June 26, 2020

CASE#: CDP_2020-0015
DATE FILED: 3/12/2020
OWNER: CRAIG & JEANNINE GRAFFIN
APPLICANT/AGENT: SUPERIOR PUMP & DRILLING INC.
REQUEST: Standard Coastal Development Permit for 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 State Route 1, 0.4± miles southeast of its intersection with Ohlson Lane. (Private), located at 34550 State Route 1, Gualala, (APN: 143-161-09).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MATT GOINES
RESPONSE DUE DATE: July 10, 2020

PROJECT INFORMATION CAN BE FOUND AT: https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.
☐ Recommend conditional approval (attached).
☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
☐ Recommend denial (Attach reasons for recommending denial).
☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
☐ Other comments (attach as necessary).

REVIEWED BY:

Signature ____________________  Department ____________________  Date ________________
CASE: CDP_2020-0015

**OWNER:** CRAIG & ANNA GRAFFIN

**APPLICANT:** SUPERIOR PUMP & DRILLING INC

**AGENT:** SUPERIOR PUMP & DRILLING INC

**REQUEST:** A Standard Coastal Development Permit request for 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 State Route 0.4± miles southeast of its intersection with Ohlson Lane. (Private), located at 34520 State Route 1, Gualala, (APN: 143-161-09).

**APN/S:** 143-161-09

**PARCEL SIZE:** 1.96 Acres

**GENERAL PLAN:** Rural Residential [RR:5(2):R*] & Development Limitation (DL) combining district [RR:5DL(2)]

**ZONING:** Rural Residential (RR-5) DL combining district (only along bluff edge)

**EXISTING USES:** None

**DISTRICT:** 5

**RELATED CASES:**

<table>
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<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<td>N/A</td>
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**REFERRAL AGENCIES**

**LOCAL**
- Air Quality Management District
- Archaeological Commission
- Assessor’s Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)

**STATE**
- South Coast Fire District
- Gualala MAC
- Planning Division Fort Bragg
- Sonoma State University
- CALFIRE (Land Use)
- California Coastal Commission

**TRIBAL**
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** MATT GINES

**DATE:** 5/20/2020
## ENVIRONMENTAL DATA

1. MAC:  
   GIS  
   Gualala

2. FIRE HAZARD SEVERITY ZONE:  
   CALFIRE FRAP maps/GIS  
   High

3. FIRE RESPONSIBILITY AREA:  
   CALFIRE FRAP maps/GIS  
   Cal Fire

4. FARMLAND CLASSIFICATION:  
   GIS  
   Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:  
   FEMA Flood Insurance Rate Maps (FIRM)  
   NO

6. COASTAL GROUNDWATER RESOURCE AREA:  
   Coastal Groundwater Study/GIS  
   Critical

7. SOIL CLASSIFICATION:  
   Mendocino County Soils Study Eastern/Western Part  
   199—Shinglemill-Gibney complex, 2-9 % slopes.  
   101—Abalobadiah-Bruhel-Vizcaino complex, 30-50 % slopes.

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:  
   LCP maps, Pygmy Soil Maps; GIS  
   NO

9. WILLIAMSON ACT CONTRACT:  
   GIS/Mendocino County Assessor’s Office  
   NO

10. TIMBER PRODUCTION ZONE:  
    GIS  
    NO

11. WETLANDS CLASSIFICATION:  
    GIS  
    NO

12. EARTHQUAKE FAULT ZONE:  
   Earthquake Fault Zone Map; GIS  
   NO

13. AIRPORT LAND USE PLANNING AREA:  
   Airport Land Use Plan; GIS  
   NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:  
   GIS; General Plan 3-11  
   NO

15. NATURAL DIVERSITY DATABASE:  
   CA Dept. of Fish & Wildlife Rarefind Database/GIS  
   YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:  
   GIS; General Plan 3-10  
   NO

17. LANDSLIDE HAZARD:  
   Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
   NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:  
   Policy RM-7; General Plan 4-34  
   NO

19. WILD AND SCENIC RIVER:  
   www.rivers.gov (Eel Only); GIS  
   NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:  
    Various Adopted Specific Plan Areas; GIS  
    NO

21. STATE CLEARINGHOUSE REQUIRED:  
    Policy  
    NO

22. OAK WOODLAND AREA:  
    USDA  
    NO

23. HARBOR DISTRICT:  
    Sec. 20.512  
    NO

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:  
   LCP Land Use maps/GIS  
   30: Anchor Bay

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:  
   LCP Land Capabilities maps/GIS  
   Beach deposit and stream alluvium and terraces (Zone 3) intermediate shaking

26. LCP HABITATS & RESOURCES:  
   LCP Habitat maps/GIS  
   Barren

27. COASTAL COMMISSION APPEALABLE AREA:  
   Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544  
   Yes

28. CDP EXCLUSION ZONE:  
   CDP Exclusion Zone maps/GIS  
   NO

29. HIGHLY SCENIC AREA:  
   Highly Scenic & Tree Removal Area Maps/GIS, Secs. 20.504.015, 20.504.020  
   NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:  
    Biological Resources & Natural Area Map; GIS; General Plan 4-9  
    Barren

31. BLUFFTOP GEOLOGY:  
    GIS; 20.500.020  
    Yes
COASTAL ZONE APPLICATION FORM

APPLICANT
Name: Superior Pump & Drilling, Inc
Address: P.O. Box 1551
City: Fort Bragg
State: CA
Zip Code: 95437
Phone: 964-9571

PROPERTY OWNER
Name: Craig and Jeannine Graffin
Address: 28 Leopardton Ct
City: Napa
State: CA
Zip Code: 94559
Phone: 224-3400

AGENT
Name: Superior Pump & Drilling, Inc - Armando Quevedo
Address: P.O. Box 1551
City: Fort Bragg
State: CA
Zip Code: 95437
Phone: 357-2013

PARCEL SIZE
2 Acres

STREET ADDRESS OF PROJECT
34550 S. Hwy 1 Guadaluca Ca.

ASSESSOR'S PARCEL NUMBER(S)
143-161-09

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

Armando Quevedo
3/9/20
Signature of Applicant/Agent

Date

Signature of Owner

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.

   Test well, proof of water - This is undeveloped property.

2. If the project is **residential**, please complete the following: **N/A**

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
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<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
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</tr>
</tbody>
</table>

   If Multifamily, number of dwelling units per building: ___________________________

3. If the project is **commercial, industrial**, or **institutional**, complete the following: **N/A**

   Total square footage of structures: ___________________________
   Estimated employees per shift: ___________________________
   Estimated shifts per day: ___________________________
   Type of loading facilities proposed: ___________________________

4. Will the proposed project be phased? □ Yes  □ No

   If Yes, explain your plans for phasing.
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 1 foot 6 inches feet.

8. Lot area (within property lines):  
   2   □ square feet  
   ✗ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th></th>
<th>EXISTING square feet</th>
<th>NEW PROPOSED square feet</th>
<th>TOTAL square feet</th>
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</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paved area</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaped area</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved area</td>
<td>88,000</td>
<td></td>
<td>88,000</td>
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</table>

GRAND TOTAL: 88,000 square feet

(Should equal gross area of parcel)

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

11. Parking will be provided as follows:  
    NA

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
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: _______ feet _______ miles
   - [x] On Site generation, Specify: ____________________________
   - [ ] None

B. Gas
   - [ ] Utility Company/Tank
   - [ ] On Site generation, Specify: ____________________________
   - [x] None

C. Telephone: [ ] Yes [x] No

13. Will there by any exterior lighting? [ ] Yes [x] No
   If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal? [x] A
   - [ ] Community sewage system, specify supplier ____________________________
   - [ ] Septic Tank
   - [ ] Other, specify ____________________________

15. What will be the domestic water source?
   - [ ] Community water system, specify supplier ____________________________
   - [x] Well
   - [ ] Spring
   - [ ] Other, specify ____________________________

16. Is any grading or road construction planned? [ ] Yes [x] 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: [x] A

A. Amount of cut: ___________________ cubic yards
B. Amount of fill: ___________________ cubic yards
C. Maximum height of fill slope: ___________________ feet
D. Maximum height of cut slope: ___________________ feet
E. Amount of import or export: ___________________ cubic yards
F. Location of borrow or disposal site: ___________________
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? ____________ cubic yards.

   Location of dredged material disposal site: __________________________________________

   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.
Site will not be visible due to tall shrubs and trees present.

- No septic tanks within 100' of each proposed site.

Pl: 120'

PG = E easement

Temporary access

Proposed drill site #2

130' Possible luchfield

Proposed area

34550 S Hwy 1
AP # 143-14-09
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

Named Rivers
Public Roads
Private Roads

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
CASE: CDP 2020-0015
OWNER: GRAFFIN, Craig
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AFLCT: Superior Pump & Drilling, Inc.
AGENT: Armando Quevedo
ADDRESS: 34550 S. Highway 1, Gualala

Legend: Habitats/Resources

- Coastal Zone Boundary
- Incorporated City Limits
- Marine and Freshwater Habitats
  - Open Water
  - Kelp
  - Rocky Habitat Area
  - Mudflats
  - Beach
  - Dunes
  - Marsh
  - Saltwater
  - Freshwater
  - Backslough
- Stream
- Peculiar Intertidal
- Woodyed Habitats
  - Coastal Forest
  - Redwood
  - Hardwood
  - Woodland
- Riparian
- Culvert
- Designated Resource Protection Area
- State Park or Reserve
- Area of Special Biological Significance
- Natural Area
- Forestry Special Treatment Area
- Special Resources
  - View Limit
  - Viewshed Corridor

Public Roads
Assessors Parcels

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

NORTH GUALALA WATER COMPANY

Assessors Parcels
County Water Districts