October 29, 2020

CASE#: B_2017-0043
DATE FILED: 6/30/2017
OWNER: TRAVIS SWITHENBANK
APPLICANT: VANCE RICKS
AGENT: JIM RONCO
REQUEST: Boundary Line Adjustment to align parcel boundary with coastal boundary line between Lot "A" (APN: 069-320-01) and Lot "B" (APN: 069-320-02). Lot “A” will increase to 11.35± acres. Lot “B” will decrease to 10.35± acres.
LOCATION: 4 ± mi. north of the city of Fort Bragg. The subject parcels are approximately 700 feet east of the intersection of State Highway 1 (SH-1) and Nameless Ln. within unincorporated Mendocino County. The property is currently addressed at 32800 Nameless Lane, Fort Bragg (APN Number(s): 069-320-01 and 069-320-02).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: November 12, 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 ________________
REPORT FOR: BOUNDARY LINE ADJUSTMENT  
CASE: B_2017-0043

OWNER: TRAVIS SWITHENBANK
APPLICANT: TRAVIS SWITHENBANK
AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to align parcel boundary with coastal boundary line between Lot “A” (APN: 069-320-01) and Lot “B” (APN: 069-320-02). Lot “A” will increase to 11.35± acres. Lot “B” will decrease to 10.35± acres.

LOCATION: 4 ± mi. north of the city of Fort Bragg. The subject parcels are approximately 700 feet east of the intersection of State Highway 1 (SH-1) and Nameless Ln. within unincorporated Mendocino County. The property is currently addressed at 32800 Nameless Lane, Fort Bragg, CA, 95437 (APN Number(s): 069-320-01 and 069-320-02).

APN/S: 069-320-01 & 069-320-02
PARCEL SIZE: 10.85± / 10.86±
GENERAL PLAN: RR1:*
ZONING: RR:1
EXISTING USES: Residential
COASTAL ZONE: YES (SPLIT)
DISTRICT: 4 (Gjerde)

RELATED CASES: MD 168-72 (Minor Division): Completed division of an approximate 85 acre parcel into 3 parcels of 25.175 acres (Parcel 1), 22.582 acres (Parcel 2), and 37 acres (Parcel 3). Map recorded October 11, 1972; MS 19-76 (Minor Subdivision): Completed division of a 37 acre parcel into 4 parcels of 10.847 acres (Parcel 1), 10.855 acres (Parcel 2), 10.091 acres (Parcel 3) and 5.204 acres (Parcel 4). Map recorded July 1, 1976.

<table>
<thead>
<tr>
<th>NORTH:</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>Rural Residential RR:1;</td>
<td>Rural Residential RR:1;</td>
<td>2.5±; 2.4±; 2.4±; 3.4±;</td>
<td>Residential</td>
</tr>
<tr>
<td>RR:1</td>
<td>RR:5</td>
<td>RR:5</td>
<td>2± acres</td>
<td></td>
</tr>
<tr>
<td>EAST:</td>
<td>Rural Residential RR:5</td>
<td>Rural Residential RR:1;</td>
<td>5.2±; 5.7± acres</td>
<td>Residential</td>
</tr>
<tr>
<td>South:</td>
<td>Rural Residential RR:1;</td>
<td>Rural Residential RR:1;</td>
<td>1.5±; 1.9±; 1.3±; 1±;</td>
<td>Residential</td>
</tr>
<tr>
<td>RR:1</td>
<td>RR:5</td>
<td>RR:5</td>
<td>2.2±; 1±</td>
<td></td>
</tr>
<tr>
<td>West:</td>
<td>Rural Residential RR:1</td>
<td>Rural Residential RR:1</td>
<td>1.2±; 1±; 1± acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Assessor’s Office
- Department of Transportation (DOT)
- Environmental Health (FB)
- Planning Division Fort Bragg

STATE
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Dept. of Fish & Wildlife
- California Coastal Commission

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians
- Manchester-Point Arena Rancheria

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER
DATE: 10/28/2020
# ENVIRONMENTAL DATA

<table>
<thead>
<tr>
<th>Environment/Data</th>
<th>Source/Map</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MAC:</td>
<td>GIS</td>
<td>NA</td>
</tr>
<tr>
<td>2. FIRE HAZARD SEVERITY ZONE:</td>
<td>CALFIRE FRAP maps; GIS</td>
<td>Moderate</td>
</tr>
<tr>
<td>3. FIRE RESPONSIBILITY AREA:</td>
<td>CALFIRE FRAP maps; GIS; Calfire / Fort Bragg Rural FPD</td>
<td></td>
</tr>
<tr>
<td>4. FARMLAND CLASSIFICATION:</td>
<td>GIS</td>
<td>G / R</td>
</tr>
<tr>
<td>5. FLOOD ZONE CLASSIFICATION:</td>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
<td>NO</td>
</tr>
<tr>
<td>6. COASTAL GROUNDWATER RESOURCE AREA:</td>
<td>Coastal Groundwater Study; GIS</td>
<td></td>
</tr>
<tr>
<td>7. SOIL CLASSIFICATION:</td>
<td>Mendocino County Soil Study; USDA East/Western Part</td>
<td>Western / Bishop Pine</td>
</tr>
<tr>
<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</td>
<td>LCP maps; Pygmy Soil maps; GIS</td>
<td>Yes</td>
</tr>
<tr>
<td>9. WILLIAMSON ACT CONTRACT:</td>
<td>Mendocino County Assessor's Office</td>
<td>NO</td>
</tr>
<tr>
<td>10. TIMBER PRODUCTION ZONE:</td>
<td>GIS</td>
<td></td>
</tr>
<tr>
<td>11. WETLANDS CLASSIFICATION:</td>
<td>GIS</td>
<td>NA</td>
</tr>
<tr>
<td>12. EARTHQUAKE FAULT ZONE:</td>
<td>Earthquake Fault Zone Maps; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>13. AIRPORT LAND USE PLANNING AREA:</td>
<td>Airport Land Use Plan; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</td>
<td>GIS; General Plan 3-11</td>
<td>NO</td>
</tr>
<tr>
<td>15. NATURAL DIVERSITY DATABASE:</td>
<td>CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</td>
<td>YES</td>
</tr>
<tr>
<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</td>
<td>GIS; General Plan 3-10</td>
<td>NA</td>
</tr>
<tr>
<td>17. LANDSLIDE HAZARD:</td>
<td>Hazards and Landslides Map; General Plan 4-44</td>
<td>NA</td>
</tr>
<tr>
<td>18. WATER EFFICIENT LANDSCAPE REQUIRED:</td>
<td>Policy RM-7; General Plan 4-34</td>
<td>NA</td>
</tr>
<tr>
<td>19. WILD AND SCENIC RIVER:</td>
<td><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</td>
<td>NA</td>
</tr>
<tr>
<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</td>
<td>Various Adopted Specific Plan Areas; GIS</td>
<td>NA</td>
</tr>
<tr>
<td>21. STATE CLEARINGHOUSE REQUIRED:</td>
<td>Policy</td>
<td>NA</td>
</tr>
<tr>
<td>22. OAK WOODLAND AREA:</td>
<td>USDA</td>
<td>NA</td>
</tr>
<tr>
<td>23. HARBOR DISTRICT:</td>
<td>Sec. 20.512</td>
<td>NA</td>
</tr>
<tr>
<td>24. LCP LAND USE CLASSIFICATION:</td>
<td>LCP Land Use maps/GIS</td>
<td></td>
</tr>
<tr>
<td>25. LCP LAND CAPABILITIES &amp; NATURAL HAZARDS:</td>
<td>LCP Land Capability maps/GIS; 20.500</td>
<td>Timberland High Productive / Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking</td>
</tr>
<tr>
<td>26. LCP HABITATS &amp; RESOURCES:</td>
<td>LCP Habitat maps/GIS; 20.506</td>
<td></td>
</tr>
<tr>
<td>27. COASTAL COMMISSION APPEALABLE AREA:</td>
<td>Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544</td>
<td>No</td>
</tr>
<tr>
<td>28. CDP EXCLUSION ZONE:</td>
<td>CDP Exclusion Zone maps/GIS</td>
<td>NO</td>
</tr>
<tr>
<td>29. HIGHLY SCENIC AREA:</td>
<td>Highly Scenic &amp; Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020</td>
<td>NO</td>
</tr>
<tr>
<td>30. BIOLOGICAL RESOURCES &amp; NATURAL AREAS:</td>
<td>Biological Resources &amp; Natural Area Maps; GIS; General Plan 4-9</td>
<td>NA</td>
</tr>
<tr>
<td>31. BLUFFTOP GEOLOGY:</td>
<td>GIS; 20.500</td>
<td>NA</td>
</tr>
</tbody>
</table>

For Projects within the Coastal Zone Only

<table>
<thead>
<tr>
<th>Environment/Data</th>
<th>Source/Map</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>24. LCP LAND USE CLASSIFICATION:</td>
<td>LCP Land Use maps/GIS</td>
<td></td>
</tr>
<tr>
<td>25. LCP LAND CAPABILITIES &amp; NATURAL HAZARDS:</td>
<td>LCP Land Capability maps/GIS; 20.500</td>
<td>Timberland High Productive / Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking</td>
</tr>
<tr>
<td>26. LCP HABITATS &amp; RESOURCES:</td>
<td>LCP Habitat maps/GIS</td>
<td></td>
</tr>
<tr>
<td>27. COASTAL COMMISSION APPEALABLE AREA:</td>
<td>Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544</td>
<td>No</td>
</tr>
</tbody>
</table>
## APPLICATION FORM

**APPLICANT**  
Name: Vonne Ricks  
Phone: 707-891-3414

Mailing Address: 10580 West Rd  
City: Redwood Valley  
State/Zip: CA 95480  
email: wrrock@me.com

**PROPERTY OWNER**  
Name: Travis Switchenbank  
Phone: 707-964-7460

Mailing Address: P.O. Box 1660  
City: El. Bragg  
State/Zip: CA 95437  
email: 

**AGENT**  
Name: Jim Roca  
Phone: 707-477-7616

Mailing Address: 445 N. State St  
City: Ukiah  
State/Zip: CA 95482  
email: jrne@jimrenzconsulting.com

<table>
<thead>
<tr>
<th>Assessor's Parcel Number(s)</th>
<th>Parcel Owner(s)</th>
<th>Street Address</th>
<th>Acreage Adjusted Before After</th>
</tr>
</thead>
<tbody>
<tr>
<td>069-320-01</td>
<td>Switchenbank</td>
<td>32700 Naneles Ln</td>
<td>10.85 ac. 11.35 ac.</td>
</tr>
<tr>
<td>069-320-02</td>
<td>Switchenbank</td>
<td>32800 Naneles Ln</td>
<td>10.86  10.35</td>
</tr>
</tbody>
</table>

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

Reorganization of existing legal parcels (Pil112 Ms. 9-76) to confirm coastal zone boundary lines.

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

Jim Roca  
Signature of Applicant/Agent  
Date: 6/28/17

Owner  
Signature:  
Date: 6/28/17
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

1. Are there existing structures on the property? [ ] Yes [ ] No
   If yes, describe below, and identify the use of each structure on the map to be submitted with your application.
   * "On the property there are 3 residential structures consisting of 5300 sq ft combined which will remain unchanged"*

2. 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.

3. Lot area (within property lines): 21.71 [ ] square feet [ ] acres.

4. Lot Coverage:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Existing</th>
<th>Proposed after Adjustment</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 1</td>
<td>Building Coverage 5300 sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td></td>
<td>Paved Area _____ sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td></td>
<td>Landscaped Area 4327 sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td></td>
<td>Unimproved Area 4733 sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>14364 sq ft</td>
<td>sq ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot</th>
<th>Existing</th>
<th>Proposed after Adjustment</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 2</td>
<td>Building Coverage 0 sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td></td>
<td>Paved Area _____ sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td></td>
<td>Landscaped Area 4327 sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td></td>
<td>Unimproved Area 4733 sq ft</td>
<td>sq ft</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>9060 sq ft</td>
<td>sq ft</td>
</tr>
</tbody>
</table>

(if more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

5. Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Existing Spaces</th>
<th>Proposed Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 1</td>
<td>4</td>
<td>Same</td>
</tr>
<tr>
<td>LOT 2</td>
<td>None</td>
<td>Never</td>
</tr>
</tbody>
</table>

(if more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)
6. Is any grading or road construction planned?  [ ] Yes  [ ] 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?  [ ] Yes  [ ] 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?  [ ] Yes  [ ] No

9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area?  [ ] Yes  [ ] No

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

[Signature]  
Date  4/25/17  
[Signature]  
Applicant
CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize ___________________________ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
</tbody>
</table>
CASE: B 2017-0043
OWNER: SWITHENBANK, Travis
APN: 069-320-01
APLCT: Vance Ricks
AGENT: Jim Ronco
ADDRESS: 32800 Nameless Lane, Fort Bragg

Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary
Incorporated City Limits
LAND CAPABILITIES
Agricultural Land
Prime
Non Prime
Timberland
High Productivity
Moderate Productivity
NATURAL HAZARDS
Flood Hazard (for further information see local Flood Insurance Studies Zones Maps, effective July 1, 1984)
Seismicity
Bedrock
Marine Terraces
Deposits (Zone 1)
- Strong Shaking
Beach Deposits and Shown
Atlantic 3rd
Terraces (Zone 2)
- Intermediate Shaking

Coastal Erosion (Described apply to areas between dashed lines).
Protective Beach 1
Artificial Protection 2
Present Development Critical 3a
Present Development Non-Critical 3b
Future Development Critical 3c
Flood Risking

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES
CASE: B 2017-0043
OWNER: SWITHENBANK, Travis
APN: 069-320-01
APLCT: Vance Ricks
AGENT: Jim Ronco
ADDRESS: 32800 Nameless Lane, Fort Bragg

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES
CASE: B 2017-0043
OWNER: SWITHENBANK, Travis
APN: 069-320-01
APLCT: Vance Ricks
AGENT: Jim Ronco
ADDRESS: 32800 Nameless Lane, Fort Bragg

GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES.