



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 30, 2017

Planning-- FB - MHRB
Building Inspection-- Ukiah - FB

Environmental Health-- Ukiah - FB
Department of Transportation

Redwood Coast Fire District
Coastal Commission

CASE#: B_2017-0044

DATE FILED: 7/11/2017

OWNER: REIFERS ELSU P & CONNIE A AND ANNE REIN

APPLICANT: ELSU & CONNIE REIFERS

AGENT: SUSAN RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to transfer 3.2± acres from Lot 1 (APN 027-221-14, 027-241-03) to Lot 2 (APN 027-221-15). Transferred property will include Rein residence which was inadvertently built over the property line. Final result will be two lots: Lot 1 (APN 027-221-14, 027-241-03) at 24.68± acres and Lot 2 (APN 027-221-15) at 4.70± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone. Parcels are on the south side of Eureka Hill Rd. (CR 505) 1.18± miles east of its intersection with State Highway 1 at 42701 Eureka Hill Rd., Point Arena (APNs: 027-221-14, 15, 027-221-15).

STAFF PLANNER: Russell Ford

RESPONSE DUE DATE: September 13, 2017

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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:

CASE #: B 2017-0044

OWNER:

REIFERS/REIN

APPLICANT:

Elsu & Connie Reifers

AGENT:

Susan Ruschmeyer

REQUEST:

Coastal Development Boundary Line Adjustment to transfer 3.2± acres from Lot 1 (APN 027-221-14, 027-241-03) to Lot 2 (APN 027-221-15). Transferred property will include Rein residence which was inadvertently built over the property line. Final result will be two lots: Lot 1 (APN 027-221-14, 027-241-03) at 24.68± acres and Lot 2 (APN 027-221-15) at 4.70± acres.

LOCATION:

In the Coastal Zone. Parcels are on the south side of Eureka Hill Road (CR 505) 1.18± miles east of its intersection with State Highway 1 at 42701 Eureka Hill Road, Point Arena. APNs: 027-221-14, 15, 027-221-15.

ACREAGE:

29.38±, total

GENERAL PLAN:

RMR 20 / RL 160

ZONING:

RMR 20 / RL

COASTAL ZONE:

YES

EXISTING USES:

Residential, Forestland

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

12N

RANGE:

16W

SECTION:

7,8,17,18

USGS QUAD#:

68

RELATED CASES ON SITE:

B 21-92

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RL	RL	14±, 140±	Residential/Rangeland
EAST:	FL	TP	70±	Forestland
SOUTH:	FL	FL	40±	Forestland
WEST:	RL	RL	140±	Rangeland

REFERRAL AGENCIES:

☒Planning (FB - MHRB)

☒Department of Transportation

☒Environmental Health (Ukiah - FB)

☒Building Inspection (Ukiah - FB)

☐Emergency Services

☐Assessor

☐Farm Advisor

☐Agriculture Commissioner

☐Forestry Advisor

☐Air Quality Management District

☐ALUC

☐County Water Agency

☐Archaeological Commission

☐Sonoma State University

☐US Fish & Wildlife Service

☐

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☐Caltrans

☐CalFire

☐Department of Fish & Game

☒Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Soil Conservation Service

☐Army Corps of Engineers

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Redwood Coast Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION:

This Boundary Line Adjustment is the result of a court ordered “Stipulation and Agreement and Judgment” recorded as document number 2017-05347, Mendocino County Official Records.

ASSESSOR’S PARCEL #:

027-221-14, 15, 027-221-15

PROJECT COORDINATOR:

RUSSELL FORD

PREPARED BY:

RUSSELL FORD

DATE:

8/23/2017

U:\Case Maps\B) Boundary Line Adjustments\Boundary Line Adjustments 2017\B 2017-0044 Reifers\B 2017-0044 Greensheet.docx

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
YES/YES		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		Adjacent only. 4. Within/Near Hazardous Waste Site
YES		5. Natural Diversity Data Base
NO		Point Arena Mountain Beaver 6. Airport CLUP Planning Area – ALUC#_____
<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 checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF#
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moderate/High 13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soils Class 117: Dingman-Beaughton complex
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<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	
	NO	16. Exclusion Map.
Critical/Marginal		17. Coastal Groundwater Study Zone.
	No	18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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

Case No(s) B 2017-44

Date Filed 7/10/17

Fee \$ 2,942

Receipt No. 16402

Received By EH

Office Use Only

BOUNDARY LINE ADJUSTMENT
APPLICATION FORM

Name of Applicant

Elsu P. Reifers
Connie A. Reifers

Name of Owner(s)

Elsu P. Reifers
Connie A. Reifers
ANNE REIN

Name of Agent

Susan D Ruschmeyer
PLS 6702

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted [±]	
			Before	After
<u>027-221-14</u>	<u>ELSU P. REIFERS</u> <u>CONNIE A. REIFERS</u>	<u>42701 EUREKA HILL RD</u>	<u>4.5A[±]</u>	<u>1.3A[±]</u>
<u>027-221-15</u>	<u>ANNE REIN</u>	<u>42777 EUREKA HILL RD</u>	<u>1.5A[±]</u>	<u>4.7A[±]</u>

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

THIS PROPOSED BLA IS THE RESULT OF A COURT ORDERED "STIPULATION AND AGREEMENT AND JUDGEMENT" RECORDED AS D.N. 2017-05347, OFFICIAL RECORDS, MENDOCINO Co. RECORDS. THE DESIRED RESULT IS TO HAVE THE REIN HOUSE AND DRIVEWAY ON REIN PROPERTY, AND TO ALLOW NEW CONSTRUCTION ON REIFERS

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

S. Ruschmeyer
Signature of Applicant/Agent

07-05-17
Date

Elsu Reifers
Signature of Owner

07/07/17
Date

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.

X Date:

07/07/17


Applicant

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. *THERE IS A RESIDENCE ON APN 027-221-14, (REFERS)
(-APPROXIMATELY 50 FT) AND SOME SMALL
ANIMAL PENS.*

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): 4.5 ☐ square feet ☒ acres. *REFERS*
1.5 ☒ *RETN*

4. Lot Coverage:

<u>REPAIRS</u> LOT 1 <u>APN 027-221-14</u> Existing		Proposed after Adjustment
Building Coverage	<u>2575</u> sq ft ²	<u>- 0 -</u> sq ft
Paved Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft
Landscaped Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft
Unimproved Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft
TOTAL:	<u>2575</u> sq ft ²	<u>- 0 -</u> sq ft

<u>REPAIRS</u> LOT 2 <u>APN 027-221-15</u> Existing		Proposed after Adjustment
Building Coverage	<u>- 0 -</u> sq ft	<u>2575</u> sq ft ²
Paved Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft
Landscaped Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft
Unimproved Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft
TOTAL:	<u>- 0 -</u> sq ft	<u>2575</u> sq ft ²

(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.):

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: _____

<p>7. <i>n/a</i> Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, how many acres will be converted? _____ acres. (An agricultural economic feasibility study may be required.)</p>	
<p>8. Will the alteration of parcel boundaries create any <u>new</u> building sites which are visible from State Highway 1 or other scenic route?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>9. Will the alteration of parcel boundaries create any <u>new</u> building sites which are visible from a park, beach or other recreational area?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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

COMPLETE FOR PROJECTS
LOCATED IN THE
COASTAL ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

BOUNDARY LINE ADJUSTMENT

(Description of development)

Located at:

42701 AND 42777 EUREKA HILL RD

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED IN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : BOUNDARY LINE ADJUSTMENT

LOCATION: 42701 AND 42777 EUREKA HILL RD

APPLICANT: ELSO P. REIFERS / CONNIE A REIFERS

ASSESSOR'S PARCEL NUMBER(S): 027-221-14
027-221-15

DATE NOTICE POSTED: _____

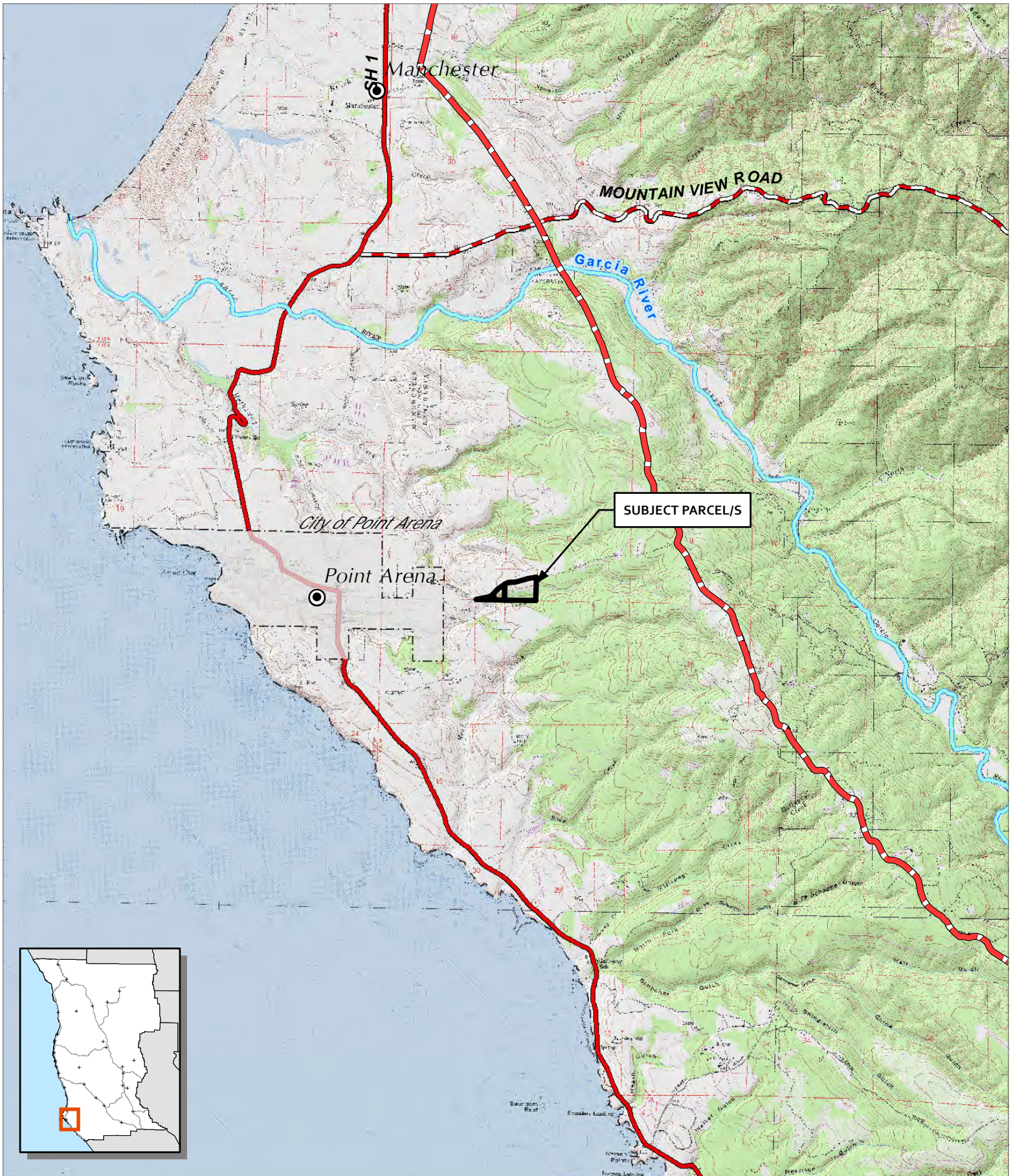
FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
501 LOW GAP ROAD, ROOM 1440
UKIAH CA 95482
707-463-4281
HOURS: 8:00 - 5:00

COASTAL ZONE DEVELOPMENT
 COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

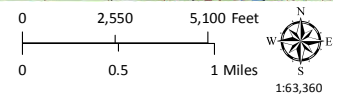
List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. This form must be typed.

APN 027-291-20 Paul W. Kolling Kendra E. Kolling P.O. Box 2298 Sebastopol, CA 95473	APN 027-291-14 Paul W. Kolling Kendra E. Kolling P.O. Box 2298 Sebastopol, CA 95473		
APN 027-221-03 Ronald G. Mahurin 42500 Eureka Hill Road Point Arena, CA 95468	APN 027-241-02 Ronald G. Mahurin 42500 Eureka Hill Road Point Arena, CA 95468		



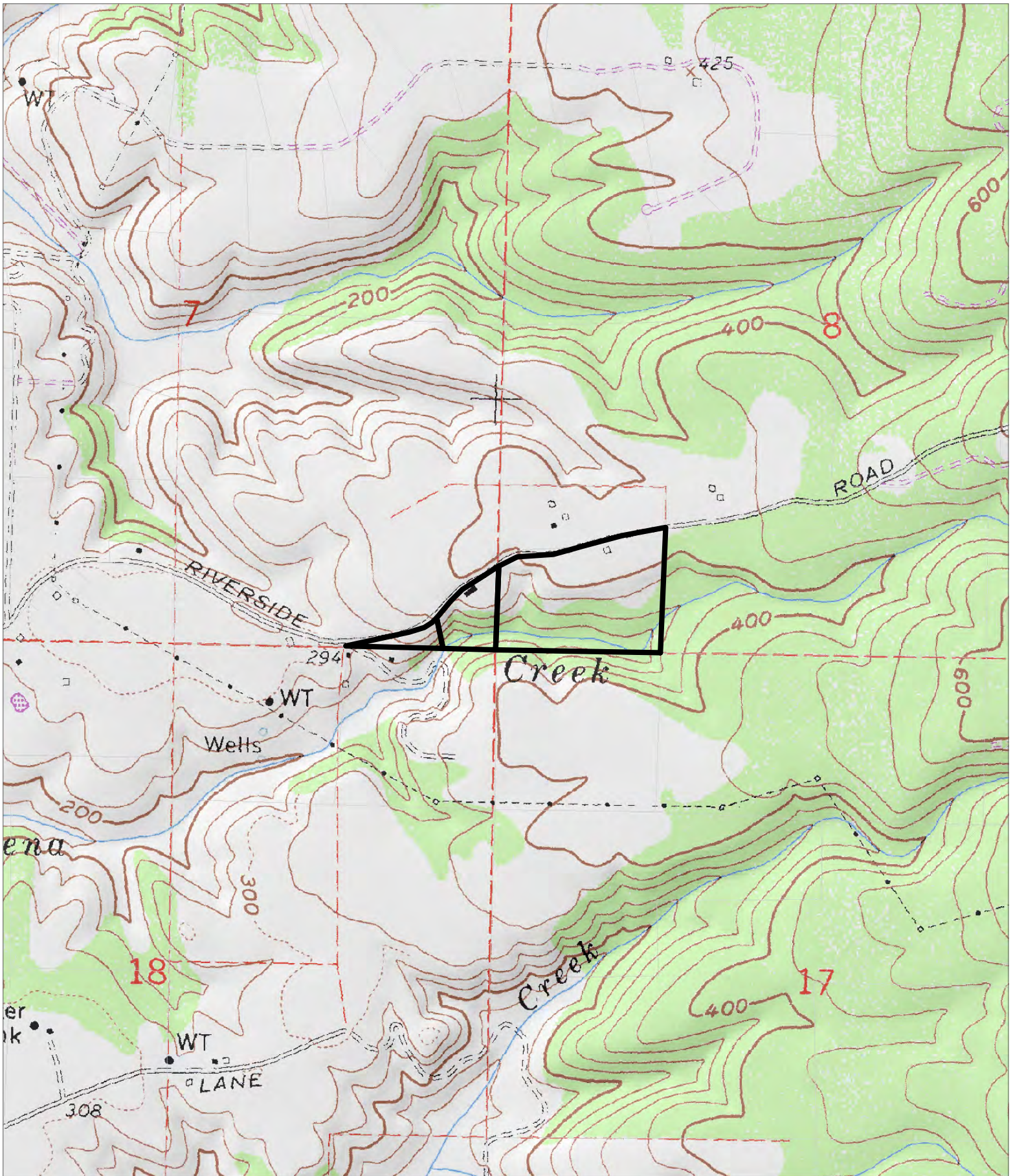
CASE: B 2017-0044
 OWNER: REIFERS/REIN
 APN: 027-221-14, 15
 APLCT: Elsu & Connie Reifers
 AGENT: Susan Ruschmeyer
 ADDRESS: 42701 Eureka Hill Road, Point Arena

- Coastal Zone Boundary
- Major Rivers
- Major Towns & Places
- Highways
- Incorporated City Limits
- Major Roads

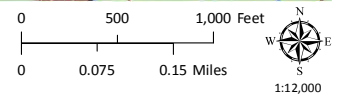


LOCATION MAP

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

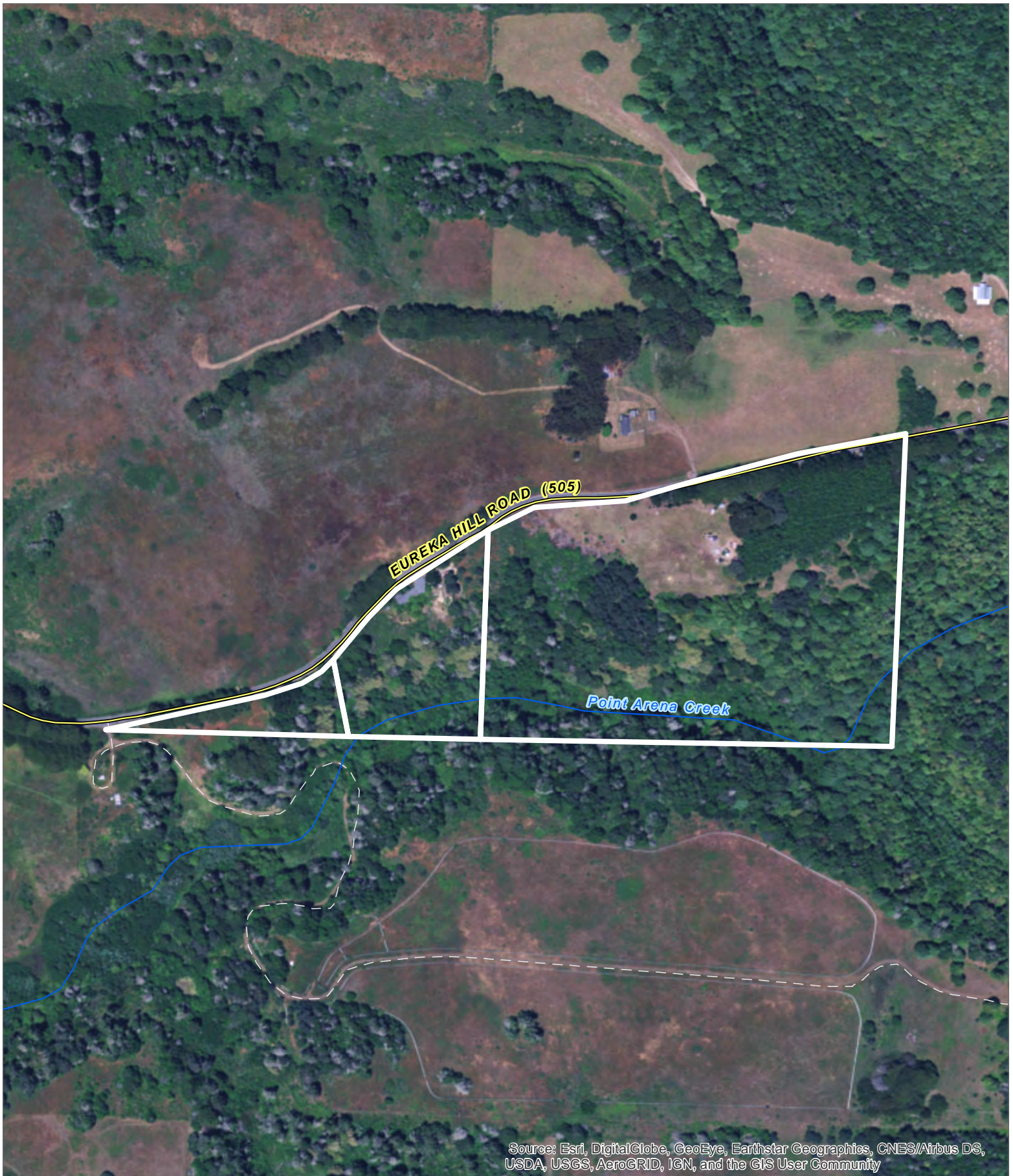


CASE: B 2017-0044
OWNER: REIFERS/REIN
APN: 027-221-14, 15
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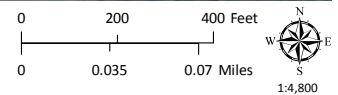
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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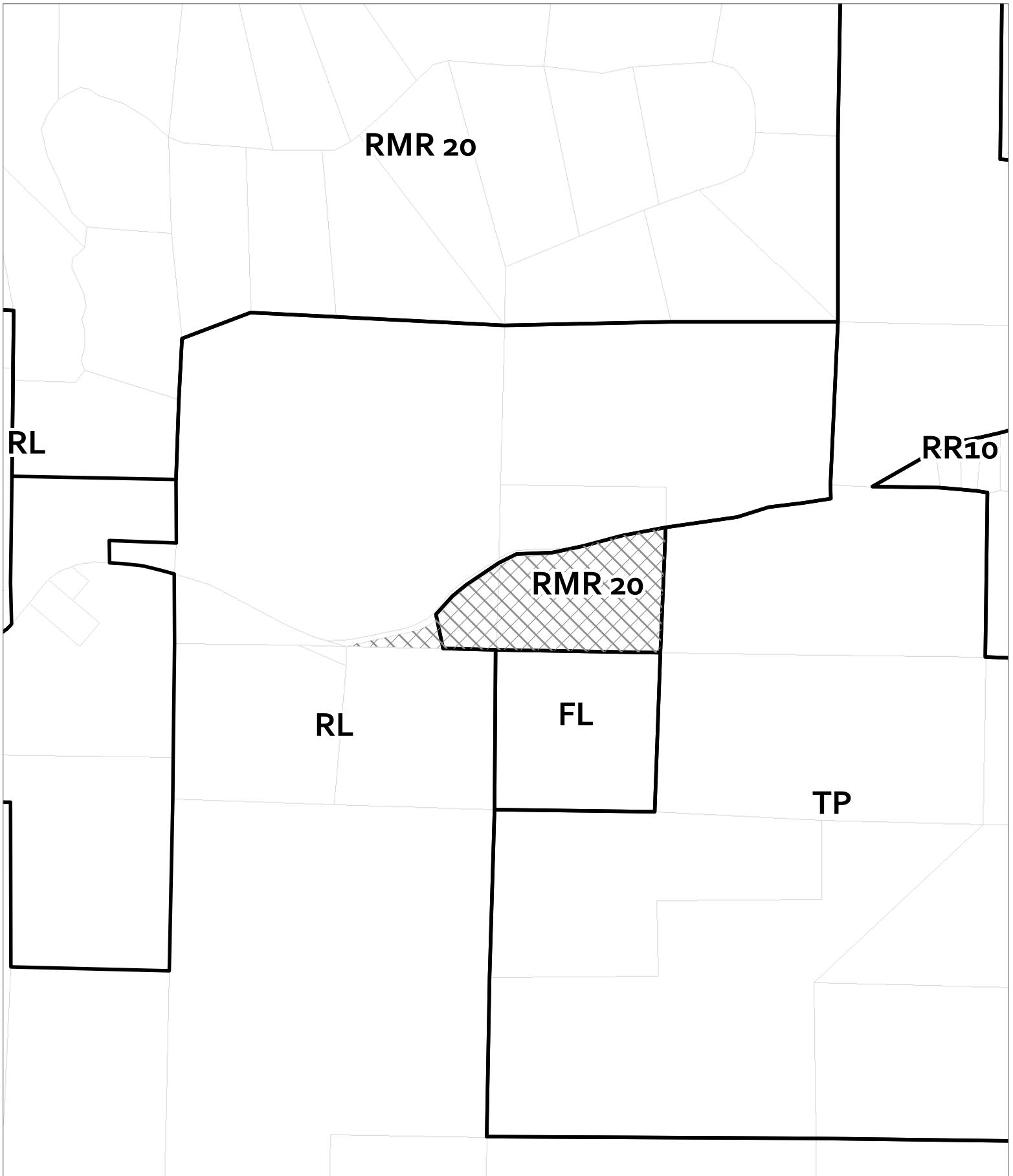
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-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads




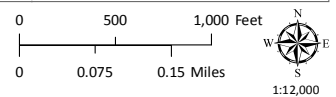
AERIAL IMAGERY

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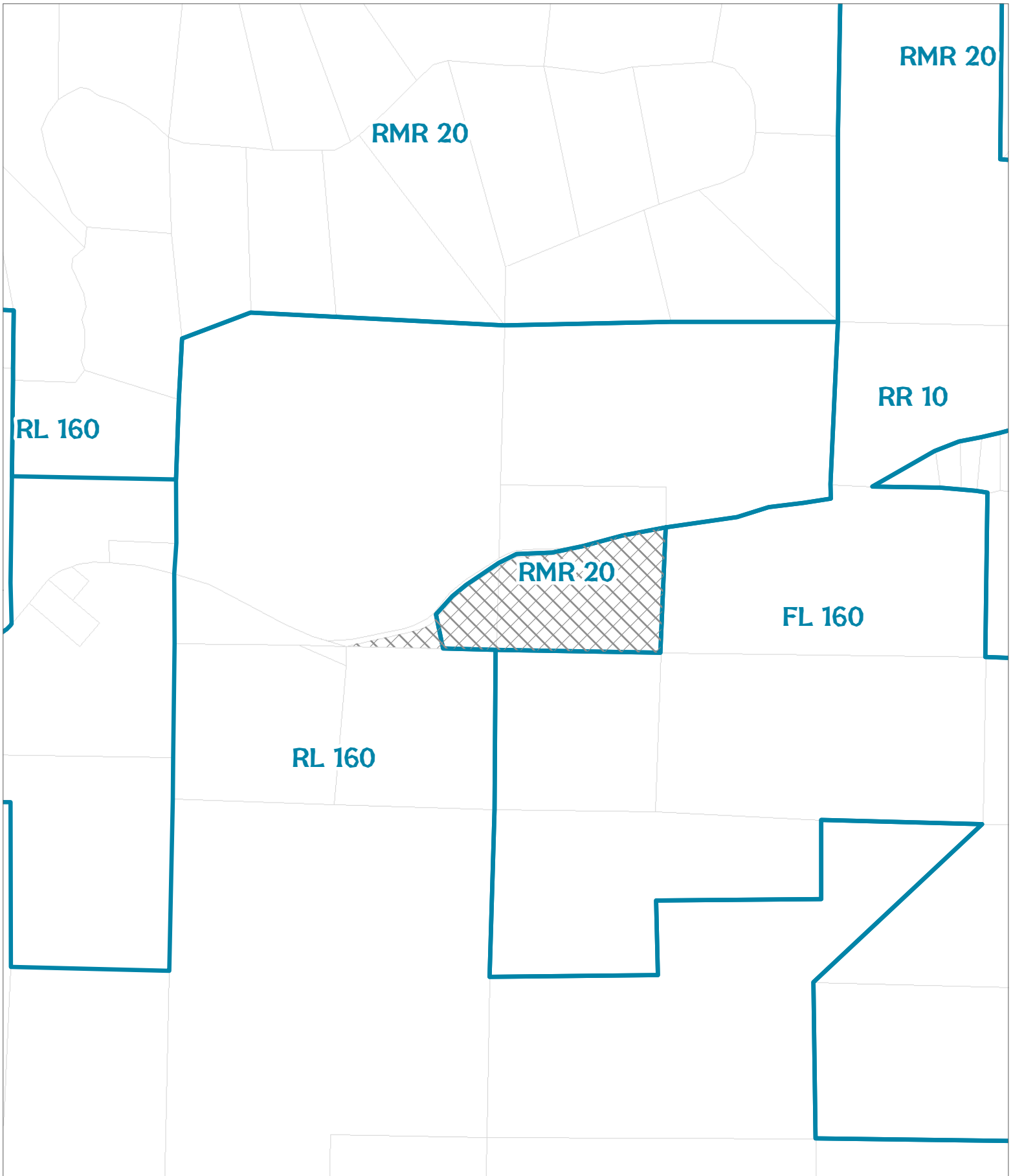
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 Zoning Districts




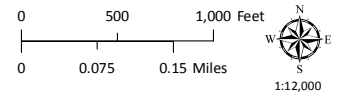
ZONING DISPLAY MAP

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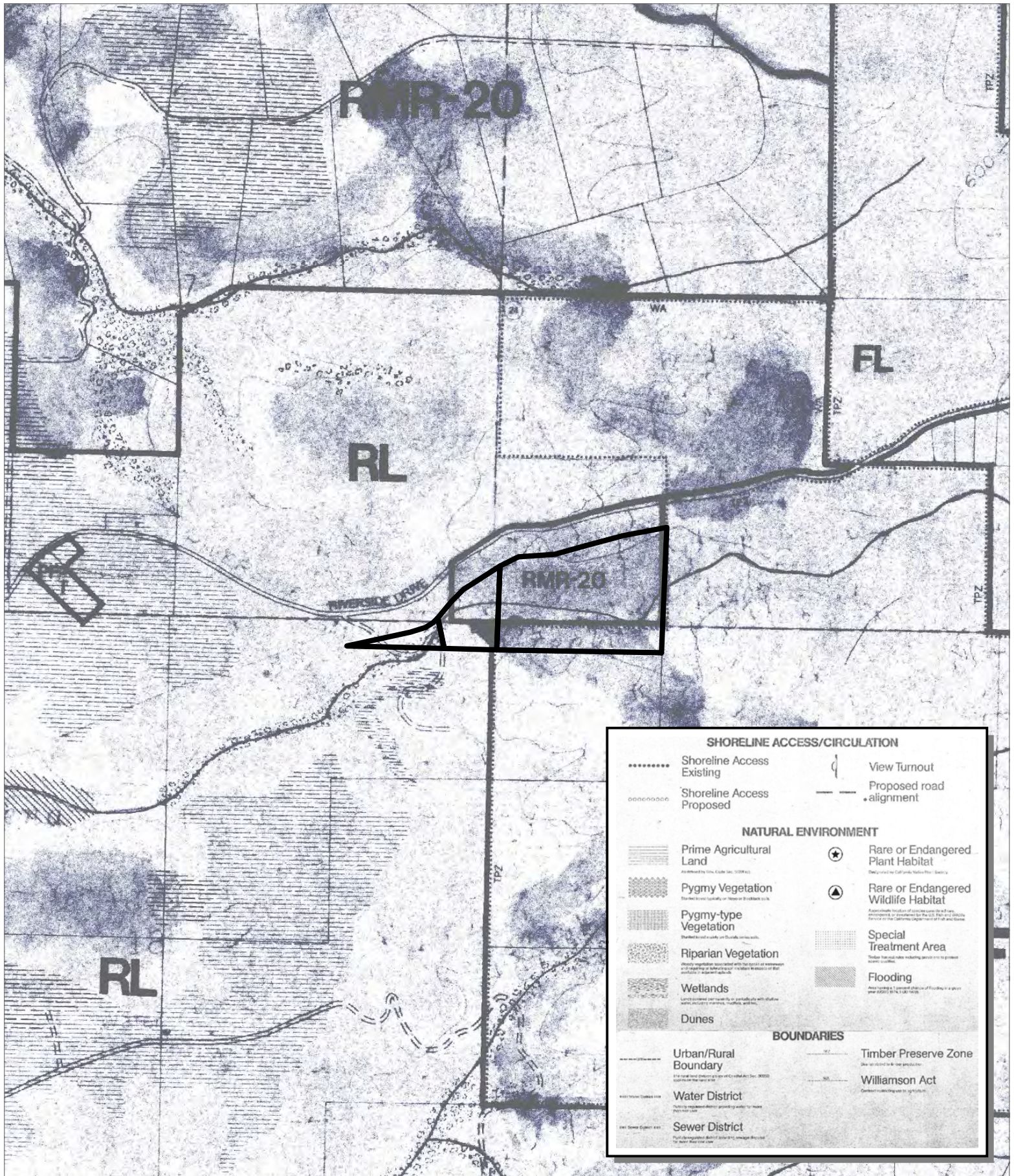
CASE: B 2017-0044
OWNER: REIFERS/REIN
APN: 027-221-14, 15
APLCT: Elsu & Connie Reifers
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ADDRESS: 42701 Eureka Hill Road, Point Arena

 General Plan Classes

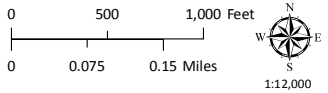


GENERAL PLAN CLASSIFICATIONS

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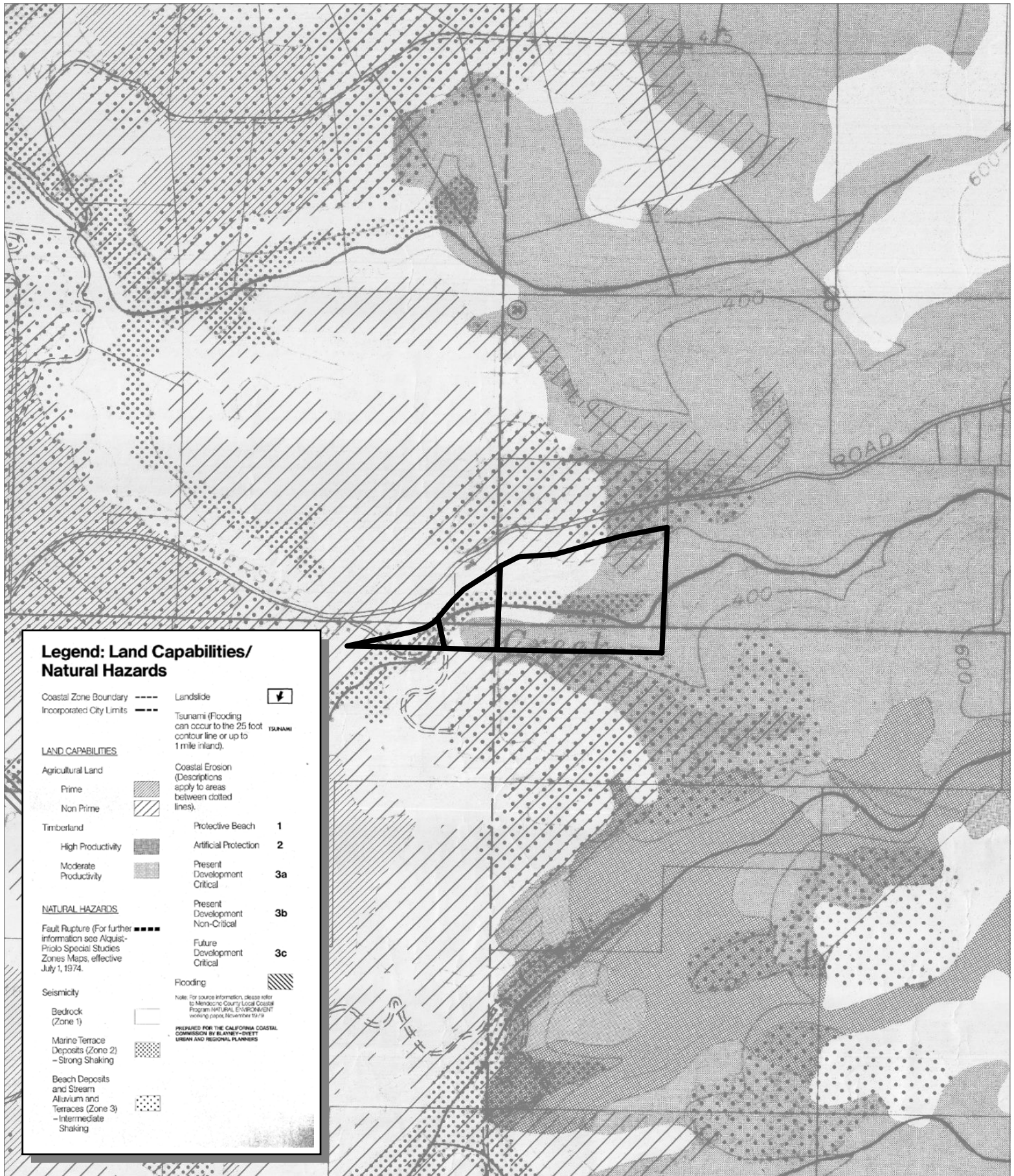


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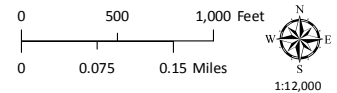


LCP MAP 25: POINT ARENA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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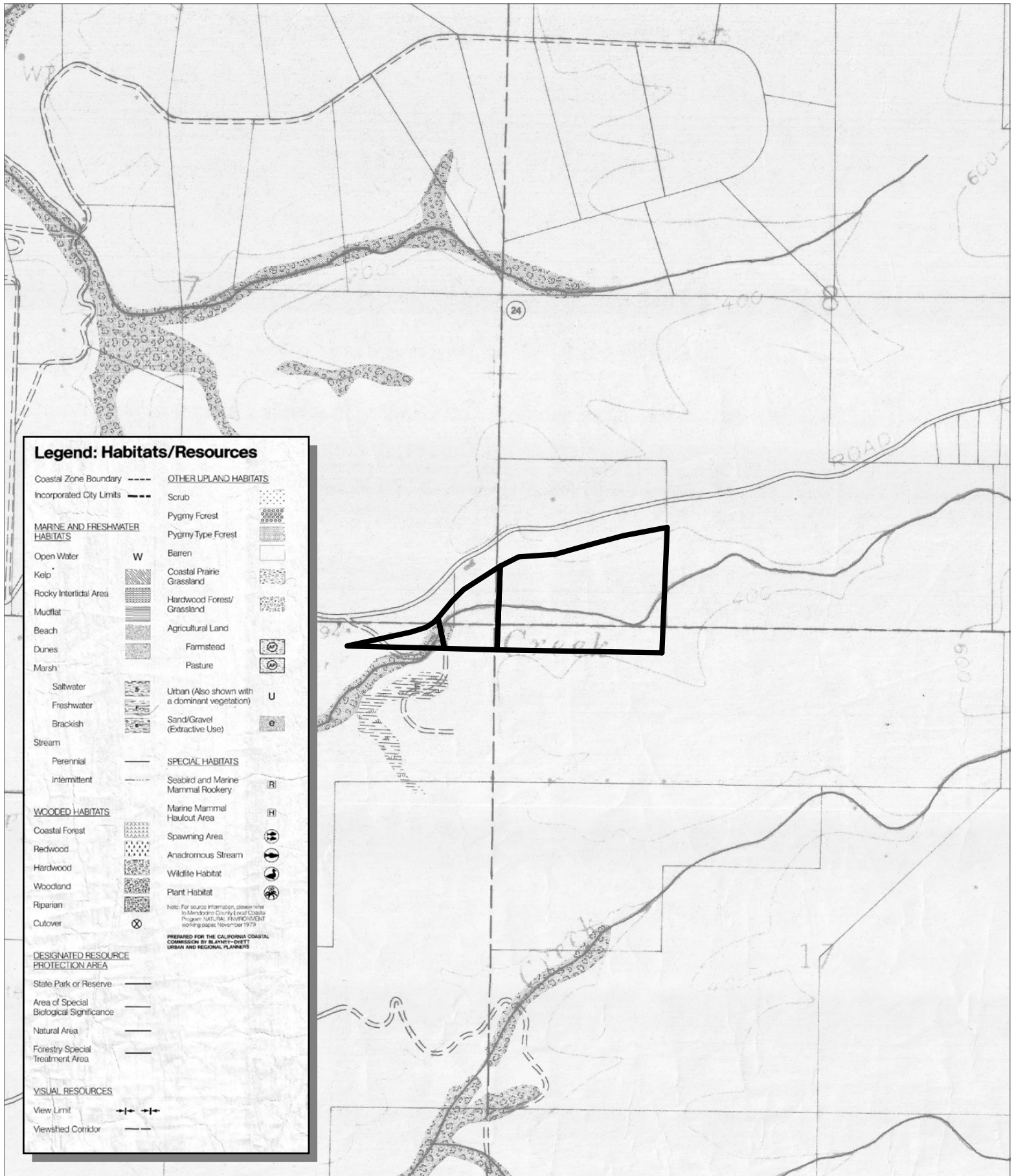


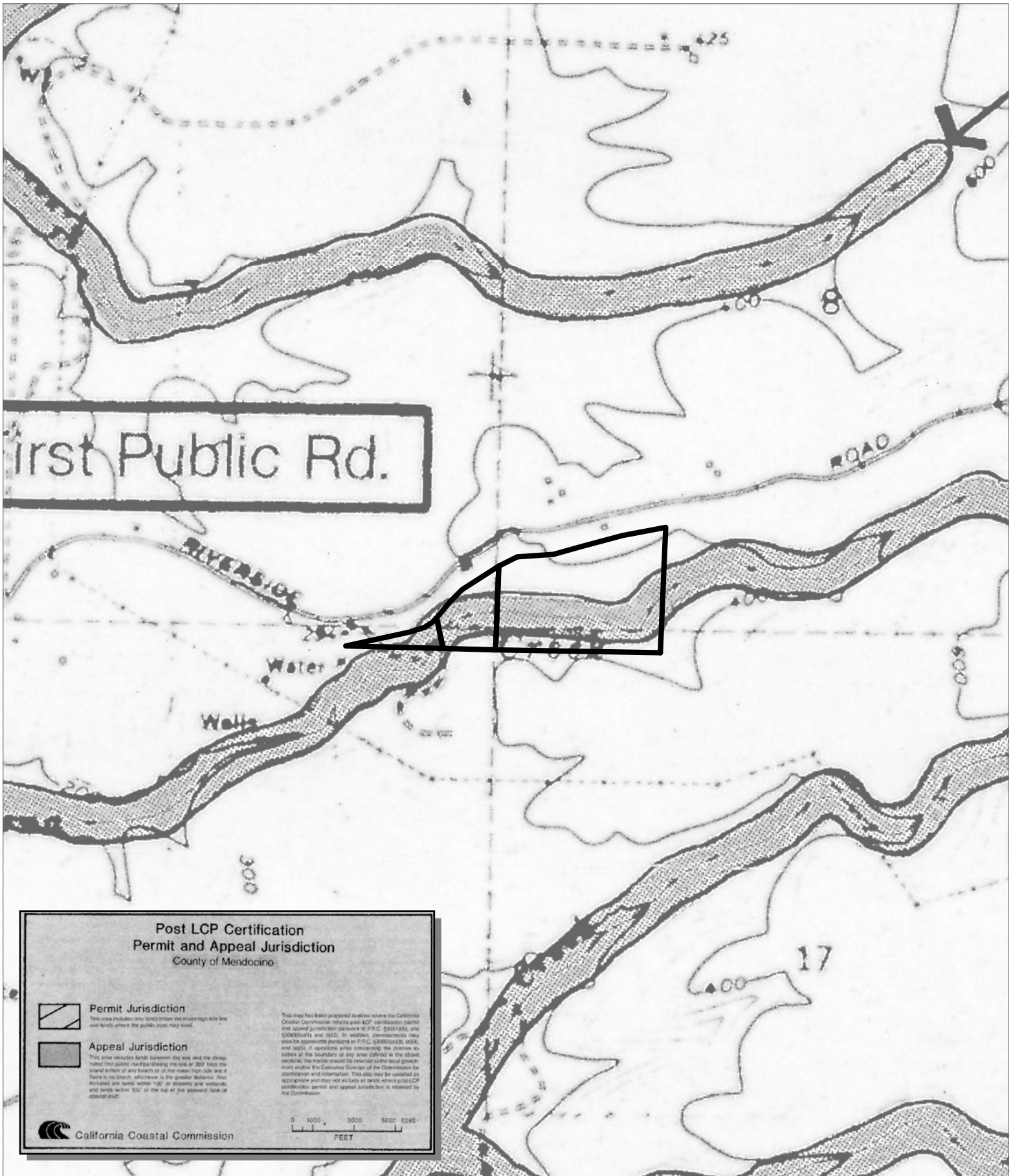
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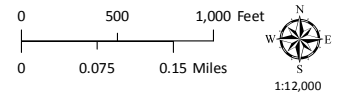
LCP LAND CAPABILITIES & NATURAL HAZARDS

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CASE: B 2017-0044
OWNER: REIFERS/REIN
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APPEALABLE AREAS

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027-211-15
LAWRENCE PAUTER
RMR 20 25.75 A±

027-231-07
ROLAND DELONGORIA
RMR 20 20.15 A±

027-231-08
DON TEUTSCH
RMR 20 20.41 A±

027-241-01
JAMES SOLDANI
RL 160 82.73 A±

027-221-03
THERESE ZETTLER
RL 160 140.55 A±

027-241-02
THERESE ZETTLER
RL 160 14 A±

027-241-03
ELSU REIFERS
RMR 20 23.38 A±

027-241-05
REDWOOD MENDOCINO
TP 160 70.56 A±

027-221-14
ELSU REIFERS
RMR 20 4.5 A±

027-291-21
JUVENAL CORONA
RL 160 41 A±

027-291-20
PAUL KOLLING
RL 160 41.3 A±

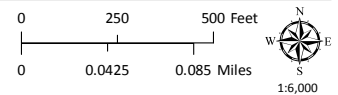
027-291-14
PAUL KOLLING
FL 160 39.46 A±

027-291-15
PAUL KOLLING
TP 160 79 A±

027-291-19
ARIANA MAZZUCCHI
RL 160 203.12 A±

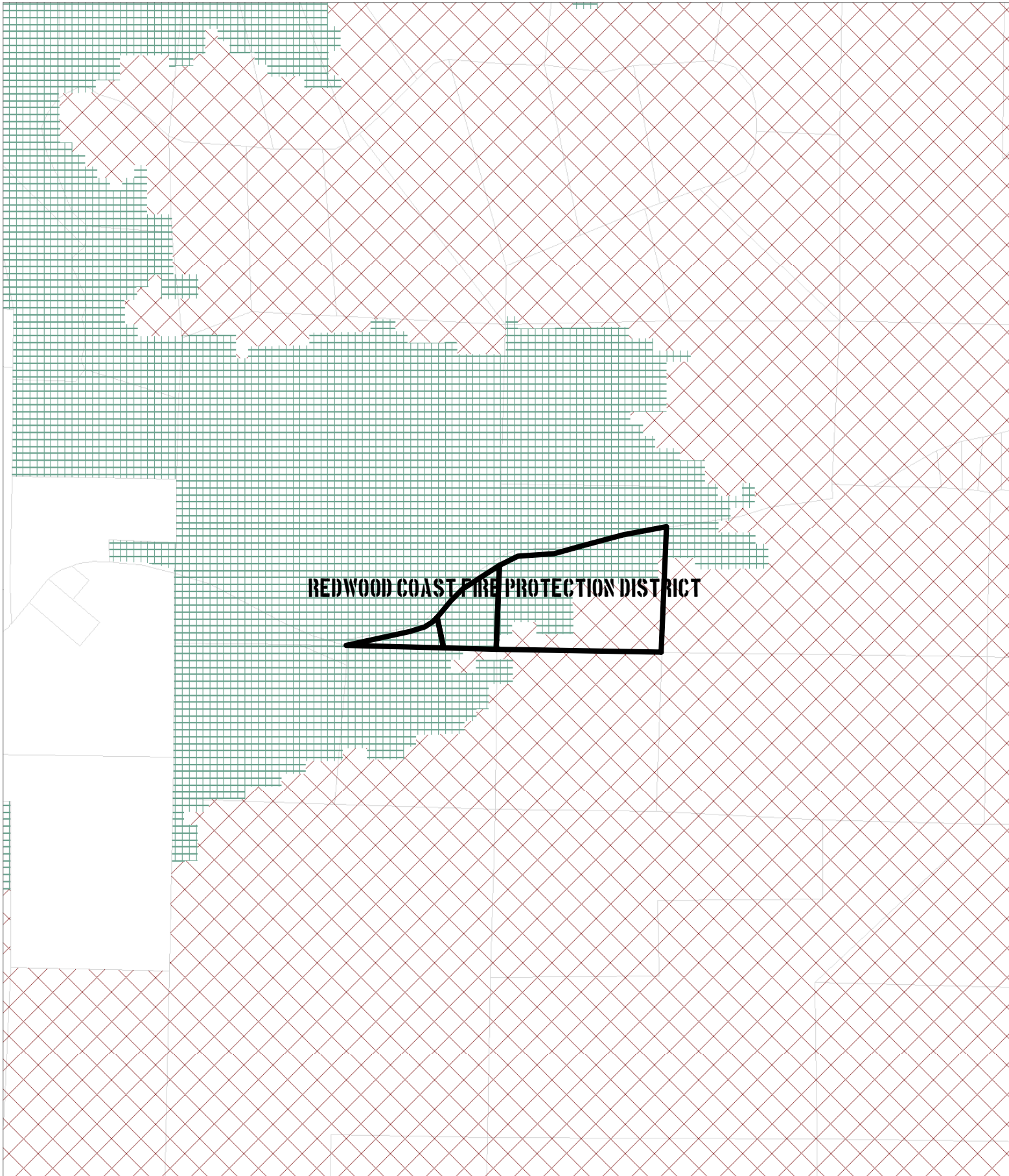
027-291-09
REDWOOD MENDOCINO
TP 160 59.22 A±

CASE: B 2017-0044
OWNER: REIFERS/REIN
APN: 027-221-14, 15
APLCT: Elsu & Connie Reifers
AGENT: Susan Ruschmeyer
ADDRESS: 42701 Eureka Hill Road, Point Arena





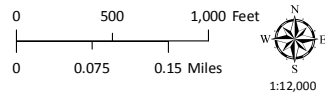
ADJACENT PARCELS

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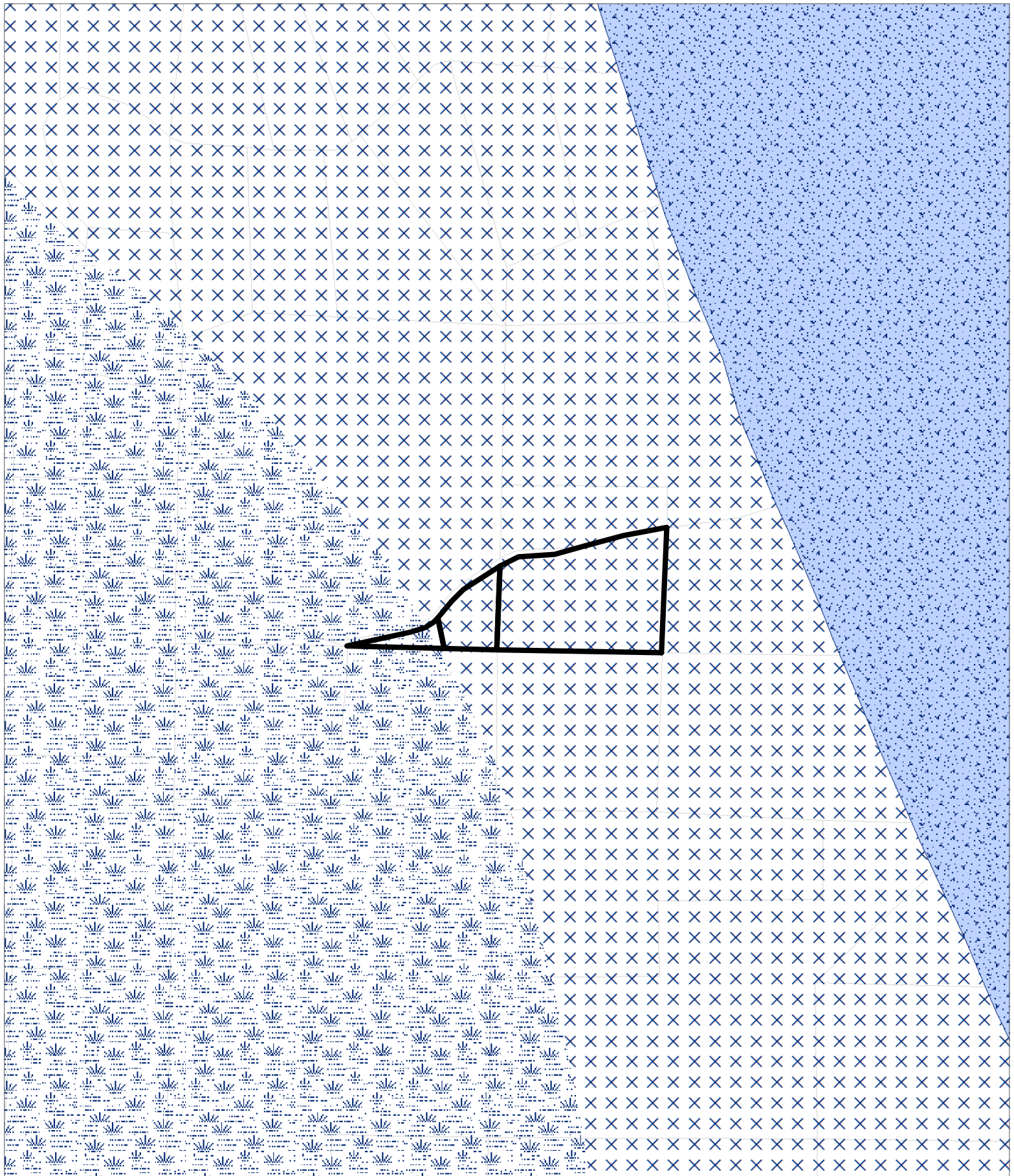
CASE: B 2017-0044
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard






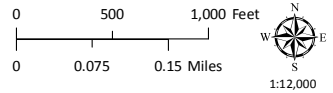
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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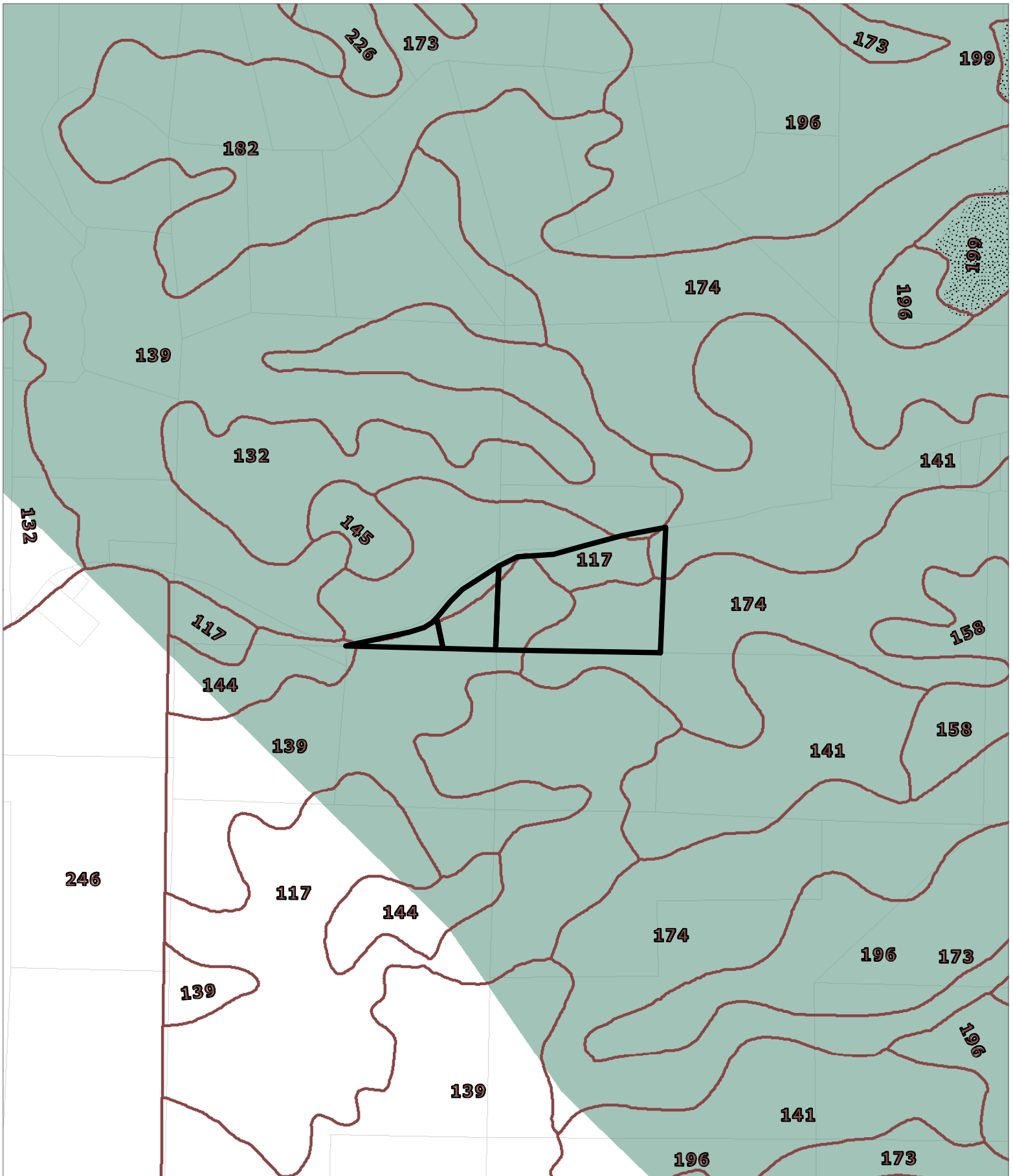
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-  Critical Water Areas
-  Marginal Water Resources
-  Critical Water Resources Bedrock



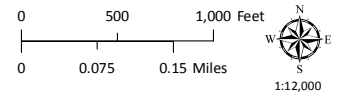
GROUND WATER RESOURCES

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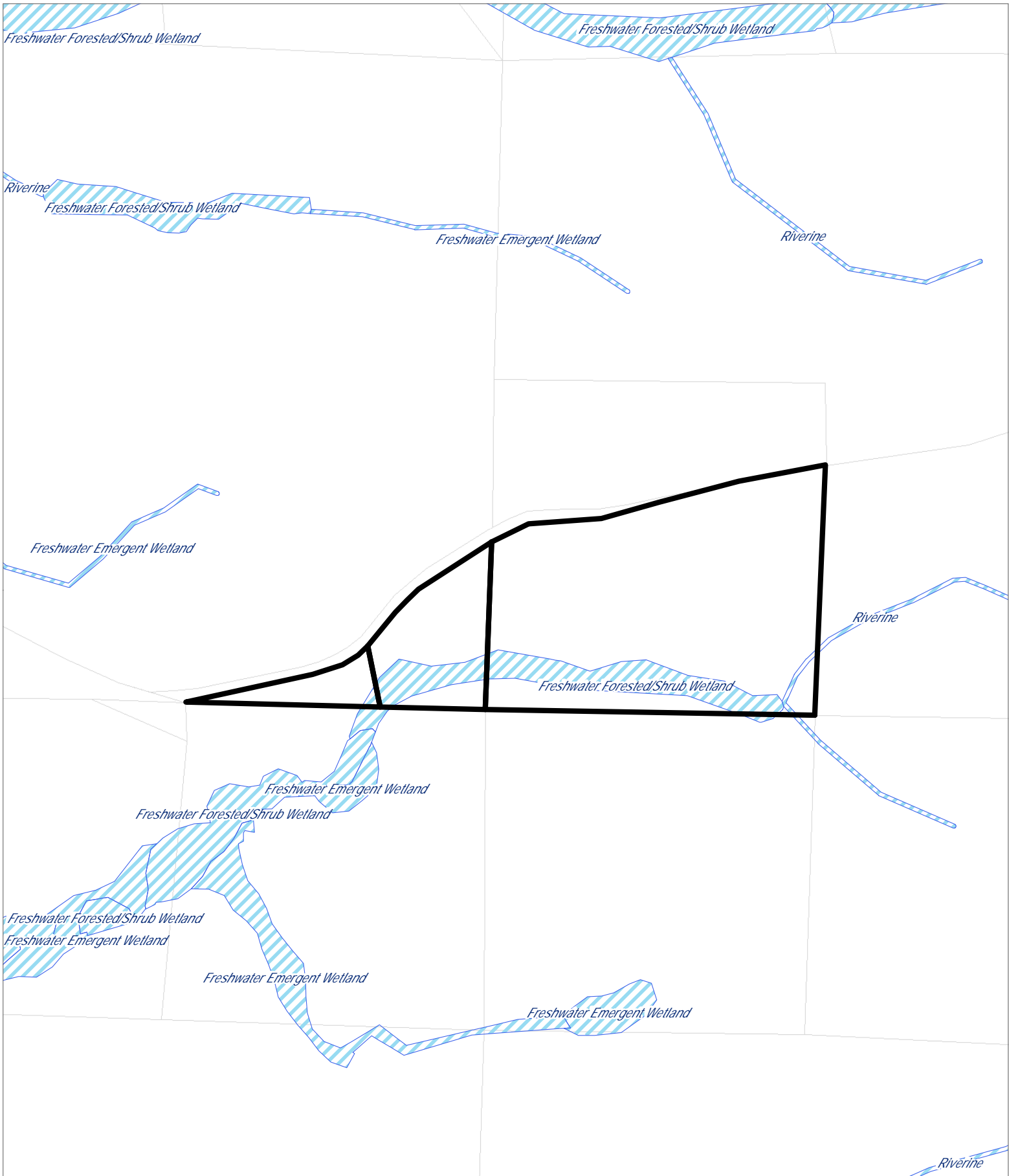
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- Western Soil Classes
- Shinglemill-Gibney Complex
- Bishop Pine



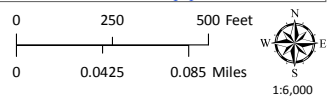
LOCAL SOILS

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 Wetlands



CLASSIFIED WETLANDS

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