



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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## MEMORANDUM

**DATE:** April 18, 2025  
**TO:** Department of Transportation  
**FROM:** Russ Ford, Senior Planner  
**SUBJECT:** Proposed Vacation of County Road Easement near Covelo (Mclsaac)

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Established by Resolution Number 84-199, enacted on September 25, 1984, the Mendocino County Board of Supervisors developed procedures to facilitate the request for vacation of a County highway, right-of-way, or public service easement.

Per Resolution No. 84-199, the Mendocino County Department of Planning & Building Services shall do the following:

- A)** Conduct the environmental studies required by CEQA.
- B)** Determine whether or not the proposed vacation is consistent with the County General Plan.(California Government Code section 65402(a))
- C)** Review and make a recommendation as to whether or not the County highway or public service easement proposed to be vacated is useful as a pedestrian, bicycle or equestrian trail.

On April 16, 2025, the Department of Planning & Building Services received a request to review the proposed vacation of a road easement across APN 034-050-20, owned by Timothy & Pia Mclsaac near Mendocino Pass Road in the Round Valley Area. Per information provided by the Mendocino County Department of Transportation (DOT), the easement has never been developed nor used as a County road. The easement is approximately 0.13± miles long and connects to a parcel owned by the US Forest Service at both ends. Below, as required by Resolution 84-199, Planning and Building staff address the aforementioned requirements.

### Environmental Review

As proposed, the project would vacate the entire length of the road easement on APN 034-050-20. The County owns only the right to use the easement area, so no transfer of property will take place. The requested vacation meets the standards for a Class 12 Categorical Exemption (Surplus Government Property Sales) under Public Resource Code (PRC) §15312. The Class 12 Categorical Exemption consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b) of the CEQA Guidelines unless additional findings are made by the Lead Agency. The project does not meet any of the requirements specified in §15206(b) to be considered of statewide or areawide importance, so Staff finds that the exception provided in §15312 may be applied. Therefore, under the authority cited in PRC §21083 and PRC §21084 this project qualifies for a Class 12 Categorical Exemption. Staff has prepared a 'Notice of Exemption' to be filed with the Mendocino County Clerk Recorder. As the project is exempt from CEQA, no filing fee per Fish and Wildlife is required.

## **General Plan Consistency & Active Transportation Potential**

The easement is located more than a mile from the nearest county maintained road (Mendocino Pass Road, CR 338) and provides no connection to publicly owned services or facilities. The easement is not located in an area that has been designated as a potential detour of Mendocino Pass Road/Highway 162/Forest Highway 7, nor does it follow the route of the current Forest Route 22N02 which passes near this parcel to its south. This easement vacation is requested by the Forest Service so that they may obtain this parcel from the current owner. As a result, public access will not be affected by this vacation. The easement area is currently undeveloped and is not being used as an access. Staff has identified no relevant policies within the Mendocino County General Plan that would apply to this proposed vacation, and the site was not part of those addressed in the Mendocino County Pedestrian Needs Assessment and Engineered Feasibility Study completed in June of 2019. The proposed vacation would not violate any goals or policies within the General Plan.

## **Summary & Determination**

As discussed above, staff finds the proposed vacation to be consistent with the relevant goals and policies of the Mendocino County General Plan, and that it qualifies for a Categorical Exemption under CEQA §15312 for sales of surplus government property.

Sincerely,

*Russell Ford*

Senior Planner