



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
 501 LOW GAP ROAD · ROOM 1440 · UKIAH · CALIFORNIA · 95482

IGNACIO GONZALEZ, DIRECTOR  
 Telephone 707-463-4281  
 FAX 707-463-5709  
 pbs@co.mendocino.ca.us  
 www.co.mendocino.ca.us/planning

AUGUST 2, 2011

Planning - FB  
 Department of Transportation  
 Environmental Health - Fort Bragg

Building Inspection - Fort Bragg  
 Assessor  
 Caltrans  
 Department of Forestry/ CalFire

Department of Fish and Game  
 Coastal Commission  
 Westport MAC

**CASE#:** CDB 25-2011  
**DATE FILED:** 6/24/2011  
**OWNER:** LAWRENCE RISSE, TRUSTEE AND RUDOLPH CUTINO, TRUSTEE  
**APPLICANT/ AGENT:** CLIFFORD M. ZIMMERMAN  
**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure two (2) legal parcels into parcels of 7 and 22.6+/- acres.  
**LOCATION:** South of Westport, lying on the south side of Kibesillah Creek, lying on the west side of Highway 1, located at 32600 and 32900 North Highway 1; AP#'s 015-370-07 and 015-370-10.  
**PROJECT COORDINATOR:** FRED TARR  
**RESPONSE DUE DATE:** August 17, 2011

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be forwarded to the appropriate public hearing.

You are invited to comment on any aspect of the proposed project(s). Please address any concerns or recommendations on environmental considerations and specific information regarding permits you may require to the project coordinator at the above address or submit your comments by email to [pbs@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us). 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):

- Recommend approval. The Department has no comment at this time.
- Recommend conditional approval (Suggested condition(s) attached).
- Applicant to submit additional information (Attach list of items needed).
- Recommend denial (Attach reasons for recommend denial).
- Recommend preparation of an Environmental Impact Report (Attach reasons why an EIR should be required).
- Other comments (Attach additional sheets if necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

OWNER: Lawrence Risse, Trustee

OWNER: Rudolph Cutino, Trustee

APPLICANT: Clifford M. Zimmerman, Licensed Land Surveyor

REQUEST: Coastal Development Boundary Line Adjustment to re-configure two (2) legal parcels into parcels of 7.00 and 22.60 acres

LOCATION: South of Westport, lying on the South side of Kibesillah Creek, lying on the West side of Hwy. 1

STREET ADDRESS: 32600 N. Highway 1 and 32900 N. Highway 1      ACREAGE: 29.60 +/- Acres

GENERAL PLAN: Ag 60      ZONING: Ag 60      COASTAL ZONE: Yes

EXISTING USES: Agriculture/Rural Residential      SUPERVISORIAL DISTRICT: 4

TOWNSHIP: 20N      RANGE: 17W      SECTION: 17      USGS QUAD#:27

RELATED CASES ON SITE: CC 29-80

RELATED CASES IN VICINITY: B2-82, CC 36-95, CDU 16-99

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Ag 40	Ag 60 FP	15 A +/-	Ag/Rural Res
EAST:	Hwy 1	Hwy 1	Hwy 1	Hwy 1
SOUTH:	RMR 20 PD	RMR 20 PD	20 A +/-	Ag/Rural Res
WEST:	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

REFERRAL AGENCIES:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Planning (FB)                | <input type="checkbox"/> Trails Advisory Council   | <input type="checkbox"/> CHP                     |
| <input checked="" type="checkbox"/> Department of Transportation | <input type="checkbox"/> Native Plant Society  | <input type="checkbox"/> MTA                     |
| <input checked="" type="checkbox"/> Environmental Health (FB)    | <input type="checkbox"/> State Clearinghouse   | <input type="checkbox"/> County Addresser        |
| <input checked="" type="checkbox"/> Building Inspection (FB)     | <input checked="" type="checkbox"/> Caltrans   | <input type="checkbox"/> LAFCO                   |
| <input type="checkbox"/> Emergency Services                      | <input checked="" type="checkbox"/> CalFire  | <input type="checkbox"/> Gualala MAC             |
| <input checked="" type="checkbox"/> Assessor                     | <input checked="" type="checkbox"/> Department of Fish & Game                                | <input type="checkbox"/> Laytonville MAC         |
| <input type="checkbox"/> Farm Advisor                            | <input checked="" type="checkbox"/> Coastal Commission                                       | <input checked="" type="checkbox"/> Westport MAC |
| <input type="checkbox"/> Agriculture Commissioner                | <input type="checkbox"/> RWQCB   | <input type="checkbox"/> School District         |
| <input type="checkbox"/> Forestry Advisor                        | <input type="checkbox"/> Division of Mines & Geology   | <input type="checkbox"/> Sewer District          |
| <input type="checkbox"/> Air Quality Management District         | <input type="checkbox"/> Department of Health Services                                       | <input type="checkbox"/> Water District          |
| <input type="checkbox"/> ALUC                                    | <input type="checkbox"/> Department of Parks & Recreation                                    | <input type="checkbox"/> Fire District           |
| <input type="checkbox"/> County Water Agency                     | <input type="checkbox"/> Department of Conservation  | <input type="checkbox"/> Community Svcs          |
| <input type="checkbox"/> Archaeological Commission               | <input type="checkbox"/> Soil Conservation Service   | <input type="checkbox"/> City Planning           |
| <input type="checkbox"/> Sonoma State University                 | <input type="checkbox"/> Army Corps of Engineers   |  |
| <input type="checkbox"/>   | <input type="checkbox"/> US Fish & Wildlife Service  |  |
| <input type="checkbox"/>   | <input type="checkbox"/> Russian River Flood Control/Water Conservation Improvement District |  |

ADDITIONAL INFORMATION: APN 015-370-07 was recognized as a legal lot through CC 29-80 and APN 015-370-10 has been recognized as a legal separate lot since prior to 1971.

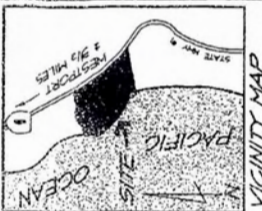
According to the County Assessor's records APN 015-370-07 has no improvements of value and APN 015-370-10 has a Single Family Dwelling and a Barn.

ASSESSOR'S PARCEL #: APN 015-370-07 and APN 015-370-10

PROJECT COORDINATOR: Fred Tarr    PREPARED BY: ft    DATE: 06/24/11

**ENVIRONMENTAL DATA**  
(To be completed by Planner)

		COUNTY WIDE	
Yes	No		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1.	Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.	Hazard/Landslides Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.	Within/Adjacent to Agriculture Preserve or Timberland Production <small>Kibesillah Creek</small>
<input type="checkbox"/>	<input type="checkbox"/>	5.	Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF#
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.	Wild and Scenic River.
<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.	Within/Near Hazardous Waste Site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10.	Require Water Efficient Landscape Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Biological Resources/Natural Area Map. <small>Steelhead &amp; Rainbow Trout</small>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.	Natural Diversity Data Base.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13.	Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14.	Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Specific Plan Area.
<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		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Exclusion Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.	Blayney-Dyett Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19.	Land Capabilities/Natural Hazards Map. <small>Marine Terrace Deposits</small>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20.	Habitats/ESHA/Resources Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21.	Coastal Groundwater Study Zone. <small>Critical Water Resources</small>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22.	Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23.	Ocean Front Parcel (Blufftop Geology).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24.	Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25.	Noyo Harbor/Albion Harbor.



AP# 015-070-41  
JACKSON GRUBE FAMILY

STATE HIGHWAY  
222 OR 442 & 443

AP# 015-370-07  
CUTINO TRUST  
(VACANT)  
1.96 AC ± BEFORE ADL  
1.00 AC ± AFTER ADL

AP# 015-370-08  
THORPE  
NOT A PART OF THIS APPLICATION

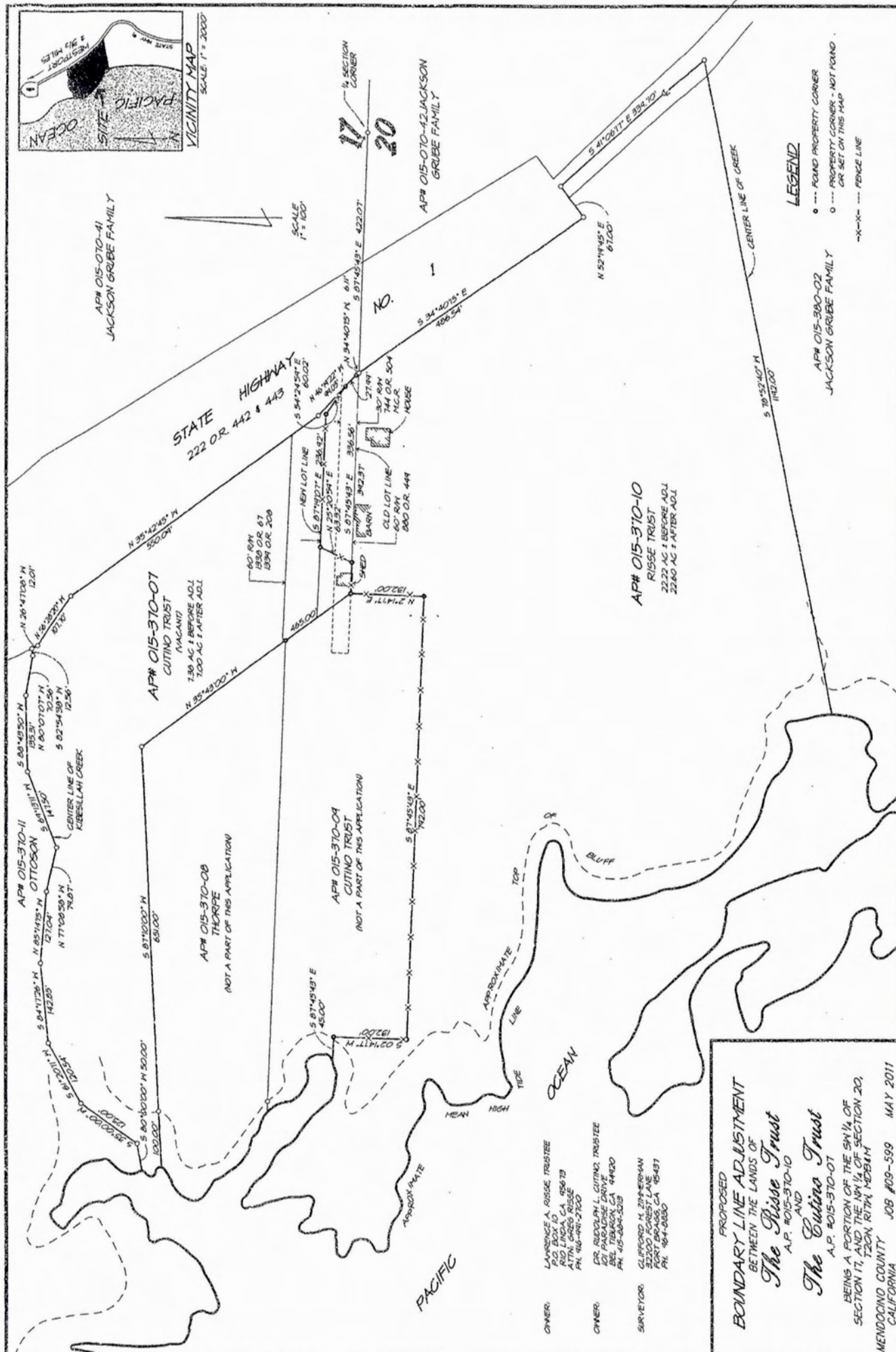
AP# 015-370-04  
CUTINO TRUST  
NOT A PART OF THIS APPLICATION

AP# 015-070-12 JACKSON  
GRUBE FAMILY

AP# 015-370-10  
RISSE TRUST  
22.22 AC ± BEFORE ADL  
22.60 AC ± AFTER ADL

**LEGEND**

- --- ROUND PROPERTY CORNER
- --- PROPERTY CORNER - NOT FOUND OR SET ON THIS MAP
- --- FENCE LINE



**OWNER:** LAWRENCE A. RISSE, TRUSTEE  
P.O. BOX 10, CA 95673  
ATTN: GREGO RISSE  
PH: 916-991-2700

**OWNER:** DR. SUCOLPH L. CUTINO, TRUSTEE  
401 PARADISE DRIVE  
BEL TEBURON, CA 94920  
PH: 415-384-5015

**SURVEYOR:** CLIFFORD H. BRANFORD  
5200 FOREST LANE  
FORT BRAGG, CA 95431  
PH: 404-0850

PROPOSED  
**BOUNDARY LINE ADJUSTMENT**  
BETWEEN THE LANDS OF  
*The Risse Trust*  
A.P. #015-370-10  
AND  
*The Cutino Trust*  
A.P. #015-370-07  
BEING A PORTION OF THE SW 1/4 OF  
SECTION 11, AND THE NW 1/4 OF SECTION 20,  
MENDOCINO COUNTY  
CALIFORNIA

JOB #08-589 MAY 2011



COUNTY OF MENDOCINO  
 DEPT OF PLANNING & BUILDING SERVICES  
 501 Low Gap Road, Room 1440  
 Ukiah, CA 95482  
 Telephone: 707-463-4281

Case No(s) CDB 25-2011  
 Date Filed \_\_\_\_\_  
 Fee \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Received By \_\_\_\_\_

Office Use Only

**BOUNDARY LINE ADJUSTMENT  
 APPLICATION FORM**


<b>Name of Applicant</b> Clifford M. Zimmerman Licensed Land Surveyor #4707	<b>Name of Owner</b> Lawrence Risse, Trustee	<b>Name of Owner</b> Rudolph Cutino, Trustee
<b>Mailing Address</b> 32200 Forest Lane Fort Bragg, CA 95437	<b>Mailing Address</b> P.O. Box 10 Rio Linda, CA 95673 Attn: Greg Risse	<b>Mailing Address</b> 101 Paradise Drive Bel Tiburon, CA 94920
<b>Telephone Number</b> 707-964-8830	<b>Telephone Number</b> 916-991-2700	<b>Telephone Number</b> 415-889-5213

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted	
			Before	After
015-370-07	Cutino Trust	32900 N. Highway 1	7.38	7.00
015-370-10	Risse Trust	32600 N. Highway 1	22.22	22.60

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

0.38 ac. ± to be adjusted from Cutino ( 015-370-07) to Risse (015-370-10) to correct improvement encroachments and driveway and use encroachments, per a California Superior Court Judicial Stipulation No. 63068.

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

  
 Signature of Applicant/Agent

6/15/11  
 Date

  
 Signature of Owner

6.8.11  
 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**

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.

015-370-07 (Cutino Parcel) has a shed and a dilapidated building (ready to collapse).

015-370-10 (Risse) has a house, barn and sheds, along with a well and septic system.

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): 29.6 ~~4.0906~~  square feet  acres.



4. Lot Coverage: 015-370-07 Cutino

<u>LOT 1</u>	Existing	Proposed after Adjustment
Building Coverage	1600 sq ft	1600 sq ft
Paved Area (ROCK)	0 sq ft	0 sq ft
Landscaped Area	0 sq ft	0 sq ft
Unimproved Area	319873 sq ft	303320 sq ft
TOTAL:	321473 sq ft	304920 sq ft

<u>LOT 2</u> 015-370-10 Risse	Existing	Proposed after Adjustment
Building Coverage	6400 sq ft	6400 sq ft
Paved Area (ROCK)	0 sq ft	0 sq ft
Landscaped Area	12000 sq ft	12000 sq ft
Unimproved Area	949503 sq ft	966056 sq ft
TOTAL:	967903 sq ft	984456 sq ft

(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: N/A

LOT 1	Existing Spaces _____	Proposed Spaces _____
LOT 2	Existing Spaces _____	Proposed Spaces _____

(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.):

N/A

For grading or road construction, complete the following: N/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: \_\_\_\_\_
-

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? <u>  0  </u> 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.