



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: JUNE 17, 2021

TO: PLANNING COMMISSION

FROM: PLANNING & BUILDING SERVICES STAFF

SUBJECT: MS 2019-0003 CARSON CLARIFICATIONS TO RECOMMENDED CONDITIONS

Background: On May 6, 2021 the Planning Commission heard and considered the proposed two-lot subdivision, including staff recommendations, comments from the applicant and their agent, and comments from the public. The matter was continued. On Friday May 7, Planning, Transportation, and CalFire staff conferred and one week later, staff shared revised condition recommendations with the applicant's agent. After the May 7 meeting, confusion about two project components were clarified: the width of the access easement across Parcel 2 (easterly parcel) and a requirement to replace a culvert.

Width of access easement across Parcel 2: County regulations establish that proposed Parcel 1 has direct access to Caspar Point Road, because the road easement across proposed Parcel 2 is an extension of Caspar Point Road. CalFire will not support a less restrictive interpretation or a minimum road width that would otherwise conflict with County regulations. The recommended minimum road width across proposed Parcel 2 is 22 feet. Staff notes that currently the widest road width along Caspar Point Road is 19-feet.

Pursuant with MCC Sec. 20.308.110(34) *Structure*, roads are included in lot coverage calculations. As proposed, across Parcel 2 Caspar Point Road will represent the majority of the allowed 15% lot coverage (See MCC Sec. 20.376.065). Staff's suggestion, which is not reflected in the revised Tentative Parcel Map, is to either increase the land area of proposed Parcel 2 or change the configuration of proposed Parcel 1 to be a flag lot (by extending the boundaries of proposed Parcel 1 to include all of the access easement across Parcel 2). It is staff's understanding that the applicant will request the Planning Commission grant an exception to the maximum required road width, including across proposed Parcel 2.

Replacement Culvert: The property owners along Caspar Point Road are collaborating to replace a culvert near a wetland and near the intersection of the private road and County road. The Subdivision Committee recommended a condition requiring the culvert to be replaced. After inquiries from the applicant about whether the recommended condition authorized the culvert repair, it was decided to remove the recommended condition from the project. The replacement culvert is located off-site and schematics of the future culvert repair have not been filed. At this time, Planning staff cannot recommend approval of the culvert replacement project.

Recommendation: Attached is a revised and updated Resolution. Revisions include additional clauses and condition revisions. Staff recommends the Planning Commission adopt a Negative Declaration for the project and approve the two-lot subdivision as proposed (without the culvert repair).

Attachments:

- A. June 4, 2021 revised Tentative Parcel Map
- B. June 17, 2021 Planning Commission Resolution with redlines
- C. May 20, 2021 Memorandum from Jason Wise of MCDOT
- D. May 11, 2021 Letter from Chris Vallerga of CalFire