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## ZONING ADMINISTRATOR AGENDA

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JUNE 10, 2021  
1:30 P.M.

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### VIRTUAL MEETING

### ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Zoning Administrator meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

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](mailto:pbscommissions@mendocinocounty.org) or orally via telecomment in lieu of personal attendance. All public comment will be made 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>

**1. Meeting Called to Order - 1:30 p.m.**

**2. Determination of Noticing.**

**3. Regular Calendar.**

**3a. CASE#: U\_2020-0004**

**DATE FILED:** 2/20/2020

**OWNER:** GOLDEN RULE CHURCH ASSOCIATION

**APPLICANT/AGENT:** CODY BARTHOLOMEW

**REQUEST:** Minor Use Permit for the conversion of an existing single story, 30 room motel into a 21 unit apartment complex. Proposed unit count is nine (9) studios, ten (10) 1 bedroom, and two (2) 2 bedroom apartments.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 5.8± miles south of Willits city center, lying on the west side of U.S. Highway 101 (US-101 N), immediately north of its intersection with Black Bart Drive (CR 370), located at 16580 N Highway 101, Willits, CA (APNs: 147-170-03 & 147-180-14)

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** SUSAN SUMMERFORD

**3b. 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.



- 3c. CASE#:** RN\_2020-0009  
**DATE FILED:** 12/7/2020  
**OWNER:** Various  
**APPLICANT:** County of Mendocino  
**REQUEST:** Private Road Name Petition to adopt the name Middle Road for a private road serving approximately 16 parcels in the Willits area.  
**ENVIRONMENTAL DETERMINATION:** Class 1(g) Categorically Exempt  
**LOCATION:** 5.5± miles southeast of Willits on the south side of Bear Canyon Road (private) 0.44± miles east of its intersection with Lakewood Drive (CR 304-B).  
**SUPERVISORIAL DISTRICT:** 3 (Haschak)  
**STAFF PLANNER:** RUSSELL FORD
- 3d. CASE#:** RN\_2020-0010  
**DATE FILED:** 12/7/2020  
**OWNER:** Various  
**APPLICANT:** County of Mendocino  
**REQUEST:** Private Road Name request to adopt the name Quail Ridge Road for a private road serving approximately four parcels in the Boonville area.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** 2.10± miles northeast of Boonville on the north side of Deer Meadows Road (private), 2.3± miles northeast of its intersection with County Road 150-A (CR 150-A).  
**SUPERVISORIAL DISTRICT:** 5 (Williams)  
**STAFF PLANNER:** Russ Ford  
**RECOMMENDATION:** The Zoning Administrator approves the name Quail Ridge Road for this private road and directs planning staff to assign addresses accordingly.
- 3e. CASE#:** RN\_2020-0012  
**DATE FILED:** 12/7/2020  
**OWNER:** Various  
**APPLICANT:** County of Mendocino  
**REQUEST:** Private Road Name Petition to adopt the names Redtail Road and Peregrine Road for two private roads serving approximately 15 parcels in the Boonville area.  
**ENVIRONMENTAL DETERMINATION:** Class 1(g) Categorically Exempt  
**LOCATION:** 4.25± miles northwest of Boonville on the west side of Peachland Road (CR 128) 4± miles north of its intersection with State Route 128 (SR 128).  
**SUPERVISORIAL DISTRICT:** 5 (Williams)  
**STAFF PLANNER:** RUSSELL FORD
- 3f. CASE#:** RN\_2020-0013  
**DATE FILED:** 12/7/2020  
**OWNER:** Various  
**APPLICANT:** County of Mendocino  
**REQUEST:** Private Road Name Petition to adopt the name Redwood Creek Road for a private road serving approximately eight parcels in the Willits area.  
**ENVIRONMENTAL DETERMINATION:** Class 1(g) Categorically Exempt  
**LOCATION:** 5.5± miles southeast of Willits on the south side of Bear Canyon Road (private), 0.44± miles east of its intersection with Lakewood Drive (CR 304-B).  
**SUPERVISORIAL DISTRICT:** 3 (Haschak)  
**STAFF PLANNER:** RUSSELL FORD



**3g. 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.

**4. Matters from Staff.**

- 5. Matters from the Public.** The Zoning Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Zoning Administrator that are not on the posted agenda and items that have not already been considered by the Zoning Administrator. No action will be taken.

**6. Adjournment**

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**APPEAL PROCESS.** Persons who are dissatisfied with a decision of the Zoning Administrator may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Zoning Administrator's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the Zoning Administrator's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

**ADDITIONAL INFORMATION/REPORT AVAILABILITY.** The staff report and notice are available on the Department of Planning and Building Services website at <https://www.mendocinocounty.org/government/planning-building-services>. Additional information regarding the above noted items 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.

**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.

[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)