



Outlook


CDP_2025-0007 Coastal Commission Comments

From Jansen, Bente@Coastal <bente.jansen@coastal.ca.gov>

Date Fri 3/20/2026 9:17 AM

To Rob Fitzsimmons <fitzsimmons@mendocinocounty.gov>

Cc pbscommissions <pbscommissions@mendocinocounty.gov>; Leavitt, Amber@Coastal <amber.leavitt@coastal.ca.gov>

 1 attachment (28 KB)

CDP_2025-0007 (Stoops) CCC Comments;

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Good afternoon Rob,

Page 4 of the staff report for CDP_2025-0007 states that "Adequate capacity had in fact been established via a 2001 report on the existing well." However, this well test has not been shared as a part of either referral packet or in response to our prior comments (attached). Since the County is relying on a well report from 25 years ago and Mendocino has experienced periods of significant drought since then, Commission staff question how the County can make the findings that the proposed development is consistent with the County's certified LCP. The proposed drilling of a second well on the property as "backup" is further evidence of a potential scarcity of water on the site. The potential combining of multiple wells to simultaneously serve the development without considering whether their simultaneous use of two wells on one property may adversely affect the groundwater table of continuous or surrounding areas also raises questions of consistency with the LCP.

Commission staff requests the County remove this CDP from the agenda and request the applicant submit an updated well test that demonstrates adequate water supply so that the County can make the findings that the proposed development is consistent with all policies of the LCP including, but not limited to LCP policy 3.9-1.

Thank you,

Bente

Bente Jansen (*she/her*)

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