



**SUMMARY**

**OWNER:** SUNDSTROM SHOPPING CENTER  
PO BOX 491  
GUALALA, CA 95445

**APPLICANT:** FRANCINE TEMPLE  
PO BOX 491  
GUALALA, CA 95445

**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 State Hwy. 1 (SH 1), 0.18± miles north of its intersection with Old State Hwy. (CR 501-A), located at 39225 State Hwy. 1, Gualala (APNs: 145-262-23, -37, -38, & -39x).

**TOTAL ACREAGE:** 2.7± acres

**GENERAL PLAN:** Gualala Village Mixed-Use (GVMU)

**ZONING:** Gualala Village Mixed-Use (GVMU)

**SUPERVISORIAL DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt: Class 5(a) (Minor lot line adjustments not resulting in the creation of any new parcel).

**RECOMMENDATION:** Approve Boundary Line Adjustment B\_2018-0051 with Standard Conditions.

**STAFF PLANNER:** Russell Ford

**BACKGROUND**

**PROJECT DESCRIPTION:** The Sundstrom Shopping Center is a commercial and retail complex in the community of Gualala, housing a supermarket, gas station and a number of other commercial businesses. Three legal lots currently exist on the site, but the boundaries bi and tri-sect the existing structures and supermarket. The applicants would like to reconfigure the boundaries between the three lots to conform to the existing uses, putting the gas station, supermarket and parking and the other units each on their own parcel. A fourth tax parcel, APN: 145-262-39 exists, but this was created by the Assessor's Office due to a lease and is not a separate legal lot.

**APPLICANT'S STATEMENT:** "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."

**RELATED APPLICATIONS:**

**On-Site:**

- Certificate of Compliance CC\_2018-0015 (pending) will recognize the 3 existing legal parcel configurations used for this Boundary Line Adjustment.
- Numerous business licenses associated with the commercial and retail nature of the property.

**Neighboring Property:**

- No applicable projects

**SITE CHARACTERISTICS:** The Sundstrom Shopping Center sits on the east side of South Highway 1, .75± miles north of the Mendocino/Sonoma county line in the town of Gualala. The site has been a retail/commercial location for more than 30 years and is completely paved, encompassing a gas station, supermarket, commercial businesses and associated parking and transit ways.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	GVMU	GPD	39.32±	Commercial
<b>EAST</b>	GVMU	GVMU	1±	Commercial
<b>SOUTH</b>	GVMU	GVMU	1±	Commercial
<b>WEST</b>	GVMU	GVMU	1±	Commercial

**PUBLIC SERVICES:**

Access: State Highway 1  
 Fire District: South Coast Fire Protection District  
 Water District: North Gualala Water Company  
 Sewer District: North Gualala Water Company  
 School District: Arena Union Elementary

**AGENCY COMMENTS:** On August 30, 2018 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial is discussed in full as key issues in the following section.

<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Department of Transportation	No Comment
Planning Division (Fort Bragg)	No Comment
Environmental Health (Fort Bragg)	N/A
Building Division (Fort Bragg)	N/A
CALFIRE	N/A
CDFW	N/A
Coastal Commission	N/A
South Coast Fire District	N/A

**KEY ISSUES**

**1. General Plan and Zoning Consistency:** The site is currently zoned and classified as Gualala Village Mixed-Use (GVMU), with the stated intent “To provide for commercial development and residential development which are compatible with existing commercial uses; to create a compact, integrated, and walkable shopping district...” The existing commercial uses and shopping center perfectly fit this use.

GVMU districts have a minimum lot size of 6,000 square feet and each of the proposed lots will meet this minimum.

**2. Division of Land Regulations:** This project is scheduled to be reviewed by the County Subdivision Committee on October 11, 2018 at which time the Subdivision Committee will make recommendations concerning approval to the Coastal Permit Administrator per the required finding in Section 17-17.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified.

**3. Natural Resources:** The site has been paved for use as a commercial center for many decades, and is indicated as “barren” on the LCP Habitats & Resources maps. A number of sensitive species have identified via the California Natural Diversity Database, but no impacts are anticipated from this Boundary Line Adjustment. Any further development will require a Coastal Development Permit and will be further reviewed at that time.

**COASTAL POLICY CONSISTENCY REVIEW:** Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a change of density. The proposed adjustment does not provide for future divisions beyond that which currently exist;
2. The boundary line adjustment will not create any new parcels;
3. The parcels subject to the adjustment are not situated within an environmentally sensitive habitat area.
4. No substandard lot will result from the adjustment. All proposed parcels will conform to district minimums.
5. The property subject to the adjustment is in an area designated CWR (Critical Water Resources) identified in the Mendocino County Groundwater Study, and is consistent with the study.
6. The project is not located on property containing pygmy vegetation.
7. The project is not located within a designated “Highly Scenic” area.
8. The project is an appealable project, as it is a boundary line adjustment.

**ENVIRONMENTAL RECOMMENDATION:** The application is Categorically Exempt – Class 5a. Therefore, no further environmental review is required.

**COASTAL ELEMENT CONSISTENCY RECOMMENDATION:** The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

#### **RECOMMENDED MOTION**

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B\_2018-0051, subject to the following Conditions of Approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. The proposed boundary line adjustment is in conformance with the Coastal Element; and,
2. The proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities;
3. The proposed boundary line adjustment is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Coastal Zoning Code and preserves the integrity of the zoning district; and,

4. The proposed boundary line adjustment will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA);
5. The proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource;
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed adjustment;
7. The proposed adjustment is in conformity with the public access and public recreation policies of 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 10 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a quit claim deed containing the following wording to be contained within the legal description:

*"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s))."*

And,

*"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B\_2018-0051 and is intended to create no new parcel."*

4. Per Mendocino County Code Section 17-17.5(I) (2):

*"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."*

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that *"Future development may require additional studies and/or may be subject to restrictions"* and that *"Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code."*
8. A note shall be placed on the deeds and/or legal descriptions stating, *"The Boundary Line Adjustment*

*shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties."*

9. Certificate of Compliance application CC\_2018-0015 must be completed prior to the recording of this Boundary Line Adjustment.

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.

9/27/18

DATE

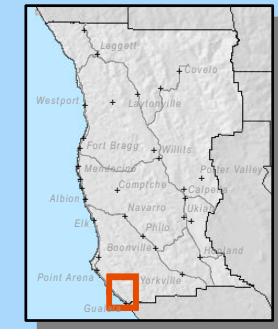
Russell Ford

RUSSELL FORD  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

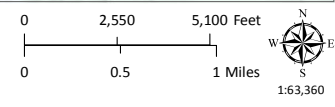
**ATTACHMENTS:**

- A. Location Map
- B. Aerial Map
- C. Aerial Vicinity Map
- D. Existing Legal Lots
- E. Proposed Lots
- F. Zoning Map
- G. General Plan Classifications
- H. LCP Land Use
- I. LCP Habitats & Resource
- J. LCP Land Capabilities
- K. Appealable Areas
- L. Adjacent Parcels
- M. Fire Hazard Zones
- N. Coastal Groundwater Resources
- O. Local Soils
- P. Water Districts



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 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
- Highways
- Coastal Zone Boundary
- Major Roads
- California Counties






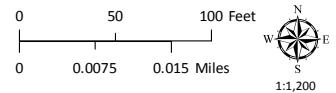
LOCATION MAP

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-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

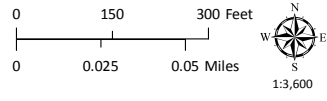
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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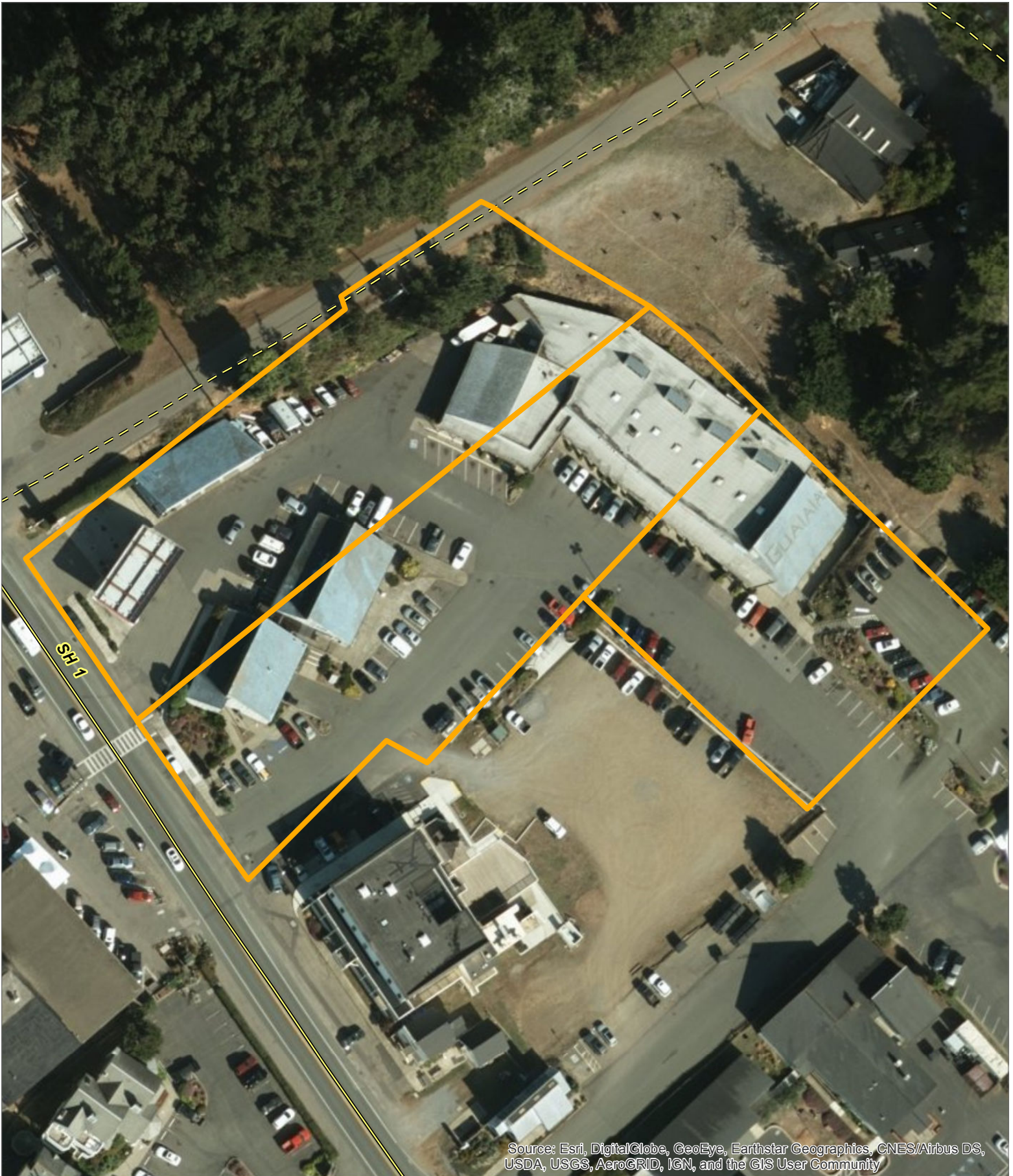
- Major Towns & Places
- == Private Roads
- ~ Named Rivers
- Driveways/Unnamed Roads
- Public Roads



AERIAL IMAGERY




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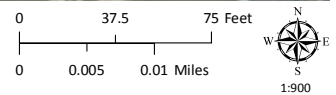




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EXISTING LEGAL LOTS

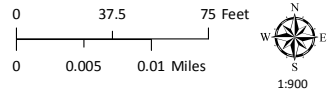
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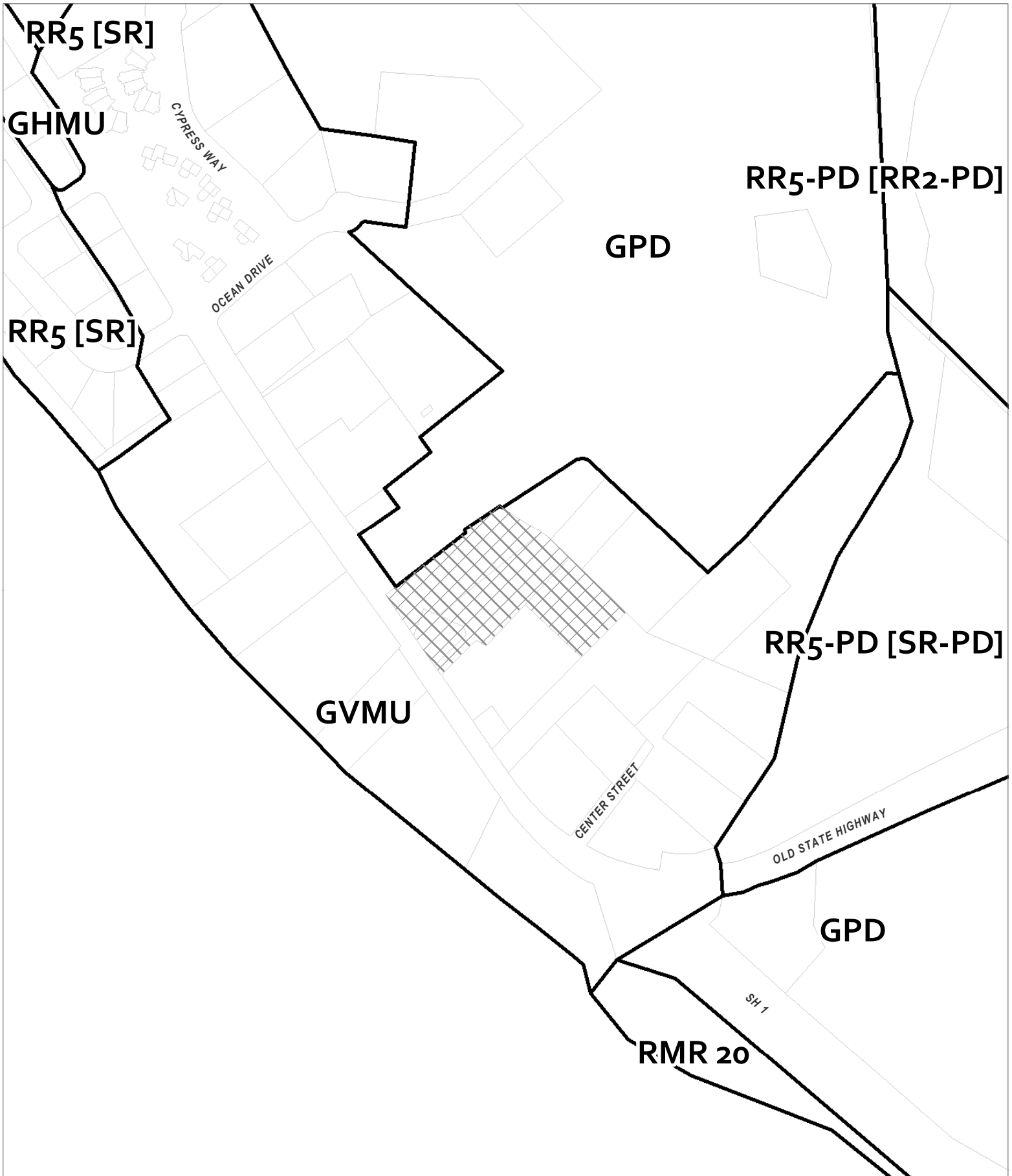
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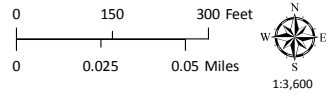
**PROPOSED LOT CONFIGURATION**

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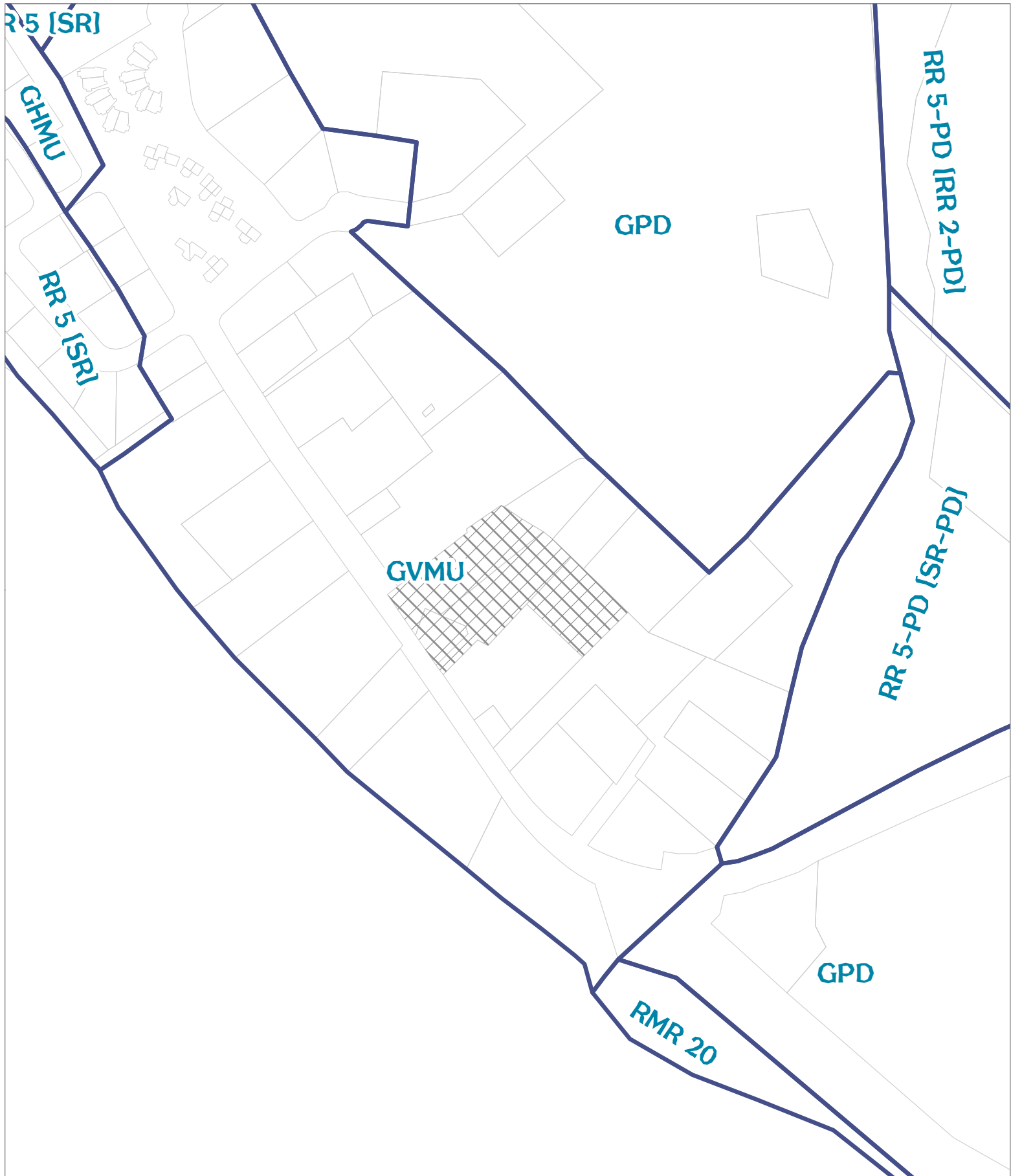
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 Zoning Districts  
 Public Roads




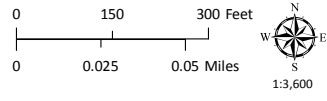
ZONING DISPLAY MAP

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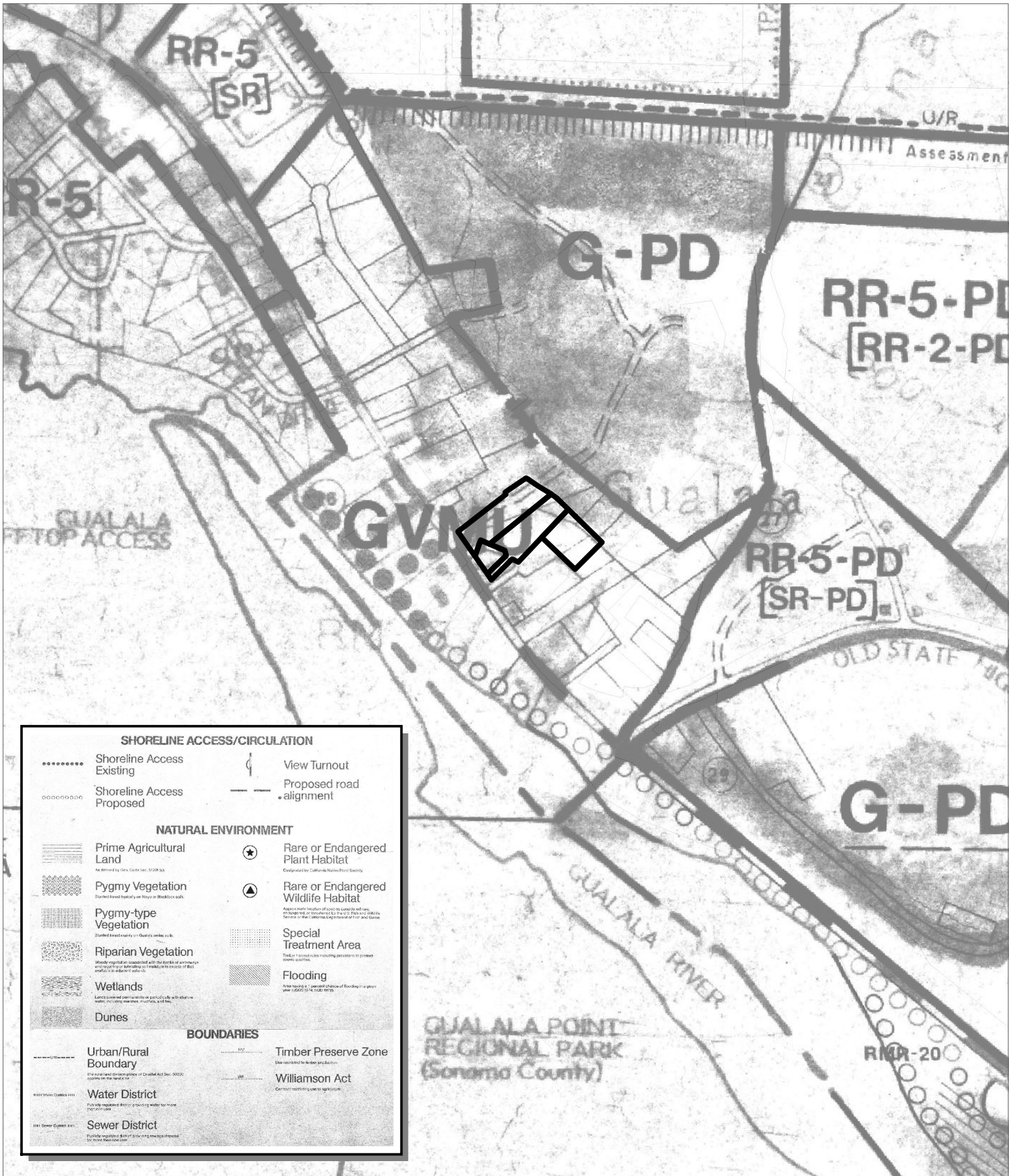
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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**SHORELINE ACCESS/CIRCULATION**

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

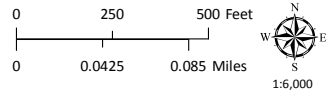
**NATURAL ENVIRONMENT**

- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

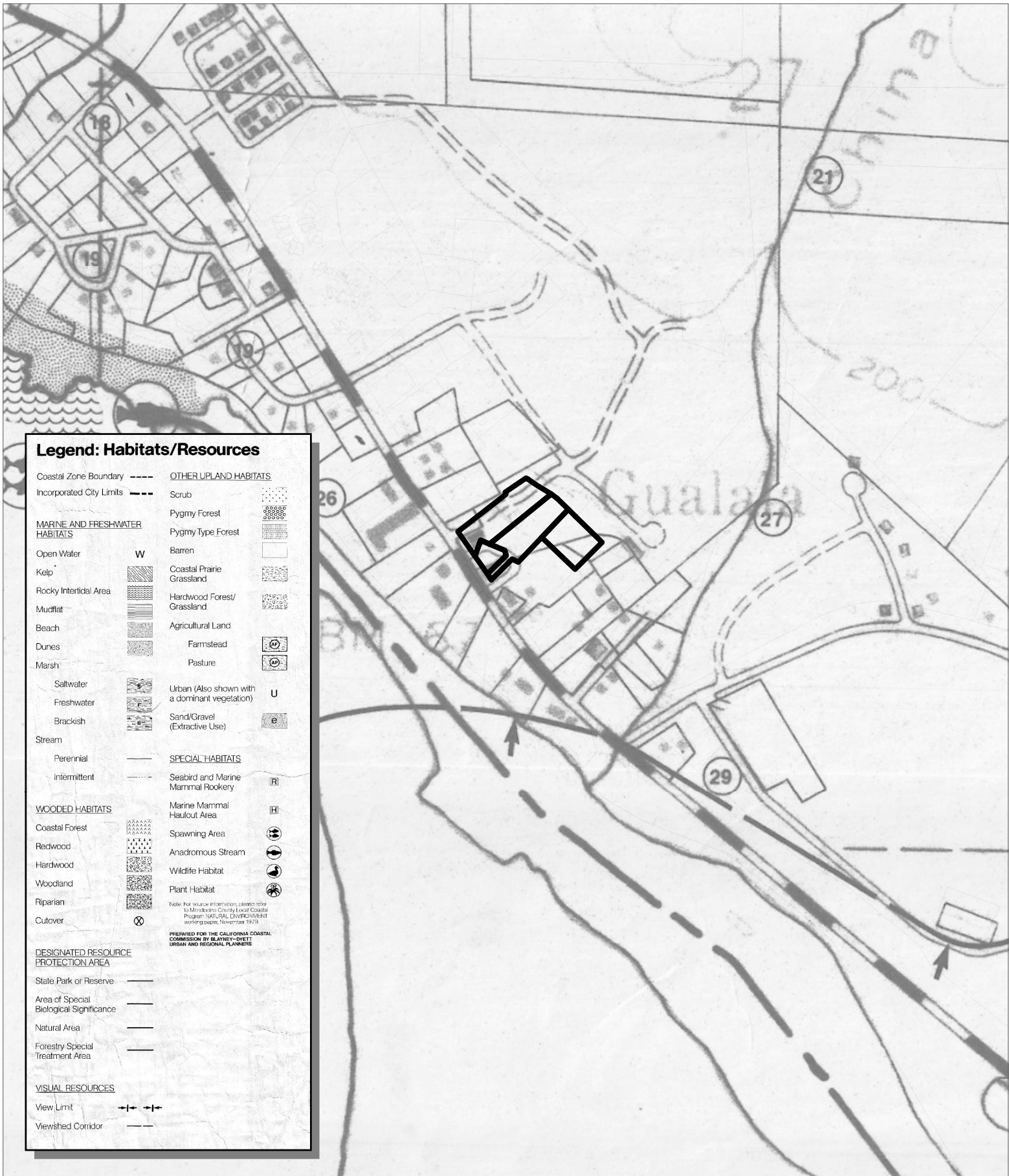
**BOUNDARIES**

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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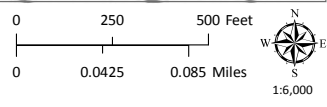
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**Legend: Habitats/Resources**

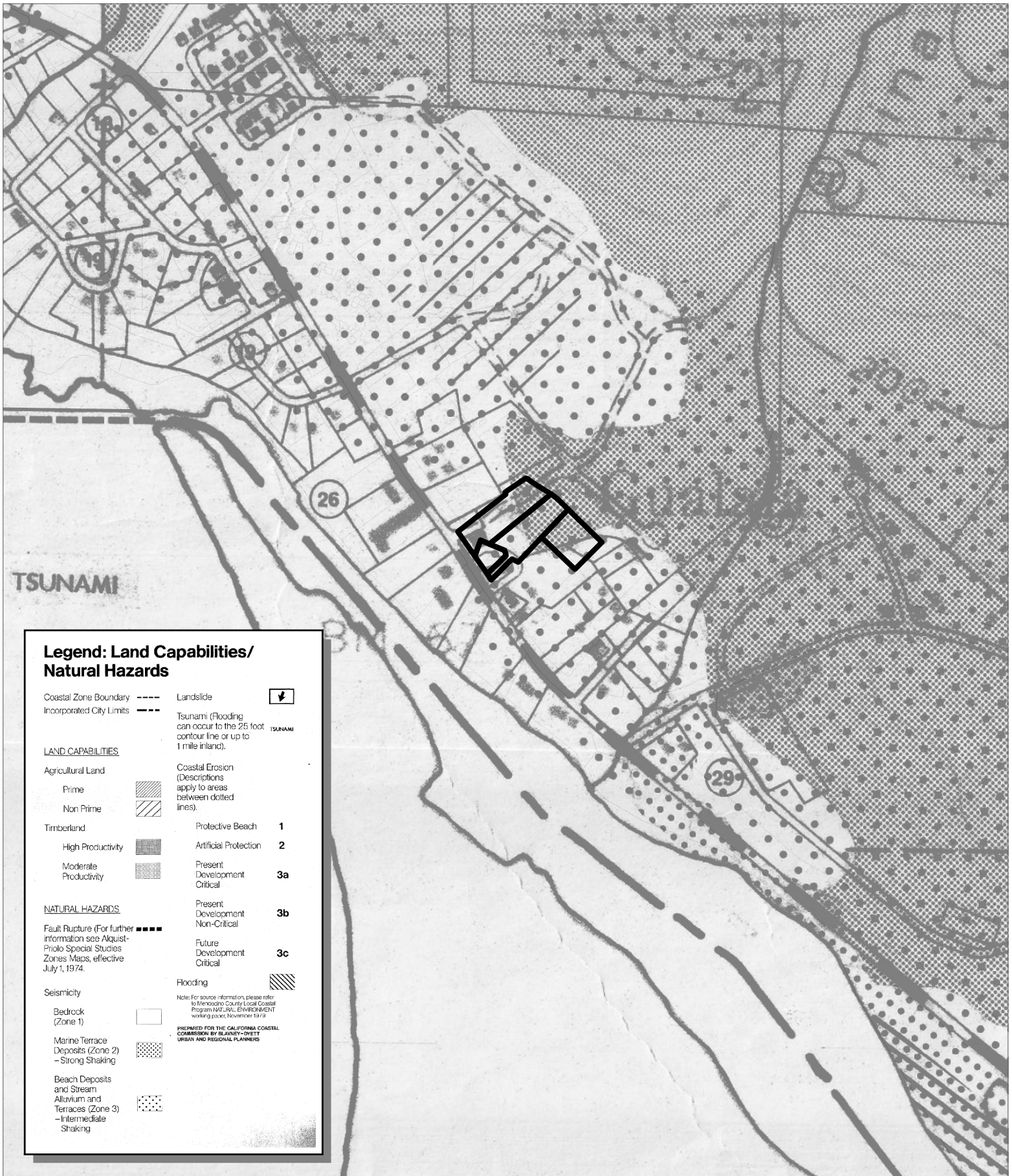
Coastal Zone Boundary	----	OTHER UPLAND HABITATS	
Incorporated City Limits	----	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Dunes	[Pattern]	Agricultural Land	[Pattern]
Marsh	[Pattern]	Farmstead	[Symbol]
Saltwater	[Pattern]	Pasture	[Symbol]
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Brackish	[Pattern]	Sand/Gravel (Extractive Use)	e
Stream			
Perennial	—	<b>SPECIAL HABITATS</b>	
Intermittent	---	Seabird and Marine Mammal Rookery	[Symbol]
<b>WOODED HABITATS</b>			
Coastal Forest	[Pattern]	Marine Mammal Haulout Area	[Symbol]
Redwood	[Pattern]	Spawning Area	[Symbol]
Hardwood	[Pattern]	Anadromous Stream	[Symbol]
Woodland	[Pattern]	Wildlife Habitat	[Symbol]
Riparian	[Pattern]	Plant Habitat	[Symbol]
Cutover	[Symbol]		
<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT planning paper, November 1978.</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ILLAINE-VIETTI URBAN AND REGIONAL PLANNERS</small>			
<b>DESIGNATED RESOURCE PROTECTION AREA</b>			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
<b>VISUAL RESOURCES</b>			
View Limit	---+---+---		
Viewshed Corridor	---		

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LCP HABITATS & RESOURCES

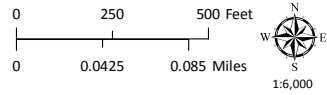
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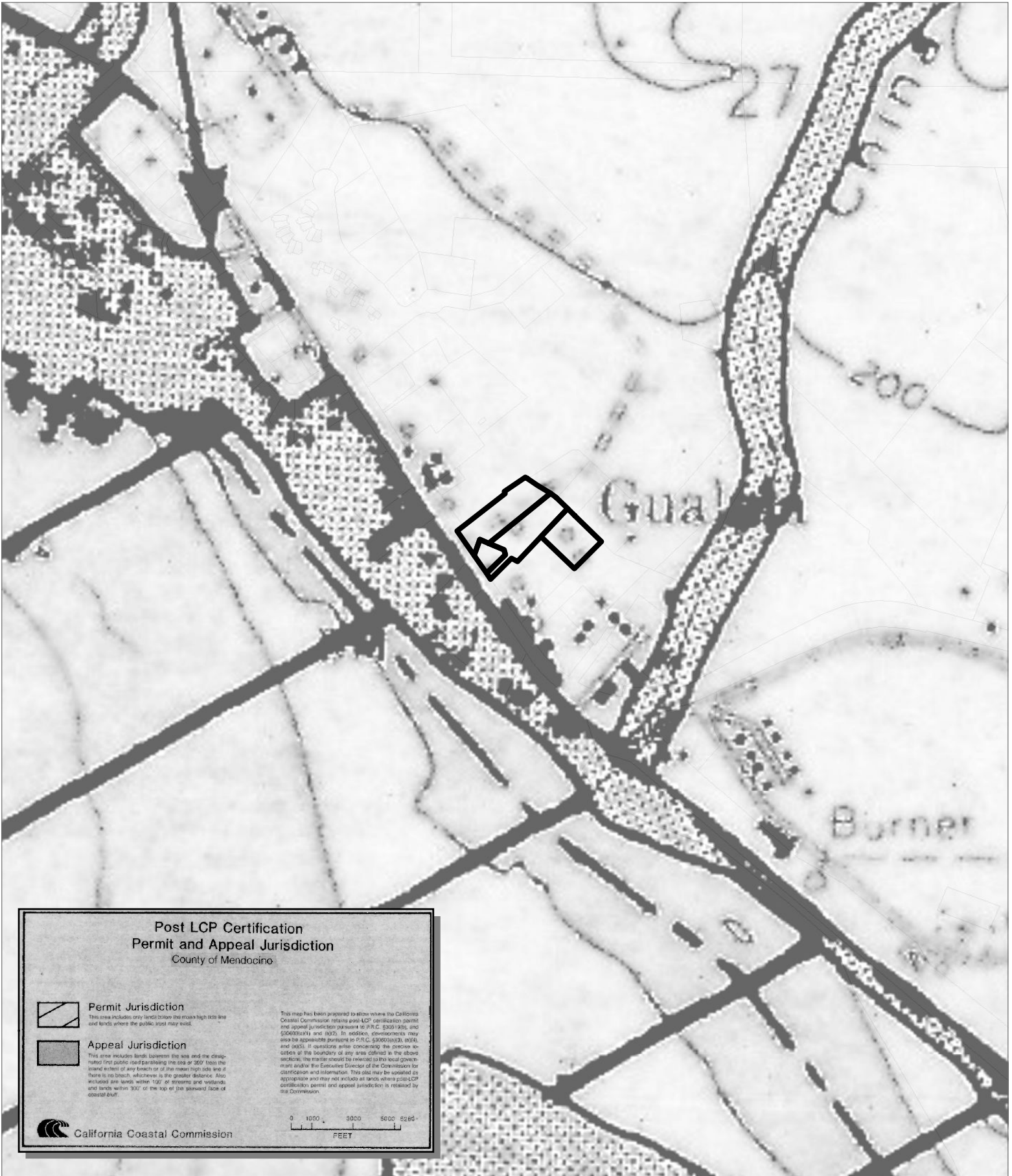
**Legend: Land Capabilities/  
Natural Hazards**

- |   |      |   |    |
|---|------|---|----|
| Coastal Zone Boundary   | ---  | Landslide   |    |
| Incorporated City Limits  | ---  | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).  |    |
| <b>LAND CAPABILITIES</b>  |      |   |    |
| Agricultural Land   |      | Coastal Erosion (Descriptions apply to areas between dotted lines).   |    |
| Prime   |      | Protective Beach  | 1  |
| Non Prime   |      | Artificial Protection   | 2  |
| Timberland  |      | Present Development Critical  | 3a |
| High Productivity   |      | Present Development Non-Critical  | 3b |
| Moderate Productivity   |      | Future Development Critical   | 3c |
| <b>NATURAL HAZARDS</b>  |      |   |    |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | ---- | Flooding  |    |
| Seismicity  |      | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1978</small><br><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANDETT-DIETZ URBAN AND REGIONAL PLANNERS</small> |    |
| Bedrock (Zone 1)  |      |   |    |
| Marine Terrace Deposits (Zone 2) - Strong Shaking   |      |   |    |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking                               |      |   |    |

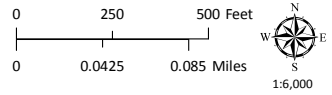
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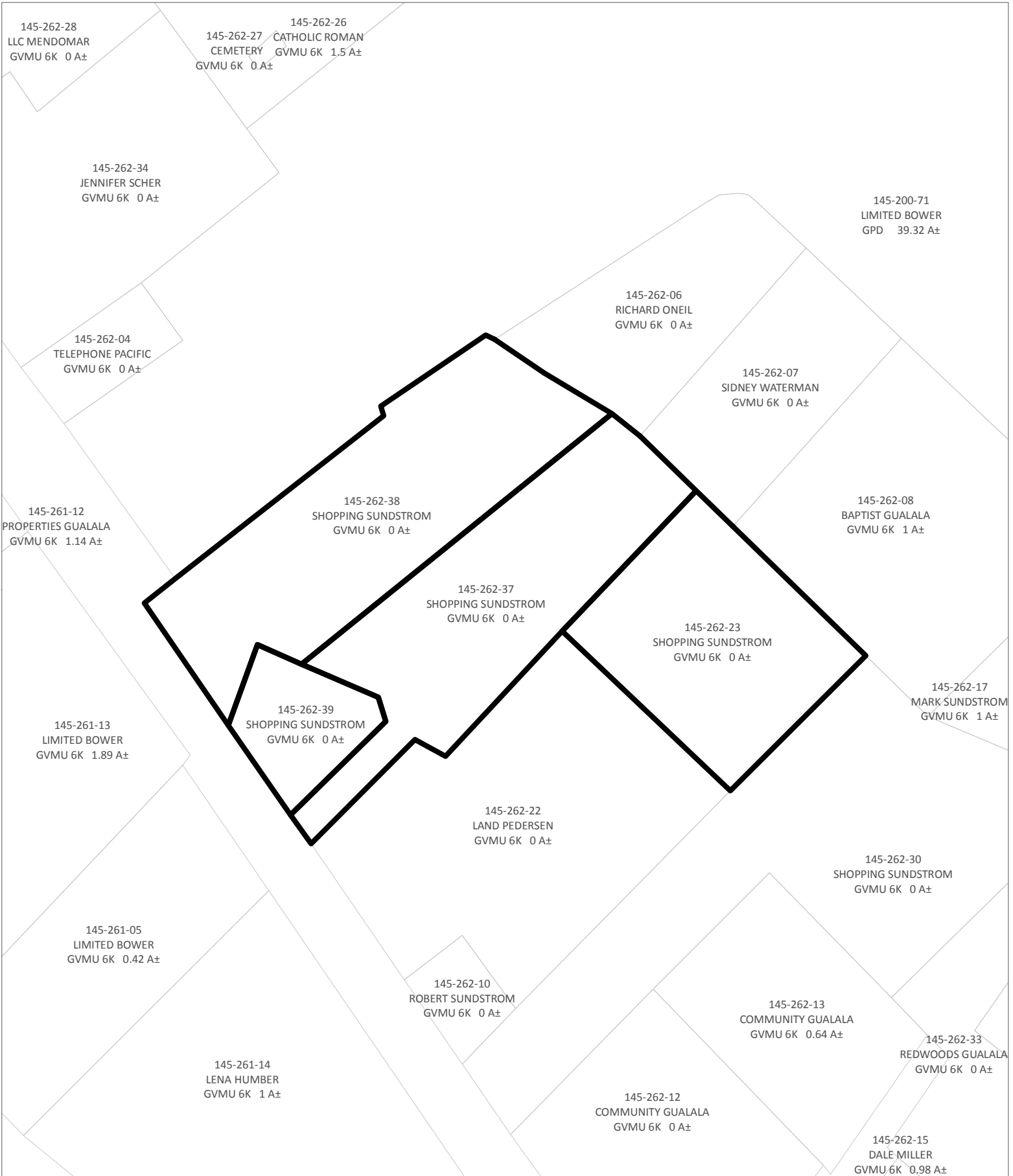
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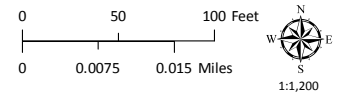
APPEALABLE AREAS

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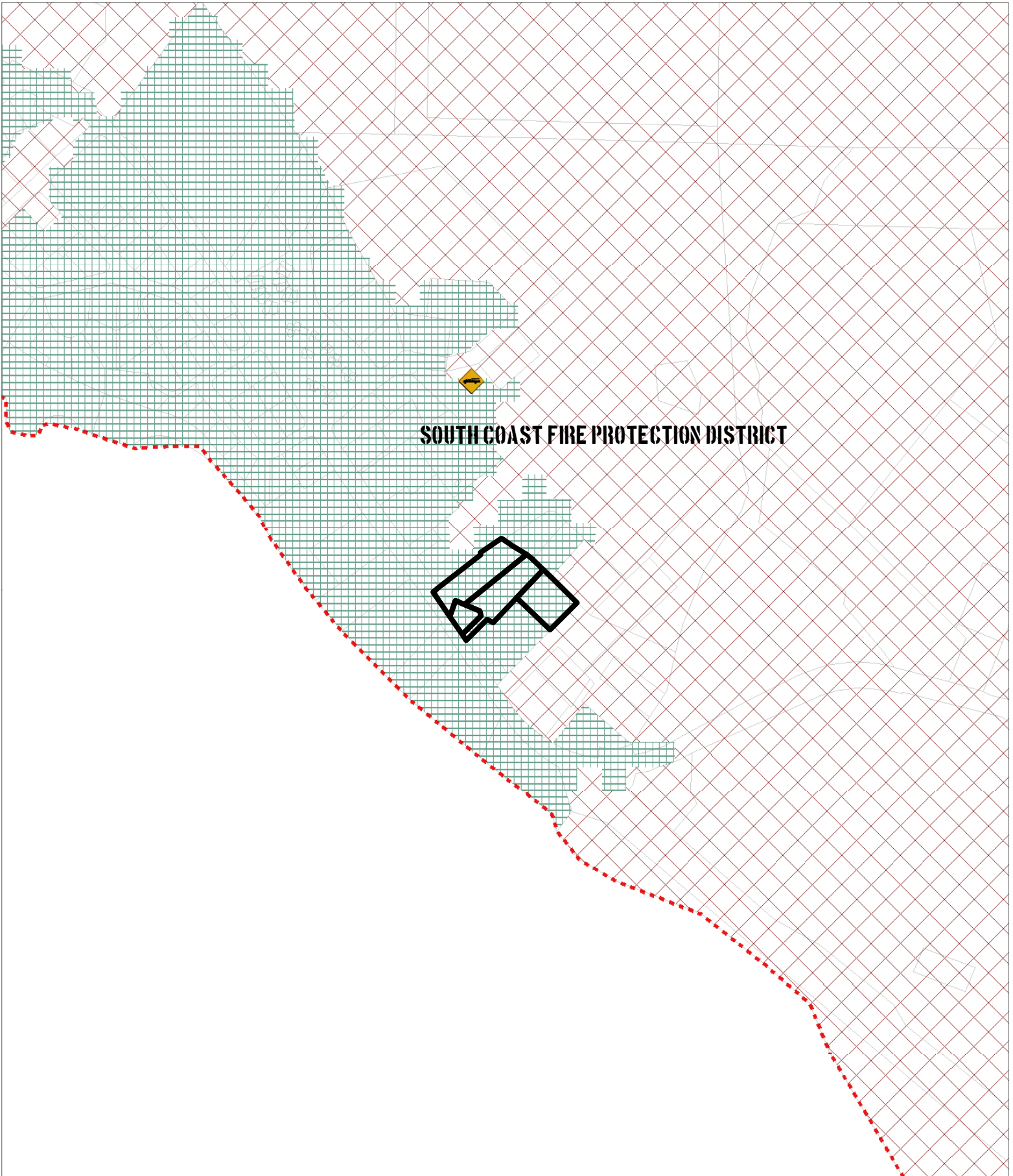


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ADJACENT PARCELS

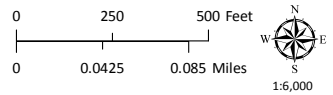
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**SOUTH COAST FIRE PROTECTION DISTRICT**

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 APLCT: Francine Temple  
 AGENT: Francine Temple  
 ADDRESS: 39225 S. Hwy. 1, Gualala

-  Fire Stations
-  Moderate Fire Hazard
-  County Fire Districts
-  High Fire Hazard





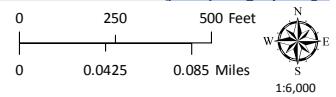
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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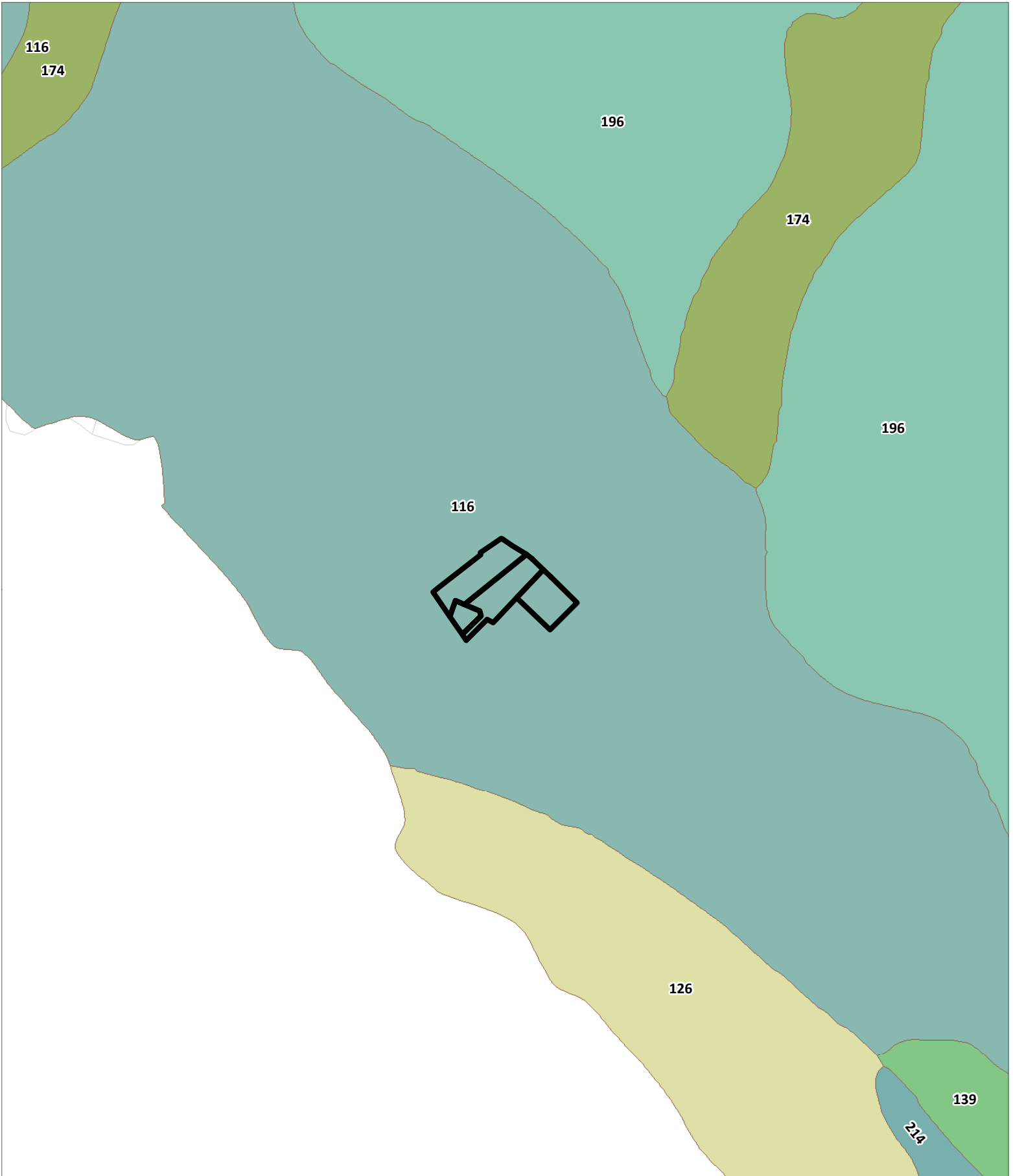
CASE: B 2018-0051  
 OWNER: Sundstrom Shopping Center  
 APN: 145-262-23, ET AL  
 APLCT: Francine Temple  
 AGENT: Francine Temple  
 ADDRESS: 39225 S. Hwy. 1, Gualala

-  Critical Water Areas
-  Critical Water Resources Bedrock



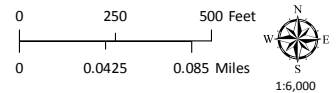
**GROUND WATER RESOURCES**

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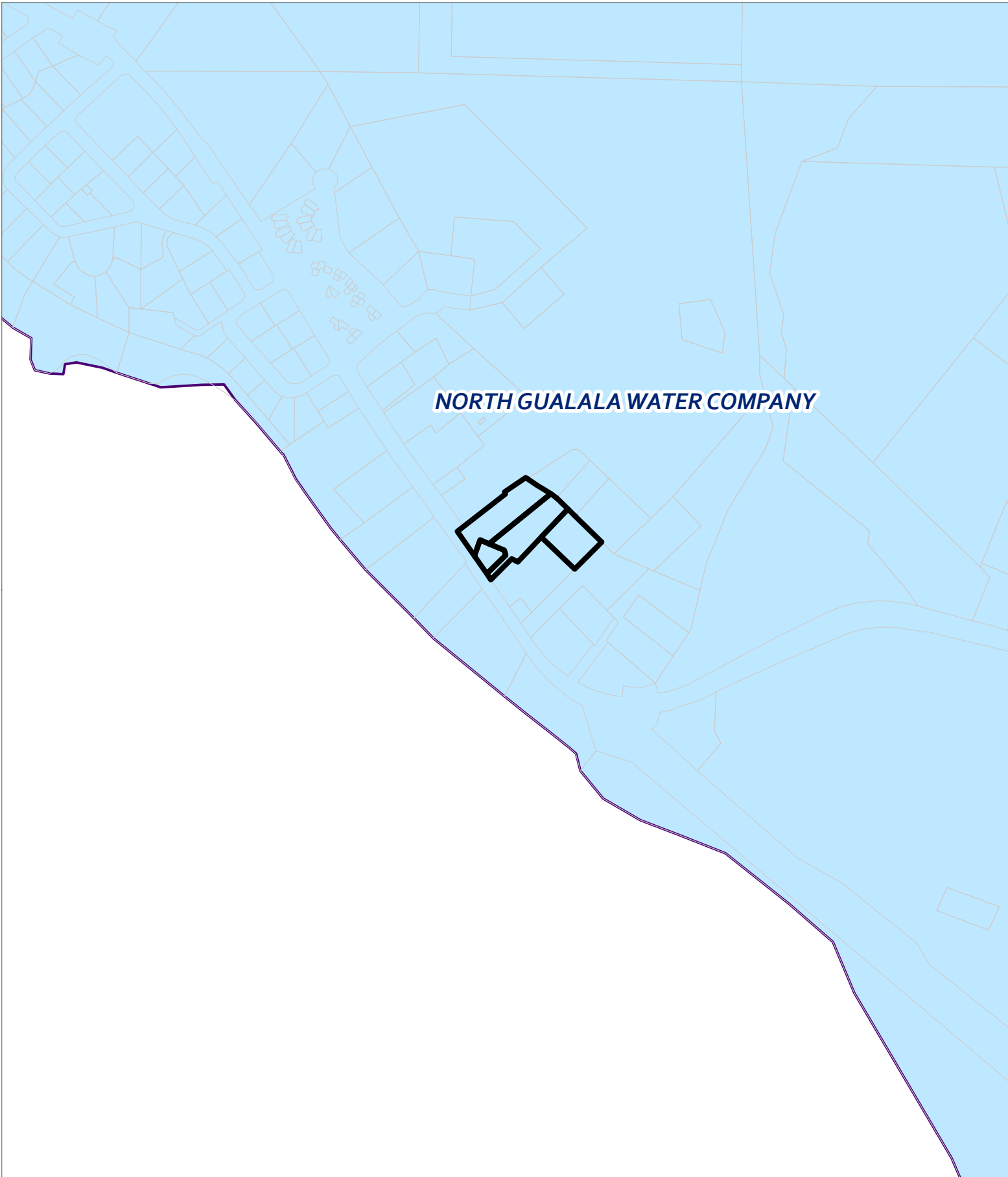
CASE: B 2018-0051  
 OWNER: Sundstrom Shopping Center  
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 Western Study Soil Types




LOCAL SOILS

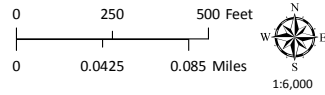
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**NORTH GUALALA WATER COMPANY**

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

 County Water Districts



**WATER DISTRICTS**

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