



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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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, 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_2021-0002

DATE FILED: MAY 4, 2021

OWNER: VARIOUS

APPLICANT: ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

REQUEST: Private Road Name request to adopt the name "Monahan Creek Road" for a private road in the Yorkville area serving approximately 32 parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 5.5± miles west of Yorkville on the south side of Fish Rock Road (CR 122), 2.75± miles southwest of its intersection with State Route 128.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

RECOMMENDATION: The Zoning Administrator approves the name Monahan Creek 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 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 by 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

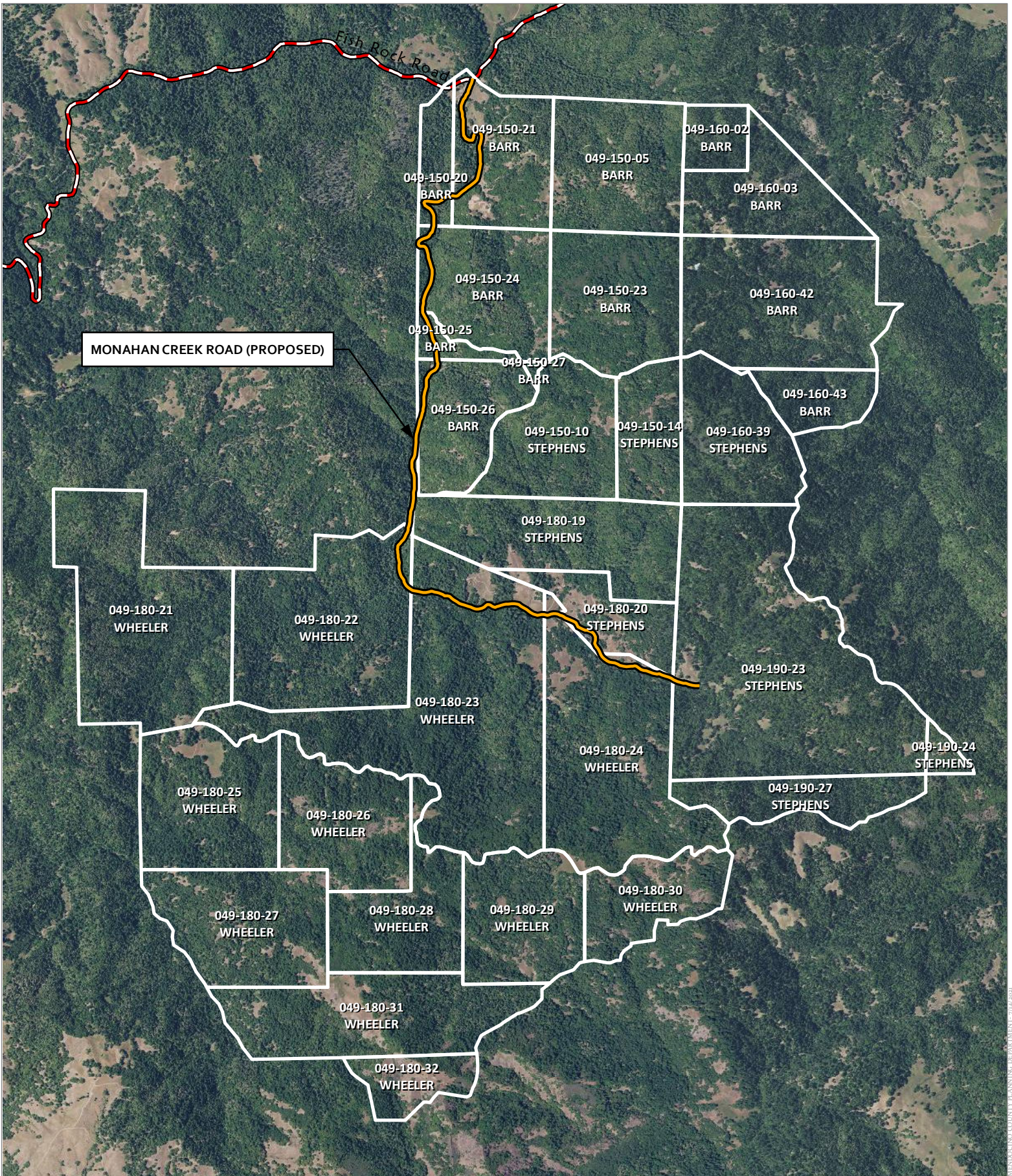
DATE: December 9, 2021
TO: Zoning Administrator
FROM: Russ Ford, Senior Planner
SUBJECT: Private Road Name Request RN 2021-0002 (Monahan Creek Road)

Monahan Creek Road is an unnamed private road serving approximately 32 parcels in the Yorkville area, 5.5± miles west of Yorkville on the south side of Fish Rock Road (CR 122), 2.75± miles southwest of its intersection with State Route 128.

This road name request was submitted by the Anderson Valley Community Services District (AVCSD) at the recommendation of the Planning & Building Services Department due to the large number of parcels served by this road, and an additional number of existing but unaddressed structures. AVCSD conducted the initial outreach to the property owners and recommends the name *Monahan Creek Road* for this private road. 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 *Monahan Creek Road* for this private road, and finding the project to be Categorically Exempt, direct staff to assign addresses accordingly.

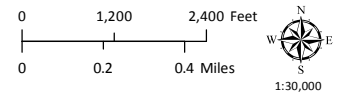
Russell Ford
Senior Planner – GIS/Land



CASE: RN 2021-0002
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT:
 ADDRESS: Fish Rock Road, Yorkville

Major Roads
 Monahan Creek Road

Parcels Served by Road



Resolution Number:

County of Mendocino
Ukiah, California

December 9, 2021

RN_2021-0002 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 Anderson Valley Community Services District, a request has been submitted to the Mendocino County Zoning Administrator to adopt the name Monahan Creek Road for a private road serving approximately 32 parcels in the Yorkville area, 5.5± miles west of Yorkville on the south side of Fish Rock Road (CR 122), 2.75± miles southwest of its intersection with State Route 128; General Plan RL 160 and FL 160; Zoning RL and TPZ; Supervisorial District 5; (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 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: BROOKE LARSEN
Administrative Assistant

BY: IGNACIO GONZALEZ
Zoning Administrator
