



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

January 24, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at its regular meeting on Thursday, February 9th, 2023, 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. 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 2022-0003

DATE FILED: AUGUST 5, 2022

OWNER: VARIOUS

APPLICANT: COUNTY OF MENDOCINO

REQUEST: Private Road Name request to adopt the name Wild Oaks Lane for a private road in the McNab Ranch Subdivision area serving approximately 12 parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 9.5± miles southwest of Ukiah on the west side of Bus McGall Ranch Road (Private), 5.0± miles west of its intersection with US 101.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: LISA FOSTER

RECOMMENDATION: The Zoning Administrator approves the name Wild Oaks Lane 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>.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by emailing comments to pbscommissions@mendocinocounty.org by February 8, 2023, 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>.

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 707-234-6650, 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.

JULIA KROG, Director of Planning and Building Services



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MEMORANDUM

DATE: February 9, 2023
TO: ZONING ADMINISTRATOR
FROM: LISA FOSTER, CARTOGRAPHER PLANNER
SUBJECT: PRIVATE ROAD NAME REQUEST RN_2022-0003 (WILD OAKS LANE)

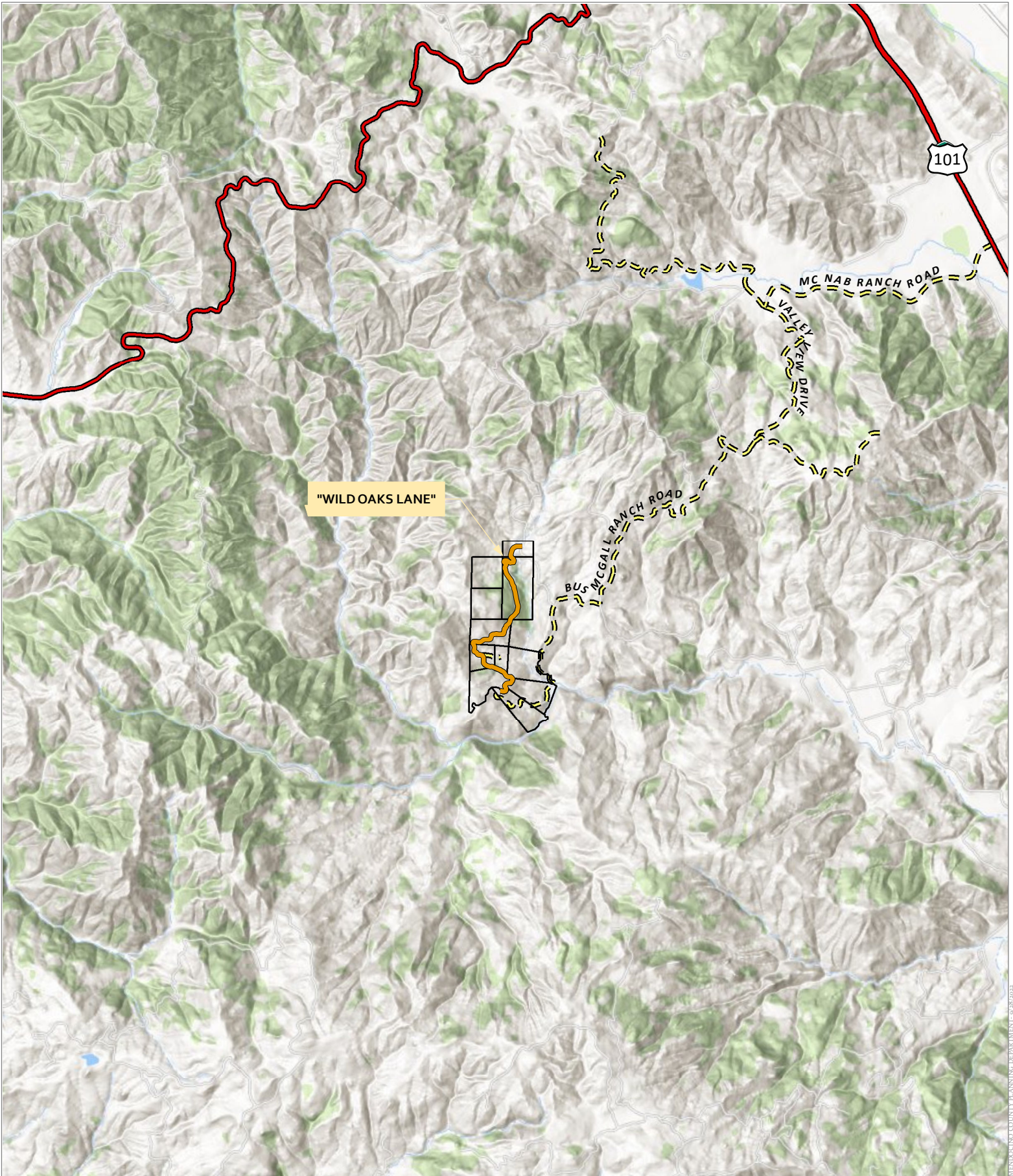
Wild Oaks Lane is an unnamed private road serving approximately 12 parcels in the McNab Ranch Subdivision, 9.5± miles southwest of Ukiah on the west side of Bus McGall Ranch Road (Private), 5± miles west of its intersection with US 101.

This road name request was submitted by the Hopland Fire Protection District at the recommendation of a member of the Firewise Community, due to the current use of multiple names; all addresses are currently using either Bus McGall Ranch Rd., Feliz Creek Dr., or Young Creek Rd. A member of the Firewise Community conducted the initial outreach to the property owners and recommends the name *Wild Oaks Lane* 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 Categorical 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 *Wild Oaks Lane* for this private road, and finding the project to be Categorical Exempt, direct staff to assign addresses accordingly.

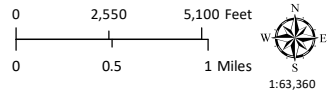
Attachments:

- 1) Location Map
- 2) Aerial Map
- 3) Resolution and Exhibit A

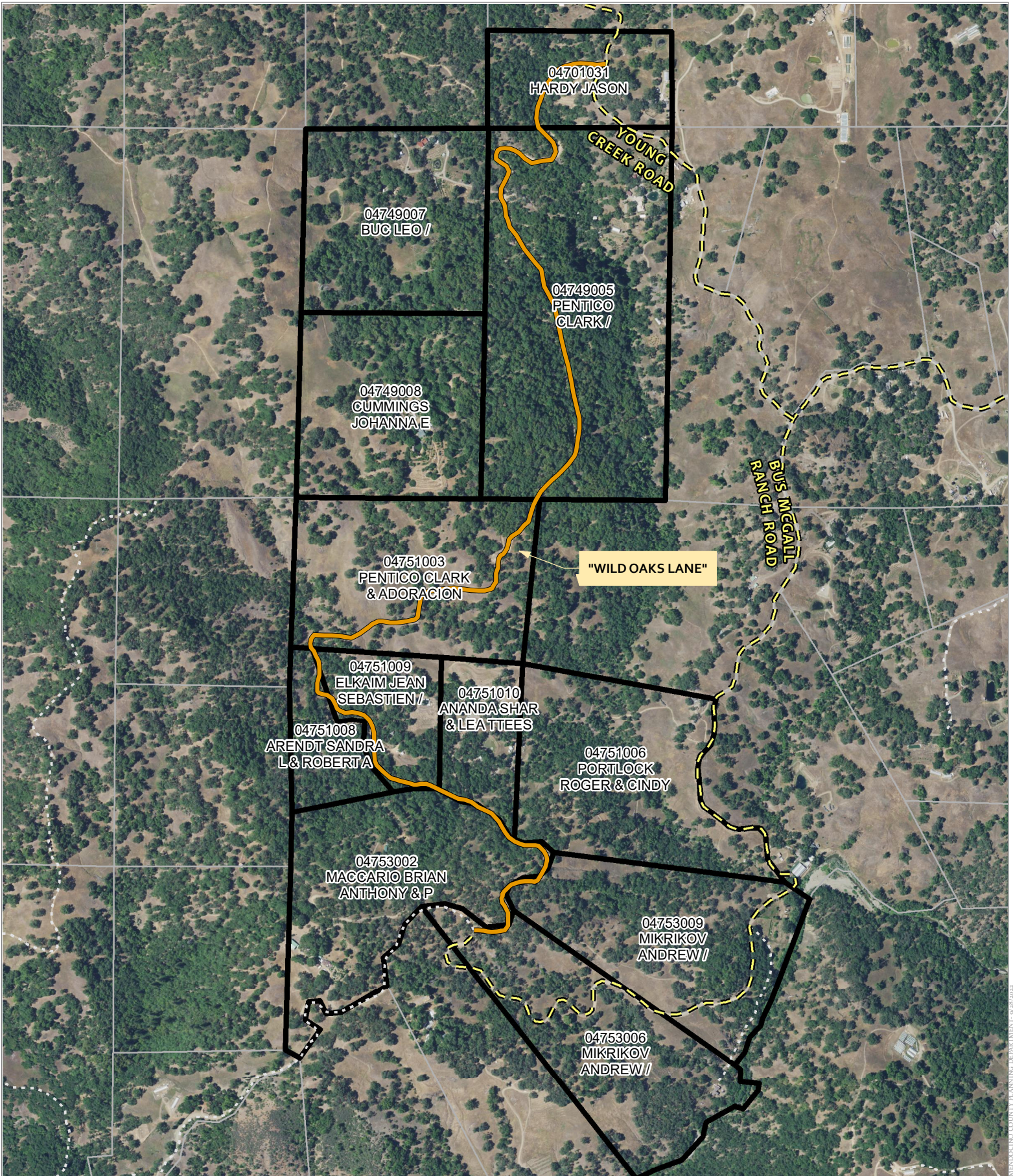


CASE: RN 2022-0003
OWNER: Various
APN: Various
APLCT: Hopland Fire District
AGENT: Sue Zanetell
ADDRESS: Wild Oaks Lane, Ukiah

——— Highways
- - - PRIVATE

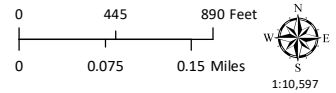


LOCATION MAP



CASE: RN 2022-0003
OWNER: Various
APN: Various
APLCT: Hopland Fire District
AGENT: Sue Zanetell
ADDRESS: Wild Oaks Lane, Ukiah

== Private Roads



AERIAL IMAGERY

RESOLUTION NUMBER: ZA

COUNTY OF MENDOCINO
UKIAH, CALIFORNIA

February 9, 2023

RN_2022-0003 - WILD OAKS LANE

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

WHEREAS, at the request of the Hopland Fire Protection District, a request has been submitted to the Mendocino County Zoning Administrator to adopt the name Wild Oaks Lane for a private road serving approximately 12 parcels in the McNab Ranch Subdivision, 9.5± miles southwest of Ukiah on the west side of Bus McGall Road (private), 5± miles southwest of its intersection with US 101; General Plan RMR 40; Zoning UR; 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, February 9, 2023, 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, specifically the development of a roadway system that facilitates orderly development as detailed in General Plan Policy DE-137; 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.

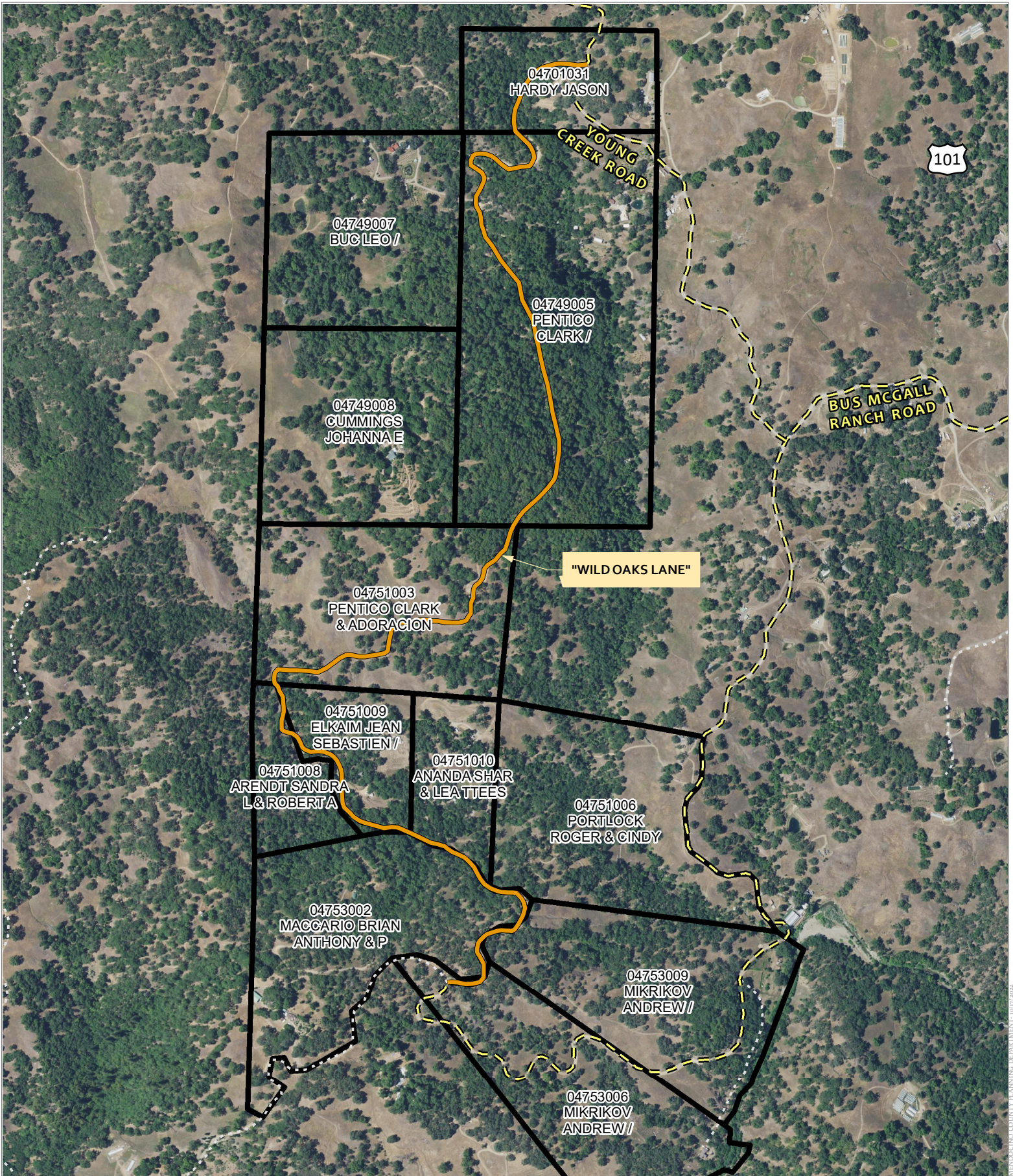
I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST:

ADRIENNE THOMPSON
Administrative Services Manager

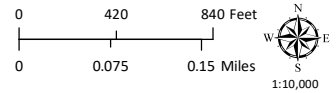
BY:

IGNACIO GONZALEZ
Zoning Administrator



CASE: **RN 2022-0003**
 OWNER: **Various**
 APN: **Various**
 APLCT: **Hopland Fire District**
 AGENT: **Sue Zanetell**
 ADDRESS: **Wild Oaks Lane, Ukiah**

EXHIBIT "A"



LOCATION MAP