



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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MEMORANDUM

**DATE:** April 7, 2021  
**TO:** COASTAL PERMIT ADMINISTRATOR  
**FROM:** PLANNING AND BUILDING SERVICES, Mark Cliser, Planner II  
**SUBJECT:** B 2017-0043 – MODIFICATIONS TO PROJECT FINDINGS

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The Mendocino County Department of Planning & Building Services (PBS) has reviewed the public comments submitted to the Mendocino County Coastal Permit Administrator as they relate to B\_2017-0043 (Swithenbank). Staff notes that this request is only for a lot line adjustment and does not include or involve any development. Based on a review of these comments staff recommends that the findings be modified in the Staff Report:

RECOMMENDED MOTION

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B\_2017-0043, 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. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(1), the proposed project is in conformance with the Coastal Element and its policies discussed in this report. The proposed boundary line adjustment is consistent with all applicable policies that discuss boundary line adjustments. Per MCC Section 20.524.025(E), the project will not result in a parcel having more than one (1) zoning district designation. Per MCC Section 17-17.5, the project does not propose creation of any additional lot(s) or parcel(s); and,
2. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage, and other necessary facilities. The proposed boundary line adjustment does not change any utilities (including water provisions, septic system, and leach field) between the two subject parcels as no further development is proposed as part of the Boundary Line Adjustment. Nameless Lane (Private) remains the primary access for both parcels; and,
3. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the RR – Rural Residential zoning district applicable to the property, as well as the provisions of the Mendocino County Coastal Zoning Code, and preserves the integrity of the zoning district as no additional development is proposed that would hinder the district's intent to encourage and preserve local small scale farming and/or residential uses. The proposed boundary line adjustment will only change the property line between two parcels within RR1 and RR5 zoning districts to align with the Coastal Zone Boundary. Both parcels are currently above the prescribed minimum parcel size for the RR1 and RR5 zoning districts, and are therefore considered legal parcels. The proposed boundary line adjustment would not result in the creation of any new parcels or development; and,
4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). No development or subdivision of either parcel is proposed under this requested Boundary Line Adjustment. The proposed boundary line adjustment was found to be

categorically exempt from the provision of CEQA under a Class 5(a) exemption for minor lot line adjustments; and,

5. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(5), the proposed project will not have any adverse impacts on any known archaeological or paleontological resource. The proposed boundary line adjustment does not include any ground disturbing activities that would impact archaeological or paleontological resources. Additionally, as the project is categorically exempt from CEQA, the proposed boundary line adjustment is not subject to additional archaeological survey requirements per Mendocino County Code Section 22.12.050(A). For this reason, the proposed Boundary Line Adjustment has been determined to be categorically exempt from CEQA as no development is proposed; and,
6. Pursuant to Mendocino County Coastal Zoning Code 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 proposed project as no additional development is being proposed.; and,
7. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(1), the proposed project will not impact any environmentally sensitive habitat areas. Although within the buffer of a riparian corridor ESHA, the proposed boundary line adjustment does not propose any ground disturbing or environmentally impact activities that would effect ESHAs. Furthermore, the proposed boundary line adjustment does not create parcels that are undevelopable due to ESHA buffers or other environmental setbacks. Furthermore, no new parcels will result from the proposed Boundary Line Adjustment.

These revised findings are to replace those interred within the Staff Report for the proposed Boundary Line Adjustment B 2017-0043. Additionally, Staff is not recommending any changes to the original Conditions of Approval.