



COUNTY OF MENDOCINO  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

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## MEMORANDUM

DATE: FEBRUARY 11, 2021  
TO: COASTAL PERMIT ADMINISTRATOR  
FROM: PLANNING AND BUILDING SERVICES  
SUBJECT: CDP\_2020-0015 (GRAFFIN) CONTINUANCE

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**Request:** Planning Staff requests continuing consideration of CDP\_2020-0015, test wells, to the February 25, 2021 Coastal Permit Administrator.

**Background:** Serval days before the February meeting, staff received new information regarding the North Gualala Water Company (NGWC) and potential water meter hook ups located on the property that were currently undiscovered by staff and the applicant. Further collaboration with the NGWC will follow to clarify any Conditions (if any) that may be needed. Additionally the applicant will be relocating test well 3 as it is located to close to an adjacent neighboring septic system.



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Coastal Permit Administrator  
STAFF REPORT- STANDARD CDP

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CDP\_2020-0015  
FEBRUARY 11, 2021

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**SUMMARY**

**OWNER:** CRAIG AND JEANNINE GRAFFIN  
28 LEXINGTON CT.  
NAPA, CA. 94559

**APPLICANT/AGENT:** SUPERIOR PUMP & DRILLING, INC  
P.O. BOX 1551  
FORT BRAGG, CA 95437

**REQUEST:** Standard Coastal Development to permit three (3) test wells on an undeveloped parcel.

**LOCATION:** In the Coastal Zone, 4.3± miles northwest of Gualala Town center, lying on the West side of Highway 1, 0.4± miles southeast of its intersection with Ohlson Lane (Private), located at 34520 S Highway 1, Gualala, (APN: 143-161-09).

**TOTAL ACREAGE:** 1.96 ± Acres

**GENERAL PLAN:** Coastal Element Chapter 4.12  
Rural Residential [RR-5(2)]

**ZONING:** Mendocino County Coastal Zoning Code  
Rural Residential Development Limitations (RR:5DL)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**APPEALABLE:** Yes, Appeal Jurisdiction

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** MATT GOINES

**BACKGROUND**

**PROJECT DESCRIPTION:** Standard Coastal development permit to drill three (3) test wells in specified locations on the parcel. The test wells are in preparation for potential development, three (3) potential well locations have been chosen to optimize the probability of achieving sufficient access to groundwater. (See *site plan*). Superior Pump and Drilling Inc. will be conducting the drilling on site.

**APPLICANT'S STATEMENT:** "Test well, proof of water – This is undeveloped property."

**SITE CHARACTERISTICS:** The project site is located in the Coastal Zone, 4.3± miles northwest of Gualala Town center, lying on the west side of Highway 1, 0.4± miles southeast of its intersection with Ohlson Lane (Private), as shown on the *Location* and *Aerial (Vicinity)* maps. The parcel is an undeveloped bluff top parcel, and surrounded by developed and undeveloped parcels. The parcel is relatively flat with some slope to the west, as shown on the *Topographic Map*. Test well #1 would be located approximately 45 feet from Highway 1. Per a memorandum dated May, 13, 2016, the test well may be located within 10 feet of the property line (see in attachments, *well and pump house yard setback exception*) provided it does not encroach on the Mendocino County's Corridor Preservation Setback. The property in question has a Corridor Preservation Setback of 40 feet per Sec. MCC 20.152.020 Corridor Preservation Setback. Highway 1 has a road classification *Minor Arterial*. Test well #2 would be located approximately 35 feet

from the northern middle portion of the property line. Test well #3 would be located approximately 1,200 feet from the bluff top edge on the western portion of the property.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR) and have a mixture of developed and undeveloped land. The subject property and parcels to the north and south have a combining district of Development Limitations (see *LCP Land use map 30: Anchor Bay*.) The intent of the test wells to accommodate future development will be consistent with the surrounding land uses and development.

	GENERAL PLAN	ZONING	COMBINING DISTRICTS	LOT SIZES	USES
NORTH	Rural Residential RR5(2)	Rural Residential RR:5	DL	1.79± Acre	Residential
EAST	Rural Residential RR5(2)	Rural Residential RR:5		6.3± Acres 2.0± Acres	Residential
SOUTH	Rural Residential RR5(2)	Rural Residential RR:5	DL	2.63± Arce	Residential
WEST	Ocean	Ocean	Ocean	Ocean	Ocean

**AGENCY COMMENTS:** On June 26, 2020 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project. A comment response summary is listed below.

REFERRAL AGENCIES	COMMENT
Air Quality	No Comment
Archaeological Commission	Comments
Assessor	No Response
Building Services Division	No Response
California Department of Forestry and Fire Protection (Land Use)	No Comment
California Department of Transportation	No Response
California Historical Information System	Comments
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
Department of Transportation (DOT)	No Comment
Department of Environmental Health (DEH)	Comments
Gualala MAC	No Response
Planning Division	No Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
South Coast Fire Protection	No Response

**LOCAL COASTAL PROGRAM CONSISTENCY:** The proposed development is consistent with the goals and policies of the Local Coastal Program (LCP), General Plan, and Zoning Code, as detailed below:

**Land Use:** The project site is located within the boundaries of the LCP area, as shown on *LCP Land Use Map 30: Anchor Bay*. The subject parcel is classified as Rural Residential (RR) with Development Limitations by the Mendocino County General Plan, as shown on the *General Plan Classifications* map.

The Coastal Element Chapter 2.2 Rural Residential classification

*“... is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact*

*on agricultural viability.”*

The Coastal Element Chapter 2.2 Development Limitations classification

*“... is intended to be used only in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or severely limit development including slope over 30 percent, erosion, or landslide...”*

The proposed development is consistent with the allowed accessory uses associated with residential development per Mendocino County Coastal Element Chapter 2.2.

Zoning: The zoning codes enforce the intent of the land use classification. This project site is located within a Rural Residential district and a Development Limitations combining district, as shown on the *Zoning Display* map.

The Rural Residential district, per Mendocino County Code (MCC) Section 20.376.005,

*“... is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.”*

The Development Limitation district, per MCC Section 20.416.005,

*“... is intended only to be used in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or seriously limit development. Such constraints include slopes over thirty (30) percent, erosion or landslide potential or other geophysical hazards.”*

The proposed project will not have an impact on the agricultural viability of the property or conflict with the uses within the Rural Residential District (MCC Chapter 20.376 RR – *Rural Residential District*). As currently proposed, the 3 test wells will comply with the development standards of MCC 20.532. As this project does not propose to develop in the Development Limitation area of the parcel, this project would not conflict with MCC Section 20.416.005. Any future development that may occur on this parcel in the Development Limitation zoning designation will be subject to (MCC) Section 20.416.005.

The project would not impact or encroach on any property line setback requirement for the RR District per MCC Sec. 20.376.035.

Visual Resources: The parcel is not located within a designated highly scenic areas, special communities, or special treatment areas as defined by the Mendocino Coastal Element sec. 3.5. The proposed project will not conflict with Coastal Element 3.5, and complies with MCC Chapter 20.504 *Visual Resources and Special Treatment Areas*.

Hazard Management: The 3 test wells will have minimal to no impact on geologic, fire, and flood hazards. All 3 test wells will be located a minimum of 1200 feet from the bluff top edge. The site is rated as “High Fire Hazard”, and fire protection services are provided by Cal Fire, as shown on the *Fire Hazard Zones & Responsibility Areas* map. The parcel is not located in a flood hazard area. Given the minimal impact and the locations chosen for the test wells, the proposed project will not conflict with Coastal Element 3.4, and complies with MCC Chapter 20.500 *Hazard Areas*, including geologic, faults, bluffs, tsunami, landslides, erosion fire, and flood hazards.

Habitats and Natural Resources: Even though the property is covered in various types of vegetation, the site is designated as “barren”, as shown on the *LCP Habitats & Resources Map*. California Department of Fish and Wildlife did not respond to the agency referral request, as such, no botanical or biological survey is being requested as the *LCP Habitats and Resource* map does not identify sensitive resource areas. The proposed project requires minimal ground and vegetation disturbance for the 3 test wells. The proposed

project will not conflict with Coastal Element 3.1, and complies with MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas*.

Grading, Erosion and Run Off: The proposed project requires minimal ground disturbance for the 3 test wells. No grading permit is required by the Mendocino County Planning and Building Department, unless the project exceeds 50 cubic yards of soil movement (Condition #9). The test wells will not significantly alter the original elevation, compaction, or the agricultural viability of the property. The proposed project complies with MCC Chapter 20.492 *Grading, Erosion, and Runoff* and MCC Section 18.70.027 *Grading as "Development" in the Coastal Zone*.

Groundwater Resources: The site is designated as having critical water resources by the Mendocino County Coastal *Groundwater Study*, as shown on the *Ground Water Resources* map. The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts that may occur in regards to water and septic developments. Prior to issuance of a well permit, the property owner must provide DEH with a water well permit application, a pre-site inspection, distances from well sites 2 and 3 from the septic tank (ST26479), and a letter of approval from the water district (Gualala Water District). The proposed project complies with MCC Section 20.516.015 (B)(1) *Water Supply*.

Archaeological/Cultural Resources: An agency referral request was sent to the Northwest Information Center at Sonoma State University and the Archeological Commission where it was requested that an archeological survey be performed, however the Archeological Commission agreed that no survey was required at this time as one will be required before any future development is to occur. Staff notes that Condition #8 advises the property owners and contractor of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project. Comments were requested from the following tribes: Redwood Valley Rancheria and Sherwood Valley Band of Pomo Indians, no comments were received. The proposed project complies with MCC Sections 22.12.090 *Discoveries* and 22.12.100 *Discoveries of Human Remains*.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The project would not impact transportation or circulation and will be provided with adequate access for existing residential use of the parcel. The project was referred to Mendocino County Department of Transportation (DOT) and Caltrans for input. DOT responded with "no comment" and no response has been received from Caltrans. The proposed project complies with MCC Section 20.516.015 (C) (2) *Transportation Systems*.

**ENVIRONMENTAL DETERMINATION:** The Secretary for Resources has found that certain classes or 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 project meets the criteria to be Categorically Exempt from the California Environmental Quality Act. Per Section 15306, Class 6, information collection.

**PROJECT FINDINGS AND CONDITIONS:** Pursuant to the provisions of Chapter 20.532 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions:

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the test wells comply with the certified Local Coastal Program. The test wells are not in conflict with the Rural Residential land use classification, and the test wells would potentially support future residential use of the site, which is consistent with the intent of the Rural Residential Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the test wells will not effect the existing potential utilities, access roads, drainage, and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the test wells are consistent with the purpose and intent of the Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code.
4. Pursuant with MCC Section 20.532.095(A)(4), the test wells, 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 and is determined to be Categorically Exempt from further environmental review; and

5. Pursuant with MCC Section 20.532.095(A)(5), the test wells will not have any adverse impact on any known archaeological or paleontological resources, and Condition #8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with 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 site. The site is currently undeveloped and the test wells will not affect demands on public services.
7. Pursuant with MCC Section 20.532.095(B)(1) the test wells will not conflict with public access and public recreation policies in Chapter 3 of the California Coastal Act and the coastal element of the General Plan.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. In the event of further mitigation processes needed regarding this project, 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.
3. 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.
4. This permit shall be subject to the securing of all necessary permits for the proposed test wells from County, State, and Federal agencies having jurisdiction.
5. 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.
6. 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.
7. If more than 50 cubic yard of soil movement is performed, a grading permit will need to be obtained from Mendocino County Planning and Building Department.
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. The applicant shall obtain a well permit, have a pre-site inspection completed, update site plan with distances from well sites 2 and 3 from the septic tank (ST26479), and obtain a letter of approval from the water district (Gualala Water District).

1/29/21  
DATE

Matt Goines  
MATT GOINES  
PLANNER I

Appeal Period: 10 Days  
Appeal Fee: \$1616.00

**ATTACHMENTS:**

- |  |   |
|--|---|
| A. Location Map                            | M. Fire Hazard Zones & Responsibility Areas |
| B. Aerial Map Imagery                      | N. Ground Water Resources                   |
| C. Aerial Map Imagery                      | O. Slopes                                   |
| D. Topographical Map                       | P. Local Soils                              |
| E. Site Plan                               | Q. Farmland Classifications                 |
| F. Zoning Display Map                      | R. Water District                           |
| G. General Plan Classifications            |   |
| H. LCP Land Use Map 30: Anchor Bay         |   |
| I. LCP Land Capabilities & Natural Hazards |   |
| J. LCP Habitats & Resources                |   |
| K. Appealable Areas                        |   |
| L. Adjacent Parcels                        |   |

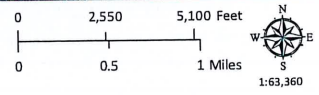


SUBJECT PARCEL/S



CASE: CDP 2020-0015  
 OWNER: GRAFFIN, Craig  
 APN: 143-161-09  
 APLCT: Superior Pump & Drilling, Inc.  
 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala

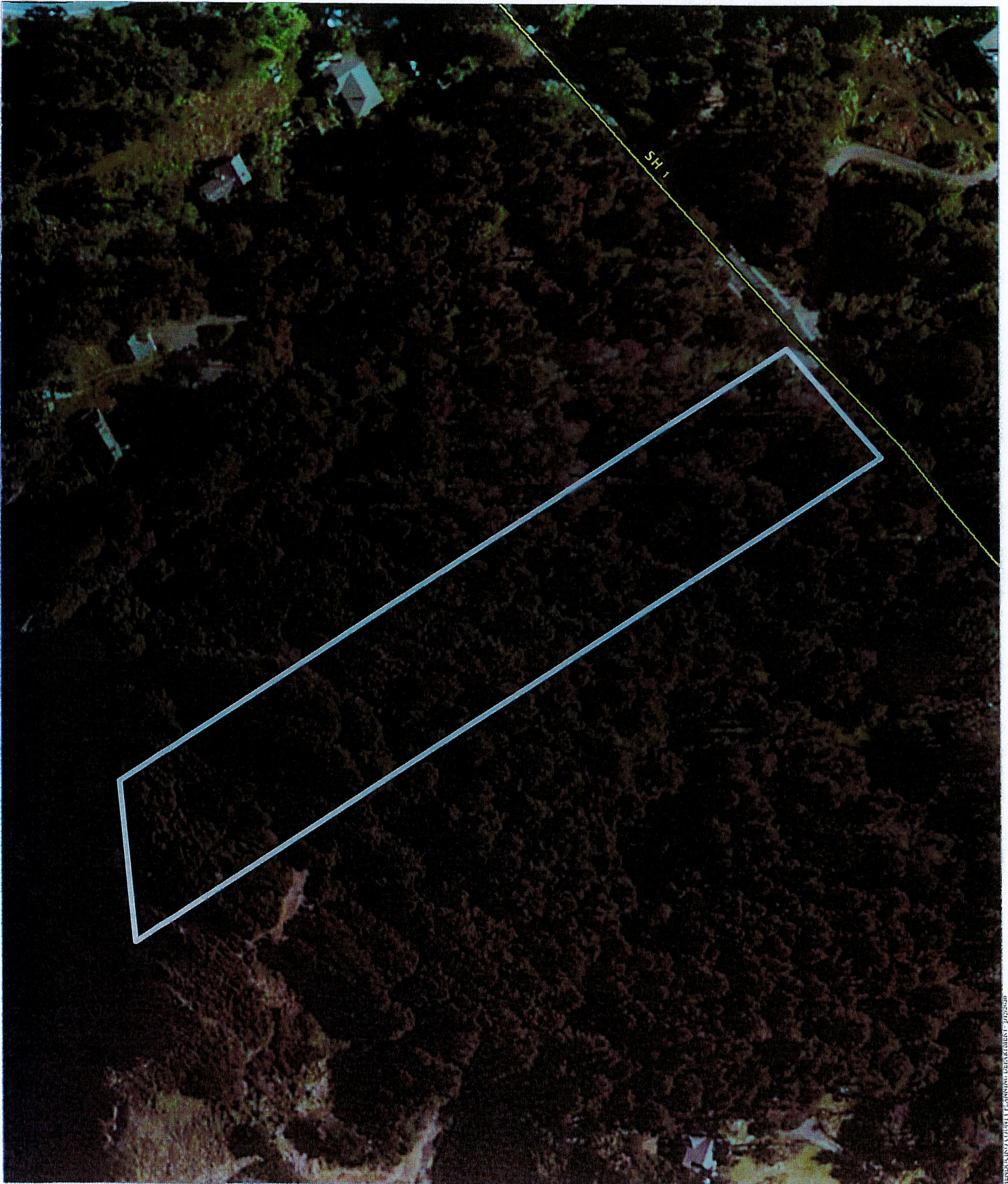
- Major Towns & Places
- ▭ California Counties
- ▬ Coastal Zone Boundary
- ~ Major Rivers
- Highways
- Major Roads



Gualala  
 Sonoma County

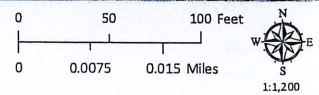
SONOMA COUNTY PLANNING DEPARTMENT 3/17/2020





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ADDRESS: 34550 S. Highway 1, Gualala

Public Roads






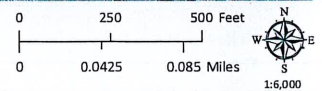
AERIAL IMAGERY

ATTACHMENT B



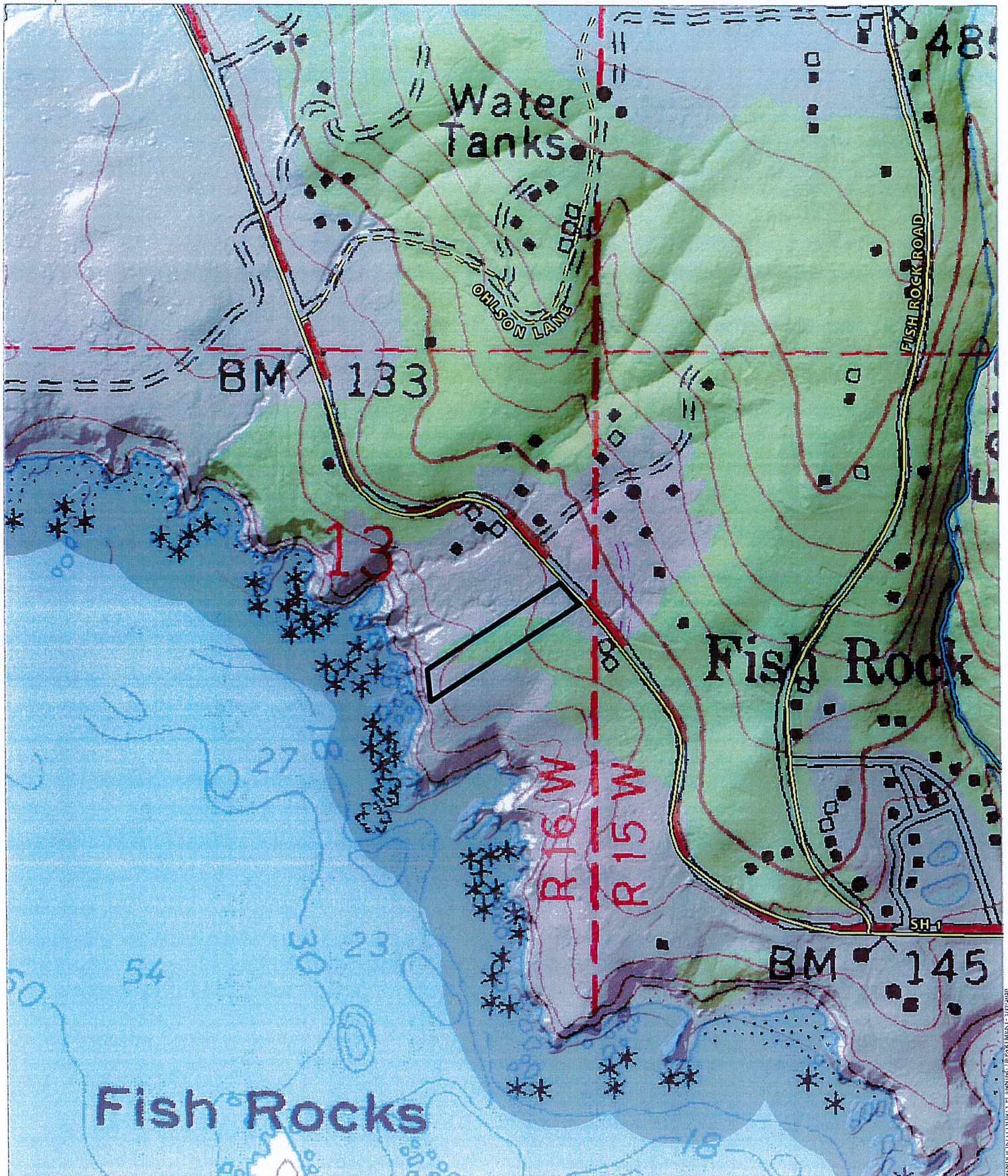
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-  Named Rivers
-  Public Roads
-  Private Roads






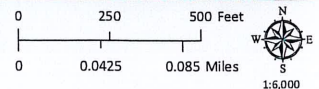
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ATTACHMENT C

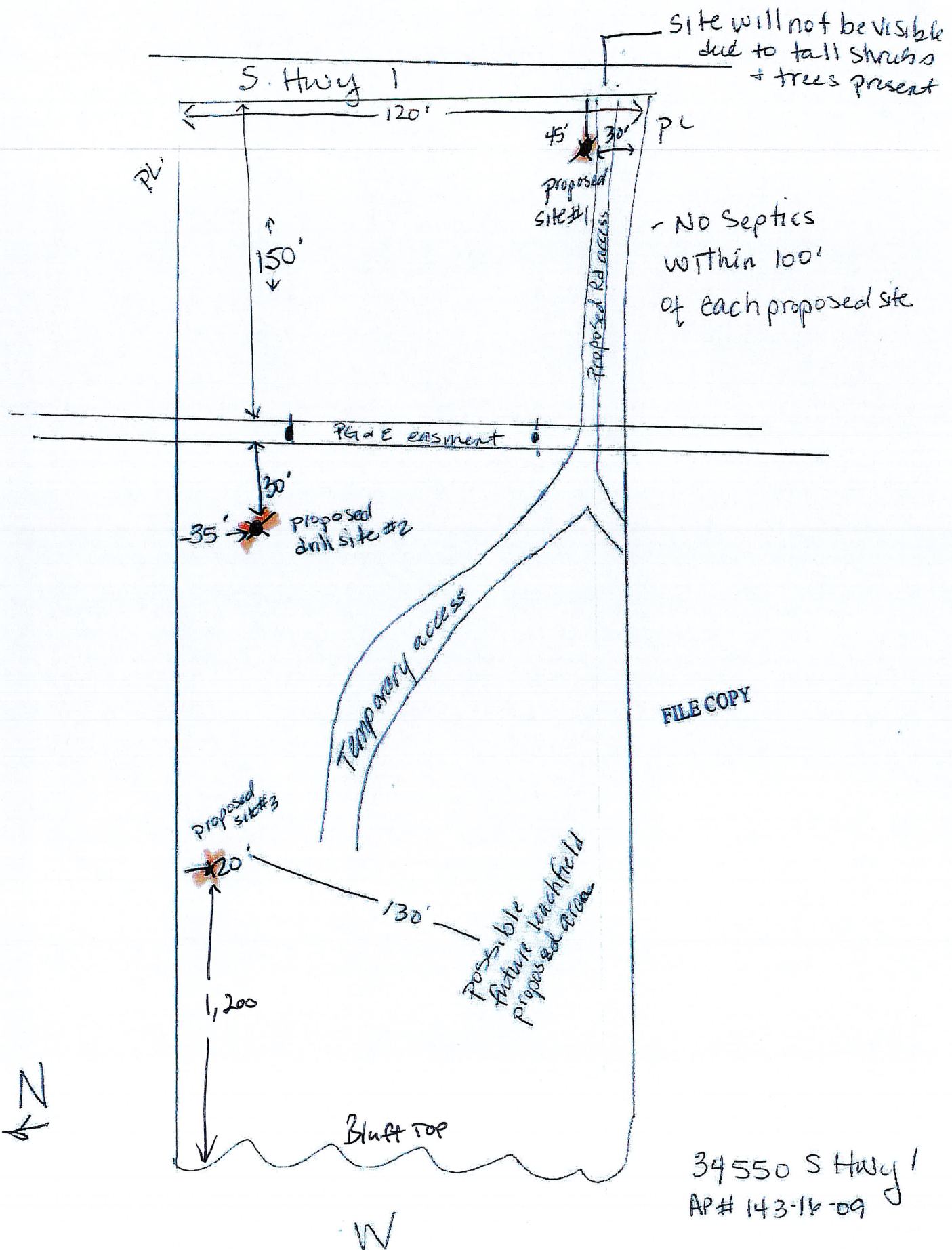


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-  Named Rivers
-  Public Roads
-  Private Roads

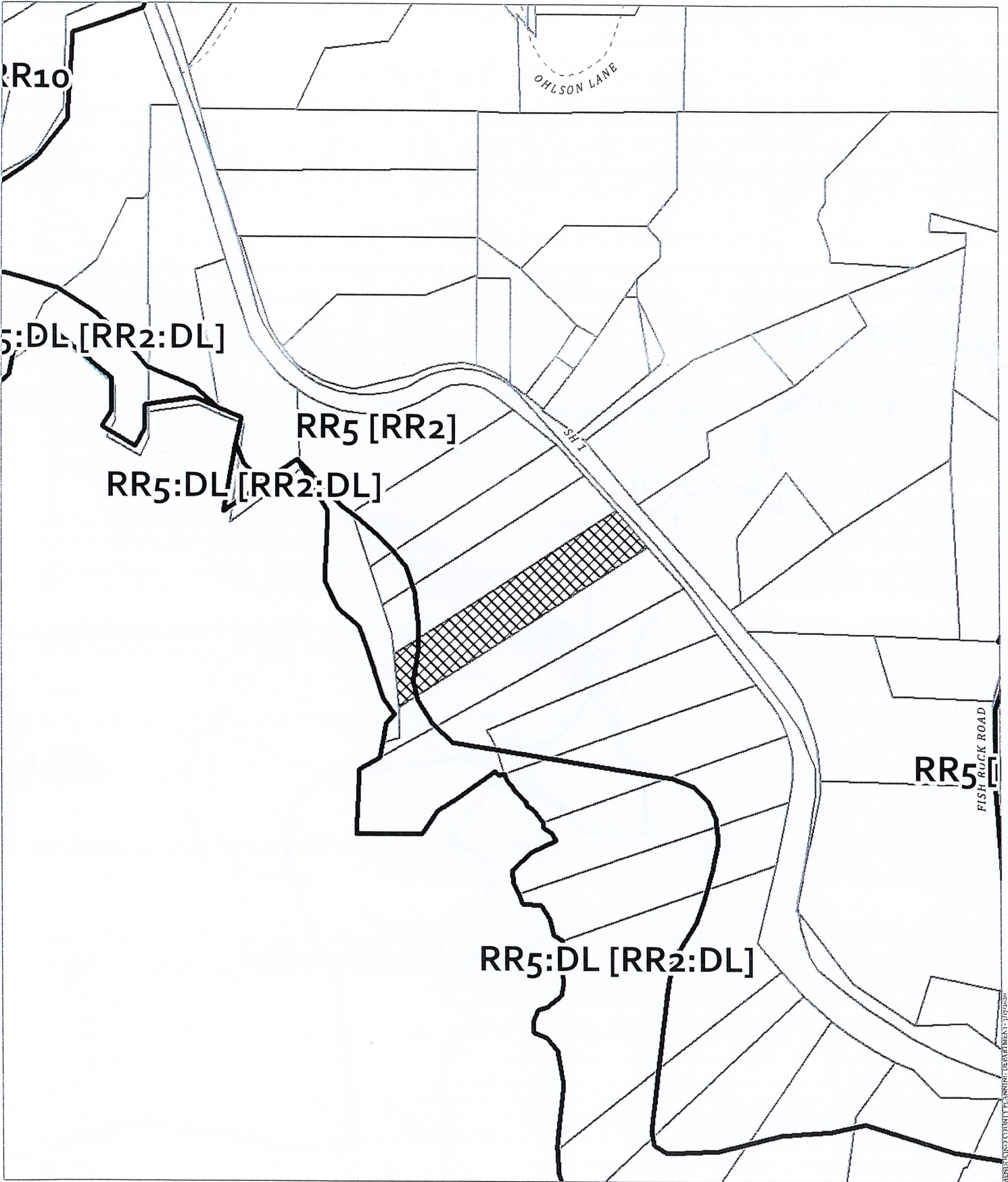


TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET






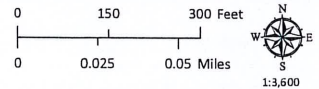
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34550 S Hwy 1  
 AP# 143-16-09



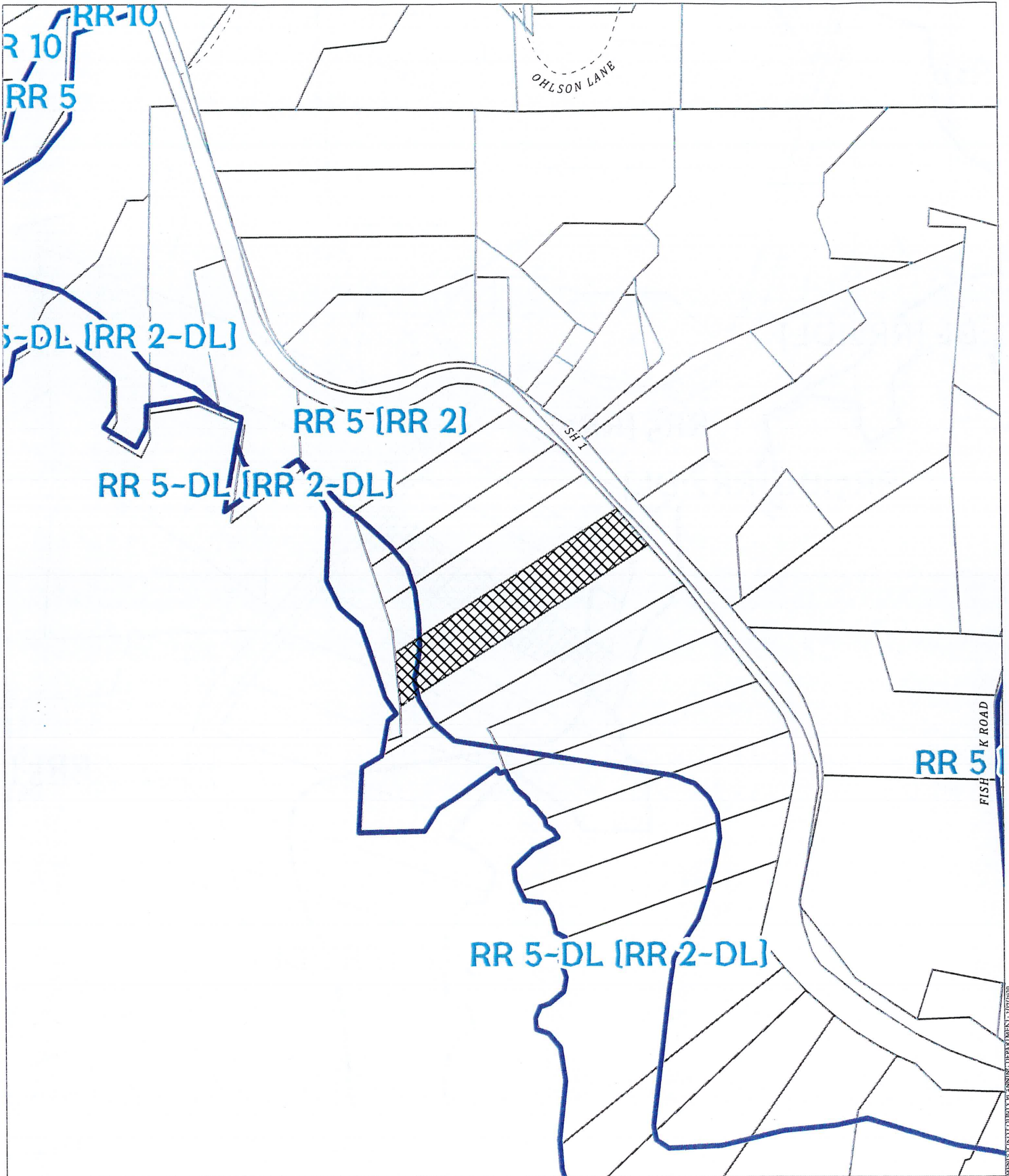
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-  Zoning Districts
-  Public Roads
-  Assessors Parcels






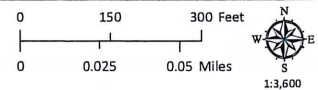
ZONING DISPLAY MAP

ATTACHMENT F



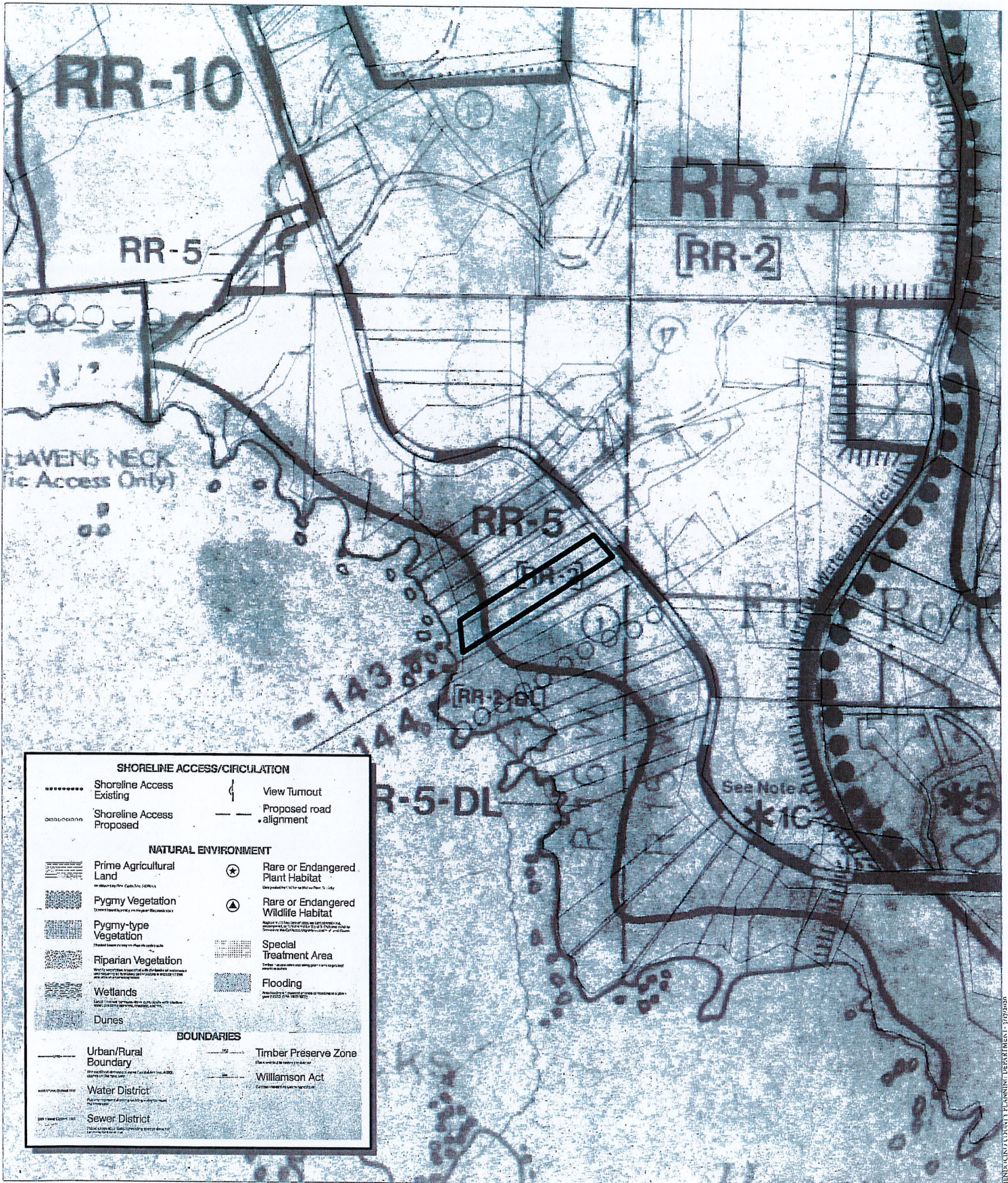
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-  General Plan Classes
-  Public Roads
-  Assessors Parcels




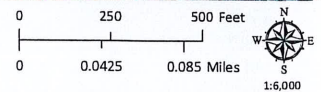
GENERAL PLAN CLASSIFICATIONS

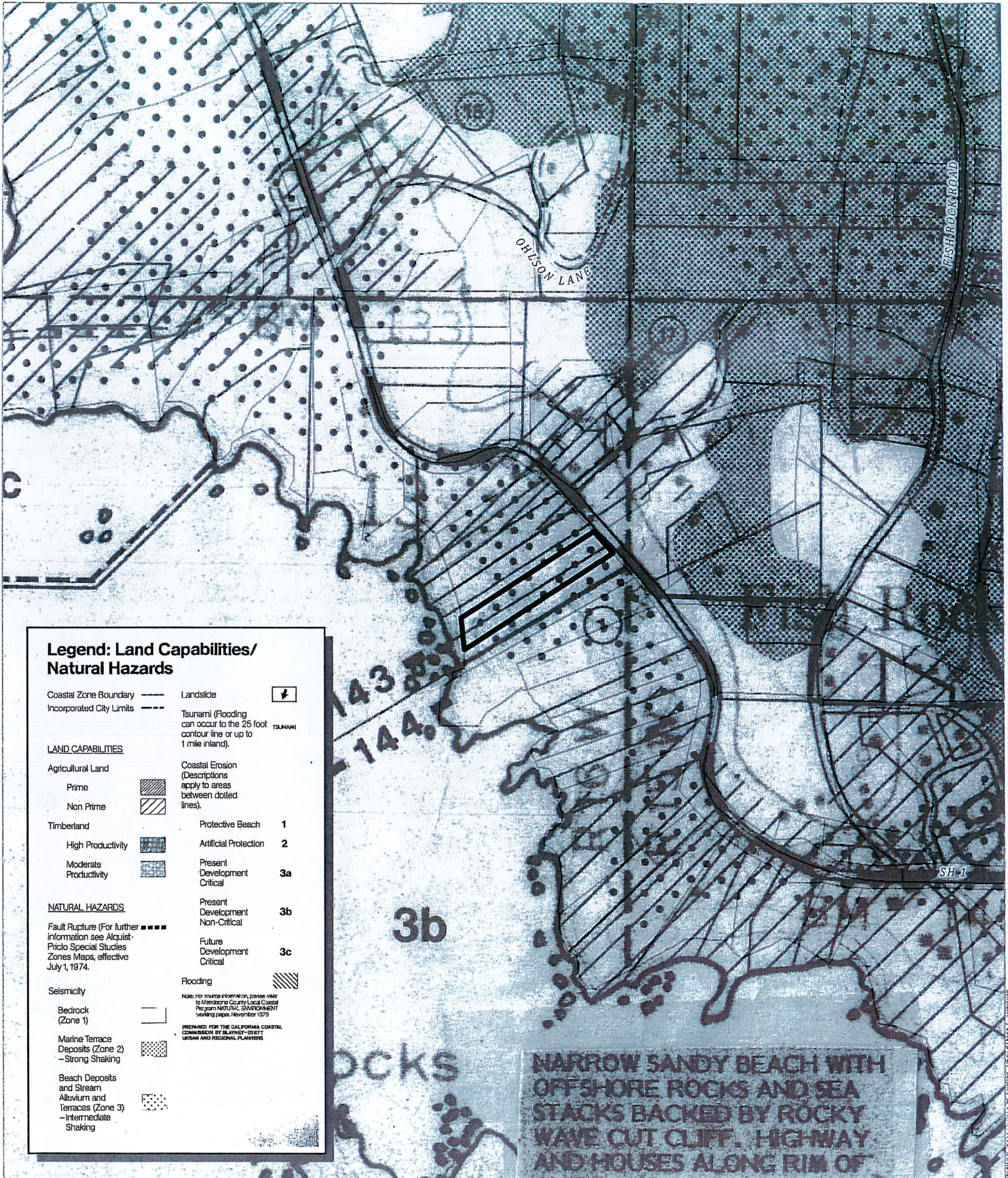
ATTACHMENT G



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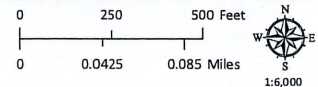
 Assessors Parcels





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Public Roads  
 Assessors Parcels



LCP LAND CAPABILITIES & NATURAL HAZARDS

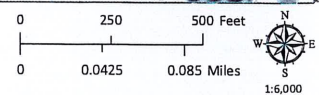
ATTACHMENT I

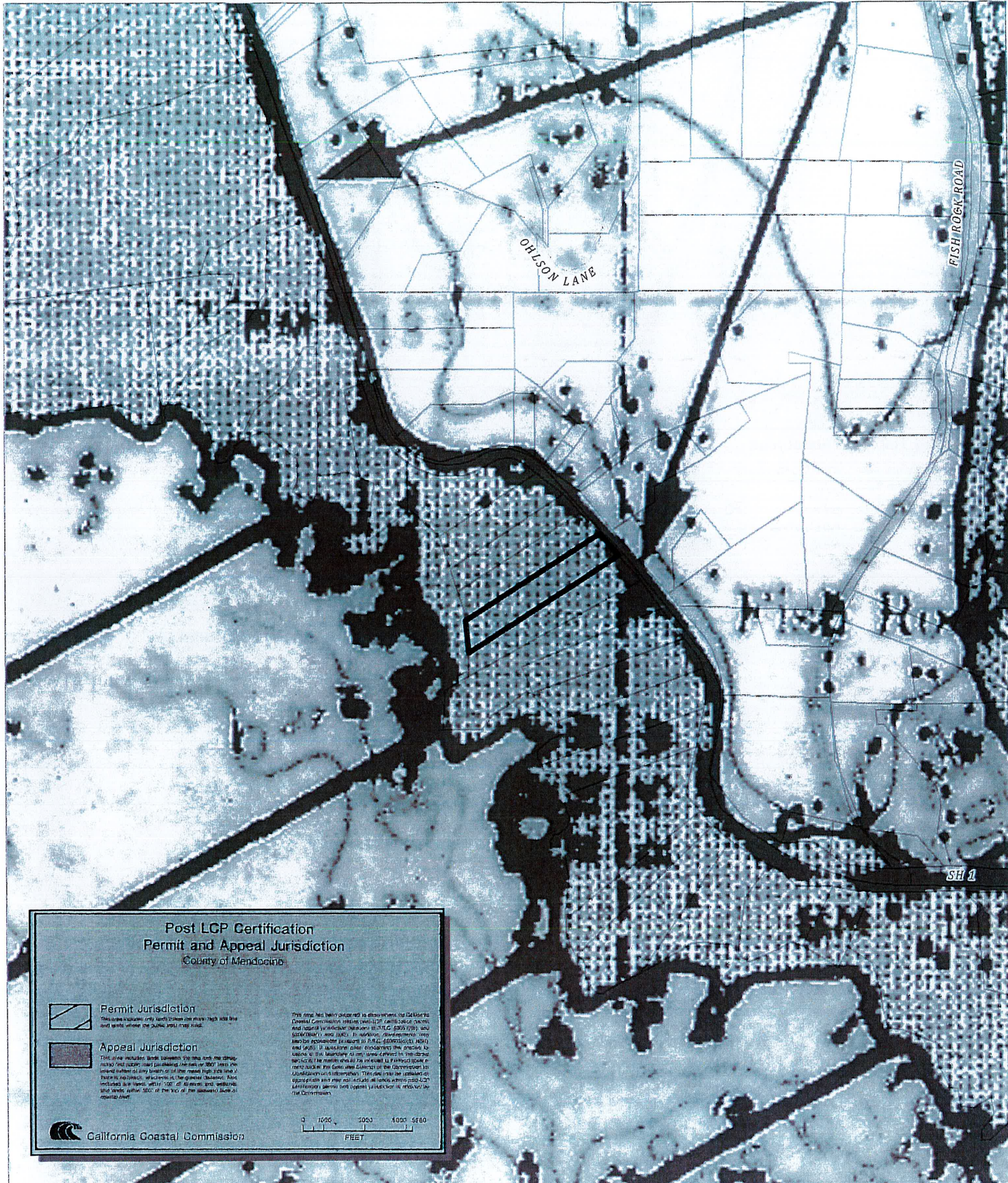




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Public Roads  
 Assessor's Parcels





**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

**Permit Jurisdiction**  
This area includes only lands where the state high tide line and grade within the public trust fish zone.

**Appeal Jurisdiction**  
This area includes lands between the state high tide line and the public trust fish zone. This area is subject to the state high tide line. This area is subject to the public trust fish zone. This area is subject to the state high tide line. This area is subject to the public trust fish zone.

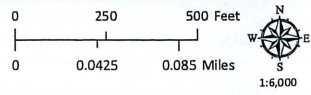
This map has been prepared to show areas of the California Coastal Commission having jurisdiction over lands and waters for purposes of the LCP, CDD, CDDP, and CDDM. It is not intended to show boundaries of other jurisdictions or to show other areas of jurisdiction. It is not intended to show boundaries of other jurisdictions or to show other areas of jurisdiction. It is not intended to show boundaries of other jurisdictions or to show other areas of jurisdiction.

California Coastal Commission

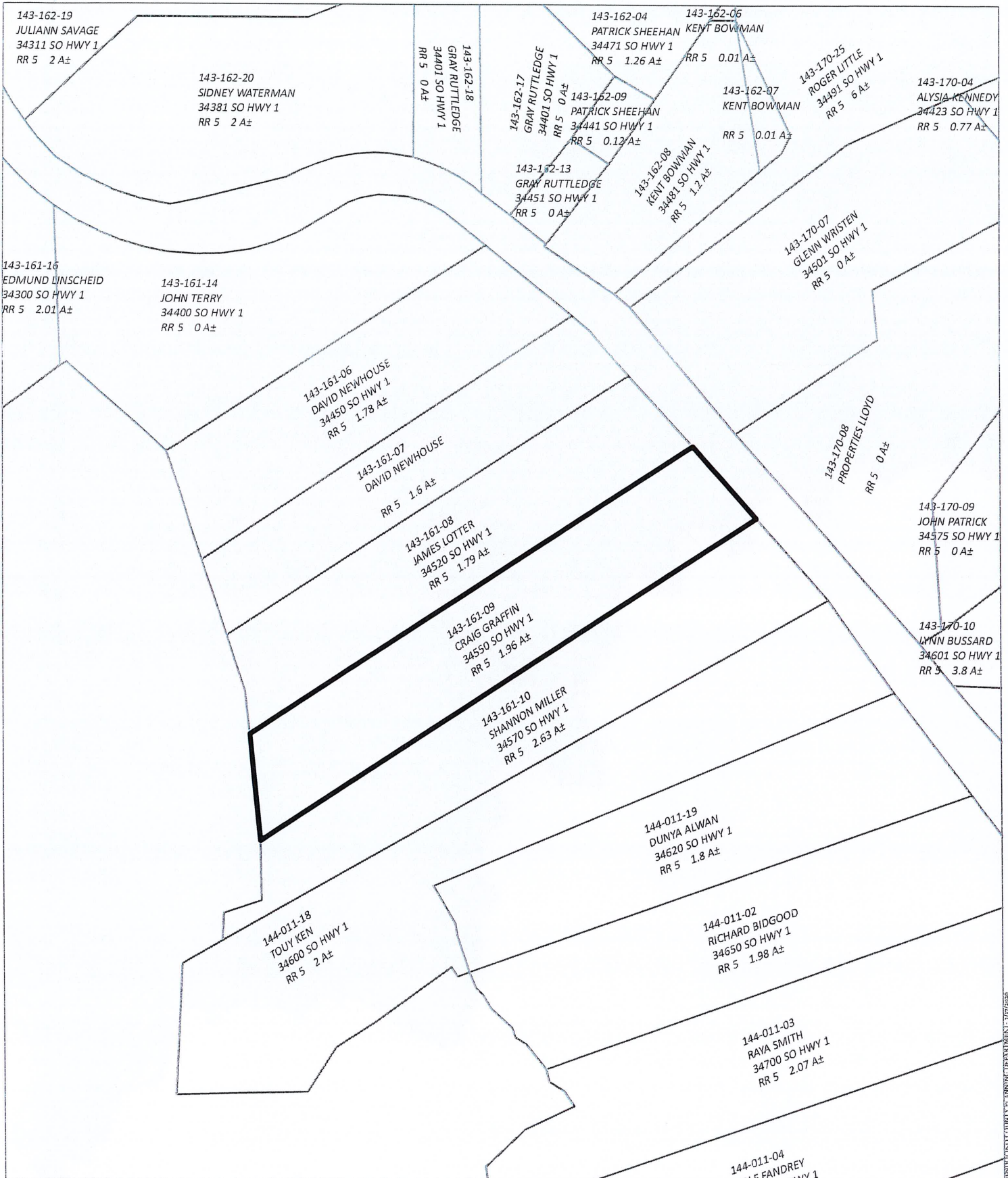
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— Public Roads  
 □ Assessors Parcels

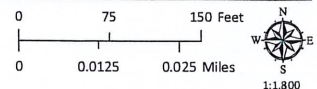


**POST LCP CERTIFICATION & APPEAL JURISDICTION**

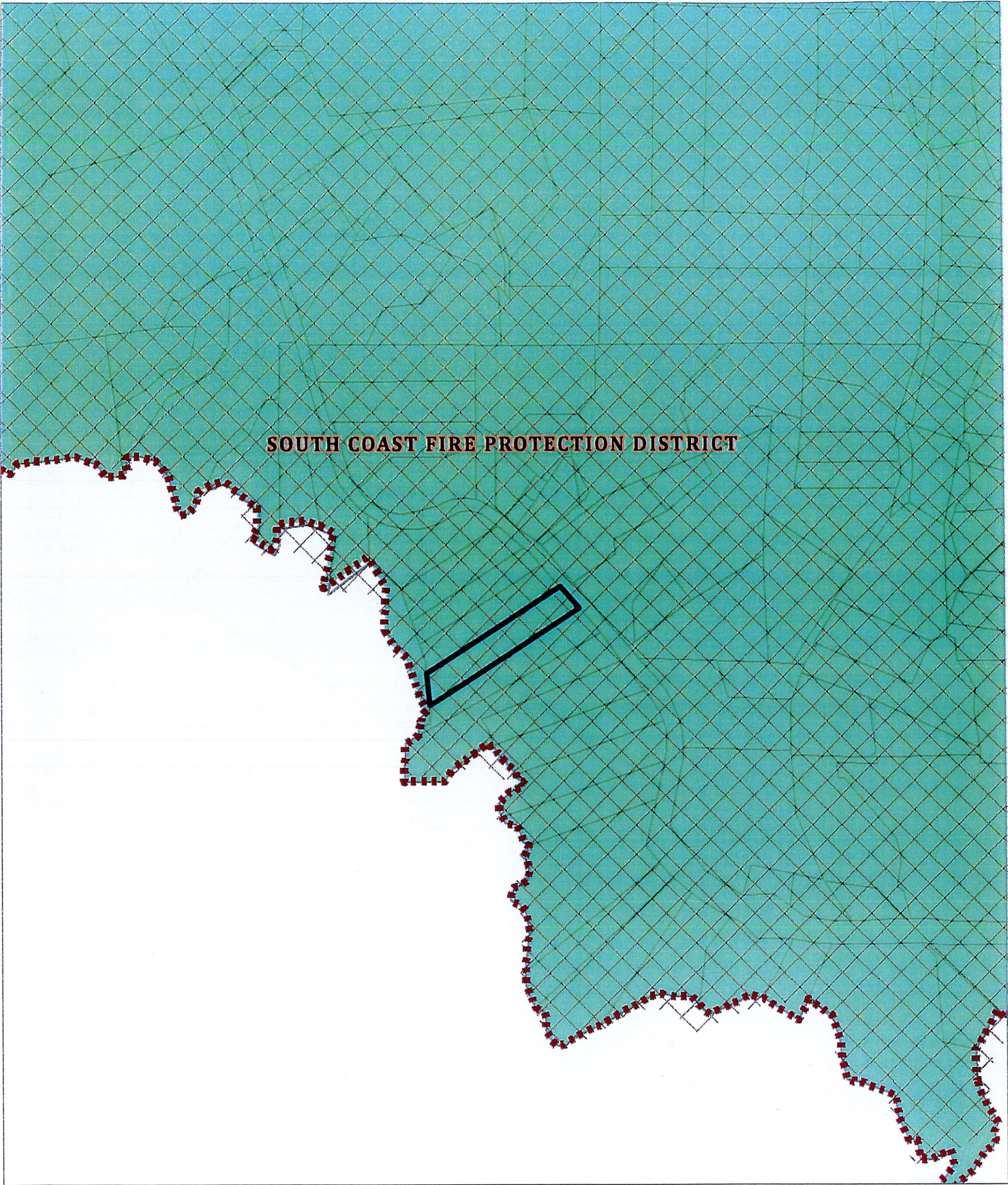


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 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala

 Assessor's Parcels




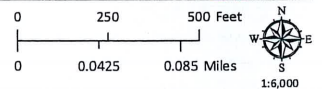
ADJACENT PARCELS



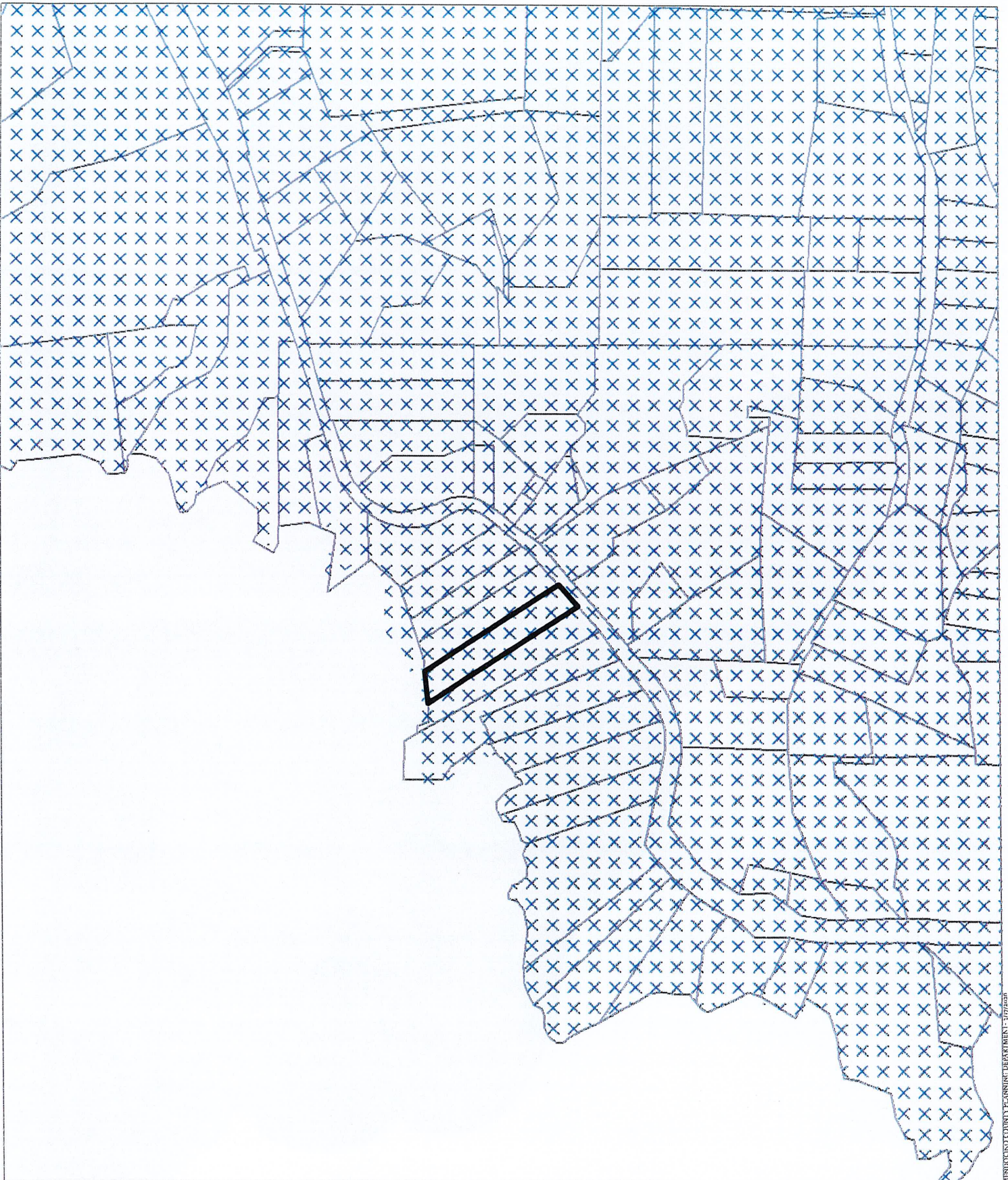
**SOUTH COAST FIRE PROTECTION DISTRICT**

CASE: CDP 2020-0015  
 OWNER: GRAFFIN, Craig  
 APN: 143-161-09  
 APLCT: Superior Pump & Drilling, Inc.  
 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala

-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels






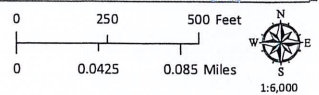
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



HERNANDO COUNTY PLANNING DEPARTMENT - 3/19/2020

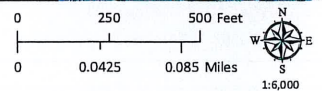
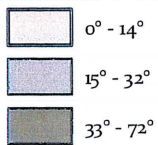
CASE: CDP 2020-0015  
 OWNER: GRAFFIN, Craig  
 APN: 143-161-09  
 APLCT: Superior Pump & Drilling, Inc.  
 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala


 Critical Water Areas  
 Assessor's Parcels



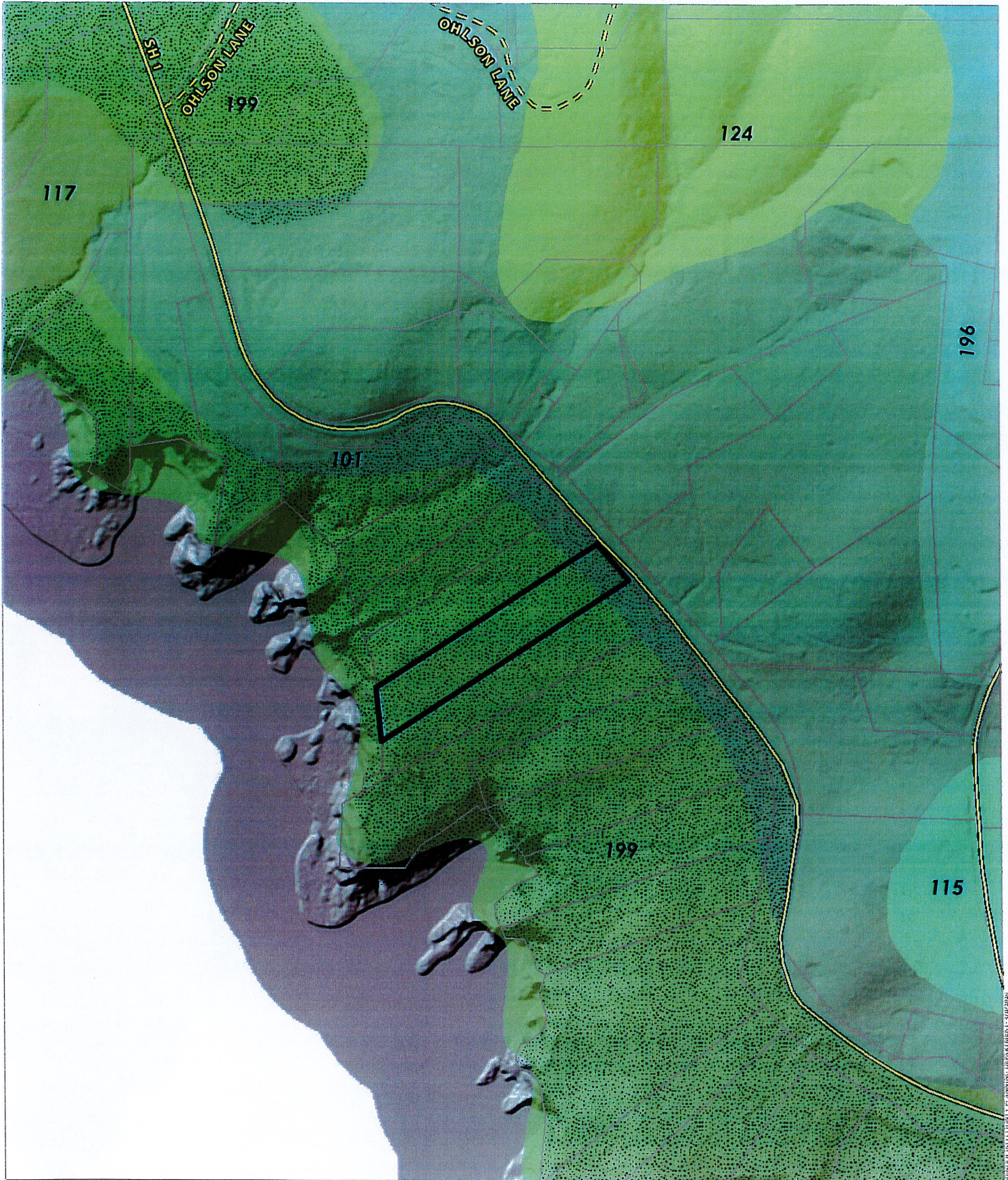


CASE: CDP 2020-0015  
 OWNER: GRAFFIN, Craig  
 APN: 143-161-09  
 APLCT: Superior Pump & Drilling, Inc.  
 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala







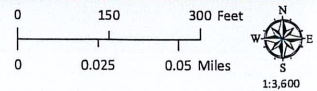
ESTIMATED SLOPE

ATTACHMENT O

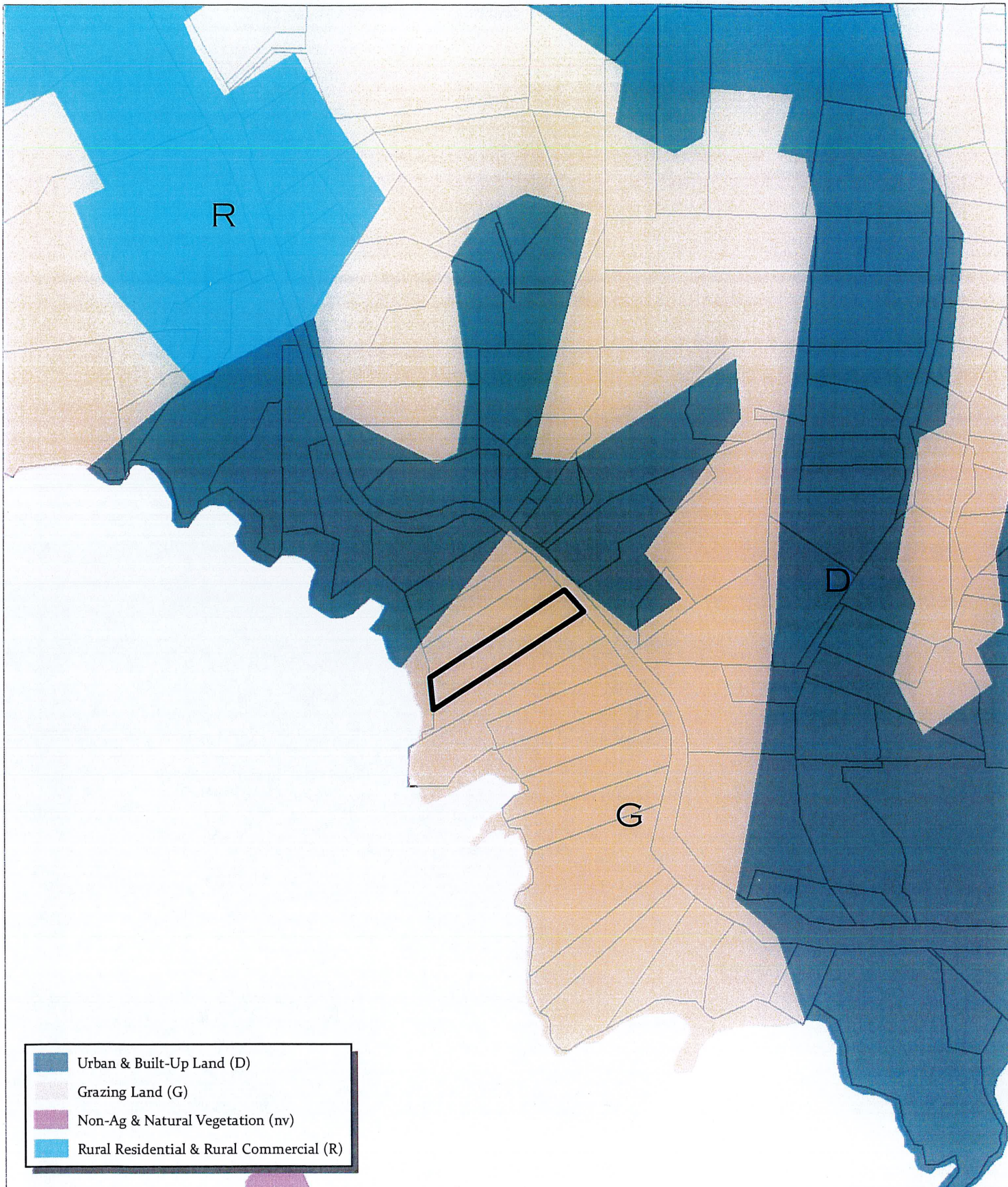


CASE: CDP 2020-0015  
 OWNER: GRAFFIN, Craig  
 APN: 143-161-09  
 APLCT: Superior Pump & Drilling, Inc.  
 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala

-  Public Roads
-  Private Roads
-  Assessors Parcels
-  Shinglemill-Gibney Complex

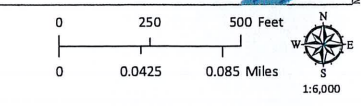


WESTERN SOIL CLASSES



CASE: CDP 2020-0015  
 OWNER: GRAFFIN, Craig  
 APN: 143-161-09  
 APLCT: Superior Pump & Drilling, Inc.  
 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala

 Assessors Parcels



FARMLAND CLASSIFICATIONS



ATTACHMENT Q

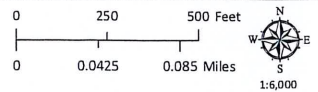




**NORTH GUALALA WATER COMPANY**

CASE: CDP 2020-0015  
 OWNER: GRAFFIN, Craig  
 APN: 143-161-09  
 APLCT: Superior Pump & Drilling, Inc.  
 AGENT: Armando Quevedo  
 ADDRESS: 34550 S. Highway 1, Gualala

-  Assessors Parcels
-  County Water Districts



WATER DISTRICTS

