



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

STEVE DUNNICLIFF, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

MEMORANDUM

Date: March 7, 2017
To: Board of Supervisors
From: Russell Ford- Cartographer Planner
Subject: Private Road Name Petition RN_2016-0001: Oak Knoll Road

BACKGROUND: The Mendocino County Planning & Building Department is responsible for creating and maintaining the Master Grid and Property Numbering system used to assign physical or 'situated' numbers to parcels in the unincorporated areas of the County. The primary purpose of this responsibility is to coordinate the application of emergency services when needed, as well as to maintain an organized file system within the Department based on property addresses. In addition, the Department is also tasked with processing road name petitions filed by property owners, or filing petitions on the County's behalf when the need arises.

Current authority for this responsibility comes from Chapter 18.16 of the Mendocino County Building Code, created by ordinance number 772, adopted in 1971. Sections of the chapter were further modified by subsequent ordinances No. 854 (1971), No. 887 (1972), and No. 3376 (1982).

PROJECT SUMMARY: Oak Knoll Road is located at the south end of the City of Ukiah, taking access from South State Street and running west. The first .85 miles of Oak Knoll Road are county maintained, and then the road turns private and continues west for approximately 1.80± miles to its end. Approximately .80± miles out the private portion, there is a three-way intersection, with unnamed driveways forking off to the southeast and northwest. The road forking to the northwest serves approximately 6 residences and terminates at the top of Cleland Mountain. Currently, the addresses assigned to the structures on this unnamed portion of road are out of sequence with the rest of Oak Knoll Road. To remedy this, the Planning and Building Services Department is submitting a petition to officially designate this section of road as *Oak Knoll Road*, turning the existing portion to the southwest into an unnamed driveway off Oak Knoll Road. This will bring the existing addresses into compliance with Chapter 18.16 of the Mendocino County code and provide future guidance to staff.

FURTHER INFORMATION: Traditionally, private roads that are used for addressing have undergone Planning review and official adoption by the Board of Supervisors. However, there are a number of "grandfathered" roads in the county that have come into use for addressing without the benefit of any official determination. Oak Knoll Road is one such road. The determination of the address discrepancies stems solely from the configuration of the road in the county's GIS data layer, as no other official data exists. Approval of this road name petition will clarify the official location of the private portion of Oak Knoll Road.

The Department's initial proposal was to recommend the name *Cleland Mountain Road* for the unnamed portion, reflecting the historical geography and increasing the unique identification of the structures along the road. Several affected property owners were not in favor of this proposal, and it was subsequently determined by the Department that re-orienting the 'official' route of *Oak Knoll Road* would also solve the existing addressing errors without inconvenience to the property owners. The petition was subsequently altered, but adoption of the name *Cleland Mountain Road* remains a viable alternative should the Board disapprove the petition as written.

FINDINGS: The Department recommends approval of petition RN 2016-0001, designating the existing unnamed driveway as *Oak Knoll Road* and directs the Planning and Building Services Department to assign addresses accordingly.