



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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May 26, 2021

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at its regular meeting on Thursday, June 10, 2021, at 1:30 p.m., will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending written comments to pbscommissions@mendocinocounty.org, or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: RN_2020-0002

DATE FILED: 6/25/2020

OWNER: Various

APPLICANT: County of Mendocino

REQUEST: Private Road Name Petition to adopt the name Old Boy Scout Road for a private road serving approximately 31 parcels in the Willits area.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.9± miles southeast of Willits on the south side of Ridgewood Road (CR 304-A), 0.85± miles east of its transition from East Side Road (CR 304).

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: RUSSELL FORD

RECOMMENDATION: The Zoning Administrator approves the name *Old Boy Scout Road* for this road and directs planning staff to assign addresses accordingly.

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>.

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by June 9, 2021, or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Zoning Administrator, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be

limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

NASH GONZALEZ, Interim Director of Planning and Building Services



MEMORANDUM

May 28, 2021

RE: RN 2020-0002 Old Boy Scout Road

Old Boy Scout Road is an unnamed private road in the Willits area that takes access from Ridgewood Road (CR 304-A), 0.85± miles east of its transition from East Side Road (CR 304).

Old Boy Scout Road is officially unnamed but is widely known in the area by that name; parcels served by the road are addressed as either Ridgewood Road from the north, or Mariposa Creek Road from the south. A small sign currently stands at the intersection of “Old Boy Scout Road” and Ridgewood Road, further aiding its identification. The road serves approximately 43 parcels.

During work creating shaded fuel breaks in the area in 2019, comments were made by a CALFIRE Battalion Chief regarding the confusion between the ‘main’ stretch of Ridgewood Road and the portion known as *Old Boy Scout Road*, which initially brought the issue to the attention of the Mendocino County Planning and Building Services Department (“the Department”). There also exists at least one duplicate address between the two that requires correction. When contacted regarding an address change, the property owner stated that they were waiting for the road to be named so they wouldn’t have to change their address twice.

Given its existing signage and awareness in the community, staff believes this road is an excellent candidate for formal adoption. The original proposal was only to name a portion of this road, and on May 27th, 2020 notice was sent to these owners stating the Department’s intent to begin the road name process. Of the 30+ notices sent to property owners only two responses were received; both stated opposition to road naming. Stated concerns include no perceived issue with current addressing, the estimated cost of implementing such a change and the time required for agencies and companies, including Google Maps, to be made aware of the updated addressing. Referrals to CALFIRE and the Mendocino County Sheriff’s Office were returned in favor of adoption, and no response was received from the Little Lake Fire District.

Subsequent outreach to the Little Lake Fire District sparked further discussion about the larger area and the network of private, un-named roads that serve it. Following this, the Department chose to revise the proposal and name the entire length of *Old Boy Scout Road*, from Ridgewood Road to Mariposa Creek Road. This added another 10 parcels to the project, and a second notice letter was sent to these additional owners on September 21st, 2020. Of those, one response was received, opposing the name change.

In conjunction with the Little Lake Fire District, staff was also able to identify two other roads that would greatly benefit from adopted names, and these are being put forward as separate projects but as part of a larger whole.

The project is consistent with the applicable goals and policies of the General Plan, the Mendocino County Addressing Ordinance (MCC Section 18.16) and has been determined to be Categorical Exempt from CEQA under Class 1(g). Therefore, staff recommends approval of the name *Old Boy Scout Road* for this private road, and finding the project to be Categorical Exempt, direct staff to assign addresses accordingly.

Russell Ford
Planner III/Cartographer/Address Coordinator

Resolution Number

County of Mendocino
Ukiah, California
June 10, 2021

RN 2020-0002 County of Mendocino

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A PRIVATE ROAD
NAME

WHEREAS, the applicant, the County of Mendocino, has submitted a request to the Mendocino County Zoning Administrator to adopt the name *Old Boy Scout Road* for a private road in the Willits area, 3.9± miles southeast of Willits on the south side of Ridgewood Road (CR 304-A), 0.85± miles east of its transition from East Side Road (CR 304); General Plan RR-5/RMR-20/RL 160; Zoning RR-5/UR-20/RL/PF; Supervisorial District 3; (the "Project"); and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a CATEGORICAL EXEMPTION from the California Environmental Quality Act (CEQA) under Class 1; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on, June 10, 2021, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. **General Plan Consistency:** The project is consistent with applicable goals and policies of the General Plan; and
2. **Mendocino County Code Consistency:** The project is consistent with the County's Addressing Ordinance, MCC Section 18.16 with regard to private road names; and
3. **Environmental Protection Findings:** The proposed project has been determined to be Categorically Exempt from a CEQA Initial Study under a Class 1(g), Section 15301 exemption.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Private Road Name, as identified and described in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

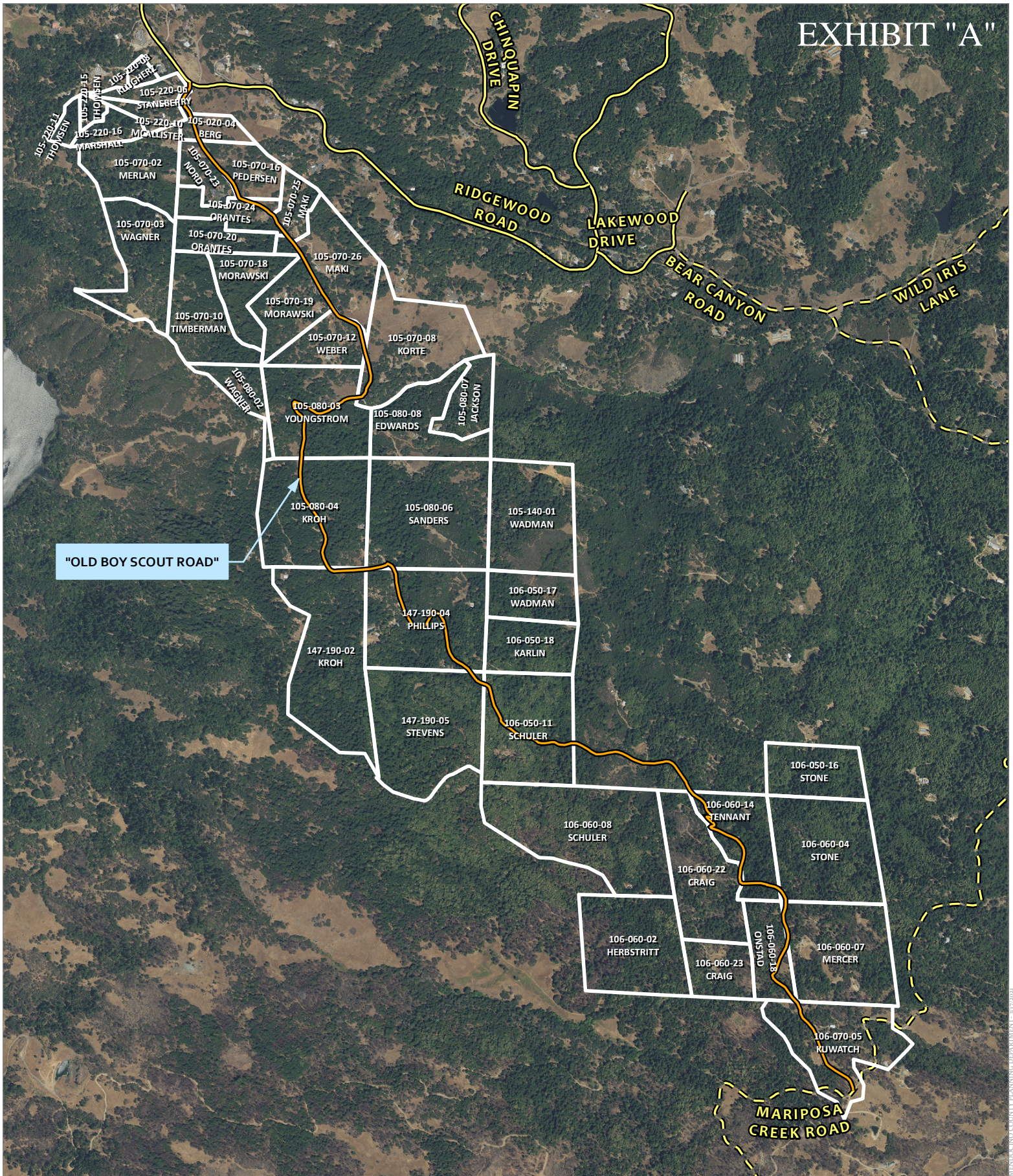
BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES F. FEENAN
Commission Services Supervisor

BY: IGNACIO 'NASH' GONZALEZ
Zoning Administrator

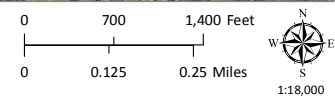
EXHIBIT "A"

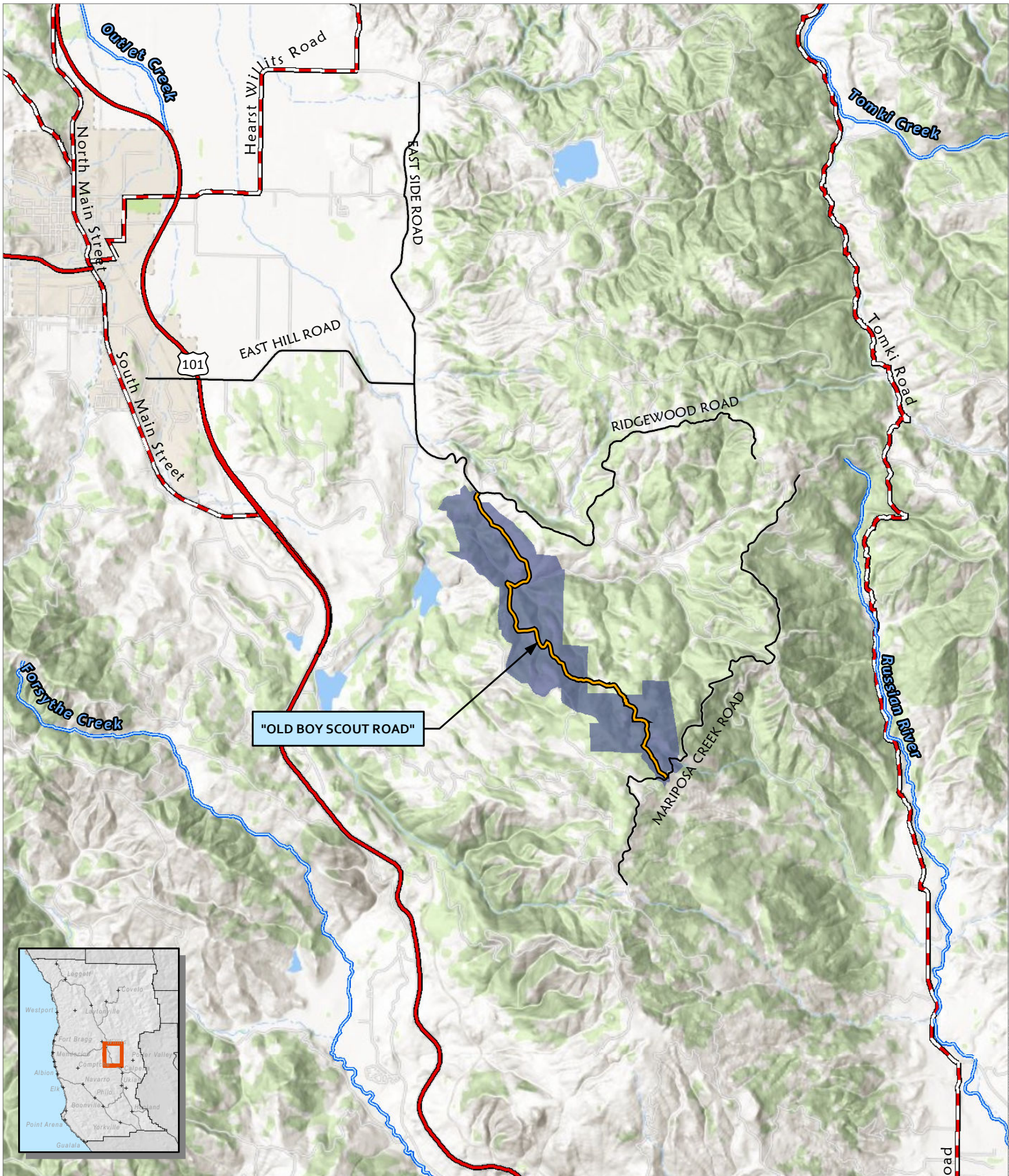


"OLD BOY SCOUT ROAD"


CASE: RN 2020-0002
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT:
 ADDRESS: Ridgewood Road, Willits

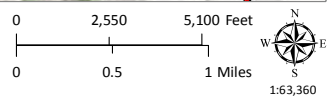
- Public Roads
- Private Roads





CASE: RN 2020-0002
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT:
 ADDRESS: Ridgewood Road, Willits

-  Major Rivers
-  Highways
-  Major Roads



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/21/2023