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Filed: June 28, 2002
49th Day: Waived
Staff: Randall Stemler
Staff Report: November 26, 2003
Hearing Date: December 11, 2003
Commission Action:

STAFF REPORT: APPEAL

SUBSTANTIAL ISSUE & DE NOVO

APPEAL NO.: **A-1-MEN-02-032**

APPLICANTS: **Henry and Helen Taylor**

AGENT: Steve Hale

LOCAL GOVERNMENT: County of Mendocino

DECISION: Approval with Conditions

PROJECT LOCATION: 23802 Quail Lane, west side of Highway One, approximately 1/3 mile southwest of Cleone, Mendocino County (APN 069-161-37 & 069-161-09).

PROJECT DESCRIPTION: Develop a 10-unit inn with an overall height of 28 feet by constructing a 5-unit second-story addition over an existing single-family residence; with the addition of a library, dining nook, office and gift shop to the existing residence; and constructing a new two-story detached 4-unit structure; together with a 26-foot-high, one-story barn with a loft; and a new one-story detached unit with laundry facilities. The development also includes sixteen parking spaces; twelve 9'5" free-standing, 3-light, outdoor lighting fixtures; three free-standing, lighted signs; one wall-mounted sign on the main residence; and various landscaping features including wooden decks, rocked and paved driveways, concrete

walkways, black metal fencing, water fountain, flower planters, waterfalls, and a wooden bridge over an existing pond. In addition, the development would include two wells, underground water and sewer pipes, and re-location of a shed from APN 069-161-37 to APN 069-161-09.

APPELLANTS:

(1) Harold Graboske and Patricia Jones; (2) Sierra Club-Mendocino Group; (3) Dr. Hillary Adams

SUBSTANTIVE FILE:
DOCUMENTS

1) Mendocino County CDU No. 20-96;
2) Mendocino County Local Coastal Program

SUMMARY OF STAFF RECOMMENDATION:

1. Summary of Staff Recommendation: Substantial Issue

The staff recommends that the Commission, after public hearing, determine that a substantial issue of conformance exists with respect to the grounds on which the appeal has been filed, and that the Commission hold a *de novo* hearing, because the appellants have raised a substantial issue with the local government's action and its consistency with the certified Local Coastal Program (LCP).

The Mendocino Planning Commission approved with conditions Coastal Development Use Permit # 20-96 for development of a 10-unit inn with an overall height of 28 feet by (1) constructing a 5-unit second-story addition over an existing single-family residence; (2) ground floor additions including a library, dining nook, office and gift shop to the existing residence; (3) a new two-story detached 4-unit structure; (4) a 26-foot-high, one-story barn with a loft; and (5) a new one-story detached unit with laundry facilities. The County approved development also includes sixteen parking spaces, twelve 9'5" free-standing, 3-light, outdoor lighting fixtures, three free-standing, lighted signs, one wall-mounted sign on the main residence, and various landscaping features including wooden decks, rocked and paved driveways, concrete walkways, black metal fencing, water fountain, flower planters, waterfalls, and a wooden bridge over an existing pond. In addition, the approved development would include two wells, underground water and sewer pipes, and re-location of a shed from APN 069-161-37 to APN 069-161-09.

The appeals raise contentions involving inconsistency of the approved project with Mendocino County's certified LCP policies and standards relating to protection of ESHA resources, protection of visual resources, proof of adequate water, proof of adequate septic capacity, adverse impact on state park resources, increased traffic, and adverse impact on the community. The appellants assert that the riparian ESHA resources in the vicinity of the proposed project area would not be protected with adequate buffers and would be inconsistent with Land Use Plan (LUP) Policy 3.1-7 and Coastal Zoning Code (CZC) Section 20.296.020 as the approved buffers are less than 100 feet in width and the buffer widths were not demonstrated to be adequate by

sufficient biological analysis and concurrence by the Department of Fish and Game. The appellants specifically point out that the proposed development would be visible from the Lake Cleone picnic area, and/or the nature trail and haul road inconsistent with certified LUP Land Use Map Number 12, and the requirement that any visitor-serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park. The appellants contend that the height of the project as approved, the location of the project in relation to Highway One and MacKerricher State Park, and the proposed outdoor lighting would result in development that would not be subordinate to the rural residential character of its setting and would be inconsistent with visual resource protection requirements for development located in areas designated highly scenic. The appellants also contend that the project was approved without sufficient proof of adequate water to serve the commercial development, inconsistent with LUP Policy 3.8-9. Additionally, the appellants contend that the project was approved without sufficient proof of adequate septic capacity, also inconsistent with LUP Policy 3.8-9, thereby jeopardizing neighborhood water resources. Furthermore, the appellants contend that the proposed development would result in increased traffic on Highway One, inconsistent with LUP Policy 3.8-1. Finally, the appellants contend that the MacKerricher State Park resource area would be impacted from the proposed development inconsistent with CZC Section 20.496.050 that requires protection of state parks including MacKerricher State Park. The appellants contend that unauthorized trails have been constructed from the applicant's property onto state park property jeopardizing the resource management capability of MacKerricher State Park personnel.

Staff recommends that the Commission find that the project as approved, raises a substantial issue of conformance with the certified LCP and the public access policies of the Coastal Act with respect to contentions raised concerning protection of riparian ESHA, protection of visual resources, and proof of adequate water to serve the approved facility.

With respect to protection of riparian ESHA resources, the project as approved raises a substantial issue of conformance with the provisions of LUP Policies 3.1-7 and Coastal Zoning Ordinance Section 20.496.020 concerning establishment of buffers between future development on a parcel and existing ESHA because the development as approved would not provide for the establishment of a buffer width based on the standards set forth in Coastal Zoning Ordinance Section 20.496.020 (A) (1) (a) through (g). Furthermore, staff recommends that the Commission find that the project as approved raises a substantial issue of conformance with the provisions of LUP Policy 3.1-7 and Coastal Zoning Ordinance Section 20.496.020 (A) (1) for reducing the minimum ESHA buffer below 100 feet since no evidence has been provided that all the necessary criteria for reducing the buffer to a width less than 100 feet have been satisfied.

With respect to protection of visual resources staff recommends that the Commission find that the approved project raises a substantial issue of conformance with (1) the requirements of certified LUP Map No. 12 as amended by LCP Amendment 1-95, which requires any visitor serving accommodations developed on the subject parcel to be invisible from MacKerricher State Park, because the development as approved would be visible from major visitor destinations in MacKerricher State Park; (2) LUP Policy 3.5-1 that requires the scenic and visual qualities of Mendocino County coastal areas be considered and protected as a protected resource of public

importance because as approved, new development in designated highly scenic areas would not be subordinate to the character of its setting; (3) LUP Policy 3.5-3 that requires any development permitted in highly scenic areas to provide for the protection of coastal views from public areas including highways, roads, coastal trails, and parks, because the approval of the proposed development is not the least environmentally damaging alternative protecting coastal view corridors from MacKerricher State Park or coastal views along Highway One; and (4) LUP Policy 3.5-3 and CZC Section 20.504.015(C)(2) that require new development to be limited to one-story and 18 feet (above natural grade) unless an increase in height would not be out of character with surrounding structures, because the approved project would not be consistent with the character of surrounding structures, and would therefore not meet the test for allowing an increase in height above 18 feet or more than one story.

With respect to providing proof of adequate water staff recommends that the Commission find that the project as approved raises a substantial issue of conformance with the requirements of LUP Policy 3.8-9 because there is insufficient evidence that: (1) an adequate water supply necessary to serve the proposed development exists and (2) the proposed visitor-serving development would not adversely affect contiguous or surrounding water sources or supplies.

The motion to adopt the staff recommendation of Substantial Issue is found on page 7.

2. Summary of Staff Recommendation De Novo: Denial

The staff recommends that the Commission deny the coastal development permit for the proposed project on the basis that, the project is inconsistent with the County's certified LCP.

For purposes of *de novo* review by the Commission, the applicants have provided Commission staff with supplemental information including a revised project description and revised project plans (Exhibit Nos. 3 and 4). The applicants have modified the proposed site plan to (1) move the building involving the proposed 2-story, 5-unit inn addition to the existing house 38 feet to the southwest, (2) eliminate the gift shop, and (3) eliminate any landscape screening such as transplanting 30- to 38-foot-tall trees between the proposed development and MacKerricher State Park as previously proposed. In addition, the applicants' biologist has provided supplemental information to demonstrate that the proposed buffer width for the small riparian area near the highway frontage of the development, which is less than 100 feet, would be adequate to protect the resources associated with the riparian swale. Furthermore, the applicants have provided additional analysis from a hydrogeologist evaluating the adequacy of the proposed use of wells to serve the development and how such use of well water would affect drawdown of existing wells in the vicinity.

The staff recommends that the Commission deny the coastal development permit for the proposed project on the basis that the proposed project is inconsistent with the provisions of the certified LCP requiring proof of adequate utilities, and protection of visual resources, and there are no conditions that could be imposed by the Commission in the *de novo* process that could make the proposed project consistent with the certified LCP. The proposed project does not

demonstrate proof of adequate water supply necessary to serve the proposed commercial development; nor has it been sufficiently demonstrated that the proposed visitor-serving development would not adversely affect contiguous or surrounding water sources or supplies. Also, the proposed project does not demonstrate conformance with the plan map note on LUP Map No. 12 certified by LCP Amendment 1-95, that the development not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road. Furthermore, findings can not be made that the project as proposed is sited and designed to be subordinate to the character of its setting and provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes. Therefore, staff recommends that the Commission deny the proposed project.

The Motion to adopt the Staff Recommendation of Denial is found on page 37.

STAFF NOTES:

1. Appeal Process

After certification of Local Coastal Programs (LCPs), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on coastal development permits (Coastal Act Section 30603).

Section 30603 states that an action taken by a local government on a coastal development permit application may be appealed to the Commission for certain kinds of developments, including developments located within certain geographic appeal areas, such as those located between the sea and the first public road paralleling the sea, or within three hundred feet of the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, or within one hundred feet of any wetland or stream, or within three hundred feet of the top of the seaward face of any coastal bluff, or those located in a sensitive coastal resource area.

Furthermore, developments approved by counties may be appealed if they are not designated the "principal permitted use" under the certified LCP. Finally, developments constituting major public works or major energy facilities may be appealed, whether approved or denied by the city or county. The grounds for an appeal are limited to an allegation that the development does not conform to the standards set forth in the certified LCP and, if the development is located between the first public road and the sea, the public access policies set forth in the Coastal Act.

The subject development is appealable to the Commission because the approved inn (1) is located between the sea and the first public road paralleling the sea; 2) would be a use not principally permitted; and (3) is located within a sensitive coastal resource area. Section 20.308.110(6) of the Mendocino County Zoning Code and Section 30116 of the Coastal Act define sensitive coastal resource areas as "*those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity,*" including, among other

categories, "*highly scenic areas.*" The approved development is located within an area designated in the LCP on the certified land use map as a "*highly scenic area,*" and, as such, is appealable to the Commission as a sensitive coastal resource.

Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless the Commission determines that no substantial issue is raised by the appeal. If the staff recommends "no substantial issue" or if the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have three minutes per side to address whether the appeal raises a substantial issue. If the staff recommends "substantial issue" and no Commissioner objects, the substantial issue question will be considered moot and the Commission may proceed directly to a *de novo* hearing on the merits of the project at the same or at a subsequent meeting.

It takes a majority of Commissioners present to find that no substantial issue is raised. Unless it is determined that there is no substantial issue, the Commission would continue with a full public hearing on the merits of the project, which may occur at a subsequent meeting. If the Commission were to conduct a *de novo* hearing on the appeal, because the proposed development is between the first road and the sea, the applicable test for the Commission to consider would be whether the development is in conformity with the certified LCP and with the public access and public recreation policies of the Coastal Act.

The only persons qualified to testify before the Commission on the substantial issue question are the applicant, the appellants and persons who made their views known before the local government (or their representatives), and the local government. Testimony from other persons regarding substantial issue must be submitted in writing.

2. Filing of Appeal

Three appeals were received by the Commission in a timely manner by (1) the Sierra Club Mendocino Group—Ron Guenther on June 13, 2002; (2) Harold Graboske and Patricia Jones on June 17, 2002; and (3) Dr. Hilary Adams on July 11, 2002 (Exhibit Nos. 7, 8 and 9). All three appeals were received in a timely manner within 10 working days of receipt of the County's Notice of Final Action (Exhibit No. 6) by the Commission on June 27, 2002. On July 18, 2002, prior to the 49th day after the appeal was filed, the applicants signed a waiver of the requirements of Section 30621 that an appeal hearing must be set within 49 days from the date an appeal of a locally issued coastal development permit is filed.

PART ONE—SUBSTANTIAL ISSUE

I. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE:

Pursuant to Section 30603(b) of the Coastal Act and as discussed below, the staff recommends that the Commission determine that a substantial issue exists with respect to the grounds on which the appeal has been filed. The proper motion is:

MOTION:

I move that the Commission determine that Appeal No. A-1-MEN-02-032 raises No Substantial Issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act.

Staff Recommendation:

Staff recommends a **NO** vote. Failure of this motion will result in a *de novo* hearing on the application, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by an affirmative vote by a majority of the appointed Commissioners present.

Resolution to Find Substantial Issue:

The Commission hereby finds that Appeal No. A-1-MEN-02-032 raises a substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency of the approved project with the Certified Local Coastal Plan and/or the public access and recreation policies of the Coastal Act.

I. FINDINGS AND DECLARATIONS.

The Commission hereby finds and declares:

A. APPELLANTS' CONTENTIONS.

The Commission received three appeals of the County of Mendocino's decision to approve the use permit and development from the Sierra Club Mendocino Group—Ron Guenther, Harold Graboske and Patricia Jones, and Dr. Hilary Adams.

The project as approved by the County consists of development of a 10-unit inn with an overall height of 28 feet. The inn would include construction of a 5-unit second-story addition over an existing single-family residence; with the addition of a library, dining nook, office and gift shop to the existing residence; and construction of a new two-story detached 4-unit structure; together with a 26-foot-high, one-story barn with a loft; and a new one-story detached unit with laundry facilities. The County-approved development would also include sixteen parking spaces; twelve 9'5" free-standing, 3-light, outdoor lighting fixtures; three free-standing, lighted signs; one wall-mounted sign on the main residence; and landscaping of the facility including a water fountain, flower planters, waterfalls, concrete walkways, black metal fencing, wooden decks, rocked and paved driveways, and a wooden bridge over an existing pond. In addition, the approved development would include two wells, underground water and sewer pipes, and re-location of a shed from APN 069-161-37 to APN 069-161-09.

The project site is located approximately 1/3 mile southwest of the town of Cleone, on the west side of Highway One, at 23802 Quail Lane, Mendocino County (APN 069-161-37 & 069-161-09).

The appeals raise contentions involving inconsistencies of the approved project with the County's LCP policies regarding protection of ESHA resources, protection of visual resources, proof of adequate water, proof of adequate septic capacity, adverse impact on adjoining state park resources, increased traffic, and adverse impact on the community.

The appellants' contentions are summarized below, and the full text of the contentions is included as Exhibit Nos. 7, 8, and 9.

1. Protection of ESHA Resources

Two of the appellants, (1) Dr. Hillary Adams and (2) the Sierra Club Mendocino Group—Ron Guenther assert that the County approval is inconsistent with the ESHA protection provisions of the certified Mendocino County LCP. Dr. Adams specifically cites the lack of scientific reason given for reduction of the ESHA buffer to less than 100 feet and the absence of consultation and concurrence from the Department of Fish and Game that a buffer of less than 100 feet would be sufficient to protect the ESHA resource. She asserts that the road to the barn approved by the County would be developed within 50 feet of the ESHA resource, and is therefore inconsistent with the (CZC) requirements 20.496.020, 20.496.025, and 20.532.060. The Sierra Club Mendocino Group—Ron Guenther asserts that the County's approval is inconsistent with certified Land Use Plan (LUP) policies related to native plant and coastal stream resource protection.

2. Visual Resource Protection

All three appellants, (1) Dr. Hillary Adams, (2) Harold Graboske and Patricia Jones, and (3) the Sierra Club Mendocino Group—Ron Guenther, assert that the project as approved, is inconsistent with the provisions of certified Mendocino County LUP Policy Chapter 3.5, and Coastal Zoning Code standards that provide visual resource protection. Dr. Adams specifically contends that the approved development would result in adverse visual impact on Highway One and MacKerricher State Park inconsistent with LUP Chapter 3.5, especially policies 3.5-1 and 3.5-3 that deal with the character of the neighborhood, and with limitation of new development to no higher than one-story in areas designated Highly Scenic. Dr. Adams further contends that the County approval is inconsistent with CZC Chapter 20.504 and with the plan map note on LUP Map No. 12 as certified by LCP Amendment 1-95 requiring that "*any future visitor serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail and the haul road.*" Appellant Harold Graboske and Patricia Jones specifically assert that the County approval is inconsistent with LUP Policies 3.5-3 and 3.5-4 and contend that the applicants' existing structures are highly visible from MacKerricher State Park and that the two-story development approved by the County would be even more visually intrusive.

3. Proof of Adequate Water

All three appellants, (1) Dr. Hillary Adams, (2) Harold Graboske and Patricia Jones, and (3) the Sierra Club Mendocino Group—Ron Guenther, assert that the County approval is inconsistent with LCP requirements for proof of adequate water supply required by Coastal Zoning Code 20.516.015(B)(2). Dr. Adams specifically cites inconsistency of the County approval with LUP Policies 3.8-1 and 3.8-9. Harold Graboske and Patricia Jones also cite LUP Policy 3.8-9, as well as adverse hydrological impacts imposed on the surrounding area from insufficient proof of adequate water to serve the proposed project.

4. Proof of Adequate Septic Capacity

Appellants Harold Graboske and Patricia Jones question the adequacy of septic capacity testing performed for the approved commercial development site and assert that the County approval is inconsistent with LUP Policy 3.8-1 requiring consideration of adequate sewage disposal for new development.

5. Adverse Impact on State Park Resources

All three appellants, (1) Dr. Hillary Adams; (2) Harold Graboske and Patricia Jones; and (3) the Sierra Club Mendocino Group—Ron Guenther, assert that the County approval is inconsistent with the LCP provision of CZC Section 20.496.050 requiring that the resource areas of MacKerricher State Park be protected.

6. Increased Traffic

Two appellants, (1) Harold Graboske and Patricia Jones; and (2) the Sierra Club Mendocino Group—Ron Guenther, contend that the project as approved is inconsistent with the Mendocino County LCP related to LUP Policy 3.8-1 requiring highway capacity impacts be considered in determining density changes.

7. Adverse Impact on the Community

Two appellants, (1) Harold Graboske and Patricia Jones; and (2) the Sierra Club Mendocino Group—Ron Guenther, contend that the project as approved would irreparably alter the character of the neighborhood resulting in incompatible development within a designated Highly Scenic Area inconsistent with LUP Policy 3.5-1.

B. LOCAL GOVERNMENT ACTION.

On June 6, 2002, the Mendocino County Planning Commission approved a Coastal Development Use Permit for the subject development. The decision of the Planning Commission was not appealed at the local level to the County Board of Supervisors. The County then issued a Notice of Final Action, which was received by Commission staff on June 27, 2002, (Exhibit No. 6).

The County attached to its coastal development use permit #CDU 20-96 thirty-three (33) Conditions of Approval, contained in their entirety in Exhibit No. 6, and as applicable to this appeal, are included by appropriate number below.

2. As soon as practical following completion of grading operations, native vegetative ground cover shall be established on all areas of disturbed soil that will not be occupied by buildings or surfaced for vehicular traffic.
3. During construction of the project, before surfacing and native vegetation sufficient to prevent erosion have been established, other erosion control measures shall be established and maintained sufficient to prevent erosion of soil on the site.
4. Roads and parking areas on the site shall be maintained in good condition with ditches, culverts and surfacing sufficient to prevent erosion and dust.
6. Stormwater runoff from the barn roof and the access driveway around the barn shall be prevented from flowing from the Taylor's parcel onto lands of MacKerricher State Park.
7. A 50-foot-wide buffer area is required along the north boundary adjacent to MacKerricher State Park in which no development other than planting and maintaining vegetation shall occur. Vegetation planted within this buffer shall be limited to native species.
8. No development or vegetation removal, other than removal of hazardous trees, shall occur in the area between the old and new alignments of Highway 1, north of the existing telephone vault located on the west side of the old highway. The purpose of this condition is to protect the riparian area identified in the botanical survey prepared by Gordon McBride, PhD, and to maintain the visual screen between Highway 1 and the proposed development. An inventory of all vegetation to be removed as a result of the development on site shall be prepared prior to construction. Any major tree or significant vegetation removed shall be replaced in kind with native species.
9. Plants used for landscaping within 100 feet of MacKerricher State Park shall be native species.
10. Prior to final inspection by the Building Division, landscaping and irrigation systems shall be established on the parcel in substantial conformance with the Landscape Documentation Package and Landscape Planting Plan prepared by Frank Pierce, Quality Landscape Company. Landscaping shall be maintained in healthy condition, and replaced if necessary.
 - A. Upon completing the installation of the landscaping and the irrigation system, an irrigation audit shall be conducted by a certified landscape irrigation auditor prior to the final field observation.

- B. A licensed landscape architect or contractor, certified irrigation designer, or other licensed or certified professional, in a related field shall conduct a final field observation and shall provide a Certificate of Substantial Completion to the Planning and Building Services Department. The certificate shall specifically indicate that plants were installed as specified, that an irrigation audit has been performed, along with a list of any observed deficiencies, consistent with the State Water Conservation in Landscaping Act (Government Code Sections 65591-65600).
- C. A copy of the Certificate shall also be provided to the Owner of Record.
12. All exterior lighting fixtures shall be designed and/or located so that only indirect non-glaring light is visible from beyond the parcel boundaries. No lighting fixture on the property shall shine light toward MacKerricher State Park or Highway 1. Yard and parking area lighting shall be no brighter than necessary to provide for safe movement around the premises, and shall not be noticeably different or stand out from other residential lighting in the area. A revised exterior lighting plan shall be prepared and submitted for review and approval by the Director of the Department of Planning and Building Services, which shall not include the 12-foot tall exterior lamp posts. The plan shall use low voltage, downcast and shielded lighting designed to provide minimum security and safety and to limit light and glare as viewed from beyond the project boundaries.
 13. There shall be no direct access between the applicant's parcels and MacKerricher State Park unless approved by the Department of Parks and Recreation.
 14. Any work done within the Highway 1 right-of-way shall be completed in compliance with all provisions of an encroachment permit issued by Caltrans.
 15. The developer shall comply with all requirements of the California Department of Forestry and Fire Protection, CDF File No. 322-96, dated September 4, 1996, or with other alternatives acceptable to the Department, and with all requirements imposed by the Fort Bragg Fire Protection Authority. Written verification shall be submitted to the Department of Planning and Building Services that all requirements of the two departments have been satisfied prior to final building inspection signoff.
 16. Prior to use of the new visitor units, all requirements of the Division of Environmental Health for provision of potable water shall have been completed to the satisfaction of the Division of Environmental Health. A letter from the Division of Environmental Health shall be provided to the Planning and Building Services Department stating that all requirements have been met.
 17. Any new wells developed to provide water to the visitor facility shall meet the Division of Environmental Health requirements for commercial use wells.
 18. Prior to issuance of any building permit or visitor units allowed by CDU 20-96, the applicant shall provide the Department of Planning and Building Services with a copy

of a recorded easement satisfactory to the Division of Environmental Health for use of the off site well located on Assessor Parcel Number 069-161-09 for the benefit of development proposed on Assessor's Parcel 069-161-37; or the applicant shall complete a boundary line adjustment merging the two parcels into one.

19. Prior to issuance of any building permit for visitor units allowed by CDU 20-96, the applicant shall provide the Department of Planning and Building Services with a copy of a recorded easement satisfactory to the Division of Environmental Health for use of an off site septic system located on Assessor Parcel Number 069-161-09 for the benefit of development proposed on Assessor's Parcel 069-161-37; or the applicant shall complete a boundary line adjustment merging the two parcels into one.
20. Prior to use of the new visitor units, all requirements of the Division of Environmental Health for construction and operation of the septic system shall have been completed to the satisfaction of the Division of Environmental Health. A letter from the Division of Environmental Health shall be provided to the Planning and Building Services Department stating that all requirements have been met.
21. Use of the proposed new laundry facilities shall be limited to personal use by the manager until such time as increased use is approved by the Division of Environmental Health. Until then, laundry associated with the operation of the inn shall be laundered off-site.
22. Water intercepted by the curtain drain shall be controlled to prevent erosion, and shall not be allowed to flow onto MacKerricher State Park.
23. CDU 20-96 does not include approval of the future residence shown on the westerly parcel. Development of a residence on the westerly parcel will be subject to future satisfaction of all applicable permit requirements for construction of a residence.
24. A revised landscape plan or inset addition to the landscape plan submitted on June 22, 2001, shall be submitted to the Planning and Building Services Department for approval showing the locations of the trees planted by Caltrans as a condition of Coastal Permit 1-90-295, and, if necessary, additional native trees and ~~or~~ native shrubs sufficient to screen parked cars and the pole lamps at the easterly edge of the parking area nearest Highway 1 from motorists. Any of the Caltrans trees removed to make way for the parking area shall be replaced in kind and number, and maintained.
32. A revised landscaping plan shall be prepared, subject to the approval of the Department of Parks and Recreation, which shall include the planting of a minimum of two 44 inch box Bishop pine and three 36-inch box Bishop pine, as well as a mixture of smaller native trees and shrubs, in selected areas northwest of the existing residence as well as between any new development and the line of sight and view of Lake Cleone picnic area and the Haul Road area within MacKerricher State Park. The goal of the new plantings shall be to limit visual impact of the development to public areas within the State Park and to be consistent with other conditions of this entitlement. Such landscaping shall be established, maintained, and

if needed, replaced for the life of the entitlement. Pruning and trimming shall be limited only to maintaining the health of the trees.

C. PROJECT AND SITE DESCRIPTION.

The project site is located on a coastal terrace approximately 1/3-mile southwest of the town of Cleone, on the west side of Highway One, at 23802 Quail Lane, Mendocino County (APN 069-161-37 & 069-161-09). See Exhibits 1 and 2.

The project site consists of approximately 4.24 acres in two separate parcels zoned Rural Residential, Five Acres Minimum (RR:L-5). The subject property is bounded on the north by the Lake Cleone and Mill Creek portions of MacKerricher State Park, on the east by Highway One, and on the south and west by private parcels accessed from Quail Lane located to the southwest of the Taylor property. An abandoned portion of Highway One (that has subsequently been acquired by the Taylors) passes through the eastern edge of the site. The property located in the narrow wedge-shaped portion of land situated to the northeast between the old Highway One alignment and the new Highway One alignment contains a riparian plant community associated with a headwater-swale that is a tributary to Mill Creek, and which eventually flows into Lake Cleone. The property to the west of the abandoned portion of Highway One has been substantially cleared of native brush and repeatedly mowed so that the site is no longer in a natural condition. Islands of trees remain, including beach pine, Bishop pine, tan oak, wax myrtle, cascara, and alder. There is currently a one-story single-family dwelling on the site, in addition to a paved driveway, water wells, septic system, several outbuildings, and a man-made pond. Neighboring private parcels to the west and south of the subject property are developed with residences. The property is located in an area designated as highly scenic.

Approval has been granted by the County for construction of a 10-unit inn, consisting of a 5-unit second-story addition over the existing single-family residence at an overall height of 28 feet, a new one-story detached guest unit and laundry building, and a new two-story 4-unit detached structure 28 feet in height. The County also approved the addition to the existing residence of a library, dining nook, office, and gift shop, as well as the development of a 26-foot-high barn with an artist's loft. The approved development also includes sixteen parking spaces, twelve 9-foot by 9-inch free standing two-light outdoor light fixtures, two freestanding lighted signs, a wall-mounted sign on the main building, two wells, underground water and sewer lines, and re-location of an existing shed. Landscaping, with various landscaping features, including wooden decks, rocked and paved driveways, concrete walkways, black Victorian metal fencing, a water fountain, flower planters, waterfalls, and a wooden bridge over an existing pond were also approved.

The approved development would be visible from visitor destination points and scenic areas within MacKerricher State Park, including from Lake Cleone, a popular picnic and boating area, and from portions of the Haul Road, part of the California Coastal Trail that provides public access along the coastline north of Fort Bragg. The most visible portion of the proposed structures would be the 28-foot high second-story additions. Also, this proposed development would be visible from Highway One.

Development of a visitor-serving inn on the site was the subject of LCP Amendment 1-95, which the Commission certified in September 1996. At that time, the Commission expressed major concern for protecting visual resources associated with MacKerricher State Park, and denied the amendment request as submitted, but approved it with a suggested modification that would amend the Coastal Element Land Use Map Number 12 with a note placed on the Land Use map stating that *“any visitor serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road.”*

D. SUBSTANTIAL ISSUE ANALYSIS.

Section 30603(b)(1) of the Coastal Act states:

“The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in this division.”

1. Appellants’ Contentions That are Valid Grounds for Appeal

Six of the seven contentions raised in these appeals present potentially valid grounds for appeal in that they allege the project’s inconsistency with policies of the certified LCP or with the public access policies of the Coastal Act. These six contentions allege that the approval of the project by the County raises substantial issues related to LCP provisions regarding 1) protection of ESHA resources; 2) protection of visual resources; 3) proof of adequate water; 4) proof of adequate septic capacity; 5) adverse impact on state park resources, and 6) increased traffic. Staff recommends that the Commission determine that invalid grounds for appeal exist in relation to contentions raised involving adverse impact on the community.

Coastal Act Section 30625(b) states that the Commission shall hear an appeal unless it determines:

“With respect to appeals to the commission after certification of a local coastal program, that no substantial issue exists with respect to the grounds on which an appeal has been filed pursuant to Section 30603.”

The term "substantial issue" is not defined in the Coastal Act or its implementing regulations. The Commission's regulations indicate simply that the Commission will hear an appeal unless it "finds that the appeal raises no significant question" (California Code of Regulations, Title 14, Section 13115(b)). In previous decisions on appeals, the Commission has been guided by the following factors:

1. The degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the certified LCP and with the public access policies of the Coastal Act;
2. The extent and scope of the development as approved or denied by the local government;
3. The significance of the coastal resources affected by the decision;
4. The precedential value of the local government's decision for future interpretations of its LCP; and
5. Whether the appeal raises only local issues, or those of regional or statewide significance.

Even when the Commission chooses not to hear an appeal, an appellant nevertheless may obtain judicial review of the local government's coastal permit decision by filing a petition for a writ of mandate pursuant to Code of Civil Procedure, Section 1094.5.

In this case, for the reasons discussed further below, the Commission exercises its discretion and determines that with respect to the allegations regarding: (1) the protection of ESHA resources; (2) the protection of the visual resources; and (3) proof of adequate water to serve the commercial facility; a substantial issue exists with regard to the approved project's conformance with the certified Mendocino County LCP. As further discussed below, the Commission finds that with respect to the allegations regarding (1) proof of adequate septic capacity; (2) adverse impact on state park resources; and (3) increased traffic; the development as approved by the County raises no substantial issue with the certified LCP or the access provisions of the Coastal Act.

Appellants' Allegations Raising Substantial Issue

a. Protection of ESHA Resources

Appellants Dr. Hillary Adams and the Sierra Club Mendocino Group—Ron Guenther assert that the project as approved by the County is inconsistent with LCP policies and standards regarding ESHA resources, including establishment of buffers that the Department of Fish and Game agrees are adequate to provide protection. The appellants cite inconsistencies with LUP Policy 3.1-7 and Coastal Zoning Code Sections 20.496.020, 20.496.025 as reasons for the appeals. The appellants point out that portions of the project would be located within 100 feet of a riparian Environmentally Sensitive Habitat Area (ESHA), and that approval of the permit by the County is inconsistent with CZC Section 20.496.020(A)(1), which requires that the width of an ESHA buffer shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning staff, that one hundred (100) feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. No such consultation or concurrence involving the Department of Fish and Game occurred prior to the County approval of the proposed development. The appellants assert that the County's

approval of the proposed development is inconsistent with CZC Section 20.496.020, which specifies the applicable standards and the required procedure for determining the appropriate width of the buffer area.

LCP Policies:

LUP Policy 3.1-7 states in applicable part,

“A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide sufficient area to protect the environmentally sensitive habitat from significant degradation resulting from future developments. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning Staff, that 100 feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and shall not be less than 50 feet in width. [emphasis added]”

Coastal Zoning Code Section 20.496.020 in applicable part states:

“ESHA- Development Criteria

(A) Buffer areas. A buffer shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the continuance of such habitat areas.

(1) Width.

The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation with the California Department of Fish and Game, and County Planning staff, that one hundred feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas and shall not be less than fifty (50) feet in width [emphasis added]....Standards for determining the appropriate width of the buffer area are as follows:

“(a) Biological Significance of Adjacent Lands. Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. Functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent

lands. The degree of significance depends upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding, or resting).

Where a significant functional relationship exists, the land supporting this relationship shall also be considered to be part of the ESHA, and the buffer zone shall be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer shall be measured from the edge of the wetland, stream, or riparian habitat that is adjacent to the proposed development.

(b) Sensitivity of Species to Disturbance. The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following after consultation with the Department of Fish and Game or others with similar expertise:

(i) Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species;

(ii) An assessment of the short-term and long-term adaptability of various species to human disturbance;

(iii) An assessment of the impact and activity levels of the proposed development on the resource.

(c) Susceptibility of Parcel to Erosion. The width of the buffer zone shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.

(d) Use of Natural Topographic Features to Locate Development. Hills and bluffs adjacent to ESHA's shall be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from ESHA's. Similarly, bluff faces should not be developed, but shall be included in the buffer zone.

(e) Use of Existing Cultural Features to Locate Buffer Zones. Cultural features (e.g., roads and dikes) shall be used, where feasible, to buffer habitat areas. Where feasible, development shall be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the ESHA.

(f) Lot Configuration and Location of Existing Development. Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance shall be required as a buffer zone for any new development permitted. However, if that distance is

less than one hundred (100) feet, additional mitigation measures (e.g., planting of native vegetation) shall be provided to ensure additional protection. Where development is proposed in an area that is largely undeveloped, the widest and most protective buffer zone feasible shall be required.

(g) Type and Scale of Development Proposed. The type and scale of the proposed development will, to a large degree, determine the size of the buffer zone necessary to protect the ESHA. Such evaluations shall be made on a case-by-case basis depending upon the resources involved, the degree to which adjacent lands are already developed, and the type of development already existing in the area."

Discussion:

As described above, the applicants own an abandoned portion of Highway One along the eastern edge of their property. Located between this abandoned old Highway One alignment and the new Highway One alignment is a narrow wedge-shaped portion of land that contains a riparian plant community associated with a headwater-swale tributary to Mill Creek, which flows into Lake Cleone. This riparian ESHA was documented in the County staff report:

"A botanical survey of the site was prepared in September, 1996, by Gordon E. McBride, Ph.D., which included visits to the site on September 1 and 15, 1996.... On the portion of the property between the old and new locations of Highway 1, Dr. McBride found a wet area with riparian vegetation, and recommended a 50-foot wide buffer. The site plan incorporates the recommended buffer around the wetland, and maintains a 50 foot building setback from the State Park, however there is a proposed driveway access at the north end of the proposed barn which will cause fill to be placed within 20 feet of the park. Although any riparian vegetation that may have existed on the Taylor parcel along the boundary shared with the park has been cleared and mowed, the vegetation on the park side of the line remains in its natural state and may constitute an environmentally sensitive habitat area. Also, Chapter 3.1 of the Coastal Plan identifies the park as a resource area, which in itself requires protection. In addition, Section 30240(b) of the Coastal Act requires that development in areas adjacent to parks shall be sited and designed to prevent impacts. Condition Number 7 is recommended to require that no development, including the proposed driveway at the north end of the barn, be located within the 50-foot buffer along the boundary shared with MacKerricher State Park. Condition Number 8 is recommended to require that no development occur within the riparian area or the surrounding 50 foot wide buffer between the old and new highway locations."

As set forth above, LUP Policy 3.1-7 and Zoning Code Section 20.496.020 require that buffer areas shall be established adjacent to all environmentally sensitive habitat areas to provide sufficient area to protect the environmentally sensitive habitat from significant degradation resulting from future developments. These provisions of the LCP state that the width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation with the California Department of Fish and Game and County Planning staff,

that one hundred feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development, in which case the buffer can be reduced to not less than fifty (50) feet in width.

Coastal Zoning Code Section 20.496.020 (A) (1) (a) through (g) sets forth specific standards to be considered when determining the width of a buffer. These standards include: (a) an assessment of the biological significance of adjacent lands and the degree to which they are functionally related to wetland resources, (b) the sensitivity of species to disturbance such that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development, (c) the susceptibility of the parcel to erosion determined from an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel, (d) the use of natural topographic features to locate development so that hills and bluffs adjacent to ESHA's can be used to buffer habitat areas, (e) use of existing cultural features such as roads and dikes to buffer habitat areas, (f) lot configuration and location of existing development such that buildings are a uniform distance from the habitat area, and provision for additional mitigation if the distance is less than 100 feet, and (g) the type and scale of development proposed as a determining factor for the size of the buffer zone necessary to protect the ESHA.

The County's staff report identified the location of a riparian ESHA on the subject property, and provided for its protection from the proposed development. The County also notes that the site plan for the development incorporates a 50-foot buffer around the riparian habitat. However, the County did not require a 100-foot buffer. In addition, there is no evidence in the County local record that the California Department of Fish and Game was consulted with and agreed to a reduction of the buffer below the minimum standard of 100 feet. As noted previously, LUP Policy 3.1-7 and Zoning Code Section 20.496.020 state that the width of a buffer shall be a minimum of 100 feet unless an applicant can demonstrate, after consultation with the Department of Fish and Game and County Planning Staff that one hundred feet is not necessary to protect the habitat resources.

Furthermore, no assessment of the adequacy of the proposed 50-foot buffer using the standards contained in Coastal Zoning Code Section 20.496.020 (A) (1) (a) through (g) was performed. The applicants' botanist simply stated that he believed that there would be no negative impact to the riparian habitat from the proposed adjacent development and therefore recommended only a 50-foot buffer, the minimum necessary as required by LUP Policy 3.1-7 and Zoning Code Section 20.496.020.

The Commission finds that the degree of factual and legal support for the County's action is low, given that the required information necessary to justify a reduced ESHA buffer has not been presented. Therefore, the Commission finds that the project as approved raises a substantial issue of conformance with the provisions of LUP Policies 3.1-7 and Coastal Zoning Ordinance Section 20.496.020 concerning establishment of buffers between future development on a parcel and existing ESHA because the development as approved by the County would not provide for the establishment of a buffer width based on the standards set forth in Coastal Zoning Ordinance Section 20.496.020 (A) (1) (a) through (g). Furthermore, the Commission finds that the project

as approved raises a substantial issue of conformance with the provisions of LUP Policy 3.1-7 and Coastal Zoning Ordinance Section 20.496.020 (A) (1) for reducing the minimum buffer below 100 feet since no evidence has been provided that all the necessary criteria for reducing the buffer to a width less than 100 feet have been satisfied.

b. Visual Resource Protection

All three appellants contend that the approved project raises a substantial issue regarding conformance of the approved development with the requirements of the Mendocino County LCP relating to visual resource protection. The appellants contend that there is a specific inconsistency of the County approval with the plan map note contained on certified Mendocino County Coastal Element Land Use Map Number 12 as amended by LCP Amendment No. 1-95, which specifies that any visitor-serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park. The appellants also contend the project as approved is inconsistent with other LCP Policies and Standards, including LUP Policy 3.5 et seq., Coastal Zoning Code (CZC) 20.504 et seq., and CZC 20.532.050.

LCP Policies:

LUP Map No. 12 as amended by LCP Amendment 1-95 states:

"A note shall be placed on the Land Use Plan Map that any visitor serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road [emphasis added]."

LUP Policy 3.5-1 states in applicable part:

"The scenic and visual qualities of Mendocino County coastal areas shall be considered and protected as a protected resource of public importance. 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 land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas designated by the County of Mendocino Coastal Element shall be subordinate to the character of its setting [emphasis added]."

LUP Policy 3.5-3 states in applicable part:

"The visual resource areas listed below are those which have been identified on the land use maps and shall be designated as "highly scenic areas," within which new development shall be subordinate to the character of its setting. Any development permitted in these areas shall provide for the protection of ocean and coastal views from

public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes.

Portions of the coastal zone within the Highly Scenic Area west of Highway 1 between the Ten Mile River estuary south to the Navarro River as mapped with noted exceptions and inclusions of certain areas east of Highway 1.

In addition to other visual policy requirements, new development west of Highway One in designated "highly scenic areas" is limited to one-story (above natural grade) unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures. Variances from this standard may be allowed for planned unit development that provides clustering and other forms of meaningful visual mitigation. New development should be subordinate to natural setting and minimize reflective surfaces. All proposed divisions of land and boundary line adjustments within "highly scenic areas" will be analyzed for consistency of potential future development with visual resource policies and shall not be allowed if development of resulting parcel(s) could not be consistent with visual policies [emphasis added]."

Coastal Zoning Ordinance Section 20.504.015(C) states in applicable part:

- (1) *" Any development permitted in highly scenic areas shall provide for the protection of coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes..."*
- (2) *In highly scenic areas west of Highway 1 as identified on the Coastal Element land use plan maps, new development shall be limited to eighteen (18) feet above natural grade, unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures.*
- (3) *New development shall be subordinate to the natural setting...*
- ...
- (5) *Buildings and building groups that must be sited in highly scenic areas shall be sited: (a) Near the toe of a slope; (b) Below rather than on a ridge; and (c) In or near a wooded area... [emphasis added]."*

Discussion:

The subject property is located west of Highway One in an area designated in the County's Land Use Plan as highly scenic, and is adjacent to and visible from MacKerricher State Park, a major visitor destination, that according to the California Department of Parks and Recreation serves over a million visitors a year (Exhibit No. 14). The approved development is located on a hill that drops to the east end of Lake Cleone. The approved development would add a second story to an existing residence, resulting in a twenty-eight-foot-high, two-story, ten-unit inn. The appellants assert that the project as approved is inconsistent with the visual resource protection policies and standards contained in the certified Mendocino County LCP in several ways.

Consistency With LUP Plan Map Note To Not Be Visible

The appellants maintain that the County's approval is inconsistent with the certified LCP Amendment No. 1-95. As discussed previously, a portion of LUP Amendment No. 1-95 amended the LUP to designate the site as a location where an inn of up to 10-units could be approved as a conditional use. The appellants note that the Planning Commission's approval of the permit ran counter to their staff's recommendation for denial, which was based on staff analysis that the proposed development would violate the prohibition of the plan map note contained on certified LUP Map No. 12 as amended by LCP Amendment No. 1-95 that requires: "any visitor serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road." The County staff noted that the development would be visible from Lake Cleone and the Haul Road, at least until proposed vegetative screening matures.

In certifying LCP Amendment No. 1-95, the Coastal Commission made findings that:

"[t]he view looking across Lake Cleone toward the site is one of the most prominent and scenic in the park, providing a peaceful, 'wilderness' impression. ...The Commission notes that there are portions of the site where development could be accomplished that would not impair the State Park viewshed. If sensitively designed, development in such areas could also be made to be visually compatible with the surrounding residential neighborhood."

The May 24, 1996 Coastal Commission staff report prepared for LCP Amendment No. 1-95 included a discussion about the relevancy of Coastal Act Policy 30240(b) reiterating that development in areas adjacent to parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas. The findings went on to state:

"According to State Parks personnel, sometime within the last year someone (not from State Parks) illegally removed a substantial number of trees from State Parks property that were previously partially screening the existing residence from public views from the park. State Parks has indicated that trees have been replanted which eventually will screen the existing structure again. However, even when the new trees are fully grown, depending on the manner in which new development is built, developing a second-story inn addition to the existing residence and constructing additional detached inn units in certain locations could once again make development on the site prominently visible from the State Park and significantly degrade public views, both during daylight hours and after dark, when night lighting at the site could compromise the character of the otherwise natural and undeveloped area that is a major visitor destination."

In a letter to the Coastal Commission staff from State Parks District Supervisor Robert LaBelle, dated February 16, 1996, Mr. LaBelle states:

“The tree cutting that took place has opened up a visual corridor that leads a park visitor’s eye across the lake, directly up to the Taylor residence. This situation now has a direct affect on public views by exposing this residence as a distinguishable feature on the landscape. Any further development on the Taylor property will exasperate the situation.”

In reference to the proposed development subsequently approved by the County, State Parks District Supervisor Robert LaBelle wrote to the County in a letter dated September 7, 1999, stating that:

“The State Parks is very concerned about the direct viewshed corridor to this proposed development. The proposal as it now stands is out of character with the surrounding neighborhood and certainly out of character with the park setting. At a minimum, this development should be limited to one story structures as outlined in the Local Coastal Plan. Additionally, vegetation screening needs to be implemented to fill the corridor that has been established linking the Taylor parcel to the park [emphasis added].”

The County-approved development includes an architectural design that provides for seventy-five lineal feet of continuous glass windows in the building with five-units elevated to the second story of the inn within the viewshed corridor facing west toward the state park. On June 6, 2002, the Mendocino County Planning Commission met to consider the application for development of the subject project, and approved the coastal development use permit with the addition of a special condition to address the concerns for providing visual resource protection. Special Condition No. 32 was added as follows:

“A revised landscaping plan shall be prepared, subject to the approval of the Department of Parks and Recreation, which shall include the planting of a minimum of two 44 inch box Bishop pine and three 36-inch box Bishop pine, as well as a mixture of smaller native trees and shrubs, in selected areas northwest of the existing residence as well as between any new development and the line of sight and view of Lake Cleone picnic area and the Haul Road area within MacKerricher State Park. The goal of the new plantings shall be to limit visual impact of the development to public areas within the State Park and to be consistent with other conditions of this entitlement. Such landscaping shall be established, maintained, and if needed, replaced for the life of the entitlement. Pruning and trimming shall be limited only to maintaining the health of the trees.”

By imposing Special Condition No. 32, the County attempted to meet the concerns expressed by the appellants, the Department of Parks and Recreation, and others, regarding protection of visual resources related to requirements of LCP Amendment 1-95, specifically that any visitor-serving accommodations developed on the subject parcel not be visible from scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road. While the requirement to plant large trees rather than seedlings as a

visual screen between the approved subject development and state park lands might succeed in making the development invisible, there is no certainty that this would in fact be so. Instead, substantial questions are raised if the landscaping would be successful at completely blocking views of the project from MacKerricher State Park. It is not clear from the local record whether the heights of Bishop pine trees in 44-inch, and 36-inch boxes as approved would be sufficient to make the project invisible from Lake Cleone, the nature trail, and the Haul Road. In addition, it is not clear from the local record what the survival success rates would be for transplanting trees that are estimated to be somewhere around 30 to 38 feet tall. Furthermore, the wording of Special Condition No. 32 doesn't require that the applicants completely screen the approved development to make it invisible from Lake Cleone, the nature trail, or the Haul Road as required by the plan map note on LUP Map No. 12 certified by LCP Amendment 1-95, but simply to "limit visual impact." This standard is less restrictive than the plan map note standard, since a project with limited visual impact might still be visible from popular visitor destination areas within MacKerricher State Park. Therefore, the Commission finds that the project as approved by the County raises a substantial issue with respect to conformance of the approved project with the requirements of the plan map note on LUP Map No. 12 certified by LCP Amendment 1-95.

Subordinate to Character of Setting

LUP Policy 3.5-1 requires that the scenic and visual qualities of Mendocino County coastal areas be considered and protected as a protected resource of public importance. The policy requires in part that new development in designated highly scenic areas must be subordinate to the character of its setting. LUP Policy 3.5-3 requires any development permitted in highly scenic areas to provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes.

Certain aspects of the approved development raise concerns as to whether the development would be subordinate to the character of its setting. Appellant Dr. Hillary Adams contends that the style and the size of the approved development is not subordinate to the character of its setting. Juxtaposed against the verdant, rural background, the spectacular design of the 10-unit visitor-serving facility would stand out, and not be subordinate to the setting (Exhibit Nos. 4 and 5). The approved development would add approximately 7,100 square feet of new building coverage to the existing development resulting in total building coverage at the site of approximately 11,300 square feet. The Commission notes that although there are a number of two-story houses in the vicinity, there are no two-story commercial developments of comparable height and bulk anywhere in the vicinity of the approved subject development. The closest commercial inn of similar size and style is approximately three miles to the south. The closest commercial inn, Cleone Gardens, located along Highway One just to the north of MacKerricher State Park, is a one-story, ranch style development. Although the approved inn would be partially screened from Highway One by the trunks of a row of Monterey Cypress trees, the full breadth and height of the approved addition to the main building would be prominent from the highway. The inn would be clearly within view from both north and south approaches along Highway One, and also through the row of tree trunks, because the old trees have no screening vegetation low enough on their trunks to be of significant help in making the approved

development blend with the setting. In addition, the approved design of the five bedrooms located on the upper story of the approved inn includes seventy-five lineal feet of continuous glass windows, elevated to the second story of the inn, facing west toward the state park. Night lighting from these bedrooms, and lighting from the balcony, hallway, and stairway, would be visible from MacKerricher State Park, and would adversely impact the night skyline views looking east from Lake Cleone. Therefore, the Commission finds that the project as approved by the County raises a substantial issue with respect to conformance of the approved project with the requirements of LUP Policy 3.5-1 and 3.5-3 that new development be subordinate to the character of its setting.

Consistency With Highly Scenic Area Height Policies

LUP Policy 3.5-3 requires that new development west of Highway One in designated highly scenic areas must be limited to one-story (above natural grade) unless an increase in height would not be out of character with surrounding structures. CZC Section 20.504.015(C)(2) also requires that in highly scenic areas west of Highway 1 new development must be limited to eighteen (18) feet above natural grade, unless an increase in height would not be out of character with surrounding structures. One of the appellants, Dr. Hillary Adams states that:

“[n]either the style nor the size of the proposed development meet the LCP requirement of compatibility of neighborhood. There are no two-story developments of the scale of this project anywhere near the Cleone area. The comparisons shown by the Taylor’s agent to the Planning Commission were all located in Fort Bragg, three miles away. The predominant style in the area near MacKerricher State Park is one story, ranch style. This is also true of the one commercial inn, Cleone Gardens, just to the north of the Park... The Taylor project could be redesigned in keeping with the character of the neighborhood by eliminating the second story from the proposal....”

Commission staff have conducted numerous site visits, and the Commission concurs that there are other residences in the immediate vicinity of the subject site that are two story buildings. However, the Commission also concurs with the above statement by Dr. Adams, that there are no two-story developments in the Cleone community of similar size and bulk as approved for the proposed commercial development of the 10-unit inn. While the architectural style of the project as approved is fundamentally different from any in the neighborhood, the overwhelming scale of development is of more concern. The construction of this 10-unit inn would set a precedent as being the largest structure within miles of the rural community of Cleone. The architecture and large size of the development would draw attention to the inn from Highway One travelers, and as discussed above may not be adequately screened from view by the existing row of Cypress trees. Therefore, the Commission finds that the project as approved by the County raises a substantial issue with respect to conformance of the approved project with the requirements of LUP Policy 3.5-3 and CZC Section 20.504.015(C)(2) that new development be limited to one-story and 18 feet (above natural grade) unless an increase in height would not be out of character with surrounding structures.

Conclusion

The Commission finds that there is a high degree of significance of the coastal resources affected by the County's decision to approve the development, given that the development would affect views from a major visitor destination area (MacKerricher State Park, and particularly the trails and picnic area at Lake Cleone) designated as a highly scenic area. The Commission also finds that the project as approved by the County raises a substantial issue with respect to its conformance with: (1) certified LUP Map No. 12 as amended by LCP Amendment 1-95, which requires that a note be placed on the Land Use Plan Map that any visitor serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road, because the approved development would be visible from the popular visitor destination areas such as the picnic area, public trail, and lake at MacKerricher State Park; (2) LUP Policies 3.5-1 that requires that the scenic and visual qualities of Mendocino County coastal areas be considered and protected as a protected resource of public importance and that new development in designated highly scenic areas to be subordinate to the character of its setting; (3) LUP Policy 3.5-3 that requires any development permitted in highly scenic areas to provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes; and (4) LUP Policy 3.5-3 and CZC Section 20.504.015(C)(2) that new development be limited to one-story and 18 feet (above natural grade) unless an increase in height would not be out of character with surrounding structures.

c. Proof of Adequate Water

All three appellants contend that the approved project raises a substantial issue regarding conformance with requirements of Mendocino County LCP policies and standards relating to proof of adequate water. The appellants specifically cite LUP Sections 3.8-1 and 3.8-9 dealing with availability of water and the need to show proof of adequate water for a commercial development, as well as the requirement to provide evidence that the proposed use would not adversely affect contiguous or surrounding water supplies or sources.

LCP Policies:

LUP Policy 3.8-1 states in applicable part:

“Highway 1 capacity, availability of water and sewage disposal system and other know planning factors shall be considered when considering applications for development permits. ...”

LUP Policy 3.8-9 states in applicable part:

“...Commercial developments and other potential major water users that could adversely affect existing surface or groundwater supplies shall be required to show proof of an

adequate water supply, and evidence that the proposed use shall not adversely affect contiguous or surrounding water sources/supplies. Such required proof shall be demonstrated prior to approval of the proposed use... Demonstration of the proof of water supply shall be made in accordance with policies found in the Mendocino Coastal Groundwater Study dated June 1982, as revised from time to time and the Mendocino County Division of Environmental Health's Land Division requirements as revised (Appendix 6). ...[emphasis added]"

Discussion:

The above policies and standards within the County's certified LCP address both general and specific requirements for assessing and demonstrating the existence of an adequate water supply. LUP Policy 3.8-9 as described above requires that demonstration of the proof of water supply shall be made in accordance with policies found in the Mendocino Coastal Groundwater Study and the Mendocino County Division of Environmental Health's Land Division requirements as set forth in Appendix 6 of the certified LUP. The Mendocino Coastal Groundwater Study designates the subject parcel as a Marginal Water Resource Area. As provided in certified LUP Policy 3.8-9, LUP Appendix 6 was revised during July 1989, and the *Mendocino County Coastal Groundwater Development Guidelines* were adopted by the Mendocino County Board of Supervisors on November 21, 1989. The Guidelines are considered to be a part of the certified LCP, and these guidelines establish the requirements for proof of water and hydrological studies that the County has used since 1989 to assure that development is compatible with the limitations of the local water supply. Water well testing guidelines for proof of water require that water wells be tested "during dry season conditions, which is defined to be the period of August 20th to October 31st." The hydrological study guidelines in the document set forth requirements for studies to be performed for certain types of development and land divisions in order to determine the adequacy of on-site groundwater supply for a proposed development and to document any adverse impacts on local water users and the aquifer as a whole. Because the proposed development would be a commercial use, LUP Policy 3.8-9 requires that the adequacy of water resources be demonstrated prior to approval of the proposed use.

The appellants contend that there is insufficient evidence that the approved development, which is in a known area of insufficient water with no service by a community water system, would have adequate water to serve the approved 10-unit inn. The appellants further contend that the applicants failed to provide evidence that the proposed use would not adversely affect contiguous or surrounding water sources or supplies as required by LUP Policy 3.8-9 and the *Mendocino County Coastal Groundwater Development Guidelines*, dated July 1988.

The following excerpt from the County staff report discusses the difficulties in developing a water supply for the proposed development.

" The applicants have had a difficult time finding an adequate supply of water on the site. In 1997 several dry holes were drilled. The parcel with the existing residence has a shallow hand-dug well that produces 480 gallons per day (gpd). A second well was eventually developed on the parcel that produced 270 gpd. A third well producing 820

gpd was developed on the adjacent parcel to the west after it was purchased by the applicants. A hydrological study including pumping tests for the three wells on the Taylor property was prepared by GeoSolv, LLC in December 1998. The study calculates that 10 guest units, the existing residence, and a proposed new residence (which is not a part of this application) would require 1,325 gpd, leaving a surplus of 245 gpd. In conjunction with the hydrological study, water quality tests were performed on the two new wells by Alpha Analytical Laboratories, Inc. Initial tests showed high levels of coliform bacteria. Subsequent tests with more rigorous sanitation precautions taken during sample collection yielded acceptable results. In a letter dated August 9, 2001, the Division of Environmental Health stated that the two wells on the property do not meet current standards for commercial use, and consequently a water treatment system will be required as a condition of approval. The Division also noted that any additional wells would be required to meet requirements for commercial use wells."

In a September 1, 1999 memorandum from Jim Ehlers at the County's Division of Environmental Health, to County staff regarding the applicants' proposed development, Mr. Ehlers states: "...the hydrological study indicates that there is not enough water to supply the project as it is currently planned." There is no subsequent memorandum from the Division of Environmental Health in the local record that states that there is sufficient water to serve the development. In an attempt to mitigate concerns raised by the appellants and others who spoke at the hearing before the Planning Commission, as well as concerns raised by the Division of Environmental Health that the proposed project would not have adequate water available to serve the development, the County attached several conditions to the permit before proceeding to approve the permit. Condition Number 16 specifies that all requirements of the Division of Environmental Health (DEH) for providing adequate potable water be completed to the satisfaction of DEH prior to the use of the new visitor units. Condition Number 17 requires that new wells developed in order to provide water to the proposed commercial facility meet DEH requirements for commercial use wells. Condition Number 18 requires that the Department of Planning and Development must be provided evidence that a properly recorded easement exists that satisfies DEH requirements that off-site wells intended to meet water needs for the proposed visitor-serving facility have proper easements for their use prior to issuance of any building permit for construction of the facility. Finally, the County added Condition Number 21 to limit the use of the new proposed laundry to personal use only by the manager, requiring that all other laundry associated with operation of the proposed visitor-serving inn be laundered off-site.

As discussed above, LUP Policy 3.8-9 and the *Mendocino County Coastal Groundwater Development Guidelines*, dated July 1988, require that prior to approval of a commercial development, the potential impacts to neighboring water supply wells in the vicinity of the development be properly evaluated and determined to be insignificant. Accepted procedures and criteria for demonstrating compliance with this requirement involve direct measurements and/or an analysis to verify that there will not be a significant adverse effect on the water table at neighboring wells. An adverse effect is defined as a 10 percent decline in the water table or well yield at neighboring properties under conditions of maximum day demand. The County Guidelines specify that estimates of drawdown effect be provided for maximum day water demand, average water demand, and dry year conditions. The Guidelines also require, where the

project involves more than one production well, that the cumulative impact of all wells be accounted for in the drawdown analysis. The applicants' hydrogeological study prepared prior to County approval of the proposed development includes no analysis of actual or projected water table drawdown effects on neighboring properties from pumping tests conducted for the approved project. Also, there is no evidence that has been supplied or documented in the local record that any analysis was conducted of potential impacts on the water sources/supplies for contiguous or surrounding properties as required by the above cited certified Mendocino County LCP policies. The lack of analysis or sufficient evidence prior to approval that the approved project would have no significant adverse impacts to neighboring water supply wells in the vicinity of the commercial development raises a substantial issue of conformity of the approved development with LUP Policy 3.8-9 and the *Mendocino County Coastal Groundwater Development Guidelines*.

In addition, LUP Policy 3.8-9 requires that (1) proof of adequate water supply to meet commercial development needs; and 2) evidence that the proposed use shall not adversely affect contiguous or surrounding water sources or supplies be demonstrated prior to approval of the proposed use. While it is true that the conditions imposed on the development, required provision of adequate water prior to "use" of the approved inn units, the certified LCP requires that proof be demonstrated before project is approved. Thus, the approval of this permit also raises a substantial issue in regard to LCP policies and standards requiring proof of adequate water for new development because prior to approval of the CDP, the County did not have proof that adequate water to serve the proposed development exists or and that the proposed use would not adversely affect contiguous or surrounding water sources or supplies. Furthermore, the Commission notes that the water available was not deemed by the County to be sufficient to allow for the laundry from the inn to be laundered on-site. As discussed above, the project as approved was conditioned upon the laundry operations of the inn being performed off-site. Washing bed linens and other laundry is a basic necessity for a commercial establishment providing overnight accommodations and the need to prohibit laundry operations on-site raises a substantial issue of whether the available water supply to serve the inn is truly adequate as required by LUP Policy 3.8-9.

Conclusion

The Commission finds that there is not a high degree of factual and legal support for the local government's decision that the development is consistent with the requirements of certified LCP policies and standards contained in LUP Policy 3.8-9 and the *Mendocino County Coastal Groundwater Development Guidelines*. The Commission also finds that the approved project raises a substantial issue of conformance of the project as approved with the requirements of LUP Policy 3.8-9 because prior to the County's approval of the permit, there was insufficient proof that an adequate water supply necessary to serve the proposed development exists, and that the proposed visitor-serving development would not adversely affect contiguous or surrounding water sources or supplies.

Appellants' Allegations That Do Not Raise A Substantial Issue

a. Proof of Adequate Septic Capacity

Appellants Harold Graboske and Patricia Jones contend that inadequate proof of septic capacity was provided prior to approval of the development, inconsistent with LUP Policies 3.8-9 which require that adequate utilities be provided for new development. They state: "It is unclear as to whether wet weather testing was done within the context of the 1998 Soil Profile Report. If not, it would be imperative to do so."

LCP Policies

LUP Policy 3.8-9 states in applicable part:

"...Commercial developments and other potential major water users that could adversely affect existing surface or groundwater supplies shall be required to show proof of an adequate water supply, and evidence that the proposed use shall not adversely affect contiguous or surrounding water sources/supplies. Such required proof shall be demonstrated prior to approval of the proposed use... Demonstration of the proof of water supply shall be made in accordance with policies found in the Mendocino Coastal Groundwater Study dated June 1982, as revised from time to time and the Mendocino County Division of Environmental Health's Land Division requirements as revised (Appendix 6). ..."

CZC Section 20.532.095 of the Coastal Zoning Ordinance states in applicable part,

"The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish that: ...(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities..."

Discussion

It should be noted that on August 15, 2001, the Mendocino County Department of Planning and Building Services received a letter from the County Department of Environmental Health regarding the subject development stating that the Site Evaluation Report review was complete, and the septic design was approved. Therefore, the County had factual support, prior to approval of the project on June 6, 2002, that the approved project met the Department of Environmental Health standards and was consistent with the requirements of LUP Policy 3.8-1. Therefore, the assertion raised by the appellants contending that the County's approval of the proposed project is inconsistent with the provisions of the certified LUP Policy 3.8-1 requiring that adequate proof of septic capacity be provided prior to approval of a development raises no substantial issue.

In any event, the Commission need not do an exhaustive analysis of why this contention does not raise a substantial issue because whether or not this contention raises a substantial issue, the

result would not affect the Commission's determination that the grounds for appeal raised with regard to protection of ESHA resources, visual resource protection, and proof of adequate water raise a substantial issue of conformance of the project as approved with the certified LCP.

b. Adverse Impact on State Park Resources

Appellants Harold Graboske and Patricia Jones, Dr. Hillary Adams, and the Sierra Club Mendocino Group—Ron Guenther all assert that the County approval is inconsistent with provisions of the LCP that prohibit adverse impact on state park resources. The appellants raise the argument that the applicants should not be allowed to plant non-native vegetation adjacent to the park. Invasive, exotic vegetation planted adjacent to state park lands can invade the neighboring property and adversely impact native plant and wildlife habitat.

In addition, the appellants allege that there are several unauthorized, volunteer pathways that lead from the applicant's property onto state park property. According to the appellants, these trails make it difficult for park personnel to control access and protect park resources. Furthermore, the appellants contend that at night, bright lights would shine from the applicant's visitor-serving facility off-site adversely impacting the park visitor's experience. The appellants cite provisions of the LCP including the introductory section, on page 41 of LUP 3.1, describing the requirement for protecting MacKerricher State Park as a "resource area," as well as Coastal Zoning Code Sections 20.496.050(A) and 20.496.050(B). The appellants also cite Coastal Act Section 30240(b) in support of this contention: "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas [emphasis added]...."

LCP Policies:

In the introductory section of Chapter 3.1- Habitats and Natural Resources - of the Mendocino County certified LUP, page 41 states that in Mendocino County, environmentally sensitive habitat areas include resource areas, which require protection. MacKerricher State Park and Lake Cleone are specifically listed as such resource areas that require protection.

LUP Policy 3.1-24 in applicable part states:

"Any development within designated resource areas, if not specifically addressed by other policies, shall be carefully reviewed and established in accord with conditions which could allow some development under mitigating conditions but would assure the continued protection of the resource."

CZC Section 20.496.050 states in applicable part:

"(A) General. Other designated resource areas as identified on Pages 39, 40 and 41 of the Coastal Element dated November 5, 1985 include: State parks and reserves, underwater parks and reserves, areas of special biological significance,

natural areas, special treatment areas, fishing access points, areas of special biological importance, significant California ecosystems and coastal marine ecosystems.

- (B) *Development of Resource Areas. Any development within designated resource areas shall be reviewed and established in accord with conditions which could allow some development under mitigating conditions but which assures the continued protection of the resource area.*

Discussion

In analyzing the contentions raised above, the Commission notes that the appellants cite both LCP provisions and Coastal Act Section 30240(b), which governs development on property adjacent to state parks. The standard of review is the certified Local Coastal Program, not the Coastal Act. The provisions of the LCP cited by the appellants define MacKerricher State Park as a resource area to be protected. However, the cited provisions of the LCP do not apply to development adjacent to resource areas. Rather, LUP Policy 3.1-24 and Coastal Zoning Code Section 20.496.050(B) apply only to development proposed within designated resource areas. These policies provide that only limited development under mitigating conditions that would assure the continued protection of the resource be allowed within the designated resource areas.

Furthermore, the particular impacts to McKerricher State Park that the appellants allege would result from the approved development were addressed by the County in its conditions of approval. Thus, no substantial issue is raised. The appellants contend that non-native vegetation planted as part of the landscaping for the approved development would adversely impact state park resources. However, Special Condition No. 9 of the County's approval requires that plants used for landscaping within 100 feet of MacKerricher State Park be native species. The appellants contend that the development would result in inn guests accessing the state park from the inn property at unauthorized access points. Unauthorized pathways exist that do lead from the applicants' property onto state park property. State park personnel have expressed frustration at keeping volunteer trails from being developed where they are not part of their trail system. Unauthorized public access points make park management and habitat protection difficult to achieve. However, the County imposed a special condition on the approved permit to address the situation. Special Condition No. 13 requires that there be no direct access between the applicants' parcels and MacKerricher State Park unless approved by the Department of Parks and Recreation.

The appellants also contend that the development as approved would impact MacKerricher State Park with bright lights that would shine off the subject premises at night creating adverse impacts for state park visitors. However, the County imposed a special condition requiring all exterior lighting fixtures to be designed and/or located so that only indirect non-glaring light is visible from beyond the parcel boundaries. Pursuant to Special Condition No. 12, no lighting fixture on the property shall shine light toward MacKerricher State Park or Highway 1. Yard and parking area lighting shall be no brighter than necessary to provide for safe movement around the premises, and shall not be noticeably different or stand out from other residential lighting

in the area. An exterior lighting plan shall be prepared and submitted for review and approval by the Director of the Department of Planning and Building Services, which shall not include the 12-foot tall exterior lamp posts. The plan shall use low voltage, downcast and shielded lighting designed to provide minimum security and safety and to limit light and glare as viewed from beyond the project boundaries.

Therefore, as the LCP policies cited by the appellants do not address the impacts of adjacent development on designated resource areas such as McKerricher State Park, and as the County imposed conditions to mitigate the specific impacts that the appellants allege the development would have on the state park, there is a high degree of factual and legal support for the County's decision that the development as conditioned is consistent with LUP Policy 3.1-24 and Coastal Zoning Code Section 20.496.050(B). Therefore, the Commission finds that the appellants' contentions that the development as conditioned is inconsistent with the LCP provisions protecting designated resource areas do not raise a substantial issue of conformance of the project as approved with the certified LCP.

In any event, the Commission need not do an exhaustive analysis of why these contentions do not raise a substantial issue because whether or not these contentions raise a substantial issue, the result would not affect the Commission's determination that the grounds for appeal raised with regard to protection of ESHA resources, visual resource protection, and proof of adequate water raise a substantial issue of conformance of the project as approved with the certified LCP.

c. Increased Traffic

Appellants Harold Graboske and Patricia Jones, and the Sierra Club Mendocino Group—Ron Guenther assert that the County approval is inconsistent with provisions of the LCP that require consideration of the impact of new development on traffic capacity. The appellants cite LUP Policy 3.8-1, which states that Highway 1 capacity shall be considered when considering applications for development permits. The appellants say they are confused as to how the guests and service personnel would access the proposed facility, and question whether there is an assumption that Quail Lane, a private road, would itself be used for access, or if all access onto the Taylor property would be directly from Highway 1. The appellants state that a traffic study is needed.

LCP Policy

LUP Policy 3.8-1 in applicable part states:

“Highway 1 capacity...shall be considered when considering applications for development permits.”

Discussion

LUP Policy 3.8-1 states that highway capacity shall be considered when considering applications for development permits. Highway One capacity is of concern in Mendocino County, because

Section 30254 of the Coastal Act states that it is the intent of the Legislature that State Highway One in rural areas of the coastal zone remain a scenic two-lane road. Mendocino County is a rural area where Highway One is a scenic two-lane road. Therefore, Highway One capacity is a constraint that limits new development, as new development generates more traffic that uses available capacity and eventually results in over-crowded highways. Thus, LUP Policy 3.8-1 requires that Highway One capacity be considered when considering applications for development permits. The policy does not address issues involving ingress or egress to Highway One, such as those raised by the appellants. The County's staff report provides a discussion, as included below, that answers the appellants' above-stated questions.

"When the parcels now owned by the Taylors were created in 1972, it was a condition of approval that there be no direct access onto Highway 1. Access to the parcels was to be provided from Quail Lane. The parcel map recorded to complete the division shows restricted access along Highway 1. After Highway 1 was realigned and moved easterly in the vicinity of the Taylor property in 1991, the old highway alignment was purchased by the Taylors, rendering the recorded access restriction somewhat questionable, as it was no longer adjacent to the highway. In 1993, following the realignment project, Caltrans issued an encroachment permit for a new paved driveway access from the new Highway 1 onto the Taylor's property. The site plan prepared for the proposed visitor facility shows planned access from both Highway 1 and Quail Lane, with the Highway 1 access obviously intended to be the main entrance. Coastal Plan Policy 3.5-9 states that direct access onto Highway 1 shall not be permitted where other access is feasible. If the access from Highway 1 were not already in place, staff would recommend a condition to require that access be from Quail Lane, but in light of the fact that the Highway 1 access exists and has been approved by Caltrans, staff is hesitant to recommend that it be abandoned."

With regard to Highway One capacity, the County did consider the impacts of the proposed development on the capacity of the highway. The County's staff report includes the following discussion about the effects of the development on Highway One capacity:

"The Mendocino County Department of Transportation had no comment on the project. Caltrans commented that all signs, stone pylons, etc. must be placed outside of the State highway right-of-way, and that any work within the right-of-way would be subject to an encroachment permit. Condition Number 14 is recommended to require that any work done within the Highway 1 right-of-way be completed in compliance with an encroachment permit issued by Caltrans.

...

The State Route 1 Corridor Study prepared for the County by TJKM Transportation Consultants in 1994 requires that a traffic impact study be prepared for any project that would generate more than 25 peak hour trips. Based on the trip rate table provided in the TJKM study, visitor accommodations are estimated to generate 0.36 peak hour trips per room on a summer weekday per room, or 0.69 peak hour trips on a summer weekend midday, for a maximum of 6.9 peak hour trips for a 10 room facility. Accordingly, no traffic study was required. The project is located in Road Segment 22 (Little Valley Road

south to Elm Street), which currently operates at Level of Service E, and in the year 2020 is projected to remain at Level of Service E.”

The above discussion clearly indicates that prior to approval of the project the County considered the impact of the proposed development on traffic capacity as required by LUP Policy 3.8-1.

Furthermore, in considering the potential adverse impacts on Highway One traffic from development of the subject property with a 10-unit, visitor-serving inn, the Commission made a finding in its 1996 certification of LCP Amendment No. 1-95, that *“increases in density are found to be minor and will not have significant adverse impacts on traffic...”* Therefore, no substantial issue is raised regarding the appellants’ contention that the County approval is inconsistent with LUP Policy 3.8-1.

In any event, the Commission need not do an exhaustive analysis of why these contentions do not raise a substantial issue because whether or not these contentions raise a substantial issue, the result would not affect the Commission’s determination that the grounds for appeal raised with regard to protection of ESHA resources, visual resource protection, and proof of adequate water raise a substantial issue of conformance of the project as approved with the certified LCP.

2. Appellants’ Contentions That Are Invalid Grounds For Appeal

Appellants Harold Graboske and Patricia Jones raise contentions that are not valid grounds for appeal. As discussed below, the contentions raised regarding adverse impact on the community do not allege the local approval’s inconsistency with policies and standards of the certified LCP and thus are not potentially valid grounds for appeal pursuant to Section 30603(b)(1) of the Coastal Act.

Adverse Impact on the Community

The appellants allege potential impacts to the Quail Lane community as a reason for the appeal, stating that:

“[the] incursion of this inn would drastically alter the character of this neighborhood, permanently and irreparably. It is totally incompatible with a rural residential setting within a designated highly scenic area... The estimated 87 visits per day to the proposed motel-like inn would result in significant disruption, together with noise, air, and light pollution... Quail Lane is a gravel country lane, a quiet cul-de-sac off Highway 1 with substantial native vegetation and wildlife, which abuts the park. The residents of Quail Lane chose to build and live here because of these peaceful natural surroundings.”

The appellants do not cite any specific LCP policies or standards that they feel the County’s action did not conform with in this regard. It should be pointed out that in 1996, the Commission certified LCP Amendment No. 1-95, which specifically allows as a conditional use, the future use of the 2.16-acre subject property for development of up to a 10-unit inn. Because the appellants do not allege the local approval’s inconsistency with policies and standards of the

certified LCP, the reasons cited for the appeal related to the approved development having an adverse impact on the community are not valid grounds for appeal pursuant to Section 30603(b)(1) of the Coastal Act.

Conclusion

All of the various foregoing contentions raised by the appellants have been evaluated against the claim that they raise substantial issue in regard to conformance of the local approval with the certified LCP. The Commission finds that the project as approved raises a substantial issue of conformance with the certified LCP with respect to contentions raised concerning protection of ESHA resources, visual resource protection, and proof of adequate water.

PART TWO—*DE NOVO* ACTION ON APPEAL

Staff Notes:

1. Procedure

If the Commission finds that a locally approved coastal development permit raises a Substantial Issue with respect to the policies of the certified LCP, the local government's approval no longer governs, and the Commission must consider the merits of the project with the LCP *de novo*. The Commission may approve, approve with conditions (including conditions different than those imposed by the County), or deny the application. Since the proposed project is within an area for which the Commission has certified a Local Coastal Program, the applicable standard of review for the Commission to consider is whether the development is consistent with Mendocino County's certified Local Coastal Program (LCP). Testimony may be taken from all interested persons at the *de novo* hearing.

2. Submittal of Additional Information by the Applicant

For purposes of *de novo* review by the Commission, the applicant has provided Commission staff with supplemental information including a revised project description. First, the applicant has modified the proposed site plan to move the main 2-story, 5-unit building 38 feet to the southwest toward Quail Lane, remove the previously proposed gift shop from the main building, and eliminate the landscape screening previously proposed between the subject property and MacKerricher State Park. In addition, the applicant's biologist has provided supplemental information to demonstrate that the proposed buffer width for the small riparian area near the highway frontage of the development, which is less than 100 feet, would be adequate to protect the resources of the riparian swale. Furthermore, the applicants have provided additional analysis from a hydrogeologist evaluating the adequacy of the proposed use of wells to serve the development and how such use of well water would affect drawdown of existing wells in the vicinity.

I. MOTION, STAFF RECOMMENDATION, AND RESOLUTION

Pursuant to Section 30625 of the Coastal Act and as discussed below, the staff recommends that the Commission determine that the development does not conform to the standards set forth in the certified local coastal program and **deny** the permit. The proper motion is:

MOTION: I move that the Commission approve Coastal Development Permit No. A-1-MEN-02-032 for the development proposed by the applicant.

STAFF RECOMMENDATION OF DENIAL:

Staff recommends a **NO** vote. Failure of this motion will result in denial of the permit and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY THE PERMIT:

The Commission hereby **denies** a coastal development permit for the proposed development on the ground that the development will not conform with the policies of the certified LCP. Approval of the permit would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse impacts of the development on the environment.

II. FINDINGS AND DECLARATIONS FOR DENIAL

The Commission hereby finds and declares:

A. PROJECT AND SITE DESCRIPTION

The project site is located on a coastal terrace approximately 1/3-mile southwest of the town of Cleone, on the west side of Highway One, at 23802 Quail Lane, Mendocino County (APN 069-161-37 & 069-161-09). See Exhibits 1 and 2.

The project site consists of approximately 4.24 acres in two separate parcels zoned Rural Residential, Five Acres Minimum (RR:L-5). The subject property is bounded on the north by the Lake Cleone and Mill Creek portions of MacKerricher State Park, on the east by Highway One, and on the south and west by private parcels accessed from Quail Lane located to the southwest of the Taylor property. An abandoned portion of Highway One (that has subsequently been acquired by the Taylors) passes through the eastern edge of the site. This abandoned property located in the narrow wedge-shaped portion of land situated to the northeast between the old Highway One alignment and the new Highway One alignment contains a riparian plant community associated with a headwater-swale that is a tributary to Mill Creek, and which eventually flows into Lake Cleone. The property to the west of the abandoned portion of Highway One has been substantially cleared of native brush and repeatedly mowed so that the

site is no longer in a natural condition. Islands of trees remain, including beach pine, Bishop pine, tan oak, wax myrtle, cascara, and alder. There is currently a one-story single-family dwelling on the site, in addition to a paved driveway, water wells, septic system, several outbuildings, and a man-made pond. Neighboring private parcels to the west and south of the subject property are developed with residences. The property is located in an area designated as highly scenic.

The proposed development is for a 10-unit inn, consisting of a 5-unit second-story addition over the existing single-family residence at an overall height of 28 feet, a new one-story detached guest unit and laundry building, and a new two-story 4-unit detached structure 28 feet in height. The proposed project also includes the addition to the existing residence of a library, dining nook, and office, as well as the development of a 26-foot-high barn with an artist's loft. Additionally, the proposed development also includes sixteen parking spaces, twelve 9-foot by 9-inch free standing two-light outdoor light fixtures, two freestanding lighted signs, a wall-mounted sign on the main building, two wells, underground water and sewer lines, and relocation of an existing shed. Landscaping, with various landscaping features, including wooden decks, rocked and paved driveways, concrete walkways, black Victorian metal fencing, a water fountain, flower planters, waterfalls, and a wooden bridge over an existing pond would also be part of the project.

For the purposes of *de novo* review by the Commission, the applicants have revised the original project description to (1) move the building involving the proposed 2-story, 5-unit inn addition to the existing house 38 feet to the southwest, (2) eliminate the gift shop, and (3) eliminate any landscape screening such as transplanting 30- to 38-foot-tall trees between the proposed development and MacKerricher State Park as previously proposed. The applicants submitted a simple plot plan (see Exhibit Nos. 3 and 4) reflecting the desired changes without submitting new building elevations, floor plans, and other plans fully showing what the changed building would look like. They indicate that the revised design would look much like the original design as shown in Exhibit Nos. 4 and 5.

The proposed development would likely be visible from visitor destination points and scenic areas within MacKerricher State Park, including Lake Cleone, a popular picnic and boating area, and from portions of the Haul Road, part of the California Coastal Trail that provides public access along the coastline north of Fort Bragg. The most visible portion of the proposed structures would likely be the 28-foot high second-story additions. Also, this proposed development would be visible from Highway One.

Development of a visitor-serving inn on the site was the subject of LCP Amendment 1-95, which the Commission certified in September 1996. At that time, the Commission expressed major concern for protecting visual resources associated with MacKerricher State Park, and denied the amendment request as submitted, but approved it with a suggested modification that would amend the Coastal Element Land Use Map Number 12 with a note placed on the Land Use map stating that "*any visitor serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State*

Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road.”

B. ANALYSIS OF LCP CONSISTENCY

As discussed below, the Commission is denying the proposed Coastal Development Use Permit for development of a 10-unit inn because it would be inconsistent with certified LCP provisions intended to protect visual and water resources. The project as proposed is, however, consistent with certain other LCP provisions, including those development policies concerning provision of adequate septic capacity, and protection of ESHA resources.

1. Protection of Visual Resources

LCP Policies

Policy 3.5-1 states in applicable part:

“The scenic and visual qualities of Mendocino County coastal areas shall be considered and protected as a resource of public importance. 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 land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas designated by the County of Mendocino Coastal Element shall be subordinate to the character of its setting [emphasis added].”

Policy 3.5-3 states in applicable part:

“The visual resource areas listed below are those which have been identified on the land use maps and shall be designated as ‘highly scenic areas,’ within which new development shall be subordinate to the character of its setting. Any development permitted in these areas shall provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes.

...

- *Portions of the coastal zone within the Highly Scenic Area west of Highway 1 between the Ten Mile River estuary south to the Navarro River as mapped with noted exceptions and inclusions of certain areas east of Highway 1.*

...

In addition to other visual policy requirements, new development west of Highway One in designated ‘highly scenic areas’ is limited to one-story (above natural grade) unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures. Variances from this standard may be allowed for planned unit development that provides clustering and other forms of meaningful visual mitigation. New development should be subordinate to natural setting and minimize reflective

surfaces. All proposed divisions of land and boundary line adjustments within 'highly scenic areas' will be analyzed for consistency of potential future development with visual resource policies and shall not be allowed if development of resulting parcel(s) could not be consistent with visual policies [emphasis added]."

Coastal Zoning Code Section 20.504.015 states in applicable part:

"(A) The visual resource areas listed below are those which have been designated highly scenic and in which development shall be subordinate to the character of its setting...(C)(1) Any development permitted in highly scenic areas shall provide for the protection of coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes... (C)(2) In highly scenic areas west of Highway 1 as identified on the Coastal Element land use plan maps, new development shall be limited to eighteen (18) feet above natural grade, unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures...(C)(3) New development shall be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings... (C)(10) Tree planting to screen buildings shall be encouraged, however, new development shall not allow trees to interfere with coastal/ocean views from public areas [emphasis added]."

Coastal Zoning Code Section 20.504.035 states in applicable part:

"(A) Essential criteria for the development of night lighting for any purpose shall take into consideration the impact of light intrusion upon the sparsely developed region of the highly scenic coastal zone. (1) No light or light standard shall be erected in a manner that exceeds either the height limit designated in this Division for the zoning district in which the light is located or the height of the closest building on the subject property whichever is the lesser. (2) Where possible, all lights, whether installed for security, safety or landscape design purposes, shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed. (3) Security lighting and flood lighting for occasional and/or emergency use shall be permitted in all areas. (4) Minor additions to existing night lighting for safety purposes shall be exempt from a coastal development permit. (5) No lights shall be installed so that they distract motorists."

LUP Map No. 12 as amended by LCP Amendment 1-95 states:

"A note shall be placed on the Land Use Plan Map that any visitor serving accommodations developed on the subject parcel shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area and nature trail, and the haul road [emphasis added]."

Discussion

LUP Policy 3.5-1 requires the scenic and visual qualities of Mendocino County coastal areas to be considered and protected as a resource of public importance. Permitted development must be sited and designed to protect views to and along the ocean and scenic coastal areas, and to be visually compatible with the character of surrounding areas. New development in highly scenic areas must be subordinate to the character of its setting.

LUP Policy 3.5-3 requires new development in highly scenic areas to be subordinate to the character of its setting. Any development permitted in these areas must provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes. Also, new development west of Highway One in designated highly scenic areas is limited to one-story (above natural grade) unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures. New development must be subordinate to the natural setting and minimize reflective surfaces.

CZC Section 20.504.015 requires development in areas designated as highly scenic to be subordinate to the character of its setting, and provide for the protection of coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes. New development in highly scenic areas west of Highway 1 must be limited to eighteen (18) feet above natural grade, unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures. New development must be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials must blend in hue and brightness with their surroundings.

The Plan Map Note on LUP Map No. 12, which was added pursuant to LCP Amendment 1-95, requires that visitor-serving accommodations developed on the subject parcel not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park. In certifying the amendment, the Commission made findings that:

“the property owner must site and design any permitted visitor serving accommodation in such a manner as to be invisible from major visitor areas in the adjacent park. To achieve this, various measures could be employed, such as limiting all structures on the site to one-story, planting and maintaining trees and other landscaping to screen all structures, etc.”

The above policies establish three principal requirements that apply to the proposed development. First, pursuant to the plan map note contained on LUP Map No. 12, the proposed inn development must be sited and designed so as not be visible from major visitor destinations or particular scenic areas within MacKerricher State Park. Second, pursuant to LUP Policies 3.5-1 and 3.5-3, as well as CZC Section 20.504.015, the proposed inn development, which is located in a highly scenic area, must be subordinate to the character of its setting. Third, pursuant to LUP Policy 3.5-3 and CZC Section 20.504.015, the inn development must be limited to 18 feet

above natural grade and one story unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures.

As described above, the project as amended for the purposes of *de novo* review by the Commission would develop a 10-unit inn, consisting of a 5-unit second-story addition over the existing single-family residence at an overall height of 28 feet, a new one-story detached guest unit and laundry building, and a new two-story 4-unit detached structure 28 feet in height, with associated accessory development. For the purposes of *de novo* review by the Commission, the applicants amended the project description as explained in a facsimile letter received by Commission staff on August 12, 2003 (Exhibit Nos. 3 and 4). In an effort to ameliorate concerns for protecting scenic coastal resources, especially views of the proposed inn from MacKerricher State Park, the applicants now propose to move the main structure to the southwest toward Quail Lane thirty-eight feet, and remove the gift shop portion of the development from the main building. The applicants have also discussed with staff the possibility of removing some portions of the building's interior common space to help reduce the size of the structure. As described by the applicants, the move brings the main structure over to the minimum legal setback from the Quail Lane roadway, which is 45 feet from the centerline. By shifting the proposed structure over to the southwest and up against the side yard setback, and reducing the size of the proposed development, the applicants believe that this design modification places the structure outside the view from MacKerricher State Park property, thereby meeting the requirement of invisibility from state parks land imposed by LCP Amendment 1-95 and eliminating the need for additional landscape screening as previously proposed. Although the applicants proposed to move the main structure 38 feet to the southwest, staff has determined that the legal side yard setback and required 45-foot setback from the center of Quail Lane would only allow a move of approximately 22 feet, not 45 feet. In the facsimile's transmittal cover page of the amended project description, the applicants referred to their "very simple plot plan" and promised that a new plot plan would be coming from their architect in a few days. Despite repeated staff requests for additional information sufficient to analyze the visual impacts of the revised project, staff never received any additional submittal of new building elevations, floor plans, or any other plans showing what the changed building would look like. The applicants have indicated, however, that the redesigned main building would be very similar to the original design as shown in Exhibit No. 5.

The subject property is bounded on the north by the Lake Cleone and Mill Creek portions of MacKerricher State Park, on the southeast by Highway One, and on the south and west by private parcels accessed from Quail Lane located to the southwest of the Taylor property. The development would be set back 60 feet from Highway One, immediately northwest of a row of old cypress trees. The proposed structures would be very visible from the northeast and southwest highway approaches around each end of the row of trees, and through the trees, as the tall trees have few, if any limbs or leaves at and below eye level. The general visual character of the rural setting as viewed from Highway One includes widely spaced neighboring private residences, rolling hills lush with a diversity of trees and other vegetation, including beach pine, Bishop pine, tan oak, wax myrtle, cascara, and alder, as well as some open grassland areas to the south. The development would not block views to the ocean from any vantage point due to intervening topography and vegetation. Site visits by staff confirm that the development as

originally proposed would not be visible from many locations in the park, including the nature trail that runs along the northeast to southwest sides of Lake Cleone. By amending the project description *de novo* the applicants have attempted to move the development out of view from the Lake Cleone picnic area, the Haul Road public access trail, and the waters of the lake itself, all of which are major visitor destination areas within the park. However, the applicants have not demonstrated that this would be the case, since complete plans sufficient to describe the revised project have not been presented. As discussed further below, a substantial portion of the existing residence currently stands out within view from the Lake Cleone picnic area, and from the Haul Road portion of the California Coastal Trail (Exhibit No. 17) through a gap cut in the forest.

Visibility From MacKerricher State Park

Pursuant to the plan map note contained on LUP Map No. 12, the proposed inn development must be sited and designed so as to not be visible from major visitor destinations or particular scenic areas within MacKerricher State Park. When the Commission adopted LCP Amendment No. 1-95, which applied a designation to the project site allowing for development of up to a 10-unit inn as a conditional use of the property, the Commission was concerned about the potential visual impact of a future inn on MacKerricher State Park, and included the restriction prohibiting the development from being visible from the park as a suggested modification to the LCP amendment. The County later accepted and adopted this suggested modification. As noted above, the findings of the Commission's action to reject the LCP amendment as submitted but certify it if modified as suggested states that various means could be used to make the proposed inn development invisible from the park including limiting all structures on the site to one story and planting and maintaining trees and other landscaping to screen all structures

Before receiving the revision of the project description, Commission staff conducted several site visits to the property and adjacent MacKerricher State Park, and determined that the development as originally proposed would be visible from visitor destination points and scenic areas within MacKerricher State Park despite the applicants' proposal to screen the structure by transplanting numerous 30-foot-tall to 38-foot-tall trees to achieve visual screening of the development from the park. The applicants erected story poles with white fabric stretched between the poles to represent the proposed ridge height of the structure for staff's site visit regarding the originally proposed project conducted on March 11, 2003. At this time staff determined that the upper level of the visitor-serving facility would be visible from the "Haul Road" within MacKerricher State Park, because several feet of the top of the white fabric was still visible, even after a blue tarp was hoisted up to represent the visual screening that would be provided by the 30-foot-tall to 38-foot-tall trees proposed to be transplanted to completely block views of the development from the park. The most visible portion of the structures as originally proposed would be the 28-foot-high, five-room, second-story additions with extensive window glass coverage. At night, the artificial light from the guest facility would very likely not be confined to the property, but would shine over and through the spindly tops of the trees.

To eliminate the visibility of the development, the applicant modified the design of the proposed facility in an attempt to move the structure out of the view corridor from particularly scenic areas of the park. As amended in the facsimile letter received August 12, 2003, the applicants' reduced

the size, moved the facility thirty-eight feet to the southwest toward Quail Lane, and removed the gift shop portion of the development from the main building. However, it was impossible for staff to analyze the potential impact on visual resources of the revised design. Despite repeated requests for architectural plans clarifying the newly amended design features, the applicant has never submitted plans sufficient to adequately describe the revised facility (see Exhibit Nos. 3 and 4 for sketch and plans submitted). The Commission is left without knowing if the newly proposed structures would in-fact be invisible from MacKerricher State Park as required. Therefore, as the applicants have not demonstrated that the proposed inn development would not be visible from major visitor destinations or particular scenic areas within MacKerricher State Park specifically required by the plan map note contained on LUP Map No. 12, the Commission cannot find (on the basis of the information submitted as part of the permit application) that the proposed inn development is consistent with the certified LCP. Therefore, the proposed development must be denied. The Commission makes this aspect of its determination without prejudice to any action the Commission may take in the future in the review of an inn development proposed for the site where sufficient information to evaluate the visual impacts of the proposed development has been presented.

Subordinate to the Character of Setting

As described above, LUP Policies 3.5-1 and 3.5-3, and CZC Section 20.504.015 require permitted development in highly scenic areas to be subordinate to the character of its setting. The proposed development, including the five rooms raised to the second-story level above the existing house, as well as the 28-foot-high, 4,000-square-foot barn and second story "artists loft" represents approximately 7,100-square-feet of additional floor area. There are no commercial visitor-serving facilities, or residential houses located in the surrounding neighborhood that approach anywhere near the very large size and bulk of the proposed facility. The "commercial" area of Cleone consists of one small grocery store, a small restaurant, and an inn/motel all located about one-third of a mile north along Highway One from the subject property. The inn/motel in Cleone is known as the Cleone Gardens Inn, located on the west side of the highway at 24600 North Highway One, and is a 1960's era, rambling, one-story development that is pleasantly shielded by trees and rock roses. The next large commercial inns closest to the subject property are located to the south in Fort Bragg, separated from the small village of Cleone by three country miles of coastal forest on both sides of scenic Highway One. A series of visitor-serving commercial developments are located at the north end of the City of Fort Bragg, Mendocino County's largest coastal city supporting a population of over 7,000 people. However, since the rural three-mile distance between Fort Bragg and the project site separates the fundamentally different development pattern of the development within Fort Bragg, those large commercial inns located at the north end of Fort Bragg are not reasonably part of the setting of the proposed development. Not only is the proposed development incompatible with the rural character of the Cleone neighborhood, it is certainly not subordinate to the character of its setting, and is therefore inconsistent with the provisions of LUP Policy 3.5-1, LUP Policy 3.1-3, and CZC Section 20.504.015 that require new development in highly scenic areas to be subordinate to the character of its setting. The applicant has revised the proposed development to move the large visitor-serving inn closer to Quail Lane, which would also move it more within view from Highway One. Previously, the proposed structure would be partially screened by the presence of

an existing row of Monterey Cypress trees located between the structure and the highway, however, now much more of the development would be visible from the road. In amending the project description, the applicant stated that the development "will not require any additional landscape screening." However, adequate architectural plans were not provided for the Commission to be able to establish whether coastal views from the highway would be protected as required by LUP Policies 3.5-1 and 3.5-3. The Commission is left without knowing whether the proposed visitor-serving inn, with its large size in comparison with surrounding development in the highly visible location proposed without additional screening landscaping, would be subordinate to the character of its setting. Therefore, as the applicants have not demonstrated that the proposed inn development would be subordinate to the character of its setting as required by LUP Policies 3.5-1 and 3.5-3 and CZC Section 20.504.015, the Commission cannot find on the basis of the information submitted as part of the permit application that the proposed inn development is consistent with LUP Policies 3.5-1 and 3.5-3 and CZC Section 20.504.015 of the certified LCP. Therefore, the proposed development must be denied. The Commission makes this aspect of its determination without prejudice to any action the Commission may take in the future in the review of an inn development proposed for the site where sufficient information to evaluate the visual impacts of the proposed development has been presented.

Height Limitations

LUP Policy 3.5-3 and CZC Section 20.504.015 also require that new development in highly scenic areas west of Highway One be limited to one-story and 18 feet tall (above natural grade) unless an increase in height would not affect views to the ocean or be out of character with surrounding structures. As proposed, the main structure would be approximately 28 feet above the natural grade. Because of its distance from the shoreline and intervening topographical features and vegetation, the proposed development would not affect views of the ocean. However, it is not clear that the proposed two-story, 28-foot tall structure would be in character with surrounding structures. As discussed above, the proposed development is very large with no other structures in the surrounding Cleone neighborhood approaching its size and bulk. Without adequate landscaping and development plans, it cannot be determined whether the larger size of the proposed development in the location proposed would present a visual appearance that would be out of character with surrounding structures. Therefore, as the applicants have failed to demonstrate that the proposed inn development would not be in character with surrounding structures, the Commission cannot find that the proposed 28-foot tall structures meet the exceptions under which LUP Policy 3.5-3 and CZC Section 20.504.025 would allow structures greater than one story and 18 feet tall within highly scenic areas west of Highway One. Therefore, the Commission cannot find on the basis of the information submitted as part of the permit application that the proposed inn development is consistent with LUP Policy 3.5-3 and CZC Section 20.504.025 of the certified LCP. Therefore, the proposed development must be denied. The Commission makes this aspect of its determination without prejudice to any action the Commission may take in the future in the review of an inn development proposed for the site where sufficient information to evaluate the visual impacts of the proposed development has been presented.

2. Proof of Adequate Water

LCP Policies

LUP Policy 3.8-1 in applicable part states:

... “[A]vailability of water...shall be considered when considering applications for development permits.”

LUP Policy 3.8-9 in applicable part states:

“Demonstration of the proof of water supply shall be made in accordance with policies found in the Mendocino Coastal Groundwater Study dated June 1982, as revised from time to time and the Mendocino County Division of Environmental Health's Land Division requirements as revised [emphasis added]. (Appendix 6)

Commercial developments and other potential major water users that could adversely affect existing surface or groundwater supplies shall be required to show proof of an adequate water supply, and evidence that the proposed use shall not adversely affect contiguous or surrounding water sources/supplies. Such required proof shall be demonstrated prior to approval of the proposed use [emphasis added].”

Mendocino County Coastal Groundwater Study—June 1982 states:

“Areas designated MWR (Marginal Water Resources) shall have a minimum lot size of 5 ac; ‘proof of water’ not required. All lots less than 5 ac shall be required to demonstrate ‘proof of water’.

Mendocino County Coastal Groundwater Development Guidelines—July 1989

This document is a revision of the certified Mendocino County Division of Environmental Health’s Land Division requirements (as specifically referenced in LUP Policy 3.8-9 above) and is therefore a part of the certified Mendocino County LCP. It contains procedural methodology and guidelines for conducting and reviewing water well testing and hydrological studies including impacts on local water table and users, and regional impacts. It was prepared by Questa Engineering Corporation with financial assistance from the California Coastal Commission under the provisions of the Coastal Act of 1976, and adopted by the Mendocino County Board of Supervisors on November 21, 1989.

Discussion

Pursuant to Section 30005 of the Coastal Act, local governments are allowed to adopt LCPs that are more restrictive than the Chapter 3 policies of the Coastal Act. The County of Mendocino has adopted a number of LCP policies that can be viewed as exceeding the requirements of the Coastal Act.

LUP Policy 3.8-1 states that the availability of water must be considered when reviewing permit applications for project development in order to determine the adequacy of on-site water supply capable of meeting the needs for the proposed project.

LUP Policy 3.8-9 states that commercial developments must show proof prior to approval of the proposed use that an adequate water supply exists and that the project would not adversely affect contiguous or surrounding water sources or supplies.

The Mendocino County Coastal Groundwater Study—June 1982 states that areas with the Marginal Water Resources (MWR) designation that are less than five acres must demonstrate proof of water.

As described above, the project as proposed would develop a 10-unit commercial inn, consisting of a 5-unit second-story addition over the existing single-family residence, a new one-story detached guest unit and laundry building, a new two-story 4-unit detached structure, and various accessory improvements. Included among these accessory improvements are two wells, underground water and sewer lines, and landscaping, with various landscaping features, including a water fountain, flower planters, waterfalls, and a wooden bridge over an existing pond. For the purposes of *de novo* review by the Commission, the applicants amended the project description as described in a facsimile letter received by Commission staff on August 12, 2003 (Exhibit Nos. 3 and 4). None of the modifications to the project description affect the water requirements for the project as proposed, or the availability of on-site water to meet those needs.

As established above, the applicant is required to meet the burden of proof that sufficient water resources can be developed at the site to support the proposed ten-unit commercial inn, without adverse impacts to adjacent properties or nearby riparian systems. The applicants have conducted two major hydrogeologic studies involving pumping tests and proof-of-water analysis in an effort to provide sufficient evidence that adequate water resources exist on-site for the proposed development, and that the development would be accomplished without adverse impacts to adjacent properties or nearby riparian systems.

The first study (Study #1), performed by GeoSolv (F. J. Goldman and G. T. Pavlov) is described in a 7-page report dated December 17, 1998, entitled Hydrogeological study and pumping tests for Well No. 532516, Well No. 551685 and a shallow hand-dug well located at 23802 Quail Lane, Fort Bragg, CA. Major conclusions of Study #1 include: (1) total production of the three wells tested provides a sustained yield 1.09 gallons per minute, for a total combined yield of 1,325 gallons per day (gpd); (2) the demand required to serve the proposed development would be 1,080 gpd, resulting in a “spare” 245 gpd; (3) no anomalies were reported by any of the neighbors contacted during the seven days of pumping of the three wells; and (4) the water supply available from groundwater has been demonstrated to be sufficient to supply the average daily demand for the proposed development.

The study was critiqued by Questa Engineering Corporation (N. H. Hantzsche) in letter reports dated September 9, 2002, and April 28, 2003 respectively. Questa Engineering Corporation had

been hired as the appellants' consultant by Harold Graboske and Patricia Jones. Critique #1 of Study #1 is entitled Peer Review of Hydrogeological Study and Pumping Test for Quail's Nest Inn, Ft. Bragg, Mendocino, and identified several deficiencies in the first study. Alleged deficiencies include: (1) none of the raw pumping data and drawdown data are provided in the report; (2) there is no well completion information in the report for well #DW-1; (3) the pumping test for well #HW-1 was conducted for an insufficient amount of time, no data sheets are provided to verify what was actually done for the test, and there was a calculation error for the well yield overstating the well yield by 0.15 gallons-per-minute; (4) the estimation of yield for the three onsite wells does not account for the interference between wells that will occur as a result of continuous, long-term pumping of the wells at their maximum rate; (5) the estimates of water use for the proposed development are based upon average demand rather than peak demand, inconsistent with the requirements of the County Guidelines for Proof of Water and Hydrological Studies; (6) the report does not substantiate the water use estimates on the basis of local water use requirements for similar projects in the region, also inconsistent with the requirements of the County Guidelines; and finally, (7) the report does not include any analysis of potential impacts on the water sources/supplies for contiguous or surrounding properties as required by the certified LCP. Critique #1 discusses in-depth why the author believes that the well yields are overstated, and the water demand for the project is understated. In summary, Critique #1 states that due to several errors and omissions in Study #1, and because a number of critical issues were overlooked or neglected, the study does not meet the normal standard of practice for proof of water and hydrological studies in the Mendocino coastal area. The critique states that there is insufficient evidence that the onsite wells can supply sufficient water for the project as proposed. Moreover, there is no analysis provided in Study #1 of the potential impacts on neighboring water source/supplies as required by the certified LCP.

After receiving Critique #1 of Study #1, the applicants abandoned Study #1 and retained a new consultant to perform a new study to address all of the issues raised by Critique #1. The second study (Study #2), performed by Pacific GeoScience (E.W. Hoyleman) is described in a 23-page report dated December 2002, entitled Proof-of-Water Testing and Hydrogeological Study, Quail Nest Inn, 23803 Quail Lane, Fort Bragg, California, Assessor's Parcel Nos. 069-161-09 and 069-161-37. Major conclusions of Study #2 include: (1) cumulative well yields for the 3-day test period of 1.59 gpm (gallons per month), for the 90-day, dry-summer months period at 1.10 gpm, and for drought periods at 1.04 gpm, (2) annual water usage based on the maximum day water use demand for a one-bedroom single-family caretaker residence and 100 percent occupancy for a 10-unit inn with laundry (1,350 gallons per day) is 492,750 gallons, and in accordance with the County Guidelines there were no measured or calculated adverse impacts to the neighboring wells during the tests; and (3) based on the study findings, there are adequate water resources at the subject property to support the proposed one-bedroom single-family caretaker's residence and the 10-unit inn with laundry. On-site storage capacity of 6,000 gallons is recommended.

This new study was also critiqued by Questa Engineering Corporation (N. H. Hantzsche) in a letter report dated April 28, 2003. Questa's Critique #2 of Study #2 is entitled Peer Review of Proof-of-Water Testing and Hydrogeological Study for Quail's Nest Inn, Ft. Bragg, Mendocino County, and identified an error in the calculation of the 72-hour pumping test calculations for well #HW-2 that results in about a 9% reduction in yield from that well. Additionally, Critique

#2 pointed out the apparent failure of Study #2 to account for water stored in the well casings when calculating well yield. Adjusting for this "stored water," Critique #2 re-calculates the figures and finds significant reduced well yields. This same "stored water correction factor" used in re-calculating well yields, also increases drawdown impacts on adjacent properties.

The collection and interpretation of detailed hydrogeologic data is technical and complex. In this case, the applicants' and the appellants' consulting hydrologists disagree as to whether the wells on-site would provide adequate water to serve the development, and whether the drawdown from pumping water from the wells to serve the development would adversely affect the wells on neighboring parcels. As discussed further below, the applicants have not successfully rebutted all of the appellants' consulting hydrologist's critiques. The applicants' failure to do so is assessed by Dr. Mark Johnsson, Commission Staff Geologist.

Dr. Johnsson reviewed all of the hydrogeological studies and critiques of those studies prepared for the proposed development of the 10-unit visitor-serving inn. Dr. Johnsson's analysis is contained in the Geohydrologic Review Memorandum included as Exhibit No. 13. Dr. Johnsson also visited the subject site on October 2, 2003 and Dr. Johnsson states:

"I cannot find that adequate proof of water exists for a ten-room inn and caretaker's residence."

In arriving at this conclusion, Dr. Johnsson evaluated both the applicants' and appellants' consulting hydrologist's estimates of well yields, the total water demand of the proposed development, and the impacts of ground water extraction of the development on wells on adjoining properties.

Well Yields

After carefully reviewing the various studies, reports, and critiques, Dr. Johnsson notes that "there appears to be no dispute that all three of the wells tested show very low sustained yields... Typical domestic water wells commonly have yields on the order of 2-3 gpm," (gallons per minute). Correcting for an error in calculations pointed out by the appellants' hydrologist that has been acknowledged by the applicants' hydrologist, all three of the tested wells together yield a cumulative discharge of 1.30 gpm, with the untested well reported to yield an additional 0.18 gpm, for a total of approximately 1.48 gpm. Dr. Johnsson concurs with the appellants' hydrologist that these yields are overestimates of the actual well yields because of the failure to account for significant well casing storage. Water stored in the well casings of each of the three wells tested was not subtracted from the calculations, resulting in artificially high pumping rates and over-estimated individual and cumulative well yields (both short- and long-term) for the proposed project. The appellants estimate that the actual total yield is only 0.69 gpm, resulting in a daily water yield of 994 gallons per day (gpd).

Water Demand

Study #1 conducted for the applicants by GeoSolve failed to follow the Mendocino County Coastal Groundwater Development Guidelines (County Guidelines) for estimating water demand for the proposed 10-unit inn and caretaker's residence as required by the certified LCP. The County Guidelines actually prescribe a minimum of 200 gpd for a one-bedroom residence such as the caretaker's residence, and 80 to 120 gpd per lodging unit, depending on whether onsite laundry facilities are to be used. The County Guidelines, therefore, indicate a water demand of a least 1,000 gpd for the proposed 10-unit inn and caretaker's cottage if laundry were not done on-site, and a demand of at least 1,400 gpd if laundry is done on-site. This assumes no water is used for landscaping. Although Pacific GeoScience's Study #2 indicates that the three wells tested would be sufficient to meet the predicted need, neither Questa nor Dr. Johnsson concur because of the uncertainties in yield due to the well casing storage as described above. Dr. Johnsson states that if Questa's corrected total yield estimate of 994 gpd [Exhibit No. 12, page 13 of 27] were used, then under the County Guidelines for water demand, an inn of only 6 rooms with on-site laundry could be facilitated, or 9 rooms with laundry done off-site. Further, this County Guideline estimate also assumes that (1) no water is provided from the wells for landscaping; and (2) the pumping necessary to produce these water yields would not result in unacceptable drawdown impacts to wells on adjoining properties. As discussed below, the existing hydrological information does not demonstrate that well pumping will not have significant adverse impacts on adjoining wells.

Impacts of Ground Water Extraction

In assessing whether well water extraction adversely impacts neighboring wells, the County Guidelines set a 10% fluctuation criterion for measuring water table drawdown. In other words, if water-pumping on one property (under maximum daily pumping rates) results in more than a 10% drawdown (reduction of well yield to less than 90% of maximum day demand) on an adjoining property, then the water extraction is adversely impacting the well(s) on the neighboring property. Calculations of expected drawdown in neighboring wells near the subject parcel as a result of continual pumping of the three wells tested were provided by Pacific GeoScience in the applicants' Study #2 as cited above. These drawdown calculations indicate that for one of the observation wells, the drawdown greatly exceeded the actual measured drawdown. After applying a "correction factor" to adjust for differences between dissimilar geologic formations of the two wells, the report surmises that drawdown at the neighboring "Graboske" well "very likely" is less than 10% of the water column, while the corrected "probable" drawdown at another nearby well (McCarthy) "a hand-dug well completed in the Terrace Deposits, could represent greater than 10 percent of the water column in the well if the probable drawdown number is achieved [Exhibit 11, page 23]." A review of the depth of the sanitary seal in the McCarthy well leads the authors of Study #2 to conclude that it "...is unlikely that the probable drawdown in well #7 [McCarthy] would be realized [emphasis added]." However, according to Questa's Critique #2 (Exhibit No.12, page 12) the well casing storage effect, as previously discussed, is a "serious" issue "for wells with small well yields and large drawdown depths, as in this instance, [and] it can be a very significant factor." According to Questa's Critique #2, the well casing storage effect led to an overestimation of the well yields on the subject property, resulting in a "correction factor" that likewise was too large; and its application to the calculated drawdowns, as discussed above, would result in an underestimation

of probable drawdown. Dr. Johnsson concurs with Questa's Critique #2, which concludes that the probable drawdown in the McCarthy's neighboring well would be as much as 7.65 feet, and may exceed the County Guidelines. Therefore, the Commission finds that the applicant has not sufficiently demonstrated that the development as proposed would be accomplished without adverse impacts to adjacent properties.

As discussed above, LUP Policy 3.8-9 imposes two principal requirements on the proposed commercial development with respect to water resources. The applicants must demonstrate (1) that there is adequate water to serve the development, and (2) the proposed use of wells to serve the development would not adversely affect contiguous or surrounding water sources or supplies. Such proof must be demonstrated prior to approval of the project.

Adequacy of Water Resources to Serve the Development

The Commission finds that the applicants have not demonstrated that sufficient ground water resources are available to serve the proposed development, inconsistent with LUP Policy 3.8-9. As discussed above, County guidelines would indicate a water demand of at least 1,000 gpd for the proposed 10-unit inn and caretaker's cottage if laundry were not done on site, and a demand of at least 1,400 gpd if laundry is done on site. Although the applicants' hydrologist indicates that the three wells tested would be sufficient to meet this need, the hydrologist's estimates of well yield cannot be relied upon because of the failure to account for significant well casing storage that exaggerates the results. As discussed above, the Commission's Staff Geologist opines that if the Questa estimate of 994 gpd were used, then under the County water demand guidelines, an inn of only 6 rooms with on-site laundry, or 9 rooms with laundry done off-site could be accommodated. The Staff Geologist's determination that the wells may be sufficient to serve a 6-unit inn with laundry facilities and a 9-unit inn without laundry facilities is qualified by two key assumptions. These assumptions are that (1) no water is provided from the wells for landscaping and (2) the pumping needed to produce these yields would not result in unacceptable draw down impacts to wells on adjoining properties. With regard to the first assumption, the applicants indicate that a small pond located on site would be used for landscape irrigation. This pond is spring fed, but no testing has established the reliability and flow rate of the spring. Thus, the Staff Geologist concludes that it is uncertain that the pond could provide adequate irrigation supply. If the pond is not sufficient, any use of the well water on the site to supplement the irrigation supply would diminish the ability of the wells on-site to support even a 6-unit inn with laundry facilities or a 9-unit inn without laundry facilities. The latter assumption that the pumping needed to produce yields sufficient to support either a 6- or 9-unit inn would not result in unacceptable drawdown impacts to wells on adjoining properties has not been demonstrated to date. As discussed above, the failure of the applicants' assessment of the impacts of draw down of the wells on neighboring wells to account for well casing storage results is an underestimation of potential impacts on groundwater at neighboring properties.

Conclusion

Based on the above discussion, the Commission finds that the commercial development as proposed is not consistent with LCP Policy 3.8-9 requiring demonstration of the proof of water to be provided in accordance with policies found in the Mendocino Coastal Groundwater Study dated June 1982, as revised from time to time and the Mendocino County Division of Environmental Health's Land Division requirements as revised. Additionally, the Commission finds that insufficient evidence was provided that the proposed use would not adversely affect contiguous or surrounding water sources/supplies inconsistent with additional provisions of LCP Policy 3.8-9. Therefore, the proposed development must be denied.

3. Adequate Septic Capacity

LCP Policies

LUP Policy 3.8-1 states in applicable part, *“Highway 1 capacity, availability of water and sewage disposal system and other known planning factors shall be considered when considering applications for development permits...”*

LUP Policy 3.8-7 states, *“Land divisions and subdivisions creating new parcels or building sites or other proposed development, including lot line adjustments, mergers and issuance of conditional certificates of compliance shall be approved only where ... a satisfactory site for a sewage system exists. Leach field approval shall require satisfactory completion of a site evaluation on the site of each proposed septic system. A leach field shall not be located where the natural grade exceeds 30 percent slope or where there is less than 5 feet of soil below the trench if natural grade exceeds 20 percent slope. This septic system policy is consistent with the Minimum Guidelines for the Control of Individual Wastewater Treatment and Disposal Systems adopted by the Regional Water Quality Control Board on April 17, 1979.”*

LUP Policy 3.8-9 states in applicable part:

“...Commercial developments and other potential major water users that could adversely affect existing surface or groundwater supplies shall be required to show proof of an adequate water supply, and evidence that the proposed use shall not adversely affect contiguous or surrounding water sources/supplies. Such required proof shall be demonstrated prior to approval of the proposed use... Demonstration of the proof of water supply shall be made in accordance with policies found in the Mendocino Coastal Groundwater Study dated June 1982, as revised from time to time and the Mendocino County Division of Environmental Health's Land Division requirements as revised (Appendix 6). ...”

CZC Section 20.532.095 of the Coastal Zoning Ordinance states in applicable part, *“The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish that: ...(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities...”*

Discussion:

The LUP policies cited above require that the approving authority consider whether an adequate site to develop an on-site sewage disposal system to serve proposed development is available *before* approving a coastal development permit. Policy 3.8-7 states that a site evaluation shall be satisfactorily completed *before* approval of land divisions, lot line adjustments, or other proposed development . Coastal Zoning Ordinance Section 20.532.095 states that the granting of a coastal development permit shall be supported by findings establishing that the proposed development will be provided with adequate utilities. These policies reflect the requirements of Section 30250(a) of the Coastal Act that new development be located in areas able to accommodate it.

In general, a site may be approved for development of an onsite sewage disposal system if it can be found that: (1) it is at least 100 feet from any well, water body, or major break in terrain; (2) it is located on ground with less than a 30 percent slope or where there is less than 5 feet of soil below the trench if the natural grade exceeds a 20 percent slope; and (3) it meets established soil depth, texture and percolation rate criteria.

Regarding septic system capacity for the proposed development of a 10-unit visitor-serving inn, the County Department of Environmental Health reviewed the application for the project, and in a letter dated August 9, 2001 sent to applicant Henry Taylor, stated: “[t]he *Site Evaluation Report for your planned project finished Environmental Health review and was approved. A waiver to reduce the setback to 185 feet from the septic leach field to two wells was granted since a sand filter will pre-treat the effluent.*”

Based on the foregoing, the Commission finds that the proposed development can be found consistent with LUP Policy Nos. 3.8-1, 3.8-7, and 3.8-9, and CZC Section 20.532.095, which require that proof of adequate water to serve the proposed development be demonstrated prior to approval. However, as discussed in Findings 1 and 2 above, the Commission finds that the proposed development is not consistent with certain other LCP policies regarding visual resource protection, or proof of adequate water to serve the proposed development. Therefore, the proposed development must be denied.

4. ESHA Resource Protection

LCP Policies

Policy 3.1-7 in applicable part states:

A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide sufficient area to protect the environmentally sensitive habitat from significant degradation resulting from future developments. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning Staff, that 100 feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and shall not be less than 50 feet in width [emphasis added]. New land division shall not be allowed which

will create new parcels entirely within a buffer area. Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent environmentally sensitive habitat area and must comply at a minimum with each of the following standards:

- 1. It shall be sited and designed to prevent impacts which would significantly degrade such areas;*
- 2. It shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity; and*
- 3. Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.*

Section 20.496.020 of the Coastal Zoning Code in applicable part states:

ESHA- Development Criteria

(A) Buffer areas. A buffer shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the continuance of such habitat areas.

(1) Width.

The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation with the California Department of Fish and Game, and County Planning staff, that one hundred feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas and shall not be less than fifty (50) feet in width [emphasis added].... Standards for determining the appropriate width of the buffer area are as follows:

(a) Biological Significance of Adjacent Lands.

Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. Functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance depends upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding, or resting).

Where a significant functional relationship exists, the land supporting this relationship shall also be considered to be part of the ESHA, and the buffer zone shall be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer shall be measured from the edge of the wetland, stream, or riparian habitat that is adjacent to the proposed development.

- (b) Sensitivity of Species to Disturbance. The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following after consultation with the Department of Fish and Game or others with similar expertise:*

 - (i) Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species;*
 - (ii) An assessment of the short-term and long-term adaptability of various species to human disturbance;*
 - (iii) An assessment of the impact and activity levels of the proposed development on the resource.*
- (c) Susceptibility of Parcel to Erosion. The width of the buffer zone shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.*
- (d) Use of Natural Topographic Features to Locate Development. Hills and bluffs adjacent to ESHA's shall be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from ESHA's. Similarly, bluff faces should not be developed, but shall be included in the buffer zone.*
- (e) Use of Existing Cultural Features to Locate Buffer Zones. Cultural features (e.g., roads and dikes) shall be used, where feasible, to buffer habitat areas. Where feasible, development shall be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the ESHA.*
- (f) Lot Configuration and Location of Existing Development. Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance shall be required as a buffer zone for any new development permitted. However, if that distance is less than one*

hundred (100) feet, additional mitigation measures (e.g., planting of native vegetation) shall be provided to ensure additional protection. Where development is proposed in an area that is largely undeveloped, the widest and most protective buffer zone feasible shall be required.

- (g) *Type and Scale of Development Proposed. The type and scale of the proposed development will, to a large degree, determine the size of the buffer zone necessary to protect the ESHA. Such evaluations shall be made on a case-by-case basis depending upon the resources involved, the degree to which adjacent lands are already developed, and the type of development already existing in the area.*

Discussion

As set forth above, LUP Policy 3.1-7 and Coastal Zoning Code Section 20.496.020 require that buffer areas shall be established adjacent to all environmentally sensitive habitat areas, including riparian ESHA, to provide sufficient area to protect the environmentally sensitive habitat from significant degradation resulting from new development. These provisions of the LCP state that the width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation with the California Department of Fish and Game, and County Planning staff, that one hundred feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development, in which case the buffer can be reduced to not less than fifty (50) feet in width.

Coastal Zoning Code Section 20.496.020(A)(1)(a) through (g) sets forth specific standards to be considered when determining the width of a buffer. These standards include: (a) an assessment of the biological significance of adjacent lands and the degree to which they are functionally related to wetland resources, (b) the sensitivity of species to disturbance such that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development, (c) the susceptibility of the parcel to erosion determined from an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel, (d) the use of natural topographic features to locate development so that hills and bluffs adjacent to ESHA's can be used to buffer habitat areas, (e) the use of existing cultural features such as roads and dikes to buffer habitat areas, (f) the lot configuration and location of existing development such that buildings are a uniform distance from the habitat area, and provision for additional mitigation if the distance is less than 100 feet, and (g) the type and scale of development proposed as a determining factor for the size of the buffer zone necessary to protect the ESHA.

The ESHA resources on the applicants' parcel are located between an abandoned section of the old Highway One alignment and the new Highway One alignment along the eastern edge of their property. This narrow wedge-shaped portion of land contains a riparian plant community associated with a headwater-swale tributary to Mill Creek, which flows into Lake Cleone.

Consistent with the standards contained within CZC Section 20.496.020(A)(1)(a) through (g), the applicant provided a supplemental evaluation of the width of the buffer needed to protect the

riparian ESHA as requested by the Commission for purposes of the Commission's *de novo* review of the proposed project (Exhibit No. 10).

On August 23, 2002, Commission staff received a letter (Exhibit No. 10) from the applicants' botanist, Dr. Gordon McBride, dated August 15, 2002, regarding the justification for reducing the required 100-foot buffer to a proposed 50-foot buffer around the boundary of the riparian habitat, which is part of the subject project, pursuant to the requirements of CZC Section 20.496.020(A)(1) items (a) through (g). Dr. McBride considered the following seven standards in arriving at his recommendation of a 50-foot buffer.

- (a) In assessing the biological significance of adjacent lands, Dr McBride notes that the old State Highway One road bed runs along the eastern boundary of the riparian habitat. The old and the new road beds join both to the north and south of the site. *"While riparian habitat in general is important fish and wildlife habitat, the portion of this parcel that supports riparian habitat is isolated from adjacent upland and riparian habitat by road beds."* The functional significance of the old road bed is less hazardous to terrestrial species than that of the present Highway One. There is additional riparian and upland habitat to the north, south and the west (much within MacKerricher State Park) that may be accessed by crossing the old road bed. The proposed 50-foot buffer would preserve this potential access.
- (b) In assessing the sensitivity of species to disturbance, Dr. McBride states that due to the location of the old and new highways, any mammal, bird, reptile, or amphibian that is sensitive to disturbance would have abandoned the area decades ago. Those wildlife species that are not sensitive to the impact of traffic on the present roadbed of State Highway One would have access to the riparian habitat on the subject parcel, and would be protected with a 50-foot buffer.
- (c) In assessing the susceptibility of the parcel to erosion, Dr. McBride states that the soil type associated with the subject parcel is Sirdrak loamy sand with a moderate erosion hazard rating, but because the riparian habitat on the subject parcel would not be further impacted by the proposed development, any erosion that occurs within this area would represent background erosion. Dr. McBride believes that a 50-foot buffer is sufficient to intercept any material eroded as a result of the proposed development, and prevent any significant adverse impact to the riparian ESHA from erosion or sedimentation.
- (d) In assessing the use of natural topographic features to locate development, Dr. McBride notes that there are no hills or bluffs associated with the proposed parking area associated with the proposed development that could be utilized to further buffer the ESHA.
- (e) In assessing the use of existing cultural features to locate buffer zones, Dr. McBride notes that other than the historic and present road beds associated with State Highway One, there are no cultural features available to employ in further protecting the riparian ESHA. Consistent with CZC Section 20.496.020(A)(1)(e) requiring that "[w]here feasible,

development shall be located on the side of roads...away from ESHA," the 50-foot buffer would allow the proposed development to occur while protecting the riparian habitat.

- (f) In assessing the lot configuration and location of existing development, Dr. McBride notes that most of the development in the vicinity of the subject property, with the exception of MacKerricher State Park, are private single-family dwellings. All of these houses are located well away from the riparian habitat in question. The proposed 50-foot buffer would provide generous protection for the riparian habitat.
- (g) In assessing the type and scale of development proposed, Dr. McBride states that in juxtaposition to MacKerricher State Park, the proposed development would be less extensive or intrusive than the numerous roads and campgrounds of the park found in riparian ESHA there. The proposed 50-foot buffer on the subject property would provide more protection for the riparian habitat located at that site.

The foregoing analysis of the proposed buffer width in relation to the seven standards contained within Coastal Zoning Code Section 20.496.020(A)(1)(a) through (g) provide a basis for determining whether the buffer proposed by Dr. Gordon McBride would be adequate to protect riparian resources as delineated. The particular facts of this site and the proposed development suggest that some of the standards should be weighed more in the evaluation of buffer width than other standards. For instance, the fact that riparian habitat is isolated from adjacent upland and riparian habitat by existing and abandoned road beds weighs more heavily than does the fact that no cultural features could be identified to better ensure protection of the delineated wetland. Likewise, the proximity to existing Highway One traffic suggests that species sensitive to disturbance would have abandoned the area decades ago, and this would weigh more heavily than the fact that no use of natural topographic features were employed to better locate development.

Those factors that support the establishment of a 50-foot buffer as adequate to protect the delineated wetland include (1) the portion of the subject parcel that supports riparian habitat is isolated from adjacent upland and riparian habitat by road beds, (2) the old roadbed with the proposed 50-foot buffer is less hazardous for wildlife than the existing Highway One corridor that has no buffer, (3) the proposed 50-foot buffer would preserve the potential for wildlife to move to the south or north, (4) any mammal, bird reptile, or amphibian that is sensitive to disturbance would have abandoned the area decades ago, (5) the proposed development is sloped away from the riparian habitat and any erosion or sedimentation that occurs within this area would represent background erosion only, and (6) development would be located on the side of roads as suggested in CZC Section 20.496.020(A)(1)(e) to buffer habitat areas.

To conform to the need to provide an adequate ESHA buffer, the applicant has revised the project description for purposes of the Commission's *de novo* review to enlarge the size of the proposed buffer from 50 feet to 66 feet. When considering the totality of all the factors as discussed above, the Commission finds that the applicant's evaluation of the width of the delineated riparian buffer as provided by Dr. Gordon McBride, sufficiently demonstrates that no significant adverse impacts will result from the 66-foot recommended buffer width.

Staff of the California Department of Fish and Game (DFG) has reviewed the revised wetland delineation and buffer width analysis, and determined that the recommended 66-foot buffer would be an acceptable riparian buffer for this particular project (Exhibit No. 10). Commission staff received a letter on June 3, 2003 from the Department of Fish and Game stating:

“On August 27, 2002, Department of Fish and Game (DFG) personnel conducted a site visit at 23802 Quail Lane... DFG has determined, from the site visit and consultation with Dr. McBride and in a May 27, 2003 phone conversation with Mrs. Helen Taylor, that a 66-foot wetland buffer would be adequate between the wetland and newly constructed development and road. DFG also understands that no development will occur within the wetland buffer area. We believe that the buffer will provide protection to the aquatic resources utilizing the wetland.”

Based on the foregoing, the Commission finds that the proposed development could be found to be consistent with LUP Policy 3.1-7, and CZC Section 20.496.020, which require that the width of a buffer shall be a minimum of 100 feet unless an applicant can demonstrate, after consultation with the Department of Fish and Game that one hundred feet is not necessary to protect the habitat resources. However, as discussed in Findings 1 and 2 above, the Commission finds that the proposed development is not consistent with certain other LCP policies regarding visual resource protection, or proof of adequate water to serve the proposed development. Therefore, the proposed development must be denied.

5. Alternatives

Denial of the proposed permit will not eliminate all economically beneficial or productive use of the applicant's property or unreasonably limit the owner's reasonable investment backed expectations of the subject property. Denial of this permit request to develop a 10-unit visitor-serving inn would still leave the applicant available alternatives to use the property in a manner that would be consistent with the policies of the LCP.

The applicant currently has a residence on the property. The residence provides the owner a viable economic use of the subject property without developing the proposed visitor-serving inn on the property.

Although not adequately demonstrated by the applicants, the analysis of the groundwater resources of the site suggests that there may be enough water available to support an inn of some un-determined but smaller size than the 10-units proposed with all its associated development. As discussed previously, there may be enough water to support a 6-unit inn with laundry facilities, or a 9-unit inn without laundry facilities, provided that further tests of the effects that the drawdown of the wells would have on neighboring wells can be performed to take into account well casing storage and demonstrate that no impact on wells on neighboring property would result. In addition, the applicants have indicated to staff that they recently obtained an easement from a neighbor to allow them to draw water from an adjacent property across Highway One to the east. Although this additional potential water source has not yet been tested for yield or effects on wells on neighboring properties, it's possible this additional water source

may yield enough additional water in combination with the water resources of the project site to support the proposed inn use.

With regard to the visual impacts of the proposed development, the applicants may be able to demonstrate that once sufficient plans are prepared, either with additional landscaping or design changes, or not, that the development will not be visible from major destination points within MacKerricher State Park and would be subordinate to the character or its setting. If both the adequacy of water is sufficiently demonstrated and the visual impacts are addressed, it may be possible to develop an inn consistent with the policies of the certified LCP.

Therefore, the Commission finds that feasible alternatives to the proposed project exist for the applicant to make an economically viable or productive use of the property in a manner that would be consistent with the policies of the certified LCP.

Conclusion of Part Two: De Novo Action on Appeal

The Commission finds that as discussed above, the project as proposed is inconsistent with the Mendocino County certified LCP because (1) the applicants have not demonstrated that the proposed development would protect visual resource provisions of LCP Policies and Standards consistent with LUP Policies 3.5-1, 3.5-3 and CZC Sections 20.504.015 and 20.504.03; and 2) the applicants have not demonstrated that sufficient groundwater exists to serve the development, and that the proposed groundwater pumping would not adversely affect neighboring wells consistent with LUP Policy 3.8-9.

The Commission finds that there are no conditions that could be applied that could make the proposed development consistent with the requirements of LUP Policies 3.5-1, 3.5-3, 3.8-9 and CZC Sections 20.504.015 and 20.504.035. Therefore, the Commission finds that the permit must be denied.

C. VIOLATION: UNPERMITTED DEVELOPMENT

Without benefit of a coastal development permit, development has been undertaken since January 1995, consisting of operation of a 2-unit, visitor-serving inn on the applicants' property located at 23802 Quail Lane, Fort Bragg, Mendocino County. Such use constitutes a change in the intensity or density of use and is therefore development as defined by Section 20.308.035(D) of the CZC. The applicants secured a Mendocino County Business License for this purpose, but no coastal development permit was ever issued authorizing such use.

Consideration of the application by the Commission has been based solely upon policies of the Mendocino Local Coastal Program and the public access and recreation policies of the Coastal Act. Review of this permit application does not constitute a waiver of any legal action with regard to the cited alleged violation, nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit.

D. CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Section 13906 of the California Code of Regulation requires Commission approval of coastal development permit applications to be supported by a finding showing that the application, as modified by any conditions of approval, is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse impact that the activity may have on the environment.

The Commission incorporates its findings on conformity with LCP policies at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report.

As discussed herein, in the findings addressing the consistency of the proposed project with the certified LCP, the proposed project is not consistent with the policies of the certified LCP regarding visual resource protection, as well as policies requiring proof of adequate water to serve the proposed development without adverse impacts to contiguous or surrounding water sources or supplies.

As also discussed above in the findings addressing project alternatives, there are feasible mitigation measures and feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project cannot be found consistent with the requirements of the Coastal Act to conform to CEQA.

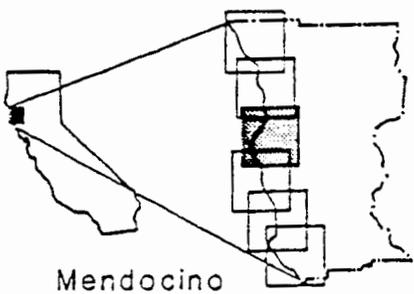
EXHIBITS:

1. Regional Location Map
2. Vicinity Location Map
3. Amended Project Description
4. Site Plans
5. Typical Elevations
6. Notice of Final Action
7. Appeal (Adams)
8. Appeal (Graboske/Jones)
9. Appeal (Sierra Club, Mendocino Group)
10. ESHA Survey Analysis & DFG Concurrence
11. Applicants' Hydrogeological Information
12. Appellants' Hydrogeological Information
13. Staff Geologist's Analysis
14. State Parks Letters
15. Applicants' Correspondence
16. General Correspondence
17. Photo of View From Park



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Mendocino

PROJECT
LOCATION

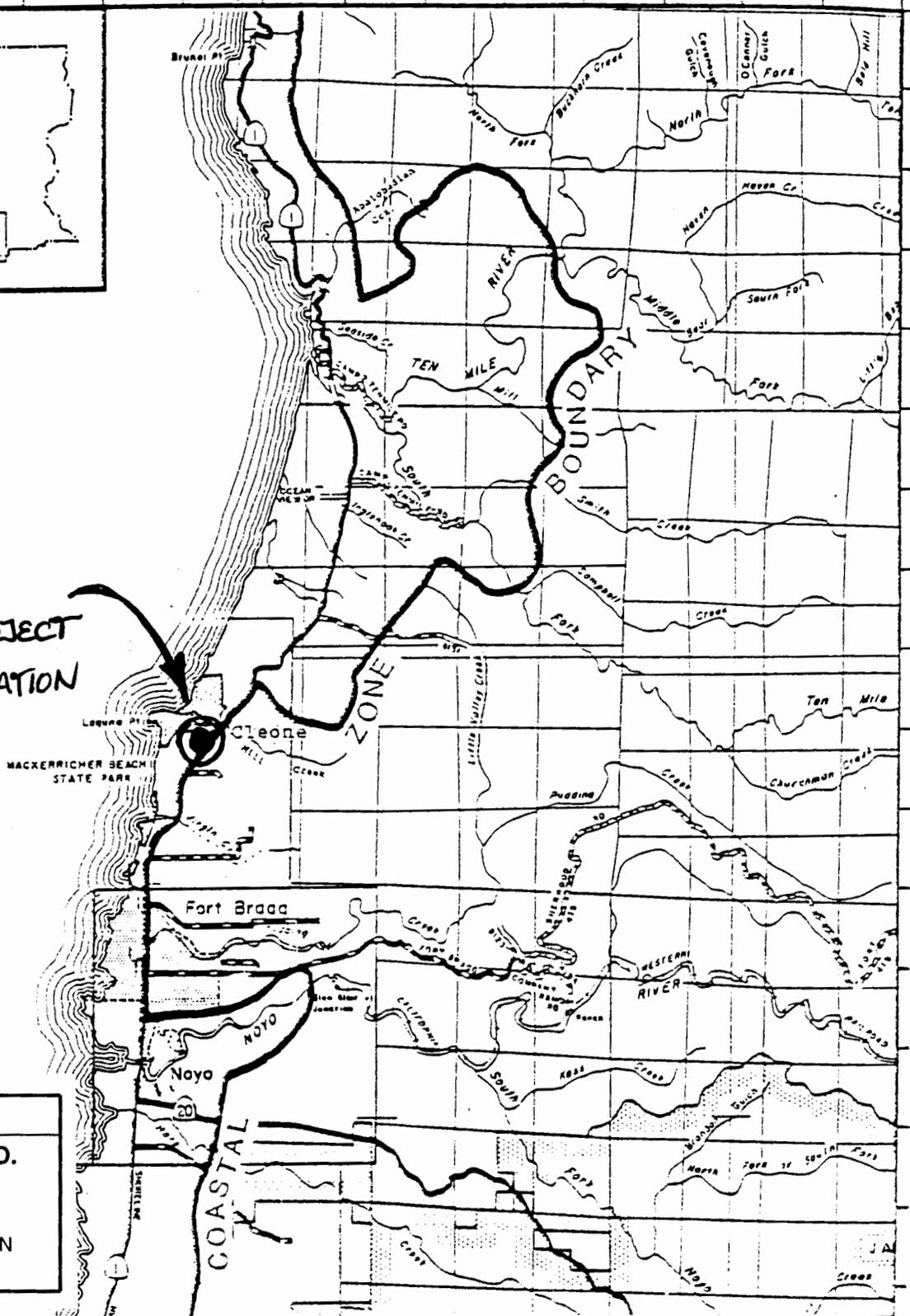
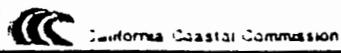


EXHIBIT NO. 1
APPLICATION NO.
A-1-MEN-02-032
TAYLOR
REGIONAL LOCATION
MAP

LOCATION MAP



County of Mendocino

Steve Hale Construction, Management & Design
P.O. Box 14 Mendocino, Ca 95460
707-489-1253

8/7/03

RECEIVED

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**CALIFORNIA
COASTAL COMMISSION**

California Coastal Commission
Attn. Bob Merrill/ Randy Stemler
CDU20-96

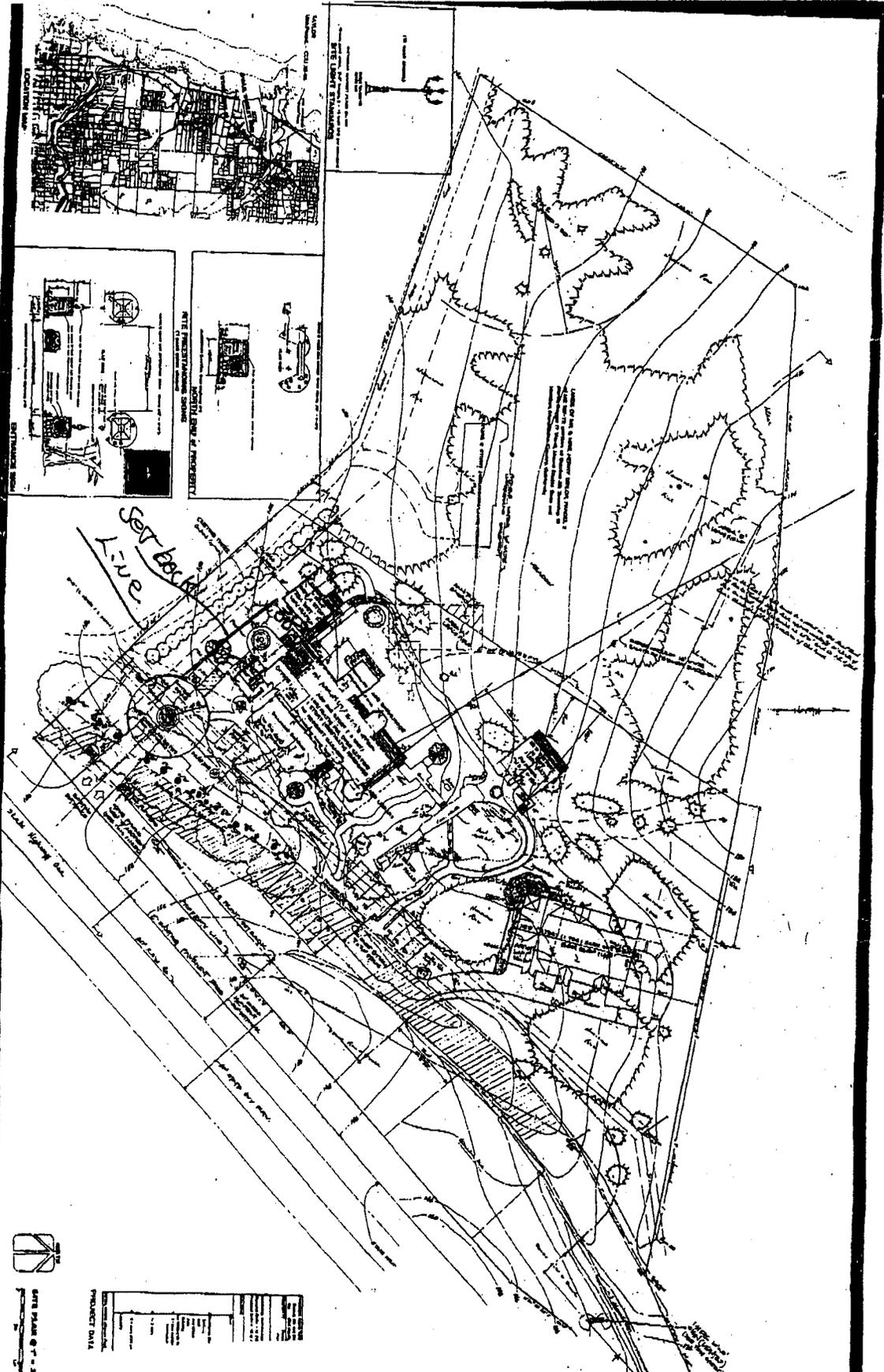
Henry and Helen Taylor request and amendment to the coastal development permit. We propose to move the main structure of the proposed development to the south toward Quail Lane thirty eight feet (38') this move will bring the main structure to the minimum legal set back from the roadway 45' from center line. This move will also move the structure out side the view shed of MacKerricher park property. On the last site visit by coastal staff it was determined the about 22' of the current and proposed structure would be seen without landscape screening. This move will meet the very unusual condition of invisibility from state parks land and will not require any additional landscape screening. In order to move the main structure to the new proposed location we would also propose the removal of the gift shop from the main building.

Thank you for your assistance in this matter.

Steve Hale 707-489-1253



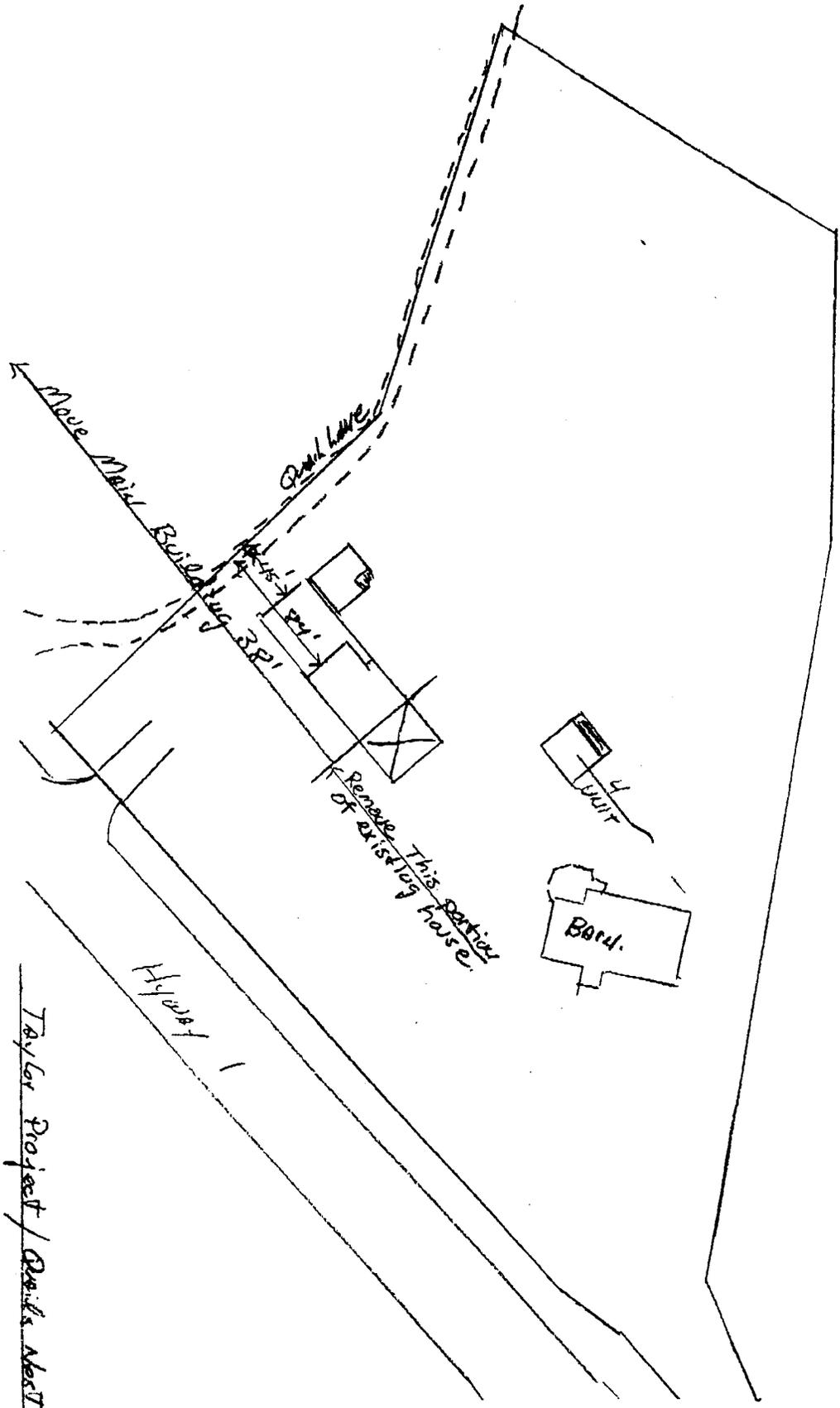
EXHIBIT NO. 3
APPLICATION NO. A-1-MEN-02-032 TAYLOR
AMENDED PROJECT DESCRIPTION (1 of 3)



REVISED SITE PLANS
 (move 5-unit inn structure to the southwest 38 feet)
 (Submitted by FAX August 8 & 12, 2003)

1-V	QUAN'S BEST INN HENRY & HELEN TAYLOR OWNER 4200 QUAIL LAKE, PORT BRADDOCK, CA. 95027	ANDREW JAMES RING III ARCHITECT, INC.	PROJECT: QUAN'S BEST INN DATE: AUGUST 12, 2003	SCALE: AS SHOWN SHEET NO. 02 OF 03
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cc: Ed
 293



REVISED SITE PLANS

(move 5-unit inn structure to the southwest 38 feet)

(Submitted by FAX August 12, 2003)

3 of 3

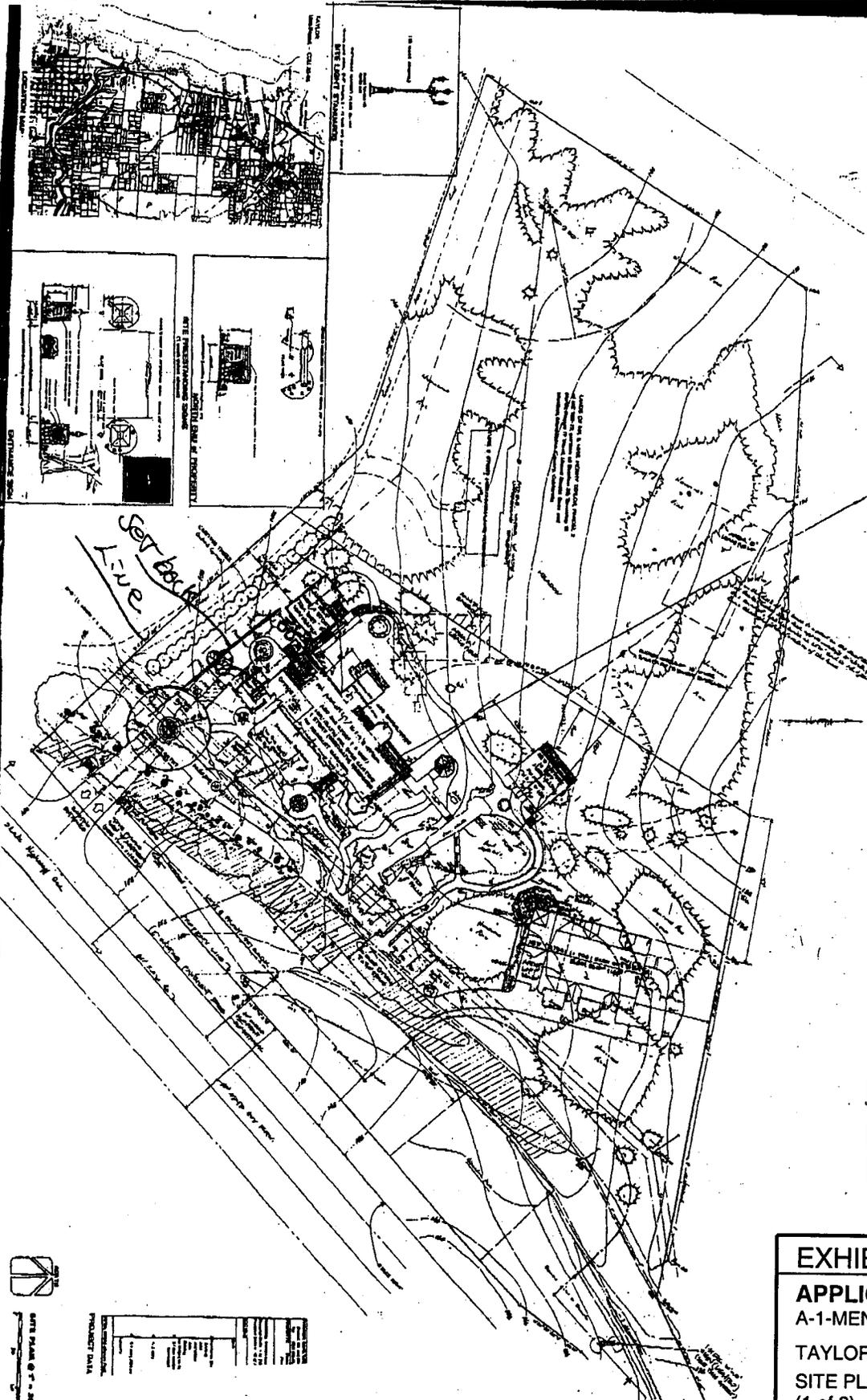


EXHIBIT NO. 4
APPLICATION NO.
 A-1-MEN-02-032
TAYLOR
SITE PLANS
 (1 of 3)

REVISED SITE PLANS
 (move 5-unit inn structure to the southwest 38 feet)
 (Submitted by FAX August 8 & 12, 2003)



NO.	DESCRIPTION
1	EXISTING SITE
2	PROPOSED BUILDING
3	PROPOSED DRIVEWAY
4	PROPOSED PARKING
5	PROPOSED FENCE
6	PROPOSED UTILITY
7	PROPOSED LANDSCAPE
8	PROPOSED SIGNAGE
9	PROPOSED LIGHTING
10	PROPOSED ACCESS
11	PROPOSED DRIVE
12	PROPOSED WALKWAY
13	PROPOSED BIKEWAY
14	PROPOSED TRAIL
15	PROPOSED FENCE
16	PROPOSED SIGNAGE
17	PROPOSED LIGHTING
18	PROPOSED ACCESS
19	PROPOSED DRIVE
20	PROPOSED WALKWAY
21	PROPOSED BIKEWAY
22	PROPOSED TRAIL

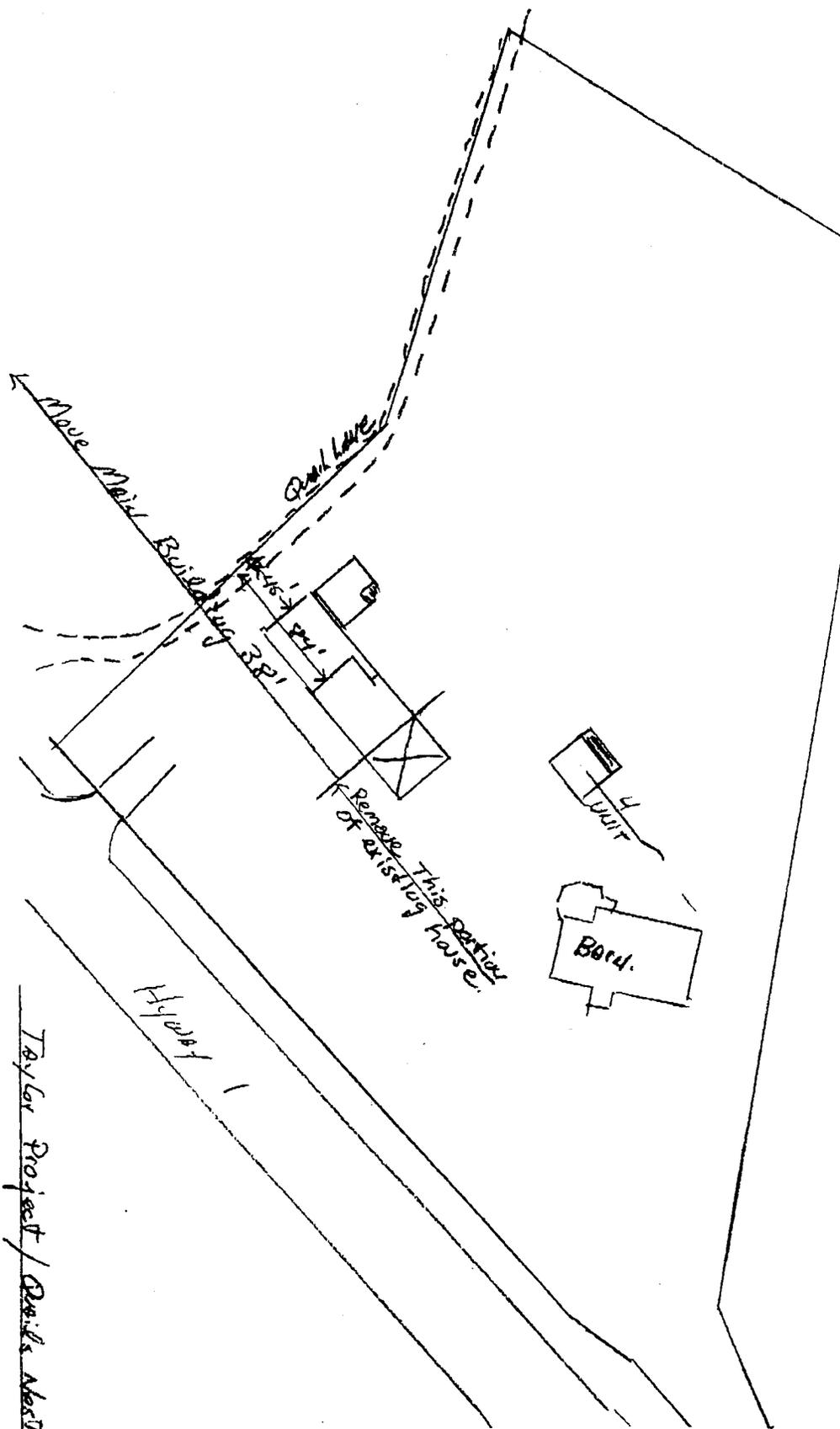
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QUAIL'S NEST INN
 HENRY & PALEN TAYLOR - OWNER
 12200 QUAIL LAKE, FORT BRAGG, CA. 95427

ANDREW JAMES RING III
 ARCHITECT, INC.

APPROVED BY: [Signature]
 DATE: [Date]

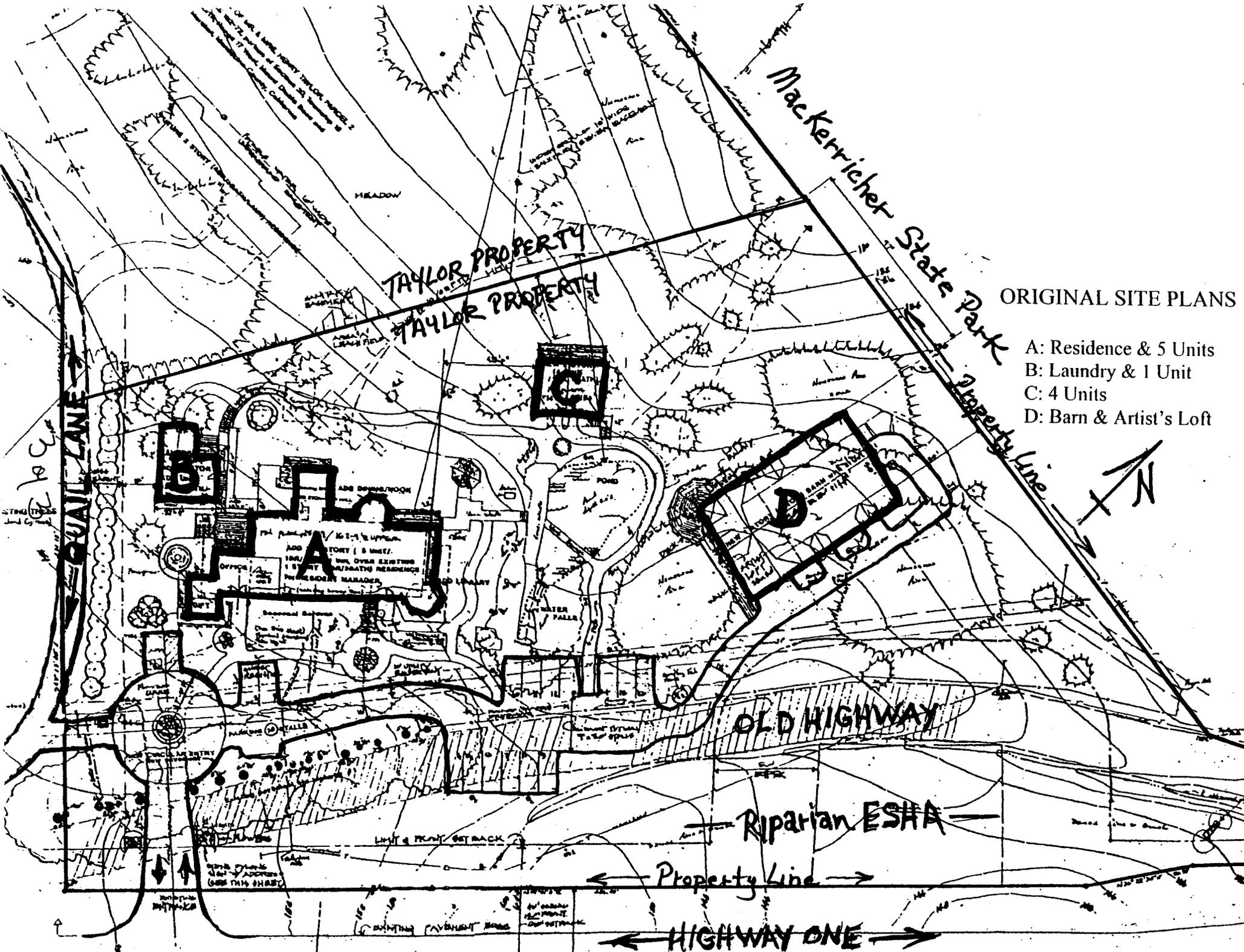
Ed



Taylor Project / Davis West Hill

REVISED SITE PLANS
 (move 5-unit inn structure to the southwest 38 feet)
 (Submitted by FAX August 12, 2003)

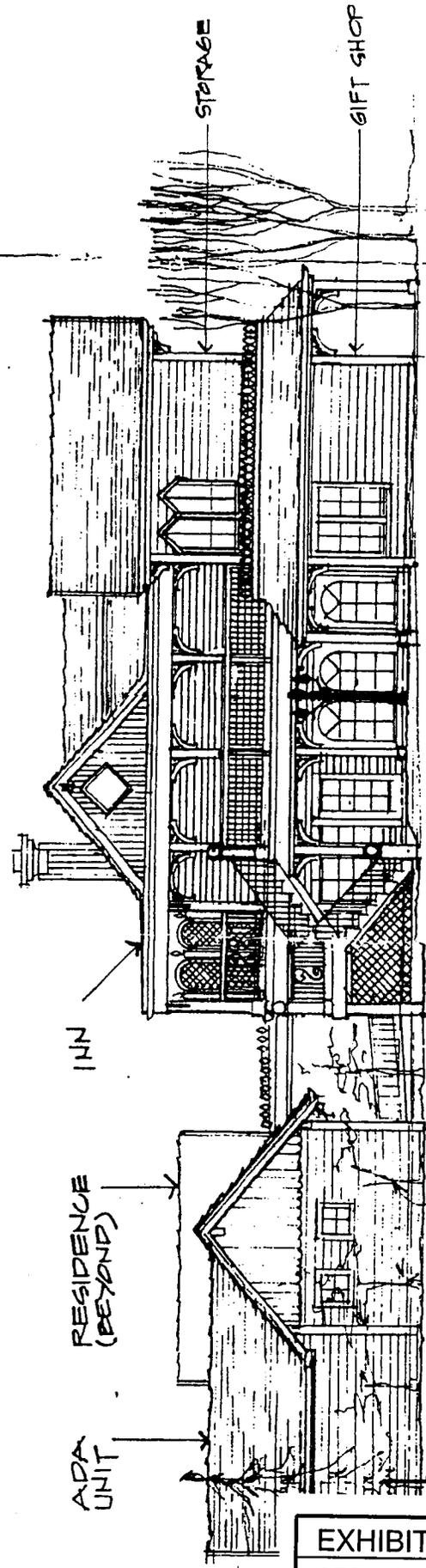
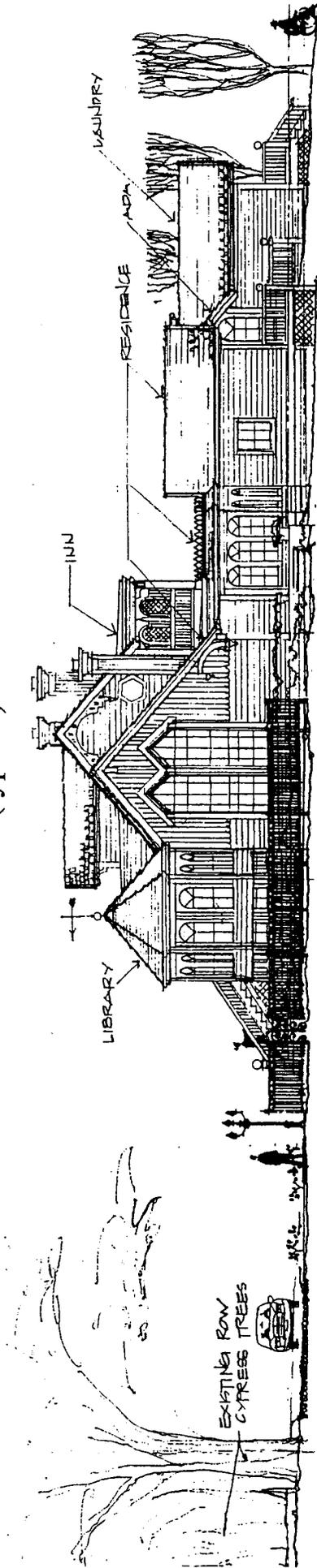
2 of 3



ORIGINAL SITE PLANS

- A: Residence & 5 Units
- B: Laundry & 1 Unit
- C: 4 Units
- D: Barn & Artist's Loft

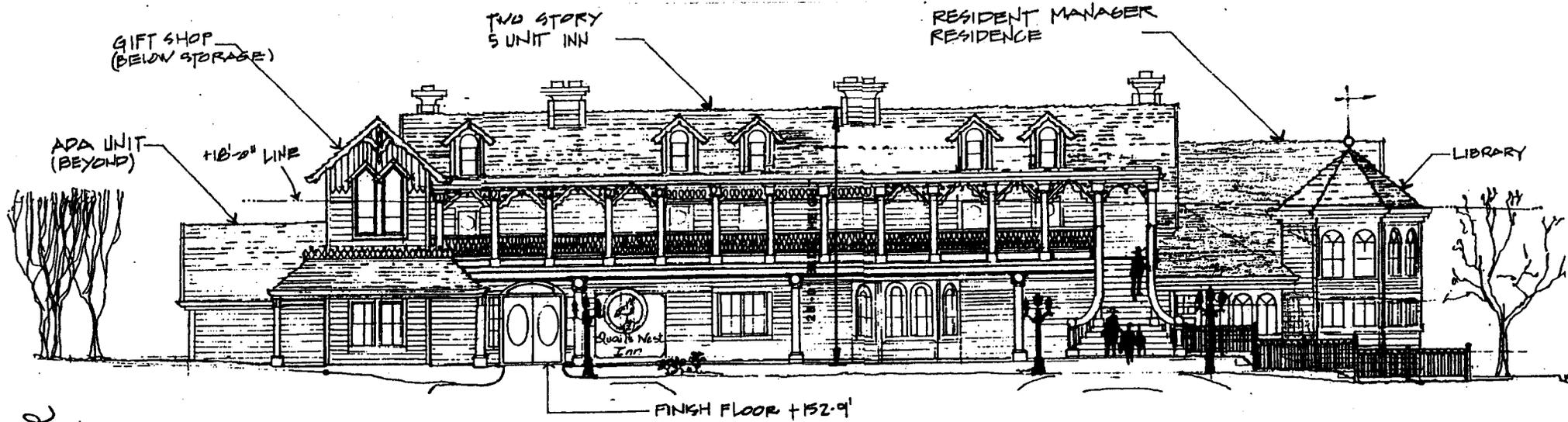
NORTH ELEVATION
(typical)



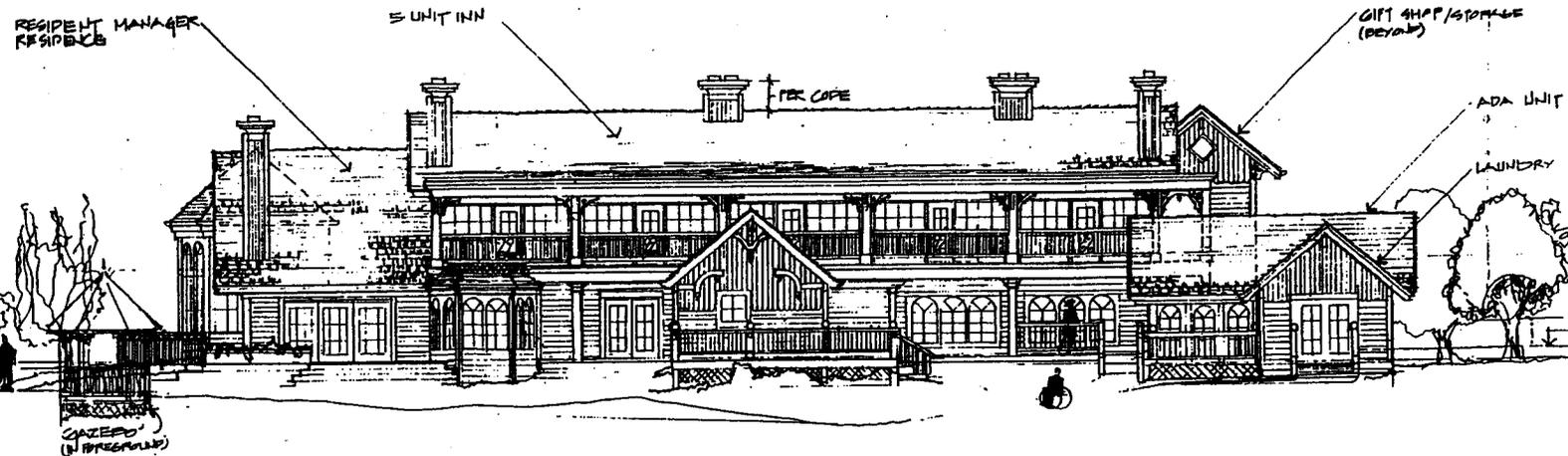
SOUTH ELEVATION
(typical)

<p>EXHIBIT NO. 5 APPLICATION NO. A-1-MEN-02-032 TAYLOR TYPICAL ELEVATIONS (1 of 4)</p>

EAST ELEVATION
View From Highway One
(typical)

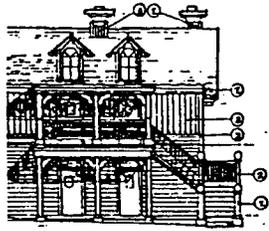


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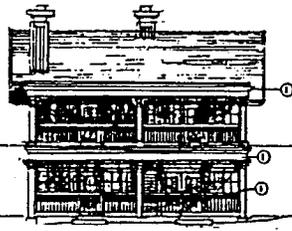


WEST ELEVATION
View from MacKerricher State Park
(typical)

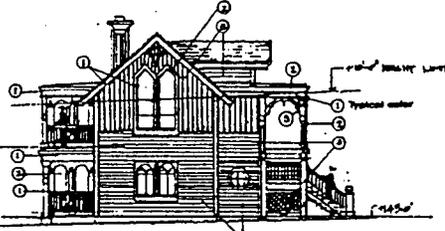
4-Unit 2- Story Building



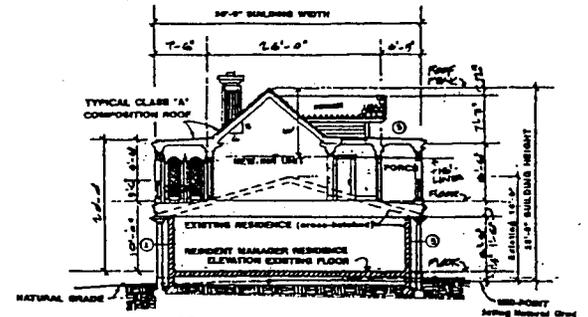
East Elevation (typical)



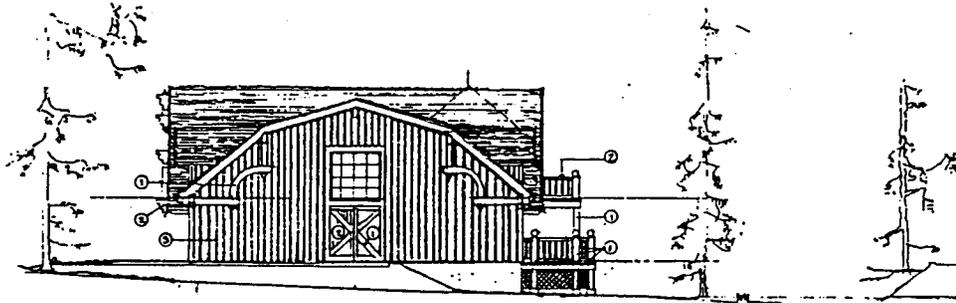
West Elevation (typical)



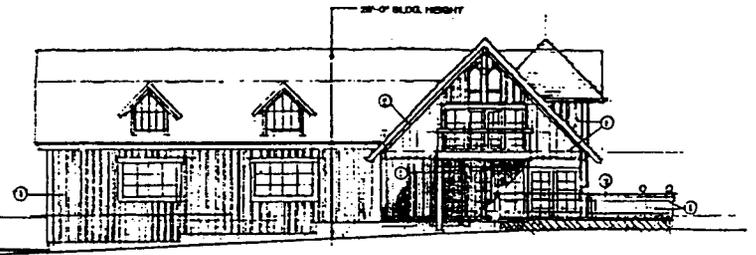
South E
North Elevation (typical)



Cross-Section (typical)

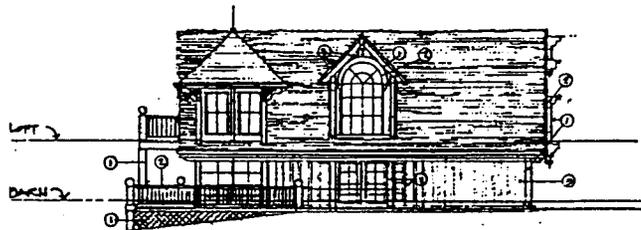


North Elevation (typical)



West Elevation (typical)

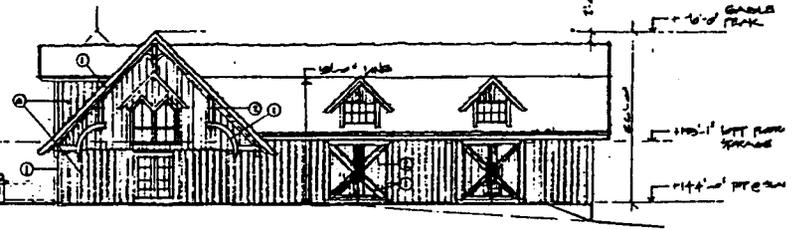
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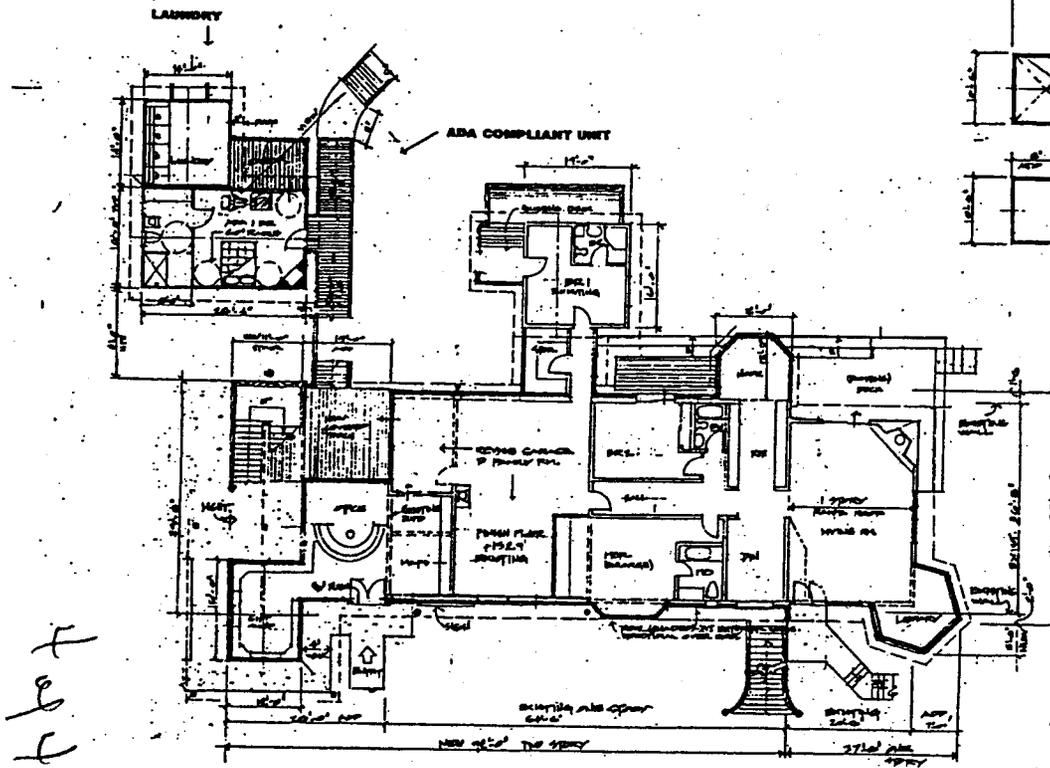
South Elevation (typical)



Barn Building

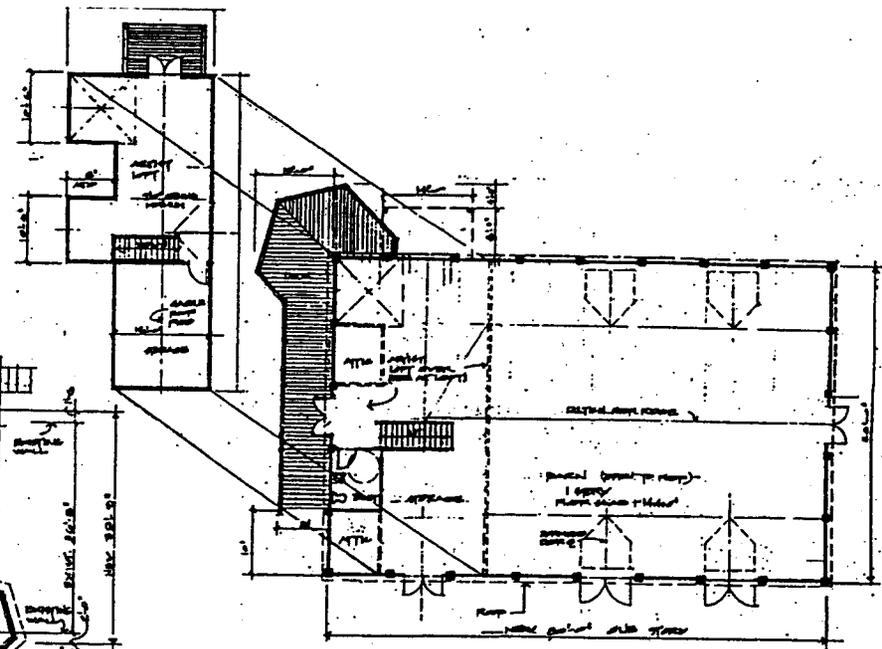


East Elevation (typical)

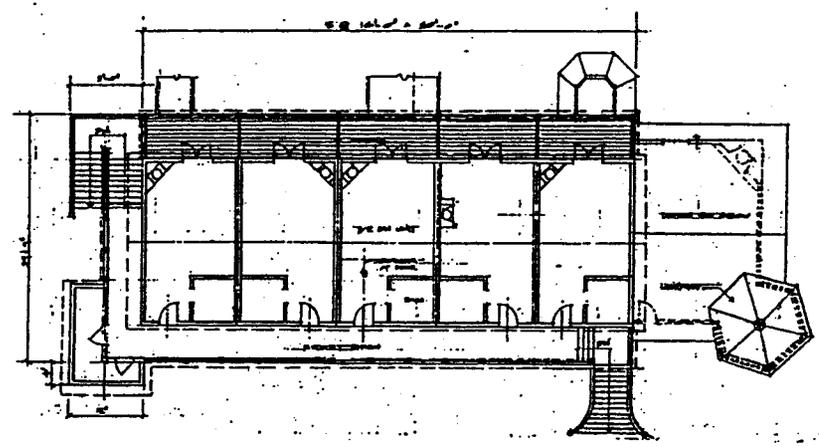


Residence Manager / 3 Bedroom / Office Floor Plan

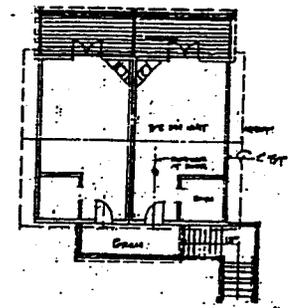
left



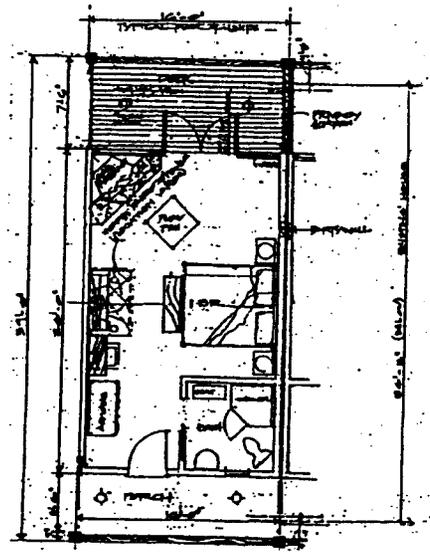
Barn Plan



5-Unit / 2nd Story Plan



4-Unit / 2nd Story Plan



Typical Inn Unit Plan



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
501 LOW GAP ROAD · ROOM 1440 · UKIAH · CALIFORNIA · 95482

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pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

RECEIVED

JUN 27 2002

June 24, 2002

NOTICE OF FINAL ACTION

CALIFORNIA
COASTAL COMMISSION

Action has been completed by the County of Mendocino on the below described project located within the Coastal Zone.

CASE#: CDU 20-96

OWNER: HENRY M. AND HELEN M. TAYLOR

AGENT: STEVE HALE

REQUEST: Coastal Development Use Permit for a 10 unit inn. The application includes a 5 unit 2nd story addition over an existing single family residence with an overall height of 28 feet; the addition of a library, dining nook, office and gift shop to the existing residence; a new one story detached guest unit and laundry building; a new 2 story 4 unit detached structure 28 feet in height; and a one story 26-foot high barn with artist's loft. The application also includes 16 parking spaces, 12 9'-9" free standing 2-light outdoor light fixtures, 2 freestanding lighted signs, a wall-mounted sign on the main building, 2 wells, underground water and sewer lines, and re-location of an existing shed. Various landscaping features are also proposed, including wooden decks, rocked and paved driveways, concrete walkways, black Victorian metal fencing, a water fountain, flower planters, waterfalls and a wooden bridge over an existing pond.

LOCATION: Within the coastal zone, approximately 1/3 mile southwest of Cleone, on the west side of Highway 1, on the north side of Quail Lane at 23802 Highway 1, Cleone; AP# 069-161-37 and 069-161-09.

PROJECT COORDINATOR: Charles Hudson

ACTION TAKEN:

The Planning Commission, on June 6, 2002, approved the above described project. See attached documents for the findings and conditions in support of this decision.

The above project was not appealed at the local level.

This project is appealable to the Coastal Commission pursuant to Public Resources Code, Section 30603. An aggrieved person may appeal this decision to the Coastal Commission within 10 working days following Coastal Commission receipt of this notice. Appeals must be in writing to the appropriate Coastal Commission district office.

Attachments

cc: HENRY M. AND HELEN M. TAYLOR
STEVE HALE
JAMES A. JACKSON
JIM RING
DAVID PAOLI
HILARY ADAMS
COASTAL COMMISSION
ASSESSOR

EXHIBIT NO. 6

APPLICATION NO.

A-1-MEN-02-032

TAYLOR

NOTICE OF FINAL ACTION

(1 of 10)

**MENDOCINO COUNTY PLANNING COMMISSION
MINUTES – DRAFT
JUNE 6, 2002**

4C. CDU 20-96 – HENRY M. AND HELEN M. TAYLOR – Southwest of Cleone

Request: Coastal Development Use Permit for a 10 unit inn. The application includes a 5 unit 2nd story addition over an existing single family residence with an overall height of 28 feet; the addition of a library, dining nook, office and gift shop to the existing residence; a new one story detached guest unit and laundry building; a new 2 story 4 unit detached structure 28 feet in height; and a one story 26-foot high barn with artist's loft. The application also includes 16 parking spaces, 12 9'-9" free standing 2-light outdoor light fixtures, 2 freestanding lighted signs, a wall-mounted sign on the main building, 2 wells, underground water and sewer lines, and re-location of an existing shed. Various landscaping features are also proposed, including wooden decks, rocked and paved driveways, concrete walkways, black Victorian metal fencing, a water fountain, flower planters, waterfalls and a wooden bridge over an existing pond.

Mr. Lynch reviewed the staff report and circulated photographs and siding and roofing samples to the Commission. Staff recommended denial of the application finding that it is not consistent with specific conditions that the visitor facility not be visible from MacKerricher State Park. Mr. Lynch summarized correspondence received for the project and indicated that Commissioners received most of the correspondence. He reviewed letters from Ron Guenther, Sierra Club, and John and Wendy Daniels, in opposition to the project. Mr. Lynch responded to questions from Commissioners regarding water quantity, including the hydrological study prepared for the site, water quantity needs for a 10-unit inn and riparian vegetation removal.

Mr. Steve Hale, representing the application, explained that visitor serving facilities are considered a high priority in the coastal act. He discussed compatibility with adjacent State Park uses and mitigations to address concerns regarding the visibility of the project. He also reviewed information pertaining to the Coastal Commission's action regarding the general plan amendment on the property. He stated that visual screening is a viable option. There is a very small view corridor that needs to be protected. He reviewed photographs, which he submitted into the record. Mr. Hale described plant species that could provide screening of the project. He indicated that the applicant would be willing to plant and maintain Bishop pines to screen the project.

Mr. Jim Ring, project architect, described site and architectural features of the proposed structure. He reviewed a cross section of the site and described topographic features on the site and surrounding area and project designs proposed to mitigate potential visual impacts from the project. In response to Commissioner Nelson, Mr. Ring estimated that it would take 10 to 15 years for the Bishop pines to completely mitigate the visual impacts, although he estimated that most of the impacts would be mitigated within 5 years.

Mr. Hale described the access trail from Quail Lane. He stated that the applicant is willing to put a fence up to stop individuals from crossing the Taylor property and improperly entering the State Park. Mr. Hale stated that no run off from this site would impact Lake Cleone. He discussed plans for drainage to insure that there is no impact to the lake. He stated that the State Park has a parking lot which drains directly into the lake which is more of an impact to the lake. Mr. Hale responded to questions from Commissioners regarding water usage from the project and felt there would be adequate supply, particularly with proposed mitigation measures such as low flush toilets and drought tolerant plants. In

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response to Commissioner Lipmanson, Mr. Hale assured the Commission that the shop area would not be used for visitor serving facility overflow.

Mr. Jim Jackson, also representing the application, stated that staff's proposal to deny the application is based solely on visual impacts. He felt that proposed planting of trees, architectural features and color will adequately mitigate potential visual impacts. He also pointed out that this is not a pristine area. The applicant is willing to accept any proposed landscape mitigations. He requested that the buffer be reduced. He also requested that existing landscaping be exempted from Condition 9. The applicant is willing to restrict guests from direct access to the parks. Mr. Jackson explained that there is no trail from the Taylor's home to the parks, however, there is a long established trail from Quail Lane. The applicant cannot restrict use of the trail from Quail Lane. He stated that the Taylors did not remove any trees. He stated that he believes that trees were removed during a PG&E tree trimming project. Also, he stated that the applicants did not plant Scotch bloom. He discussed water supplies for the project. Mr. Jackson explained that he does not believe the area that has been mowed and landscaped has ever been a riparian area. In response to Chairman McCowen, Mr. Jackson stated that there will be no significant visual impacts to the nature trail, haul road and from any area of MacKerricher State Park as a result of the project with the exception of the 20 foot area which will be "plugged" by planting of trees. In response to Commissioner Calvert, Mr. Jackson identified the location of power lines.

In response to Commissioner Nelson, Mr. Hale suggested planting two 18-foot trees with the remainder being smaller. The applicant is willing to plant shore pines as recommended by State Parks, however, he discussed Monterey cypress as an alternative.

In response to Commissioner Lipmanson, Mr. Jackson indicated they have no objection to prohibiting structures in the buffer area, however, he was concerned that they would not be allowed to maintain trees and other vegetation in the buffer area. He had no objection to the buffer as long as they are allowed to mow the area and maintain any diseased trees.

RECESS: 10:35 – 10:49 a.m.

Mr. Jackson clarified the locations where some of the photographs were taken which were circulated to the Commission. In response to Commissioner Lipmanson, Mr. Jackson stated that the structures would not be visible from Highway 1, except for looking up the driveway.

The public hearing was declared open.

Ms. Helen Taylor and Mr. Henry Taylor requested that the Commission approve the project and felt that it would be an asset to the community.

Mr. Arnold Baker stated that he reviewed the plans and walked around the property and he stated that he is in complete support of the application.

Mr. John Estes read a letter from Betty Estes in support of the application. Mr. Estes spoke in support of the application and discussed visibility of the property indicating that he does not believe it is a problem. He also discussed trespass across his property.

Ms. Cynthia Caulkwell spoke in support of the application and felt that the project is a wonderful idea. She felt that it is a positive move for the area and for visitors.

Mr. Don Zimmer stated that he could not find the trail from the lake to this area. He described development in the area and felt that the proposed project would be a benefit. He supported the

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application. He stated that he has a degree in environmental sciences and felt that the parking lot on the State Park has more impact than the proposed project could have.

Mr. Bob Krebs spoke in support of the application and felt that it would be a big improvement. He stated that it is difficult to see the driveway or house from the Highway.

Mr. Robert Forrest spoke in support of the application. He stated that he sees a lot of visitors with his business in the Town of Mendocino and it is difficult to find nice visitor serving facilities especially during the tourist season. He stated that he is confident that this project will be an asset.

Dr. Hilary Adams summarized her letter in opposition to the project and discussed impacts to the State Park. Dr. Adams stated that the coastal act was created to protect precious coastal resources and she cited sections of the Act requiring protection of State Park resources and visual protection. She felt that the lighting from the inn would create an impact. The barn seems to have no use as part of the inn and she questioned why it is being processed as part of this permit. Dr. Adams stated that she is a photographer and the 50 mm lens is only equivalent to the human eye for 12 to 20 feet. After that you must use a telephoto lens. She felt that prescriptive rights should be determined with regard to the trail, although State Parks has attempted to close the trail. She also felt that visibility from Highway 1 must also be considered. She submitted written comments into the record.

Mr. Mike Esquivel did not feel that the project would have a significant visual impact.

Ms. Pat Jones discussed the trail and scotch bloom, which she stated, was planted along Quail Lane.

Ms. Kathy Madden, stated that her parents are the owner's of the property. She spoke in support of the project. She discussed trees that have fallen during storms and stated that her parents have never removed trees.

Mr. Henry Taylor stated that the planner who site viewed the property could not find his house from the State Park, although he did find houses on other properties.

Mr. Gerald Botis stated that he has camped at MacKerricher many times since 1963; however, he is a new resident to the area. He supported the application and felt that it will create beauty and will help the economy of Fort Bragg.

The public hearing was declared closed.

Mr. Jackson read Public Resources Code Section 30222, which is a portion of the coastal act giving visitor serving facilities a priority use. He stated that the inn provides a place for visitors who can no longer camp at the Park. The proposed conditions adequately mitigate any potential concerns. He stated that the trail begins on the Park property and there is a path along the Taylor property to Quail Lane. He stated that prescriptive rights cannot be established across State Parks property. The color and design and siting of the project address any potential impacts from the Highway which are minimal. He stated that this is not a pristine area and he described other commercial developments in the vicinity of the project.

In response to Commissioner Little, Mr. Jackson explained that the applicants considered the single story option, however, the visual impacts would be greater in that the structure would have a larger footprint.

Commissioner Calvert noted that the Planning Commission unanimously recommended approval of the General Plan Amendment with the hope that the facility would not be visible from State Parks. She felt that State Parks is giving inconsistent signals. In 1995, State Parks stated in a letter that the Department

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of Parks and Recreation opposes land use changes from residential to commercial yet at the same time they had a commercial use occupying the beach at Little River. She pointed out that State Parks supported the commercial development at Jug Handle along with the trail access and roadside recreation. In that case State Parks encouraged trails to Park property. She stated that she would support the project, however, requested that the applicants be required to utilize native plants for screening. In addition to the Bishop pine, she suggested smaller shrubs to screen the lower areas as the trees grow.

Commissioner Nelson recommended that conditions be added to insure that the development is appropriately screened.

Chairman McCowen commented that his main concern with the project is the visual impact from State Parks property. He stated that he is not persuaded that 2-story units will meet the intent of the previous General Plan amendment. He felt that State Parks has consistently expressed their concern with visual impacts of the project from the Park. He stated that there is a lot of development in the area, however, it is not visible from Lake Cleone. The construction of several 2-story structures, with lights, would drastically change the day and night-time views from Lake Cleone. He stated that he would not be willing to support the application.

Commissioner Calvert suggested that the 9-foot lighting poles be prohibited, however, did not feel that it is likely people would be sitting around Lake Cleone at night. Commissioners Calvert and Little expressed doubt about State Parks' reported number of visitors to Lake Cleone.

Discussion followed by the Commission regarding potential visual impacts from the project as viewed from State Parks, adequacy of water quantity, visual impacts from Highway 1 and whether it would be appropriate to require access from Quail Lane rather than Highway 1 and requiring that the parcels be combined through a boundary line adjustment. The Commission discussed potential mitigation measures to insure that the impact is minimized. Staff offered several suggestions for modifications and/or addition to conditions to address concerns voiced by Commissioners.

Upon motion by Commissioner Calvert, seconded by Commissioner Berry and carried by the following roll call vote, IT IS ORDERED that the Planning Commission adopts a Negative Declaration and approves #CDU 20-96 making the following findings and subject to the following conditions of approval:

General Plan Consistency Finding: As discussed under pertinent sections of the staff report, the proposed project is consistent with applicable goals and policies of the General Plan with conditions of approval, further finding that the condition regarding visibility from MacKerricher State Park is satisfied.

Environmental Findings: The Planning Commission finds that no significant environmental impacts would result from the proposed project that can not be adequately mitigated through the conditions of approval, therefore, a Negative Declaration is adopted.

Department of Fish and Game Findings: The Planning Commission has evaluated the Initial Study and other information pertinent to the potential environmental impacts of this project and finds that, based upon the existing development on the subject parcel and surrounding parcels, the project will not have any adverse impact upon wildlife or the habitat upon which wildlife depends and, therefore, the Commission has rebutted the presumption set forth in subdivision (d) of Section 753.5.

Coastal Development Permit Findings: The Planning Commission finds that the application and supporting documents and exhibits contain information and conditions sufficient to establish, as required by Section 20.532.095 of the Coastal Zoning Code, that:

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1. The proposed development is in conformity with the certified local coastal program; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities; and
3. The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Coastal Zoning Code, and preserves the integrity of the zoning district; and
4. The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.
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.
7. Environmentally Sensitive Habitat Areas.
 - (a) The resource as identified will not be significantly degraded by the proposed development.
 - (b) There is no feasible less environmentally damaging alternative.
 - (c) All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.
8. The proposed use is compatible with the long-term protection of resource lands.

Project Findings: The Planning Commission, making the above findings, approves #CDU 20-96 subject to the conditions of approval.

CONDITIONS:

1. This permit shall become effective after all applicable appeal periods have expired, or appeal processes have been exhausted, and after any fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Department of Planning and Building Services. (See Condition Number 10.) Failure of the applicant to make use of this permit within two years or failure to comply with payment of any fees within specified time periods shall result in the automatic expiration of this permit.
2. As soon as practical following completion of grading operations, native vegetative ground cover shall be established on all areas of disturbed soil that will not be occupied by buildings or surfaced for vehicular traffic.
3. During construction of the project, before surfacing and native vegetation sufficient to prevent erosion have been established, other erosion control measures shall be established and maintained sufficient to prevent erosion of soil on the site.
4. Roads and parking areas on the site shall be maintained in good condition with ditches, culverts and surfacing sufficient to prevent erosion and dust.

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5. Any new woodstoves installed shall be EPA certified. Rock used for driveways and parking areas shall comply with Section 93106 of California Code of Regulations, Airborne Toxic Control Measure (ACTM) for Naturally Occurring Asbestos (NOA).
6. Stormwater runoff from the barn roof and the access driveway around the barn shall be prevented from flowing from the Taylor's parcel onto lands of MacKerricher State Park.
7. A 50 foot wide buffer area is required along the north boundary adjacent to MacKerricher State Park in which no development other than planting and maintaining vegetation shall occur. Vegetation planted within this buffer shall be limited to native species.
8. No development or vegetation removal, other than removal of hazardous trees, shall occur in the area between the old and new alignments of Highway 1, north of the existing telephone vault located on the west side of the old highway. The purpose of this condition is to protect the riparian area identified in the botanical survey prepared by Gordon McBride, PhD, and to maintain the visual screen between Highway 1 and the proposed development. An inventory of all vegetation to be removed as a result of the development on site shall be prepared prior to construction. Any major tree or significant vegetation removed shall be replaced in kind with native species.
9. Plants used for landscaping within 100 feet of MacKerricher State Park shall be native species.
10. Prior to final inspection by the Building Division, landscaping and irrigation systems shall be established on the parcel in substantial conformance with the Landscape Documentation Package and Landscape Planting Plan prepared by Frank Pierce, Quality Landscape Company. Landscaping shall be maintained in healthy condition, and replaced if necessary.
 - A. Upon completing the installation of the landscaping and the irrigation system, an irrigation audit shall be conducted by a certified landscape irrigation auditor prior to the final field observation.
 - B. A licensed landscape architect or contractor, certified irrigation designer, or other licensed or certified professional in a related field shall conduct a final field observation and shall provide a Certificate of Substantial Completion to the Planning and Building Services Department. The certificate shall specifically indicate that plants were installed as specified, that an irrigation audit has been performed, along with a list of any observed deficiencies, consistent with the State Water Conservation in Landscaping Act (Government Code Sections 65591-65600).
 - C. A copy of the Certificate shall also be provided to the Owner of Record.
11. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$25.00 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to June 21, 2002. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void.

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12. All exterior lighting fixtures shall be designed and/or located so that only indirect non-glaring light is visible from beyond the parcel boundaries. No lighting fixture on the property shall shine light toward MacKerricher State Park or Highway 1. Yard and parking area lighting shall be no brighter than necessary to provide for safe movement around the premises, and shall not be noticeably different or stand out from other residential lighting in the area. A revised exterior lighting plan shall be prepared and submitted for review and approval by the Director of the Department of Planning and Building Services which shall not include the 12-foot tall exterior lamp posts. The plan shall use low voltage, downcast and shielded lighting designed to provide minimum security and safety and to limit light and glare as viewed from beyond the project boundaries.
13. There shall be no direct access between the applicant's parcels and MacKerricher State Park unless approved by the Department of Parks and Recreation.
14. Any work done within the Highway 1 right-of-way shall be completed in compliance with all provisions of an encroachment permit issued by Caltrans.
15. The developer shall comply with all requirements of the California Department of Forestry and Fire Protection, CDF File No. 322-96, dated September 4, 1996, or with other alternatives acceptable to the Department, and with all requirements imposed by the Fort Bragg Fire Protection Authority. Written verification shall be submitted to the Department of Planning and Building Services that all requirements of the two departments have been satisfied prior to final building inspection signoff.
16. Prior to use of the new visitor units, all requirements of the Division of Environmental Health for provision of potable water shall have been completed to the satisfaction of the Division of Environmental Health. A letter from the Division of Environmental Health shall be provided to the Planning and Building Services Department stating that all requirements have been met.
17. Any new wells developed to provide water to the visitor facility shall meet the Division of Environmental Health requirements for commercial use wells.
18. Prior to issuance of any building permit for visitor units allowed by CDU 20-96, the applicant shall provide the Department of Planning and Building Services with a copy of a recorded easement satisfactory to the Division of Environmental Health for use of the off site well located on Assessor Parcel Number 069-161-09 for the benefit of development proposed on Assessor's Parcel 069-161-37; or the applicant shall complete a boundary line adjustment merging the two parcels into one.
19. Prior to issuance of any building permit for visitor units allowed by CDU 20-96, the applicant shall provide the Department of Planning and Building Services with a copy of a recorded easement satisfactory to the Division of Environmental Health for use of an off site septic system located on Assessor Parcel Number 069-161-09 for the benefit of development proposed on Assessor's Parcel 069-161-37; or the applicant shall complete a boundary line adjustment merging the two parcels into one.
20. Prior to use of the new visitor units, all requirements of the Division of Environmental Health for construction and operation of the septic system shall have been completed to the satisfaction of the Division of Environmental Health. A letter from the Division of Environmental Health shall be provided to the Planning and Building Services Department stating that all requirements have been met.

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21. Use of the proposed new laundry facilities shall be limited to personal use by the manager until such time as increased use is approved by the Division of Environmental Health. Until then, laundry associated with the operation of the inn shall be laundered off-site.
22. Water intercepted by the curtain drain shall be controlled to prevent erosion, and shall not be allowed to flow onto MacKerricher State Park.
23. CDU 20-96 does not include approval of the future residence shown on the westerly parcel. Development of a residence on the westerly parcel will be subject to future satisfaction of all applicable permit requirements for construction of a residence.
24. A revised landscape plan or inset addition to the landscape plan submitted on June 22, 2001, shall be submitted to the Planning and Building Services Department for approval showing the locations of the trees planted by Caltrans as a condition of Coastal Permit 1-90-295, and, if necessary, additional native trees and ~~or~~ native shrubs sufficient to screen parked cars and the pole lamps at the easterly edge of the parking area nearest Highway 1 from motorists. Any of the Caltrans trees removed to make way for the parking area shall be replaced in kind and number, and maintained.
25. In the event that archaeological resources are encountered during construction of the project, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
26. It shall be the responsibility of the applicant to ensure that contractors engaged to perform work on the site are aware of the conditions of this permit and that all work performed is in compliance with applicable conditions.
27. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
28. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless a modification has been approved by the Planning Commission.
29. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
30. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one or more of the following grounds:
 - a. That the permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which the permit was granted have been violated.
 - c. That the use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or is a nuisance.

Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.

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31. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
32. A revised landscaping plan shall be prepared, subject to the approval of the Department of Parks and Recreation, which shall include the planting of a minimum of two 44 inch box Bishop pine and three 36-inch box Bishop pine, as well as a mixture of smaller native trees and shrubs, in selected areas northwest of the existing residence as well as between any new development and the line of sight and view of Lake Cleone picnic area and the Haul Road area within MacKerricher State Park. The goal of the new plantings shall be to limit visual impact of the development to public areas within the State Park and to be consistent with other conditions of this entitlement. Such landscaping shall be established, maintained, and if needed, replaced for the life of the entitlement. Pruning and trimming shall be limited only to maintaining the health of the trees.
33. A deed restriction shall be recorded, upon approval of the Department of Planning and Building Services and County Counsel, that insures that all conditions imposed by this entitlement are applicable to both parcels.

AYES: Nelson, Little, Berry, Calvert

NOES: Lipmanson, McCowen

ABSENT: Barth

10410

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator c. Planning Commission
b. City Council/Board of Supervisors d. Other _____

6. Date of local government's decision: June 6, 2002

7. Local government's file number (if any): CDU 20-96

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Henry and Helen Taylor Mr Steve Hale (builder)
23802 Quail Lane P.O. Box 1651
Fort Bragg, CA, 95437 Mendocino, CA, 95468

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Mr. James Jackson, Atty. for Taylors

(2) Dr. Harold Graboske & Patricia Jones
98 Stratford Road
Kensington, CA, 94505

(3) Mr. and Mrs. John Daniels (Wendy)
23811 Quail Lane
Fort Bragg, CA, 95437

(4) Nancy McCarthy
23814 Quail Lane
Fort Bragg, CA, 95437

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

2 of 14

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

Out of compliance with local certified LCP in the following:

Visual Resource: LUP 3.5 et seq. (visible from Hwy #1 + State Park)

CZC 20.504 et. seq, especially 015 + 035; CZC 20.532.050.

Excessive and tall lighting; parking lot faces Hwy #1.

Impact on McKerricher State Park: Coastal Act 30240(b);

LUP 3.1; CZC 20.496.050. Setback from State Park and wetlands reduced to 50' without scientific reasons. CALIF

Dept. Fish + Game not consulted (CZC 20.496.020, 025, 20.532.060.

Road to "barn" within the 50' setback. Inadequate water supply to Lake Cleone.
(LUP 3.8-1 and CZC 20.492.025). May impact

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

letter to follow.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Hillary de M. Adams

Signature of Appellant(s) or
Authorized Agent

Date July 8, 2002

NOTE: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____ to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date _____

3 of 14

Dr. Hillary Adams
P. O. Box 1936
Mendocino, CA. 95460

August 20, 2003

Mr. Randall Stemler
California Coastal Commission
North Coast District Office
P. O. Box 4908
Eureka, CA. 95502-4908

Via FAX: (707) 445 - 7877
and U.S. mail
RE: CDU 20-96 (Taylor Inn)
A-1-MEN-02-032

Dear Mr. Stemler:

Please add the following comments to my appeal for the large inn, "barn" and separate units proposed in Cleone by Taylor.

It has come to my attention that the Taylor's are proposing moving a portion of their massive development 30 feet closer to Quail lane. I assume that the central portion of the house, which is proposed as a remodel, will not be moved. It is essential that story poles be placed and that both California Dept. of Parks and Recreation staff and the appellants be given an opportunity to judge the effect of such a move. This is critical, since the present house is very visible from Lake Cleone and the haul road. As I have stated repeatedly, many of the problems of the development, including both day and night visibility and maintaining the "character of the neighborhood," could be solved by redesigning the development to a one-story plan. I am surprised that this solution has not been adopted by the applicants.

I do not believe that the question of water availability for the number of units planned, the extensive landscaping, and the draw down of neighboring wells has yet been appropriately addressed. According to our LCP: 3.8-9 (less than 5 acres), both proof of sufficient water and draw down of neighboring wells must be addressed prior to the permit being approved, especially as this is a commercial development.

RECEIVED

AUG 26 2003

CALIFORNIA
COASTAL COMMISSION

Sincerely,



Dr. Hillary Adams

4 of 14

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SEP 11 2002

CALIFORNIA
COASTAL COMMISSION

Dr. Hillary Adams
P. O. Box 1936
Mendocino, California 95460

September 9, 2002

Mr. Randall Stemler
California Coastal Commission
North Coast District Office
P. O. Box 4908
Eureka, CA. 95502-4908

RE: CDU 20-96 (Taylor Inn)
A-1-MEN-01-032

Dear Mr. Stemler:

This letter and the enclosures are a comment on the intense development proposed for a ten unit inn and a barn, consisting of three, two-story buildings adjacent to the west side of Highway One in Cleone, Mendocino County. The site has a history of problems both with the Coastal Commission and the California Department of Parks and Recreation (MacKerricher State Park and Lake Cleone). The proposed development continues to be a problem in relation to the certified Local Coastal Program and the previous LCP Amendment No. 1-95 (Major).

At the Planning Commission hearing for the Taylor project, a number of photographs of other developments of Inns near Highway One were presented by the Taylor's agent and contractor, Mr. Steve Hale. All of these developments are located on the north end of Fort Bragg, a distance of three miles from the subject site. The three miles from the north end of Fort Bragg are country miles typified by coastal forest on both sides of scenic Highway One. The only inn/motel located in Cleone is a one story, rambling, dark- brown inn. The Cleone Gardens Inn, at 24600 North Highway One, is pleasantly shielded by trees and rock roses. Cleone Gardens was built in the 1960's, prior to the Coastal Act. It can be seen from Highway One, but has no impact on Lake Cleone or the Park. The "commercial" area of Cleone otherwise consists of one small grocery store and a small restaurant.

Visual Impact on Highway One and MacKerricher State Park (see photographs)
(LUP 3.5, especially 3.5.1 and 3.5-3 (character of neighborhood; limit of one story) and CZC 20.204) and LCP amendment 1-95).

Even the one-story, dark house now owned by the Taylor's has a visual impact on both scenic Highway One and MacKerricher, Lake Cleone. The only other house on the west side of Highway One which has an impact on the Park and the picnic area of Lake Cleone was built in 1976 near a riparian area which does not naturally have or allow screening trees. This is probably the house referred to in the report by Jo Ginsberg for the Coastal Commission dated May 24, 1996 (LCP amendment No. 1-95). The amendment was carefully worded to protect not only the surrounding neighborhood of modest one-story houses, but also Lake Cleone, the haul-road trail, and the camping areas of MacKerricher State Park. The development as proposed does not meet the criteria of that amendment (copy enclosed).

5914

When the Mendocino County Planning Commission heard the project, the entire amendment was not presented to them by County staff, and therefore the argument was taken out of context. The amendment specifically states that the property owner must "site and design any permitted visitor serving accommodation in such a manner as to be invisible from major visitor areas in the adjacent park." This development, with its three, two-story buildings, cannot be made invisible from the park. It should be redesigned as a one-story project, with the number of units determined by water availability (see below).

At present, the one-story house is clearly visible from Lake Cleone. This is due to the removal of a series of trees which once shielded the property from the picnic area and haul road of Lake Cleone. The trees were located on Park property. In the hearing before the Planning Commission, the Taylor's attorney, Mr. James Jackson, suggested that the trees were cut down by Pacific Gas and Electric, which has an electric line running through the area. PG&E has denied that accusation. In fact, it is clear that there would be no need for PG&E to remove the trees, since their line runs on through other forest trees in both directions from the cleared area. The nearest pole is about 25 feet from the cleared area (see photographs). The only persons to benefit from the removal of the trees is the Taylors. Not only can the Taylors clearly see Lake Cleone now that the trees are removed, but their house can clearly be seen from the popular picnic area of Lake Cleone, and the haul road trail. MacKerricher is maintained as much as possible as wilderness area, with camping spaces tucked into the forest trees (see Gardner photocard, for general view; and Park map enclosed). It is a popular camping destination and day-use facility. The water supply comes from Lake Cleone.

Paths: Impact on public park trails

At the Planning Commission hearing, the Taylor's attorney denied that a path, clearly leading from the Taylor's property to the Park trail around Lake Cleone was made by or used by the Taylor's. There are, in fact two paths leading from the Taylor's property into the State Park trail, one from the back and one from the front of the Taylor property. Both are well used. One leads through the area where the trees were cut down (see enclosed photographs). Several sparse bushes now have been planted over the original path area leading into the Taylor's back yard, but the original path is still clearly visible. The path now branches to the right, goes around a tree and leads into their back yard. A second branch leads to their second lot (photo with truck).

Another path leads to the State Park trail from the front of the Taylor's property. It has a branch leading down to Mill Creek, a source from which the Taylor's apparently anticipated taking water for landscaping. It is my understanding from State Parks that Mill Creek is entirely on the Park's property. Any effort to take water from this source would be a violation of the water and property rights of

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MacKerricher State Park.

There is no clear indication of where Park Property ends and where the Taylor's property begins along either path, so that visitors to the Park could assume that the two paths leading from the Taylor's property are Park paths. There are no "No Trespassing" signs on the paths leading from the Taylor's property. These private paths should be removed since they impact public trails.

The Parks Department has planted two pine trees to attempt to fill in the area that was cut along the path which leads from the back of the Taylor's property. The trees were planted about four years ago and are still very small. It will take, in my opinion, approximately twenty years before these trees are tall enough to shield the view of the Taylor's property from the public areas in MacKerricher Park. Any trees planted on the Taylor's property will take a similar time to create a shield. Therefore, it is impossible to depend upon landscaping alone to mitigate the visual impacts of the present plan. The inn should be redesigned as a one story building.

Impact on Scenic Highway One

The Taylor's attorney argued that the Inn would be shielded from scenic Highway One by a row of very old cypress trees. In fact, the present one-story house is very visible from Highway One behind the trunks of the trees since it is very close to the highway. A triangle of land in front of the house in the original position of Highway One is apparently proposed as a parking lot for the Inn. That lot would be completely visible from Highway One. Lighted signs and gateposts are also proposed there.

Therefore, the three, two-story buildings of the proposed Inn and barn (in future, another house is proposed on the second lot for the caretaker) will be extremely visible both from the Park, from public trails along the haul road, and from scenic Highway One for at least twenty years. The amendment to the LCP for development as an inn was given with the intention that the development be "invisible" from the Park and in keeping with the character of the neighborhood. The Inn as proposed will not meet these requirements. It needs to be redesigned.

Night Lighting:

(CZC 20.504,035, especially (A) (2). See Park map for camping sites)

The Taylor's attorney argued at the Planning Commission hearing that the Park was not used after dark and that the night lighting would have no significant impact on the Park. The lighting plan, especially the series of tall lights proposed for the parking lot, would have a significant impact both on the Park and on Scenic Highway One during the night since the light would go beyond the lot boundaries. Since the park is, in fact, used at night by a number of campers, the effect of night lighting is particularly critical and should be carefully studied. It is the policy of State Parks to minimize light at night so that the areas under their jurisdiction can

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maintain the wilderness appearance which campers want. This project with its multitude of night lights will have a severe impact on the Park. Although the Planning Commission asked that lower light standards be submitted, it did not discuss the entire lighting plan of the proposal. According to the LCP, night lights should "not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed."

ESHA (LUP 3.1, especially -7; CZC 20.496.020; 025; 050),

There is an environmentally sensitive habitat area on the Taylor property. It is my understanding that the road to the barn, and perhaps part of the barn itself, lies within the 100' buffer area required by the LCP for the ESHA. The California Department of Fish and Game has not been consulted concerning the size of the buffer, as required by the Mendocino County LCP. Moreover, a row of young, invasive gorse has been planted along the Quail Lane side of the Taylors property. This should be required to be removed so that it does not enter the public Park.

Water Availability (LUP 3.8-1; 9)

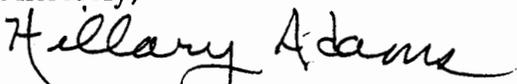
The Planning Commission approved this project (two members opposed) even though there is not adequate water for the running of a ten-unit inn. They asked that the Taylor's take the Inn laundry to public facilities. Almost all bed and breakfasts do their laundry on site. There are very few public laundry facilities on the Mendocino coast. One in Mendocino was closed due to the scarcity of water. There are none in Cleone. There is one in Fort Bragg. The town of Fort Bragg is already suffering from water shortages. It is an unfair impact on scarce water resources to require a ten-unit inn to take its laundry to public facilities. And who will monitor such laundry requirements? The number of units should be reduced.

The large landscaping plan and especially the waterfall are unnecessary and impact scarce water resources. In my opinion, the draw down on wells in the area could be severe. A more complete hydrological plan needs to be obtained, and the source of landscape water needs to be assessed. There was apparently an intention to draw water for landscaping from Mill Creek, which is entirely on Park's property.

Neighboring wells may also be affected by such a large, daily use of water. The LCP requires that commercial developments "not adversely affect contiguous or surrounding water sources/supplies."

The Taylor project needs to be much more carefully assessed than was done by the Mendocino County Planning Commission and a plan devised that is both compatible with the neighborhood and invisible from the State Park.

Sincerely,


Dr. Hillary Adams

encl: photos, map, LCP 1-95

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Dr. Hillary Adams
P. O. Box 1936
Mendocino, CA. 95460

RECEIVED

April 12, 2003

APR 18 2003

Mr. Randall Stemler
California Coastal Commission
North Coast District Office
P. O. Box 4908
Eureka, CA. 95502-4908

CALIFORNIA
COASTAL COMMISSION

RE: CDU 20-96 (Taylor Inn)
A-1-MEN-02-032

Dear Mr. Stemler:

Please add the following comments to my appeal for the large inn, "barn" and separate units proposed in Cleone by Taylor.

As I stated in my first letter, many of the problems of the development, including both day and night visibility and maintaining the "character of the neighborhood," could be solved by redesigning the development to a one-story plan. Any required landscaping should have a ten year monitoring plan to assure that the bushes and trees are properly maintained, and that the development meets the limits placed upon it by the Coastal Commission concerning both day and night visibility to the adjacent State Park. The landscape and hydrological reports suggest there may be a discrepancy concerning water availability that could mean there is not sufficient water for a ten unit Inn. If so, the number of units should be reduced to meet the very marginal water availability.

Visibility from the Park and from Highway One

1) The story poles for the project were apparently placed only on the ends of the present building. However, the plans show several additions to the present footprint, such as office, library and gift shop, dining area, all of which increase the bulk as well as the height. Neither the "barn" nor the four-unit building were included in the assessment of "invisibility" from the State Park. All of these buildings have a height of two stories. The "barn" and four-unit building are actually closer than the main building to the State Park boundaries on both the west and the north. The plans submitted by the applicant have such small lettering that all ability to read the print is lost when the plans are reduced in the staff report. The style and details of the "barn" are very elaborate. At the Planning Commission hearing, I raised a question about the purpose of the "barn." The response was that it was to hold five antique cars (garage). It also has an artist's loft and a bathroom. Therefore it is not an agricultural barn, and should not be given consideration as such from the standpoint of visual impact. It does not seem to relate to the plan for an Inn, and could be removed or greatly reduced in scale.

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I have tried to determine the visibility of the proposed development from the haul road, the picnic area and the main walking trail, and from the adjacent scenic Highway One. The present one story building is clearly visible from all of these areas. It is impossible without placing story poles on all buildings, to show the height and bulk of the total project to assess the visual impact. The story poles were up for a very short time, and neither the appellants nor the California Department of Parks and Recreation were notified.

The Coastal Commission staff, the appellants and the Parks Dept. should be allowed to assess the true impact of this very large development, especially since one of the requirements of the Coastal Commission itself is that it be "invisible" from the major visiting areas of MacKerricher Park, including, but not limited to, the haul road, the picnic area and the walking trail around Lake Cleone. The haul road is of particular importance, since it remains a very important walking area, and its height allows a much greater view across Lake Cleone of the proposed development than is seen from either the picnic area or the walking trail. I request that story poles be positioned for all buildings and left up for a long enough period of time for the public and Parks to assess the impact, both from MacKerricher and from scenic Highway One, and that the appellants and Parks Dept. be notified. Two or three weeks would be reasonable time for the story poles to be in position.

2) Nearly all of the very large windows of the inn, especially on the second story of the main structure, the four-unit building and the "barn" appear to be oriented toward Lake Cleone, now very visible through a gap in the natural forest. This suggests that the facility was intentionally designed for a view to the Lake and the ocean. The gap was created by the felling of several trees on Park property, an act which was not done by Park personnel. At the Planning Commission meeting, the Taylor's attorney claimed that the trees were cut down by PG&E. PG+E apparently denies this. The power poles are at least fifty feet away from the area where the trees were felled. Since the lines continue through the forest in both directions with trees on all sides, it seems unlikely that PG&E would fell trees in that area only. Any landscaping required of the development should be clearly marked for visual assessment, especially in the gap area.

3) Required landscaping should be closely monitored, not only when planted, but also for a ten- year period of growth. The location is one of high vulnerability, with heavy salt air, high winds and low water availability. Sea Pines would not be appropriate, since they remain short and have a very open growth structure. The State Park has a Bishop Pine forest. Bishop Pines are full in their early years, but lose branches from the base up as they age. There should be a plan for replacement trees as the pines age. Bushes should be used at the base of the trees to fill in the gaps as they grow. The landscape requirements should not allow limbs to be removed from the trees in a way that would open the view. Volunteer paths into the State Park should also be monitored.

* Height and bulk including chimneys. HMA

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4/12/03

Paths and Fencing.

There is a well-worn path through the gap on the west side of the Taylor's property facing the State Park. The original entrance of the path to their back yard can still be seen, near an old fencepost. The Park fence has been cut out in this area. Bushes have been now been planted there. Nevertheless, the present volunteer foot path accessing the Taylor's back yard is clearly visible. At some time in the recent past, the Park fence across the volunteer footpath was repaired. The repair fencing still has a bright yellow plastic identification tag, 3" x 12," with "State Park Boundary" in black lettering. The repaired section of the fence is gray in color, while the older section of the fence is brown. The newer fencing has been completely cut through and pushed down into the surrounding vegetation.

Several other paths lead from the volunteer footpath through the cut-out vegetation to the main walking trail. I counted four of these auxiliary paths. It should be remembered that the Taylor's are presently renting at least one unit to visitors, and that their present house is therefore already a visitor serving facility. Volunteer paths, especially those cut repeatedly through Park fencing, make it difficult for Park personnel to control not only entrance to the park, but potential harm to vegetation and wildlife, a great concern for the public.

Another well-worn path leads from the front of the Taylor's property, along what was once Old Highway One (now owned by Taylor's). A smaller path branches off from the old highway into the State Park, meeting the main walking trail near the long, plank bridge (see my previously submitted photographs. The trail is even more evident now). This is not a Park footpath. The Park fence in this area has also apparently been removed, although the fence exists along the northern boundary of the Taylor property. The old Park fence there seems to have been bent out of what was apparently its original position and attached to a PG& E pole. A wooden fence leads from that same pole along the front of Taylor's present house/visitor-serving facility. Since it is my understanding that the PG& E easement is on State Park property, it seems possible that a portion of the Taylor's wooden fence may also be on Park property. This is important because of the required vegetation buffers and landscaping in relation to the State Park.

Required State Park Buffer and Landscaping

The old State Park fence to the north of the Taylor's property is now overgrown with bushes and trees. Almost all of the area to the south of that fence on the Taylor's side has been mowed. Therefore almost all of the vegetation that could help to protect the visual impact of the proposed "barn," four-unit building, the main unit and the laundry/single-unit structures is on State Park property. Since the Taylor's have no control over the vegetation in the Park, they should be required to submit a landscaping plan which assures that their development will

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Adams

A-1-MEN-02-032 (Taylor)

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4/12/03

remain "invisible" from the Park regardless of what might happen to Park trees and bushes. It is my understanding that there is a required 100 foot buffer between private property development and the State Park. It has apparently not been maintained in this area. Moreover, the north side of the "barn" would appear to be within 50 feet of the State Park Boundary.

On the south boundary of the Taylor property, a neat row of Scotch-broom has been planted. Although the Taylor's attorney contended at the Planning Commission hearing that these are "volunteers," I have never seen "volunteers" position themselves in such a way. There are volunteers of Scotch broom along the Old Highway One path in front of the house, where the normal pattern of volunteers can be seen for comparison. All Scotch broom should be removed immediately, in order to avoid escape into surrounding properties and the State Park.

Highway One

The visibility of the entire development from Highway One, including the laundry with its single unit, should be made clear by story-pole representation of height and bulk, since the present building is close to the highway and clearly visible from it. It is my understanding that the main parking area for the inn is proposed along what was once Old Highway One. There is presently very little to protect the impact of such a parking area on the Highway. Also, the line of very old cypress trees to the west of the old highway needs to be supplemented by bushes and younger trees in order to soften the impact of the development on Highway One.

Night Lighting

The plan for night lighting is, in my opinion, excessive, including the many tall parking area lights, large entrance lights, and lights on paths and buildings. At the Planning Commission hearing, the Taylor's attorney stated that MacKerricher Park was not used at night. In fact, there are many campsites nestled in the woods. Since the development must be "invisible" from the major visitor facilities in the Park, night lighting is extremely important. Night lighting should be reduced to a minimum. A redesign to one story could solve much of the night lighting problem from the buildings themselves.

Character of the Neighborhood

Neither the style nor the size of the proposed development meet the LCP requirement of compatibility of neighborhood. There are no two-story developments of the scale of this project anywhere near the Cleone area. The comparisons shown by the Taylor's agent to the Planning Commission were all located in Fort Bragg, three miles away. The predominant style in the area near

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MacKerricher State Park is one story, ranch style. This is also true of the one commercial inn, Clone Gardens, just to the north of the Park (see enclosed photograph). The Taylor project could be redesigned in keeping with the character of the neighborhood by eliminating the second story from the proposal, and providing a dark, rambling, one-story inn.

Water Availability and Landscaping Plan

I have great concern about the water availability as stated in the hydrology reports. There appears to be about 1 1/2 gpm total, coming from three wells for the use of the inn. A fourth well in front of the house will apparently be used for the managers living area within the main building. The production of that well is not given, yet should be since it is part of the total development. The hydrologists apparently have assumed that the same amount of water will always be present in all wells. It is my experience after 13 years on the Mendocino coast that the water tables fluctuate widely according to the quality of the rainy season. During a six-year draught, ending in 1995, many low-production wells went completely dry. There was no water to place in the kind of storage tanks that GeoScience is proposing as a solution to the watering needs of the project. Therefore storage facility alone is not an adequate answer. The well production must be high enough to meet the requirements of the development under all conditions.

Apparently the determination of draw-down of neighboring properties was not done in a scientific manner. Water can be drawn down significantly in a well casing without showing up immediately at the tap under normal usage. Nor were neighbors apparently notified in proper time for them to be aware of the testing on the Taylor's property. The draw-down in neighboring wells should be tested.

The hydrology report does not appear to discuss the needs of landscape watering, although extensive landscaping is part of the development. The landscape watering needs should be part of the hydrological calculations. Landscape watering has been described variously at different time. At one point Taylor's apparently said landscape watering would come from Mill Creek, but Mill Creek is on State Park property. Then landscape water was to be from a spring, but the spring does not appear to be identified anywhere on the landscape plans. Now it is to come from an "existing pool."

The landscape plan submitted to Mendocino County states that landscape watering will be met from the "existing pool" to the north of the existing house. The water source for the pool is not shown. The pool does not seem to have an outlet or inlet. The pool seems to have been dug into a natural declivity and to have no natural source other than run-off. Since the landscaping plan calls for watering for eight months of the year, a source of water other than winter run-off must be proven, and the amount of water entering the pool during all seasons must be

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Adams

A-1-MEN-02-032 (Taylor)

6

4/12/03

scientifically calculated. Moreover, the water source that is shown on the plans attached to the irrigating lines appears to be from a well next to the pool, not the pool itself. That well seems to be the same as HW2 shown in Figure 2 of the Pacific GeoScience hydrological study. The water from HW2 was used in the calculation for the needs of the ten-unit inn.

Moreover, the amount of water stated as needed for the landscaping plan, over a period of eight months, does not include watering of the large grass areas. I do not know of any inn along the Mendocino coast that does not water its lawn during the dry season to keep the grass green. All water needs must be included in the overall hydrological calculation.

Sincerely,



Dr. Hillary Adams

encl: photo, Cleone Gardens
under separate cover

14 of 14

RECEIVED

CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE MAILING ADDRESS:
710 E STREET • SUITE 200 P. O. BOX 4808
EUREKA, CA 95501-1885 EUREKA, CA 95602-4808
VOICE (707) 443-7833
FACSIMILE (707) 446-7877

JUN 17 2002
CALIFORNIA
COASTAL COMMISSION



APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name, mailing address and telephone number of appellant(s):

Harold Graboske and Patricia Jones
98 Stratford Rd.
Kensington, CA 94705 (510) 527-0318
Zip Area Code Phone No.
(707) 964-7145

SECTION II. Decision Being Appealed

1. Name of local/port government: County of Mendocino

2. Brief description of development being appealed: CDU 20-96 / Taylor for development of a 10 unit inn in multiple buildings, including 2-story structures.

3. Development's location (street address, assessor's parcel no., cross-street, etc.): 23802 ~~Arbutus~~ Highway 1 / Quail Lane Cleone; AP # 069-161-37 and 069-161-09 (FF. Bragg)

- 4. Description of decision being appealed
 - a. Approval; no special conditions: _____
 - b. Approval with special conditions: ✓
 - c. Denial: _____

Note: For jurisdiction with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-1-MEN-02-032
DATE FILED: 6/28/02
DISTRICT: North Coast

EXHIBIT NO. 8
APPLICATION NO.
A-1-MEN-02-032
TAYLOR
APPEAL
(GRABOSKE/JONES)
(1 of 8)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

a. Planning director/Zoning Administrator c. Planning Commission

b. City Council/Board of Supervisors d. Other _____

6. Date of local government's decision: June 6, 2002

7. Local government's file number (if any): CDU 20-96

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Henry M. and Helen M. Taylor & Steve Hale (Agent)
23802 (Highway 1) / Quail Lane P.O. Box 1651
Ft Bragg, CA 95437 Mendocino, CA 95460

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Nancy McCarthy
23814 Quail Lane
Ft. Bragg, CA 95437

(2) John and Wendy Daniels
23811 Quail Lane
Ft. Bragg CA 95437

(3) Greg Picard - Mendocino District
Dept. of Parks and Recreation - P.O. Box 440
Mendocino CA 95460

(4) Hillary Adams
P.O. Box 1936
Mendocino CA 95460

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

2 of 8

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

The proposed project is not consistent with land use Policies adopted as part of Mendocino County's Coastal plan. Local Coastal Plan elements 3.5-3 and 3.5-4 protecting "highly scenic sites" west of Hwy 1 were not complied with by the Planning Commission. The existing structures are highly visible from Mackenwichee Park and 2-story structures will be more intrusive. Hydrological pressure on the project & surrounding area, and water supply proof (cont.)

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/or knowledge.

Patricia Jones
David C. Grubbs
Signature of Appellant(s) or
Authorized Agent

Date 6-14-02

Note: If signed by agent, appellant(s) must also sign below.

SECTION VI. Agent Authorization

I/We hereby authorize _____ to act as my/out representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date _____

398

Re: CDU 20-96

(Coastal Element policy 3.8-9) and traffic impacts (Policy 3.8-1) were likewise not adequately addressed by the Planning Commission.

(Please see attached letter to Planning Commission)

May 23, 2002

Department of Planning and Building Services
County of Mendocino
501 Low Gap Road, Room 1440
Ukiah, CA 95482

Dear Members of the Planning Commission:

* As residents of Quail Lane, we are writing to strongly urge you to uphold the Planning Department's staff recommendation that CDU 20-96 be denied. Having been through this process seven years ago when a permit was denied to the applicant for a lesser project because of its visual impact on Mackerricher Park, we were stunned that an even more extensive proposal consisting of several buildings was being put forth without mitigation of the visual impact issue which was at the core of the permit denial in 1996.

We should like to raise several additional concerns given the scope and ramifications of the current proposal:

IMPACT ON THE QUAIL LANE COMMUNITY

As you may know, Quail Lane is a gravel country lane, a quiet cul-de-sac off Highway 1 with substantial native vegetation and wildlife, which abuts the Park. The residents of Quail Lane chose to build and live here because of these peaceful natural surroundings.

The estimated 87 visits per day to the proposed motel-like inn would result in significant disruption, together with major noise, air, and light pollution. The incursion of this inn would drastically alter the character of this neighborhood, permanently and irreparably. It is totally incompatible with a rural residential setting within a designated highly scenic area.

TRAFFIC

* We are confused as to how the guests and service personnel would access the proposed facility. CalTrans obviously needs to be pulled in, given the highway realignment, landscaping and left turn dangers. It is unclear as to whether there is an assumption that Quail Lane, a private road, would itself be used for access... or would all access occur directly onto the Taylor property from Highway 1? A traffic study would be critical if the proposal is to be further explored.

WATER

As you know, we are in a designated critical water shortage area. Wells have on occasion run dry. We are very concerned about the impact of the additional water usage incurred by the proposed facility on our wells.

* It appears from the facility's visitor needs (1,325gpd) and landscaping requirements (433gpd for eight months of the year) that the expected combined well output of 1,570gpd would not be adequate.

5 of 8

Given the added variables of drought years and the likelihood of salt water incursion currently being experienced in other coastal areas (Will Lake Cleone's reversion to a lagoon not further exacerbate the risk of salt water incursion?), we are very concerned about the impact of this amount of water consumption on the wells of the residents of the Lane.

A geotechnical hydrological study would be critical to all if the proposal is allowed to go forward.

SEPTIC

* It is unclear as to whether wet weather testing was done within the context of the 1998 Soil Profile Report. If not, it would be imperative to do so.

It is noted that an existing septic system on the easterly parcel of the Taylor property would be abandoned "due to its proximity to the existing shallow well". How would the neighbors' existing shallow wells be impacted by the new location of the septic system on the westerly parcel?

IMPACT ON MACKERRICHER STATE PARK

* The proposal to plant non-native, fast-growing spindly topped cypresses to block the view of a two-story inn from the Park, especially given the multiple lights both inside and out of the buildings, seems inadequate. It would be critical that screening from the Park be in place, deemed effective, and secured from future tampering BEFORE a permit is even considered.

On behalf of ourselves, our neighbors, our wildlife, our scarce water resources, and the refuge provided to hundreds of thousands of visitors to Mackerricher each year, we ask you to please uphold your staff's recommendation that CDU 20-96 be denied.

With many thanks and much appreciation,

Sincerely,

Harold Graboske

Patricia Jones

23820 Quail Lane
Fort Bragg, CA 95437

6 of 8

June 19, 2003

Mr. Randall Stemler
California Coastal Commission
North Coast District Office
P.O. Box 4908
Eureka, CA 95502-4908

RECEIVED

JUN 23 2003

CALIFORNIA
COASTAL COMMISSION

Re: CDU 20-96 (Taylor)
A-1-MEN-02-032

Dear Mr. Stemler:

We are writing to reiterate and augment certain points we raised in our appeal to the California Coastal Commission on June 14, 2002.

I. Water

We are especially concerned about the availability of an adequate water supply for the proposed project. The following points refer specifically to LCP Policy 3.8-9 requiring that commercial development provide evidence that adequate water exists *prior* to the approval of the proposed use.

The GeoSolv hydrogeological report of December 17, 1998 is inadequate:

- The raw data is not provided to show the pumping rate volume measurement necessary to validate the conclusions arrived at.
- No analysis was made of the effects on neighboring wells from long-term pumping. In fact, contrary to the statement on page 3 of the GeoSolv report, property owners were never contacted about the testing.
- Bacteriological sampling, as noted in the report, showed both wells tested positive for coliform. This would not constitute the "adequate" water supply required for commercial use.

It would appear that the Division of Environmental Health in requiring that laundry be done off-site also raises questions about the adequate availability of water and the suitability of the site for commercial use.

The staff report to the Planning Commission regarding the Coastal Developmental Use Permit (# CDU 20-96) discussed the water supply issues on page PC-7. As we noted in our letter of May 23, 2002, to the Members of the Planning Commission, the numbers don't add up. The facility's visitor needs (1,325gpd) and landscaping requirements (433gpd for eight months of the year) are simply not met by the well output, measured by GeoSolv, at 1,570 gpd.

Given the fact that wells in the vicinity have run dry in the past, the added variable of drought years, and the likelihood of increasing salt water intrusion as the haul road breaks

7 of 8

down, we continue to be highly concerned about the impact of this commercial project on the water supplies in the surrounding area.

2. Visual Resource Protection

We continue to be concerned that the County approval of this project is inconsistent with LCP Amendment I-95 requiring that future visitor-serving projects must be sited and designed in such a manner as to be invisible to major visitor areas in the adjacent park.

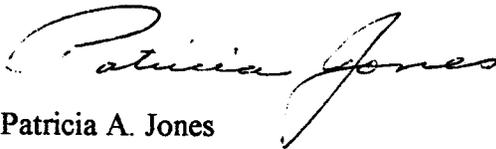
In summary, we do not believe that the requirements of LCP 3.8-9 and LCP Amendment I-95 have been met.

Thank you.

Sincerely,



Harold C. Graboske, Jr., Ph.D.



Patricia A. Jones

98 Stratford Road
Kensington, CA 94707

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator c. Planning Commission
b. City Council/Board of Supervisors d. Other _____

6. Date of local government's decision: JUNE 6, 2002

7. Local government's file number (if any): COU 20-96

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:
HENRY M. & HELEN M. TAYLOR & STEVE HALE (AGENT)
23802 QUAIL LAKE RD. BOX 1651
FORT BRASS, CA 95437 MENDOCINO, CA 95460

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

- (1) PATSY JONES
98 STRATFORD ROAD
KENSINGTON, CALIFORNIA 94707
- (2) _____

- (3) _____

- (4) _____

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

2 of 4

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

THE PROJECT IS NOT CONSISTENT WITH LAND USE POLICIES ADOPTED AS PART OF MENDOCINO COUNTY'S COASTAL PLAN:

1) CONDITION TO *IC FOR TAYLOR PARCEL STATES, "... (IN PART) ANY USE SHALL NOT BE VISIBLE FROM MACKERRICHER STATE PARK

2) WATER 4) COASTAL STREAM 3) TRAFFIC 5) NATIVE PLANT HABITAT (ESHA-PARK)

PLEASE SEE ATTACHED SIGARA CLUB STATEMENT. PRECEDENTS SET AND CUMULATIVE EFFECTS ARE ALSO MAJOR PROBLEMS.

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

X [Signature] Signature of Appellant(s) or Authorized Agent

Date June 10, 2002

NOTE: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____ to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date 3 of 4



SIERRA CLUB MENDOCINO GROUP
BOX 2330 FORT BRAGG, CA 95437

707-962-0645

June 5, 2002

Attn : Charles Hudson
Mendocino County Planning Department
501 Low Gap Road
Ukiah, California 95482

Planning Commission Public Record

RE: Case#: CDU 20-96 (Taylor)

Members of the Planning Commission:

The Sierra Club wishes to go on record as opposing the Taylor proposal, and recommending its denial by the Commission.

Our reasons parallel very closely those of the Department of Parks & Recreation in its correspondence to you of September 7, 1999, and to the California Coastal Commission of February 16, 1996. Our like concerns center on park access and traffic; plant communities and wildlife; water quality; visual quality; and especially the zoning change which would "...compromise the established land use patterns, integrity, and character of the immediate area. We are particularly concerned about increasing the density levels from residential to commercial/visitor serving at this site." (DPR 2-16-96 to Coastal Commission). The Sierra Club wishes to express its deepest concern for this precedent-setting development proposal, and its potential for cumulative effect in the area.

We note also that there is no fairness issue with the developer. He or she should have been warned in early 1996 that there would be strong opposition to the proposed development. Warning was given.

We again urge denial.

Ron Guenther

for the Sierra Club Mendocino Group

4 of 4

State of California



Memorandum

To : Randall Stemler, Coastal Planner
 California Coastal Commission
 North Coast District Office
 710 E Street, Suite 200
 Eureka, CA 95501
 Via Fax (707) 445-7877

Date: June 3, 2003

RECEIVED

JUN 03 2003

CALIFORNIA
 COASTAL COMMISSION

From : Robert W. Fierke, Regional Manager
 Department of Fish and Game - Central Coast Region, Post Office Box 47, Yountville, California 94599

Subject : Henry and Helen Taylor, 23801 Quail Lane, Cleone, Mendocino
 County Coastal Development Permit 29-96

On August 27, 2002, Department of Fish and Game (DFG) personnel conducted a site visit at 23802 Quail Lane. The property site is located near the coastal town of Cleone in Mendocino County. The purpose of the site visit was to determine an adequate buffer width between the onsite wetland area and the proposed development and new road. Attending the site visit were Liam Davis, Environmental Scientist, DFG; Randall Stemler, California Coastal Commission; Henry and Helen Taylor, property owners and coastal development permit applicants; Steve Hale, the Taylors' land agent; and Dr. Gordon McBride, botanical consultant.

As we understand, the Taylors now wish to expedite their coastal development permit to proceed with their project. DFG has determined, from the site visit and consultation with Dr. McBride and in a May 27, 2003 phone conversation with Mrs. Helen Taylor, that a 66-foot wetland buffer would be adequate between the wetland and newly constructed development and road. DFG also understands that no development will occur within the wetland buffer area. We believe that the buffer will provide protection to the aquatic resources utilizing the wetland.

If there are any comments regarding this letter, you may contact Mr. Davis at (707) 944-5529; or Scott Wilson, Habitat Conservation Supervisor, at (707) 944-5584.

cc: Dr. Gordon McBride
 30301 Sherwood Road
 Fort Bragg, CA 95437

EXHIBIT NO. 10

APPLICATION NO.

A-1-MEN-02-032
 TAYLOR

ESHA SURVEY ANALYSIS
 & DFG CONCURRENCE
 (1 of 15)

May 27, 1997

Ms. Mary Lynn Hunt
Department of Planning and Building Services
Mendocino County
501 Low Gap Road, Room 1440
Ukiah, CA 95482

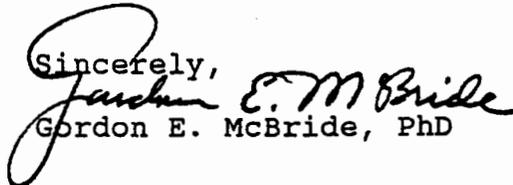
Dear Ms. Hunt:

Enclosed is a revised map for CDP 29-96 (Mr. and Mrs. Henry Taylor, 23802 Quail Lane, Fort Bragg, CA 95437) that shows both the north and south boundaries of the riparian plant community in the vegetated area between old State Highway One and the present State Highway One.

When I annotated the original map I was not aware of any proposed development (a sign) beyond the north boundary of the riparian community. For that reason I did not flag that northern boundary or show it on the map. When the Taylors sent me a copy of your February 13 letter I flagged the northern boundary (on February 23, 1997). The map prepared by Mr. Richard Seale now shows that boundary as well as the southern boundary.

Regarding buffer areas designed to protect this riparian community I believe that a parking area on the existing road bed of old State Highway One or a sign in the area of the northern boundary of the riparian will not negatively impact that riparian community. The old State Highway and the new State Highway are contiguous with the riparian community. No buffer has been required for these developments and I can not detect any negative impact in the riparian community from either the old or new State Highway. It is hard to conceive any negative impact to the riparian from either a sign or a contiguous parking lot.

Please do not hesitate to contact me if I can be of further service.

Sincerely,

Gordon E. McBride, PhD

2915

DATE: September 25, 1996

To: Mendocino County
Department of Building and Planning Services
589 Low Gap Road
Ukiah, CA 95482

From: Gordon E. McBride, PhD
30301 Sherwood Road
Fort Bragg, CA 95437
707 964 2922

Gordon E. McBride

Re: BOTANICAL SURVEY AS REQUIRED FOR PROPOSED COASTAL DEVELOPMENT PERMIT FOR (1) ADDING ONE STORY TO AN EXISTING HOUSE, (2) SIX NEW TOURIST SERVING FACILITIES, (3) ADDITIONAL SEPTIC SYSTEM TO SERVE THE ABOVE, (4) PARKING TO SERVE THE ABOVE, AND (5) A CAR STORAGE STRUCTURE AT 23802 QUAYLE LANE (AP #069-161-10 - TAYLOR).

1. PROJECT DESCRIPTION: The proposed Coastal Development Permit would allow (1) the construction of a second story to an existing dwelling, (2) the construction of six visitor serving cabins, (3) additional septic system to serve the above, (4) additional parking to serve the above and (5) a car storage structure.
2. AREA DESCRIPTION: The site is on a coastal terrace. It was, in all probability once vegetated by a mixed Beach Pine and Bishop Pine plant community. An abandoned portion of State Highway 1 passes through the site. The portion of the site west of the abandoned highway is essentially a groomed, regularly mowed yard with some of the overstory trees in place. There is a single family dwelling, driveway, well, septic system, man made pond/swimming pool, and several outbuildings in existence on the site.

That portion of the site east of the abandoned highway right of way and adjoining the present State Highway 1 is Beach Pine and Bishop Pine forest to the south that grades into a wet area with riparian vegetation to the north.

Overstory vegetation on the portion of the site west of the abandoned highway right of way includes Monterey Cypress (Cupressus macrocarpa), Beach Pine (Pinus contorta ssp. contorta) and Bishop Pine (Pinus muricata), Wax Myrtle (Myrica californica), Tan Oak (Lithocarpus densiflora) and Cascara (Rhamnus purshiana).

There is essentially no midlevel vegetation.

3 of 15

Groundcover in the mowed lawn includes Sweet Vernal Grass (Anthoxanthum odoratum), Velvet Grass (Holcus lanatus), Plantain (Plantago lanceolata), Bracken Fern (Pteridium aquilinum), Cat's ear (Hypochoeris radicata), Quaking Grass (Briza minor), Toad Rush (Juncus bufonius), Rush (Juncus sp.), Blackberry (Rubus ursinus), Sow Thistle (Sonchus oleracea), Bent Grass (Agrostis sp.), Self Heal (Prunella vulgaris), Rabbitsfoot Grass (Polypogon monspeliensis), Douglas Iris (Iris douglasiana) and associated plant species.

In the southern portion of the strip of land between the abandoned highway right of way and the existing State Highway 1 the overstory is Beach Pine, Monterey Cypress, Bishop Pine and Tan Oak. There is little groundcover because of the dense overstory vegetation. This community grades into a riparian community on the northern portion of this strip of land. Vegetation in the riparian includes Alder (Alnus oregana), Wax Myrtle, Elderberry (Sambucus callicarpa), Horsetail (Equisetum telmateia), Sword Fern (Pteridium aquilinum), Blackberry, Himalaya Berry (Rubus discolor) and associated species.

3. SURVEY METHODOLOGY AND DATES: The site was surveyed on September 1 and 15, 1996. The survey was conducted by systematically walking the site and making field notes of the plant communities and species represented. Any material needing further identification was taken to the laboratory and keyed in one or more of the references listed below.

The California Native Plant Society's Electronic Inventory of Rare or Endangered Plants of California shows eleven plants of concern known from the Inglenook Quadrangle: the Pink Sand Verbena, Thurber's Reed Grass, the Swamp Harebell, Mendocino Paintbrush, Howell's Spineflower, Round Headed Chinese Houses, Menzies Wallflower, Point Reyes Horkelia, Coast Lily, North Coast Phacelia and the Maple Leaved Checkerbloom. See Appendix A for the CNPS Fulldata Printout for these species.

4. RESULTS AND DISCUSSION: Ordinarily the proposed development should be preceded by a search during the appropriate blooming windows that would establish the presence or absence of the above plants. On that portion of the Taylor site west of the old State Highway One right of way, however, the site has been regularly mowed and is more of a yard than an undisturbed area. Inasmuch as the Verbena, Spineflower, Chinese Houses, Phacelia and the Wallflower are characteristically found on open or partially arrested sand dunes they are very unlikely candidates on this site. The Paintbrush is more characteristic of coastal bluffs rather than Beach and Bishop Pine areas. The Harebell, Horkelia, Coast Lily, Checkerbloom and Reed Grass may have been candidates for this site prior to development and regular mowing, but there is little likeleyhood that they would survive the periodic grooming.

4 of 15

The Swamp Harebell, Mendocino Paintbrush, Point Reyes Horkelia, Pink Sand Verbena and Maple Leaved Checkerbloom were still within their blooming windows at the time of the field survey and were not discovered on the portion of the site west of the old State Highway One right of way.

The Coast Lily is past bloom but recent visits to reference populations of the Lily show that it remains in vigorous vegetative growth and can be discovered. It was not discovered on the groomed portion of the site west of the abandoned State Highway One.

Because the western portion of this site has been regularly mowed it does not appear necessary to undertake the customary season long search to rule out plant species of concern on this parcel.

That portion of the site east of the old State Highway One right of way and west of the present Highway One has not been developed. It contains a Beach and Bishop Pine forest and grades into a riparian community to the north. It is the most likely spot for the Coast Lily, however it was not discovered on this portion of the site. The owners propose a car storage structure in this area. Inasmuch as vegetation will have to be removed for this structure, it should be located at least 50 feet from the edge of the riparian plant community as marked on September 15, 1996, with orange plastic surveyor's tape.

In terms of the proposed parking area on the abandoned State Highway 1 roadbed, adjacent to and west of the above riparian community, a buffer for the riparian community would essentially preclude the proposed parking area. Inasmuch as the riparian community prospered with the heavily used Highway One on its immediate border for the better part of a century it appears that a parking and car storage structure pose little in the way of threat to the riparian. The relocated Highway One did not require a buffer between it and the riparian. Considering the history of this site a riparian buffer does not appear necessary for the proposed parking area.

5. IMPACT ASSESSMENT AND MITIGATION MEASURES:

1. No mitigation measures are recommended for the protection of rare or endangered plants on that portion of the site west of the old State Highway One roadbed.

2. A car storage structure is proposed for the vegetated area between the old and new locations of State Highway 1. A 50 foot buffer, in which no disturbance is permitted, between the car storage structure and the riparian vegetation as marked on September 15, is recommended.

5 of 15

3. Proposed automobile parking on the abandoned State Highway One road bed does not appear to pose a threat to the adjacent riparian community. A buffer does not appear necessary between the riparian community and the proposed parking area.

6. REFERENCES:

- Anon. 1985. Mendocino County General Plan - Coastal Element
Ukiah.
- Anon. 1991. Mendocino County Zoning Code - Coastal Zone.
Ukiah.
- Hitchcock, A.S. 1950. Manual of the Grasses of the United States. U.S. Government Printing Office, Washington
- Hickman, J. C. (ed). 1993. The Jepson Manual The Higher Plants of California Univ. of California Press, Berkeley
- Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Plant Communities of California. California Department of Fish and Game, Sacramento
- Mason, H.G. 1959. A Flora of the Marshes of California Univ. of California Press, Berkeley
- Munz, P.A. and D. D. Keck. 1959. A California Flora Univ. of California Press, Berkeley.
- Skinner, M. and B. Pavlik. 1994. Inventory of Rare and Endangered Vascular Plants of California. California Native Plant Society, Sacramento.
- Smith, J.P. & K. Berg. 1988. Inventory of Rare and Endangered Vascular Plants of California. Ed. 4 California Native Plant Society, Sacramento

Botanical Surveys
GORDON E. McBRIDE, Ph.D.

September 4, 2002

RECEIVED

SEP 11 2002

CALIFORNIA
COASTAL COMMISSION

Mr. Randolph Stemler
California Coastal Commission
North Coast District Office
710 E. Street, Suite 200
Eureka, CA 95501

RE: BUFFER WIDTH MODIFICATION ON TAYLOR COASTAL DEVELOPMENT
USE PERMIT #29-96.

Dear Mr. Stemler:

As a result of our meeting and discussion on August 27, 2002, regarding the width of the proposed buffer on the Taylor Coastal Development Use Permit #29-96, I concur that a 66 foot buffer will provide additional protection to the riparian plant community earlier identified between the old and new beds of State Highway 1, on the Taylor parcel.

I feel that a 66 foot buffer provides adequate protection to the riparian plant community for the following reasons:

1. With the proposed 66 foot buffer, all of the proposed development will occur on a slope facing away from the riparian habitat. I can see no potential for negative impact to the riparian habitat from the proposed development
2. The driveway is the only portion of the development that will be 66 feet away from the riparian habitat. The contractor has agreed to grade the elements of the driveway to conform to the existing slope, which is away from the riparian habitat. The other elements of the proposed development will be substantially further away from the proposed riparian habitat.
3. The riparian habitat is of relatively small size and isolated from the adjacent upland and riparian areas by the historic and present location of State Highway 1 roadbed. The proposed 66 foot buffer provides additional protection for potential wildlife access to the riparian habitat.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Gordon E. McBride

Cc Jim Jackson

70915



Memorandum

To : Randall Stemler, Coastal Planner
 California Coastal Commission
 North Coast District Office
 710 E Street, Suite 200
 Eureka, CA 95501
 Via Fax (707) 445-7877

Date: June 3, 2003

RECEIVED

JUN 06 2003

CALIFORNIA
COASTAL COMMISSION

From : Robert W. Floerke, Regional Manager *Jeni Swanson*
 Department of Fish and Game - Central Coast Region, Post Office Box 47, Yountville, California 94599

Subject : Henry and Helen Taylor, 23801 Quail Lane, Cleone, Mendocino
 County Coastal Development Permit 29-96

On August 27, 2002, Department of Fish and Game (DFG) personnel conducted a site visit at 23802 Quail Lane. The property site is located near the coastal town of Cleone in Mendocino County. The purpose of the site visit was to determine an adequate buffer width between the onsite wetland area and the proposed development and new road. Attending the site visit were Liam Davis, Environmental Scientist, DFG; Randall Stemler, California Coastal Commission; Henry and Helen Taylor, property owners and coastal development permit applicants; Steve Hale, the Taylors' land agent; and Dr. Gordon McBride, botanical consultant.

As we understand, the Taylors now wish to expedite their coastal development permit to proceed with their project. DFG has determined, from the site visit and consultation with Dr. McBride and in a May 27, 2003 phone conversation with Mrs. Helen Taylor, that a 66-foot wetland buffer would be adequate between the wetland and newly constructed development and road. DFG also understands that no development will occur within the wetland buffer area. We believe that the buffer will provide protection to the aquatic resources utilizing the wetland.

If there are any comments regarding this letter, you may contact Mr. Davis at (707) 944-5529; or Scott Wilson, Habitat Conservation Supervisor, at (707) 944-5584.

cc: Dr. Gordon McBride
 30301 Sherwood Road
 Fort Bragg, CA 95437

8415

Botanical Surveys
GORDON E. McBRIDE, Ph.D.

August 15, 2002

Mr. Randolph Stemler
California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, CA 95501

RECEIVED

AUG 19 2002

**CALIFORNIA
COASTAL COMMISSION**

RE: JUSTIFICATION FOR PROPOSED FIFTY FOOT BUFFER ALONG SOUTH BOUNDARY OF THE RIPARIAN PLANT COMMUNITY ON PROPOSED TAYLOR COASTAL DEVELOPMENT USE PERMIT #29-96.

Dear Mr. Stemler.

This letter addresses Section 20.496.020 (A) (1) items (a) through (g), regarding the justification for a proposed 50 foot buffer around the boundary of the riparian habitat which is part of the Taylor CDU permit application #29-96.

Item (a) refers to the biological significance of adjacent lands. The site in question is a spindle shaped parcel enclosed by the historic and present locations of State Highway 1. The parcel is vegetated by closed cone coniferous forest on the northern and southern tips of the spindle with a riparian plant community growing along a seasonal watercourse passing from the southeast to the northwest through the middle. The old State Highway 1 road bed runs along the western boundary of the riparian habitat. The present State Highway 1 road bed runs along the eastern boundary of the riparian habitat. The old and the new road beds join both to the north and south of the site. While riparian habitat in general is important fish and wildlife habitat, the portion of this parcel that supports riparian habitat is isolated from adjacent upland and riparian habitat by road beds. With the exception of birds that may utilize the Taylor riparian habitat and safely fly over the roadways, the functional significance of the present roadway of State Highway 1 is a high probability of mortality for any terrestrial species that tries to cross the highway. The functional significance of the old road bed is less hazardous to terrestrial species. There is additional riparian and upland habitat to the north and the west (much of it within MacKerricher State Park) that may be accessed by crossing the old road bed. The proposed 50 foot buffer preserves this potential access.

To the south there is upland habitat beyond the confluence of the present and historic State Highway 1. Wildlife species that choose to utilize as much cover as possible for their movements would in all probability opt to move back and forth between the riparian habitat on the Taylor parcel and the upland and riparian habitat to the north and west, rather than to the south. However, a 50 foot buffer preserves the potential for wildlife to move to the south.

9 of 15

I submit that the nearby upland and riparian habitats have a diminished functional significance in relation to the riparian habitat on the Taylor parcel in question because of the proximity of the old and present location of State Highway 1. The proposed 50 foot buffer around the riparian habitat is sufficient, in my opinion, to protect the integrity of the riparian resource and its relationship to adjacent upland and riparian habitat.

Item (b) addresses sensitivity of species to disturbance. Given the location of the old and then the new highway any mammal, bird, reptile or amphibian that is sensitive to disturbance would have abandoned the area decades ago. Many wildlife species, however, may not be sensitive to highway disturbance and may utilize the Taylor riparian habitat. Many rodents, birds, small furbearing mammals and large animals such as deer are remarkably bold in their utilization of habitat proximate to human activity. Neither the old or the present State Highway 1 provided any buffer protection to the Taylor riparian habitat. But the Taylor Use Permit Application will not impact the riparian habitat and moreover affords a 50 foot buffer along its boundary. Those wildlife species that are not sensitive to the impact of traffic on the present roadbed of State Highway 1 will have access to the Taylor riparian habitat protected by the proposed 50 foot buffer. I am not aware of any plant species whose autecological parameters would be influenced by the proximity of traffic. Given the location of the riparian habitat in question I submit that a fifty foot buffer along the southern boundary is sufficient to protect the resource.

Item (c) addresses the susceptibility of the parcel to erosion. The Mendocino County On Line Soil Survey shows that the soil type associated with the Taylor Use Permit application is Sirdrak loamy sand. The Taylor riparian habitat and the area of the proposed 50 foot buffer will not be further impacted by the proposed development. Any erosion that occurs within this area would represent background erosion. I believe that a 50 foot buffer is sufficient to intercept any material eroded as a result of the proposed development on the Taylor parcel.

Item (d) addresses the use of natural topographic features to locate development. There are no hills or bluffs associated with the proposed parking area associated with the Taylor Use permit application.

Item (e) addresses the use of existing cultural features to locate buffer zones. Outside of the historic and present road beds of State Highway 1, there are no cultural features available to employ in the proposed buffer area. Neither the old or present State Highway 1 provides any buffer to the riparian habitat on the Taylor parcel. This item states:

Stemler, Pg. 3

"Where feasible, development shall be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the ESHA" This is exactly what the Taylor use permit proposes to do in regard to the proposed 50 foot buffer associated with the riparian habitat on the Taylor parcel.

Item (f) addresses lot configuration and location of existing development. Most of the development in the area of the proposed Taylor Use Permit, with the exception of Mac Kerricher State Park are private single family dwellings. All of these are well away from the riparian habitat in question. To the north, however, the main entrance road of Mac Kerricher State Park is located within the well developed riparian habitat associated with Mill Creek. There is no riparian buffer along that entrance road to the State Park. Nor is there any riparian habitat buffer associated with many of the internal roads, camping sites and parking areas. By comparison the proposed 50 foot buffer around the Taylor riparian habitat provides generous protection for the resource.

Item (g) addresses the type and scale of development proposed. On the Taylor parcel a visitor serving facility is proposed. The visitor serving facility associated with MacKerricher State Park to the north is far more extensive, many roads and campgrounds are within riparian habitat, including the paved parking lot along Lake Cleone. The proposed 50 foot buffer associated with the Taylor Use Permit application appears to provide more protection for the Taylor riparian habitat.

Please do not hesitate to contact me is you have questions.

Sincerely,

Gordon E. McBride

11 of 15

Botanical Surveys
GORDON E. McBRIDE, Ph.D.

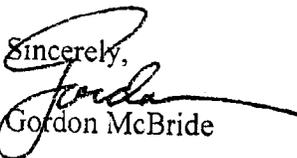
August 19, 2002

Mr. Randolph Stemler
California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, CA 95501

Randy:

In the interest of time I'm faxing you a copy of my response to the Taylor (CUP #29-96) application. A hard copy will follow in the mail.

Please let me know if you have questions.

Sincerely,

Gordon McBride

RECEIVED

AUG 19 2002

CALIFORNIA
COASTAL COMMISSION

12.09.15

Botanical Surveys
GORDON E. McBRIDE, Ph.D.

August 15, 2002

Mr. Randolph Stemler
California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, CA 95501

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AUG 19 2002

CALIFORNIA
COASTAL COMMISSION

RE: JUSTIFICATION FOR PROPOSED FIFTY FOOT BUFFER ALONG SOUTH BOUNDARY OF THE RIPARIAN PLANT COMMUNITY ON PROPOSED TAYLOR COASTAL DEVELOPMENT USE PERMIT #29-96.

Dear Mr. Stemler.

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Stemler, Pg. 2

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14 of 15

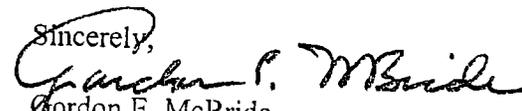
Stemler, Pg. 3

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Please do not hesitate to contact me if you have questions.

Sincerely,

Gordon E. McBride

15 of 15

Pacific GeoScience

June 10, 2003

Mr. Randall Stemler
California Coastal Commission
North Coast District Office
710 E. Street, Site 200
Eureka, California 95501

EXHIBIT NO. 11

APPLICATION NO.

A-1-MEN-02-032

TAYLOR

APPLICANTS'

HYDROGEOLOGICAL

INFORMATION (1 of 86)

RECEIVED

JUN 10 2003

CALIFORNIA
COASTAL COMMISSION

Re: Questa Engineering Corporation's Review of the Proof-of-Water Testing and Hydrological Study for Quail's Nest Inn, Fort Bragg, Mendocino County (Questa letter of April 28, 2003)

Dear Mr. Stemler:

Pacific GeoScience is reluctant to produce a response to the Questa letter in such a short timeframe (i.e., within 4 hours on the afternoon of June 10, 2003). The short time to respond was imposed on Pacific GeoScience by circumstances beyond our control. However, we would like to make the following points:

- We acknowledge the error in Table 3 that adjusts the average discharge rate of well HW-2 to 0.64 gallons per minute (gpm) from the stated 0.70 gpm. The reduced water volume is 86 gallons per day and an actual pumping test cumulative discharge of 1.30 gpm (not including well HW-1 that is reported to produce 0.18 gpm). This would slightly decrease drawdown and yield calculations that utilize the average pumping rate of 0.70 gpm, but would not alter the results of the study.
- Well casing storage does not impact the well yield and drawdown calculations because aquifer properties were only derived from recovery data (i.e., residual-drawdown curves) presented in the GeoSolv, October 1998 report (see Figures 13-15 and tables 11-22). Note that the small numbers for the Ratio, t/t' (on the left side of Figures 13-15) represent late time data since pumping stopped and is less impacted by casing storage than early time data.
- Applying standard well hydraulics to a hand-dug well completed with concrete rings can lead to erroneous results especially when evaluating casing storage effects. A hand-dug well is designed to be underground storage structure and not an efficient water well.
- The pumping period for the hand dug well HW-2 meets the pump test duration specified in the Coastal Groundwater Development Guidelines. It is not practical to extend the pumping period to address casing storage as discussed in the next bullet.

Mr. Randall Stemler

2

June 10, 2003

- Schafer (1978)¹ present equations that take into account casing storage for calculating the critical time (t_c) after which casing storage no longer contributes to the yield of the well. Critical time is given by the following equation:

$$t_c = 0.6 (d_c^2 - d_p^2) / (Q/s)$$

where

t_c = time, in minutes, when casing storage effect becomes negligible

d_c = inside diameter of well casing, in inches

d_p = outside diameter of pump column pipe, in inches

Q/s = specific capacity of the well in gpm/ft of drawdown at time t_c .

Therefore the critical time for well HW-2 would be:

$$t_c = 0.6 (48\text{-inches}^2 - \text{negligible garden hose}^2) / (0.64\text{gpm}/8.16\text{ft})$$

$$t_c = 1382.4 / (0.078)$$

$$t_c = 17,723 \text{ minutes or } 12.3 \text{ days}$$

The critical time calculations indicate that essentially all the water in a hand-dug concrete well is casing storage. What is important is the amount of water that is available during the dry weather testing period. I am not aware of any published material that discusses the alternative methodology of accounting for casing storage volume used by Questa to calculate their Adjusted Average Well Yield.

- Increasing water demand by 50 gpd will not negatively impact study findings.
- Landscape irrigation water supply is not addressed in this study. A large onsite pond and well HW-1 discharge are available to meet irrigation or other project demands.

In summary, it is my belief that there is an adequate water resource at the subject property to support the proposed development but that the recommended water storage for the project (i.e., 6,000 gallons) should be increased to 8,000 to 10,000 gallons to account for the slight decrease in cumulative discharge due to the acknowledged error in Table 3.

¹ Schafer, D. C., 1978. Casing storage can affect pumping test data. *Johnson Drillers' Journal*, Jan/Feb, Johnson Division, UOP Inc., St. Paul, MN..

Mr. Randall Stemler

3

June 10, 2003

Please feel free to contact me if you have questions or would like a more detailed analysis of the Qesta letter.

Sincerely,



Edward W. Hoylman, R.G., C.H.G.
Principal

**PROOF-OF-WATER TESTING
AND
HYDROLOGICAL STUDY
QUAIL NEST INN
23803 QUAIL LANE
FORT BRAGG, CALIFORNIA
ASSESSOR'S PARCEL NOS. 069-161-09 and 069-161-37**

Prepared for

Mr. and Mrs. Henry Taylor
23803 Quail Lane
Fort Bragg, California 95437

Prepared by

Pacific GeoScience
30 Wilder Road
San Anselmo, California 94960
(415) 459-3401

RECEIVED

JAN 29 2003

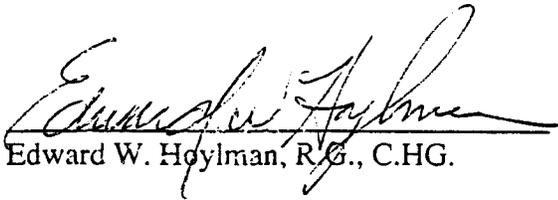
CALIFORNIA
COASTAL COMMISSION

December 2002

4

STATEMENT OF CERTIFICATION

I, Edward W. Hoylman, hereby certify that the work described in the enclosed report titled "Proof-of-Water Testing and Hydrological Study, 23802 Quail Lane Fort Bragg, California, Assessor's Parcel Nos. 069-161-09 and 069-161-37" was performed by me or under my direct supervision and in accordance with accepted hydrologic practices and principles. I am a Registered Geologist (License No. 3488, expiration 6-30-03) and a Certified Hydrogeologist (License No. 407, expiration 6-30-04) with more than 25 years of experience in ground water hydrology.


Edward W. Hoylman, R.G., C.HG.

12-19-02
Date

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Figure 10.	Recovery Test for Well DW-1 (GeoSolv, October 1998 data)
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Figure 14.	Residual-Drawdown Curve for Pumping Well DW-2 (Theis Solution, GeoSolv, October 1998 data)
Figure 15.	Residual-Drawdown Curve for Pumping Well HW-1 (Theis Solution, GeoSolv, October 1998 data)

APPENDICES

- Appendix A: Hydrogeologic Study Period Extension, Policy No. 910.6(O), Excerpt from Basin Plan, Notification Letter with list of those notified
- Appendix B: Drillers Log for Well DW-2
- Appendix C: Transmissivity Values and Recovery Curves from GeoSolv, October 1998

I. INTRODUCTION

A hydrological study was performed on the subject property located at 23803 Quail Lane, Fort Bragg, California, (Mendocino County Assessor's parcel No. 069-161-09 and 069-161-37) in accordance with the Mendocino County Coastal Ground Water Development Guidelines (County Guidelines). A Vicinity Map is presented in Figure 1. A Property and Well Location Map is presented in Figure 2.

The proposed project includes the development of a 10-unit inn and a one-bedroom caretaker's residence on a 5.26-acre site located south of MacKerricher State Park and west of State Highway 1 (Figure 1). Water supply for the project will be provided by four on-site water wells. Sewage treatment and disposal will utilize a septic tank and sand filter for treatment and a mound system for dispersal of the treated effluent.

The County of Mendocino, Department of Public Health, Division of Environmental Health (DEH) approved the project, in a letter dated August 9, 2001, addressed to Mr. Henry Taylor. Conditions for approval of the project as proposed at that time are as follows:

- A water treatment system to disinfect the ground water will be required. This condition was imposed so that existing wells constructed prior to the current requirements for commercial use can provide water to the project.
- Record easements for the proposed septic system to serve parcel 069-161-09 on parcel 069-161-37, and for the well on parcel 069-161-37 to serve parcel 069-161-09.
- Obtain a permit to operate that is required for the non-standard septic system.
- Off-site laundry service is required for the 10-unit inn. The water use for the 10-unit inn is 800 gallons per day (gpd) as defined in DEH's policy number 910.6(O). This use excludes laundry and kitchens.

In October 1998, GeoSolv, LLC (GeoSolv), performed a hydrogeological study and pumping tests for three wells (DW-1, DW-2 and HW-1) located on the subject property. Questa Engineering Corporation (Questa) reviewed this study on behalf of Mr. Harold Graboske and Ms. Patricia Jones (Parcel #5). Questa concluded that the hydrological study contained errors and omissions and overlooked or neglected critical issues, thereby, not meeting the normal standard of practice for proof-of-water and hydrological studies in the Mendocino Coastal area.

The principal points of the Questa review of the GeoSolv report are as follows:

- Drawdown and discharge measurements for the pumping tests were not provided in the report.
- Estimation of yield for the three on-site wells does not account for the interference between the wells.
- The test for well HW-1 did not meet the 24-hour duration required by the County Guidelines.
- No assessment of impact on the water table at the neighboring wells was reported.
- Estimated drawdown for maximum day demand, average water demand, and dry year conditions were not provided in the report.

The October-November 2002 hydrogeologic study and pumping tests performed by Pacific GeoScience on the subject property were designed to meet the requirements of the County Guidelines and address Questa's concerns. A letter requesting an extension of the dry weather Hydrogeologic Testing Period into early November was approved by DEH. A copy of the approval letter is provided in Appendix A. The principal deficiency of the GeoSolv report was an estimation of yield that did not account for the interference between wells and an assessment of the impact on neighborhood wells. Cumulative well yield in this study was evaluated by pumping the three test wells (DW-1, DW-2, and HW-2) simultaneously. This methodology allowed for direct measurement of cumulative yield but well interference prevented the use of standard methodologies for determining aquifer parameters (i.e., transmissivity, storativity, well efficiency). Therefore, the recovery data presented in the GeoSolv study was used to determine aquifer parameters.

On October 31, 2002, 72-hour and 24-hour aquifer pumping tests, and subsequent 24-hour recovery tests, were started. A 72-hour pumping test was performed in wells DW-1 and DW-2. A 24-hour pumping test was performed in well HW-2. Recovery tests that exceeded 24 hours were performed in all of the wells. The 72-hour test for well DW-1 was started at noon on October 31, 2002, followed approximately 3 hours later by the start of the 24-hour pumping test in HW-2. The 72-hour test for DW-2 was started approximately 2 hours after the start of the HW-2 test. The staggered start times allowed one person to collect the drawdown and subsequent recovery data from all the wells.

Weather during the testing period was dry and clear. The nights were clear and cold with significant frost forming during the early morning hours. The first rainstorm of the season occurred after the pumping tests had been completed and during the last part of the ground water recovery period on November 7, 2002. The locally heavy rains did not affect the recovery test data.

II. ESTIMATED WATER ALLOTMENT

Water allotments for the proposed commercial project are given in DEH's policy No. 910.6(O) and in the Basin Plan. Relevant portions of these documents are given in Appendix A. Per the Basin Plan, the water use standard for the caretaker's residence having one bedroom is 150 gpd. DEH's policy specifies 200 gpd for the first bedroom of the caretaker's residence but DEH personnel stated that the Basin Plan requirements should be followed for this project. The additional 50 gpd would not affect the finding of this study if DEH's policy requirements were followed. The 10-unit inn with on-site laundry and no kitchens is 1,200 gpd, or 120 gpd per unit, in accordance with DEH's policy. Therefore, the estimated water allotment and maximum day use demand for the proposed commercial project is 1,350 gpd, which is equivalent to a constant discharge rate of 0.94 gpm.

III. HYDROLOGICAL SETTING

A description of the hydrological setting at the property is presented below. The information summarized in this section was gathered from available literature, drilling logs, and conditions encountered in the field at the time of the study. California Department of Water Resources published a comprehensive description of the geologic characteristics of the Fort Bragg Subunit (Parfitt and Germain, 1982)¹.

A. Regional Geology and Ground Water Occurrence

Marine Terrace Deposits of Pleistocene age mantle the Franciscan Complex, which is divided into the mélangé rocks and the Coastal Belt rocks of late Cretaceous (70 million

¹ Parfitt, D.G., and Germain, L.F., 1982. Mendocino County Coastal Ground Water Study. State of California, Department of Water Resources (Reprinted by Mendocino County, 1989)

years before present, mybp) to late Eocene (40 mybp) age. The Terrace Deposits extend inland 0.2 to 5 miles at an elevation of 40 to 650 feet above mean sea level.

The marine Terrace Deposits are predominantly massive, semi-consolidated clay, silt, sand, and gravel, and range from 1 to 140 feet in thickness. The deposits range from clean, well-sorted, fine to coarse sand, to poorly sorted, fine to coarse sand with a silty matrix. Fine to medium gravel occurs as lag gravel layers and in lenses of conglomerate.

B. Regional Aquifer Description

Ground water occurs within the Terrace Deposits at the contact with the Franciscan Complex. Ground water infiltrates through the generally permeable Terrace Deposits and is perched on the generally impermeable Franciscan rocks. The aquifer in the Terrace Deposits is unconfined. Wells completed in the Terrace Deposits of the Fort Bragg Subunit commonly yield from 8 to 29 gpm, according to well driller's reports². Recharge for the Terrace Deposits is from infiltration of precipitation and possibly by subsurface inflow through joints in the fractures in the Franciscan bedrock. Ground water movement is generally westward, in the direction of the topographic slope and inclined surface of the Terrace Deposits - Coastal Belt Franciscan rocks contact.

Coastal Belt Franciscan rocks are considered non-water bearing. They are consolidated and of low permeability and porosity. Ground water can occur in weathered rock or in secondary openings formed by fractures, joints, and shear zones. Coastal Belt Franciscan rocks are recharged through deep percolation of rainwater through the overlying Terrace Deposits or directly through precipitation and infiltration in areas of outcrops. Wells developed in the Coastal Belt Franciscan rocks commonly yield between 1 and 9 gpm in this subunit³.

C. On-Site Hydrological Conditions

Based on the well completion report for test well DW-2 and the depths of wells HW-1 and HW-2, the geology at the subject property consists of approximately 12 to 15 feet of Terrace Deposits underlain by the Coastal Belt rocks of the Franciscan Complex. The

² *ibid.*

³ *Ibid.*

Terrace Deposits are comprised of brown clay and sand. A copy of the well completion report for pumping well DW-2 is presented in Appendix B.

The Terrace Deposits in test well HW-2 were saturated from a depth of 2.44 feet bgs to the bottom of the well (13.08 feet bgs). The depth to water in well HW-1 was 10.4 feet bgs. It is assumed that both of these shallow hand-dug wells are completed in the Terrace Deposits but no logs are available for these wells. Static water level in well DW-1 was 8.15 feet below top of casing (btoc). DW-1 is screened at the bottom of the Terrace Deposits and in the underlying Coastal Belt Franciscan rocks. All measurements were made prior to the beginning of the pumping tests.

Surface and subsurface water flows from south to north through parcel #37. This flow supplies water to a developed pond that is adjacent to well HW-2 and sustains a natural pond located adjacent to the subject property on the east side of Highway 1. The pond level on the subject property was approximately 2 feet below the spillway at the time of the testing. An area along the east side of parcel #37 has been designated as a wetland.

D. Existing Wells

Four wells are located on the subject property. Three wells (DW-1, HW-1 and HW-2) are located on parcel #37. Well DW-2 is located on parcel 9 (see Figure 2). HW-1 and HW-2 are shallow, hand-dug wells completed with 4-foot diameter concrete well rings. The total depth of wells HW-1 and HW-2 are 12.55 and 13.08 feet bgs, respectively. DW-1 is a 5-inch diameter Schedule 80 PVC well. The total depth of this well was measured at 172 feet btoc when the pump was replaced prior to testing. The pump is set at a depth of 158 feet btoc. No well logs are available for the hand-dug wells (HW-1 and HW-2) or well DW-1. Well DW-1 is reported by the owner to have a twenty-foot sanitary seal.

American Construction and Supply Company drilled well DW-2 to a total depth of 500 feet bgs in May 1998. The well was completed to a depth of 395 feet bgs with 5-inch diameter Schedule 80 PVC casing that was hand slotted from a depth of 50 to 395 feet bgs. The well pump was set at a depth of 383 feet bgs. Well DW-2 has a 50-foot sanitary well seal. The well completion report is provided in Appendix B.

Water wells are located on all the contiguous parcels surrounding the subject property. However, only the property owners on parcel #7 (McCarthy) and parcel #5 (Graboske) provided permission to enter their property and measure the location their wells. The property owner of parcel #11 (Daniels) adamantly refused to be part of the study. The owners of parcels #8 and #12 did not respond to notification of the testing and were not contacted during the field program. They had not expressed concern regarding the proposed project during the 1998 testing.

Baseline water level measurements were collected in the test wells DW-1 (8.15 feet btoc) and HW-2 (2.44 feet bgs) and in the observation well HW-1 (10.40 feet bgs) prior to the start of pumping tests. However, the water level in DW-1 was lowered when the new pump was installed and tested the morning the aquifer test began. The initial water level in DW-1 at the start of the pumping test was 13.45 feet btoc. Static water level in well DW-2 could not be measured because the well pump was inadvertently left on and it completely evacuated the well just prior to testing. The depth to water in well DW-2 was 112.35 feet btoc and rising at the beginning of the pumping test. The water level in this well was 90.00 feet btoc (i.e., 22.35 feet higher than at the start of the test) at the end of the recovery period. The depth to water was not measured in the wells on parcels 5 or 7 per instructions from the owners.

IV. PERFORMANCE OF PUMPING TEST

A description of the procedures used to perform the 72-hour and 24-hour pumping, and subsequent 24-hour recovery tests, is presented below.

A. Notice Requirements for Aquifer Pumping Test

In accordance with requirements of the County Guidelines, all property owners within 1/4-miles of the pumped wells were notified of the date, time, and location of the aquifer tests. The notification letter included a contact name, phone number, and address in the event that the test affected the wells on neighboring properties. A copy of the notification letter and a list of the names, assessors parcel number, and mailing address of those notified is given in Appendix A. Owners of parcel #5 (Graboske), parcel #7 (McCarthy), and parcel #11 (Daniels) were contacted directly in addition to the notification letter.

In response to notification, owners of parcels #5 and #7 provided permission to measure the location of their wells from the property boundaries. Ms. McCarthy declined to have water level measurements made in her hand-dug (Terrace Deposits) well. The owners of parcel #5 were not on the property during the testing and there was no access to their well that would permit water level measurements. The owner of parcel #11 adamantly refused to be part of the study and stated that he would do everything within his power to prevent the approval of the proposed project.

B. Pumping Testing Methodology

Existing submersible pumps were used to perform the 72-hour pumping test in wells DW-1 and DW-2. The pumps were equipped with a check valve to prevent water back flow at the completion of the test. The pump intake was set approximately 158 feet btoc in well DW-1 and 383 feet btoc in well DW-2. A sump pump was used for the 24-hour test in well HW-2. On-site electrical power was used to power the pumps.

Totalizing flow meters were attached to the discharge lines from wells DW-1 and DW-2. However, ground water turbidity blocked the impellers of the flow meters and rendered them unusable for determining flow rates and total discharge. Flow rate was determined by measuring the time required to fill a graduated five-gallon container for DW-2 and a quart container for well DW-1. Later in the test, 32-gallon containers were used to measure discharge. For the higher average discharge rate of well DW-2 (i.e., 0.5 gpm), two 32-gallon containers were joined together so that one container spilled into the other. This provided a longer interval between discharge measurements and emptying of the 32-gallon containers.

Water discharged from the test wells during the 72-hour pumping tests was spread on the ground surface approximately 100 feet from the pumping well. Approximately 750 and 2,100 gallons of ground water were pumped from DW-1 and DW-2, respectively, during the 72-hour pumping tests.

The 72-hour pumping test was initiated at test well DW-1 at 12:00 hours on October 31, 2002, and completed at 13:10 hours on November 3, 2002. The target-pumping rate for the test was 0.20 gpm based on the average discharge rate during the October 1998 test (0.38 gpm) and the dryer conditions preceding the current study. The

average flow rate fluctuated between 0.00 and 0.38 gpm with an average discharge rate of 0.17 gpm for the 72-hour pumping period. Flow rate measurements are given in Table 1. A plot of the flow rate measurements throughout the test is presented in Figure 3.

At the conclusion of the 72-hour pumping test, a 24-hour recovery test was started. Measurements of the depth to ground water were concluded at 10:30 on November 7, 2002, in well DW-1.

The 72-hour pumping test was started at test well DW-2 at 16:45 hours on October 31, 2002, and completed at 16:46 hours on November 3, 2002. The target-pumping rate for the test was 0.50 gpm based on the average discharge rate during the October 1998 test (0.81 gpm) and the dryer conditions preceding the current study. The average flow rate fluctuated between 0.00 and 0.96 gpm with an average discharge rate of 0.49 gpm for the 72-hour pumping period. Flow rate measurements are given in Table 2. A plot of the flow rate measurements throughout the test is presented in Figure 4.

At the conclusion of the 72-hour pumping test, a 24-hour recovery test was started. Measurements of the depth to ground water were concluded at 10:46 on November 7, 2002.

The 72-hour pumping test in wells DW-1 and DW-2 were performed using commercial pumps already installed in the wells. Commercial pumps are designed to run at high discharge rates with minimum backpressure. To accomplish the testing using the available pumps, a large percentage of the ground water was returned to the well through 1/2-inch diameter black irrigation tubing while a smaller measured quantity of water was discharged from the well. The end of the irrigation tubing was set below the water level in each well near the pump intakes. Wells DW-1 and DW-2 had approximately 160 feet and 390 feet, respectively, of return flow irrigation tubing.

During both of the 72-hour tests the commercial pumps shutdown for short periods of time. The shutdowns occurred in wells DW-1 and DW-2 at 1,500 minutes and 1,300 minutes elapsed time, respectively. The pump shutdowns occurred due to high backpressure that caused to pumps to over-heat and trip an internal breaker switch. The problem was corrected by removing the black irrigation tubing thus reducing the backpressure. Return flow was discharged into the well casing.

The 24-hour pumping test was initiated at test well HW-2 at 14:50 hours on October 31, 2002, and completed at 15:10 hours on November 1, 2002. The target-pumping rate for the test was 0.65 gpm. The average flow rate fluctuated between 0.50 and 0.98 gpm with an average discharge rate of 0.70 gpm for the 24-hour pumping period. Flow rate measurements are given in Table 3. A plot of the flow rate measurements throughout the test is presented in Figure 5.

At the conclusion of the 24-hour pumping test, a 24-hour recovery test was started. Measurements of the depth to ground water were concluded at 17:25 on November 5, 2002.

C. Water Level Monitoring

Water levels were periodically monitored in the test wells (DW-1, DW-2, and HW-2) and one observation well (HW-1) during the 72-hour pumping tests and subsequent 24-hour recovery tests. Water levels were measured with a Heron™ or Powers™ electronic water level sounder that signals contact with water both audibly (beeping noise) and visually (indicator light on instrument – Heron™ and a meter on the Powers™). The water levels were measured to the nearest 0.01-foot from a reference point on the top of well casing. The depth to ground water and the clock time were recorded for each measurement.

Water level measurement became more difficult with increasing depth to water and when the return irrigation tubing was removed resulting in return flow cascading down the well. Cascading water was not a big problem for the relatively shallow depth to water measurements in well DW-1. However, the depth to water measurements in DW-2 (as deep as 380 feet btoc) were problematic. The well was constructed with stainless steel band clamps connecting the pump wiring to the discharge pipe. The water level measurement probe would hang up on the clamps and could not be removed from the well. To facilitate water level measurements, a stilling well constructed of 1/2-inch diameter CPVC tubing was inserted into the well to a depth of 382 feet btoc (i.e., just above the pump intake). The well pump was shutdown for a short period of time during the installation of the stilling well (see Figure 4).

V. PUMPING TEST DATA ANALYSES

Analyses of data collected prior to and during the 72-hour pumping tests, and the 24-hour recovery tests are presented below.

A. Well and Aquifer Characteristics

1. Drawdown and Recovery

Drawdown and recovery data for the pumping wells DW-1, DW-2, and HW-2 are presented in Tables 4, 5, and 6, respectively. These drawdown and recovery data for the pumping wells are also presented graphically in Figures 6, 7, and 8, respectively. Drawdown and recovery data for the observation well HW-1 are given in Table 7 and presented graphically in Figure 9.

2. Transmissivity and Storage Coefficient

Aquifer transmissivity and storage coefficient were not determined from the drawdown and recovery data collected during the October 2002 tests.

Simultaneously pumping the three test wells resulted in an unknown amount of interference between the wells that would affect the shape of the drawdown and recovery curves, thus impacting the determination of aquifer parameters from these data.

Aquifer transmissivity was evaluated using the recovery data for wells DW-1, DW-2, and HW-1 (using GeoSolv's October 1998 data) by a method developed by Theis⁴. Pumping well drawdown data were not analyzed because this information was not provided in the GeoSolv report. The storage coefficient could not be estimated using October 2002 observation well HW-1 drawdown and recovery data because of an unknown amount of pumping well interference at that well.

Transmissivity calculations using GeoSolv's October 1998 recovery data for wells DW-1, DW-2, and HW-1 are presented herein. The GeoSolv report did not provide tables of recovery measurements, therefore, these data were derived

from Figures 5, 6, and 7, of the GeoSolv October 1998 report for wells DW-1, DW-2, and HW-1, respectively. Transmissivity values and Figures 5, 6, and 7 from the GeoSolv October 1998 report are presented in Appendix C. Numerical data derived from the GeoSolv report is given in Tables 8, 9, and 10. These data include elapsed time since pumping stopped (t'), depth to ground water measurements, and time since pumping started (t) for wells DW-1, DW-2, and HW-1, respectively. Tables 8, 9, and 10 also provide the ratio (t/t') and the residual-drawdown (s') calculations for wells DW-1, DW-2, and HW-1, respectively. Graphical representations of the recovery for wells DW-1, DW-2, and HW-1 are given in Figures 10, 11, and 12, respectively. The scale for the X- and Y-axes of these figures are the same as those presented in the GeoSolv report so they can be compared to the original figures given in Appendix C.

Transmissivity calculations from the residual-drawdown data are presented in Figures 13, 14, and 15, for pumping wells DW-1, DW-2, and HW-1. Transmissivity values for wells DW-1, DW-2, and HW-1 are 13.0, 10.4, and 170.0 gallons per day per foot of drawdown (gpd/ft), respectively. Well HW-2, which is constructed in a similar manner and to a similar depth as well HW-1, was assigned a transmissivity value of 170.0 gpd/ft.

The storage coefficient for wells completed in the Coastal Belt rocks of the Franciscan Complex (wells DW-1 and DW-2) and the Terrace Deposits (well HW-2) could not be determined from the available data. Questa⁵ reported an estimated storage coefficient of 0.068 for a well completed to a depth of 160 feet bgs in the Franciscan Complex in the Town of Mendocino. This well was pumped at a constant rate of 0.66 gpm for a 72-hour test and had a reported transmissivity of 13.6 gpd/ft⁶. The well is similar to DW-1 with the exception that the Terrace Deposits extended 3 feet below the 20-foot well seal and this likely increased well production capacity. Therefore, a much more conservative estimated storage coefficient of 0.001 was assigned to wells DW-1 and DW-2.

⁴ Theis, C.V., 1935. The relation between lowering of the piezometric surface and rate and duration of discharge of a well using ground-water storage. *Transactions, American Geophysical Union*, Vol. 16, pp. 519-524.

⁵ Questa Engineering Corp. 2000. Hydrology Study for Parcel #119-217-01, Town of Mendocino, Mendocino County, pages 4-5.

Storage coefficients of 0.009 and 0.034 are reported by Lawrence & Associates⁷ for the Terrace Deposits near the Town of Mendocino. The storage coefficient for well HW-2 completed in the Terrace Deposits was assigned a conservative value of 0.01.

3. Well Efficiency and Specific Capacity

The efficiency of a test well can, in some cases, be estimated from the distance-drawdown curve. By extending the straight line representing the profile of the cone of depression from two or more observation wells to a location just outside the pumping well the theoretical drawdown of a 100-percent efficient pumping well can be estimated. Well efficiency is then the theoretical drawdown for a 100-percent efficient pumping well divided by the actual drawdown of the pumping well.

Pumping well efficiency for the October-November 2002 tests could not be estimated because of pumping well interference. Well efficiency in all the test wells is expected to be low based on well construction. Wells DW-1 and DW-2 were completed with hand-slotted instead of factory-slotted well screen. Hand-slotted well screen provides significantly less open area per linear foot of well screen and results in a well with low efficiency. The hand-dug wells completed with concrete rings commonly have low efficiency because the permeability of the concrete rings is typically lower than the surrounding aquifer.

Specific capacity of a well is its yield per unit of drawdown, expressed herein as gallons per minute per foot of drawdown (gpm/ft). Specific capacity is time dependent usually decreasing as pumping time increases and discharge dependent decreasing as the discharge rate increases. The specific capacity of pumping well DW-1, with an average pumping rate of 0.17 gpm, was 0.001 gpm/ft (0.17 gpm/ 133.45 feet @ 11/3/02 13:10 at the end of the pumping test). The specific capacity of pumping well DW-2, with an average pumping rate of 0.49 gpm, was 0.002 gpm/ft (0.49 gpm/ 267.25 feet @ 11/3/02 16:46 at the end of

⁶ Ibid.

the pumping test). The specific capacity of pumping well HW-2, with an average pumping rate of 0.70 gpm, was 0.086 gpm/ft (0.70 gpm/ 8.16 feet @ 11/1/02 15:10 at the end of the pumping test). Specific capacity of all the wells is low due, in part, to well construction.

B. Proof of Adequate Water Supply

The observed maximum sustained yield of the wells as determined from the pumping tests should equal or exceed the estimated maximum daily water demand to establish proof of water. The maximum daily water demand for the project proposed herein (i.e., 10-unit inn with laundry (1,200 gpd) and a 1-bedroom caretaker's residence (150 gpd) is 1,350 gpd or 0.94 gpm sustained yield. The maximum short-term (i.e., 3-day period) cumulative sustained yield of wells DW-1, DW-2, and HW-2 is 2,290 gpd or 1.59 gpm. This is the sum of the 3-day yield calculations for each pumping well given in Tables 20 through 22. This yield does not include discharge from well HW-1 that was estimated to have a sustained yield of 261 gpd or 0.18 gpm from the GeoSolv October 1998 data. Well HW-1 has historically provided water to the single-family residence on parcel #37. It should also be noted that the cumulative measured yield of the three pumping wells (1.36 gpm, see Tables 20 through 22) was measured at the very end of the dry weather testing period (i.e., test started on October 31, 2002) for a year that is reported by the owner of the adjacent parcel (McCarthy) as extremely dry and the first year that the creek running through her property stopped flowing⁸.

C. Aquifer Effects

The observed and computed drawdown at the on-site observation well and in the neighboring wells are used to assess the extent of adverse effects on the aquifer and ground water supply on surrounding properties.

⁷ Lawrence & Associates. 1996. Proof-of-Water Testing and Hydrological Study on the Property of Peter Field and Darlene Wescombe 45081 Cahto Street Mendocino, California 95460 Assessor's Parcel No. 119-160-15. page 4.

⁸ Personnel communication with Ms. McCarthy. The creek that flows through parcel #7 reportedly stopped flowing in June 2002.

1. Evaluation Criteria and Drawdown Calculations

An adverse effect on the aquifer shall be considered to have occurred if the pumping rate during the aquifer test results in a drawdown at the well of an adjacent property that amounts to more than 10 percent of the existing drawdown at the well under conditions of maximum day use pumping demand. This evaluation criterion cannot be applied because water levels in wells #7 and #5 on adjacent parcels, that elected to participate in the study, were not measured in accordance with the directions from the owners. However, the calculated 3-day drawdown values at wells #7 and #5 were zero (Tables 14 and 17, respectively) and, therefore, would not adversely impact any water column height in these wells.

Drawdown at a given location is caused by the drawdown created by each pumping well during the test period. Drawdown across the subject property from each pumping well was calculated using the Theis Non-equilibrium equation. Drawdown at the end of 3-day, 90-day, and 180-day periods was calculated corresponding to maximum day water use demand, dry weather conditions, and drought conditions, respectively.

Drawdown at observation well HW-1 a result of drawdown caused by pumping wells DW-1, DW-2, and HW-2. Table 11 provides the parameter values, equations, and assumptions for calculating the 3-day drawdown at observation well HW-1. Values for the well function $W(u)$, corresponding to values of u for the Theis Non-equilibrium equation, were taken from Driscoll⁹. The calculated drawdown at this well is 0.82 feet. The measured drawdown was 0.08 feet at the end of the pumping tests and throughout the recovery period (see Figure 9). Clearly, the calculated drawdown overestimated the measured drawdown. It is likely that the overestimated drawdown results from different aquifer properties that hinder flow between the Franciscan Complex rocks and the overlying Terrace Deposits. The Theis equation assumes a single transmissivity and storage coefficient between the pumping and observation well, however, a

⁹ Driscoll, F.G., 1986. *Groundwater and Wells, Second Edition*. Johnson Filtration Systems, Inc. pages 921-922.

layered system exists at the subject property. Pumping well DW-2, with 50-feet of sanitary seal, is completed in the Franciscan Complex rocks and the observation well HW-1 is completed in the Terrace Deposits which have different aquifer properties. Likewise, pumping well DW-1 probably draws most of its water from the Franciscan Complex rocks, because the sanitary seal extends throughout the Terrace Deposits. To correct for the calculated overestimate of drawdown, an empirical ratio of the measured to calculated drawdown was determined for the 3-day period at well HW-1. This correction ratio is equal to 0.1 (i.e., measured 3-day drawdown divided by calculated 3-day drawdown $0.08/0.82 = 0.1$). For the 90-day and 180-day drawdown at HW-1 and for all determinations at wells #7 and #5, the calculated drawdown is multiplied by the correction ratio to determine the probable drawdown at the well.

Drawdown at well HW-1, well #7, and well #5 for 3-day, 90-day, and 180-day periods are given in Tables 11 through 19. A summary of the calculated and probable drawdown values are given below. The cumulative pumping rate

Well	3-day Drawdown Calc./Probable (feet)	90-day Drawdown Calc./Probable (feet)	180-day Drawdown Calc./Probable (feet)
HW-1	0.82 / 0.08*	7.50 / 0.75	10.42 / 1.04
#7	0.00 / 0.00	4.89 / 0.49	7.65 / 0.76
#5	0.00 / 0.00	1.32 / 0.13	3.05 / 0.31

* measured drawdown

for the 90-day and 180-day drawdown calculations is the maximum day use demand for the proposed project.

Drawdown at well #5, reported to be a deep well completed in the Franciscan Complex, is very likely less than 10 percent of the water column in the well. The drawdown at well #7, a hand-dug well completed in the Terrace Deposits, could represent greater than 10 percent of the water column in the well if the probable drawdown number is achieved. Reviewing the contribution of each pumping well to the drawdown at well #7, well DW-2 produces 89 percent of the total calculated drawdown at the well. Well DW-2 is a commercially developed well (i.e., 50-foot well seal and a total completed depth of 395 feet

btoc). The Terrace Deposits in the area of the well are approximately 15 feet thick. Therefore, well DW-2 is sealed 35 feet below the interface between the Terrace Deposits and the Franciscan Complex and does not draw significant amounts of ground water directly from the Terrace Deposits. It is unlikely that the probable drawdown in well #7 would be realized.

2. Well Yield Calculations

Using the analytical methods described above, the transmissivity of the aquifer adjacent to each pumping well was calculated. Transmissivity values for wells DW-1, DW-2, and HW-1 are 13.0, 10.4, and 170.0 gpd/ft, respectively. Well HW-2, which is constructed in a similar manner and to a similar depth as well HW-1, was assigned a transmissivity value of 170.0 gpd/ft. Conservative storage coefficient values were assigned to the Franciscan Complex wells DW-1 and DW-1 (0.001) and to well HW-2 (0.01) completed in the Terrace Deposits (see discussion in Section 2 Transmissivity and Storage Coefficient). The Theis Non-equilibrium equation uses these aquifer parameters in conjunction with well construction information and discharge rates to determine yield at specified pumping times.

The October-November 2002 tests demonstrated the ability of the three pumping wells to produce a maximum short-term cumulative yield of 1.59 gpm (2,290 gpd) or a measured short-term cumulative yield of 1.36 gpm (1,958 gpd). Well yield calculations are given in Tables 20, 21, and 22. This exceeds project water requirements of 0.94 gpm (1,350 gpd) by 0.65 gpm (936 gpd) or 0.42 gpm (605 gpd), respectively.

Assessment of long term yields for dry summer months (90-day period) and drought conditions (180-day period) were calculated. A summary of the conservative yield calculations is given below. Project water requirements are met by the cumulative well discharge with 0.1 gpm (144 gpd) excess, based on the calculated 180-day period drought conditions.

Well	3-day Well Yield (gpm)	90-day Well Yield (gpm)	180-day Well Yield (gpm)
DW-1	0.19	0.15	0.14
DW-2	0.49	0.39	0.37
HW-1 ¹	0.18	-	-
HW-2 ²	0.91	0.56	0.53
Total Yield	1.59	1.10	1.04

1. Well HW-1 not included in yield calculations (from GeoSolv 1998 report)

2. 1-day yield given for well completed in the Terrace Deposits

Yield determinations herein are conservative. Well yield is determined by calculating the discharge rate per foot (i.e., specific capacity) times the length of the water column in the well. Commonly, the length of the drought condition water column is arbitrarily set equal to 2/3 of the total water column in the well at the time of testing. Wells completed in the Franciscan Complex rocks have water columns that can be quite large. The water column in DW-2 is approximately 270 feet (i.e., depth of the pump intake minus static water level at beginning of the test). Even with the small 3-day specific capacity determined for well DW-2, 0.007 gpm/ft, (see Table 21, 3-day yield), 2/3 of the total column of water in the well times the specific capacity would result in a 3-day well yield of 1.27 gpm ($2/3 \times 270 \text{ feet} \times 0.007 \text{ gpm/ft} = 1.27 \text{ gpm}$). This greatly exceeds the discharge capacity of well DW-2.

Ground water enters wells completed in the Franciscan Complex rocks through fractures in the rock. The extent and depth of fractures that intersect the well borehole is not known. It is likely that significant portions of the borehole do not have fractures that provide water to the well. The water column adjacent to non-fractured rock would provide casing storage for the well but should not be included in the well's water column used to calculate yield. The hand-slotted well screen may have sections with only a small amount of open space and this would hinder well yield. The question becomes how to determine the proper water column for yield determinations without detailed knowledge of aquifer characteristics and well hydraulics. A similar question arises when dealing with a shallow hand-dug well completed with concrete well rings.

Empirical data are used herein to estimate the water column for yield and maximum yield calculations. Using aquifer parameters, a selected time period, and the Theis Non-equilibrium equation, the specific capacity of the well can be determined. Using the 3-day specific capacity, an adjusted column of water that resulted in the average 3-day discharge is selected. For example, the adjusted water column for well DW-1 that produces the measured well yield of 0.17 gpm for a 3-day period is 19 feet (Table 20). The measured column of water (drawdown) in that well is 133.5 feet at the end of the 3-day period. Water levels near the end of the testing period for well DW-1 approach stabilization (see Figure 6). The near stabilized depth to water is approximately 11 feet above the pump intake. This indicates that the well could have been pumped at a slightly increased discharge rate for the 3-day test period without drying out the well. To estimate the maximum well yield the additional available column of water should be added to the adjusted column of water for yield calculations. This was accomplished by: (1) determining the ratio of the adjusted column of water to the measured column of water (i.e., 19 feet / 133.5 feet = 0.14); (2) multiplying the additional available column of water by the adjusted / measured ratio (i.e., 11 feet x 0.14 = 1.54 feet); and (3) adding the resulting product to the adjusted column of water (i.e., 19 feet + 1.54 feet = 20.54 feet). The total water column is then used to determine the maximum 3-day, 90-day, and 180-day well yields. For well DW-1, the maximum 3-day well yield, using this methodology, is 0.19 gpm compared to the measured 3-day yield of 0.17 gpm.

D. Regional Aquifer Impact

The annual discharge from the test wells at the maximum day water use demand (1,350 gpd) is 492,750 gallons (1,350 gpd x 365 days = 492,750 gallons). The storage in the Terrace Deposits underlying the property is approximately 171,398 gallons assuming the property (parcels 37 and 9) is approximately 5.26 acres and the saturated thickness of the Terrace Deposits at the time of the test was approximately 10 feet with a storage coefficient of 0.01 (5.26 acres x 10 feet = 52.6 acre/ft x 325,851 gallons/(acre/ft) x 0.01 = 171,398 gallons). This represents approximately 35 percent of the annual water usage at

the maximum day water use demand. It does not include water stored in the fractures of the Franciscan Complex rocks. Unlike the caretaker's residence, it is unlikely that the 10-unit inn would be fully occupied every day of the year. If the inn achieved an average annual occupancy rate of 40-percent, the maximum water use demand (150 gpd for the caretaker's residence + 0.4 x 1,200 gpd for the 10-unit inn = 630 gpd) is 229,950 gallons (630 gpd x 365 days = 229,950 gallons). Water storage in the Terrace Deposits underlying the property represents 74 percent of this annual water usage.

Annual recharge to the Terrace Deposits, with a portion infiltrating into the underlying Franciscan rocks, from on-site deep percolation of rainfall is estimated to be 1,714,000 gallons (i.e., 5.26 acres x 1 foot annual deep percolation = 5.26 acre/ft x 325,851 gallons/(acre/ft) = 1,714,000 gallons). This annual recharge assumes 1 foot of deep percolation from the average annual rainfall (i.e., 40 inches) in the Fort Bragg area. Questa used this recharge rate for ground water replenishment calculations for a Hydrological Study in the Mendocino area¹⁰. This recharge rate is probably conservative for the subject property because the northern portion of the site is designated as wetlands with water flowing subsurface beneath the property and feeding an on-site pond. Surface water was also observed flowing into a pond adjacent to the property across Highway 1 at the time of the October-November 2002 tests. Maximum annual discharge for the property represents approximately 28 percent (492,750 gallons / 1,714,000 gallons = 0.28) of the on-site annual recharge. Ground water usage of 229,950 gallons (based on 40 percent occupancy) represents 13 percent (229,950 gallons / 1,714,000 gallons = 0.13), therefore, this usage should not significantly decrease the Terrace Deposits aquifer's long-term water storage.

Cumulative impact of the proposed 10-unit inn on the local ground water resources is an important element in evaluating the adverse effect on the neighborhood and local water resources. Cumulative drawdown has been evaluated at the neighborhood properties that elected to be included in the study. Cumulative drawdown at the neighborhood wells was calculated to be zero for the 3-day period and a maximum probable drawdown of 0.76 feet at the nearest neighborhood well for the 180-day drought

¹⁰ Hantzsche, N.H., 2002, Hydrological Study for Parcel # 119-150-33 44720 Main Street, Mendocino. Questa Engineering Corp. Santa Rosa, California (page 11).

period (see Tables 14-19). For this drawdown to occur, 100 percent occupancy would be required for the 180-day drought period. Cumulative sustained yield calculations take into consideration well interference through the simultaneous pumping of the three test wells and use a conservative adjusted water column to determine long term yield (i.e., 90-day and 180-day yields). The 180-day sustained yield exceeds the maximum day water use demand for 100 percent occupancy of the 10-unit inn and caretaker's residence (see Tables 20-22).

VI. MITIGATION OF ADVERSE EFFECT

No adverse effects as defined by the County Guidelines were observed during the testing described herein. Therefore, no mitigation measures are mandatory. However, during a combination of severe drought conditions and high occupancy rates in the late Summer and Fall, on-site storage to meet short-term water demands could be required. It is, therefore, recommended that 6,000 gallons of on-site water storage be included in the development project. The water storage would be part of the water treatment system to disinfect the ground water that was a condition of an earlier project approval by DEH.

VII. CONCLUSIONS

The following conclusions are based on the 72-hour pumping and 24-hour recovery tests performed in October-November 2002 at the subject property located at 23803 Quail Lane, Fort Bragg, California, (Mendocino County Assessor's parcel No. 069-161-09 and 069-161-37).

- Two 72-hour pumping and 24-hour recovery tests were successfully completed in wells DW-1 and DW-2 at the site during the 2002 extended Hydrological Testing Period.
- One 24-hour pumping and 24-hour recovery test was successfully completed in well HW-2 at the site during the 2002 extended Hydrological Testing Period.
- All three wells were pumped simultaneously.
- Information on aquifer characteristics at the site was developed based on test data reported by GeoSolv during their testing performed during the 1998 Hydrological Testing Period.

- Two pumping wells (DW-1 and DW-2) were completed in the Coastal Belt Franciscan rocks.
- One pumping well HW-2 and one observation well HW-1 were hand-dug wells completed in the Terrace Deposits.
- The transmissivity of the Coastal Belt Franciscan adjacent to the test wells DW-1 and DW-2 are 13.0 and 10.4 gpd/ft, respectively. A conservative storage coefficient of 0.001 was assigned to these wells.
- The transmissivity of the Terrace Deposits adjacent to the observation well HW-1 is 170.0 gpd/ft. Well HW-2, that is similar to well HW-1, was assigned a transmissivity value of 170.0 gpd/ft. A conservative storage coefficient of 0.01 was assigned to these wells.
- The specific capacity of the test wells DW-1, DW-2, and HW-2 was calculated to be 0.001, 0.002 and 0.086 gpm/ft, respectively.
- Well efficiency was not estimated because of well interference caused by the simultaneous pumping of the three test wells.
- Cumulative probable drawdown at well #7, located on an adjacent property, for 3-day, 90-day, and 180-day periods is 0.00, 0.49, and 0.76 feet, respectively.
- Cumulative probable drawdown at well #5, located on a nearby property, for 3-day, 90-day, and 180-day periods is 0.00, 0.13, and 0.31 feet, respectively.
- Cumulative well yields for: (1) the 3-day test period; (2) the dry summer months, 90-day period; and (3) drought conditions, 180-day period are 1.59, 1.10 and 1.04 gpm, respectively.
- Annual water usage based on the maximum day water use demand for a one-bedroom single-family caretaker residence and 100 percent occupancy for a 10-unit inn with laundry (i.e., 1,350 gallons per day) is 492,750 gallons.
- Annual water usage based on the maximum day water use demand for a one-bedroom single-family caretaker residence and a 10-unit inn with laundry with 40 percent average annual occupancy (i.e., 630 gpd) is 229,950 gallons.
- Ground water storage in the Terrace Deposits underlying the property is approximately 171,400 gallons (5.26 acres x 10 feet saturation in the Terrace Deposits = 52.6 acre/ft x 325,851 gallons/(acre/ft) x 0.01 = 171,398 gallons). This represents 35 percent of the

annual maximum day water use demand or 74 percent of the annual maximum day water use demand for the caretaker's housing and 40-percent occupancy for the 10-unit inn.

- Annual recharge to the Terrace Deposits, with a portion of this water infiltrating into the underlying Franciscan rocks, from on-site deep percolation of rainfall is estimated at 1,714,000 gallons (i.e., 5.26 acres x 1 foot annual deep percolation = 5.26 acre/ft x 325,851 gallons/(acre/ft) = 1,713,976 gallons).
- Annual maximum day water usage demand is approximately 29 percent of on-site recharge and approximately 13 percent of the annual maximum day water usage demand for the caretaker's residence and an annual 40 percent occupancy rate for the 10-unit inn.
- In accordance with the County Guideline's evaluation criteria, there were no measured or calculated adverse impacts to the neighboring wells during the October-November 2002 tests.
- Based on the study findings presented herein, there are adequate water resources at the subject property to support the proposed one-bedroom single-family caretaker's residence and the 10-unit inn with laundry. However, 6,000 gallons of on-site water storage is recommended to provide water during severe drought conditions. The on-site water storage will be part of the water treatment system requested as a condition of approval by DEH to disinfect the water. The water treatment system is required by DEH so that wells constructed prior to current requirements for commercial use can provide water for the proposed project.

VIII. REFERENCES

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Table 1. Average Flow Rate Measurements for Pumping Well DW-1

Date and Clock Time	Elapsed Time (min)	Measurement Duration (minutes)	Discharge (gpm)	Volume (gallons)	Notes	
10/31/02 12:00	0		0.00	0		
10/31/02 12:18	18	18	0.26	5	Timed the filling of a 5-gallon bucket	
10/31/02 12:37	37	19	0.26	5		
10/31/02 12:55	55	18	0.28	5		
10/31/02 13:13	73	18	0.28	5		
10/31/02 13:28	88	15	0.33	5		
10/31/02 13:44	104	16	0.31	5		
10/31/02 14:02	122	18	0.28	5		
10/31/02 15:57	237	115	0.27	31		Timed the filling of a 35-gallon bucket
10/31/02 18:08	368	131	0.25	33		
10/31/02 19:38	458	90	0.28	25		
10/31/02 20:08	488	30	0.15	4		
10/31/02 22:03	603	115	0.22	25		
10/31/02 23:04	664	61	0.31	19		
10/31/02 23:49	709	45	0.38	17		
11/1/02 0:47	767	58	0.25	15		
11/1/02 1:56	836	69	0.15	10		
11/1/02 3:54	954	118	0.20	24		
11/1/02 6:22	1102	148	0.14	21		
11/1/02 7:30	1170	68	0.25	17		
11/1/02 9:42	1302	132	0.17	22		
11/1/02 12:28	1468	166	0.15	25		
11/1/02 13:15	1515	47	0.00	0	pump shut down due to a pressure overload caused by the 0.5-inch diameter black tubing used to return water to the pumping well	
11/1/02 13:16	1516	1	0.17	0		
11/1/02 15:54	1674	206	0.17	35		
11/1/02 18:34	1834	160	0.12	19		
11/1/02 19:16	1876	42	0.10	4		
11/1/02 20:16	1936	60	0.13	8		
11/1/02 22:00	2040	104	0.15	16		
11/1/02 23:00	2100	60	0.16	10		
11/2/02 0:10	2170	70	0.15	10		
11/2/02 2:15	2295	125	0.12	15		
11/2/02 6:32	2552	257	0.15	39		
11/2/02 8:04	2644	92	0.16	15		
11/2/02 12:15	2895	251	0.15	38		
11/2/02 15:40	3100	205	0.16	33		
11/2/02 20:00	3360	260	0.14	36		
11/2/02 20:53	3413	53	0.16	8		
11/2/02 21:27	3447	34	0.15	5		
11/3/02 1:41	3701	254	0.16	41		
11/3/02 6:45	4005	304	0.15	46		
11/3/02 10:44	4244	239	0.16	38		
11/3/02 11:21	4281	37	0.15	6		
11/3/02 12:00	4320	39	0.15	6		
			Average Discharge:	0.17		
			Total Gallons:	750		

Table 2. Average Flow Rate Measurements for Pumping Well DW-2

Date and Clock Time	Elapsed Time (min)	Measurement Duration (minutes)	Discharge (gpm)	Volume (gallons)	
10/31/02 16:45	0	0	0.00	0	
10/31/02 16:57	12	12	0.52	6	
10/31/02 17:10	25	13	0.56	7	
10/31/02 17:43	58	33	0.59	19	
10/31/02 18:37	112	54	0.49	26	
10/31/02 18:52	127	15	0.52	8	
10/31/02 19:03	138	11	0.52	6	
10/31/02 19:20	155	17	0.53	9	
10/31/02 19:42	177	22	0.68	15	
10/31/02 20:32	227	50	0.71	36	
10/31/02 21:40	295	68	0.96	65	
10/31/02 22:28	343	48	0.55	26	
10/31/02 23:35	410	67	0.75	50	
10/31/02 23:43	418	8	0.59	5	
11/1/02 1:02	497	79	0.53	42	
11/1/02 2:07	562	65	0.48	31	
11/1/02 3:27	642	80	0.54	43	
11/1/02 6:15	810	168	0.55	92	
11/1/02 7:38	893	83	0.52	43	
11/1/02 8:40	955	62	0.53	33	
11/1/02 9:50	1025	70	0.52	36	
11/1/02 11:15	1110	85	0.55	47	
11/1/02 12:49	1204	94	0.52	49	
11/1/02 13:43	1258	54	0.00	0	
11/1/02 13:44	1259	1	0.59	1	
11/1/02 16:56	1451	193	0.59	114	
11/1/02 17:23	1478	27	0.52	14	
11/1/02 18:55	1570	92	0.49	45	
11/1/02 20:02	1637	67	0.74	50	
11/1/02 20:55	1690	53	0.51	27	
11/1/02 22:01	1756	66	0.53	35	
11/1/02 23:45	1860	104	0.50	52	
11/2/02 1:53	1988	128	0.41	52	
11/2/02 3:03	2058	70	0.50	35	
11/2/02 5:30	2205	147	0.49	72	
11/2/02 7:00	2295	90	0.51	46	
11/2/02 8:40	2395	100	0.50	50	
11/2/02 10:15	2490	95	0.49	47	
11/2/02 11:55	2590	100	0.46	46	
11/2/02 12:55	2650	60	0.48	29	
11/2/02 13:30	2685	35	0.00	0	
11/2/02 13:31	2686	1	0.93	1	
11/2/02 14:22	2737	52	0.93	48	
11/2/02 15:30	2805	68	0.56	38	
11/2/02 17:02	2897	92	0.38	35	

pump stopped due to pressure induced overload caused by 0.5-inch diameter black irrigation tubing used to return flow to the pumping well

pump shut down to install stilling well constructed of 0.5-inch diameter CPVC tubing

Table 2. Average Flow Rate Measurements for Pumping Well DW-2

Date and Clock Time	Elapsed Time (min)	Measurement Duration (minutes)	Discharge (gpm)	Volume (gallons)	
11/2/02 19:15	3030	133	0.35	47	
11/2/02 21:05	3140	110	0.33	36	
11/2/02 22:12	3207	67	0.45	30	
11/3/02 0:15	3330	123	0.35	43	
11/3/02 1:26	3401	71	0.40	28	
11/3/02 4:03	3558	157	0.40	63	
11/3/02 5:40	3655	97	0.38	37	
11/3/02 6:02	3677	22	0.50	11	
11/3/02 6:56	3731	54	0.39	21	
11/3/02 8:33	3828	97	0.43	42	
11/3/02 10:33	3948	120	0.52	62	
11/3/02 11:00	3975	27	0.42	11	
11/3/02 13:46	4141	166	0.43	71	
11/3/02 15:18	4233	92	0.41	38	
11/3/02 15:45	4260	27	0.42	11	
11/3/02 16:46	4321	61	0.42	26	
			Average Discharge:	0.49	
			Total Gallons:	2110	

64 gallon container overflowing when checked, assumed previous discharge rate

Table 3. Average Flow Rate Measurements for Pumping Well HW-2

Date and Clock Time	Elapsed Time (min)	Measurement Duration (minutes)	Discharge (gpm)	Volume (gallons)	
10/31/02 14:50	0	0	0.00	0	sump pump used for well test
10/31/02 14:55	5	5	0.98	5	
10/31/02 15:05	15	10	0.50	5	
10/31/02 15:12	22	7	0.71	5	
10/31/02 15:19	29	7	0.71	5	
10/31/02 15:28	38	9	0.56	5	
10/31/02 15:36	46	8	0.63	5	
10/31/02 15:44	54	8	0.63	5	
10/31/02 16:02	72	18	0.63	11	
10/31/02 16:10	80	8	0.63	5	
10/31/02 17:52	182	102	0.62	63	
10/31/02 18:18	208	26	0.67	17	
10/31/02 19:25	275	67	0.65	44	
10/31/02 20:31	341	66	0.65	43	
10/31/02 21:36	406	65	0.63	41	
10/31/02 22:22	452	46	0.63	29	
10/31/02 23:30	520	68	0.63	43	
11/1/02 0:06	556	36	0.63	23	
11/1/02 2:02	672	116	0.66	77	
11/1/02 3:30	760	88	0.63	55	
11/1/02 6:12	922	162	0.63	102	
11/1/02 8:35	1065	143	0.63	90	
11/1/02 10:46	1196	131	0.66	86	
11/1/02 12:42	1312	116	0.68	79	
11/1/02 15:03	1453	257	0.66	170	
			Average Discharge:	0.70	
			Total Gallons:	1011	

Table 4. Drawdown and Recovery Measurements for Pumping Well DW-1

Date and Clock Time	Elapsed Time (min)	Interval (minutes)	Depth to Water (ft)	Drawdown (ft)	Notes
10/31/02 12:00	0	0	13.45	0.00	Not static water level. Test started at a depth to water (DTW) of 13.45 feet, static DTW = 8.56 feet
10/31/02 12:01	1	1	13.90	0.45	
10/31/02 12:03	3	2	14.35	0.90	
10/31/02 12:06	6	3	15.65	2.20	
10/31/02 12:09	9	3	17.00	3.55	
10/31/02 12:13	13	4	18.58	5.13	
10/31/02 12:16	16	3	19.00	5.55	
10/31/02 12:18	18	2	19.62	6.17	
10/31/02 12:20	20	2	20.13	6.68	
10/31/02 12:23	23	3	21.65	8.20	
10/31/02 12:27	27	4	21.80	8.35	
10/31/02 12:32	32	5	22.30	8.85	
10/31/02 12:36	36	4	23.11	9.66	
10/31/02 12:40	40	4	25.10	11.65	
10/31/02 12:50	50	10	27.30	13.85	
10/31/02 12:55	55	5	28.61	15.16	
10/31/02 13:01	61	6	29.87	16.42	
10/31/02 13:10	70	9	31.73	18.28	
10/31/02 13:20	80	10	34.56	21.11	
10/31/02 13:43	103	23	41.18	27.73	
10/31/02 14:00	120	17	44.73	31.28	
10/31/02 14:39	159	39	49.83	36.38	
10/31/02 15:07	187	28	54.53	41.08	
10/31/02 16:29	269	82	63.18	49.73	
10/31/02 17:32	332	63	69.22	55.77	
10/31/02 17:57	357	25	71.50	58.05	
10/31/02 18:02	362	5	72.27	58.82	
10/31/02 19:32	452	90	77.51	64.06	
10/31/02 20:05	485	33	78.67	65.22	
10/31/02 22:07	607	122	82.00	68.55	
10/31/02 23:08	668	61	88.02	74.57	
10/31/02 23:52	712	44	96.75	83.30	
11/1/02 1:58	838	126	98.60	85.15	
11/1/02 3:45	945	107	106.21	92.76	
11/1/02 6:30	1110	165	110.30	96.85	
11/1/02 7:30	1170	60	119.79	106.34	
11/1/02 9:45	1305	135	122.05	108.60	
11/1/02 12:29	1469	164	118.92	105.47	
11/1/02 15:38	1658	189	130.60	117.15	
11/1/02 23:00	2100	442	136.21	122.76	
11/2/02 2:00	2280	180	138.37	124.92	
11/2/02 8:00	2640	360	142.21	128.76	
11/2/02 15:45	3105	465	145.33	131.88	
11/2/02 18:55	3295	190	146.00	132.55	
11/3/02 1:22	3682	387	146.55	133.10	
11/3/02 6:22	3982	300.0	146.85	133.40	
11/3/02 13:10	4390	408.0	146.90	133.45	End Pumping Test

Table 4. Drawdown and Recovery Measurements for Pumping Well DW-1

Date and Clock Time	Elapsed Time (min)	Interval (minutes)	Depth to Water (ft)	Drawdown (ft)	Notes
11/3/02 13:12	4392	2	146.55	133.10	Begin Recovery Test
11/3/02 13:14	4394	2	146.20	132.75	
11/3/02 13:16	4396	2	146.00	132.55	
11/3/02 13:17	4397	1	145.90	132.45	
11/3/02 13:18	4398	1	145.80	132.35	
11/3/02 13:21	4401	3	145.60	132.15	
11/3/02 13:24	4404	3	145.40	131.95	
11/3/02 13:27	4407	3	145.20	131.75	
11/3/02 13:30	4410	3	145.00	131.55	
11/3/02 13:33	4413	3	144.80	131.35	
11/3/02 13:38	4418	5	144.50	131.05	
11/3/02 13:43	4423	5	144.20	130.75	
11/3/02 13:59	4439	16	143.20	129.75	
11/3/02 14:09	4449	10	142.60	129.15	
11/3/02 14:18	4458	9	142.10	128.65	
11/3/02 14:40	4480	22	140.80	127.35	
11/3/02 15:14	4514	34	138.90	125.45	
11/3/02 15:54	4554	40	136.70	123.25	
11/3/02 16:19	4579	25	135.30	121.85	
11/3/02 17:49	4669	90	130.48	117.03	
11/3/02 18:37	4717	48	128.00	114.55	
11/3/02 19:19	4759	42	125.80	112.35	
11/3/02 20:38	4838	79	122.13	108.68	
11/3/02 23:40	5020	182	116.15	102.70	
11/4/02 2:50	5210	190	111.11	97.66	
11/4/02 6:33	5433	223	104.90	91.45	
11/4/02 9:01	5581	148	100.41	86.96	
11/4/02 12:21	5781	200	95.00	81.55	
11/4/02 19:38	6218	437	85.00	71.55	
11/5/02 9:55	7075	857	70.25	56.80	
11/5/02 17:30	7530	455	61.92	48.47	
11/6/02 10:40	8560	1030	45.83	32.38	
11/6/02 17:28	8968	408	37.33	23.88	
11/7/02 10:30	9990	1022	15.46	2.01	

Table 5. Drawdown and Recovery Measurements for Pumping Well DW-2

Date and Clock Time	Elapsed Time (min)	Interval (minutes)	Depth to Water (ft)	Drawdown/ Recovery (ft)	Notes
10/31/02 16:45	0	0	112.35	0.00	Not static water level
10/31/02 16:48	3	3	113.34	0.99	
10/31/02 16:52	7	4	113.40	1.05	
10/31/02 17:05	20	13	116.95	4.60	
10/31/02 17:08	23	3	117.70	5.35	
10/31/02 17:40	55	32	119.00	6.65	
10/31/02 18:44	119	64	128.20	15.85	
10/31/02 18:56	131	12	135.23	22.88	
10/31/02 19:22	157	26	140.51	28.16	
10/31/02 19:44	179	22	145.95	33.60	
10/31/02 20:36	231	52	150.95	38.60	
10/31/02 21:42	297	66	157.08	44.73	
10/31/02 22:30	345	48	164.10	51.75	
10/31/02 23:39	414	69	175.80	63.45	
11/1/02 0:11	446	32	179.75	67.40	
11/1/02 0:58	493	47	185.45	73.10	
11/1/02 2:05	560	67	191.90	79.55	
11/1/02 3:31	646	86	201.00	88.65	
11/1/02 6:16	811	165	215.90	103.55	
11/1/02 7:41	896	85	223.23	110.88	
11/1/02 8:45	960	64	230.00	117.65	
11/1/02 9:53	1028	68	237.21	124.86	
11/1/02 12:49	1204	176	220.11	107.76	pump shut down, pressure overload
11/1/02 15:29	1364	160	244.10	131.75	
11/1/02 16:29	1424	60	249.20	136.85	
11/1/02 17:33	1488	64	253.10	140.75	
11/1/02 18:55	1570	82	255.31	142.96	
11/1/02 22:05	1760	190	259.30	146.95	
11/2/02 2:03	1998	238	277.80	165.45	
11/2/02 6:40	2275	277	299.93	187.58	
11/2/02 10:20	2495	220	318.40	206.05	
11/2/02 13:40	2695	200	327.71	215.36	pump shut down for stilling well installation
11/2/02 15:22	2797	102	344.91	232.56	
11/2/02 19:19	3034	237	362.50	250.15	
11/2/02 21:02	3137	103	366.80	254.45	
11/2/02 22:08	3203	66	370.00	257.65	
11/3/02 0:12	3327	124	372.10	259.75	
11/3/02 1:36	3411	84	374.20	261.85	
11/3/02 5:48	3663	252	376.30	263.95	
11/3/02 11:00	3975	312	378.13	265.78	
11/3/02 13:50	4145	170	379.36	267.01	
11/3/02 15:17	4232	87	379.59	267.24	
11/3/02 15:45	4260	28	379.70	267.35	
11/3/02 16:46	4321	61	379.66	267.31	End Pumping Test
11/3/02 16:46	4321	0	379.66	267.31	Begin Recovery Test
11/3/02 16:47	4322	1.2	377.00	264.65	
11/3/02 16:47	4323	0.7	375.00	262.65	

Table 5. Drawdown and Recovery Measurements for Pumping Well DW-2

Date and Clock Time	Elapsed Time (min)	Interval (minutes)	Depth to Water (ft)	Drawdown/ Recovery (ft)	Notes
11/3/02 16:48	4323	0.3	374.00	261.65	
11/3/02 16:48	4324	0.5	373.00	260.65	
11/3/02 16:49	4324	0.5	372.00	259.65	
11/3/02 16:49	4325	0.6	371.00	258.65	
11/3/02 16:50	4325	0.6	370.00	257.65	
11/3/02 16:51	4326	0.7	369.00	256.65	
11/3/02 16:51	4327	0.7	368.00	255.65	
11/3/02 16:52	4328	0.8	367.00	254.65	
11/3/02 16:53	4328	0.8	366.00	253.65	
11/3/02 16:54	4329	0.9	365.00	252.65	
11/3/02 16:55	4330	0.7	364.00	251.65	
11/3/02 16:57	4332	2	362.00	249.65	
11/3/02 16:58	4333	1	360.00	247.65	
11/3/02 17:03	4338	5	356.00	243.65	
11/3/02 17:07	4342	4	352.00	239.65	
11/3/02 17:14	4349	7	348.00	235.65	
11/3/02 17:37	4372	23	344.00	231.65	
11/3/02 18:01	4396	24	340.95	228.60	
11/3/02 18:31	4426	30	337.62	225.27	
11/3/02 19:23	4478	52	333.00	220.65	
11/3/02 20:33	4548	70	329.72	217.37	
11/3/02 23:35	4730	182	320.30	207.95	
11/4/02 2:45	4920	190	300.95	188.60	
11/4/02 6:28	5143	223	275.65	163.30	
11/4/02 9:06	5301	158	257.52	145.17	
11/4/02 12:17	5492	191	237.76	125.41	
11/4/02 16:16	5731	239	216.75	104.40	
11/4/02 19:30	5925	194	202.00	89.65	
11/5/02 9:45	6780	855	159.25	46.90	
11/5/02 17:45	7260	480	133.42	21.07	
11/6/02 10:46	8281	1021	115.10	2.75	
11/6/02 17:39	8694	413	107.75	-4.60	
11/7/02 10:46	9721	1027	90.00	-22.35	

Table 6. Drawdown and Recovery Measurements for Pumping Well HW-2

Date and Clock Time	Elapsed Time (min.)	Interval (minutes)	Depth to Water (ft)	Drawdown/ Recovery (ft)	Notes
10/31/02 14:50	0	0	2.44	0.00	Begin pumping test at a constant discharge rate of 0.65 gallons per minute
10/31/02 14:54	4	4	2.51	0.07	
10/31/02 15:00	10	6	2.55	0.11	
10/31/02 15:03	13	3	2.57	0.13	
10/31/02 15:09	19	6	2.62	0.18	
10/31/02 15:17	27	8	2.69	0.25	
10/31/02 15:22	32	5	2.71	0.27	
10/31/02 15:45	55	23	2.89	0.45	
10/31/02 16:08	78	23	3.01	0.57	
10/31/02 16:32	102	24	3.20	0.76	
10/31/02 17:49	179	77	3.75	1.31	
10/31/02 18:14	204	25	3.94	1.50	
10/31/02 19:25	275	71	4.40	1.96	
10/31/02 20:02	312	37	4.61	2.17	
10/31/02 20:31	341	29	4.80	2.36	
10/31/02 21:36	406	65	5.20	2.76	
10/31/02 22:23	453	47	5.47	3.03	
10/31/02 23:30	520	67	5.84	3.40	
11/1/02 0:07	557	37	6.11	3.67	
11/1/02 0:54	604	47	6.26	3.82	
11/1/02 2:02	672	68	6.58	4.14	
11/1/02 3:24	754	82	6.96	4.52	
11/1/02 6:06	916	162	7.65	5.21	
11/1/02 8:34	1064	148	8.22	5.78	
11/1/02 12:42	1312	248	9.69	7.25	
11/1/02 15:03	1453	141	10.51	8.07	
11/1/02 15:10	1460	7	10.60	8.16	End Pumping Test
11/1/02 15:24	1474	14	10.54	8.10	Begin Recovery Test
11/1/02 15:34	1484	10	10.53	8.09	
11/1/02 16:22	1532	48	10.21	7.77	
11/1/02 16:59	1569	37	10.18	7.74	
11/1/02 18:42	1672	103	10.30	7.86	
11/1/02 20:19	1769	97	10.20	7.76	
11/1/02 21:55	1865	96	10.03	7.59	
11/2/02 2:09	2119	254	9.79	7.35	
11/2/02 7:09	2419	300	9.48	7.04	
11/2/02 11:16	2666	247	9.22	6.78	
11/2/02 15:41	2931	265	8.99	6.55	

Table 6. Drawdown and Recovery Measurements for Pumping Well HW-2

Date and Clock Time	Elapsed Time (min.)	Interval (minutes)	Depth to Water (ft)	Drawdown/ Recovery (ft)	Notes
11/2/02 19:09	3139	208	8.78	6.34	
11/2/02 20:55	3245	106	8.69	6.25	
11/3/02 0:42	3472	227	8.48	6.04	
11/3/02 5:58	3788	316	8.19	5.75	
11/3/02 10:46	4076	288	7.95	5.51	
11/3/02 17:53	4503	427	7.65	5.21	
11/3/02 19:28	4598	95	7.55	5.11	
11/3/02 20:40	4670	72.0	7.51	5.07	
11/3/02 23:42	4852	182.0	7.37	4.93	
11/4/02 2:53	5043	191.0	7.25	4.81	
11/4/02 6:35	5265	222.0	7.09	4.65	
11/4/02 9:11	5421	156.0	6.99	4.55	
11/4/02 12:22	5612	191.0	6.85	4.41	
11/4/02 16:01	5831	219.0	6.70	4.26	
11/4/02 19:48	6058	227.0	6.45	4.01	
11/5/02 10:00	6910	852.0	5.69	3.25	
11/5/02 17:25	7355	445.0	5.08	2.64	

Table 7. Drawdown and Recovery Measurements for Observation Well HW-1

Date and Time	Elapsed Time (min)	Depth to Water (ft)	Notes
10/30/02 16:11	0	10.40	Pumping in DW-1 begins on 10/31/02 @ 12:00
10/31/02 15:08	1377	10.42	Pumping in HW-2 begins on 10/31/02 @ 14:50
11/1/02 15:06	2815	10.43	Pumping in DW-2 begins on 10/31/02 @ 16:45
11/1/02 15:31	2840	10.43	
11/1/02 17:07	2936	10.42	Pumping in HW-2 ends on 11/1/02 @ 15:10
11/1/02 18:43	3032	10.43	
11/1/02 20:22	3131	10.43	
11/1/02 21:58	3227	10.43	
11/2/02 2:11	3480	10.45	
11/2/02 7:11	3780	10.46	
11/2/02 11:19	4028	10.48	
11/2/02 15:43	4292	10.49	
11/2/02 19:11	4500	10.48	
11/2/02 20:57	4606	10.49	
11/3/02 0:45	4834	10.49	
11/3/02 6:00	5149	10.49	
11/3/02 10:48	5437	10.49	Pumping in DW-1 ends on 11/3/02 @ 13:10
11/3/02 17:56	5865	10.50	Pumping in DW-2 ends on 11/3/02 @ 16:45
11/3/02 19:31	5960	10.50	
11/3/02 20:41	6030	10.50	
11/3/02 23:43	6212	10.51	
11/4/02 2:55	6404	10.50	
11/4/02 6:36	6625	10.50	
11/4/02 9:12	6781	10.50	
11/4/02 12:23	6972	10.50	
11/4/02 16:04	7193	10.51	

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Table 8. Residual-Drawdown Data for Pumping Well DW-1 (GeoSolv, October 1998 data)

GeoSolv LLC elapsed time* (minutes)	GeoSolv LLC ground water level (feet)	Time since pump started, t (minutes)*	Time since pump stopped, t' (minutes)	Ratio, t/t'	Residual drawdown, s' (feet)
		4335			
1	41.0	4336	1	4336	100.0
1.6	41.1	4336.6	1.6	2710	96.5
2.5	41.1	4337.5	2.5	1735	91.5
3.5	41.2	4338.5	3.5	1240	89.0
4.5	41.3	4339.5	4.5	964	78.0
5.5	41.3	4340.5	5.5	789	69.0
6.5	41.4	4341.5	6.5	668	54.0
7.5	41.5	4342.5	7.5	579	48.0
8.5	41.5	4343.5	8.5	511	35.0
9.5	41.6	4344.5	9.5	457	31.5
10.5	41.6	4345.5	10.5	414	29.0
15	41.8	4350	15	290	22.0
20	42.1	4355	20	218	19.0
25	42.3	4360	25	174	16.5
30	42.4	4365	30	146	14.5
35	42.5	4370	35	125	12.5
40	42.6	4375	40	109	10.2
50	43.7	4385	50	88	8.8
60	45.5	4395	60	73	6.5
70	46.0	4405	70	63	5.0
90	47.5	4425	90	49	4.1
110	49.8	4445	110	40	2.7
130	51.2	4465	130	34	1.7
160	53.5	4495	160	28	1.5
190	55.5	4525	190	24	1.4
210	57.5	4545	210	22	1.3
250	60.0	4585	250	18	1.1
300	63.0	4635	300	15	0.8
390	70.0	4725	390	12	0.6
420	72.5	4755	420	11	0.6
500	76.0	4835	500	10	0.5
750	89.0	5085	750	7	0.5
850	95.0	5185	850	6	0.4
1300	110.0	5635	1300	4	0.3
1500	119.0	5835	1500	4	0.3
1950	130.0	6285	1950	3	0.2
2100	132.5	6435	2100	3	0.1
3000	137.5	7335	3000	2	0.1
4300	141.0	8635	4300	2	0.0

* Data taken from Figure 5, GeoSolv, October 1998 data

Table 9. Residual-Drawdown Data for Pumping Well DW-2 (GeoSolv, October 1998 data)

GeoSolv LLC elapsed time* (minutes)	GeoSolv LLC ground water level (feet)	Time since pump started, t (minutes)*	Time since pump stopped, t' (minutes)	Ratio, t/t'	Residual drawdown, s' (feet)
		4350			
1	12.4	4351	1	4351	335.6
6	12.5	4356	6	726	331.6
10	12.7	4360	10	436	329.6
16	13.0	4366	16	273	323.6
20	14.0	4370	20	219	307.6
25	15.0	4375	25	175	282.6
30	17.0	4380	30	146	265.6
35	19.0	4385	35	125	210.6
40	21.0	4390	40	110	167.6
50	23.0	4400	50	88	135.6
60	25.0	4410	60	74	107.6
70	28.0	4420	70	63	88.6
80	30.0	4430	80	55	67.6
90	32.0	4440	90	49	62.6
100	34.0	4450	100	45	55.6
125	37.0	4475	125	36	47.6
150	43.0	4500	150	30	39.6
175	48.0	4525	175	26	35.6
200	52.0	4550	200	23	30.6
233	60.0	4583	233	20	24.6
266	68.0	4616	266	17	21.6
300	75.0	4650	300	16	19.6
320	80.0	4670	320	15	17.6
400	101.0	4750	400	12	15.6
500	120.0	4850	500	10	12.6
600	148.0	4950	600	8	10.6
780	180.0	5130	780	7	8.6
950	223.0	5300	950	6	6.6
1400	278.0	5750	1400	4	4.6
1600	295.0	5950	1600	4	2.6
1900	320.0	6250	1900	3	1.6
2750	336.0	7100	2750	3	0.6
3800	342.0	8150	3800	2	0.3
4500	344.0	8850	4500	2	0.1
6000	348.0	10350	6000	2	0.0

* Data taken from Figure 6, GeoSolv, October 1998 data

Table 10. Residual-Drawdown Data for Pumping Well HW-1 (GeoSolv, October 1998 data)

GeoSolv LLC elapsed time* (minutes)	GeoSolv LLC ground water level (feet)	Time since pump started, t (minutes)*	Time since pump stopped, t' (minutes)	Ratio, t/t'	Residual drawdown, s' (feet)
		395			
1	136.2	396	1	396.0	1.9
10	136.4	405	10	40.5	1.8
18	136.4	413	18	22.9	1.6
20	136.4	415	20	20.8	1.6
35	136.5	430	35	12.3	1.4
45	136.6	440	45	9.8	1.1
55	136.7	450	55	8.2	0.9
70	136.8	465	70	6.6	0.8
100	137.0	495	100	5.0	0.6
135	137.1	530	135	3.9	0.5
190	137.3	585	190	3.1	0.4
380	137.6	775	380	2.0	0.3
500	137.8	895	500	1.8	0.2
510	137.8	905	510	1.8	0.2
1010	138.0	1405	1010	1.4	0.2
2800	138.1	3195	2800	1.1	0.1

* Data taken from Figure 7, GeoSolv, October 1998 data

Table 11. Well HW-1 3-day Drawdown Calculations

Drawdown at HW-1 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 120$
Designated time (days)	$t = 3$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.17$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to	$W(u) =$
Values of u for Theis Non-equilibrium equation	$u = 1.87xr^2xS/Txt$
(Driscoll, page 921)	$u = 6.9E-01$
	$W(u) = 0.3810$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.57 \text{ feet}}$

Drawdown at HW-1 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 413$
Designated time (days)	$t = 3$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.49$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to	$W(u) =$
Values of u for Theis Non-equilibrium equation	$u = 1.87xr^2xS/Txt$
(Driscoll, page 921)	$u = 1.0E+01$
	$W(u) \text{ for } 9.9 = 0.0000$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.00 \text{ feet}}$

Drawdown at HW-1 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 120$
Designated time (days)	$t = 3$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.7$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to	$W(u) =$
Values of u for Theis Non-equilibrium equation	$u = 1.87xr^2xS/Txt$
(Driscoll, page 921)	$u = 5.3E-01$
	$W(u) = 0.5250$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.25 \text{ feet}}$

Calculated 3-day Drawdown at HW-1 = **0.82 feet**
 Measured 3-day Drawdown at HW-1 = **0.08 feet**
 Ratio: 3-day measured / 3-day calculated at HW-1 = **0.10**

Table 12. Well HW-1 90-day Drawdown Calculations

Drawdown at HW-1 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 120$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.12$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 2.3E-02$ $W(u) = 3.2179$ $s = [114.6xW(u)xQ]/T$ $s = 3.33 \text{ feet}$

Drawdown at HW-1 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 413$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.34$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 3.4E-01$ $W(u) = 0.8147$ $s = [114.6xW(u)xQ]/T$ $s = 3.04 \text{ feet}$

Drawdown at HW-1 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 120$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.48$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 1.8E-02$ $W(u) = 3.4581$ $s = [114.6xW(u)xQ]/T$ $s = 1.13 \text{ feet}$

Calculated 90-day Drawdown at HW-1 = 7.50 feet
 Ratio 3-day measured / 3-day calculated at HW-1 = 0.1
 Probable (calculated x ratio) 90-day Drawdown at HW-1 = 0.75 feet

Table 13. Well HW-1 180-day Drawdown Calculations

Drawdown at HW-1 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 120$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.12$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 1.2E-02$ $W(u) = 3.8576$ $s = [114.6xW(u)xQ]/T$ $s = \mathbf{4.00 \text{ feet}}$
Drawdown at HW-1 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 413$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.34$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 1.7E-01$ $W(u) = 1.3578$ $s = [114.6xW(u)xQ]/T$ $s = \mathbf{5.07 \text{ feet}}$
Drawdown at HW-1 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 120$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.48$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 8.8E-03$ $W(u) = 4.1646$ $s = [114.6xW(u)xQ]/T$ $s = \mathbf{1.36 \text{ feet}}$

Calculated 180-day Drawdown at HW-1 = 10.42 feet
 Ratio 3-day measured / 3-day calculated at HW-1 = 0.1
 Probable (calculated x ratio) 180-day Drawdown at HW-1 = 1.04 feet

Table 14. Well #7 3-day Drawdown Calculations

Drawdown at Well #7 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 820$
Designated time (days)	$t = 3$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.17$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 3.2E+01$ off chart, assigned
	$W(u)$ for 9.9 = 0.0000 value $W(u)$ for 9.9
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.00}$ feet

Drawdown at Well #7 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 315$
Designated time (days)	$t = 3$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.49$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 5.9E+00$
	$W(u) = 0.0004$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.00}$ feet

Drawdown at Well #7 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 727$
Designated time (days)	$t = 3$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.7$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 1.9E+01$ off chart, assigned
	$W(u)$ for 9.9 = 0.0000 value $W(u)$ for 9.9
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.00}$ feet

Calculated 3-day Drawdown at Well #7 = **0.00** feet
 Ratio (measured 3-day / calculated 3-day drawdown) at HW-1 = **0.10**
 Probable (Ratio @ HW-1 x Cal. @ Well #7) Drawdown at Well #7 = **0.00** feet

Table 15. Well #7 90-day Drawdown Calculations

Drawdown at Well #7 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 820$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.12$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 1.1E+00$
	$W(u) = 0.1860$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.19 \text{ feet}}$

Drawdown at Well #7 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 315$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.34$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 2.0E-01$
	$W(u) = 1.2227$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{4.56 \text{ feet}}$

Drawdown at Well #7 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 727$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.48$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 6.5E-01$
	$W(u) = 0.4115$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.13 \text{ feet}}$

Calculated 90-day Drawdown at Well #7 = 4.89 feet
Ratio (measured 3-day / calculated 3-day drawdown) at HW-1 = 0.1
Probable (Ratio @ HW-1 x Cal. @ Well #7) Drawdown at Well #7 = 0.49 feet

Table 16. Well #7 180-day Drawdown Calculations

Drawdown at Well #7 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 820$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.12$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 5.4E-01$ $W(u) = 0.5140$ $s = [114.6xW(u)xQ]/T$ $s = \quad \mathbf{0.53 \text{ feet}}$

Drawdown at Well #7 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 315$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.34$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 9.9E-02$ $W(u) = 1.8320$ $s = [114.6xW(u)xQ]/T$ $s = \quad \mathbf{6.84 \text{ feet}}$

Drawdown at Well #7 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 727$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.48$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 3.2E-01$ $W(u) = 0.8583$ $s = [114.6xW(u)xQ]/T$ $s = \quad \mathbf{0.28 \text{ feet}}$

Calculated 180-day Drawdown at Well #7 = 7.65 feet
Ratio (measured 3-day / calculated 3-day drawdown) at HW-1 = 0.1
Probable (Ratio @ HW-1 x Cal. @ Well #7) Drawdown at Well #7 = 0.76 feet

Table 17. Well #5 3-day Drawdown Calculations

Drawdown at Well #5 from DW-1

Parameters and Assumptions

Transmissivity (gpd/ft)	T = 13
Distance to well (feet)	r = 1,127
Designated time (days)	t = 3
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.17
Calculated Drawdown (feet)	s =
Well function from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) =
	u = 1.87xr ² xS/Txt
	u = 6.1E+01 off chart, assigned
	W(u) for 9.9 = 0.0000 value W(u) for 9.9
	s = [114.6xW(u)xQ]/T
	s = 0.00 feet

Drawdown at Well #5 from DW-2

Parameters and Assumptions

Transmissivity (gpd/ft)	T = 10.4
Distance to well (feet)	r = 622
Designated time (days)	t = 3
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.49
Calculated Drawdown (feet)	s =
Well function from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) =
	u = 1.87xr ² xS/Txt
	u = 2.3E+01 off chart, assigned
	W(u) for 9.9 = 0.0000 value W(u) for 9.9
	s = [114.6xW(u)xQ]/T
	s = 0.00 feet

Drawdown at Well #5 from HW-2

Parameters and Assumptions

Transmissivity (gpd/ft)	T = 170
Distance to well (feet)	r = 1,014
Designated time (days)	t = 3
Storage coefficient	S = 0.01
Discharge Rate (gpm)	Q = 0.7
Calculated Drawdown (feet)	s =
Well function from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) =
	u = 1.87xr ² xS/Txt
	u = 3.8E+01 off chart, assigned
	W(u) for 9.9 = 0.0000 value W(u) for 9.9
	s = [114.6xW(u)xQ]/T
	s = 0.00 feet

Calculated 3-day Drawdown at Well #5 = 0.00 feet
 Ratio (measured 3-day / calculated 3-day drawdown) at HW-1 = 0.10
 Probable (Ratio @ HW-1 x Cal. @ Well #5) Drawdown at Well #5 = 0.00 feet

Table 18. Well #5 90-day Drawdown Calculations

Drawdown at Well #5 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 1,127$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.12$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 2.0E+00$
	$W(u) = 0.0489$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.05 \text{ feet}}$

Drawdown at Well #5 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 622$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.34$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 7.7E-01$
	$W(u) = 0.3280$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{1.22 \text{ feet}}$

Drawdown at Well #5 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 1,014$
Designated time (days)	$t = 90$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.48$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$
	$u = 1.87xr^2xS/Txt$
	$u = 1.3E+00$
	$W(u) = 0.1355$
	$s = [114.6xW(u)xQ]/T$
	$s = \mathbf{0.04 \text{ feet}}$

Calculated 90-day Drawdown at Well #5 = **1.32 feet**
 Ratio (measured 3-day / calculated 3-day drawdown) at HW-1 = **0.1**
 Probable (Ratio @ HW-1 x Cal. @ Well #5) Drawdown at Well #5 = **0.13 feet**

Table 19. Well #5 180-day Drawdown Calculations

Drawdown at Well #5 from DW-1	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 13$
Distance to well (feet)	$r = 1,127$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.12$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 1.0E+00$ $W(u) = 0.2194$ $s = [114.6xW(u)xQ]/T$ $s = \mathbf{0.23 \text{ feet}}$

Drawdown at Well #5 from DW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 10.4$
Distance to well (feet)	$r = 622$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.001$
Discharge Rate (gpm)	$Q = 0.34$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 3.9E-01$ $W(u) = 0.7194$ $s = [114.6xW(u)xQ]/T$ $s = \mathbf{2.68 \text{ feet}}$

Drawdown at Well #5 from HW-2	Parameters and Assumptions
Transmissivity (gpd/ft)	$T = 170$
Distance to well (feet)	$r = 1,014$
Designated time (days)	$t = 180$
Storage coefficient	$S = 0.01$
Discharge Rate (gpm)	$Q = 0.48$
Calculated Drawdown (feet)	$s =$
Well function from: Values of $W(u)$ Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	$W(u) =$ $u = 1.87xr^2xS/Txt$ $u = 6.3E-01$ $W(u) = 0.4280$ $s = [114.6xW(u)xQ]/T$ $s = \mathbf{0.14 \text{ feet}}$

Calculated 180-day Drawdown at Well #5 = **3.05 feet**
 Ratio (measured 3-day / calculated 3-day drawdown) at HW-1 = **0.1**
 Probable (Ratio @ HW-1 x Cal. @ Well #5) Drawdown at Well #5 = **0.31 feet**

Table 20. Well DW-1 Yield Calculations

Yield Calculations (3-day period)

Parameters and Assumptions	Parameters and Assumptions
Transmissivity, gpd/ft	T = 13.0
Well radius (feet)	r = 0.208
Designated time (days)	t = 3
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.17
Adjusted water column that results in average discharge for 72-hour test	= 19
Additional available drawdown. (158-147 = 11 feet) times ratio of adjusted column / actual column of water (19/133.5 = 0.14)	= 1.54
Pump intake @ 158 ft btoc: DTW 147 ft btoc at end of 72-hour test	u = 1.87xr ² xS/Txt
	u = 2.1E-06
from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) = 12.4964
	Q/s = T/114.6xW(u)
	Q/s = 0.009 gpm/ft
	72-hour measured Q = 0.17 gpm
	72-hour maximum Q = 0.19 gpm

Yield Calculations (90-day period)

Parameters and Assumptions	Parameters and Assumptions
Transmissivity, gpd/ft	T = 13.0
Well radius (feet)	r = 0.208
Designated time (days)	t = 90
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.17
Adjusted water column that results in average discharge for 72-hour test	= 19
Additional available drawdown. (158-147 = 11 feet) times ratio of adjusted column / actual column of water (19/133.5 = 0.14)	= 1.54
	u = 1.87xr ² xS/Txt
	u = 6.9E-08
from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) = 15.9119
	Q/s = T/114.6xW(u)
	Q/s = 0.007 gpm/ft
	Q₉₀ = 0.15 gpm

Yield Calculations (180-day period)

Parameters and Assumptions	Parameters and Assumptions
Transmissivity, gpd/ft	T = 13.0
Well radius (feet)	r = 0.208
Designated time (days)	t = 180
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.17
Adjusted water column that results in average discharge for 72-hour test	= 19
Additional available drawdown. (158-147 = 11 feet) times ratio of adjusted column / actual column of water (19/133.5 = 0.14)	= 1.54
	u = 1.87xr ² xS/Txt
	u = 3.5E-08
from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) = 16.5907
	Q/s = T/114.6xW(u)
	Q/s = 0.007 gpm/ft
	Q₁₈₀ = 0.14 gpm

Table 21. Well DW-2 Yield Calculations

Yield Calculations (3-day period)

Parameters and Assumptions

Transmissivity, gpd/ft	T = 10.4
Well radius (feet)	r = 0.208
Designated time (days)	t = 3
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.49
Adjusted water column that results in average discharge for 72-hour test	= 66
Additional available drawdown. (383-380 = 3 feet) times ratio of adjusted column / actual column of water (66/267.4 = 0.25)	= 0.75
Pump intake @ 383 ft btoc: DTW 380 ft btoc at end of 72-hour test	u = 1.87xr ² xS/Txt u = 2.6E-06
from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) = 12.2828
	Q/s = T/114.6xW(u) Q/s = 0.007 gpm/ft
	72-hour measured Q = 0.49 gpm
	72-hour maximum Q = 0.49 gpm

Yield Calculations (90-day period)

Parameters and Assumptions

Transmissivity, gpd/ft	T = 10.4
Well radius (feet)	r = 0.208
Designated time (days)	t = 90
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.49
Water column that results in average discharge for 72-hour test	= 66
Additional available drawdown. (383-380 = 3 feet) times ratio of adjusted column / actual column of water (66/267.4 = 0.25)	= 0.75
	u = 1.87xr ² xS/Txt u = 8.6E-08
from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) = 15.6917
	Q/s = T/114.6xW(u) Q/s = 0.006 gpm/ft
	Q₉₀ = 0.39 gpm

Yield Calculations (180-day period)

Parameters and Assumptions

Transmissivity, gpd/ft	T = 10.4
Well radius (feet)	r = 0.208
Designated time (days)	t = 180
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.49
Water column that results in average discharge for 72-hour test	= 66
Additional available drawdown. (383-380 = 3 feet) times ratio of adjusted column / actual column of water (66/267.4 = 0.25)	= 0.75
	u = 1.87xr ² xS/Txt u = 4.3E-08
from: Values of W(u) Corresponding to Values of u for Theis Non-equilibrium equation (Driscoll, page 921)	W(u) = 16.3848
	Q/s = T/114.6xW(u) Q/s = 0.006 gpm/ft
	Q₁₈₀ = 0.37 gpm

Table 22. Well HW-2 Yield Calculations

Yield Calculations (1-day period)

Parameters and Assumptions	Parameters and Assumptions
Transmissivity, gpd/ft	T = 170
Well radius (feet)	r = 2
Designated time (days)	t = 1
Storage coefficient	S = 0.01
Discharge Rate (gpm)	Q = 0.7
Adjusted water column that results in average discharge for 24-hour test	= 3.36
Additional available drawdown. (13.00-10.51 = 2.49 feet) times	= 1.0
ratio of adjusted column / actual column of water (3.36/8.07 = .47)	
Pump intake @ 13 ft btoc: DTW 10.51 ft btoc at end of 24-hour test	u = 1.87xr ² xS/Txt
	u = 4.4E-04
from: Values of W(u) Corresponding to Values of u	W(u) = 7.1520
for Theis Non-equilibrium equation (Driscoll, page 921)	
	Q/s = T/114.6xW(u)
	Q/s = 0.207 gpm/ft

24-hour measured Q = 0.70 gpm
 24-hour maximum Q = 0.91 gpm

Yield Calculations (90-day period)

Parameters and Assumptions	Parameters and Assumptions
Transmissivity, gpd/ft	T = 170
Well radius (feet)	r = 2
Designated time (days)	t = 90
Storage coefficient	S = 0.01
Discharge Rate (gpm)	Q = 0.7
Water column that results in average discharge for 72-hour test	= 3.36
Additional available drawdown. (13.00-10.51 = 2.49 feet) times	= 1.0
ratio of adjusted column / actual column of water (3.36/8.07 = .47)	
	u = 1.87xr ² xS/Txt
	u = 4.9E-06
from: Values of W(u) Corresponding to Values of u	W(u) = 11.6491
for Theis Non-equilibrium equation (Driscoll, page 921)	
	Q/s = T/114.6xW(u)
	Q/s = 0.127 gpm/ft

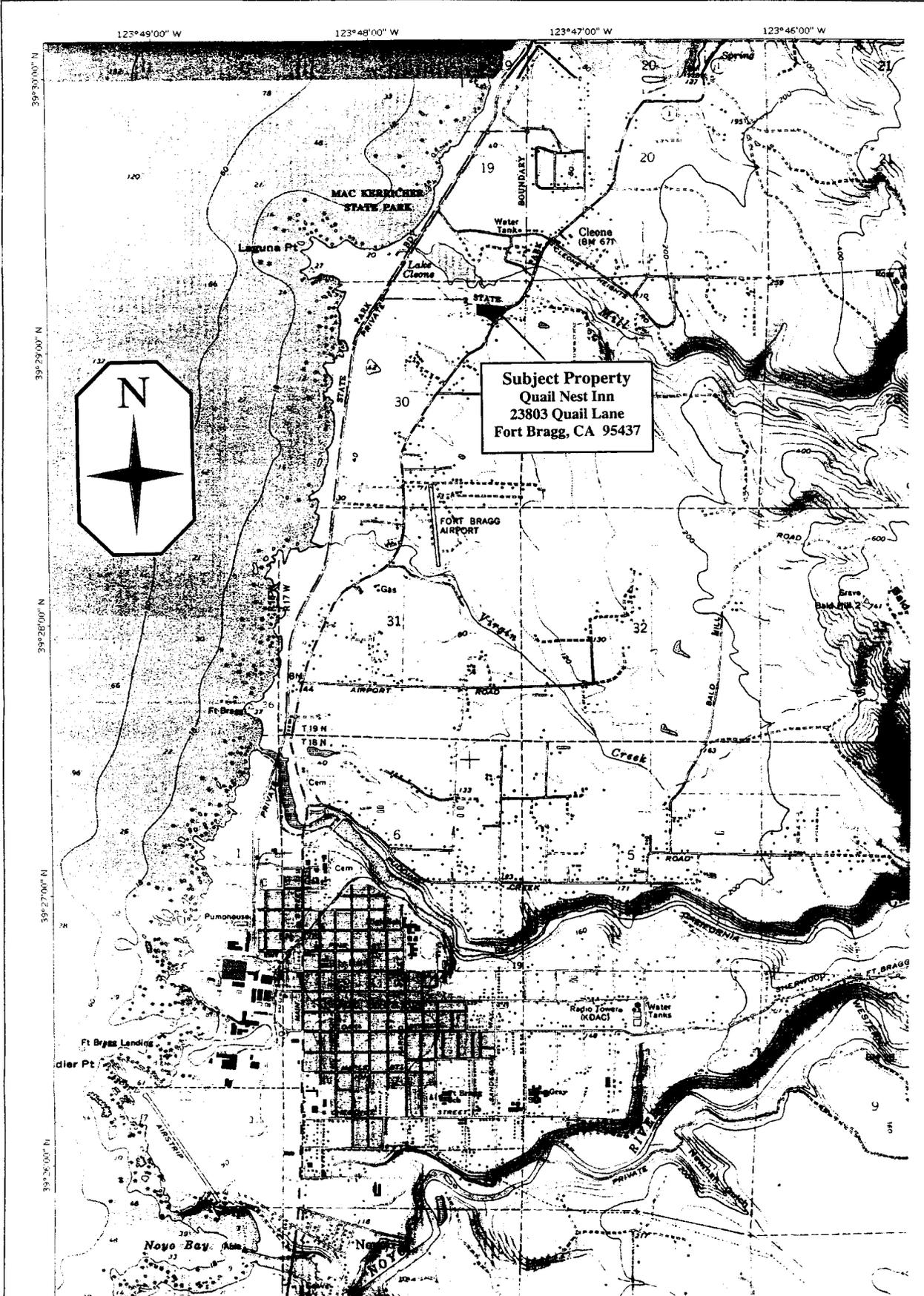
Q₉₀ = 0.56 gpm

Yield Calculations (180-day period)

Parameters and Assumptions	Parameters and Assumptions
Transmissivity, gpd/ft	T = 170
Well radius (feet)	r = 2
Designated time (days)	t = 180
Storage coefficient	S = 0.01
Discharge Rate (gpm)	Q = 0.7
Water column that results in average discharge for 72-hour test	= 3.36
Additional available drawdown. (13.00-10.51 = 2.49 feet) times	= 1.0458
ratio of adjusted column / actual column of water (3.36/8.07 = .47)	
	u = 1.87xr ² xS/Txt
	u = 2.4E-06
from: Values of W(u) Corresponding to Values of u	W(u) = 12.3628
for Theis Non-equilibrium equation (Driscoll, page 921)	
	Q/s = T/114.6xW(u)
	Q/s = 0.120 gpm/ft

Q₁₈₀ = 0.53 gpm

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 Approved:
 Date: December 2002

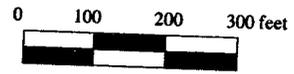
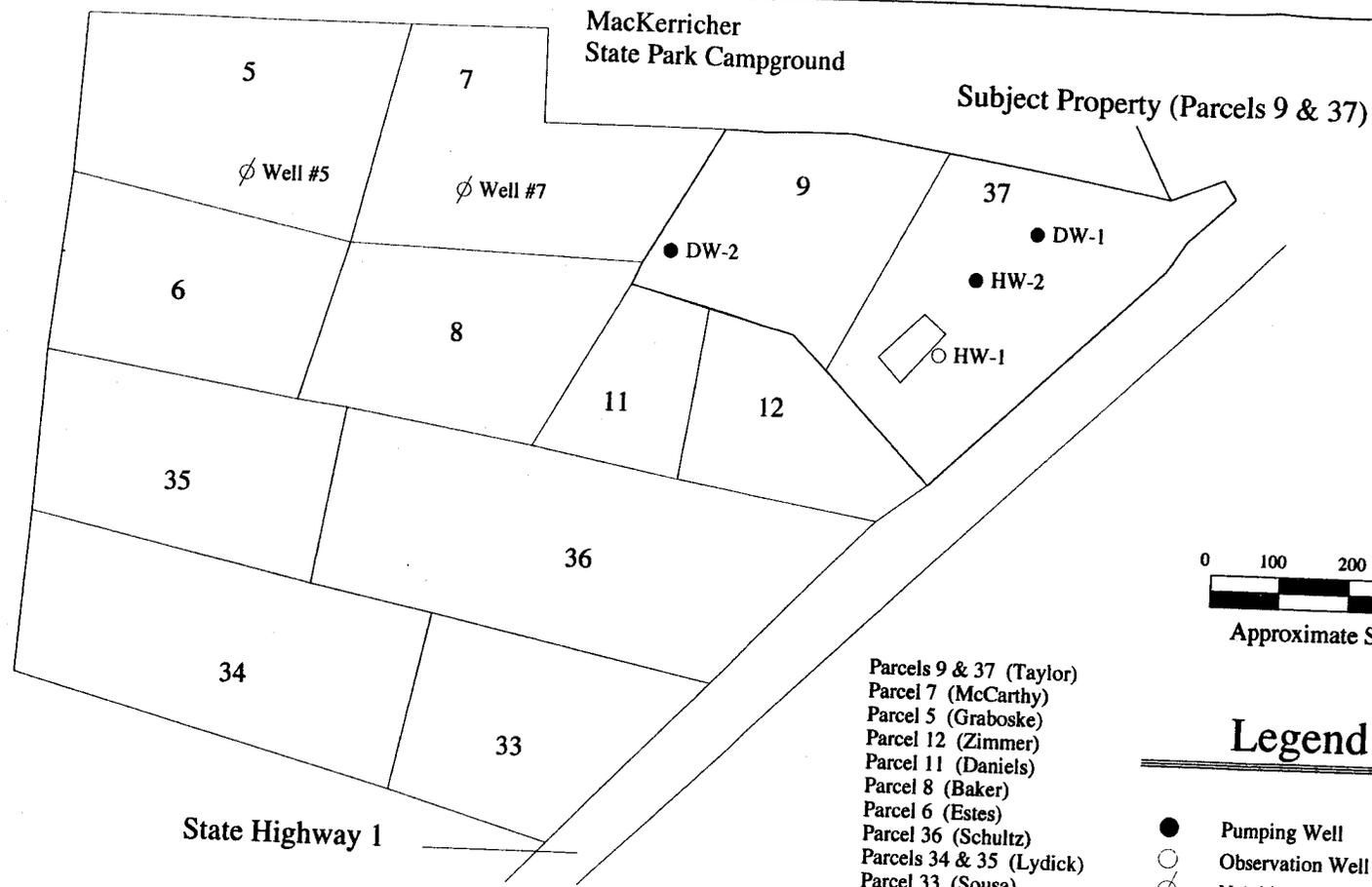
Vicinity Map

Proof-of-Water Testing
Quail Nest Inn
Fort Bragg, California

Figure
1

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Approximate Scale

Legend

- Pumping Well
- Observation Well HW-1
- ⊘ Neighborhood well (not in test)
- All well locations approximate

- Parcels 9 & 37 (Taylor)
- Parcel 7 (McCarthy)
- Parcel 5 (Graboske)
- Parcel 12 (Zimmer)
- Parcel 11 (Daniels)
- Parcel 8 (Baker)
- Parcel 6 (Estes)
- Parcel 36 (Schultz)
- Parcels 34 & 35 (Lydick)
- Parcel 33 (Sousa)

Figure 3. Average Flow Rate Measurements for Pumping Well DW-1

07

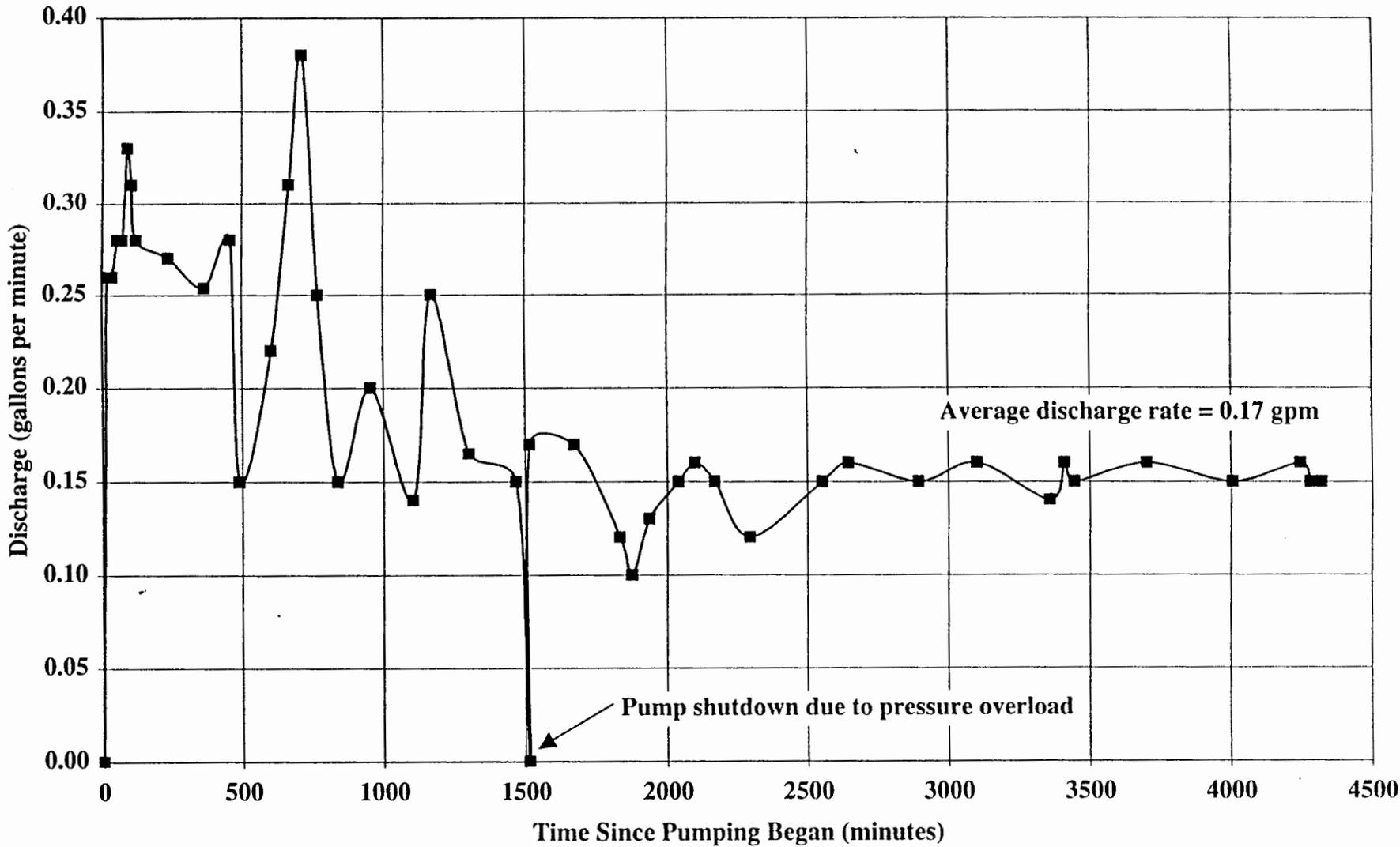


Figure 4. Average Flow Rate Measurements for Pumping Well DW-2

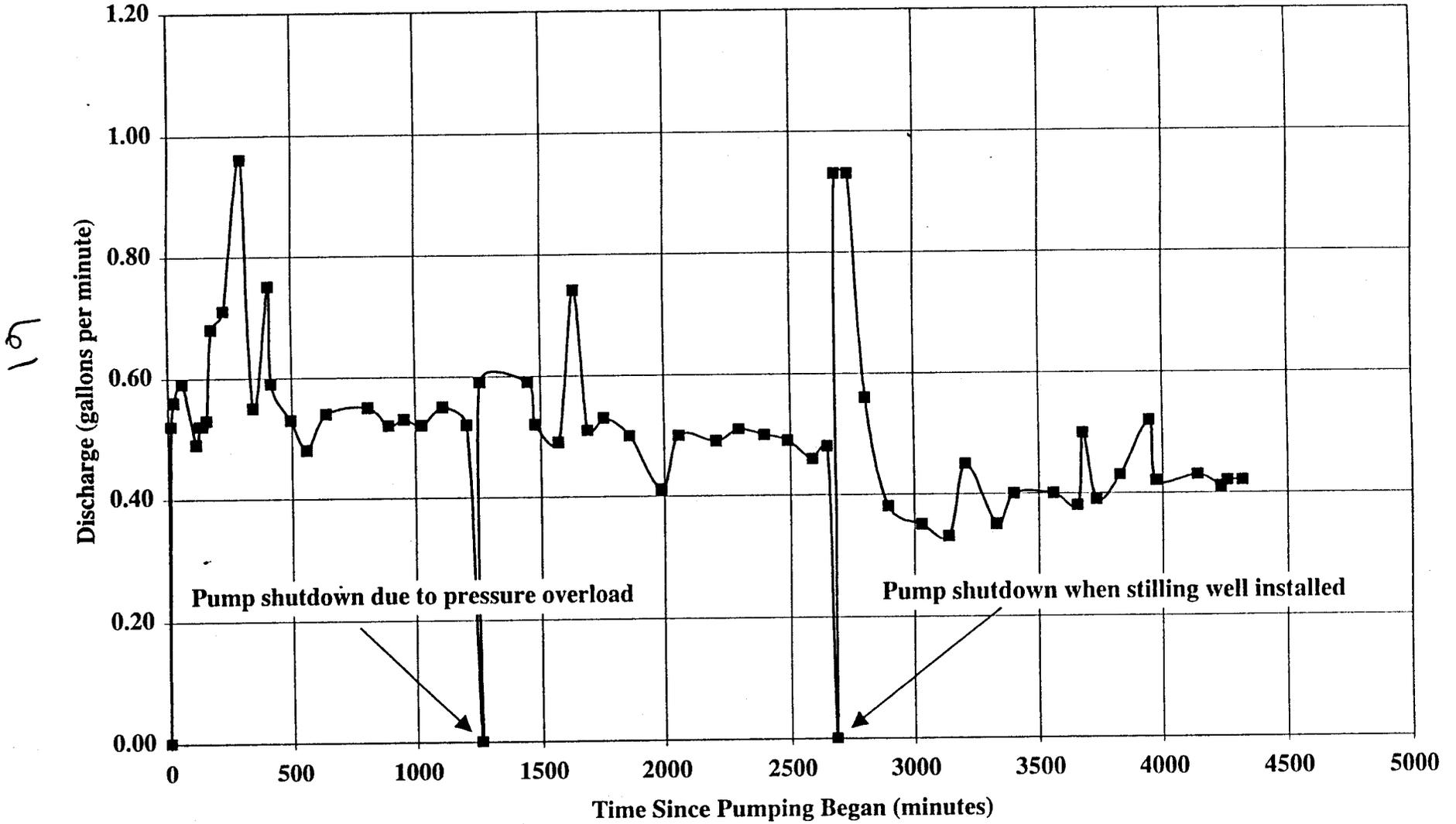


Figure 5. Average Flow Rate Measurements for Pumping Well HW-2

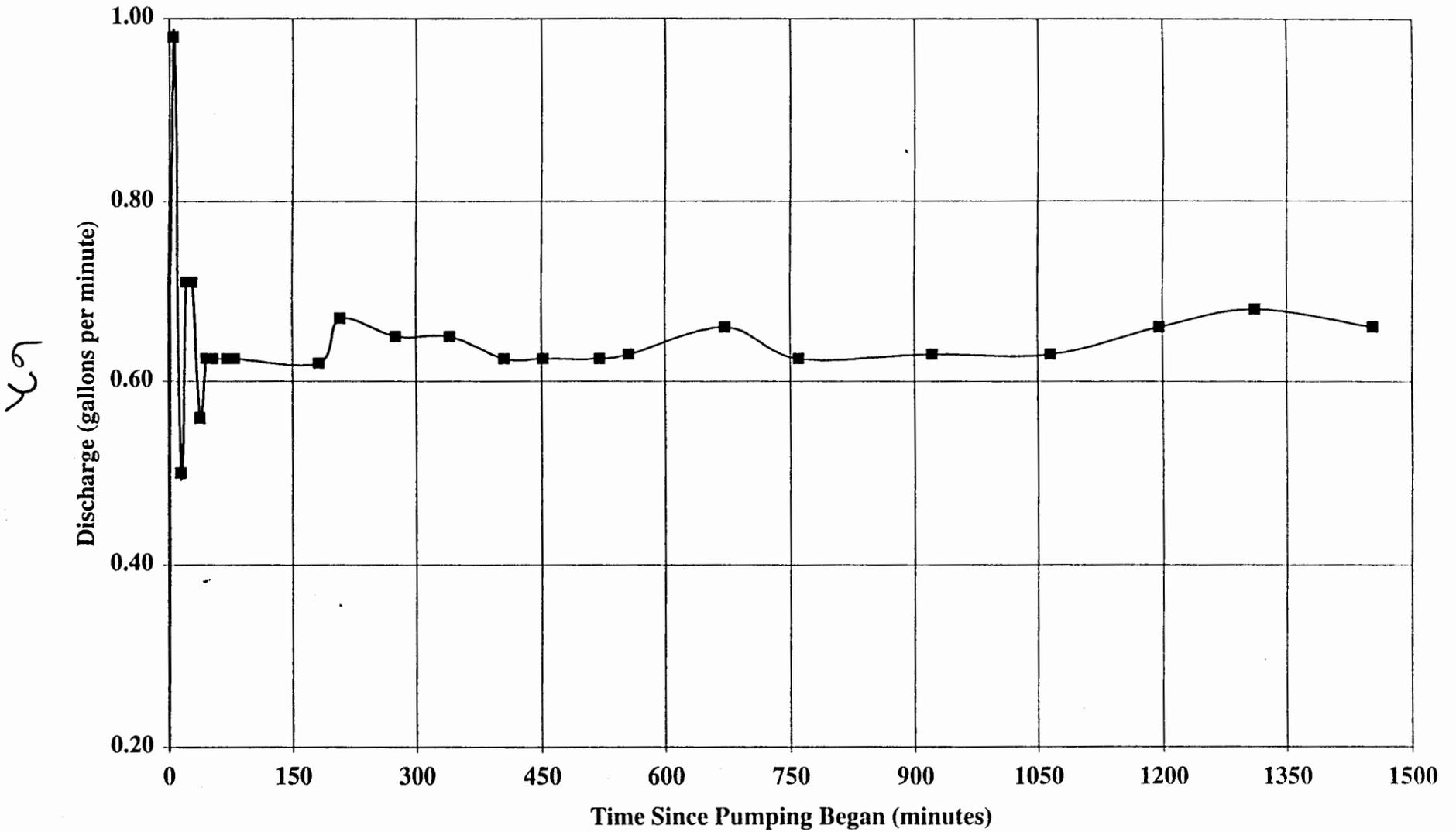


Figure 6. Drawdown and Recovery Measurements for Pumping Well DW-1

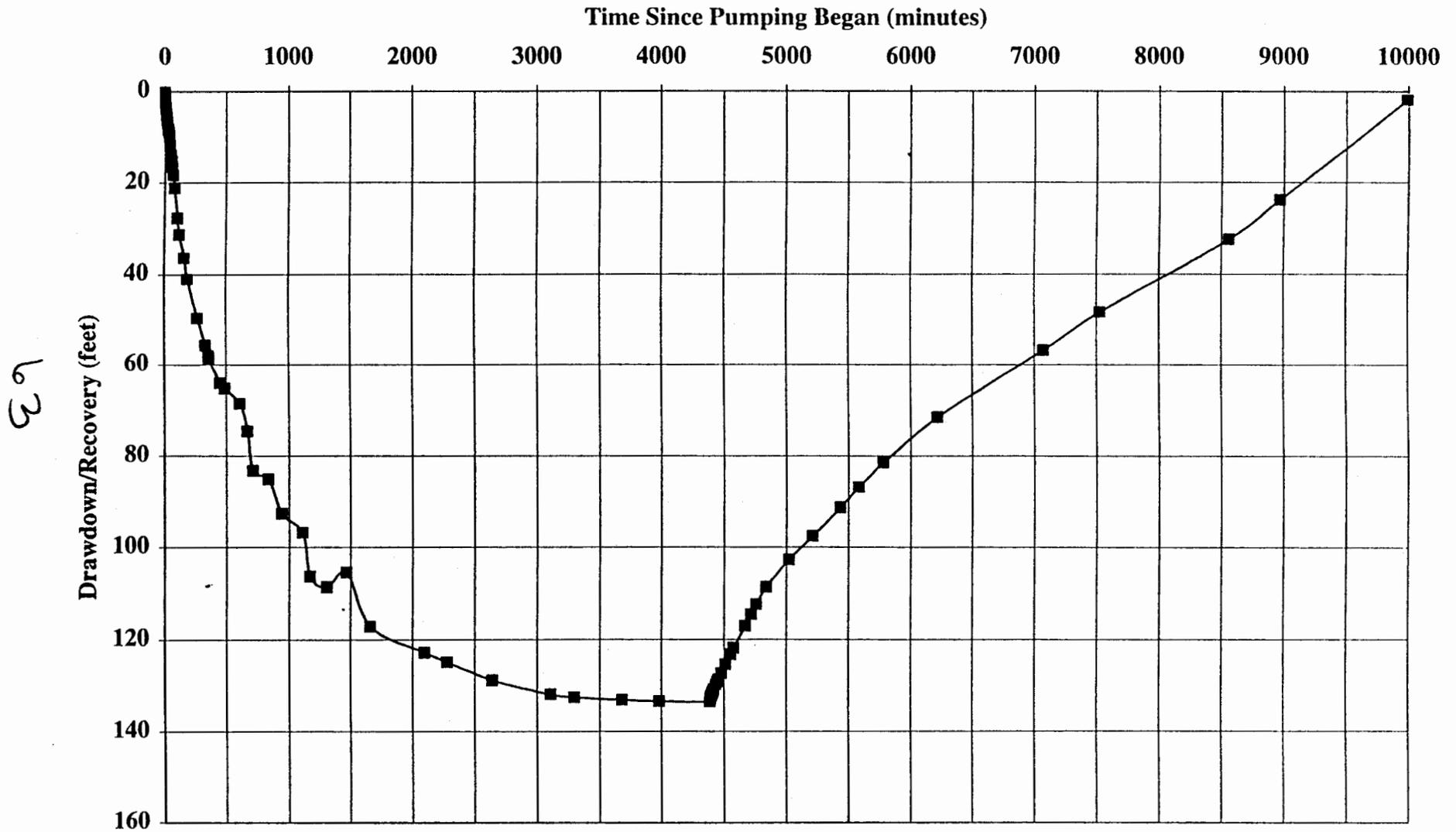


Figure 7. Drawdown and Recovery Measurements for Pumping Well DW-2

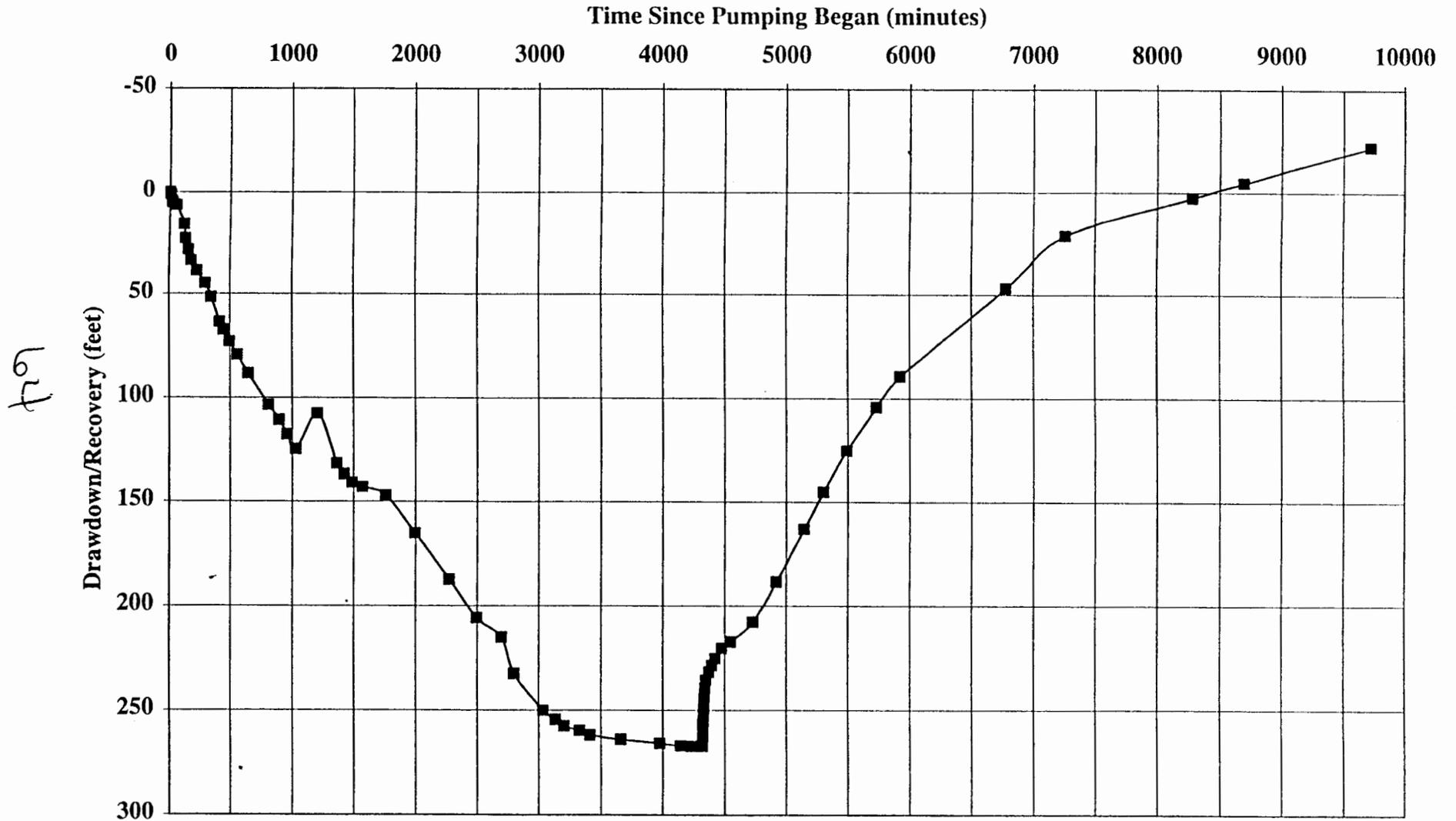


Figure 8. Drawdown and Recovery Measurements for Pumping Well HW-2

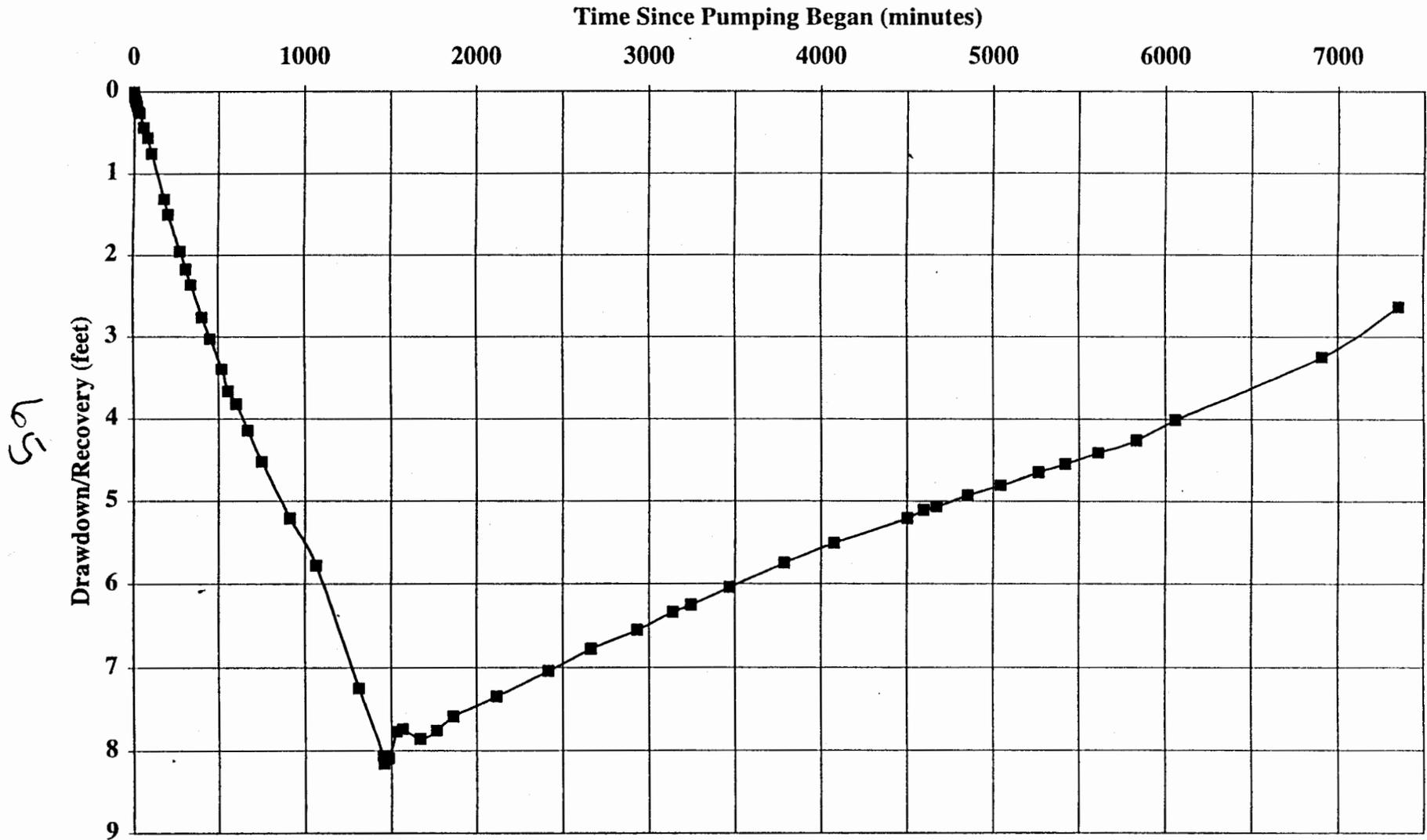


Figure 9. Drawdown and Recovery Measurements for Observation Well HW-1

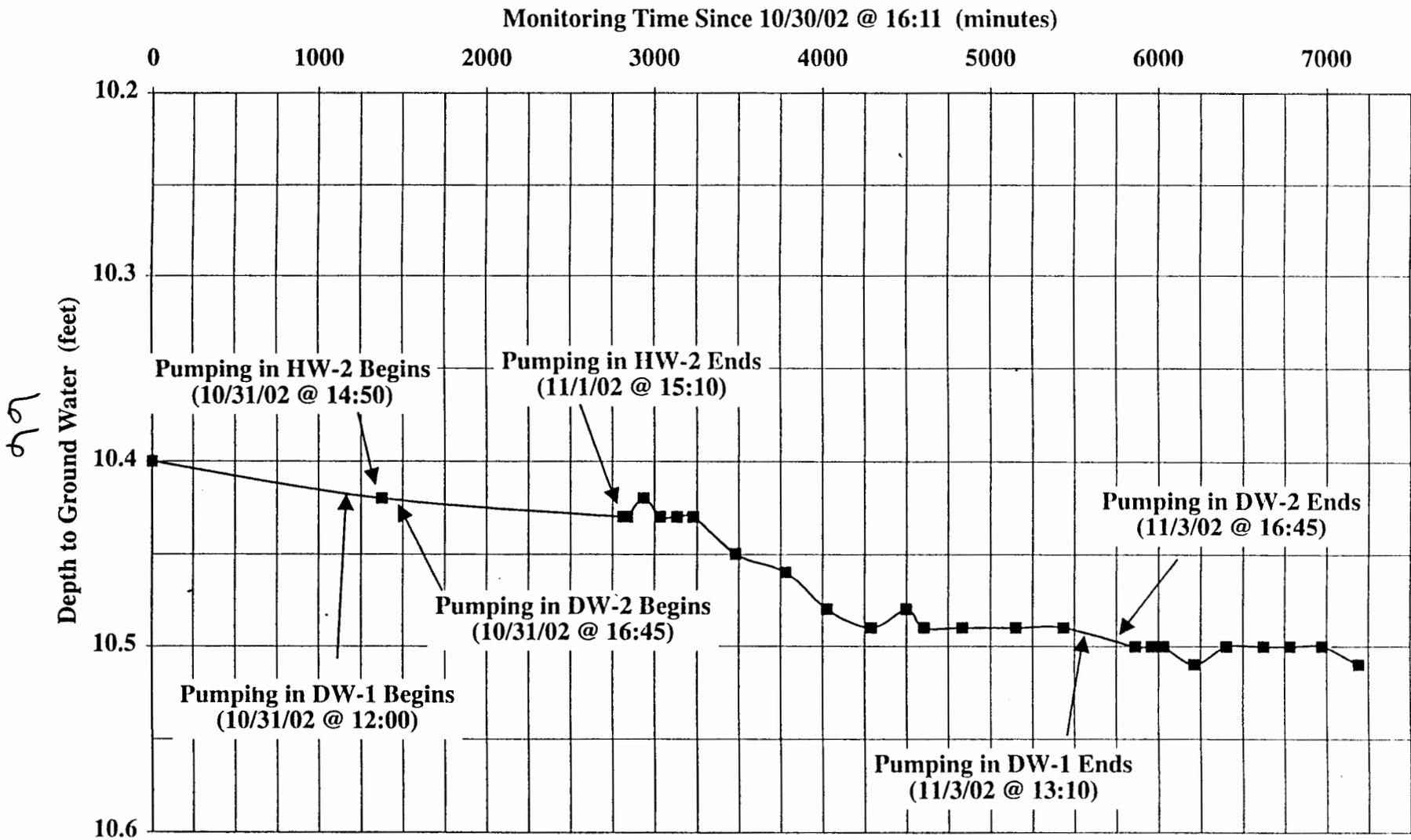


Figure 10. Recovery Test of Well DW-1 (GeoSolv, October 1998 data)

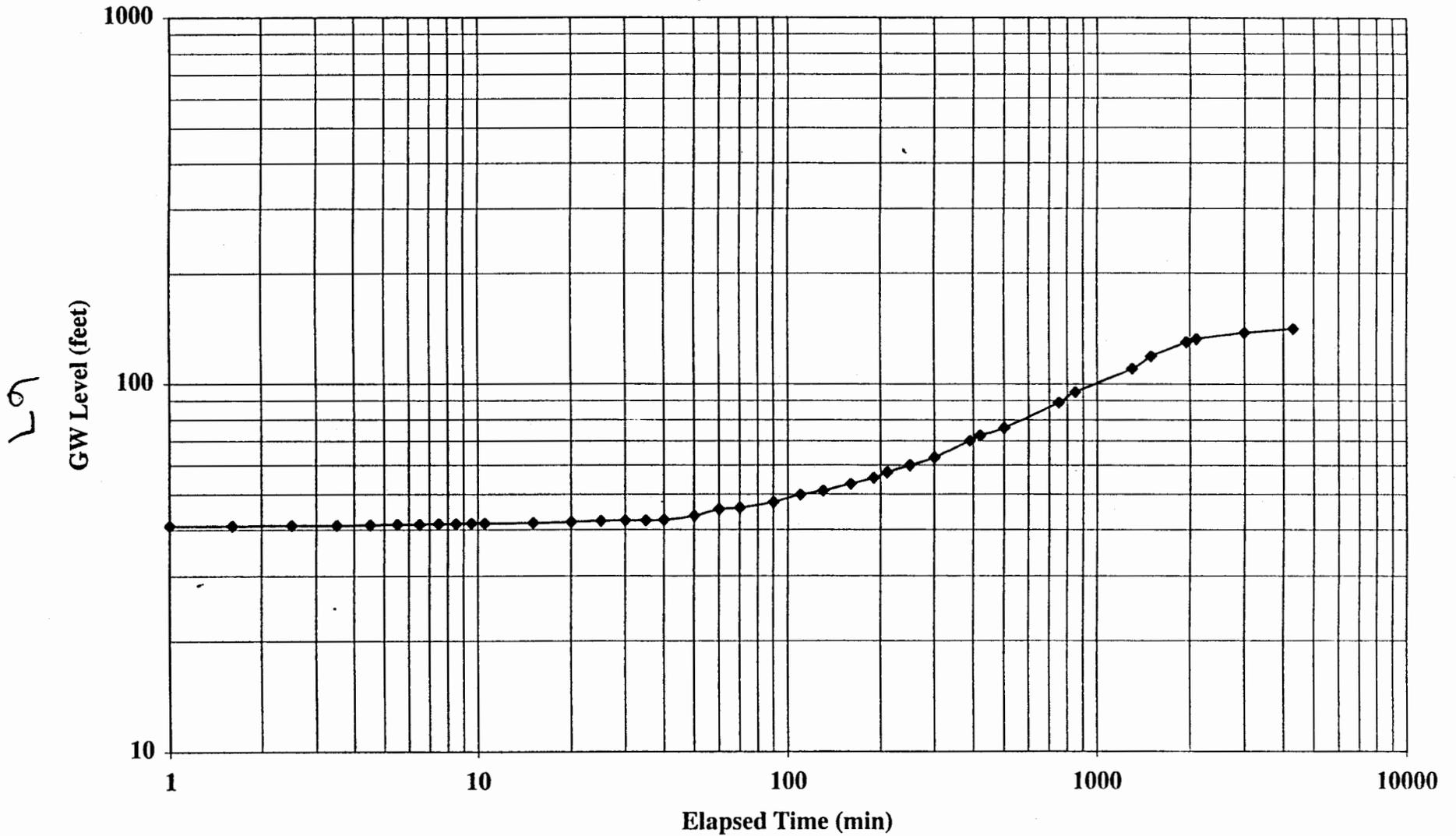


Figure 11. Recovery Test of Well DW-2 (GeoSolv, October 1998 data)

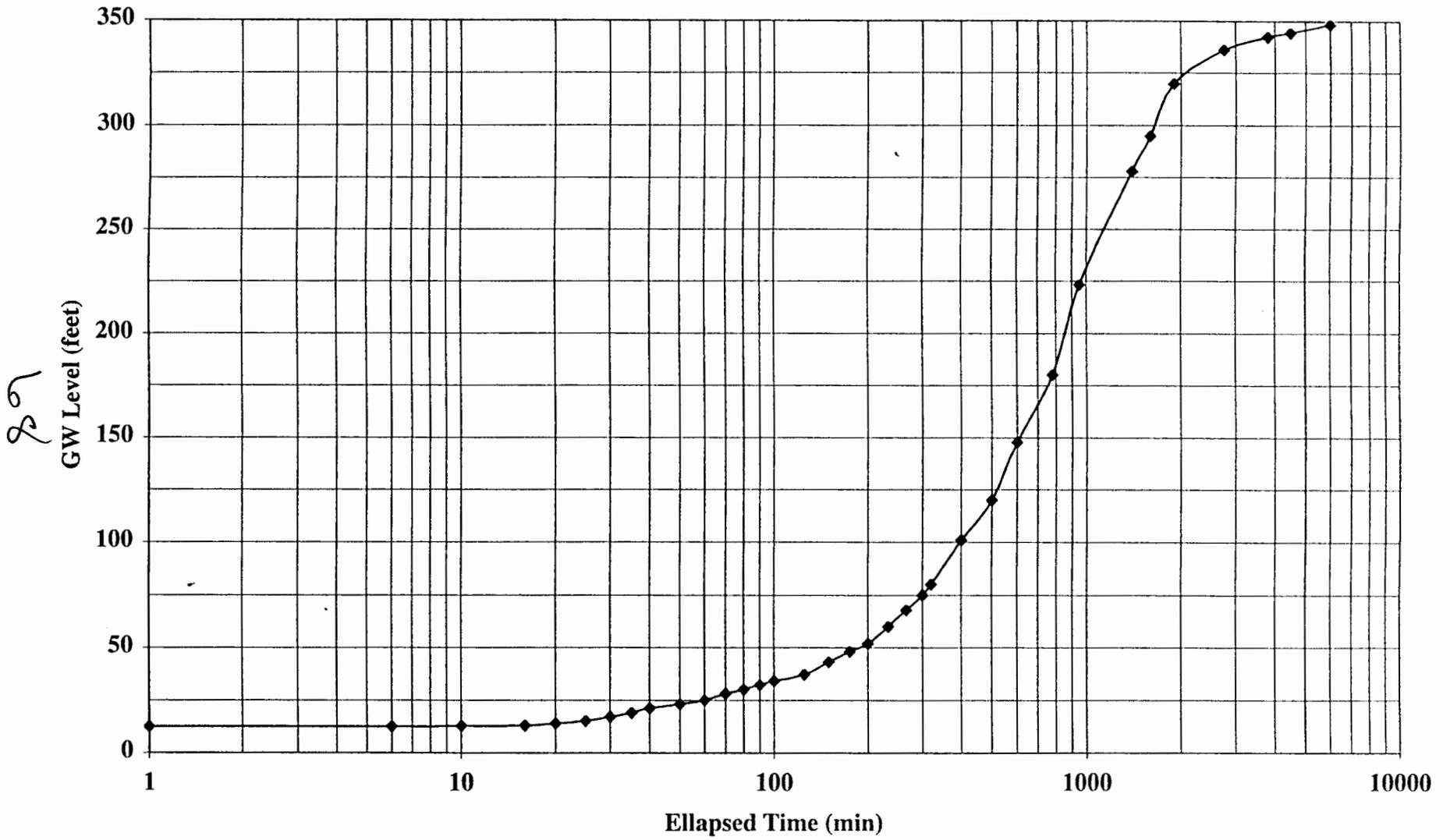


Figure 12. Recovery Test of Well HW-1 (GeoSolv, October 1998 data)

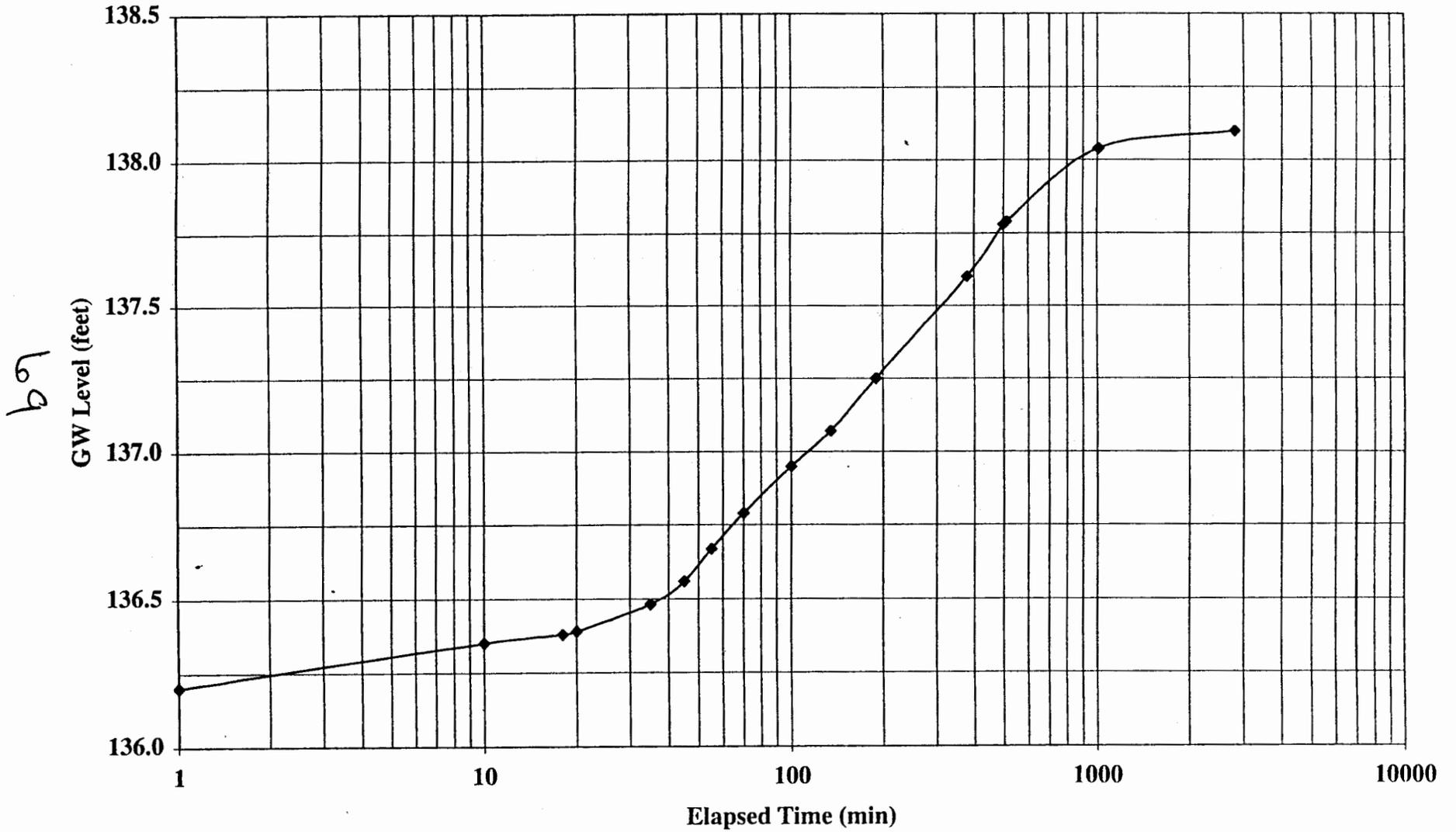


Figure 13. Residual-Drawdown Curve for Pumping Well DW-1
(Theis Solution, GeoSolv, October 1998 data)

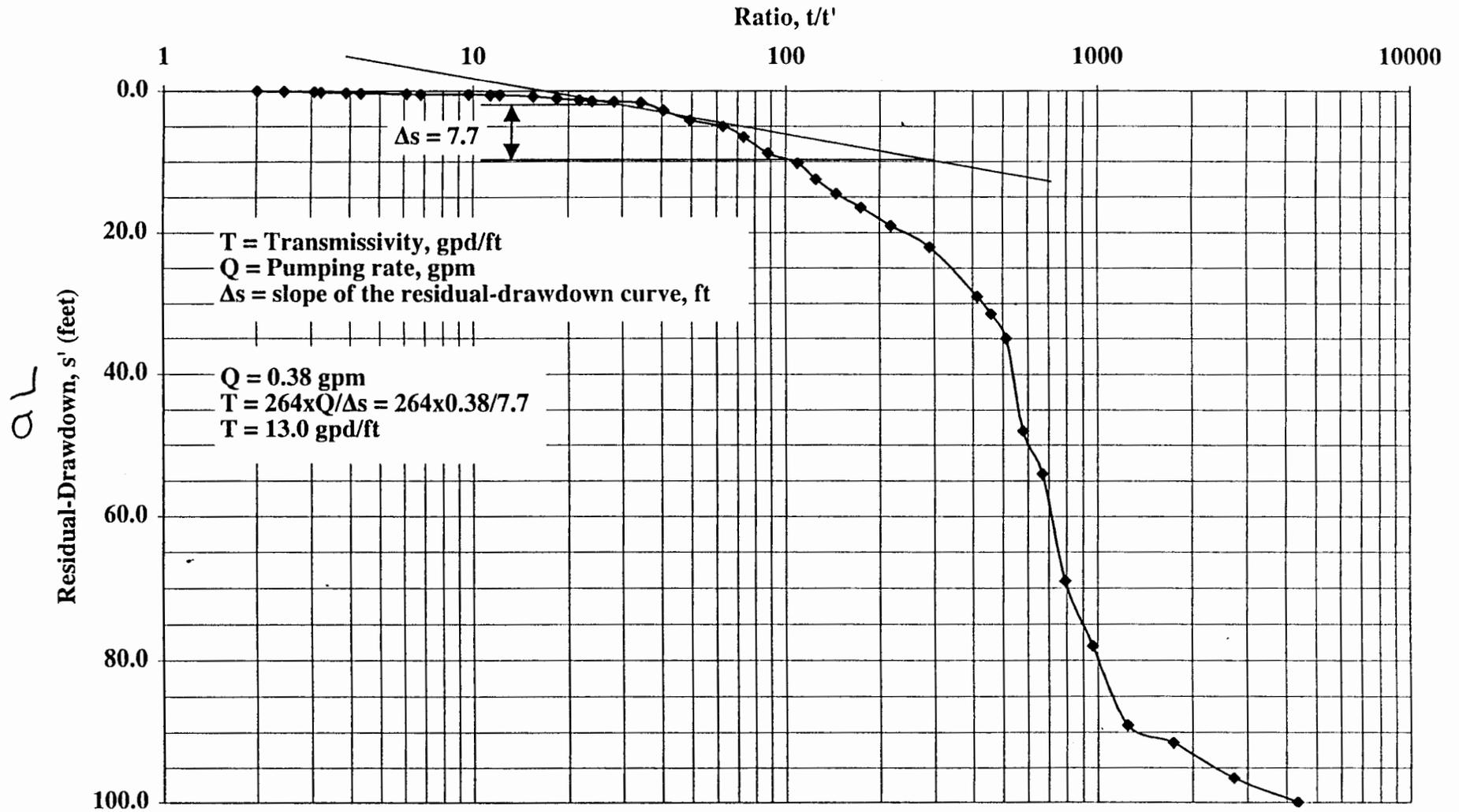


Figure 14. Residual-Drawdown Curve for Pumping Well DW-2
(Theis Solution, GeoSolv, October 1998 data)

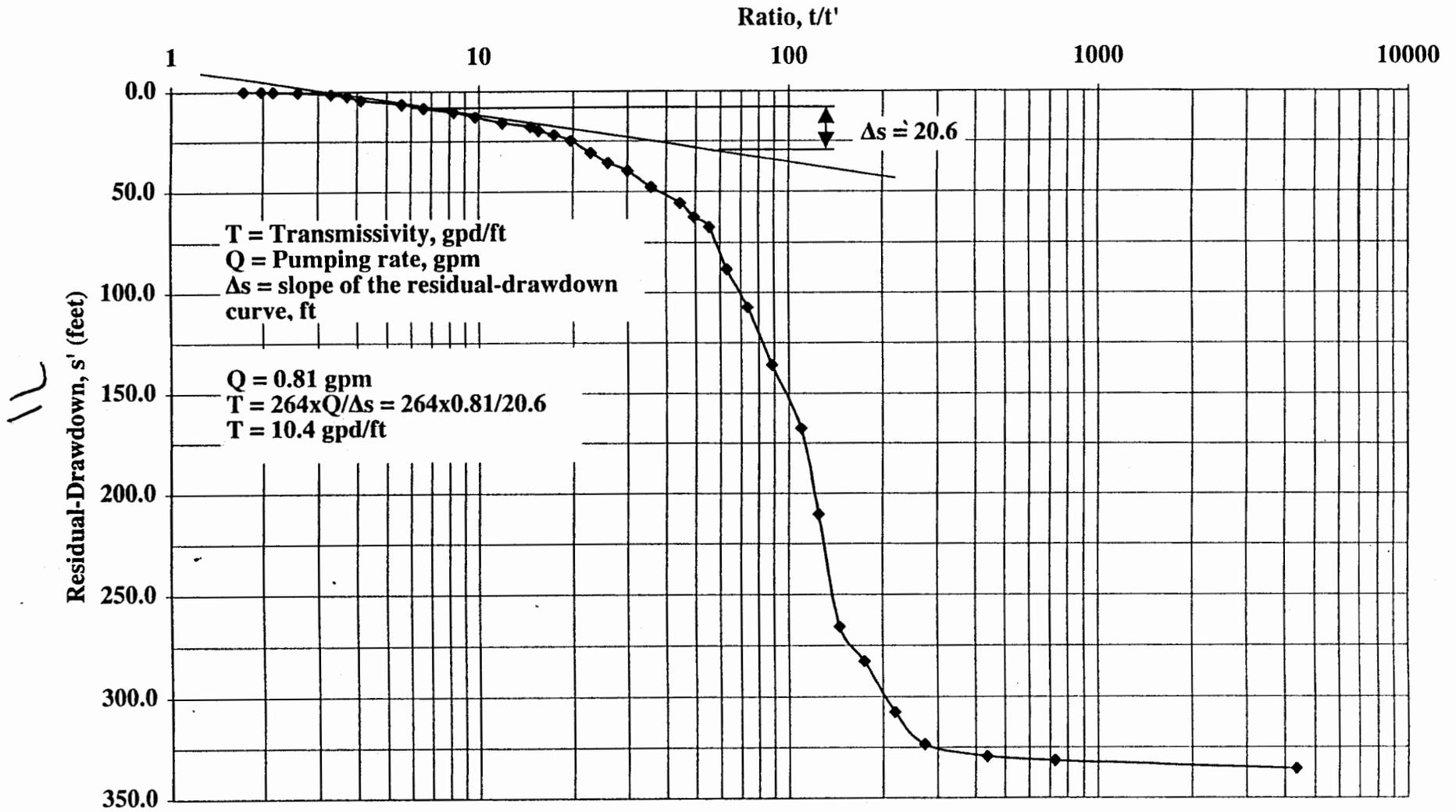
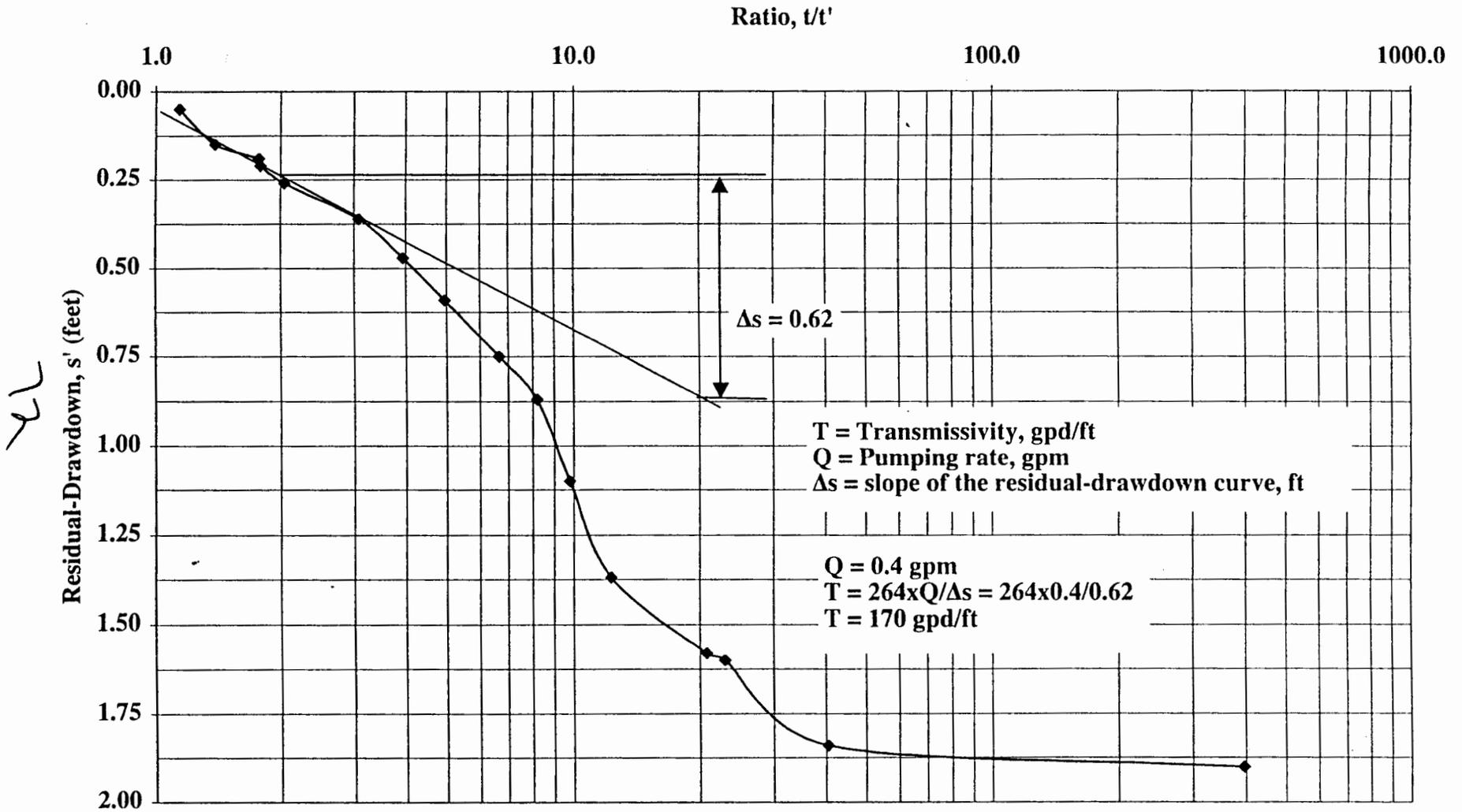


Figure 15. Residual-Drawdown Curve for Pumping Well HW-1
(Theis Solution, GeoSolv, October 1998 data)



GeoSolv, LLC

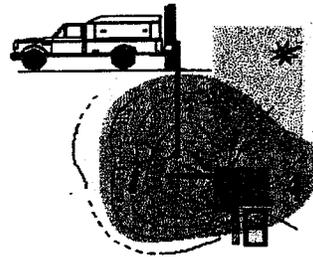
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We Don't Just Work on Your Water Supply Problems. We Solve Them!



December 17, 1998

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**SUBJECT: HYDROGEOLOGICAL STUDY AND PUMPING TESTS FOR WELL NO.
532516, WELL NO. 551685 AND A SHALLOW HAND-DUG WELL
LOCATED @ 23802 QUAIL LANE, FORT BRAGG, CA**

Dear Mr. Ehlers:

This report was prepared according to the workplan approved by the Mendocino County Health correspondence dated October 22, 1998. The report summarizes the procedures for, and the results of, three pumping tests for the three water supply wells located at the above site. The water supply provided by these three wells is compared to the projected water usage for the proposed ten unit Inn development. The water supply available from groundwater has been demonstrated to be sufficient to supply the average daily demand for the proposed development.

If you have any questions, please call.

Sincerely,

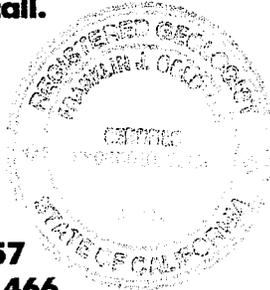
A handwritten signature in cursive script that reads "Franklin J. Goldman".

Franklin J. Goldman

State Registered Geologist No. 5557

State Certified Hydrogeologist No. 466

CEO/GeoSolv, LLC



&
A handwritten signature in cursive script that reads "George T. Pavlov".

George T. Pavlov

Principal Geophysicist

Field Supervisor

REGIONAL AND LOCAL HYDROGEOLOGY

The site is composed of approximately six acres bordered on the north by alluvium and marshes and to the west by marine terrace cliffs of the Mac Kerricher State Park (See Figures 1 & 2 for Site Location Map & Site Map). It is bordered on the east by Highway 1 as well as by a 30 degree westward dipping fault located east of Highway 1. The site is bordered to the south by similar properties with shallow hand dug wells founded in marine terrace material.

According to the Mendocino County Coastal Groundwater Study, DWR, June 1982, the site lies within Quaternary Marine Terrace Section No. II which is considered to provide marginal water resources. There are no municipal water supply wells in the vicinity which would be under the influence of, or be influenced by, the onsite supply wells. None of the neighbors appear to have any bedrock wells. Neighboring properties appear to be tapping into shallow marine terrace material for use in supplying their own residences.

The site is underlain by homogeneously fractured Franciscan Greywacke Sandstone capped by 5 to 30 feet of Quaternary Marine Terrace material (re: Mendocino County Coastal Groundwater Study, DWR, June 1982, Figure 12 cross-section). The two driller logs for the site show that the terrace material is approximately 15 feet thick @ Well No. 532516 [DW2] and 7 feet thick @ Well No. 551685 [DW1] (See Appendix A for driller logs). The thickness of the terrace material at the hand dug well [HW1] is not known, however, it is most likely, predominantly, terrace material due to its shallow depth of 12' 8".

The shallow hand dug well is perforated in the Quaternary Marine Terrace and the other two well are perforated in Franciscan Greywacke Sandstone. The pumping test on the shallow well was therefore run for 24 hours and the pumping tests for the remaining wells were performed for 72 hours as per Mendocino County Health requirements.

PUMPING TEST PROCEDURES

The two deep wells were pumped from their down hole pumps and the shallow well was pumped from a surface pump dedicated to the well. Variable responses to changes in constant pumping rates at the onset of each pumping test were found to be negligible, however, were found to be very sensitive to pumping rates significantly higher than that ultimately determined by the rate at which a sustained yields were established. A step test was performed for DW2 which revealed a well efficiency of 55% (See Appendix B for Graph of Step Test). It is suspected that the well efficiency for DW1 would be similar since it appears to have been completed in the same type of bedrock by the same air rotary method of drilling. Since HW1 is a shallow hand dug well in marine terrace we can only assume that it's well efficiency is significantly better than that of the deep bedrock wells.

After the sustained yield was established, a constant discharge aquifer tests were performed for 72 hours for each of the deep wells and for 24 hours for the shallow well. After the pumping was completed, recovery measurements were taken until the wells had returned to 95% of their original static water level. The step test and the three pumping test along with their corresponding recovery tests took seven days to complete.

Water levels were measured in each well according to a logarithmic time table to the nearest 100th of a vertical foot. A flow meter was attached to the discharge pipe and was used to record the discharge rates continuously throughout the pumping test. Discharge rates were also checked at the discharge point (i.e. a PVC pipe leading into the pond onsite) by filling up a graduated bucket over a designated time span. The pond currently serves as a retention basin which stores surface water which enters the site via a perennial stream which runs north-south across the eastern portion of the property. No pumping test anomalies were identified in the drawdown vs. time plots which would have indicated an influence on the wells by recharge from the creek/stream or by any other aquifer characteristics or boundary conditions. The discharge rates were verified every half an hour, and more frequently during the onset of each test, so that a statistically valid difference of less than 10 % between the discharge rates was kept stable throughout the duration of the pumping tests.

INTERPRETATION OF PUMPING TEST DATA & ESTIMATION OF WATER PRODUCTION

Since drawdown vs time data collected in the field was not representative of aquifer conditions due to well bore storage losses, recovery data (i.e. incremental rises in water level during discrete time intervals after pumping ceased) was used for graphical plotting to evaluate water supply production and aquifer conditions.

COMPUTER MODELING

Aqtesolv, a computer groundwater modeling software program was used for pumping test evaluation to determine potential influences on the pumping well caused by recharge from surface water (e.g. the stream onsite and subterranean water), partial penetrating wells, impermeable boundary conditions, confined and unconfined aquifer conditions and fractured bedrock. No curve matches provided by the program were found to be applicable to the time drawdown curves generated by field data. Since the wells provide a relatively low yield, the method of aquifer analysis used to evaluate the field data plots is a method devised for low specific capacity wells (See Appendix C for article by David C. Schafer, The Johnson Driller's Journal, November-December, 1980).

PUMPING WELLS INFLUENCE ON NEARBY WELLS

Property owners located in the vicinity of the wells to be pumped during testing were contacted. No anomalies were reported by any of the neighbors contacted

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during the seven days of pumping of the three wells. During each pumping event for each well, the remaining two wells were monitored for changes in water level after the pumping well reached a sustained yield and just prior to the recovery period. No evidence of influence by the pumping well on the other two wells onsite was observed.

ZONE OF CAPTURE AND THE ONSITE SEPTIC SYSTEM

One concern which had to be addressed is that the pumping of the supply wells could entrain contaminants generated from the onsite septic system. The zone of capture was therefore defined for shallow well HW1, because it is a hand dug well which has no sanitary well seal. The "zone of effective drawdown" defined by the pumping parameters determined for shallow well HW1 was superimposed over the steep regional groundwater gradient flow to generate a "zone of capture" (See Figure 3 for Zone of Capture for Shallow Well HW1). The groundwater entrained within the zone of capture shows that the septic system will not be intercepted due to pumping of well HW1. The width of the zone of capture and the upgradient stagnation point were determined by a method of analysis outlined in Fetter, Applied Hydrogeology, 3rd Ed., Pages 501-505. The zone of capture calculations were based upon an estimated hydraulic gradient derived from depths to the static water level in each of the three supply wells onsite. It is not known if the water levels within the wells are in hydraulic continuity with one another due to the highly variable nature of bedrock materials onsite. Since the Mendocino County Health ordinance regards the fifty (50) foot deep sanitary seal, which was installed in the two deeper wells, as protective of groundwater resources from surface contamination, they were not considered for further evaluation.

SUSTAINED YIELD

Field data and data plots demonstrated sustained yield rates of 0.19 gpm for well DW1, 0.57 gpm for well DW2, 0.33 gpm for well HW1 (See Figures 4, 5, 6, & 7 for data plots).

PROJECTED WATER USAGE (AVERAGE DAILY DEMAND)

As reported by the architect, Andrew James Ring III, AIA, the proposed development will include the following:

10 unit, 1-bedroom Inn. Each unit will contain:

- ▶ 1 bed, 1 wash basin, 1 toilet, 1 shower, and no tubs. One 25 lb commercial washer will service the ten units.

2 bedroom resident manager's home (existing house onsite) which will contain:

- ▶ 2 wash basins, 2 toilets, 1 shower, 1 tub, 1 home laundry, & 1 kitchen sink.

3 bedroom residence (new house onsite) which will contain:

- ▶ 3 wash basins, 2 toilets, 1 shower, 1 tub, 1 home laundry, & 1 kitchen wash basin.

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The shallow well will be used to supply drinking water to the existing residence which will be used as the motel manager's residence and will supply water for non-drinking water domestic use such as for toilets and laundry. The two deep wells will be used to supply drinking water sources for the proposed 10 unit motel and the new 3-bedroom residence. Water for landscaping will be provided by the abundant surface water present in a stream which runs through the site year-round.

The total water usage for motel, per bed, is calculated based upon the Conference of State Sanitary Engineers, "Small Water Systems Serving the Public" document, currently utilized by the State of California-Department of Health Services, Drinking Water Field Operations Branch. Overall usage for single family dwellings was based upon Mendocino County Health's guidelines:

10 unit, 1-bedroom motel/Inn

Typically use 60 gallons per day per bed

[Drinking Water]

- ▶ 10 beds w/10 showers, 10 wash basins, & 10 toilets (600 gpd)
 - ▶ less 10 toilets (50 gpd)
- Total = 550 gpd

[Non-Drinking Water]

- ▶ 10 toilets (50 gpd)
 - ▶ 1- 25 lb front loading commercial washer (25 gpd)
- Total = 75 gpd

2 bedroom resident manager's home (existing house onsite)

Typically use 200 gpd with one bedroom and 100 gpd for each additional bedroom

[Drinking Water]

- ▶ 2 bedrooms w/, 2 wash basins, 1 shower, 1 tub, 1 kitchen dishwasher, 1 kitchen sink, 2 toilets, 1 home laundry (300 gpd)
 - ▶ less 1 home laundry (50 gpd)
 - ▶ less 2 toilets (10 gpd)
- Total = 240 gpd

[Non-Drinking Water]

- ▶ 1 home laundry (50 gpd)
 - ▶ 2 toilets (10 gpd)
- Total = 60 gpd

3 bedroom residence (new house onsite)

Typically use 200 gpd with one bedroom and 100 gpd for each additional bedroom

[Drinking Water]

- ▶ 2 bedrooms w/, 3 wash basins, 1 shower, 1 tub, 1 kitchen dishwasher, 1 kitchen sink, 2 toilets, 1 home laundry (400 gpd)

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- ▶ **less 1 home laundry (50 gpd)**
- ▶ **less 2 toilets (10 gpd)**
- Total = 340 gpd**

[Non-Drinking Water]

- ▶ **1 home laundry (50 gpd)**
- ▶ **2 toilets (10 gpd)**
- Total = 60 gpd**

In summary, the shallow hand dug well which provides 0.33 gpm (480 gpd) must supply the existing residence with 240 gpd of drinking water and 195 gpd of non-drinking water usage comprised of toilets and laundry (i.e. a total of 435 gpd). There will be a balance of 45 gpd to spare.

The combined production of water supply from the two deep wells is 0.76 gpm (1,090 gpd) and must provide drinking water for the 10 units of the motel and the proposed new 3-bedroom residence with 890 gpd. The two deep supply wells will therefore provide a balance of 200 gpd to spare.

In summary, the total production of the three wells provides 1.09 gpm at a sustained yield.

ADDITIONAL STORAGE CAPACITY

Currently, a 2,500 gallon storage tank is being used to store water produced by the two deeper wells onsite. Additional water produced by the wells during slow use periods will be stored and utilized during peak usage periods and/or during drought. Additional storage tanks will be installed by the property owner, on an as needed basis, to supplement potential storage capacity needs.

WATER QUALITY SAMPLING AND ANALYTICAL RESULTS

Water samples were collected from DW-1 and DW-2 after the pumping tests were completed. The water samples were collected on November 19, 1998 and placed into sterilized containers provided by a State Certified Laboratory. At each well, the spigot was allowed to run until approximately 100 gallons (e.g. 35 minutes @ 3 gallons/minute) was purged in order to obtain a sample representative of the aquifer. The samples were delivered to Alpha Analytical, Inc., within six hours of sampling and analyzed for general minerals, total coliform, and fecal coliform (See Appendix D for Laboratory Data Sheets). No fecal coliform was identified in the samples, however, total coliform for DW-1, the well on the upper parcel, was > 23 and 6.9 for DW-2 located on the lower parcel. A review of sampling procedures revealed that the water sample collected from DW-1 was collected through a hose (i.e. probably contaminated) and the sampler's hands may have been contaminated during sampling of water through the spigot at DW-2. The wells were re-sampled on December 07, 1998 and proper sanitation precautions were taken (e.g. the

spigot threads were washed with a 50% bleach to distilled water solution, inside and out & the individual collecting the samples wore disposable gloves) prior to purging and discharging water into sanitized containers provided by the lab. Both samples were delivered to the lab within six hours of sampling. Both samples yielded lab results for total coliform bacteria at 3.6.

LIMITATIONS

This report has been prepared in accordance with generally accepted environmental, geological and engineering practices. No warranty, either expressed or implied, is made as to the professional advice presented herein. The analysis, conclusions and recommendations contained in this report are based upon site conditions as they existed at the time of the investigation and they are subject to change. The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity, and interpretation of available information as described in this report. **GEOSOLV, LLC** recognizes that the limited scope of services performed in execution of this investigation may not be appropriate to satisfy the needs, or requirements of other state and local agencies, or of other users. This report and all of its contents supercedes all reports generated prior to this document and drafts of this report which were generated as working documents not intended for submittal to agencies or for use by the client or third parties. Any use or reuse of this document or its findings, conclusions or recommendations presented herein is at the sole risk of said user.

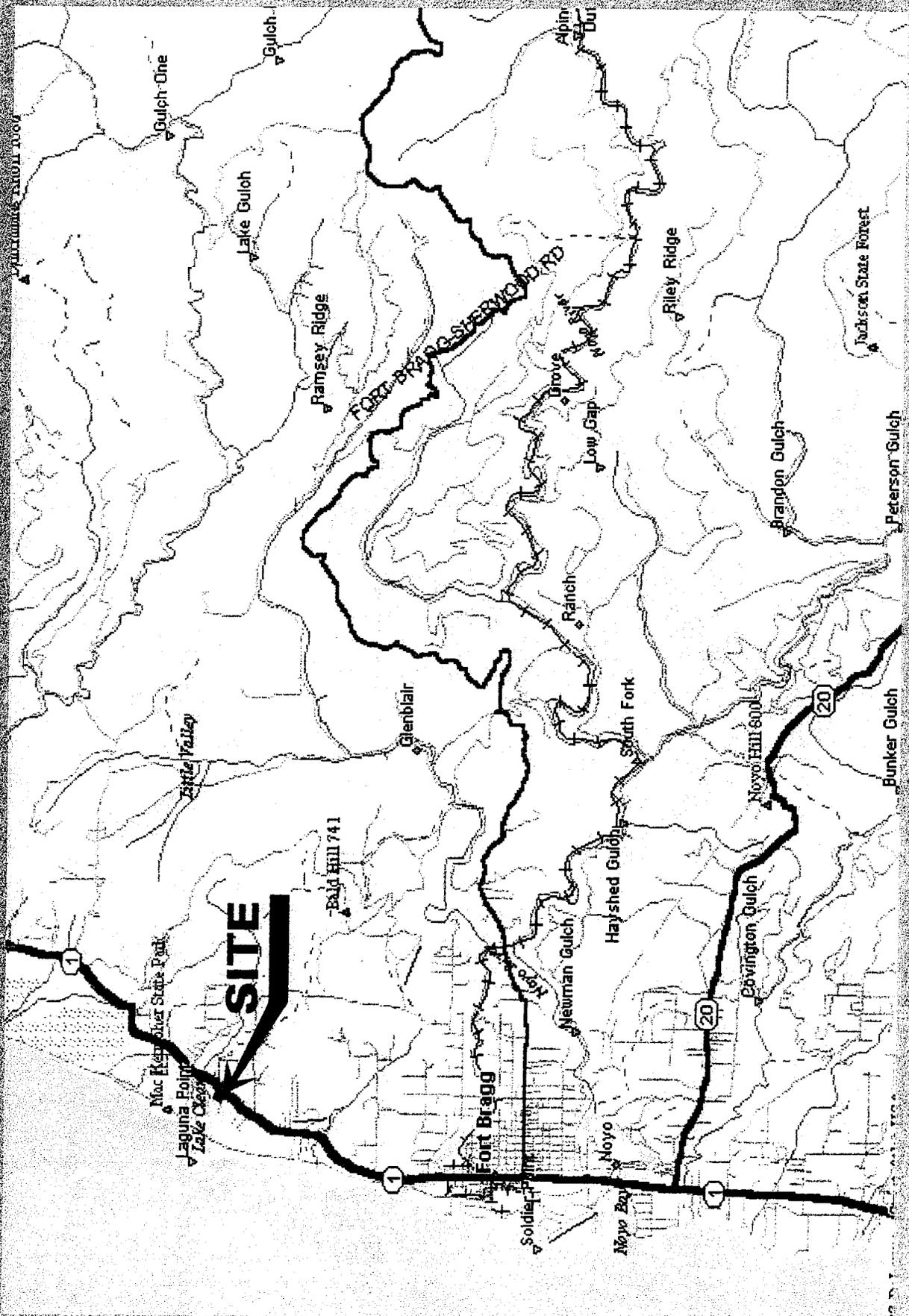


Figure 1 - Site Location Map

80

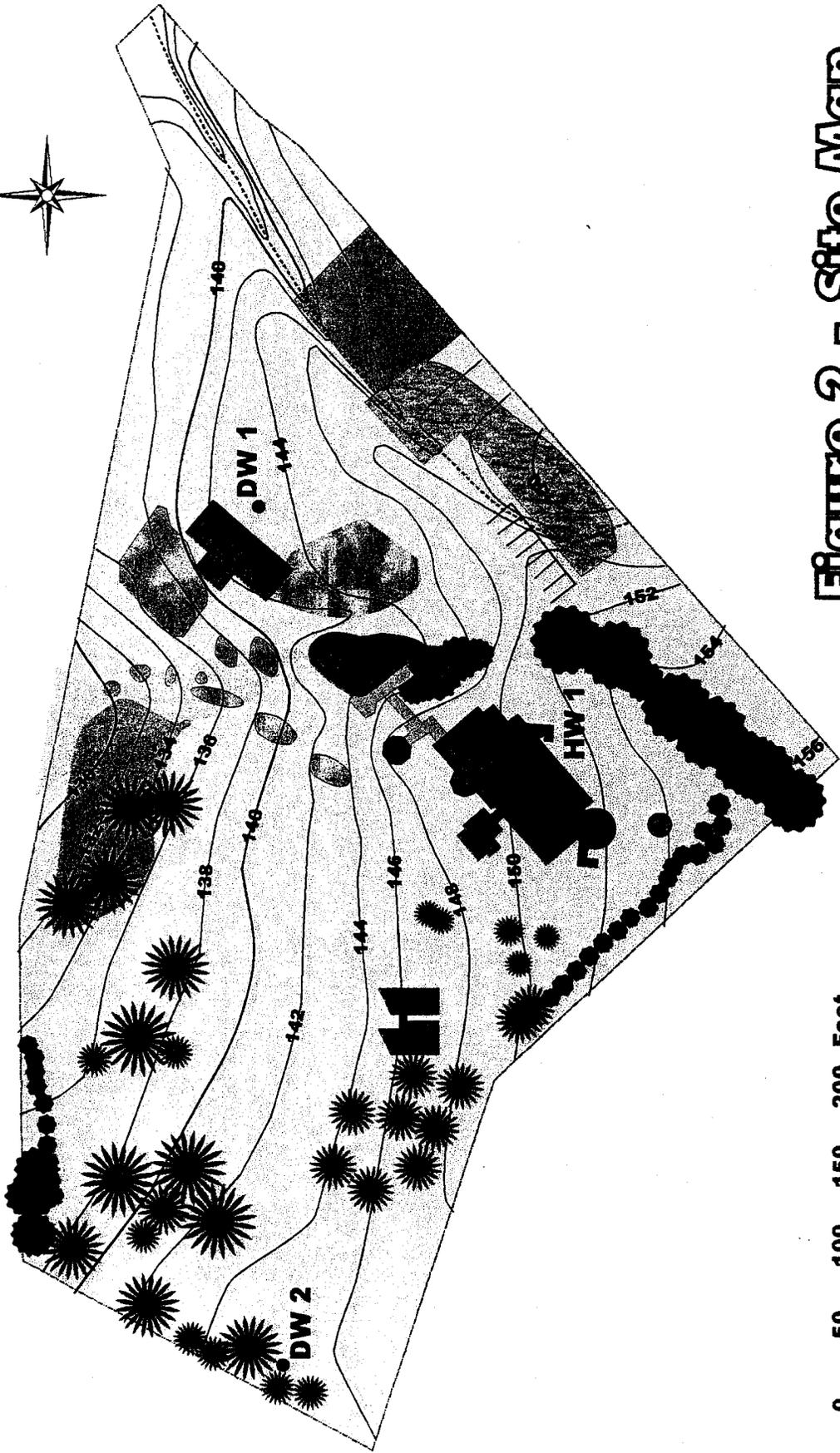
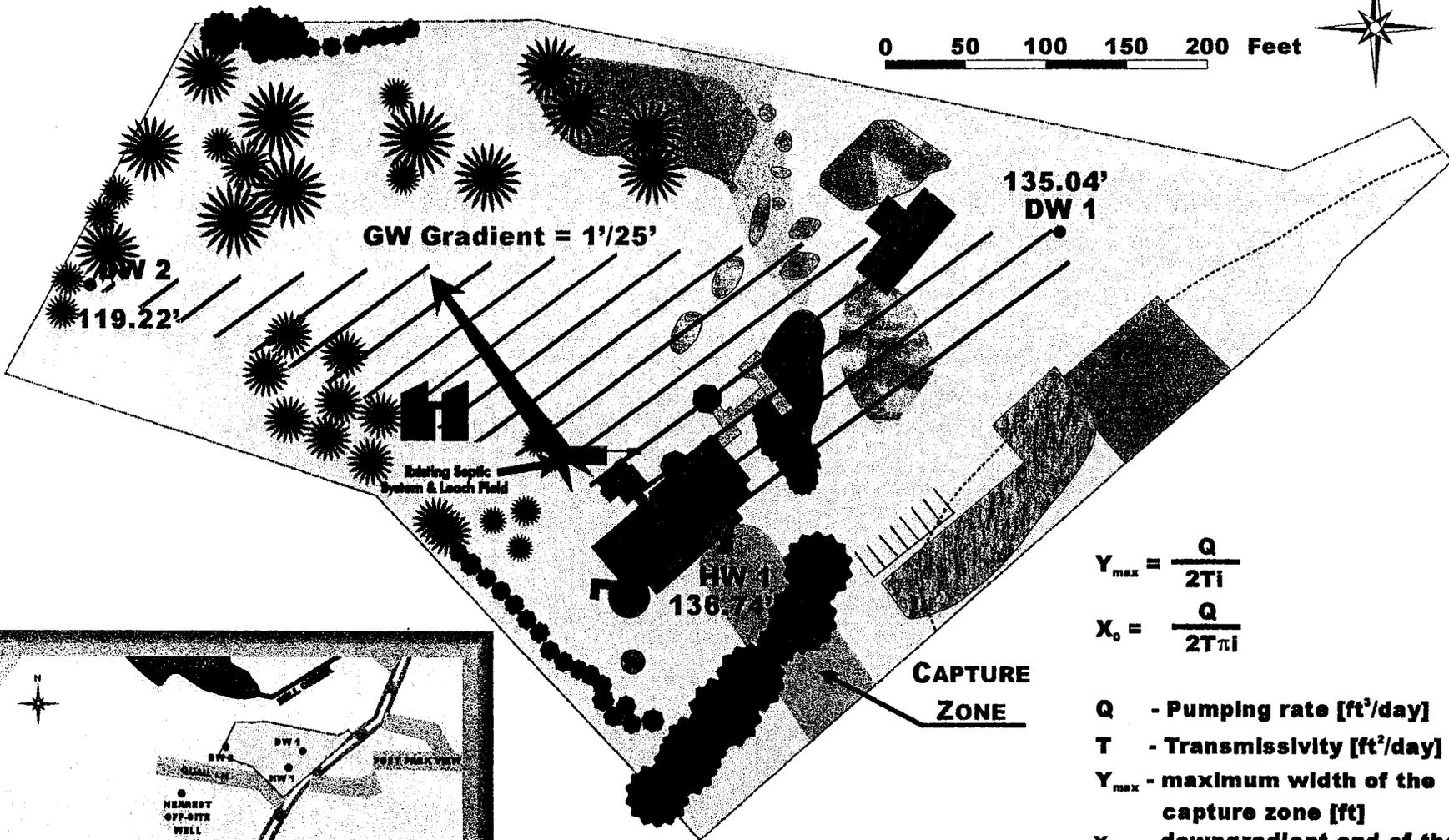


Figure 2 - Site Map

0 50 100 150 200 Feet

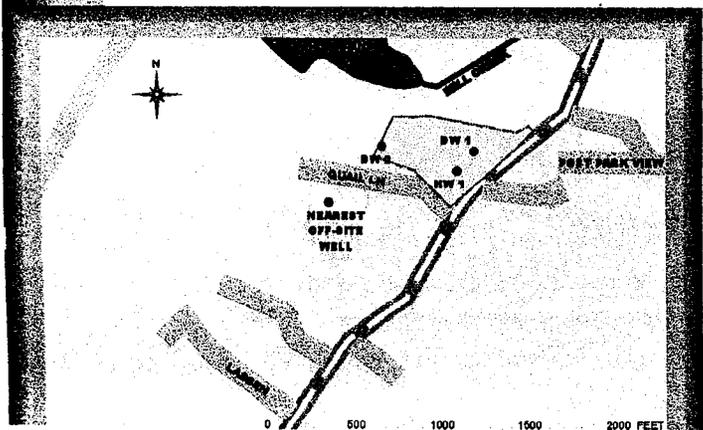
Figure 3 - Capture Zone for Well HW-1



$$Y_{max} = \frac{Q}{2Ti}$$

$$X_0 = \frac{Q}{2T\pi i}$$

- Q** - Pumping rate [ft³/day]
- T** - Transmissivity [ft²/day]
- Y_{max}** - maximum width of the capture zone [ft]
- X₀** - downgradient end of the capture zone [ft]



PUMPING TEST RESULTS AT QUAIL'S NEST INN

FROM EMPIRICAL PUMPING DATA							
Well ID	Pumping duration	Recovery Duration	Total test Duration	Total Gallons pumped	Average Recovery Rate [gpm]	Weekly Yield [Gallons]	Calculated Transmissivity
DW 1	4335	4450	8785	1650	0.19	1893	0.26 Ft ² /Day
DW 2	4350	1810	6160	3505	0.57	5735	0.29 Ft ² /Day
HW 1	395	475	870	158	0.33	3353	31.82 Ft ² /Day

DW 1 Low Yield Formation Results

Change of s/Q per log cycle 137 change of s/Q per log cycle
Thickness of the water in the water bearing layer, producing the straight line portion of the curve 141 thickness of the water in the water bearing layer, producing the straight line portion of the curve

T = 0.26 ft²/day
 T = 1.93 gpd/ft

Can produce up to 1902 Gal/week
272 gpd
0.19 gpm

DW 2 Low Yield Formation Results

Change of s/Q per log cycle 121 change of s/Q per log cycle
Thickness of the water in the water bearing layer, producing the straight line portion of the curve 375 thickness of the water in the water bearing layer, producing the straight line portion of the curve

T = 0.29 ft²/day
 T = 2.18 gpd/ft

Can produce up to 5727 Gal/week
818 gpd
0.57 gpm

HW 1 Low Yield Formation Results

Change of s/Q per log cycle 1.1 change of s/Q per log cycle
Thickness of the water in the water bearing layer, producing the straight line portion of the curve 2 thickness of the water in the water bearing layer, producing the straight line portion of the curve

T = 31.82 ft²/day
 T = 240.00 gpd/ft

Can produce up to 3360 Gal/week
480 gpd
0.33 gpm

Figure 4

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Recovery Test of Well DW 1

Quail's Nest Inn, October 1998

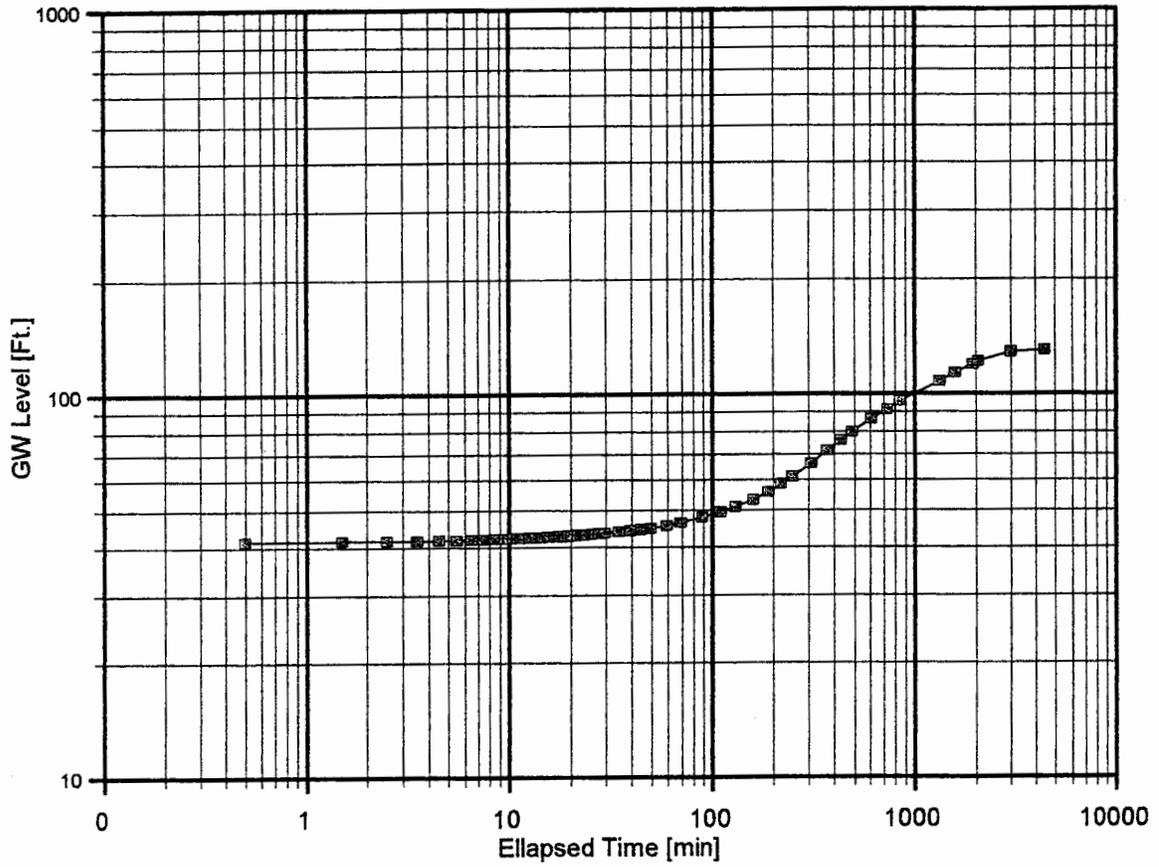


Figure 5

Recovery Test of Well DW 2

Quail's Nest Inn, October, 1998

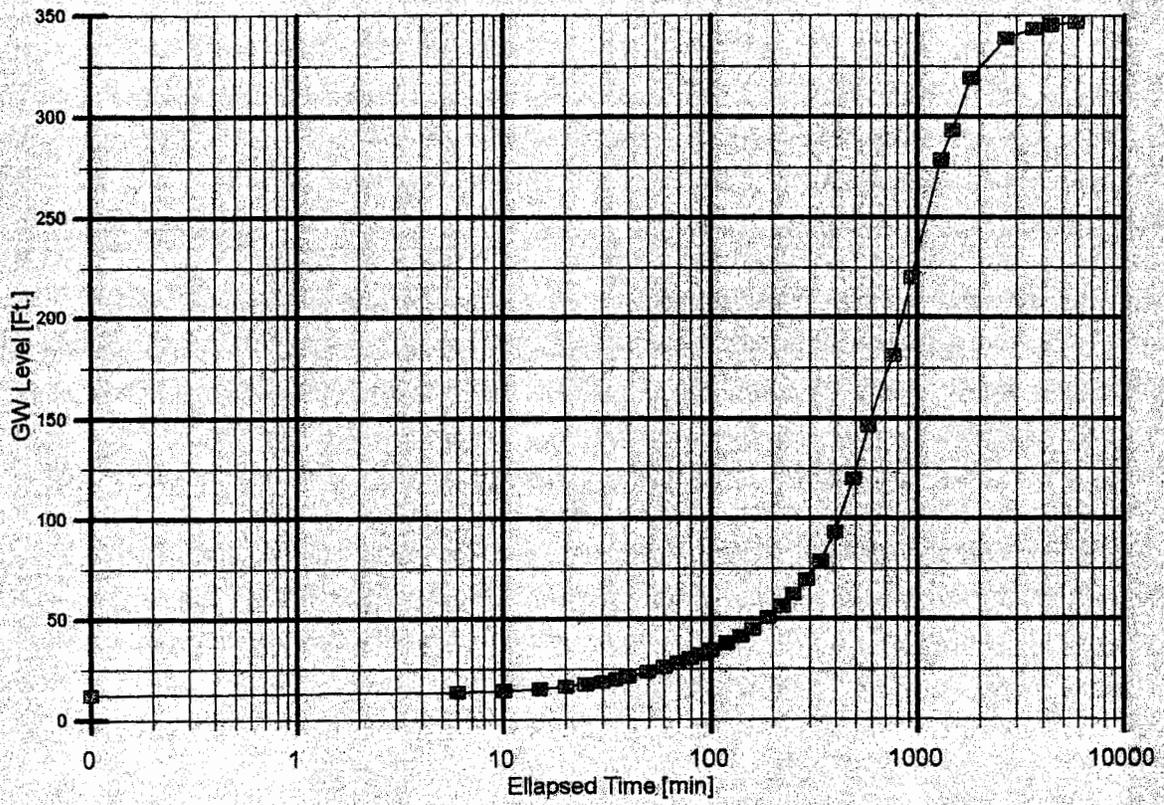


Figure 6

Recovery Test of Well HW 1

Quail's Nest Inn, October, 1998

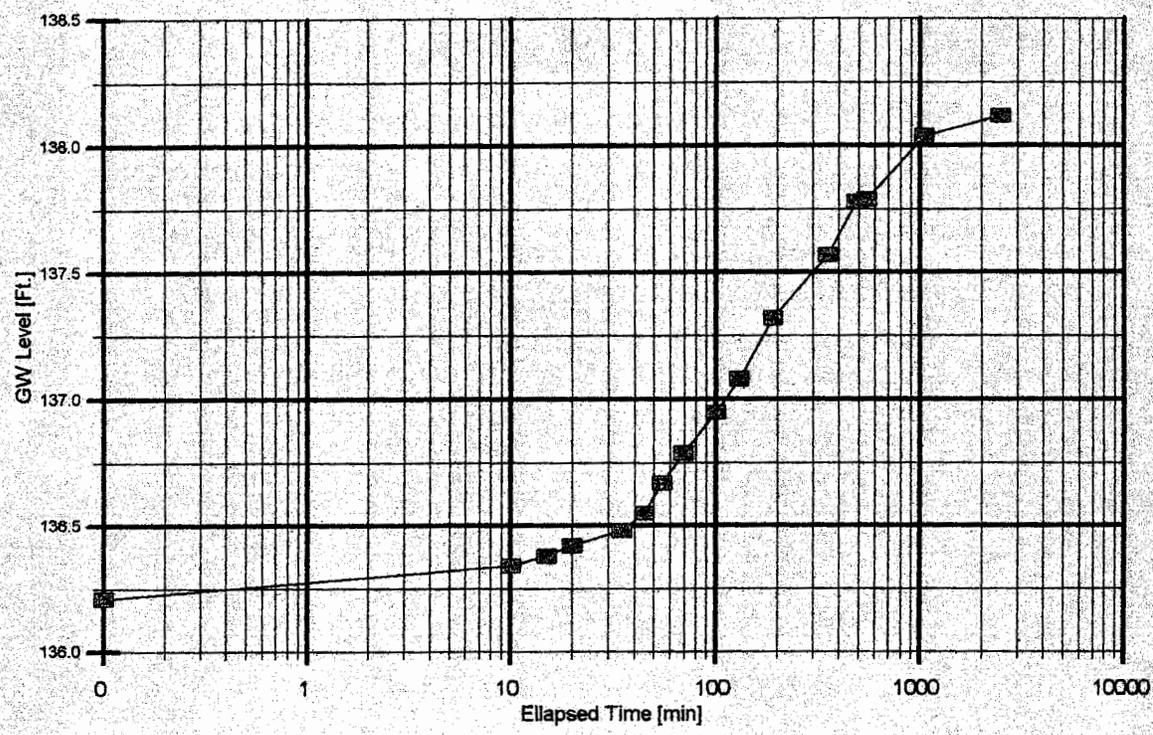


Figure 7

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AUG 11 2003

CALIFORNIA
COASTAL COMMISSION

August 11, 2003

Mr. Harold Graboske and Ms. Patricia Jones
98 Stratford Road
Kensington, CA 94707

EXHIBIT NO. 12

APPLICATION NO.

A-1-MEN-02-032

TAYLOR

APPELLANTS'

HYDROGEOLOGICAL

INFORMATION (1 of 27)

Subject: Additional Comments on Pacific GeoScience Proof-of-Water and Hydrological Study for Quail's Nest Inn, Ft. Bragg, Mendocino

Dear Mr. Graboske and Ms. Jones :

In my letter of April 28, 2003, I provided a peer review of the proof-of-water and hydrological studies completed by Pacific GeoSciences for the subject project. Pacific GeoSciences (PGS) provided responses to my review comments in a letter to Randy Stemler, California Coastal Commission, dated June 10, 2003, a copy of which was forwarded to me by Coastal Commission staff. Provided here are my comments on the information contained in the PGS letter of June 10th.

In general, the information presented in the PGS response letter does not alter my opinion that the well production capacity is insufficient for the needs of the project and that the potential impacts on neighboring wells are underestimated. Following are comments on specific items.

- **Well HW-2 Pumping Calculation.** PGS acknowledged the arithmetical error in the pumping rate calculation for well HW-2. They agreed that the corrected average pumping rate during the test should be 0.64 gallons per minute (gpm), not 0.70 gpm, i.e., a 9-percent reduction. However, they go on to indicate that this adjustment would not significantly affect their analysis and conclusions, because the correction only amounts to a difference of 86 gallons per day (gpd). Ordinarily, this would be a minor issue. However, because of the very marginal supply of water available to the project, and the fact that yield from well HW-2 (per PGS) represents roughly half of the water supply capacity for the project, a 9-percent reduction in yield from the main production well must be considered potentially significant.
- **Casing Storage.** In my review comments, I pointed out that the casing storage was not accounted for by PGS in their testing and analysis. The response from PGS was that the casing storage does not affect the yield and drawdown calculations, which were determined from the recovery data in the prior GeoSolv study (1998 report). I have to disagree with this response for the following reasons:
 1. It is true that the recovery data from the prior GeoSolv study were used by PGS to estimate the aquifer transmissivity at each pumping well. However, this is only one factor needed for the analysis. PGS then used these transmissivity estimates in combination with an estimate of the storativity and the actual pumping and drawdown data from the PGS testing to derive estimates of well yields (see Tables 20, 21 and 22; attached). Therefore, the actual PGS pumping data (including the associated effects of casing storage) were clearly an essential factor in the calculations of the short-term and long-term well yield estimates.
 2. Casing storage was also a factor in the prior study by GeoSolv, which was not accounted for by PGS in their estimates of transmissivity from the GeoSolv recovery data. A key factor in the calculation of transmissivity (from either recovery data or pumping-drawdown data) is the pumping rate, Q, (see calculations on Figure 13, 14 and 15, attached). In the PGS transmissivity calculations, they used a pumping rate based on the amount of water pumped from each well (by GeoSolv), again without adjusting for the contribution from casing storage. The pumping rates

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Mr. Graboske and Ms. Jones

August 11, 2003

used by PGS were greater than the rates reported by GeoSolv. The procedure followed by GeoSolv had, in fact, accounted for the casing storage by calculating the average pumping rate for their test as the total volume pumped divided by the length of time from the start of pumping to the completion of recovery. This effectively normalizes the effect of the casing volume. When PGS computed transmissivity from the GeoSolv recovery curves, instead of using the GeoSolv values for average pumping rate (i.e., water from the aquifer), they used a higher value determined solely from the total pumping volume divided by the pumping duration – i.e., they subtracted the recovery time. In so doing they eliminated the adjustment for casing storage that was inherent in the GeoSolv calculations of well yield. As a result they calculated transmissivity values using an artificially high pumping rate (i.e., without adjustment for casing storage). Consequently, the transmissivity values derived by PGS, although very small (13 and 10.4 gpd/ft for DW-1 and DW-2, respectively), were much higher than the values determined by GeoSolv (1.93 and 2.18 gpd/ft). PGS then carried these inflated transmissivity values forward to project the long-term well yields and the drawdown effects in combination with their own November 2002, unadjusted pumping-drawdown data.

Based on the above, I believe it can be seen that the PGS analysis failed to account for casing storage in both the determination of transmissivity values from the GeoSolv recovery data, and in the representation of actual well yields from their own pumping tests. The effect of this is that the individual and cumulative well yields (short- and long-term) for the project are overestimated, and the potential impacts on groundwater at neighboring properties are underestimated.

- **Evaluation of Hand-dug Well (HW-2).** PGS acknowledged that large-diameter hand-dug wells (such as HW-2) do not lend themselves to analysis using standard well hydraulics; this is due to the significant effect of the casing storage and low efficiency for these types of wells. I agree with this comment. However, despite acknowledging that standard well hydraulics "...can lead to erroneous results..." for hand-dug wells such as this, PGS nevertheless relied solely on the application of standard well hydraulic calculations without proposing any alternative method to adjust for casing storage or otherwise qualify the results and expected yield for the hand-dug well. This problem is especially critical for this project, where this shallow hand-dug well represents roughly half of the available water supply.
- **Impracticality of Extended Pumping Test for HW-2.** PGS presented a method for calculating an appropriate pumping test duration to eliminate the effects of casing storage. They showed that this would be 12.3 days for the shallow hand-dug well, HW-2, and suggested that this would be an impractical and unreasonable requirement. I don't disagree that this is a significant additional effort beyond the normal testing procedures. On the other hand, the normal testing procedures are simply guidelines that may not cover all situations. At the end of the Introduction (page 2), the Mendocino County Coastal Groundwater Development Guidelines state:

"The recommended methodologies are generally applicable to situations encountered along the Mendocino coast; but they are not intended to cover all cases. Alternative or more extensive investigative approaches may be warranted and should be considered on a case-by-case basis."

Given the very marginal available supply, I believe it could be argued that this is one of those situations where more extensive investigation is warranted. Ultimately, the purpose of the testing is to obtain reasonable assurance that a sufficient water supply is available for the project and to adequately assess the impacts to neighboring water supplies, which is a policy of the County's LCP.

I don't believe PGS has provided information to show conformance with the LCP policy, especially in regard to the capacity of the shallow hand-dug well, HW-2. Rather than offering a rationale for not

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Mr. Graboske and Ms. Jones

August 11, 2003

conducting an extended pumping test of HW-2, I believe the information cited by PGS adds further emphasis to the importance of casing storage in evaluation of shallow, hand-dug wells. Additionally, the PGS pump-drawdown data for HW-2 (Table 6) showed about 8 feet of drawdown during the 24-hour pumping test, and after four days of recovery had only gained back about two-thirds of this drawdown (5.5 feet). In other words, the groundwater recharges this shallow hand-dug well at a very slow rate that is not accurately represented by the observed/reported pumping volume; this lack of aquifer recovery is not reconciled by PGS. Finally, as previously noted, according to the PGS study this particular well represents roughly half the water supply for the project, making it imperative that a thorough and defensible analysis be completed. Thus far I don't see that this has been done.

- **Water Demand Estimate.** I concur that the 50-gpd difference in the water demand estimate is small. However, even small differences should be accounted for in this project, which proposes to rely on very low-yielding (<0.5 gpm) water wells.
- **Landscape Irrigation.** PGS acknowledged that water demand for landscape irrigation was not included in their analysis. However, as a visitor-serving facility, landscaping is an essential feature of the project and it will consume a significant amount of water during the summer dry season. According to the Landscape Documentation Package for the project (prepared by Quality Landscaping Company), the irrigation water demand may be as much as 104,640 gallons per year, or roughly 580 gpd for an assumed 180-day irrigation season. The water is expected to come, at least partly, from the other shallow hand-dug well on the property, HW-1. Use of this well for landscape irrigation will reduce the supply available to the other onsite wells (HW-2, DW-1 and DW-2) and will also contribute to aquifer drawdown effects on neighboring properties. Consequently, my opinion remains that the hydrological analysis for the project is incomplete unless adequate source capacity for irrigation water is documented and the potential impacts on the domestic supply and on other neighboring water supplies is evaluated.

Please feel free to contact me if there are additional questions or if I can be of any further assistance.

Sincerely,



Norman N. Hantzsche, P.E.
Principal/Managing Engineer

Attachments (figures; tables)

xc: Randy Stemler, California Coastal Commission
Mark Johnsson, Staff Geologist, California Coastal Commission

NNH/th

Ref: 220121L6

3027

Table 20. Well DW-1 Yield Calculations

Yield Calculations (3-day period)

Parameters and Assumptions

Transmissivity, gpd/ft
 Well radius (feet)
 Designated time (days)
 Storage coefficient
 Discharge Rate (gpm)
 Adjusted water column that results in average discharge for 72-hour test
 Additional available drawdown. (158-147 = 11 feet) times ratio of
 adjusted column / actual column of water (19/133.5 = 0.14)
 Pump intake @ 158 ft btoc: DTW 147 ft btoc at end of 72-hour test

$T = 13.0$
 $r = 0.208$
 $t = 3$
 $S = 0.001$
 $Q = 0.17$
 $= 19$
 $= 1.54$
 $u = 1.87xr^2xS/Txt$
 $u = 2.1E-06$
 $W(u) = 12.4964$

NOT
 ADJUSTED
 FOR CASING
 STORAGE

from: Values of $W(u)$ Corresponding to Values of u
 for Theis Non-equilibrium equation (Driscoll, page 921)

$Q/s = T/114.6xW(u)$
 $Q/s = 0.009 \text{ gpm/ft}$

72-hour measured $Q = 0.17 \text{ gpm}$
 72-hour maximum $Q = 0.19 \text{ gpm}$

Yield Calculations (90-day period)

Parameters and Assumptions

Transmissivity, gpd/ft
 Well radius (feet)
 Designated time (days)
 Storage coefficient
 Discharge Rate (gpm)
 Adjusted water column that results in average discharge for 72-hour test
 Additional available drawdown. (158-147 = 11 feet) times ratio of
 adjusted column / actual column of water (19/133.5 = 0.14)

$T = 13.0$
 $r = 0.208$
 $t = 90$
 $S = 0.001$
 $Q = 0.17$
 $= 19$
 $= 1.54$
 $u = 1.87xr^2xS/Txt$
 $u = 6.9E-08$
 $W(u) = 15.9119$

from: Values of $W(u)$ Corresponding to Values of u
 for Theis Non-equilibrium equation (Driscoll, page 921)

$Q/s = T/114.6xW(u)$
 $Q/s = 0.007 \text{ gpm/ft}$

$Q_{90} = 0.15 \text{ gpm}$

Yield Calculations (180-day period)

Parameters and Assumptions

Transmissivity, gpd/ft
 Well radius (feet)
 Designated time (days)
 Storage coefficient
 Discharge Rate (gpm)
 Adjusted water column that results in average discharge for 72-hour test
 Additional available drawdown. (158-147 = 11 feet) times ratio of
 adjusted column / actual column of water (19/133.5 = 0.14)

$T = 13.0$
 $r = 0.208$
 $t = 180$
 $S = 0.001$
 $Q = 0.17$
 $= 19$
 $= 1.54$
 $u = 1.87xr^2xS/Txt$
 $u = 3.5E-08$
 $W(u) = 16.5907$

from: Values of $W(u)$ Corresponding to Values of u
 for Theis Non-equilibrium equation (Driscoll, page 921)

$Q/s = T/114.6xW(u)$
 $Q/s = 0.007 \text{ gpm/ft}$

$Q_{180} = 0.14 \text{ gpm}$

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Table 21. Well DW-2 Yield Calculations

Yield Calculations (3-day period)

Yield Calculations (3-day period)	Parameters and Assumptions
Transmissivity, gpd/ft	T = 10.4
Well radius (feet)	r = 0.208
Designated time (days)	t = 3
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.49
Adjusted water column that results in average discharge for 72-hour test	= 66
Additional available drawdown. (383-380 = 3 feet) times ratio of	= 0.75
adjusted column / actual column of water (66/267.4 = 0.25)	
Pump intake @ 383 ft btoc: DTW 380 ft btoc at end of 72-hour test	
	u = 1.87xr ² xS/Txt
	u = 2.6E-06
	W(u) = 12.2828
	Q/s = T/114.6xW(u)
	Q/s = 0.007 gpm/ft

- Not ADJUSTED

from: Values of W(u) Corresponding to Values of u
for This Non-equilibrium equation (Driscoll, page 921)

72-hour measured Q = 0.49 gpm
72-hour maximum Q = 0.49 gpm

Yield Calculations (90-day period)

Yield Calculations (90-day period)	Parameters and Assumptions
Transmissivity, gpd/ft	T = 10.4
Well radius (feet)	r = 0.208
Designated time (days)	t = 90
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.49
Water column that results in average discharge for 72-hour test	= 66
Additional available drawdown. (383-380 = 3 feet) times ratio of	= 0.75
adjusted column / actual column of water (66/267.4 = 0.25)	
	u = 1.87xr ² xS/Txt
	u = 8.6E-08
	W(u) = 15.6917
	Q/s = T/114.6xW(u)
	Q/s = 0.006 gpm/ft
	Q ₉₀ = 0.39 gpm

from: Values of W(u) Corresponding to Values of u
for This Non-equilibrium equation (Driscoll, page 921)

Yield Calculations (180-day period)

Yield Calculations (180-day period)	Parameters and Assumptions
Transmissivity, gpd/ft	T = 10.4
Well radius (feet)	r = 0.208
Designated time (days)	t = 180
Storage coefficient	S = 0.001
Discharge Rate (gpm)	Q = 0.49
Water column that results in average discharge for 72-hour test	= 66
Additional available drawdown. (383-380 = 3 feet) times ratio of	= 0.75
adjusted column / actual column of water (66/267.4 = 0.25)	
	u = 1.87xr ² xS/Txt
	u = 4.3E-08
	W(u) = 16.3848
	Q/s = T/114.6xW(u)
	Q/s = 0.006 gpm/ft
	Q ₁₈₀ = 0.37 gpm

from: Values of W(u) Corresponding to Values of u
for This Non-equilibrium equation (Driscoll, page 921)

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Table 22. Well HW-2 Yield Calculations

Yield Calculations (1-day period)

Transmissivity, gpd/ft
 Well radius (feet)
 Designated time (days)
 Storage coefficient
 Discharge Rate (gpm)
 Adjusted water column that results in average discharge for 24-hour test
 Additional available drawdown. (13.00-10.51 = 2.49 feet) times
 ratio of adjusted column / actual column of water (3.36/8.07 = .47)
 Pump intake @ 13 ft btoc: DTW 10.51 ft btoc at end of 24-hour test

Parameters and Assumptions

$T = 170$
 $r = 2$
 $t = 1$
 $S = 0.01$
 $Q = 0.7$
 $= 3.36$
 $= 1.0$

NOT
 ADJUSTED

from: Values of $W(u)$ Corresponding to Values of u
 for Theis Non-equilibrium equation (Driscoll, page 921)

$u = 1.87xr^2xS/Txt$
 $u = 4.4E-04$
 $W(u) = 7.1520$

$Q/s = T/114.6xW(u)$
 $Q/s = 0.207 \text{ gpm/ft}$

24-hour measured $Q = 0.70 \text{ gpm}$
 24-hour maximum $Q = 0.91 \text{ gpm}$

Yield Calculations (90-day period)

Transmissivity, gpd/ft
 Well radius (feet)
 Designated time (days)
 Storage coefficient
 Discharge Rate (gpm)
 Water column that results in average discharge for 72-hour test
 Additional available drawdown. (13.00-10.51 = 2.49 feet) times
 ratio of adjusted column / actual column of water (3.36/8.07 = .47)

Parameters and Assumptions

$T = 170$
 $r = 2$
 $t = 90$
 $S = 0.01$
 $Q = 0.7$
 $= 3.36$
 $= 1.0$

from: Values of $W(u)$ Corresponding to Values of u
 for Theis Non-equilibrium equation (Driscoll, page 921)

$u = 1.87xr^2xS/Txt$
 $u = 4.9E-06$
 $W(u) = 11.6491$

$Q/s = T/114.6xW(u)$
 $Q/s = 0.127 \text{ gpm/ft}$

$Q_{90} = 0.56 \text{ gpm}$

Yield Calculations (180-day period)

Transmissivity, gpd/ft
 Well radius (feet)
 Designated time (days)
 Storage coefficient
 Discharge Rate (gpm)
 Water column that results in average discharge for 72-hour test
 Additional available drawdown. (13.00-10.51 = 2.49 feet) times
 ratio of adjusted column / actual column of water (3.36/8.07 = .47)

Parameters and Assumptions

$T = 170$
 $r = 2$
 $t = 180$
 $S = 0.01$
 $Q = 0.7$
 $= 3.36$
 $= 1.0458$

from: Values of $W(u)$ Corresponding to Values of u
 for Theis Non-equilibrium equation (Driscoll, page 921)

$u = 1.87xr^2xS/Txt$
 $u = 2.4E-06$
 $W(u) = 12.3628$

$Q/s = T/114.6xW(u)$
 $Q/s = 0.120 \text{ gpm/ft}$

$Q_{180} = 0.53 \text{ gpm}$

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Figure 13. Residual-Drawdown Curve for Pumping Well DW-1
(This Solution, GeoSolv, October 1998 data)

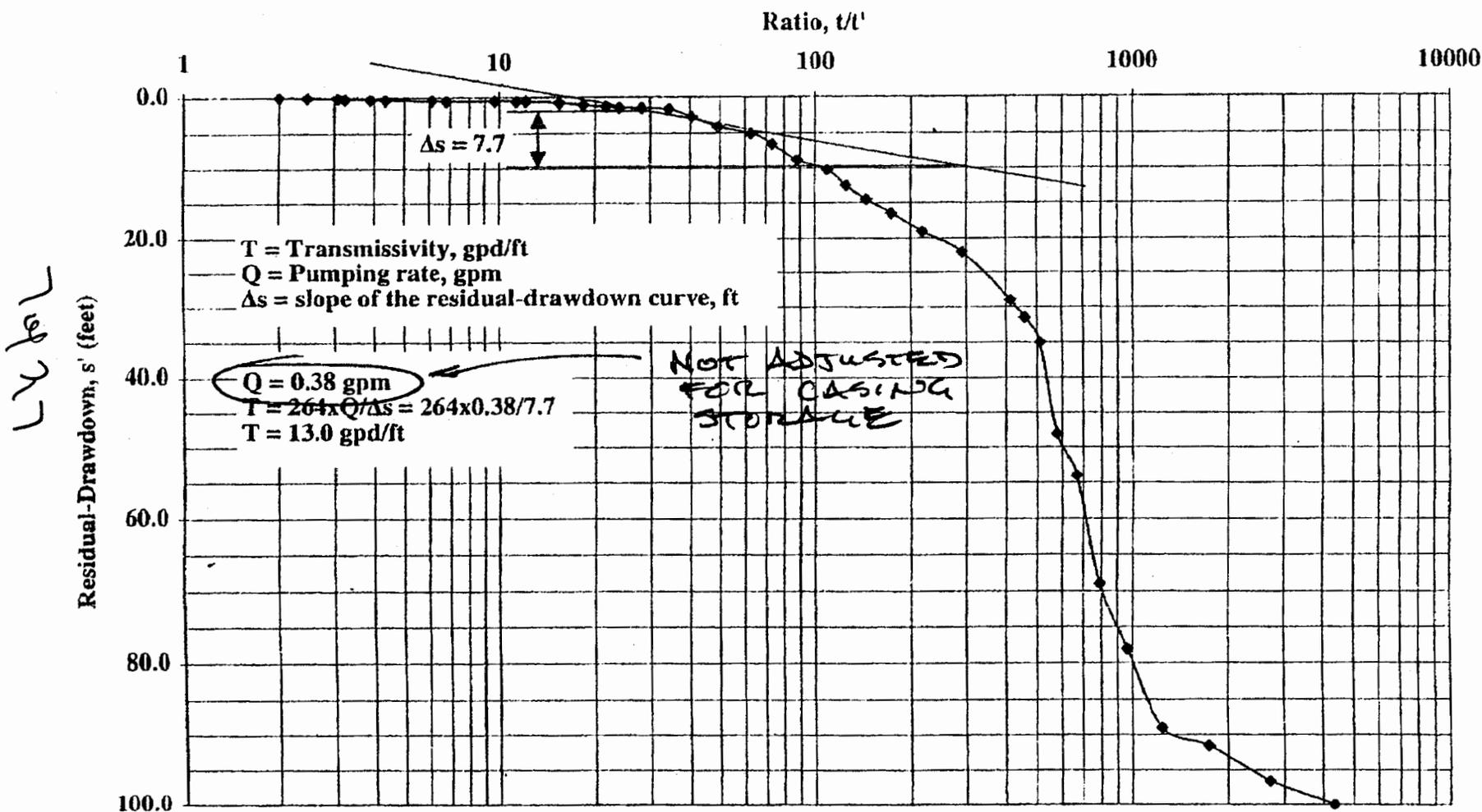


Figure 14. Residual-Drawdown Curve for Pumping Well DW-2
(Theis Solution, GeoSolv, October 1998 data)

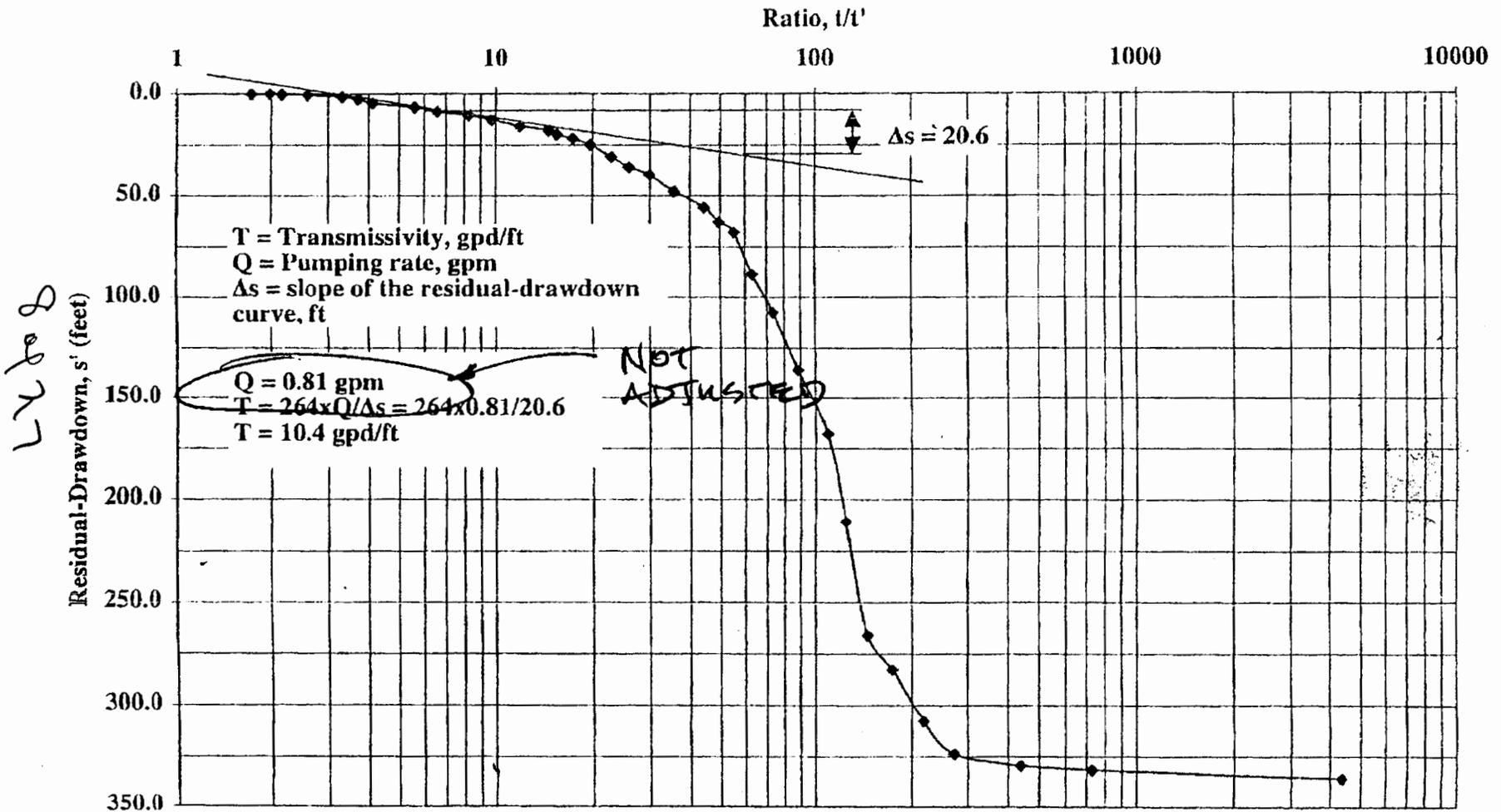
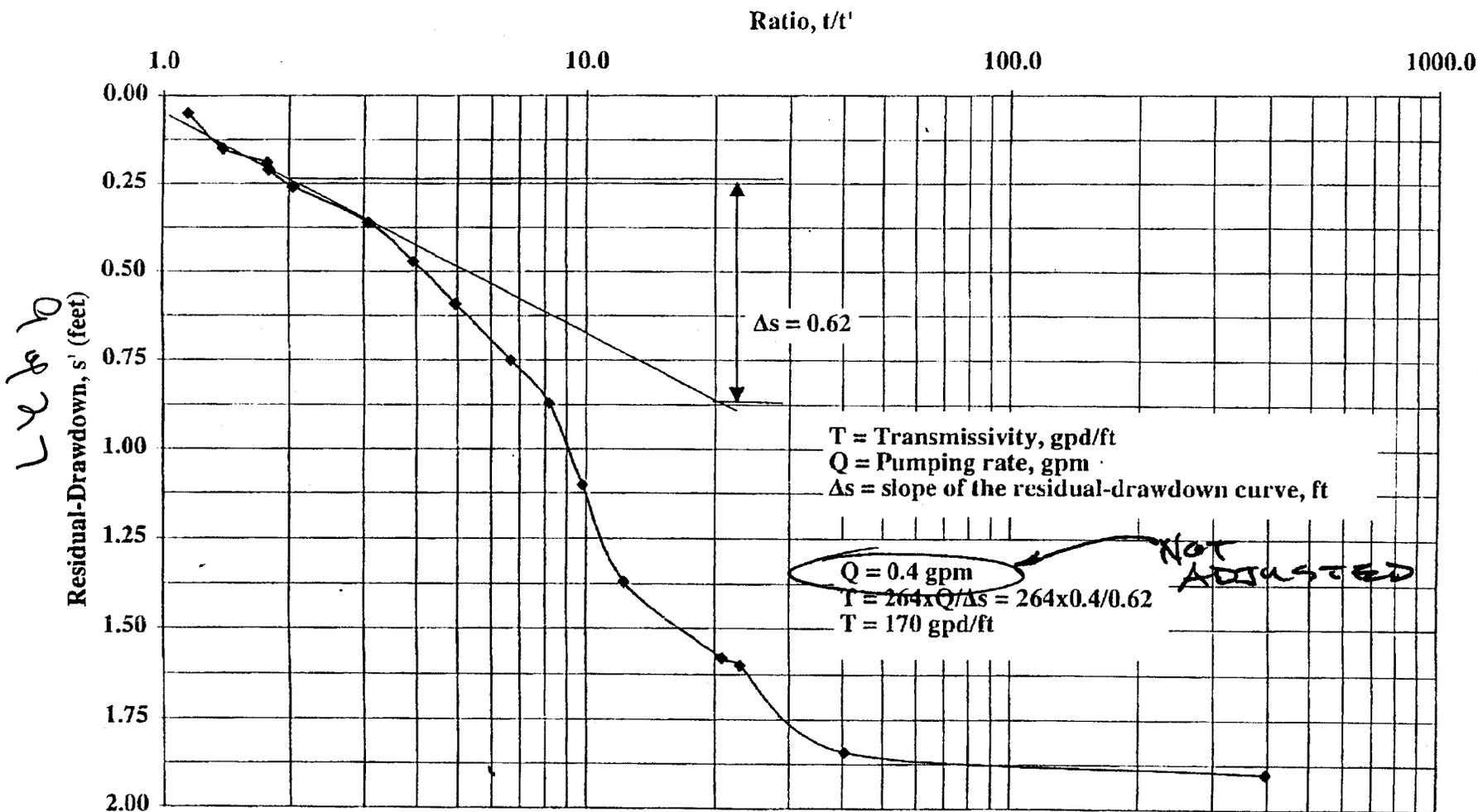
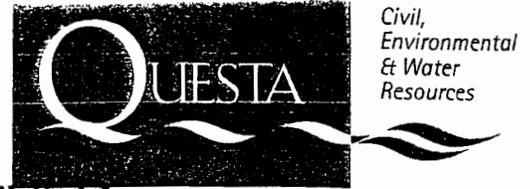


Figure 15. Residual-Drawdown Curve for Pumping Well HW-1
(Theis Solution, GeoSolv, October 1998 data)





May 22, 2003

Mr. Harold Graboske and Ms. Patricia Jones
98 Stratford Road
Kensington, CA 94707

RECEIVED ENGINEERING CORP.

MAY 27 2003

CALIFORNIA
COASTAL COMMISSION

Subject: Estimated Water Supply Capacity for Quail's Nest Inn, Ft. Bragg, Mendocino

Dear Mr. Graboske and Ms. Jones:

In my letter of April 28, 2003, I provided a peer review of the proof of water and hydrological studies completed by Pacific Geosciences for the subject project. A significant conclusion of my review was that the well casing volume had not been accounted for by Pacific Geoscience in their estimation of well yield for the three wells (DW-1, DW-2, and HW-2) that were tested in November 2002. Based on my analysis, the corrected combined short-term well yield for the three wells would be about 0.7 gallons per minute (gpm) instead of 1.30 as reported by Pacific Geoscience. You subsequently asked me to provide an opinion on what level of development could be supported by a water well supply of 0.7 gpm. Provided here is my response to this question.

A water well yield of 0.7 gpm equates to a daily flow of approximately 1,000 gallons per day (gpd). Water needs for the project include:

- (a) domestic supply for a one-bedroom caretaker's residence - minimum 200 gpd (per Mendocino County guidelines);
- (b) domestic supply for lodging units - 120 gpd/per unit with laundry; 80 gpd/unit without laundry (per Mendocino County guidelines);
- (c) landscape irrigation - 104,640 gallons per year (per LDP by Quality Landscaping Company, June 2001); this equates to approximately 580 gpd for a 180-day irrigation season.

In my April 28th letter I pointed out that the landscape irrigation water requirements were not accounted for in the Pacific Geoscience analysis of water yield or drawdown impacts. If this water is supplied from the three wells tested in November 2002, the combined water demand for the caretaker's residence and irrigation would amount to nearly 800 gpd during the peak summer-fall dry season. This would leave only 200 gpd for the lodge units, which would be sufficient for only two rooms (without laundry), as compared with the 10 rooms (with laundry) that are proposed. Alternatively, if another well (i.e., HW-1) is intended to be used for irrigation water supply, the impacts of pumping this well will require additional analysis. The pumping of HW-1 would have an impact on the production capacity of the three wells tested by Pacific Geoscience and would also add to the potential drawdown effect on neighboring wells.

As an additional point of reference, the Mendocino City Community Services District (MCCSD), who manage groundwater allotments in the Town of Mendocino, have established water usage criteria for new and expanded development projects such as the Quail's Nest Inn. Their unit water flow standards for estimating average daily flow are similar to those used by the Mendocino County Division of Environmental Health, except that irrigation water demand is excluded from their water allotment standards, and is generally assumed to be incidental to and accounted by the domestic

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Page 2
Mr. Graboske
May 22, 2003

water demand. However, they have a much more stringent requirement stipulating that the results of the short-term (72-hour) pumping test be equal to at least 2.5 times the average daily water demand for the proposed project. Accordingly, under their criteria, a demonstrated well yield of 1,000 gpd (from pumping tests) would be considered sufficient for a projected average daily water use of 400 gpd (1,000 gpd divided by 2.5). Applying this criterion to the Quail's Nest Inn project would mean that the demonstrated water supply could support a project consisting of a one-bedroom caretaker's residence (200 gpd), plus two lodge units, which is the same conclusion reached (above) by making an explicit calculation of the landscape irrigation needs. Consequently, in my opinion, a two-unit inn appears to be the maximum size project that could be supported by the available water supply.

I trust this information is helpful in answering your question. Please feel free to contact me if I can be of any further assistance.

Sincerely,



Norman N. Hantzsche, P.E.
Principal/Managing Engineer

xc: Randy Stemler, California Coastal Commission

Ref.: 220121L5

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April 28, 2003

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APR 30 2003

CALIFORNIA
COASTAL COMMISSION

Mr. Harold Graboske and Ms. Patricia Jones
98 Stratford Road
Kensington, CA 94707

Subject: Peer Review of Proof-of-Water Testing and Hydrological Study for Quail's Nest Inn, Ft. Bragg, Mendocino County

Dear Mr. Graboske and Ms. Jones :

This letter presents the results of my peer review of the Proof-of-Water Testing and Hydrological Study for the proposed Quail's Nest Inn completed by Pacific GeoScience, dated December 2002. The project site is located near your coastal property north of Ft. Bragg in Mendocino County. I previously reviewed a prior (1998) study for the project (by GeoSolv, LLC) and reported my findings in a letter dated September 9, 2002. It is my understanding that the recent study by Pacific GeoScience was completed to address various deficiencies in the prior study by GeoSolv that were identified in my September 2002 peer review letter.

In general, the work by Pacific GeoScience was much more thorough than the prior study and was substantially in conformance with "Mendocino County Coastal Groundwater Development Guidelines." The work included concurrent 72-hour pumping tests for the two deep wells (DW-1 and DW-2), and a 24-hour pumping test for one of the two shallow hand-dug wells (HW-2). The other shallow well (HW-1) was used for water level monitoring. Neighboring property owners were properly notified of the testing, and all pumping data were included in the report, along with relevant calculations for estimation of well yield and drawdown effects. Nevertheless, there are shortcomings in the study that, in my opinion, continue to show a lack of sufficient water supply for the proposed project and potentially significant impact on existing neighboring water supplies. The specific issues of concern are described in my comments below.

Error in Pumping Volume and Rate Calculations for HW-2

A mathematical error was made in Table 3 (see Attachment A) in the calculation of the total volume of water pumped and the average pumping rate for well HW-2. The error is in the last line of entries, which shows an incorrect "Measurement Duration" of 257 minutes (it should be 141 minutes), and a corresponding calculated pumping volume of 170 gallons (it should be 93 gallons). Accordingly, at the bottom of the table the Total Gallons pumped should be 934 gallons (instead of 1,011), giving an Average Discharge of 0.64 gpm (instead of 0.70).

Failure to Account for Well Casing Storage Volume

The most serious issue has to do with the failure of the study to account for the volume of water removed from storage within the well casing of each of the wells during the pumping tests. In many pumping tests, where the drawdown depth is small and/or the yield is high, the casing storage volume represents a small to insignificant amount of water and can be ignored in yield calculations. However, for wells with small well yields and large drawdown depths, as in this instance, it can be a very significant factor.

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County Guidelines advise that the casing storage volume above the pump setting be calculated, and that the pumping test be extended beyond the required test duration a sufficient length of time to account for removal of this water. This effectively eliminates the casing storage volume from the calculations of well yield and reduces potential complications or mistakes in the interpretation of drawdown data. This procedure was not followed for the pumping tests completed by Pacific GeoScience, nor was there any discussion in the report of the casing storage volume and its influence on well yield and drawdown calculations.

Since the test length was not extended per County Guidelines, another way to account for casing storage effects is to subtract the actual amount of casing storage volume pumped during the test from the total calculated amount of water pumped. The result is the "net" volume of water pumped from the aquifer during the test, which can then be used in place of the "Total Gallons" pumped (per Tables 1, 2 and 3 in Pacific GeoScience report) to provide a more accurate determination of the well yield during the test. The actual amount of casing storage pumped during the test is determined as the depth of drawdown (in feet) times the volume of the well casing per foot (in gallons). For a 5-inch diameter well casing (e.g., DW-1 and DW-2), the storage volume is 1.02 gallons per foot. For a 4-foot diameter concrete ring (e.g., HW-2), the casing storage volume is 94 gallons per foot.

Table 1 has been prepared to show the reported well yield by Pacific GeoScience along with corrected values, adjusted for the casing storage volume pumped from each well. As can be seen, this adjustment substantially reduces the documented well yield from the three wells (DW-1, DW-2, and HW-2) during the pumping test from 1.30 gpm (per Pacific GeoScience) to 0.69 gpm. The most significant difference is for the shallow, hand-dug well (HW-2), which shows a reduction in the actual well yield from 0.64 to 0.14 gpm. This is due to the fact that more than 80% of the water pumped during the testing of this well was from the large storage reservoir inside the 4-ft diameter concrete rings.

The corrected total yield of 0.69 gpm equates to a daily water production volume of about 994 gallons, which is significantly below the estimated peak project water demand of 1,350 gpd. The sustained yield from these wells during a normal 90-day dry season or an extended (180-day) dry period would be even less – no more than about 60% to 70% of the short-term yield observed during the pumping test. Therefore, contrary to the findings by Pacific GeoScience, the pumping test data do not establish that there is a sufficient water supply for the project according to County Guidelines.

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DEH Policy No. 910.6(O). The report explains that the lower value of 150 gpd was used based upon information contained in the "Basin Plan". However, the Basin Plan referred to is a document that governs wastewater treatment and disposal systems – not potable water supply systems. The 150 gpd figure in the Basin Plan is the criterion for estimating sewage flow, which will always be less than or equal to the total water use in a dwelling or commercial establishment. Therefore, the DEH figure of 200 gpd for the first bedroom of the caretaker's residence is the appropriate value to use for water demand calculations. This increases the peak water demand estimate for the project from 1,350 to 1,400 gpd, leaving the documented yield from the onsite wells even further below the project requirements.

No Documentation or Analysis of Landscape Irrigation Water Supply

The project will have additional needs for water supply for landscape irrigation that are not documented or analyzed in the Hydrological Study. It my understanding that the irrigation water is likely to be provided by the other existing shallow well, HW-1. However, the report does not include documentation that the well is adequate to meet the irrigation needs. Additionally, if this well is planned to be used, the water production from HW-1 should be included in the calculations of groundwater drawdown/yield effects on the potable supply wells for the project, as well as the potential drawdown effects on neighboring wells. Such calculations will result in greater projected impacts than those presented in the report, since drawdown effects are directly related to the long-term pumping rates, and are especially sensitive to conditions during the dry season, when irrigation demand will be at its highest.

In summary, my review indicates that although the work by Pacific GeoScience is an improvement over the GeoSolv study, there continue to be critical issues that have been overlooked, such that the viability of the water supply for the proposed project does not comply with minimum requirements contained in County Guidelines. Additionally, the projected impacts on existing neighboring wells are, in my opinion, underestimated based on errors or oversights in assessing the well yields and projected water requirements for the project.

Please feel free to contact me with any questions or if I can be of any further assistance.

Sincerely,



Norman N. Hantzsche, P.E.
Principal/Managing Engineer

xc: Randy Stemler, California Coastal Commission

NNH/th

Ref: 22012L2

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Table 3. Average Flow Rate Measurements for Pumping Well HW-2

Date and Clock Time	Elapsed Time (min)	Measurement Duration (minutes)	Discharge (gpm)	Volume (gallons)	
10/31/02 14:50	0	0	0.00	0	sump pump used for well test
10/31/02 14:55	5	5	0.98	5	
10/31/02 15:05	15	10	0.50	5	
10/31/02 15:12	22	7	0.71	5	
10/31/02 15:19	29	7	0.71	5	
10/31/02 15:28	38	9	0.56	5	
10/31/02 15:36	46	8	0.63	5	
10/31/02 15:44	54	8	0.63	5	
10/31/02 16:02	72	18	0.63	11	
10/31/02 16:10	80	8	0.63	5	
10/31/02 17:52	182	102	0.62	63	
10/31/02 18:18	208	26	0.67	17	
10/31/02 19:25	275	67	0.65	44	
10/31/02 20:31	341	66	0.65	43	
10/31/02 21:36	406	65	0.63	41	
10/31/02 22:22	452	46	0.63	29	
10/31/02 23:30	520	68	0.63	43	
11/1/02 0:06	556	36	0.63	23	
11/1/02 2:02	672	116	0.66	77	
11/1/02 3:30	760	88	0.63	55	
11/1/02 6:12	922	162	0.63	102	
11/1/02 8:35	1065	143	0.63	90	
11/1/02 10:46	1196	131	0.66	86	
11/1/02 12:42	1312	116	0.68	79	
11/1/02 15:03	1453	257 141	0.66	170 93	
		Average Discharge:	0.70	0.64	
		Total Gallons:	1011	934	

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SEP 13 2002

CALIFORNIA
COASTAL COMMISSION



September 9, 2002

Mr. Harold Graboske and Ms. Patricia Jones
98 Stratford Road
Kensington, CA 94707

Subject: Peer Review of Hydrological Study and Pumping Test for Quail's Nest Inn, Ft. Bragg, Mendocino

Dear Mr. Graboske and Ms. Jones:

This letter presents the results of my peer review of the Hydrogeological Study and Pumping Test results by GeoSolv, LLC, for the proposed Quail's Nest Inn project located near your coastal property north of Ft. Bragg in Mendocino County. This review was conducted in accordance with the scope of services outlined in the Engagement Letter of July 12, 2002, executed between you and Questa Engineering Corporation.

The purpose of the peer review was to evaluate whether or not: (a) the hydrological study and pumping tests were conducted in accordance with locally accepted procedures, regulations, and policies for this type of work; (b) the results verify the availability of a suitable source of water supply for the proposed project; and (c) the potential impacts to neighboring water supply wells in the vicinity (including yours) have been properly evaluated and determined to be insignificant.

My review work entailed the following:

1. Review of relevant background correspondence, documents, maps, files, photographs, data, reports and other records pertaining to the development plans for the Quail's Nest Inn, related primarily to the hydrological and groundwater supply and impact aspects of the project. The main focus of my review was a report dated December 17, 1998, by GeoSolv, LLC, entitled "*Hydrogeological Study and Pumping Tests for Well No. 532516, Well No. 551685 and a Sallow Hand-Dug Well Located at 23802 Quail Lane, Fort Bragg, CA*".
2. Field reconnaissance inspection of the project area on August 26, 2002.
3. Analysis of the available information to relative to: (a) standards of practice and local requirements for water supply investigations and hydrological studies in the Mendocino Coastal area; (b) feasibility of the project to provide an adequate water supply; and (c) potential impacts on the water supplies for neighboring properties.
4. Preparation of this letter report summarizing the findings and conclusions of my peer review.

PROJECT OVERVIEW

The proposed project includes the development of a 10-unit inn and caretaker's residence on a 6-acre site located adjacent to Highway 1 and MacKerricher State Park in the Cleone area north of Ft.

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Bragg. The property currently has a single family residence which will be converted to the caretaker's residence. There are no public water or sewer facilities in the area. Water supply for the project is intended to be provided by three onsite water wells. Sewage treatment and disposal will be handled by an onsite system, utilizing a septic tank and sand filter for treatment and a mound system for dispersal of the treated effluent.

The water wells for the project include two deep bedrock wells and one shallow, hand-dug well which, according to information contained in the GeoSolv report, have the following characteristics:

Well No.	Type of Well	Depth of Well	Depth of Annular Seal (feet)	Estimated Yield* (gallons per minute)
HW-1	Shallow, Hand-Dug Terrace Well	12' - 8"	0	0.33
DW-1	Bedrock Well	Not Reported**	Not Reported**	0.19
DW-2	Bedrock Well	395 feet	50	0.57

* Per GeoSolv pumping tests in October 1998.

** The driller's report (No. 551685 by Kelley Pump and Drilling) provided for DW-1 shows a boring depth of 160 feet; but it indicates that no water was encountered and that no well was installed.

Based on pumping tests completed in October of 1998, GeoSolv estimated the capacity of the three onsite wells to be 1.09 gallons per minute (gpm), and concluded that this was a sufficient supply for the estimated average daily water needs of the proposed 10-unit inn and the caretaker's residence, plus another new single family residence. GeoSolv estimated the domestic water requirements for the project to be 1,325 gpd (0.92 gpm). They proposed that a dual (i.e., split) plumbing system be installed, so that the water from the shallow hand-dug well could be used solely for toilet flushing and laundry, and the water from the two bedrock wells would be used for drinking water and other domestic needs. Outside water uses for landscape irrigation are planned to be provided by surface water diversion from an unnamed creek that flows through the property. Water quality testing of the two deep wells showed suitable chemical/mineral quality for drinking water uses; however, both wells tested positive for total coliform on the initial and repeat bacteriological sampling of the wells in November and December 1998.

Subsequent to the GeoSolv study, the project has been revised, eliminating the second (new) single family residence. Also, correspondence from the Mendocino County Division of Environmental Health (August 9, 2001) indicates that the well water will require a treatment system providing disinfection for any potable use. The letter from Environmental Health also specifies that laundry needs for the 10-unit inn be provided through an off-site laundry service. The County indicated in their letter a water demand of 800 gpd for the 10 rental units (i.e, 80 gpd per unit), based on exclusion of laundry and kitchen uses.

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GENERAL COMMENTS ON HYDROLOGICAL STUDY

The standards of practice for pumping tests and hydrological studies are contained in a document entitled "*Mendocino County Coastal Groundwater Development Guidelines*", dated July 1988. These "Guidelines" were prepared under a grant from the California Coastal Commission to establish consistent testing and evaluation requirements for implementation of the water supply policies of the Local Coastal Plan. The Guidelines were prepared by Questa Engineering Corporation under contract with Mendocino County. I am very familiar with the Guidelines by virtue of the fact that I co-authored them with Dr. David Keith Todd, and have completed approximately 20 hydrological studies in the Mendocino County over the past 15 years following the procedures and requirements contained in the Guidelines.

In reviewing the work by GeoSolv, LLC, for the Quail's Nest Inn I found several shortcomings in their analysis and report as compared with what is outlined in the County Guidelines for hydrological studies such as this. Following is a brief listing of some of the key issues, several of which are addressed in additional detail later in my review.

1. None of the raw pumping and drawdown data are provided in the report. This is normally provided on forms such as that contained in the County Guidelines. The raw data include the times, water level measurements, pumping volumes/rates etc. that document the specifics of the pumping test. There is no way of verifying the accuracy of the pumping test and the conclusions of the hydrological study without these data.
2. Contrary to the representations in the report, the driller's well log provided for DW-1 indicates that it was a dry hole and that no well was installed. It is my understanding that there were several dry holes drilled on the property; it is possible that the well log provided for DW-1 is actually for one of the other borings. However, as it stands, there is no well completion information in the report for DW-1.
3. As discussed in my comments below regarding estimates of well yield, the data in the report (Figure 4) seem to indicate that the pumping test for well HW-1 was conducted for 6.6 hours (395 minutes), not the required 24 hours. No data sheets are provided to verify what was actually done for the test. Also, it appears that there was a calculation error for the well yield; based on the data and methodology provided, the calculated yield should be 0.18 gpm for HW-1, not 0.33 gpm as indicated.
4. The estimation of yield for the three onsite wells does not account for the interference between wells that will occur as a result of continuous, long-term pumping of the wells at their maximum rate.
5. The estimates of water use for the project by GeoSolv are based upon average demand rather than peak demand as required by County Guidelines for Proof of Water and Hydrological Studies.

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Also, the report does not substantiate the water use estimates on the basis of local water use requirements for similar projects in the region as outlined in the County Guidelines.

6. The report does not include any analysis of potential impacts on the water sources/supplies for contiguous or surrounding properties as required by Mendocino County LCP policies and the County Guidelines for hydrological studies.

ADEQUACY OF WATER SUPPLY

The Hydrological Study by GeoSolv does not substantiate that there is an adequate supply of water for the proposed project.

1. Well Yields Overstated. The stated "yields" from each of the three wells, which are all very low (0.19 gpm, 0.33 gpm and 0.57 gpm), are referred to as the "sustained yield". However, as can be seen in the calculations on Figure 4 of the report, these values are really the maximum yield of each well for a seven-day period. The values were calculated simply as the total amount of water extracted during the pumping test, divided by the total duration from the beginning of the pumping to the time of 95% recovery of the water level. No pump-drawdown data are provided in the report to show whether or not any of the wells approached equilibrium conditions (i.e., stabilized drawdown level) which would substantiate the estimates of well yield.

There is also a mistake in the calculation of the well yield for HW-1 at the top of Figure 4. Following the methodology for the other two wells (DW-1 and DW-2), the calculated well yield should be 0.18 gpm (158 gallons pumped/870 minutes total test duration) rather than 0.33 gpm as shown. The overstated value of 0.33 gpm was apparently derived from dividing 158 gallons pumped by the 475-minute recovery duration, rather than by the entire test duration. Also, based on the data presented on Figure 4, the pumping test of HW-1 apparently was only run for 395 minutes (6.6 hours) rather than for the required 24 hours as stated on page 2 of the Hydrological Study. Therefore, if these data are correct, this pumping test does not conform with minimum requirements in the County Guidelines and is not a valid test that can support the water supply estimates for the project. Without HW-1, the maximum well yield estimated for the project from the other two wells would be 0.76 gpm.

Lastly, it should be recognized that the pumping tests for the property were conducted in 1998 (El Nino year), one of the wettest rainfall years on record. Consequently, the results of the testing very likely reflect the best possible production rate from the wells; and the prudent approach would be to assure that there is an ample margin of safety between the estimated yields and the water needs of the project. In the Town of Mendocino, for example, the short-term well capacity is required to be at least 2.5 times the estimated water demand to provide a suitable factor of safety for fluctuations in annual rainfall and groundwater yields. It does not appear that any margin of safety has been included for this project.

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2. Water Demand Underestimated. The estimated water demand for the project is seriously underestimated. The Mendocino County Coastal Groundwater Development Guidelines require a minimum well yield of 0.5 gpm for a single family residence. Although it is my understanding that the project has been scaled back to include only one residence (the existing/caretaker's residence), the Hydrological Study described the project as having two residences, each of which should have been assigned a minimum water demand of 0.5 gpm (1.0 gpm total) in accordance with the County Guidelines. GeoSolv did not take this into account in the water demand estimates presented in the Hydrological Study. Under the current smaller project that includes only one single family residence, the County Guidelines would require that 0.5 gpm be allocated for domestic supply for this residence. Then, without the contribution from HW-1 (hand-dug well), this would leave only 0.26 gpm (374 gpd) available for the 10-unit inn ($0.76 - 0.5 = 0.26$).

In addition, the overall water demand for the project is presented as the "Average Daily Demand", rather than as the peak or maximum water demand. The County Guidelines require that the water source capacity equal or exceed the "... estimated maximum daily water demand to establish Proof of Water." The estimates of average daily demand for the proposed 10-unit inn and caretaker's residence do not meet this requirement. Therefore, Proof of Water has not been established for the project.

IMPACTS ON NEIGHBORING WATER SUPPLIES/SOURCES

The Hydrological Study does not provide any evidence that there will be no adverse effect on the water sources or supplies for neighboring properties.

Mendocino County LCP Water Policy 3.8-9 requires that commercial developments show "... evidence that the proposed use shall not adversely affect contiguous or surrounding water sources/supplies..." Accepted procedures and criteria for demonstrating compliance with this requirement are contained in the County Guidelines. They require that direct measurements and/or an analysis be made to verify that there will not be an adverse effect on the water table at neighboring wells. An adverse effect is defined as a 10 percent decline in the water table or the well yield at neighboring properties under conditions of maximum day demand. The Guidelines specify that estimates of drawdown effect be provided for maximum day water demand, average water demand, and dry year conditions. The Guidelines also require, where the project involves more than one production well, that the cumulative impact of all wells be accounted for in the drawdown analysis.

The Hydrological Study by GeoSolv includes no analysis of actual or projected water table drawdown effects on neighboring properties from the pumping of the wells for the proposed project. Also, the analysis of well yield does not take into account the interference between the onsite wells for the project (DW-1 and DW-2), which will have the effect of reducing the long-term sustained yield below that estimated from the short-term test data.

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Consideration of neighboring wells is mentioned in two places in the Hydrological Study.

- On page 2, the report states that *"None of the neighbors appear to have any bedrock wells. Neighboring properties appear to be tapping into shallow marine terrace material for use in supplying their residences."* While it may be true that neighbors have shallow wells, this does not mean that there will be no effect on these wells from pumping for the project. One of the project wells (HW-1) is reported to be a shallow well that draws water solely from the terrace materials. Also, unless shown otherwise, it must be assumed that the water within the bedrock is hydraulically connected to and recharged by the water contained in the overlying terrace materials. In fact, the water level information for DW-1 in Figure 3 (i.e., groundwater at a depth of about 8 feet below ground surface) shows convincing evidence of continuity between the bedrock and terrace groundwater on the site.
- On page 3 and 4, the report states that *"Property owners located in the vicinity of the wells to be pumped during testing were contacted. No anomalies were reported by any of the neighbors contacted during the seven days of pumping the three wells."* Although some of the neighbors may have been contacted, it is my understanding that the neighboring property owner (Nancy McCarthy) immediately west of the property (near DW-2) was not contacted during the pumping test and has expressed serious concerns about the potential impacts of the project on her water well that produces at a marginal rate (see attached letter from Nancy McCarthy, dated July 17, 2002).

In my opinion, the above-noted effort made by GeoSolv to consider the possible effects on neighboring water supplies/sources does not satisfy the requirements of the LCP or the County Guidelines for hydrological studies. The Guidelines are very clear in calling for an explicit evaluation of projected water table drawdown impacts on neighboring properties, and a comparison of the projected impacts against specific evaluation criteria. This requirement appears to have been overlooked or ignored by GeoSolv in their study.

On page 4 and on Figure 3 of the report (attached), GeoSolv estimates the approximate "Capture Zone" for Well HW-1 to determine whether or not there is a risk of impact from the onsite septic system. No calculations were made by GeoSolv for DW-1 and DW-2 because it was assumed that the 50-foot annular seal on these wells would properly protect the wells from any septic system drainage effects. However, the formulae on Figure 3 can be used to estimate the potential "capture zone" for these two deep wells, which gives an idea of the extent of area around the project site that could be impacted by the pumping of these two deep bedrock wells. The calculations for all three wells are presented in Table 1 below. In Table 1, Y_{max} is the estimated maximum width of the capture zone parallel to the groundwater contours, which in this case is basically in a northeast-southwest direction. The value for X_0 is the estimated distance in a downgradient direction (i.e., northwest) that is subject to capture by the well. As can be seen, the estimated capture zones for DW-1 and DW-2 are very large and extend well beyond the limits of the project site into neighboring properties where several domestic water supply wells are located. It should also be pointed out that DW-1 and DW-2, which are about 600 feet apart, have capture zones that overlap one another. Consequently, they will be drawing from the same source of water which, in the long-term, will

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reduce their yield to less than that determined from the short-term (72-hour) pumping tests. In a thorough hydrological study, this type of interference between pumping wells should be accounted for in determining the sustained yield of the groundwater supply.

Table 1
Estimated Capture Zone for Wells HW-1, DW-1 and DW-2*

Well No.	Q		T	i	Y _{max}	X ₀
	gpm	ft ³ /day				
HW-1**	0.33	63.5	31.82	0.04	25	8
DW-1	0.19	36.5	0.26	0.04	1,755	558
DW-2	0.57	109.7	0.29	0.04	4,728	1,505

* Per formulae and data presented in on Figure 4

**Based on well yield data presented by GeoSolv

SUMMARY

In summary, my review indicates that there are several errors and omissions in the hydrological study and a number of critical issues that were overlooked or neglected. In my opinion, the study does not meet the normal standard of practice for proof of water and hydrological studies in the Mendocino Coastal area. There is insufficient evidence that the onsite wells can supply sufficient water for the project. Moreover, there is no analysis of the potential impacts on neighboring water sources/supplies, which is required by the Local Coastal Program to be considered for projects such as this.

Please feel free to contact me with any questions or if I can be of any further assistance.

Sincerely,

Norman N. Hantzsche

Norman N. Hantzsche, P.E.
 Principal/Managing Engineer



- xc: Randy Stemler, California Coastal Commission
- Scott Miller, Mendocino County Division of Environmental Health
- Ray Hall, Director, Mendocino County Planning and Building Services

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ATTACHMENTS

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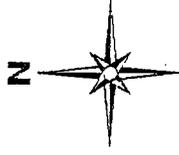


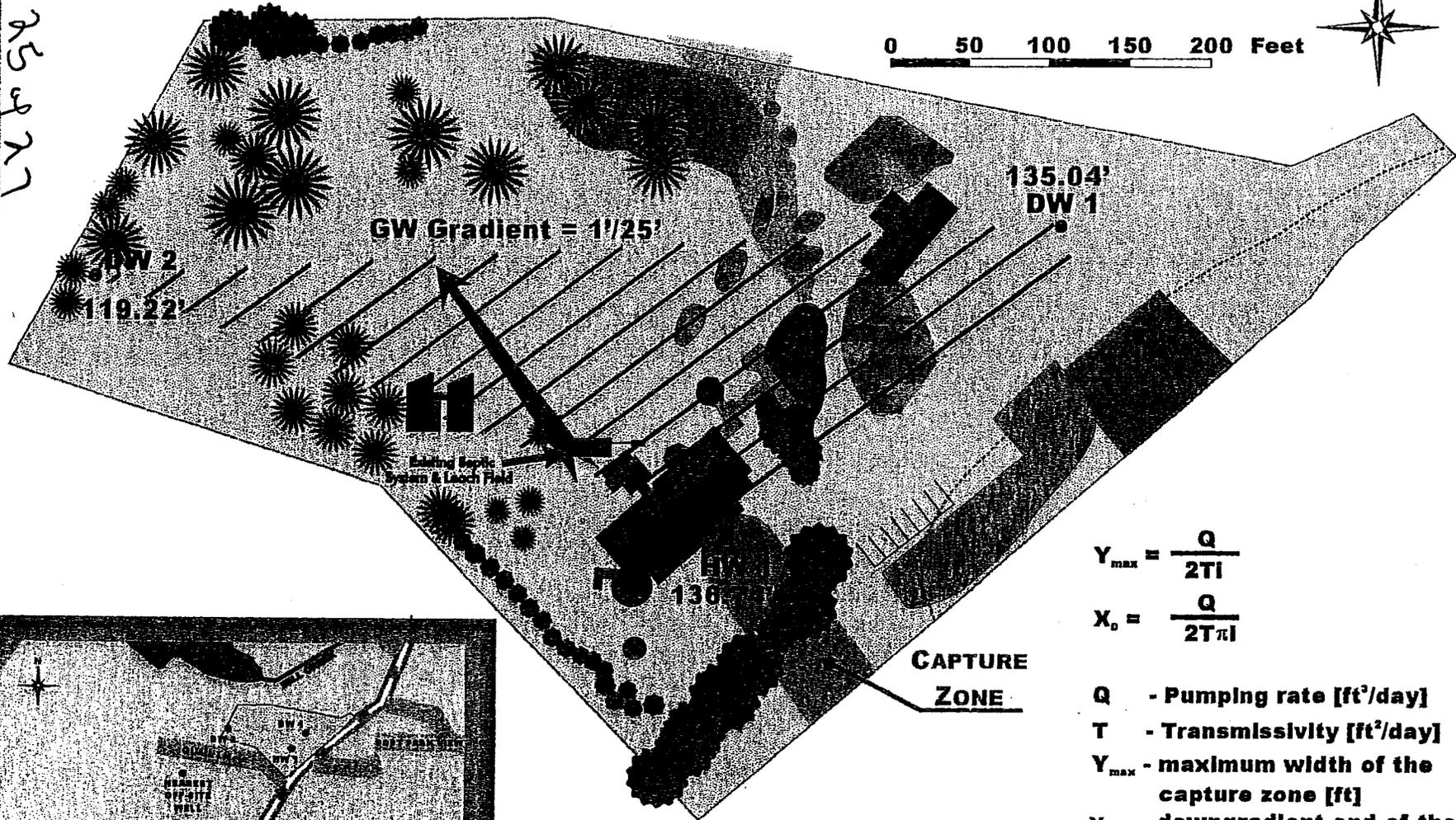
Figure 2 - Site Map

0 50 100 150 200 Feet

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Source: GROSSO, DEC. 1998

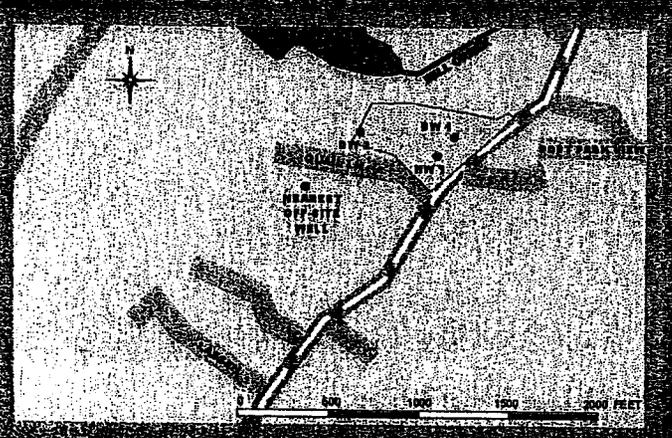
Figure 3 - Capture Zone for Well HW-1



$$Y_{max} = \frac{Q}{2Ti}$$

$$X_0 = \frac{Q}{2T\pi i}$$

- Q** - Pumping rate [ft³/day]
- T** - Transmissivity [ft²/day]
- Y_{max}** - maximum width of the capture zone [ft]
- X₀** - downgradient end of the capture zone [ft]



Source: GEOSAV, Dec. 1998

PUMPING TEST RESULTS AT QUAIL'S NEST INN

FROM EMPIRICAL PUMPING DATA							Calculated Transmissivity
Well ID	Pumping duration	Recovery Duration	Total test Duration	Total Gallons pumped	Average Recovery Rate [gpm]	Weekly Yield [Gallons]	
DW-1	4335	4750	8785	1650	0.19	1893	0.26 Ft ² /Day
DW-2	4350	1810	6160	3505	0.57	5765	0.29 Ft ² /Day
HW-1	395	475	870	158	0.33	3953	31.82 Ft ² /Day

DW 1 Low Yield Formation Results

Change s/Q (ft/Gal/min)	137	change of s/Q per log cycle
Thickness	141	thickness of the water in the water bearing layer, producing the straight line portion of the curve

T = 0.26 ft²/day
 T = 1.93 gpd/ft

Can produce up to 1902 Gal/week
272 gpd
0.19 gpm

DW 2 Low Yield Formation Results

Change s/Q (ft/Gal/min)	121	change of s/Q per log cycle
Thickness	375	thickness of the water in the water bearing layer, producing the straight line portion of the curve

T = 0.29 ft²/day
 T = 2.18 gpd/ft

Can produce up to 5727 Gal/week
818 gpd
0.57 gpm

HW 1 Low Yield Formation Results

Change s/Q (ft/Gal/min)	1.1	change of s/Q per log cycle
Thickness	2	thickness of the water in the water bearing layer, producing the straight line portion of the curve

T = 31.82 ft²/day
 T = 240.00 gpd/ft

Can produce up to 3360 Gal/week
480 gpd
0.33 gpm

Figure 4

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SOURCE: GEDSOL, DEC. 1998

July 17, 2002

California Coastal Commission
P.O. Box 4908
Eureka, CA 95502

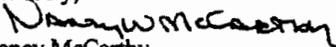
Subject: CCC# A-1-MEN-02-032, Henry and Helen Taylor

Dear Coastal Commission Members:

It has been brought to my attention that a letter, dated Dec. 17th, 1998, was received from Franklin J. Goldman and George Pavlov of GeoSolve regarding the conditions of testing the 3 wells on the property of Henry and Helen Taylor in Mendocino County, California. The property owners located in the vicinity of the well to be pumped during testing were contacted. No anomalies were reported by any of the neighbors contacted during the 7 days of pumping the 3 wells."

I am the neighbor immediately to the west of the Taylors. My property borders their property. But I was NOT CONTACTED regarding the testing of their wells. My concern for this omission is real. The water output from my well is marginal, to say the least. I have very little water pressure, cannot turn on two faucets at the same time and in the last several years, have not been able to successfully flush the toilet farthest from the well on first and sometimes second try. Although I'm the only household member, I barely have ample water for average use. Drinking and cooking water is a problem. This makes me seriously wonder how an inn with 20-30 guests can operate with adequate water right next door to me and what is going to happen to my current water supply when it is in operation. I would appreciate an explanation of this situation.

Sincerely,


Nancy McCarthy
23814 Quail Lane
Fort Bragg CA 95437

CC: Steve Hale, P.O Box 1651. Mendocino
Patsy Jones, 23820 Quail Lane
Wendy and John Daniels, 23811 Quail Lane
Raymond Hall, Director, Department of Planning and Building Services, Ukiah

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CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200
FAX (415) 904-5400



19 November 2003

GEOHYDROLOGIC REVIEW MEMORANDUM

To: Randy Stemler, Coastal Program Analyst
From: Mark Johnsson, Staff Geologist
Re: A-1-MEN-02-32 (Taylor)

EXHIBIT NO. 13**APPLICATION NO.**

A-1-MEN-02-032

TAYLOR

STAFF GEOLOGIST'S

ANALYSIS

(1 of 5)

In regard to the above referenced appeal, I have reviewed the following documents:

- 1) GeoSolv 1998, "Hydrogeological study and pumping tests for Well No. 532516, Well No. 551685 and a shallow hand-dug well located @ 23802 Quail Lane, Fort Bragg, CA", 7 p. hydrogeology report dated 17 December 1998 and signed by F. J. Goldman (CHG 466) and G. T. Pavlov.
- 2) Questa 2002, "Peer Review of Hydrogeological Study and Pumping Test for Quail's Nest Inn, Ft. Bragg, Mendocino", 7 p. hydrogeology review letter report dated 9 September 2002 and signed by N. H. Hantzsche (RCE C24750).
- 3) Pacific GeoScience 2002, "Proof-of-Water Testing and Hydrogeological Study, Quail Nest Inn, 23803 Quail Lane, Fort Bragg, California, Assessor's Parcel Nos. 069-161-09 and 069-161-37", 23 p. hydrogeologic report dated December 2002 and signed by E. W. Hoylman (CHG).
- 4) Questa 2003, "Peer Review of Proof-of-Water Testing and Hydrogeological Study for Quail's Nest Inn, Ft. Bragg, Mendocino County", 4 p. hydrogeology review letter report dated 28 April 2003 and signed by N. H. Hantzsche (RCE C24750).
- 5) Questa 2003, "Estimated Water Supply Capacity for Quail's Nest Inn, Ft. Bragg, Mendocino", 4 p. hydrogeology review letter report dated 22 May 2003 and signed by N. H. Hantzsche (RCE C24750).
- 6) Pacific GeoScience 2003, "Questa Engineering Corporation's review of the Proof-of-Water Testing and Hydrogeological Study for Quail Nest Inn, Fort Bragg, Mendocino County (Questa letter of Aril [sic] 28, 2003)", 3 p. letter report dated 10 June 2003 and signed by E. W. Hoylman (CHG).
- 7) Questa 2003, "Additional comments on Pacific GeoScience Proof-of-Water and Hydrogeological Study for Quail's Nest Inn, Ft. Bragg, Mendocino", 4 p. hydrogeology review letter report dated 11 August 2003 and signed by N. H. Hantzsche (RCE C24750).

In addition, I have spoken with both Mr. Edward Hoylman of Pacific GeoScience, hydrogeologic consultant for the project, and Mr. Norman Hantzsche of Questa Engineering, hydrogeologic consultant for the appellants. I visited the site on 2 October 2003.

The principal issue in this appeal is whether or not sufficient ground water resources can be developed at the site to support the proposed development, a ten unit inn. The Mendocino County LCP incorporates a document entitled "Mendocino County Coastal Groundwater Development Guidelines," and requires that a "proof of water" be provided for new development

depending on ground water resources. The "Guidelines" provide technical details on how such a proof-of-water test may be achieved. The appellants contend that the applicants have not demonstrated that sufficient ground water resources can be developed following these guidelines. An additional issue underlying the appeal is the extent to which ground water extractions will affect wells on adjacent properties and ground water discharge to nearby riparian and wetland habitats, and whether ground water extractions will lead to saltwater intrusion effects.

The proposed inn is to draw from four existing wells for its water supply, located on two parcels owned by the applicants. Two of these wells (referred to in all of the cited references as HW-1 and HW-2) are shallow, hand-dug wells (12.55 and 13.08 feet in depth, respectively) that likely penetrate only the marine terrace deposits at the site. These wells are completed with concrete rings four feet in diameter. The other wells (DW-1 and DW-2) are deep (172 and 500 feet in depth, respectively) drawing primarily from the fractured bedrock aquifer of the Franciscan Formation. These wells are completed with 5 inch diameter PVC casing. Wells on adjacent properties are shallow, hand-dug wells apparently similar to HW-1 and HW-2 drawing from the marine terrace aquifer. The marine terrace and fractured bedrock aquifers are hydrologically connected, so the deep wells draw from both aquifers.

Reference (1) reports on a study undertaken by GeoSolv to assess water supply and water usage for the proposed inn, and involved pumping tests of three of the four wells on the subject site (DW-1, DW-2, and HW-1), using the fourth well (HW-2) as an observation well. This study was reviewed by Questa in reference (2), which identified several deficiencies in the report, including the report's failure to meet the county guidelines described above. Accordingly, the applicants commissioned Pacific GeoScience to do additional testing, including 72-hour pumping tests on wells DW-1 and DW-2, and 24-hour pumping and recovery tests on well HW-2. Well HW-1 was used as an observation well. The results of this study, which draws also on data in reference (1), are reported in reference (3). References (4), (5), and (7) represent additional reviews by Questa, and reference (6) represents Pacific GeoScience's rebuttal to the issues raised in references (4) and (5).

The remainder of this review memorandum is organized around the important hydrologic issues pertaining to the proposed development.

Developable ground water resources

There appears to be no dispute that all three of the wells tested show very low sustained yields. Reference (1) indicates sustained yield rates of 0.19 to 0.57 gallons per minute (gpm), and reference (3) reports yields of 0.19 to 0.91 gpm. Reference (4) found an error in the calculation of the 72-hour pumping test calculations for well HW-2 from reference (3), which Pacific GeoScience acknowledged in reference (6), and results in about a 9% reduction in yield from that well. Typical domestic water wells commonly have yields on the order of 2-3 gpm. Correcting for the error in the calculated yield of well HW-2, all three wells together yield a cumulative discharge of 1.30 gpm according to reference (3), but only 0.69 gpm according to reference (6). Well HW-1 is reported to yield an additional 0.18 gpm (reference 1), but pumping of this well might affect the yields of the other three wells.

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In Questa's initial review of the Pacific GeoScience report (reference 3), the apparent failure of Pacific GeoScience to account for water stored in the well casings when calculating well yield was noted. The review letter presents calculations that show reduced well yields (quite significant for well HW-2) and increased drawdown for wells on adjacent properties. Questa estimates that the actual short-term well yields would be about 0.69 gpm (reference 4). Pacific GeoScience rebutted (reference 6) that the well yields were calculated from *recovery* test data, that is, the rate at which water flows into the wells following cessation of pumping. This, it is argued, would eliminate the "casing storage effect." Questa counters (reference 7) that while it is true that some aquifer properties (i.e., transmissivity) were calculated from the recovery data, the actual pumping and drawdown data were used in conjunction with these aquifer properties to calculate well yield. Thus, casing storage did affect the results. I concur with this assessment, and agree that the already small well yields reported in reference (3) are overestimates of the actual well yields.

The overestimate of well yield is most significant in the case of HW-2, since this well has significant casing storage. Pacific GeoScience states that "applying standard well hydraulics to a hand-dug well completed with concrete rings can lead to erroneous results... a hand dug well is designed to be an underground storage structure and not an efficient water well." To this both Questa (reference 7) and I concur, but rather than proposing an alternative method to estimate well yield, Pacific GeoScience did, indeed, use standard well hydraulics in estimating the yield from this well. Thus, both Questa and Pacific GeoScience present evidence that the long-term yield of well HW-2, reported in reference (3) as ranging from 0.91 gpm for a three-day period to a 180-day sustained yield of 0.53 gpm, is unknown and probably considerably below the values stated in that report. This well contributes between about half of the stated total yield for all three wells.

Water Demand

Part of the objections raised by Questa to the original GeoSolv report (reference 1) is that the report failed to follow county guidelines for estimating water demand for the proposed 10-unit inn and caretaker's residence. Instead, following recommendations in a document published by the Conference of State Sanitary Engineers, they estimated that water usage would be 625 gallons per day (gpd) for the inn and 300-400 gpd for the caretaker's residence (depending on whether it would be a two- or three-bedroom residence). Questa (reference 2) indicated the county guidelines provide for a minimum of 200 gpd for a one-bedroom residence and 80 or 120 gpd per lodging unit, depending on whether onsite laundry facilities are to be used. I note that 200 gpd is very low water usage for stand-alone single-family residences with which I am familiar, which typically range from 400 to nearly 2,000 gpd, depending on irrigation use.

Setting aside irrigation needs for the time being, the county guidelines would indicate a water demand of at least 1,000 gpd for a ten-unit inn not doing laundry on-site and small caretakers' cottage. Pacific GeoScience estimates water demand for a ten-unit inn with laundry as 1,350 gpd (reference 3). Although Pacific GeoScience states that reference (3) demonstrates that the three wells tested would be sufficient to meet this need, yielding 2,203 gpd (derived from references 3

and 6), I cannot concur because of the uncertainties regarding the actual yields of all wells, but particularly well HW-2, as discussed above. Further, the 180-day yield, designed to mimic drought conditions, is only 1,498 gpd, as reported in reference (3), which is very close to the estimated water demand. If Questa's estimate of the total yield, 0.69 gpm, is accepted, then the resulting daily yield of 994 gpd would fall far short of the estimated water demand. All of these daily yields assume continuous pumping at the maximum yield. A small amount of additional water (259 gpd) might be obtained from well HW-1, which was reported in reference (1) to yield 0.18 gpm. However, it is unknown what effect pumping well HW-1 would have on the yields of the three wells that were tested.

Questa, in reference (5), estimated that landscape irrigation would require 580 gpd for a 180-day irrigation season. Because of this, and in light of their estimate of sustainable yield as 994 gpd, they estimated that the largest number of guest units that could be accommodated in addition to the caretakers' residence would be two, and that laundry would have to be done off-site. It is my understanding that the applicants now are planning to use a small pond located on site for landscape irrigation. This pond is spring fed, but the reliability and flow rate of the spring have not been established. Thus, it is uncertain that the pond could provide adequate irrigation supply. An alternative to irrigated landscaping might be a xeriscape, or landscaping solely using native vegetation that would not require irrigation. It is not clear that such landscaping could meet any visual screening requirements necessary to protect public viewsheds, however, nor is it clear where irrigation water necessary for the initial establishment of native vegetation could be obtained. If a reliable alternative irrigation supply could be established, then a considerably larger inn could be accommodated. Using Questa's estimate of 994 gpd and the county usage guidelines, an inn of 6 rooms, with on-site laundry, or 9 rooms with laundry done off-site, could be accommodated. Again, this assumes continual pumping of all three wells at their maximum yields.

Impacts of ground water extraction

County guidelines recommend that the criterion to identify adverse water table drawdown at adjoining wells be a less than 10% increase in the existing drawdown under maximum day pumping rates or reduction of well yield to less than 90% of the maximum day demand. Reference (3) provides calculations of expected drawdown in nearby wells resulting from continual pumping of the three wells tested. The calculated drawdown value for observation well HW-1 was found to greatly exceed the measured drawdown in that well, which the report ascribes to hindered flow between the Franciscan and terrace deposit aquifers (wells DW-1 and DW-2 pump primarily from the Franciscan aquifer, whereas well HW-1 is entirely completed in the terrace deposit aquifer). An empirical correction factor, based on the ratio of calculated to observed drawdown in well HW-1, was then applied to the calculated drawdowns for this and nearby wells. From these results, the report surmises that drawdown at one nearby well (#5, Graboske) "very likely" is less than 10% of the water column, while the corrected "probable" drawdown at the other nearby well (#7, McCarthy) would indicate a greater than 10% drawdown. A review of the location of the seal in the latter well leads the authors to the conclusion, however, that it would not draw appreciably from the terrace deposits, and that the "probable" drawdown would not likely be achieved.

Questa's review of the Pacific GeoScience report (reference 4), noted that the casing storage effect which overestimated the well yields would result in a "correction factor" that likewise was too large. Application of this correction factor to the calculated drawdowns would then result in an underestimation of probable drawdown. Questa concludes that the probable drawdown in well #7 (McCarthy) would be as much as 7.65 feet, and may exceed the county guidelines. I concur in this assessment.

Finally, I note that none of the reports reviewed evaluate possible effects to the nearby riparian system of increased ground water withdrawals. Assuming that the ground water system is in steady state in the vicinity, any extraction of ground water or interception of recharge to the system will be reflected in decreased natural discharge from the system. If the nearby stream is fed in part by ground water discharge, its levels may decrease as a result of increased ground water extraction. Similarly, no analysis has been presented regarding the risk of saltwater intrusion accompanying increased use of these wells.

Summary

Of the four wells on the subject parcels, the effects of pumping three wells were tested. Well yields were very small, and due to casing storage effects, the yields reported in reference (3) may be overstated. Especially if water is used from these wells for irrigation, I cannot find that adequate proof of water exists for a ten-room inn and a caretakers' residence. If additional water sources are available for irrigation, a 6-9 unit inn might be accommodated. However, no proof of such an additional water source has been provided.

Nearly continual pumping of the three tested wells at their maximum yields would be needed to accommodate a 6- or 9-unit inn. This level of ground water extraction would likely lead to impacts to at least one nearby well that exceed the county guidelines. Possible impacts to wetland and riparian habitats and the possibility of saltwater intrusion have not been addressed.

I hope that this review is helpful. Please do not hesitate to contact me if you have additional questions.

Sincerely,

Mark Johnsson, Ph.D., CHG



DEPARTMENT OF PARKS AND RECREATION
Mendocino District
PO Box 440
Mendocino, CA 95460

Ruth Coleman, Acting Director

RECEIVED

APR 11 2003

April 8, 200

CALIFORNIA
COASTAL COMMISSION

EXHIBIT NO. 14
APPLICATION NO. A-1-MEN-02-032 TAYLOR STATE PARKS LETTERS (1 of 4)

Randall Stemler
California Coastal Commission
North Coast District Office
710 E Street, Suite 200
Eureka, Ca 95501

re: Taylor Appeal A-1-MEN-02-032

Dear Mr. Stemler :

For the fourth time, State Parks raises strong opposition to the Taylor VSF, and contends that significant and substantial issues exist regarding unmitigated visual impacts in violation of the Local Coastal Plan. It is completely incompatible with the rural character of the town of Cleone and particularly the natural setting of MacKerricher State Park.

In 1996, several sizeable Bishop pines on State Park lands were mysteriously felled near the Taylor property line. Mr. Taylor contended that a crew clearing a PG&E line nearby dropped the trees, but the distance from the line and PG&E's denial suggest this was not the case. Taylor was the subsequent beneficiary of an open view corridor to the park, Lake Cleone and the ocean. Prior to this incident, park visitors could enjoy a pristine Bishop pine forest backdrop behind Lake Cleone.

More recently, on April 2, 2003, one of the MacKerricher Rangers noticed that the fence along the Taylor property line had been altered near the former Highway 1 right-of-way (posts removed and wire restrung to a PG&E power pole) and had been cut in another location, where a trail was mowed and trees trimmed on State Park property, all without consulting with park staff. In light of this discovery, State Park contends that Taylor should be responsible for having an impartial licensed surveyor re-establish the boundary line and erect a new fence. This would serve both to prevent the proliferation of unauthorized lateral access trails into the park and to clearly define the line of departure for any required setback or vegetative buffer zone.

When story poles were placed a couple of weeks ago to depict the proposed ridge height of one of the structures, they were erected the morning the Coastal Commission staff came to see them, and then immediately removed. Neither State Park staff nor the general public were notified or given an opportunity to assess the visual impacts. State Parks contends that Taylor should be required to raise story poles again, for all structures, including the 26' high barn, the 28' residence and 28' detached unit, and that the poles should be left in place for at least two weeks.

The Coastal Commission's approval of the coastal plan amendment GP29-88 that added the *1C to the Taylor parcel and paved the way for this VSF project proposal was contingent upon the following condition :

Any VSF developed on the property in question *shall not be visible* from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area, and nature trail, and the haul road.

The language here is unequivocal. Invisible means not visible at all. It doesn't mean that the development might possibly be partially screened by planted non-native Cypress trees in 10 to 15 years. Who is going to ensure that the trees remain standing in 15 years? Even absent the condition of

invisibility, the LCP clearly sets 18' as the maximum permissible height in the highly scenic coastal corridor unless visual impacts can be sufficiently mitigated. State Parks contends that unacceptable visual impacts are inevitable with the project as proposed, and that they would constitute a violation of the LCP and Coastal Plan amendment. If inn visitors can view the park from their second story balcony or window, then park visitors will also be able to look back at the inn, day and night.

A dozen 70 watt sodium vapor lamps on 9'9" standards, even if downshielded, will also inevitably cast a bluish glow in the entire vicinity at night. This is completely incompatible with the character of the natural surroundings. Contrary to what some of the County Planning Commissioners may feel, most park visitors come to our parks precisely to escape from city lights and urban development in general. 2001/02 visitation figures for MacKerricher State Park, collected with increased accuracy with pneumatic and infrared beam counters and cross referenced with census sampling on weekends and week days in both the peak and off-peak seasons, indicate that 1.5 million people visited MacKerricher State Park that year. This translates to approximately \$45 million being pumped into the local economy per year. State Parks questions the virtue or wisdom of placing park values at risk when they increasingly drive the economic engine of the local community.

Perhaps a scaled-down single story VSF completely tucked into the natural Bishop and shore pine forest and utilizing only low-lying "Malibu" type pathway lighting could satisfy the requirements of the LCP and State Parks' concerns. Reducing the size of the project and the number of units, along with eliminating the elaborate waterfalls, fountains and landscaping would also reduce the water demand in an area with well-documented limitations. It is difficult to know which hydrology report to believe. It appears that some of the Taylor's neighbors have raised substantial issues regarding the testing methodology for water draw-down effects on their wells. Again, who is going to monitor and enforce the use of the residential laundry facility 10-15 years down the road?

In conclusion, State Parks again urges the Coastal Commission to review the substantial issues raised by A-1-MEN-02-032, and to support the intent of the Coastal Act and the establishment of the Coastal Commission itself in protecting the public interest from inappropriate development. Feel free to contact me at (707) 937-5804 if you have any questions.

Sincerely,



Greg Picard
District Superintendent

244



DEPARTMENT OF PARKS AND RECREATION
Mendocino District
PO Box 440
Mendocino, CA 95460

Rusty Areias, Director

ORIGINAL
MAY 20, 2002
April 8, 2003

(RW)

Charles Hudson
Mendocino County Department of Planning and Building Services
501 Low Gap Road, Room 1440
Ukiah, CA 95482

Re : CDU 20-96 Taylor

Dear Mr. Hudson,

The comments that District Superintendent Robert LaBelle submitted to the California Coastal Commission on February 16, 1996 and to the County Department of Planning and Building Services on September 7, 1999 in opposition to the zoning changes on the Taylor property apply equally to CDU 20-96, but with greater urgency. At the core of State Parks' concern is sufficient protection of the viewshed and the natural character of the park setting in the Highly Scenic Coastal Corridor. State Parks continues to oppose this proposed development.

Six years ago, 700,000 visitors could look across Lake Cleone, at MacKerricher State Park, and see an unbroken view of the Bishop pine forest. Now, due to the removal of several mature pines on State Park land by unknown vandals, a million visitors look across the lake at the Taylor residence. It is difficult to imagine how this proposed development can possibly comply with the condition stipulated by the Coastal Commission upon approval of the zoning change :

Any VSF developed on the property in question shall not be visible from major visitor destinations or particularly scenic areas within MacKerricher State Park, including but not limited to the Lake Cleone picnic area, and nature trail, and the haul road.

The fact that CDU20-96 proposes not one, but three large structures 28 feet in height when the standard height limit in the Highly Scenic Corridor is 18 feet seems to indicate further disregard for the intent of the County's Coastal Plan. State Parks concurs with the Planning Department's staff report opinion that it cannot support the project because of it's inability to comply with the visibility conditions. Perhaps the placement of story poles that depict the full dimensions and height of all of the proposed structures would help to clarify this point.

Of further concern regarding visual impacts, a dozen outdoor sodium vapor light standards, even if downcast and limited to 70 watts each, will still cast a 740 watt glow which, added to the visibility of the signs, path lighting and interior lighting through the windows will undoubtedly further degrade the visibility of the night sky. As trivial as this may seem, it is never-the-less an important component of the outdoor camping experience for many park visitors.

The proposal to provide eventual visual screening with low-lying shore pines or non-native Leylandii Cypress trees is unacceptable. This is a Bishop pine forest, and State Parks is concerned about maintaining the genetic integrity of this sensitive habitat. State Parks is also concerned about having and maintaining screening. Whether pine or cypress is planted, neither species will fully screen the proposed development, and neither will provide partial screening for at least 30 years.

Another area of concern is the water demand for this project, and the resultant effects on the shallow aquifer in this area that will adversely impact the wetland seeps that drain into the Lake Cleone watershed from this area. Three wells will presumably provide the required 1,325 gallons per day (gpd) for the ten guest units and residences, with a surplus of 245 gpd. The landscaping for this

3 of 4 .

project, however, with fountains and waterfalls, is calculated to require 13,000 gallons per month, which seems to indicate a deficit of 5,640 gpm, even without laundry services being permitted for the inn. The supply of groundwater appears to be insufficient to support this level of development without even considering the effects of groundwater depletion and potential for salt water intrusion.

The proliferation of private "volunteer" trails into MacKerricher State Park is also a growing concern with the rapid growth of Visitor Serving Facilities all along this coastal corridor. These visitor trails cause erosion, trampling of sensitive habitat and species, and are visual eyesores. To date, State Parks has never received any additional compensation or staff to restore and protect the areas of the park that are heavily impacted by neighboring inns and motels. Who is going to monitor the project proponent for compliance with this condition, and who is going to monitor and enforce the native landscaping provisions and test the runoff for pesticides, fertilizers or other contaminants over succeeding years ?

State Parks staff agrees that CDU20-96 is not consistent with the applicable goals and land use policies of the Coastal Plan and that the project will result in unmitigated adverse visual and environmental impacts from MacKerricher State Park. The California Department of Parks and Recreation recommends that the Mendocino County Department of Planning and Building Services and the California Coastal Commission deny the permit for CDU20-96. Feel free to contact me at 937-5804 should you have any questions or wish to consult with our staff.

Sincerely,

Greg Picard
District Superintendent

4 of 4

Stephen Hale Consulting

July 14, 2002

Appeal # A-1-Men-02-032

RECEIVED

JUL 16 2002

CALIFORNIA
COASTAL COMMISSION

California Coastal Commission
Attn. Bob Merrill

Dear Bob,

I am enclosing information pertaining to the appeal filed challenging the decision made by the Mendocino County Planning Commission for the Taylor project located at 23802 Quail Lane, Fort Bragg California. A.P. # 069-161-09 & 069-161-37.

Our opposition seems to be confused on several issues, and I would like to take this opportunity to address them.

Ron Guenther states that he is opposed to a zoning change on the Taylor property. This zoning change to RR-2 *1C was passed by the California Coastal Commission and adopted by the Mendocino Planning Commission at its meeting held Sept. 7, 1995. Henry and Helen Taylor have had a business license since 1996 from Mendocino County to rent out two rooms as visitor serving facilities on their property.

Traffic. The project's location is on the corner of Quail Lane and Highway One. Cal Trans has done a major realignment project on this section of the Coast highway and in December of 1993 a commercial driveway was finalized by Cal Trans for the Taylor project. No guest, suppliers, or workers will have to use Quail lane for access to the new Inn. I am enclosing a copy of the permit from CalTrans. Therefore, there will not be any additional traffic generated by this project on Quail Lane.

Water. There was an extensive Hydrological study performed by GeoSolv done on November 12th, 1998 which concluded that there was in fact adequate water for the proposed Inn with an additional 245 gallons a day over Mendocino County Health Departments requirements. During the hydrological testing there were no neighboring deep wells within the sphere of influence, so no off sight monitoring was required. We will however be required to store an additional 2500 gallons of water for fire fighting purposes. This stored water will be available to the Fort Bragg Volunteer Fire Department for any fire fighting needs of any of our neighbors.

Septic. There was an extensive Soils Profile Report performed by GeoSolv December 30, 1998. The soil encountered during this investigation was a sandy loam, well suited for septic purposes. A curtain drain has been installed to divert any possible high ground water. This system will adequately protect surrounding wells and Lake Cleone. Preliminary approval has been received from Mendocino County Department of Environmental Health for both the septic and water systems proposed, pending approval of a use permit. I am enclosing letters from Jim Elhers from the Mendocino County Health Department.

EXHIBIT NO. 15

APPLICATION NO.

A-1-MEN-02-032

TAYLOR

APPLICANTS'

CORRESPONDENCE

(1 of 185)

July 15, 2002

View from State Parks property. A small opening in the existing trees of approximately 20' is the only glimpse of the proposed project one can see from State parks property. This is less than 10% of the proposed westerly elevation and is easily screened with the planting of trees. Harold Graboske and Patricia Jones in their appeal talk about Cypress Trees not being a good choice for screening. If they had been at the planning commission meeting they would have been aware that we have agreed to follow California State Parks recommendation and have since changed the trees to Shore Pines.

Two story projects. There are several two story structures located in the immediate area including some of the more historic buildings in the area. Directly across highway 1 from our proposed project is a 30-foot tall residence that is well over 80 years old and several more up and down highway one. The project in no way will block any view to the ocean from highway One and is set behind a line of very old cypress trees in excess of 80 feet tall. This ancient stand of cypress makes this design very appropriate to the site. Even the appeal letter from the neighbor Mr. Daniels boasts a letter head showing his two and a half story house. I am enclosing several pictures of two story structures located all along the Haul road and adjacent to MacKerricher State Park. The most important reason that a two-story design works best for this project is because of the impact on the site. State Parks has expressed concerns about water run off and protecting native plants and animals. With a two-story design, and using the existing house footprint for the biggest of the proposed structures we are cutting in half the excavation required and the amount of roof run off produced by the new structures.

I have just received an E mail from the Fort Bragg Chamber of Commerce asking for help in finding new jobs for those workers facing layoffs at the mill. A 10 unit Inn won't help a lot, but it will help some. I am also sending along 624 signatures of support and 20 letters of support from neighbors.

I hope this helps. If I can supply you with any other information give me a call.

Thanks for your help in this matter:

A handwritten signature in black ink, appearing to read 'Steve Hale', with a horizontal line extending to the right.

Steve Hale



RAYMOND HALL
DIRECTOR

TELEPHONE
(707) 964-5379

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

MAILING ADDRESS:
790 SO. FRANKLIN
FORT BRAGG, CA 95437

August 9, 2001

Henry & Helen Taylor
23802 Quail Lane
Fort Bragg CA 95437

Subject: Septic Permit Application Number ST22532
Site Address: 23802 Quail Lane
Assessor's Parcel Number: 069-161-37

Dear Mr. & Mrs. Taylor:

Your Septic Permit application was considered by the Planning Division and is being held pending the following:

1. Issuance of your use permit (CDU #20-96).

If you have any questions, please feel free to contact this office.

Sincerely,

Paula Deeter
Planning Technician

PD:am

Cc: septic hold file

Division of Environmental Health ✓

PSA 8-9-01
RECEIVED
AUG 09 2001
MENDO. ENV. HEALTH

Division of Environmental Health

Permit Number: ST22532

TERMS AND CONDITIONS

Home Owner Monitoring Requirements

1. Record monthly monitoring activity on forms provided by Mendocino County Division Environmental Health. (Hereafter referred to as MCDEH.)
2. Have maintenance performed as specified in your operation and maintenance instructions provided by the system designer. Retain records of maintenance.
3. Provide copies of record keeping to MCDEH annually.

MCDEH (or Qualified Individual) Monitoring Requirements

4. Every 12 months, inspect the septic tank, disposal field monitoring wells, cycle counter, water usage counter, and the pump and alarm controls' operation. Inspect disposal area for erosion effluent ponding or leaking. Provide records of maintenance as required by manufacturer and septic system's designer. Report findings on forms provided by MCDEH.

Additional Requirements

5. The property owner shall pay MCDEH a renewable operating permit fee of \$110 for the period identified on page 1, or as established by the resolution of the Board of Supervisors.
6. The property owner agrees to pay MCDEH a Monitoring Inspection Fee of \$185, or as established by the Board of Supervisors. The Monitoring Inspection Fee will be waived where monitoring is performed under contract by a Qualified Individual as defined by MCDEH.
7. The property owner agrees to allow right of entry for inspection of the Non-Standard system by MCDEH personnel or a Qualified Individual at any reasonable time.
8. The property owner shall not alter, remove or damage any portion of the sewage system.
9. The property owner shall report to MCDEH within 24 hours any damage, failure or malfunction of the sewage system.
10. The property owner shall cause the repair of any damage, failure or malfunction of the sewage system to the satisfaction of the MCDEH.
11. The property owner agrees to notify MCDEH of any transfer of ownership or control of the property and system responsibility or any other property transactions.
12. Property owner agrees to disclose to any new owners the requirements of the system operation including any requirement for permit or inspection fees to operate a non-standard sewage system.
13. Property owner agrees to repair and perform general maintenance per manufacturers requirements and system designer recommendations.

4

Division of Environmental Health

501 Low Gap Road, Rm 1326
Ukiah, CA 95482
(707) 463-4466
Fax (707) 463-4038



790 A-1 S Franklin St
Fort Bragg, CA 95437
(707) 961-2714
Fax (707) 961-2720

Operational Permit Non-Standard Onsite Sewage System

Date August 8, 2001

Permit Number ST22532

TAYLOR, HENRY & HELEN
23802 QUAIL LN
FORT BRAGG CA 95437

System Site Address and Assessor's Parcel Number

23802 Quail Ln
Fort Bragg
APN 069-161-37

Treatment Type

Sand Filter

Terms And Conditions See Page 2

Owner Name

Taylor, Henry & Helen

Address

23802 Quail Ln

City, State, Zip

Fort Bragg CA 95437

Phone

7079648323

Date Construction Permit Finaled:

Operating Permit Issued

Date of PTO expiration

Owner's Signature

Deputy Environmental Health Officer

5

Quail Inn

WORKERS COMPENSATION DECLARATION. I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE, OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE OR A CERTIFIED COPY THEREOF. (SEC 3800 LAB. C) POLICY NUMBER _____ COMPANY _____

SIGNATURE _____ DATE _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE. I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS LICENSE IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA. *Not at this time - family run*

SIGNATURE Helen M. Taylor DATE 10-26-94

NOTICE TO APPLICANT: IF AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS LICENSE SHALL BE DEEMED REVOKED.

PLEASE RETAIN WHITE COPY FOR YOUR RECORDS

NON TRANSFERABLE

MENDOCINO COUNTY BUSINESS LICENSE

NON REFUNDABLE

NUMBER
38357

DATE ISSUED: 1/31/95 EXPIRES: 12/31/95

BUSINESS LICENSE FEE PAID
QUARTER \$ 9.00 ANNUAL \$ 30.00

BUSINESS CLASS
Service

PENALTY \$

BUSINESS LOCATION
23802 Quail Lane
Fort Bragg, CA 95437

PHONE 964-8323 TOTAL \$ 30.00

BUSINESS ADDRESS:
QUAIL INN
23802 Quail Lane
Fort Bragg, CA 95437

BY Charles E. Southworth DEPUTY
TREASURER-TAX COLLECTOR

LICENSEE Taylor, Henry M. & Helen M. 1/31/95

NON TRANSFERABLE
WC EXP 12/31/95

MENDOCINO COUNTY BUSINESS LICENSE

NON REFUNDABLE

NUMBER
41959

DATE ISSUED: 01-01-96 EXPIRES: 12-31-96

BUSINESS LICENSE FEE PAID
QUARTER \$ 9.00 ANNUAL \$ 30.00

BUSINESS CLASS
SERVICES

PENALTY \$

BUSINESS LOCATION
23802 QUAIL LANE
FORT BRAGG

PHONE 964-8323 TOTAL \$ 30.00

BUSINESS ADDRESS:
QUAIL INN
23802 QUAIL LANE
FORT BRAGG CA 95437

BY K. Pierce DEPUTY
TREASURER-TAX COLLECTOR

LICENSEE TAYLOR, HENRY M & HELEN M 6 01-04-96

LIST OF PERSONS WHO WILL COMMUNICATE
ON BEHALF OF PERSONS WHOSE PERMITS HAVE BEEN
APPEALED TO THE COASTAL COMMISSION

Name of Person Whose Permit
Has Been Appealed

Project and Location

Commission Appeal No.

Persons Who Will Communicate
For Compensation on Behalf of
Applicant or Applicant's Business
Partners With Commission or Staff

HENRY & HELEN TAYLOR
QUAIL'S NEST INN # CDU-20-96
23802 HIGHWAY ONE,
FORT BRAGG, CA. 95437
A-1-MEN-02-032

NAMES

ADDRESSES

JAMES JACKSON - ATTORNEY
707-962-222

24 EAST LAUREL STREET
FORT BRAGG, CA. 95437

STEPHEN HALE - AGENT
707-937-1112

P.O. BOX 1651
MENDOCINO, CA. 95460

JAMES RING - ARCHITECT
415-878-2033

1510 GRANT AVENUE
NOVATO, CA. 94945

DEPARTMENT OF TRANSPORTATION

DISTRICT 1, P.O. BOX 3700
EUREKA, CA 95502-3700
TDDeaf Phone (707) 445-6463
Phone: (707) 441-5812
Fax: (707) 441-5869



September 2, 1999

Quail Nest Inn – Cleone
MEN-1-64.63
AP# 69-161-10

Mr. Charles Hudson
County of Mendocino
501 Low Gap Road, Room 1440
Ukiah CA 95482

SEP 14 1999
BY _____
PLANNING & BUILDING SERVICES
Ukiah, CA 95482

Dear Mr. Hudson:

Thank you for giving Caltrans the opportunity to comment on the project to expand the existing single family residence to a 10-unit inn, including the construction of two new structures, 16 parking spaces, lighting, signs and landscaping. We have reviewed this project located about 1/3 mile southwest of Cleone on Route 101 and it does not appear that there will be significant impact to the State highway as a result.

Please note that all signs, stone pylons, etc. must be placed outside of the State highway right of way. Any work within the State highway right of way will require a valid encroachment permit. Requests for encroachment permit application forms can be sent to Caltrans District 1 Permits Office, P.O. Box 3700, Eureka CA 95502-3700, or requested by phone at (707) 445-6390. Encroachment permits application forms, the Permit Manual and application instructions can now be found on line at:
<http://www.dot.ca.gov/hq/traffops/trksnwim/permits>.

We request that you forward us a copy of the staff recommendations, including any conditions of approval for this proposal. If you have questions or need further assistance, please contact me at (707) 441-5812.

Sincerely,

NEVA SOTOLONGO
Transportation Planner
Intergovernmental Review Branch

ok

ENCROACHMENT PERMIT

TR-0120 (NEW 9/91)

Permit No.

0193-6-RS-0468

Dist/Co/Rte/PM

1-MEN-1-64.63

In compliance with (check one):

 Your application of AUGUST 11, 1993

____ Utility Notice No. _____ of _____

____ Agreement No. _____ of _____

____ R/W Contract No. _____ of _____

Date

September 9, 1993

Fee Paid

\$ 210

Deposit

\$

Performance Bond Amount (1)

\$

Payment Bond Amount (2)

\$

Bond Company

Bond Number (1)

Bond Number (2)

TO:

HENRY MATTHEW TAYLOR
23802 QUAIL LANE
FORT BRAGG, CA 95437

ATTN: HENRY
PHONE: 707/914-8323

, PERMITTEE

and subject to the following, PERMISSION IS HEREBY GRANTED to:

construct a single family road approach on the left side of State Highway 1 in Mendocino County at Po Mile 64.63, 111 feet north of Quail Lane.

The road approach shall conform to the attached "STANDARD PRIVATE & COMMERCIAL ROAD APPROACH IN RURAL AREAS WITH UNIMPROVED FRONTAGE ON CONVENTIONAL STATE HIGHWAY"

It is understood that the a portion of the old highway will be left in place to be incorporated into your road approach. The outline of the portion of the existing highway that is to be used as part of your approach shall be saw cut with a power driven saw to a minimum depth of 4 inches. Any part of the existing pavement that is left in place for your use but is outside of the area of the road approach shall be removed and disposed of.

The following attachments are also included as part of this permit.
(Check applicable):

Yes ___ No General Provisions
___ Yes No Utility Maintenance Provisions
___ Yes No Special Provisions
___ Yes No A Cal-OSHA permit required prior to beginning work;

In addition to fee the permittee will be billed actual costs for:

___ Yes No Review
___ Yes No Inspection
 Yes _____ Field Work

(If any Caltrans effort expended)

___ Yes No The information in the environmental documentation has been reviewed and considered prior to approval of this permit.

This permit is void unless the work is completed before MAY 1, 1994.

This permit is to be strictly construed and no other work other than specifically mentioned is hereby authorized.

No project work shall be commenced until all other necessary permits and environmental clearances have been obtained.

G.W. SHELDON
T.M. BILLINGS
M. CRAWFORD
C.L. BURNS
FILE
RBM

APPROVED:

E. L. Wahl, District Director

BY:

Royal B. McCarthy

Royal B. McCarthy, District Permit Engineer

PERMIT # HENRY MATTHEW TAYLOR
PERMIT #: 193-6-RS-0468
DATE: September 9, 1993

The new road approach shall be graded to match the existing pavement of the old road that was left in place for your use. A 1 inch thick lift of asphalt concrete should be placed over the existing old pavement.

500 feet of sight distance shall be provided and maintained each direction from the road approach. Sight distance is measured from a 3.5-foot eye height above a point on the road approach 15 feet from the highway edge stripe to a 4.25-foot object height in the center of the oncoming lane.

All traffic control measures shall conform to the attached "Traffic Control Systems" plans.

All excess material and all debris shall be removed from and disposed of outside of the State highway right of way.

NOTE: IF THE WORK COVERED BY THIS PERMIT IS NOT COMPLETED BY THE COMPLETION DATE SHOWN, AN ENCROACHMENT PERMIT RIDER FEE WILL BE REQUIRED FOR A TIME EXTENSION. THE FEE WILL BE CHARGED AT THE CURRENT HOURLY RATE.

Mike Billings, Assistant Permit Engineer at Ukiah, 707-463-4743, shall be notified before work is started as required in General Provision No. 5.

UPON COMPLETION OF THE WORK, PLEASE FILL IN THE ATTACHED POST CARD AND MAIL AT ONCE.

*As of December 30 1993
A commercial drive way off Highway Rt. 1 is completed.
with sight distance of 500 feet to the North and South*

10

Stephen Hale

From: "Stephanie Wood" <stephanie@mendocinocoast.com>
To: "Fort Bragg Mendocino Chamber of Commerce" <chamber@lists.mcn.org>
Sent: Thursday, July 11, 2002 4:28 PM
Subject: Mill Closure

Fort Bragg / Mendocino Coast
Chamber of Commerce

Georgia Pacific will be closing the saw mill facility approximately August 6, 2002. At that time 50 people will be layed off. The dryer facility will operate through September and then the kiln and power house will be dismantled and 30 more people will be layed off. The planer will operate through October 15, 2002 and then the remainder of the employees will be layed off. It is the hope of the Company that as many as possible of the layed off employees will be able to find work and remain here in Fort Bragg. If you have jobs available please contact MPIC,INC (707)964-6950 to speak with them about registering your jobs on their website . Layed off mill employees will be referred to MPIC for retraining, job placement, and skills evaluation. The closure of the Georgia Pacific facility will affect all of us in our community. Let's all work together to make sure our fellow residents make a successful transition.

Carla Howell

Executive Director

11

07/15/2002

ATTENTION: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
EUREKA, CALIFORNIA 95501-4908

RE; HENRY AND HELEN TAYLOR # CDU 20-96

A-1-MEN-02-032

RECEIVED

AUG 01 2002

CALIFORNIA
COASTAL COMMISSION

DEAR COMMISSIONERS,

THIS IS OUR PERSONAL LETTER TO ALL OF YOU
PLEASE READ WITH SINCERE INTEREST AS IT
WAS WRITTEN WITH SINCERE HONESTY AND
FROM OUR HEARTS.

Thank You so much,
Henry and Helen Taylor

Henry Taylor
Helen Taylor

QUAIL'S NEST INN

HENRY & HELEN TAYLOR
23802 QUAIL LANE
FORT BRAGG, CA.

July 12, 2002

RE; CDU 20-96
A-1-MEN-02-032

ATTENTION; CALIFORNIA COASTAL COMMISSION

07/10/2002 08:53 FAX 5109552372

UNISOURCE VR

001

707-964-8325

CALIFORNIA COASTAL COMMISSION

7/8/2002

NORTH COAST DISTRICT

P.O. BOX 4908

EUREKA, CA 95502-4908

REF CDU 20-96

APPEAL # A-1-MEN-02-032

FROM BOB MERRILL

TO WHOM IT MAY CONCERN

DEAR SIR.

MY NAME IS CARROLL JOHN ESTES I
OWN THE PROPERTY AT 23823 QUAIL LANE
FORT BRAGG, CA. THIS PROPERTY IS THE
LAST PIECE AND THE FURTHEST WEST
ON QUAIL LANE.

MY PARENTS JIM & BETTY ESTES WERE
THE FIRST TO RECEIVE A PERMIT TO BUILD

OF TIMBER AND FISHING INCOME HAS PUT A
REAL FINANCIAL HARDSHIP ON THE PEOPLE
OF THIS COMMUNITY.

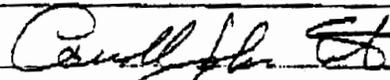
THEIR INN WOULD ADD TO GREATLY TO
THE BEAUTY OF THIS COMMUNITY AND INCREASE
THE VALUE OF ALL OUR PROPERTIES.

AFTER 13 LONG YEARS THE COUNTY OF
MENDOCINO APPROVED OF THEIR PLANS. IT IS
FITTING THAT THIS COMMISSION SUPPORT THEIR
DREAM.

I FULLY SUPPORT THIS PROJECT
QUAIL'S NEST INN

THANK YOU

CARROLL JOHN ESTES
1402 PARKLAND DR
CONCORD, CA 94521



WK. 510-985-2437

9/6/99

To Whom It may Concern.

My name is Carroll J. Eto and I own the property at 23823 Quail Lane.

My parents were the first to buy property on then unnamed Quail Lane.

I have known Henry and Helen Taylor for the last 11 years and I feel that their planned project would be an asset to all of us on this lane.

It would blend well into the surroundings and enhance all our property values.

I completely support this project and I have no objections to them obtaining any permits necessary to finish their dream.

Thank You

Carroll J. Eto

To: COUNTY OF MENDOCINO PLANNING & BLDG
Re: LETTER OF SUPPORT - QUAILS NEST INN 23802
HWY 1, FORT BRAGG

MY PROPERTY IS SO OF SUBJECT PROPERTY
AT 23800 HWY 1 FORT BRAGG. I HAVE
REVIEWED WHAT THE TAYLORS ARE PROPOSING
FOR THEIR INN. I WOULD CONSIDER THE
DEVELOPMENT AN IMPROVEMENT TO THE LOCAL
NEIGHBORHOOD.

I SUPPORT THE APPLICANTS PLAN.

Don Zimmer
Nancy Zimmer

May 21, 2002

County of Mendocino
Department of Planning and Building Services
501 Low Gap Road, Rm 1440
Ukiah, Ca 95482

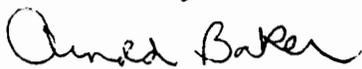
To Whom It May Concern:

My Wife, Elaine Baker, and I have lived at 23817 Quail Lane, Fort Bragg, Ca. for over 20 years. In fact we are one of the original property owners who purchased the property and built a home after Mr. and Mrs. Dodge divided the parcel.

Elaine and I have reviewed Henry and Helen Taylor's development plan and are jointly in favor of all aspects of the proposal. Henry and Helen Taylor showed us around the Taylor's property and they explained all aspects of the proposed plan. We feel the inn will have a positive affect on the Neighborhood.

The two of us wish the Taylors the best with their development.

Yours truly,



Arnold and Elaine Baker

November 23, 1999

Arnold and Elaine Baker
23817 Quail Lane
Fort Bragg, Ca. 95437

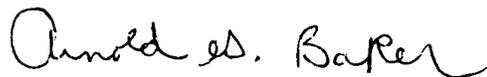
To: Planning Commission or whom it may concern.

County Planning,

My wife Elaine and I, Arnold Baker, have lived at 23817 Quail Lane for over twenty years. Our property is a few parcels west of the Taylor property. We have discussed the project, which is to be built by Henry and Helen Taylor and find no problems with the project and are in favor of Henry and Helen proceeding with their plans.

Feel free to call us if we can be of any help or answer any of your questions.

Yours Truly,

A handwritten signature in cursive script that reads "Arnold G. Baker".

Arnold G. Baker

California Coastal Commission
Eureka, Ca.

June 20, 2002

Re: CDU 20-96
Quail's Nest Inn / Henry and Helen Taylor

To Whom It May Concern:

Our property is the only property on the east side of highway 1 that will have any view of the inn. As a very close neighbor we will like looking at this beautiful inn located across the street.

My family has lived in the home directly east of the Taylor's property on the east side of Highway 1 for many years. We have known the Taylor's for approximately 14 yrs.

I say it is time they built the place they have their hearts set on. Please give them a yes approval vote. Thank You for doing the right thing.

Sincerely,


Marlene Bouldin
25701 N. Highway 1
Fort Bragg, Ca. 95437

Mendocino County Building and Planning Department
And all others it may concern.

This letter is to inform you that I have known for many years that the Taylors, Henry and Helen are going to build an Inn on their property at 23802 Highway 1, Quail Lane

My property is parcel #069-182-16-05
My name is Marlene Bouldin
My address is 25701 N.Highway 1, Fort Bragg

I am the only neighbor on the East side of Highway 1 that will be able to see portions of the Inn when it is completed.

I do not have a problem with them building the Inn, I think it will be a positive asset for this end of Fort bragg.

Sincerely,

Marlene Bouldin 08/26/99

Marlene Bouldin

Mendocino County
Board of Supervisors

Oct 14, 1995

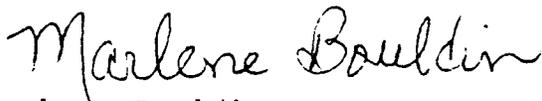
Marlene Bouldin
25701 N. Hwy 1
Fort Bragg Ca.

My family and I live in the house south east of the Taylors home, and we are the only house able to see the site from east of the highway.

I would like to emphatically state that I have no objections to their having an Inn on their property. In fact, I don't think any one has the right to object as long as health and saftey issues are met.

I think everything about the project is positive and a needed improvement to our area.

Sincerely



Marlene Bouldin

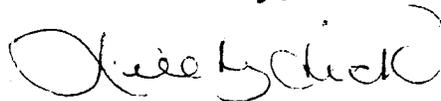
Aug. 30, 1999

Mendocino County Building and Planning Department
And all others it may concern:

My husband and I are new homeowners in the neighborhood where Henry and Helen Taylor are planning to build their Inn. Our property is located just south/west from proposed project, address 23680 N. Hwy #1. *Parcel 069-161-36-00*

We have been informed about the project and design of the Inn and find it to be compatible to the area. New projects such as this Inn, done in good taste as this, add a positive asset to this area.

Sincerely,



Jill Lydick

Attention: California Coast Commission

**Re: CDU 20-96 Use Permit Application
Quail Nest Inn/ Henry and Helen Taylor**

To Whom It May Concern:

The Quail's Nest Inn use permit application has been approved at all agency levels, I support their plans and want to see the Inn completed after 14 years of planning.



Cyndi Hunt

Neighbor

**23800 Quail Lane
F.B.**

Nov 21, 1999

Johnny & Nancy Ownsbey

23800 North Highway 1, Fort Bragg Ca. 95437

To: Planning Commission or Whom It may concern.

County Planning,

My wife Nancy and myself, Johnny Ownsbey, have reviewed the plans for the Inn to be constructed by Henry and Helen Taylor and discussed in great detail with them on building specifications and landscaping.

We live at 23800 N. Hwy 1, the property adjacent and to the south of the Taylor Inn. We are the closest neighbors and the ones with the largest visual impact. We find no problems with the project and are very much in favor of the Inn.

I am a building contractor and am not or will not be involved in the construction of the Inn. My experience and knowledge add to the acceptability and approval of the project.

Thank you for your time and feel free to call on us if we can help answer any concerns.

Sincerely



Johnny Ownsbey

Johnny & Nancy Ownsbey
23800 N. Hwy 1
Fort Bragg Ca. 95437
797-961-1755

TO: CALIFORNIA COASTAL COMMISSION

MARCH 12, 1996

COMMISSION MEMBERS,

MY WIFE NANCY AND MYSELF, JOHN OWNSBEY, OWN AND LIVE IN THE HOUSE ADJACENT TO THE TAYLOR PROPERTY ON THE SOUTH SIDE. WE ARE THE ONLY NEIGHBORS WHO CAN SEE ANY PART OF THE PROPERTY FROM THEIR HOME AND WE WOULD LIKE TO EXPRESS OUR FEELINGS ABOUT THE PROJECT.

WE HAVE EXAMINED THE PROPOSED PROJECT ARCHITECTURAL RENDERINGS AND HAVE FOUND A VERY COMPATIBLE DESIGN CAUSING NO NEGATIVE IMPACTS ON OUR PROPERTY OR ON OUR USE OF OUR PROPERTY.

I AM A BUILDING CONTRACTOR BUT I AM NOT INVOLVED IN THE PROJECT AT THIS TIME AND I WILL NOT BE IN THE FUTURE. I FEEL I HAVE SOME UNDERSTANDING OF ANY POSSIBLE IMPACTS OF THE PROJECT AND I STILL HAVE NO PROBLEMS OR NEGATIVE COMMENTS.

THANK YOU FOR YOUR TIME.

SINCERELY

Johnny L. Ownsbey

JOHNNY OWNSBEY

for 1999 request
They are writing updated letter this week
The Bakers APN. 069 161 08 00 } these
The Schultz APN 069 161 36 00 } will be
in next wk.

8-26-88

To Whom it may concern,

This letter is to inform authorities or others involved that we have no objections to the Taylors making a Bed + Breakfast Inn at 23802 N. Hwy 1, Fort Bragg, Ca.

My wife and I ~~are~~ own the adjacent property to the south at 23800 N. Hwy 1, Fort Bragg.

We will be willing to do a formal statement if necessary.

Sincerely,
Johnny L. Ownsby
Nancy M. Ownsby

Johnny L. Ownsby
23800 N. Hwy 1
Fort Bragg Ca - 95437

Phone 707-961-1755

Note

This letter is from the only neighbor who can see the project from their place. They sent an updated letter in 1996 which is in the file.

32

September 27, 1995

Mr. Henry Taylor
23802 Quail Lane
Fort Bragg, CA 95437

Dear Henry:

Per our conversation regarding your proposed project on your property located on Quail Lane near Cleone, California. I concur with your feelings that the project you propose would not have a adverse affect on the nearby properties as far as an evaluation, if anything perhaps just the opposite. Your proximity to Mac Kerricher Park, the Cleone commercial area and nearby housing concentration such as Vagabond Village and the multiple units located just west of that site, I think your project will blend in well. If I can be of any further information or assistance please do not hesitate to call.

Sincerely,



Paul Clark
Owner/Broker

cc: File

California Coastal Commission
North Coast District Office
710 E. Street Suite 200
P. O. Box 4908
Eureka, Ca. 95501- 1865

Mrs. Faith S. MacKerricher Graham
P. O. Box 1035
Fort Bragg, Ca. 95437

July 10, 2002

Attention: Coastal Commissioners

The area surrounding the MacKerricher Park was at one time a beautiful redwood forest, it has changed greatly over the years. The Lagoon was revered as a holy place by the Indians. Duncan and Jesse MacKerricher arrived in Casper in 1864. Within A year Duncan was hired to teach the Indians at Kibasilla on the rancheria farming and forestry. When it was disbanded in 1868, Duncan MacKerricher went to Eureka to file a homestead claim for the land which is now known as MacKerricher State Park. A number of Indians followed them to the ranch to live. Duncan and Jesse always shared their land with others, people from the city of San Francisco would come to hunt and fish. Fort Bragg residents always came to enjoy the land.

I have many stories that my Father told me about spending time at his grandparents ranch. There was so much to enjoy, the ocean, the lagoon, the horses, the cows and the fishing.

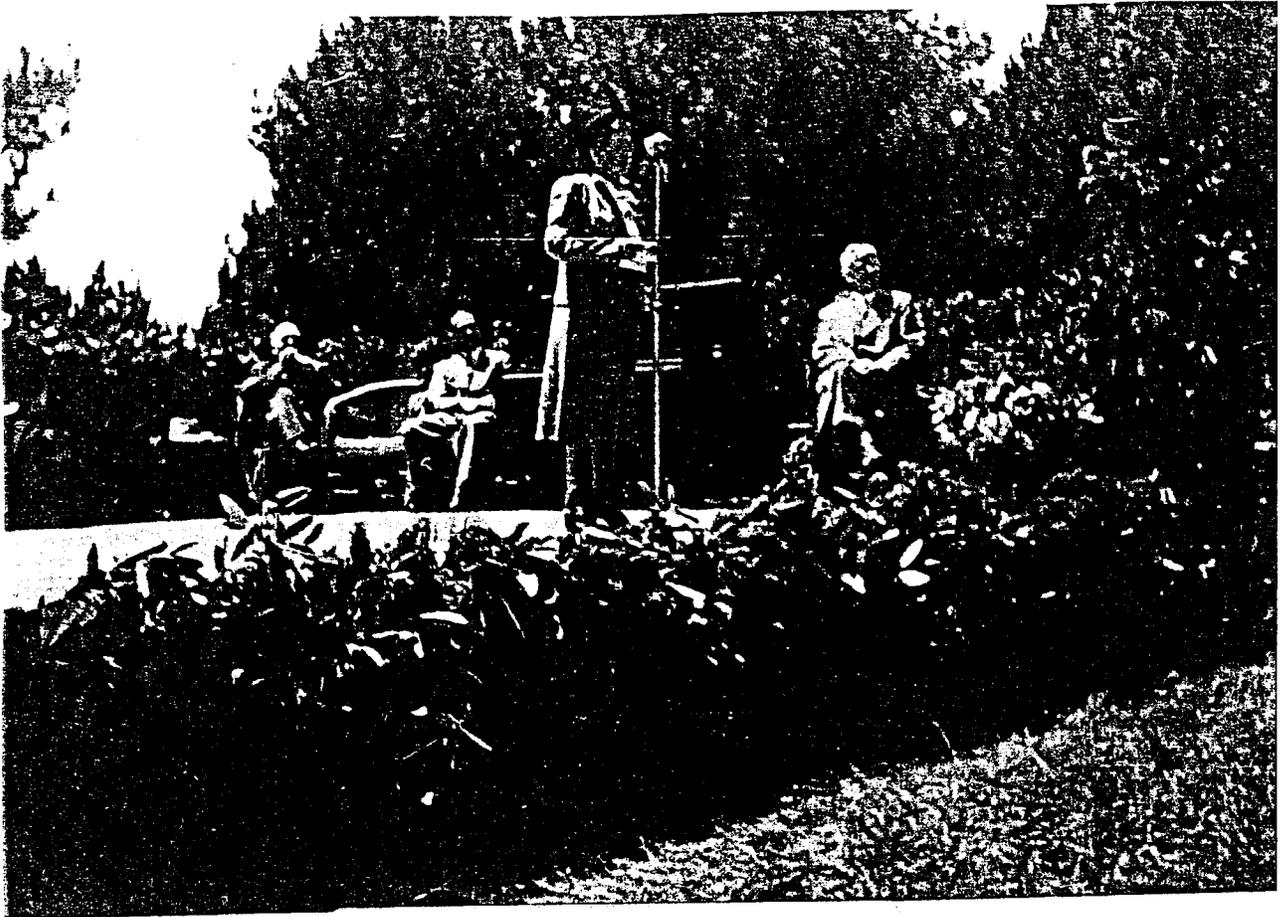
My great grandparents Duncan and Jesse MacKerricher were very loving and caring people. I know that they would like the Taylor's. and what they plan to do with their part of the ranch.

I understand that the Coastal Commission, the Planning Department and the Board of Supervisors, all have approved Henry and Helen Taylor's Inn. I see no reason that they should be stopped from using their property for an Inn. Thank You for approving it again.

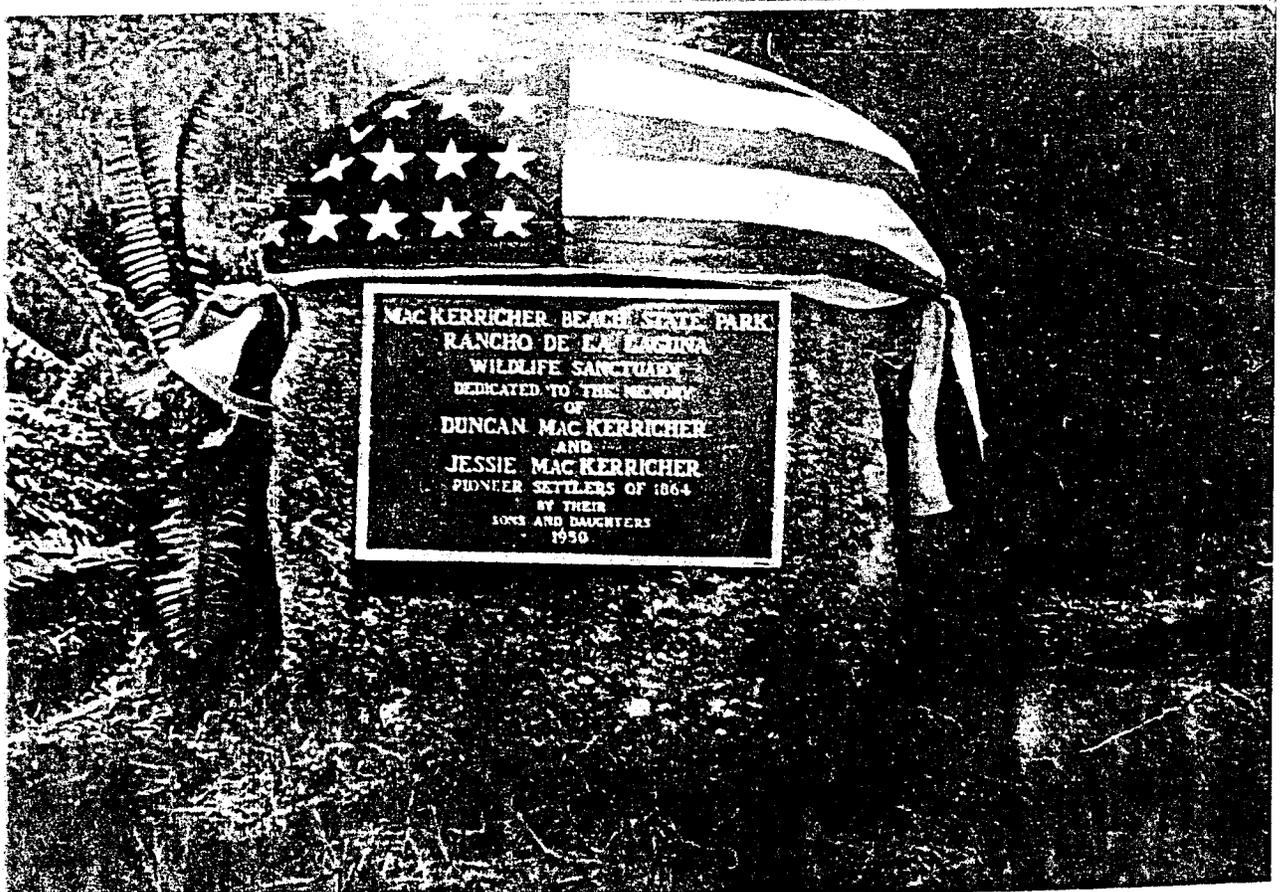
Sincerely,

Mrs. Faith S. Mackerricher Graham

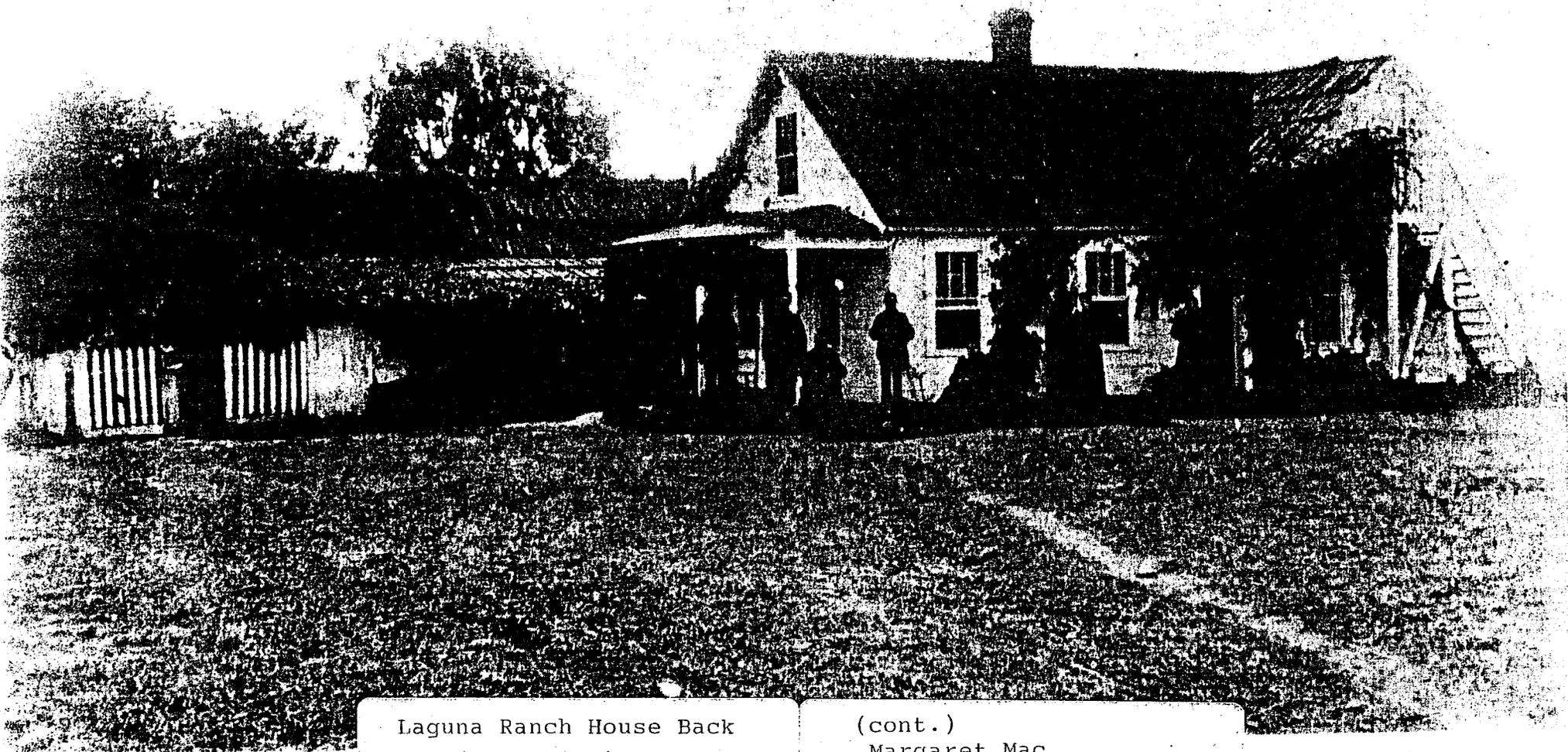
Mrs. Faith S. Mackerricher Graham



Dedication of MacKerricher
Park 1950
Mrs. Eva MacKerricher Cotton
(Mrs. J.S. Cotton)



31



Laguna Ranch House Back
door(Northside) Cleone.
Picture before 1894.L toR
August Swanson,Wm.Mac.Duncan
Mac,Ford Elvidie,Jessie Mac.

(cont.)
Margaret Mac.
Miriam Mac.

Duncan and Jessie MacKerricher, bride and groom of Scottish ancestry, left Canada, for California, by boat from New York, for Panama, arriving at the port of Cristobal, then by train using coal, when the coal was not available, the train was pulled by mules. After a long and hard journey they arrived at the Pacific port of Balboa. After a long wait there, they boarded a sailing ship for San Francisco. It was a long rough voyage. They were escorted by a United States frigate for protection from pirates as this was during the Civil War times.



Duncan Mac Kerricher



Jessie Mac Kerricher

In San Francisco they boarded a small sailing schooner for the Mendocino coast, after a rough voyage of 29 days, they arrived at Caspar.

Mr. MacKerricher was employed in the Caspar sawmill for a year. His next job was for the Mendocino Indian Reservation at the Ten Mile Station as a foreman, teaching the Indians to farm and work in the timber.

The Reservation was dissolved in 1869. The lands of the Reservation could be purchased for \$1.25 an acre or taken up as claims. Mr. MacKerricher acquired the Rancho De Laguna in 1872, by purchasing 300 acres for \$375.00 and the balance by taking it up as a claim.

They raised a large family, their only child surviving is Edith M. D. Tebbetts of Berkeley.

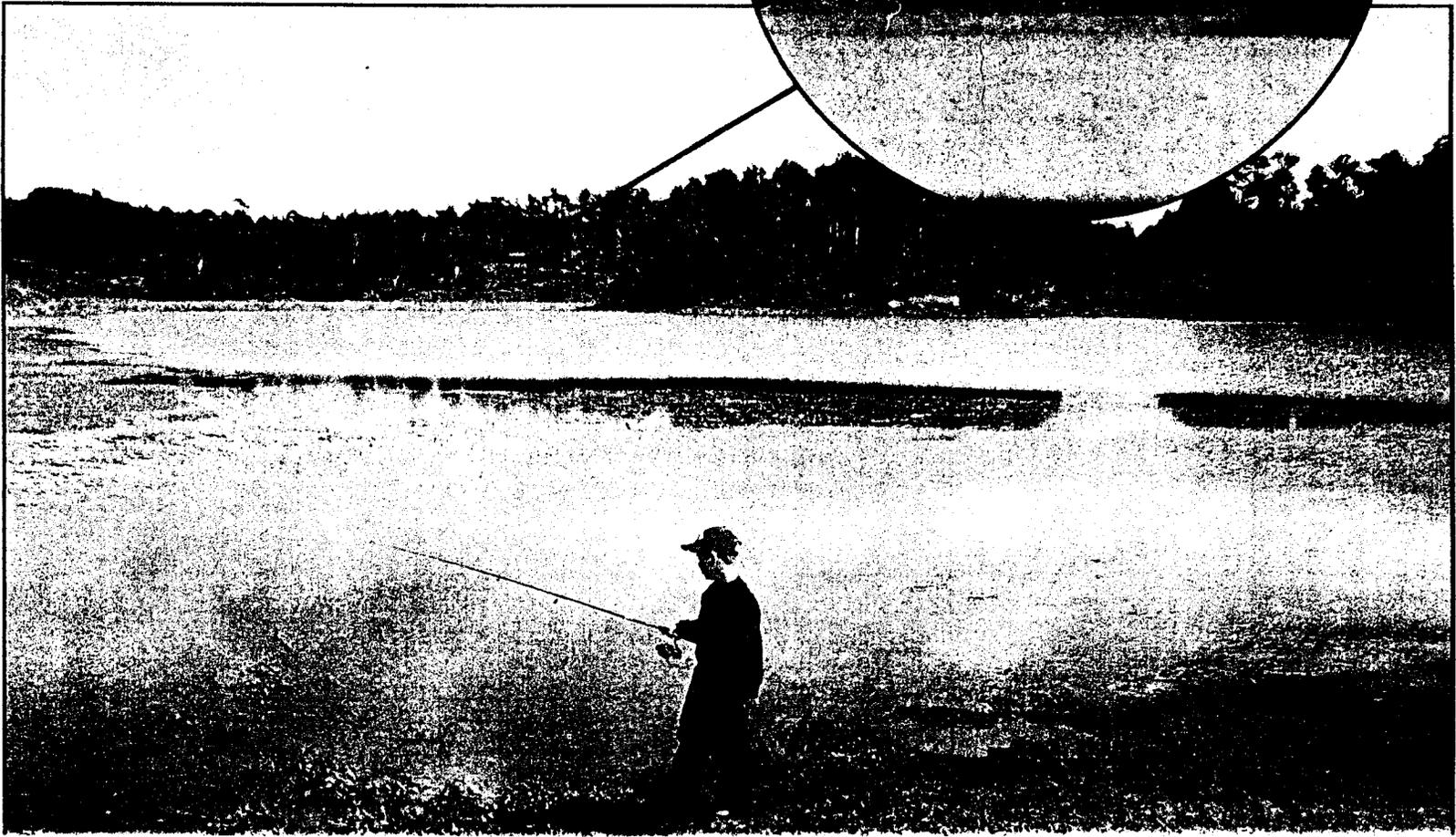


The Lagoon, Laguna Ranch, from
R.R. Trestle, July 10, 1909, 5.20 P.M.

Quail's Nest Inn
Henry and Helen Taylor
Image of Existing Structure
Image Taken Facing East from Across The Lake



of



ATTENTION: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
EUREKA, CALIFORNIA 95501-4908

RE; HENRY AND HELEN TAYLOR # CDU 20-96

(25)

These letters were written by some of the friends, who have lived in the Fort Bragg area most of their lives. These folks wanted to say more about our project than just a signature on some letter head. Please take the time to read some of them. Thank You

41

July 6, 2002

California Coastal Commission
North Coast District Office
Eureka, CA 95501-4908

Re: Appeal # A - 1 - MEN - 02 - 032

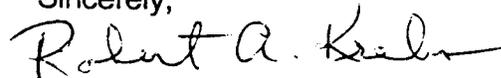
This is a letter of support for Henry and Helen Taylor's project, The Quail's Nest Inn, north of Fort Bragg.

I am a retired teacher who has lived on the Mendocino Coast for thirty-six years; the last 31 years in the city of Fort Bragg. I have never in all those years been compelled to write a letter in support of a building project. I strongly support this project and urge you to deny this appeal.

I attended the June 6th meeting of the Mendocino County Planning Commission where the Taylors received their final approval for the project and now this appeal. One of the concerns mentioned at the Planning Commission was that the Taylor's property was visible through a 20 foot gap in the trees from the parking lot at Cleone Lake in Mackerricher State Park. I recently visited that parking lot at Cleone Lake with my family. We all tried to locate the Taylor's property across the lake and through the trees. We could not! The Taylor's have agreed to bring in and plant several well established coastal trees in this small space or gap.

I have known the Taylor's for years. They are very good people and this is a good project that will be a beautiful addition to the Fort Bragg area. Again, I urge you to deny this appeal and allow the Taylor's to move forward and build their Quail's Nest Inn.

Sincerely,



Robert A. Krebs

111 N. Lincoln St.

Fort Bragg, CA 95437

(707) 964-3553

42

Gerald J. Bates
566 So. Harold St.
Fort Bragg, CA. 95437

To Whom It May Concern;

Since the Fort Bragg economy relies so heavily upon tourism, and it is probably the most important city on the Mendocino Coast, since the Coastal Commission has approved this project already to give access of the coast to a great deal more people, also since we have a couple who would like to add to the charm, beauty, and economy of Fort Bragg, it would seem that any and all officials of the government would do everything they could as fast as they could to present Fort Bragg as a show place.

From reviewing the design and planning of their project it would help a great deal to increase our charm, beauty, and economy by creating a beautiful place to visit, bringing in outside dollars, and by hiring local residents.

This couple is Henry and Helen Taylor who is liked and respected by all because of their actions, character, and graciousness. Due to their caring for others, they are great people with which to be acquainted. Their project would help Fort Bragg shine, and they themselves would be wonderful ambassadors for our city and county.

These are just some of the reasons why I support the granting of their permit. I would like to thank you for this action.

Sincerely,



Gerald J. Bates

**Robert & Cynthia Cauckwell
30651 Hiway 20
Fort Bragg, Ca
95437
1-707-964-7411**

To California Coastal Commission:

We have known Henry and Helen Taylor for many years and know how hard they have worked towards their goal of the addition to their wonderful, beautiful home and the Quail's Nest Inn.

They are the most wonderful, pleasant and gracious people we have had the pleasure in meeting. They love each other so much and share their love of life and special gifts with everyone they touch.

Their home and property is in the most gorgeous setting with beautiful landscaping, a peaceful stream trickling down from a wonderfully natural waterfall with an arched bridge and seating for all to rest, meditate and appreciate the beauty surrounding them. A place for all to come together, people, animals and natural beauty for relaxation.

Henry always gives so much of himself to his loves~ his wife and love Helen, his Masonic family and everything else he is a part of. She is the same with her loves, Henry, her home and the beauty she adds to it, and making everyone that comes near her feel so at home and welcomed.

They are able to offer so many gifts to so many along with adding a beautiful setting and Inn to share with all.

**Thank You
Robert & Cynthia Cauckwell**

*Robert H Cauckwell
Cynthia Cauckwell
44*

LAURA L. AUGUSTA
510 WALNUT STREET #4
FORT BRAGG, CA 95437
707-962-9132
FAX: 707-937-0882

June 30, 2002

California Coastal Commission

RE: Taylor's Dream

Dear Coastal Commissioners:

This letter is to show my support for Henry & Helen Taylor's "Dream"!

Pursuing one's dream, in today's day and age, takes perserverence and determination. It is truly a blessing to have a "dream", but the endeverance sometimes needed to make them come true is extrememly gruling! I believe the Taylor's have shown us, over the past 14 years, their determination and stamina to see there dream come to fruition. I, for one, would not like to see anyone stand in their way.

I have never met a more charming and gracious couple, and believe they will provide an excellent, and much needed service to Northern Fort Bragg. I personally have been an invited guest at their home, and was entertained as royalty. A day I will never forget.

Please allow them to move forward with this dream, and allow nothing to deter them further.

Respectfully,



Laura Augusta

California Coastal Commission
North Coast District Office
710 E Street Suite 200 - P.O.Box 4908
Eureka, California, ca.95501-1865

RE: CDU20-96 Quail's Nest Inn, Fort Bragg

Dear Coastal Commissioners;

When we first moved to the Fort Bragg area almost six years ago we were privileged to meet Helen and Henry Taylor. We were caught between having a place to rent while our new home was being built and the timing of our big move from our home of 30 years. There were about six days before the rental property was ready for us. Instead of living in a motel for those six days, Mr. and Mrs. Taylor insisted that we move into a guest room on their property. We insisted that we pay for one of the nights we stayed with them which made us their first "paying customers" for the Bed and Breakfast Inn they had long been dreaming about.

That was almost six years ago and they are still waiting to receive permission to go ahead with their dream, the Quail's Nest Inn. Apparently the Coastal Commission granted the use of the property in 1996 as a "Visitor serving center". Now on this important day, as the matter comes up before your Commission again, please grant permission to build the beautiful Inn.

Please take into consideration all the time and persistence that they have spent sticking to their dream, meeting all the requirements fully determined to make their dream come true. We can vouch for the gracious care they took of their first non-family guests. We recommend that you grant them permission to finally go ahead and build the Quail's Nest Inn.

Very truly yours,

(signed) Ruth and Joe Sparks
P O Box 2478, Fort Bragg CA 95437 (707 961-1881)

46

July 2, 2002

To the Coastal Commission,

We are writing to support the project of Henry & Helen Taylor, # CDU-2096. I have known the Taylors for five years and found them to be individuals of high integrity. I have also been impressed by Helen's design and decorating skills.

Here on the Mendocino Coast, as the traditional fishing and timber industries decline, we need additional high quality tourist oriented accommodations. We believe the Taylor's project will fit in very well with the existing nearby development and urge you to approve it.

Linda Leyva

Joaquín Leyva

Linda Leyva
Joaquín Leyva
15215 Mitchell Creek Drive
CA 95427

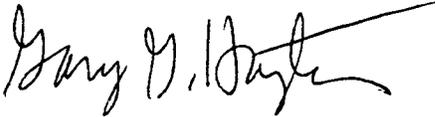
JUNE 23, 2002

**CALIFORNIA COASTAL COMMISSION
REGARDING: #C D U 20-96 QUAILS NEST INN
HENRY AND HELEN TAYLOR**

TO WHOM IT MAY CONCERN:

**I HAVE SEEN THE PLANS FOR THIS BEAUTIFUL INN AND
FEEL IT WOULD BE A GREAT ADDITION TO THE NORTH
END OF FORT BRAGG. I SUPPORT THIS PROJECT WITH
MY VOTE.**

SINCERELY,



GARY G. HAYTER

*42700 Casper little Lake Rd
Casper, CA. 95420*

Judith A. Andreani
242 Wall St., Fort Bragg, CA
707.964.3660

DATE: July 5, 2002
TO: California Coastal Commission
RE: CDU-20-96 – Henry and Helen Taylor

This letter is to inform you of my support of Henry and Helen Taylor's project for the construction of an inn in the Fort Bragg/Cleone area.

I heartily support this project and encourage you to grant approval for construction of their proposed inn. Not only will the inn add beauty to our Northern California coastal area, it will offer employment for several Fort Bragg people. This area has been hit hard by recent legislation affecting both the timber and fishing industries. If we are to grow and prosper, we must aid the people and the businesses that will cater to the only major industry we have remaining -- tourism.

The Taylors have been seeking approval from all agencies for over a decade. They were ultimately rewarded for their many years of hard work when the Planning Department granted its approval. Now, their progress is being impeded by an unfair dispute.

This is a delightful couple and I believe they will be excellent innkeepers. Please give Henry and Helen the opportunity to demonstrate this by granting the necessary approval and denying any unfair and unreasonable claims that will prevent them from continuing with their project.

Thank you.

Sincerely,



Judith A. Andreani

Betty J. Lozano-Bates
566 So. Harold St.
Fort Bragg, CA. 95437

Coastal Commission
To Whom It May Concern;

The Fort Bragg economy relies so heavily upon tourism, and it is probably the most important city on the Mendocino Coast. The Coastal Commission has approved this project already to give access to the coast for a great deal more people. The Taylor's project would add to the charm, beauty, and economy of Fort Bragg.

From reviewing the design and planning of their project it would help a great deal to increase our positive image and attraction by creating a beautiful place to visit, bringing in outside dollars, and by hiring local residents.

Henry and Helen Taylor is the couple who will spend their time energy, and money to create a beautiful, comfortable, and pleasant home to visit. They are liked and respected by all because of their actions, character, and graciousness. Due to their caring for others, they are great people with which to be acquainted. Their project would help Fort Bragg shine, and they themselves would be wonderful ambassadors for our city and county.

These are just some of the reasons why I support the continual approval of their permit. I would like to thank you for this action.

Sincerely,


Betty J. Lozano-Bates

Attention: California Coastal Commission
RE # CDU 20-96 Quails Nest Inn
Henry and Helen Taylor

Please allow the Taylor family to build their beautiful Inn. I have walked the haul road many times and can see where there would be no problem with it being built in the Cleone area. I have lived in Fort Bragg for 49 years and fully support this project. Please cast my vote in favor of building the Quails Nest Inn.

Sincerely,
Susan Wankala
22002 N. Petaluma Ave
Fort Bragg, Calif 95437

6-26-02

ATTENTION: CALIFORNIA COASTAL COMMISSION
RE# CDU 20-96 QUAIL'S NEST INN
HENRY AND HELEN TAYLOR

AS A LIFE TIME RESIDENT OF THE FORTBRAGG
AREA, I AM IN TOTAL SUPPORT OF THE TAYLOR'S
PLANS TO ENLARGE THEIR CURRENT INN TO
TEN UNITS AFTER ALMOST 14 YEARS OF
PLANNING. I THINK IT IS ABOUT TIME YOU
LET THE TAYLOR'S BUILD THERE INN
THEY ARE BOTH FINE HARD WORKING
PEOPLE AND DESERVE THIS IN THEIR LIVES

THANK YOU

Eric J. Wauhala

22002 N. PETALUMA AVE.
FORT BRAGG, CA. 95437

Sydney Smith-Tallman
23561 Shady Lane
Ft. Bragg, CA 95437

June 16, 2002

California Coastal Commission:

I am writing this letter in enthusiastic support of Helen and Henry Taylor of Ft. Bragg, in their endeavor to build a small inn. I have been a resident of Ft. Bragg and taught in the Ft. Bragg Unified School District for over twenty years. I have seen innumerable motels built over the last few years, many with little regard to beautifying the surrounding areas. I have seen the design plans that Helen and Henry have submitted and feel that they have been very sensitive to maintaining the integrity of the natural landscape.

I would like you to know that I live very near the Taylors' home, and would be driving by their inn regularly. I feel that a small inn such as the one proposed by the Taylors will be an asset to the Cleone area. It will provide much needed work to several individuals, as well as encourage travelers to stay in the area north of Ft. Bragg.

I also feel that after twelve years of effort on the part of Helen and Henry Taylor it is time to give these good, decent people the chance to achieve their dream of being innkeepers.

I urge you to grant whatever permits are necessary, and let them begin their adventure.

Thank you for your consideration.

Sincerely,



Sydney Smith-Tallman

Ken Tallman
18600 N Hiway 1
Ft. Bragg, CA 95437

June 15, 2002

California Coastal Commission;

I am writing this letter in support of Henry and Helen Taylor in their twelve year endeavor to build a small inn north of Ft. Bragg, in the Cleone area. Please do not let this project drag on any longer. Any business that the Taylors will be involved in will only benefit our community. Please grant whatever permits are necessary to these good people.
Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Tallman".

Ken Tallman

Attention: California Coastal Commission
RE: #C D U 20-96 Quail's Nest Inn Henry and Helen Taylor

We the undersigned support the Taylor's Project to expand their Inn to 10 units and we feel that it will add so much to the north end of Fort Bragg. That is a perfect location for an inn, next to Mackerricher State Park. Thank you for another YES vote for Quail's Nest Inn and the Taylors.

Gester V. Hanson
Robin Hanson
21540 Bald Hill Rd
Fort Bragg, CA. 95437

***Jeri Barrett
P.O. Box 1261
Fort Bragg, California 95437***

July 5, 2002

Attention: California Coastal Commission

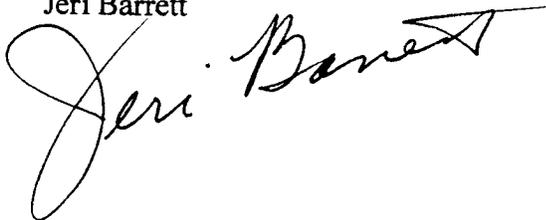
Re: Quail's Nest Inn
Henry & Helen Taylor
CDU 20-96

This letter is in reference to the above application for a Coastal Permit. I have lived in the coastal area for the past thirty years and have been a business owner for the past twenty years. This letter is in support of Henry and Helen Taylor's desire to create an inn in the Cleone area.

Not only would it be nice to have another hospitality facility on the north end of Fort Bragg, (for those who do not wish to stay in town) it would enhance the area in discussion. Given the fact that the Georgia Pacific Mill is closing, the inn will create a fair number of job opportunities for people facing unemployment. Along that note, one must realize that our economy is shifting from fishing and timber to a tourist based economy. This project will help to subsidize our community by contributing Bed Taxes, employment, and purchases of supplies from within the community, not to mention wage dollars that will be recycled throughout the area.

Thank you very much for your kind and intelligent consideration of this matter.

Jeri Barrett

A handwritten signature in black ink that reads "Jeri Barrett". The signature is written in a cursive style with a large, looping initial "J".

California Coastal Commission
Regarding: #C D U 20-96 Quail's Nest Inn
Henry and Helen Taylor

To Whom It May Concern:

As a long time resident of the Fort Bragg area I am completely in favor of the Taylor's plans to enlarge their current inn to 10 units. For 14 years this has been their dream. I have personally seen the talents of this family and am in complete agreement that anything they design will only be a benefit to our community.

I urge you to approve their dream.

Sincerely,



Teresa Hayter
42700 Road 409
Mendocino, CA 95460

June 23, 2002

California Coastal Commission

Regarding: # C D U 20-96 Quails Nest Inn
Henry + Helen Taylor

To Whom it may concern:

I have known the Taylors for many years.
They have worked very hard towards building
their inn. I have seen the plans for this
beautiful inn and feel it would be a
great addition to the north end of Fat Bagg.
I support this project with my vote and
signature.

Sincerely
Mary Celari

Attention: California Coastal Commission
RE: #C D U 20-96 Quail's Nest Inn Henry and Helen Taylor

We the undersigned support the Taylor's Project to expand their Inn to 10 units and we feel that it will add so much to the north end of Fort Bragg. That is a perfect location for an inn, next to Mackerricher State Park. Thank you for another YES vote for Quail's Nest Inn and the Taylors.

Elvethy Hanson
21540 Bald Hill Rd
Fort Bragg, CA. 95437

Attention: California Coastal Commission
RE: #C D U 20-96 Quail's Nest Inn Henry and Helen Taylor

We the undersigned support the Taylor's Project to expand their Inn to 10 units and we feel that it will add so much to the north end of Fort Bragg. That is a perfect location for an inn, next to Mackerricher State Park. Thank you for another YES vote for Quail's Nest Inn and the Taylors.

Jaime Silveira 339 Penitente way. A-B.
Ronnie Silveira 339 Penitente way. A-B.

July 5th 2002

Re: Quails Nest Inn
Henry & Helen Taylor
CDU 20-94

To whom it may concern,

Henry and Helen Taylor have been approved for 10 unit Inn. The Taylors have been planning and pursuing there dream of owning an Inn for the last fourteen years.

The taylors have complied with all the rules. This letter is for support of the Taylors.

This Inn will provide Coastal access that will allow other people to enjoy the beauty of the Coast.

I hope that all Commissioners will vote to give the taylors the final approval.

Sincerely,

Jeanne Daniels

Jeanne Daniels

P.O. Box 95, Fort Bragg Ca 95437

ATTENTION: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
EUREKA, CALIFORNIA 95501-4908

RE; HENRY AND HELEN TAYLOR # CDU 20-96

(11)

These letter are from other Inn owners in the area who always, recommend guest to us and they do not have a problem with us building our small inn.

We have the support of so many wonderful friends and business owners in this area. That is one of the reasons our dream is alive for the past 15 years. Henry and Helen Taylor are not quitters.

We pray for a final yes vote now. Thank You.

The
HILL HOUSE INN
Mendocino

Attention: California Coast Commission

**Re: CDU 20-96 Use Permit Application
Quail Nest Inn/ Henry and Helen Taylor**

To Whom It May Concern:

The Quail's Nest Inn use permit application has been approved at all agency levels, we support their plans and want to see the Inn completed after 14 years of planning.

**Cyndi Hunt
General Manager**



Hill House Inn of Mendocino

63

the JOSHUA
GRINDLE
INN

44800 Little Lake Road / Mendocino, CA 95460
(800) GRINDLE / (707) 937-4143

Attention: California Coastal Commission

Re: C D U 20-96

Quail's Nest inn / Henry and Helen Taylor

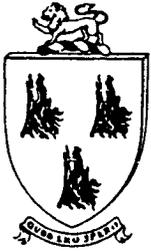
To whom it may concern,

The Taylor's have been approved at all the agency levels,
we support their plans and
want to see this Inn completed.

Charles Reinhart



The Joshua Grindle Inn



Ben Booth

July 5, 2002
16821 Ocean Drive, Fort Bragg,
California 95437 Tel. (707) 964-9188
Fax: (707) 964-0702, email: booth@mcn.org

Re: Quail's Nest Inn - Henry & Helen Taylor # C DU 20-96

To: Whom It May Concern on the California
Coastal Commission

Henry and Helen Taylor have been approved for a
10 unit Inn which will provide additional coastal
access to their guests. The Taylor's have been planning
and pursuing their dream of an Inn for fourteen years.

The Taylor have followed the rules and the process to
the letter and intent of the law and the California
Coastal Act. This Inn will provide the very kind of
coastal access the Coastal Act envisioned when it was
enacted in 1976. The Taylor's now need final approval.

There is no conceivable reason or logic possible which
would justify denying or further delaying the final
approval of this permit. I therefore encourage all
commissioners to vote in the affirmative for this very
well planned and needed Inn. To do otherwise would
make a mockery of the meaning and intent of the
California Coastal Act. Please contact me for any further
questions or positive reasons for approval.

Most Sincerely,

Ben Booth
Ben Booth



Fort Bragg Realty

809 North Main Street
Fort Bragg, California 95437
Business (707) 964-2174
Fax (707) 964-3402
Home (707) 964-9188
E-Mail booth@mcn.org
www.listinglink.com/benbooth

Each Office Is Independently Owned And Operated

Ben Booth
Broker / Associate
www.c21mendocinocoast.com
www.delamerecottages.com



65

The Beach House Inn

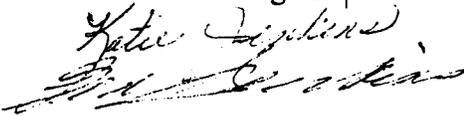
Attention: California Coast Commission

Re: CDU 20-96 Use Permit Application
Quail Nest Inn/ Henry and Helen Taylor

To Whom It May Concern:

The Quails Nest Inn use permit application has been approved at all agency levels, we support their plans and want to see the Inn completed after fourteen years of planning.

Ben and Katie Jenkins
General Managers



The Beach House Inn of Fort Bragg

BEACHCOMBER

on the beach motel

1111 N. Main St. ♦ Fort Bragg, CA 95437
1-800-400-SURF (7873) ♦ 707-964-2402 ♦ Fax 707-964-8925
www.thebeachcombermotel.com

Attention: California Coastal Commission

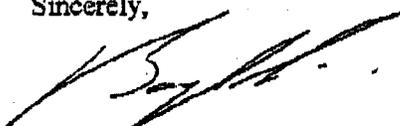
Reference: C D U 20-96 Use Permit Application
Quail Nest Inn / Mr. & Mrs. Henry and Helen Taylor

To Whom It May Concern:

It is my understanding that "The Quail's Nest Inn" use permit application has been approved at all agency levels.

I would like the California Coastal Commission and any others to know that I and my facilities fully support their (Mr. & Mrs. Taylor) plans and dreams.

Sincerely,



Boyd Nelson, CHA
General Manager

Holiday Inn
EXPRESS

Attention: California Coastal Commission

Reference: C D U 20-96 Use Permit Application
Quail Nest Inn / Mr. & Mrs. Henry and Helen Taylor

To Whom It May Concern:

It is my understanding that "The Quail's Nest Inn" use permit application has been approved at all agency levels.

I would like the California Coastal Commission and any others to know that I and my facilities fully support their (Mr. & Mrs. Taylor) plans and dreams.

Sincerely,



Boyd Nelson, CHA
General Manager

68

064-8325

Shambhala Ranch

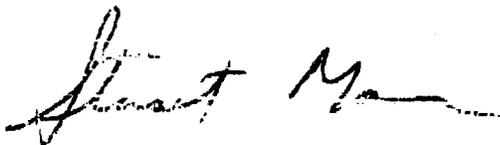
21200 Orr Springs Road
Orish, CA 95482
707 937-3341 937-1577 fax

Attention: California Coastal Commission
Re: C D U 20-96 Use Permit Application
Quail's Nest Inn / Henry and Helen Taylor

To whom it may concern,

The Quail's Nest Inn use permit application has been approved at all agency levels. We support their modest plans and want to see this Inn completed.

The Taylor's have been working towards this needed enhancement of their facility for close to 14 years. It is time for government to get out of the way and allow them to get on with their lives.



Stuart Marcus
Shambhala Ranch Retreat Inn



Attention: California Coastal Commission

Reference: C D U 20-96 Use Permit Application
Quail Nest Inn / Mr. & Mrs. Henry and Helen Taylor

To Whom It May Concern:

It is my understanding that "The Quail's Nest Inn" use permit application has been approved at all agency levels.

I would like the California Coastal Commission and any others to know that I and my facilities fully support their (Mr. & Mrs. Taylor) plans and dreams.

Sincerely,

A handwritten signature in black ink, appearing to read "Boyd Nelson".

Boyd Nelson, CHA
General Manager



Surf & Sand Lodge
Carl & Ruth Sanders

To: California Coastal Commission,

I am writing this letter in hopes one more supporter for Helen & Henry Taylor dreames to come true.

We have known them for 6 years they are wonderful people.

We have seen some of the work they have done on there property and it is done in wonderful tast.

We know what it's like to have a dream and finely get to do it. We hope you can see fit to make there dreams come true after 12 years of hard work and money spent on there dream.

Thank you for your consideration

Sincerely
Carl & Ruth Sanders

Ruth Sanders 07-04-02
Carl Sanders 07-04-02

21



Acme Automotive Company

DIVISION OF AACO AUTOMOTIVE DISTRIBUTORS, INC.
WHOLESALE DISTRIBUTORS OF AUTO PARTS, SUPPLIES AND EQUIPMENT
350 S. MAIN STREET FORT BRAGG, CA 95437
(707) 964-4011

To: Whom it May Concern

I was born and raised in Fort Bragg and have been doing business here for 25 years. Our community needs more concerned and involved business people such as Henry Taylor.

The inn that Henry is trying to get built in Cleone is a definite improvement to our area and a necessity during the busy tourist season. The projected plans for the inn show a beautiful building that I think would be architecturally appropriate for the area.

I can't imagine why anyone would object to a building as aesthetically pleasing as this one. Please allow Henry to build his inn and contribute to the dwindling economy of the Fort Bragg area.

Sincerely,
Joseph R. Paulin



Fort Bragg Realty, Inc.

809 N. Main Street
Fort Bragg, California 95437
Business (707) 964-2121
Fax (707) 964-3402



Office
1999

Mendocino County Planning Commission
790 S Franklin St.
Fort Bragg, CA 95437

May 23, 2002

Dear Commissioners: *RE CDU 20-96*

I have known Henry and Helen Taylor for a number of years and their pursuit for a B & B permit on their property near Cleone on the Mendocino Coast. I have been aware of many of their efforts in this endeavor.

As I understand, this is an allowable use for this particular property. I request that you give them every consideration to finalize their project.

Sincerely,

Paul Clark
Broker

73



ATTENTION: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
EUREKA, CALIFORNIA 95501-4908

RE; HENRY AND HELEN TAYLOR # CDU 20-96

(12)

These letters are from some of our closest neighbors,

We have many more friends that want to see our inn

Completed than the few that may be against us.

*Some have written more than
one letter over the years
update copie enclosed*

update

May 18, 2002

To: County of Mendocino Department
of Planning and Building
Re: Quails Nest Inn/Henry and Helen Taylor
Case#: CDU 20-96

To Whom it May Concern,

We are writing this letter in support of Henry & Helen Taylor's beautiful project (dream), the Quails Nest Inn.

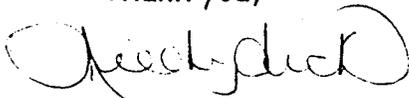
We both were born and raised in Fort Bragg and built our home in the Cleone area, neighbors to Henry and Helen. We have walked many miles on the haul road from Pudding Creek to Ward Ave. Motels have been built right up to the edge and many homes and vacation rentals are visible from all directions.

The Taylors proposed building is tucked in the trees on a hill that blends with its natural surroundings. I can't see how it would prove to be unsightly from Lake Cleone or MacKerricher State Park.

Projects like the Quails Nest Inn are needed in this area where we need tasteful lodging. Their plans for the Inn are "beautiful," adding a special uniqueness to this area. They truly have a dream and a plan to create a beautiful place.

Please support them in this project. They've been working 12 long, hard years to meet all the requirements and changes to make their dream come true.

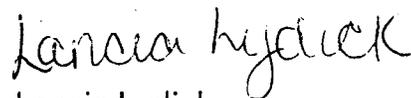
Thank you,



Jill Lydick



Doran Lydick



Lancia Lydick

23860 N. Hwy 1
Ft. Bragg

75

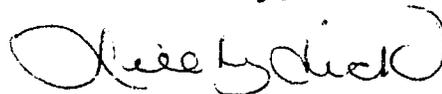
Aug. 30, 1999

Mendocino County Building and Planning Department
And all others it may concern:

My husband and I are new homeowners in the neighborhood where Henry and Helen Taylor are planning to build their Inn. Our property is located just south/west from proposed project, address 23680 N. Hwy #1.

We have been informed about the project and design of the Inn and find it to be compatible to the area. New projects such as this Inn, done in good taste as this, add a positive asset to this area.

Sincerely,



Jill Lydick

Update

August 2, 2002

To: California Coastal Commission

>From Arnold and Elaine Baker

Re: Henry and Helen Taylor project Fort Bragg, Ca.

My wife Elaine and I are resident of Fort Bragg, Ca. and have lived at 23817 Quail Lane, Fort Bragg, Ca. for about 25 years. We are one of the original families to build when the parcel was divided by the Dodge family. We have thoroughly enjoyed the neighborhood and the close proximity of Mc Kerricher Stat Park which we have used frequently for walking and bird watching.

Elaine and I have visited Henry and Helen Taylor to discuss their proposed project with them. We walked their property while they explained exactly what their intentions are. Elaine and I feel very strongly the proposed project will only be of an asset to the neighborhood. We have also viewed the Taylor property from the park and feel the project will not affect the park or it's visitors in a negative manner. The Taylor's intend to plant trees and shrubs thus blocking any view of the project from the park.

We strongly urge an affirmative vote on the Taylor project.

Yours truly,

Arnold and Elaine Baker

8/1/02

77

To: COUNTY OF MENDOCINO PLANNING & BLDG
Re: LETTER OF SUPPORT - QUAILS NEST INN 23802
HWY 1, FORT BRAGG

MY PROPERTY IS THE SUBJECT PROPERTY
AT 23800 HWY 1 FORT BRAGG. I HAVE
REVIEWED WHAT THE TAYLORS ARE PROPOSING
FOR THEIR INN. I WOULD CONSIDER THE
DEVELOPMENT AN IMPROVEMENT TO THE LOCAL
NEIGHBORHOOD.

I SUPPORT THE APPLICANTS PLAN.

Don Zimmer
Nancy Zimmer

6/16/2002

update

To whom it may concern

My name is John Etz and own
the property at 23823 Quail Lane,
Fort Bragg.

I purchased it after my father
died nine years ago.

I have known the Taylors for
the last fourteen years or so and I have
discussed their project with them many
times.

Their project would have both
a financial and I feel a pleasing
aesthetic benefit to the surrounding area.

I support their dream
plan, approve it.

Thank you

John Etz
1402 PARKLAND DR
CONCORD, CA 94521

9/6/99

To Whom It may concern.

My name is Cass J. Eto and I own the property at 23823 Quail Lane.

My parents were the first to buy property on then unnamed Quail Lane.

I have known Henry and Helen Taylor for the last 11 years and I feel that their planned project would be an asset to all of us on this lane.

It would blend well into the surroundings and enhance all our property values.

I completely support this project and I have no objections to them obtaining any permits necessary to finish their dream.

Thank You

Cass J. Eto

WK Phone 510-559-243

To whom it may concern,

My name is Betty Estes - my husband, Jim, and I were the first property owners, on Quail Lane - to receive a permit to build our retirement home.

My son John - acquired the property from me after my husband died, nine years ago -

I do not live in Fort Bragg - Now, But - I knew of the Taylor plan, before I left and moved to Concord.

I feel that their plan will benefit the area. My husband and I would have opposed of this, then and now -

Thank you

Mrs Betty Estes
270 Trail Court,
Brentwood, Ca
94513

update

JOHNNY OWNSBEY CONSTRUCTION
GENERAL BUILDING
CONTRACTOR
LIC.# 427164 PH. 707-964-7680

To: County Board of Supervisors .

Oct 15, 1995.

My name is John Ownsbey and I reside at 23800 N. Hwy 1, Fort Bragg Ca. My wife Nancy, and I, are the Taylors neighbors directly to the south and adjoining their property.

We would like to state that we have no objection of any kind to their development of an Inn at their existing residence and can not think of any problems that could develop in the future.

We recommend that the Taylors project be approved.

Thank You

Johnny L. Ownsbey
Johnny Ownsbey

8-26-88

To Whom it may concern,

This letter is to inform authorities or others involved that we have no objections to the Taylors making a Bed + Breakfast Inn at 23802 N. Hwy 1, Fort Bragg, Ca.

My wife and I ~~are~~ own the adjacent property to the south at 23800 N. Hwy 1, Fort Bragg.

We will be willing to do a formal statement if necessary.

Sincerely,
Johnny L. Owsbey
Nancy M. Owsbey

Johnny L. Owsbey
23800 N. Hwy 1
Fort Bragg Ca 95437

Phone 707-961-1755

Note

This letter is from the only neighbor who can see the project from their place. They sent an updated letter in 1996 which is in the file. 83

ATTENTION: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
EUREKA, CALIFORNIA 95501-4908

RE; HENRY AND HELEN TAYLOR # CDU 20-96

A-1-MEN-02-032

THESE ARE PERSONAL LETTERS FROM FRIENDS
ALL IN SUPPORT OF OUR BEAUTIFUL INN
WE ARE SO BLESSED TO HAVE SUCH FRIENDS

PLEASE ANSWER OUR PRAYERS BY APPROVING
OUR PROJECT.

THANK YOU SO MUCH,
HENRY AND HELEN TAYLOR

July 6, 2002

California Coastal Commission
North Coast District Office
Eureka, CA 95501-4908

Re: Appeal # A - 1 - MEN - 02 - 032

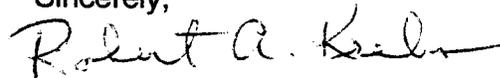
This is a letter of support for Henry and Helen Taylor's project, The Quail's Nest Inn, north of Fort Bragg.

I am a retired teacher who has lived on the Mendocino Coast for thirty-six years; the last 31 years in the city of Fort Bragg. I have never in all those years been compelled to write a letter in support of a building project. I strongly support this project and urge you to deny this appeal.

I attended the June 6th meeting of the Mendocino County Planning Commission where the Taylors received their final approval for the project and now this appeal. One of the concerns mentioned at the Planning Commission was that the Taylor's property was visible through a 20 foot gap in the trees from the parking lot at Cleone Lake in Mackerricher State Park. I recently visited that parking lot at Cleone Lake with my family. We all tried to locate the Taylor's property across the lake and through the trees. We could not! The Taylor's have agreed to bring in and plant several well established coastal trees in this small space or gap.

I have known the Taylor's for years. They are very good people and this is a good project that will be a beautiful addition to the Fort Bragg area. Again, I urge you to deny this appeal and allow the Taylor's to move forward and build their Quail's Nest Inn.

Sincerely,



Robert A. Krebs

111 N. Lincoln St.

Fort Bragg, CA 95437

(707) 964-3553

The
HILL HOUSE INN
Mendocino

Attention: California Coast Commission

**Re: CDU 20-96 Use Permit Application
Quail Nest Inn/ Henry and Helen Taylor**

To Whom It May Concern:

The Quail's Nest Inn use permit application has been approved at all agency levels, we support their plans and want to see the Inn completed after 14 years of planning.

**Cyndi Hunt
General Manager**



Hill House Inn of Mendocino

86

the JOSHUA
GRINDLE
INN

44800 Little Lake Road / Mendocino, CA 95460
(800) GRINDLE / (707) 937-4143

Attention: California Coastal Commission

Re: C D U 20-96

Quail's Nest inn / Henry and Helen Taylor

To whom it may concern,

The Taylor's have been approved at all the agency levels,
we support their plans and
want to see this Inn completed.

Charles Reinhart



The Joshua Grindle Inn

Sydney Smith-Tallman
23561 Shady Lane
Ft. Bragg, CA 95437

June 16, 2002

California Coastal Commission:

I am writing this letter in enthusiastic support of Helen and Henry Taylor of Ft. Bragg, in their endeavor to build a small inn. I have been a resident of Ft. Bragg and taught in the Ft. Bragg Unified School District for over twenty years. I have seen innumerable motels built over the last few years, many with little regard to beautifying the surrounding areas. I have seen the design plans that Helen and Henry have submitted and feel that they have been very sensitive to maintaining the integrity of the natural landscape.

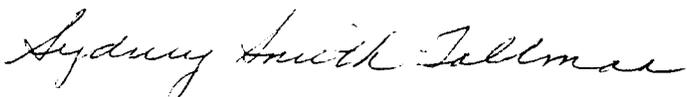
I would like you to know that I live very near the Taylors' home, and would be driving by their inn regularly. I feel that a small inn such as the one proposed by the Taylors will be an asset to the Cleone area. It will provide much needed work to several individuals, as well as encourage travelers to stay in the area north of Ft. Bragg.

I also feel that after twelve years of effort on the part of Helen and Henry Taylor it is time to give these good, decent people the chance to achieve their dream of being innkeepers.

I urge you to grant whatever permits are necessary, and let them begin their adventure.

Thank you for your consideration.

Sincerely,



Sydney Smith-Tallman

Attention: California Coastal Commission
RE: #C D U 20-96 Quail's Nest Inn Henry and Helen Taylor

We the undersigned support the Taylor's Project to expand their Inn to 10 units and we feel that it will add so much to the north end of Fort Bragg. That is a perfect location for an inn, next to Mackerricher State Park. Thank you for another YES vote for Quail's Nest Inn and the Taylors.

Gester V. Hanson
Robin Hanson

*21540 Bald Hill Rd
Fort Bragg, CA. 95437*

6-26-02

ATTENTION: CALIFORNIA COASTAL COMMISSION
RE# CDU 20-96 QUAIL'S NEST INN
HENRY AND HELEN TAYLOR

AS A LIFE TIME RESIDENT OF THE FORTBRAGG
AREA, I AM IN TOTAL SUPPORT OF THE TAYLOR'S
PLANS TO ENLARGE THEIR CURRENT INN TO
TEN UNITS AFTER ALMOST 14 YEARS OF
PLANNING. I THINK IT IS ABOUT TIME YOU
LET THE TAYLOR'S BUILD THERE INN
THEY ARE BOTH FINE HARD WORKING
PEOPLE AND DESERVE THIS IN THEIR LIVES

THANK YOU!

Eric J. Wauhalo

22002 H. PETALUMA AVE.
FORT BRAGG, CA. 95437

Attention: California Coastal Commission
RE # CDU 20-96 Quails Nest Inn
Henry and Helen Taylor

Please allow the Taylor family to build their beautiful Inn. I have walked the haul road many times and can see where there would be no problem with it being built in the Cleone area. I have lived in Fort Bragg for 49 years and fully support this project. Please cast my vote in favor of building the Quails Nest Inn.

Sincerely,
Susan Wankala
22002 N. Petaluma Ave.
Fort Bragg, Calif. 95437

Gerald J. Bates
566 So. Harold St.
Fort Bragg, CA. 95437

To Whom It May Concern;

Since the Fort Bragg economy relies so heavily upon tourism, and it is probably the most important city on the Mendocino Coast, since the Coastal Commission has approved this project already to give access of the coast to a great deal more people, also since we have a couple who would like to add to the charm, beauty, and economy of Fort Bragg, it would seem that any and all officials of the government would do everything they could as fast as they could to present Fort Bragg as a show place.

From reviewing the design and planning of their project it would help a great deal to increase our charm, beauty, and economy by creating a beautiful place to visit, bringing in outside dollars, and by hiring local residents.

This couple is Henry and Helen Taylor who is liked and respected by all because of their actions, character, and graciousness. Due to their caring for others, they are great people with which to be acquainted. Their project would help Fort Bragg shine, and they themselves would be wonderful ambassadors for our city and county.

These are just some of the reasons why I support the granting of their permit. I would like to thank you for this action.

Sincerely,



Gerald J. Bates

92

**Robert & Cynthia Cauckwell
30651 Hiway 20
Fort Bragg, Ca
95437
1-707-964-7411**

To California Coastal Commission:

We have known Henry and Helen Taylor for many years and know how hard they have worked towards their goal of the addition to their wonderful, beautiful home and the Quail's Nest Inn.

They are the most wonderful, pleasant and gracious people we have had the pleasure in meeting. They love each other so much and share their love of life and special gifts with everyone they touch.

Their home and property is in the most gorgeous setting with beautiful landscaping, a peaceful stream trickling down from a wonderfully natural waterfall with an arched bridge and seating for all to rest, meditate and appreciate the beauty surrounding them. A place for all to come together, people, animals and natural beauty for relaxation.

Henry always gives so much of himself to his loves~ his wife and love Helen, his Masonic family and everything else he is a part of. She is the same with her loves, Henry, her home and the beauty she adds to it, and making everyone that comes near her feel so at home and welcomed.

They are able to offer so many gifts to so many along with adding a beautiful setting and Inn to share with all.

**Thank You
Robert & Cynthia Cauckwell**

*Robert H Cauckwell
Cynthia Cauckwell
93*

Judith A. Andreani
242 Wall St., Fort Bragg, CA
707.964.3660

DATE: July 5, 2002
TO: California Coastal Commission
RE: CDU-20-96 – Henry and Helen Taylor

This letter is to inform you of my support of Henry and Helen Taylor's project for the construction of an inn in the Fort Bragg/Cleone area.

I heartily support this project and encourage you to grant approval for construction of their proposed inn. Not only will the inn add beauty to our Northern California coastal area, it will offer employment for several Fort Bragg people. This area has been hit hard by recent legislation affecting both the timber and fishing industries. If we are to grow and prosper, we must aid the people and the businesses that will cater to the only major industry we have remaining -- tourism.

The Taylors have been seeking approval from all agencies for over a decade. They were ultimately rewarded for their many years of hard work when the Planning Department granted its approval. Now, their progress is being impeded by an unfair dispute.

This is a delightful couple and I believe they will be excellent innkeepers. Please give Henry and Helen the opportunity to demonstrate this by granting the necessary approval and denying any unfair and unreasonable claims that will prevent them from continuing with their project.

Thank you.

Sincerely,



Judith A. Andreani

Betty J. Lozano-Bates
566 So. Harold St.
Fort Bragg, CA. 95437

Coastal Commission
To Whom It May Concern;

The Fort Bragg economy relies so heavily upon tourism, and it is probably the most important city on the Mendocino Coast. The Coastal Commission has approved this project already to give access to the coast for a great deal more people. The Taylor's project would add to the charm, beauty, and economy of Fort Bragg.

From reviewing the design and planning of their project it would help a great deal to increase our positive image and attraction by creating a beautiful place to visit, bringing in outside dollars, and by hiring local residents.

Henry and Helen Taylor is the couple who will spend their time energy, and money to create a beautiful, comfortable, and pleasant home to visit. They are liked and respected by all because of their actions, character, and graciousness. Due to their caring for others, they are great people with which to be acquainted. Their project would help Fort Bragg shine, and they themselves would be wonderful ambassadors for our city and county.

These are just some of the reasons why I support the continual approval of their permit. I would like to thank you for this action.

Sincerely,


Betty J. Lozano-Bates

the JOSHUA
GRINDLE
INN

44800 Little Lake Road / Mendocino, CA 95460
(800) GRINDLE / (707) 937-4143

Attention: California Coastal Commission

Re: C D U 20-96

Quail's Nest inn / Henry and Helen Taylor

To whom it may concern,

The Taylor's have been approved at all the agency levels,
we support their plans and
want to see this Inn completed.

Charles Reinhart



The Joshua Grindle Inn

Holiday Inn
EXPRESS

Attention: California Coastal Commission

Reference: C D U 20-96 Use Permit Application
Quail Nest Inn / Mr. & Mrs. Henry and Helen Taylor

To Whom It May Concern:

It is my understanding that "The Quail's Nest Inn" use permit application has been approved at all agency levels.

I would like the California Coastal Commission and any others to know that I and my facilities fully support their (Mr. & Mrs. Taylor) plans and dreams.

Sincerely,



Boyd Nelson, CHA
General Manager

97



Attention: California Coastal Commission

Reference: C D U 20-96 Use Permit Application
Quail Nest Inn / Mr. & Mrs. Henry and Helen Taylor

To Whom It May Concern:

It is my understanding that "The Quail's Nest Inn" use permit application has been approved at all agency levels.

I would like the California Coastal Commission and any others to know that I and my facilities fully support their (Mr. & Mrs. Taylor) plans and dreams.

Sincerely,

A handwritten signature in black ink, appearing to read "Boyd Nelson", is written over a horizontal line.

Boyd Nelson, CHA
General Manager



BEACHCOMBER

on the beach motel

1111 N. Main St. ♦ Fort Bragg, CA 95437
1-800-400-SURF (7873) ♦ 707-964-2402 ♦ Fax 707-964-8925
www.thebeachcombermotel.com

Attention: California Coastal Commission

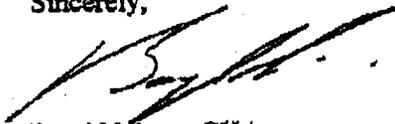
Reference: C D U 20-96 Use Permit Application
Quail Nest Inn / Mr. & Mrs. Henry and Helen Taylor

To Whom It May Concern:

It is my understanding that "The Quail's Nest Inn" use permit application has been approved at all agency levels.

I would like the California Coastal Commission and any others to know that I and my facilities fully support their (Mr. & Mrs. Taylor) plans and dreams.

Sincerely,



Boyd Nelson, CHA
General Manager



Acme Automotive Company

DIVISION OF AACO AUTOMOTIVE DISTRIBUTORS, INC.
WHOLESALE DISTRIBUTORS OF AUTO PARTS, SUPPLIES AND EQUIPMENT
350 S. MAIN STREET FORT BRAGG, CA 95437
(707) 964-4011

To: Whom it May Concern

I was born and raised in Fort Bragg and have been doing business here for 25 years. Our community needs more concerned and involved business people such as Henry Taylor.

The inn that Henry is trying to get built in Cleone is a definite improvement to our area and a necessity during the busy tourist season. The projected plans for the inn show a beautiful building that I think would be architecturally appropriate for the area.

I can't imagine why anyone would object to a building as aesthetically pleasing as this one. Please allow Henry to build his inn and contribute to the dwindling economy of the Fort Bragg area.

Sincerely,
Joseph R. Pardini

The Beach House Inn

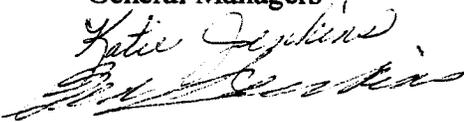
Attention: California Coast Commission

Re: CDU 20-96 Use Permit Application
Quail Nest Inn/ Henry and Helen Taylor

To Whom It May Concern:

The Quails Nest Inn use permit application has been approved at all agency levels, we support their plans and want to see the Inn completed after fourteen years of planning.

Ben and Katie Jenkins
General Managers



The Beach House Inn of Fort Bragg



Surf & Sand Lodge
Carl & Ruth Sanders

To: California Coastal Commission,

I am writing this letter in hopes one more supporter for Helen & Henry Taylor dreames to come true.

We have known them for 6 years they are wonderful people.

We have seen some of the work they have done on there property and it is done in wonderful tast.

We know what it's like to have a dream and finely get to do it. We hope you can see fit to make there dreams come true after 12 years of hard work and money spent on there dream.

Thank you for your consideration

Sincerely
Carl & Ruth Sanders

Ruth Sanders 07-04-02
Carl Sanders 07-04-02

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Fort Bragg Realty, Inc.

809 N. Main Street
Fort Bragg, California 95437
Business (707) 964-2121
Fax (707) 964-3402



Office
1999

Mendocino County Planning Commission
790 S Franklin St.
Fort Bragg, CA 95437

May 23, 2002

Dear Commissioners: *RE CDU 20-96*

I have known Henry and Helen Taylor for a number of years and their pursuit for a B & B permit on their property near Cleone on the Mendocino Coast. I have been aware of many of their efforts in this endeavor.

As I understand, this is an allowable use for this particular property. I request that you give them every consideration to finalize their project.

Sincerely,

Paul Clark
Broker

103



California Coastal Commission
North Coast District Office
710 E Street Suite 200 - P.O.Box 4908
Eureka, California, ca.95501-1865

RE: CDU20-96 Quail's Nest Inn, Fort Bragg

Dear Coastal Commissioners;

When we first moved to the Fort Bragg area almost six years ago we were privileged to meet Helen and Henry Taylor. We were caught between having a place to rent while our new home was being built and the timing of our big move from our home of 30 years. There were about six days before the rental property was ready for us. Instead of living in a motel for those six days, Mr. and Mrs. Taylor insisted that we move into a guest room on their property. We insisted that we pay for one of the nights we stayed with them which made us their first "paying customers" for the Bed and Breakfast Inn they had long been dreaming about.

That was almost six years ago and they are still waiting to receive permission to go ahead with their dream, the Quail's Nest Inn. Apparently the Coastal Commission granted the use of the property in 1996 as a "Visitor serving center". Now on this important day, as the matter comes up before your Commission again, please grant permission to build the beautiful Inn.

Please take into consideration all the time and persistence that they have spent sticking to their dream, meeting all the requirements fully determined to make their dream come true. We can vouch for the gracious care they took of their first non-family guests. We recommend that you grant them permission to finally go ahead and build the Quail's Nest Inn.

Very truly yours,

(signed) Ruth and Joe Sparks
P O Box 2478, Fort Bragg CA 95437 (707 961-1881)

LAURA L. AUGUSTA
510 WALNUT STREET #4
FORT BRAGG, CA 95437
707-962-9132
FAX: 707-937-0882

June 30, 2002

California Coastal Commission

RE: Taylor's Dream

Dear Coastal Commissioners:

This letter is to show my support for Henry & Helen Taylor's "Dream"!

Pursuing one's dream, in today's day and age, takes perserverence and determination. It is truly a blessing to have a "dream", but the endeverance sometimes needed to make them come true is extrememly gruling! I believe the Taylor's have shown us, over the past 14 years, their determination and stamina to see there dream come to fruition. I, for one, would not like to see anyone stand in their way.

I have never met a more charming and gracious couple, and believe they will provide an excellent, and much needed service to Northern Fort Bragg. I personally have been an invited guest at their home, and was entertained as royalty. A day I will never forget.

Please allow them to move forward with this dream, and allow nothing to deter them further.

Respectfully,



Laura Augusta

Ken Tallman
18600 N Hiway 1
Ft. Bragg, CA 95437

June 15, 2002

California Coastal Commission;

I am writing this letter in support of Henry and Helen Taylor in their twelve year endeavor to build a small inn north of Ft. Bragg, in the Cleone area. Please do not let this project drag on any longer. Any business that the Taylors will be involved in will only benefit our community. Please grant whatever permits are necessary to these good people.
Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Tallman", with a long horizontal flourish extending to the right.

Ken Tallman

Attention: California Coastal Commission
RE: #C D U 20-96 Quail's Nest Inn Henry and Helen Taylor

We the undersigned support the Taylor's Project to expand their Inn to 10 units and we feel that it will add so much to the north end of Fort Bragg. That is a perfect location for an inn, next to Mackerricher State Park. Thank you for another YES vote for Quail's Nest Inn and the Taylors.

Jaime Silveira 339 Penitenti way. S-B.
Ronnie Silveira 339 Penitenti way. S-B.

California Coastal Commission
Regarding: #C D U 20-96 Quail's Nest Inn
Henry and Helen Taylor

To Whom It May Concern:

As a long time resident of the Fort Bragg area I am completely in favor of the Taylor's plans to enlarge their current inn to 10 units. For 14 years this has been their dream. I have personally seen the talents of this family and am in complete agreement that anything they design will only be a benefit to our community.

I urge you to approve their dream.

Sincerely,

Teresa Hayter

Teresa Hayter
42700 Road 409
Mendocino, CA 95460

Jeri Barrett
P.O. Box 1261
Fort Bragg, California 95437

July 5, 2002

Attention: California Coastal Commission

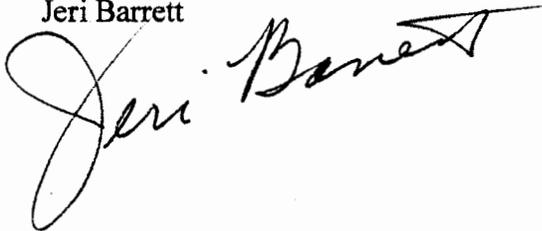
Re: Quail's Nest Inn
Henry & Helen Taylor
CDU 20-96

This letter is in reference to the above application for a Coastal Permit. I have lived in the coastal area for the past thirty years and have been a business owner for the past twenty years. This letter is in support of Henry and Helen Taylor's desire to create an inn in the Cleone area.

Not only would it be nice to have another hospitality facility on the north end of Fort Bragg, (for those who do not wish to stay in town) it would enhance the area in discussion. Given the fact that the Georgia Pacific Mill is closing, the inn will create a fair number of job opportunities for people facing unemployment. Along that note, one must realize that our economy is shifting from fishing and timber to a tourist based economy. This project will help to subsidize our community by contributing Bed Taxes, employment, and purchases of supplies from within the community, not to mention wage dollars that will be recycled throughout the area.

Thank you very much for your kind and intelligent consideration of this matter.

Jeri Barrett

A handwritten signature in cursive script that reads "Jeri Barrett". The signature is written in black ink and is positioned to the right of the printed name.

July 5th 2002

Re: Quails Nest Inn
Henry + Helen Taylor
CDU 20-94

To whom it may concern,

Henry and Helen Taylor have been approved for 10 unit Inn. The Taylors have been planning and pursuing there dream of owning an Inn for the last fourteen years.

The taylors have complied with all the rules. This letter is for support of the Taylors.

This Inn will provide Coastal access that will allow other people to enjoy the beauty of the Coast.

I hope that all Commissioners will vote to give the taylors the final approval.

Sincerely

Jeanne Daniels

Jeanne Daniels

P.O. Box 95, Fort Bragg Ca 95437

Attention: California Coastal Commission
RE: #C D U 20-96 Quail's Nest Inn Henry and Helen Taylor

We the undersigned support the Taylor's Project to expand their Inn to 10 units and we feel that it will add so much to the north end of Fort Bragg. That is a perfect location for an inn, next to Mackerricher State Park. Thank you for another YES vote for Quail's Nest Inn and the Taylors.

Elvethy Hanson
21540 Bald Hill Rd
Fort Bragg, CA. 95437

June 23, 2002

California Coastal Commission

Regarding: # C D U 20-96 Quails Nest Inn
Henry + Helen Taylor

To Whom it may concern:

I have known the Taylors for many years.
They have worked very hard towards building
this inn. I have seen the plans for this
beautiful inn and feel it would be a
great addition to the north end of Fat Bagg.
I support this project with my vote and
signature.

Sincerely
May Celeri

JUNE 23, 2002

**CALIFORNIA COASTAL COMMISSION
REGARDING: #C D U 20-96 QUAILS NEST INN
HENRY AND HELEN TAYLOR**

TO WHOM IT MAY CONCERN:

**I HAVE SEEN THE PLANS FOR THIS BEAUTIFUL INN AND
FEEL IT WOULD BE A GREAT ADDITION TO THE NORTH
END OF FORT BRAGG. I SUPPORT THIS PROJECT WITH
MY VOTE.**

SINCERELY,



GARY G. HAYTER

42700 Casper little Lake Rd
Casper, CA. 95420

6/16/2002

To whom it may concern

My name is John Estel and own
the property at 23823 Quail Lane,
Fort Bragg.

I purchased it after my father
died nine years ago.

I have known the Taylors for
the last fourteen years or so and I have
discussed their project with them many
times.

Their project would have both
a financial and I feel a pleasing
aesthetic benefit to the surrounding area.

I support their dream
please, approve it.

Thank you

John Estel
1402 PARKLAND DR
CONCORD, CA 94521

To whom it may concern,

My name is Betty Estes - my husband, Jim, and I were the first property owners, on Euclid Lane - to receive a permit to build our retirement home.

My son John - acquired the property from me after my husband died, nine years ago -

I do not live in Fort Bragg - Now, But - I knew of the Taylor plan, before I left and moved to Concord.

I feel that their plan will benefit the area. My husband and I would have opposed of this, then and now -

Thank you

Mrs Betty Estes
270 Trail Court,
Brentwood, Ca
94513

California Coastal Commission
Eureka, Ca.

June 20, 2002

Re: CDU 20-96
Quail's Nest Inn / Henry and Helen Taylor

To Whom It May Concern:

My family has lived in the home directly east of the Taylor's property on the east side of Highway 1 for many years. We have known the Taylor's for approximately 14 yrs.

We were told about their plans to build the inn from the beginning. We feel that it will be a very nice addition at this location next to Mackerricher and at this end of Fort Bragg.

My family are all saying that we support their plans and are anxious to see it completed. Over 13 years of waiting is wrong.

Thank You for giving them your final approval now.

Sincerely,


Marlene Bouldin and family
25701 N. Highway 1
Fort Bragg, Ca. 95437

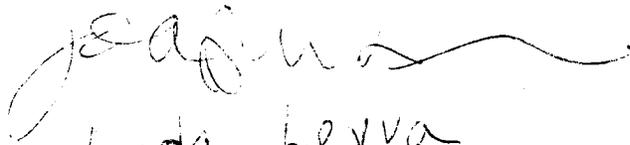
July 2, 2002

To the Coastal Commission,

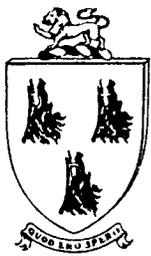
We are writing to support the project of Henry & Helen Taylor, # CDU-2096. I have known the Taylors for five years and found them to be individuals of high integrity. I have also been impressed by Helen's design and decorating skills.

Here on the Mendocino Coast, as the traditional fishing and timber industries decline, we need additional high quality tourist oriented accommodations. We believe the Taylor's project will fit in very well with the existing nearby development and urge you to approve it.

Linda Leyva



Linda Leyva
Joaquín Leyva
15215 Mitchell Creek Drive
CA 95427



Ben Booth

July 5, 2002
16821 Ocean Drive, Fort Bragg,
California 95437 Tel. (707) 964-9188
Fax: (707) 964-0702, email: booth@mcn.org

Re: Quail's Nest Inn - Henry & Helen Taylor # CDU 20-96

To: Whom It May Concern on the California
Coastal Commission

Henry and Helen Taylor have been approved for a 10 unit Inn which will provide additional coastal access to their guests. The Taylors have been planning and pursuing their dream of an Inn for fourteen years.

The Taylor have followed the rules and the process to the letter and intent of the law and the California Coastal Act. This Inn will provide the very kind of coastal access the Coastal Act envisioned when it was enacted in 1976. The Taylors now need final approval.

There is no conceivable reason or logic possible which would justify denying or further delaying the final approval of this permit. I therefore encourage all commissioners to vote in the affirmative for this very well planned and needed Inn. To do otherwise would make a mockery of the meaning and intent of the California Coastal Act. Please contact me for any further questions or positive reasons for approval.

Most Sincerely,


Ben Booth

Sydney Smith-Tallman
23561 Shady Lane
Ft. Bragg, CA 95437

May 20 , 2002

To whom it may concern: RE: CDU 20-96

I am writing this letter in enthusiastic support of Helen and Henry Taylor of Ft. Bragg, in their endeavor to build a small inn. I have been a resident of Ft. Bragg and taught in the Ft. Bragg Unified School District for over twenty years. I have seen innumerable motels built over the last few years, many with little regard to beautifying the surrounding areas. I have seen the design plans that Helen and Henry have submitted and feel that they have been very sensitive to maintaining the integrity of the natural landscape.

I would like you to know that I live very near the Taylors' home, and would be driving by their inn regularly. I feel that a small inn such as the one proposed by the Taylors will be an asset to the Cleone area. It will provide much needed work to several individuals, as well as encourage travelers to stay in the area north of Ft. Bragg.

I also feel that after twelve years of effort on the part of Helen and Henry Taylor it is time to give these good, decent people the chance to achieve their dream of being innkeepers.

I urge you to grant whatever permits are necessary, and let them begin their adventure.

Thank you for your consideration.

Sincerely,

Sydney Smith-Tallman

Sydney Smith-Tallman

Gerald J. Bates
566 So. Harold St.
Fort Bragg, CA. 95437

To Whom It May Concern; RE: CDU 20-96

Since the Fort Bragg economy relies so heavily upon tourism, and it is probably the most important city on the Mendocino Coast, it would seem that any and all officials of the government would do everything they could as fast as they could to present Fort Bragg as a show place. We have a couple here who would like to add to the charm, beauty, and economy of Fort Bragg. From reviewing the design and planning of their project it could help a great deal to increase our charm, beauty, and economy by creating a beautiful place to visit, by bringing in outside dollars, and by hiring some residents.

This couple is Henry and Helen Taylor who is liked and respected by all because of their actions, character, and graciousness. Due to their caring for others, they are great people with which to be acquainted. Their project would help Fort Bragg shine, and they themselves would be wonderful ambassadors for our city and county.

These are just some of the reasons why I support the granting of their permit. I would like to thank you for this action.

Sincerely,


Gerald J. Bates

120

Robert and Cynthia Cauckwell
30651 Hiway 20
Fort Bragg, Ca.
95437

May 10th 2002

RE: CDU 20-96

To Mendocino County Planing and Building Department;

We have known Henry and Helen Taylor for many years and we have found them to be very special people.

Before we had the honor to meet them we had driven past this beautiful property many many times always commenting on it's beautiful setting.

The "Quail's Nest Inn" is a wonderful addition to providing a beautiful environment and lovely location for our coastal visitors to enjoy and to share with others.

We are very supportive of the Taylor's goal to complete the addition to their property to make this beautiful Quail's Nest Inn with it's many options available to the guests to our Coast.

Henry is not only as a very Honorable Mason but a dedicated man you know will always be true to his goals and to others.

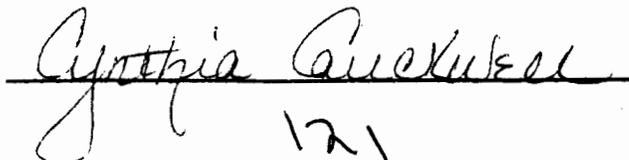
Helen is a wonderful, gracious lady with many special gifts and an open heart to all.

We know this Inn will provide and share so many special gifts to the visitors to our northern Fort Bragg-Cleone coastline.

Robert Cauckwell
7 yr. Past Master-20yr member of Fort Bragg Grange
Fellow Mason



Cynthia Cauckwell
23 yr of MCDH-RNAD
9 yr. Lecturer-20 yr member Fort Bragg Grange
Owner of Clean Air and Env. Solutions Co.



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County Of Mendocino Department of Planning and Building
Re: Quails Nest Inn / Henry and Helen Taylor

Case#: CDU 20-96

Fort Bragg is a very beautiful place to live in and having the Quails Nest Inn built will add more charm to the existing area. The plans for this inn have been thought out well, and the design will also blend in nicely to its surroundings. We fully support the Taylor's plans. We cannot see how there will be any problem for the proposed inn being seen from Lake Cleone or the park.

Please allow the Quails Nest Inn to be built completely. The Taylor's have waited 13 years for this inn to be built... too long. They are serious and dedicated to all that they endeavor, and also very lovely people to have as friends.

Susan Wanhala

Susan Wanhala

Eric Wanhala

Eric Wanhala

22002 N. Petaluma Ave

Fort Bragg CA. 99437

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PRIVATE STOCKINGS FINGERLINGS ADULTS

18000 Ocean Drive Fort Bragg, Ca. 95437 707 964-3838

20 May, 2002

Attention: Planning and Building Department

RE: CDU 20-96

Re: Quail's Nest Inn - Henry and Helen Taylor

We would like to express our support for the enlargement to the Taylor's inn .
 We drive by the property daily on our way to school and it is a beautiful and well-
 maintained property. We feel their addition would be an attractive addition to our
 coast. It is a first class facility which will increase coastal access for the guests
 and seems to be the kind of facility the county should fully support.

Yours truly,

A handwritten signature in cursive script that reads "Michael & Stephanie Domenici".

Michael and Stephanie Domenici

123

Helen & Henry Taylor,

6/6/02

What a joy to see your dreams
secure approval which allows you
to go forward. You were brilliant
to bring Jim & Steve into the process.

It's amazing, after (14) tiring, trying
and costly years that you finally
had the opportunity to present
your case. And not just talk to
staff.

As I look back, Wow, many decisions
presented real challenges that
could've stopped you. But both
of you shored each other up
and proceeded with full faith
in God. It was an ordeal.

I'm fortunate to have shared
time & find such dedicated,
trusting friends!

124
Jim Ring
Your Architect

May 18, 2002

To: County of Mendocino Department
of Planning and Building
Re: Quails Nest Inn/Henry and Helen Taylor
Case#: CDU 20-96

To Whom it May Concern,

We are writing this letter in support of Henry & Helen Taylor's beautiful project (dream), the Quails Nest Inn.

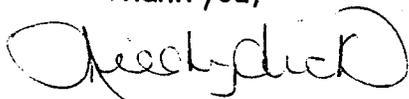
We both were born and raised in Fort Bragg and built our home in the Cleone area, neighbors to Henry and Helen. We have walked many miles on the haul road from Pudding Creek to Ward Ave. Motels have been built right up to the edge and many homes and vacation rentals are visible from all directions.

The Taylors proposed building is tucked in the trees on a hill that blends with its natural surroundings. I can't see how it would prove to be unsightly from Lake Cleone or MacKerricher State Park.

Projects like the Quails Nest Inn are needed in this area where we need tasteful lodging. Their plans for the Inn are "beautiful," adding a special uniqueness to this area. They truly have a dream and a plan to create a beautiful place.

Please support them in this project. They've been working 12 long, hard years to meet all the requirements and changes to make their dream come true.

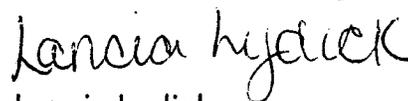
Thank you,



Jill Lydick



Doran Lydick



Lancia Lydick

23860 N. Hwy 1
Ft. Bragg

125

Ron Atkinson
455 South Harold Street
Fort Bragg, CA 95437
redsdad@mcn.org

May 21, 2002

Attention: Planning and Building Department

RE: CDU 20-96

Re: Quail's Nest Inn / Henry and Helen Taylor

I truly believe that the Taylor's have spent enough time in the permit process. They should be allowed to proceed with their plans to enlarge their inn at the north end of Fort Bragg, near Mackerricher State Park without further delay.

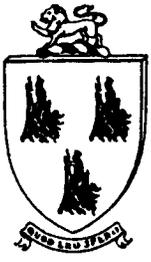
I fully support the plans for the additions to the present inn which will blend well with the natural landscape and add to the beauty of the area.

Yours truly,

- Dawn Atkinson

Ron Atkinson

126



Ben Booth

16821 Ocean Drive, Fort Bragg,
California 95437 Tel. (707) 964-9188
Fax: (707) 964-0702, email: booth@mcn.org

CDU 20-96

To: County of Mendocino, Planning and Building
Department, Low Gap Road, Ukiah, CA.

Re: Letter of Support of Quail's Nest Inn, 23802
Quail Ln, Fort Bragg, Calif.

I have personally known the applicants for the expansion of use of the Quail's Nest Inn for many years. Their use is entirely compatible with the meaning and intent of the California Coastal Act which encourages small visitor serving for the public to enhance coastal access for recreation.

Every aspect of their facility would enhance the availability and opportunities for the public's use of the nearby ocean front park and beaches. Not only will it be a first class facility, it will afford families and individuals the access to the coastal beaches that is the heart of the Calif. Coastal Act. I therefore strongly support the applicant's plan to increase public availability to lodgings so they can enjoy the coast with no further cost to the public. Approval is the only logical choice!

Most Sincerely,
Ben Booth

5/21/02

Attention: Planning / Building Dept.

Project # C.D.U. 20-96

I have known Henry and Helen Taylor for several years and am very impressed with their dedication, knowledge and their dream of constructing

"Quails Nest Inn."

The units which they are proposing are innovative, charming & yet still encompass their vision of the rustic beauty of our coast.

These units will be a great asset to our community because the proposed project has been well thought out and even has provisions for the handicapped as well. Please make Henry and Helen's dream come true because their vision of their proposed "Quails Nest Inn" will be a unique presentation of beauty.

I have resided here in
Fort Brass for twenty-five
years. As an educator &
member of "Fort Brass Historical"
committee I highly endorse
the building of their proposed
project.

Thank you,
Mrs. Jusef Esty

5/16/2002

Attention:

Mendocino County Planning and Building Department

Re: *CDU 20-96*

Quail's Nest Inn / Henry and Helen Taylor

After twelve years in the permit process the Taylor's are ready to get on with the building of their dream, an enlargement to their inn at the north end of Fort Bragg, near Mackerricher State Park.

We the undersigned, support the plans for the addition to the present inn. It will add to economics as well as to the beauty of the north end of Fort Bragg.

We support their project. Thank You
Charles and Cindy Reinhart



Mendocino

130

Attention: Planning and Building Department

RE: CDU 20-96

May 15, 2002

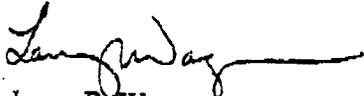
Re: Quail's Nest Inn / Henry and Helen Taylor

After twelve years in the permit process the Taylor's are ready to get on with the building of their dream, an enlargement to their inn at the north end of Fort Bragg, near Mackerricher State Park.

We the undersigned, support the plans for the addition to the present inn. It will add to economics as well as to the beauty of the north end of Fort Bragg.

We support their project, Thank you.

Yours truly,



Larry R. Wagner
P. O. Box 860
Fort Bragg, CA 95437

County Of Mendocino Department of Planning and Building

Re: Quails Nest Inn / Henry and Helen Taylor
Case#: CDU 20-96

We have lived in the area for many years, and have walked on the Haul Road. From Pudding Creek to Ward Avenue, with all of the motels built right on the edge and many homes visible. We can not see how there will be any problem for the Taylor's proposed building being seen from Lake Cleone or Mackerricher State Park.

We have seen the plans and think that the place will be a really nice addition to the north end of the Fort Bragg area. We need more lodging at the north end of town. We want to say that we support their plans completely. I am sure everyone will like it when it is completed. It will be a beautiful place to look at or to stay at.

We are asking that they be able to get the building completed soon, after more than twelve years, you have to know the Taylor's are serious about this inn.

Thank You,

Linda Leyva
Joaquin Leyva
15215 Mitchell Creek Drive
Fort Bragg 95437

CDU-20-96

May 23-02

Henry & Helen Taylor have had the patience for many years to pursue this beautiful plan of a Bed + Breakfast Inn.

There is no reason why this should not have been approved years ago.

It will add more beauty to the coast and for the tourist that come to our community.

The time is now to get this project going and no more stalling enough is enough.

Do your job now and let this dream become a reality, they deserve this project to go ahead as planned.

Thank you for doing the right thing.

Mike & Jerry Espinuel
30500 Sussex Rd.
FB CA

May 21, 2002

To whom it may concern ^{CDU} RE: 20-96

Please be advised that I have seen the plans of the Taylor's expansion and I whole heartily approve and believe it will be a wonderful addition for our tourist trade.

Aileen Fossi
215 Minnesota Ave
Fort Bragg CA 95437

Dear Helen,

Just a note to thank you for dropping by our hotel last Saturday. It is always a treat having a chance to visit with you even if only for a few moments.

I saw Laura yesterday and she told me about the wonderful brunch you prepared for her. She was so impressed by your beautiful garden, your lovely home and, of course, your hospitality and kindness.

I saw the architect's drawing and signed the petition. If there is any justice in this world your "dream inn" will become a reality. And how lucky your guests will be to have you and your husband as their hosts!

Looking forward to seeing you soon.

Judy



Judy Andreani,
242 Wall St.
Fort Bragg, CA 95437-4425

CALIFORNIA COASTAL COMMISSION

QUAIL'S NEST INN CASE # CDU 20-96

HENRY AND HELEN TAYLOR

All-Originals
Total 624

ALL OF THESE PAGES HAVE SIGNATURES AND ADDRESS
OF LOCAL FRIENDS, WHO ARE IN SUPPORT OF OUR
BEAUTIFUL INN. EVERYONE KNOWS WHAT WE HAVE
PLANNED AND WAS SHOWN COPY OF THE PLANS.
MANY OF THEM HAVE SEEN THE BIG SET OF PLANS.
ALL ARE AWARE OF HOW LONG WE HAVE PLANNED
FOR THIS TO BECOME A REALITY HERE IN FORT BRAGG.
THANK YOU SO VERY MUCH FOR MAKING OUR DREAM
COME TRUE NOW. SINCERELY, HENRY AND HELEN

ATTENTION; CALIFORNIA COASTAL COMMISSION
Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

AFTER ALMOST FOURTEEN YEARS IN THE PERMIT
PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE
BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR INN
AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER
STATE PARK. WE ARE ASKING THAT THIS FINAL VOTE BE YES.

WE THE UNDERSIGNED, SUPPORT THE PLANS FOR THE
ADDITION TO THE PRESENT INN. IT WILL ADD TO THE
ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE
NORTH END OF FORT BRAGG. THE TAYLOR'S HAVE BEEN
APPROVED BY ALL THE AGENCYS
WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Thomas F. Berry 23201 N HWY ONE, FT. BRAGG

James D. Keeper, DDS 37451 Little Valley Rd., Fort Bragg

Tinda K. Berry 33201 N Hwy One Ft Bragg

James Henry 30101 Sherwood Rd Ft Bragg

Randora M. Crain 19161 Ocean Lane Ft Bragg

John A. Adomson 5012 46TH ST - SAC CALIF 95820

Vance Doyle 32331 Pearl Dr. FT. BRAGG CA

Robert J. [Signature] 615 PANICIA DR, SANTA ROSA 95409

Case # CDU 20-96

ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

AFTER TWELVE YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR INN AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK.

WE THE UNDERSIGNED, SUPPORT THE PLANS FOR THE ADDITION TO THE PRESENT INN. IT WILL ADD TO THE ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE NORTH END OF FORT BRAGG.

WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Paul Seavill 20.201.1210 12/10

Matt 2102 2702 Military DAE Ft Bragg

Monte Moore 105 So. Henderson Way Fort Bragg

Jacqueline Moore 105 So. Henderson FB

James Brock 92700 Hwy. 20 FORT BRAGG

Blaine 31734 Hwy 20 Fort Bragg

Betty Bates 506 So. Harold Fort Bragg

Gerald Bates 516 So. Harold St Fort Bragg

Case # CDU 20-96

ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

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WE THE UNDERSIGNED, DO NOT HAVE A PROBLEM WITH THEIR PLANS TO BUILD. THE PLACE WILL BE A BEAUTIFUL ADDITION TO THE NORTH END OF FORT BRAGG. WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Susan E. Krebs	111 N. Lincoln St Ft. Bragg
Robert A. Krebs	111 N. Lincoln St - Ft. Bragg
James P. Soliman	PO Box 296 Ft. Bragg
Ryan A. Krebs	111 N. Lincoln St Ft. Bragg
Maureen Mowley	101 N. Lincoln St Fort Bragg
James Estep	17700 Ocean Drive Fort Bragg

ATTENTION; PLANNING AND BUILDING DEPARTMENT

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

- Janice Clemons 130 Park St. F.B. 962-0377
- Sharon Carl 200 N. Whipple 964-7854
- Benny L. Hart 16821 Ocean Dr. F.B. 964-9188
- Barbara Booth " " " " " "
- Tom Hawkins 191 Ebbing Way, Fort Bragg 964-7946
- W.D. [Signature] 728 STEWART ST F.B. 937-9220
- Bill Cecelquist 41714 Rd 16, Little River CA 95457
- Frederic Arnold 31101 Hwy 20 Fort Bragg CA 95437
- George Wolsten PO Box 1780 Mendocino CA 95460
- Samuel Merrill 448 J. Franklin F.B. CA 95422

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Case # CDLL 20-96

ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

- Rick Johnson 20671 Number 10 Dr Ft. B.
- Arthur [unclear] 28370 Albia Ridge
- Robert [unclear] 160 Hockee Ln F.B.
- [unclear] 31550 S. Hwy 1 #166, Guadalupe, 95445
- Patricia [unclear] 12737 Hills of Home Lane
- Carl O. Becker 16651 Franklin Road Ft. Bragg
- [unclear] 16451 N. Hwy 1 F.B. 95437
- [unclear] 326 S. Coon St. F.B. CA-95437
- Ed [unclear] 17900 OCEAN DR FT BRAGG
- Ken [unclear] 13101 N. HWAY 1 MENDO

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Case # CD 66 20-96

ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

- ~~Justin Aguilar 20770 Peterson Ln. FB~~
- ~~Sharon Gilligan 23540 Shady Lane, FB~~
- ~~Jeane Roberts 13213 Old Coast Hwy. F.B.~~
- ~~Thomas & Betty 23201 N HWY ONE, F.B.~~
- ~~Linda K. Berry 33201 N Hwy one FB~~
- ~~Off. Galt P.O. Box 1292 Josei MENDOCINO~~
- ~~L. Barbara Gharrett P.O. Box 1592 GULL VIEW DRIVE F.B.~~
- ~~Sarah Ekman 621 E Laurel St FB~~
- ~~Christine Wagner Box 937, FB.~~
- ~~J. Gallyher P.O. Box 117, Point Arena~~
- ~~Lucene Zamora Victoria Gardens, Mendocino~~
- ~~Bill & Aileen Shupe M.C.C.I. Guafala, CA 95941~~

(11) 2216
2007 mlb

Case # CDU 20-96

ATTENTION; PLANNING AND BUILDING DEPARTMENT

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- Linda Testerman PO Box 3474 FB
- Alchie Jenkins 3195A Mitchell Way
- Penny Merand 5005 Harrison #3) F.B.
- Nancy Deosta 140 N. Harrison F.B.
- Linda Bishop Hwy 20 Ft. Bragg
- Carne Moorina 410 N. Corny St. FB
- Cheryl Lohr 32550 B River End Rd FB
- Charlley Emmer FB
- Sheryl Papp PO Box 937 Mendocino
- Brian [unclear] 1350 Pt Cabrillo Dr. Mendocino
- Anne Kossack P.O. Box 1607 Mendocino

CALIFORNIA COASTAL COMMISSION

QUAIL'S NEST INN CASE # CDU 20-96

HENRY AND HELEN TAYLOR

(504)

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Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

Please be advised that WE the undersigned are in total support of the Taylor's addition to the Quail's Nest Inn north of Fort Bragg. Next to Mackerricher State Park, what a perfect location for an Inn.

- David W. Gill 30761 Sherwood Rd FB
- Robert B. Richards 32101 Hwy 20 FB
- Willie P. Allen 140 So. SANDERSON F.B.
- Robert Mitchell 31505 TURNER RD FB
- James Salas 32550 Rivers End Rd F.B.
- Robert G. Ayler 18603 N. Hwy #1 #63 F.B.
- Michael V. Binn 19706 Hanson Rd- FB
- Darrell D. Bailey 31540 Sherwood Rd F.B.
- Erja A. W. Puhala 22002 N. PETALUMA AVE. F.B.
- John Pat 181 Fobbing Way F. Bragg.
- Jane J. Kahl 17201 Redwood Springs Dr. F.B.
- Allyce Wuhl 17201 Redwood Springs F.B.
- Carly Sipala 28000 Hwy 20 Fort Bragg CA
- John S. M. 31020 Gibney Ln. Fort Bragg CA
- John D. Morgan 131 N. Conroy St FB, CA
- Don Salas 28000 Hwy 20. FB. Ca.
- Anne M. Sipala 479 S. Harold F.B., CA
- Ernelinda Kribner P.O. Box 1207 Fort Bragg Ca 95437
- Verna Cohen 182 Florence St. FB CA

✓ (19)

Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

Please be advised that WE the undersigned are in total support of the addition to Quail's Nest Inn and Henry and Helen Taylor. We have seen the plans and think it will be an asset to Ft. Bragg.

<u>Name</u>	<u>Address</u>
MELISSA SAGE	32850 MILL CREEK RD. #32 FB
John C Harris	25000 GO THRIE RD FB
Joy Farnice	PO Box 422 FT Bragg CA
Wright May	PO Box 132 WESTPORT CA
Jack Blensch	24830 Ward Ave, Fort Bragg
Shelley Tillery	33001 Gascon Dr Ft. Bragg
Sam Robert	P.O. Box Ft. Bragg
Wendy Marie Morgan	32775 Park View Dr Ft Bragg
Jerry R. White	33560 Simpson Rd F.B.
Sarah Quahr	700N Franklin St FB
Mary Schaffer	32800 Nanelen Lane FB
Ryan Ferguson	32240 O'Bayley Dr.
Uma Frank	32850 Mill Creek Dr FB
Karen Hughes	33501 Simpson Rd FB
Jan Olson	25841 Ward Ave FB
Phillip G Smith	31171 Camp One Ten mile Rd
Sonya Guenton	32901 Mill Cr. FB
E. K. C.	32901 Mill Cr. FB
Paul Hartley	PO Box 171 AVIDON, CA

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Thank You

Turn to next page →

Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

After almost 14 years, It is time for the building to start for
Quail's Nest Inn project and Henry and Helen Taylor.
What a beautiful addition to the north end of Fort Bragg.
We the undersigned are in support of this totally.

- Dee K. Deck 23680 N. Hwy one F.B.
- Donald J. Merritt 111 N. Harris St. F.B.
- Carla Slaven 270 Wau St. F.B.
- Julie A Pyne 29960 Sherwood Rd FB.
- Susan Leavitt 703 Maple St. F.B.
- Jennifer A Co 32450 Gibney Lane FB
- Harold M. Cullough 323 So Sanderson F.B.
- Kathleen M. Cullough 323 So Sanderson way Fort Bragg
- Jois Schultz 23690 North Hwy 1 FB, CA 95437
- Tom Schultz 27690 N. Highway 1 FB, CA 95437
- Dorson Kephart 23680 N Hwy 1 FB CA 95437
- Richard L. Roberts 30500 Hwy 20 Fort Bragg Ca 95437
- Robert J. Steel 19201 Pine Tree Lane Fort Bragg Ca. 95437
- Ale Kephart 649 Sycamore F.B 95437
- Robert J. Callan 14850 Hills O' Home Ln F.B.
- Leanne Callan " " "
- Bob Kenyon 21510 Hemlock Lane F.B
- David R. Sands P.O. Box 112 F.B

Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

WE have seen the plans for the addition and totally support the Quail's Nest Inn project and Henry and Helen Taylor. What a beautiful addition to the north end of Fort Bragg.

<u>Name</u>	<u>Address</u>
Doris Corwell	32945 Nameless Ln FB
Jeff Felt	31181 Hwy 20 FB
MICHAEL CHAPPELL	24800 N. HWY # FB
Richard Daniels	32071 HWY 20 F.B.
CRAIG JOHNSON	31601 LITTLE VALLEY RD. F.B.
Nick Redding	24880 Park Dr.
Ernie Mello	32915 Nameless Ln
Lucy Smith	32850 Millcreek Dr. FB.
Aileen P. Hepokaki	198 Minnesota Ave FB.
Pamela N. Johnson	31601 Little Valley Rd. F.B.
Jeremy Bouldin	25701 N HWY 1
Carol McLeod	25701 N. Hwy 1 FB,
Corinna Bouldin	531 Cypress St #B FB.
Russell Pacheco	22290 Pyrrhus Ranch Rd
Art Adams	32500 LITTLE VALLEY ROAD
Robert [unclear]	32778 Mill Creek Dr FB
Ken D. [unclear]	5 Robinson Ln Ukiah,
Zachary Lane	24850 Pelican St WESTPORT

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Thank You Turn to next page →

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Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

AFTER TWELVE YEARS IN THE PERMIT PROCESS
THE TAYLOR'S ARE READY TO GET ON WITH THE DREAM
OF BUILDING A BEAUTIFUL PLACE AT THE NORTH END OF
FORT BRAGG, NEAR MACKERRICHER STATE PARK.

WE THE UNDERSIGNED, DO NOT HAVE A PROBLEM WITH
THEIR PLANS TO BUILD. THE PLACE WILL BE A BEAUTIFUL
ADDITION TO THE NORTH END OF FORT BRAGG.
WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

JAMES STUART 47724 B LITTLE LK RD
MENDOCINO, CA 95460 James d. Blum
Dwight Marler 30581 Jacobson Ln Fort Bragg, Ca
Cynthia Cuckwell 30657 Huiy 20 Fort Bragg, Ca 95437
Dorlene Dear PO. Box 2846 FORT BRAGG, CA 95437
Susan Birns 1184 N Main St #27 FB, CA 95437
Julene Heauxuel Bx322 Cutler, CA 95534
Antoinette Cope 17415 Ocean Dr. 95437 FB
Jehiel Paradise 1022 Cedar St. Fort Bragg
Debra Dias 31850 Hwy 20 Fort Bragg, Ca 95437 FB
C. Rustin Martin 110 N. Main St Fort Bragg 95437
Thomas M. O'Connell 158 Hampton St Fort Bragg 95437
Louis E. Webb POB 771 Fort Bragg, CA 95437 Louis E. Webb
Eugene L. ... 1415 ... Fort Bragg, CA 95437
E. ... 620 West St. Fort Bragg, CA 95437
Richard ... 30670 Pudding On Rd
Lyle ... 421 N. Whipple St.
Debra E. ... POB 1571 Fort Bragg, CA 95437
Terence M. ... 2160 ... Fort Bragg, CA
Julie ... 525 Laurel St - Fort Bragg, CA 95437
Monica ... 144 N. Franklin St FB, CA 95437
Lyndia ... 30600 Hwy 20 Fort Bragg 95437
... 105 McKinley St Fort Bragg, CA 95437
General ... 150 Florence St, Fort Bragg, CA 95437
Agned ... 20401 Acorn Ln Fort Bragg, CA 95437
Roll ... 20401 Acorn Ln. Fort Bragg, CA 95437
Mirialise ... 41600 LK Airport Rd Little River 95456
Carol ... 32000 Navarro Ridge Rd Allin, Ca 95410
Steve ... PO Box 1841 Mendocino 95460

Attention: CALIFORNIA COASTAL COMMISSION
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710 E Street Suite 200 P.O.Box 4908
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What a beautiful addition to the north end of Fort Bragg.

- Irma Olmer 27300 Hwy 20 Fort Bragg, Ca 95437
- Olga Sipila 20721 Peterson Ln. Ft. Bragg, Cal 95437
- Heleen Sipila 21900 John Hyman Rd.
- Edward " " "
- Nancy English 2105 Harold Ft. Bragg, Ca. 95437
- Sharon W. Walker 324 S. Cory St. Fort Bragg, CA 95437
- Wayne Sipila 202 Sanderson way Ft. Bragg Ca. 95437
- Alice Hook 941 S. Cory St Fort Bragg CA 95437
- Ben Sipila 202 W Sanderson Way FB
- Don R. Coverton 463 N McPherson St.
- Kay Hayte 42700 Rd 409 Mendocino CA 95460
- Jim Oleri 20,800 Summers Lane, Ft. Bragg, Ca.
- Carla Coverton 463 N McPherson - FB
- Teressa Hayte 42700 Rd. 409 Mendocino, Ca 95460
- Jessie Cates 9501 Casa del Mayo Dr. F.B. 95437
- Mary Celeri 2000 Summers Ln F.B.
- Clitia Dem 134 N Cory St f.B 95437
- Winifred Meder 71140 Hwy 20, F.B. 95437

ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

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WE THE UNDERSIGNED, SUPPORT THE PLANS FOR THE ADDITION TO THE PRESENT INN. IT WILL ADD TO THE ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE NORTH END OF FORT BRAGG. WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

William B. Zetson 43410 Rd 409
Charles W. Richards 32101 Hwy 20 Ft Bragg
Linda Merritt 111 N. Harrison St Ft Bragg
Randy 21851 N Petaluma Ave.
Julie A. Ryme 29950 Sheward Rd FB Ca 95437
Susan Tabbitt 703 Maple St Ft Bragg Ca 95437
Cathy Martin 270 Wall St. Fort Bragg CA 95437
Harold McCulloch 323 S. Sanderson Way Fort Bragg 95437
Stephen McCulloch 323 S. Sanderson Way 95437
Gos Schultz 23690 North Highway 1 Ft. Bragg, CA 95437
Tom Schultz 23690 N. Highway 1, Fort Bragg CA 95437
Christine 5721 Hwy 1, Fort Bragg CA 95437
Lynn Matthews 44600 Eden Ln Mendocino, CA 95460
Julie Pearl-Aguinaldo 20770 Peterson Ln Fort Bragg Ca 95437
George P. Barlow 163 Hocker Ln Fort Bragg, CA 95437
Steve Beeman 134 N. Conry St Bragg, CA 95437
Frank Lockski Jr 16301 Old Caspar Rte Ln 95437
Ph.L. Acosta 140 N Harrison St FT BRAGG 95437
Scott Schneider 31350 Canyon Rd Ft. Bragg CA 95437
Lenny Greenwood 7051 N Hwy One Little River CA 95436
Patricia A. Darch 5900 S. Hwy One Elk CA 95432

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

23 ✓

Jeanne R. Hendricks	32340 Simpson Ln F.B.
John Hendricks	2311 Hwy 1 F.B.
Carol Hunt	23800 N. Hwy 1 F.B.
Pipe Stone	31741 Little Valley Rd. F.B.
John Hendricks	32675 Simpson Ln FB
Jimmie Bell	444 E Pine Street S. Bragg
William H. D.	150 S. McPherson Ft Bragg CA
Yvonne Rambo	2150 John Hyman Ft Bragg Ca
H. E. Granger Hayes	32753 Ocean Meadow Cr Ft Bragg CA
Jeffrey A. Hayes	32753 Ocean Meadow Circle Ft Bragg CA
William H. D.	31800 Hwy 20 Fort Bragg
Joni Meadum	31800 Hwy 20 Fort Bragg CA
John Owen	1211 S. Main St. Fort Bragg CA
Carol Hunt	P.O. Box 1884 Ft Bragg
John Neal	P.O. Box 1884 Ft Bragg
Arthur East-Glass	10315 S. Main Ft Bragg
Paul Neal	Rayman Lane Ft Bragg
Paula Neal	Rayman Lane Ft Bragg
Katherine Saylor	1184 N Main Sp 69 Ft. Bragg
Forrest Salmons	31541 Hwy 20 Fort Bragg Ca 95437
Leri Robertson	PO Box 61 F.B. 95437
Dawn Atkinson	455 So. Harold St F.B. 95437
Con Atkinson	458 So Harold " "

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Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

AFTER TWELVE YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE DREAM OF BUILDING A BEAUTIFUL PLACE AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK.

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- Robert H. Canham Bx 223 Fort Bragg
- John R. Canham 219 AZALIA WAY FB CA
- John R. Canham 219 AZALIA WAY FB CA
- Tom Wilson 21761 John Hyman Rd.
- Dennis Offin 400 S. MAIN ST. FB.
- Marion Lutz Box 247 Ft. Bragg
- Richard & Jack Wilkerson 23571 Greentree Dr Cleone
- Mary J. Knapka Box 55, Allamogoa Ca. 95410
- Wanda J. Thayer 42750 Road 409 Mendocino Co - 95460
- Kathy Brown 457 Walnut St. FB 95437
- Danell Gully 150 Grove FT Bragg
- Denise Patterson 228 So Franklin FB 95437
- Ann G. Peirce P.O. Box 2688 Fort Bragg CA 95437
- Angela de Petralia P.O. 2648 Fort Bragg CA 95437
- Jim & KC Davis P.O. B 407, FT. BRAGG, CA 95437
- Carole R. Bell 31750 Puddy Creek Rd FB
- Clara (Mrs) Hill 153 So. HARRISON ST FB.
- Dana Coverston 20724 mall LAUREL Fort Bragg
- Rent Ogden 44600 Airport Rd., Little River
- Charles Arnold P.O. Box 811 Fort Bragg Cal 95437
- Nancy J. Guelke P.O. Box 811 F.B. 95437
- Jaycee Kern 18801 LAHMON LN. FB. 95437
- Carol A. Brown 18801 LAHMON LN FB 95437

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- [Signature]* 247 N. Main St. Fort Bragg
- [Signature]* 247 N. Main St. Fort Bragg
- ROSE QUINONES 19700 NOYO ACRES DR. FB.
- [Signature]* 350 N. Franklin St. FB.
- [Signature]* 353 N. Franklin St. FB.
- Handra Nefflin 353 N. Franklin St. FB.
- Jeanne Daniels 353 N. Franklin St. FB.
- Margalene Leavitt 1800 N. Franklin St. FB.
- [Signature]* 26321 Hwy 1 Fort Bragg
- Kathy Mader 21540 Hwy One Ft. Bragg
- [Signature]* 21510 Hwy One Ft. Bragg
- [Signature]* 2042 Pudding Can Rd Ft. Bragg
- Robert Silva 328 N. Whipple St. Ft. Bragg
- [Signature]* 18551 Coast Hwy Ft. Bragg
- [Signature]* " " " "
- [Signature]* 198 Minnesota Ave Ft. Bragg
- Richard Patten 5381 Coast Hwy
- [Signature]* 4111 Main St. FB.
- Estelle Cavillite 445 N. GERRY ST FB.
- [Signature]* 203 Cypress St FB
- Ryan Smith 19055 Benson Lane FB
- [Signature]* 17450 Ocean Dr FB.
- [Signature]* 17450 Ocean Dr FB.
- [Signature]* 180501 Old Hwy FB

24

24

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Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

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WE THE UNDERSIGNED, SUPPORT THE PLANS FOR THE ADDITION TO THE PRESENT INN. IT WILL ADD TO THE ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE NORTH END OF FORT BRAGG. WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Robert W. Richards	Robert W. Richards
Michael U. Brice	Michael U. Brice
DAVID W. FAVONI	David W. Favoni
Jason Balassi	Jason Balassi
ROBERT ARNEC	Robert ArneC
MICHAEL CIMOLINO	Michael Cimolino
TOM H MITCHELL	Tom H Mitchell
Ted Steinhardt	Ted Steinhardt
Heidi Sipola	Heidi Sipola
Teresa Hayter	Teresa Hayter
Blaise Cohen	Blaise Cohen
Terria Cohen	Terria Cohen
Keith Cohen	Keith Cohen
Jim Glick	Jim Glick
Orman Spiller	Orman Spiller
GARY HAYTER	GARY HAYTER
NANCY E Johnson	NANCY E Johnson
Susan Tubbs	Susan Tubbs
MERVIN L Johnson	MERVIN L Johnson
Charlotte Young	Charlotte Young
Cecilia Beeman	Cecilia Beeman
Susan Holcomb	Susan Holcomb
KEVIN ALLEGRETTI	Kevin Allegretti

29 Zonback side

ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

- ~~Richard Toy 1000 Alcala St. Fort Bragg~~
- ~~Suzanne K. Baker 247 No. Main St. P.M.B. 113 Ft. Bragg~~
- ~~Edward [unclear] 1015 [unclear] Fort Bragg~~
- ~~[unclear] 670 [unclear] Fort Bragg~~
- ~~John [unclear] Mitchell 18557 Old Coast Hwy Fort Bragg~~
- ~~[unclear] 18213 Old Coast Hwy~~
- ~~Sandra [unclear] 31536 Turner Rd Ft Bragg~~
- ~~William [unclear] 120 N SANDERSON WAY FT BRAGG CA 95437~~
- ~~Michael Stealy 2677 Rosabank Fort Bragg CA 95437~~
- ~~Madeline [unclear] 120 [unclear] Fort Bragg CA 95437~~
- ~~[unclear] 120 [unclear] St Fort Bragg CA 95437~~
- ~~Florence [unclear] 32150 [unclear] Rd Fort Bragg 95437~~
- ~~Angela [unclear] POC 18650 [unclear] Fort Bragg 95437~~
- ~~William [unclear] 18650 [unclear] Fort Bragg 95437~~
- ~~[unclear] 20671 [unclear] LN FB 95437 466 4118~~
- ~~[unclear] PO 1615 MENDOZINO CA 95460~~
- ~~[unclear] 31404 [unclear] Rd Fort Bragg CA 95437~~
- ~~Michael [unclear] 149 E REDWOOD AVE FB. 95437~~
- ~~Bill [unclear] 128 E Redwood Ave FB 95437~~
- ~~Diane [unclear] 31501 N. MITCHELL CR FB 95437~~
- ~~Charles [unclear] 32501 Happy Ln F.B. Ca 95437~~
- ~~James [unclear] 32805 [unclear] Fort Bragg CA 95437~~
- ~~[unclear] 31431 Hwy 2 Fort Bragg~~
- ~~Lene A. [unclear] 190 EBBINGWAY Fort Bragg Calif 95437~~
- ~~Tommy [unclear] 153 [unclear] Fort Bragg CA - 95437~~
- ~~Roger [unclear] 321 1/2 N. Cony St., Ft. Bragg, CA 95437~~
- ~~William [unclear] 20 N McPherson F Bragg 95437~~

160

87

Attention: CALIFORNIA COASTAL COMMISSION
North Coast District Office
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

Re: Quail's Nest Inn project and Henry and Helen Taylor.
They have already been approved at all agency levels. NO ONE
Should be allowed to file any appeal. We the undersigned say let the
construction began now. Almost 14 years of waiting is too long .

- CHRIS MORE 415 N HARBOUR FB
- Bonnie A. Rowland 151 Grove St FB
- Bill Johnson 19441 Olsen Ln. F.B.
- John Box 444 Hillion
- Jack Longfella Box 2284 Ft Bragg
- Allen A. Nelson 32399 Basin St #45
- Aisopko Jesus P.O. BOX 2251 F.B.
- ~~John~~ P.O. Box 2504 F.B.
- R. Evans 20780 Huck Johnson Ln F.B.
- Wayne D. Lynn 32399 BASIN ST FT. BRAGG
- David Mercader 32677 ATKINS Way
- Marshall Brundage 32677 ATKINS Way F.B.
- John Mercader 32677 Athens Way F.B.
- John 1754 Fort Bragg
- John Beitaro P.O. Box 1754 Ft. Bragg
- Paul C. Quinn P.O. BOX 35 FT. Bragg

9

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Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

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Mrs. W. J. Franerby - 3255, Mill Creek Rd., Ft. Bragg 95437
 George W. Franerby - 3255, Mill Creek Rd., Ft. Bragg
 W. J. Franerby " " " "
 Lucille Smalley 32001 Westwood Drive Ft. Bragg
 Joe Bond 32001 Westwood Dr Ft. Bragg
 Frank Labastie 9816301 old Camp Rail Road Fort Bragg
 John Lewis PO Box 254 Fort Bragg, Ca
 Bill Miller 390 S M^c Pherson Ft Bragg
 David DeSilva 32600 CRANLEY DR F.B., CA

✓ (11)

ATTENTION; CALIFORNIA COASTAL COMMISSION

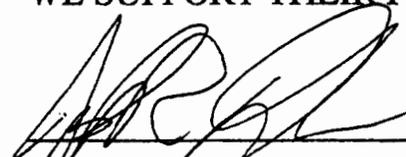
Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

C D U 20-96

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

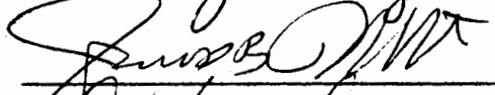
 247 N. Main FB

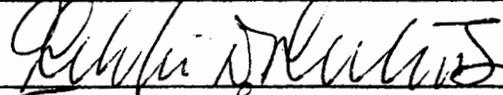
Bobi Imani Wagner 247 N. main FB

Janice Dewey - 32800 Hwy 20 - FB

Laura Augusta - 510 Walnut St. - FB

Donna J. Morgan P.O. Box 844 Arroyo CA

 19320 BASIN VIEW DR FORT BRAGG CA

 33831 NAVAHO RD - FB

Fred Jennie #1 Helen 31051 Boice Ln FB 95437

Robin Scaramella 19704 Hanson Rd FB 95437

Paula Deeter 20005 Hanson Rd FB 95437

Amy Deeter 20005 Hanson FB 95437

13



Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

AFTER TWELVE YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE DREAM OF BUILDING A BEAUTIFUL PLACE AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK.

WE THE UNDERSIGNED, DO NOT HAVE A PROBLEM WITH THEIR PLANS TO BUILD. THE PLACE WILL BE A BEAUTIFUL ADDITION TO THE NORTH END OF FORT BRAGG. WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

- ~~Greg A Johnson PO Box 223 Ft. Bragg Ca 95437~~
- ~~Bob 545 Mendocino, CA 95460~~
- ~~William J. Neider 19031 Benson Lane Ft. Bragg CA 95437~~
- ~~Steven Martin 19031 Barton Ln. Fort Bragg Ca. 95437~~
- ~~Tammy Warren 13860 S Hwy 1 Elk CA 95432~~
- ~~Jerry Hoyle 13860 S Hwy 1 Elk CA 95432~~
- ~~Jan Johnson 30901 Greenwood Rd Elk CA 95432~~
- ~~Claretha A. Thompson 15211 Caspar Rd Caspar, Ca 95420~~
- ~~Carol M. Nelson 24930 W. Hwy. 1. Fort Bragg Ca. 95437~~
- ~~Betty J. Doolan 32041 Ellison Way Fort Bragg, Ca 95437~~
- ~~Nellie L. Hankins 125 Bennett St Fort Bragg~~
- ~~Loria C. Boyat 30550 Hwy 20 Fort Bragg 95437~~
- ~~Richard J. Boyat 30550 Hwy 20 Fort Bragg CA 95437~~

ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

AFTER TWELVE YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR PLACE AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK.

WE THE UNDERSIGNED, DO NOT HAVE A PROBLEM WITH THEIR PLANS TO BUILD. THE PLACE WILL BE A BEAUTIFUL ADDITION TO THE NORTH END OF FORT BRAGG. WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

9643930

- ~~Wm Esquivel 30500 Turner Rd. Ft BRAGG~~
- ~~Jersey Esquivel 30500 Turner Rd. Ft BRAGG CA 95437~~
- ~~Deborah PCB # 434 FB CA 95437~~
- ~~Willie G Miller 31380 Sherwood Rd 9644466~~
- ~~Christina 24762 Sandhollow Ln 9640743~~
- ~~Scott C. Miller 31008 TURNER DR.~~
- ~~Joseph Young P.O. Box 4 Fort Bragg CA~~
- ~~William B. Roberts 345 SHERRILL ST. FT BRAGG CA~~
- ~~George Esquivel 30507 Sandhollow Ln. FB CA - 95437~~
- ~~Janet H. Jeffers 1895 Seabreeze Fort Bragg, CA 95437~~
- ~~Wanda Keen 31646 Johnson Ln Fort Bragg CA 95437~~
- ~~John Taylor 19061 Olsen Ln. Fort Bragg~~
- ~~AR Wellmann 31380 SHORWOOD RD. 95437~~
- ~~Helen Blanton 1235 N. VAN BUREN ST. SACRAMENTO CA. 95203~~
- ~~ROGER SELBY PO, BOX 17 FT BRAGG~~
- ~~ROBERT GAITHER 21020 N. Ft. Bragg 95437~~

Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

After almost 14 years, It is time for the building to start for
Quail's Nest Inn project and Henry and Helen Taylor.
They have already been approved at all agency levels.
We want to see the construction completed for them soon.

- ~~Rev. R.M. Coolidge - Box 103 Comptche, 95427~~
- ~~Alotta W Hollister PO Box 111 COMPTCHE 95427~~
- ~~Charlotte S. Coolidge P.O. box 103 Comptche, CA 95427~~
- ~~Kathy Shoyky 1231 Cedar St. F.B. 95437~~
- ~~Henry Shoyky 1231 Cedar St. F.B. 95437~~
- ~~Barb Johnson P.O. Box 1592 Fort Bragg 95437 (A)~~
- ~~Jack J. Eliza 621 E Laurel St. F.B. 95437~~
- ~~Karen Roberts P.O. Box 297 Fort Bragg, Ca.~~
- ~~Jeffrey S. Repp 32753 Ocean Meadow Cir. Ft. Bragg, Ca.~~
- ~~Margaret W PO Box 156, FB 95437~~
- ~~Donald Hill PO Box 156, FB, 95437~~
- ~~Mame A Mowry 101 N Lincoln St F.B 95437~~
- ~~Francis Mowry 101 N Lincoln St F.B 93437~~
- ~~Em Ann 23611 N Hwy. 1 F.B 95437~~
- ~~Rose Matson 30251 Sherwood Rd. FB ca. 95437~~
- ~~Susan Winding 350 N. Franklin St. FB 95437~~
- ~~Faith S. Graham P.O. Box 1035 Fort Bragg CA 95437~~

18



ATTENTION; PLANNING AND BUILDING DEPARTMENT

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

AFTER TWELVE YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR INN AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK.

WE THE UNDERSIGNED, SUPPORT THE PLANS FOR THE ADDITION TO THE PRESENT INN. IT WILL ADD TO THE ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE NORTH END OF FORT BRAGG.

WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Karen Bahrt
Stephen B. Coverston
Elena Vanwormer
Betty Arreguin
Debbi Lihn
DAVID B COVERSTON
CARLA M. COVERSTON
Susan Wanhala
ERIC WANHALA
Carmen Hinderkirk
Teresa Rodriguez
Sunkula Robbins
Hilene Lindsay
VIRGINIA JETT
Sara Vanez
Mary Ann Margulis

Karen Bahrt
~~Stephen B. Coverston~~
Elena Vanwormer
Betty Arreguin
Debbi Lihn
David B Coverston
Carla Coverston
Susan Wanhala
Eric Wanhala
Carmen Hinderkirk
Teresa Rodriguez
Sunkula Robbins
Hilene Lindsay
Virginia Jett
Sara Vanez
Mary Ann Margulis

✓ 14

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710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

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~~Antonio Jose Cleone~~
 Richard E. Jacobson
 Ocean Rd FB
 Ralph Hansen POBOX 222 WETPORT CA 95488
 Joan Hansen " " " " " "
 Doug Ruckony 20475 Lyta Way Fort Bragg, Ca 95437
 Ref my jobsony 32980 S UTIGT LANE FORT BRAGG
 Willis Ruckony 20475 Lyta Way Fort Bragg - 95437
 Olyu Wessel 140 S. Whipple St FT Bragg
 J T Wessel " " " "
 Ted Hanson 35411 Little Valley Rd. Fort BRASS
 Gary Carlson 24900 N Hwy 1. FB
 R/P 33300 BGR CALIF
 Burtia Leggin 21601 Palatuma Ave Ft Bg

✓ (11)

ATTENTION; CALIFORNIA COASTAL COMMISSION

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

C D U 20-96

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Pam Deeter 20005 Hanson rd. Fort Bragg, CA 95437

Monique La Fleur 252 N. Whipple St, Fort Bragg, CA 95437

Janice Calliford 373 Cypress F.B. Ca. 95437

Maie Anderson 170 Ebbing Way Fort Bragg CA 95437

Sandi Morden 31001 Simpson, FB, CA 95437

Christopher F. Fisher 31001 Simpson F.B. 95437

Pacey Bishop Fort Bragg

Ben Anglely PO Box 1425

Michelle Morris 31851 Airport Rd. F.B. 95437

Shirley Baker Fort Bragg

Vanessa Collins 321 S Harrison St Unit A Fort Bragg 95437

11

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Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR
C D U 20-96

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- Lita Bayon 1095 Oak St. Ft Bragg CA 95437
- Susan Palanis 19501 Noyo Acres Dr. Fort Bragg 95437
- Yvonne Rambo 21500 John Hyman Rd. Fort Bragg 95437
- Bruce Rambo 21500 John Hyman Rd Fort Bragg 95437
- Denise Cronin 712 MORROW ST FT BRAGG 95437
- Lynnae F. Cooper 320 N. Corey Fort Bragg 95437
- Richard A. Seale 260 N. Harrison Fort Bragg, 95437
- Bob Miller 501 N. MAIN ST. FORT BRAGG 95437
- Arlessa Tupper 180 GROVE ST FB 95437
- John Raymond F.B CAL Box 2671.
- Dellie A Pearl-Aguinaldo 20770 Peterson Ln 95437

1711

ATTENTION; CALIFORNIA COASTAL COMMISSION

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

- GARY S McCLARY POB 2692 FT BRAGG
- Graydon 728 Redwood Ave, Ft. Bragg
- Neva Welch PO Box 1013 Fort Bragg, CA
- Gene A. Werth 190 Ebling Way Fort Bragg Calif 95437
- Rexan Bja 32650 Airport Rd. F.B.
- Edith Hul PO Box 684 Ft. Bragg, CA 95437
- Arval J. Jones 253 N. Harold St - F.B. CA
- Patricia Branson 212 1/2 So. Main Ft B
- Colt W 16310 500th St. Ft. Bragg, CA
- Constance Johnson 695 1st St. Ft. Bragg #7
- Jim Hansen 148 Redwood Ave FT. Bragg

✓ (11)

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David L. Lucas 19564 HANSON LN. FORT BRAGG, CA

Anthony Russell 19200 S. Harbor FB

Anna Vane 16600 N Hwy 1 Ft Bragg

Leo Rosemaro 18865 Pearl dr. Ft. Bragg

Chris Messer 16600 N HWY 1 FT Bragg

Russell Gipson 18750 Trillion Lane F.B 95737

John ... 112 ... FB

Bob Silva 61610 Hwy 20 F.B

Robert ... 113 South ... FB

James M ... 22000 ... FB CA

Tom J Kusky 32321 N Harbor Dr. Ft Bragg

1 (11)

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- Andie Clark ^{P.O. Box} 1461 Fort Bragg California
- David Westcott 3285 Tucker Ave F.B.
- Richard Welzel 245 Fir - F.B.
- Shirley Norfolk 19,000 Pine Hill F.B.
- Vernon Barber 19,000 Pine Hill F.B.
- Wally Sluoff ER 2400c Hwy 20 F.B.
- Ross Mizer - cherry hill ranch ^{P.O. Box}
- J.L. Stephens P.O. Box 472 F.B.
- Joe Trost 11357 MICHELL Creek rd F.B.
- Joe Jura 18603 N Hwy 1 #238 F.B.
- Old Kar 32399 Barr St F.B.

11

ATTENTION; CALIFORNIA COASTAL COMMISSION

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Ft. BRAGG CA. 95427

33502 LITTLE VALLEY RD.

33560 LITTLE VALLEY RD
FORT BRAGG

18701 N HWY 1

Fort Bragg Ca

122 PARK ST.

Ft. Bragg, CA 95437

243 N. HAROLD FB 95937

Brian Shea P.O. Box 1546 Fort Bragg Ca
43901 Caspar Ord. Rd.

Ft. Bragg Ca. 95437

9150 Pine Trees Lane
555 S. Whipple St.

Fort Bragg, Ca 95437

Lang Paul

130 ~~Redwood~~ #10
FB

Robert Edynda Rodriguez

Jeff Martin

Garland Petty

Dean A. Windling

Anna Nelson

D.A. Windling

Lang Phuong int

Michelle Litvrendahl

1301 Hwy 20 Rt Bragg

Michael Krom

11

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Maureen Petersen 661 E. FIA Fort Bragg 95437

James Cowan 30724 Pudding Creek, Ft Bragg, CA 95437

Robert D Campbell 30651 Highway 20 FT BRAGG, CA 95435

Steven Lynn 661 N. St. Fort Bragg 95437

Cynthia J. Brown 28370 Alben Ride Rd

Billy Johnson 20677 Turnberry Ln F.B.

Carole Peterson 27700 Sheward Rd. F.B.

Joseph R. Pardini 163 Hocker Ln., F.B., CA

Steve Graham 800 Woodward F.B., Ca

Sergio Lopez 311 WALNUT ST F.B. CA

Wesley 90 Box 925 f B Ca

1 (11)

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Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR
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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

- Richard Patten 18381 Old Coast Hwy Ft Bragg Ca
- Dean Stevenson P.O. Box 984 Fort Bragg
- Bruce Knight 446 Redwood AVE FORT
- Billie Ann King P.O. Box 954 Ft Bragg, Ca 95437
- Charles A. Martin 32800 Boice Lane F.B
- William A. Cadby 12740 FERREITAS LN. F.B
- Mary Heister P.O. Box 875 Ft. Bragg 95437
- John Heister Box 875 Ft Bragg Ca 95437
- Gayle B. Borker 30120 SIMPSON LN Fort Bragg, Ca 95437
- Donald Hallock P.O. Box 41 Fort Bragg Ca 95437
- James C. Cook - 33021 Peak Dr Fort Bragg

✓ 11

ATTENTION; CALIFORNIA COASTAL COMMISSION
Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR
C D U 20-96

AFTER ALMOST FOURTEEN YEARS IN THE PERMIT
PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE
BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR INN
AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER
STATE PARK. WE ARE ASKING THAT THIS FINAL VOTE BE YES.

WE THE UNDERSIGNED, SUPPORT THE PLANS FOR THE
ADDITION TO THE PRESENT INN. IT WILL ADD TO THE
ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE
NORTH END OF FORT BRAGG. THE TAYLOR'S HAVE BEEN
APPROVED BY ALL THE AGENCY'S ALREADY.

WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Paul M... 32401 Basin St, Ft Bragg.

Diak F... 32401 Basin St Ft Bragg

Scott Gray PO Box 141 Fort Bragg

Louis J... 1420 cedar street FB.

John... Box 2782 Ft Bragg, CA.

... 18101 ocean Dr Ft + Bragg
C. +

John W Smith 455 1/2 N Harrison

William W... 127 PARK ST. FB.

Rick... 848 Chestnut St FB 9543

TWO FEATHERS 1285, HARRISON FB

Michele Foster 1285, HARRISON FB

111

Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

Please be advised that WE have seen the plans for the addition to Quail's Nest Inn and we are in support of Henry and Helen Taylor. The place will be a total asset to the north end of Fort Bragg.

<u>Name</u>	<u>Address</u>
Kathy Charlton	32585 Nameless Ln.
Robert DeWitt	32760 Mill Crk. Dr.
Monty Bouldin	25701 N Hwy 1
Tommy	32240 BAYLEY DR
Le Roy Pouch	44660 Park Dr. F.B
Lyle Pouch	44660 Park Dr F.B
Paul Fitch	32050 MILL CREEK DR #12 F.B
Cyrna Bouldin	531 approx St #B FB
Roger Larson	24400 N Hwy 1 F.B
Kim Willette	500 S Harrison St. F.B.
Thyck Smith	PO Box 1761 - Mendocino

Attention: CALIFORNIA COASTAL COMMISSION
North Coast District Office
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

Re: Quail's Nest Inn project and Henry and Helen Taylor.
They have already been approved at all agency levels. NO ONE
Should be allowed to file any appeal. We the undersigned say let the
construction began now. Almost 14 years of waiting is too long.

- William C. McInnis 31140 Hwy 20 Ft Bragg, CA
- Rusty Malson 193 Spring St. Ft Bragg, CA
- John Malson 193 Spring St. Ft Bragg, CA 95437
- Steve Beeman 134 N. Cary St Ft Bragg Ca 95437
- Bonnie Malloy 31500 Emerald Dr. Fort Bragg CA 95437
- Ernest Thompson 29625 Hwy. 20 Fort Bragg, Ca. 95437
- Heidi Speer 28000 Hwy 20 Fort Bragg Ca 95437
- Mary Ann Margolis 32075 Westwood Dr. Fort Bragg, CA 95437
- Susan Wankala 22002 N. Petaluma Ave Fort Bragg Ca 95437
- Sonja Wankala 22002 N. Petaluma Ave Fort Bragg, Ca. 95437

✓ 17

ATTENTION; CALIFORNIA COASTAL COMMISSION

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

C D U 20-96

AFTER ALMOST FOURTEEN YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR INN AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK. WE ARE ASKING THAT THIS FINAL VOTE BE YES.

WE THE UNDERSIGNED, SUPPORT THE PLANS FOR THE ADDITION TO THE PRESENT INN. IT WILL ADD TO THE ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE NORTH END OF FORT BRAGG. THE TAYLOR'S HAVE BEEN APPROVED BY ALL THE AGENCY'S ALREADY.

WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Ann Kelsey P.O. 714 Ft Bragg Ca 95437

Robert Kelsey P.O. 714 Ft Bragg CA 95437

Elm Lara P.O. Box 1933 Ft Bragg 95437

Joe Roberts P.O. Box 256 Ft. Bragg CA 95437

Debbie Roberts P.O. Box 256 Ft. Bragg Ca 95437

Fred Spachoff 19140 S. HARBOR DR F.B.

RONNIE BARTHEL 1324 JEWETT - FT. BRAGG

✓ (7)

Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

After almost 14 years, It is time for the building to start for
Quail's Nest Inn project and Henry and Helen Taylor.
What a beautiful addition to the north end of Fort Bragg.
We the undersigned are in support of this totally.

Ann D. Waller 1184 N. MAIN F.B
Gilbert Koebe 215 Minnesota Ave Ft. Bragg
Ethel Hodges 25209 N. Hwy 1 F.B.
Eleanor F Campbell - 546 S. Sanderson Way F.B.
James D. Hunt 417248 Little Creek memo.
Mildred Williams 830 Myrtle St F.B.
John G. Kuster P.O. Box 447 Westport, CA 95488

✓ (5)

ATTENTION; CALIFORNIA COASTAL COMMISSION
Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR
C D U 20-96

AFTER ALMOST FOURTEEN YEARS IN THE PERMIT
PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE
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AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER
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ECONOMICS AND WILL ALSO ADD TO THE BEAUTY OF THE
NORTH END OF FORT BRAGG. THE TAYLOR'S HAVE BEEN
APPROVED BY ALL THE AGENCYS ALREADY.
WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Andi Dean 23800 Highway 1 Ft. Bragg

Alvan B. Waltham 90 Hillhouse Mendocino CA.

Robert Villegas P.O. Box 1264 F.B

Traci Kelley Fort Bragg

Serge Stebbins Casper/Texas

ATTENTION; CALIFORNIA COASTAL COMMISSION

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

C D U 20-96

AFTER ALMOST FOURTEEN YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR INN AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK. WE ARE ASKING THAT THIS FINAL VOTE BE YES.

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Jayne Rodgers 17151 Redwoods Spg. Dr. F.B.
Janet Ruth Pheny 151 N. LINCOLN St, Fort Bragg, CA 9543
D. E. STUART 24541 N. HWY 2, Ft. Bragg 9543
Sandra L. Lyon 15261 CASPAR RD. CASPAR 95420

ATTENTION; CALIFORNIA COASTAL COMMISSION

Re: QUAIL'S NEST INN - HENRY & HELEN TAYLOR

C D U 20-96

AFTER ALMOST FOURTEEN YEARS IN THE PERMIT PROCESS THE TAYLOR'S ARE READY TO GET ON WITH THE BUILDING OF THEIR DREAM, AN ENLARGEMENT OF THEIR INN AT THE NORTH END OF FORT BRAGG, NEAR MACKERRICHER STATE PARK. WE ARE ASKING THAT THIS FINAL VOTE BE YES.

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WE SUPPORT THEIR PROJECT COMPLETELY; THANK YOU.

Cee Caneville 30651 Highway 20, Fort Bragg, Ca 95437

Robert D Caneville 30651 Highway 20 Fort Bragg Ca 95437

Angie Jenkins 100 Judging Creek Rd

Katie Jenkins 100 Judging Creek Rd. Fort Bragg

Leslee Ebner-LeRoy 16550 Pine Dr. Fort Bragg, CA. 95437

Attention: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
710 E Street Suite 200 P.O.Box 4908
Eureka, Ca.95501-1865 Eureka,Ca.95502-4908

Please be advised that WE the undersigned are in total support
of the Taylor's addition to the Quail's Nest Inn north of Fort Bragg.
Next to Mackerricher State Park, what a perfect location for an Inn.

~~Sandi C. Masden 31001 Simpson Ln., FB 95437~~
~~STEVE WELLS Box 1399 Mendocino CA 95460~~
~~Janet Antonini Fort Bragg P.O. Box 2792~~
~~Terrie M. Curti Box 1923, Mendocino, Ca 95460~~
~~Sandra Nefflin 18600 Hare Creek Ter. Fort Bragg 95437~~
~~Carolyn Churnow Beachcomber Motel-F.B~~

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SEP 05 2002

CALIFORNIA
COASTAL COMMISSION

Aug. 31, 02

California Coastal Commission
Randy Stenler
P.O. Box 4908
Eureka, CA 95502

Subject CCC # A-1-MEN-02-032, Taylor

Dear Randy Stenler,

This letter is to inform you and members of the Commission that we, as neighbors to the south west of the Taylor property, were not informed of plans for testing wells on their property.

We are very concerned that the proposed Taylor project would impact the water quality and quantity of our neighborhood. We would appreciate your consideration of this impact and recommend a much smaller inn if any at all in this area.

Thank you,

John + Wendy Daniels
23811 Quail Lane
Fort Bragg, CA 95437

EXHIBIT NO. 16

APPLICATION NO.

A-1-MEN-02-032

TAYLOR

GENERAL

CORRESPONDENCE

(1 of 11)

July 17, 2002

California Coastal Commission
P.O. Box 4908
Eureka, CA 95502

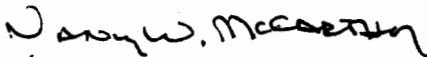
Subject: CCC# A-1-MEN-02-032, Henry and Helen Taylor

Dear Coastal Commission Members:

It has been brought to my attention that a letter, dated Dec. 17th, 1998, was received from Franklin J. Goldman and George Pavlov of GeoSolve regarding the conditions of testing the 3 wells on the property of Henry and Helen Taylor in preparation for their proposed inn. The letter stated "Property owners located in the vicinity of the well to be pumped during testing were contacted. No anomalies were reported by any of the neighbors contacted during the 7 days of pumping the 3 wells."

I am the neighbor immediately to the west of the Taylors. My property borders their property. But I was NOT CONTACTED regarding the testing of their wells. My concern for this omission is real. The water output from my well is marginal, to say the least. I have very little water pressure, cannot turn on two faucets at the same time and in the last several years, have not been able to successfully flush the toilet farthest from the well on first and sometimes second try. Although I'm the only household member, I barely have ample water for average use. Drinking and cooking water come from bottles. There's not enough water for irrigation, long showers, washing dogs, etc. This makes me seriously wonder how an inn with 20-30 guests can operate with adequate water right next door to me and what is going to happen to my current water supply when it is in operation. I would appreciate an explanation of this situation.

Sincerely,


Nancy McCarthy
23814 Quail Lane
Fort Bragg CA 95437

CC: Steve Hale, P.O Box 1651. Mendocino
Patsy Jones, 23820 Quail Lane
Wendy and John Daniels, 23811 Quail Lane
Raymond Hall, Director, Department of Planning and Building Services, Ukiah

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JUL 24 2002

CALIFORNIA
COASTAL COMMISSION

2 of 11

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DEC 20 2002

CALIFORNIA
COASTAL COMMISSION

98 Stratford Rd.
Mennington, CA 94307
December 15, 2002

Mr. Robert Merrill
Mr. Randy Stabler
California Coastal Commission
P.O. Box 4908
Eureka, CA 95502-4908

Re: CCC: A-1-MEN-02-032
Quails Nest claim

Gentlemen:

We are writing to request a copy of the most recent hydrological study performed at 23802 Quail Lane, Ft Bragg in October - November 2002.

Enclosed is a copy of a notice from Pacific Geoscience referencing the most recent "aquifer pump and recovery tests" performed on the property.

As you can note from the date of the memo (October 29) and the date of the beginning of the testing (October 30), we received virtually no

3 of 11

advance notice and indeed were not even in Ft. Bragg at the time of the testing.

As per LCP 3.8-9 "Commercial developments and other potential major water users that could adversely affect existing surface or groundwater supplies shall be required to show proof of an adequate water supply and evidence that the proposed use shall not adversely affect contiguous or surrounding water sources/supplies. Such required proof shall be demonstrated prior to approval of the proposed use."

We do not believe that this requirement has been met.

Please let us know if there is a charge for the copy of the report. Our fax number is (510) 527-0397, phone is (510) 527-0318.

With many thanks
and best wishes for the holidays.
Patricia Jones Harold C. Grotschke Jr.

4 of 11

CALIFORNIA COASTAL COMMISSION

7/8/2002

NORTH COAST DISTRICT

P.O. BOX 4908

EUREKA, CA 95502-4908

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JUL 10 2002

CALIFORNIA
COASTAL COMMISSION

REF CDU 20-96

APPEAL # A-1-MEN-02-032

MR BOB MERRELL

TO WHOM IT MAY CONCERN

DEAR SIR.

MY NAME IS CARROLL JOHN CESTER I OWN THE PROPERTY AT 23823 QUAIL LANE FORT BRAGG, CA. THIS PROPERTY IS THE LAST PIECE AND THE FURTHEST WEST ON QUAIL LANE.

MY PARENTS JIM & BETTY CESTER WERE THE FIRST TO RECEIVE A PERMIT TO BUILD A HOME ON QUAIL LANE. APPROX 1976. I PURCHASED THIS PROPERTY FROM MY MOTHER AFTER MY FATHER DIED 9 YEARS AGO.

I HAVE KNOWN THE TAYLORS FROM THE TIME THEY MOVED HERE AND I HAVE KNOWN OF THEIR PROJECT FROM THE BEGINNING.

THIS TYPE OF PROJECT IS WHAT IS NEEDED IN THIS AREA WERE THE HOUSE

5 of 11

OF TIMBER AND FISHING INCOME HAS PUT A
REAL FINANCIAL HARDSHIP ON THE PEOPLE
OF THIS COMMUNITY.

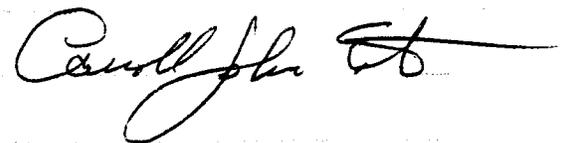
THEIR INN WOULD ADD GREATLY TO
THE BEAUTY OF THIS COMMUNITY AND INCREASE
THE VALUE OF ALL OUR PROPERTIES.

AFTER 13 LONG YEARS THE COUNTY OF
MENDOCINO APPROVED OF THEIR PLANS. IT IS
FITTING THAT THIS COMMISSION SUPPORT THEIR
DREAM.

I FULLY SUPPORT THIS PROJECT
QUAILS NEST INN

THANK YOU

CARROLL JOHN CSTER
1402 PARKLAND DR
CONCORD, CA 94521



August 2, 2002

To: California Coastal Commission

>From Arnold and Elaine Baker

Re: Henry and Helen Taylor project Fort Bragg, Ca. *CDU-20-96/A-1-Men-02-032*

My wife Elaine and I are resident of Fort Bragg, Ca. and have lived at 23817 Quail Lane, Fort Bragg, Ca. for about 25 years. We are one of the original families to build when the parcel was divided by the Dodge family. We have thouroughly enjoyed the neighborhood and the close proximity of Mc Kerricher Stat Park which we have used frequently for walking and bird watching.

Elaine and I have visited Henry and Helen Taylor to discuss their proposed project with them. We walked their property while they explained exactly what their intentions are. Elaine and I feel very strongly the proposed project will only be of an asset to the neighborhood. We have also viewed the Taylor property from the park and feel the project will not affect the park or it's visitors in a negative manner. The Taylor's intend to plant trees and shrubs thus blocking any view of the project from the park.

We strongly urge an affermative vote on the Taylor project.

Yours truly,

Arnold Baker
Elaine Baker
Arnold and Elaine Baker

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CALIFORNIA
COASTAL COMMISSION

8/1/02

7 of 11

California Coastal Commission
North Coast District Office
710 E. Street Suite 200
P. O. Box 4908
Eureka, Ca. 95501- 1865

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AUG 01 2002

CALIFORNIA
COASTAL COMMISSION

Mrs. Faith S. MacKerricher Graham
P. O. Box 1035
Fort Bragg, Ca. 95437

July 10, 2002

Attention: Coastal Commissioners

RE: A-1-MEN-02-032

The area surrounding the MacKerricher Park was at one time a beautiful redwood forest, it has changed greatly over the years. The Lagoon was revered as a holy place by the Indians. Duncan and Jesse MacKerricher arrived in Casper in 1864. Within A year Duncan was hired to teach the Indians at Kibasilla on the rancheria farming and forestry. When it was disbanded in 1868, Duncan MacKerricher went to Eureka to file a homestead claim for the land which is now known as MacKerricher State Park. A number of Indians followed them to the ranch to live. Duncan and Jesse always shared their land with others, people from the city of San Francisco would come to hunt and fish. Fort Bragg residents always came to enjoy the land.

I have many stories that my Father told me about spending time at his grandparents ranch. There was so much to enjoy, the ocean, the lagoon, the horses, the cows and the fishing.

My great grandparents Duncan and Jesse MacKerricher were very loving and caring people. I know that they would like the Taylor's, and what they plan to do with their part of the ranch.

8 of 11

I understand that the Coastal Commission, the Planning Department and the Board of Supervisors, all have approved Henry and Helen Taylor's Inn. I see no reason that they should be stopped from using their property for an Inn. Thank You for approving it again.

Sincerely,

Mrs. Faith S. Mackerricher Graham

Mrs. Faith S. Mackerricher Graham

ATTENTION: CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
EUREKA, CALIFORNIA 95501-4908

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JUL 08 2002

CALIFORNIA
COASTAL COMMISSION

RE; HENRY AND HELEN TAYLOR # CDU 20-96

I writing on behalf of Henry &
Helen Taylor's plans on their
new ~~sub/lot~~ Inlet. There
really is no supportive evidence that
this will destroy the environment
or take away water from
surrounding neighbors. I feel this
is just a bunch of hypocritical
people that would not try to
put a stop to anything that
anyone else wants to do or
better their situation & no private
or honorable council or any visiting
tourists, and possible job to some
to be made. In all or all
10/11

The only ones damaging the coastal environment, economy, and such factors are these people trying to disallow this project to go forth with its construction. If these people are allowed no influence or say in the decision of what is allowed to be built, this will damage and ruin the environment/economy; for the simple reason, it will eventually turn to a retirement / ghost town and that within its self will put more harm to our environment & economy, then to allow the Taylors to build a dream of theirs.

I used to live across the street from the Taylor family.

Sincerely,
Lorna Fieldman
Corona Bouldin
11 of 11

EXHIBIT NO. 17
APPLICATION NO.
A-1-MEN-02-032
TAYLOR
PHOTO OF VIEW FROM
PARK



**View corridor of applicants' existing 16 ½-foot-tall house
from MacKerricher State Park picnic area at Lake Cleone**