



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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July 20, 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, August 11, 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](mailto:pbscommissions@mendocinocounty.org) or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page at, <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** CDP\_2021-0048

**DATE FILED:** 10/27/2021

**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.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.8± miles northwest of Manchester Town center, lying on the west side of State Route 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

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](mailto:pbscommissions@mendocinocounty.org) no later than August 10, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org), or telecomment, in lieu of personal attendance.

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.

**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.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's 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.

JULIA KROG, Director of Planning and Building Services



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

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**AUGUST 11, 2022  
CDP\_2021-0048**

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**SUMMARY**

**OWNER:** 17500 SOUTH HIGHWAY 1 LLC  
115 N. RESH STREET  
ANAHEIM, CA 92805

**APPLICANT/ AGENT:** SUPERIOR PUMP SERVICE  
1251 N. MAIN ST  
FORT BRAGG, CA 95437

**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 State Route 1 (SR 1) at its intersection with Alder Creek Beach Road (CR 515), located at 17500 South Hwy 1; APN: 132-190-03.

**TOTAL ACREAGE:** 77.5± Acres

**GENERAL PLAN:** Agricultural (AG-60)

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

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**APPEALABLE:** Yes, Appeal Jurisdiction

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** STEVEN SWITZER

**BACKGROUND**

**PROJECT DESCRIPTION:** Standard Coastal Development Permit for a replacement well to support the existing development on the parcel. The proposed replacement well will sustain the parcel's water usage that the existing well can no longer support.

**APPLICANT'S STATEMENT:** *"Propose to drill new production well as replacement. Existing water source is insufficient. The proposed well locations are outside of wetlands and outside of PAMB habitat. There are no residential dwellings within the 300 feet of proposed sites. State of California owns the property to the south which is within 300 feet of proposed location. There is no mailing address listed on county site. Proposed location will not be visible from Hwy nor the beach due to many existing structures, the topography of the parcel and the 18-inch height of the well casing. Should it be required by the Environmental Health department, see through field fencing matching what is existing, will be place around well head to ensure 100 area safe from any possible future livestock. Current owner does not own livestock."*

**RELATED APPLICATIONS ON-SITE:**

- **BF 2008-0797** –Electrical Panel
- **BF 1994-0459** –Electrical Panel

**SITE CHARACTERISTICS:** The subject parcel is in the Coastal Zone just 1.8± miles northwest of Manchester and 1000± feet east of the Pacific Ocean.<sup>1</sup> Alder Creek Beach Road (CR 515) provides access to said parcel. The subject and adjacent parcels to the north and east are zoned Agricultural, while the adjacent parcels to the south and west are zoned Open Space housing Manchester Beach State Park.<sup>2</sup> The 77.5± acre parcel is classified as grazing land with the following development: two residences, multiple barns, sheds, driveway, and on-site septic.<sup>3</sup> An existing well serves the water needs of the site and electricity is provided through a utility company. The western portion of the property is clear of development and features a coastal grassland. Vegetation on the parcel includes planted hedgerows, non-native grassland/grazing fields, landscaped areas, swaths of blackberry bramble and poison oak, and patches of Douglas iris and poison hemlock. The parcel is mapped as moderate fire hazard and is part of the Redwood Coast Fire Protection District.<sup>4</sup> Land capabilities and natural hazards of the property are Prime Agricultural Land with underlying Marine Terrace Deposits (Zone 2) subject to strong shaking.<sup>5</sup> The San Andreas Fault Zone encompasses the property and nearby surroundings with the fault rupture transecting the parcel. The proposed well site is located 500± feet from the nearest structure and 250± feet from the nearest side yard.

**SURROUNDING LAND USE AND ZONING:**

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

**PUBLIC SERVICES:**

Access: Alder Creek Beach Road (CR 515)  
 Fire District: Redwood Coast Fire Protection District  
 Water District: **NONE:** Private Well  
 Sewer District: **NONE:** Septic On-Site  
 School District: Manchester Union Elementary

**AGENCY COMMENTS:** On January 18, 2022, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments is listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Planning (FB)	No Comment
Department of Transportation	No Comment
Environmental Health (FB)	No Response
Building Inspection (FB)	No Comment
Assessor	No Response
Farm Advisor	No Comment
Agriculture Commissioner	No Comment
Archaeological Commission	Comments
Sonoma State University	Comments

<sup>1</sup> Location Map  
<sup>2</sup> Zoning Display Map  
<sup>3</sup> Farmland Classifications  
<sup>4</sup> Fire Hazard Zones Map  
<sup>5</sup> LCP Land Capabilities & Natural Hazards Map

Resource Lands Protection Committee	No Response
Native Plant Society	No Comment
CALFIRE (Land Use)	No Response
CALFIRE (Resource Management)	No Response
US Fish and Wildlife	Comments
Coastal Commission	No Response
Regional Water Quality Control Board	No Response
State Clearinghouse	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Redwood Coast Fire Protection District	No Response

**KEY ISSUES**

**LOCAL COASTAL PROGRAM CONSISTENCY:**

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

**LAND USE:** The proposed development of the replacement well is located on a parcel within the boundaries of the Local Coastal Program (LCP).<sup>6</sup> The parcel is designated under Mendocino County General Plan Chapter 7: Coastal Element, Chapter 2: The Land Use Plan, Section 2.2 –Agricultural (AG-60)<sup>7</sup>. The Agricultural classification intends:

*...to be applied to lands which are suited for and are appropriately retained for production of crops. The classification should include lands presently under Type I Agricultural Preserve contracts, lands having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to crop production. Prime and non-prime lands and existing Agricultural Preserves are included. Reconsolidation of agricultural parcels into larger units shall be encouraged, especially where prime soils exist or where there are larger parcels that would be more likely to support agriculture. Encouragement shall consist of the following: A positive effort by the County of Mendocino to provide information, explaining the advantages of reconsolidation (i.e. increased agricultural potential and possible tax advantages).*

*Principal Permitted Use: Agricultural uses; including one single family dwelling unit and associated utilities; the processing and sale of agricultural products and home occupations. (MCGP, Ch. 7 Coastal Element, Ch. 2.2 –Agricultural)*

Currently, the parcel is under a Type I Agricultural Preserve contract (Ag Preserve Number: 0276). The proposed project does not intend to alter the existing agricultural use present on the parcel. The proposed development of the replacement well is consistent with the principally permitted uses and its associated utilities under the Agricultural Land Use Classification.

<sup>6</sup> LCP Land Use Map: Mallo Pass Creek; Manchester

<sup>7</sup> General Plan Map

**ZONING:** The parcel is located within an Agricultural District (AG-60) and a Seismic Study Combining District (SS).<sup>8</sup> The intent of the AG-60 district is as follows:

*... to encompass lands within the Coastal Zone which are suited for and appropriate for retention in agricultural uses including lands presently under Type 1 Agricultural Preserve contracts, lands having present or future potential for significant agricultural production and contiguous or intermixed smaller parcels on which noncompatible uses could jeopardize adjacent agricultural lands. (MCC, Title 20, Division II, Ch. 20.356)*

The proposed development of the replacement well is consistent with the principally permitted uses under the AG-60 Zoning District. Pursuant with Chapter 22.08 of Mendocino County Code, the parcel is subject to the California Land Conservation Act of 1965 (Williamson Act) and designated as Agricultural Preserve Number: 0276 to preserve a limited supply of prime agricultural land necessary for the State's economic resources.<sup>9</sup> As currently proposed, the project will not have an impact on the agricultural viability of the land or conflict with the uses within the AG-60 Zoning District.

The maximum building height allowed in the AG-60 District is 18 feet above natural grade for Highly Scenic Areas west of Highway 1 unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures. Considering the maximum height of the replacement well and its corresponding well house, 2± feet tall as supplied on the application, the project would comply with the maximum building height requirement. The project, as proposed, would not exceed the maximum allowed lot coverage of 10 percent for parcels over 5 acres in size located within an AG-60 District.

Section 20.432.010 provides further direction on County practices and standards for parcels located in a SS Combining District. General Provisions and Regulations for the SS Combining District are as follows:

*Development of parcels within the "SS" Coastal Seismic Study Combining District shall be subject to the regulations set forth in Chapter 7.5, Division 2 of the California Public Resources Code. (MCC, Title 20, Division II, Ch. 20.432)*

Chapter 7.5 of Division 2 of the California Public Resources Code, commonly known as the Alquist-Priolo Earthquake Fault Zoning Act, provides polices and criteria to assist agencies with exercising their responsibility to prohibit development across the trace of active faults. Pursuant with California Public Resources Code Section 2621.7(b) and (c) the proposed development of the replacement well shall not be subject to the polices of the Alquist-Priolo Act with the exception to Section 2621.9 that requires disclosure of property located within a delineated earthquake fault zone to any prospective transferee.

As currently proposed, the replacement well complies with the standards of the SS Combining District and those prescribed in California Public Resources Code. Any future development that may occur on the parcel may be subject to the general provisions and regulations set forth in Chapter 7.5, Division 2 of the California Public Resources Code.

The Hazards Management section of this report contains further discussion on the parcel's location in the San Andreas Fault Zone.

**VISUAL RESOURCE AND SPECIAL TREATMENT AREAS:** The project site is mapped within a Highly Scenic Area.<sup>10</sup> The purpose of Visual Resource and Special Treatment Areas are to:

*...ensure that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible*

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<sup>8</sup> Zoning Display Map

<sup>9</sup> MCC, Title 22, Ch. 22.08

<sup>10</sup> Highly Scenic & Tree Removal Areas Map

with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. (*MCC, Title 20, Division II, Sec. 20.504.010*)

Views across the site from State Route 1 are predominately obstructed by existing development, topography, and vegetative growth. The proposed well and its corresponding well house, 2± feet tall as supplied on the application, would not obstruct views to the coast from State Route 1. The proposed well complies with the Highly Scenic Area development criteria and will not further the existing obscured views.

**HABITATS AND NATURAL RESOURCES:** The Local Coastal Program maps the parcel as barren land for sensitive habitats and resources.<sup>11</sup> According to California Natural Diversity Database, the parcel may provide habitat for the California red-legged frog (*Rana draytonii*), Foothill yellow-legged frog (*Rana boylei*), and special status vegetation Perennial goldfields (*Lasthenia californica ssp. Macrantha*). The subject parcel may also sustain habitat for the federally listed endangered species Point Arena mountain beaver (*Aplodontia rufa nigra*) and Behren's silverspot butterfly (*Speyeria zerene behrensii*).

In compliance with the habitat and natural resource policies contained in the Coastal Element of the Mendocino County General Plan and Chapter 20.496 of the County Coastal Zoning Code, the applicant supplied a biological survey, prepared by qualified biologist Teresa R. Spade of Spade Natural Resources Consulting, to determine the extent of sensitive resources, document potential negative impacts, and provide recommend appropriate mitigation measures.

Spade Natural Resources Consulting conducted two separate botanical and biological scoping surveys on May 11 and June 21, 2021, within a range of 100 feet of the proposed project site and within 100 to 500 feet for the Point Arena Mountain Beaver habitat assessment. No special status plant species were observed on either site visit during scoping survey efforts when all potentially present plant species of concern would have been in bloom or otherwise identifiable to species. No watercourses, damp forests, or other suitable habitat within the 100± feet vicinity of the proposed project site were present for the California red-legged frog (*Rana draytonii*) or the Foothill yellow-legged frog (*Rana boylei*).

The subject parcel is located within the known historic range (from the Town of Mendocino to Salt Point State Park in Sonoma County) of the Federally endangered Behren's silverspot butterfly (*Speyeria zerene behrensii*). The species is predominately found on coastal terrace prairies in areas with strong ocean influence coupled with the larval food plant currently thought to be early blue violet (*Viola adunca*). Though the subject parcel hosts a grassland with a strong ocean influence, the current project site does not contain quality native coastal terrace prairie. No early blue violet or Behren's silverspot butterflies were observed in any lifeforms during survey efforts.

US Fish and Wildlife Service provides specific procedures outlined in the October 25, 2017, US Fish and Wildlife Draft Guidelines for Project-Related Habitat Assessments and Presence-Absence Surveys, for the Point Arena mountain beaver. Following these prescribed procedures, areas ranging from 100 to 500 feet from the proposed well sites were surveyed to determine whether Point Arena mountain beaver or its habitat were present.<sup>12</sup> Spade Natural Resources Consulting provided the following findings:

*In summary, it is the professional opinion of Teresa Spade of Spade Natural Resources Consulting, that the property contains presumed PAMB habitat in the vicinity of the farm structures, in the form of blackberry brambles, and presumed PAMB habitat along the roadways, consisting of thick patches of ceanothus (*Ceanothus thyrsiflorus*), coyote brush (*Baccharis pilularis*) and poison oak (*Toxicodendron diversilobum*). No PAMB or sign of PAMB was observed in areas of Douglas iris and poison hemlock in the grassland when surveyed, so those areas have been determined to have no PAMB presence. Additionally, areas at the northeast corner of the property that are mapped according to CNDDB*

<sup>11</sup> LCP Habitats & Resources Map

<sup>12</sup> PAMB Assessment and Survey Map

*are considered presumed active PAMB habitat for the purpose of this study.*

These findings, together with the botanical and biological scoping survey in its entirety, were provided to the US Fish and Wildlife Service (USFW) on September 24, 2021 for review. Clint Pogue and Gregory Schmidt from USFW concluded that the proposed development of the replacement well is unlikely to result in the “take” of Behren's silverspot butterfly or Point Arena mountain beaver. Based on the lack of the Behren's silverspot butterfly's larval host (*Viola adunca*) within the project area, and negative Point Arena mountain beaver presence/absence survey results from areas within 100 to 500 feet of the project site, the non-native grassland/grazing fields that encompasses a majority of the parcel do not provide quality habitat for rare, threatened, and/or endangered species.

Considering that of the mapped survey areas no special status plants or vegetation alliances were found, and no burrows or other evidence or presence of the Point Arena mountain beaver was detected, Staff concurs with findings from both USFW and Spade Natural Resources Consulting.

**Condition 11** is recommended to restrict ground vibrations and development within the breeding season (from December 1 through June 30) and areas within 500 feet of active burrows or unsurveyed suitable habitat for Point Arena mountain beaver to ensure the protection of the federally endangered species. Staff finds the proposed project, as conditioned, would be consistent with the policies of Coastal Element Chapter 3.1 and the requirements of MCC Chapter 20.496.

**HAZARDS MANAGEMENT:** The project site is located within an area mapped as a Moderate Fire Hazard.<sup>13</sup> The responsible fire agencies are Redwood Coast Fire Protection District and California Department of Forestry and Land Use (CalFire). No comment was received from either responsible fire agency regarding the proposed development. A standard condition requires that the applicant secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction to ensure fire abatement and protection policies will be addressed. Staff finds with the added standard condition the project to be consistent with Mendocino County policies for fire protection.

The Local Coastal Program maps natural hazards of the project site in Zone 2 with Marine Terrace Deposits that are subject to strong shaking as well as a Fault Rupture transecting the parcel.<sup>14</sup> Further information of this Fault Rupture, considered to have been active during Holocene time and to have relative high potential for surface rupture, are shown in detail on the Earthquake Hazard Zones Map. As previously mentioned in the Zoning consistency section of this report, the parcel's location in the San Andreas Fault Zone and SS Combining District requires that development shall be subject to review pursuant with the Alquist-Priolo Earthquake Fault Zoning Act. Considering the project proposes a replacement well and contains no proposed development or structures for human occupancy, the Alquist-Priolo Zoning Act, with the exception of Section 2621.9, shall not apply. Staff finds that the proposed development within the San Andreas Fault Zone is consistent with the standards and policies of the SS Combining District and California Public Resources Code.

**ARCHAEOLOGICAL/CULTURAL RESOURCES:** The proposed development was referred to Mendocino County Archaeological Commission (ARCH) and Northwest Information Center at Sonoma State University (SSU). SSU noted that their office has no record of previous cultural resource studies and is sensitive for Native American archaeological and historic-era archaeological features in the proposed project area. On March 9, 2022 ARCH considered the letter from SSU and determined that no survey is required for the proposed development of the replacement well with minimal ground disturbance. ARCH did recommend that the applicant be advised of the Discovery Clause, evoking Section 22.12.090 and its procedures upon 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, including Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Rancheria. No response was received from the tribes.

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<sup>13</sup> Fire Hazard Zones & Responsibility Areas Map

<sup>14</sup> LCP Land Capabilities and Natural Hazards Map



With the added condition, the proposed development is consistent with Mendocino County policies for protection of paleontological and archaeological resources.

**GROUNDWATER RESOURCES:** Currently a private well provides the water availability for the parcel and is mapped as Sufficient Water Resources.<sup>15</sup> The current water usage of the parcel's development is no longer supported by the existing well. The proposed replacement well will sustain the water usage needs of the parcel. Mendocino County Division of Environmental Health (DEH) received the proposed project to review impacts to water usage. DEH provided comment that the applicant shall secure a well permit application prior to any decision is made from their agency. At this time DEH has not received a well permit application for the proposed replacement well.

**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 ensures any groundwater and DEH regulations will be addressed.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources and DEH regulations.

**TRANSPORTATION, UTILITES AND PUBLIC SERVICES:** The proposed project was referred to Mendocino County Department of Transportation (DOT) where no comment was received. Taking into consideration DOT's response, Staff finds the project to not significantly contribute to new sources of traffic on local and regional roadways. The project will not impact transportation or circulation and subsequently will be provided adequate access. The proposed project is consistent with regulations outlined in Chapter 20.516.

The proposed utility service of the replacement well will not impact the Sufficient Water Resources of the surrounding area and is consistent with Coastal Element Policy 3.8-10.

**PUBLIC ACCESS:** The project site is located 1,200± feet west of the intersection of Alder Creek Beach Road (CR 515) and State Route 1 (SR 1). Alder Creek Beach Road provides a northern entrance to Manchester Beach State Park.<sup>16</sup> As shown on the LCP Land Use map, existing public access to the shore is located along the eastern portion of the subject parcel on Alder Creek Beach Road.<sup>17</sup> The proposed development is over 500± feet from existing shoreline access and will not hinder access to Alder Creek Beach Road or public access to the coastline in Manchester Beach State Park. As conditioned, Staff finds the proposed project would not have a significant impact to public access.

### **ENVIRONMENTAL PROTECTION**

Pursuant to Title 14, Division 6, Chapter 3, Article 19, Section 15303 of California Environmental Quality Act (CEQA) Guidelines, a categorical exemption is offered for new construction or conversion of small facilities or structures. Subsection (d) of Section 15303 contains examples of this exemption, but not limited to, water main, sewage, electrical, gas, and other utility extensions. The proposed replacement well to sustain water usage that is no longer supported by the existing well on the parcel is categorically exempt from further environmental review.

### **PROJECT FINDINGS AND CONDITIONS**

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP\_2021-0048 for the replacement well to support the existing development on the parcel and adopts the following findings and conditions.

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<sup>15</sup> Ground Water Resources Map

<sup>16</sup> MCGP, Chapter 7 -Coastal Element, Appendix. 13 -Summary of Designated Coastal Access Points

<sup>17</sup> LCP Land Use Maps 22 (Mallo Pass Creek) & 23 (Manchester)

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. The proposed replacement well is an associated utility to the principally permitted uses under the Agricultural land use classification and is consistent with the intent of the AG-60 Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years and would continue to be served by and on-site septic system and access from Alder Creek Beach Road. The proposed project of the replacement will ensure adequate water supply is provided; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Agricultural Zoning District. The proposed development preserves the integrity of the Agricultural Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed replacement well, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act and is determined to be Categorically Exempt from further environmental review; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and Standard Condition 8 is in place when archaeological sites or artifacts are discovered; 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 proposed development. The site is currently developed with two residences, multiple barns, sheds, driveway, and on-site septic. The proposed development of the replacement well will not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development would 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; and is designated as a potential public access point. The proposed replacement well will not affect public access to Alder Creek Beach Road or to the coastline in Manchester Beach State Park.

**CONDITIONS OF APPROVAL:**

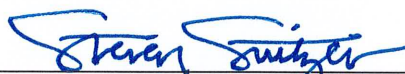
1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed 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 Applicants shall secure all required building permits for the proposed project 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. Conditions approving CDP\_2021-0048 shall be attached to any water well permit application.
10. Should the landowner or applicant construct an additional pump house at the site of the replacement well, the landowner and/or applicant shall submit a site plan, architectural drawings, and exterior finishes, consistent with the existing development located on the subject parcel, to Planning and Building Services, for approval by the Director or the Coastal Permit Administrator.
11. Operation of mechanical equipment that is in direct contact with the ground, or below ground, which causes severe ground vibrations (including operation of log landings and soil compaction vibrators) shall not occur within 500 feet of active burrows or unsurveyed suitable habitat for Point Arena mountain beaver during the breeding season (December 1 through June 30) and not within 100 feet during the remainder of the year. Very severe ground vibration disturbance (such as pile driving or blasting) shall not occur within 500 feet at any time.

7.1.2022

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DATE



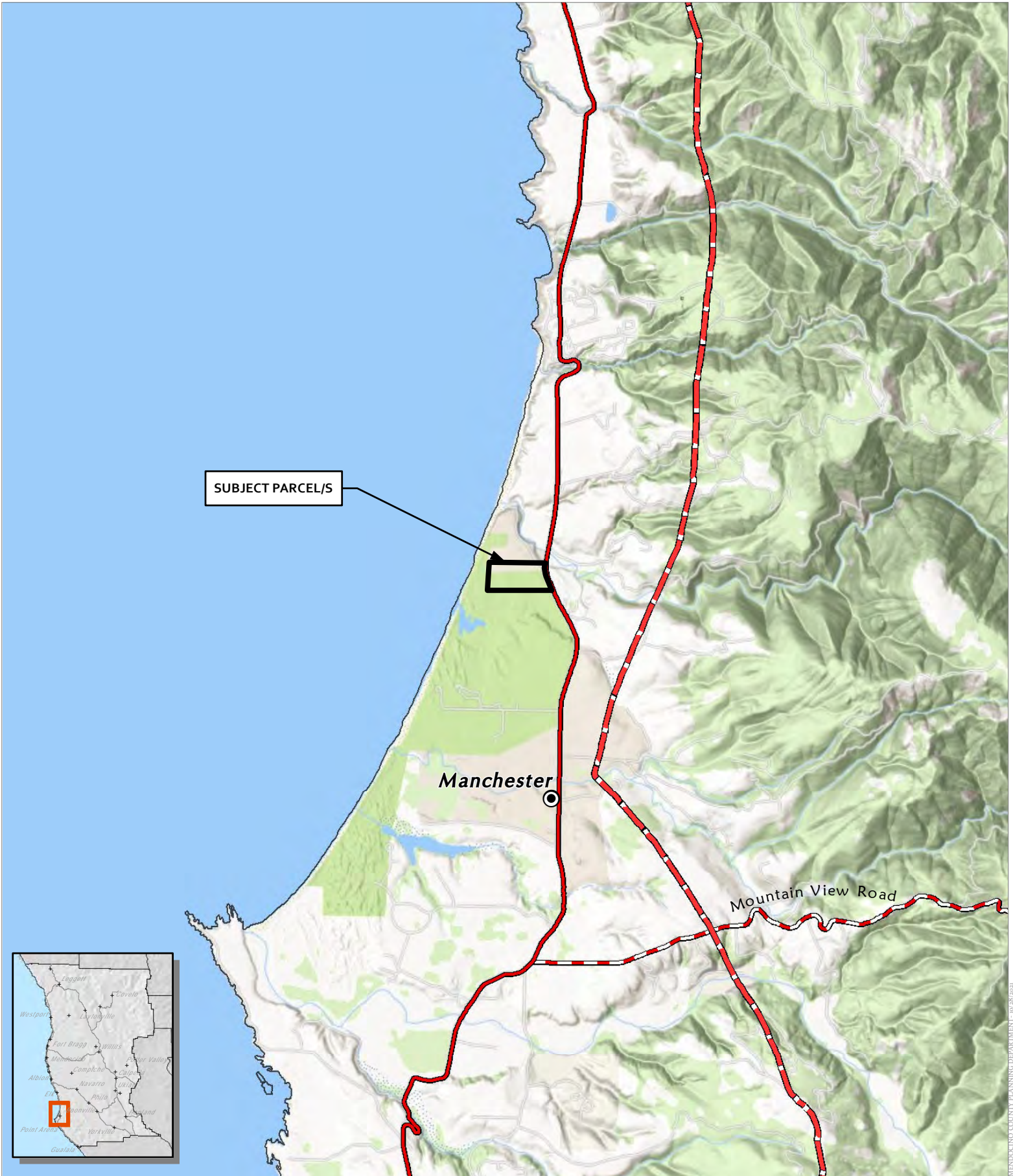
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STEVEN SWITZER  
PLANNER I

Appeal Period: 10 Days  
Appeal Fee: \$2620.00

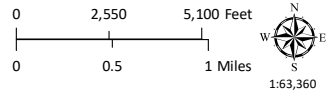
**ATTACHMENTS:**

- A. Location Map
- B. Aerial Map
- C. Topographical Map
- D. Site/Tentative Map
- E. Zoning Map
- F. General Plan Map
- G. LCP Land Use Maps 22 (Mallo Pass Creek) & 23 (Manchester) Map
- H. LCP Land Capabilities & Natural Hazards Map
- I. LCP Habitats & Resources Map
- J. Post LCP Certification & Appeal Jurisdiction Map
- K. Adjacent Parcels Map
- L. Fire Hazards Map
- M. Wildland-Urban Interface Zones Map
- N. Earthquake Hazard Zones Map
- O. Wetlands Map
- P. Ground Water Resource Map
- Q. Highly Scenic & Tree Removal Map
- R. Estimated Slope Map
- S. Western Soil Classes Map
- T. Lands in Williamson Act Contracts Map
- U. Farmland Classifications Map
- V. PAMB Assessment and Survey Map



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

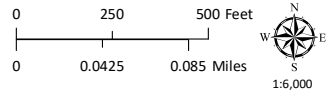
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2023



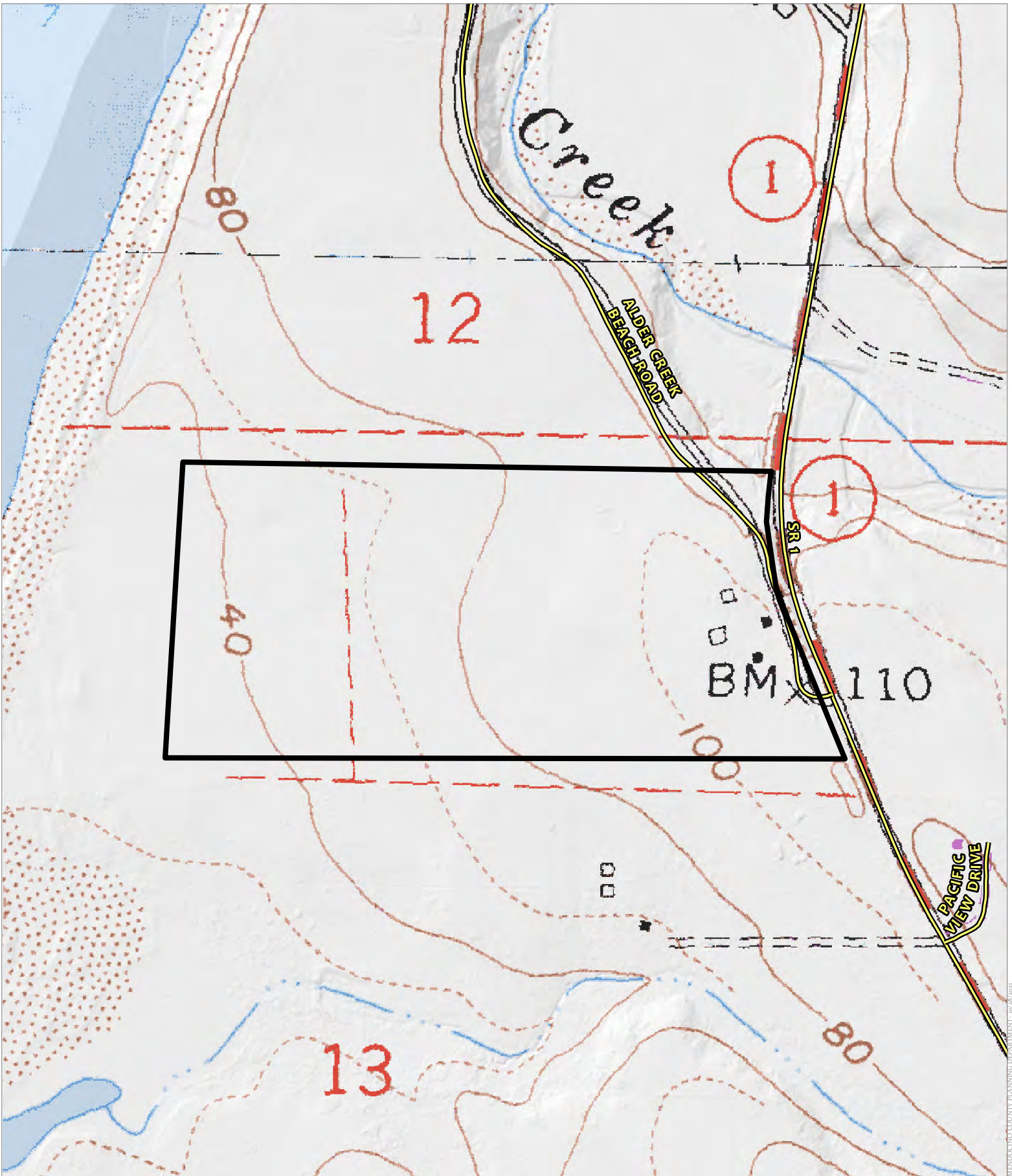
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/28/2024

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 Public Roads

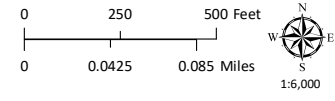


AERIAL IMAGERY



CASE: CDP 2021-0048  
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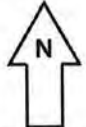
Public Roads



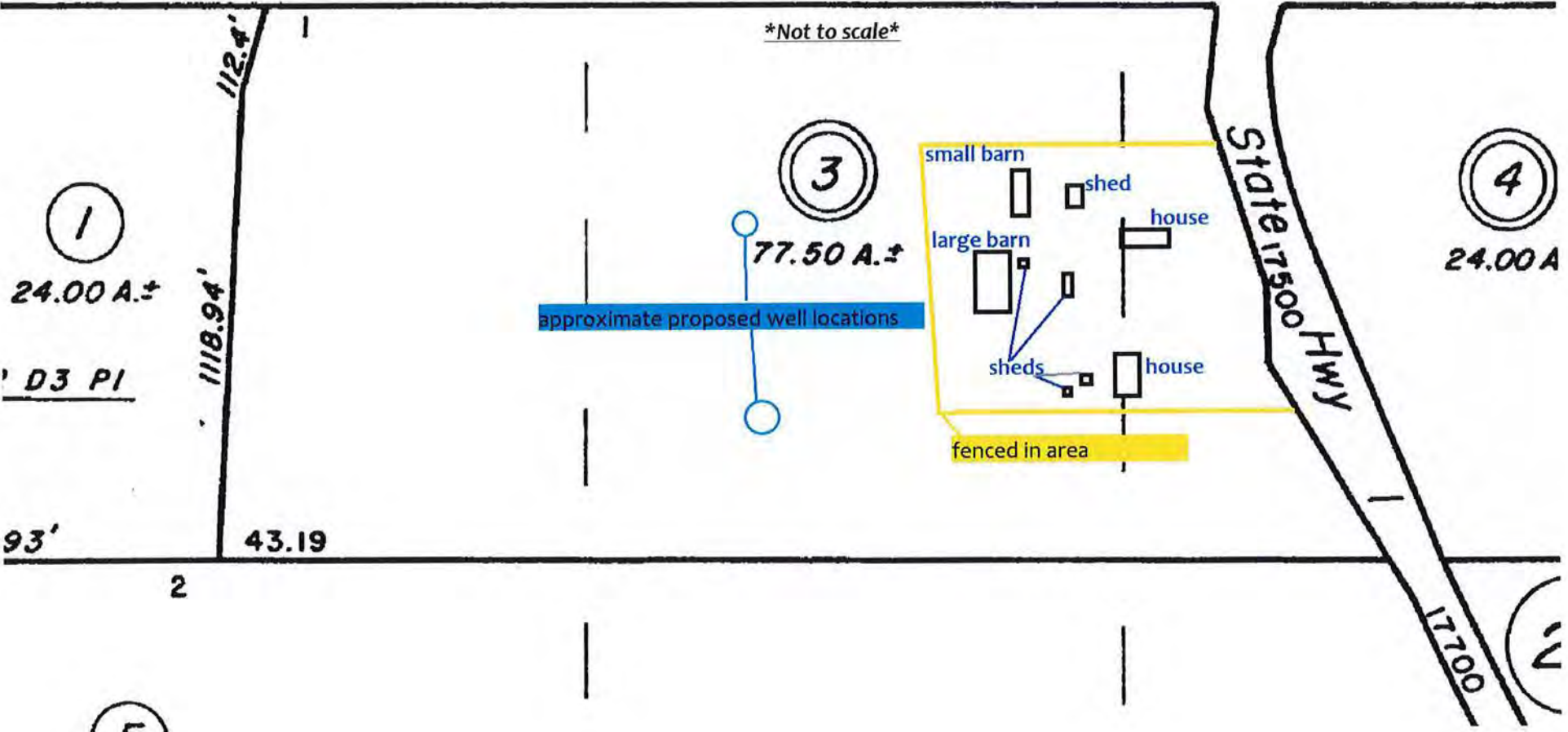
TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/28/2023

17500 S-CA 1 Manchester  
AP # 132-190-03



*\*Not to scale\**



1  
24.00 A.±

D3 PI

93'

2

1118.94'

43.19

3  
77.50 A.±

approximate proposed well locations

small barn  
shed  
house  
large barn  
sheds  
house

fenced in area

State 17500 HWY

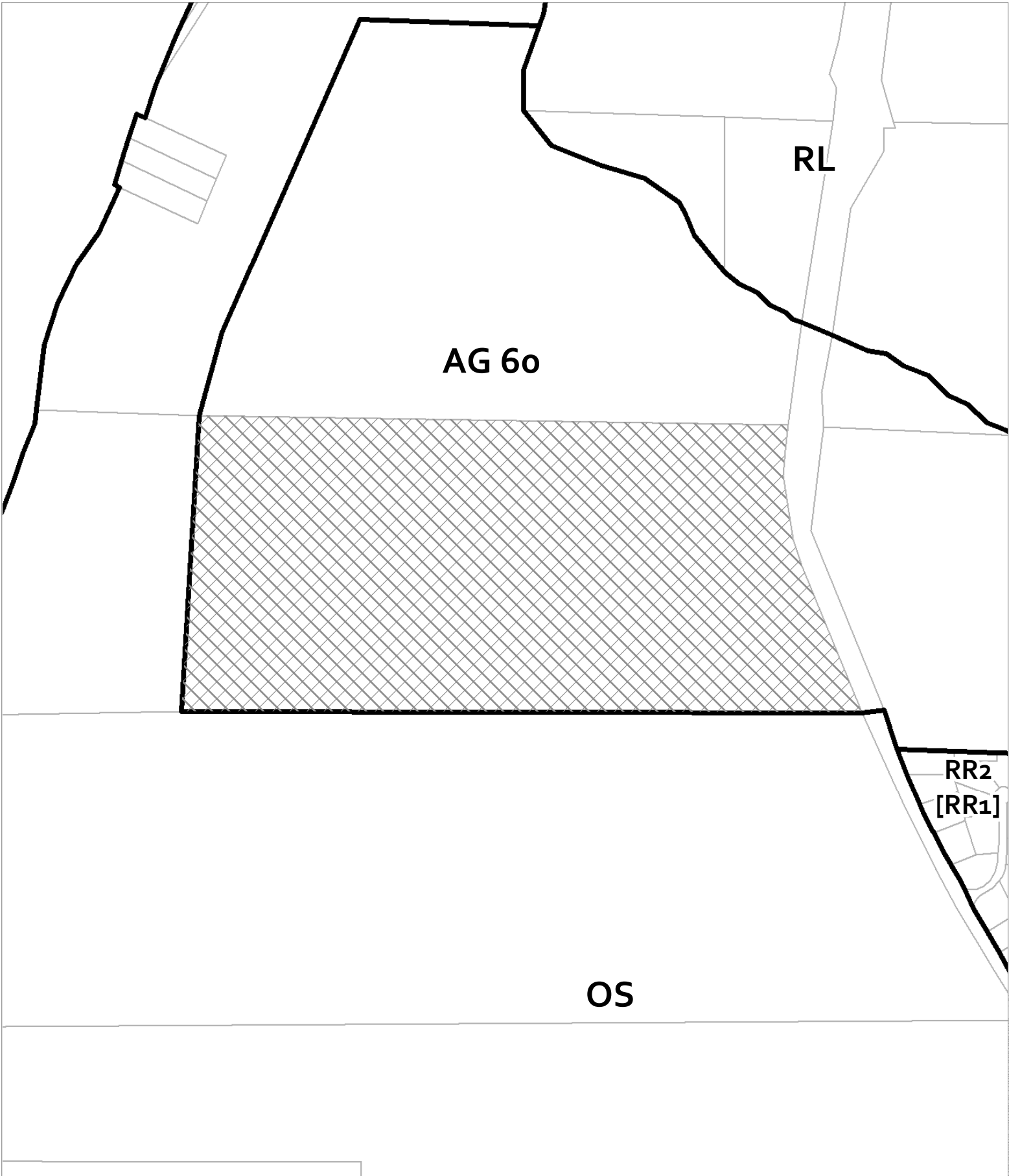
4  
24.00 A

17700

E

N

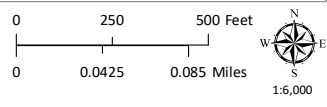




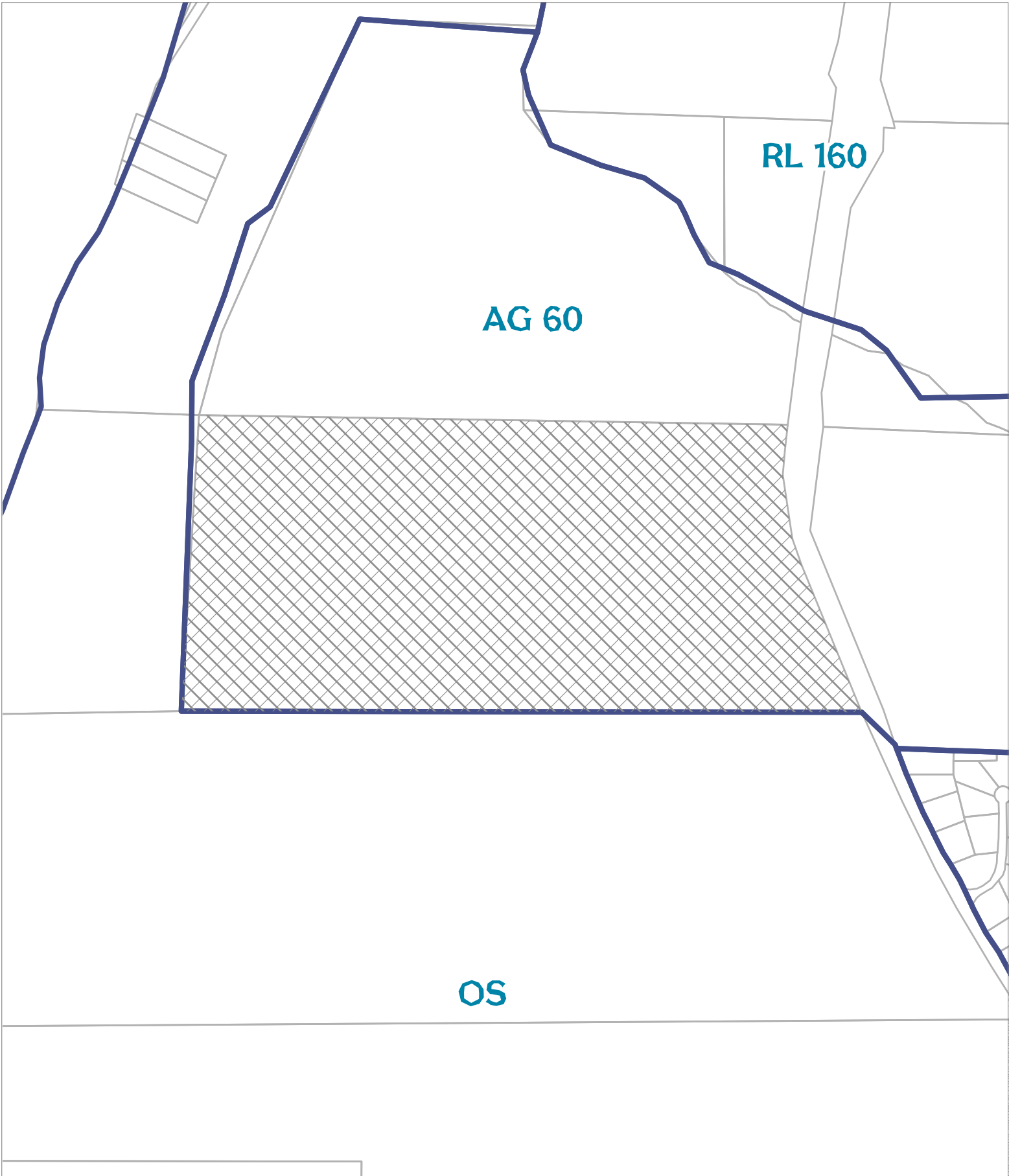
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2023

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 Zoning Districts

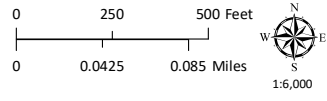


ZONING DISPLAY MAP



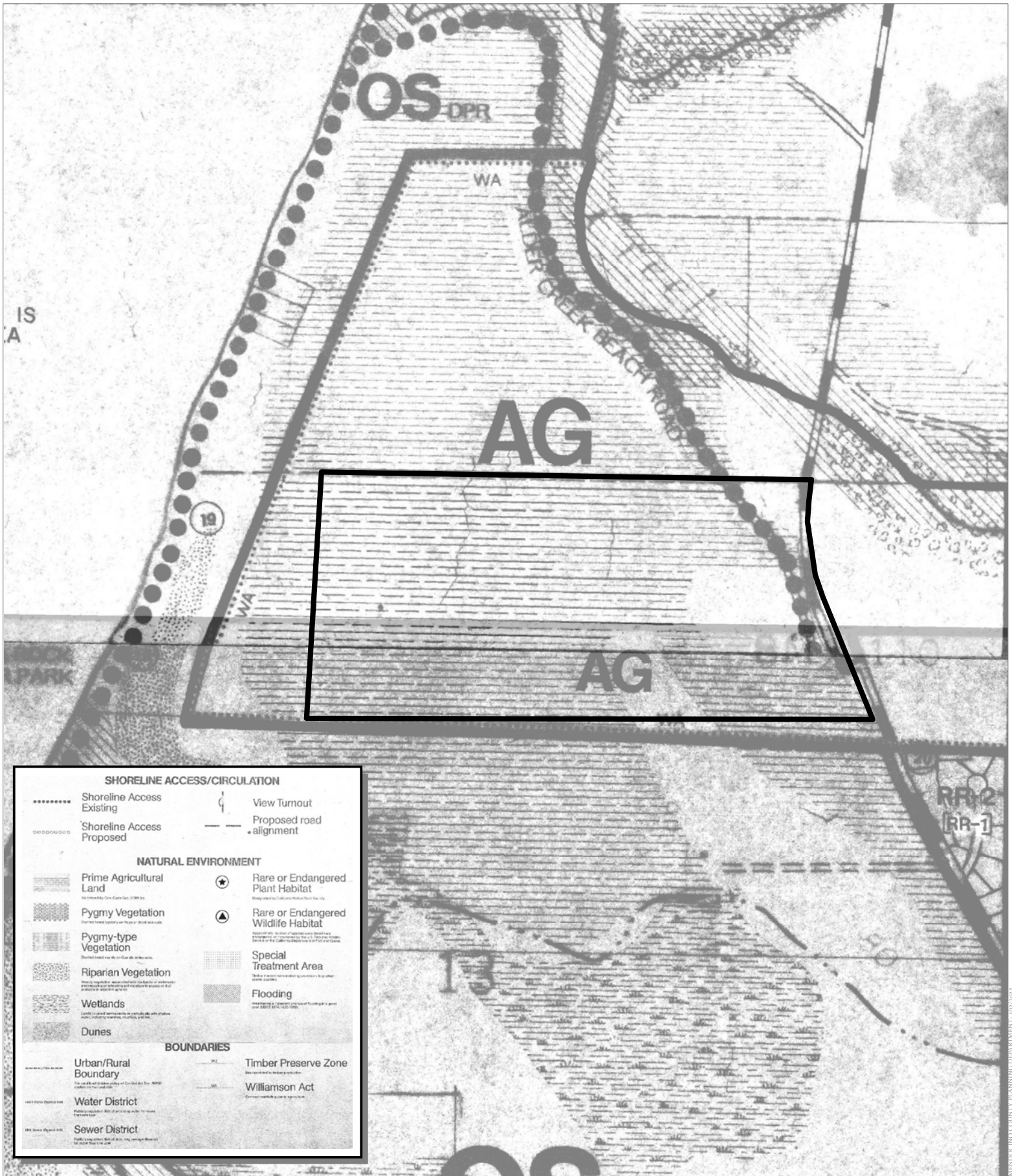
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 ADDRESS: 17500 S. Highway 1, Manchester

 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

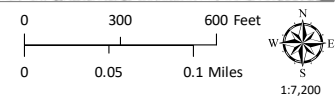
**NATURAL ENVIRONMENT**

- 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

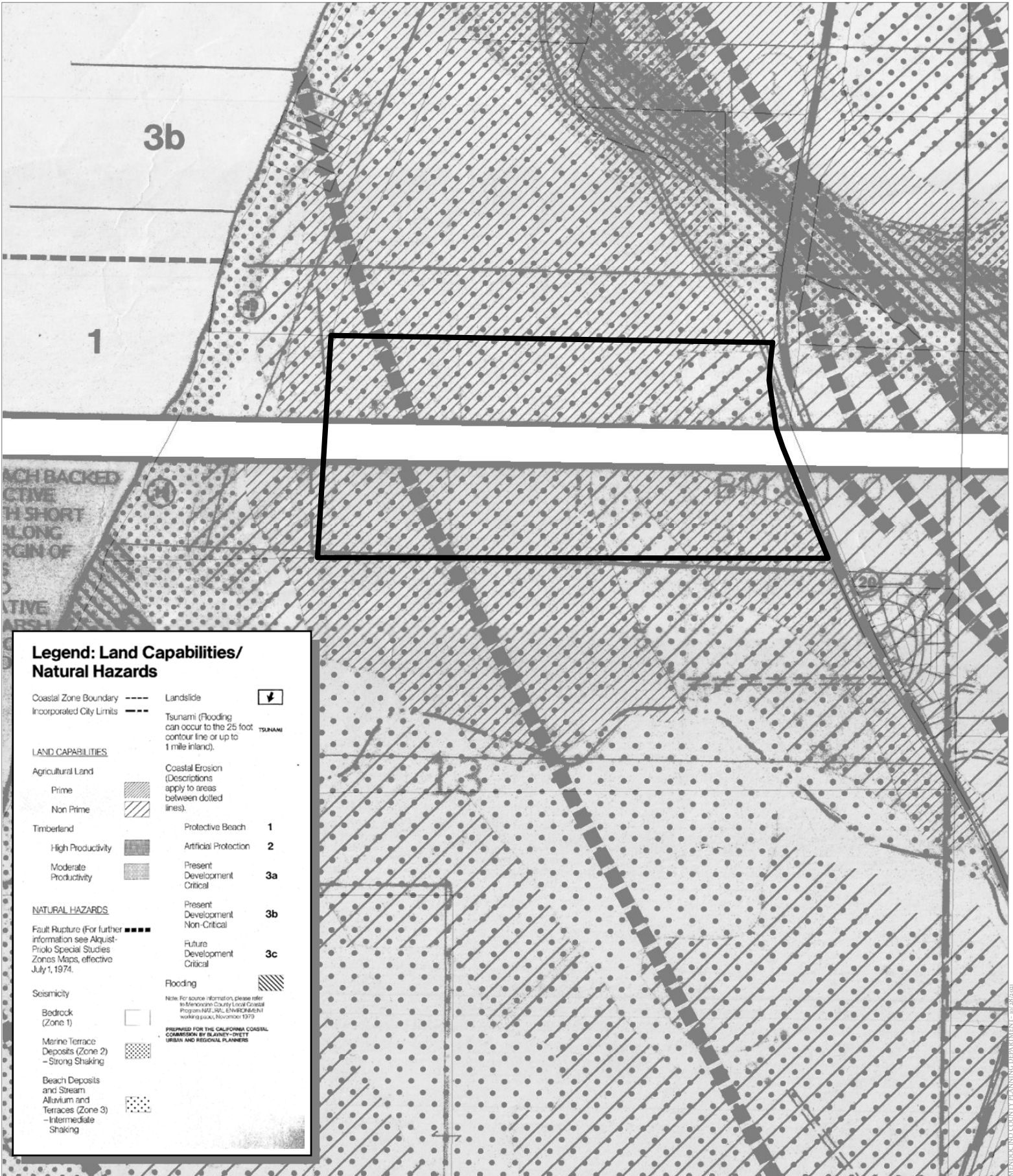
**BOUNDARIES**

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

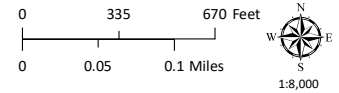
CASE: CDP 2021-0048  
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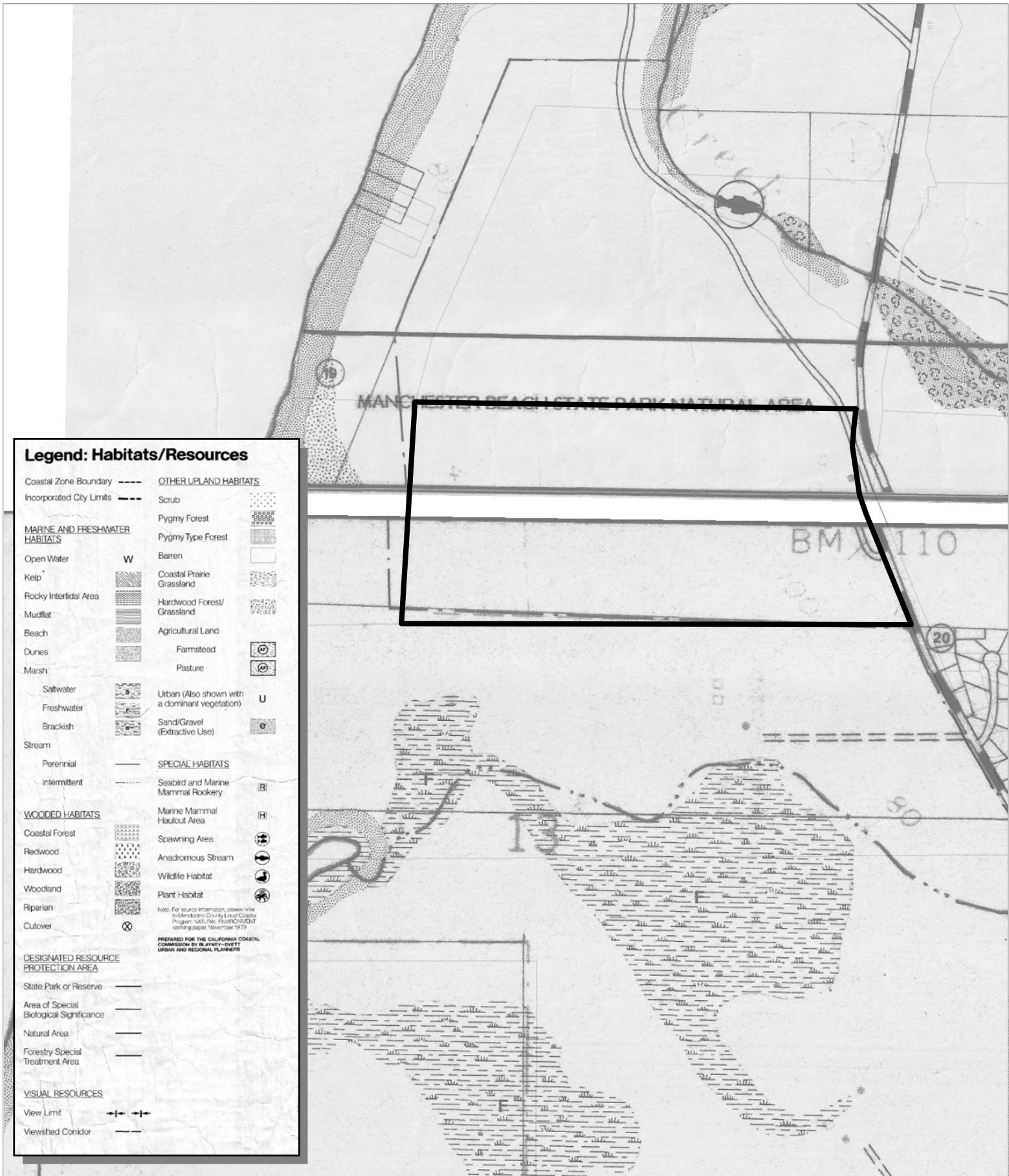


MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2023



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

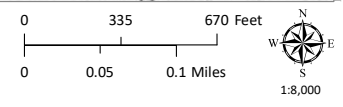




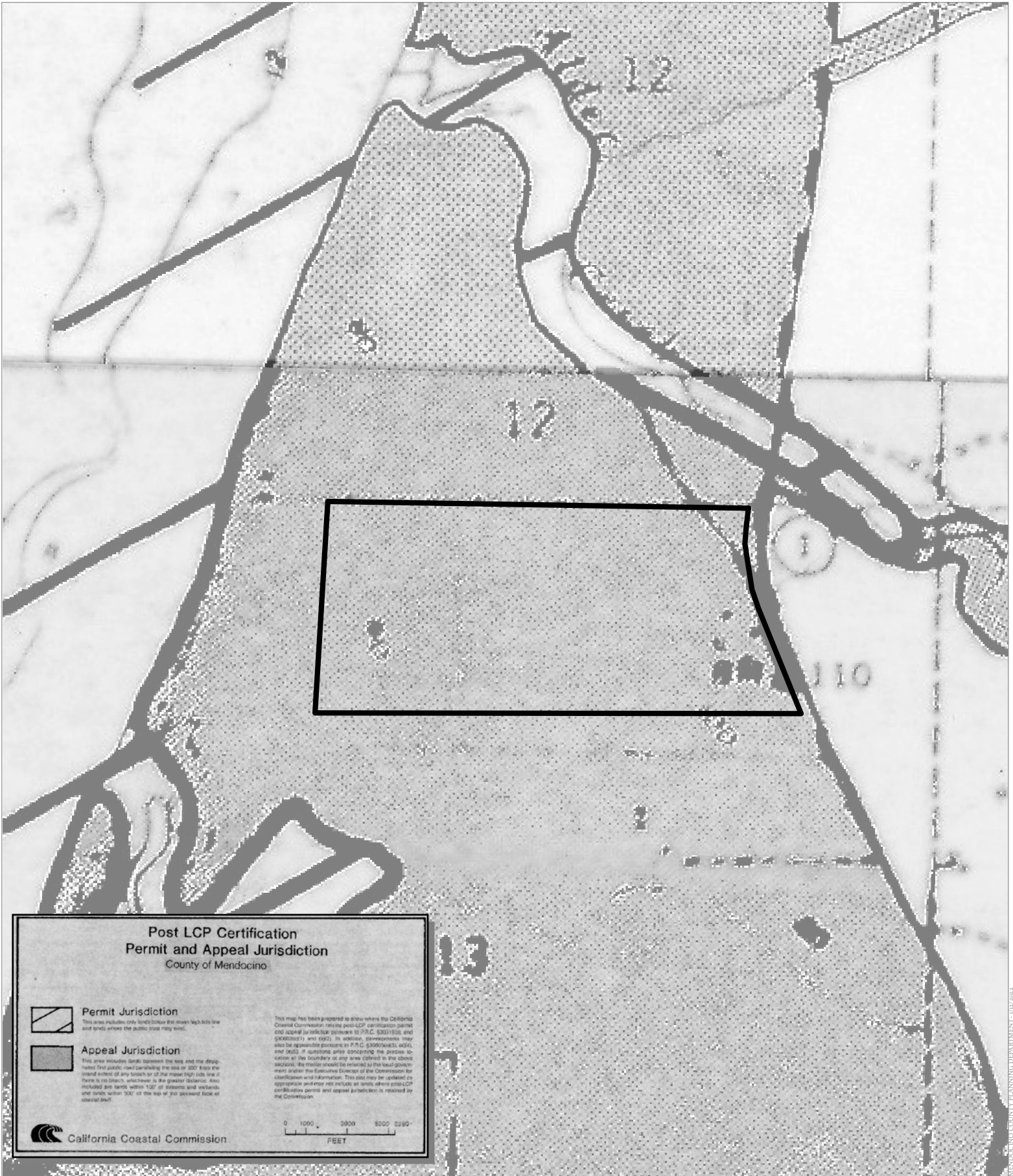
**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>		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		<b>SPECIAL HABITATS</b>	
Perennial	—	Seabird and Marine Mammal Rookery	RI
Intermittent	---	Marine Mammal Haulout Area	HI
<b>WOODED HABITATS</b>		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]		
<p><small>Note: For source information, please refer to Mendocino County Local Coastal Program (LCP) #141: HAVENWOOD/STANT working paper, November 1979.</small></p> <p><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVINY-DYETT URBAN AND REGIONAL PLANNERS</small></p>			
<b>DESIGNATED RESOURCE PROTECTION AREA</b>			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
<b>VISUAL RESOURCES</b>			
View Limit	—+—+—		
Viewshed Corridor	—		

CASE: CDP 2021-0048  
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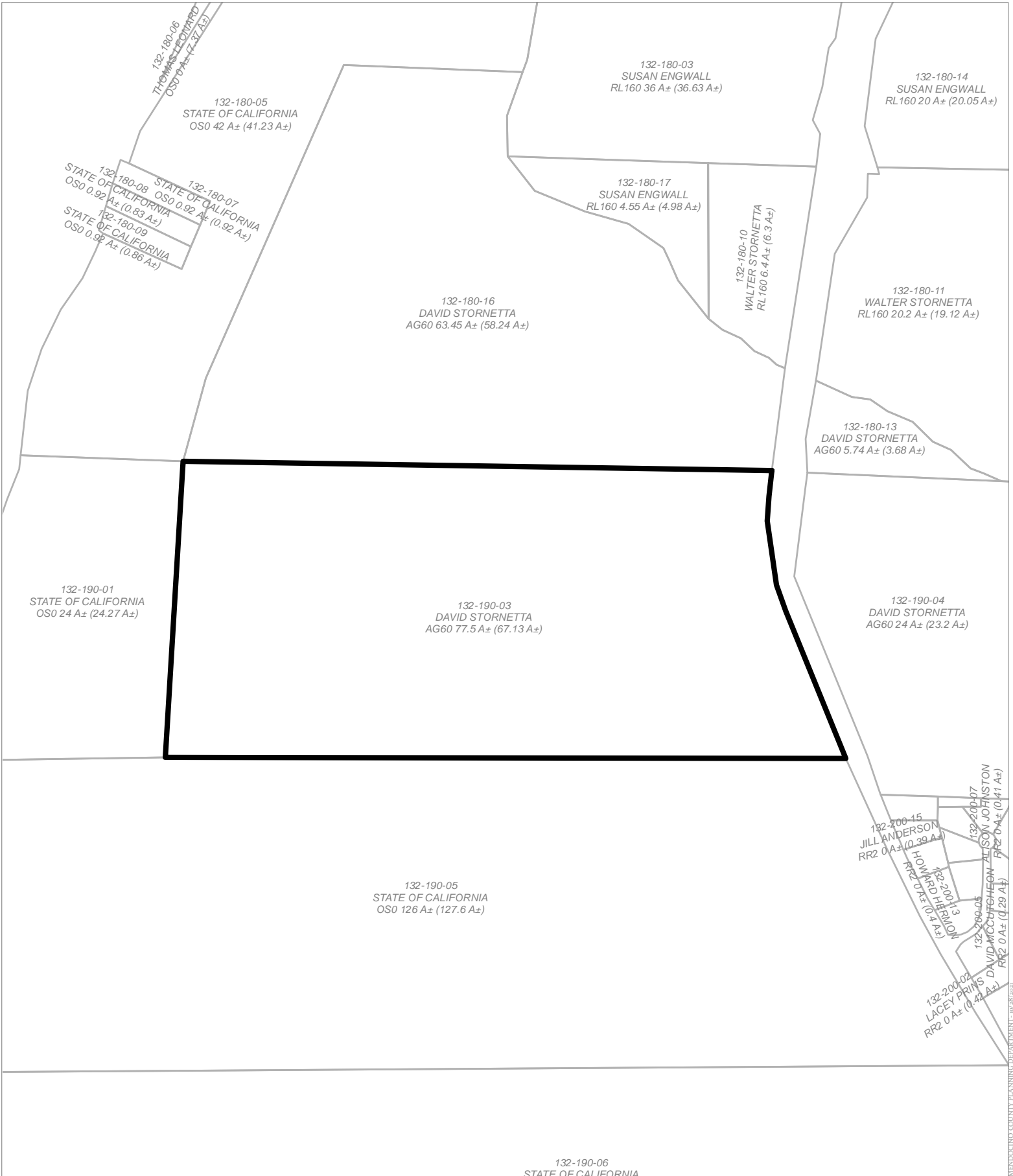
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2021



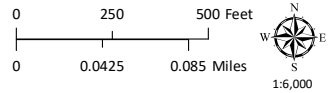
CASE: **CDP 2021-0048**  
 OWNER: **STORNETTA, David & Kelly, ET AL**  
 APN: **132-190-03**  
 APLCT: **Superior Pump & Drilling**  
 AGENT: **Superior Pump & Drilling**  
 ADDRESS: **17500 S. Highway 1, Manchester**

**POST LCP CERTIFICATION AND APPEAL JURISDICTION**

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023

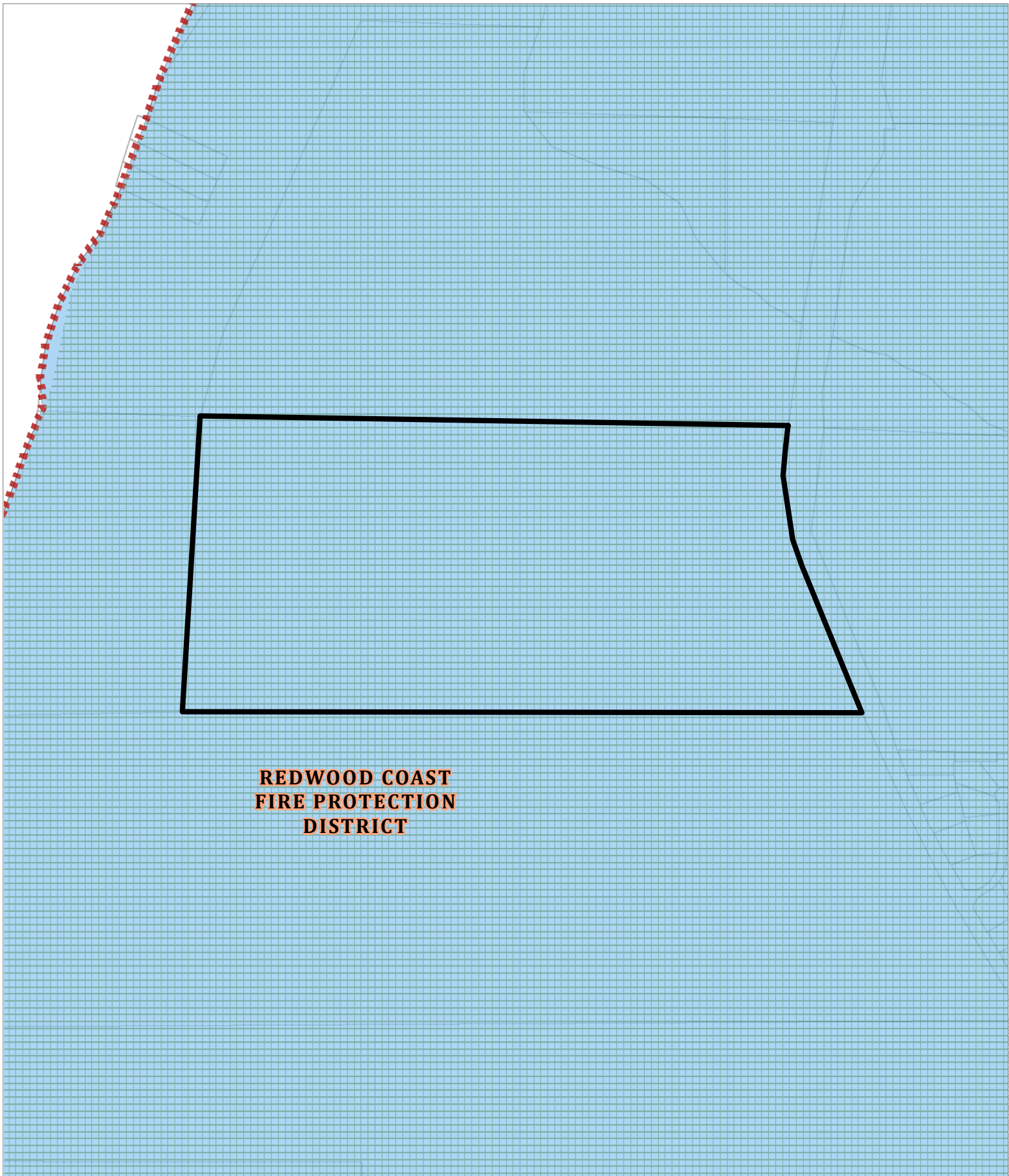


CASE: CDP 2021-0048  
 OWNER: STORNETTA, David & Kelly, ET AL  
 APN: 132-190-03  
 APLCT: Superior Pump & Drilling  
 AGENT: Superior Pump & Drilling  
 ADDRESS: 17500 S. Highway 1, Manchester





ADJACENT PARCELS

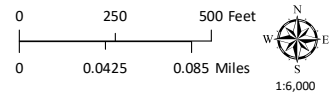
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/28/2023



**REDWOOD COAST  
FIRE PROTECTION  
DISTRICT**

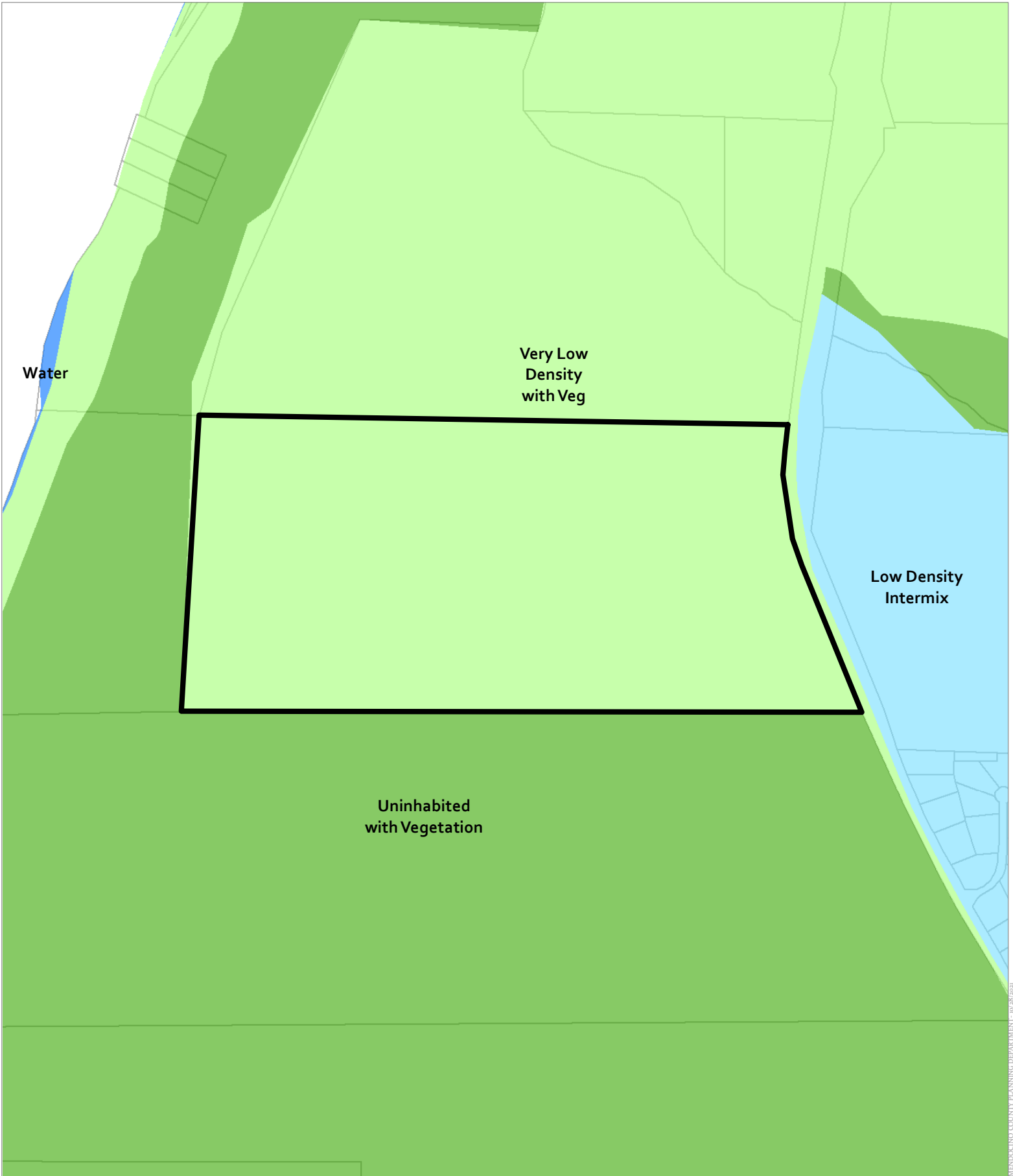
CASE: CDP 2021-0048  
 OWNER: STORNETTA, David & Kelly, ET AL  
 APN: 132-190-03  
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 AGENT: Superior Pump & Drilling  
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 Moderate Fire Hazard  
 County Fire Districts

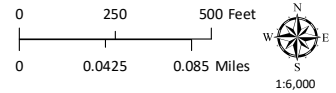


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

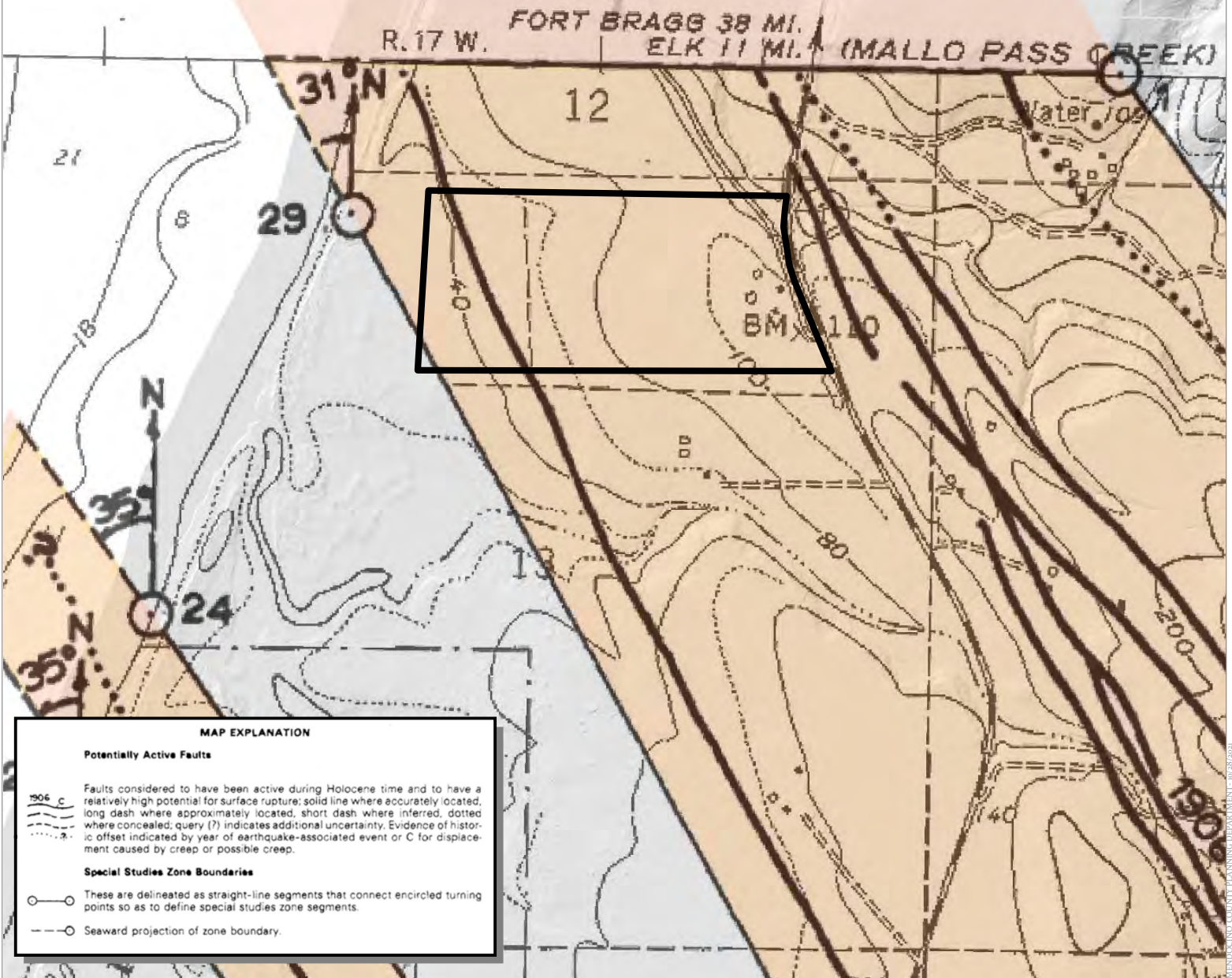




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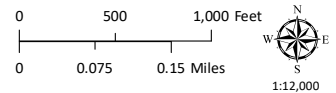


STATE OF CALIFORNIA  
 THE RESOURCES AGENCY  
 DEPARTMENT OF CONSERVATION

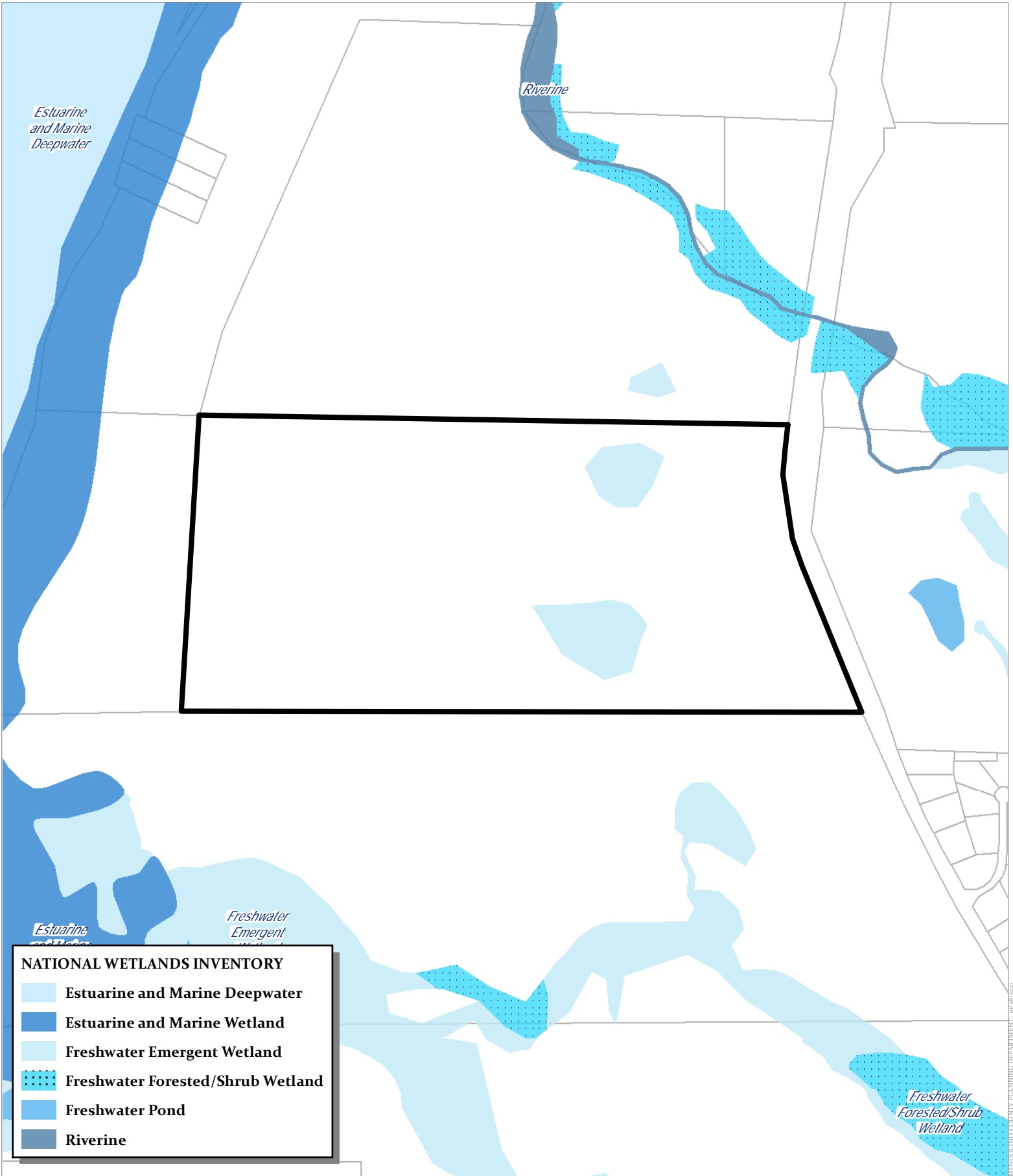


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 San Andreas Fault Zone

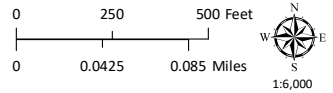


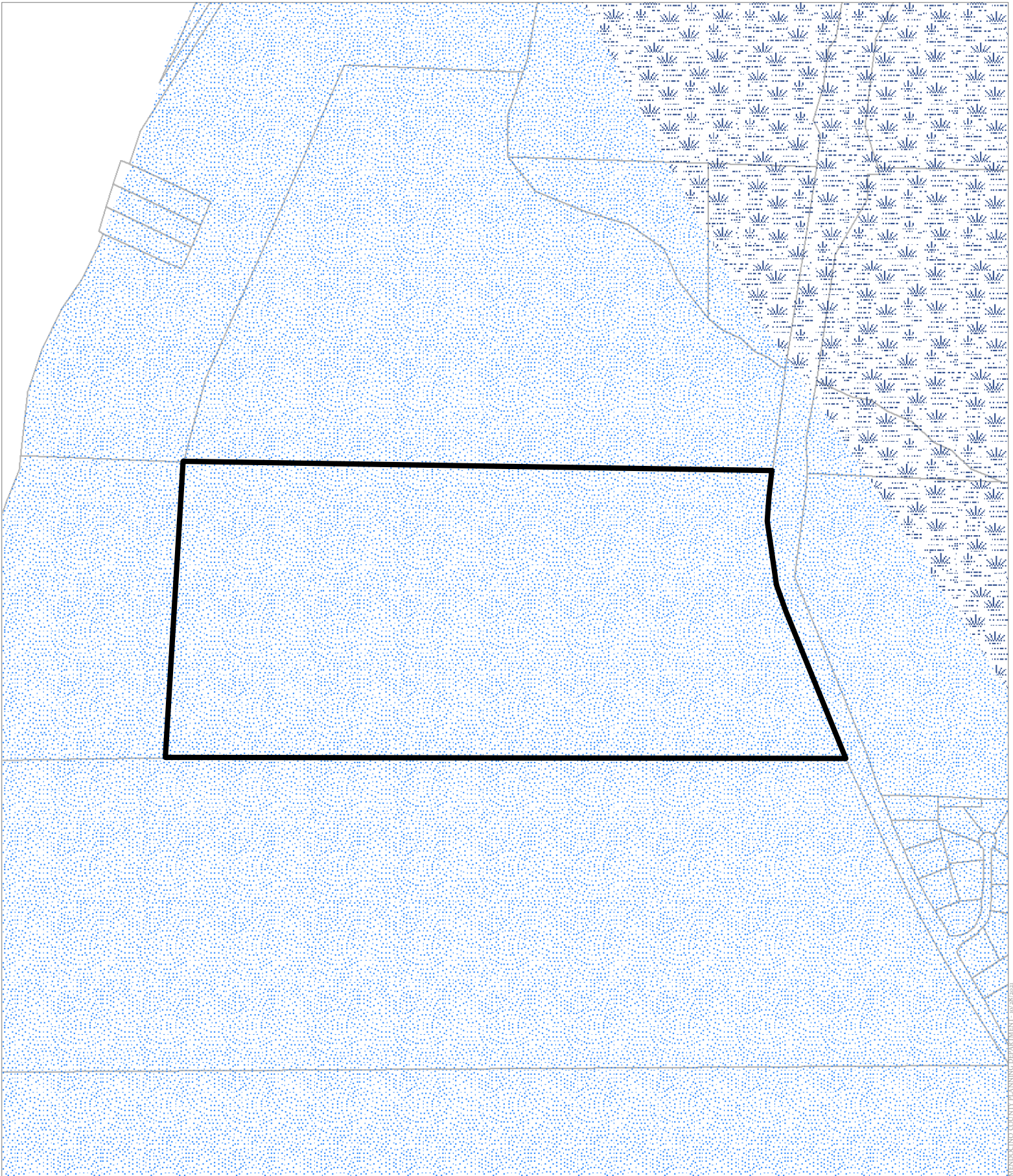
EARTHQUAKE HAZARD ZONES



- 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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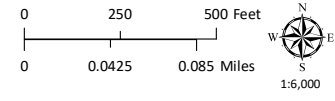




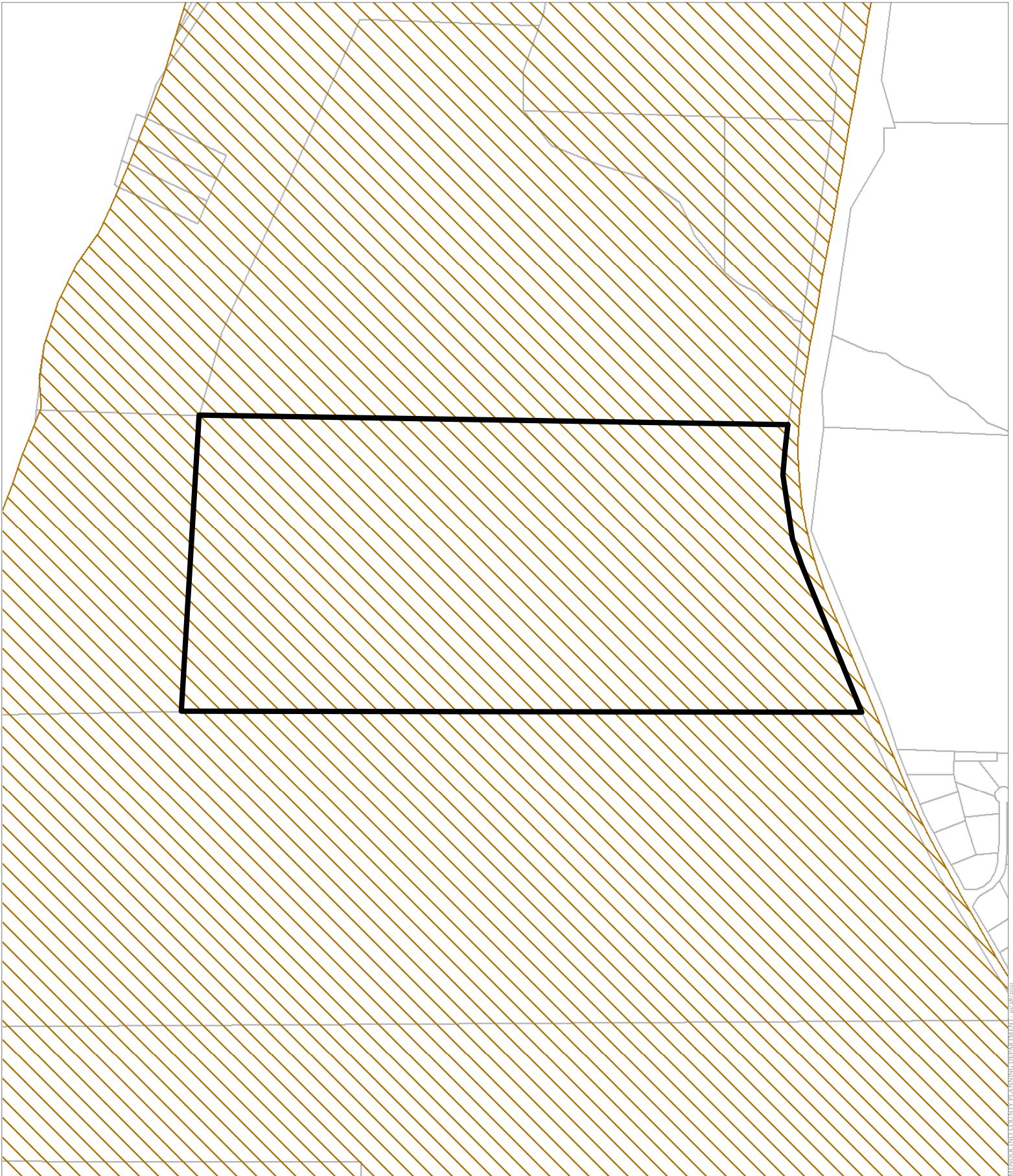
MERCED COUNTY PLANNING DEPARTMENT - 07/28/2022

CASE: CDP 2021-0048  
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 Sufficient Water Resources  
 Marginal Water Resources



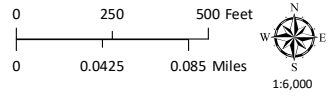
**GROUND WATER RESOURCES**



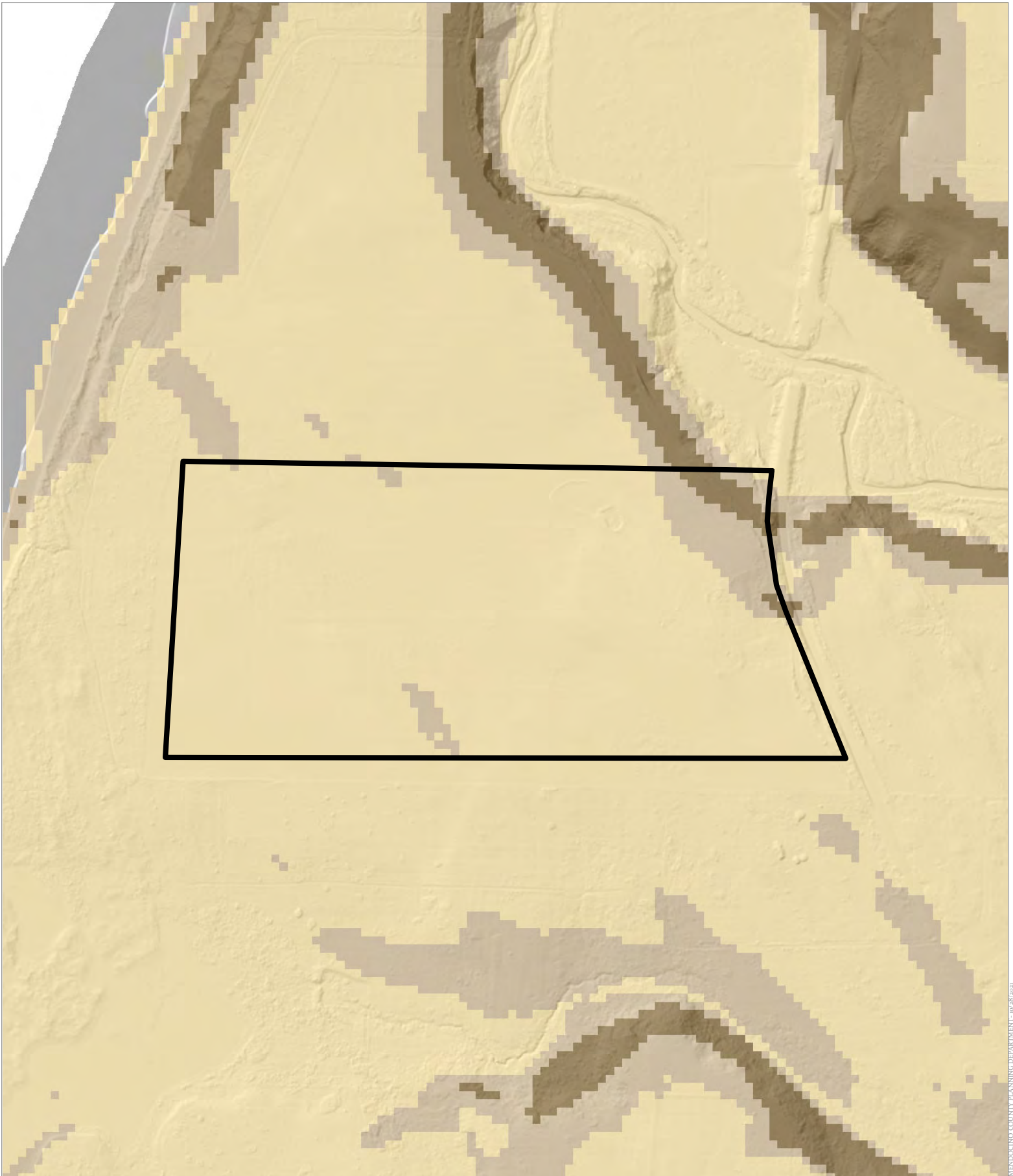
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2023

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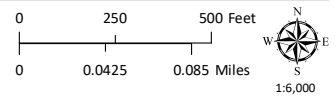
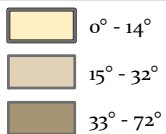
 Highly Scenic Area



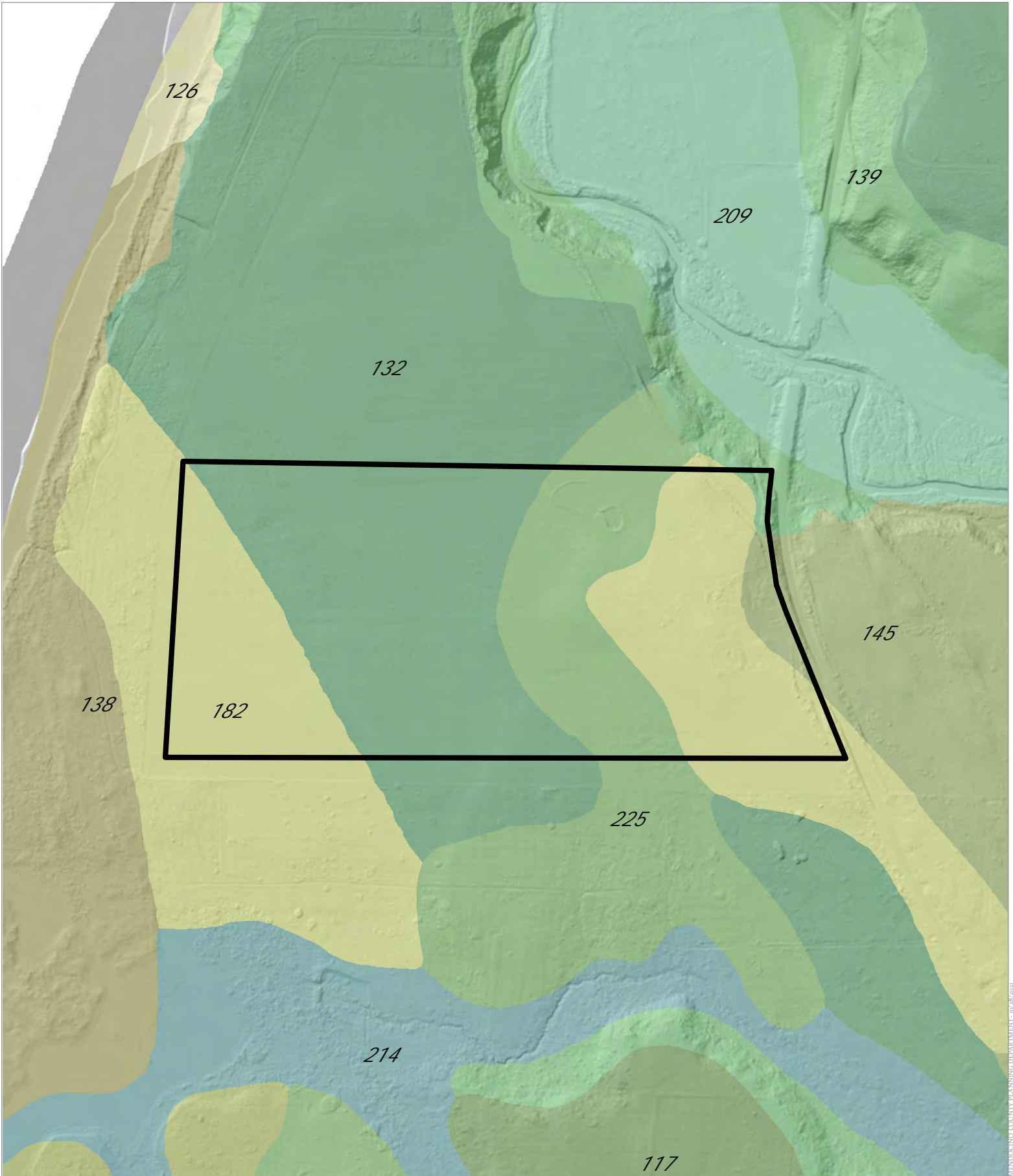
HIGHLY SCENIC & TREE REMOVAL AREAS



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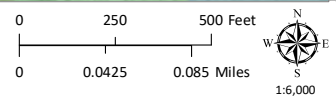
ESTIMATED SLOPE



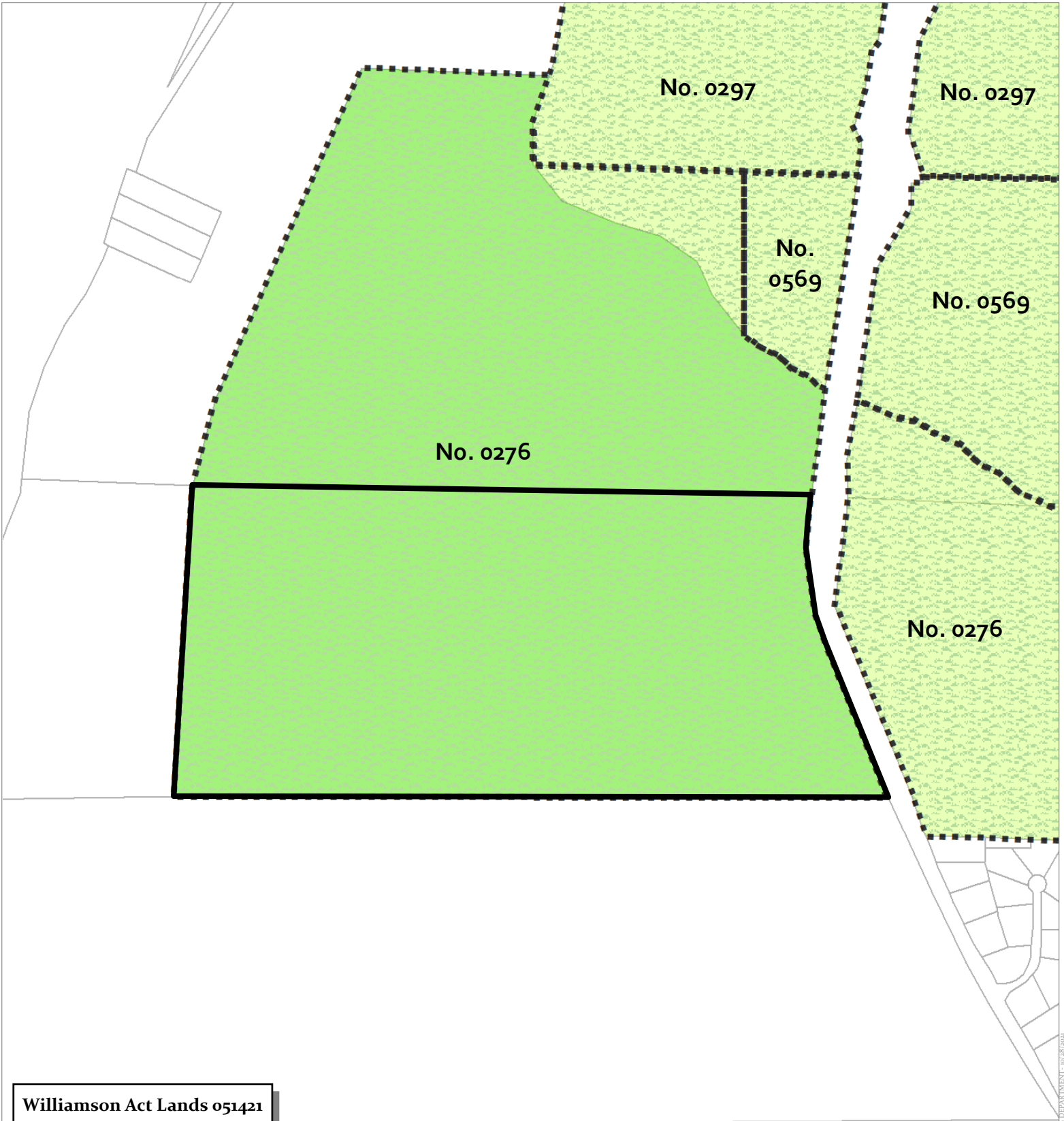
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2024

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 Bishop Pine





WESTERN SOIL CLASSES

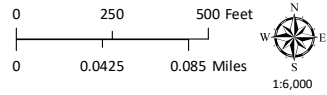


**Williamson Act Lands 051421**

**TYPE**

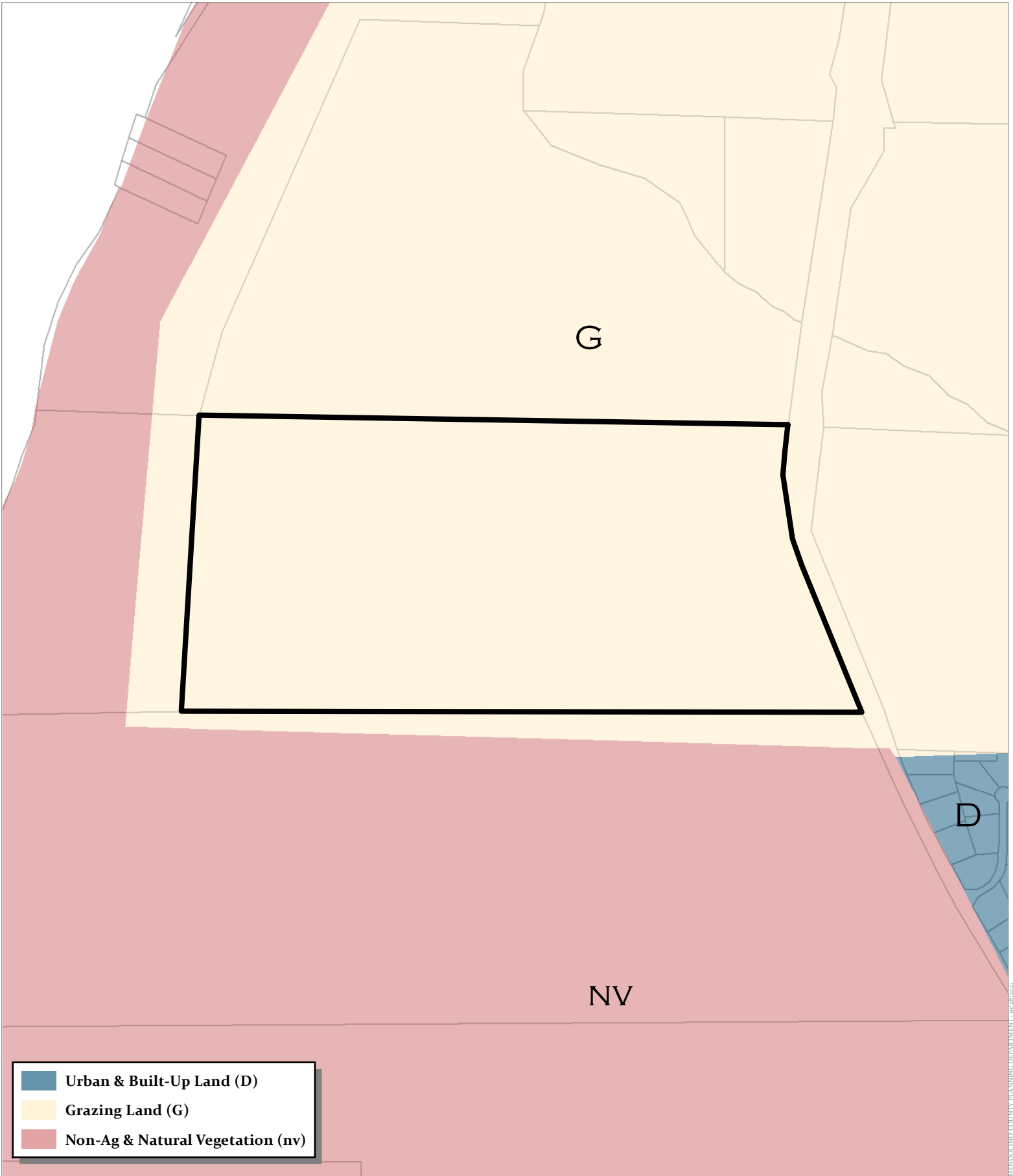
-  NonPrime
-  Prime

 Contract Boundaries

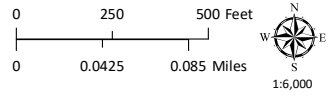


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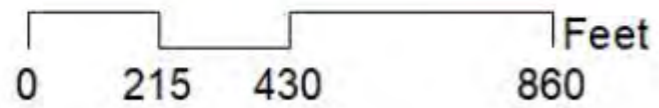
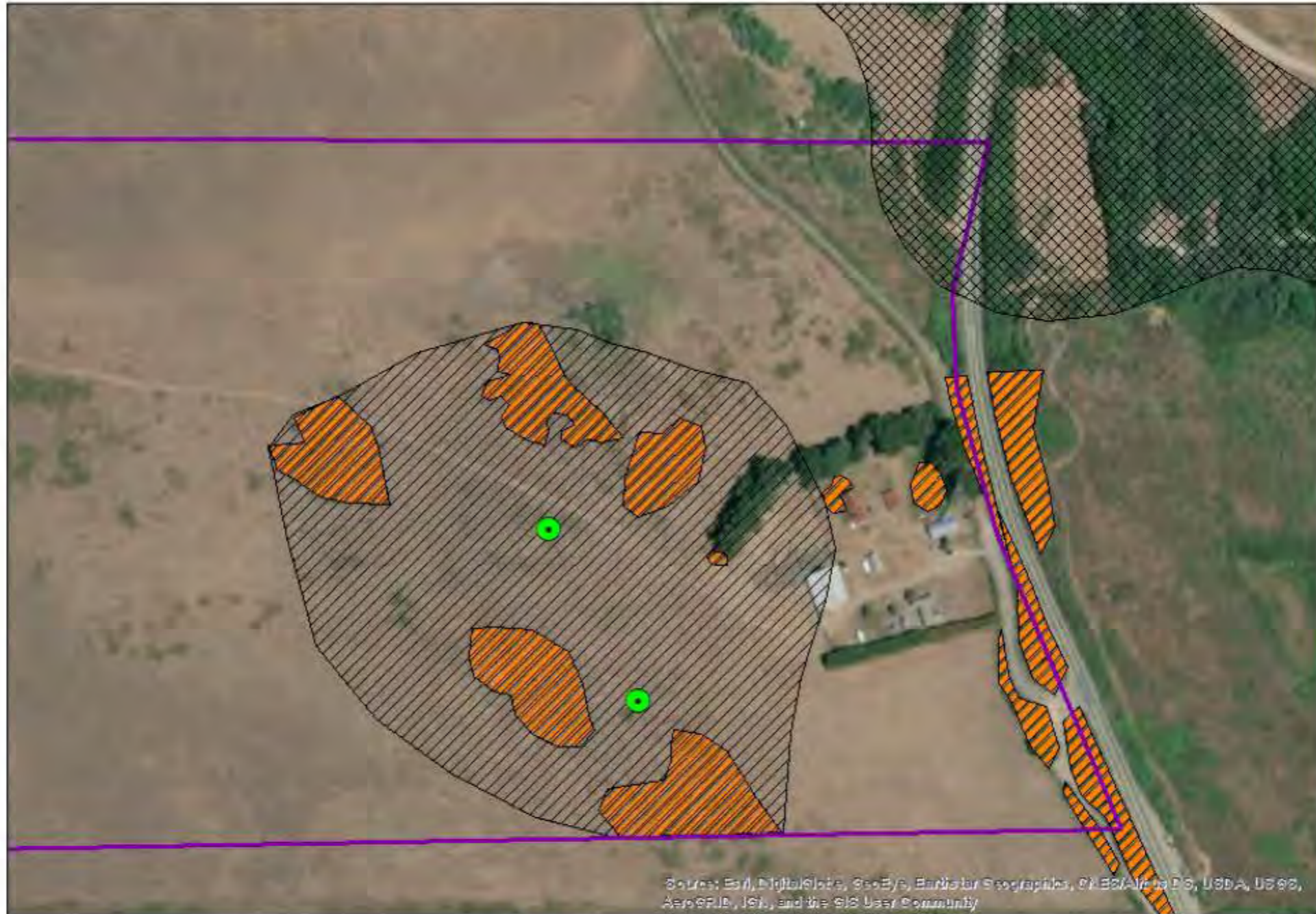




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# Nath PAMB Assessment and Survey Map



## Legend

-  Nath Property
-  Potential Well Locations
-  Potential PAMB habitat
-  Mapped PAMB from CNDDB
-  Survey Area

