

Howard. N. Dashiell  
DIRECTOR OF TRANSPORTATION

Road Commissioner  
County Engineer, RCE 42001  
County Surveyor, PLS 7148



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**FUNCTIONS**

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Administration & Business Services  
Airports  
Engineering  
Land Improvement  
Roads and Bridges  
Solid Waste & Landfills  
Water Agency

**COUNTY OF MENDOCINO**  
**DEPARTMENT OF TRANSPORTATION**  
340 LAKE MENDOCINO DRIVE  
UKIAH, CALIFORNIA 95482-9432  
VOICE (707) 463-4363 FAX (707) 463-5474

May 20, 2021

TO: Juliana Cherry, Planner  
Department of Planning and Building Services

FROM: Jason Wise, Civil Engineer  
Department of Transportation

SUBJECT: MINOR SUBDIVISION NO. MS\_2019-0003 (CARSON)

I have reviewed the application and tentative map for the above referenced minor subdivision, under cover of your referral dated November 5, 2019, and recommend the following conditions of approval:

1. There shall be provided an access easement of 40 feet in width from a publicly maintained road to each parcel being created. Documentation of access easement(s) shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
2. If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
3. All natural drainage and water courses shall be considered as easements. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final parcel map.
4. The subdivision road from Caspar Point Road to terminus of access easement shall be improved in accordance with County of Mendocino Road and Development Standards drawing A10H and the following minimum standards: **Twenty Two (22) foot wide, eight (8) inch minimum thickness Class 2 aggregate base rocked road.**
5. A **standard private road approach** shall be constructed to a minimum width of eighteen (18) feet, with improved approach extending twenty (20) feet from the edge of the County road, paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.

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6. A 40-foot radius turnaround shall be constructed within a 50-foot radius easement at terminus of access easement to the satisfaction of the Mendocino County Department of Transportation. Alternatively, subdivider may construct a "Hammerhead-T" turnaround within a forty (40) foot wide by eighty (80) foot long easement at the terminus of the access easement. Turnaround shall be constructed with eight (8) inch minimum rock base, twenty (20) feet wide and sixty (60) feet long, with twenty (20) foot radius surfacing returns. If desired, the "Hammerhead-T" may be located at the driveway of the proposed residence on Parcel 2, provided that the entirety of the "Hammerhead-T" is included in the easement. The turnaround must be constructed before parcel map recording.
7. If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed. Prior to the filing of the parcel map, required road improvements must be inspected and approved by the Department of Transportation. Current inspection fees apply.
8. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

If you have any questions regarding this, please contact me at 234-2846.

cc: MS\_2019-0003