



Westport Municipal Advisory Council

P. O. Box 307, Westport, CA 95488
www.westportmac.org

September 8, 2011

Fred Tarr
Department of Planning and Building Services
501 Low Gap Road, Room 1440
Ukiah, CA 95482

Re: CDB 25-2011 Cutino/Risse Boundary Adjustment

Dear Fred:

The Westport Municipal Advisory Council held a hearing on the cited permit September 6. The WMAC recommends conditional approval and passed this motion unanimously:

Consistent with Local Coastal Plan (especially Policy 3.6-5), the developers should be required prior to the issuance of the permit to record an offer to dedicate an easement for public access purposes as shown on the attached map within the southern portion of Assessor's Parcel 015-310-10. The 43 foot width at the north end of the proposed easement corresponds with the southwest corner of a wide section of Caltrans ROW to the north. The easement will taper to 25 feet in width at the south, providing a connection to the Kibesillah Trail currently being constructed immediately south by the Mendocino Land Trust.

WMAC inquiries suggest the State Coastal Conservancy may be willing to fund either: a) the acquisition of the easement; or b) purchase of fee title to the approximately 0.25 acre area shown on the map. To investigate those prospects, contact is suggested with Louisa Morris, the Director of Trails and Conservation Programs at MLT (PO Box 1094, Mendocino, CA 95460). She can be reached at (707) 962-0470 or by email at lmorris@mendocinolandtrust.org.

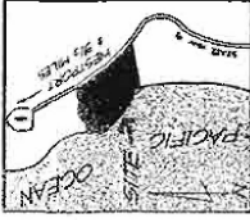
This easement is critical for establishing a continuous coastal trail consistent with LCP Policies and the *Westport Area Integrated Multi-Use Coastal Trail Plan* that will be finalized this month with a Caltrans community based transportation grant (see <http://www.westportmac.org/trail.jsp>).

Sincerely,

A handwritten signature in blue ink that reads "Thad M. Van Bueren".

Thad M. Van Bueren, Chairperson
Westport MAC

Cc: Louisa Morris, Mendocino Land Trust
Jesse Robertson, Caltrans District 1



SCALE 1" = 100'

AP# 015-070-11
JACKSON GRABBE FAMILY

STATE HIGHWAY
222 OR 442 & 443

AP# 015-070-12 JACKSON
GRABBE FAMILY

AP# 015-370-07
CUTINO TRUST
(VACANT)
230 AC ± BEFORE ADJ.
100 AC ± AFTER ADJ.

AP# 015-370-00
THORPE
NOT A PART OF THIS APPLICATION

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

AP# 015-370-10
RISSE TRUST
2223 AC ± BEFORE ADJ.
2240 AC ± AFTER ADJ.

Proposed Risse
Easement--0.25
acres total

LEGEND

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

OWNER: LAWRENCE A. RISSE, TRUSTEE
P.O. BOX 10, ALBANY, CA 94501
ATN: L. RISSE
PH: 925-938-2700

OWNER: DR. ROSEMARY CUTINO, TRUSTEE
581 TIBURON, CA 94920
PH: 415-438-3218

SURVEYOR: CLIFFORD H. ZIMMERMAN
30300 COUNTY ROAD
MENDOCINO, CA 95491
PH: 707-934-0030

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 17, T20N, R17W, N204W
MENDOCINO COUNTY, CALIFORNIA
JOB 109-599 MAY 2011

