



**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 GONZALEZ, INTERIM DIRECTOR  
JULIA KROG, ASSISTANT DIRECTOR  
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November 24, 2021

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at its regular meeting on Thursday, December 9, 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 the provision of Government Code Section 54953 and the recommendation of the Mendocino County Health Officer). 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](mailto: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\_2021-0001

**DATE FILED:** APRIL 22, 2021

**OWNER:** VARIOUS

**APPLICANT:** COUNTY OF MENDOCINO

**REQUEST:** Private Road Name request to adopt the name Pigeon Ridge Road for a private road in the Covelo area serving approximately 31 parcels.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.6± miles southeast of Covelo on the east side of Hill Road (CR 327-B) at its intersection with Mill Creek.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** RUSSELL FORD

**RECOMMENDATION:** The Zoning Administrator approves the name Pigeon Ridge 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](mailto:pbscommissions@mendocinocounty.org) by December 8, 2021, 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 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**

**DATE:** December 9, 2021  
**TO:** Zoning Administrator  
**FROM:** Russ Ford, Senior Planner  
**SUBJECT:** Private Road Name Request RN 2021-0001 (Pigeon Ridge Road)

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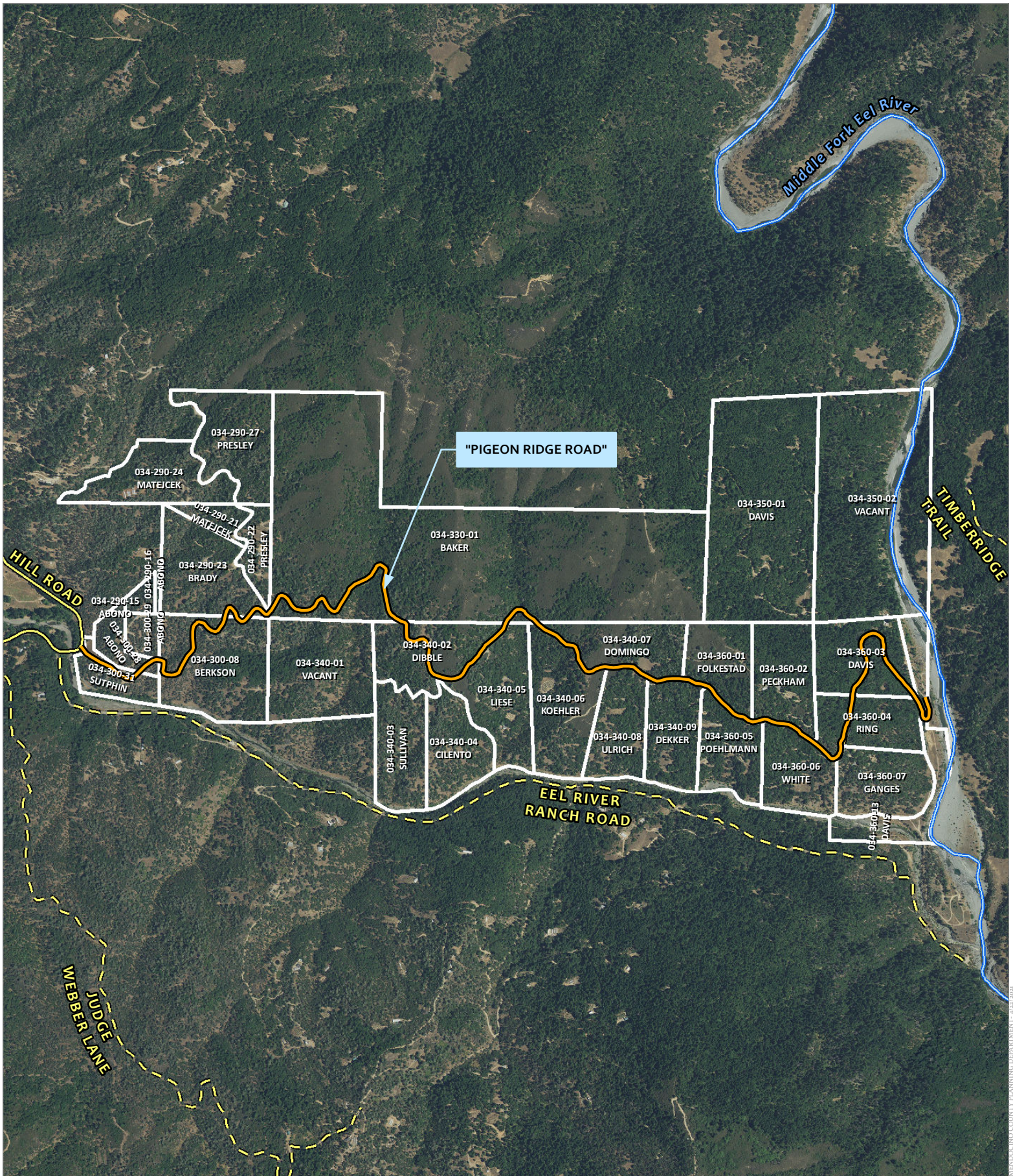
*Pigeon Ridge Road* is an unnamed private road in the Covelo Area that serves approximately 31 parcels and takes access from Hill Road (CR 327-B) at its intersection with Mill Creek.

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 Hill Road. Outreach to property owners and the Sheriff's Office indicated this road has been locally known as *Pigeon Ridge Road* for many years, so staff is recommending adoption of the existing name. Responses received from emergency services agencies were in support of adoption of this 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) {Existing Facilities; New copy on existing on and off-premises signs}. Therefore, staff recommends the Zoning Administrator approve the name *Pigeon Ridge Road* for this private road, and finding the project to be Categorically Exempt, direct staff to assign addresses accordingly.

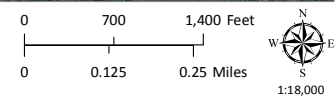
Russell Ford  
Senior Planner – GIS/Land





CASE: RN 2021-0001  
 OWNER: Various  
 APN: Various  
 APLCT: County of Mendocino  
 AGENT:  
 ADDRESS: Hill Road, Covelo

- Public Roads
- Private Roads





**Resolution Number :**

County of Mendocino  
Ukiah, California

December 9, 2021

RN\_2021-0001 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 Pigeon Ridge Road for a private road in the Covelo area serving approximately 31 parcels, 4.6± miles southeast of Covelo on the east side of Hill Road (CR 327-B) at its intersection with Mill Creek; General Plan RMR 20 and RL 160; Zoning UR 20 and RL; 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, December 9, 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 11<sup>th</sup> 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: BROOKE LARSEN  
Administrative Assistant

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BY: IGNACIO GONZALEZ  
Zoning Administrator

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