



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

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR  
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 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

June 19, 2023

Building Inspection - Ukiah  
 Assessor

Air Quality Management  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** AP 2023-0022

**DATE FILED:** 5/31/2023

**OWNER:** MENDOCINO REDWOOD COMPANY LLC

**APPLICANT:** CALIFORNIA RURAL SERVICE AREA #1, INC.

**AGENT:** GARA FLUITT FAULK AND FOSTER

**REQUEST:** Administrative Permit to modify an existing telecommunication site by removing two (2) radios and replacing with two (2) IP-20c radios at a height of 111-feet.

**LOCATION:** 6± miles north of Westport town center, lying on the east side of State Route (SR) 1, and 1± miles southeast of its intersection with Rockport Street (429A), accessed by an unnamed private road, located at 45151 NO HWY 1; APN: 013-460-19.

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** STEVEN SWITZER

**RESPONSE DUE DATE:** July 3, 2023

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

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

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

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**APN/S:** 013-460-19

**PARCEL SIZE:** 726±

**GENERAL PLAN:** Forest Lands (FL)

**ZONING:** Timberland Production Zoning (TPZ)

**EXISTING USES:** Agricultural

**DISTRICT:** 4 (Gjerde)

**RELATED CASES:** AP\_2017-0020 –antenna modifications & U\_2003-0030 renewal, AP\_2016-0033 –antenna modifications, U\_2003-0030 –expand non-conforming telecommunication tower

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|               | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u>             | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------------------|---------------------------|----------------------|
| <b>NORTH:</b> | Forest Lands (FL)            | Timberland Production Zoning (TPZ) | 131± to 610± Acres        | Agricultural         |
| <b>EAST:</b>  | Forest Lands (FL)            | Timberland Production Zoning (TPZ) | 887± Acres                | Agricultural         |
| <b>SOUTH:</b> | Forest Lands (FL)            | Timberland Production Zoning (TPZ) | 1,015± Acres              | Agricultural         |
| <b>WEST:</b>  | Forest Lands (FL)            | Timberland Production Zoning (TPZ) | 83± to 385± Acres         | Agricultural         |

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Assessor’s Office
- Building Division (Ukiah)

**TRIBAL**

- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

**ADDITIONAL INFORMATION:**

AP\_2017-0020 renewed U\_2003-0030 for a period of 10 years, and shall expire on July 17, 2027

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*Westport MAC*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*HIGH*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*SRA (State Responsibility Area)*

**4. FARMLAND CLASSIFICATION:**

GIS

*Grazing Land (G)*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*Critical Water Resources Bedrock*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Western Soil Classification 223*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*NO*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS

*YES*

**11. WETLANDS CLASSIFICATION:**

GIS

*Riverine*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*NO*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*NO*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*NO*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*YES*

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

*NO*

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*NO*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

**22. OAK WOODLAND AREA:**

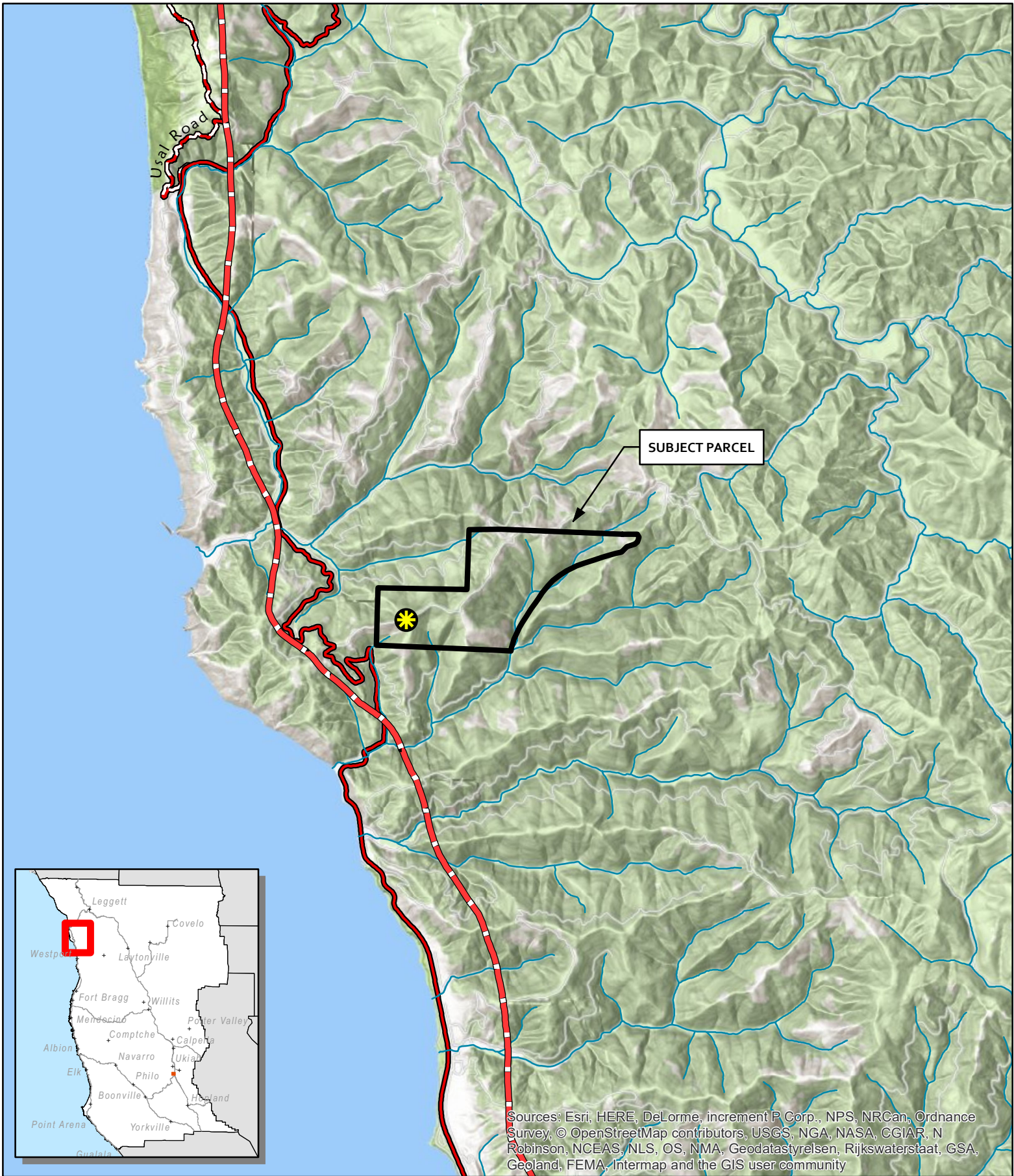
USDA

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*








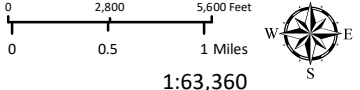
SUBJECT PARCEL



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**OWNER: Mendocino Redwood Company**  
**APN: 013-460-19**  
**APLCT: California Rura Service Area #1**  
**AGENT: Faulk & Foster**  
**ADDRESS: 45151 HWY 1, Westport**

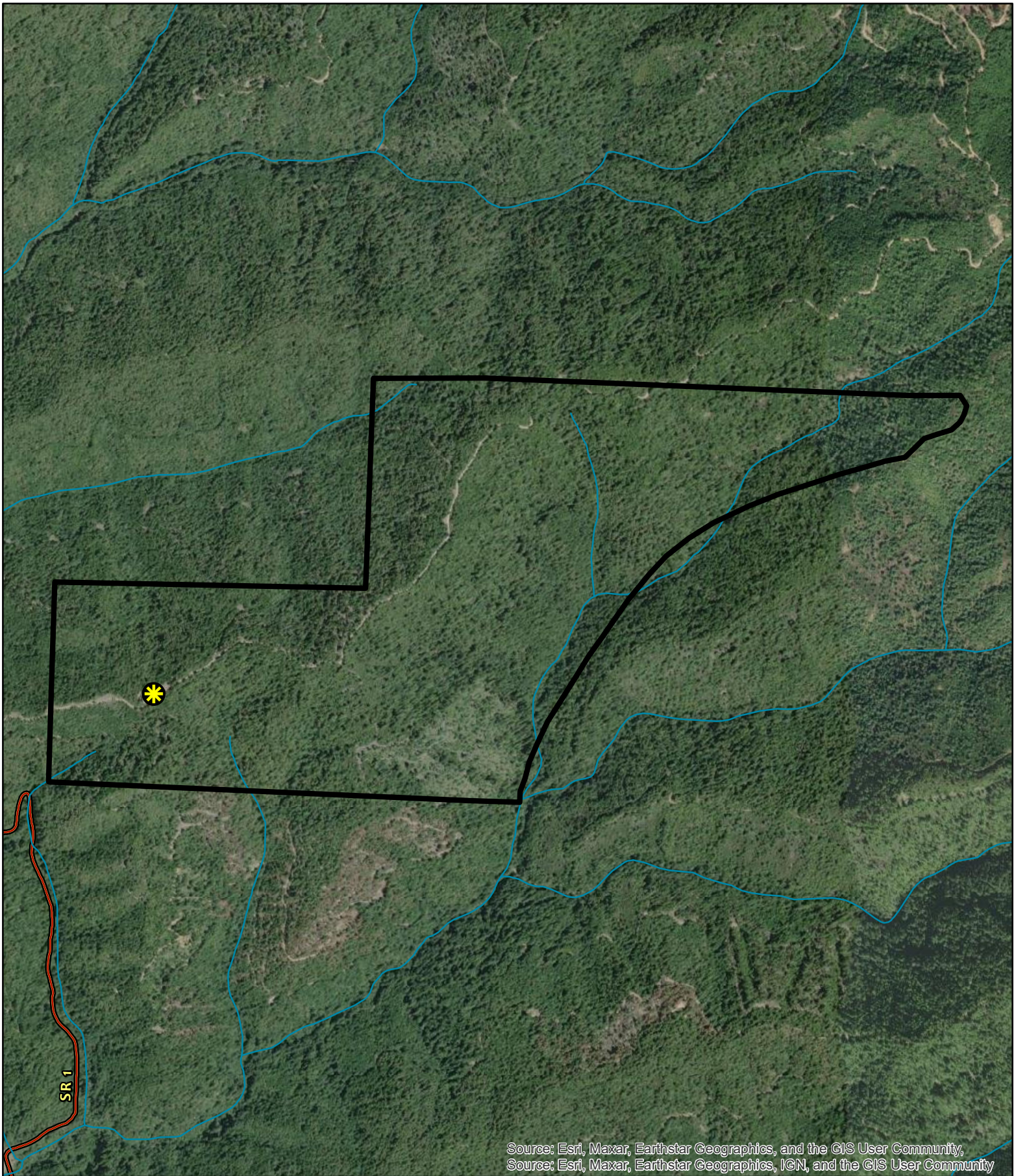
-  Approved Wireless Sites
-  Highways
-  Coastal Zone Boundary
-  Major Roads
-  Hydrology



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LOCATION

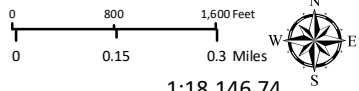
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,  
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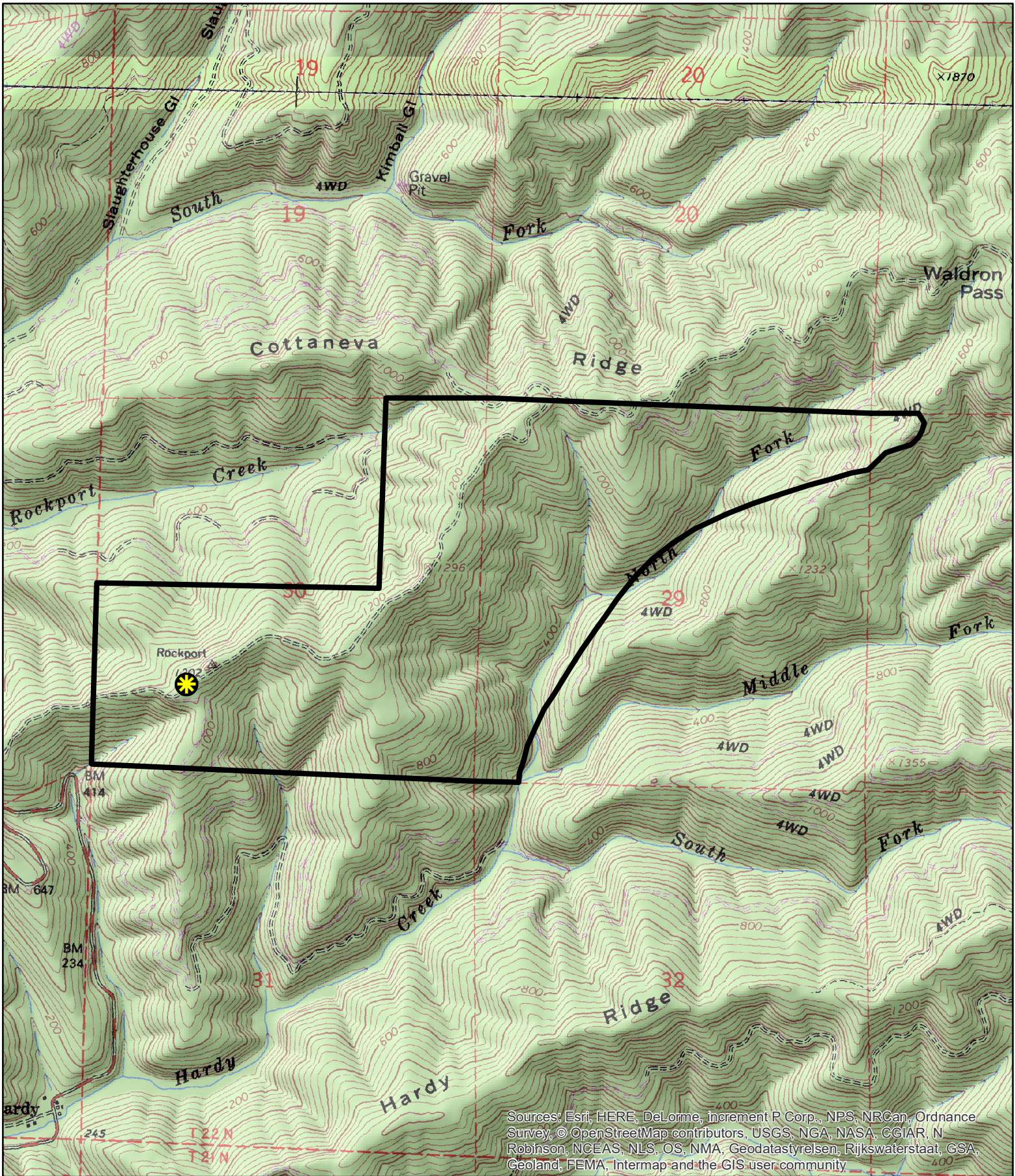
- Hydrology
- Highways (2017)
- Public Roads
- Approved Wireless Sites




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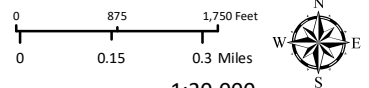
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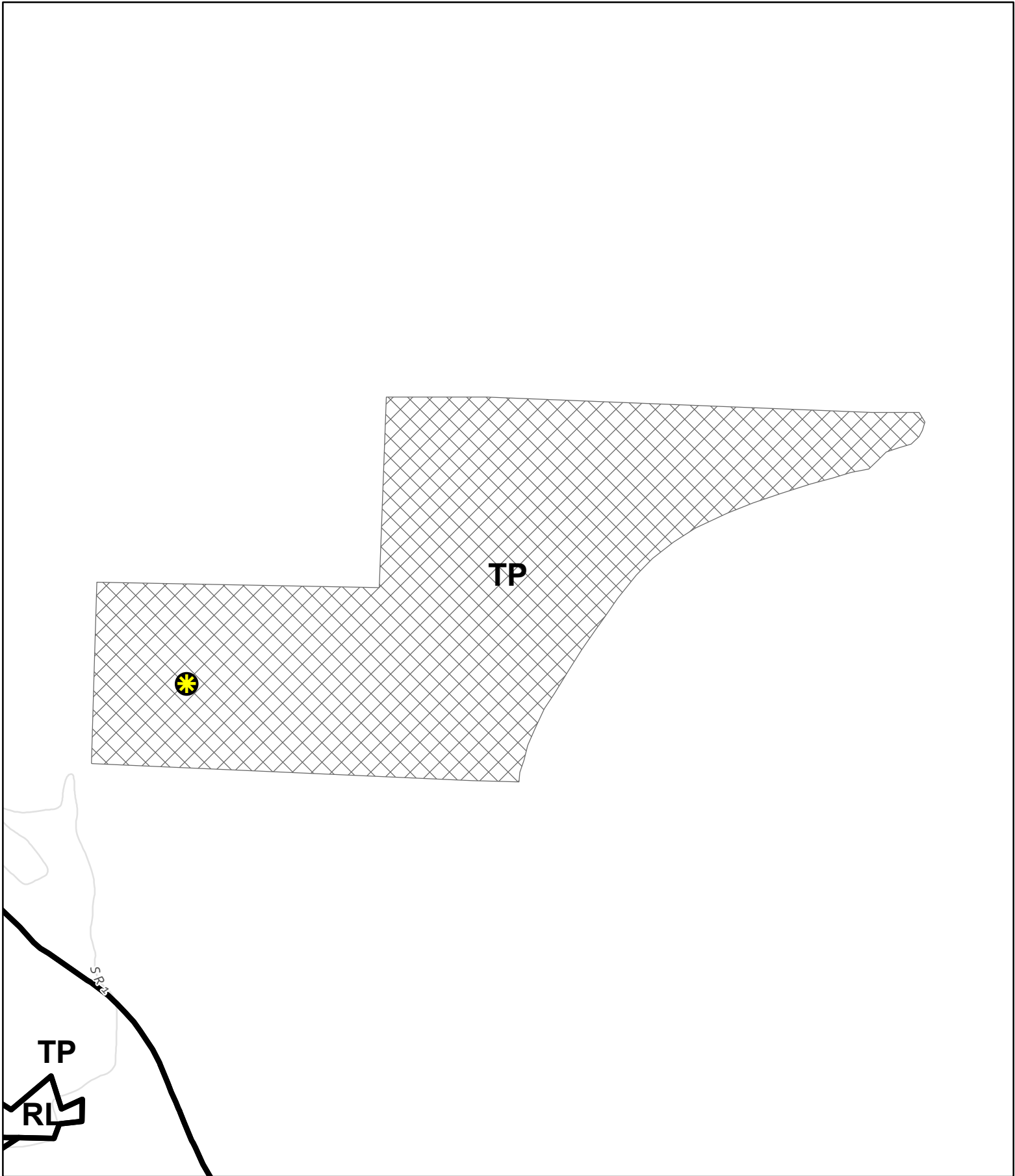
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 Approved Wireless Sites






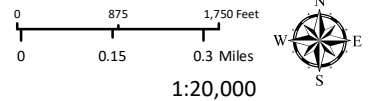
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**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

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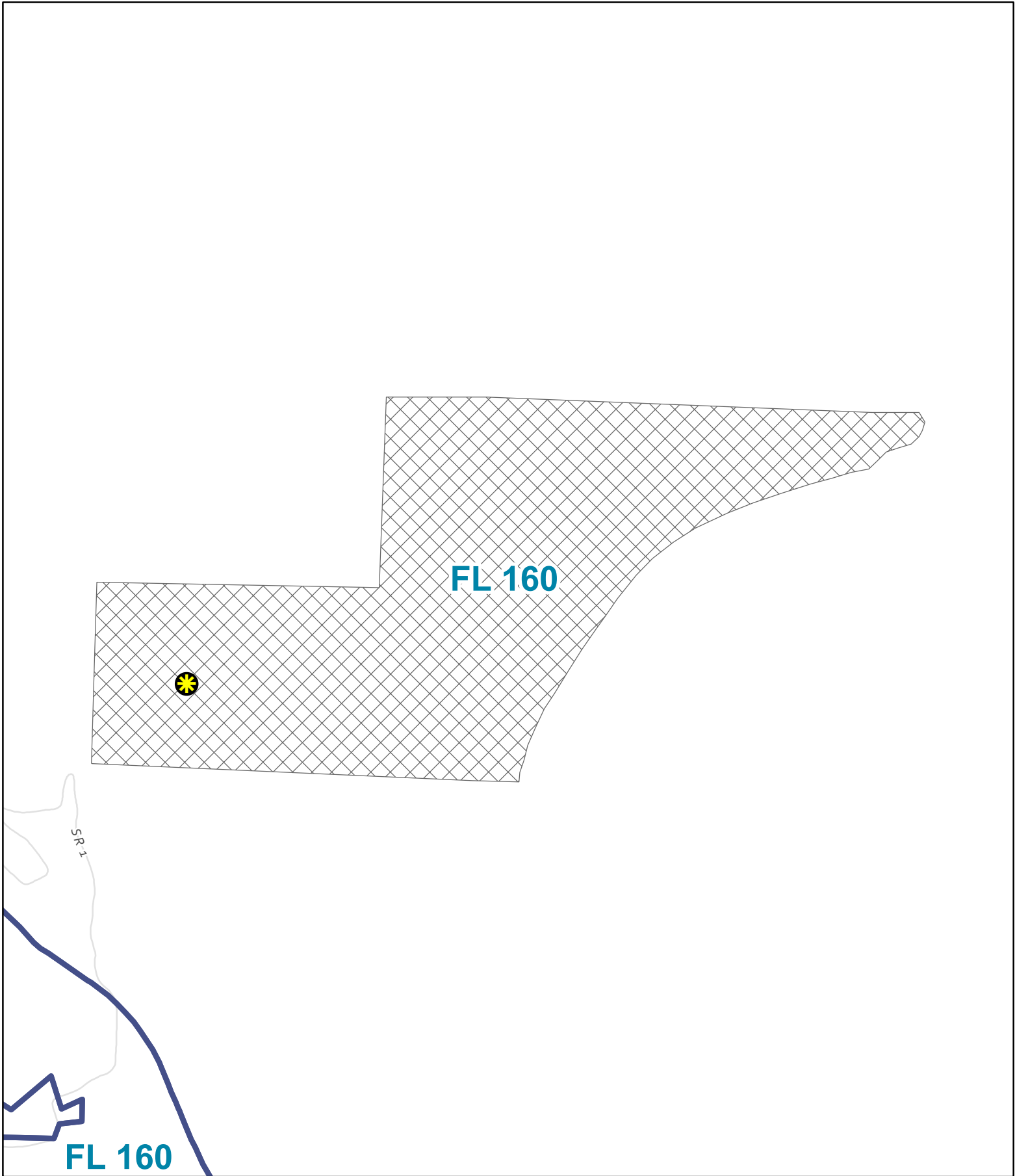
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-  Approved Wireless Sites
-  Zoning Districts
-  Public Roads





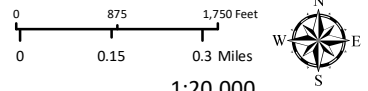
**ZONING**

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 Public Roads

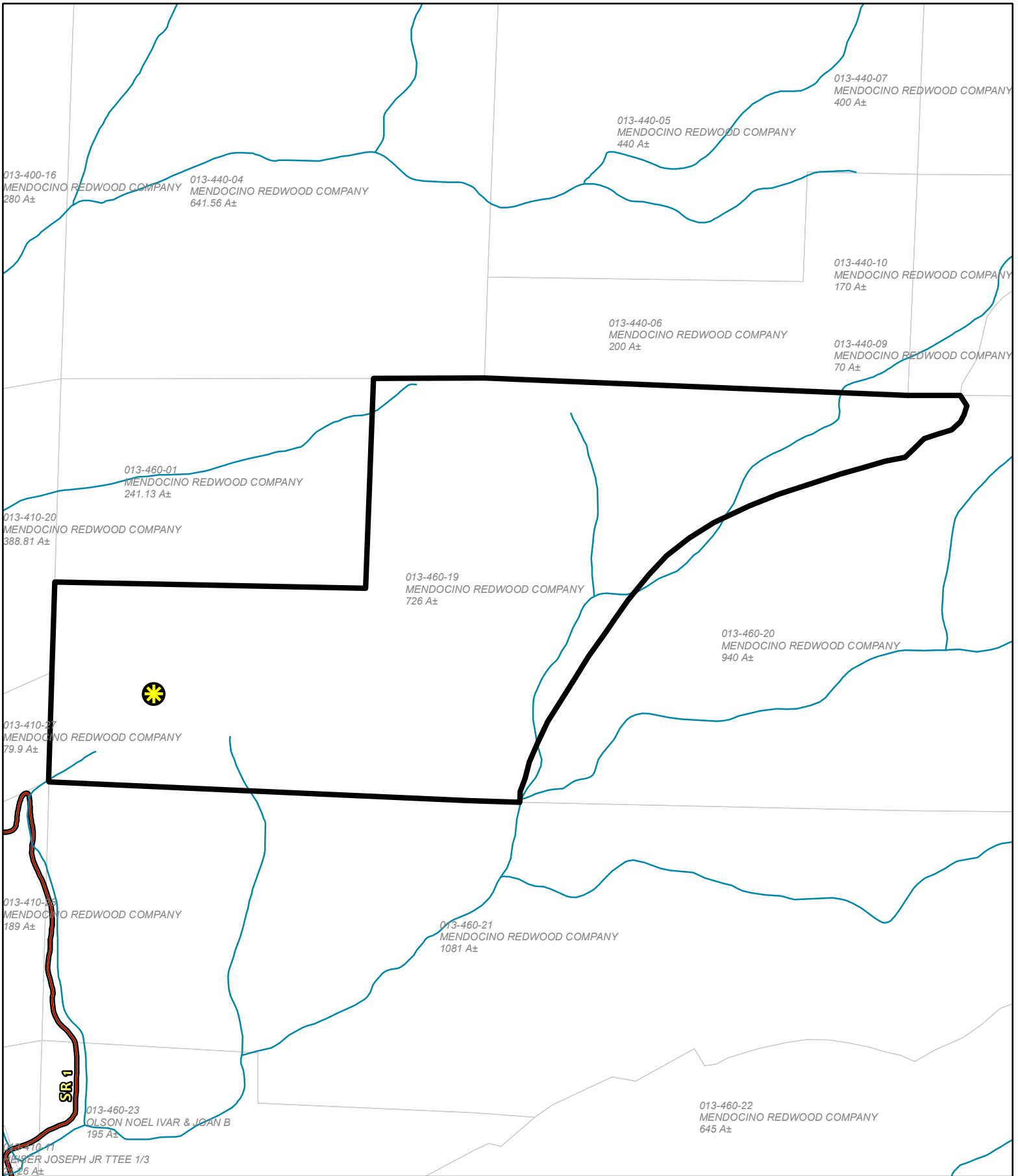


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GENERAL PLAN

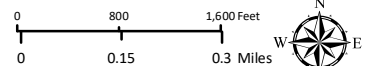
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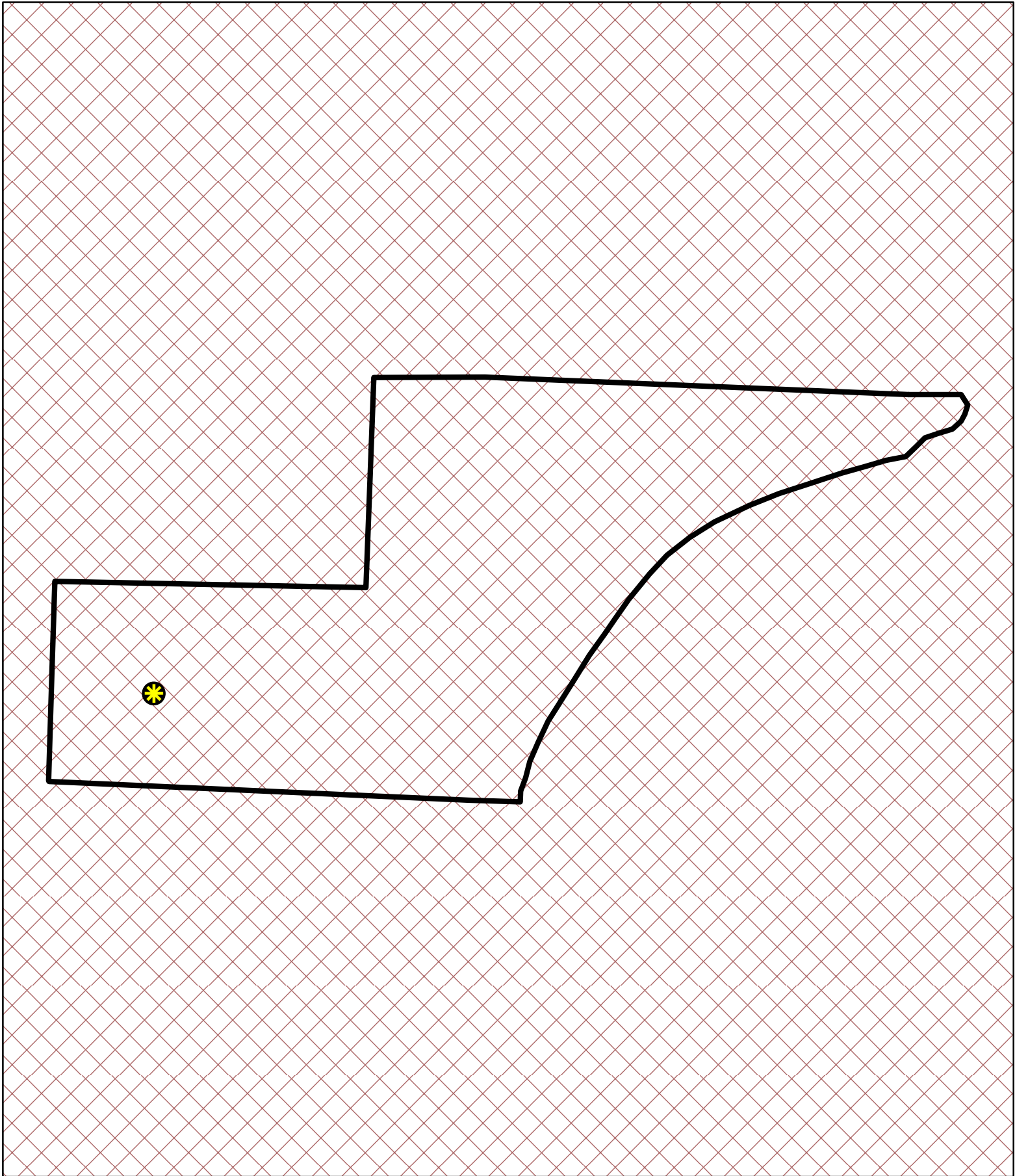
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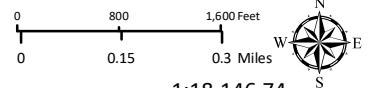
**ADJACENT PARCELS**

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-  Approved Wireless Sites
-  High Fire Hazard




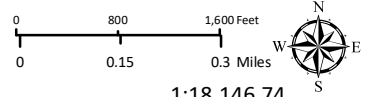
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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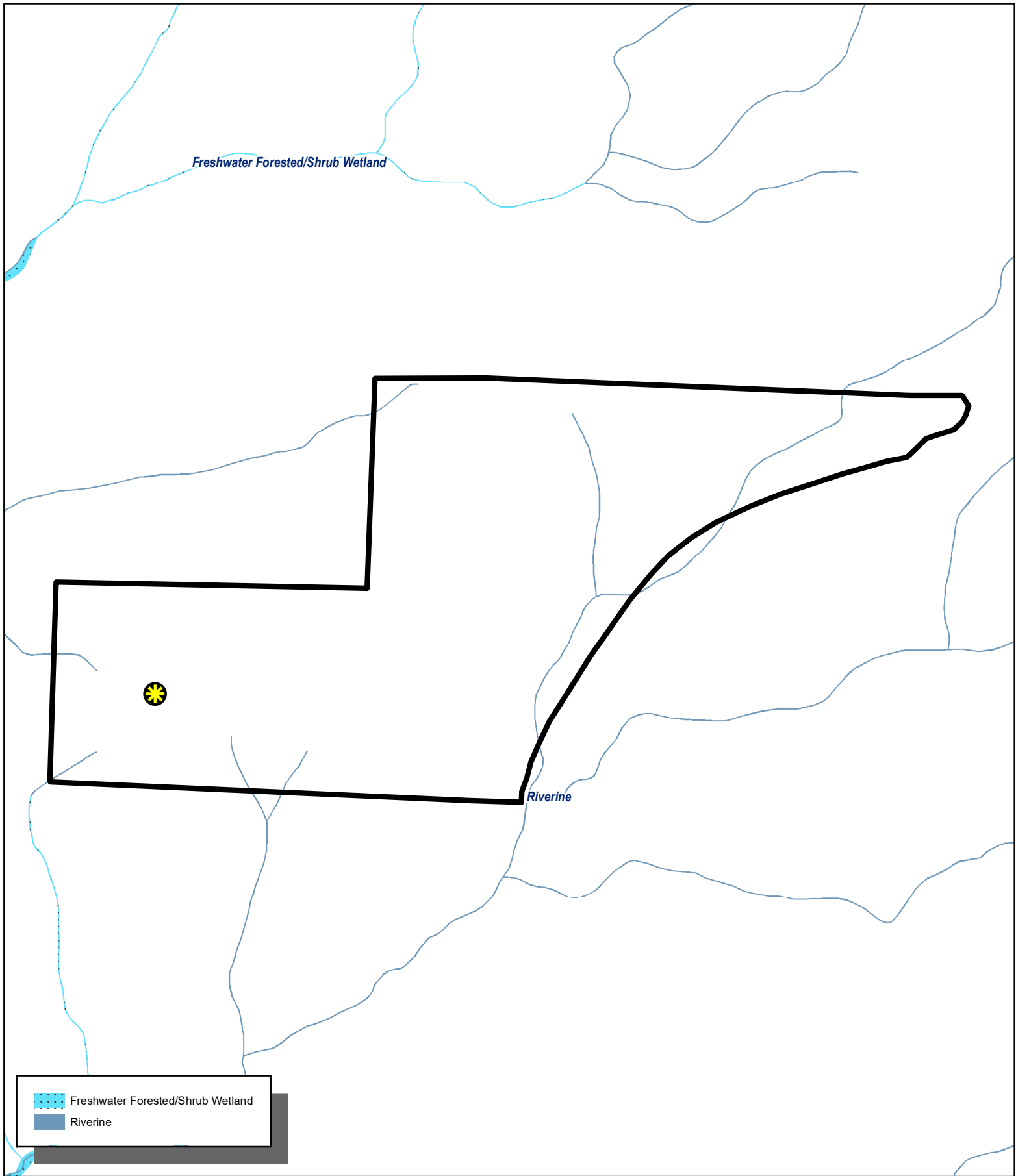
 Approved Wireless Sites





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WILDLAND-URBAN INTERFACE

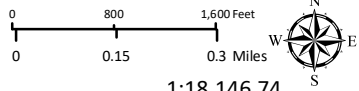
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|  |                                   |
|--|-----------------------------------|
|  | Freshwater Forested/Shrub Wetland |
|  | Riverine                          |

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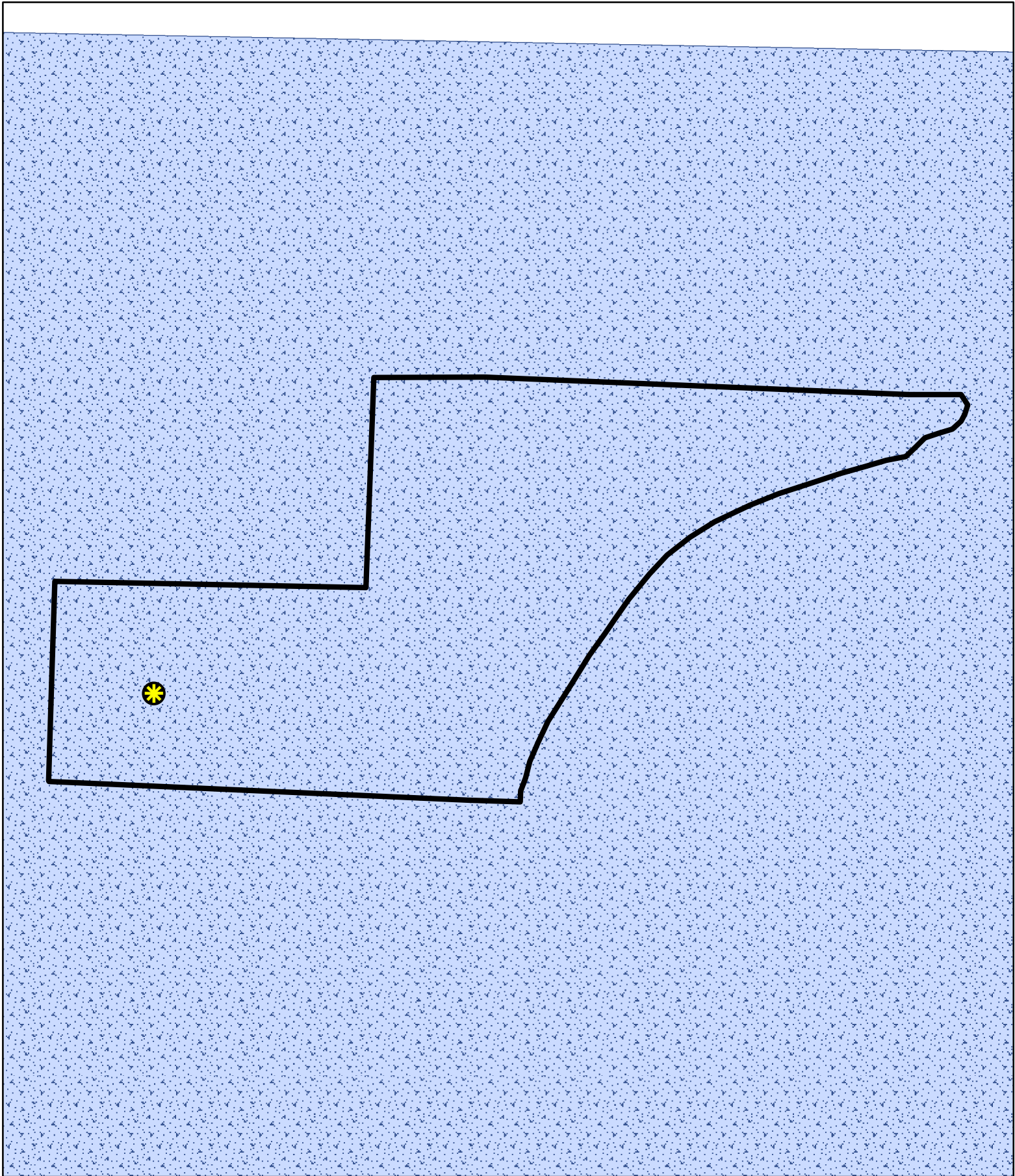
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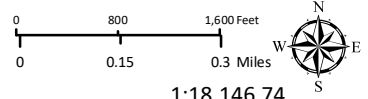
**WETLANDS**

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-  Approved Wireless Sites
-  Critical Water Resources Bedrock



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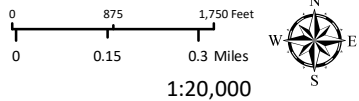
## COASTAL GROUND WATER RESOURCES

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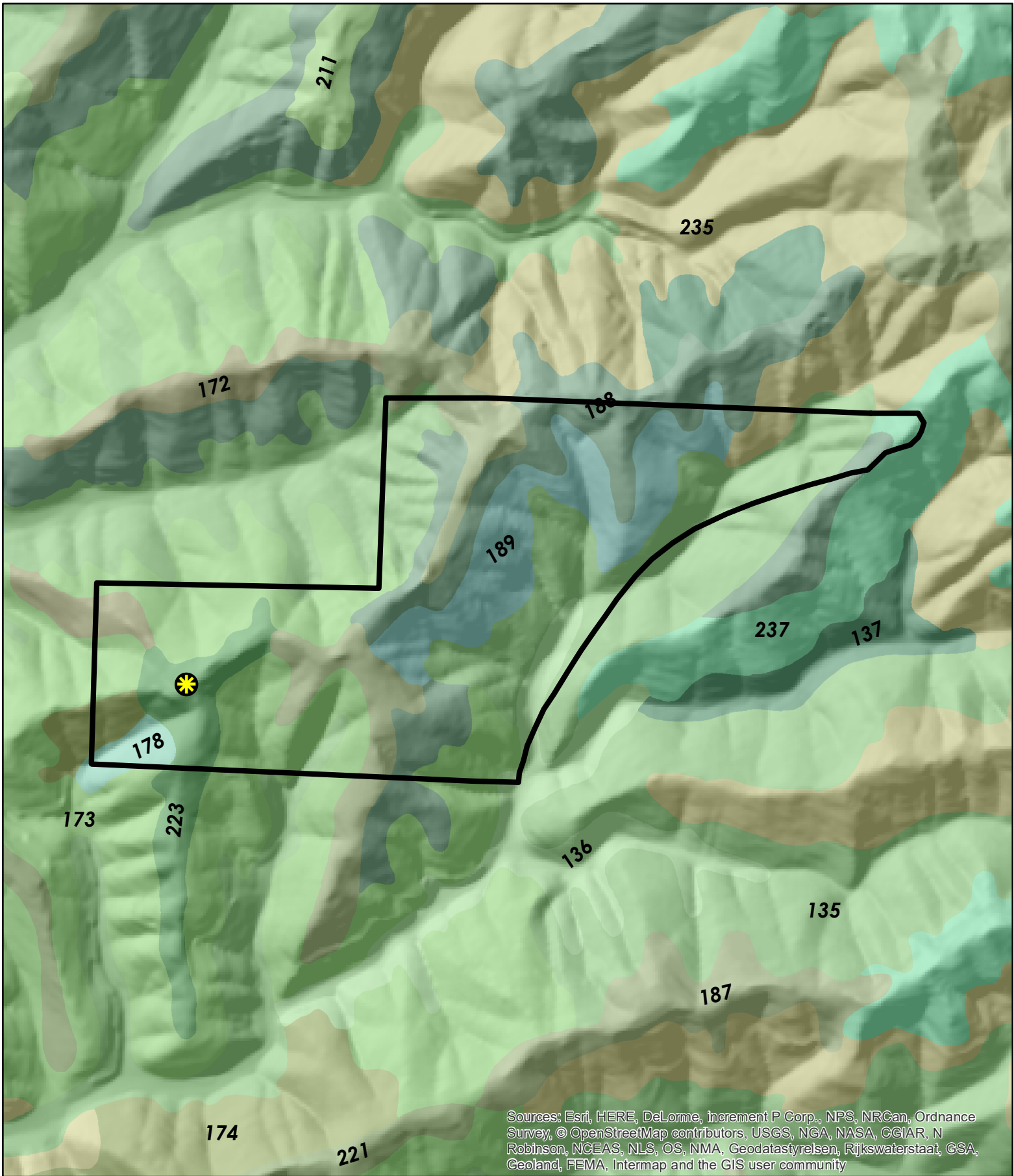
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ESTIMATED SLOPE

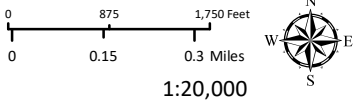
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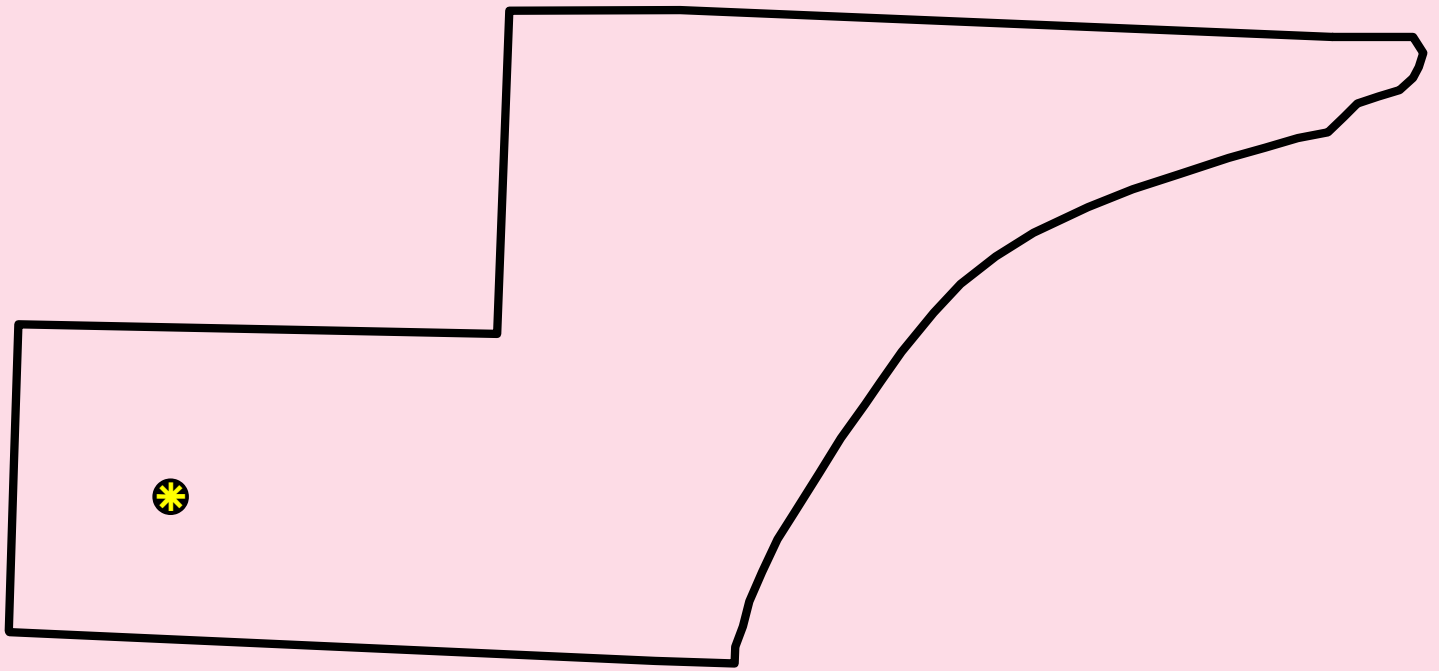
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 Approved Wireless Sites



**WESTERN SOIL CLASSIFICATIONS**

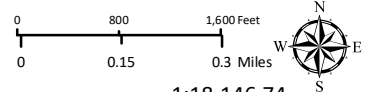
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 Grazing Land (G)

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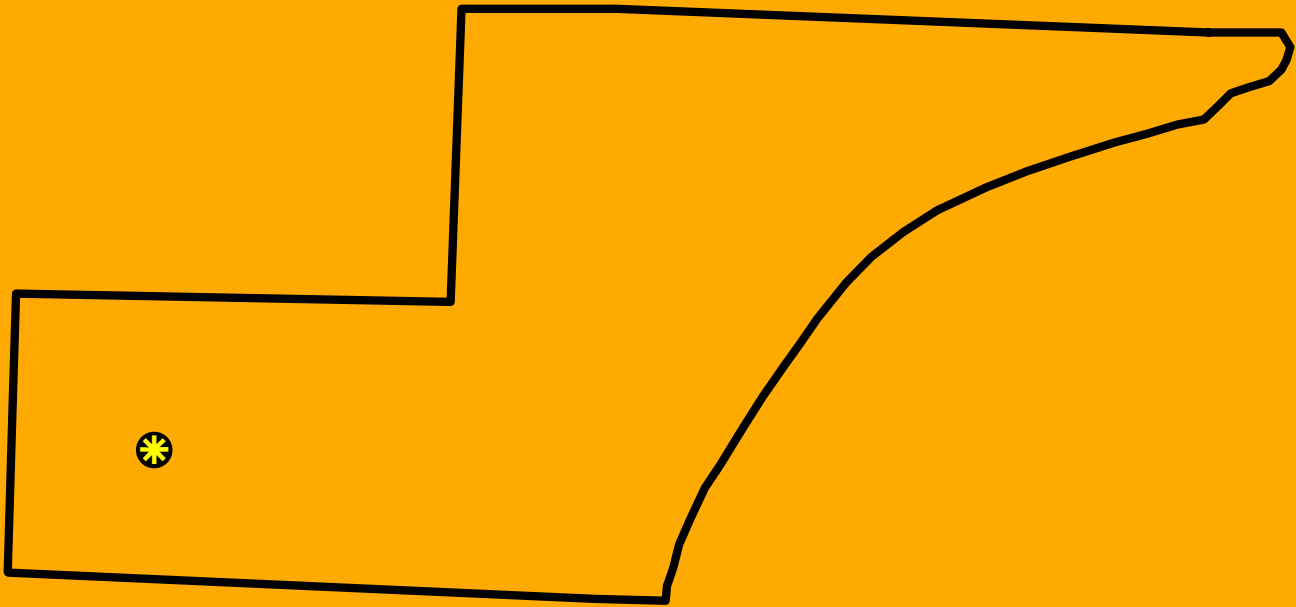


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IMPORTANT FARMLANDS



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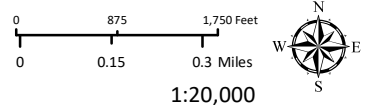




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 Approved Wireless Sites  
 Westport MAC



WESTPORT MUNICIPAL ADVISORY COUNCIL

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