



RN 2022-0004

**Mendocino County Board of Supervisors
October 17, 2023**

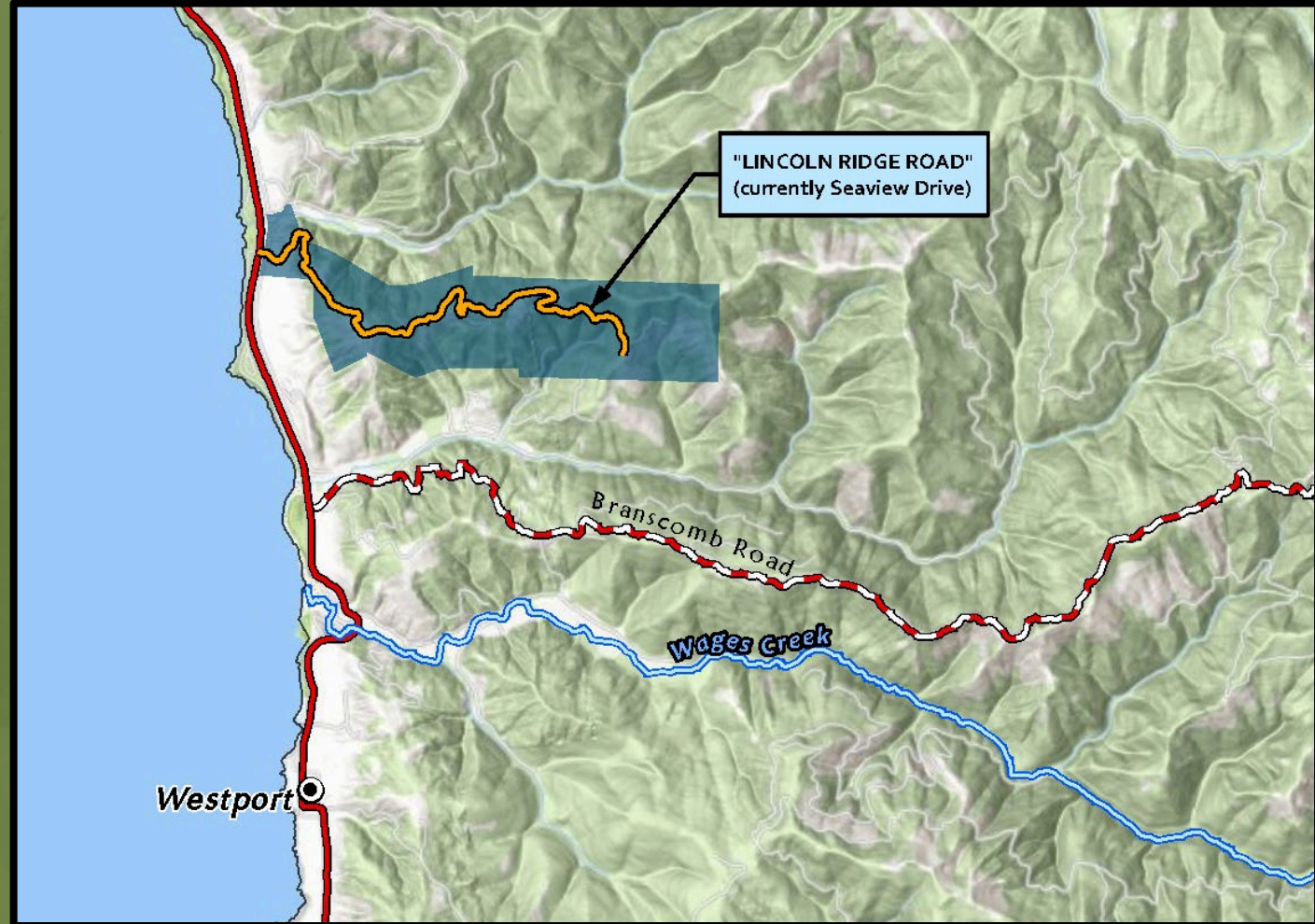
RN 2022-0004

An appeal of the Mendocino County Zoning Administrators' approval of the name "Lincoln Ridge Road" for a private road in the Westport area.

RN 2022-0004

BACKGROUND

The subject road is located in the Westport area approximately 2.6± miles north of the town of Westport and is currently identified as *Seaview Drive*.



RN 2022-0004

BACKGROUND

The subject road is located in the Westport area approximately 2.6± miles north of the town of Westport, and is currently identified as *Seaview Drive*.

Seaview Drive connects to State Route 1 and serves approximately 17 parcels along the top of Lincoln Ridge. No historical information regarding adoption of the name *Seaview Drive* could be found in the Department's records, though it appears to have been in use since approximately 1980.



RN 2022-0004

BACKGROUND

A commercial business, the Howard Creek Inn, is located near the intersection of *Seaview Drive* and State Route 1. The inn is owned by Charles “Sonny” Grigg and Sally Grigg, who are the appellants for this project.

The Inn currently uses the address 40501 N. Highway 1, and has for many years. The appellants wish to be exempted from the County’s addressing standards in order to retain their existing address for commercial purposes.



- In October of 2022, CAL FIRE reached out to PBS with concerns about duplicate road names in the Westport area and the response delays they had been causing.
- Staff investigated and discovered there was a *Seaview Drive* north of Westport, a private road serving approximately 17 parcels, and a *Seaview Drive* within the village of Westport, a public road (CR 428-C) serving approximately 10 parcels.
- In January of 2021, the Board adopted Ordinance number 4481 streamlining the road naming process for private road naming requests submitted by EMS agencies.
- Staff determined renaming of the private road to be the best way to expedite a solution to the safety concerns raised by CAL FIRE, and proposed changing the name to *Lincoln Ridge Road*.
- The Zoning Administrator approved the change to *Lincoln Ridge Road* in February and directed staff to update corresponding addresses. Staff completed this and sent final notices to all affected parcels in June. In August, an appeal of that decision was filed.

RN 2022-0004

REGULATORY FRAMEWORK

The County's addressing authority stems from Chapter 18.16 of the Mendocino County Code, the "Master Grid and Property Numbering System", informally known as the *Addressing Ordinance*. The Addressing Ordinance grants authority to the Planning Director or their designee for updates and maintenance. The Director's designee is known as the Address Coordinator.



RN 2022-0004

REGULATORY FRAMEWORK

The County's addressing authority stems from Chapter 18.16 of the Mendocino County Code, the "Master Grid and Property Numbering System", informally known as the *Addressing Ordinance*. The Addressing Ordinance grants authority to the Planning Director or their designee for updates and maintenance. The Director's designee is known as the Address Coordinator.

Every formally named road in the County is assigned an address range based on its location within the County, its orientation and its length.



RN 2022-0004

REGULATORY FRAMEWORK

The base of an address range is dictated by the roads distance from its appropriate meridian.



RN 2022-0004

REGULATORY FRAMEWORK

The base of an address range is dictated by the roads distance from its appropriate meridian.

For roads with an east-west classification, the meridian is Highway 101



RN 2022-0004

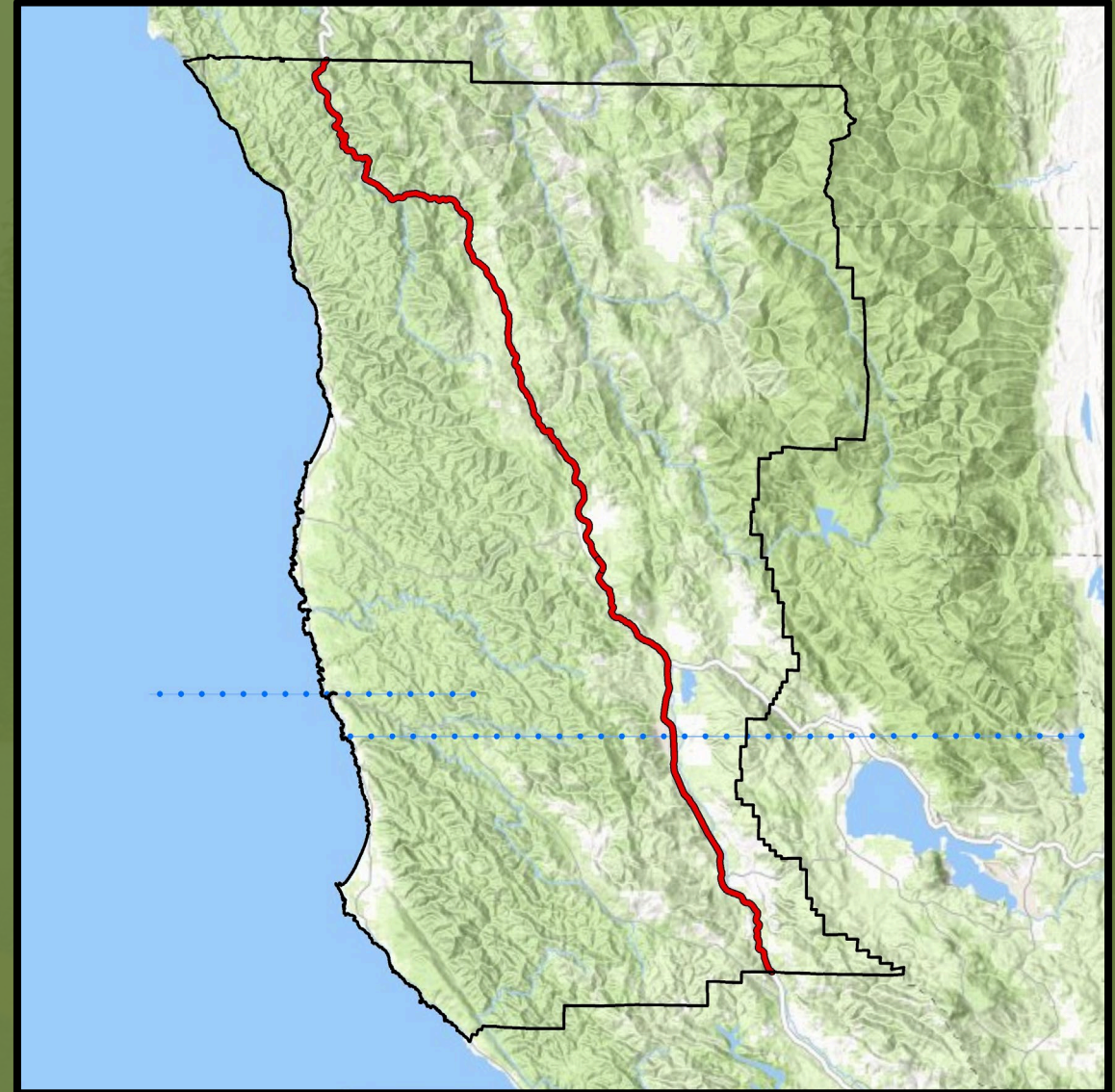
REGULATORY FRAMEWORK

The base of an address range is dictated by the roads distance from its appropriate meridian.

For roads with an east-west classification, the meridian is Highway 101

Roads with a north-south classification use an imaginary line that runs through either the Courthouse, or in the case of coastal regions, the mouth of the Navarro River.

Classification of roads and application of the coastal meridian are at the discretion of the Address Coordinator.



RN 2022-0004

REGULATORY FRAMEWORK

Once an address range has been established, all addresses assigned to that road must fall within the established range with odd numbers to the east and south, and even numbers to the north and west. Parcels that don't abut the road are addressed based on the point where their driveway intersects the named road.



RN 2022-0004

REGULATORY FRAMEWORK

Once an address range has been established, all addresses assigned to that road must fall within the established range with odd numbers to the east and south, and even numbers to the north and west. Parcels that don't abut the road are addressed based on the point where their driveway intersects the named road.

“...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.”
(MCC §18.16.060(A))



RN 2022-0004

APPEAL

The Howard Creek Inn is accessed via a private driveway connecting to *Seaview Drive/Lincoln Ridge Road* and has been using the address 40501 N. Highway 1 for many years.

Using 40501 N. Hwy.
1



RN 2022-0004

APPEAL

The Howard Creek Inn is accessed via a private driveway connecting to *Seaview Drive/Lincoln Ridge Road* and has been using the address 40501 N. Highway 1 for many years.

Because the inn does not have direct access to Highway 1, staff believes this to be a nonstandard address issued in error.



RN 2022-0004

APPEAL

The Howard Creek Inn is accessed via a private driveway connecting to *Seaview Drive/Lincoln Ridge Road* and has been using the address 40501 N. Highway 1 for many years.

Because the inn does not have direct access to Highway 1, staff believes this to be a nonstandard address issued in error.

New address assignments highlighted this existing error.

In order to maintain consistency with the County's Addressing Ordinance and based on its current access, the Howard Creek Inn should have an address that falls within the established range for *Seaview Drive/Lincoln Ridge Road*.



RN 2022-0004

RECOMMENDATIONS AND POSSIBLE ACTIONS

If the Board chooses to DENY the appeal:

- The name of the road will change to *Lincoln Ridge Road* and the previously sent address change letters will remain valid.
- This brings the road into consistency with the Addressing Ordinance and addresses safety concerns raised by CAL FIRE.
- This is the recommended action.

If the Board chooses to UPHOLD the appeal:

- The name of the road will remain *Seaview Drive* and previous notices changing to *Lincoln Ridge Road* will be rescinded. A corrected address range was calculated for *Lincoln Ridge Road*, so the range would also revert to the previous one used under *Seaview Drive* and reset the address numbers.
- Staff would request direction from the Board regarding the desired solution to the duplicate road names.
- The Board may also choose to provide direction regarding the address number for the Inn, which would revert to a non-conforming number. Staff alone does not have the authority to recognize a non-conforming address number.

Alternatives for the appellants:

- Retention of the existing address would require direct access to Highway 1.
- An identification sign may be erected near the intersection of *Seaview Drive* and State Route 1 to provide direction to visitors. No signs currently exist.





RN 2022-0004

**Mendocino County Board of Supervisors
October 17, 2023**