



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 "NASH" GONZALEZ, INTERIM DIRECTOR
JULIA ACKER KROG, ASSISTANT DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

May 21, 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 pm., 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_2020-0014

DATE FILED: December 7, 2020

OWNER: Various

APPLICANT: County of Mendocino

REQUEST: Private Road Name request to adopt the name Bauer Ranch Road for a private road in the Covelo area serving approximately 43 parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 11± miles east of Covelo on the north side of Mendocino Pass Road (CR 338), 2.88± miles east of the Eel River Campground.

SUPERVISORIAL DISTRICT: 3 (Haschak)

STAFF PLANNER: Russ Ford

RECOMMENDATION: The Zoning Administrator approves the name Bauer Ranch Road for this private 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



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MEMORANDUM

May 28, 2021

RE: RN 2020-0014 Bauer Ranch Road

Bauer Ranch Road is an unnamed private road in Covelo area that takes access from Mendocino Pass Road (CR 338), 2.88± miles east of the Eel River Campground.

This road name request was submitted by the Planning & Building Services department in response to a growing number of permit requests in the area, and the increasing difficulty of assigning unambiguous numbers using Mendocino Pass Road. The original request submitted to the property owners suggested the name *Nebo Creek Road*, after the creek of the same name in the immediate area. Response from the property owners indicated that the road has been locally known as *Bauer Ranch Road* for quite some time, so the request was modified to reflect this updated name and re-referred to associated agencies. Responses received from emergency services agencies were in support of either name.

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 Categorically Exempt from CEQA under Class 1(g). Therefore, staff recommends the Zoning Administrator approve the name *Bauer Ranch Road* for this private road, and finding the project to be Categorically Exempt, direct staff to assign addresses accordingly.

Russell Ford
Planner III/Cartographer/Address Coordinator

Resolution Number

County of Mendocino
Ukiah, California
July 7, 2021

RN_2020-0014 County of Mendocino

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

WHEREAS, at the request of the County of Mendocino, a request has been submitted to the Mendocino County Zoning Administrator to adopt the name Bauer Ranch Road for a private road in the Covelo area, 11± miles east of Covelo on the north side of Mendocino Pass Road (CR 338), 2.88± miles east of the Eel River Campground; General Plan RL and PL; Zoning RL and 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 1g; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on, July 7, 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.

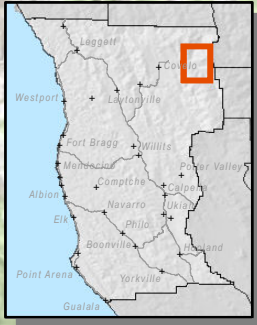
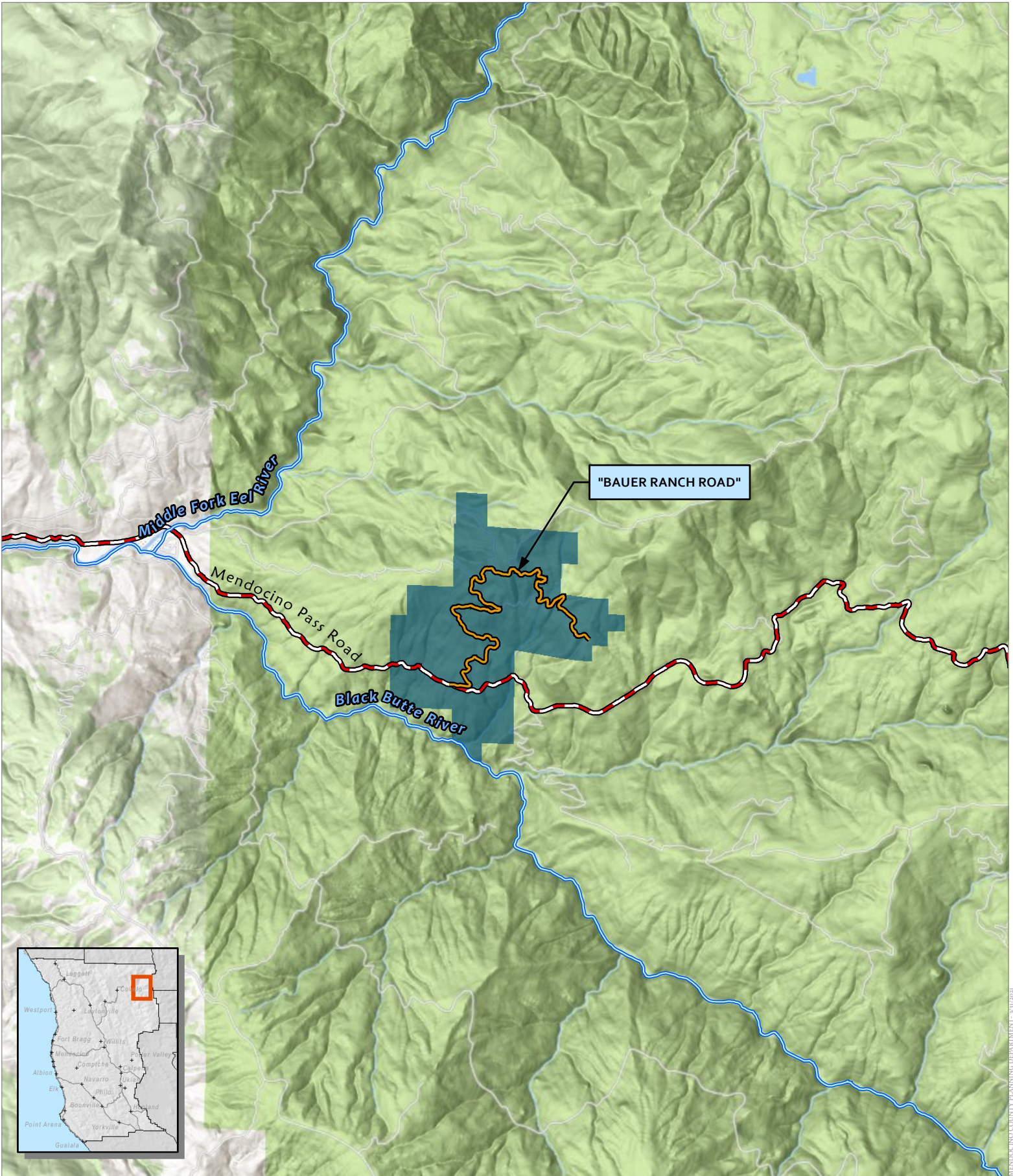
BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building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

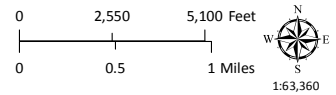
ATTEST: JAMES F. FEENAN
Commission Services Supervisor

BY: IGNACIO 'NASH' GONZALEZ
Zoning Administrator



CASE: RN 2020-0014
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT:
 ADDRESS: Mendocino Pass Road, Covelo

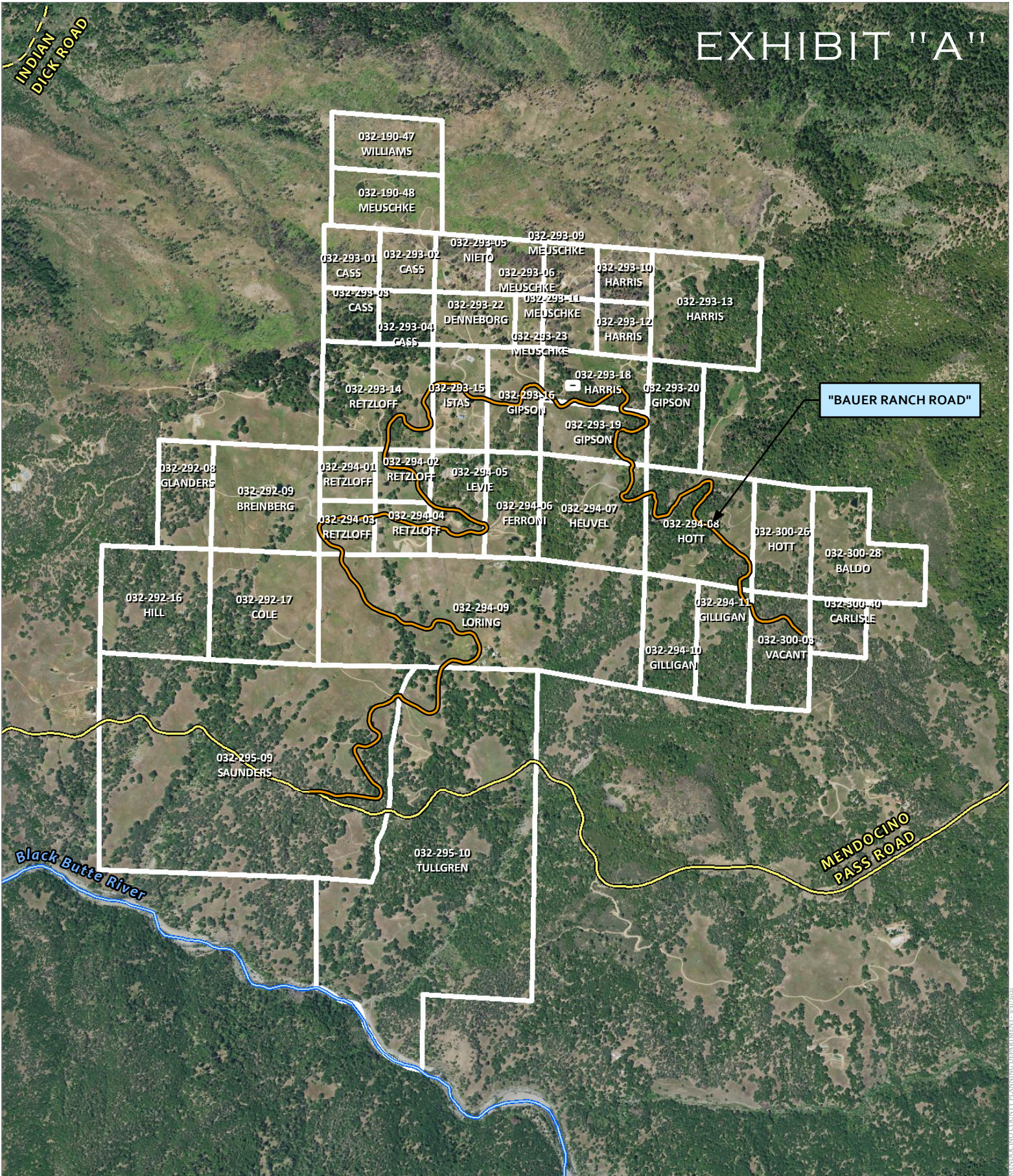
 Major Roads



LOCATION MAP

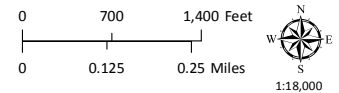
EXHIBIT "A"

INDIAN
DICK ROAD

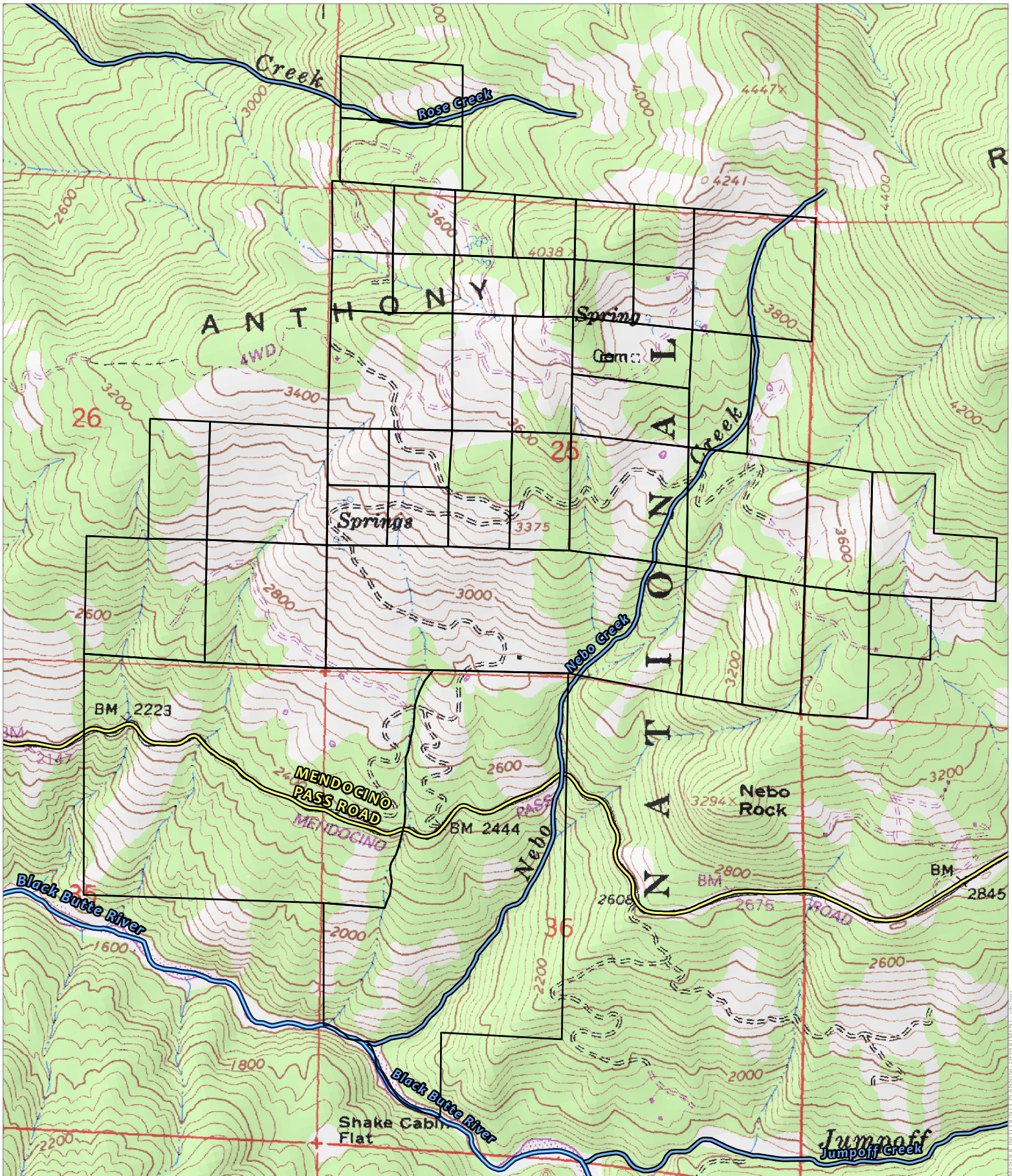


CASE: RN 2020-0014
OWNER: Various
APN: Various
APLCT: County of Mendocino
AGENT:
ADDRESS: Mendocino Pass Road, Covelo

— Public Roads
- - - Private Roads

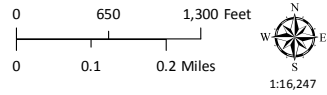


AERIAL IMAGERY
EXHIBIT "A"



Map produced by the Mendocino County Planning & Building Svcs. Dept., January, 2021
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
 Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
 All spatial data is approximate. This map is not a substitute for a proper land survey.

- Named Rivers
- Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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