



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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## MEMORANDUM

DATE: FEBRUARY 25, 2021  
TO: COASTAL PERMIT ADMINISTRATOR  
FROM: PLANNER MATT GOINES  
SUBJECT: CDP\_2020-0015 UPDATES TO STAFF REPORT

At the public hearing on February 11, 2021 the CPA continued the proposed Coastal Development Permit for further review of the site, and the proposal, as submitted to the Department.

Staff has clarified in this memorandum the project description, site characteristic and additional sections to better reflect the requested test well proposal. The project description, site characteristic, and conditions of approval have been updated for this project, as follows:

**PROJECT DESCRIPTION:** Standard Coastal development permit to drill two (2) test wells in specified locations on the parcel. The test wells are in preparation for potential development, two (2) potential well locations have been chosen to optimize the probability of achieving sufficient access to groundwater. (See *site plan*). Superior Pump and Drilling Inc. will be conducting the drilling on site.

**SITE CHARACTERISTICS:** The project site is located in the Coastal Zone, 4.3± miles northwest of Gualala Town center, lying on the west side of Highway 1, 0.4± miles southeast of its intersection with Ohlson Lane (Private), as shown on the *Location* and *Aerial (Vicinity)* maps. The parcel is an undeveloped bluff top parcel, and surrounded by developed and undeveloped parcels. The property does have a water meter and hookups at the property line (Sheet 233-W), however no water may be supplied to the property for development as there is a water moratorium for the North Gualala Water Company. As such, Mendocino County will not approve any building permit wishing to use the NGWC water. In addition NGWC does not have the authority to deny a private well, per California Utilities Commission (CPUC). The parcel is relatively flat with some slope to the west, as shown on the *Topographic Map*. Test Well One would be located approximately 45 feet from Highway 1. Per a memorandum dated May, 13, 2016, the test well may be located within 10 feet of the property line (see in attachments, *well and pump house yard setback exception*) provided it does not encroach on the Mendocino County's Corridor Preservation Setback. The property in question has a Corridor Preservation Setback of 40 feet per Sec. MCC 20.152.020 Corridor Preservation Setback; Highway 1 has a road classification *Minor Arterial*. Test Well Two would be located approximately 35 feet from the northern middle portion of the property line.

New conditionals of approval have been added/corrected and are as follows:

9. The applicant shall obtain a well permit, complete a pre-site inspection, update the site plan with distances from well site two from the septic tank (ST26479), and obtain a letter of approval from the North Gualala Water Company.
10. The applicant shall submit North Gualala Water Company (NGWC) approval letter to Mendocino County Environmental Health Division.
11. The applicant will adhere to the conditions of approval from NGWC, stated in the Service Connection, Meters, and Customers Facilities document, Sheet 233-W.

Staff recommends approval of this Coastal Development project.