



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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

August 30, 2018

Planning – FB
Department of Transportation
Environmental Health -Fort Bragg

Building Inspection - Fort Bragg
Department of Forestry/ CalFire
Department of Fish & Wildlife

Coastal Commission
South Coast Fire District
Gualala Municipal Advisory Council

CASE#: B_2018-0051

DATE FILED: 7/23/2018

OWNER: SUNDSTROM SHOPPING CENTER

APPLICANT: FRANCINE TEMPLE

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundary between 3 existing parcels. Parcel 1 (APNs: 145-262-38, 39x) will decrease to 0.43± acres. Parcel 2 (APNs 145-262-37, 39x) will decrease to 0.71± acres, and Parcel 3 (APN: 145-262-23) will increase to 1.53± acres.

LOCATION: In the Coastal Zone, in the community of Gualala, on the east side of St. Hwy 1 (SH 1), 0.18± miles north of its intersection with Old St. Hwy (CR 501-A), located at 39225 St. Hwy 1, Gualala (APNs: 145-262-23, 37, 38, 39x).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

RESPONSE DUE DATE: September 13, 2018

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 _____

OWNER: Sundstrom Shopping Center

APPLICANT: Francine Temple

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundary between 3 existing parcels. Parcel 1 (APNs: 145-262-38, 39x) will decrease to 0.43± acres. Parcel 2 (APNs 145-262-37, 39x) will decrease to 0.71± acres, and Parcel 3 (APN: 145-262-23) will increase to 1.53± acres.

LOCATION: In the Coastal Zone, in the community of Gualala, on the east side of St. Hwy 1 (SH 1), 0.18± miles north of its intersection with Old St. Hwy (CR 501-A), located at 39225 St. Hwy 1, Gualala (APNs: 145-262-23, 37, 38, 39x).

ACREAGE: 2.67± acres, total.

GENERAL PLAN: Gualala Village Mixed-Use (GVMU)

ZONING: Gualala Village Mixed-Use (GVMU)

COASTAL ZONE: Yes

EXISTING USES: Commercial (Sundstrom Shopping Center)SUPERVISORIAL DISTRICT: 5

TOWNSHIP: 11NRANGE: 15WSECTION: 27USGS QUAD#: 70

RELATED CASES ON SITE: CC 2018-0015, PAC 2018-0004

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	GPD	GPD	40±	Foretland
EAST:	GVMU	GVMU	1±	Residential
SOUTH:	GVUM	GVMU	1±	Commercial
WEST:	GVMU	GVMU	1±	Residential

REFERRAL AGENCIES:

☒Planning (FB - MHRB)

☒Building Division (FB)

☒Department of Fish & Wildlife

☒Department of Transportation

☒CALFIRE

☒Coastal Commission

☒Environmental Health (FB)

☒Gualala MAC

☒South Coast Fire District

ADDITIONAL INFORMATION: APN 145-262-39 is a tax parcel only, created due to an existing lease. It is not a legal parcel on its own.

ASSESSOR’S PARCEL Nos: 145-262-23, 37, 38, 39

PROJECT COORDINATOR: RUSSELL FORDPREPARED BY: RUSSELL FORDDATE: 8/20/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base Numerous species, including Pygmy Cypress, Monarch Butterfly and Mendo Coast Paintbrush
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# Moderate
<input type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. N/A – Entire site is paved
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area. Gualala Town Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Critical	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. 31: Gualala
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.



Planning and Building
Services

Case No: B 2018-0051

CalFire No:

Date Filed: 7/23/18

Fee: \$3,656

Receipt No: 22312

Received By: RDF

Office use only

APPLICATION FORM

APPLICANT

Name: FRANCINE TEMPLE Phone: 707-326-4064

Mailing Address: P.O. Box 424

City: GUALALA State/Zip: CA 95445 email: FRANCINE@VOLCANO.NET

PROPERTY OWNER

Name: SUNDSTROM SHOPPING CENTER Phone: 707-884-9567

Mailing Address: P.O. Box 491

City: GUALALA State/Zip: CA 95445 email: FRANCINE@VOLCANO.NET

AGENT

Name: FRANCINE TEMPLE Phone: 707-326-4064

Mailing Address: P.O. Box 424

City: GUALALA State/Zip: CA 95445 email: FRANCINE@VOLCANO.NET

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
<u>145-262-23</u>	<u>SUNDSTROM SHOPPING CENTER</u>	<u>39225 S. Hwy 1</u>	<u>0.63</u>	<u>0.00</u>
<u>145-262-37</u>	<u>" " "</u>	<u>GUALALA</u>	<u>1.01</u>	<u>1.64</u>
<u>145-262-38</u>	<u>" " "</u>	<u>"</u>	<u>0.95</u>	<u>0.43</u>
<u>145-262-39</u>	<u>" " "</u>	<u>39251 S. Hwy 1</u>	<u>0.00</u>	<u>0.52</u>
		<u>GUALALA</u>		

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):

PARCEL 145-262-23 TO BE ABSORBED INTO 145-262-37
PARCEL 145-262-38 ADJUSTED TO ENCOMPASS THE GUALALA 76
STATION (0.43 ACRE) WITH THE BALANCE DISTRIBUTED TO 145-262-37 (1.64 AC)
AND 145-262-39. PARCEL 145-262-39 (0.52 ACRE) CREATED
FROM PORTIONS OF 145-262-37 AND 145-262-38.

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

Francine Temple July 23, 2018

Signature of Applicant/Agent

Date

Signature of Owner

Date

Project Description Questionnaire For Boundary Line Adjustments Located In the Coastal Zone

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the 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.

Present Use Of Property																																						
<p>1. Are there existing structures on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe below, and identify the use of each structure on the map to be submitted with your application.</p> <p><u>APN 145-262-37 SHOPPING MALL WITH SUPERMARKET, BANK, MISC. RETAIL SHOPS AND OFFICE SPACE, SITING AREA</u></p> <p><u>APN 145-262-38 SERVICE STATION</u></p> <p><u>APN 145-262-39 ART GALLERY, DANCE STUDIO, RETAIL APPAREL</u></p>																																						
<p>2. Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>																																						
<p>3. Lot area (within property lines): <u>SEE ATTACHED</u> <input type="checkbox"/> square feet <input type="checkbox"/> acres.</p>																																						
<p>4. Lot Coverage: <u>SEE ATTACHED</u></p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 35%;">LOT 1</th> <th style="text-align: center; width: 20%;">Existing</th> <th style="text-align: center; width: 20%;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td>Building Coverage</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> </tbody> </table> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 35%;">LOT 2</th> <th style="text-align: center; width: 20%;">Existing</th> <th style="text-align: center; width: 20%;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td>Building Coverage</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> </tbody> </table> <p>(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)</p>			LOT 1	Existing	Proposed after Adjustment	Building Coverage	_____ sq ft	_____ sq ft	Paved Area	_____ sq ft	_____ sq ft	Landscaped Area	_____ sq ft	_____ sq ft	Unimproved Area	_____ sq ft	_____ sq ft	TOTAL:	_____ sq ft	_____ sq ft	LOT 2	Existing	Proposed after Adjustment	Building Coverage	_____ sq ft	_____ sq ft	Paved Area	_____ sq ft	_____ sq ft	Landscaped Area	_____ sq ft	_____ sq ft	Unimproved Area	_____ sq ft	_____ sq ft	TOTAL:	_____ sq ft	_____ sq ft
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<p>5. Parking will be provided as follows: <u>SEE ATTACHED</u></p> <table style="width:100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 20%;">LOT 1</td> <td style="width: 40%;">Existing Spaces _____</td> <td style="width: 40%;">Proposed Spaces _____</td> </tr> <tr> <td>LOT 2</td> <td>Existing Spaces _____</td> <td>Proposed Spaces _____</td> </tr> </tbody> </table> <p>(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet).</p>			LOT 1	Existing Spaces _____	Proposed Spaces _____	LOT 2	Existing Spaces _____	Proposed Spaces _____																														
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Addendum to Boundary Line Adjustment Application
Project Description Questionnaire

Sundstrom Shopping Center - Case #PAC_2018-0004

3. Lot area (within boundary lines) In Acres

		Existing	Proposed		
Lot 1	APN 145-262-23	0.63	-0-		
Lot 2	APN 145-262-37	1.01	1.64		
Lot 3	APN 145-262-38	0.95	0.43		
Lot 4	APN 145-262-39	0	0.52		
Total		2.59	2.59		

Addendum to Boundary Line Adjustment Application
Project Description Questionnaire

Sundstrom Shopping Center - Case #PAC_2018-0004

4. Lot Coverage

	Lot 1	APN 145-262-23	Existing		Proposed		
	Building Coverage		6,853 sq. ft.		-0-		
	Paved Area		13,939 sq. ft.		-0-		
	Landscaped Area		6,650 sq. ft.		-0-		
	Unimproved Area		-0-		-0-		
	Total		27,442.80 sq. ft.		-0-		
	Lot 2	APN 145-262-37	Existing		Proposed		
	Building Coverage		13,716 sq. ft.		19,820 sq. ft.		
	Paved Area		21,799.60 sq. ft.		27,568.40 sq. ft.		
	Landscaped Area		8,480 sq. ft.		16,550 sq. ft.		
	Unimproved		-0-		7,500 sq. ft.		
	Total		43,995.60 sq. ft.		71,438.40 sq. ft.		
	Lot 3	APN 145-262-38	Existing		Proposed		
	Building Coverage		6,530 sq. ft.		2,046 sq. ft.		
	Paved Area		19,142 sq. ft.		9,314.80		
	Landscaped Area		1,860 sq. ft.		1,020 sq. ft.		
	Unimproved		13,850 sq. ft.		6,350 sq. ft.		
	Total		41,382 sq. ft.		18,730.80 sq. ft.		
	Lot 4	APN 145-262-39	Existing		Proposed		
	Building coverage				5,633 sq. ft.		
	Paved Area				11,828.20 sq. ft.		
	Landscaped Area				5,190 sq. ft.		
	Unimproved				-0-		
	Total				22,651.20 sq. ft.		

Addendum to Boundary Line Adjustment Application
Project Description Questionnaire

Sundstrom Shopping Center - Case #PAC_2018-0004

5. Parking will be provided as follows:

Lot 1	Existing Spaces	28		Proposed Spaces	0	APN 145-262-23
Lot 2	Existing Spaces	44		Proposed Spaces	56	APN 145-262-37
Lot 3	Existing Spaces	29		Proposed Spaces	11	APN 145-262-38
Lot 4	Existing Spaces	0		Proposed Spaces	34	APN 145-262-39
Total		101			101	

6. Is any grading or road construction planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 or road construction, complete the following: (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: _____	
7. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. (An agricultural economic feasibility study may be required.)	
8. Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

SUBMIT ONLY ONE COPY

Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

July 23, 2018
Date

Francis J. J. J.
Applicant

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

Notice of Pending Permit

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: LOT LINE ADJUSTMENT

Location: 39225 S. Hwy 1 GUALALA
39251 S. Hwy 1 GUALALA

Applicant: SUNDSTROM SHOPPING CENTER

Assessor's Parcel Number: 145-262-23, 145-262-37, 38 & 39

Date Noticed Posed: July 23, 2018

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 N. Bush St
UKIAH, CA 95482
707-234-6650
HOURS: 8:00 - 5:00

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

Declaration of posting

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on July 23, 2018 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

Located at: LOT LINE ADJUSTMENT
39225 S. Hwy 1 AND 39251 S. Hwy 1 GUALALA

(Address of development and Assessor's Parcel Number)

The public notice was posted at: 39225 S. Hwy 1 APN 145-262-37 & 38
39251 S. Hwy 1 APN 145-262-39

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Francisco Imple
Owner/Authorized Representative

July 23, 2018
Date

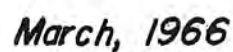
(A copy of the notice which was posted shall be attached to this form).

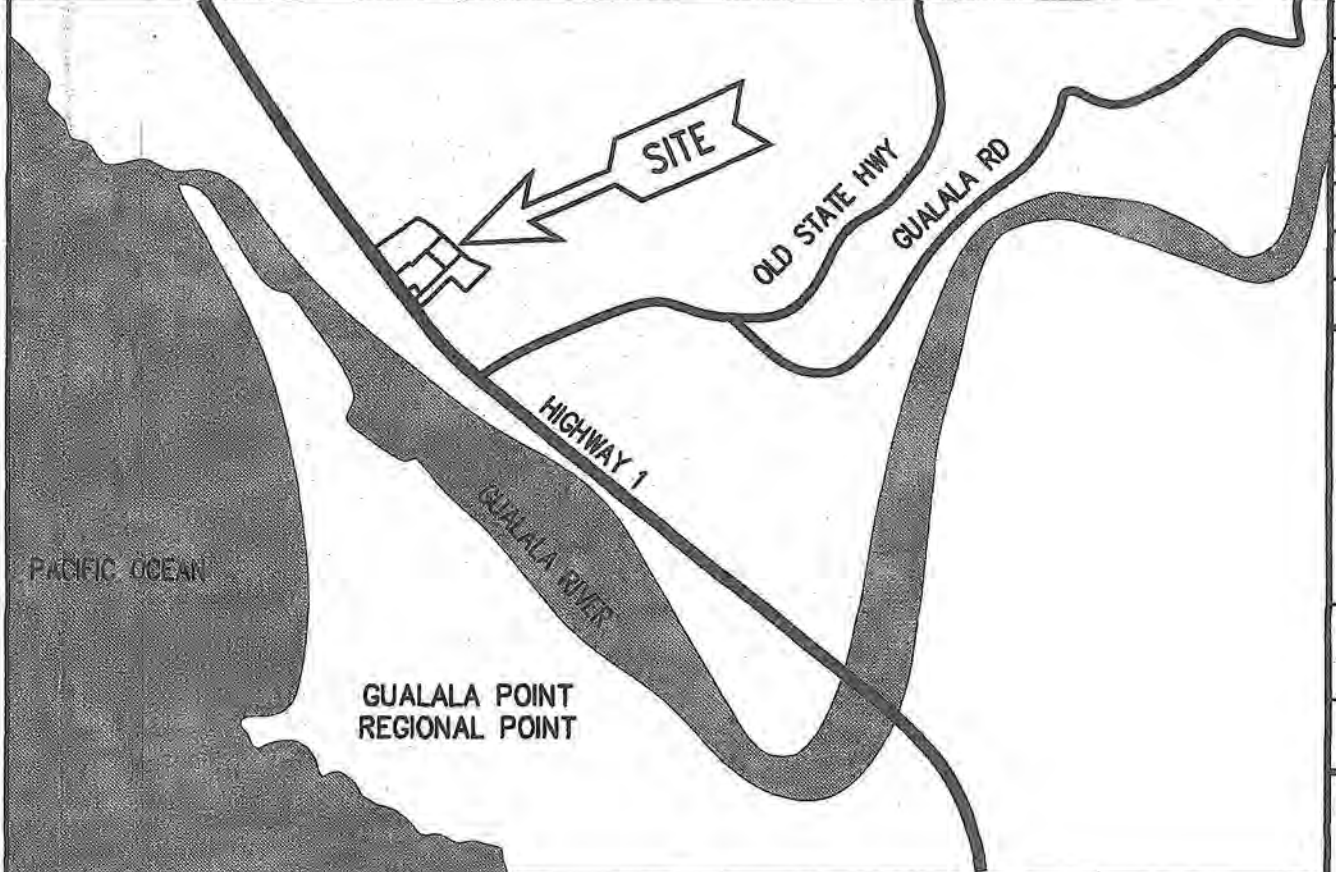
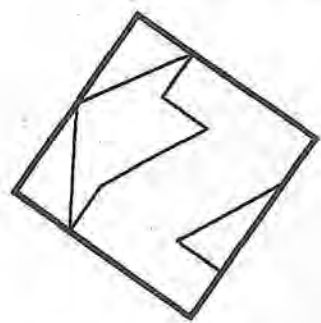
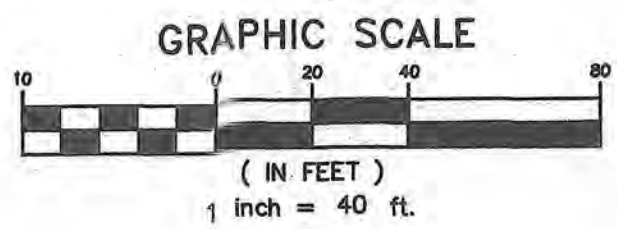
NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED A

Coastal Zone Development
Complete for projects located in the coastal zone only

List all property owners within 300 feet and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 Last name, First name Street address City, state zip		
APN 145-262-13 Gualala Community Center P.O. Box 263 Gualala, CA 95445		
APN 145-262-06 Rick O'Neil P.O. Box 724 Gualala, CA 95445		
APN 145-262-07 Sid Waterman P.O. Box 148 Gualala, CA 95445		
APN 145-261-05 Bower Limited Partnership P.O. Box 1000 Gualala, CA 95445		
APN 145-262-08 Gualala Baptist Church P.O. Box 414 Gualala, CA 95445		
APN 145-261-14 David Shahriari P.O. Box 389 Gualala, CA 95445		
APN 145-262-22 Gualala Hotel Pedersen Family Trust P.O. Box 1760 Gualala, CA 95445		

$$1'' = 200'$$




VICINITY MAP
NO SCALE

OWNER
SUNDSTROM SHOPPING CENTER, GENERAL PARTNERSHIP
P.O. BOX 491
GUALALA, CA 95445
ATTN: MS. FRANCINE KAY TEMPLE
(707) 326-4064

LOT LINE ADJUSTMENT TABLE			
APN	EXISTING AREA (Acres)	PROPOSED AREA (Acres)	DESCRIPTION
145-262-23	0.63	0.00	VOLUNTARY MERGER w/APN 145-262-37
145-262-30	1.31	1.31	NO CHANGE
145-262-37	1.01	1.64	PORTION TO APN 145-262-39 & VM w/145-262-23
145-262-38	0.95	0.43	PORTION TO APN 145-262-37 & -39
145-262-39		0.52	PORTIONS FROM APN 145-262-37 & -38

THIS EXHIBIT WAS REVISED BY OWNER
ON JULY 23, 2018

DATE: Mar 2018
SCALE: As Shown
DESIGNED: MBR
DRAWN: KW
CHECKED: MBR
PROJ. ENGR.: MBR
PROJ. MGR.: MBR

3-23-18

2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

ROBERTSON
ENGINEERING
INC.

LOT LINE ADJUSTMENT
EXHIBIT

SUNSTROM SHOPPING CENTER
39225 - 39361 SOUTH HIGHWAY 1
MENDOCINO COUNTY
GUALALA

CALIFORNIA

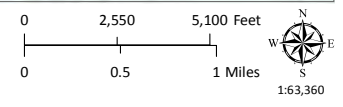
SHEET 1
OF 1 SHEETS

JOB No. 17139



CASE: B 2018-0051
OWNER: Sundstrom Shopping Center
APN: 145-262-23, ET AL
APLCT: Francine Temple
AGENT: Francine Temple
ADDRESS: 39225 S. Hwy. 1, Gualala

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



LOCATION MAP

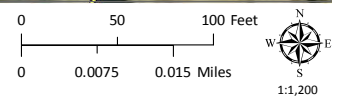
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CASE: B 2018-0051
OWNER: Sundstrom Shopping Center
APN: 145-262-23, ET AL
APLCT: Francine Temple
AGENT: Francine Temple
ADDRESS: 39225 S. Hwy. 1, Gualala

- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

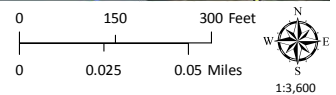
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

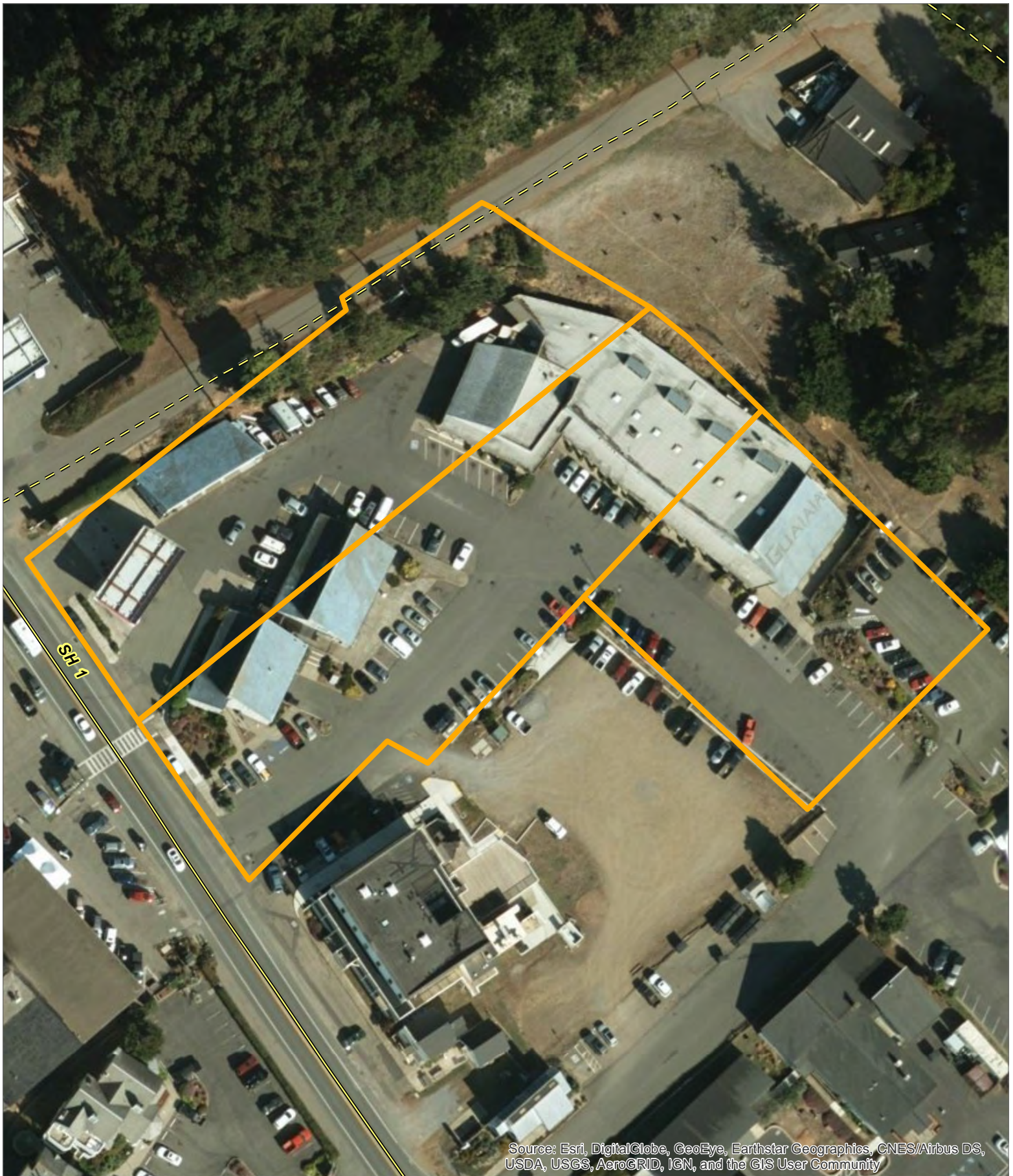
CASE: B 2018-0051
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APN: 145-262-23, ET AL
APLCT: Francine Temple
AGENT: Francine Temple
ADDRESS: 39225 S. Hwy. 1, Gualala

- Major Towns & Places
- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



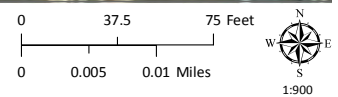
AERIAL IMAGERY

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- Public Roads
- Private Roads
- Driveways/Unnamed Roads



EXISTING LEGAL LOTS

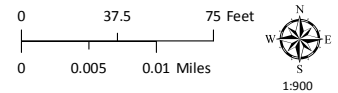
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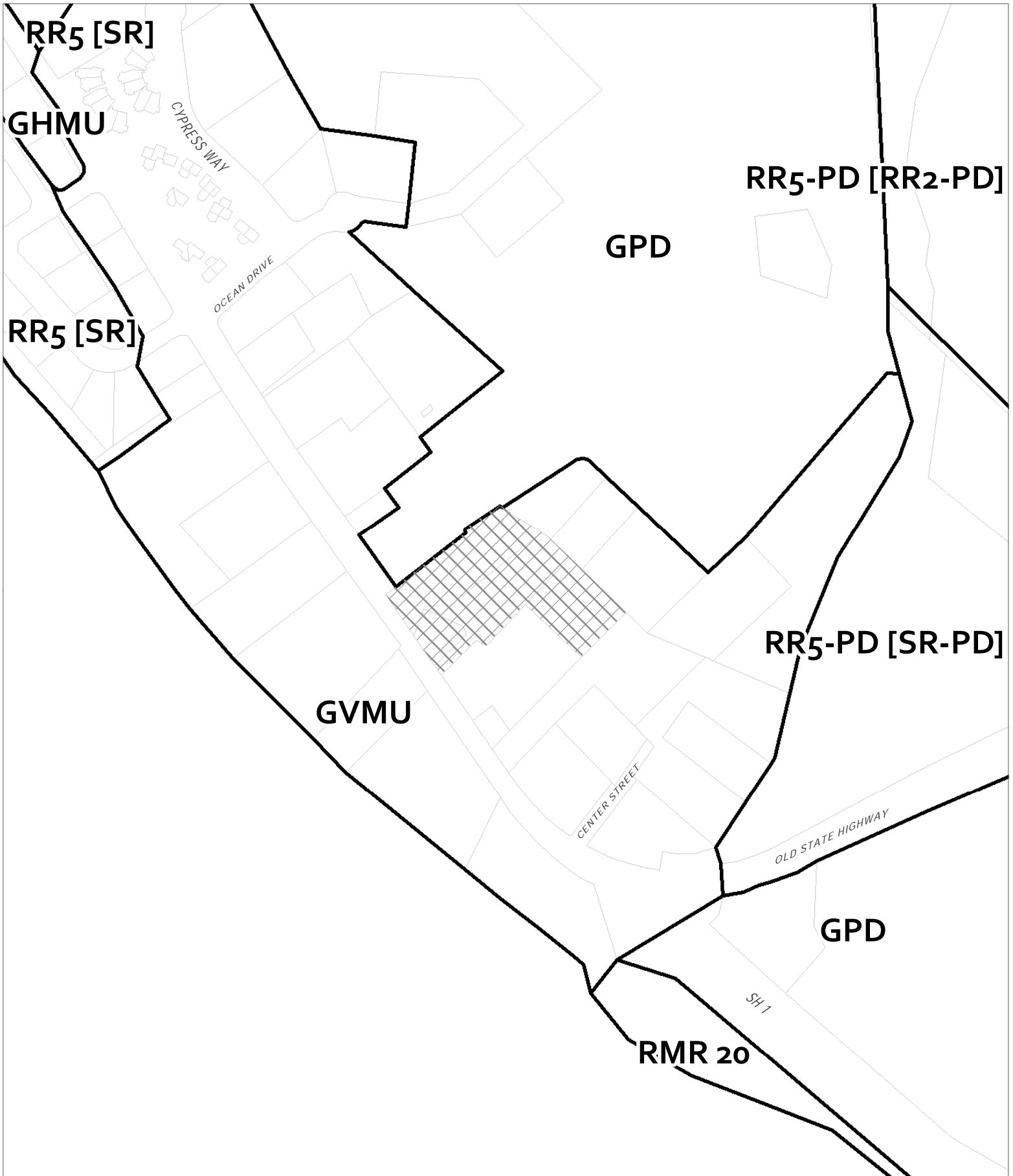
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- Public Roads
- Private Roads
- Driveways/Unnamed Roads




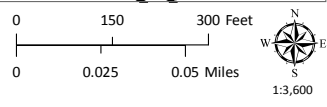
PROPOSED LOT CONFIGURATION

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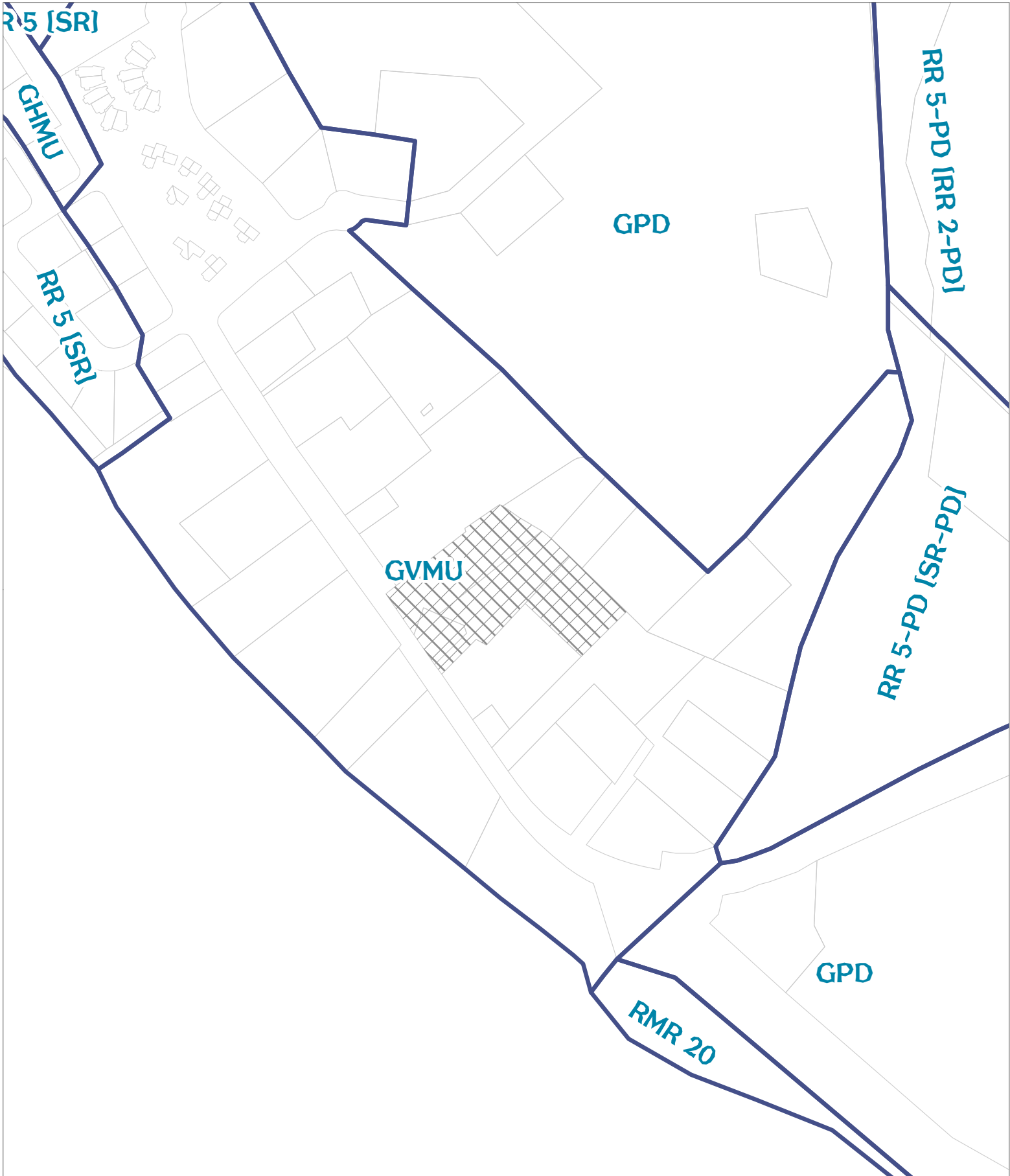
CASE: B 2018-0051
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ADDRESS: 39225 S. Hwy. 1, Gualala

 Zoning Districts
 Public Roads




ZONING DISPLAY MAP

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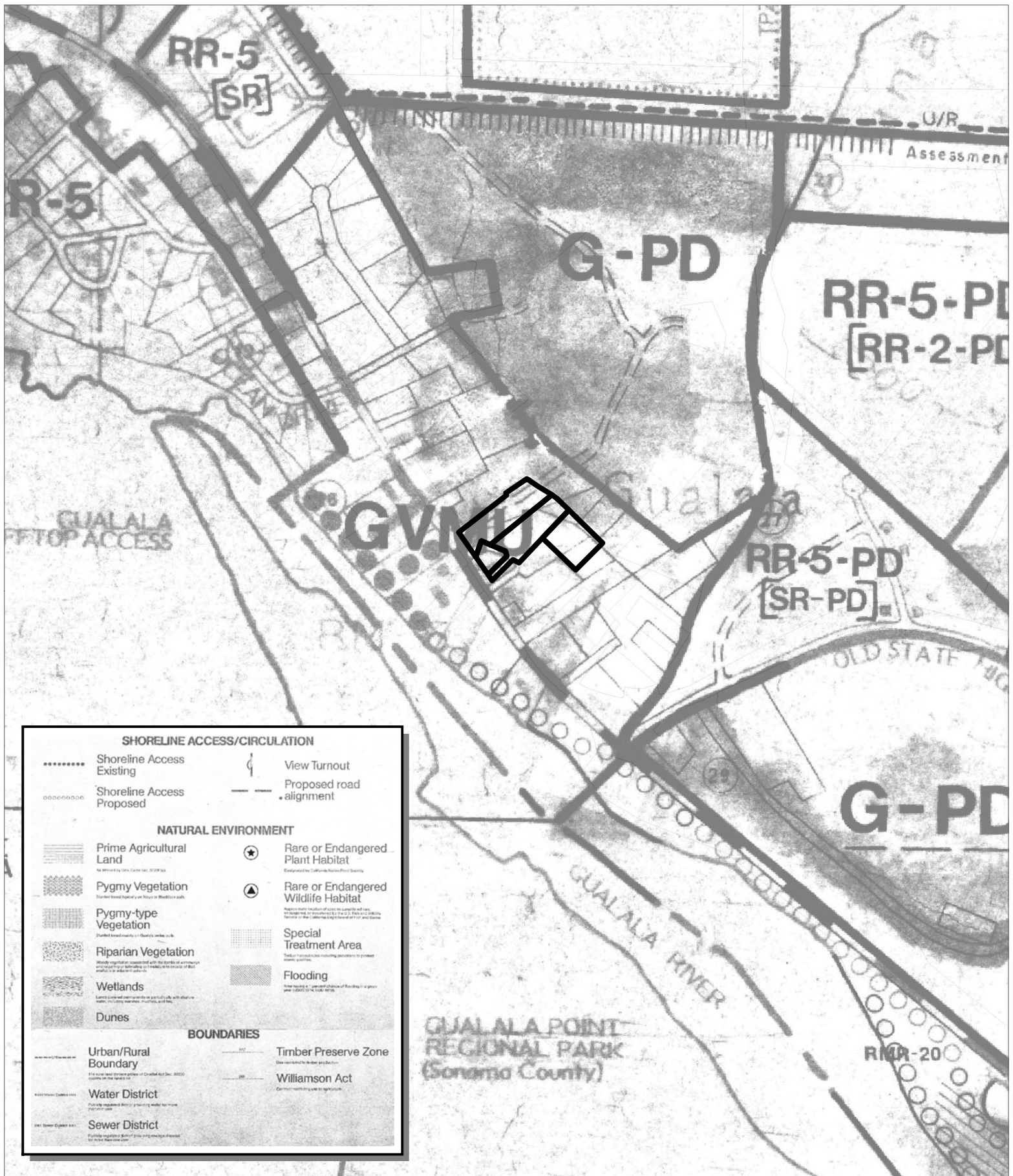


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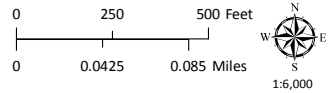
 General Plan Classes

0 150 300 Feet
0 0.025 0.05 Miles
N
W E
S
1:3,600
GENERAL PLAN CLASSIFICATIONS

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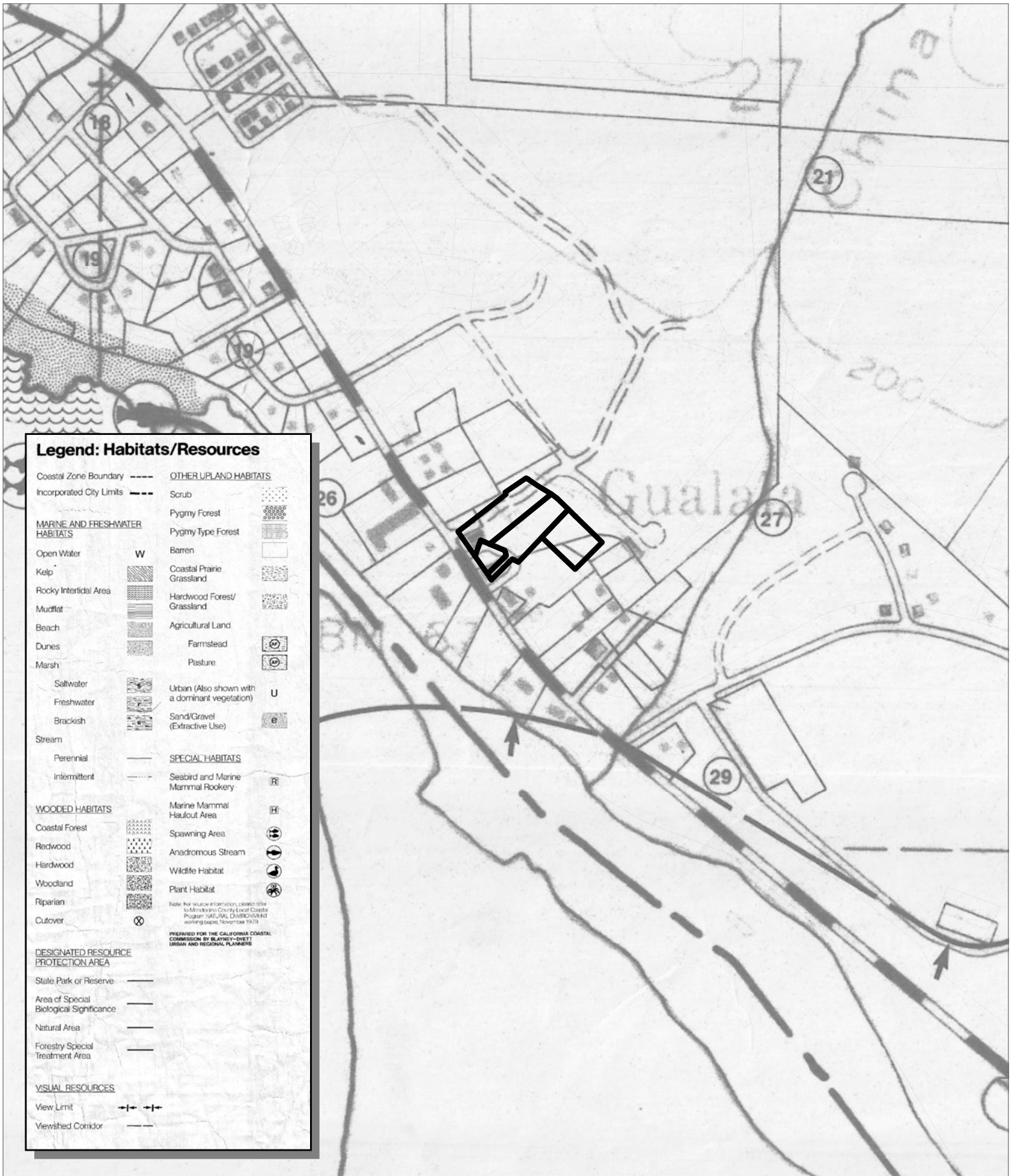


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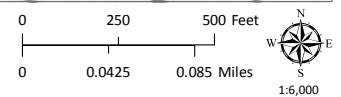


LCP LAND USE MAP 31: GUALALA

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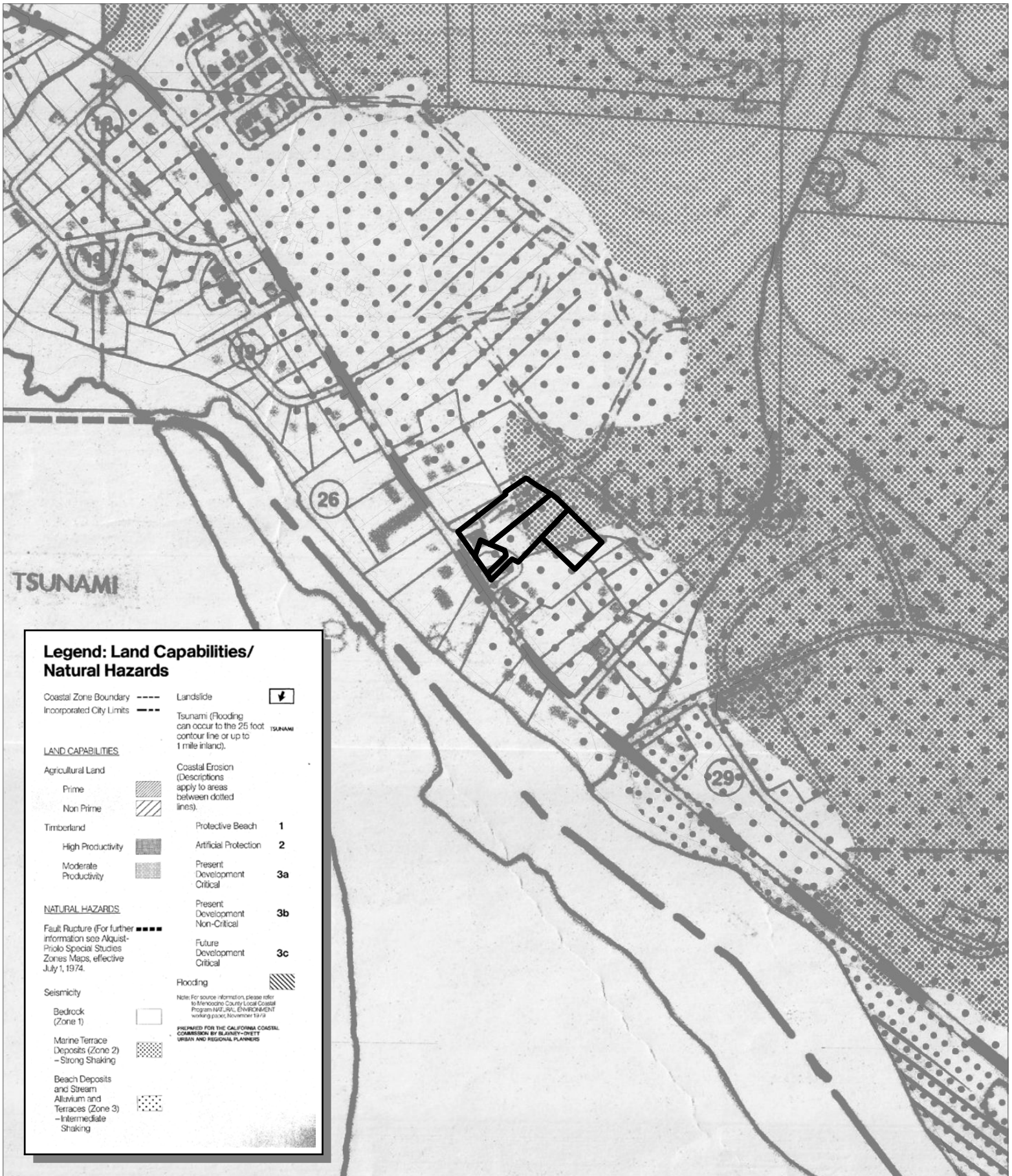


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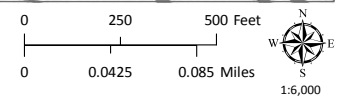


LCP HABITATS & RESOURCES

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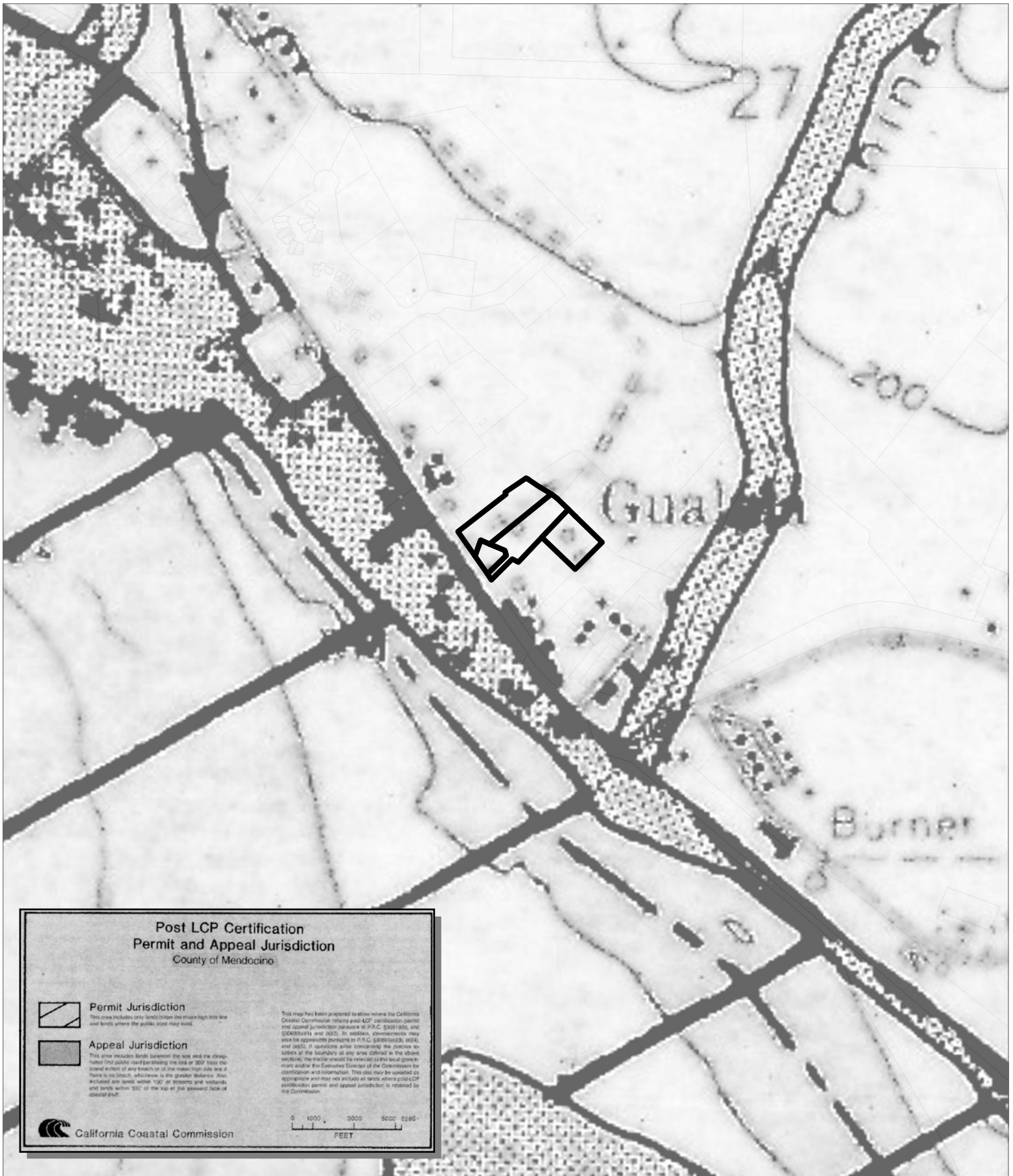


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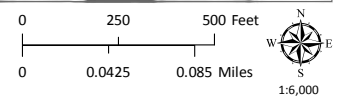


LCP LAND CAPABILITIES & NATURAL HAZARDS

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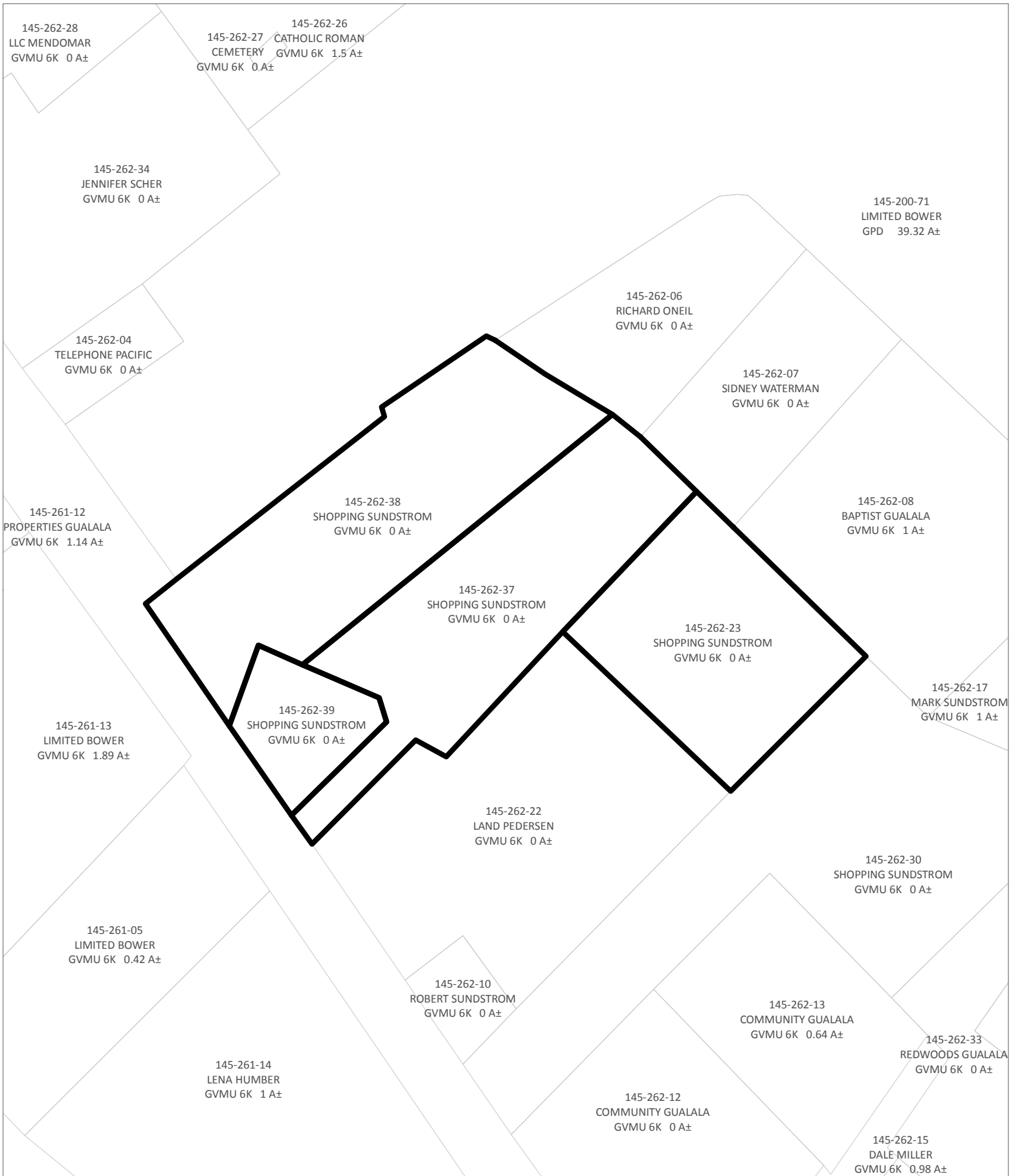


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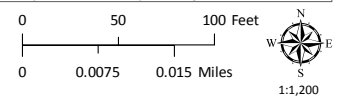


APPEALABLE AREAS

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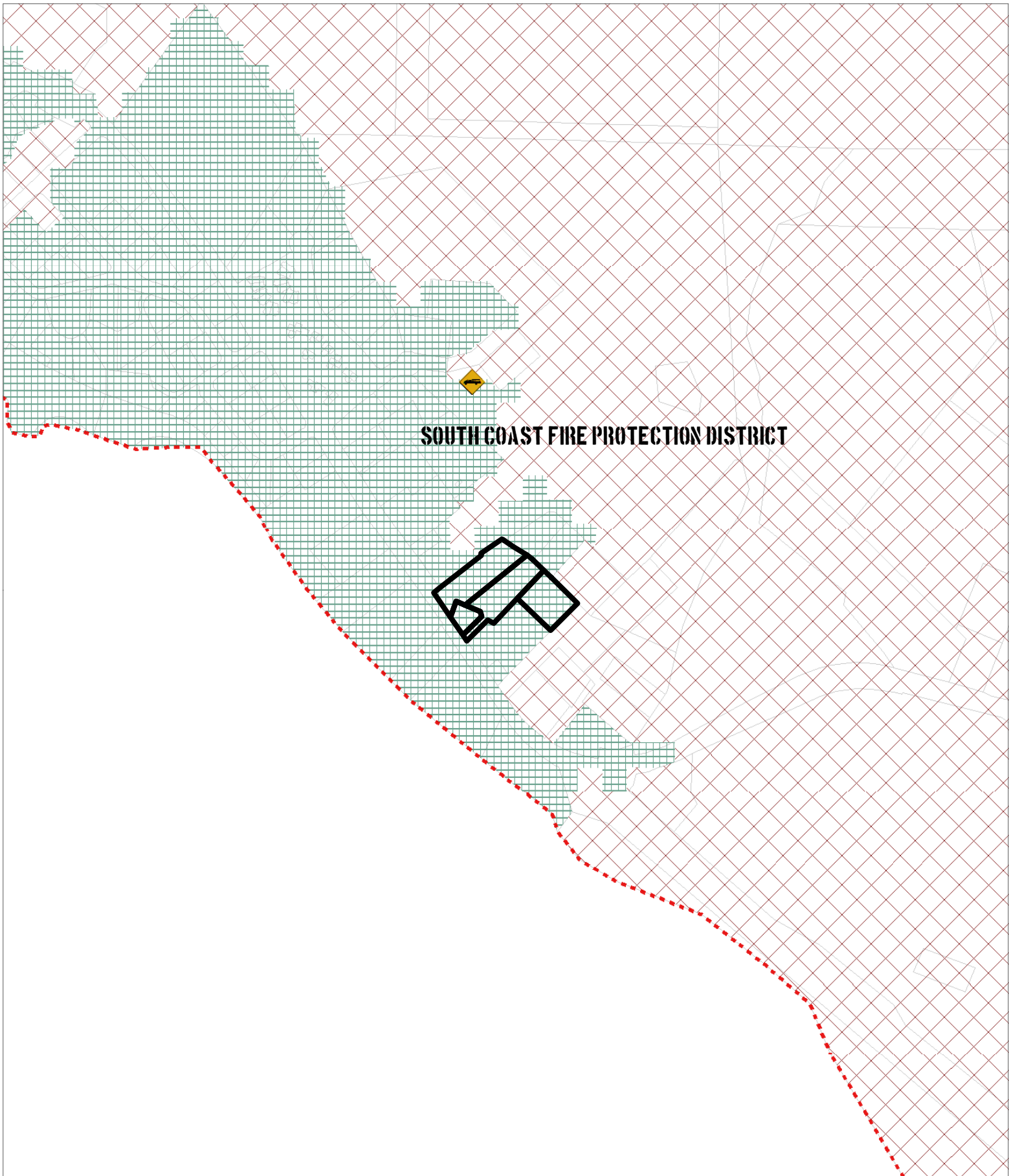


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ADJACENT PARCELS

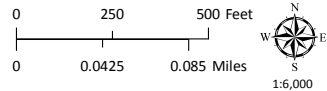
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-  Fire Stations
-  County Fire Districts
-  High Fire Hazard

 Moderate Fire Hazard



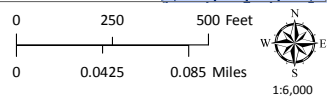
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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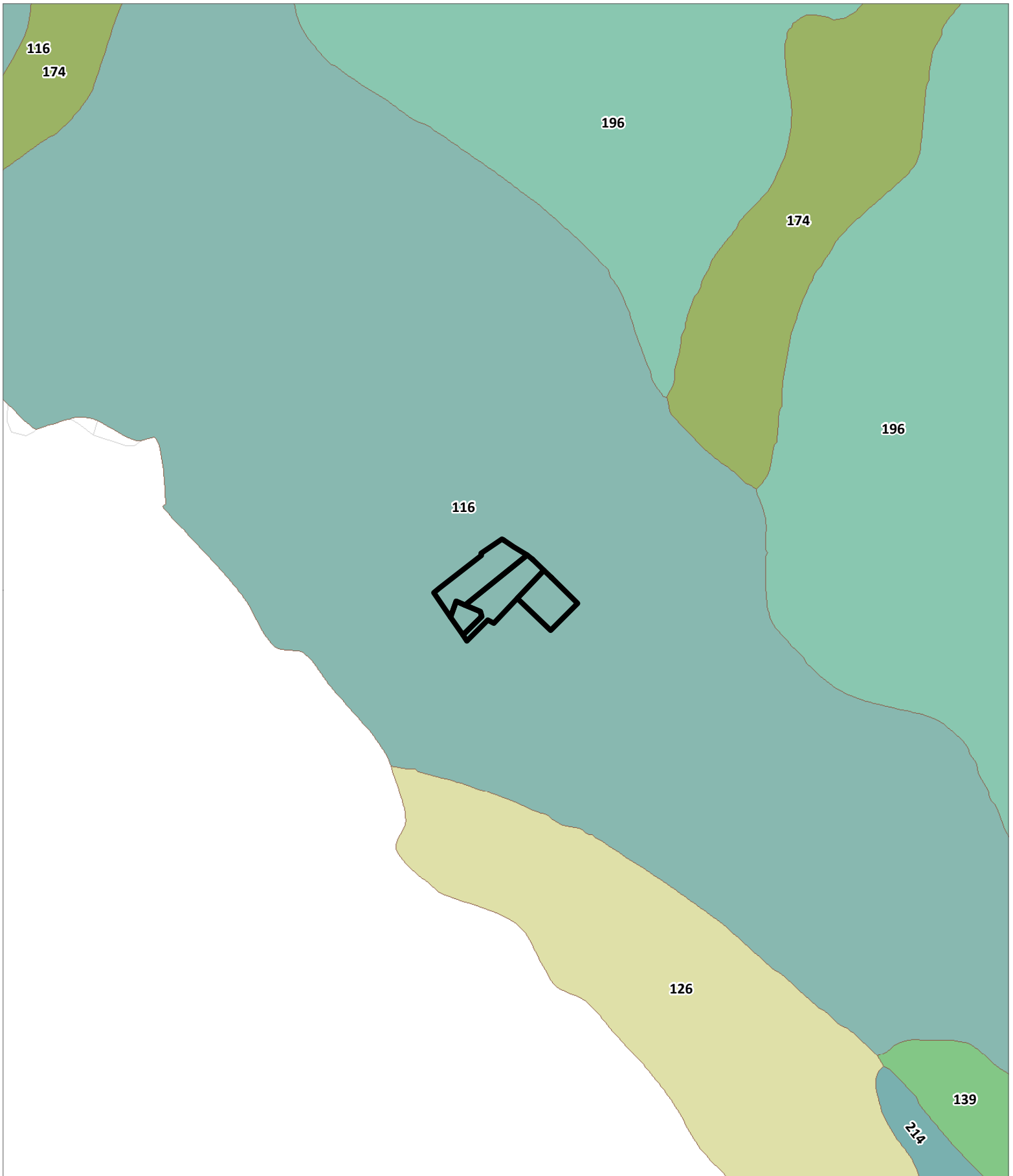
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- Critical Water Areas
- Critical Water Resources Bedrock




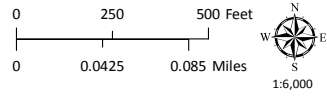
GROUND WATER RESOURCES

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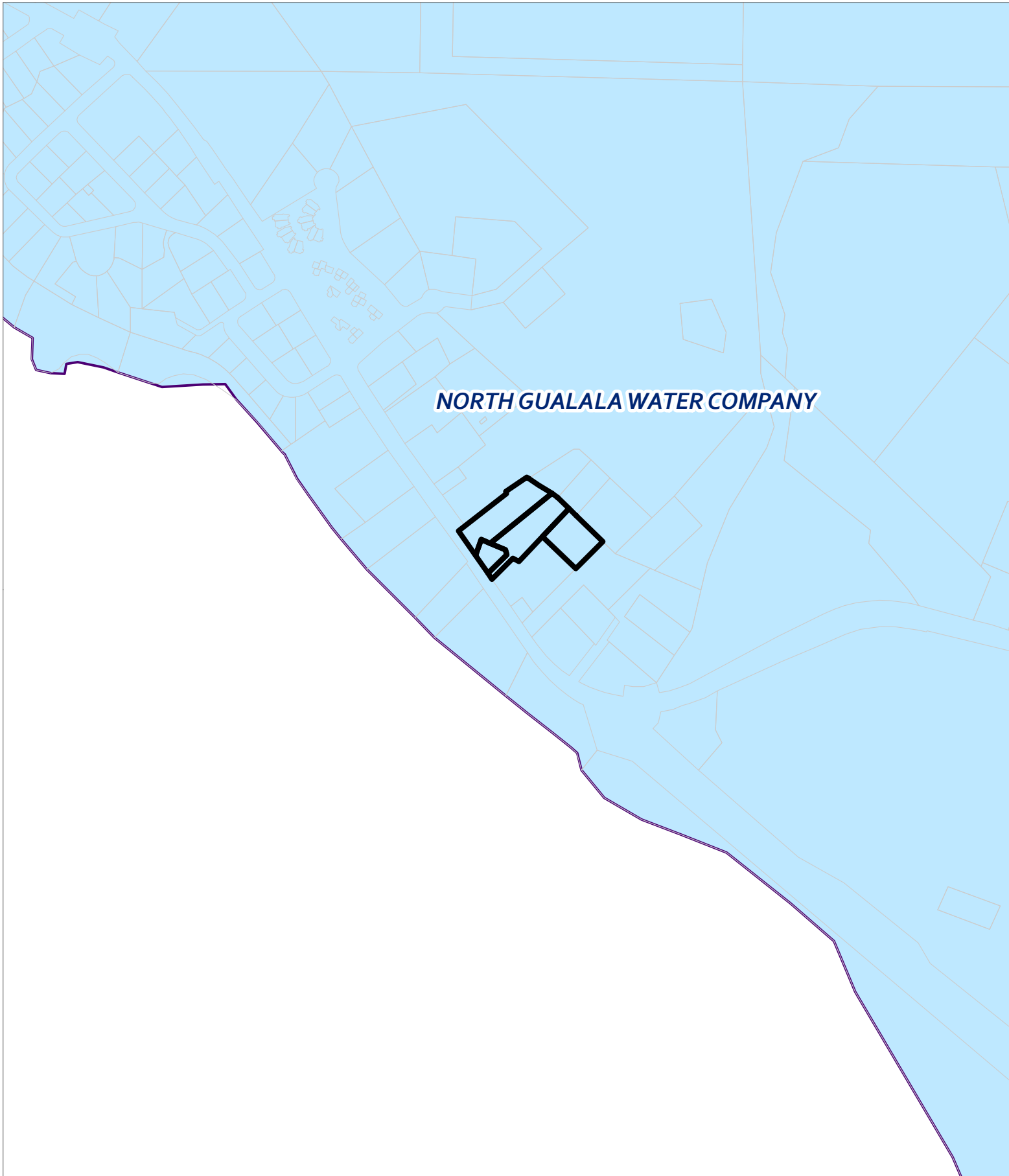
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 Western Study Soil Types




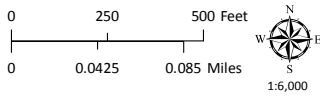
LOCAL SOILS

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 County Water Districts



WATER DISTRICTS

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