



Outlook

Fw: CDP_2025-0007 | 980 N Highway 1, Albion | Water Supply Documentation

From Rob Fitzsimmons <fitzsimmonsr@mendocinocounty.gov>

Date Wed 3/25/2026 4:41 PM

To pbscommissions <pbscommissions@mendocinocounty.gov>

 3 attachments (4 MB)

980 N.Hwy.One_Well Test_2001.pdf; 980 N Highway 1 Well Drillers Report.pdf; 980 N Hwy One Current Conditions_2026.pdf;

Please post this as public comment on CDP_2025-0007

From: Jp Stoops <jpdstoops@gmail.com>

Sent: Wednesday, March 25, 2026 4:06 PM

To: Jansen, Bente@Coastal <bente.jansen@coastal.ca.gov>; Rob Fitzsimmons <fitzsimmonsr@mendocinocounty.gov>

Cc: Bob Stoops <rmstoops@comcast.net>; Connie Stoops <connie@delastoops.com>

Subject: Re: CDP_2025-0007 | 980 N Highway 1, Albion | Water Supply Documentation

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Rob and Bente,

As a follow-up to my email below, please find attached the following documents regarding water supply for CDP_2025-0007:

- **Well Conditions Letter (NEW)** — Richard Estabrook, [Aquifer Analytics](#), Caspar, CA, based on a site visit conducted March 24, 2026
- **2001 Water Quantity Report (PROVIDED with CDP Application)** — Mendocino County Environmental Health, documenting the October 28, 2000 pump test (6.3 GPM)
- **1991 Well Driller's Report (PROVIDED from Mendo County Health)**— United Well Drilling, documenting original well installation, soil conditions, depth, casing dimensions, and discharge rate

As noted in my email below, upon receipt of the comment from Coastal on March 20th, we immediately engaged with Richard Estabrook to perform a site visit yesterday, March 24, 2026. Mr Estabrook is a local water hydrology professional referred by two independent sources. He measured a static water level of 60.3 feet — consistent with readings of 56 feet in 1991 and 55 feet in 2001.

This 35-year record indicates the static water level has remained remarkably stable over time, including through drought periods of the intervening years. At the current static level, Mr. Estabrook projects a flow rate of 5.0 gallons per minute — five times the 1 GPM minimum threshold required under DEH Coastal Groundwater Development Guidelines.

We understand the Coastal Commission's preference for a dry-season flow test. However, we respectfully submit that the combination of a 35-year stable static water level record, a documented 6.3 GPM pump test from October 2000 (within the DEH dry-season window of August 20 – October 31), a previously approved CDP application from that time, and a current March 2026 field measurement together constitute substantial evidence of adequate water supply for the proposed single-family residence.

We are sorry that the Coastal Commission's referral comments re: "adequate services" from July 2025 were not communicated back to us. Had we received them, we may have addressed the water supply question much earlier in the process. We remain committed to full transparency and have acted as quickly as possible upon learning of the concern on March 20 2026.

My parents, Bob and Connie Stoops, will be present at tomorrow's hearing and are authorized to attend and speak on my behalf as the applicant. They are part owners of the land and have deep familiarity with the property, surrounding area, and local watershed conditions.

We hope this body of evidence is sufficient for the Coastal Commission to reconsider its comment regarding water adequacy. If the recent site visit and historical evidence is not satisfactory or if Coastal needs more time, we are open to discussing conditions that may satisfy the Coastal Commission's concern with the goal of addressing in a continued hearing on April 9 or April 23. We respectfully request that a full dry-season deferral not be considered necessary. We hope to work constructively with both the County and the Commission to find the fastest responsible path forward.

Respectfully submitted,

JP

John Paul Stoops

Applicant

CDP_2025-0007: 980 N Highway 1

415.992.1076

On Mon, Mar 23, 2026 at 3:14 PM Jp Stoops <jpdstoops@gmail.com> wrote:

Hello Bente,

I'm following up on your recent comment regarding water supply for CDP_2025-0007. Thank you for your comments and we share the Commission's commitment to responsible coastal stewardship

From your email, it appears the December 2001 water quantity report prepared by Mendocino County Environmental Health may not have been included in the referral materials. That report was part of the original application and documents a production rate of approximately 6.3 gallons per minute. I'm happy to re-send it directly if helpful.

In addition, we have located the original 1991 Water Well Driller's Report prepared by United Well Drilling and have attached it here for reference. It includes construction details and references production of 15 gallons per minute after 1hr at the time of installation. I also located the certificate of compliance from Mendocino County Environmental Health attached.

We take water adequacy seriously and believe that both tests are far above the 1 GPM minimum threshold required under the DEH Coastal Groundwater Development Guidelines. The secondary well shown in the application is included as a contingency only and is not proposed as an active or concurrent water source.

Notwithstanding our confidence in the existing documentation, we take your comment seriously and immediately contacted our septic designer at Rittiman Associates and a local contractor. Both independently recommended that we engage Richard Estabrook of Aquifer Analytics for a current-condition field evaluation. Mr. Estabrook is scheduled to visit the subject property on Tuesday, March 24.

We will transmit his written assessment to County staff as soon as it is available.

Please feel free to give me a call or let me know if there is any particular information you would like to see to address the Commission's questions on this item.

Thank you,

JP

--

John Paul Stoops
Applicant
415.992.1076

MENDOCINO COUNTY MEMORANDUM

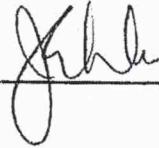
TO: File
FROM: Jim Ehlers

DATE: 18 DEC 2001
SUBJECT: 980-990 W. HWY 1
MITCHELL - shared well

The well on 980 will supply H₂O to both 980 and 990 - see attached water test indicating sufficient H₂O production.

ORIGINATOR - DO NOT WRITE BELOW THIS LINE

SIGNED:



REPLY

DEPT. - LOCATION

SIGNED:

DATE

/ /

SEND PARTS 1 AND 2 INTACT - PART 2 WILL BE RETURNED WITH REPLY
3 - DETACH AND FILE FOR FOLLOW - UP

MENDOCINO COUNTY Environmental Health

Water Quantity Report

Owner Name *Roy Mitchell*
 Site *980N. Hayone*
 APN *126-040-08*
 Subdivision #

Test Date *Oct 28, 2000*
 Recorded by *David Miller*
 Well Number *#1*

5" Plastic casing 115' deep (1990)

Time	Elapsed Time	Total Time	Depth to H2O	Draw down	Meter Reading	Total Gallons	GPM	GPM per FT
<i>8:30A</i>	<i>0</i>	<i>0</i>	<i>55'</i>					
<i>8:45</i>	<i>15</i>	<i>15</i>	<i>61'6"</i>			<i>166</i>	<i>11.1</i>	
<i>8:55</i>	<i>10</i>	<i>25</i>	<i>63'5"</i>			<i>105</i>	<i>10.5</i>	
<i>9:05</i>	<i>10</i>	<i>35</i>	<i>66'7"</i>			<i>90</i>	<i>9.0</i>	
<i>10:00</i>	<i>55</i>	<i>90</i>	<i>71'8"</i>			<i>484</i>	<i>8.8</i>	
<i>11:00</i>	<i>60</i>	<i>150</i>	<i>78'5"</i>			<i>522</i>	<i>8.7</i>	
<i>12:00</i>	<i>60</i>	<i>210</i>	<i>78'7"</i>	<i>Pumping sledge</i>	<i>492</i>	<i>492</i>	<i>8.2</i>	
<i>12:05</i>	<i>5</i>	<i>215</i>				<i>35</i>	<i>6.9</i>	
<i>12:15</i>	<i>10</i>	<i>225</i>	<i>80'8"</i>			<i>60</i>	<i>6.0</i>	
<i>12:30</i>	<i>15</i>	<i>240</i>	<i>96'4"</i>			<i>90</i>	<i>6.0</i>	
<i>12:33</i>	<i>3</i>	<i>243</i>	<i>95'0"</i>			<i>17</i>	<i>5.8</i>	
<i>12:53</i>	<i>20</i>	<i>263</i>	<i>91'4"</i>			<i>116</i>	<i>5.8</i>	
<i>13:35</i>	<i>42</i>	<i>305</i>	<i>83'6"</i>			<i>244</i>	<i>5.8</i>	
<i>13:55</i>	<i>20</i>	<i>325</i>	<i>82'8"</i>			<i>116</i>	<i>5.8</i>	
<i>15:00</i>	<i>15</i>	<i>390</i>	<i>82'9"</i>	<i>Water Clear</i>	<i>397</i>	<i>397</i>	<i>6.1</i>	
<i>16:00</i>	<i>60</i>	<i>450</i>	<i>82'4"</i>			<i>378</i>	<i>6.3</i>	
<i>17:00</i>	<i>60</i>	<i>510</i>	<i>82'4"</i>			<i>378</i>	<i>6.3</i>	
<i>18:00</i>	<i>60</i>	<i>570</i>	<i>82'4"</i>			<i>378</i>	<i>6.3</i>	
<i>19:00</i>	<i>60</i>	<i>630</i>	<i>82'4"</i>			<i>378</i>	<i>6.3</i>	
<i>20:00</i>	<i>60</i>	<i>690</i>	<i>82'4"</i>			<i>378</i>	<i>6.3</i>	
						<i>4824</i>		

I certify the test was carried out by the procedures specified by the Mendocino County Division of Environmental Health. I declare under penalty of perjury that the foregoing is true and correct.

Signed: *David Miller*

Richard Estabrook
Aquifer Analytics
44521 Caspar Orchard Road
(707) 272-0160

JP Stoops
980 N. Highway 1
Albion, CA 95410

Well Conditions for 980 N. Highway 1, Re: ICDP_2025-0007

Static Water Level

On March 24th, 2026, I inspected the well located at the above-referenced location and measured the static water level around 10:00 am. The static water level in a well is the distance between the top of the casing and the water level after the pump has been shut off for a period of time, typically ranging from several hours to 24 hours. The applicant provided me with prior static water level measurements taken in 1991 and one in 2001. The measurements are summarized as follows:

Date	Static Water Level (feet)	Source
Spring, 1991 ¹	56	Well completion report
10/28/2000	55	Proof of water test
03/24/2026	60.3	My measurement

All three measurements are fairly consistent despite being 10 years apart. Although three measurements aren't enough to draw a definite conclusion, they *indicate* that the static water level remains relatively constant over time.

The productivity (gallons per minute) of any given well is directly proportional to the static water level. Based on the Proof-of-Water test, the flow rate for this well was 6.3 gallons per minute at a water level of 82 feet, and a static water level of 55 feet. If the static water level had been 60.3 feet, the flow rate would have been 5.0 gallons per minute.

There are no other factors that have a greater effect on a given well's productivity than the static water level.

¹ There was no date on the well completion report. I concluded the "Spring, 1992" based on correspondence in the file.

Other factors

The only other hydrologic factors affecting the flow rate are siltation and scale plugging the casing slots. I have tested over 250 wells and have only seen evidence of siltation or scale on a handful of them.

Conclusions

I share the concerns of the Coastal Commission; however, I believe there are some mitigating factors for this well:

- The static water level for the Proof-of-Water test in October 2000 was 55 feet, which is the highest water level of the three measurements in the table above
- The flow rate of the well in October 2000 was 6.3 gallons per minute, which is considerably higher than the typical minimum requirement.
- The Proof-of-Water test only drew the well down to 82 feet. It is likely that the flow rate would be even higher if the well was drawn down all the way to the pump (105 feet estimated).
- I believe the dry-season testing requirement in the Coastal Groundwater Development Guidelines was included to ensure the Proof-of-Water test was done when static water level is at its lowest level of the year.
- I believe the data presented here presents a high level of certainty that meets the intent of the Coastal Groundwater Development Guidelines.

Aquifer Analytics would be happy to perform another certified well test that would be satisfactory to the Coastal Commission.

Aquifer Analytics is a non-licensed entity and does not provide geologic, geophysical, or engineering services