



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

Date: February 4, 2019
To: Mendocino County Planning Commission
From: Sam "Vandy" Vandewater, Department of Planning & Building Services
Subject: Minor Subdivision #MS_2018-0005 (Larson)

The Mendocino County Department of Transportation (MCDOT) reviewed the final staff report that has been submitted to the Mendocino County Planning Commission. In their review, MCDOT staff determined that one of their conditions had been applied and written incorrectly by the project planner (Vandy). As such, the following revision must be made to the condition.

Condition #16 shall be amended to read as follows:

There shall be provided a 50 foot radius or a 40 foot wide by 80 foot long easement at the terminus of the access easement for the purpose of providing a turnaround.

The aforementioned language shall replace all the existing language of Condition #16.

In addition to the MCDOT condition revisions, a supplementary condition has been proposed due to concerns discussed with the project planner. The project planner recommends a condition be placed on the use permit prohibiting the removal of the large, heritage oak tree located directly northwest of the existing pavement/parking area.

The condition, which will be discussed during the public hearing on February 7, 2019, with the applicant, shall read as follows:

The removal of the large oak tree identified in Attachment 1 shall be prohibited.

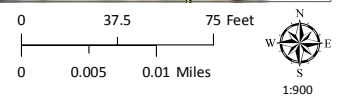
Attachments:

Attachment 1 – Aerial image of tree to be protected from removal.



CASE: MS 2018-0005
OWNER: LARSON, Erik & Iliana
APN: 014-040-23
APLCT: Erik Larson
AGENT:
ADDRESS: 45020 N. Hwy. 101, Laytonville

Public Roads



Heritage Oak Tree
ATTACHMENT 1

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