



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
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FB FAX: 707-961-2427
pbs@mendocinocounty.gov
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August 2, 2024

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW AND NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at their regular meeting to be held on Thursday, September 5, 2024, at 9:30 a.m., will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard. This meeting will take place in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California, and Virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>

CASE#: U_2023-0005

DATE FILED: 3/22/2023

OWNER: Baywoods LLC

APPLICANT/AGENT: Telespan Communications / Tim Cotter

REQUEST: Coastal Development Use Permit to construct a new 100 foot tall cellular antenna tower with a "Eucalyptus" tree type design. Install three arrays of antennas for three wireless carriers along with associated tower and ground equipment, including one emergency electricity generator per each co-locator/carrier. Additional work includes the installation of 400 feet of underground utilities. All equipment will be placed on concrete pads and located within a fenced 2,500 square foot lease area, which is located within a total Telespan lease area of 4,900 square feet at the base of the tower.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Coastal Zone 2.4± miles north of Manchester, lying on the east side of State Route 1 (SR 1), 0.92± mile north of its intersection with Alder Creek Beach Road (CR 515), located at 16401 South Highway 1, Manchester; APN: 132-180-18.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Keith Gronendyke

The staff report, draft negative declaration, and notice will be available 30 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>

Your comments regarding the above project and/or the Draft Negative Declaration are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings in lieu of personal attendance by sending comments to pbscommissions@mendocinocounty.gov, or orally via telecomment by September 4, 2024. All public comment will be made available to the Commission, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

The Planning Commission's action regarding the item shall constitute final action by the County unless appealed to the Board of Supervisors. If appealed, the Board of Supervisors action shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee within 10 calendar days of the Planning Commission's decision. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to present testimony in this matter.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling 707-234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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August 2, 2024

Department of Transportation
Environmental Health - Fort Bragg
PBS - Fort Bragg
California Native Plant Society

Caltrans
-Division of Aeronautics
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission

Manchester Rancheria
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Redwood Coast Fire District

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July 26, 2024

TO: Independent Coast Observer
FROM: James Feenan, Commission Services Supervisor
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on August 2, 2024 in the Legal Notices Section of the Independent Coast Observer.

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
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