



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
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FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

October 3, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Tuesday, October 17, 2023, will conduct a public hearing on the following project at 9:00 a.m. or as soon thereafter as the item may be heard. This meeting will be held in the **Mendocino County Board Chambers at 501 Low Gap Road, Ukiah California, 95482**

Appeal of the Zoning Administrator decision on February 1, 2023 in regards to the following matter:

CASE#: RN_2022-0004
DATE FILED: 10/13/2022
OWNER: VARIOUS
APPLICANT/AGENT: COUNTY OF MENDOCINO
REQUEST: A Private Road Name request to change the name of Seaview Drive (private) to Lincoln Ridge 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: 4 (Gjerde)
STAFF PLANNER: RUSSELL FORD

The staff report, notice, and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/government/planning-building-services/public-notices>

Virtual Attendance: Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

Mendocino County provides for digital attendance through Zoom. Zoom webinar information will be provided on the published agenda for the meeting. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Board reserves the right to conduct the meeting without remote access. Therefore, the only ways to guarantee that your participation or comments are received and considered by Board are to attend the meeting in person or submit your comment in writing in advance of the meeting.

The decision of the Board of Supervisors shall be final. 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/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m., or 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 Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact Clerk of the Board of Supervisors at 707-463-4441 at least five days prior to the meeting.

JULIA KROG, Director of Planning and Building Services

TO: Board of Supervisors

FROM: Planning and Building Services

MEETING DATE: October 17, 2023

DEPARTMENT CONTACT: Russ Ford

PHONE: 707-234-6650

DEPARTMENT CONTACT: Julia Krog

PHONE: 707-234-6650

ITEM TYPE: Noticed Public Hearing

TIME ALLOCATED FOR ITEM: 1 Hour

AGENDA TITLE:

Noticed Public Hearing – Appeal of the Zoning Administrator’s Action Approving the Name Lincoln Ridge Road for a Private Road Serving Approximately 17 Parcels in the Westport Area, Currently Known as Seaview Drive

RECOMMENDED ACTION/MOTION:

Hold the Noticed Public Hearing and either (1) deny the appeal and apply the name Lincoln Ridge Road for the private road and all parcels addressed therefrom, (2) uphold the appeal and retain the name Seaview Drive for the road and all parcels addressed therefrom, or (3) uphold the name Lincoln Ridge Road but assess new address assignments individually and direct staff to make changes at the discretion of the Board.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

Adoption of Chapter 18.16 of the Mendocino County Code granting the Planning and Building Services Department authority over private road naming and addressing. Chapter 18.16 was updated in December 2016 by Ordinance 4370. On February 4th, 2020 the Board of Supervisors directed Planning staff to work with the Fire and EMS Sustainability Ad Hoc Committee to update and streamline the road naming process for public safety purposes, resulting in high priority given to road name requests submitted by EMS agencies.

SUMMARY OF REQUEST:

Charles "Sonny" and Sally Grigg, the owners of the Howard Creek Inn, have filed an appeal of the Zoning Administrator's approval of Lincoln Ridge Road. The Howard Creek Inn is accessed via Lincoln Ridge Road/Seaview Drive, but has managed to retain an address of 40501 N. Highway 1 for many years. The appellants assert that changing their address to Lincoln Ridge Road from the more recognizable Highway 1 would cause a financial impact to their commercial business, and would like to keep their deprecated address.

Please see attached memorandum for additional details.

ALTERNATIVE ACTION/MOTION:

The Board may deny the appeal and direct staff to proceed with updating all addresses to Lincoln Ridge Road per Chapter 18.16. Alternately, the Board may choose to evaluate the address for the Howard Creek Inn individually and allow the remainder of the road name process to proceed.

DOES THIS ITEM SUPPORT THE GENERAL PLAN? Yes

STRATEGIC PLAN PRIORITY DESIGNATION: A Prepared and Resilient County

SUPERVISORIAL DISTRICT: DISTRICT 4

VOTE REQUIREMENT: Majority

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT:

[HTTPS://WWW.MENDOCINOCOUNTY.ORG/GOVERNMENT/PLANNING-BUILDING-SERVICES/PUBLIC-NOTICES](https://www.mendocinocounty.org/government/planning-building-services/public-notice)

FISCAL DETAILS:

SOURCE OF FUNDING: N/A

CURRENT F/Y COST: N/A

ANNUAL RECURRING COST: N/A

BUDGET CLARIFICATION: N/A

BUDGETED IN CURRENT F/Y: N/A

IF NO, PLEASE DESCRIBE:

REVENUE AGREEMENT: N/A

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: N/A

CEO LIAISON: Steve Dunicliff, Deputy CEO

CEO REVIEW: Choose an item.

CEO COMMENTS:

FOR COB USE ONLY

Executed By: Deputy Clerk

Date: Date Executed

Final Status:Item Status

Executed Item Type: item Number:



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MEMORANDUM

DATE: OCTOBER 17, 2023
TO: HONORABLE BOARD OF SUPERVISORS
FROM: RUSS FORD, SENIOR PLANNER
SUBJECT: APPEAL OF RN_2022-0004 CHANGING THE NAME OF SEAVIEW DRIVE TO LINCOLN RIDGE ROAD AND ASSIGNING ADDRESSES THERETO.

BACKGROUND

[Chapter 18.16](#) of the Mendocino County code grants the Planning Director, or their designee, the authority to assign addresses to property within the unincorporated areas of the County, and to establish names for private roads where necessary. Direction for assignment of address numbers is provided in [MCC §18.16.060](#).

Chapter 18.16 was updated in 2016 by Ordinance No. 4370 to reflect technological changes in addressing procedures through the implementation of GIS and digital mapping. In February of 2020, the Board of Supervisors directed Planning and Building Services (PBS) to work with the Fire and EMS Sustainability Ad Hoc Committee, which had been established to explore ways to prioritize address issues brought to the County by local EMS agencies and streamline solutions.

THE PROJECT

In October of 2022, PBS staff received outreach from Captain Leah Simmons-Davis at CAL FIRE, regarding an addressing conflict in the Westport area. Evidently, two roads known as “Sea View Drive” currently exist within the area; *Seaview Drive* (CR 428-C) within the village of Westport, and *Sea View Drive*, a private road north of Westport taking access from State Route 1 opposite Westport Union Landing State Beach. County roads are managed by the Department of Transportation, so the only option available for PBS was to propose an alternate name for the private *Sea View Drive*. USGS topographic map data identifies the ridge which *Sea View Drive* traverses as ‘Lincoln Ridge’, so the name *Lincoln Ridge Road* was proposed as a replacement.

Staff identified 17 owners that would potentially be affected by the road name change, including the Howard Creek Inn, and sent letters to them in October of 2022 stating the intent to adopt the name *Lincoln Ridge Road* and that address changes were likely to occur as a result of the change. Correspondence was subsequently received from several property owners objecting to the proposed change, including a community letter signed by 10 of the property owners. The primary reason cited for objection was the perceived cost and difficulty of updating contact information and legal documents.

The project was referred to the Zoning Administrator for review, and heard in a publicly noticed meeting in February of 2023. Due primarily to the concerns noted by CAL FIRE, the Zoning Administrator approved the name change to *Lincoln Ridge Road* and directed staff to update addresses per Chapter 18.16. Staff then updated records and assigned new addresses to affected parcels, mailing notice letters in June of 2023.

THE APPEAL

On August 16, 2023, an appeal of the Zoning Administrator's decision was filed by Charles "Sonny" and Sally Grigg, the owners of the Howard Creek Inn (hereafter, 'the Inn'). The Inn is a commercial transient occupancy operation that has operated for more than 50 years. For much of that time, it has been identified as 40501 N. Highway 1, which is the address the proprietors have used on all business materials and marketing. With the adoption of *Lincoln Ridge Road*, the address of the Inn was changed to 18200 Lincoln Ridge Road per county code requirements. The owners assert the change will cause a financial loss to their commercial operation by making their business more difficult to find without the Highway 1 designation, and requiring changes be made to documents and accounts.

DISCUSSION

Mendocino County Code [§18.16.060\(A\)](#) *Assignment of Numbers* states, in part:

"For the purposes of determining the appropriate road or street used for addressing, numbers may only be assigned to the last officially named road or street traveled to access the subject property. Unofficial, local or alternate names for roads or driveways may not be used in the assignment of addresses."

The closest cross street to *Lincoln Ridge Road* is State Route 1, which it intersects. The Inn's driveway takes access from *Lincoln Ridge Road* approximately 200 feet east of its intersection with State Route 1, making *Lincoln Ridge Road* the "last officially named road traveled" in order to access the Inn from the south. Additionally, [§18.16.030](#) defines base lines to be used in establishing an appropriate number range for any given road. *Lincoln Ridge Road* is an east/west oriented road whose range is significantly different than that of the north/south oriented State Route 1 in that area, so changing the name but retaining the number would not be in conformance with the County code. Consequently, assigning the address 18200 Lincoln Ridge Road is the best way for staff to secure compliance with the requirements of Chapter 18.16.

Staff has been in communication with the Grigg's and their attorney throughout this process, attempting to find an alternative acceptable to all parties. One suggestion was to construct a small (2 square feet maximum) directional sign for the Inn at the intersection of *Lincoln Ridge Road* and State Route 1. This would likely be considered an on-site sign within the regulations of [§20.476.025](#) of the County's coastal zoning code and may be exempt from a Coastal Development Permit, depending on its final location and construction. Alternately, a new access point for the Inn that intersects directly with State Route 1 could possibly be constructed, which would cause the highway to be the last traveled road and allow the Inn to retain the Highway 1 address.

The intent of Chapter 18.16 is to establish a comprehensive and consistent addressing system for the County that allows both EMS agencies and the general public to locate a given property. Commercial properties and structures require additional consideration due to their higher intensity of use, and rural addressing will always present more challenges when compared to urban areas. Clear signage and address marking can overcome many of the shortcomings of digital pathfinding and GPS, and should always be the primary source of location information on the ground. Ultimately, having a clearly marked, conforming address benefits not only the operators of a commercial business but guests as well, who may need to locate the site or need the assistance of emergency services.

Staff recommends the Board deny the appeal and allow the renaming and renumbering of *Lincoln Ridge Road* to proceed in order to address the safety concerns cited by CAL FIRE and to bring the road into compliance with the County's addressing ordinance.

Russell Ford

Senior Planner

ATTACHMENTS:

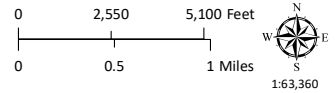
- | | | |
|--------------------|-----------------------------|---|
| A. Maps | B. CAL FIRE Outreach | C. Owner Notification Letter |
| D. Agency Comments | E. Owner Comments | F. Public Comment to the Zoning Administrator |
| G. ZA Resolution | H. Notice of Address Change | I. Appeal |

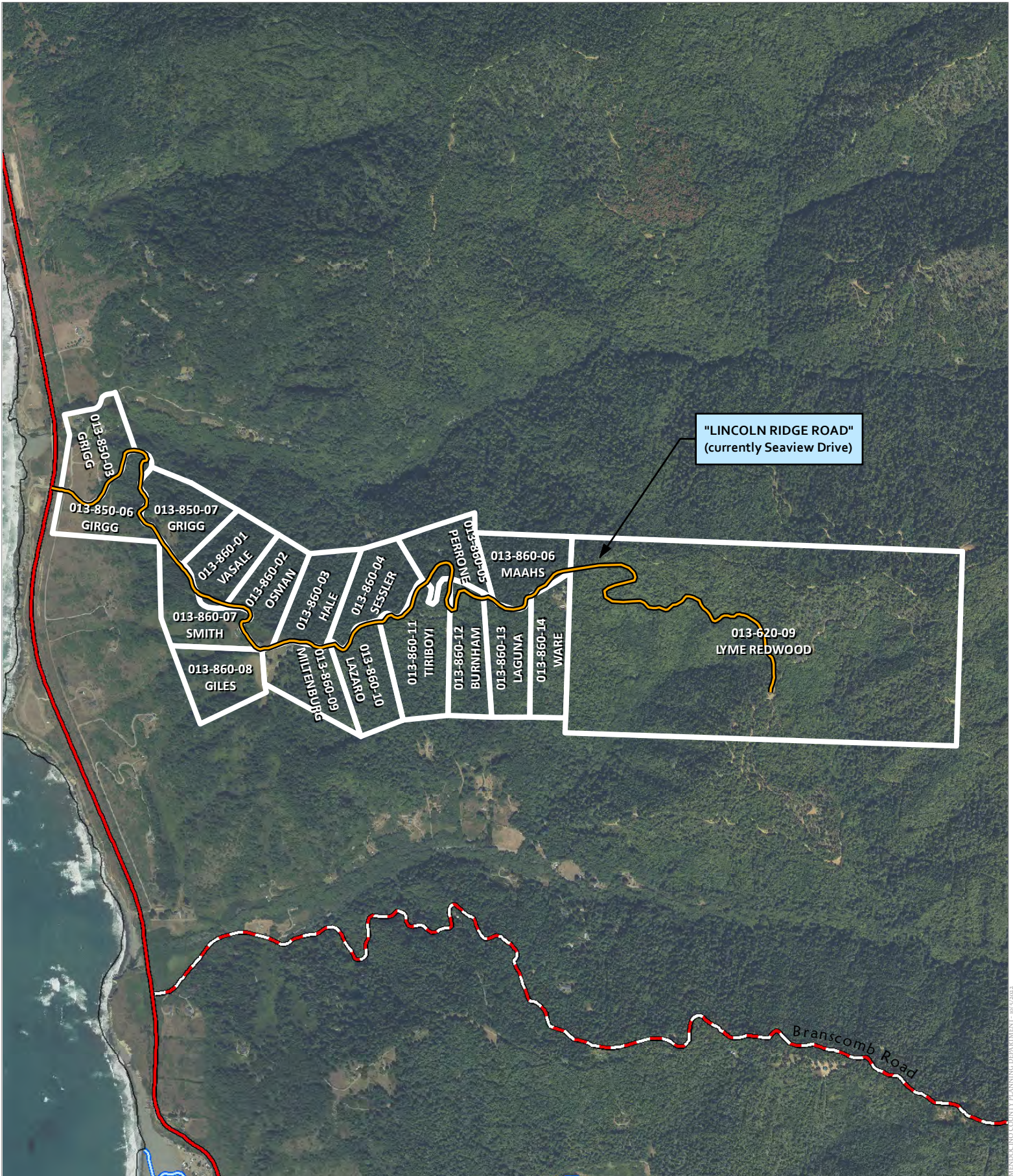


CASE: RN 2022-0004
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT: County of Mendocino
 ADDRESS: Seaview Drive, Westport

- Major Towns & Places
- Highways
- Major Roads

ATTACHMENT A

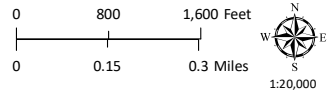




"LINCOLN RIDGE ROAD"
(currently Seaview Drive)

CASE: RN 2022-0004
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT: County of Mendocino
 ADDRESS: Seaview Drive, Westport

- Highways
- Major Roads
- Private Roads
- Public Roads

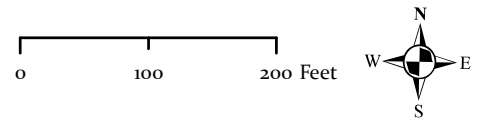


AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/25/2023



Map produced by the Mendocino County Planning & Building Svcs. Dept., July 2023
Coordinate System: NAD 83, Calif. State Plane Zone II
Projection: Lambert Conformal Conic
Parcel Data: Mendocino County Information Services, October, 2017
Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
All spatial data is approximate. This map is not a substitute for a proper land survey.



AERIAL IMAGERY

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

From: Simmons-Davis, Leah@CALFIRE <Leah.Simmons-Davis@fire.ca.gov>
Sent: Monday, October 3, 2022 4:20 PM
To: Russell Ford <fordr@mendocinocounty.org>; Leif Farr <farrl@mendocinocounty.org>; Lisa Foster <fosterl@mendocinocounty.org>
Cc: Simmons-Davis, Leah@CALFIRE <leah.simmons-davis@fire.ca.gov>; dale.lawrence@fire.ca.gov
Subject: Sea View Dr in Westport

Hello,

Russel and Leif, you both have been my County GIS contacts, but the last road update notification came from Lisa, so, let me know if I should change who I'm reaching out to about GIS data...
(Lisa, hi! Nice to see you this summer at the Redwood Valley BBQ!)

I'm contacting you about two Sea View Drives in Westport. We had a call this weekend where response was delayed by at least 45 minutes because there are two ***Sea View Dr*** in separate spots. Talking to Fire Chief Dan Maxey out there, there was a similar situation in 2017 where the two roads got mixed up and the result was the death of the patient.

1. "In town": Sea View Dr - cross roads of Hillside and Hwy 1. This one has 5 addresses, address range of 24900 – 24970
2. North of town: Sea View Dr – address ranges of 23001 – 24600, 25011 – 25071 and 39901, 40100, and 40111

I can try to immediately apply a partial fix by changing the address range in the north one to exclude the 24900's. However, if the 911 caller describes it as the intersection of Hwy 1 and Sea View, there are 3 places that is valid.

Any way you might reach out to the residents on the southern one (fewer addresses) and see if they'd be interested in changing their road name? Maybe worth a try.

Thank you!

Leah Simmons-Davis
Fire Captain
MEU Howard Forest ECC
CAL FIRE
707-459-7403



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

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October 5, 2022

RE: Private Road Name Case RN 2021-0004 (Lincoln Ridge Road)

Dear Property Owner:

The Mendocino County Department of Planning and Building Services is responsible for maintaining the County's Private Road Naming System (MCC Sec. 18.16) which provides orderly and sequential address numbers for structures within the unincorporated areas of Mendocino County. The Department, in partnership with the Mendocino County Sheriff's Office and local fire departments, will take action when necessary to improve the application of emergency services in the County.

CALFIRE has recently highlighted confusion between the private road serving your parcel (Seaview Drive) and a county road in the town of Westport (Sea View Drive). The duplicative nature of the road names is creating an unacceptable hazard for emergency services attempting to respond to emergency calls located on either of these roads. To alleviate the confusion and its associated safety risk, this Department is proposing to change the name of Seaview Drive to **Lincoln Ridge Road**, and will be submitting a request to the Zoning Administrator for review and approval.

Enclosed with this letter is an exhibit showing the location and extent of the roads affected by this request. If you believe the roads are shown in error or you do not access your property via these roads, please return the map with the correct access indicated. Once adopted, all parcels served by this road will be issued a new address to reflect the new name and number range. It will be the collective responsibility of the property owners to install a sign identifying the road for emergency services. Resources may be available through your local fire department to help accomplish this.

The action of the County in naming this private road does not accept or imply any County responsibility or liability for the operation, use or maintenance of the road. The requested action is for the sole and exclusive purpose of identifying and distinguishing said road for emergency services agencies and the convenience of the general public.

Please submit any comments to the address or email indicated in this letter. After 30 days from the date of this letter, the project will be scheduled for the next available meeting of the Zoning Administrator. You will be notified in writing of the date and time of said hearing, and comments may be submitted in writing up to that date.

Sincerely,

Russell D. Ford

fordr@mendocinocounty.org

Senior Planner

ATTACHMENT C



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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OCTOBER 5, 2022

TO: Elections/Clerk/Recorder
Sheriff's Office/911
Department of Transportation
Information Services (Attn: Leif Farr)
CAL FIRE (Attn: Unit Chief)
Environmental Health
Westport Fire Department
Westport Post Office

FROM: Russell Ford, Senior Planner – GIS/Land

SUBJECT: Proposed Private Road Name: **Lincoln Ridge Road (RN 2022-0004)**

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

SUMMARY: The Department is preparing to submit a request to the Zoning Administrator to change the name Seaview Drive to Lincoln Ridge Road to avoid conflict with a county road using the same name within the village of Westport. Lincoln Ridge Road serves approximately 18 parcels.

This department is soliciting comments from your office regarding the naming of this private road, which will be used in staff analysis, and will be forwarded to the appropriate public hearing. Please respond in writing within 15 days from the date of this notice to the Planning and Building Services Department, 860 North Bush Street, Ukiah, CA, 95482, or to fordr@mendocinocounty.org. If no response is received, our office will accept this as No Comment. If you should require additional time to respond, please contact this office. Thank you for your input on this issue.

We have reviewed the above application and recommend the following (please check one):

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. (Suggested conditions attached).
- Recommend Denial. (Please attach comments recommending denial).
- Other Comments: (Attach additional sheets if necessary)

Existing duplication of road name has led to past delays of emergency services - this change will fix situation as long as 911 callers use the new road name

REVIEWED BY:

Signature: Leah Summers-Davis

Department: CAL FIRE Howard Forest ECC

Date: 10/6/2022



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DEPARTMENT OF PLANNING AND BUILDING SERVICES

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OCTOBER 5, 2022

TO: Elections/Clerk/Recorder
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- [X] Recommend Approval. The department has no comment at this time.
[] Recommend Conditional Approval. (Suggested conditions attached).
[] Recommend Denial. (Please attach comments recommending denial).
[] Other Comments: (Attach additional sheets if necessary)

REVIEWED BY:

Signature: Sarah Hardman

Department: MCSO - Dispatch

Date: 10/14/22

County of Mendocino
Department of Planning & Building Services
860 North Bush Street • Ukiah, CA 95482

Mendocino County

October 17, 2022

NOV 14 2022

RE: Private Road Name Case RN 2021-0004 (Lincoln Ridge Road)

Planning & Building Services

Dear Mr. Ford :

As a collective of responsible property owners, we feel obligated to respond to your announcement of changing not only the name of our road but the numbering sequence. Some of us have invested 35 + years in this address. Asking us to give it a toss and make a change that may or may not be the most practical solution, is yet to be discovered. It seems that you have come to this analysis rather abruptly. We realize it is the most convenient solution for you. However, it is note worthy to acknowledge that the system in place has functioned on it's own merit for at least 45+ years. Plainly said, our first responders are neighbors, villagers, and locals.

Our first question to you is: How is it CALFIRE hasn't highlighted confusion between the private road (us) and the county road (Westport Village) in a minium of 35 years? (*being generous*). There are a minium of buildings on Seaview Drive in the village, you can see from one end of the street to the other. Additionally, as first responders, our Voluteer Fire Department is approximately a mile north of the village. Based on the numbering system already in place, first responders should know exactly where they are going. Seaview Drive at mile marker 80.49 is Us. We believe it is hard to confuse the two. If we had been creating an unacceptable hazard to emergency services, this issue would have been addressed many years ago. That this crops up now gives us pause as to motive.

Our second question to you is: Why haven't you taken into account the unnecessary expense to us? We are talking about having to change information on a federal, state, and county level and can include licenses, permits, memberships, pass ports, etc. Business, Delivery Services, Family and Friends. Not to mention all the signage.

Our third question to you is: You have made this report about us and the village. What you have failed to include is the frontage road at mile marker 80.49. Another Seaview..... that makes three. Why is it you did not include them? Again, this sysyem has been working for many many years. Yet here we are today, watching you waste our tax dollars. There are other simpler solutions than turning people's lives upside down.

You could add a simple suffix at the end of each road name on your mapping and this time include the frontage road. If you put a little more thought into it, you could probably come up with even a more simple, and efficient solution.

And, as a collective of responsible property owners, in the spirit of practicality and common sense, we must respectfully and completely object to your proposal.

Sincerely,

John Brown 24100 Seaview Dr
Mike 23100 Seaview Dr
Paula Laguna 23151 SEAVIEW DRIVE
Charles Sally Gregg 25011 Seaview Dr.
Tom Blythe 23201 SEAVIEW DR (NORTH)
James Ware 23001 Seaview Dr.
Clinton Repoz 23300 Seaview Dr. (707) 354 2653
Jim 24125 Seaview Dr
Liberty Tiriboyi 23501 Seaview Dr
23151 Seaview Dr

ATTACHMENT E

October 17, 2022

RE: Private Road Name Case RN 2021-0004 (Lincoln Ridge Road)

Sequence Numbers for: Seaview Dr. (428c) Westport Village
Beginning with 24000 – 24950. (4 houses on this street).

Sequence Numbers for: Seaview on Frontage Road mile marker 80.49 (Directly across from Ranger Station)
Only one showing, others not listed: 25071 2 - ? (4 houses on this road).

Sequence Numbers for: Seaview Drive mile marker 80.49 (Directly across from Ranger Station)
Beginning with 23001 – 24201 (12 houses on this road).

Sequence Number for: Seaview Court (culdesac off of Seaview Drive)
Beginning with ? (1 house on this road unfinished).

The 24000 sequence in the village has been compromised by integrating some of their sequence numbers into our sequence. It is clear that our sequencing could have stayed all in the 23001 series. So, putting a 3 digit suffix after the street name on the mapping and gps grids would show drivers both commercial and emergency exactly where to go. A demonstration of this is on the actual street sign on Seaview Drive in Westport Village. If the mapping was this clear there would be no confusion.

From: ralfonthefarm@startmail.com

To: fordr@mendocinocounty.org X

Subject: RE: Private Road Name Case RN 2021-0004 (Lincoln Ridge Road)



Dear Mr. Ford,

I have tried to reach you by phone and to no avail. At least today I was aloud to reach your voicemail and get your message. Hence I am now emailing you.

As you may guess, the residents of Seaview Drive at mile marker 80.49 are enraged. I haven't seen them this angry since we spent 5 years getting all the tweakers off our mountain. So prepare yourself. You have really poked the bear this time.

What heightens the rage is the fact that the problem is in your house, not ours. I have done research on all 3 streets. A letter is forthcoming to you and it is very clear. It seems obvious to us that there are simpler and more efficient ways to handle this issue. Eliminating the need to force us to make changes as large as a road name and re-sequencing the numbering system. I see no additional expense to you but I do see a great expense to us. Your departments are already on a payroll. As soon as you receive our letter, I would like to request a sit down with you to discuss other alternatives that can all be done without damage. It appears that you have no idea of how this will affect us. So before being the cause of devastation to a peaceful group of people, some of which have over 35 years invested in our road name & number, would you please rely on the practicality and common sense of looking at an alternative with us.

Please leave me a voicemail if we can speak by phone sooner. I am not in the same building as my phone. The voicemail should indicate a date and time we can speak and I will be at the phone to receive you.

Very Sincerely,

Paula Laquna 23151 Seaview Drive Westport CA 95488

Russell Ford

From: ralf laguna <papahillfarm@gmail.com>
Sent: Monday, February 6, 2023 11:02 AM
To: Russell Ford
Subject: Road Name Change (Lincoln Ridge Road)

February 5, 2023

County of Mendocino
860 North Bush Street • Ukiah, CA 95482

Russel Ford, Senior Planner
Department of Planning & Building Services

RE: Private Road Name Case RN 2021-0004 (Lincoln Ridge Road)
(Priority Flat Sent October 17, 2022, delivery delayed due to physical address not being the same as mailing address)

Dear Mr Ford,

In light of your email dated November 21, 2022, it is clear you plan on changing our road name regardless of what we say or do. Considering this has been on the table since 2020, it seems we should have had a right to know then, what you were planning: **“Back in February of 2020, the Board of Supervisors gave direction to the Planning and Building Services Department to streamline the process for adopting private road names, and to give special consideration to the concerns of local emergency services agencies, including CALFIRE. With that direction in mind, planning staff prepared a recommendation to change the name of Seaview Drive to Lincoln Ridge Road based on the geographic feature of the same name, and prepared a memo and documents for the Zoning Administrator”.**

You mentioned that a change of road name doesn't necessarily mean the numbering system has to be altered. In this case, after at least 35 years of the same numbering system, common sense and logic would suggest we are grandfathered in at least at this level. To create another numbering system seems redundant and an inappropriate use of our tax dollars. I would ask on behalf of all the residents of Seaview Drive (as it is currently) that you insist on the permanance of our current numbering system, that it remain as it is, and staff need not perform any further analysis. **(“As this is an existing addressed road, it may be possible to keep the existing numbers and change only the road name. Staff will need to perform further analysis on the appropriate number sequence following the Zoning Administrator hearing, should the projects be approved”).**

Respectfully submitted,

Paula Laguna, 23151 Seaview Drive, Westport, CA 95488

Jocelyn Gonzalez-Thies

From: S Grigg <LostCoast@mcn.org>
Sent: Tuesday, February 7, 2023 2:00 PM
To: pbscommissions
Subject: Re: RN_2022_0004

Mendocino County

FEB 07 2023

Planning & Building Services

To Whom It May Concern, We are opposed to renaming the Seaview Drive in the Westport Beach Subdivision to Lincoln Ridge Road. There are many more residents on the subdivision road than on the Seaview Drive in Westport. Each of these 14 families will incur costs and hassle to change their addresses.

Rename both by adding a North to the Seaview Drive in the subdivision and a South to the Seaview Drive in Westport so you would have North Seaview Drive and South Seaview Drive or Seaview Drive North and /or Seaview Drive South.

Thank you for your attention to this matter. Tom Burnham

Jocelyn Gonzalez-Thies

From: James Giles <gilesje@yahoo.com>
Sent: Monday, February 6, 2023 12:25 PM
To: pbscommissions
Subject: Case# RN_2022-0004

Mendocino County

FEB 06 2023

Planning & Building Services

I would suggest that if you change the name of Seaview Drive to Lincoln Ridge Road that you would also change the name of Seaview Court to Lincoln Ridge Court. There are currently two homes under construction on Seaview Court and Seaview Courts sole access is via Seaview Drive.

Resolution Number ZA 2023-0004

County of Mendocino
Ukiah, California

FEBRUARY 9, 2023

RN_2022-0004 VAROUS

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA ADOPTING THE NAME 'LINCOLN RIDGE ROAD' FOR A PRIVATE ROAD IN THE WESTPORT AREA.

WHEREAS, the applicant, the COUNTY OF MENDOCINO, filed a request to change the name of 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) and Upland Residential (UR); 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 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; 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.

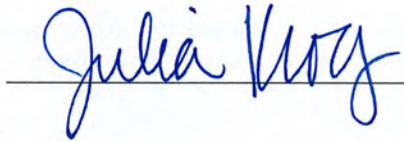
BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

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

ATTEST: JOCELYN GONZALEZ-THIES
STAFF ASSISTANT III



BY: JULIA KROG
Zoning Administrator





COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET UKIAH CALIFORNIA 95482
120 WEST FIR STREET FORT BRAGG CALIFORNIA 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
mendocinocounty.org/government/planning-building-services

June 21, 2023

TO: ELECTIONS/CLERK
SHERIFF/ATTN: 911
PLANNING & BUILDING SERVICES
INFORMATION SERVICES: Leif Farr
ENVIRONMENTAL HEALTH
DEPARTMENT OF TRANSPORTATION
CAL FIRE ECC / ATT: ECC Chief
WESTPORT FIRE PROTECTION DISTRICT
WESTPORT POST OFFICE

FROM: LISA FOSTER - Cartographer Planner

SUBJECT: Address change on Lincoln Ridge Road

On February 9th, 2023, the Zoning Administrator approved the name change from Sea View Drive to *Lincoln Ridge Road* to avoid conflict with a county road using the same name within the village of Westport. Lincoln Ridge Road serves approximately 12 parcels and has an address range of 15,000 – 18,250, and the nearest cross street is Highway 1. New address assignments are listed below, please update your records accordingly.

<u>APN/Owner</u>	<u>Previous Address</u>	<u>New Address</u>
013-860-14/Ware	23001 Sea View Drive	15905 Lincoln Ridge Road
013-860-06/Maahs	23100 Sea View Drive	16000 Lincoln Ridge Road
013-860-13/Laguna	23151 Sea View Drive	16355 Lincoln Ridge Road
013-860-12/Burnham	23201 Sea View Drive	16250 Lincoln Ridge Road
013-860-05/Perrone	23300 Sea View Drive	16500 Lincoln Ridge Road
013-860-11/Tiriboyi	23501 Sea View Drive	16605 Lincoln Ridge Road
013-860-10/Lazaro	23701 Sea View Drive	16855 Lincoln Ridge Road
013-860-03/Hale	23950 Sea View Drive (ADU)	16950 Lincoln Ridge Road
013-860-03/Hale	23958 Sea View Drive	16958 Lincoln Ridge Road
013-860-09/Miltenburg	23945 Sea View Drive	40025 Sea View Court
013-860-08/Giles	24125 Sea View Drive	40050 Sea View Court
013-860-02/Osman	24100 Sea View Drive	17150 Lincoln Ridge Road
013-860-07/Smith	24201 Sea View Drive	17255 Lincoln Ridge Road
013-860-01/Vasale	24300 Sea View Drive	17450 Lincoln Ridge Road
013-850-07/Grigg	24600 Sea View Drive	17550 Lincoln Ridge Road
013-850-06/Grigg	25011 Sea View Drive	18105 Lincoln Ridge Road
013-850-03/Grigg	40501 Highway 1	18200 Lincoln Ridge Road

Please contact this office if you have questions or comments regarding this notice. Thank you.

ATTACHMENT H



**MENDOCINO COUNTY BOARD OF SUPERVISORS
PLANNING APPEAL FORM**

Appeals must be received in the Executive Office within the appeal period, 10 days from the date of the hearing* (post-marks will NOT be accepted). The Clerk of the Board or Planning and Building Services will verify appeal fee amounts*. The appeal fee must accompany the appeal letter/form in order to be considered valid.

**Verify with Planning and Building Services or with the Clerk of the Board of Supervisors*

Date Appeal Submitted*: <u>08/16/2023</u>	Appeal Fee*: \$ <u>2674.00</u> <input checked="" type="checkbox"/> Verified <input checked="" type="checkbox"/> Receipt Generated
Case No.: _____	Applicant: _____
Heard by: _____	Hearing Date: _____
Source: Planning Commission • MHRB • Zoning Administrator • Administrative (Planning) • Coastal Permit Administrator	

Printed Name, Address, and Phone No. of Appealing Party:

Charles (Sonny) + Sally Gregg
POB 121 40501 N. Highway One
Westport CA 95488
(707) 964-6725

Basis for Appeal (Please provide sufficient detail to describe the nature of the appeal. Letters describing appeal may also be attached):

See Attachment A
- Attachment B
Attachment C

Map 1
Map 2

Sally Gregg
Signature

Submit completed form to:
Mendocino County Clerk of the Board
501 Low Gap Road, Room 1010
Ukiah, CA 95482
(707) 463-4221

Fee made out to :
County of Mendocino

Staff Use:

- Obtain Agenda for meeting/appeal verification (distribute with appeal form to all parties listed below)
- Appeal period verified and confirmed
- Appeal fee verified and confirmed
- Form distribution completed/Date Stamp form
- Copy of receipt and check attached to original appeal form and provided to DCOB
- Other _____

COUNTY OF MENDOCINO



OFFICIAL RECEIPT 399698

DEPARTMENT _____

RECEIVED FROM Chas & Salley Lasselte Grigg. Howard Creek Ranch

ADDRESS P.O. Box 121 Westport CA 95488

FOR Appeal Fee

AMOUNT two thousand six hundred seventy four dollars \$2674.00 + no/100

CASH
CHECK # 4090
M.O. #

[Signature]
RECEIVED BY

FUND	ORG	ACCT. NO.	AMOUNT
			<u>\$2674.00</u>
DATE <u>8/16/23</u>		ACCT. NAME	



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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www.mendocinocounty.org/pbs

July 28, 2023

**Notification of New Appeal Period for Adoption of Private Road Name RN_2022-0004
(Lincoln Ridge Road)**

Dear Property Owner,

On February 9, 2023, the Mendocino County Director of Planning and Building Services (sitting as the Zoning Administrator) officially adopted the name Lincoln Ridge Road for the private road serving your parcel. On June 20, 2023, the Department sent a letter to all affected property owners providing their newly assigned addresses.

Due to the lack of clarity regarding the number of properties affected by the private road name, the date notices of the decision were mailed and the associated appeal period for affected properties, the Department is providing a new appeal period during which affected properties may appeal the approval of the private road name.

Pursuant to MCC section 18.16.070(F), any property owner or public safety agency may appeal the approval of the private road name to the Board of Supervisors by filing a written appeal to the Clerk of the Board of Supervisors within fifteen (15) days or by **Thursday, August 17, 2023**. In order to file an appeal, please complete the appropriate form titled "Application to Appeal a Planning Decision" found at: <https://www.mendocinocounty.org/government/forms>. The appeal must be accompanied by the required appeal fee of \$2,674. The decision of the Board of Supervisors shall be final.

Should you have any questions regarding this notice, please contact the County Address Coordinator at (707) 234-6650.

Thank you,

Julia Krog
Director

ATTACHMENT A

We file this appeal pursuant to Panning Director Julia Krog's letter of July 28, 2023.

Specifically, we are appealing the assignment of a new Lincoln Ridge Road address to our property which includes the Howard Creek Ranch Inn. Our property and Inn have had the address 40501 No Highway 1 for over 50 years. This address is displayed on our website, advertisements, books, magazines, TV shows and hundreds of locations on the internet. This historical address is well known to our long-time repeat customers and people in the area. It is important for our ocean front inn to have a Highway 1 address which instantly communicates to any potential customer that we are an oceanside location.

The reason planning Staff has provided for not letting us keep our old address is that Mendocino County Code Chapter 18.16 Sec. 18.16.060 stating that street numbers may only be assigned to the last officially named street traveled to access the subject property. If anything, the specific language of this Section justifies keeping our current Highway 1 address as the last officially named street we use to access our *property*, is Highway 1. Lincoln Ridge Road is a private road which intersects with Highway 1 on our ranch property. As soon as we exit Highway 1, we enter our property. Section 18.16.060 focuses on access to the property itself and not a home or business, for example. Our property 013-850-03/05 actually shares a boundary with Hwy 1 for over 1,000 ft. (See aerial photo labeled "Grigg Property" following this attachment)

There are other practical reasons why we should keep our current Inn address and not be on Lincoln Ridge Road as shown on the aerial photo submitted with this attachment. The Inn and its improvements are well to the north of Seaview (Lincoln Ridge Rd) and have always been both on the south and the north side of Howard Creek. Those persons wanting accommodations on the south side of Howard Creek use 40501 No. Hwy1 and those with accommodations on the North side of Howard Creek use Howard Creek Rd..

To designate our South entrance as Lincoln Ridge is a recipe for confusion, getting our clients as well as emergency vehicles lost, possibly in the dark on a windy road. Finally, our property is not on a ridge, but in a valley parallel to the ocean.

Furthermore, 40501 No. Highway One is right across the street (Highway One) from 40500 No. Highway One, the Westport Union Landing State Beach headquarters. Both are recreational facilities.

Please return our address to us: 40501 North Highway One.

Charles Grigg
Sally Grigg

Attachment B

Sally and Sonny (Charles) Grigg. 7/25/23

Ladies and gentlemen We have been the sole proprietors and managers of Howard Creek Ranch Inn, three miles north of Westport. for over 50 yrs. It has been a historic site since 1867 enjoying Highway One access for over a hundred years.

Some weeks ago we received a notice that the road to the south of us, Seaview Dr., was being changed for safety reasons to Lincoln Ridge Road because of the confusion with Seaview Dr. in Westport. Since we have always enjoyed direct Highway One access, and since we had no objections, we did not come to the "change the road name" meeting.

As a matter of fact the 80 ft. highway easement into the subdivision is State property. Seaview or now Lincoln Ridge, Seascape Drive and Howard Creek Inn Rd. are all private roads. Between Lincoln Ridge Road and the state easement there is an intersection. This intersection includes three adjoining roads i/e Seascape Drive, Lincoln Ridge and Howard Creek Inn Road. All roads are in a 70 ft. easement. Howard Creek Inn Rd. has always used this intersection (our property) to have direct Highway One access. (See map)

Making this distinction will never have an unsafe effect on any one. We have never known of any confusion as to what road leads to Howard Creek Inn. The two Seaview Rds. debacle has nothing to do with our direct Highway One access. We would just ask that we keep a sign with our

existing address as our parcel's name and business. Our parcel to the south could be Seascape and the one up the mountain could gladly be Lincoln Ridge. We believe this arrangement would give perfect clarity to the general public and would be a safe and **amiable** compromise.

To our surprise, we were notified, after the fact, that our historic Inn's address was being changed from 40501 North Highway One to Lincoln Ridge Road. This is completely unacceptable for many reasons. If we had known that our historic address was being changed, we would have definitely been there.

Our 70 ft. rd. easement entrance comes through a 50 foot wide driveway directly through the Caltrans 80 ft. easement. This extra wide driveway has come right off Highway One since 1971. We own the entire driveway on both sides. We are the only ones with that distinction. People have an easement over it, but the roads belong to our ranch. Please change our driveway back to 40501 North Highway One.

We have spent many thousands of dollars on internet sites to promote our address as it currently is. Over a thousand places on the internet, many books, magazines, TV shows, and hundreds of thousands of past guests have our 40501 North Highway One address. It would be impossible for us to change this address after fifty years.

Attachment C

Grigg

----- Forwarded Message -----

Subject: Howard Creek Ranch Inn Charles & Sally Grigg 013/850/03/05
Date: Fri, 30 Jun 2023 12:48:41 -0700
From: S Grigg <LostCoast@mcn.org>
To: FordR@mendocinocounty.org, > Dan Gjerde <gjerde@mendocinocounty.org>

Dear Mr. Ford, As per my phone message to you we have owned and operated Howard Creek Ranch Inn (013-850-03/05) for over fifty years. We have just received a letter telling us that our address is being changed from 40501 North Highway One, Westport, CA. to Lincoln Ridge Road. This is completely unacceptable.

We do not object to the change for our parcels (013-850-06/05 & 013-850-07/05) with access from that road. However, 013-850-03/05 has direct access to Highway One on the South side of our property, assuming the Highway One easement is in effect which it is. Our south driveway is extra wide and comes right off Highway One through the Caltrans easement. This extra wide driveway with direct Highway One access has been there since 1971.

We are a Registered Historic Site and have accessed Highway One since 1867 or whenever the road came into existence. We own our complete road on both sides and are the only ones that have that distinction.

Access from the north replaces the access from Highway One that was changed in 1971 when Caltrans put in the new bridge over Howard Creek. Prior to 1971 the access ran under the old Howard Creek Bridge directly off Highway One.

The members of our fire department already know where we are and we would be happy to give a tour for any new members who have not been here before. Our safety is not in question. Everybody knows where Howard Creek Ranch is.

Please change our driveway back to 40501 North Highway One. For us to change our address would be an extreme hardship as we have spent many thousands of dollars on internet sites to promote our address as it currently is. Over a thousand places on the internet and many books, magazines, and even TV shows have the 40501 North Highway One address. These thousand places do not include our hundred's of thousands of past guests who have our 40501 North Highway One address. It is impossible to change this address.

Furthermore, unlike our neighbors, our resort is not along a ridge and does not correspond to Lincoln Ridge Road at all. This address change diminishes our property value immensely. The significance of our property is that it is adjacent to Highway One not up a long ridge.

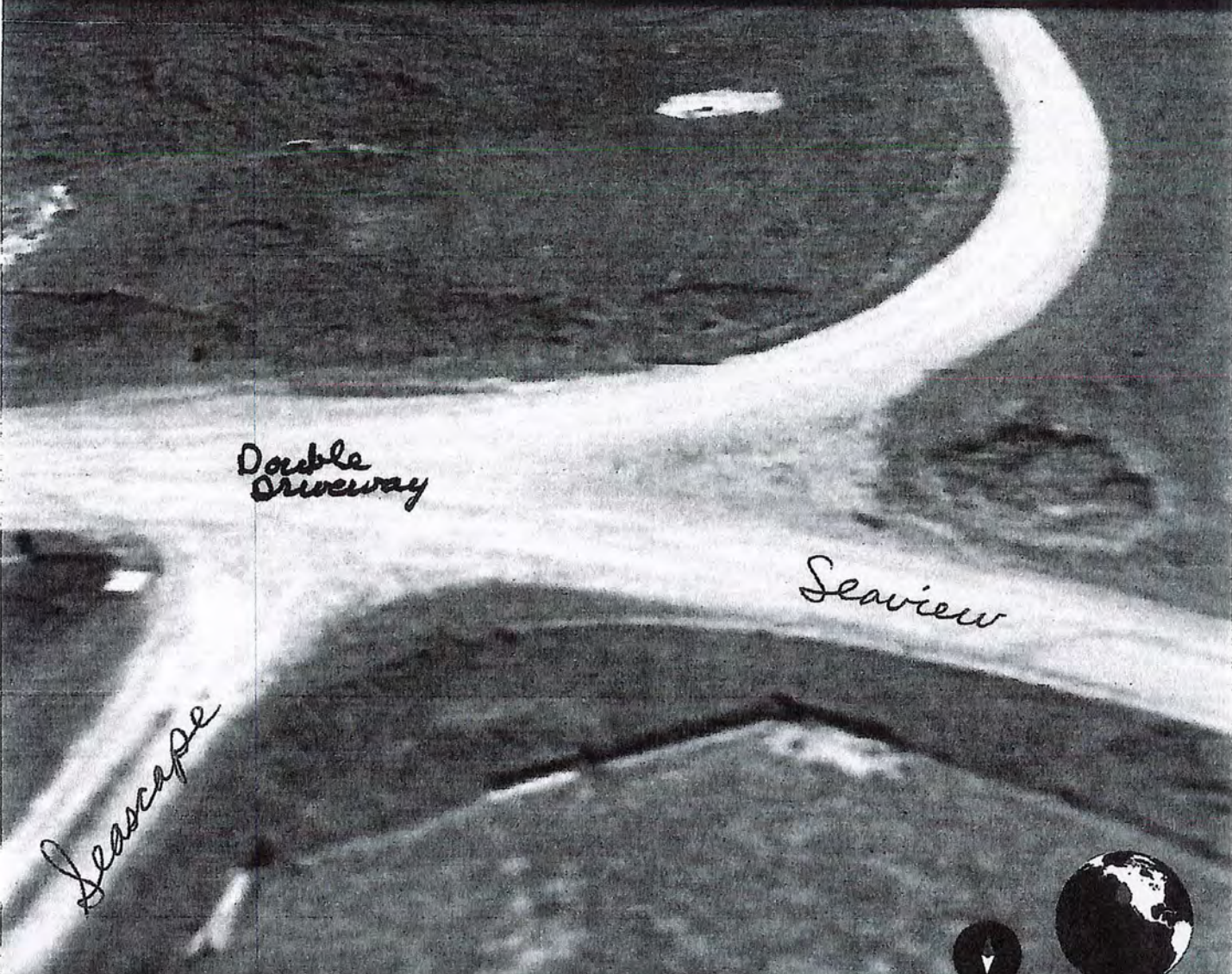
With kindest regards, Charles and Sally Grigg

Drug

You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)



Google Earth

Imagery date: 4/22...

7 m

Camera: 50 m 39°40'32"N 123°4...

Google Data SIO, NOAA, U.S. Navy, NGA, GEBCO INEGI Landsat / Copernicus

GRIGG PROPERTY

Write a description for your map.

Legend

-  40501 CA-1
-  Howard Creek Ranch Inn
-  Vault Toilet
-  Westport Beach

MAP 2

Google Earth



1000 ft