

RESOURCE MANAGEMENT AGENCY Planning Department

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Norman L. Allinder, AICP
Director *NLA*

PLANNING COMMISSION DATE: December 4, 2012

AGENDA ITEM: #1

Road Name Change	Road Name Change from DG Lane to Thornberry Ponds Lane
CEQA	Applicant: Timothy and Joy Claiborne Exempt

REQUEST:

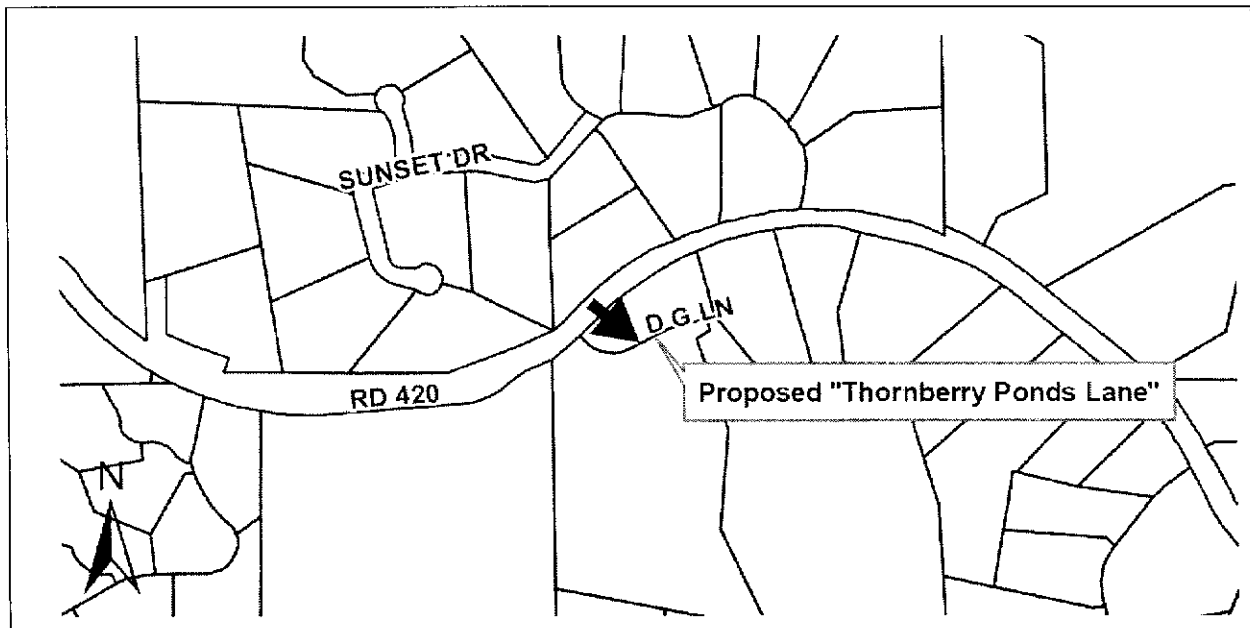
The request is to officially change DG Lane to Thornberry Ponds Lane.

LOCATION:

The road is located in eastern Madera County off Road 420, approximately 1 mile east of its intersection with Highway 41, Coarsegold.

ENVIRONMENTAL ASSESSMENT:

The proposed road name change is exempt from CEQA according to Section 15301(c).



RECOMMENDATION: Approval

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ROAD NAME CHANGE**

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GENERAL PLAN DESIGNATION:

SITE: RR (Rural Residential) Designation

SURROUNDING: RR (Rural Residential) Designation

ZONING:

SITE: RRS-2/MHA (Residential Rural Single Family-2 Acre/Manufactured Housing Review Overlay) District

SURROUNDING: RRS-2/MHA (Residential Rural Single Family-2 Acre/Manufactured Housing Review Overlay) and RMS/MHA (Residential Mountain Single Family/ Manufactured Housing Review Overlay) Districts.

LAND USE:

SITE: Roadway

SURROUNDING: Residential

SIZE OF PROPERTY:

Approximately 500 feet of roadway is included in the road name change proposal.

ACCESS:

DG Lane is located in eastern Madera County and is approximately 500 feet long running southeast off Road 420, just north of Coarsegold.

BACKGROUND AND PRIOR ACTIONS:

DG Lane was established in 1996 as a requirement for Parcel Map 3605.

ORDINANCES/POLICIES:

Section 11.04.120 of the Madera County Code: Directional designation and naming of public thoroughfares.

PROJECT DESCRIPTION:

The applicant has requested DG Lane to be changed to Thornberry Ponds Lane.

ANALYSIS:

Parcel Map 3605 was originally applied for in November, 1994. The request was to divide approximately 26 acres into one 11.39 acre parcel and a 13.91 acre remainder parcel. The road established with this parcel map was DG Lane. The current property owners which take access off DG Lane would like to change the name to be more descriptive and along historical lines of the area (refer to correspondence - Exhibit B).

DG Lane is approximately 500 feet long running southeast off Road 420, just north of Coarsegold. Two parcels take access off DG Lane of which one home is located and one is in plan check review with the Building Department. Both homes will be on the Claiborne's property. The road name for both homes will be changed by Staff for all County information (i.e., tax information, assessment details, etc.). Notices were sent to the

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parcels taking access off DG Lane as well as two properties to the north which abut DG Lane; however, they use Road 420 for their address information. No comments were received. It is the responsibility of the applicant to pay for road sign installation through the Road Department as well changing all personal contact information they may have which utilizes DG Lane.

The proposed road name change is exempt from CEQA according to Section 15301(c), Existing Facilities, Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).

WILLIAMSON ACT:

The roadways involved are not subject to Williamson Act (Agricultural Preserve) contracts.

GENERAL PLAN CONSISTENCY STATEMENT:

The road name change proposal is consistent with Section 2.A.4 of the Madera County General Plan:

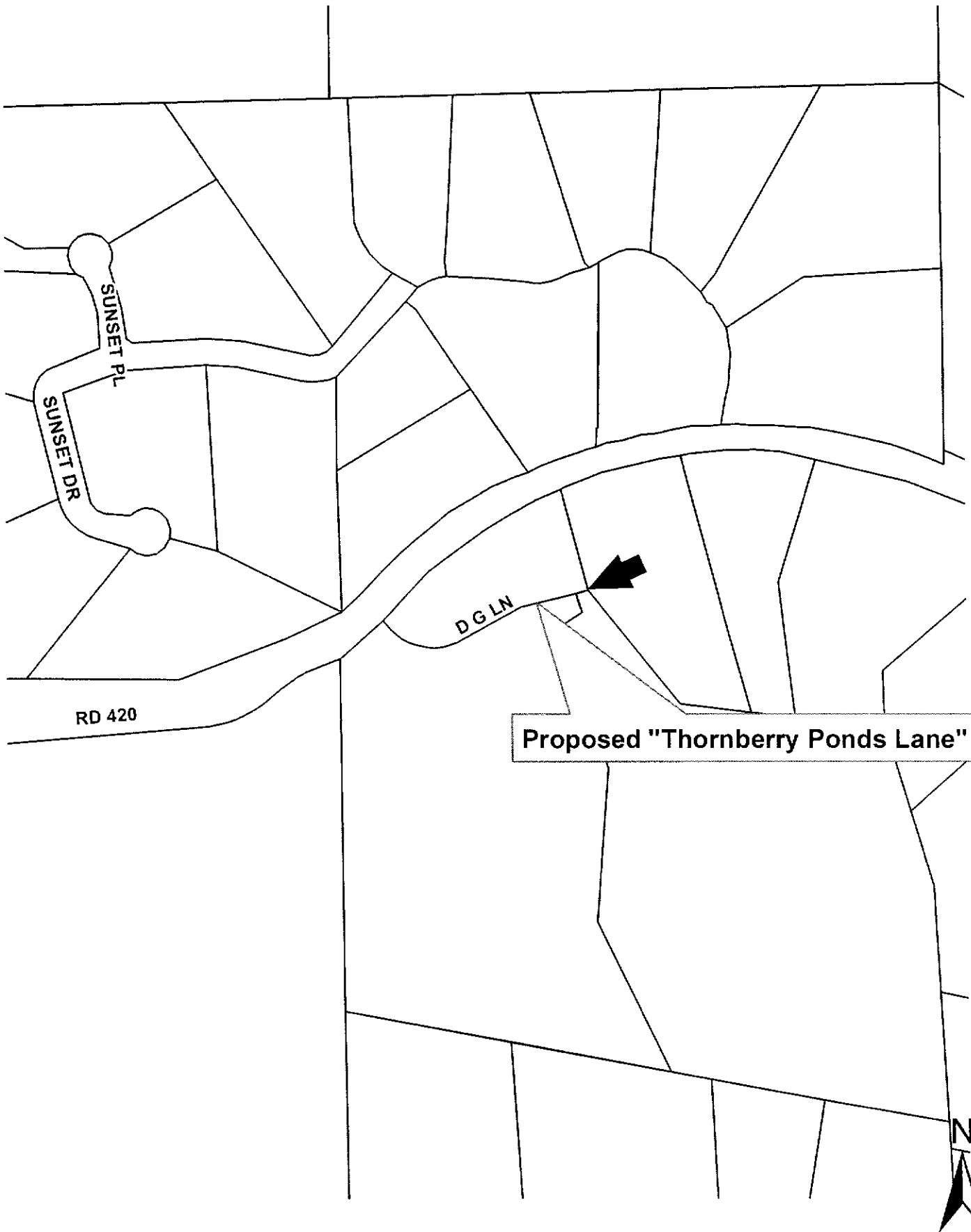
- The County shall ensure the installation of signals, signs, lighting, and other traffic safety and operation improvements necessary for the safe and efficient movement of all types of traffic.

RECOMMENDATION:

The analysis contained in this report supports approval of the road name change.

ATTACHMENTS:

1. Exhibit A, "Thornberry Ponds Lane" map
2. Exhibit B, Aerial Map
3. Exhibit C, Applicant correspondence



THORNBERRY PONDS LANE



AERIAL MAP

October 25, 2012

Timothy and Raylene "Joy" Claiborne
P.O. Box 1748
Oakhurst, CA 93644

Norman Allinder, Director
Madera County Planning Department
2037 W. Cleveland Avenue
Madera, CA 93637

Re: Requested Road Name Change

Dear Mr. Allinder,

In 2009 we acquired the property identified as assessor's parcel number 066-161-024 with the address of 50130 DG Lane, Coarsegold, California.

At the time of our purchase the property was accessed by a dirt drive that extended off of County Road 420 also known as Thornberry Road. The original parcel map required the dirt drive to be improved to a class 2 county road upon sale or transfer of the property. At the time of our purchase we did make the necessary improvements and created the new road which was named "DG Lane" on the parcel map recorded with the county in the 1970's.

It is our desire, and has been agreed to by neighboring parcel owners, to change the name to something we believe to be more descriptive and along historical lines of the area. There is no decomposed granite in the near vicinity; there are however 3 ponds and the area was originally known as "Thornberry". Therefore it is our desire to rename the road to "Thornberry Ponds Court". We are open to a different suffix if the County has other desires or requirements. Prior to our improving the road there was no street sign so the name of DG Lane has not been well established at this point.

We have submitted building plans and would like to change the name at this time in order to allow for a simple transition given DG Lane is not particularly established. We would like to be able to establish the new address before we complete our home and before the DG Lane name becomes established as a known road. The road is used to access our parcel and that of one adjoining parcel owner. I've included emails shared between us for your file.

We sincerely appreciate your consideration of our request and will look forward to your prompt response. We include herewith the processing fee of \$345.

Kind Regards,



Tim and Joy Claiborne

C: Tom Wheeler, Supervisor