

**From:** [Kraemer, Melissa@Coastal](mailto:Kraemer_Melissa@Coastal)  
**To:** [McNamara, Cade](mailto:McNamara_Cade)  
**Cc:** [Ford, John](mailto:Ford_John)  
**Subject:** RE: CDP Requirement in 1981  
**Date:** Thursday, February 16, 2023 1:56:21 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Hi Cade

I don't have any information other than what I transmitted to you (although later I did find one more thing in the file that I had inadvertently missed in the scanning, but it's plans for the greenhouses and doesn't include any info on the well. If you want me to scan and send let me know). The staff report findings state that the proposed development will rely on private services, including septic, well, and road but aren't clear as to whether well is proposed or existing. Similarly, the site plan shows "well" but doesn't say "proposed." However, it also doesn't say "proposed" for other components shown on the plan that elsewhere in the application are listed as proposed (e.g., "mobile home"). Also, on the CDP application form that was received 12/9/81 question 2, it doesn't propose a well, and with question 3, they checked "no" for existing structures on the property. This may suggest that either (1), a well was existing or (2) they weren't proposing a well as part of the CDP application). On the other hand, Appendix B of the form that was signed by the County (PDF pg. 18) does specify well as part of the project, and the supplemental to the application (presumably submitted by the applicant, page 20 of the scanned PDF), says "Phase I will consist of ... the development of a well..." So this suggests that a well may have been proposed under and covered by the CDP. I also see a letter dated 12/18/81 from Permit Analyst Joe Hnilo to Mr. Cisco Lunsford asking "Will a water system be installed in the greenhouses?" However, I don't see a response in the file. I'm unable to decipher the hand-written note on the letter regarding this question.

So to answer your question "Is the well legitimate" – I'm not sure. There is evidence to suggest that it was proposed under and covered by the CDP, but it's not clear cut.

To your question, was there an exemption that would have allowed for a new well to be exempted – no – there is no exemption for water wells that I'm aware of in 1981. A well would have required a CDP.

Hope this helps.

Melissa

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**From:** McNamara, Cade <cmcnamara@co.humboldt.ca.us>  
**Sent:** Thursday, February 16, 2023 11:33 AM  
**To:** Kraemer, Melissa@Coastal <Melissa.Kraemer@coastal.ca.gov>  
**Cc:** Ford, John@Humboldt County <jford@co.humboldt.ca.us>  
**Subject:** RE: CDP Requirement in 1981

Good Morning Melissa,

I wanted to thank you again for getting this document to us. I do have some questions for you related to this document that I was hoping we could get your interpretation on.

Identified in the application materials, the applicant requests a well, septic system, mobile home, and greenhouses. In the actual permit written by CCC staff, no mention of the well was made though it is located on the site plan. My question is:

- 1) is the well legitimate? I can only imagine that **it is** if a manufactured home and septic were permitted. I cannot see how a residence could be permitted without a legitimate water source.
- 2) There is a well permit on file with DEH for 1981. Was there an exemption applied which allowed this? This predates our LCPs, so an exemption would have to be something approved at the state level, if at all.

Any input is greatly appreciated as we move forward with this application.

Thanks again,



**Cade McNamara**

Planner II

[Planning and Building Department](#)

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**From:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>

**Sent:** Monday, February 06, 2023 5:24 PM

**To:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>

**Cc:** Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>

**Subject:** RE: CDP Requirement in 1981

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Hi Cade

We received this file and I have scanned the contents of it. If you have any questions let me know.  
Melissa

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**From:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>

**Sent:** Monday, January 23, 2023 8:45 AM

**To:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>

**Cc:** Ford, John@Humboldt County <[jford@co.humboldt.ca.us](mailto:jford@co.humboldt.ca.us)>

**Subject:** Re: CDP Requirement in 1981

Thank you, Melissa.

All the best,



**Cade McNamara**  
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**From:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>  
**Sent:** Monday, January 23, 2023 8:37 AM  
**To:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>  
**Cc:** Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** RE: CDP Requirement in 1981

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Will do. We'll let you know when we get it.

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**From:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>  
**Sent:** Friday, January 20, 2023 2:44 PM  
**To:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>  
**Cc:** Ford, John@Humboldt County <[jford@co.humboldt.ca.us](mailto:jford@co.humboldt.ca.us)>  
**Subject:** RE: CDP Requirement in 1981

Hi Melissa,

We would like to request the file please. DEH has a well permit on file for 1981, but if this does not have a CDP from your office, it may not be legitimate. I am hoping that looking through the file will be able to answer what the water source for the mobile home was in the 1982 CDP.

Thank you,



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**From:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>  
**Sent:** Thursday, January 12, 2023 12:46 PM  
**To:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>  
**Cc:** Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** RE: CDP Requirement in 1981

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Here is what I found, which covered the septic system, greenhouses, and mobile home. No well is included but there appears to be a well on the site plan so maybe it was existing (pre-coastal regulations) or maybe it was drilled without permits. The file is in the state records center in Sacramento but if needed it could be ordered and would take about a week or so to get it.

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**From:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>  
**Sent:** Thursday, January 12, 2023 11:19 AM  
**To:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>  
**Cc:** Ford, John@Humboldt County <[jford@co.humboldt.ca.us](mailto:jford@co.humboldt.ca.us)>  
**Subject:** RE: CDP Requirement in 1981

Hi Melissa,

The APN is 308-231-002. This would have been a CDP for well and septic construction.

Thanks for looking into this for us,



**Cade McNamara**

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**From:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>  
**Sent:** Thursday, January 12, 2023 11:15 AM  
**To:** Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Cc:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>  
**Subject:** RE: CDP Requirement in 1981

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A CDP would have been required, and it would have been processed by the Commission since it was prior to the County's LCP certification. If you give me a parcel number and want me to look it up to see if we have any record of it feel free.

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**From:** Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Sent:** Thursday, January 12, 2023 11:12 AM  
**To:** Kraemer, Melissa@Coastal <[Melissa.Kraemer@coastal.ca.gov](mailto:Melissa.Kraemer@coastal.ca.gov)>  
**Cc:** McNamara, Cade <[cmcnamara@co.humboldt.ca.us](mailto:cmcnamara@co.humboldt.ca.us)>  
**Subject:** CDP Requirement in 1981

Hi Melissa:

What would have been the requirement to drill a well in the Table Bluff area of the Coastal Zone in 1981? This is prior to the County LCP.

Thanks

John

John H. Ford  
Director of Planning and Building  
(707) 268-3738

