



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 9, 2023 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 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_2022-0005

DATE FILED: 10/13/2022

OWNER: VARIOUS

APPLICANT/AGENT: COUNTY OF MENDOCINO

REQUEST: Road Name request to adopt the name Westport Way for a private road in the Westport area.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.6± miles north of Westport on the east side of State Route 1 (SR 1) opposite Westport Union Landing State Beach.

SUPERVISORIAL DISTRICT: 4th (Gjerde)

STAFF PLANNER: RUSSELL FORD

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: RUSS FORD, SENIOR PLANNER

SUBJECT: PRIVATE ROAD NAME REQUEST RN_2022-0005 (WESTPORT WAY)

On October 3, 2022, the Planning and Building Services Department received outreach from CALFIRE concerning the duplicative road name *Seaview Drive* in the Westport Area. While conducting a site view and research regarding *Seaview Drive*, staff noted an unnamed frontage road immediately adjacent to State Route 1 that has a combination of SR 1 and *Seaview Drive* addresses.

Project referrals and requests for comment were sent out on October 6, 2022. While approval of the project was recommended by CALFIRE and the Mendocino County Sheriff's Office, several property owners objected to the potential name change. The primary concern cited was the inconvenience of needing to update address signs, documents and information, with additional comments regarding the name *Westport Way* being potentially confusing due to the road's location several miles north of the village of Westport. Several owners requested the Department change the few inconsistent address numbers to N. Highway 1 instead of adopting a name, and the name *North Shoreline Drive* was also suggested in place of *Westport Way*.

While potential confusion regarding addresses along *Westport Way* is much less significant than that of *Seaview Drive*, staff believes that more unique addressing will always provide a benefit to aid both the public and emergency services in locating a structure, and therefore recommends adopting a formal name for the road. The name *Westport Way* was suggested by staff due to the location of the road and the uniqueness of the name, but staff would also recommend adoption of the name *Shoreline Drive* with the omission of the directional component, should the Administrator prefer. However, staff concurs that changing the few inconsistent address numbers would ameliorate the current sequencing concerns, though it would leave all numbers assigned to N. Highway 1.




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 that the Zoning Administrator hereby grants the requested Private Road Name, as identified and described in Exhibit "A", attached hereto and directs Planning and Building Services to assign address accordingly.

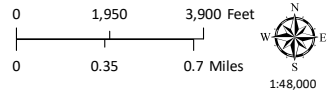
Russell D. Ford

Senior Planner – GIS/Land



CASE: RN 2022-0005
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT: County of Mendocino
 ADDRESS: Highway 1, Westport

-  Major Towns & Places
-  Highways
-  Major Roads

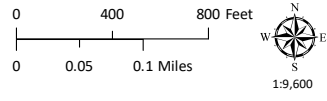


LOCATION MAP



CASE: RN 2022-0005
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT: County of Mendocino
 ADDRESS: Highway 1, Westport

- Public Roads
- Private Roads



AERIAL IMAGERY

Resolution Number ZA 2023-_____

County of Mendocino
Ukiah, California

FEBRUARY 9, 2023

RN_2022-0005 - VARIOUS

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, FINDING THE PROJECT CATEGORICALLY EXEMPT AND ADOPTING THE NAME 'WESTPORT WAY' FOR A PRIVATE ROAD IN THE WESTPORT AREA.

WHEREAS, the applicant, the COUNTY OF MENDOCINO, filed a request to adopt the name 'Westport Way' for an existing private road located 2.6± miles north of Westport on the east side of State Route 1 (SR 1) opposite Westport Union Landing State Beach; General Plan Classification: Remote Residential (RMR); Zoning: Remote Residential (RMR); Supervisorial District 4; (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 January 12, 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; 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 and directs Planning and Building Services to assign address accordingly.

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.

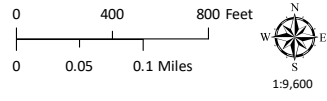
ATTEST: ADRIENNE THOMPSON
Administrative Services Manager

BY: IGNACIO GONZALEZ
Zoning Administrator



CASE: RN 2022-0005
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT: County of Mendocino
 ADDRESS: Highway 1, Westport

Public Roads
 Private Roads



AERIAL IMAGERY