



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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FAX: 707-463-5709
FB PHONE: 707-964-5379
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 20, 2023

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Agriculture Commissioner

Air Quality Management
Department of Forestry/ CalFire
-Land Use
-Resource Management
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Rural Fire District

CASE#: UR_2023-0008

DATE FILED: 10/30/2023

OWNER: MCGUIRE FAMILY TRUST

APPLICANT: CALIFORNIA RURAL SERVICE AREA #1

AGENT: FAULK & FOSTER (TRACEY MALONE)

REQUEST: Renewal of Use Permit Modification UM 22-99/2010 to allow an existing cellular antenna facility to remain. The renewal would be granted for a ten-year period.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3± miles northeast of the City of Fort Bragg, lying on the east side of Bald Hill Road (CR 421A), 1.95± miles northeast of its intersection with Pudding Creek Road (CR 421); located at 21929 Bald Hill Rd., Fort Bragg; APN: 069-270-14. Towers at this location are addressed separately.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: January 03, 2024

PROJECT INFORMATION CAN BE FOUND AT:

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. 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

CASE: UR_2023-0008

OWNER: MCGUIRE THOMAS PAUL TTEE 2.57% AND [OWNER2NAME] AND [OWNER3 NAME]

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APN/S: 069-270-14

PARCEL SIZE: 314± Acres

GENERAL PLAN: Range Lands (RL160)

ZONING: Rangeland (RL160)

EXISTING USES: Residential, Wireless Facilities

DISTRICT: 4 (Gjerde)

RELATED CASES: U 22-99 (Install four (4) fifteen (15) foot antennas and four (4) in GPS antenna); UM 22-99/2007 (colocation – install six-foot diameter microwave dish); UM 22/99-2009 (Install nine (9) panel antennas to replace three (3) omni-whip antennas); UM 22-99/2010 (install six (6) panel antennas); AP 2015-0026 (Install one (1) six-foot diameter microwave dish); AP 2019-0084 (Add two (2) new antennas and a 4 foot by 4 foot cabinet to hold support equipment); AP_2021-0015 (Remove/Replace RRU & Antenna), AP_2022-0049 (modifications)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Range Lands (RL)	Rangeland (RL)	78.8± to 160± Acres	Agricultural, Residential
EAST:	Forest Lands (FL)	Timberland Production Zoning (TPZ)	44± Acres	Agricultural
SOUTH:	Range Lands (RL), Forest Lands (FL)	Rangeland (RL), Timberland Production Zoning (TPZ)	81.8± to 88± Acres	Agricultural
WEST:	Rural Residential	Rural Residential (RR2 & RR5)	0.8± to 11.02± Acres	Agricultural, Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Assessor’s Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)

- Environmental Health (EH)
- Fort Bragg Rural Fire District

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: STEVEN SWITZER

DATE: 12/18/2023

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
FORT BRAGG RURAL FPD

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 No. 173

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
YES

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
N/A

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 (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

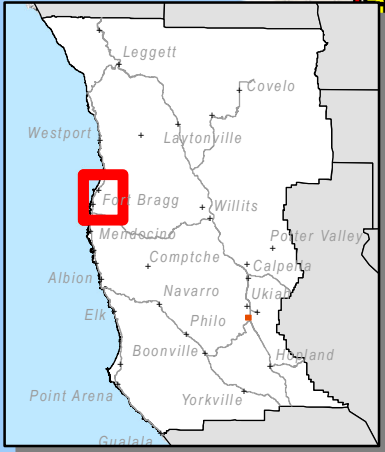
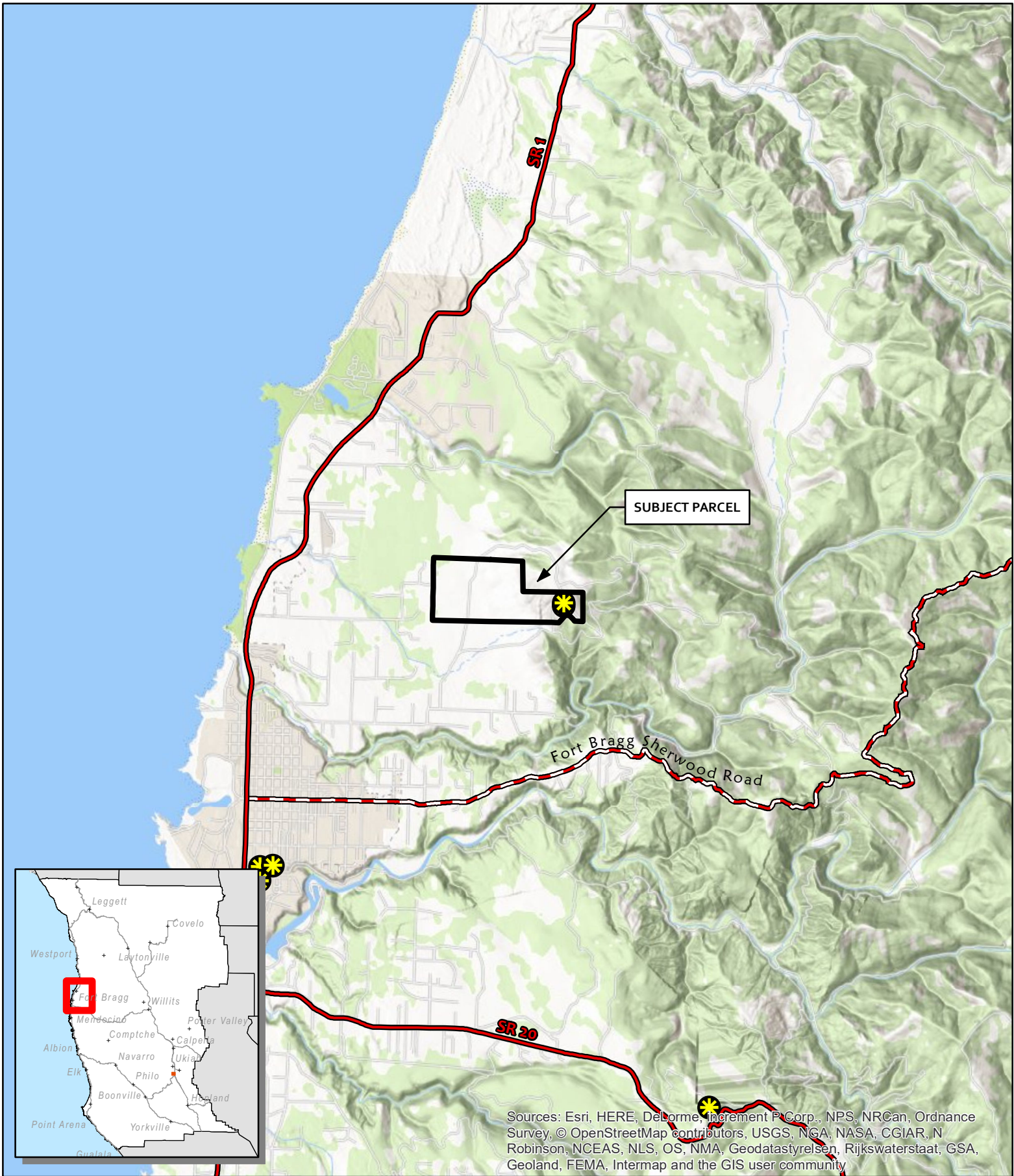
Policy
NO

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

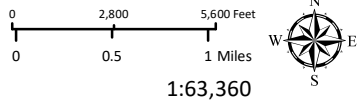
Sec. 20.512
NO



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CASE: UR 2023-0008
OWNER: McGuire Family Trust
APN: 069-270-14
APLCT: California Rural Service
AGENT: Faulk & Foster
ADDRESS: 22501 Bald Hill Rd

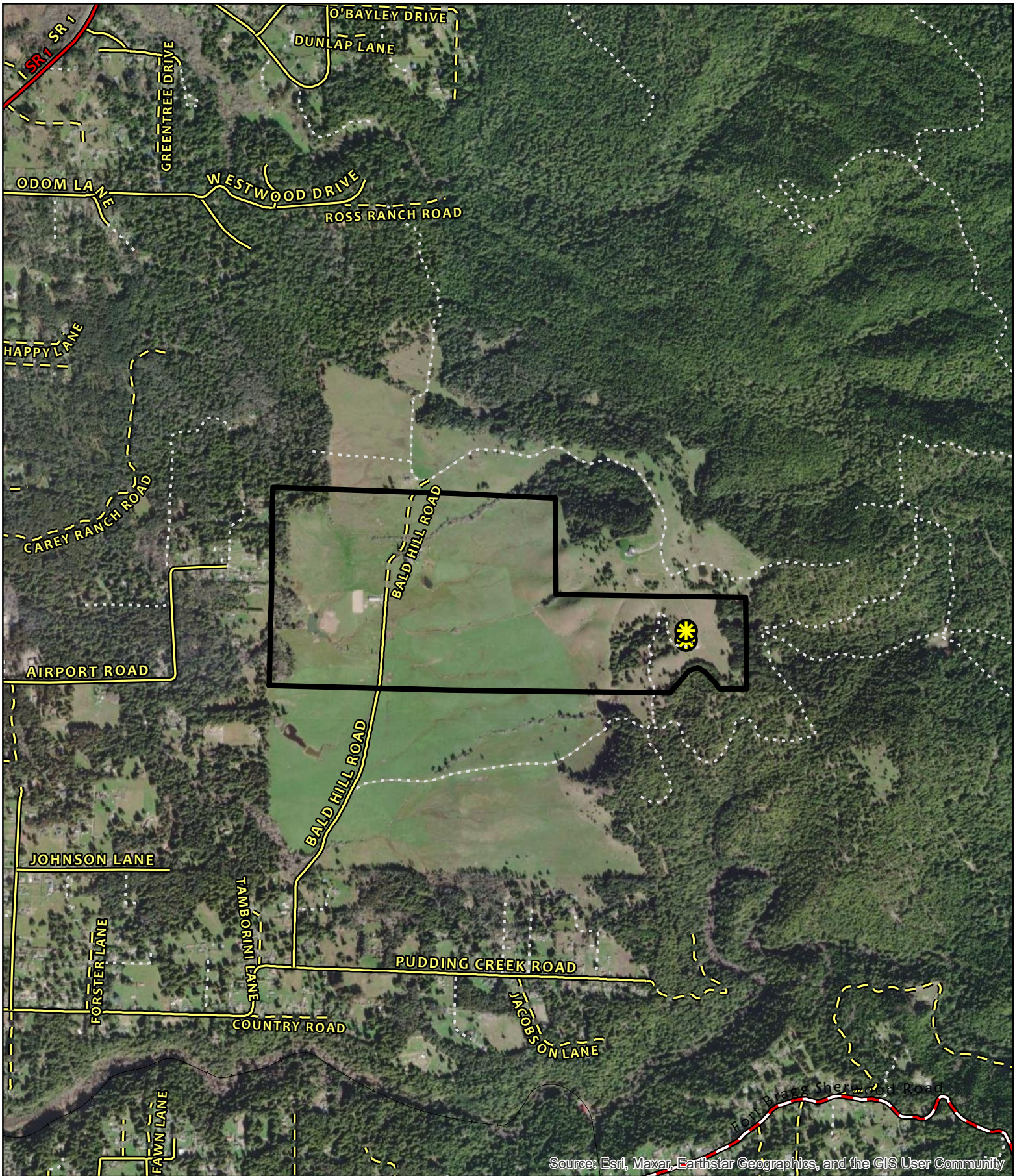
-  Highways
-  Major Roads
-  Approved Wireless Sites



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LOCATION

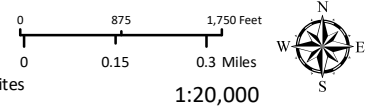
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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- Highways
- Public Roads
- Railroads
- Major Roads
- Private Roads
- Approved Wireless Sites
- Highways (2017)
- Driveways/Unnamed Roads



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AERIAL IMAGERY


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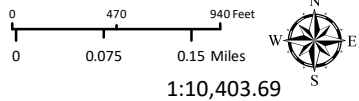


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-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

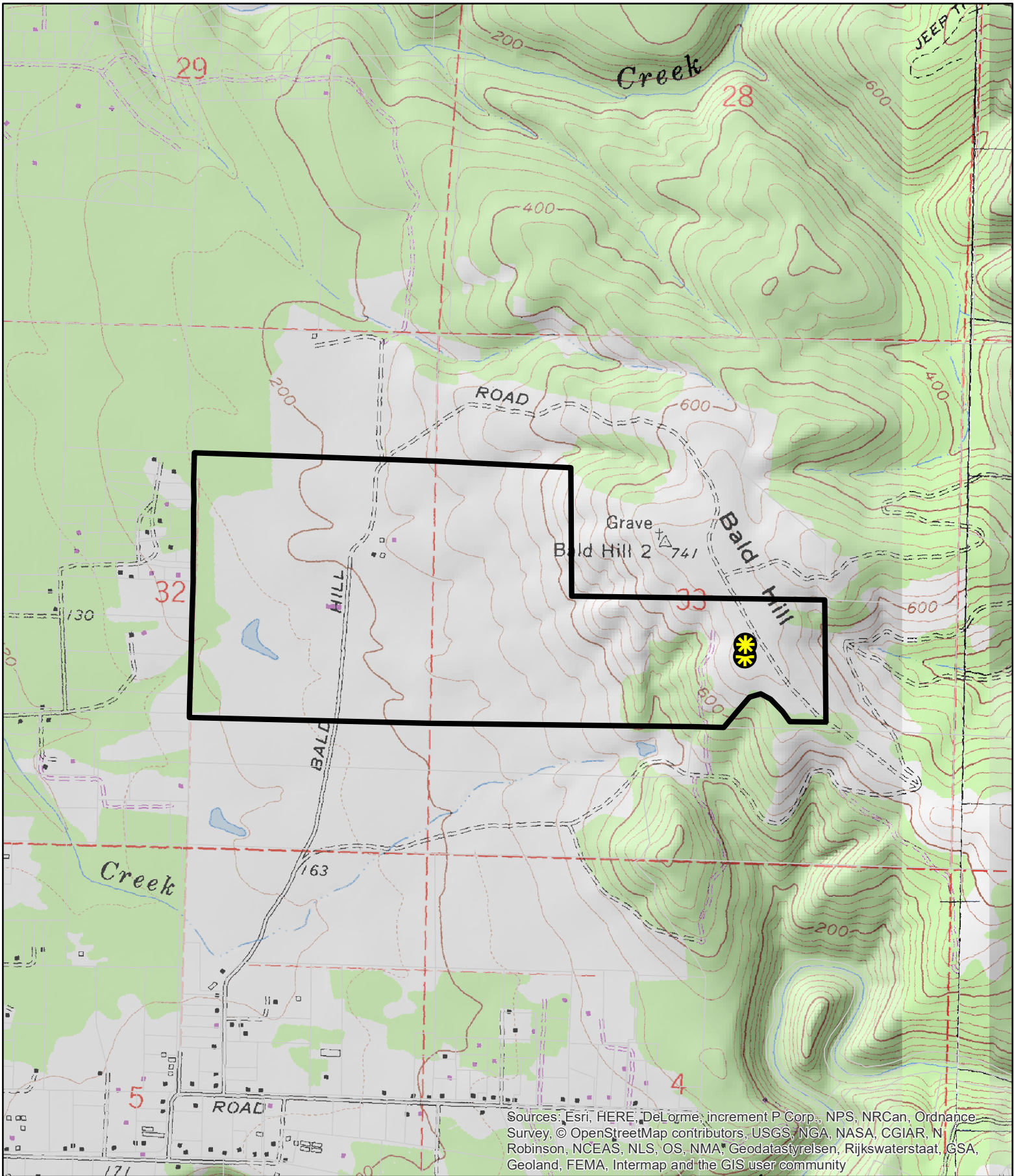
 Approved Wireless Sites



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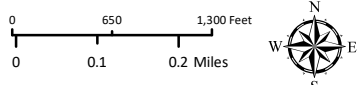
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 Assessors Parcels
 Approved Wireless Sites



1:15,000
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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BIRD'S EYE AERIAL OVERVIEW



SITE OVERVIEW



COMPOUND SIGNAGE

NOTES:
NO SURVEY AVAILABLE



SITE PLAN
SCALE: N.T.S



PLANS PREPARED FOR:

 8410 W BRYN MAWR SUITE 700
 CHICAGO, IL 60631
 (773) 399-8900

PROJECT INFORMATION:
568352
FT. BRAGG
 22501 BALD HILL ROAD
 FORT BRAGG, CA 95437
 (MENDOCINO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:

 February 8, 2023

6	02-08-23	CONSTRUCTION
5	08-26-22	PRELIMINARY
4	05-20-21	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: R5R | CHECKED BY: G5K

SHEET TITLE:
SITE PLAN

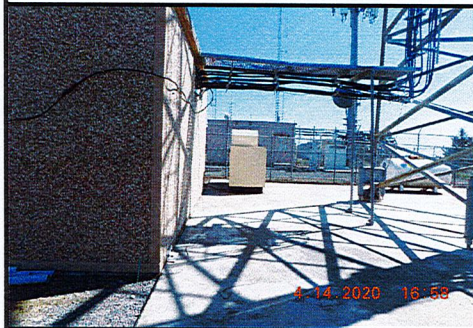
SHEET NUMBER: **C-1** | REVISION: **6**
 TEP#: 21700,736156



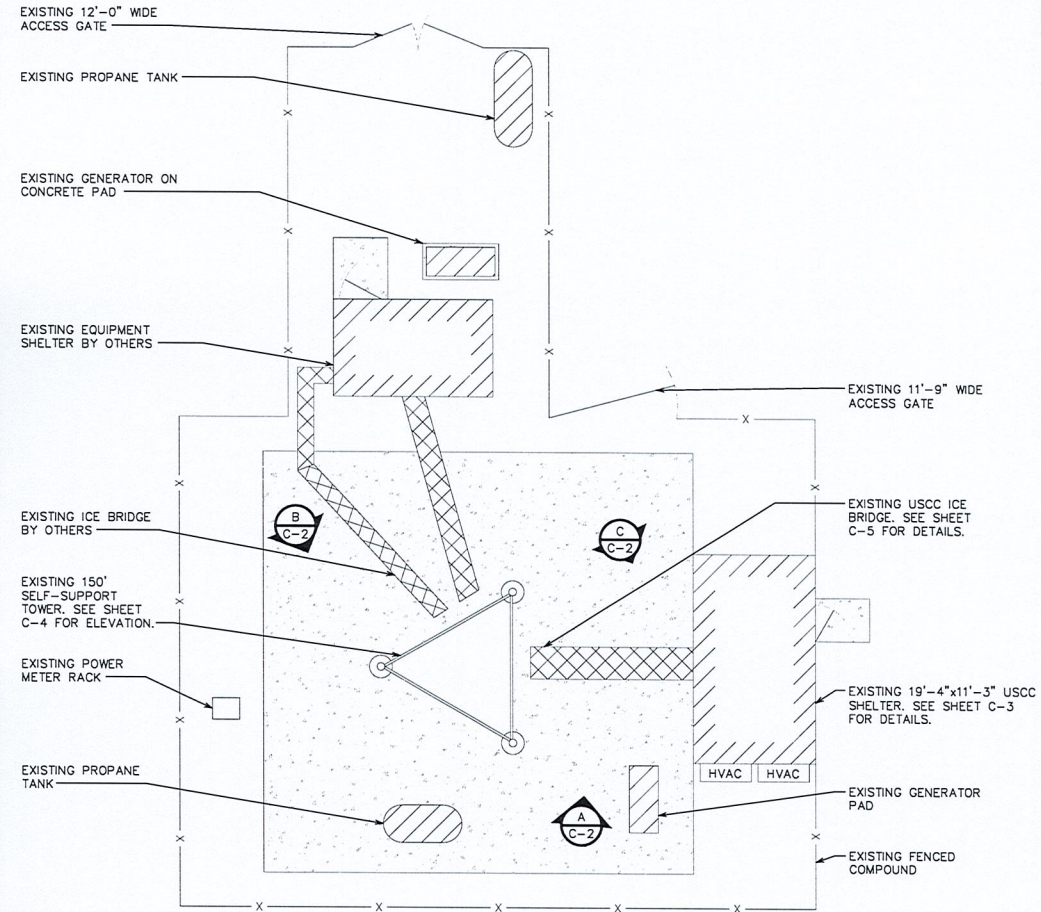
COMPOUND VIEW "A"



COMPOUND VIEW "B"

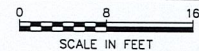


COMPOUND VIEW "C"



COMPOUND DETAIL

SCALE: 3/32" = 1'-0"




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REV	DATE	ISSUED FOR:

DRAWN BY: RSR CHECKED BY: GSK

SHEET TITLE:
**COMPOUND
 DETAILS**

SHEET NUMBER: C-2	REVISION: 6
TEP #: 21708.736156	



APN: 069-270-14-00 Situs Address: 22501 BALD HILL RD FORT BRAGG CA 95437-8177 APN Map: [View](#)

General Information

APN:	069-270-14-00	Use Type:	AGRICULTURAL
Situs Address:	22501 BALD HILL RD FORT BRAGG CA 95437-8177	Tax Rate Area:	076-041
Mailing Address:	22501 BALD HILL RD FORT BRAGG CA 95437		
Legal Description:			

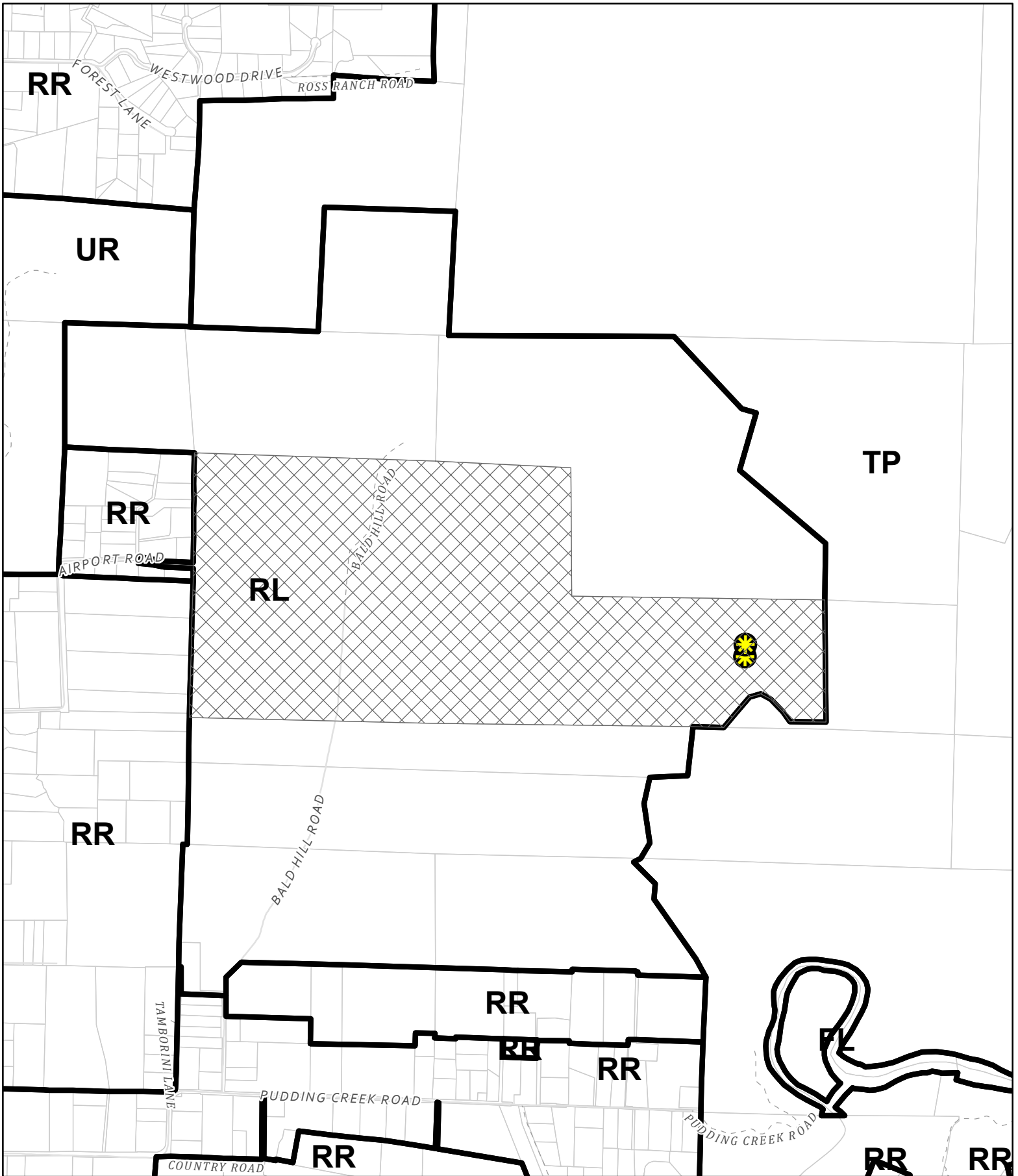
Assessment

Year Assd:	2014
Land:	\$89,194
Structure(s):	\$128,231
Other:	\$7,930
Total Land and Improv:	\$225,355
HO Exempt?:	Y
Exemption Amt:	\$7,000






Recent Sale History

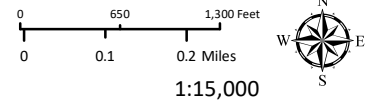
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Document #:	08142
Transfer Amount:	





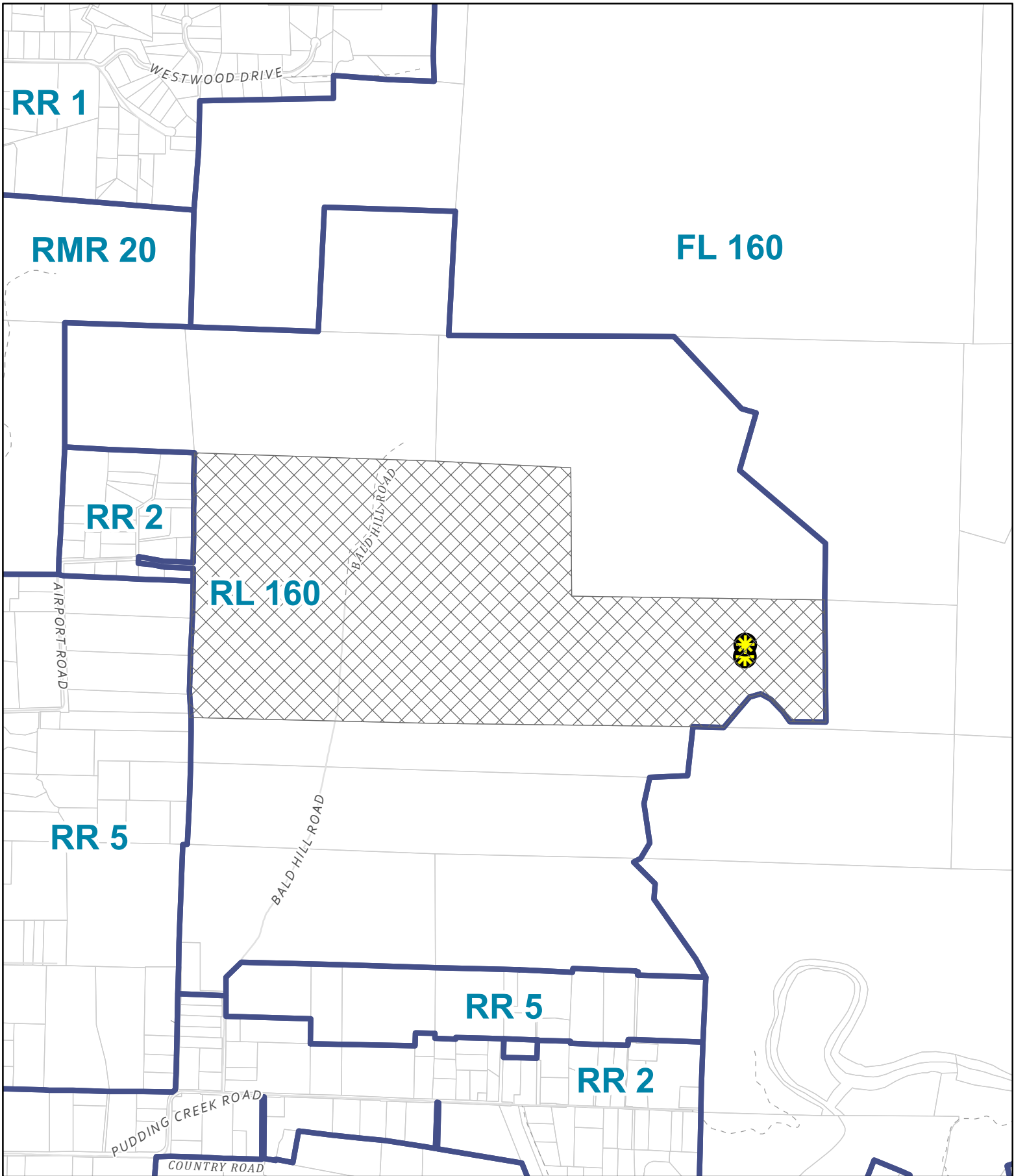
CASE: UR 2023-0008
OWNER: McGuire Family Trust
APN: 069-270-14
APLCT: California Rural Service
AGENT: Faulk & Foster
ADDRESS: 22501 Bald Hill Rd

-  Zoning Districts
-  Assessors Parcels
-  Public Roads
-  Private Roads
-  Approved Wireless Sites






ZONING

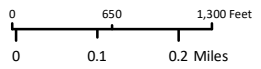
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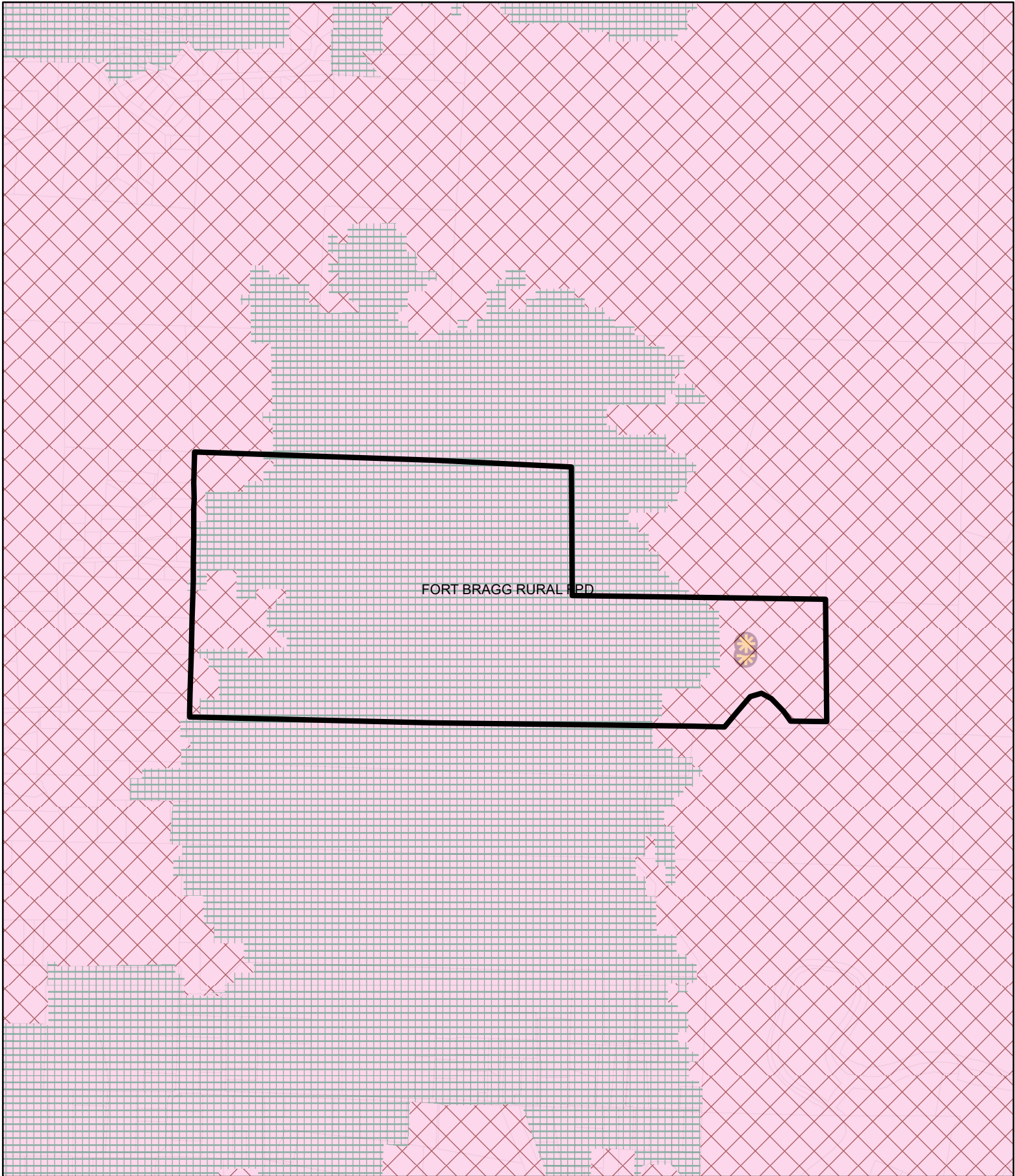
 Approved Wireless Sites



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GENERAL PLAN






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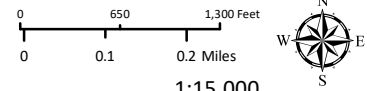


FORT BRAGG RURAL PD



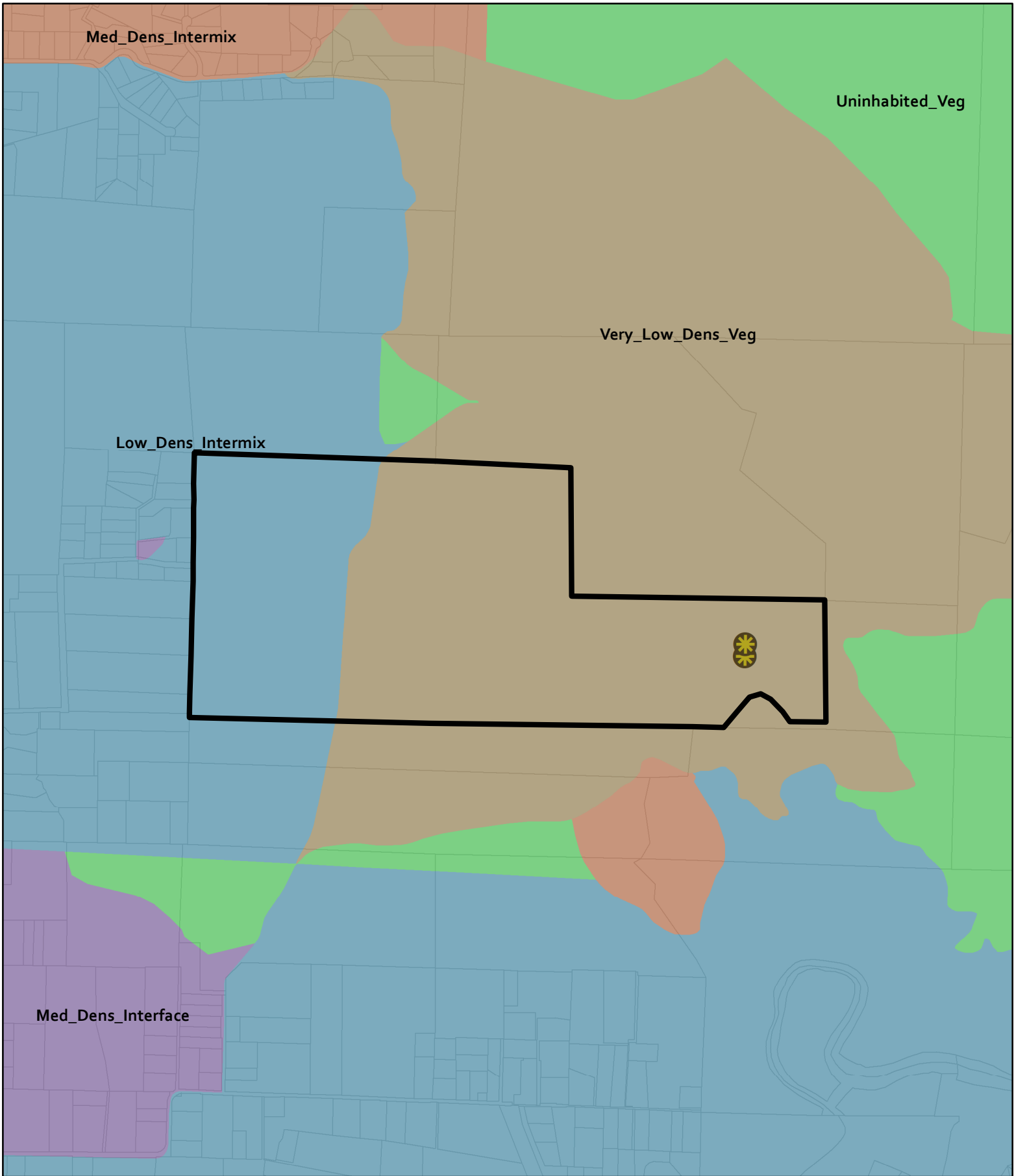
CASE: UR 2023-0008
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels
-  Approved Wireless Sites





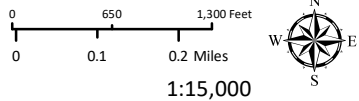
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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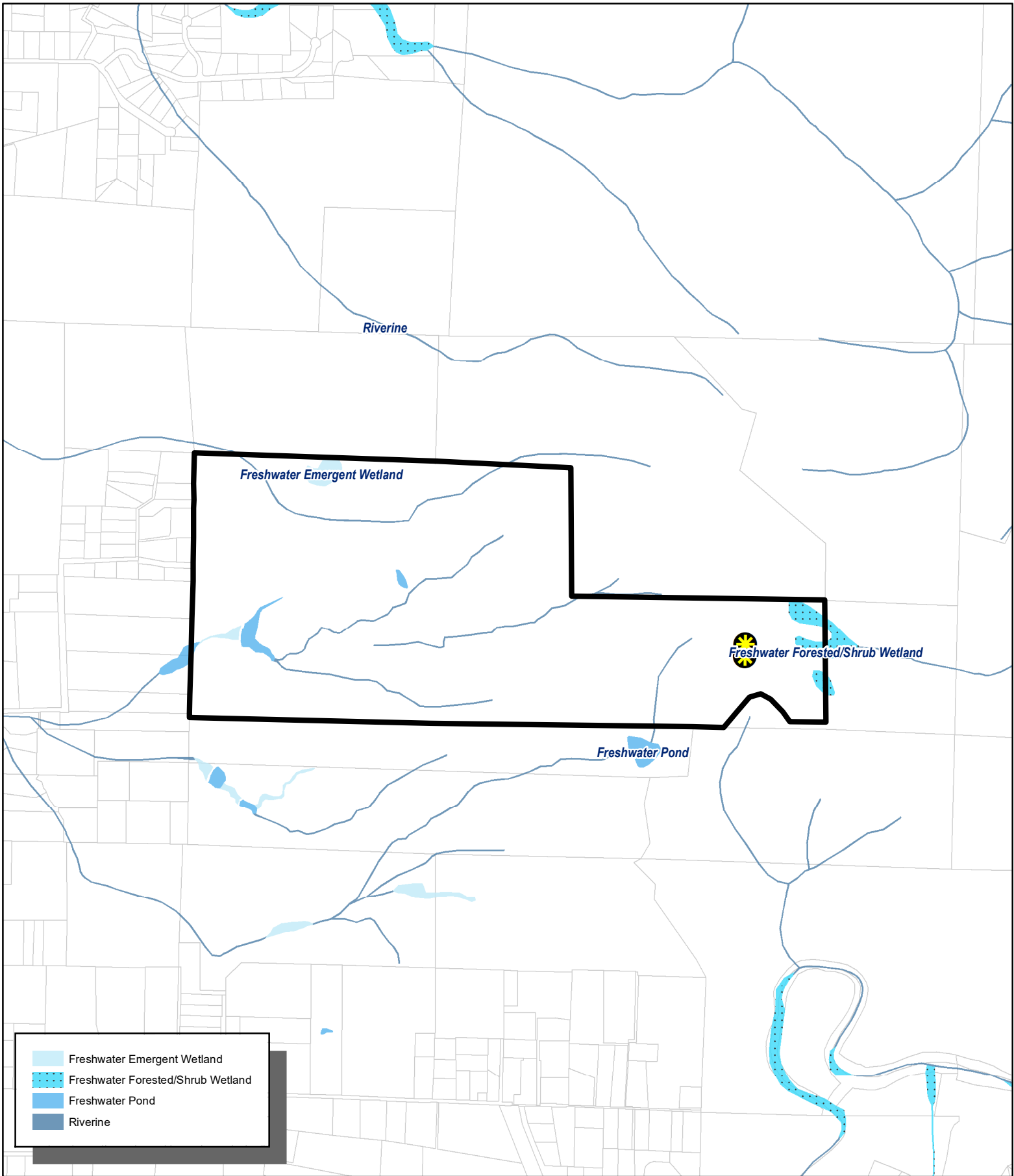
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



-  Assessors Parcels
-  Approved Wireless Sites





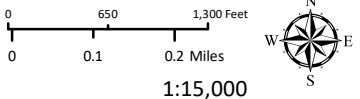
WILDLAND-URBAN INTERFACE

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-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

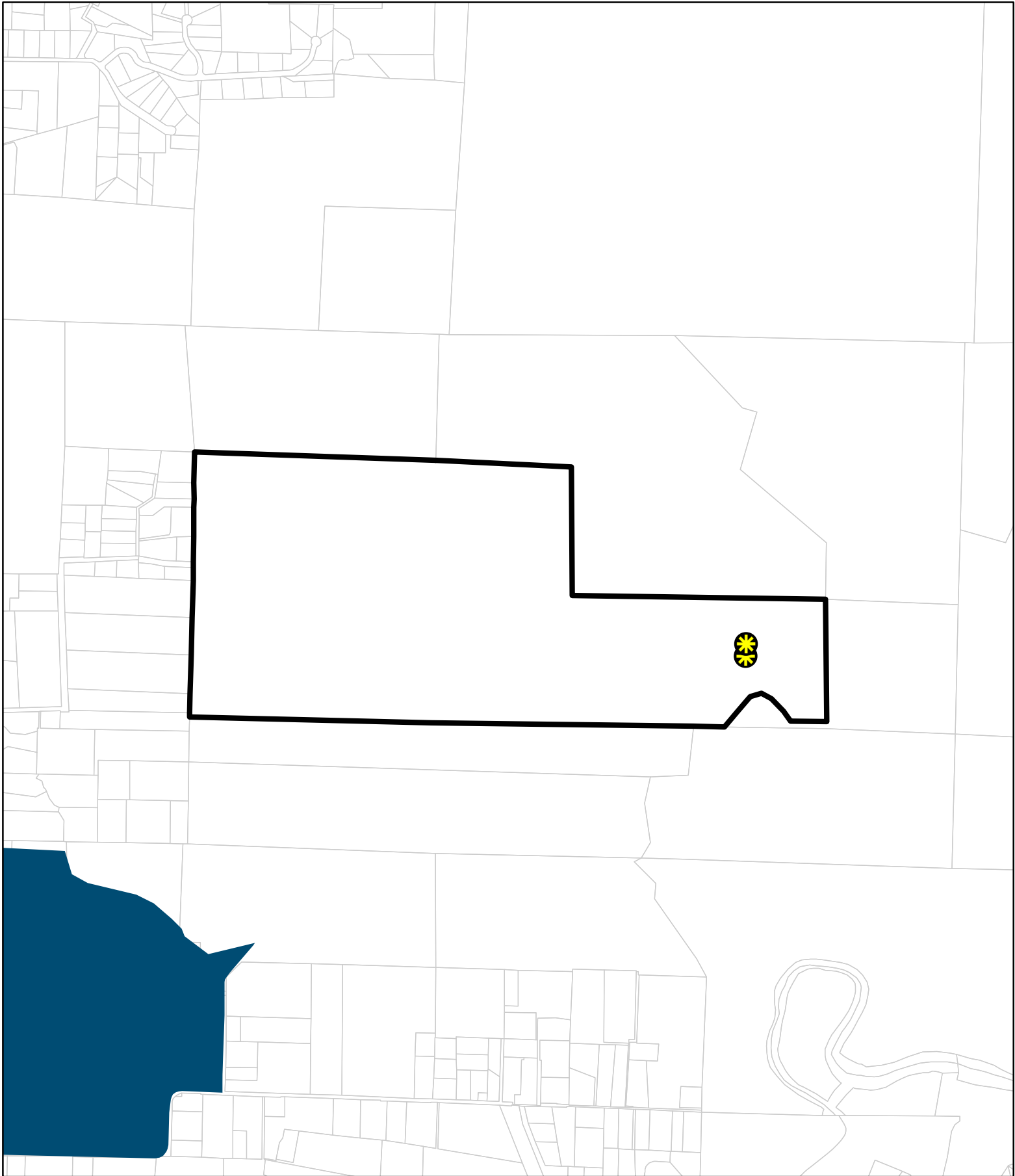
-  Assessors Parcels
-  Approved Wireless Sites






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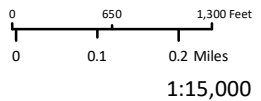
WETLANDS

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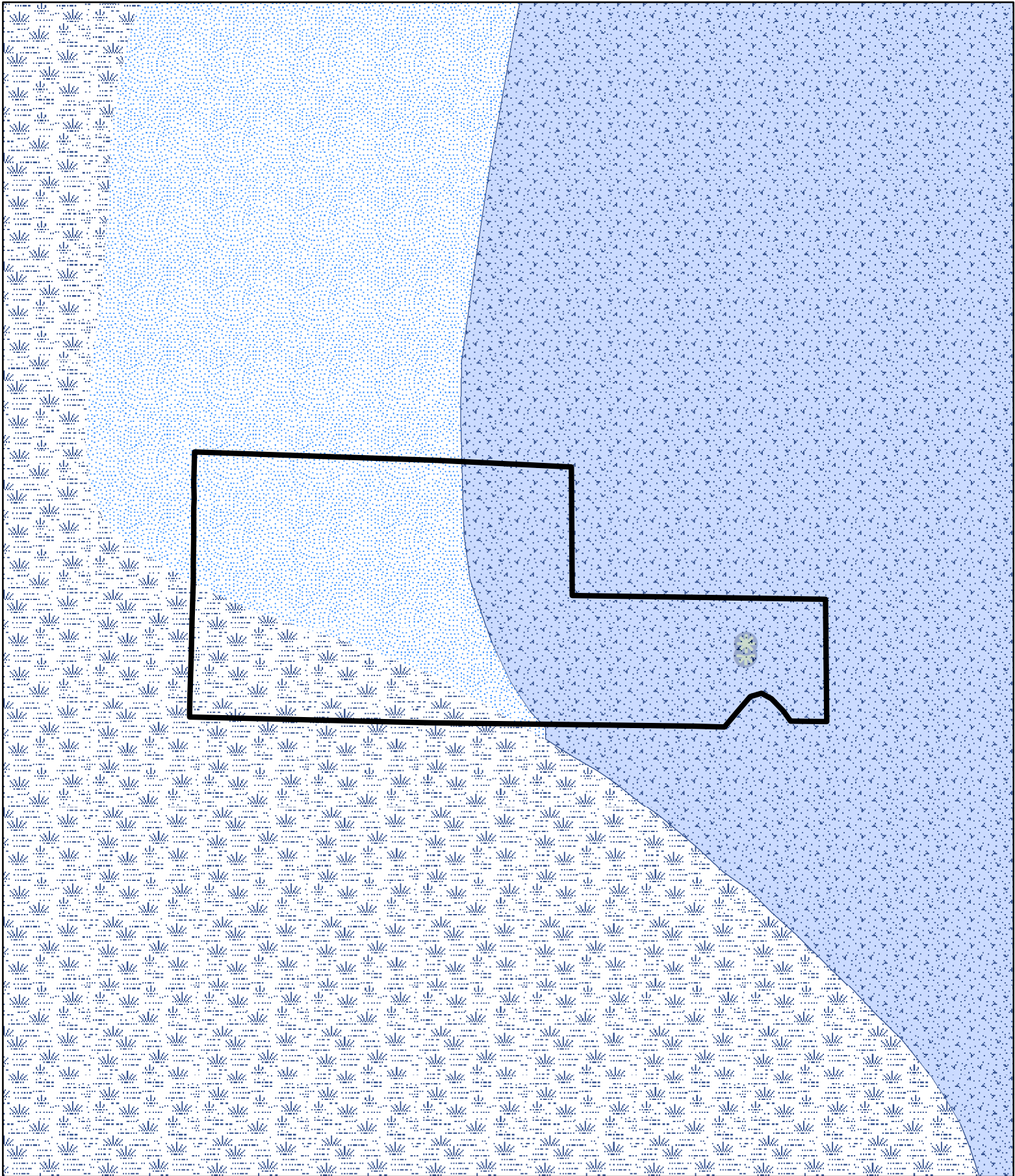
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-  Fort Bragg Stormwater Areas
-  Assessor's Parcels
-  Approved Wireless Sites







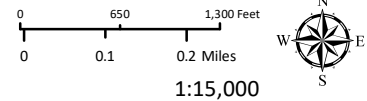
MS4 STORMWATER

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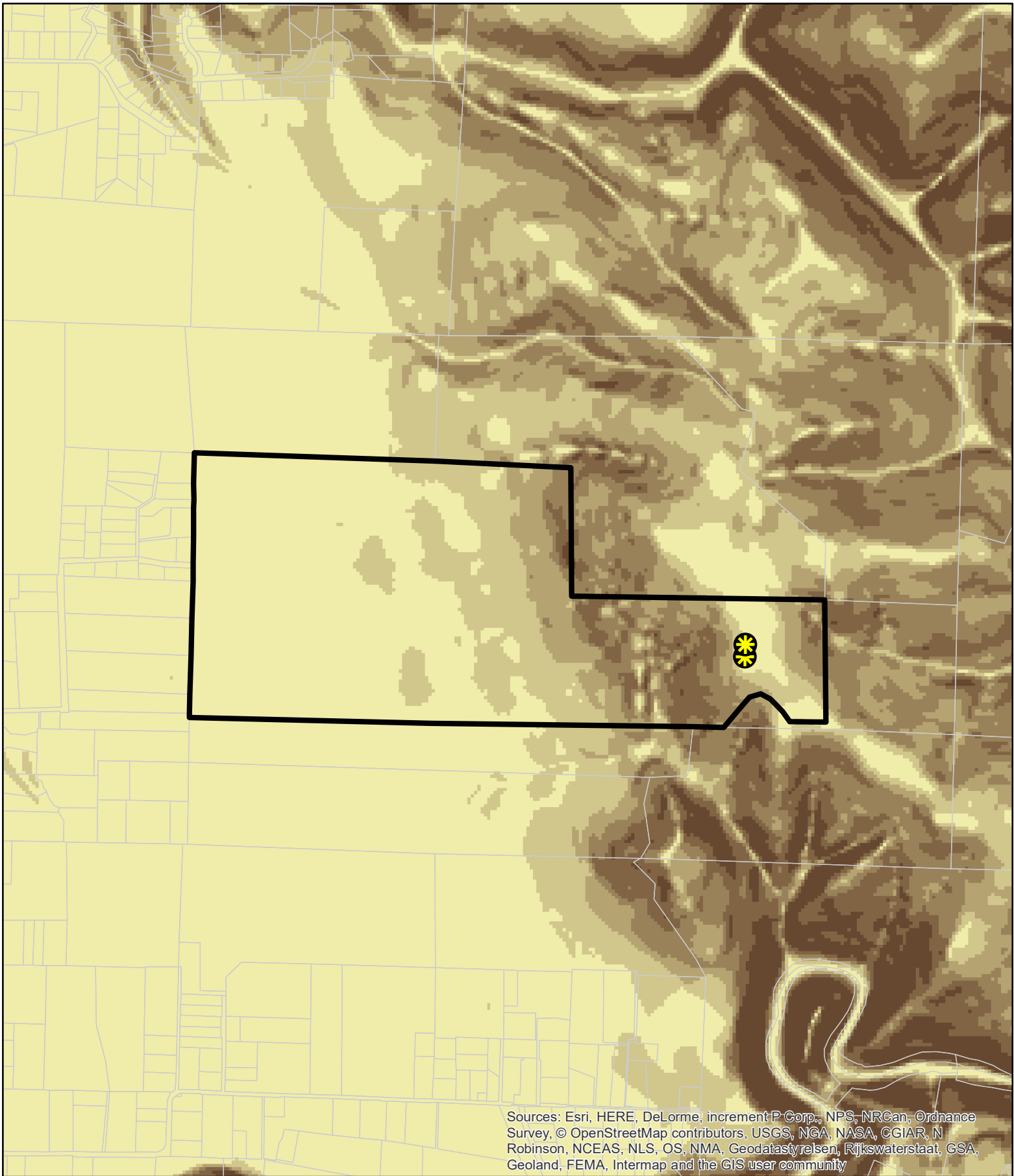
-  Critical Water Resources Bedrock
-  Marginal Water Resources
-  Sufficient Water Resources
-  Approved Wireless Sites



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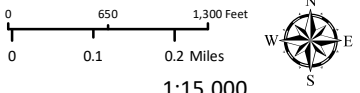
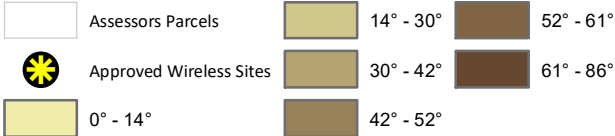
COASTAL GROUND WATER RESOURCES

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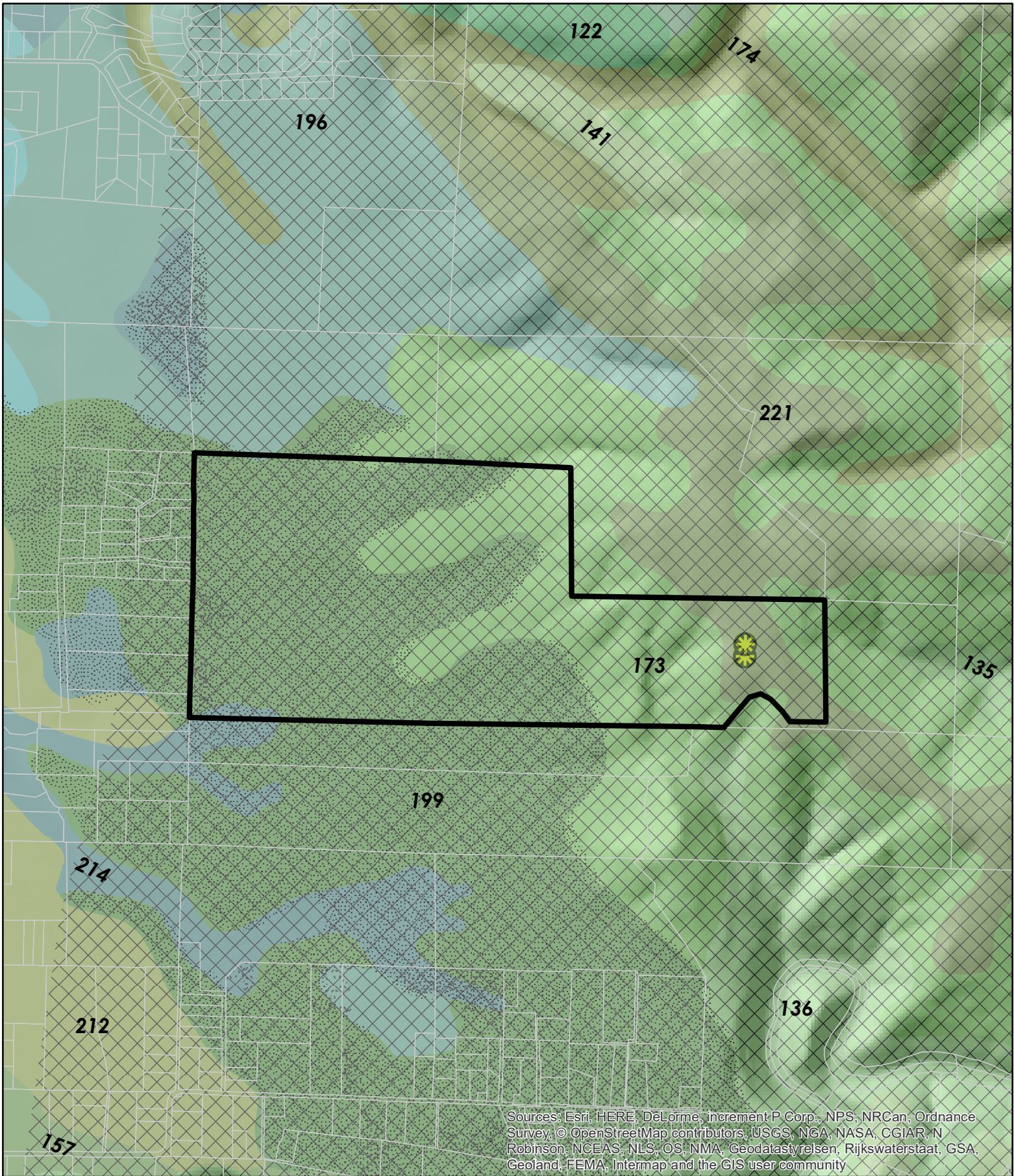
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ESTIMATED SLOPE

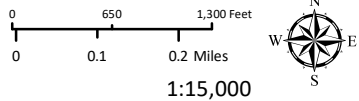
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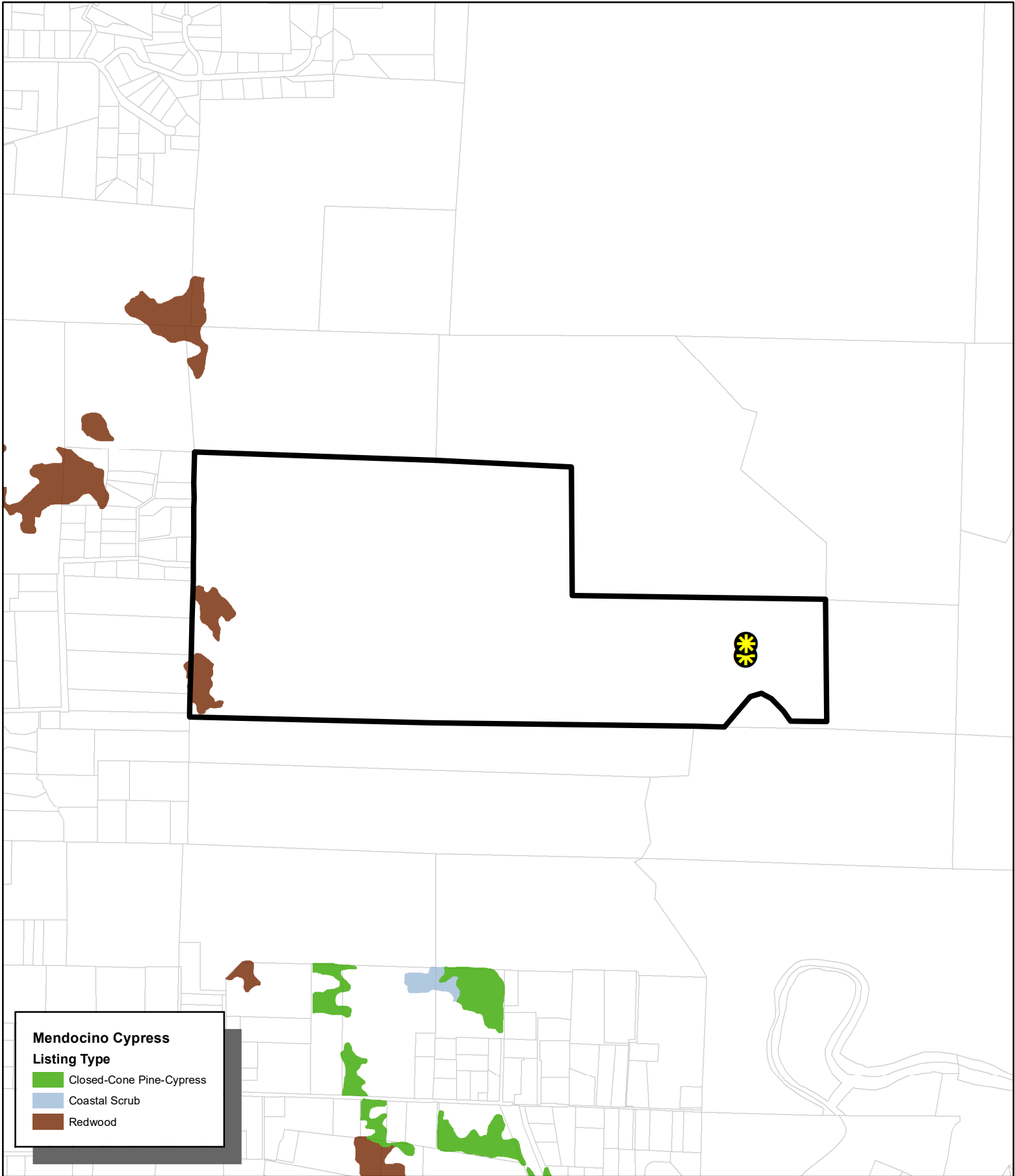
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-  Assessors Parcels
-  Bishop Pine
-  Mendocino Cypress 110922
-  Approved Wireless Sites
-  Shinglemill-Gibney Complex



WESTERN SOIL CLASSIFICATIONS

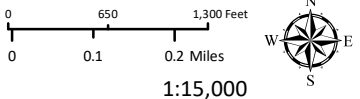
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Mendocino Cypress
Listing Type

- Closed-Cone Pine-Cypress
- Coastal Scrub
- Redwood

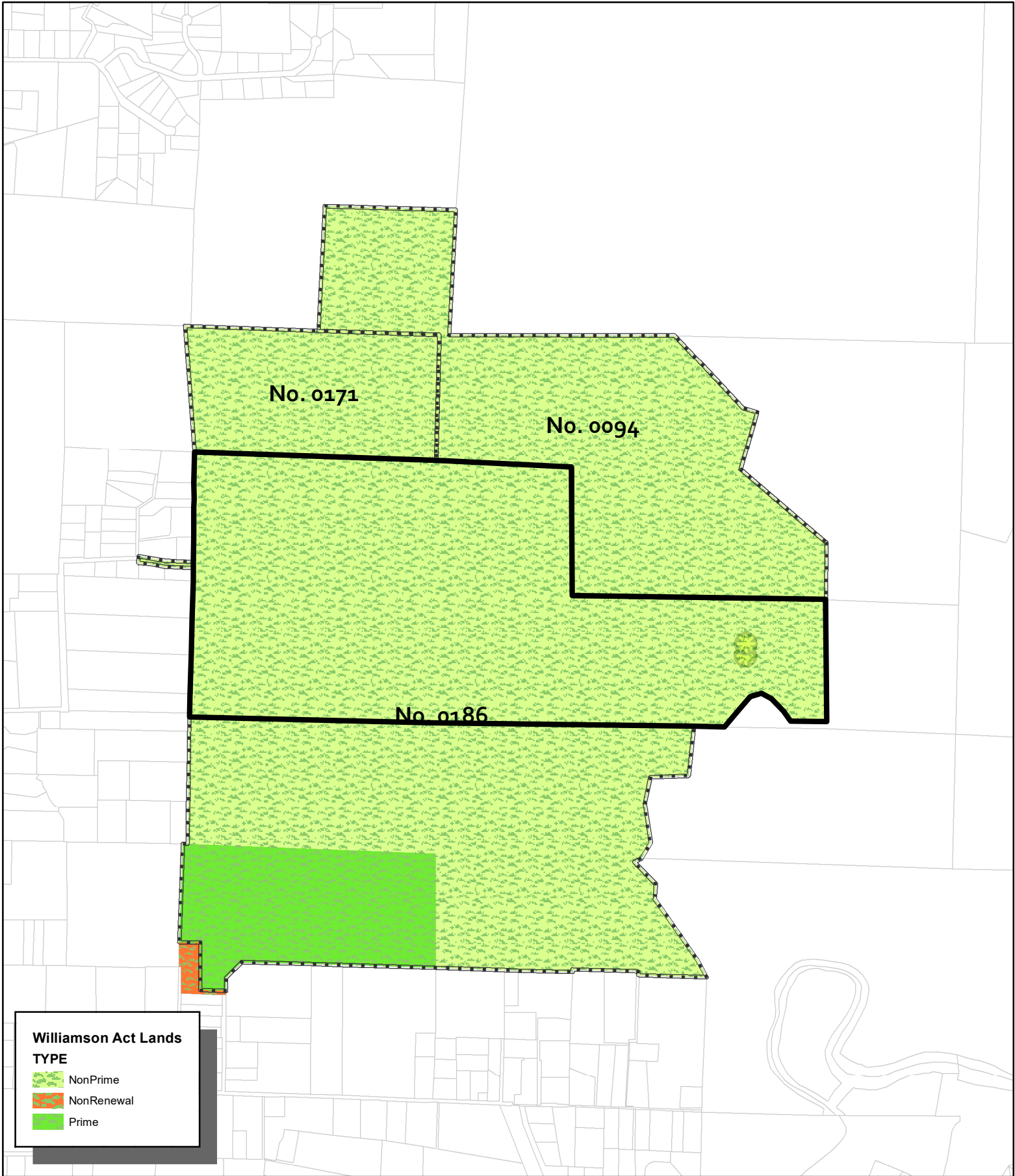
- Assessor's Parcels
- ★ Approved Wireless Sites






CASE: UR 2023-0008
OWNER: McGuire Family Trust
APN: 069-270-14
APLCT: California Rural Service
AGENT: Faulk & Foster
ADDRESS: 22501 Bald Hill Rd



MENDOCINO CYPRESS

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES




Williamson Act Lands
TYPE

-  NonPrime
-  NonRenewal
-  Prime

-  Assessors Parcels
-  Approved Wireless Sites

0 650 1,300 Feet
 0 0.1 0.2 Miles

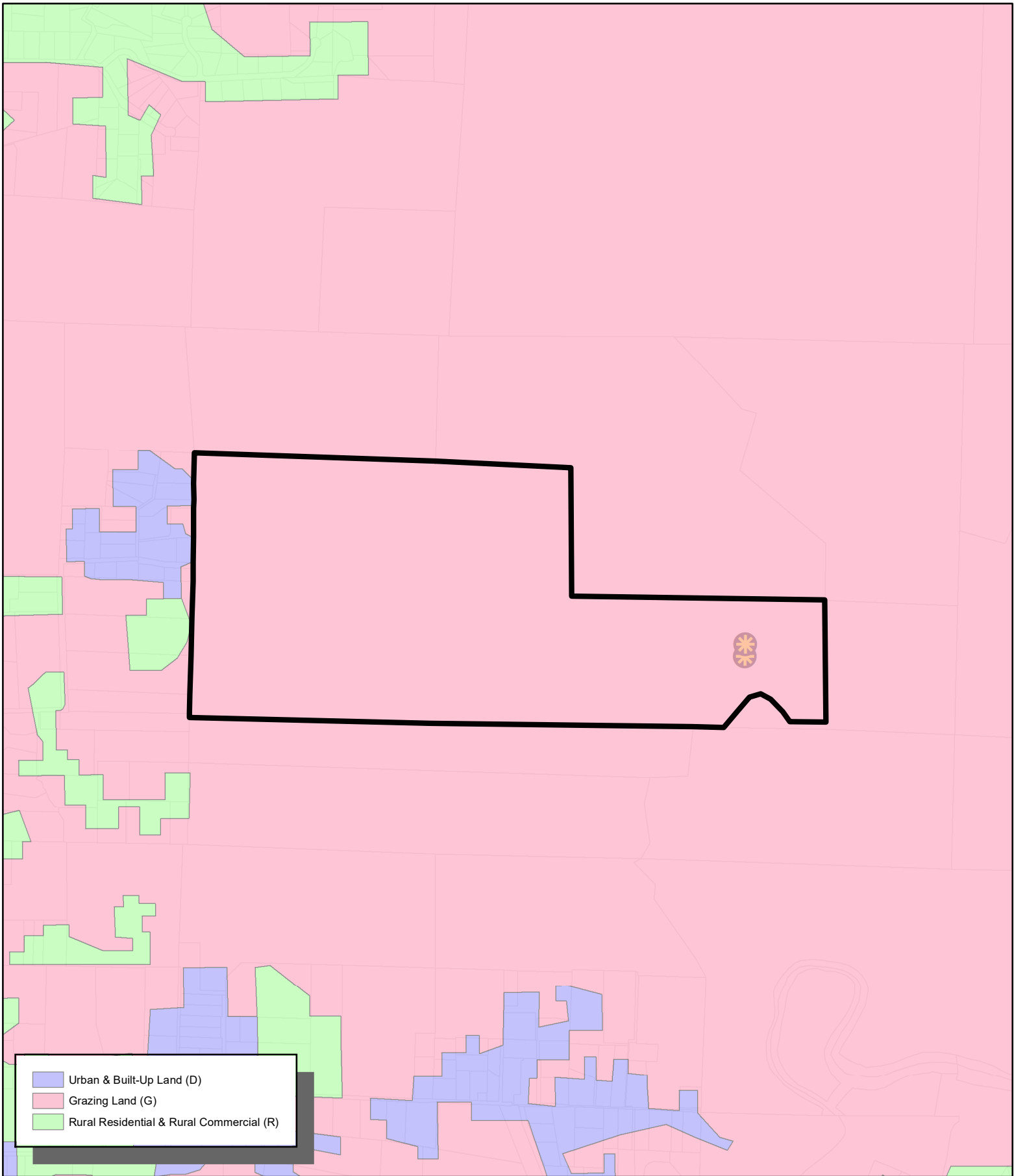


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CASE: UR 2023-0008
OWNER: McGuire Family Trust
APN: 069-270-14
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WILLIAMSON ACT

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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

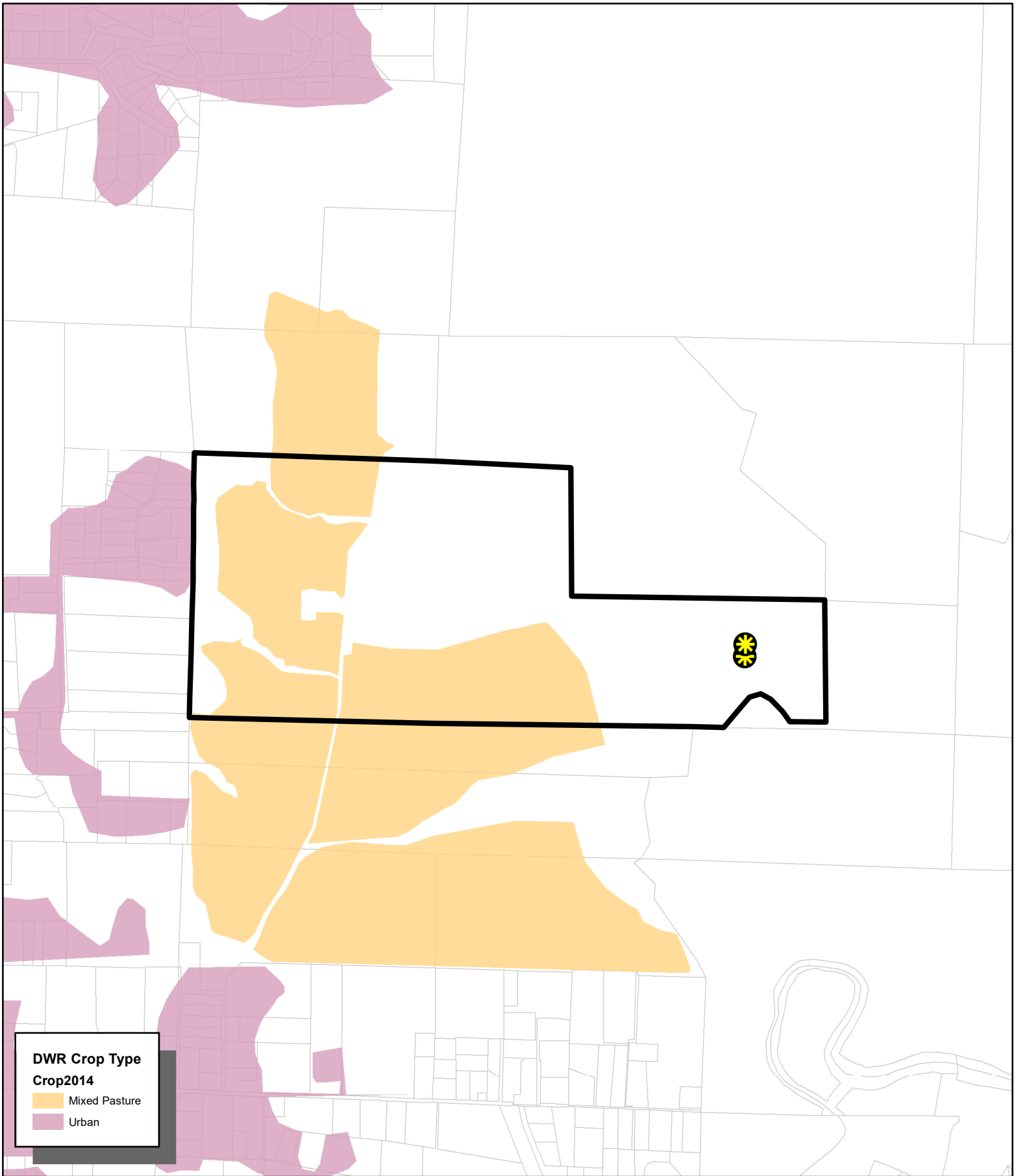
- Assessors Parcels
- Approved Wireless Sites

0 650 1,300 Feet
 0 0.1 0.2 Miles
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CASE: UR 2023-0008
OWNER: McGuire Family Trust
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IMPORTANT FARMLANDS

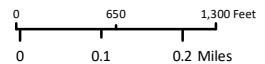
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DWR Crop Type
Crop2014
 Mixed Pasture
 Urban

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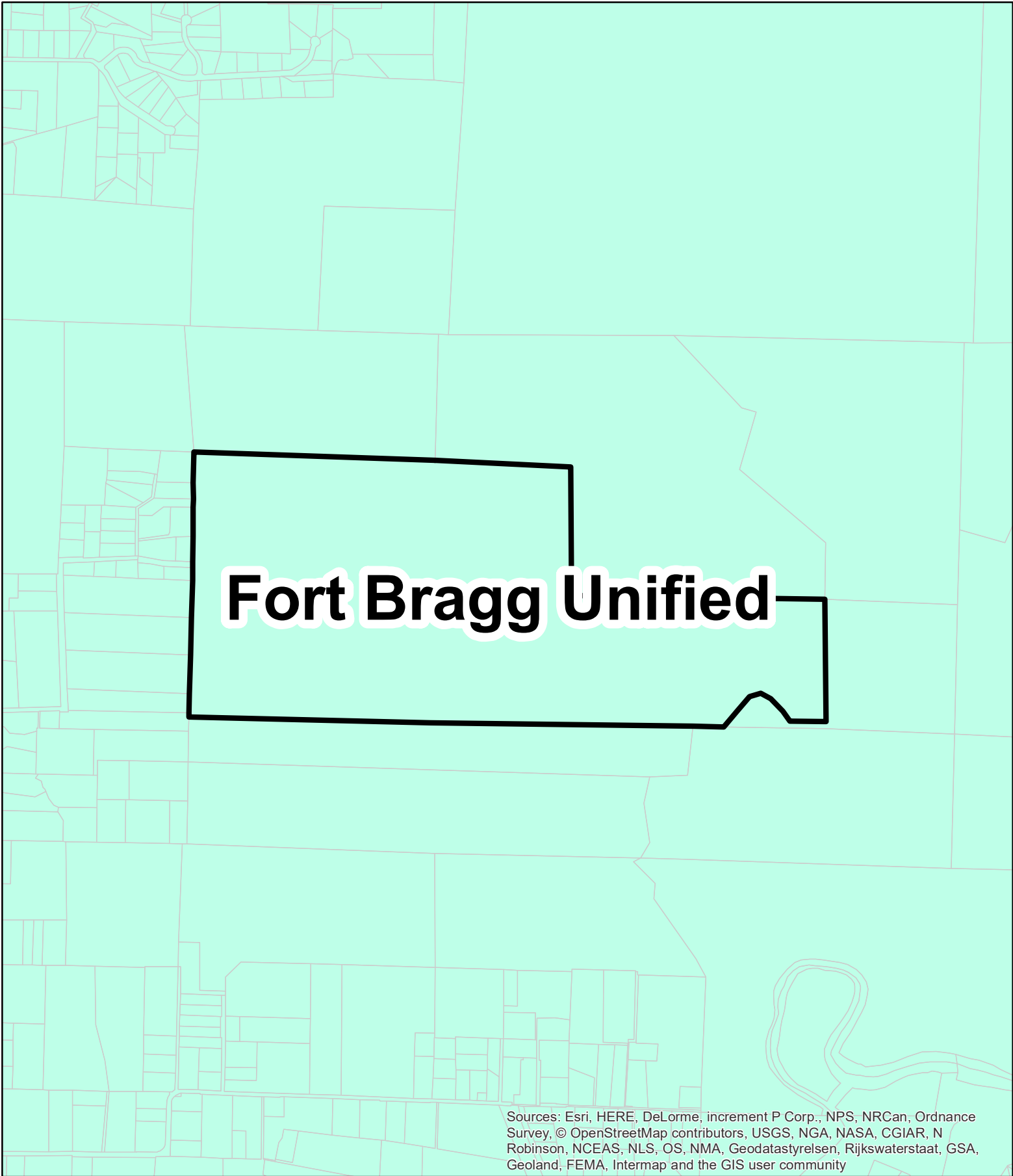
Assessors Parcels
 Approved Wireless Sites



1:15,000

CROP TYPES



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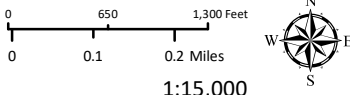


Fort Bragg Unified

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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OWNER: McGuire Family Trust
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-  Assessors Parcels
-  Approved Wireless Sites



1:15,000

SCHOOL DISTRICT

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