



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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 www.mendocinocounty.org/pbs

January 20, 2022

Planning – FB
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Farm Advisor
 Agriculture Commissioner

Archaeological Commission
 Sonoma State University
 Resource Lands Protection Committee
 Native Plant Society
 Department of Forestry/ CalFire
 -Land Use
 -Resource Management

Department of Fish and Wildlife
 Coastal Commission
 RWQCB
 State Clearinghouse
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Redwood Coast Fire Protection District

CASE#: CDP_2021-0048

DATE FILED: 10/27/2021

OWNER: DAVID & KELLY STORNETTA

APPLICANT/AGENT: SUPERIOR PUMP SERVICE

REQUEST: Standard Coastal Development Permit for a replacement well to support the existing development on the parcel.

LOCATION: In the Coastal Zone, 1.8± miles northwest of Manchester town center, lying on the west side of Hwy 1 (SR 1) at its intersection with Alder Creek Beach Road (CR 515); located at 17500 South Hwy 1; APN: 132-190-03.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: February 3, 2022

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 _____

CASE: CDP_2021-0048

OWNER: 17500 South Highway 1 LLC

APPLICANT/AGENT: Superior Pump Service

REQUEST: Standard Coastal Development Permit for a replacement well to support the existing development on the parcel.

LOCATION: In the Coastal Zone, 1.8± miles northwest of Manchester town center, lying on the west side of Hwy 1 (SR 1) at its intersection with Alder Creek Beach Road (CR 515); located at 17500 South Hwy 1; APN: 132-190-03.

APN/S: 132-190-03

PARCEL SIZE: 77.5 ± Acres

GENERAL PLAN: Agricultural (AG-60)

ZONING: Agricultural (**AG:60**)

EXISTING USES: Agricultural

DISTRICT: 5 (Williams)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (AG-60)	Agricultural (AG:60)	63.45± Acres	Agricultural
EAST:	Agricultural (AG-60)	Agricultural (AG:60)	24.00± Acres	Agricultural
SOUTH:	Open Space (OS)	Open Space (OS)	126.00± Acres	Manchester Beach State Park
WEST:	Open Space (OS)	Open Space (OS)	24.00± Acres	Manchester Beach State Park

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Archaeological Commission
- Assessor's Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- REDWOOD COAST FIRE PROTECTION DISTRICT

- Planning Division (Fort Bragg)
- Resource Lands Protection Com.
- Sonoma State University

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Dept. of Fish & Wildlife

- California Native Plant Society
- California State Clearinghouse
- Regional Water Quality Control Board

TRIBAL

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

ADDITIONAL INFORMATION: Please submit comments to switzers@mendocinocounty.org

Pursuant to Mendocino County Ordinance No. 4345, the parcel is subject to California Land Conservation Act of 1965 (Williamson Act, Ag Preserve Number: 0276) with the preservation of a limited supply of prime agricultural land necessary for the State's economic resources.

The parcel may serve as habitat for the Point Arena Mountain Beaver (*Aplodontia rufa nigra*). Spade Natural Resources Consulting conducted a Botanical Scoping and Biological Scoping Survey on May 11 and June 21, 2021 and found no sign of the Point Arena Mountain Beaver in the surveyed project area. Avoidance measures are included in the scoping survey to protect any Point Arena Mountain Beaver present outside of the surveyed project area.

Pursuant to Division II –Mendocino County Coastal Zoning Code, Chapter 20.504 Visual Resource and Special Treatment Areas, the parcel is subject to development regulations for Highly Scenic Areas.

The proposed development is exempt from to Division II –Mendocino County Coastal Zoning Code, Chapter 20.432 Seismic Study Combining District Regulations, pursuant to California Public Resources Code Division 2, Chapter 7.5, § 2621.5 (b) and § 2621.6 (a).

The north eastern portion of the parcel has existing shoreline access.

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

CALFIRE

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

WESTERN SOIL CLASSES 182, 225, 132

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

YES

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

Manchester Beach 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

YES

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

Prime Agricultural Land, Shoreline Access Existing

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Agricultural Land –Prime

Marine Terrace Deposits (Zone 2) –Strong Shaking

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

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

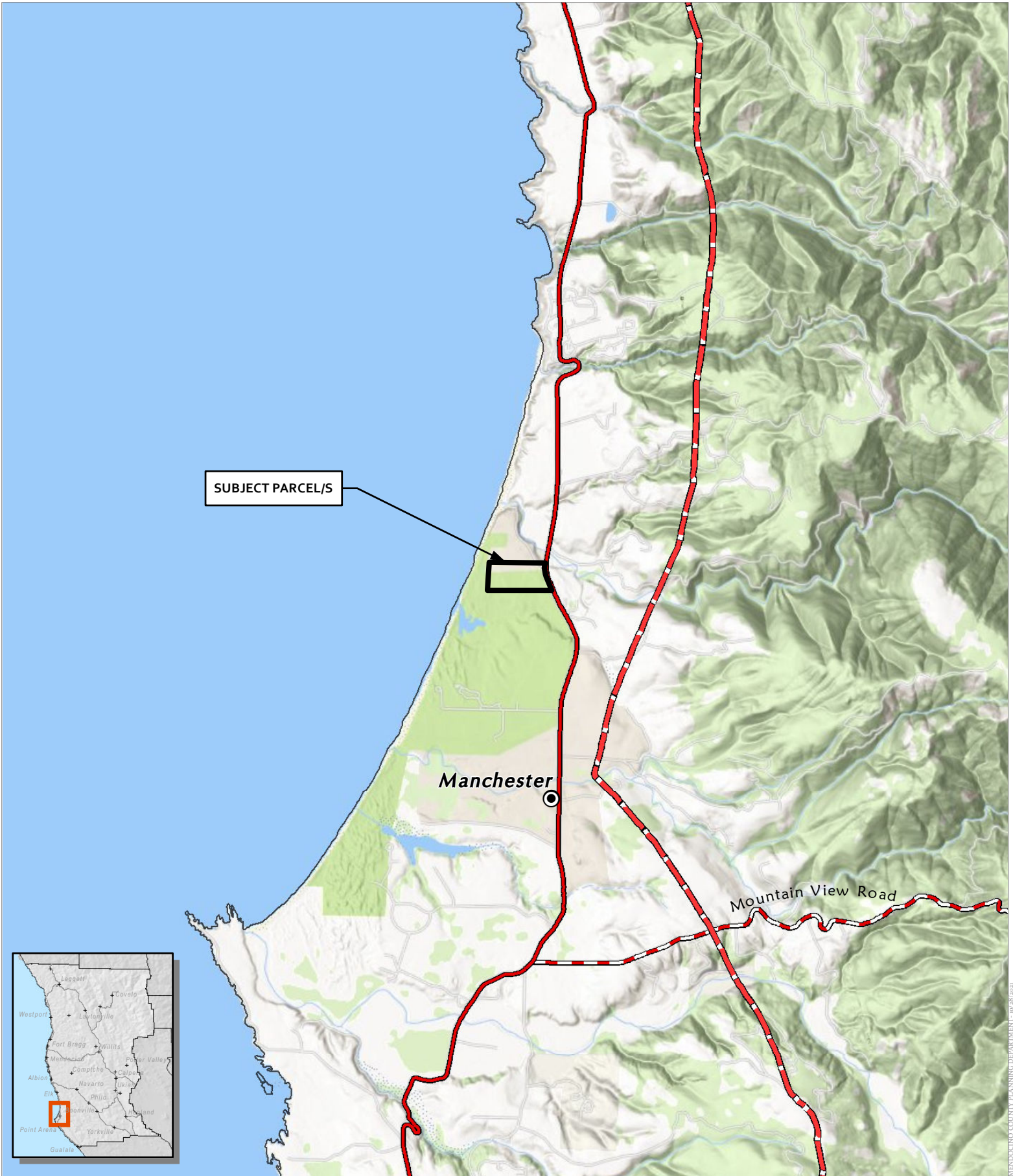
Biological Resources & Natural Area Map; GIS; General Plan 4-9

YES -PAMB

31. BLUFFTOP GEOLOGY:

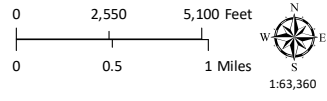
GIS; 20.500.020

NO



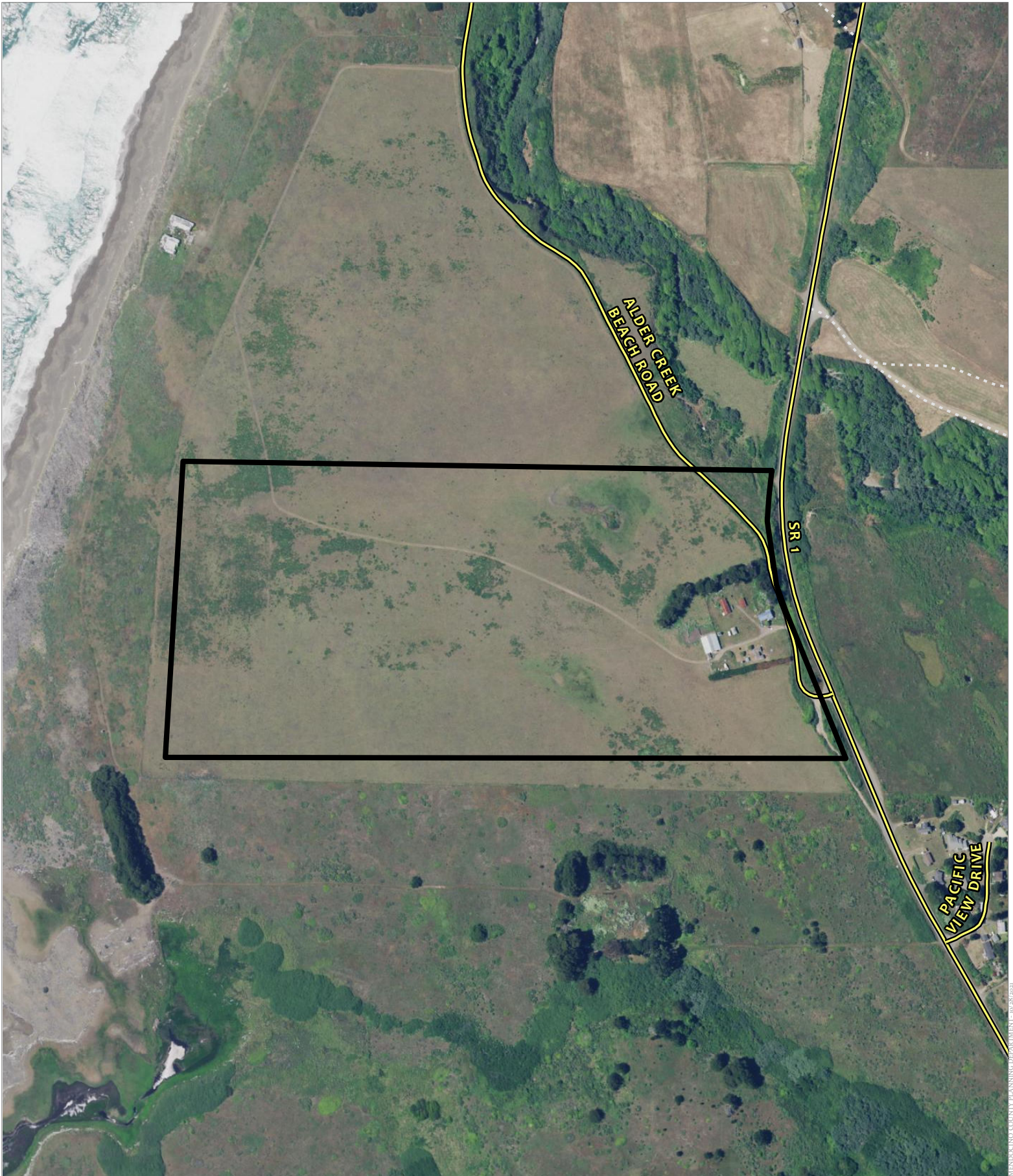
CASE: CDP 2021-0048
 OWNER: STORNETTA, David & Kelly, ET AL
 APN: 132-190-03
 APLCT: Superior Pump & Drilling
 AGENT: Superior Pump & Drilling
 ADDRESS: 17500 S. Highway 1, Manchester

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




LOCATION MAP

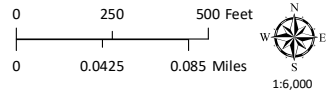
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2023



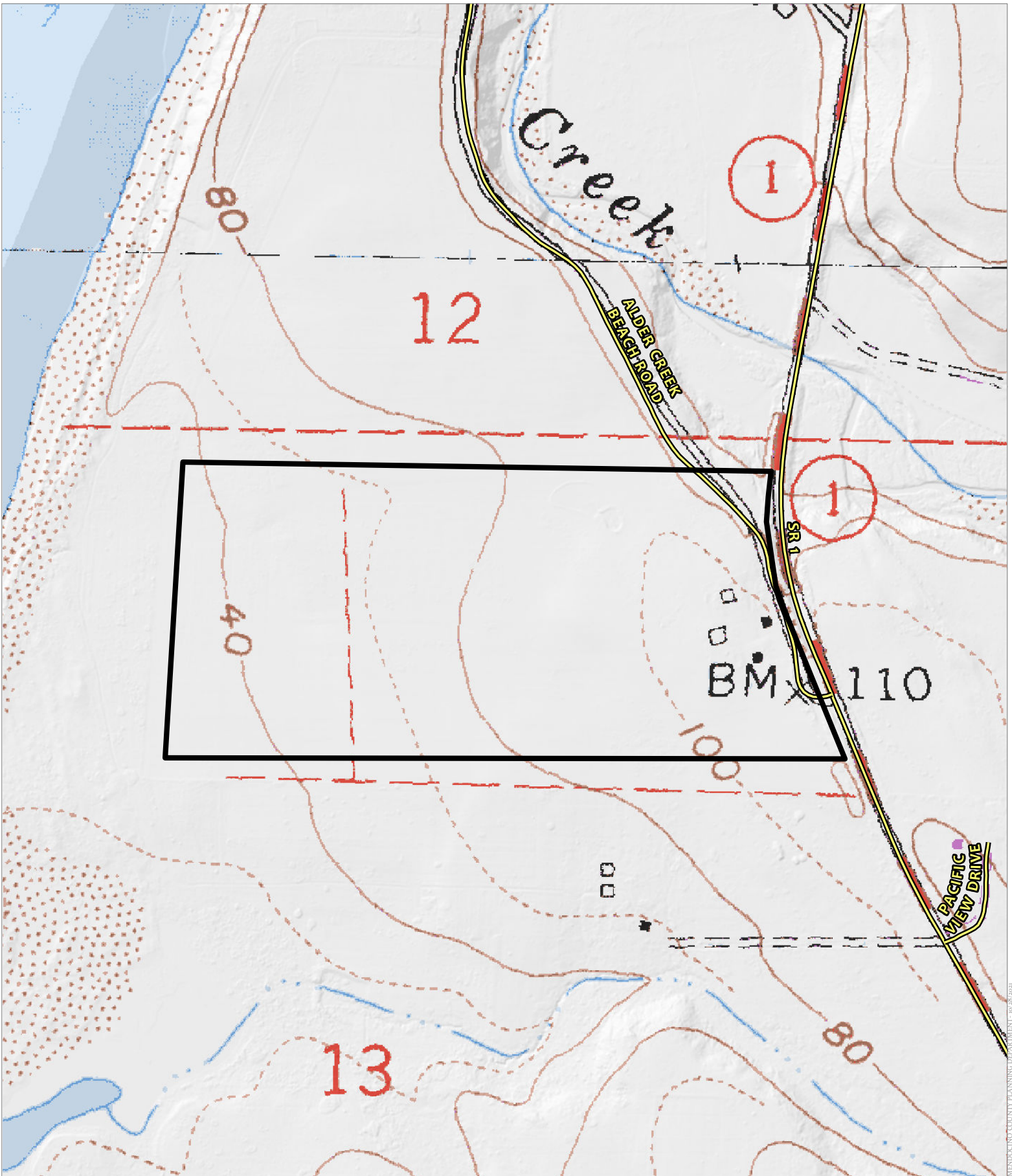
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/28/2024

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ADDRESS: 17500 S. Highway 1, Manchester


 Public Roads

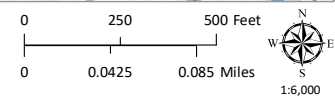


AERIAL IMAGERY



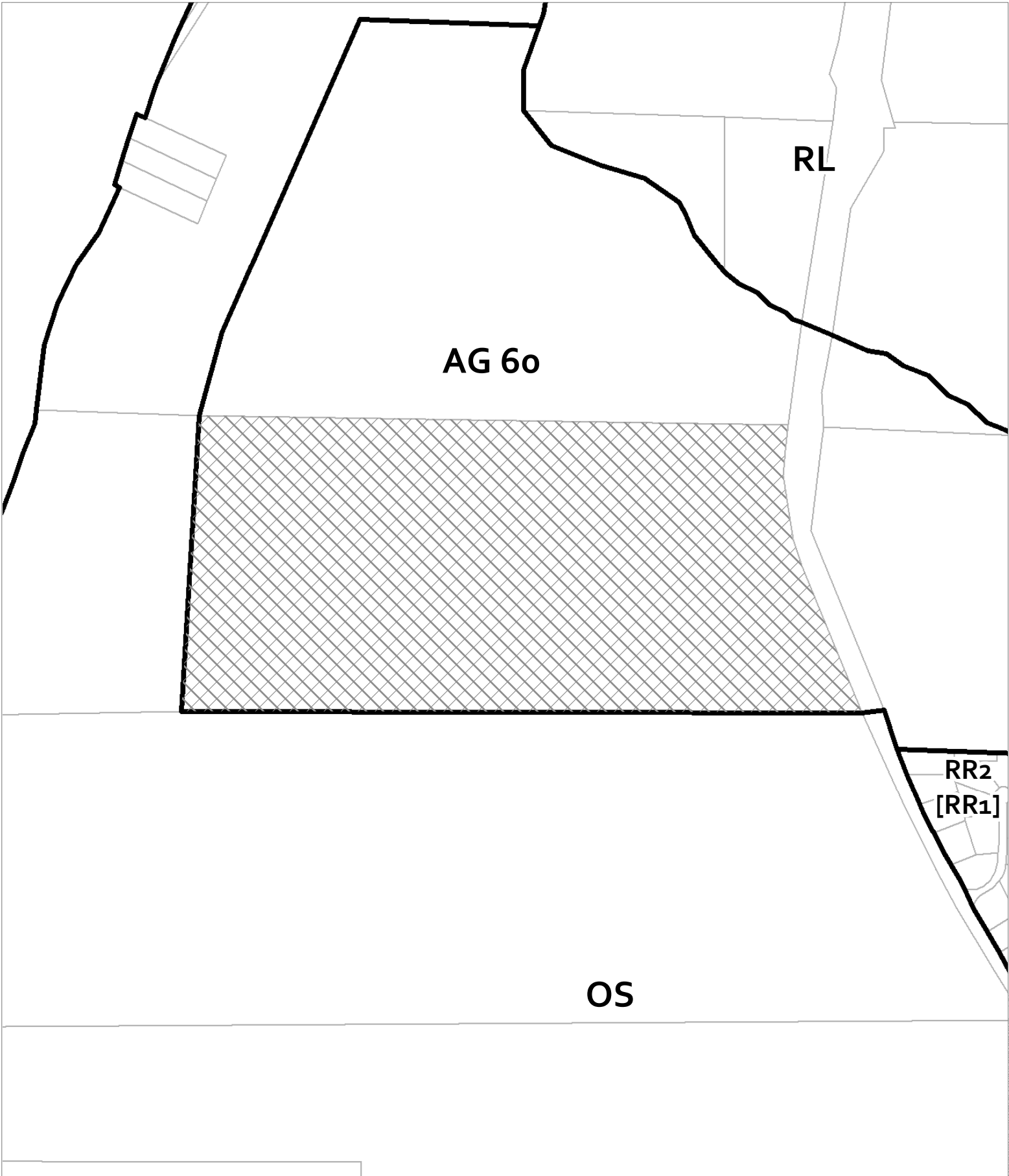
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 Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

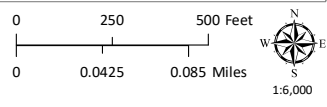
MENDOCINO COUNTY PLANNING DEPARTMENT - 01/28/2024



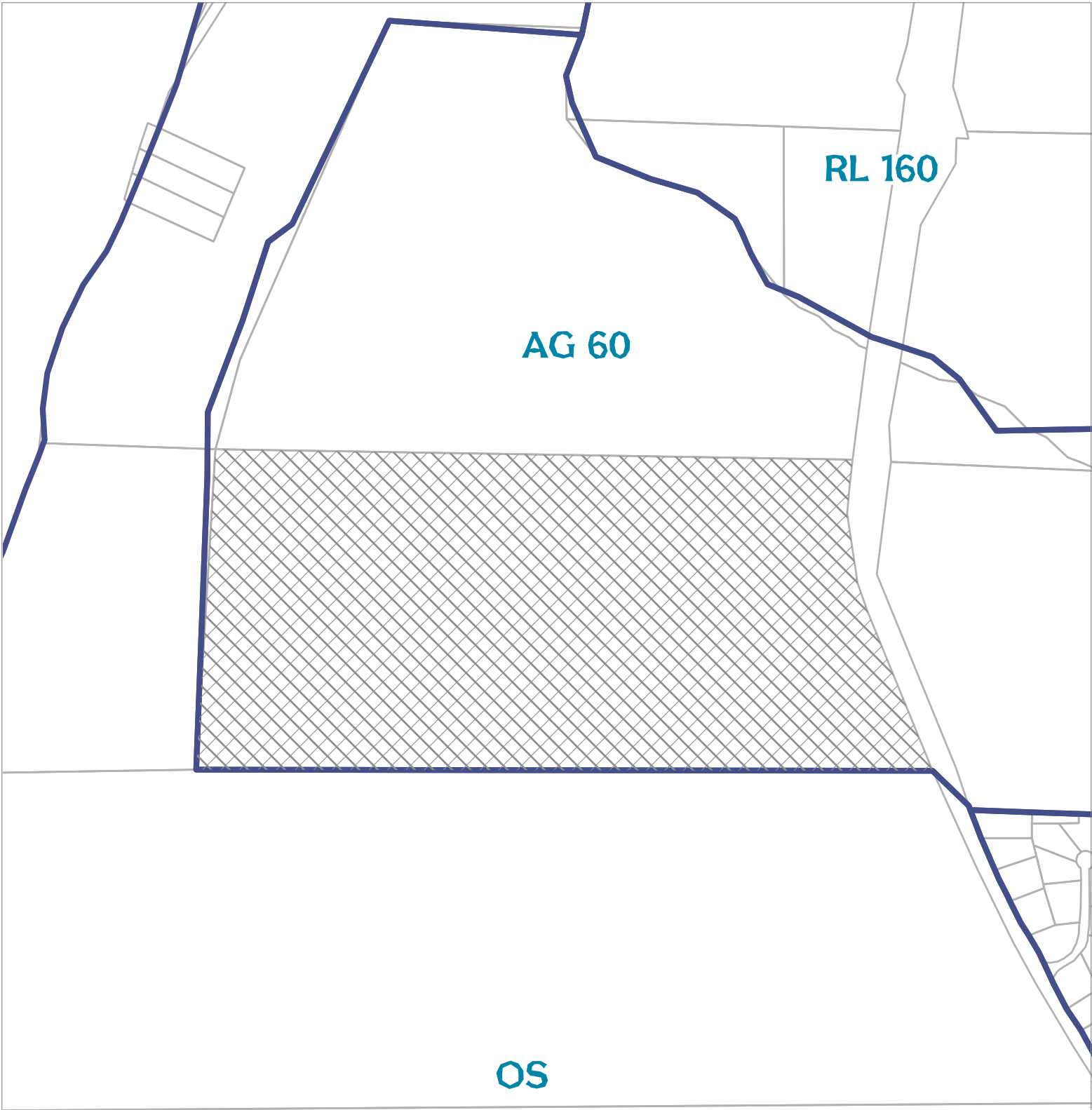
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2021

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 Zoning Districts

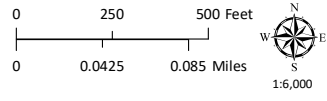


ZONING DISPLAY MAP



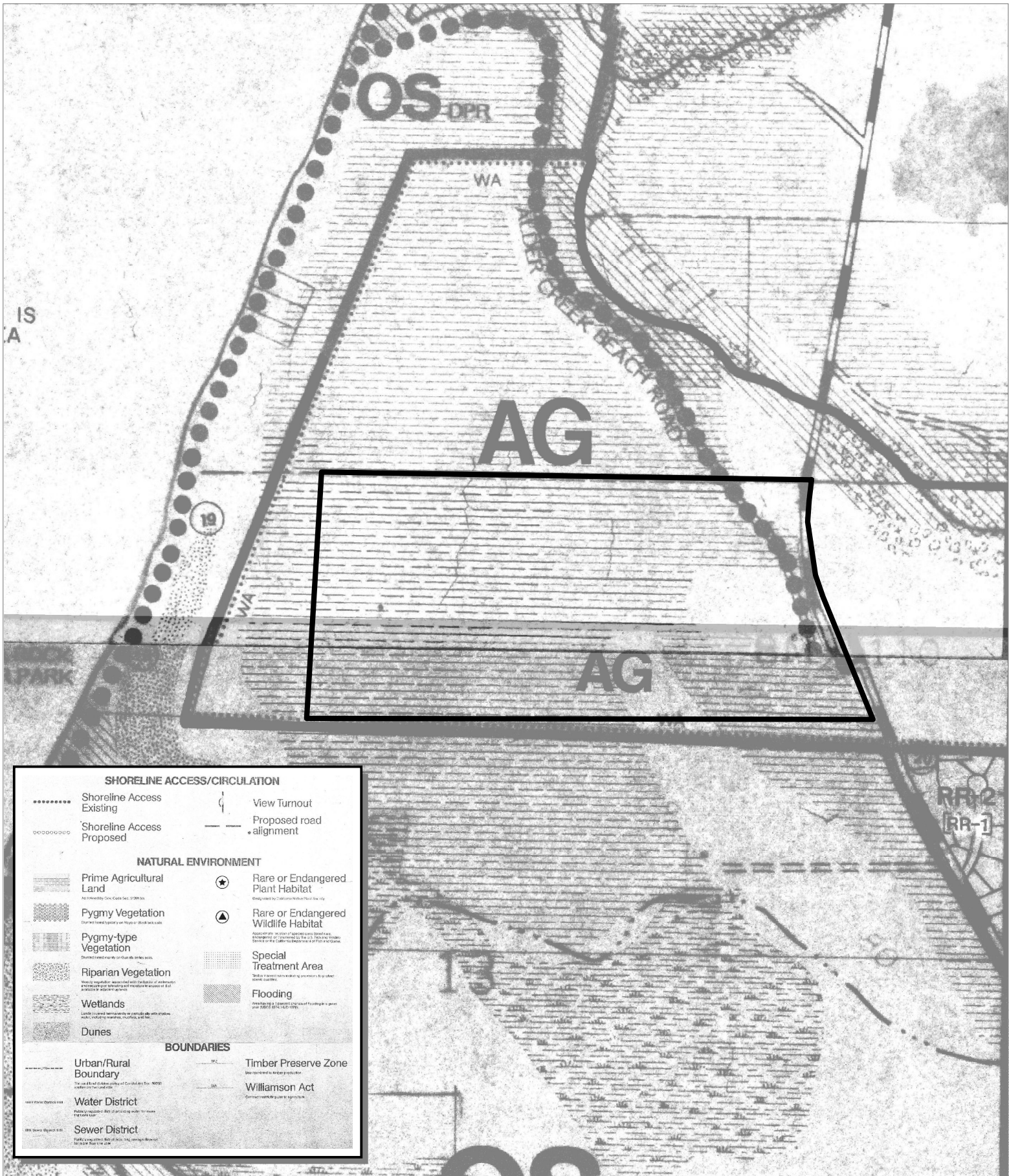
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2021



SHORELINE ACCESS/CIRCULATION

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

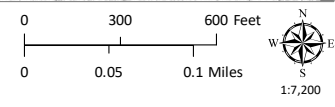
NATURAL ENVIRONMENT

- 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

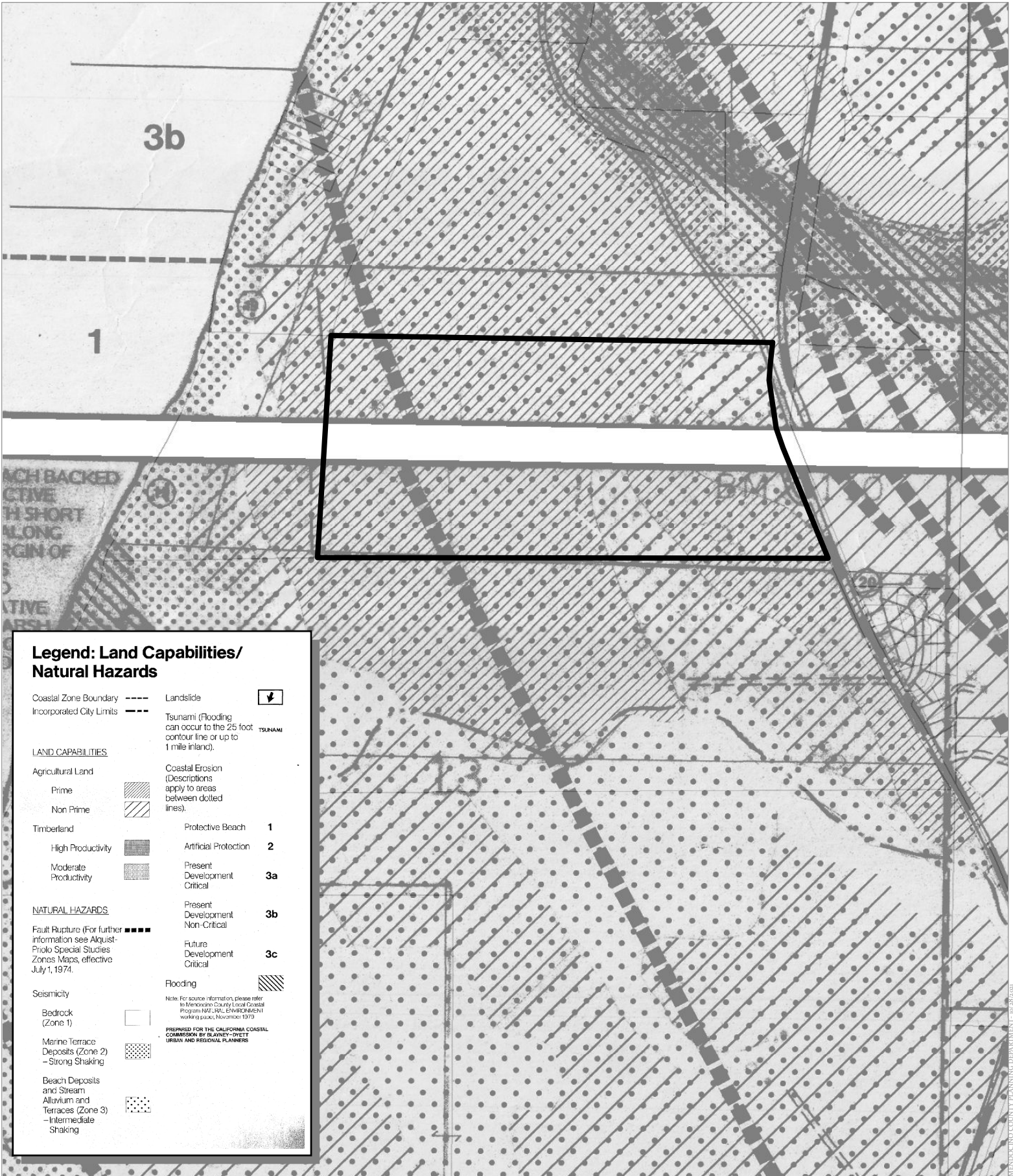
BOUNDARIES

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

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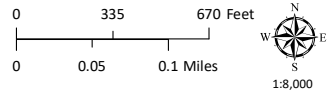
MANCHESTER COUNTY PLANNING DEPARTMENT - 11/27/2023

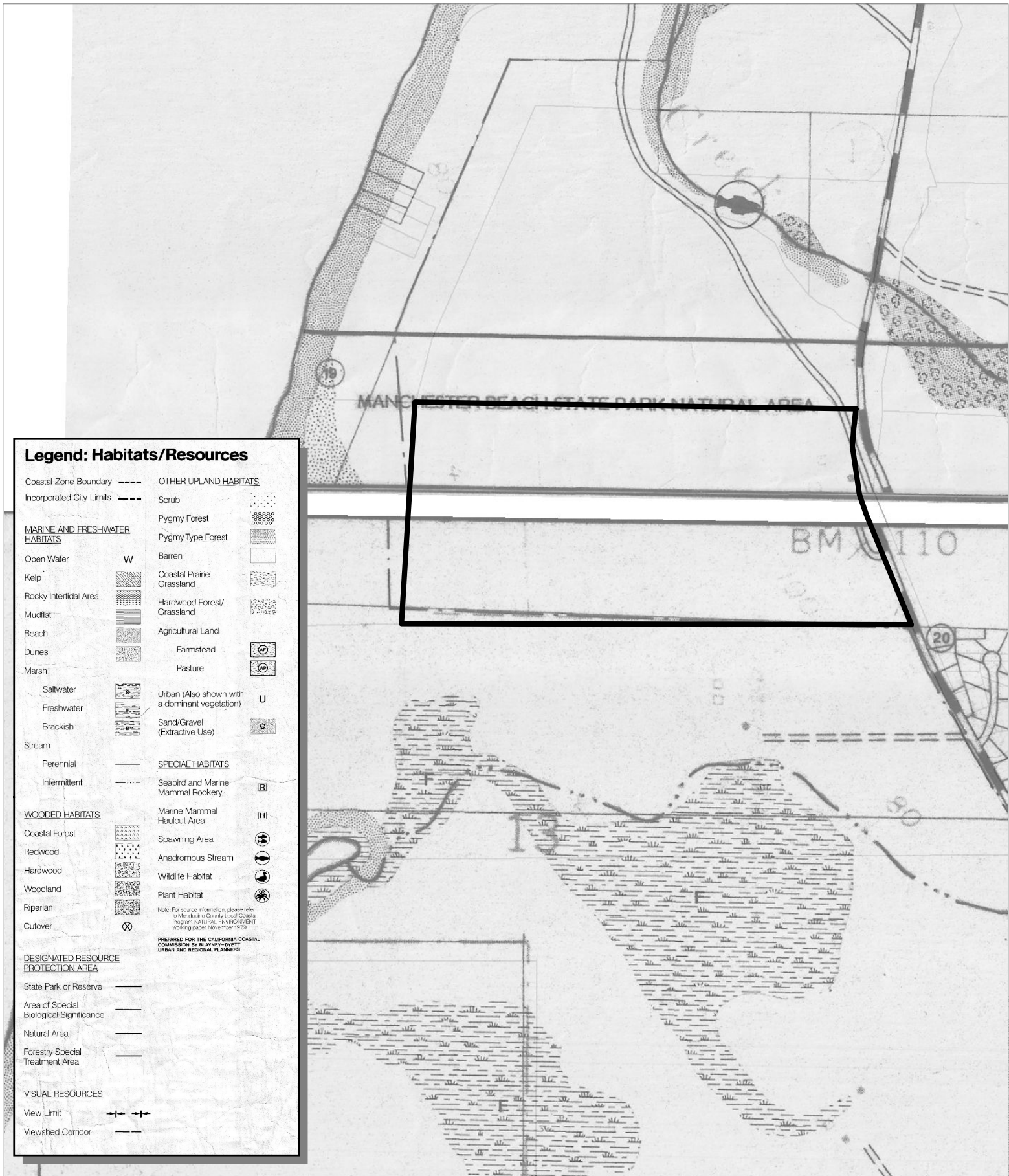


**Legend: Land Capabilities/
Natural Hazards**

- | | | | |
|---|------|---|-----------|
| Coastal Zone Boundary | ---- | Landslide | |
| Incorporated City Limits | ---- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | ---- | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small> | |
| Bedrock (Zone 1) | | <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLANDY-DRETT URBAN AND REGIONAL PLANNERS</small> | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

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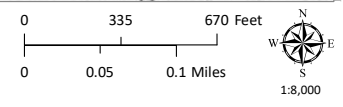
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Pattern]	Pygmy Type Forest
Rocky Intertidal Area	[Pattern]	Barren
Mudflat	[Pattern]	Coastal Prairie Grassland
Beach	[Pattern]	Hardwood Forest/Grassland
Dunes	[Pattern]	Agricultural Land
Marsh	[Pattern]	Farmstead
Saltwater	[Pattern]	Pasture
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)
Brackish	[Pattern]	Sand/Gravel (Extractive Use)
Stream		
Perennial	—	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest	[Pattern]	Marine Mammal Haulout Area
Redwood	[Pattern]	Spawning Area
Hardwood	[Pattern]	Anadromous Stream
Woodland	[Pattern]	Wildlife Habitat
Riparian	[Pattern]	Plant Habitat
Cutover	⊗	
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	---	

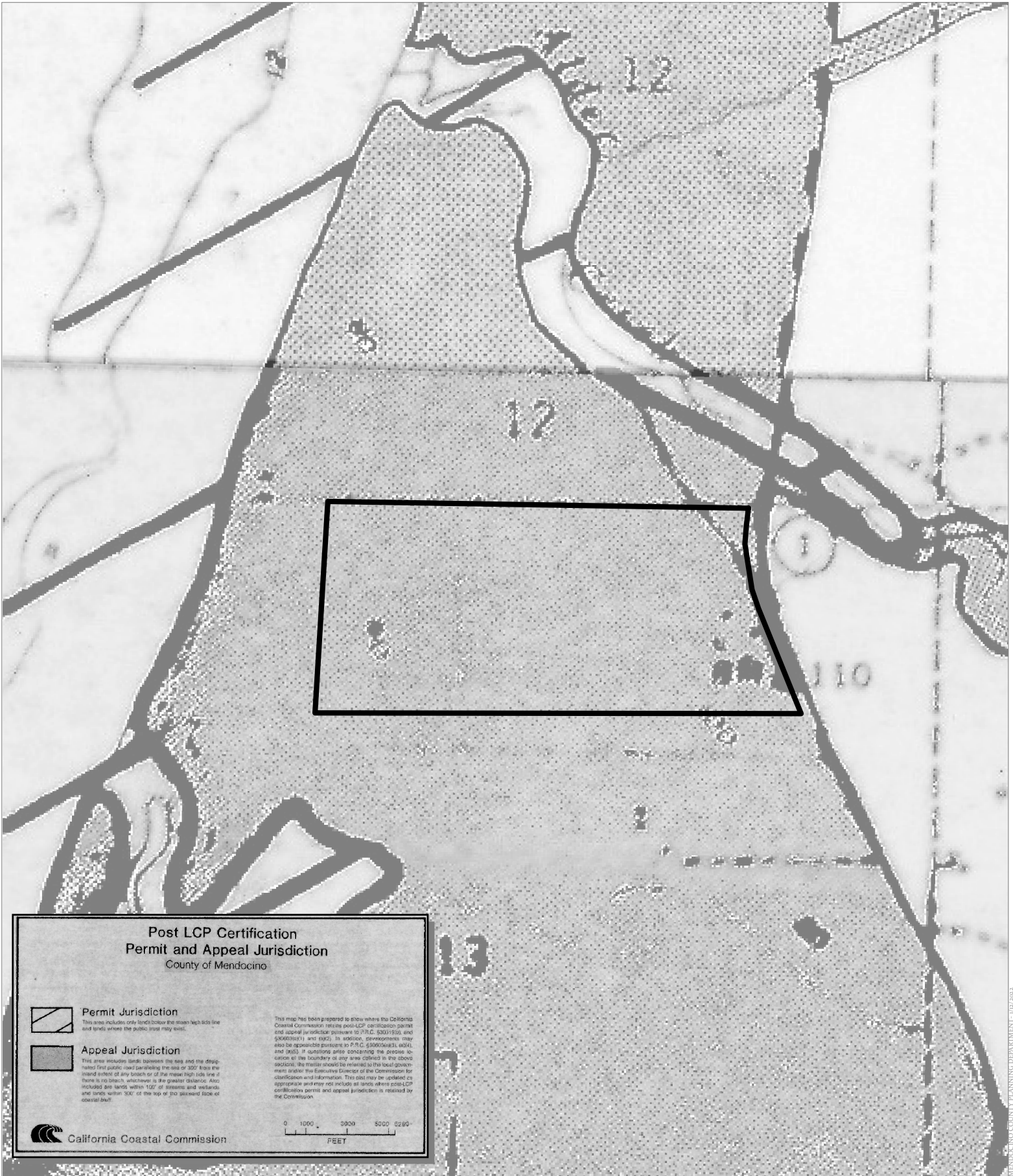
Note: For source information, please refer to Mendocino County Local Coastal Program (LCP) ENVIRONMENTAL WORKING PAPER, November 1979

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



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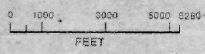
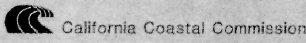
MENDOCINO COUNTY PLANNING DEPARTMENT - 07/28/2021



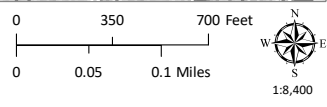
**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

-  **Permit Jurisdiction**
This area includes only lands below the mean high tides 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 500' of the top of the seaward slope of coastal bluff.

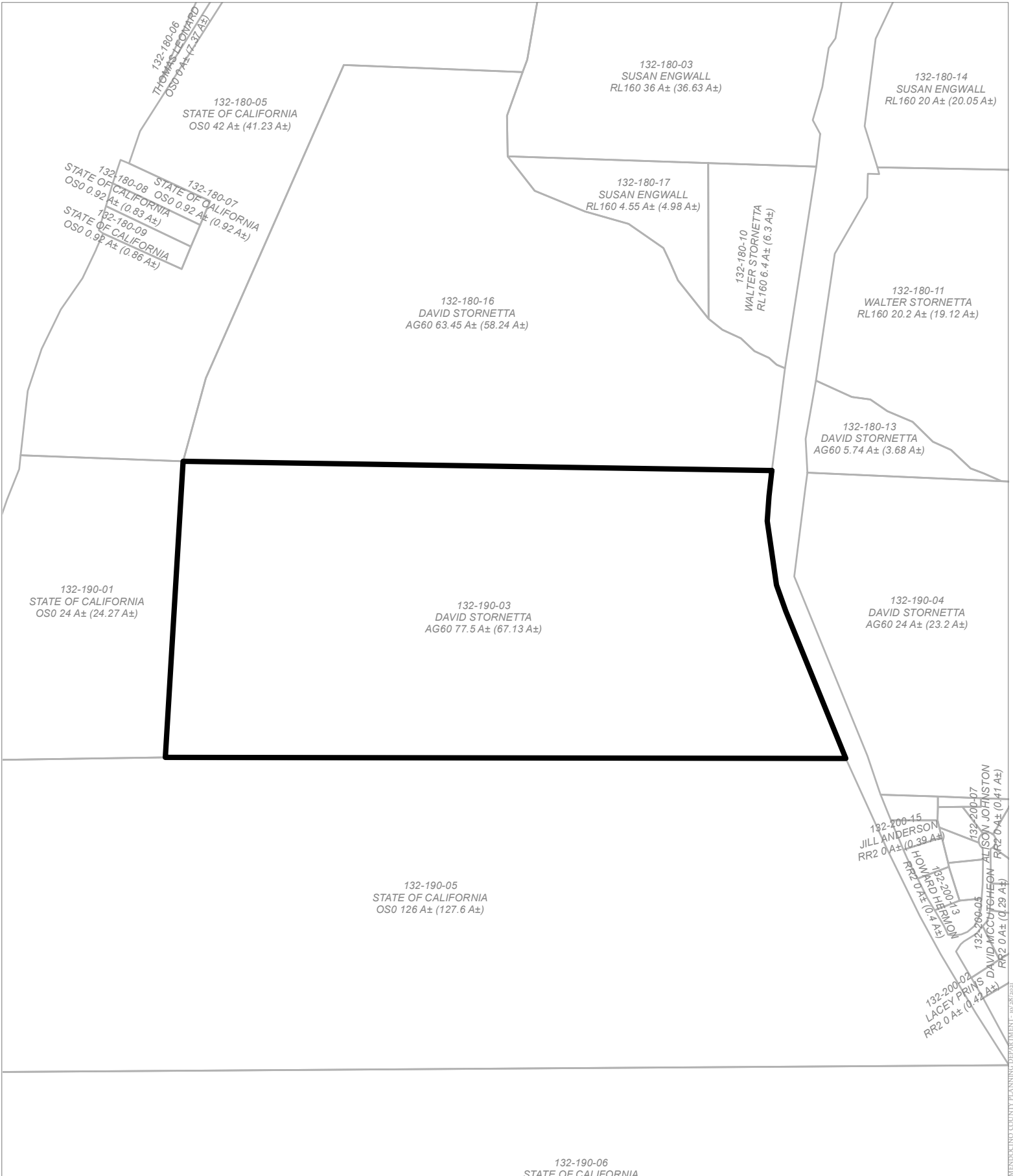
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.N.C. §30119.03, and §30603(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.N.C. §30603(a)(1), (a)(2), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government under 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.



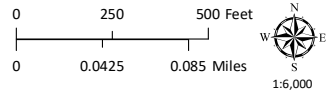
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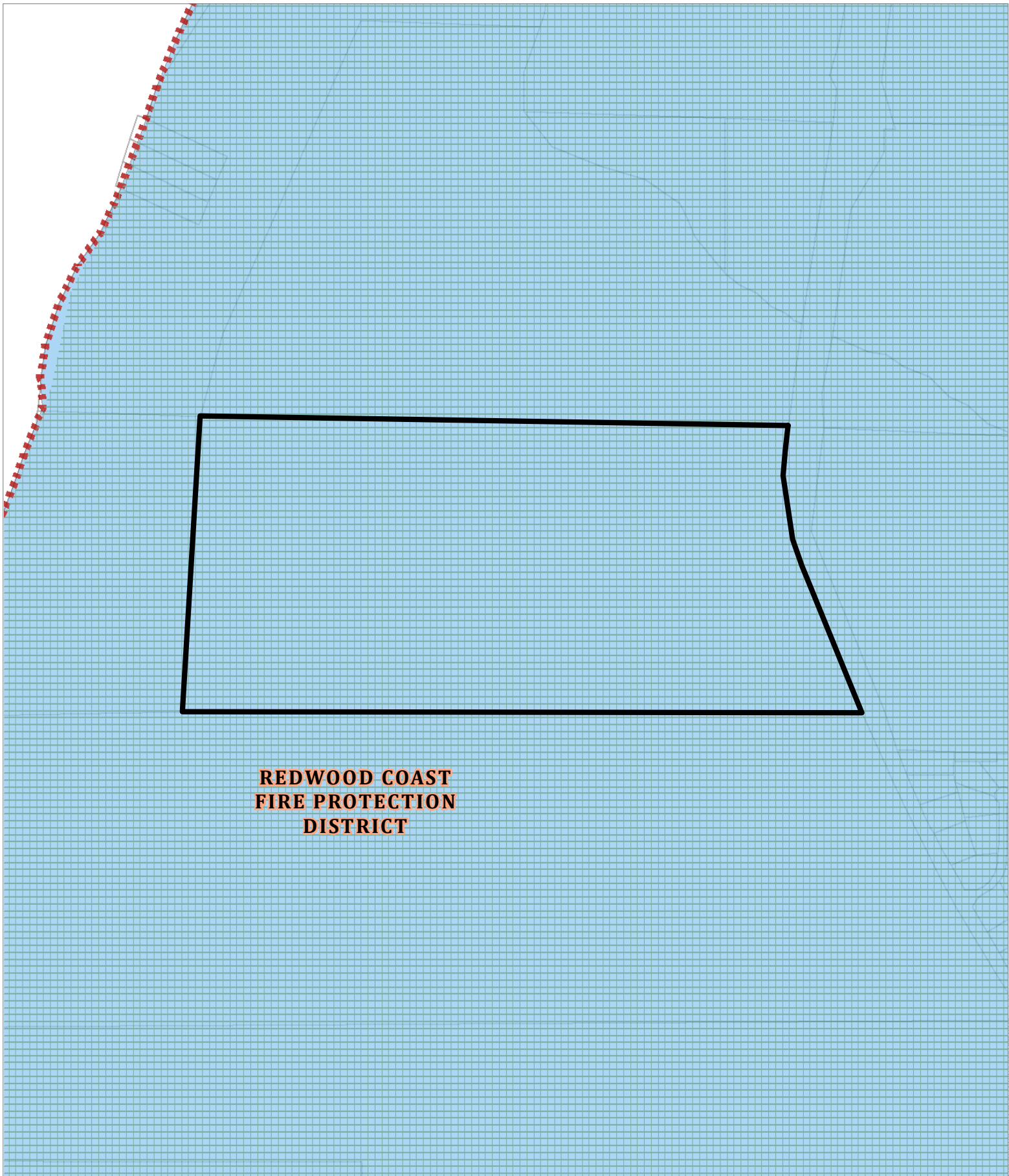
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023



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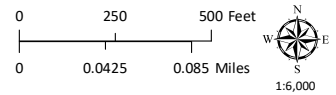
ADJACENT PARCELS



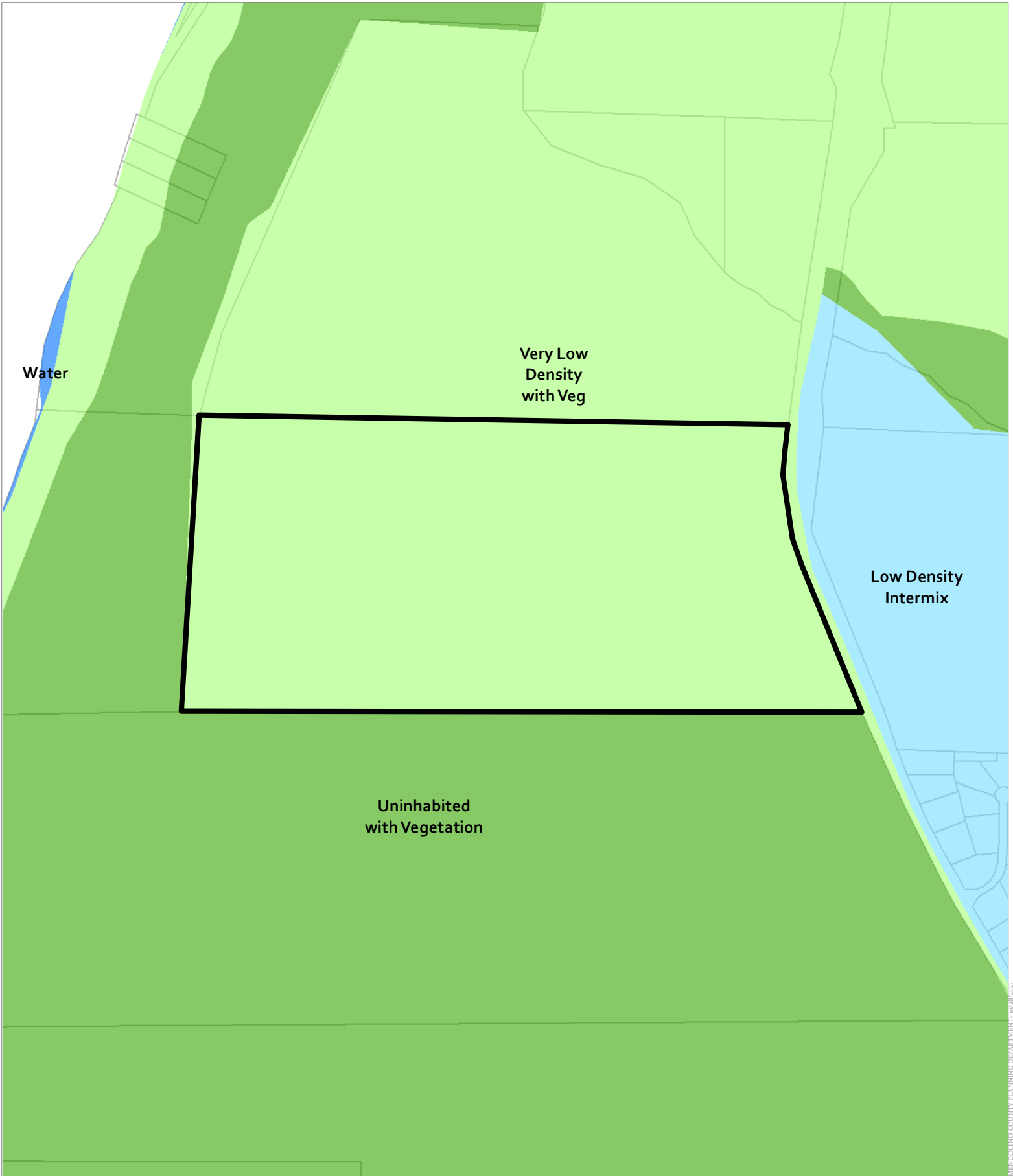
**REDWOOD COAST
FIRE PROTECTION
DISTRICT**

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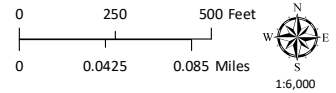
 Moderate Fire Hazard
 County Fire Districts



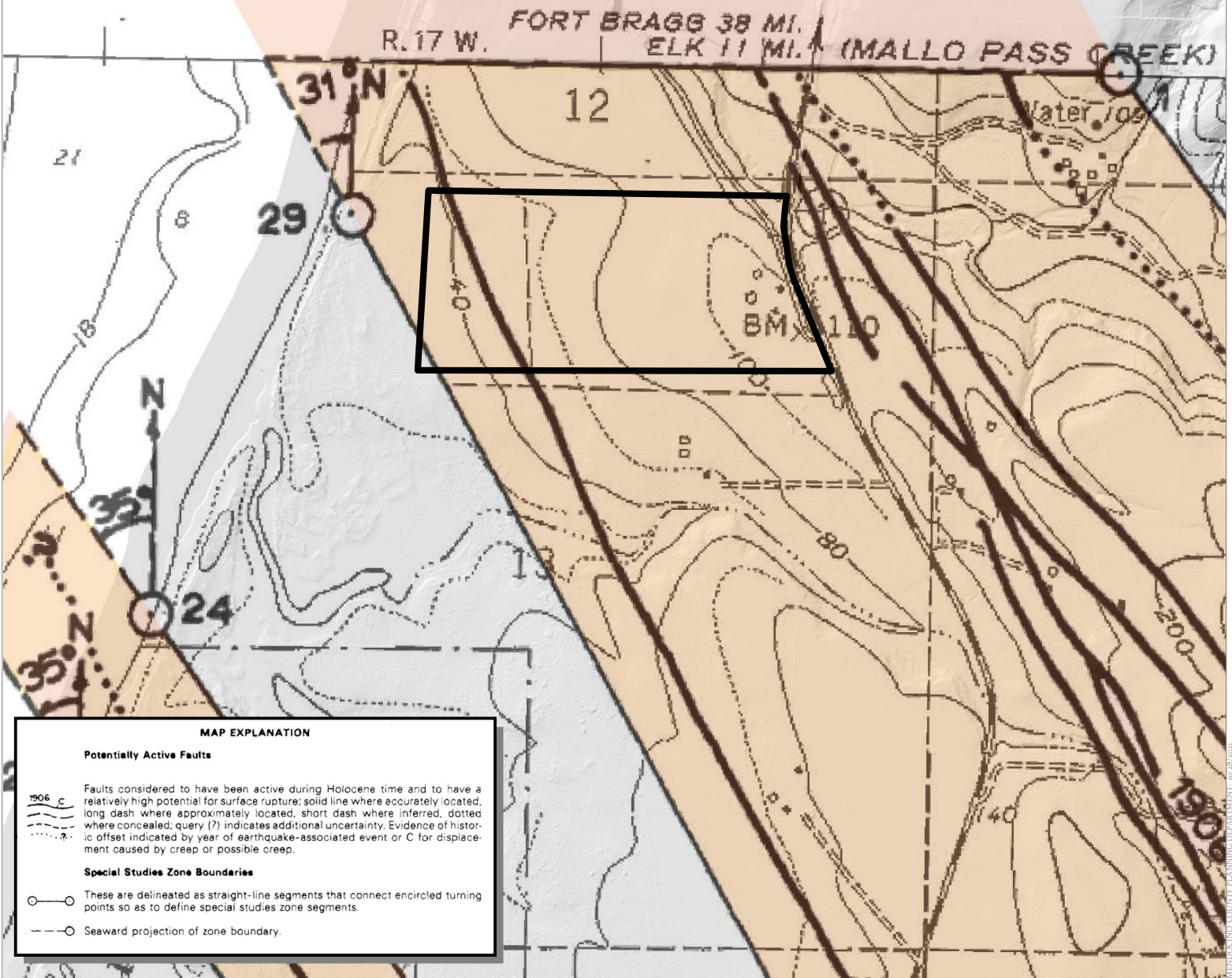
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



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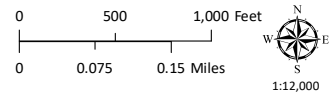


STATE OF CALIFORNIA
 THE RESOURCES AGENCY
 DEPARTMENT OF CONSERVATION

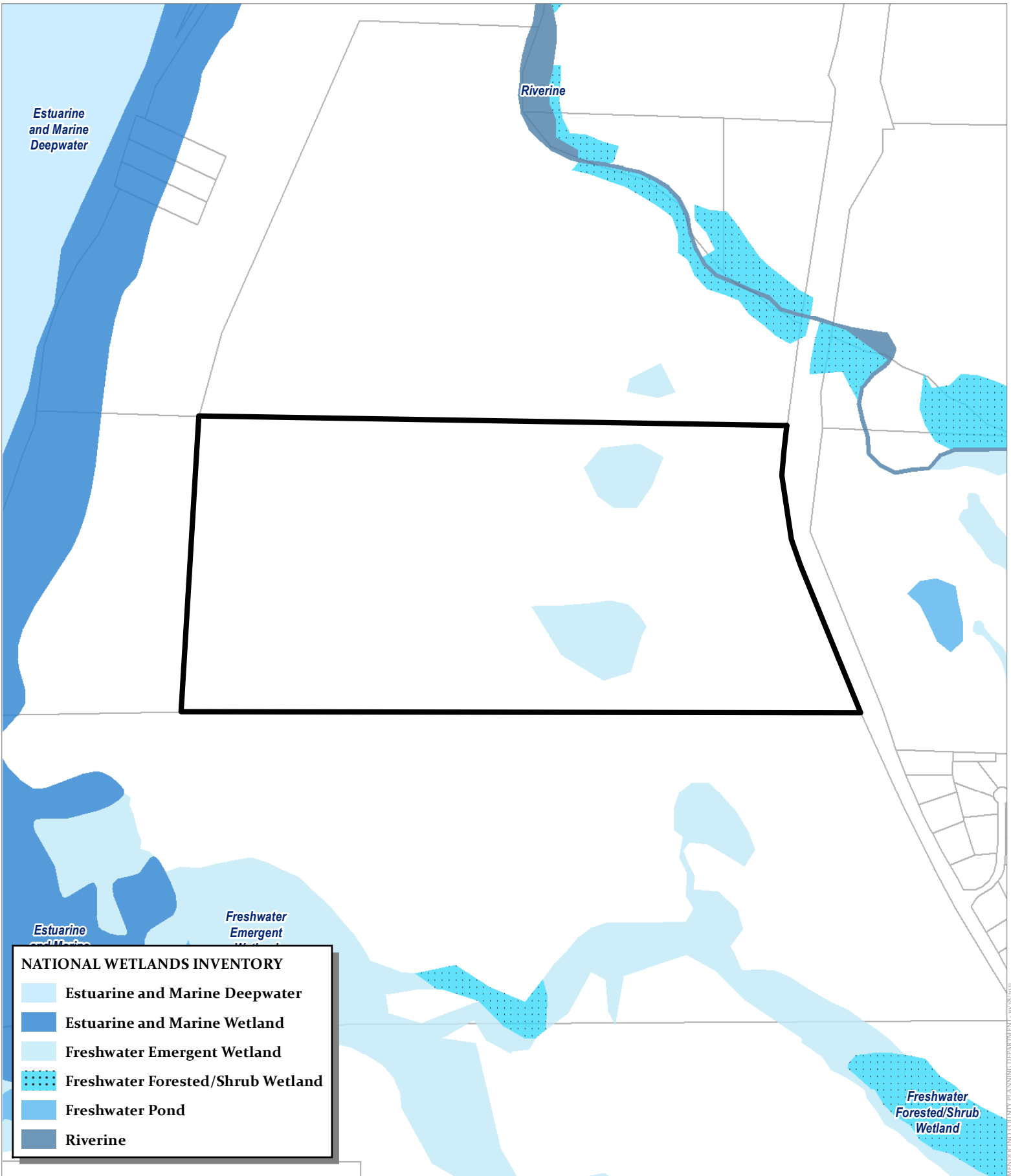


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 San Andreas Fault Zone



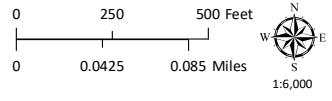
EARTHQUAKE HAZARD ZONES



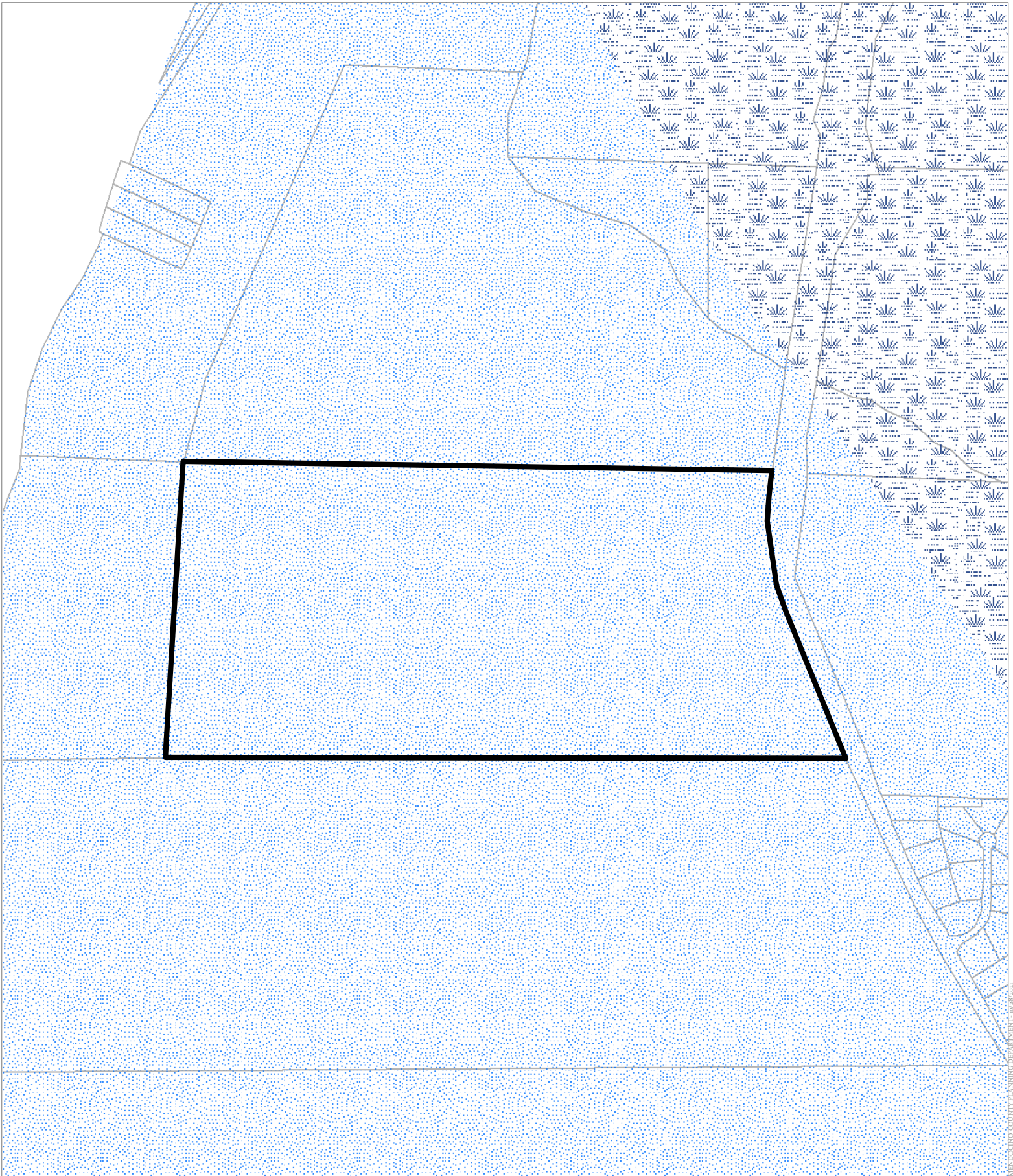
NATIONAL WETLANDS INVENTORY

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

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 AGENT: Superior Pump & Drilling
 ADDRESS: 17500 S. Highway 1, Manchester





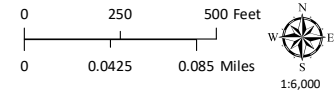
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2023



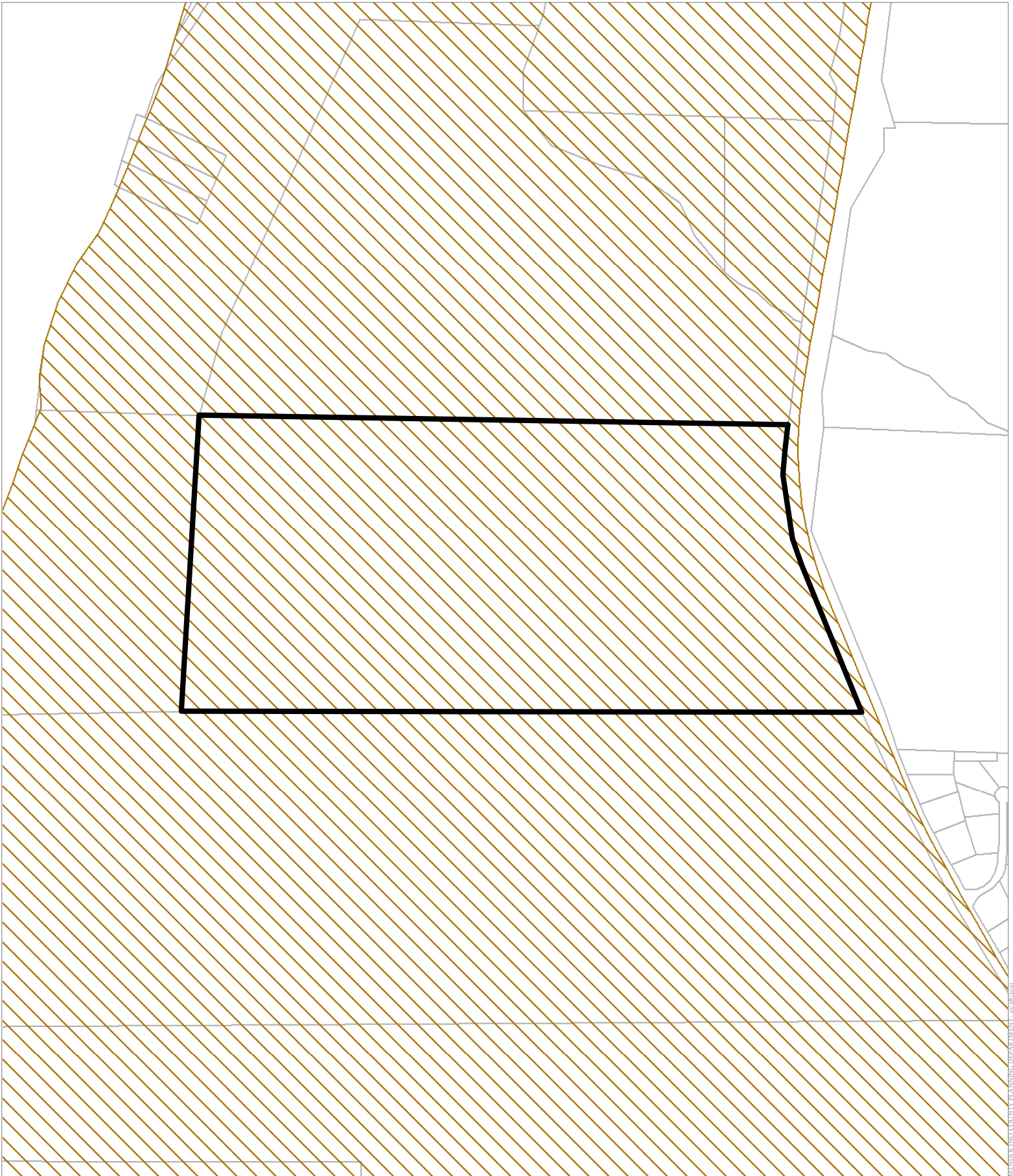
MERCED COUNTY PLANNING DEPARTMENT - 07/28/2022

CASE: CDP 2021-0048
 OWNER: STORNETTA, David & Kelly, ET AL
 APN: 132-190-03
 APLCT: Superior Pump & Drilling
 AGENT: Superior Pump & Drilling
 ADDRESS: 17500 S. Highway 1, Manchester

 Sufficient Water Resources
 Marginal Water Resources



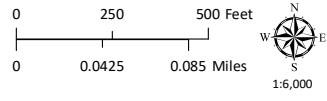
GROUND WATER RESOURCES



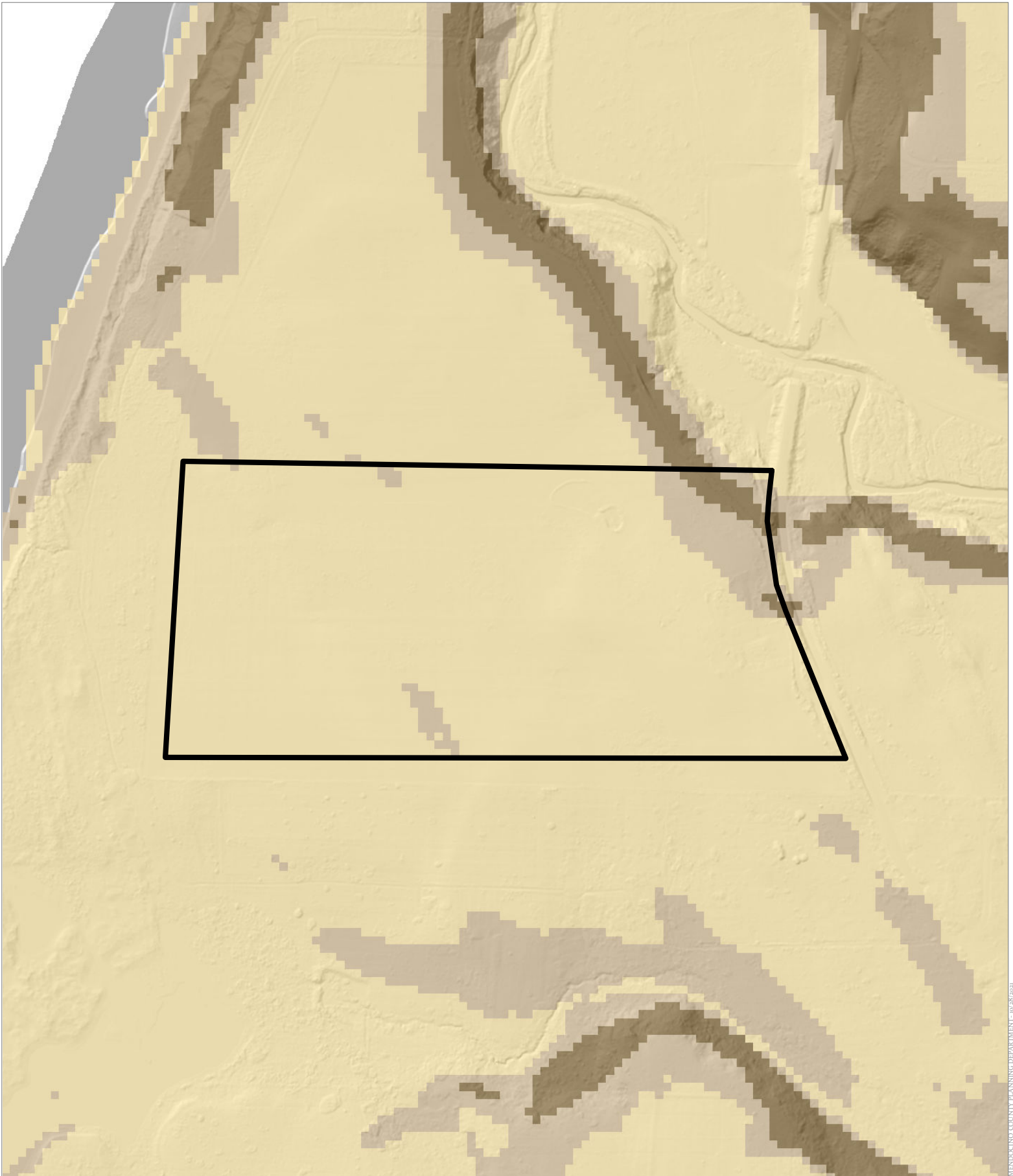
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/28/2024

CASE: CDP 2021-0048
OWNER: STORNETTA, David & Kelly, ET AL
APN: 132-190-03
APLCT: Superior Pump & Drilling
AGENT: Superior Pump & Drilling
ADDRESS: 17500 S. Highway 1, Manchester

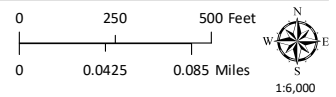
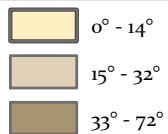
 Highly Scenic Area



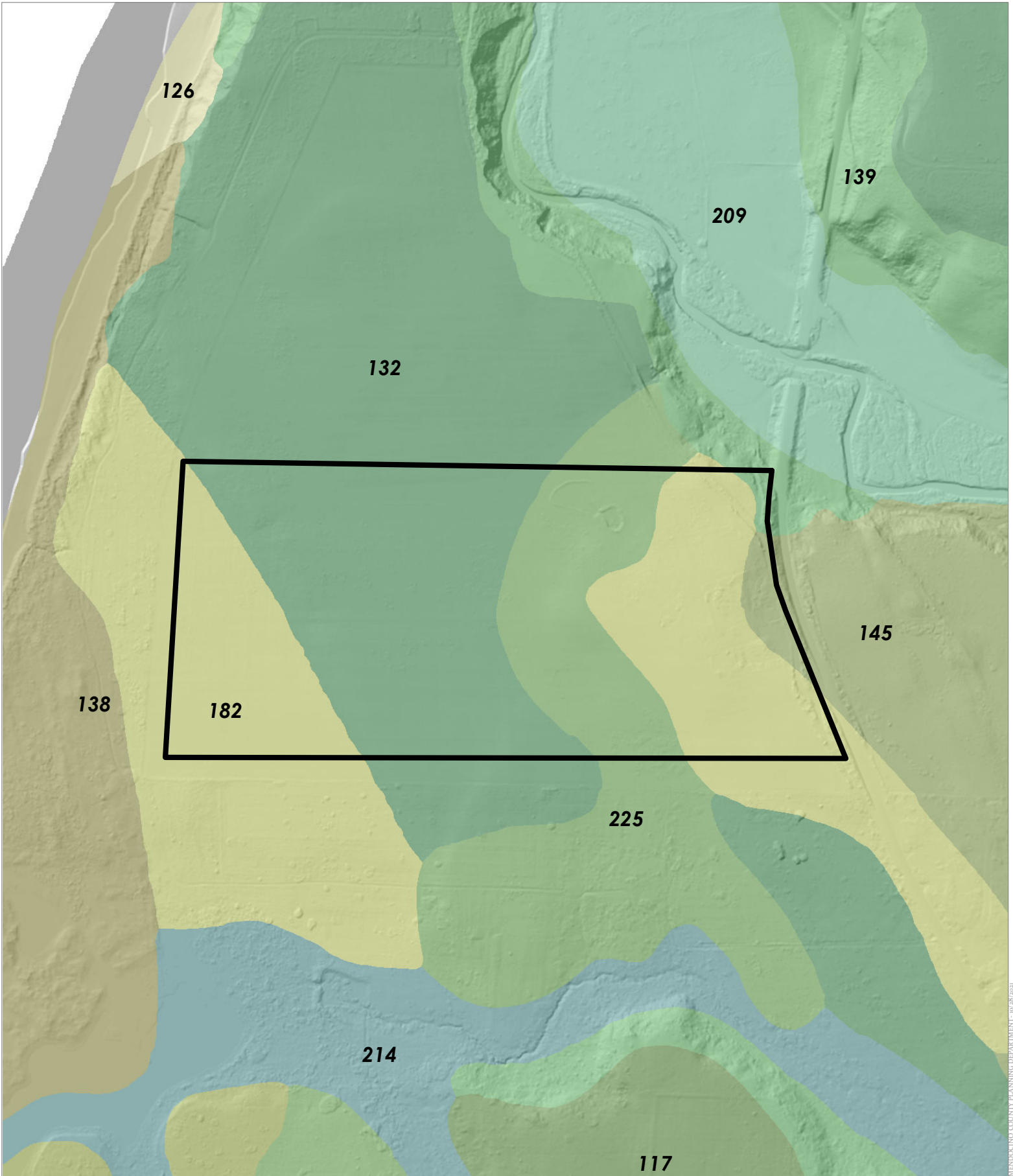
HIGHLY SCENIC & TREE REMOVAL AREAS



CASE: CDP 2021-0048
OWNER: STORNETTA, David & Kelly, ET AL
APN: 132-190-03
APLCT: Superior Pump & Drilling
AGENT: Superior Pump & Drilling
ADDRESS: 17500 S. Highway 1, Manchester

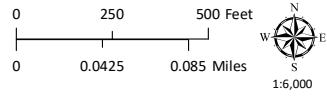


ESTIMATED SLOPE



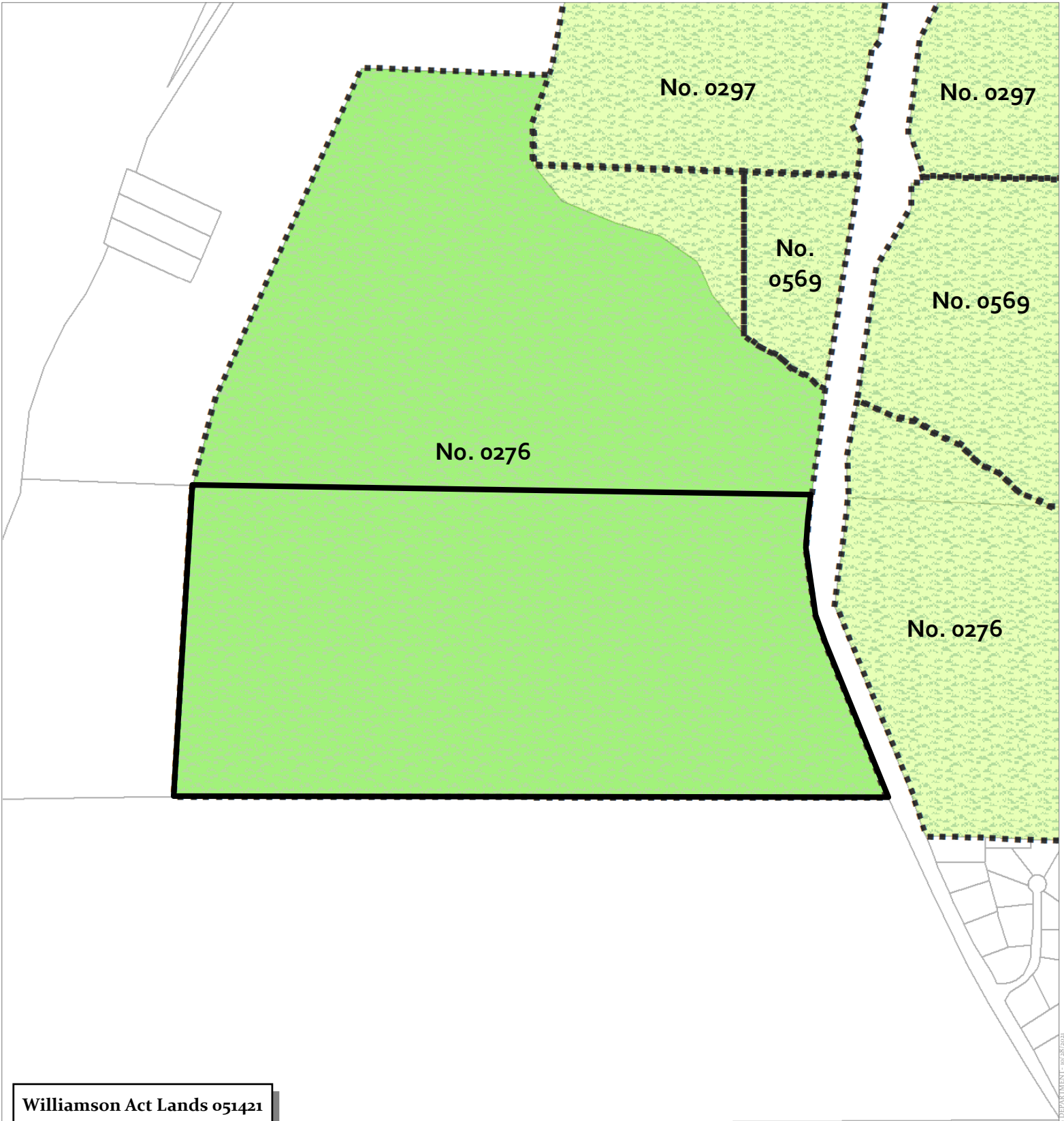
CASE: CDP 2021-0048
 OWNER: STORNETTA, David & Kelly, ET AL
 APN: 132-190-03
 APLCT: Superior Pump & Drilling
 AGENT: Superior Pump & Drilling
 ADDRESS: 17500 S. Highway 1, Manchester

 Bishop Pine





WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2023

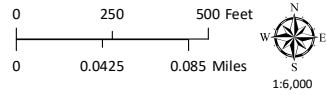


Williamson Act Lands 051421

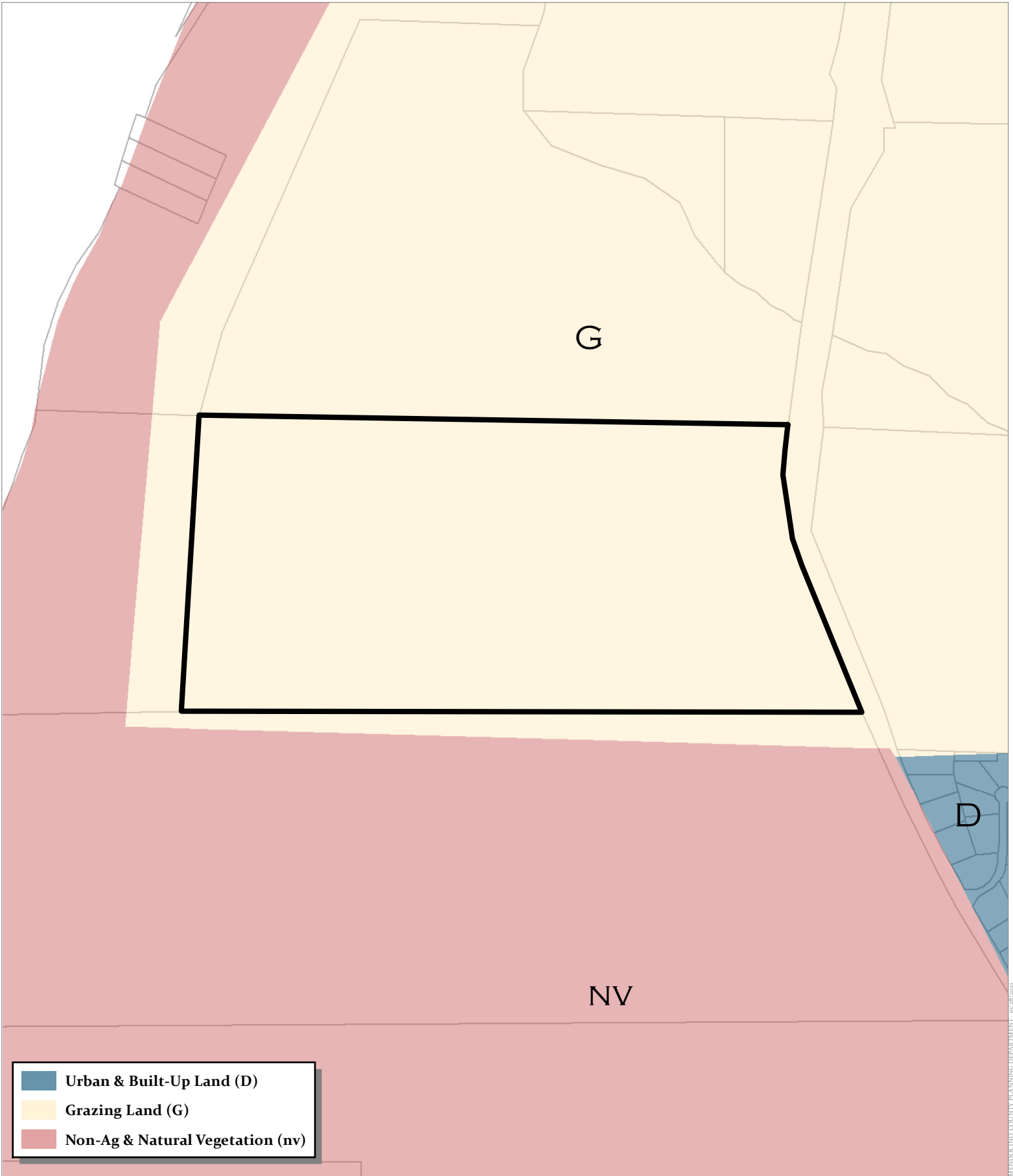
TYPE

-  NonPrime
-  Prime

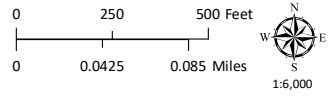
 Contract Boundaries

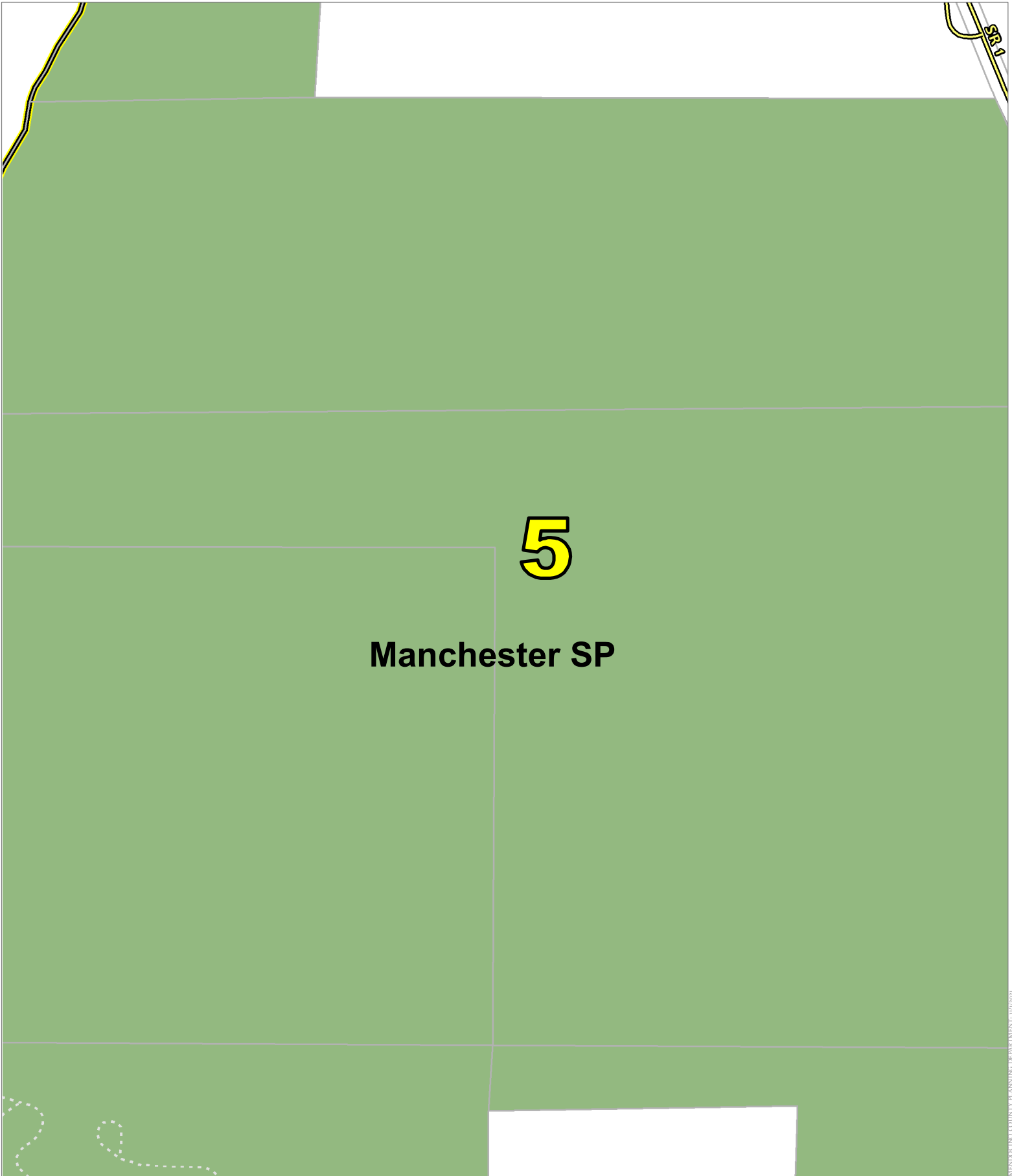


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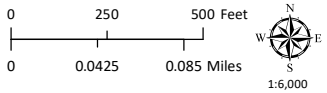


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Manchester SP

CASE: CDP 2021-0048
OWNER: STORNETTA, David & Kelly, ET AL
APN: 132-190-03
APLCT: Superior Pump & Drilling
AGENT: Superior Pump & Drilling
ADDRESS: 17500 S. Highway 1, Manchester

-  Public Roads
-  Supervisorial Districts 2010
-  State Parks



MISCELLANEOUS