



## COUNTY OF MENDOCINO

### DEPARTMENT OF PLANNING AND BUILDING SERVICES

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#### COASTAL DEVELOPMENT PERMIT AUTHORIZATION FOR EMERGENCY WORK CASE FILE EM\_2021-0003

**OWNER/APPLICANT:**

Clayton Brennan  
PO Box 218  
Fort Bragg, CA 95437

**AGENT:**

Wynn Coastal Planning & Biology, Tara Jackson  
703 North Main Street  
Fort Bragg, CA 95437

**SITE ADDRESS/APN:**

29020 N Highway 1, Fort Bragg (APN: 015-350-50)

**NATURE OF EMERGENCY:** The current land owners submitted a request to "Drill Three (3) Test Wells" to the Planning Division of Mendocino County Planning and Building Services. The current owners requested to drill three (3) test wells in preparation for a future request for the first test well location to be converted to production well to serve the existing single family residence, provided it produces sufficient water. Planning Staff determined the parcel is located on a bluff top, therefore, per Mendocino County Code Chapter 20.532, the proposed well replacement requires the issuance of a Standard Coastal Development Permit. Planning Staff also determined the parcel is under the jurisdictional authority of the California Coastal Commission (CCC). CCC granted Mendocino County Planning and Building Services jurisdictional authority for the request for three (3) test wells, contingent that any preproduction well is pending issuance of California Coastal Commission (CCC) Amendment to Coastal Development Permit (CDP) number 1-90-113. The current owners request is to conduct investigative research for the future replacement of the existing hand dug well. The existing hand dug well has gone dry, leaving the existing residence without a source of potable water to continue the existing use of the single family residence and as to not cause risk to both the property and the health of the occupants. The request for the test wells is to mitigate impacts of the current drought and to determine the appropriate location for a production well, its output and limitations required to support the continued use of the single family residence. The emergency state of the failing well was approached with respects to the residence not being habitable, causing hazards to both the property and the health of the occupants. Given the location of the property on a bluff top, the fact of the existing well has failed in its current condition it will be dangerous to both the property and the health of the occupants.

**CAUSE OF EMERGENCY:** See "Nature of Emergency" above.

**REMEDIAL ACTION:** Immediately drill three (3) test wells. This project includes:

- (1) Test Well (Permit not secured with Standard Health Requirements)
- (2) Production Well (Permit not secured, pending issuance of California Coastal Commission (CCC) Amendment to Coastal Development Permit (CDP) Number 1-90-113.

**CIRCUMSTANCES TO JUSTIFY EMERGENCY:** Failure of the existing well. Test wells mitigate impacts of the current drought, determine the appropriate location for a production well and provide output data required to support the continued use of the single family residence, pending issuance of California Coastal Commission (CCC) Amendment to Coastal Development Permit (CDP) number 1-90-113.

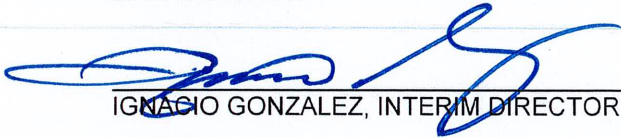
This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.

RECOMMENDED BY:

  
JESSIE WALDMAN, PLANNER II

7-19-2021  
DATE

APPROVED BY:

  
IGNACIO GONZALEZ, INTERIM DIRECTOR

7-20-2021  
DATE