



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- ADMINISTRATIVE CDP**

**MARCH 5, 2026
CDP_2025-0012**

PROJECT PLANNER CONTACT

Sandy Arellano
752 S. Franklin Street
Fort Bragg CA 95437
Phone: 707-234-6650
arellanos@mendocinocounty.gov

PROJECT SUMMARY

OWNER:	William Hayes 40650 Comptche Ukiah Road Mendocino, CA 95460
APPLICANT/AGENT:	Kelly Grimes, Architect P.O. Box 598 Little River, CA 95456
REQUEST:	Administrative Coastal Development Permit to develop a vacant 0.7± acre commercial zoned parcel in phases by establishing two steel warehouse buildings, production water well, water storage tank and mound treatment system, well house, drainage channel, septic system, fencing, sidewalks, parking and gravel road. Applicant wishes to place a temporary storage container for material and equipment storage during construction.
LOCATION:	In the Coastal Zone, 0.5± miles south of the City of Fort Bragg, on the north east corner of State Route 1 (SR 1) and Simpson Lane (CR 414) intersection; located at 18501 N. Highway 1, Fort Bragg; APN: 017-140-49.
TOTAL ACREAGE:	0.70± Acres
GENERAL PLAN:	Coastal Commercial General Plan (Chapter 4.5 – Coastal Element) LCP: U
ZONING:	Commercial 40K Mendocino County Code Title 20, Division II
CODE REFERENCE:	Mendocino County Code (MCC) Section 20.396.010 Coastal Commercial (A), (B)
APPEALABLE	No
SUPERVISORIAL DISTRICT:	4 (Norvell)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, Section 15303, Class 3(c), and Section 15311, Class 11(a)-(c)
RECOMMENDATION:	Approve with Conditions

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: Applicant wishes to develop a vacant 0.7± acre commercial zoned parcel in phases by establishing two steel warehouse buildings, production water well, water storage tank and treatment system, well house, drainage system along east property line, a mound septic system, new 6 foot cyclone fencing, sidewalks, parking and gravel road. The development is proposed to occur in stages. While the applicant has not identified a specific intended use, the design aligns with the principal permitted commercial uses allowed within the Coastal Commercial zone, including parking space requirements per MCC Sec. 20.472.020, sufficient for the maximum required as per square feet of gross floor area. The applicant also proposed to place a temporary storage container for material and equipment storage on the site during construction.

Proposed phases:

1. Well and well equipment building, septic system and gravel road
2. Building 1 construction [4,880 square feet]
3. Building 2 construction [2,480 square feet]
4. Fence work and final road grading and parking areas

During the review phase, the applicant revised the site map due to the mound septic design taking up more of the site than originally anticipated. A French drain originally proposed along the eastern side of the parcel was also revised to a drainage swale along the east side of the proposed buildings. The agent stated this updated design was recommended by the site evaluator, Pope Engineering, and will direct water to the north side of the building and away from the septic area.

SITE CHARACTERISTICS: The Project is located in the Coastal Zone, approximately a half mile south of the city of Fort Bragg, at the northeast corner of the intersection of State Route 1 (SR 1) and Simpson Lane (CR 414). It sits south of the southern banks of the medium sized stream; Hare Creek approximately half a mile north. The relatively flat property runs north to south on surface mineral soil identified as Sandy Loam, and is vacant of any vegetation, permanent structures and or utilities. A drainage swale is apparent outside along the western boundary of the parcel. The project agent provided a Site Evaluation Report (SER) and Archeological Report for the project. No biological or archaeological resources were identified on the site. Though the parcel is addressed N. Highway 1, its access onto the property is provided through an existing paved standard commercial driveway as shown on [Figure 1] on the Simpson Lane frontage (previously required by DOT for the previous Flea Market use permit), and will remain as access onto the parcel through a gate.



Figure 1: Northwest View from Simpson Lane, Driveway Approach - Visual Access Analysis

As per Figure 1, the site is completely fenced with a 6 foot high chain-link fence (proposed to be replaced as such) and an existing solid wood fence along the east boundary. The parcel has historically been used as an unpermitted campsite, permitted temporary construction support yard, and permitted Flea Market operating on the weekends. The commercially zoned project parcel borders Rural Residential zoning to the east and is heavily populated with developed residential parcels. The parcel located across Simpson Lane

is occupied by an operating gas station, and the parcel to the north was previously a used car lot. Across the highway are a series of commercial businesses including equipment rental and party supplies, thrift store and a dive shop.

Public Services:

Access: Simpson Lane (CR 414)
Water District: Fort Bragg Rural Fire Protection District
Sewer District: None
Fire District: None

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel Projects: Multiple projects have been proposed, described below. The site has historically been addressed 33970 Simpson Lane (APN: 017-100-18)

- **CE_2025-0009:** Test wells, approved 7/2/2025. Executed.
- **CDP 2005_0049:** Parking area, portable toilets, driveway improvements, fencing, landscaping and signage for weekend Flea Market, approved. Expired 2008.
- **CDP #71-96** Temporary use of parcel as a construction storage yard during seismic retrofits of nearby Hare Creek, Jughandle and Russian Gulch bridges. Install surrounding fence, porta potty, temporary construction office trailer and temporary power pole. Employee parking area and fuel storage. Approved and completed on 10/31/1997.
- **Preliminary Approval (PA) LCP 82-24 ADMIN CDP:** 13,000sf Commercial Building, approved. Application Lapsed, 1982.
- **PA LCP/F_1262-A (former APN: 017-100-18):** Construct a 32'x60' Restaurant Building, NegDec approved. Withdrawn by applicant 1977.

Neighboring Projects:

- **CDP_2021-0024:** Storage, Retail and Rental Commercial Use Establishment. Approved with conditions on 04/28/2022. Similar findings and located in close proximity to proposed project parcel.
- **PA 84-17:** Commercial Storage Facility
- **CDP 14-2008:** Coastal Motel Pool and Spa
- **LCP 86-37:** Car Lot
- **CDP 22-2009:** Simpson Round-a-bout

AGENCY COMMENTS: On July 1, 2025 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Air Quality Management District	No Response
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division Fort Bragg	Comments
County Addresser	No Comment
Department of Transportation (DOT)	No Response
Environmental Health (EH)	Comments
Farm Advisor	No Response
LAFCO	No Response
City of Fort Bragg (CDD)	No Comment
Fort Bragg Fire District	No Comment
Fort Bragg Unified School District	No Response
Mendocino Transit Authority (MTA)	No Response

Planning Division (Ukiah)	No Response
Resource Lands Protection Com.	No Response
Sonoma State University (CHRIS)	Comments
Mendocino County Farm Bureau	No Response
CAL FIRE (Land Use)	No Response
CAL FIRE (Resource Management)	No Response
California Coastal Commission (CCC)	No Comment
California Dept. of Fish & Wildlife (CDFW)	Comments
California Highway Patrol (CHP)	No Response
CALTRANS	Comments
Regional Water Quality Control Board	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Comment

Archaeological Commission: On 9/10/2025, the Commission voted to accept the survey provided by the applicant and impose Mendocino County Code Section 22.12.090 Discoveries and Section 22.12.100 Discoveries of Human Remains. **Condition No. 8** is recommended in accordance with this report.

Building Division Fort Bragg: On 7/18/2025, the department responded to request for comments stating this project will require proper building permits. **Condition No.5** is recommended to satisfy the building division's request.

California Coastal Commission (CCC): On 7/22/2025 and on 9/10/2025, the CCC responded to a request for comments indicating a site visit was not necessary and questioned intended uses for the structure, any biological reporting was conducted, and if proof of water was provided. Staff replied to the inquiries and provided a Water Completion Report for their review as well as provided the comments received by CDFW. No further comments were made.

California Department of Fish and Wildlife (CDFW): On 7/2/2025, CDFW staff responded to a request for comments stating a Biological Scoping Survey would not be necessary due to the previous ground disturbance, and determined the chances of the property containing special status species was low. CDFW recommended conditions of approval including a requirement that any landscaping planting palettes include locally appropriate native tree, shrub, and herbaceous annual species and require removal of non-native invasive plant species for a period of five years, post-development. These recommendations are included as **Condition No. 14**

California Department of Transportation (CALTRANS): On 8/6/2025, a written response was provided noting that any work within the Caltrans right-of-way will require an encroachment permit from Caltrans. The applicant is encouraged to contact Caltrans for information or to arrange any required permitting processing. This is included as **Condition No. 11**.

Division of Environmental Health (EH): On 7/29/2025, EH replied to request for comments requesting the applicant is to submit a Site Evaluation Report (SER) from a qualified site evaluator for the design of the septic system and drainage plan, as well as a water well application for their review. The applicant provided the requested items and copied staff.

Northwest Information Center at Sonoma State (NWIC): On 7/14/2025, NWIC responded to a request for comments on this project and recommended a field study by a qualified professional archaeologist prior to commencement of project activities due to a moderate potential for unrecorded Native American resources within the proposed project area. The applicant provided an Archaeological Ground Surface Survey Report prepared by William H. Cull, M.A. dated 7/19/2024. The survey was presented to the Archeological Commission on 9/10/2025 and accepted.

PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY: The project site is located between Hare Creek and Jug Handle Creek, subject to the Mendocino Coastal Element Chapter 4.5 Hare Creek to Jug Handle Creek Planning Area.

South of Hare Creek, the area combines a Highway 1 commercial strip with largely built-out rural residential neighborhoods. Development includes small-scale businesses, one-acre residential parcels along tributary roads like Simpson Lane, and larger parcels used in part for grazing, reflecting the area's rural character and limited infrastructure. Simpson Lane is a key priority. Its intersection with Highway 1 is a high traffic site, and safety improvements, continue to progress. Additionally, broader constraints in the area include septic system failures tied to a high water table. Heavily-used trailer parks, and visitor accommodating commercial intensity have contributed to this, along with strong community opposition to municipal sewer expansion infrastructure and higher-density development.

Overall, as proposed, the project is consistent with the goals and policies of the Local Coastal Program, provided that previous commercial establishment access remains unchanged. Additionally, Caltrans was notified of the project and provided supportive comments. Since then, traffic improvements, including the existing roundabout and highway enhancements identified under CDP 22-2009 (Simpson Lane Roundabout) were implemented. Subsequently, a Non-Standard Septic Mound System is proposed following recommendations of the provided Site Evaluation Report.

LAND USE: The subject parcel is classified as Commercial (C). Coastal Element Section 2.2 describes the intent of the C classification as:

“To provide suitable locations within or contiguous to developed areas for commercial development appropriately located in and compatible with unincorporated and rural communities. Housing should be encouraged as a conditional use to encourage retention and construction of affordable housing.”

The proposed project is consistent with the intent of the Commercial (C) land use designation as it represents appropriately located commercial use within an established developed area and is compatible with the surrounding community. Staff finds that the project is consistent with applicable Coastal Element goals and policies, as well as the Chapter 4.5 Land Use Planning Area objectives. The project would not conflict with any identified land use policies or planning objectives, and no adverse land use impacts have been identified or are anticipated. Accordingly, implementation of the proposed project would result in no impact with respect to land use consistency.

ZONING: The zoning district for the subject parcel is Commercial C (40,000 sf). The purpose of the Commercial District is to implement Coastal Element Chapter 2.2 policies zoning designation.

Although no particular commercial occupancy use for the commercial structure is indicated at this time, the proposed commercial development would be subject to meet the permitted use types for C Zoning District. As proposed, the development complies with or is more conservative than the applicable MCC standards. No minimum yard setbacks are required, though a 10-foot setback is proposed along the East RR Zone. The building height is proposed at less than 20 feet, well below the 35-foot maximum. Lot coverage is also significantly lower than allowed, at 22.3% compared to the 50% maximum. Parking requirements, which typically range from one to three spaces per 300 square feet of gross floor area, have not yet been determined however subject to be met, accessible parking included.

As proposed, the commercial project satisfies MCC Chapter 20.396 standards.

HABITATS AND NATURAL RESOURCES: Coastal Element Chapter 3.1 and MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* applies to all development proposed in the Coastal Zone, unless and until it can be demonstrated to the approving authority that the project will not degrade an environmentally sensitive habitat or resource area (ESHA) and shall be compatible with the continuance of such areas. The *LCP Habitats & Resources* map does not depict natural resources on the

site (Attachments J). Furthermore, staff utilized mapping tools, which did not identify any Environmentally Sensitive Habitat Areas (ESHA) or wetland streams on the project parcel. However, a pond was identified approximately 150 feet east of the site on an adjacent residential property. Therefore, staff determined a biological scoping survey was not necessary.

On July 1, 2025, comments were requested from the California Coastal Commission (CCC) and the California Department of Fish and Wildlife (CDFW). Responses were received from both agencies. The CCC inquired whether a Biological Report had been prepared and was informed that none was submitted. CDFW staff determined that a Biological Report was not necessary due to the existing ground disturbance at the site by previous non development uses and concluded that the likelihood of the property serving as habitat for rare plant species is low. CDFW further recommended that conditions of approval require all landscaping palettes to incorporate locally appropriate native tree, shrub, and herbaceous annual species, and that non-native invasive plant species be removed for a period of five years following project completion. The corresponding **condition No. 14** has been incorporated into this report. Additionally, staff provided CDFW's comments to the CCC, which subsequently concurred with CDFW's determination.

Staff recommends that the project would be consistent with Coastal Element Chapter 3.1 policies and MCC Chapter 20.496 regulations.

GRADING, EROSION, AND RUNOFF: Coastal Element Chapter 3.1 and MCC Chapter 20.492 applies to all development proposed in the Coastal Zone, unless and until it may be demonstrated to the approving authority that the project will not degrade an environmentally sensitive habitat or resource area (ESHA) and shall be compatible with the continuance of such areas. The proposed development will be located in areas which are relatively flat. Grading will be required to accommodate the proposed development.

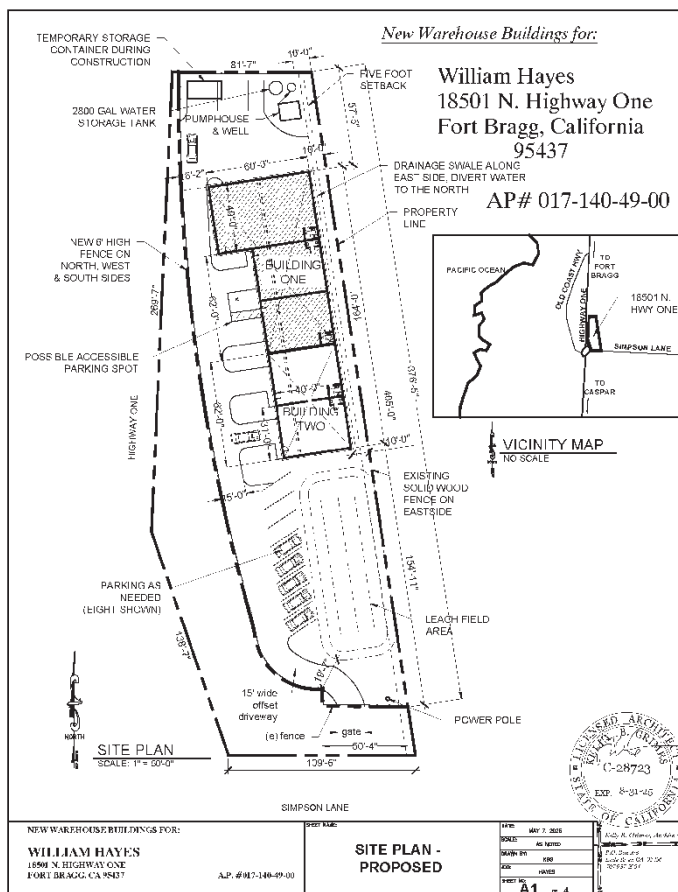


Figure 2: Site Map Dated May 7, 2025

On January 14, 2026, the applicant provided an updated site plan dated May 7, 2025, and Site Evaluation Report (SER) prepared by Pope Engineering for a new on-site Wisconsin Mound Septic System. The updated site plan (Attachment E) and SER indicate a drainage swale along east side to use the natural topography diverting water to the north of the parcel and away from the septic system and leach field. This swale is designed within the 10 foot side setback to the east abutting a residential zone.

As proposed, grading will occur at the time of construction. If the amount of time of construction requires a permit from the Building Division, the Coastal Permit Administrator, or their designee, shall review and approve the grading permit to determine its consistency with MCC Chapters 20.492 and 20.500 regulations. Grading activities, including maintaining driveway and parking areas and any work associated with an Encroachment Permit shall comply with MCC Chapters 20.492 and 20.500 regulations.

Best Management Practices would be incorporated into the project as **Condition No. 12**, for potential grading in preparation of the development. With the incorporation of this condition, the proposed project would be consistent with Chapter 20.492 of the Mendocino County Code.

HAZARDS MANAGEMENT: Coastal Element Chapter 3.4 and MCC Chapter 20.500 *Hazard Areas* applies to all development proposed in the Coastal Zone unless determined by the Coastal Permit Administrator that the project is not subject to threat from geological, fire, flood, or other hazards. Mapping does not associate faults, flood plains, or landslides with the site.

Fire Hazard: The site is classified as a moderate fire hazard area and is located within the Fort Bragg Rural Fire Protection District (as per Attachment L). On July 1, 2025, comments were requested from the California Department of Forestry and Fire Protection and the Fort Bragg Rural Fire Protection District. The Fort Bragg Rural Fire Protection District responded on July 2, 2025, acknowledging receipt of the request indicating no comment. As of the date of this report, no response has been received from CAL FIRE. As proposed, the project is consistent with MCC Section 20.500.025, Fire Hazard Development Standards and Coastal Element Chapter 3.4 policies.

VISUAL RESOURCE AND SPECIAL TREATMENT AREAS: The project site is not mapped as a Highly Scenic Area; therefore, Coastal Element Chapter 3.5 Visual Resource and Special Treatment Area policies and MCC Chapter 20.504 *Visual Resources and Special Treatment Areas* are not applicable. Though not a requirement, it is recommended, the structures' colors should be of a neutral tone to maintain the blend in hue and brightness with their surroundings.

GROUNDWATER RESOURCES, TRANSPORTATION/CIRCULATION, AND OTHER PUBLIC SERVICES: Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 *Transportation, Utilities and Public Services* applies to all new developments. The property is located along State Route 1 and is mapped as a *Marginal Water Resource Area* (Attachment N). No public utilities are available for this parcel.

On July 1, 2025, comments were requested from the Division of Environmental Health (DEH), Mendocino County Department of Transportation (DOT) and California Department of Transportation (CalTrans). DEH staff responded requesting the applicant to submit a SER for new septic system and French drain design as apply for a water well permit. The applicant provided the SER as referenced above as gave notice the French drain was no longer an option; rather a drainage swale was recommended by the project engineer Pope Engineering. A permit to dig test wells was also applied for and granted during the development of this report (CE_ 2025-0007). A well completion report was completed on October 9, 2025, and provided to DEH, as well as the CCC, and incorporated into this report as (Attachment F).

On August 6, 2025, Caltrans commented that an encroachment permit would only be necessary for work within the State right-of-way along State Route 1, should and when a driveway approach be proposed on the west side of the parcel, however, that is not proposed at this time. No response was received by DOT at the time this report.

Conditions of approval No. 5 and No. 11 have been added to satisfy the requirements of DEH and Caltrans. Staff recommends Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 are not applicable in this instance.

ARCHAEOLOGICAL/CULTURAL RESOURCES: On July 1, 2025, the proposed project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. To date, only Sherwood Valley Band of Pomo Indians responded to the referral request. Additionally, the project was referred to the Northwest Information Center (NWIC) at Sonoma State University. Comments on a letter dated July 14, 2025 were received back from NWIC indicated that no previous studies were completed and recommended a survey be conducted do to the moderate potential of possible cultural resources being present. As such, a study was recommended during the Archaeological Commissions hearing, provided and later accepted on September 10, 2025 meeting after no cultural, historical, or Archaeological sites were observed in a survey prepared by William H Cull, M.A. dated July 19, 2025. Sherwood Valley Band of Pomo Indians was able to be present during the site survey and concurred with the findings of the Archaeological study.

Staff notes that **Condition No. 8** advises the property owner of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, the proposed project would be consistent with Coastal Element Chapter 3.5 archaeological resource policies and MCC Chapter 22.12.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment; and are therefore exempt from the requirement for the preparation of environmental documents. The proposed construction to develop a vacant 0.7± acre commercial zoned parcel in phases by establishing two steel warehouse buildings, production water well, water storage tank and mound treatment system, well house, drainage channel, septic system, fencing, sidewalks, parking and gravel road as well as the proposed temporary storage container for material and equipment storage during construction, meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Section 15311, which exempts accessories to appurtenant uses to an existing commercial facility such as on-premise signs; small parking lots and the placement of temporary use items such as a storage container.

Additionally, Section 15303 Class 3(c) is applicable as the proposed size of the structure is listed at 7,360 square feet, which is below the 10,000 square foot maximum in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive for a commercial business not involving the use of significant amounts of hazardous substances.

PROJECT FINDINGS & CONDITIONS OF APPROVAL

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2025-0012, and a request to establish a commercial use of the property consisting of the development of a vacant 0.7± acre commercial zoned parcel in phases by establishing two steel warehouse buildings, production water well, water storage tank and treatment system, well house, drainage channel, mound septic system, fencing, sidewalks, parking and gravel road. Applicant wishes to place a temporary storage container for material and equipment storage during construction. The project site is located at 18501 N. Highway 1, Fort Bragg, APN: 017-140-49, accessible through the southern boundary entrance off of Simpson Lane.

Staff recommends that the CPA find the project Categorical Exempt as per Sections 15303 and 15311 from the California Environmental Quality Act and approves the project pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, subject to the following findings and conditions:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project to develop two steel warehouse buildings, production water well, water storage tank and mound treatment system, well house, drainage channel, septic system, fencing, sidewalks, parking and gravel road, and the placement of a temporary storage container for material and equipment storage during construction, is in conformity with the certified local coastal program, is a principally permitted use and additional appurtenant structures are permitted accessories within the Coastal Commercial land use classification and are consistent with the intent of the commercial classification and all associated development criteria within the Mendocino County Coastal Element Commercial Land Use classifications and Mendocino County Coastal Element Chapter 2.2 and Section 4.5; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed project to develop two steel warehouse buildings, production water well, water storage tank and treatment system, well house, drainage channel, mound septic system, fencing, sidewalks, parking and gravel road, and the placement of a temporary storage container for material and equipment storage during construction, will be provided with adequate utilities, access roads, drainage, and other necessary facilities. Adherence to Best Management Practices would ensure that the proposed well, septic, drainage plan and driveway would not create adverse conditions, including storm water pollution, erosion, and sedimentation. The project is not expected to use public utilities at this time; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development to develop two steel warehouse buildings, production water well, water storage tank and treatment system, well house, drainage channel, mound septic system, fencing, sidewalks, parking and gravel road, and the placement of a temporary storage container for material and equipment storage during construction is consistent with the purpose and intent of the Coastal Commercial (C) zoning district applicable to the property, as well

as the provisions of this Division and preserve the integrity of the zoning district. The proposed project is considered a principal permitted use per MCC Section 20.396.010. The proposed Commercial Structures and improvements would not significantly impact commercial viability of the lot and conforms to all other applicable regulations for the Coastal Commercial zoning district, including setbacks, height limit, and lot coverage; and

4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development to develop two steel warehouse buildings, production water well, water storage tank and treatment system, well house, drainage channel, mound septic system, fencing, sidewalks, parking and gravel road, and the placement of a temporary storage container for material and equipment storage during construction, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations under Title 14, Division 6, Chapter 3, Article 19, Guidelines Section 15303(c) for Class 3 New Construction or Conversion of Small Structures, Accessory (appurtenant) structures including garages, and fences, and Section 15311, which exempts accessories to appurtenant uses to an existing commercial facility such as on-premise signs; small parking lots and the placement of temporary use items such as a storage container; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development to develop two steel warehouse buildings, production water well, water storage tank and treatment system, well house, drainage channel, mound septic system, fencing, sidewalks, parking and gravel road, and the placement of a temporary storage container for material and equipment storage during construction will not have any adverse impacts on any known archaeological or paleontological resources. The project was referred to five local tribes for review and comment, including Cloverdale Rancheria, Manchester Point Arena Tribe, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. As of this date, Sherwood Valley Band of Pomo Indians responded from any of the five local tribes. Additionally, the proposed project was referred to Mendocino County Archaeological Commission (ARCH) and Northwest Information Center (NWIC) as was studied by a professional archaeologist. No cultural resources were identified. Condition 8 is recommended which advises the applicant of the "Discovery Clause." The "Discovery Clause" prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project; and
6. Pursuant to MCC Section 20.532.095(A)(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 to develop two steel warehouse buildings, production water well, water storage tank and treatment system, well house, drainage channel, mound septic system, fencing, sidewalks, parking and gravel road, and the placement of a temporary storage container for material and equipment storage during construction. Solid waste service is available either as curbside pick- up or at the Caspar Solid Waste and Recycling Center Station, a few miles south of the subject parcel. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the LCP land use designations were assigned to the site previously permitted as a Flea Market using the same access onto and off the site; and

CONDITIONS OF APPROVAL:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Zoning Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Such permit vesting shall include approved permits associated with this project (i.e. building permits, septic permits, well permits, etc.) and physical construction in reliance of such permits, or a business license demonstrating establishment of a use proposed under this project.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.

3. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Conditions of approval shall be attached to or printed on any building permit application and shall be a part of on-site construction drawings.
10. To ensure the project utilizes the correct building materials, the project's proposed color palette and roofing material were submitted to the County for approval consisting of galvanized or painted steel metal roofing, and horizontal metal siding, galvanized or painted Steel. Except for the proposed pump house shed of wood material. All paint colors intend to be of a neutral tone to maintain the blend in hue and brightness with their surroundings. Windows should be of non-glare or reflective material.
11. The applicant is hereby notified that any work within Caltrans right-of-way along State Route 1 shall require the permit holder obtain an Encroachment Permit from Caltrans.
12. Prior to issuance of the building permit associated with this Coastal Development Permit, the applicant shall specify Best Management Practices (BMPs) to be implemented to reduce erosion and sedimentation from construction activities. If the amount of grading on the site exceeds fifty (50) cubic yards, the applicant shall cease construction activities and develop a Grading and Erosion Control Plan for the site and submit it to the Planning and Building Services for review and approval.
13. In compliance with MCC Section 20.504.035, exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Coastal Permit Administrator.

14. Per CDFW's recommendations, any landscaping planting palettes should include locally appropriate native tree, shrub, and herbaceous annual species and require removal of non-native invasive plant species for a period of five (5) years post development property wide.
15. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

4/23/2026

DATE

Sandy D Arellano

SANDY ARELLANO
PLANNER I

4/23/2026

DATE

Julia Krog

JULIA KROG
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$2,354.00

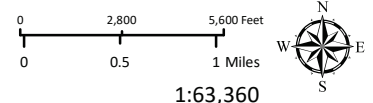
ATTACHMENTS:

- | | |
|------------------------------------|-------------------------------|
| A. Location Map | I. LCP Land Use Maps |
| B. Aerial Map (Vicinity) | J. LCP Hab & Res |
| C. Aerial Map | K. Adjacent Owner Map |
| D. Topo | L. Fire Hazards Map |
| E. Application, Site Map and Plans | M. Wetlands Map |
| F. Well Completion Report | N. Ground Water Resource Area |
| G. Zoning Map | O. School District Map |
| H. General Plan Map | P. MS4 Stormwater Area |
| | Q. Wildland Urban Interface |



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

Major Towns & Places
 City Limits
 Coastal Zone Boundary
 Highways
 Major Roads



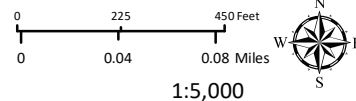
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

— Highways (2017) - - - - - Driveways/Unnamed Roads
== Public Roads
== Private Roads



1:5,000
AERIAL IMAGERY

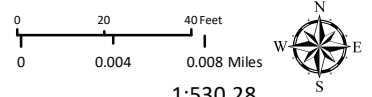
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

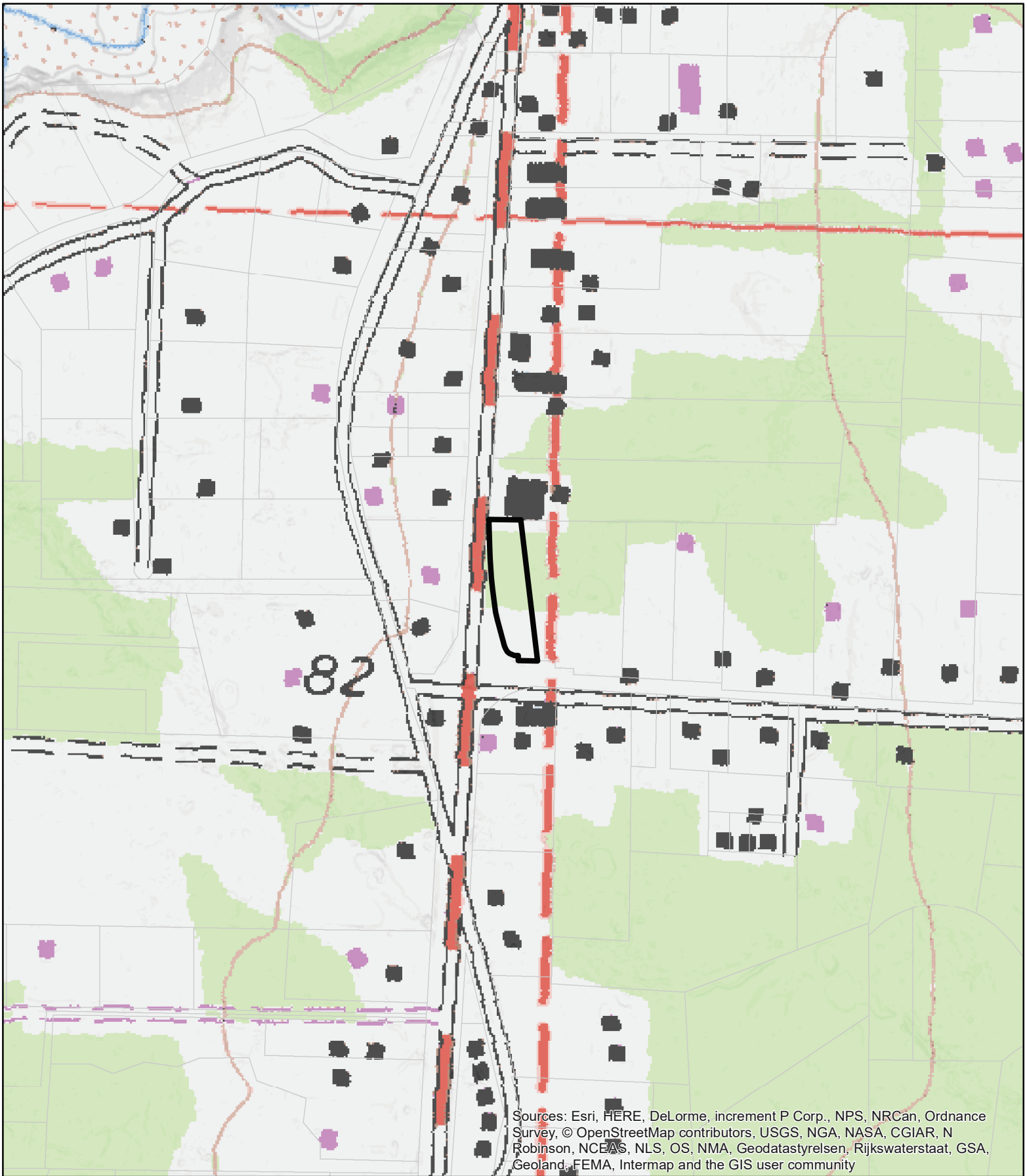
— Highways (2017)
— Public Roads



1:530.28

AERIAL IMAGERY

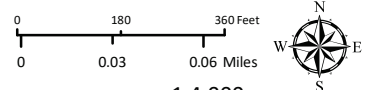
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Assessors Parcels



1:4,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/planning



Case No(s)	CDP 2025-0012
CDF No(s)	TBD
Date Filed	5-12-2025
Fee	\$5,789-
Receipt No.	PRJ
Received by	Sandy Arellano
Office Use Only	

COASTAL ZONE APPLICATION FORM

RECEIVED

MAY 12 2025

PLANNING & BUILDING SERV
FORT BRAGG, CA

APPLICANT

Name William Hayes
Mailing Address 40650 Comptche Ukiah Rd mendoswamp@yahoo.com
City Mendocino State Ca Zip Code 95460 Phone 707-357-1886

PROPERTY OWNER

Name William Hayes
Mailing Address 40650 Comptche Ukiah Rd Email:
City Mendocino State Ca Zip Code 95460 Phone 707-357-1886

AGENT

Name Kelly Grimes
Mailing Address P.O. Box 598 Email: grimie@mcn.org
City Little River State Ca Zip Code 95456 Phone 707-937-2904

PARCEL SIZE

.7

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

18501 N Hyw. 1, Fort Bragg, Ca 95437

ASSESSOR'S PARCEL NUMBER(S)

017-140-49-00

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

Signature of Applicant/Agent

5-7-25
Date

Signature of Owner

5/7/2025
Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Develop an undeveloped parcel with water well, water storage tank, well house to hold pumps and treatment equipment, french drain along east property line, septic system, 2 steel warehouse buildings, Fencing, sidewalks, parking and gravel road. *Temporary Storage Container for building.*

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	_____	_____
☐ Mobile Home	_____	_____
☐ Duplex	_____	_____
☐ Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures:	10,748
Estimated employees per shift:	0
Estimated shifts per day:	0
Type of loading facilities proposed:	none

4. Will the proposed project be phased? ☒ Yes ☐ No

If Yes, explain your plans for phasing.

1. Well and well equipment building, Septic system and gravel road first.
2. Building 1 construction
3. Building 2 construction
4. fence work and final road grading and parking areas

5. Are there existing structures on the property? ☐ Yes ☒ No
If yes, describe below and identify the use of each structure on the plot plan.

6. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 25'-2" feet.

8. Lot area (within property lines): .7 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>0</u> square feet	<u>10,748</u> square feet	<u>10,748</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>30,500</u> square feet	<u>19,752</u> square feet	<u>19,752</u> square feet

GRAND TOTAL: 30,500 square feet
(Should equal gross area of parcel)

10. Gross floor area: 10,748 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>0</u>	Proposed <u>10 +</u>	Total <u></u>
Number of covered spaces	<u>0</u>	Size <u></u>	
Number of uncovered spaces	<u>10 +</u>	Size <u></u>	
Number of standard spaces	<u>9 +</u>	Size <u>9'X18'</u>	
Number of handicapped spaces	<u>1</u>	Size <u>17'X18'</u>	

12. Utilities will be supplied to the site as follows:

A. Electricity

- ☐ Utility Company (service exists to the parcel).
☒ Utility Company (requires extension of services to site: 50 feet miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☐ Utility Company/Tank
☐ On Site generation, Specify: _____
☐ None

C. Telephone: ☐ Yes ☒ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
downcast lighting at all entrances

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
- ☒ Septic Tank
- ☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well _____
☐ Spring _____
☐ Other, specify _____

16. Is any grading or road construction planned? ☒ Yes ☐ No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- | | | | |
|----|---|------------|-------------|
| A. | Amount of cut: | <u>0</u> | cubic yards |
| B. | Amount of fill: | <u>0</u> | cubic yards |
| C. | Maximum height of fill slope: | <u>0'</u> | feet |
| D. | Maximum height of cut slope: | <u>0'</u> | feet |
| E. | Amount of import or export: | <u>100</u> | cubic yards |
| F. | Location of borrow or disposal site: Kibesillah Rock Co, 33051 Ca-1 FortBragg, Ca 95437 | | |

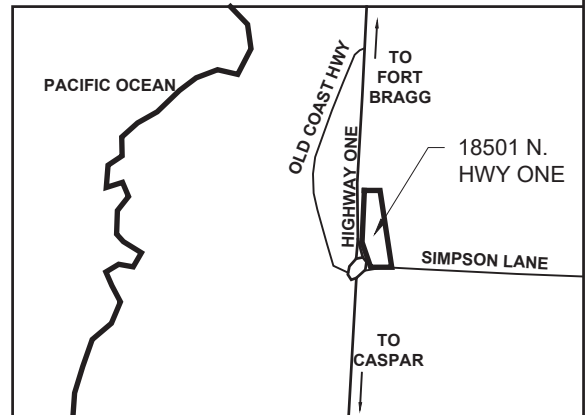
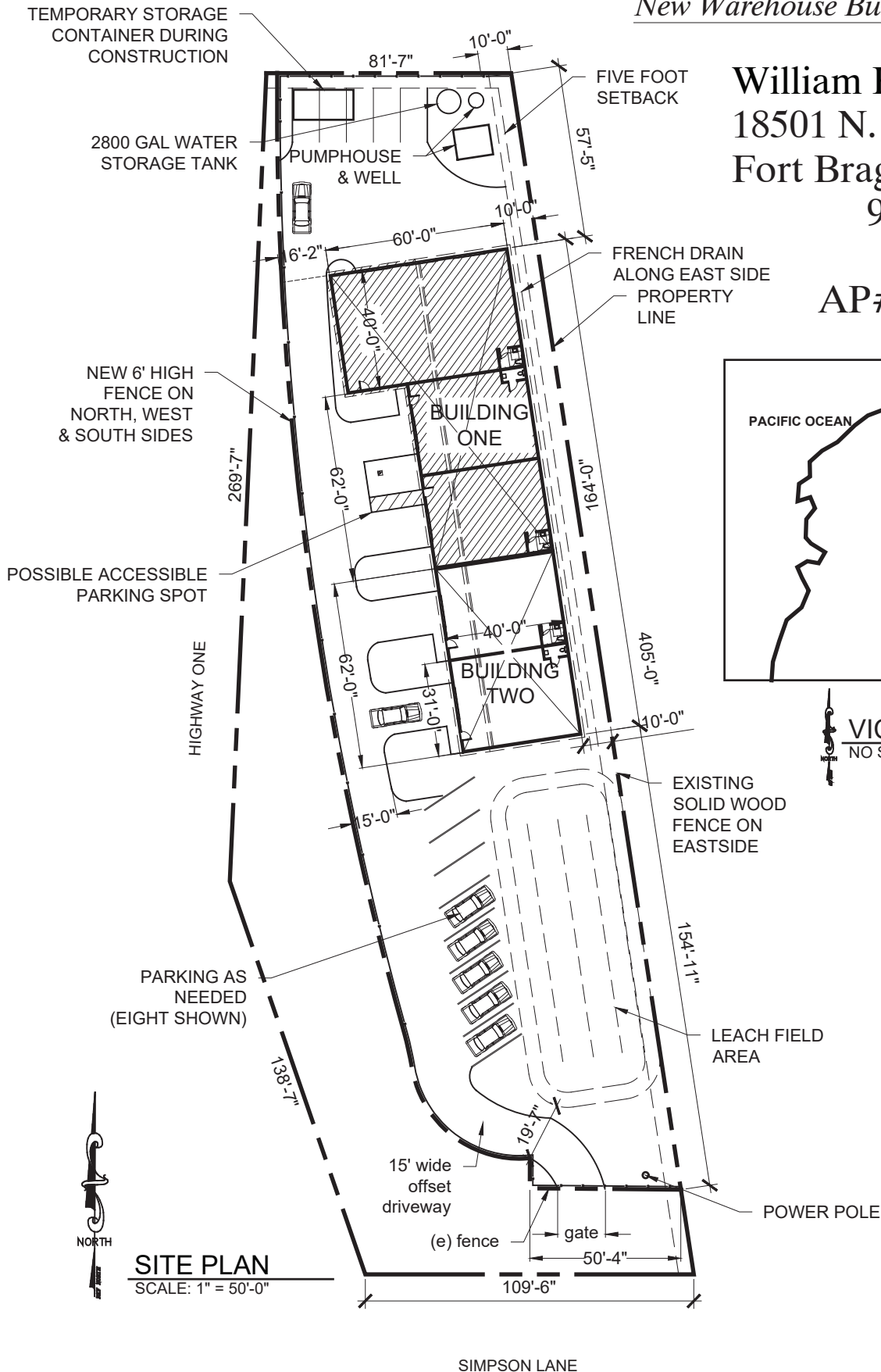
17.	Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ☒ No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? ☐ Yes ☒ No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? ☒ Yes ☐ No B. Park, beach or recreation area? ☐ Yes ☒ No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking ☐ Yes ☒ No B. Filling ☐ Yes ☐ No C. Dredging ☐ Yes ☐ No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ No Amount of material to be dredged or filled? ⁰ _____ cubic yards. Location of dredged material disposal site: ^{n/a} _____ Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

If you need additional room to answer any question, attach additional sheets.

New Warehouse Buildings for:

William Hayes
18501 N. Highway One
Fort Bragg, California
95437

AP# 017-140-49-00



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

A.P. #017-140-49-00

SHEET NAME:

**SITE PLAN -
PROPOSED**

DATE: MAY 7, 2025

SCALE: AS NOTED

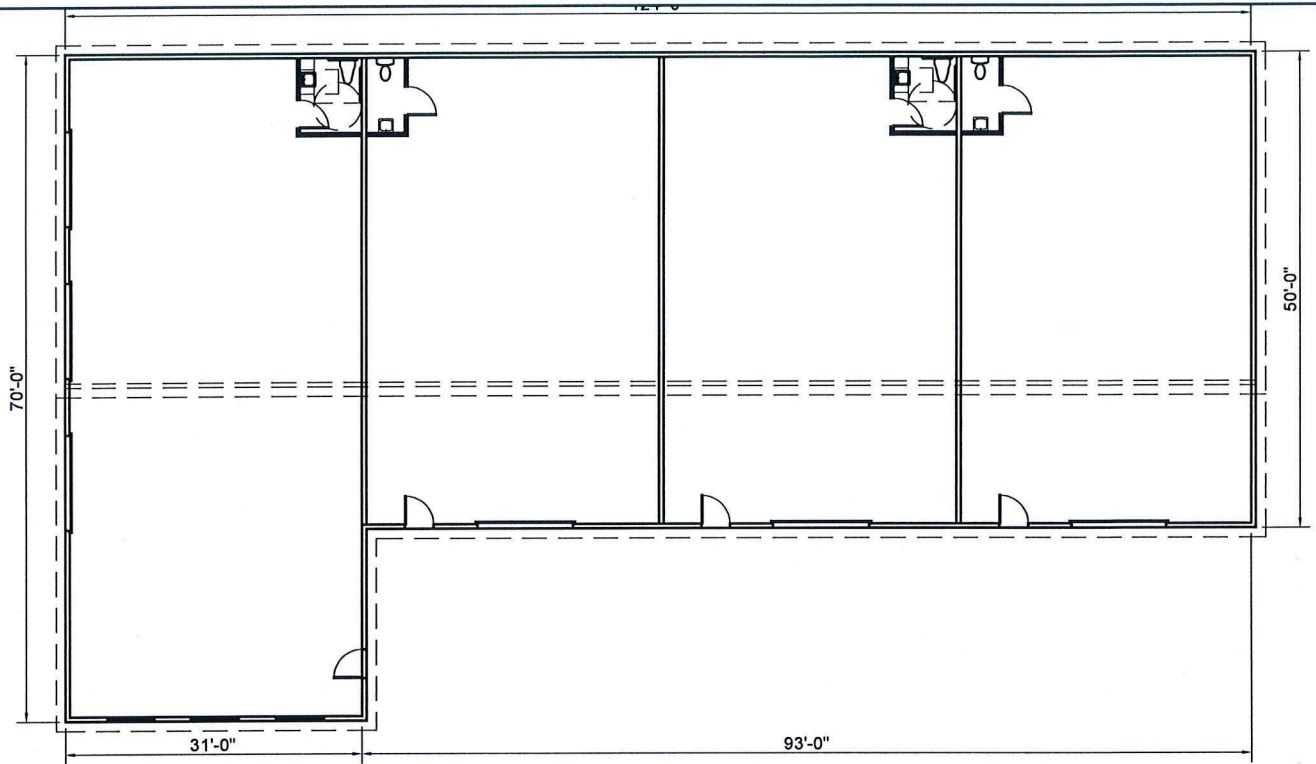
DRAWN BY: KBG

JOB: HAYES

SHEET NO: **A1** OF 4

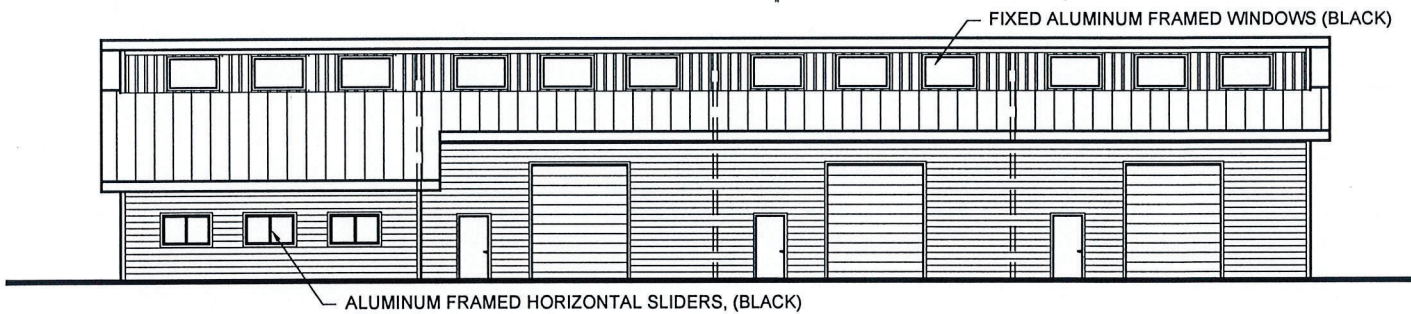
Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



FLOOR PLAN - BUILDING ONE

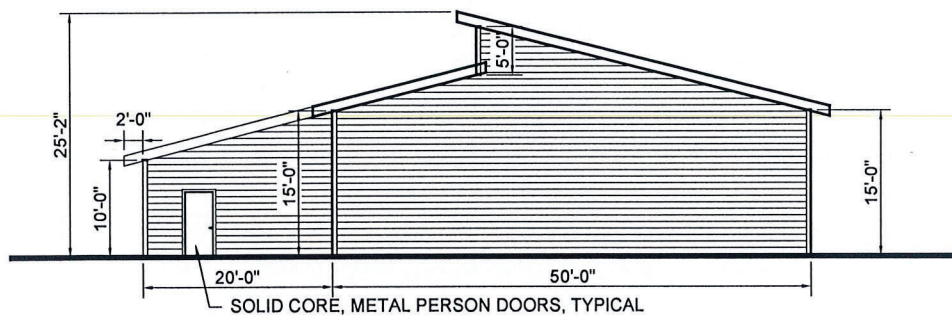
SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"

BUILDING ONE



SOUTH ELEVATION

SCALE: 1" = 20'-0"

BUILDING ONE



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES

18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

A.P. #017-140-49-00

SHEET NAME:

**BLDG ONE FLOOR PLAN
EXTERIOR ELEVATIONS
WEST & SOUTH**

DATE: MAY 7, 2025

SCALE: AS NOTED

DRAWN BY: KBG

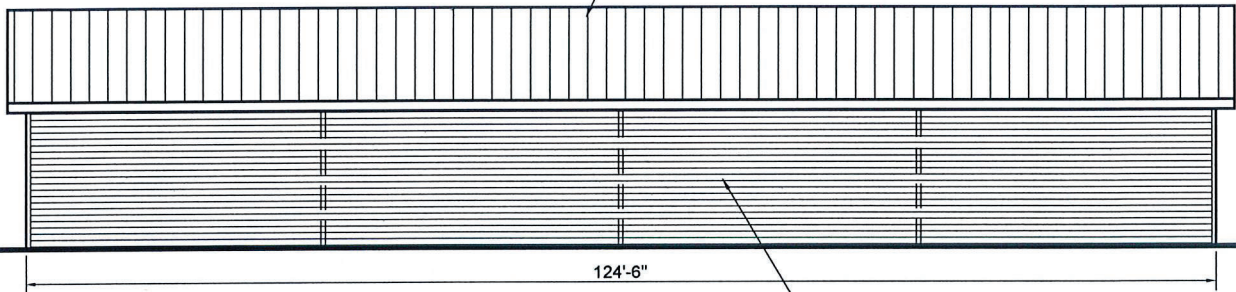
JOB: HAYES

SHEET NO: **A2** of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904

STANDING SEAM METAL ROOFING, TYPICAL
CLASS A RATED 26 GA. 1-1/4" RIB,
GALVANIZED OR PAINTED STEEL

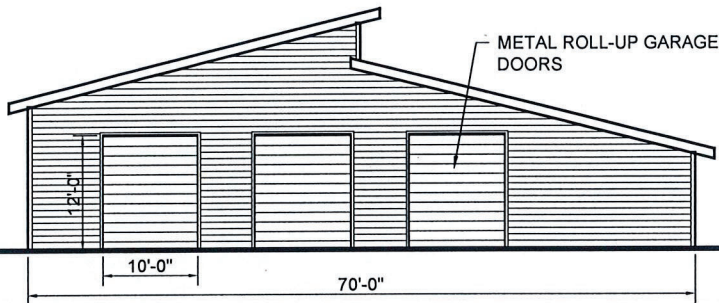


EAST ELEVATION

SCALE: 1" = 20'-0"

BUILDING ONE

HORIZONTAL METAL SIDING,
CLASS A RATED 26GA. 3/4" RIB HT.
GALVANIZED OR PAINTED STEEL

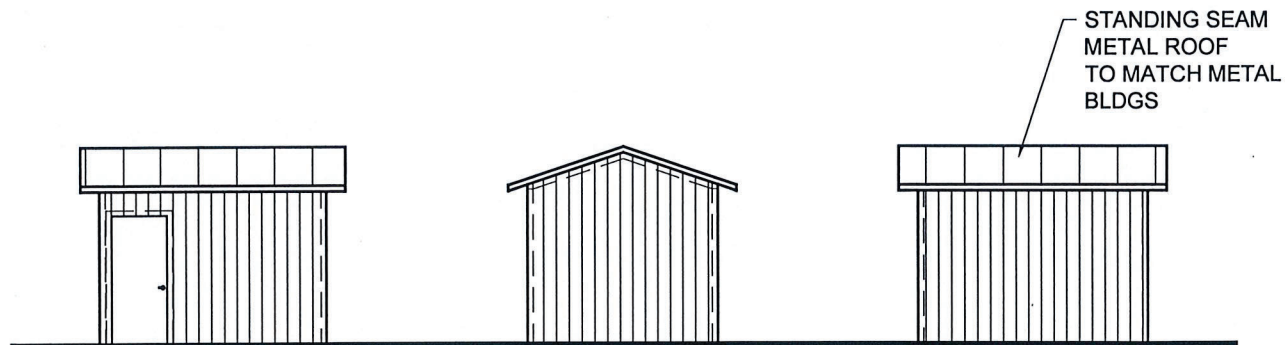


NORTH ELEVATION

SCALE: 1" = 20'-0"

BUILDING ONE

METAL ROLL-UP GARAGE
DOORS



NORTH ELEVATION

SCALE: 1" = 10'-0"

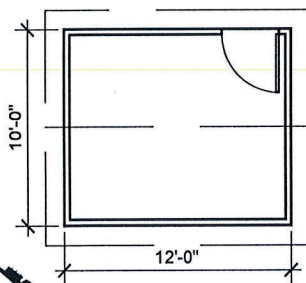
WEST ELEVATION

SCALE: 1" = 10'-0"

SOUTH ELEVATION

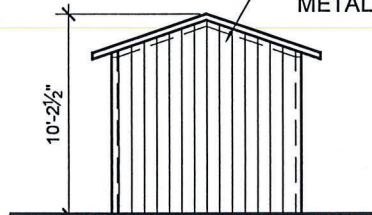
SCALE: 1" = 10'-0"

T1-11 PLYWD SIDING
PAINTED TO MATCH
METAL BLDGS



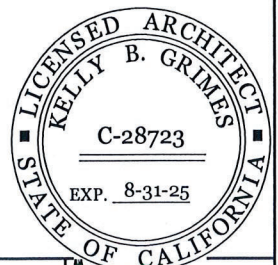
FLOOR PLAN - PUMPHOUSE

SCALE: 1" = 10'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

A.P. #017-140-49-00

SHEET NAME:

**BLDG ONE - ELEVATIONS
EAST & NORTH
PUMPHOUSE- PLANS &
ELEVATIONS**

DATE: MAY 7, 2025

SCALE: AS NOTED

DRAWN BY: KBG

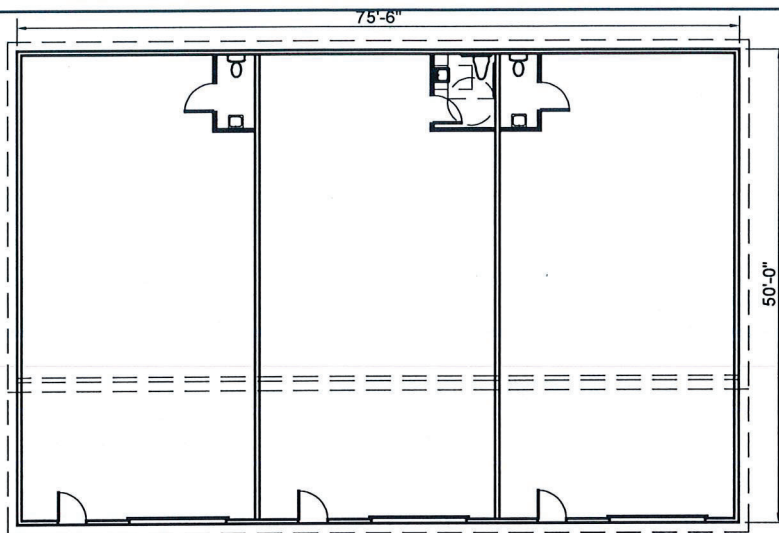
JOB: HAYES

SHEET NO:

A3 of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



FLOOR PLAN - BUILDING TWO

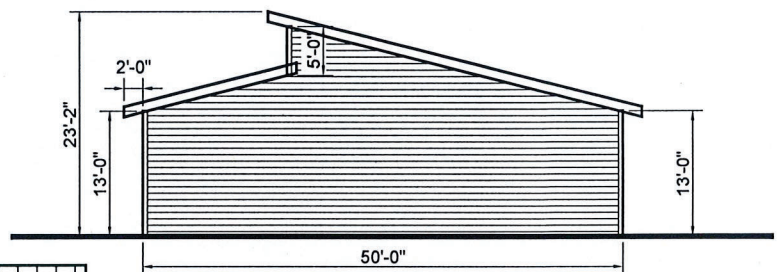
SCALE: 1" = 20'-0"

PLEASE NOTE:
ALL MATERIALS SAME AS
BUILDING ONE



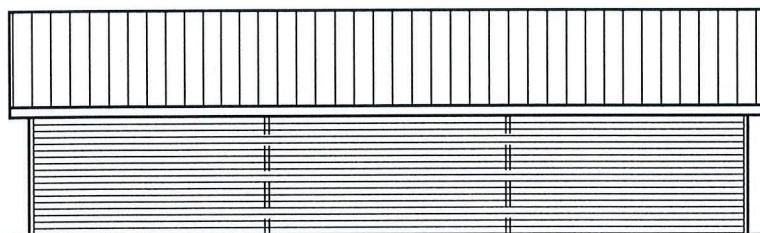
WEST ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"



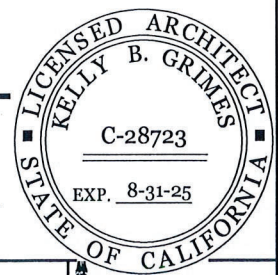
EAST ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

A.P. #017-140-49-00

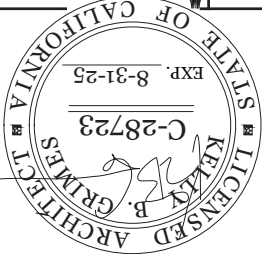
SHEET NAME:

**BLDG TWO FLOOR PLAN
EXTERIOR ELEVATIONS
WEST, SOUTH, EAST
& NORTH**

DATE: MAY 7, 2025
SCALE: AS NOTED
DRAWN BY: KBG
JOB: HAYES
SHEET NO: **A4** of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904

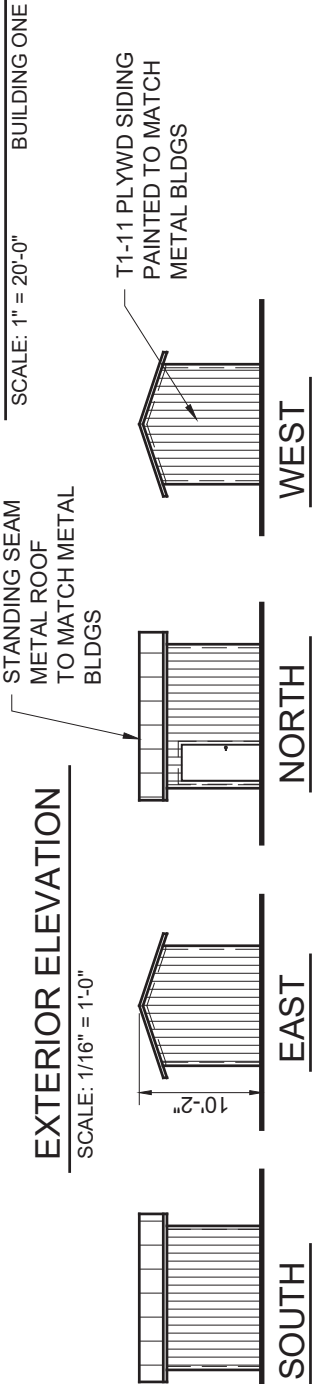
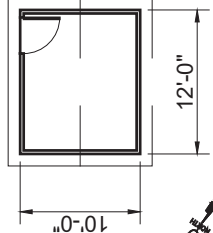
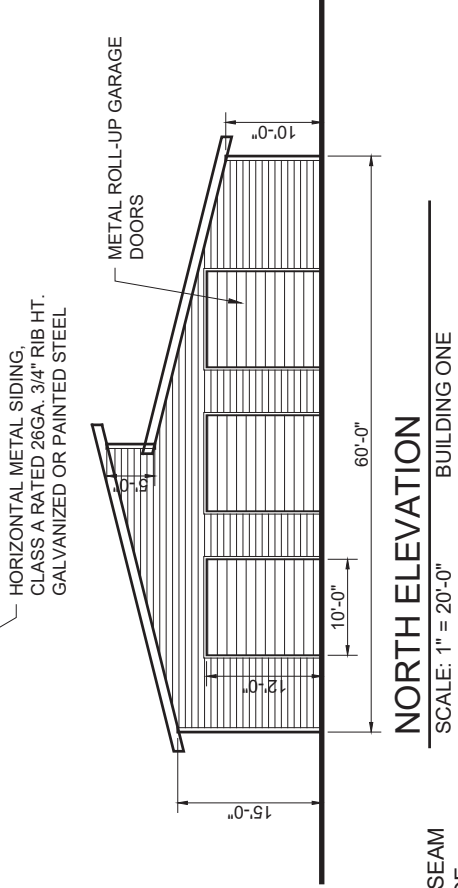
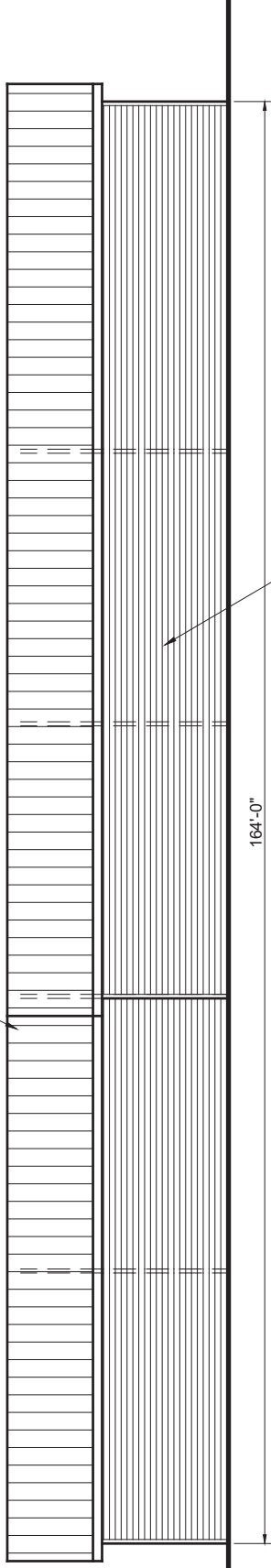
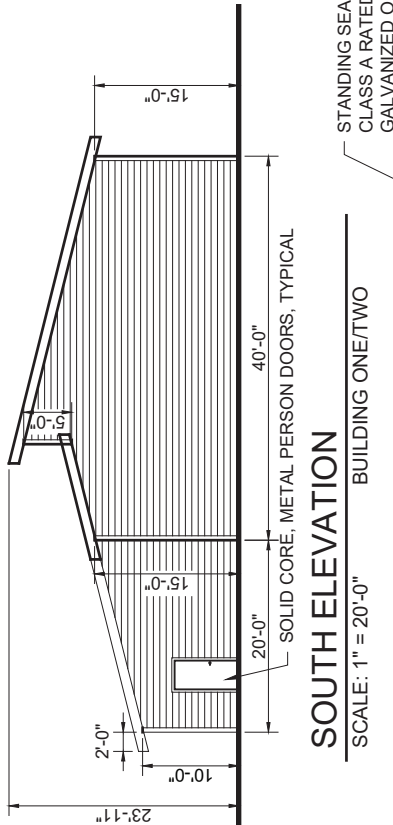


DATE:	MAY 7, 2025
SCALE:	AS NOTED
DRAWN BY:	KBG
JOB:	HAYES
SHEET NO:	A2 OF 4

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

BLDG ONE FLOOR PLAN EXTERIOR ELEVATIONS WEST, NORTH & SOUTH

NEW WAREHOUSE BUILDINGS FOR:
WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437
A.P. #017-140-49-00



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES

18501 N. HIGHWAY ONE

FORT BRAGG, CA 95437

A.P. #017-140-49-00

SHEET NAME:

BLDG ONE & TWO

FLOOR PLANS &

EXTERIOR ELEVATION

WEST

DATE: MAY 7, 2025

SCALE: AS NOTED

DRAWN BY: KRG

JOB: HAYES

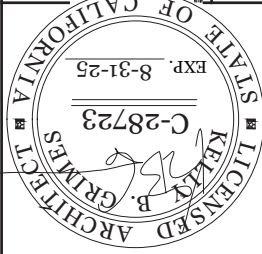
SHEET NO: A2 OF 4

Kelly B. Grimes, Architect

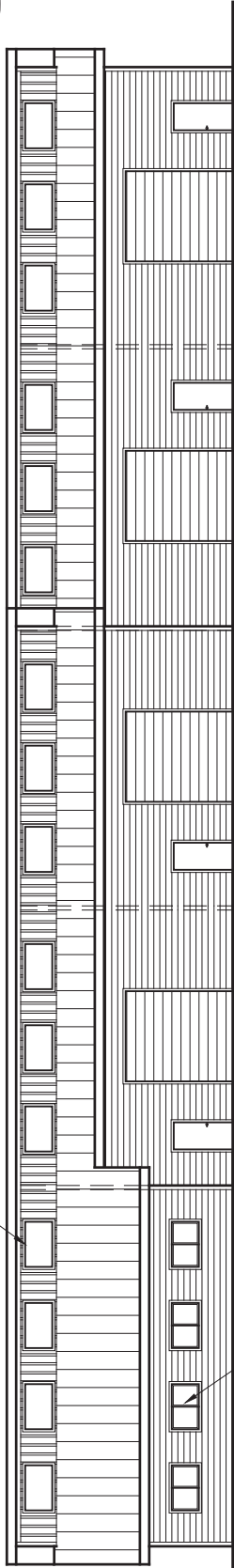
P.O. Box 598

Little River, CA 95456

707-937-2904



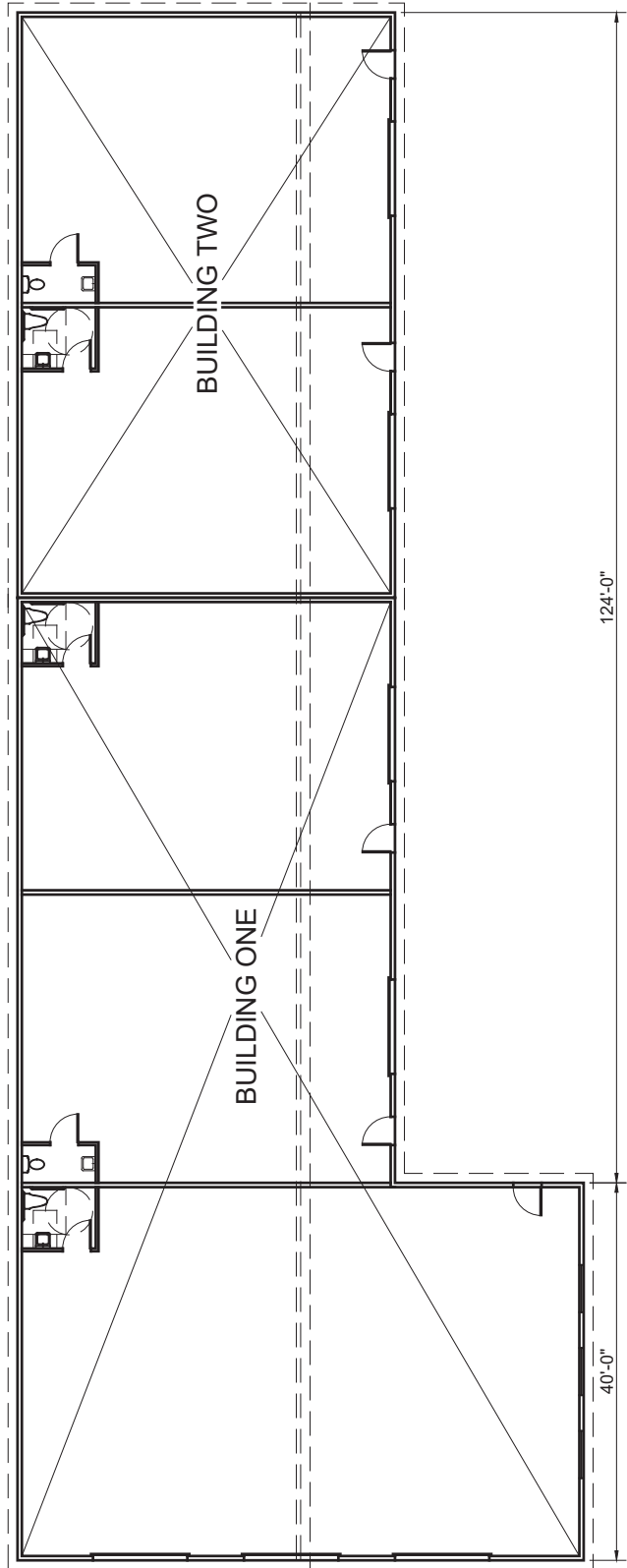
FIXED ALUMINUM FRAMED WINDOWS (BLACK)



ALUMINUM FRAMED HORIZONTAL SLIDERS (BLACK)

WEST ELEVATION

SCALE: 1" = 20'-0" BUILDING ONE + TWO



FLOOR PLAN - BUILDING ONE & TWO

SCALE: 1" = 20'-0" 4880 SQ.FT. + 2480 SQFT = 7360 SQ.FT.



State of California
Well Completion Report
Form DWR 188 Submitted
WCR2025-011635

Owner's Well Number: 1 Date Work Began: 11/19/2025 Date Work Ended: 11/26/2025
Local Permit Agency: Environmental Health Division - Fort Bragg Office County: Mendocino
Secondary Permit Agency: Mendocino County Planning and Building Permit Number: 6576 Permit Date: 10/29/2025

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name: <u>William Hayes</u> Business Name: <u>---</u> Address: <u>40650 Comptche Ukiah Road</u> City: <u>Mendocino</u> State: <u>California</u> Zip: <u>95460</u>	Activity: <u>New Production or Monitoring Well</u> Planned Use: <u>Water Supply</u> Water Supply: <u>Domestic</u>

Well Location		
Address: <u>18501 N HIGHWAY 1</u> City: <u>FORT BRAGG</u> Zip: <u>95437</u> Latitude: <u>39 Deg. 25 Min. 11.418 Sec. N</u> Longitude: <u>-123 Deg. 48 Min. 28.4904 Sec. W</u> Dec. Lat. : <u>39.413495</u> Dec. Long. : <u>-123.807914</u> Vertical Datum: Horizontal Datum: <u>WGS84</u> Location Accuracy: <u>20 Ft</u> Location Determination Method: <u>GPS</u>	APN: <u>01714049</u> Township: <u>18N</u> Range: <u>18W</u> Section: <u>24</u> BM: <u>Mount Diablo</u> Ground Surface Elevation: Elevation Accuracy: Elevation Determination Method:	

Borehole Information	Water Level and Yield of Completed Well
Orientation: <u>Vertical</u> # of casings (Specify): <u>1</u> Drilling Method: <u>Direct Rotary</u> Drilling Fluid: <u>Foam</u> Total Depth of Boring: <u>205 Feet</u> Total Depth of Completed Well: <u>205 Feet</u>	Depth to first water: <u>15 (Feet below surface)</u> Depth to Static Water Level: <u>10 (Feet)</u> Date Measured: <u>11/25/2025</u> Estimated Yield*: <u>1.25 (GPM)</u> Test Type: <u>Air Lift</u> Test Length*: <u>2 (Hours)</u> Total Drawdown: <u>195 (Feet)</u> *May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface (Feet to Feet)		Description
0	2	Dark sandy top soil
0	0	0
2	5	Brown sandy clay
5	13	Sand with little #3 sand
13	15	#3 sand with 3/8 pea (H2O)

Depth from Surface (Feet to Feet)		Description
15	25	Sandstone/quartz
25	45	Sandstone with little quartz + shale
45	65	Sandstone little quartz
65	85	Sandstone/quartz
85	125	Sandstone/quartz little shale
125	145	Sandstone/quartz
145	165	Sandstone little quartz (H20)
165	200	Sandstone little quartz
200	205	Shale

Casings										
Casing #	Depth from Surface (Feet to Feet)		Casing Type	Material	Casings Specifications	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	45	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	45	205	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	

Annular Material					
Depth from Surface (Feet to Feet)		Fill	Fill Type Details	Filter Pack Size	Description
0	2	Cement	Portland Cement/Neat Cement		
2	20	Bentonite	Other Bentonite		Grout seal
20	205	Filter Pack	Other Gravel Pack		1/8"

Other Observations:

Borehole Specifications		
Depth from Surface (Feet to Feet)		Borehole Diameter (inches)
0	21	11.75
21	205	7.5

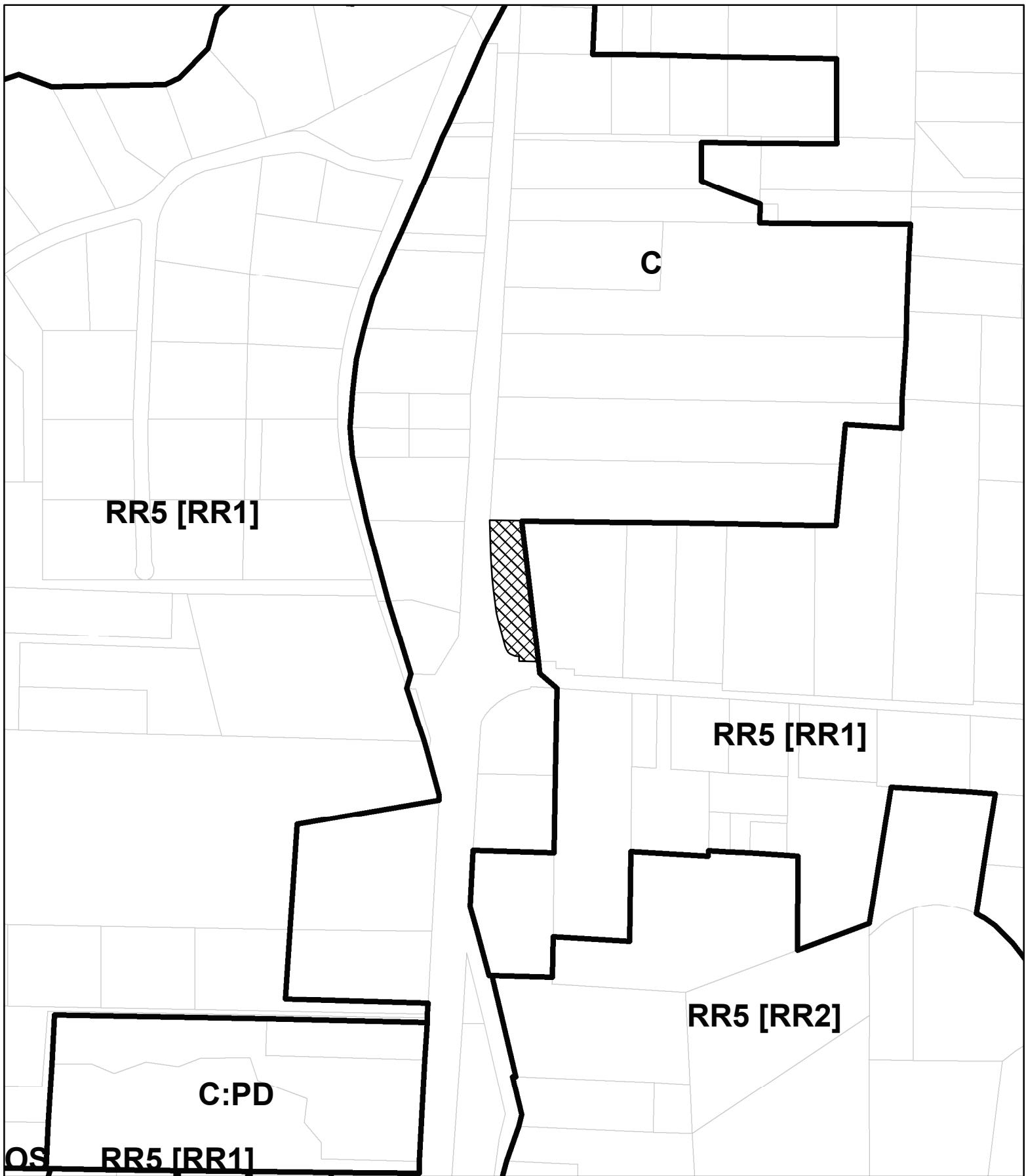
Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.			
Name: <u>SUPERIOR PUMP & DRILLING INC</u>			
Person, Firm or Corporation			
<u>P O BOX 1551</u>	<u>FORT BRAGG</u>	<u>California</u>	<u>95437</u>
Address	City	State	Zip
Signed: <u>electronic signature received</u>	<u>12/02/2025</u>	<u>495399</u>	
C-57 Licensed Water Well Contractor	Date Signed	License Number	

DWR Use Only

CSG #	State Well Number			Site Code	Local Well Number		
----	----	----	N	----	----	----	W
Latitude Deg/Min/Sec				Longitude Deg/Min/Sec			
APN: ----							
Township: ----				Range: ----			
Section: ----				Tract: ----			
SEQ: ----				BM: ----			

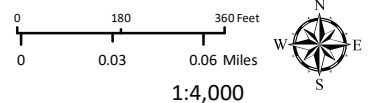
Attachments

• 18501 N Hwy 1 EH FINAL.pdf - Location Map



CASE: **CDP 2025-0012**
OWNER: **HAYES, William**
APN: **017-140-49**
APLCT: **William Hayes**
AGENT: **Kelly Grimes**
ADDRESS: **18501 N Hwy 1, Fort Bragg**

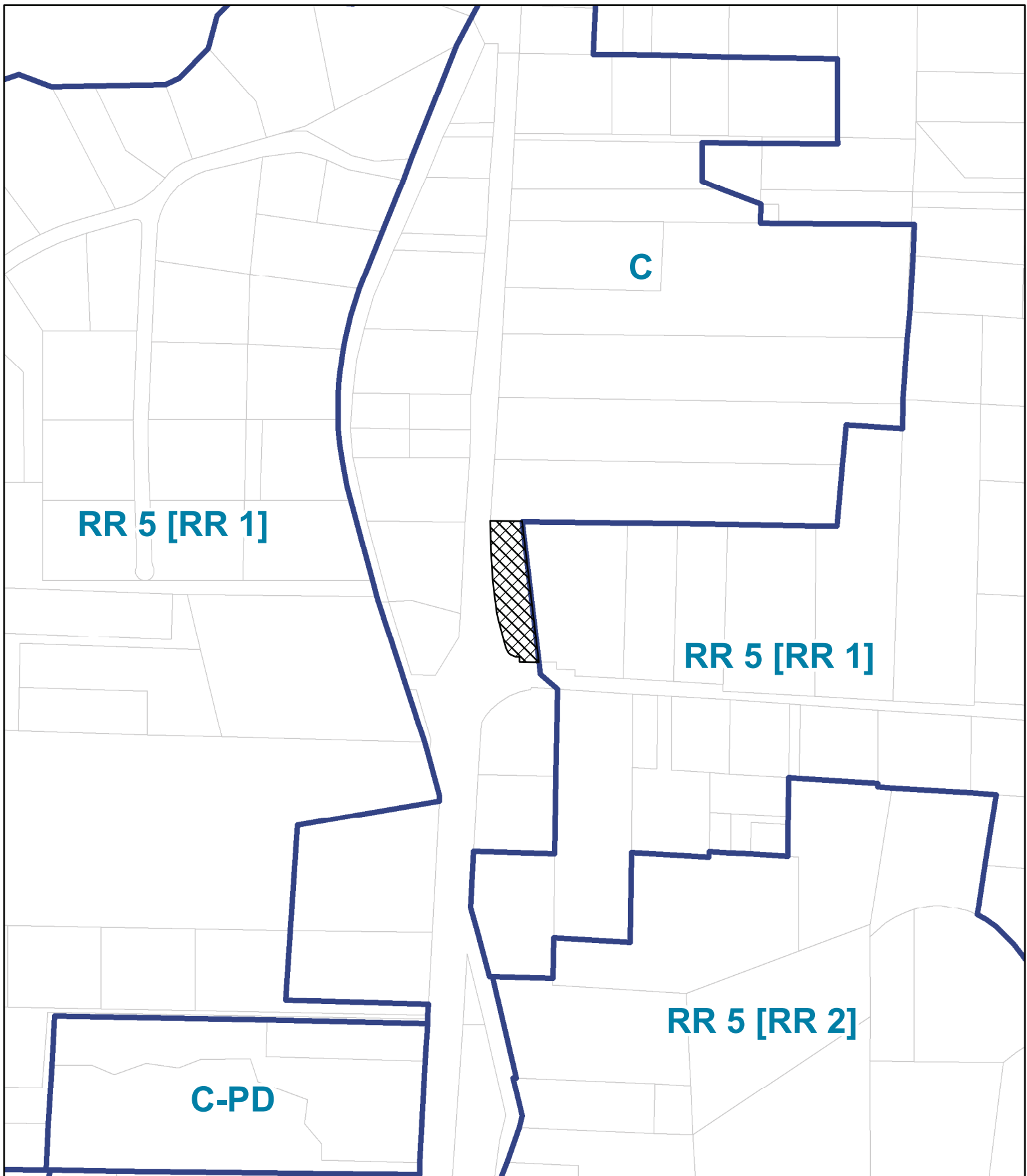
 Zoning Districts
 Assessors Parcels



1:4,000

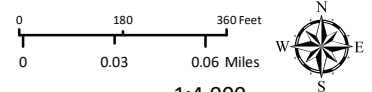
ZONING

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



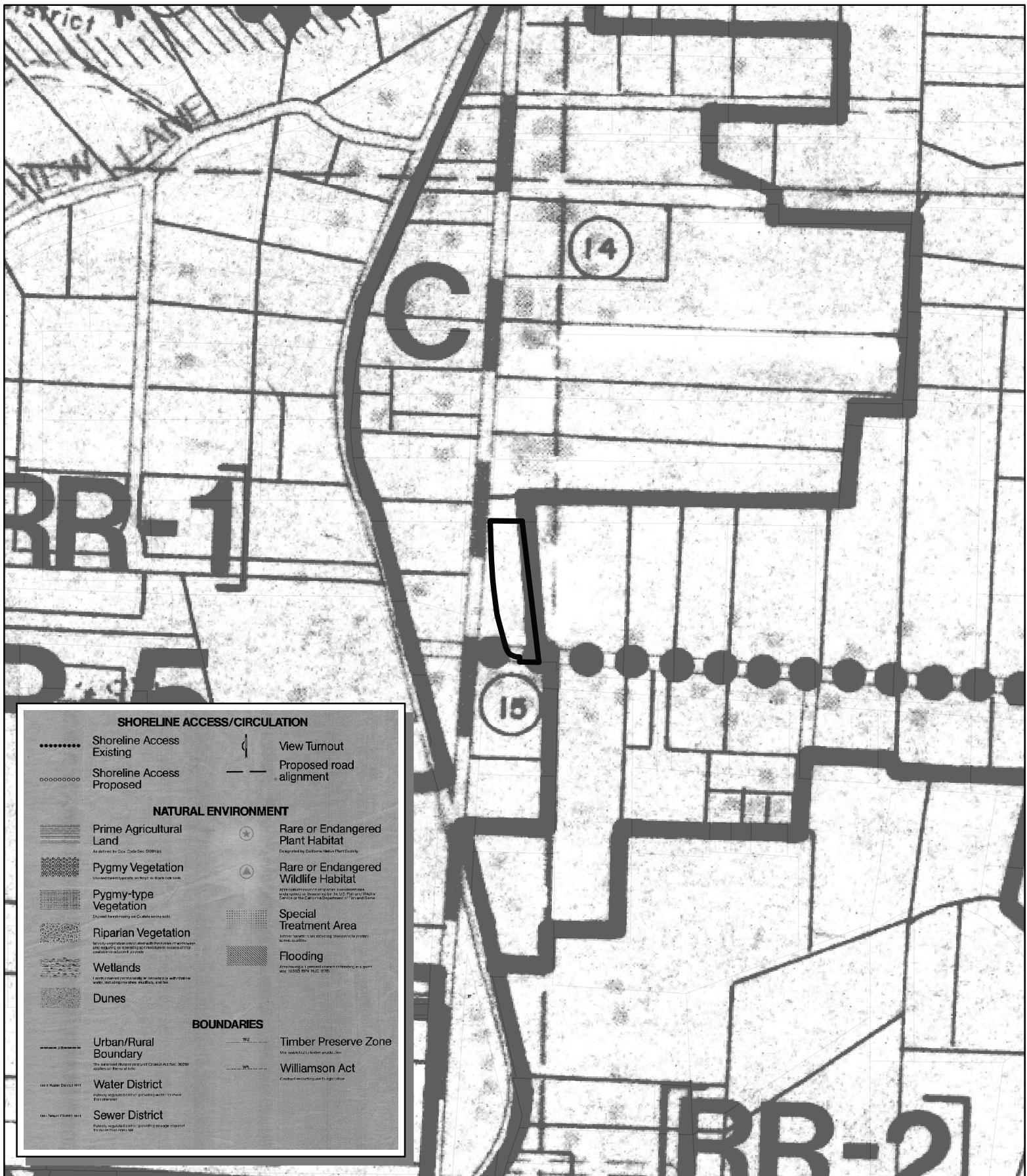
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Assessors Parcels



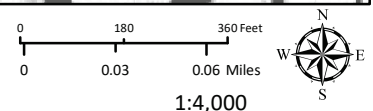
1:4,000
GENERAL PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

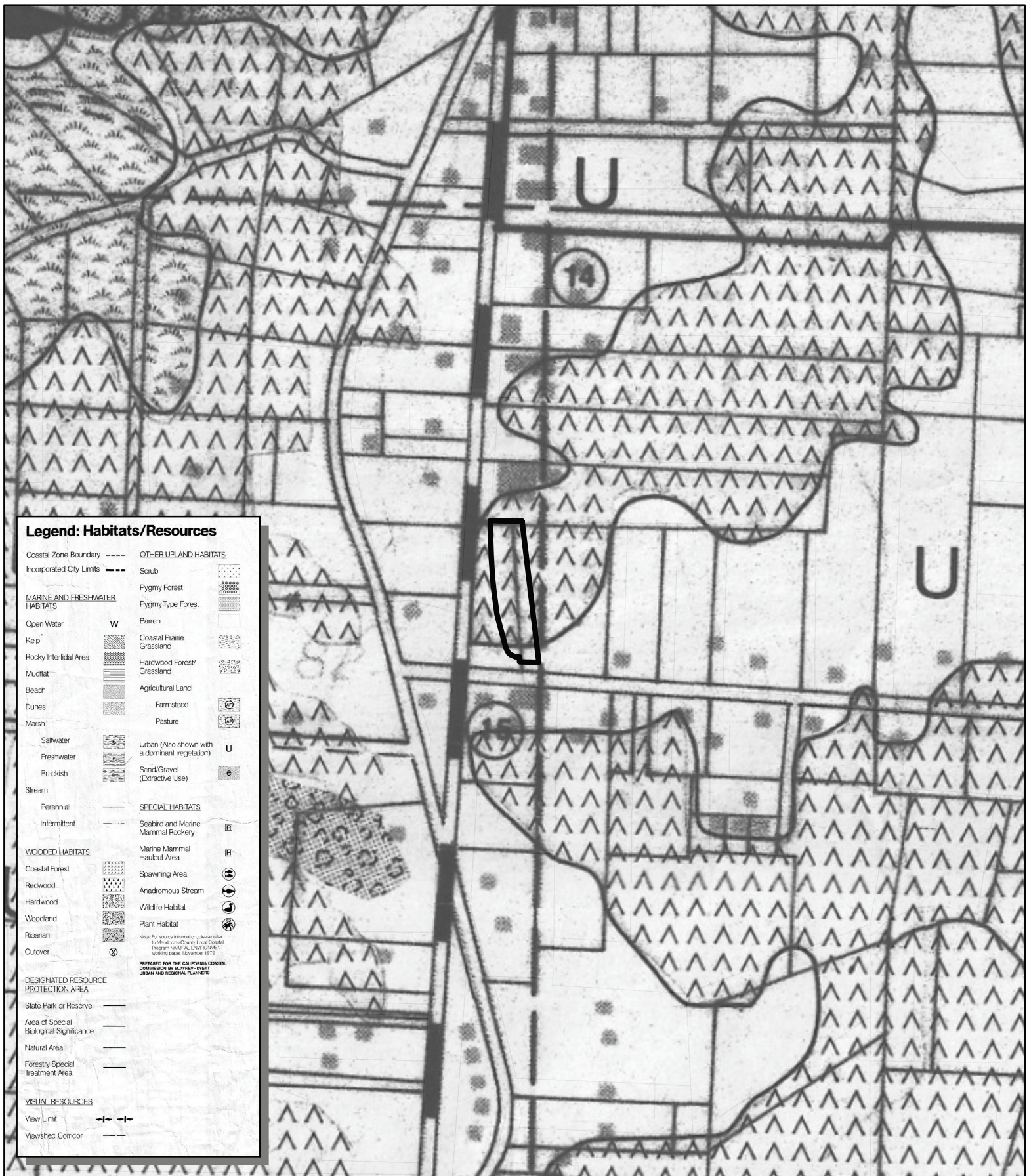
Assessors Parcels



1:4,000

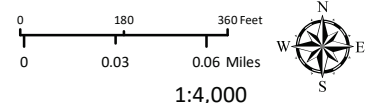
LCP LAND USE MAP 14: BEAVER

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

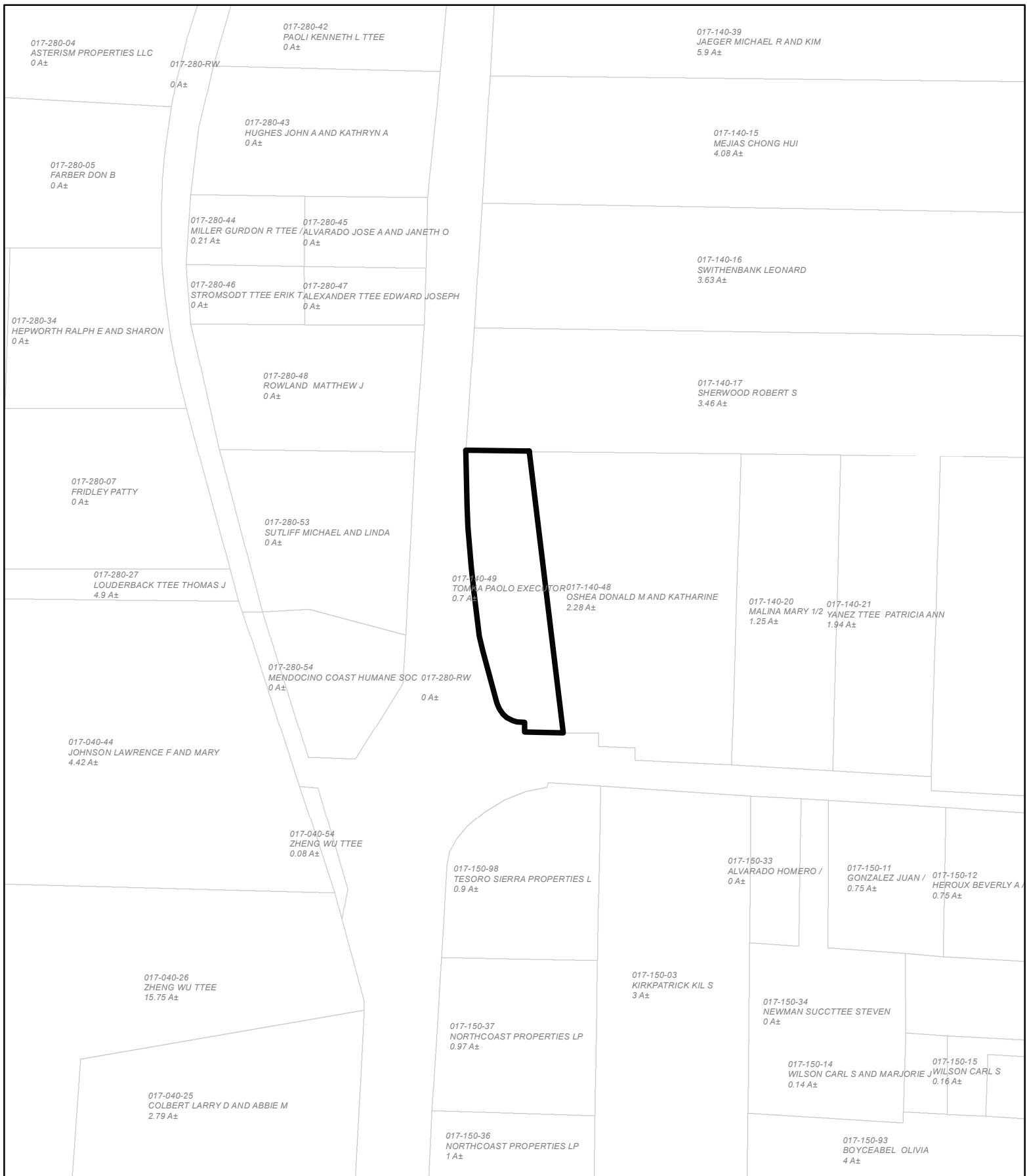
Assessors Parcels



1:4,000

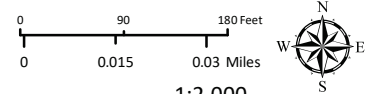
LCP HABITATS & RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

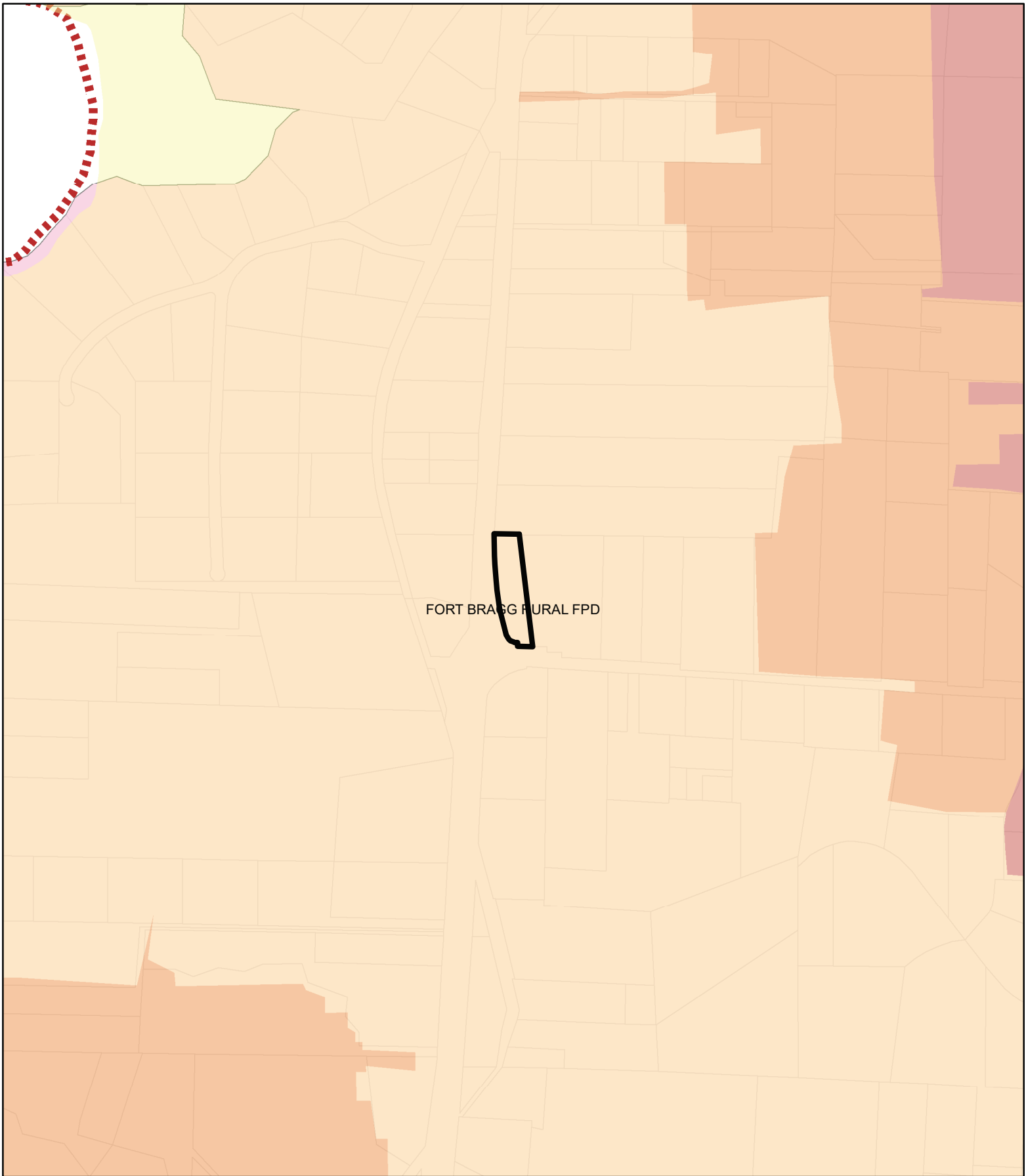
Assessors Parcels



1:2,000

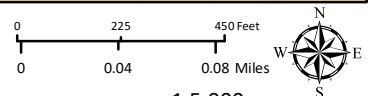
ADJACENT PARCELS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



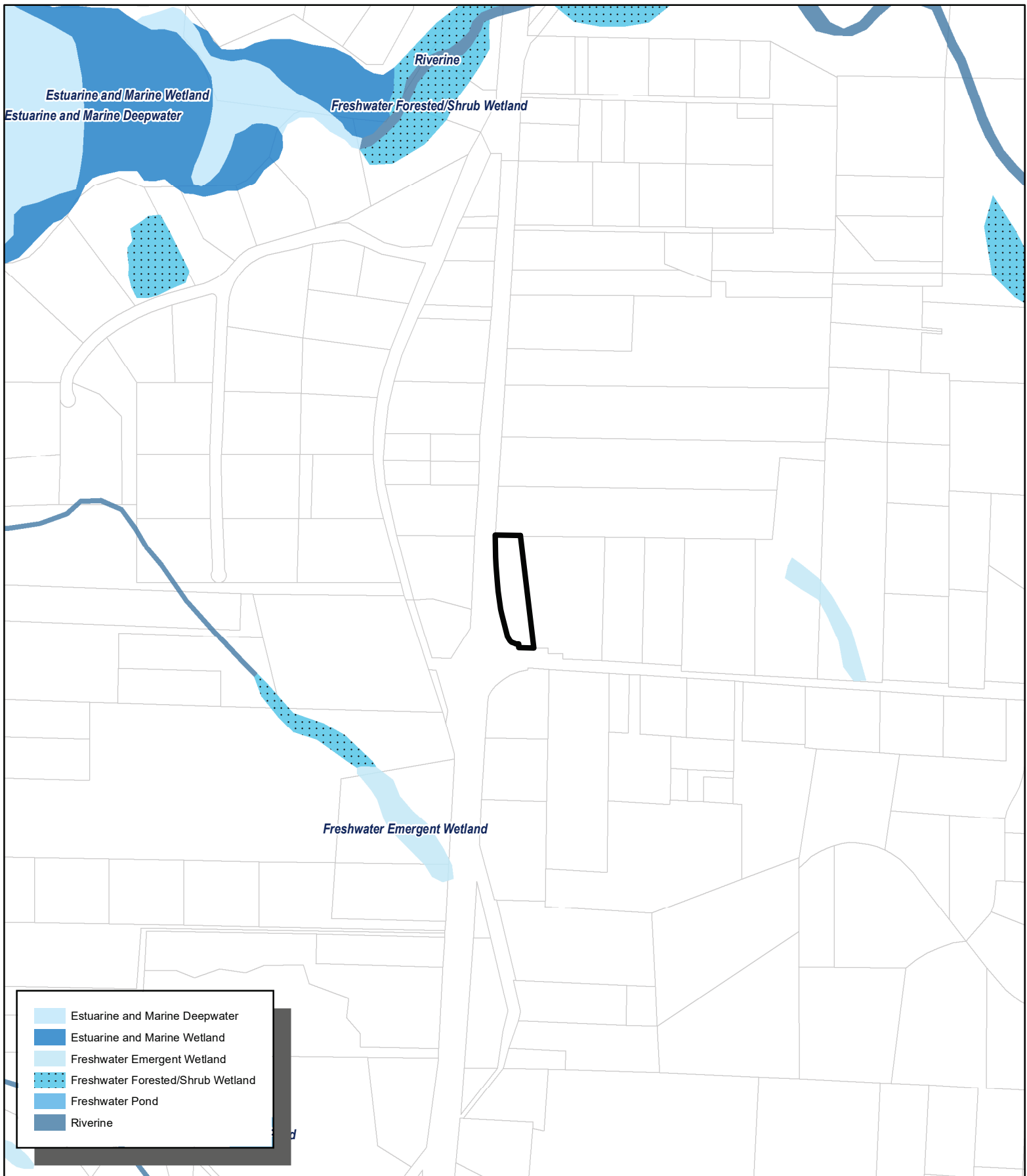
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts
- Assessors Parcels



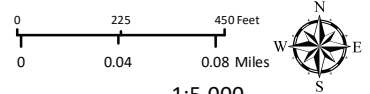
1:5,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

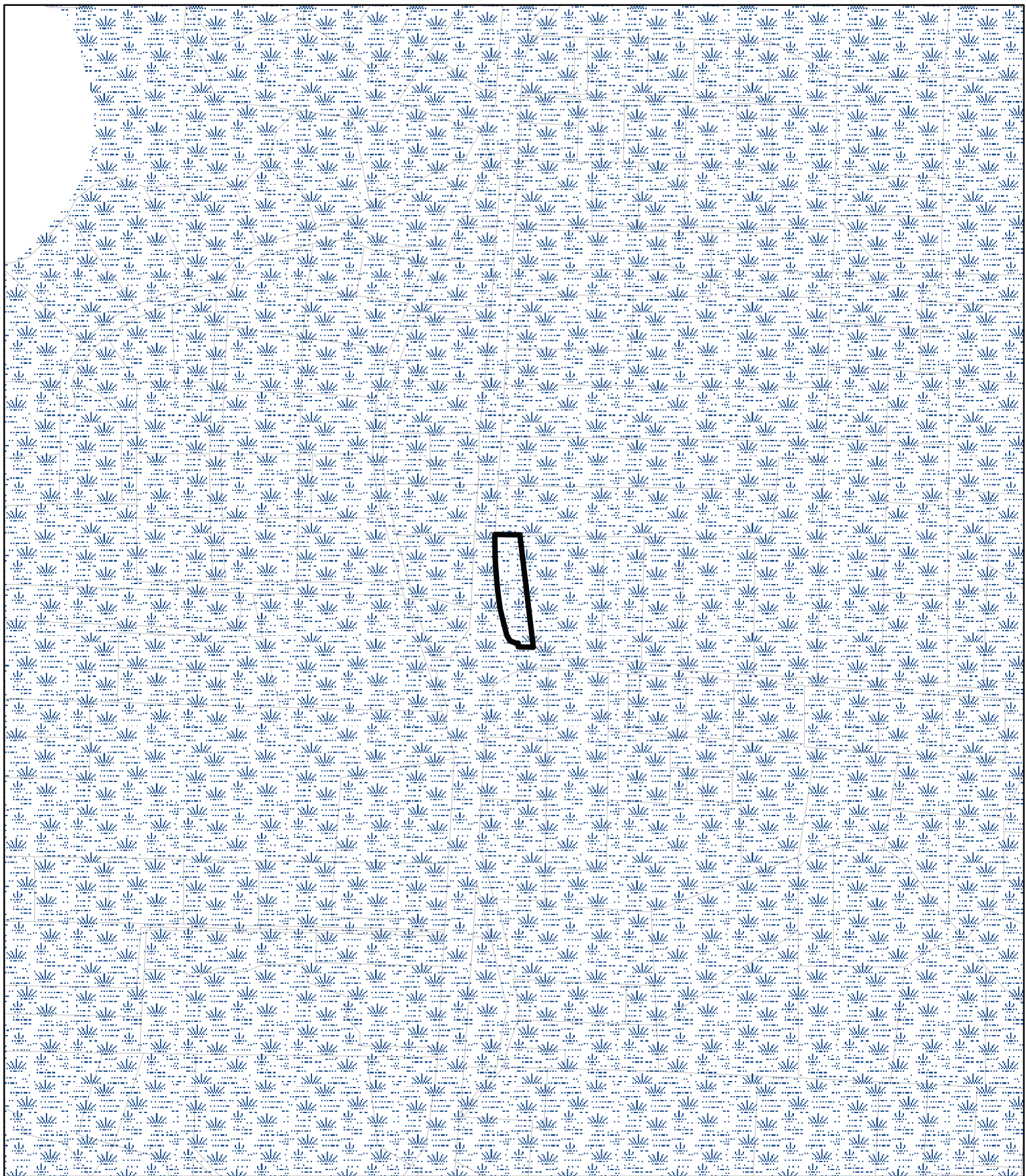
Assessors Parcels



1:5,000

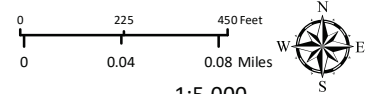
WETLANDS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Marginal Water Resources
 Assessors Parcels



1:5,000

COASTAL GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

Fort Bragg Unified

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg



Assessors Parcels

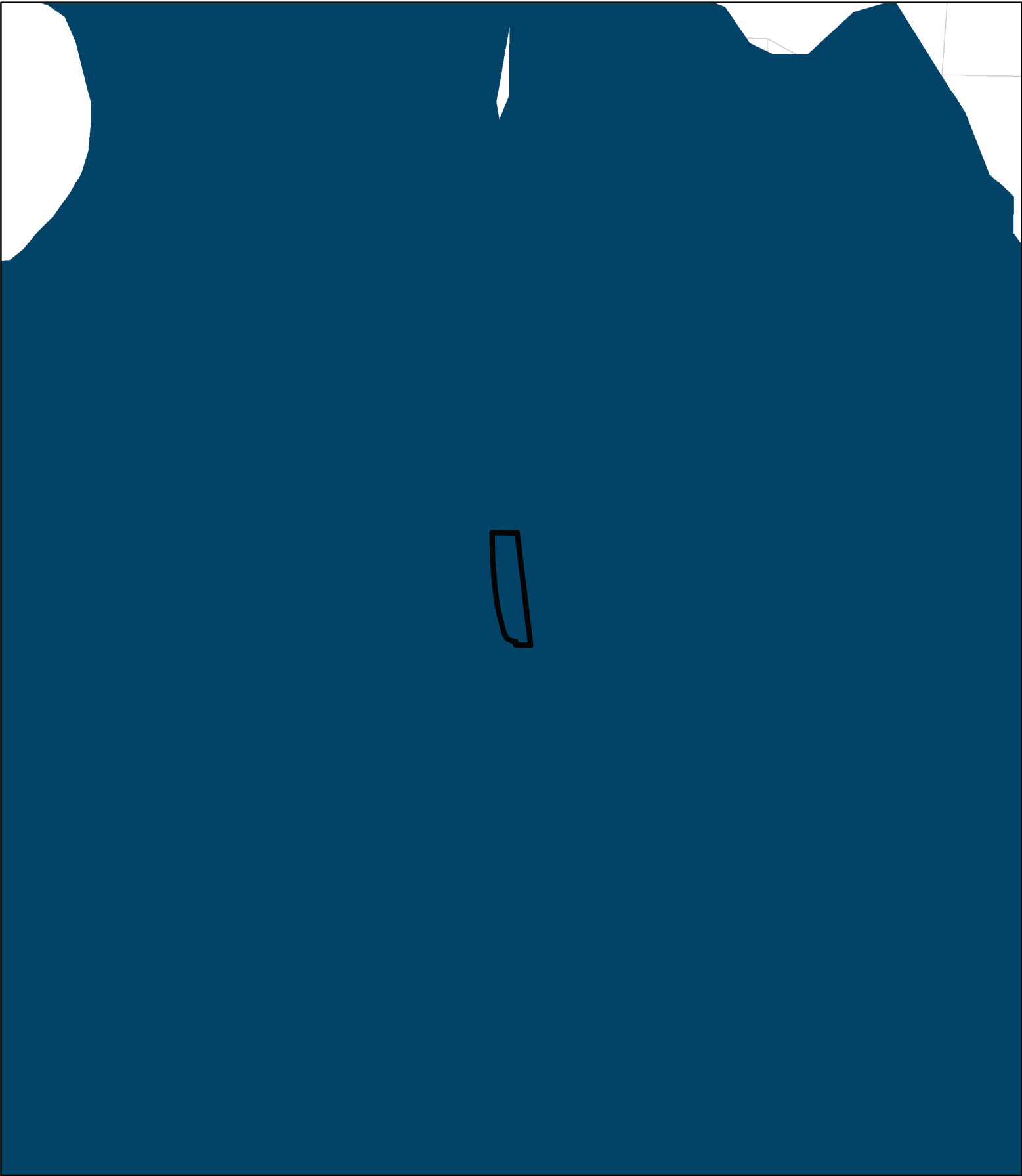
0 180 360 Feet
0 0.03 0.06 Miles



1:4,000

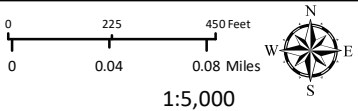
SCHOOL DISTRICT

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



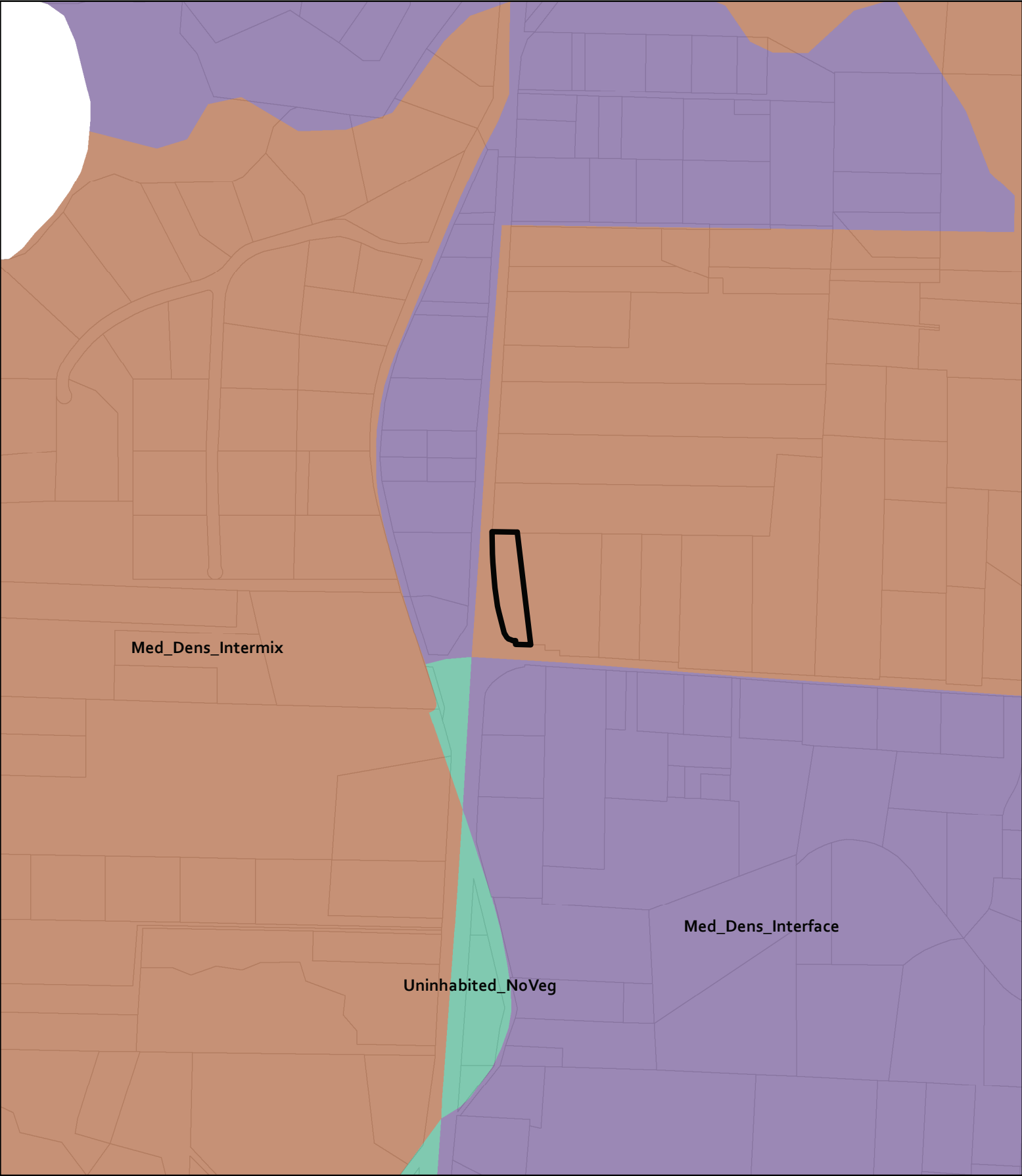
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Fort Bragg Stormwater Areas
 Assessors Parcels



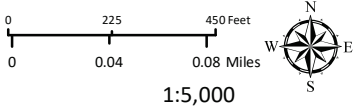
1:5,000
MS4 STORMWATER AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Assessors Parcels



1:5,000

WILDLAND URBAN INTERFACE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES