



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

September 23, 2020

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection – Ukiah
 County Addresser

Assessor
 Air Quality Management
 CalFire – Prevention
 CalFire – Resource Management

Leggett Valley Fire District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: UR_2020-0003

DATE FILED: 1/21/2020

OWNER: THERON RICHARD PETERSON

APPLICANT/AGENT: TOWER ENGINEERING PROFESSIONALS

REQUEST: Use Permit Renewal for continued operation of an existing 150 ft. tall wireless communication tower with various antennae and ground based equipment located within a 10,000 sq. ft. leased area. Only extension of expiration date is requested; no modifications are proposed.

LOCATION: 2± miles west of Leggett town center, accessed from Page and Gates Road (Private), 2± miles south west of State Highway 1 (SH 1) and US Highway 101 (US 101) intersection, located at 68970 Page and Gates Rd., Leggett (APN: 012-530-19).

ENVIRONMENTAL DETERMINATION: Addendum to previously adopted Negative Declaration.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: October 7, 2020

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 _____

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APN/S: 012-530-19-00

PARCEL SIZE: 21± acres

GENERAL PLAN: Forest Land - FL160:

ZONING: Forest Land - **FL:160**

EXISTING USES: Wireless Facilities

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES:

Use Permit U 19-97: Use Permit for the establishment of a 150 foot cellular communications tower and a variance to the required 60 foot building height limit

Variance V_1997-0006: Variance to the required 60 foot building height limit to allow for a 150 foot tower.

Use Permit Modification UM 19-97/2003: Use Permit Modification to add nine (9) 8 foot (height) by 1 foot (width) panel antenna to an existing communications tower.

Use Permit Modification UM 19-97/2008: Use Permit Modification to allow for the addition of twelve panel antennas and a microwave dish to an existing 150 foot tall tower and placement of a 60-kilowatt diesel generator, a 210-gallon diesel tank and a 12 foot by 20 foot equipment shelter within the 10,000 square foot leased area.

Administrative Permit AP 15-2015: Administrative Permit to add three (3) antennas and associated accessories to pre-existing 150 tall WCF

Administrative Permit AP_2015-0028: Administrative Permit to allow for co-location on pre-existing WCF for T-Mobile by adding two (2) microwave dishes.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	PL	PF	326± acres	Public Facilities
EAST:	PL	PF	326± acres	Public Facilities
SOUTH:	FL160	TP:160	702± acres	Institutional
WEST:	FL160	TP:160	240± acres	Institutional

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)

- Environmental Health (EH)
- Leggett Valley Fire District

STATE

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

TRIBAL

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

ADDITIONAL INFORMATION:

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Leggett Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

NA

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Forested / Shrub Wetland

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

NA

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT:

Sec. 20.512

NA



Planning and Building Services

Case No:
CalFire No:
Date Filed:
Fee:
Receipt No:
Received By:
Office use only

APPLICATION FORM

APPLICANT

Name: Tower Engineering Professionals Phone: 980-202-5894

Mailing Address: 10700 Sikes Place, Suite 360

City: Charlotte State/Zip: NC email: mcmcgarity@tepgroup.net

PROPERTY OWNER

Name: US Cellular Corporation Phone: 773-399-8900

Mailing Address: 8400 West Bryn Mawr, Suite 700

City: Chicago State/Zip: IL email:

AGENT

Name: Mary McGarity Phone: 980-202-5894

Mailing Address: 10700 Sikes Place, Suite 360

City: Charlotte State/Zip: NC 28277 email: mcmcgarity@tepgroup.net

Parcel Size: 21 acres (Sq. feet/Acres) Address of Property: 68270 Old Hollow Tree Rd, Leggett, CA

Assessor Parcel Number(s): 0125301900

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve, Airport Land Use, CDP- Admin, CDP- Standard, Certificate of Compliance, Development Review, Exception, Flood Hazard, General Plan Amendment, Land Division-Minor, Land Division- Major, Land Division-Parcel, Land Division-Resubdivision, Modification of Conditions, Reversion to Acreage, Rezoning, Use Permit-Cottage, Use Permit-Minor, Use Permit-Major, Variance, Other

I certify that the information submitted with this application is true and accurate.

Mary McGarity 8/17/20
Signature of Applicant/Agent Date

Mary McGarity 8/17/20
Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

To renew the expired Use Permit (U_1997-00419) (expired 8/21/2018) for continued use by US Cellular for the 150 foot self-support cellular tower, including 9 antenna, 3 diplexers, 12 coax cables

2 ice bridges, one 21' x 5' T-Mobile equipment pad, one existing 6' 6" x 2' 8" generator, two 8' x 3' 6" propane tanks, all within the existing graveled compound area with 13" wide access gate.

No additional work is being completed at this time; only renewal of the existing tower.

The original Use Permit expired 8/21/2018.

By granting this Use Permit, US Cellular agrees to continue to negotiate in good faith with third parties, as well as public agencies, requesting shared use of this cellular site for collocation.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Cell tower <input type="checkbox"/> Other: _____					
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: N/A
 Estimated shifts per day: N/A
 Type of loading facilities proposed: N/A

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>none</u>	_____
Number of uncovered spaces	<u>none</u>	_____
Number of standard spaces	<u>none</u>	_____
Number of handicapped spaces	<u>none</u>	_____
Existing Number of Spaces	<u>none</u>	
Proposed Additional Spaces	<u>none</u>	
Total	<u>none</u>	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

N/A

9. For grading or road construction, complete the following:

A. Amount of cut 0 cubic yards

B. Amount of fill 0 cubic yards

C. Maximum height of fill slope 0 feet

D. Maximum height of cut slope 0 feet

E. Amount of import or export 0 cubic yards

F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
 Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: N/A

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier N/A
 Septic Tank
 Other - Specify: N/A

19. What will be the domestic water source:
 Community water system - Specify supplier N/A
 Well
 Spring
 Other - Specify: N/A

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
N/A

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
N/A

23. Are there existing structures on the property? Yes No
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
existing 150 ft self support cellular tower, leased compound area with equipment shelter, ice bridge, generator and propane tanks.

24. Will any existing structures be demolished or removed? Yes No
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 150 feet. Maximum height of proposed structures 150 feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 21 square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
Agricultural purposes

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
Surrounding properties are agricultural in nature.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

8/17/20

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Tower Engineering Professionals Inc. to act as my representative and to bind me in all matters concerning this application.



 Owner

8/17/20

 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

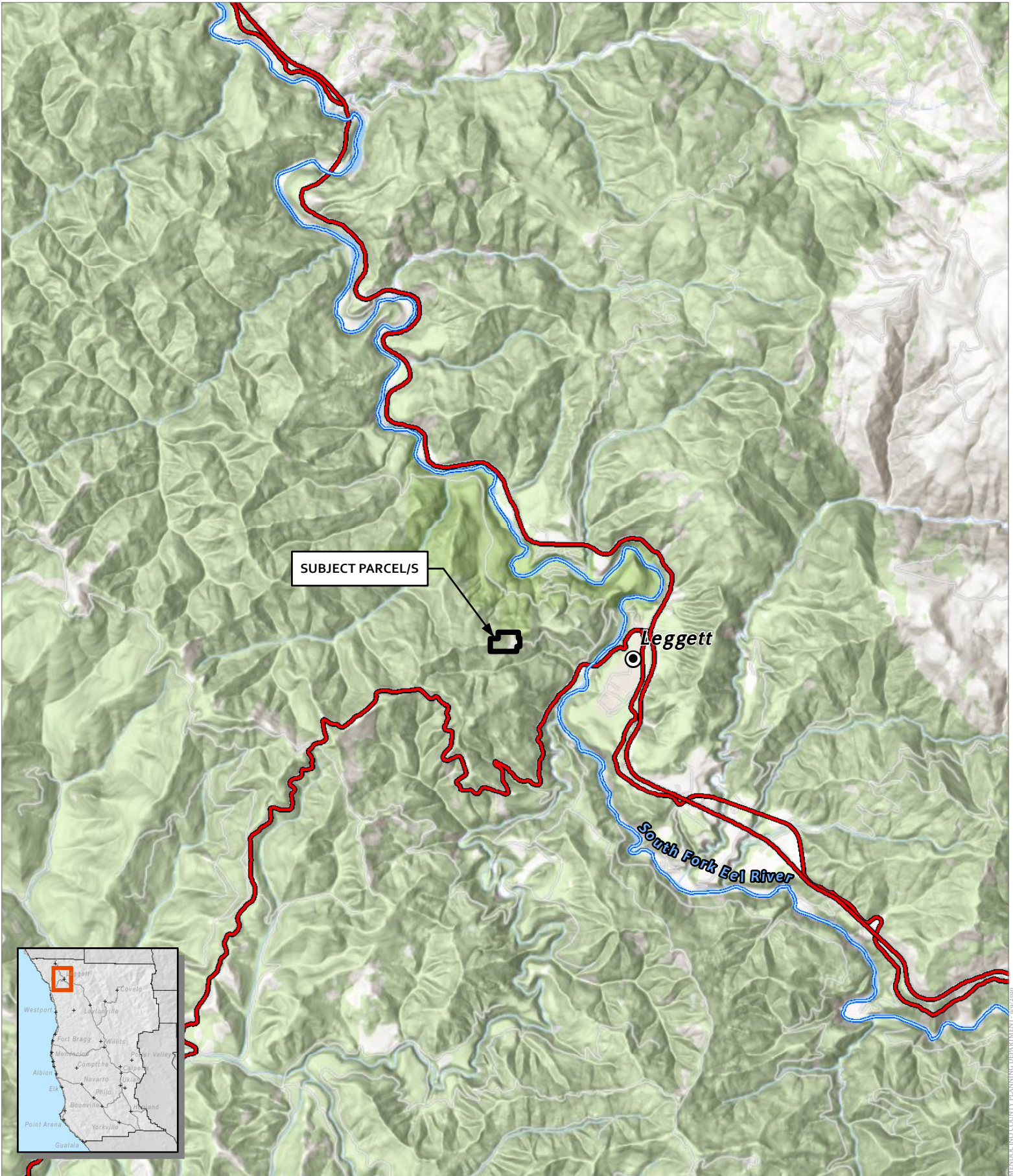
INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

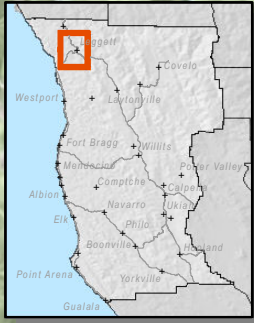
Applicant: Mary McGarity Date: 8/17/20






SUBJECT PARCEL/S

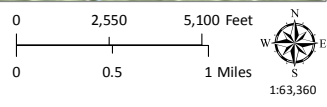
Leggett

South Fork Eel River



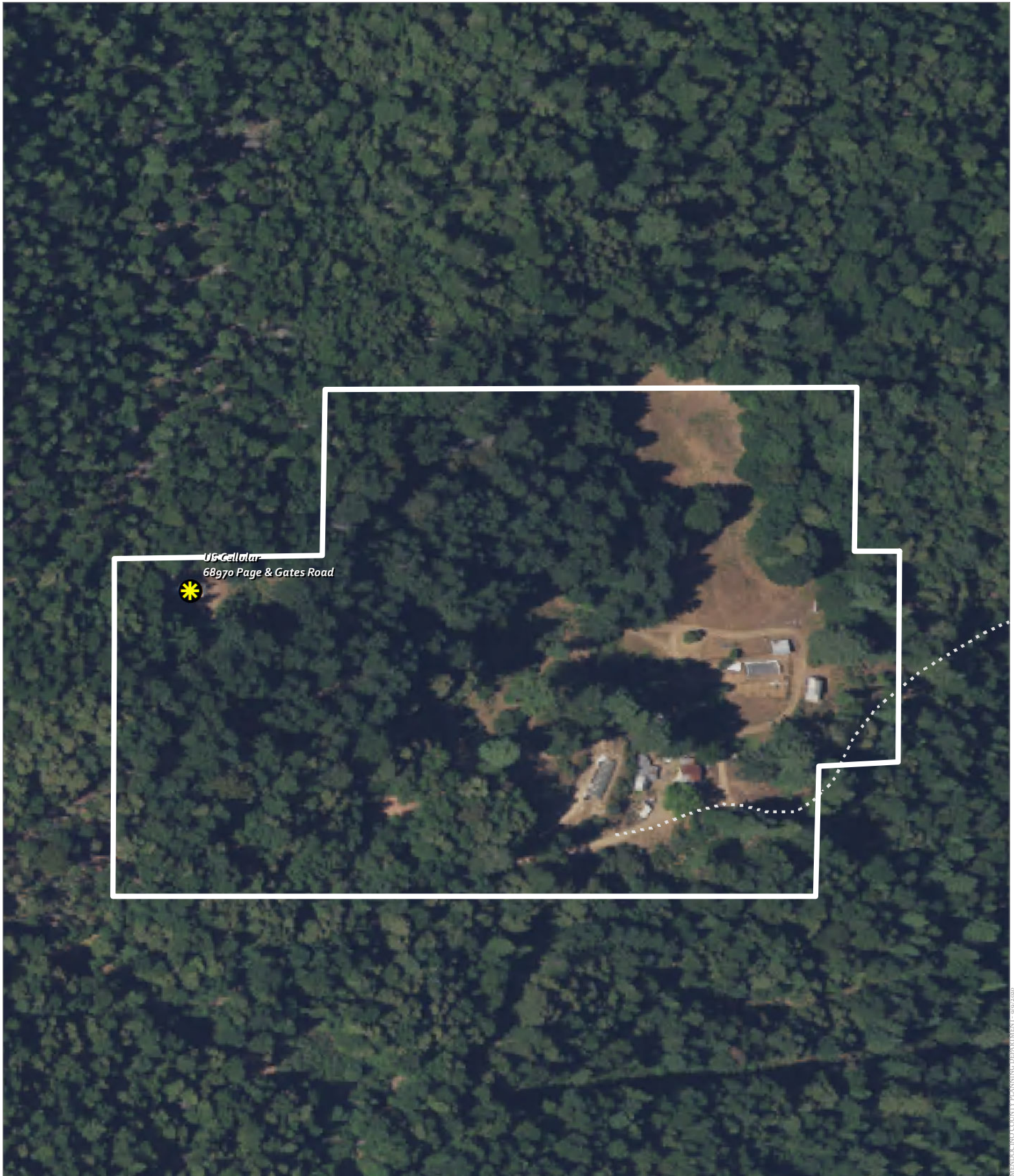
CASE: UR 2020-0003
 OWNER: PETERSON, Theron
 APN: 012-530-19
 APLCT: Tower Engineering Professionals
 AGENT: Mary McGarity
 ADDRESS: 68970 Page & Gates Road, Leggett

-  Major Towns & Places
-  Major Rivers
-  Highways



LOCATION MAP

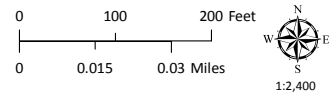
MENDOCINO COUNTY PLANNING DEPARTMENT 09/02/2020



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----- Driveways/Unnamed Roads

 Wireless Sites



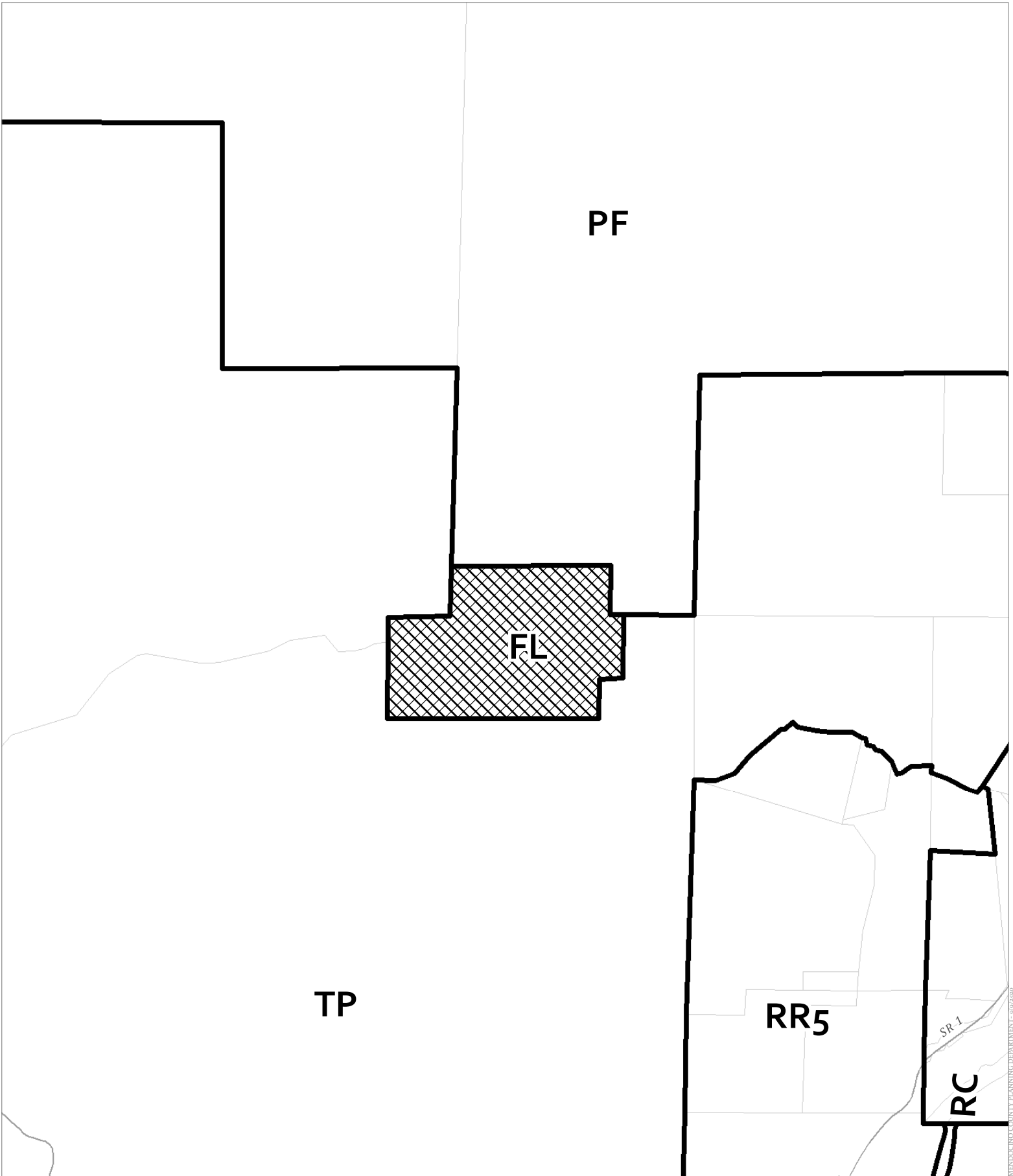
AERIAL IMAGERY

AERIAL IMAGERY COURTESY OF TOWER ENGINEERING PROFESSIONALS - 09/21/2020




Site Plan

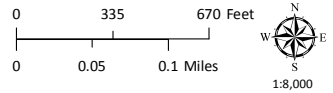


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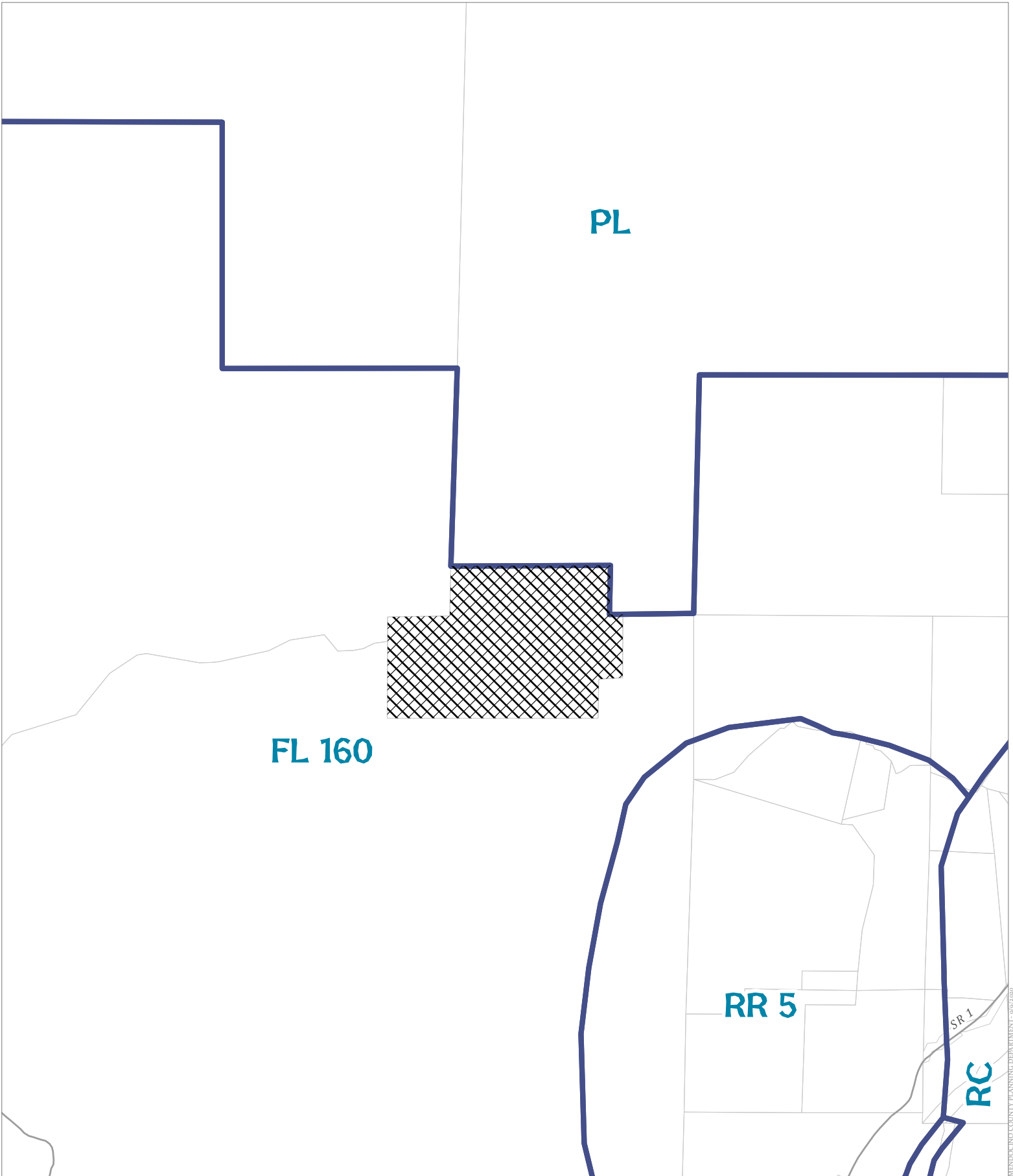


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-  Zoning Districts
-  Public Roads
-  Assessors Parcels

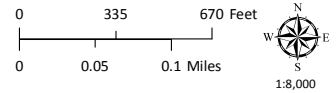


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2020



CASE: UR 2020-0003
 OWNER: PETERSON, Theron
 APN: 012-530-19
 APLCT: Tower Engineering Professionals
 AGENT: Mary McGarity
 ADDRESS: 68970 Page & Gates Road, Leggett

-  General Plan Classes
-  Public Roads
-  Assessor's Parcels



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2020

012-530-46
OF STATE
PFO 120 A± (117.78 A±)

053-370-37
OF STATE
PFO 326.37 A± (333.4 A±)

012-530-54
REDWOOD MENDOCINO
TP160 240 A± (240.1 A±)

053-370-33
STEPHEN CHRISTIANSEN
66.1 A± (66.8 A±)

012-530-19
THERON PETERSON
FL160 21 A± (20.51 A±)

012-530-21
REDWOOD USAL
TP160 22 A± (21.14 A±)

012-530-38
GLEN MANUS
RR5 6 A± (5.83 A±)
012-530-37
GLEN MANUS
RR5 1.5 A± (1.61 A±)

012-530-55
REDWOOD USAL
TP160 702 A± (671.71 A±)


012-530-30
PAULINE LIVSEY
RR5 21 A± (21.59 A±)

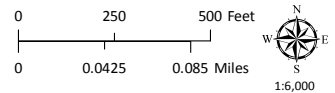
012-530-36
ROBERT BRAHAM
RR5 0 A± (8.76 A±)

012-530-31
FREDRICK LIVSEY
RR5 0.5 A± (0.69 A±)

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2020

CASE: UR 2020-0003
OWNER: PETERSON, Theron
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 Assessors Parcels



ADJACENT PARCELS

LEGGETT VALLEY FIRE PROTECTION DISTRICT

CASE: UR 2020-0003
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High Fire Hazard



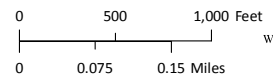
Assessors Parcels



Fire Stations

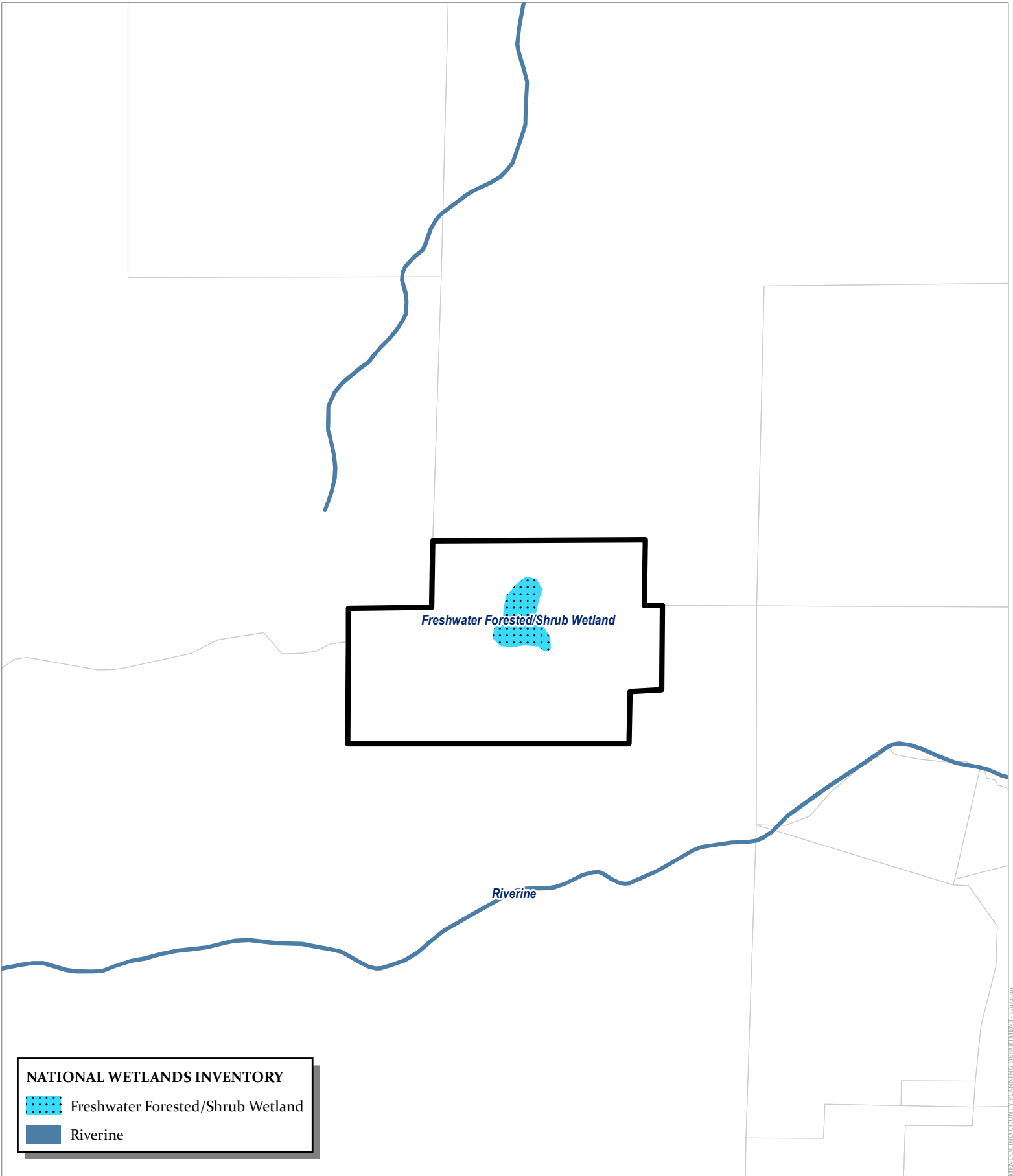


County Fire Districts



1:12,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

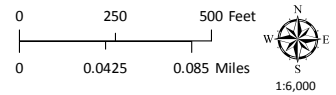


NATIONAL WETLANDS INVENTORY

- Freshwater Forested/Shrub Wetland
- Riverine

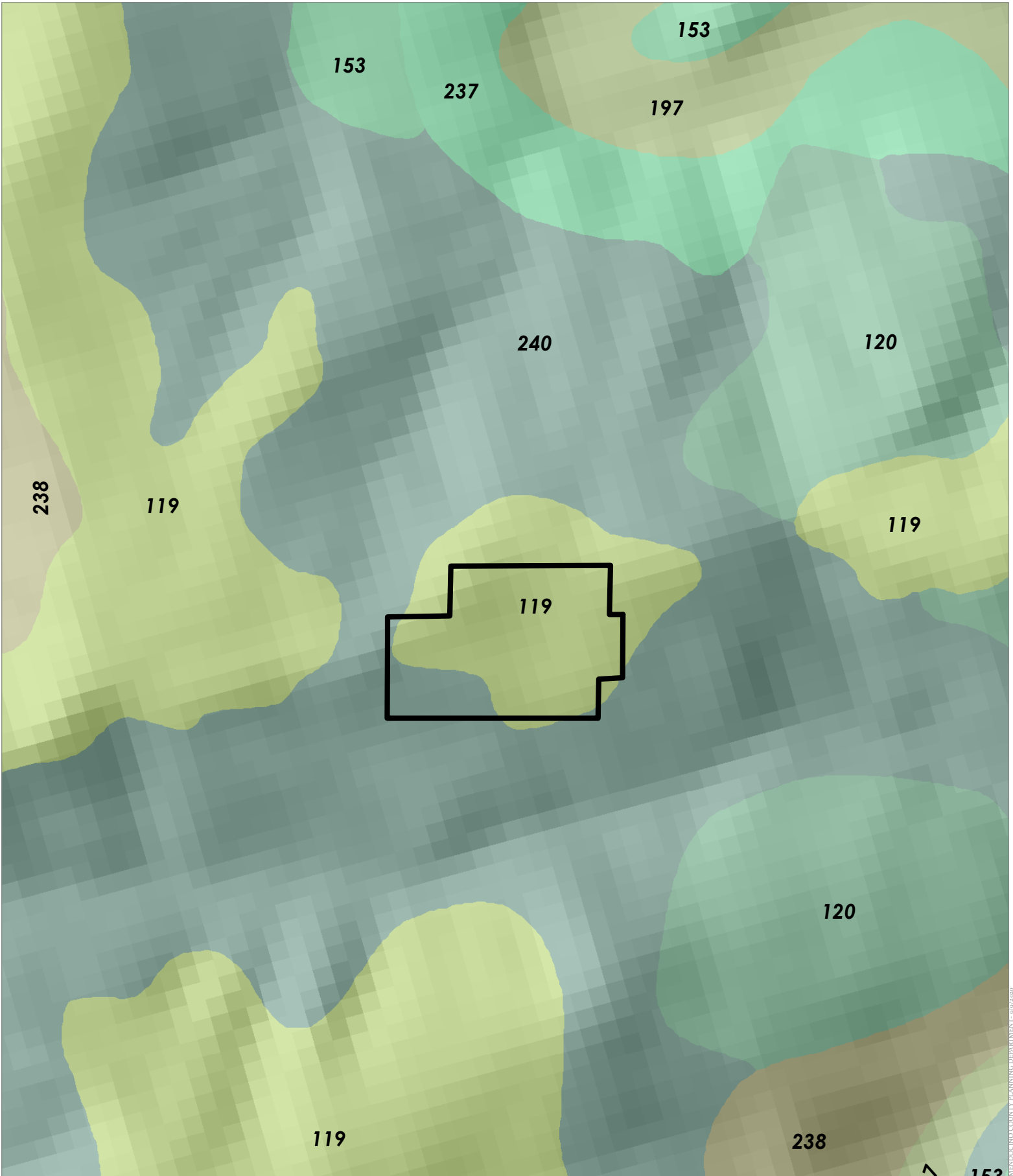
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Assessor's Parcels

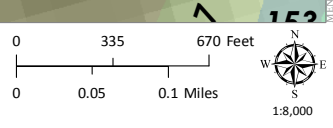


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2020

WETLANDS



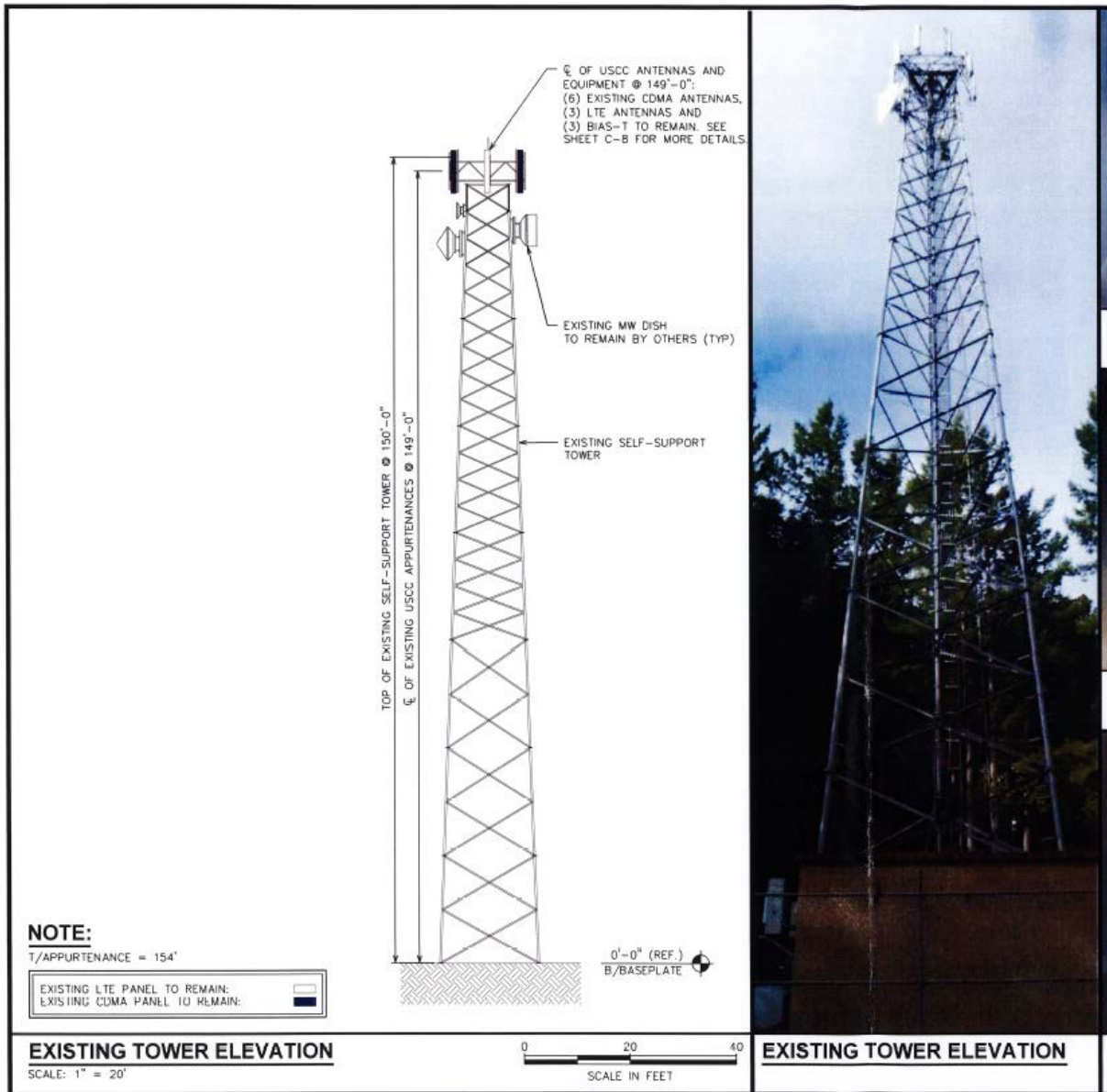
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WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/21/2020

Elevation



CASE: UR 2020-0003

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