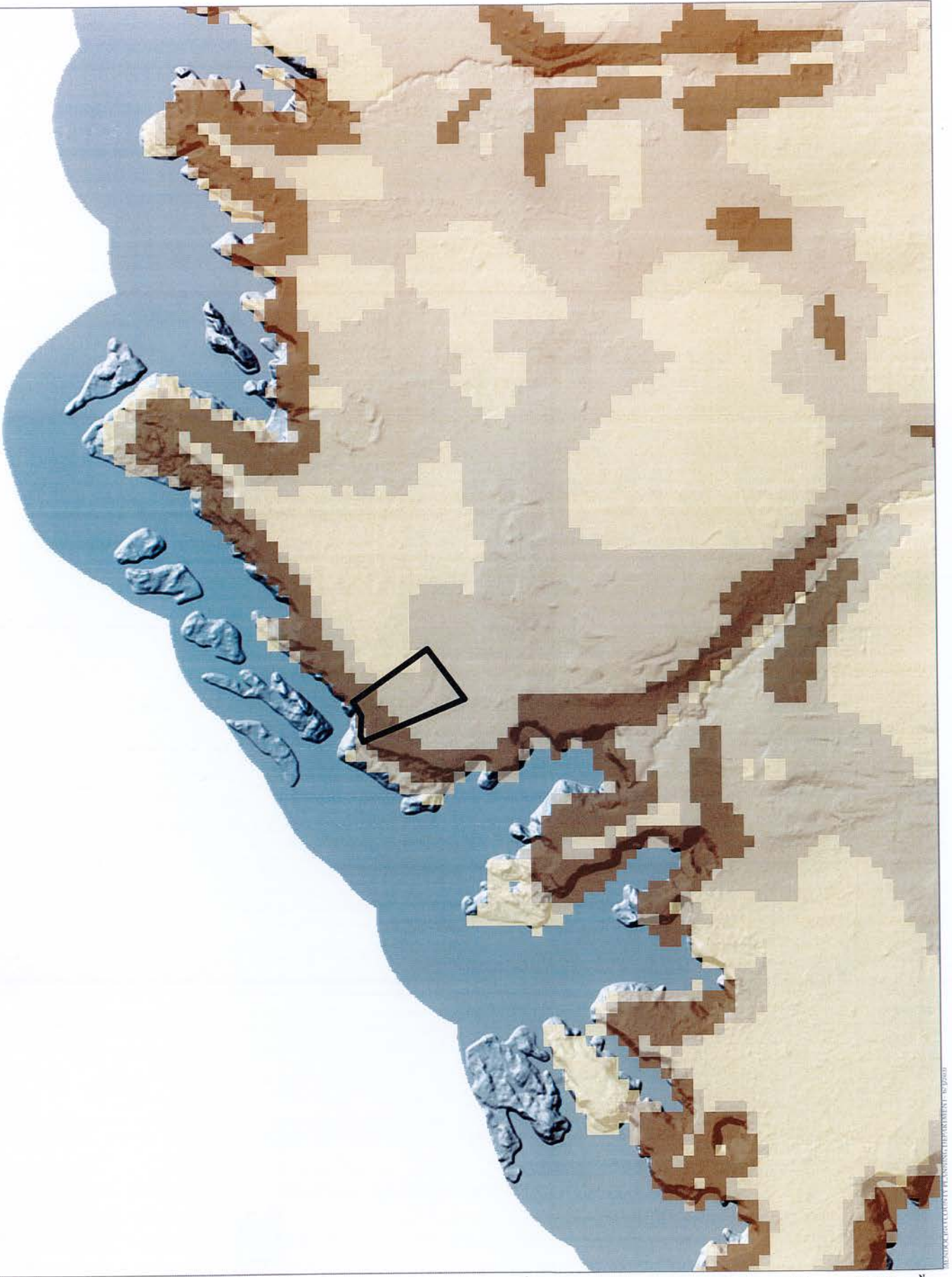




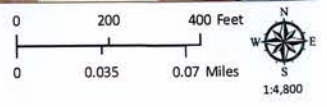
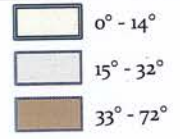
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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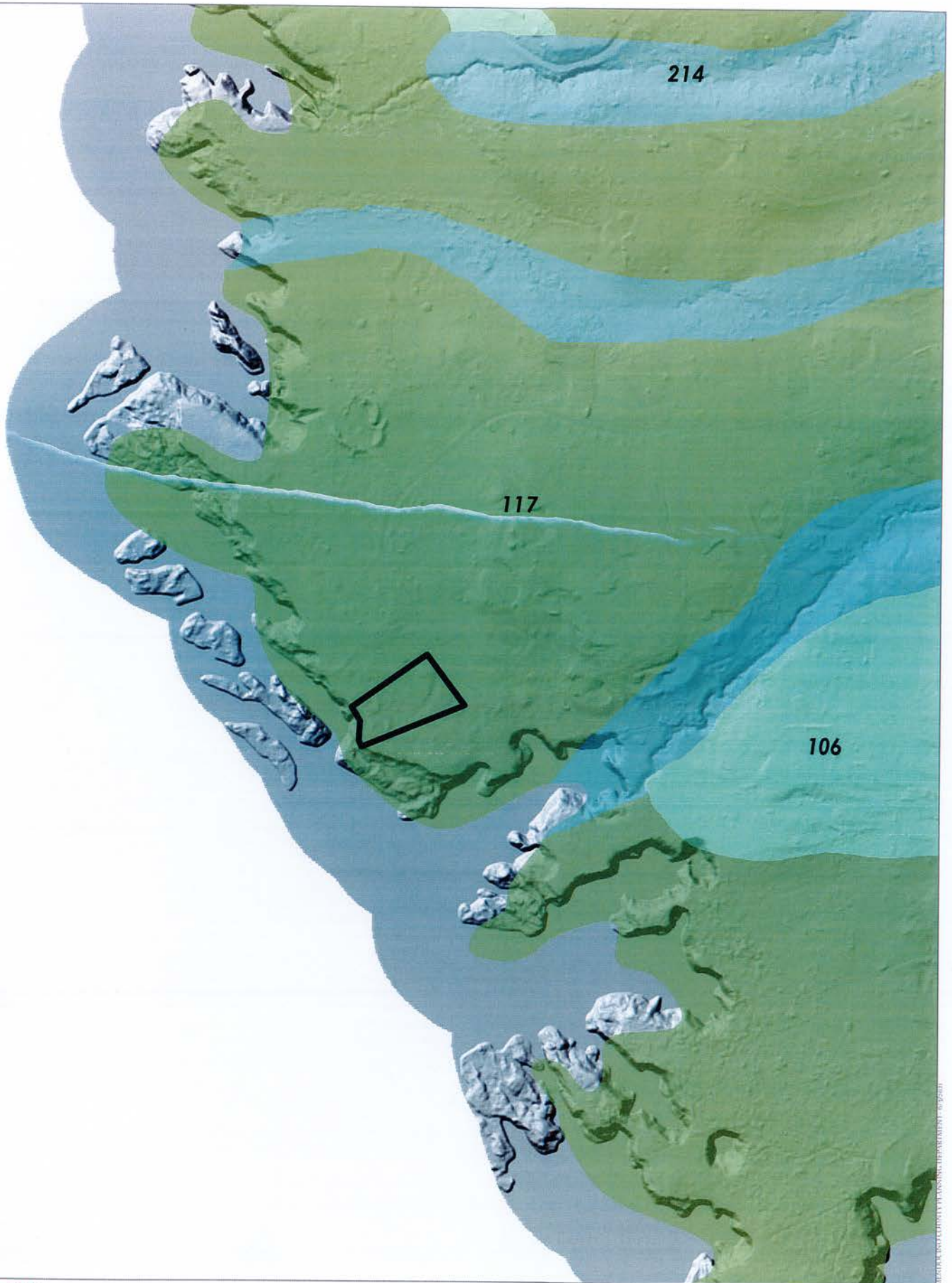




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ESTIMATED SLOPE
 ATTACHMENT Q



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