

**From:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>  
**Sent:** Friday, April 17, 2026 9:15 AM  
**To:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>  
**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>  
**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

**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 morning Rob,

Thank you for your patience as we reviewed the information and discussed internally.

After reviewing the March 24, 2026 letter from Richard Estabrook, due to the combination of water supply testing in the past with current updated confirmation of well conditions and comparison of current conditions with past conditions, the rationale in the letter may support a finding of water adequacy for this specific project. We would like to note the evidence provided does not include a current proof of water test conducted during the dry season, which we believe is required to demonstrate water supply adequacy for a new single family residence.

Thank you,

Bente

Bente Jansen (*she/her*)

Coastal Program Analyst, North Coast District

1385 8<sup>th</sup> Street, Suite 130. Arcata, CA 95521

(707) 377-7613 | [bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)



**From:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>

**Sent:** Wednesday, April 15, 2026 11:52

**To:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>

**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>

**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

Hi Rob,

Thank you for sharing this summary. I have watched the 3/26 hearing and appreciate the recommendation to do so.

Best,

Bente

Bente Jansen (*she/her*)

Coastal Program Analyst, North Coast District

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**From:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>  
**Sent:** Wednesday, April 15, 2026 10:32  
**To:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>  
**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>  
**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

Hi Bente,

If you haven't watched it, I would recommend reviewing the 3/26/2026 CPA hearing on this project: [https://www.youtube.com/watch?v=JCJLjmbf\\_hc](https://www.youtube.com/watch?v=JCJLjmbf_hc). Although the hearing was ultimately continued, the project was still presented and discussed on 3/26. Please also find attached a document submitted by the applicants during this hearing. It's essentially just a summary of the documents you already have, but in the interest of full transparency I felt it best to pass it along.

Best,

**Rob Fitzsimmons**

Planner III

*Planning and Building Services*

*Mendocino County*

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**From:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>  
**Sent:** Wednesday, April 15, 2026 10:18 AM  
**To:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>  
**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>  
**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

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Hi Rob,

I was out of office most of last week and returned yesterday. We are still reviewing the information and discussing internally and will get back to you soon (prior to the April 23, 2026 CPA hearing).

The applicant shared three documents with us; the 1991 well driller report, the 2001 well test, and a letter from Richard Estabrook that discusses a static water level test was completed on March 24, 2026 and his professional conclusions for the well onsite. Additionally, we have the March 24, 2026 memo from you. If there is anything else not included in the referrals or mentioned above that the County would like to share with us related to proof of adequate water supply, please share it with us as soon as possible.

Thank you,

Bente

Bente Jansen (*she/her*)

Coastal Program Analyst, North Coast District

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**From:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>  
**Sent:** Tuesday, April 7, 2026 12:12  
**To:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>  
**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>  
**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

Good afternoon Bente,

This project was continued to the 4/23/2026 Coastal Permit Administrator hearing in recognition of the Coastal Commission's interest in providing comment. Are you still planning on commenting on the Staff Memo or the additional materials presented at the last hearing?

Thank you,

**Rob Fitzsimmons**

Planner III

*Planning and Building Services*

*Mendocino County*

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**From:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>  
**Sent:** Thursday, March 26, 2026 9:51 AM  
**To:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>  
**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>  
**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

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Good morning Rob,

Thank you for sharing this memo. We have not had a chance to discuss this memo internally and therefore are not prepared to address it at the hearing today.

Best,

Bente



Bente Jansen (*she/her*)

Coastal Program Analyst

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**From:** Rob Fitzsimmons <[fitzsimmonsr@mendocinocounty.gov](mailto:fitzsimmonsr@mendocinocounty.gov)>

**Sent:** Wednesday, March 25, 2026 16:50

**To:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>

**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>

**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

Slight revision, attached. If this gets posted prior to the earlier version being published, it won't be noted as a revision - the previous attachment should be considered a superseded draft.

Apologies for the confusion,

**Rob Fitzsimmons**

Planner III

*Planning and Building Services*

*Mendocino County*

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**From:** Rob Fitzsimmons <[fitzsimmonsr@mendocinocounty.gov](mailto:fitzsimmonsr@mendocinocounty.gov)>

**Sent:** Wednesday, March 25, 2026 4:31 PM

**To:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>

**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>

**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

Good afternoon,

The memo should be posted on the County's website shortly, but please also find it attached to this message.

Best,

**Rob Fitzsimmons**

Planner III

*Planning and Building Services*

*Mendocino County*

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**From:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>

**Sent:** Wednesday, March 25, 2026 2:15 PM

**To:** Rob Fitzsimmons <[fitzsimmonsr@mendocinocounty.gov](mailto:fitzsimmonsr@mendocinocounty.gov)>

**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>

**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

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Hi Rob,

Thank you for letting us know, can you please let us know once the staff memo is posted? I am planning to attend the CPA meeting tomorrow at 10am.

Best,

Bente



Bente Jansen (*she/her*)

Coastal Program Analyst

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**From:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>

**Sent:** Wednesday, March 25, 2026 12:11

**To:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>

**Cc:** Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>

**Subject:** Re: CDP\_2025-0007 Coastal Commission Comments

Good afternoon Bente,

I am preparing a memo responding to your concerns, but essentially the County does not intend to pull the item from tomorrow's hearing. Staff will instead present the issue to the CPA and allow her to determine whether to hear the project and potentially conditionally approve it or continue the hearing. Would you or someone else from the Coastal Commission be available to attend the hearing via teleconference and answer questions the CPA may have about what the CCC would feel constitutes adequate water documentation in this case?

Best,

**Rob Fitzsimmons**

Planner III

*Planning and Building Services*

*Mendocino County*

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**From:** Jansen, Bente@Coastal <[bente.jansen@coastal.ca.gov](mailto:bente.jansen@coastal.ca.gov)>

**Sent:** Friday, March 20, 2026 9:16 AM

**To:** Rob Fitzsimmons <[fitzsimmons@mendocinocounty.gov](mailto:fitzsimmons@mendocinocounty.gov)>

**Cc:** pbscommissions <[pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov)>; Leavitt, Amber@Coastal <[amber.leavitt@coastal.ca.gov](mailto:amber.leavitt@coastal.ca.gov)>

**Subject:** CDP\_2025-0007 Coastal Commission 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*)

Coastal Program Analyst, North Coast District

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