November 19, 2019

CASE#: CDP_2019-0040
DATE FILED: 10/18/2019
OWNER: JOHN E & TERRY S GAUMER LIFE E
APPLICANT/AGENT: SUPERIOR PUMP SERVICE
REQUEST: Standard Coastal Development Permit to drill a supplemental well to support the existing development on parcel.
LOCATION: In the Coastal Zone, 2.25± miles north of the Town of Mendocino, on the south side of Drifter's Reef Road (Private Road), 0.2± miles west of its intersection with Point Cabrillo Drive (CR 564), located at 45380 Drifter's Reef Dr., Mendocino (APN: 118-200-08).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: JESSIE WALDMAN
RESPONSE DUE DATE: December 3, 2019

PROJECT INFORMATION CAN BE FOUND AT:
https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

REVIEWED BY:

Signature ___________________________ Department ___________________________ Date ___________________________
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APN/S: 118-200-08

PARCEL SIZE: 9.3± Acres

GENERAL PLAN: Rural Residential RR5(1):R

ZONING: Rural Residential RR:5

EXISTING USES: Residential

DISTRICT: 4th Supervisorial District (Gjerde)

RELATED CASES: N/A

ADJACENT GENERAL PLAN
NORTH: Rural Residential RR-5(RR:1)
EAST: Rural Residential RR-5(RR:1)
SOUTH: Rural Residential RR-5(RR:1)
WEST: Pacific Ocean

ADJACENT ZONING
NORTH: Rural Residential RR-5(RR:1)
EAST: Rural Residential RR-5(RR:1)
SOUTH: Rural Residential RR-5(RR:1)
WEST: Pacific Ocean

ADJACENT LOT SIZES
NORTH: 1.0± Acre, 1.0± Arce, 1.6± Acres
EAST: 1.0± Acre, 1.0± Arce, 1.6± Acres
SOUTH: 1.0± Acre, 1.0± Arce, 1.6± Acres
WEST: Pacific Ocean

ADJACENT USES
NORTH: Residential
EAST: Residential
SOUTH: Residential
WEST: Pacific Ocean

LOCAL
Assessor’s Office
Building Division FB
Department of Transportation (DOT)
Environmental Health (EH)(FB)

STATE
Planning Division (UKIAH)
California Coastal Commission

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

ADDITIONAL INFORMATION:

STAFF PLANNER: JESSIE WALDMAN
DATE: 11/14/2019
<table>
<thead>
<tr>
<th>Environmental Data</th>
<th>Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. MAC:</strong> GIS <strong>NO</strong></td>
<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
</tr>
<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong> MODERATE FIRE HAZARD</td>
<td>Airport Land Use Plan; GIS <strong>NO</strong></td>
</tr>
<tr>
<td><strong>3. FIRE RESPONSIBILITY AREA:</strong> CalFire (State Responsible Agency) Mendocino Fire District (Local Responsible Agency)</td>
<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong> GSI; General Plan 3-11 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>4. FARMLAND CLASSIFICATION:</strong> GIS <strong>NO</strong></td>
<td><strong>15. NATURAL DIVERSITY DATABASE:</strong> CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS <strong>NO</strong></td>
</tr>
<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong>  GSI; General Plan 3-20 <strong>NO</strong></td>
</tr>
<tr>
<td>FEMA Flood Insurance Rate Maps (FIRM) MINIMAL FLOOD (ZONE X); LOMA LETTER</td>
<td><strong>17. LANDSLIDE HAZARD:</strong> GIS; General Plan 4-44 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
</tr>
<tr>
<td>CRITICAL WATER AREA</td>
<td>Policy RM-6; General Plan 4-34 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>7. SOIL CLASSIFICATION:</strong></td>
<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
</tr>
<tr>
<td>214—Tropaquepts, 117—Cabrillo-Heeser complex</td>
<td><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only) <strong>NO</strong></td>
</tr>
<tr>
<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
</tr>
<tr>
<td>GIS; 117—Pygmy Soil Maps; GIS <strong>NO</strong></td>
<td>GIS; General Plan 3-10 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>9. WILLIAMSON ACT CONTRACT:</strong> GIS/Mendocino County Assessor's Office <strong>NO</strong></td>
<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
</tr>
<tr>
<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
<td>Policy RM-7; General Plan 4-34 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
<td><strong>22. OAK WOODLAND AREA:</strong></td>
</tr>
<tr>
<td>NO - FRESHWATER FORESTED/SHRUB WETLAND</td>
<td>USFS <strong>NO</strong></td>
</tr>
<tr>
<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
<td><strong>23. HARBOR DISTRICT:</strong></td>
</tr>
<tr>
<td>Earthquake Fault Zone Maps; GIS <strong>NO</strong></td>
<td>Sec. 20.512 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
<td><strong>24. LCP LAND USE CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong></td>
<td>LCP Land Use maps/GIS <strong>NO</strong></td>
</tr>
<tr>
<td><strong>15. NATURAL DIVERSITY DATABASE:</strong></td>
<td>LAND USE MAP 15: CASPAR</td>
</tr>
<tr>
<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong></td>
<td><strong>25. LCP LAND CAPABILITIES &amp; NATURAL HAZARDS:</strong>   GSI; General Plan 3-11 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>17. LANDSLIDE HAZARD:</strong></td>
<td>LCP Land Capabilities maps/GIS; 20.500; BEACH DEPOSITS &amp; STREAM ALLUVIUM &amp; TERRAE (ZONE 3); COASTAL EROSION (3b) <strong>NO</strong></td>
</tr>
<tr>
<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
<td><strong>26. LCP HABITATS &amp; RESOURCES:</strong></td>
</tr>
<tr>
<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
<td>LCP Habitat maps/GIS; BARREN; RAPARIAN <strong>NO</strong></td>
</tr>
<tr>
<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
<td><strong>27. COASTAL COMMISSION APPEALABLE AREA:</strong></td>
</tr>
<tr>
<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
<td>First LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544 <strong>YES</strong></td>
</tr>
<tr>
<td><strong>22. OAK WOODLAND AREA:</strong></td>
<td><strong>28. CDP EXCLUSION ZONE:</strong></td>
</tr>
<tr>
<td><strong>23. HARBOR DISTRICT:</strong></td>
<td>CDP Exclusion Zone maps/GIS <strong>NO</strong></td>
</tr>
<tr>
<td><strong>24. LCP LAND USE CLASSIFICATION:</strong></td>
<td><strong>29. HIGHLY SCENIC AREA:</strong></td>
</tr>
<tr>
<td><strong>25. LCP LAND CAPABILITIES &amp; NATURAL HAZARDS:</strong></td>
<td>HIGHLY SCENIC &amp; Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>26. LCP HABITATS &amp; RESOURCES:</strong></td>
<td><strong>30. BIOLOGICAL RESOURCES &amp; NATURAL AREAS:</strong></td>
</tr>
<tr>
<td><strong>27. COASTAL COMMISSION APPEALABLE AREA:</strong></td>
<td>Biological Resources &amp; Natural Area Maps/GIS; 20.514; 20.504.001 <strong>NO</strong></td>
</tr>
<tr>
<td><strong>FOR PROJECTS WITHIN THE COASTAL ZONE ONLY</strong></td>
<td><strong>31. BLUFFTOP GEOLOGY:</strong></td>
</tr>
<tr>
<td><strong>28. CDP EXCLUSION ZONE:</strong></td>
<td>YES - COASTAL EROSION (3b) <strong>NO</strong></td>
</tr>
</tbody>
</table>
COASTAL ZONE APPLICATION FORM

APPLICANT
Name: Superior Pump & Drilling Inc
Mailing Address: P.O. Box 1551
City: Fort Bragg
State: CA
Zip Code: 95437
Phone: 707-964-9511

PROPERTY OWNER
Name: John and Terry Gaumer
Mailing Address: 14775 Paynes Creek Rd
City: Red Bluff
State: CA
Zip Code: 96080
Phone: 530-527-6160

AGENT
Name: Armando Quevedo
Mailing Address: P.O. Box 1551
City: Fort Bragg
State: CA
Zip Code: 95437
Phone: 707-357-2013

PARCEL SIZE
5.15 Acres

STREET ADDRESS OF PROJECT
45380 Drifters Reef Rd

ASSESSOR’S PARCEL NUMBER(S)
118-200-08

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

Signature of Applicant/Agent: [Signature]
Date: 10-31-19

Signature of Owner: [Signature]
Date: [Date]

RECEIVED

OCT 31 2019
PLANNING & BUILDING SERV
FORT BRAGG CA

Case No(s): CDP-2019-0040
CDF No(s): n/a
Date Filed: 10-16-19
Fee: $2,399.00
Receipt No: PRJ-031141
Received by: [Signature]
Office Use Only
# 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.

   Replacement well

2. If the project is residential, please complete the following:

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   If Multifamily, number of dwelling units per building:____________________

3. If the project is commercial, industrial, or institutional, complete the following: N/A

   Total square footage of structures:____________________
   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.
5. Are there existing structures on the property?  ☑ Yes  ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

Single Family Residence 2000'
Shed  60'
pump House  120'

6. Will any existing structures be demolished?  ☐ Yes  ☑ No
Will any existing structures be removed?  ☐ Yes  ☑ No
If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure _______ 1' 10” _______ feet.

8. Lot area (within property lines): _______ 224,876 _______ square feet 5.15 _______ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>2,180</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paved area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaped area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved area</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL: _______ square feet
(Should equal gross area of parcel)

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

11. Parking will be provided as follows: NA

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
</tbody>
</table>
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 by any exterior lighting? ☐ Yes ☒ No
    If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?
   ☐ Community sewage system, specify supplier _____________________________
   ☒ Septic Tank - Existing
   ☐ 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: ________________________________
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 ☒ N/A

If you need additional room to answer any question, attach additional sheets.
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AGENT: Armando Quevedo
ADDRESS: 45380 Drifter's Reef Drive, Mendocino

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
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NO SCALE

SITE PLAN
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GENERAL PLAN CLASSIFICATIONS

- General Plan Classes
- Public Roads

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/23/2019
Legend: Land Capabilities/Natural Hazards

- Coastal Zone Boundary
- Incorporated City Limits
- Landslide
- Coastal Erosion Descriptions
- Agricultural Land
- Prime
- Non Prime
- Timberland
- High Productivity
- Moderate Productivity
- Fault Slippery (Ful fwrite)
- Information (see Table)
- Special Studies Zones Map, effective July 1, 1994
- Sites
- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2)
- Beach Deposits and Shallow Alluvium and Tufas (Zone 3)
- Island

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/23/2019
LCP LAND CAPABILITIES & NATURAL HAZARDS
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/23/2019
LCP HABITATS & RESOURCES
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FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

LOMA Letters
Tsunami Inundation Zones

SPECIAL FLOOD HAZARD AREAS
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Critical Water Areas

GROUND WATER RESOURCES
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0° - 14°
15° - 32°
33° - 72°

ESTIMATED SLOPE