



**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  
 TELEPHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

November 18, 2020

Environmental Health - Ukiah/Fort Bragg  
 Building Inspection - Fort Bragg  
 Fort Bragg Rural Fire District  
 Assessor

Agriculture Commissioner  
 Air Quality Management  
 CALFIRE - Prevention  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2020-0032

**DATE FILED:** 9/1/2020

**OWNER:** BARBARA MCGUIRE

**APPLICANT:** T-MOBILE WEST LLC

**AGENT:** LYNDA MCCLUNG

**REQUEST:** Administrative Permit to modify telecommunications facility and install one (1) diesel backup generator on concrete slab, install one (1) automatic transfer switch in existing chain link fence enclosure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.1± miles northeast of the City of Fort Bragg, lying on the east side of Bald Hill Road (CR 421A), 1.8± miles north of its intersection with Pudding Creek Road (CR 421), located at 22501 Bald Hills Road; APN: 069-270-14.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** MARK CLISER

**RESPONSE DUE DATE:** December 2, 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](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:** 069-270-14-00

**PARCEL SIZE:** 314± acres

**GENERAL PLAN:** RL160:

**ZONING:** RL:160

**EXISTING USES:** Residential; Commercial

**DISTRICT:** Supervisorial 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)

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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>	Range Land (RL160); Timber Production (TP160)	Range Land (RL:160); Timber Production (TP160)	160±; 78± acres	Agriculture
<b>EAST:</b>	Timber Production (TP160)	Timber Production (TP:160)	44± acres	Institutional
<b>SOUTH:</b>	Range Land (RL160); Timber Production (TP160)	Range Land (RL:160); Timber Production (TP160)	81.8±; 88± acres	Agriculture
<b>WEST:</b>	Rural Residential (RR5, RR2)	Rural Residential (RR:5, RR:2)	11 Various (11± - 1± acres)	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Agricultural Commissioner
- Air Quality Management District
- Assessor's Office
- Building Division Fort Bragg
- Environmental Health (EH)

- Fort Bragg Rural Fire District

**STATE**

- CALFIRE (Land Use)

**TRIBAL**

- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
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**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** MARK CLISER

**DATE:** 11/18/2020

## ENVIRONMENTAL DATA

1. **MAC:** N/A
2. **FIRE HAZARD SEVERITY ZONE:** Moderate
3. **FIRE RESPONSIBILITY AREA:** Local and State Responsibility Area (FBFD)and Calfire
4. **FARMLAND CLASSIFICATION:** Non- Prime
5. **FLOOD ZONE CLASSIFICATION:** N/A
6. **COASTAL GROUNDWATER RESOURCE AREA:** N/A
7. **SOIL CLASSIFICATION:** Western Soils (221)
8. **PYGMY VEGETATION OR PYGMY CAPABLE SOIL:** N/A
9. **WILLIAMSON ACT CONTRACT:** Yes
10. **TIMBER PRODUCTION ZONE:** N/A
11. **WETLANDS CLASSIFICATION:** N/A
12. **EARTHQUAKE FAULT ZONE:** N/A
13. **AIRPORT LAND USE PLANNING AREA:** N/A
14. **SUPERFUND/BROWNFIELD/HAZMAT SITE:** N/A
15. **NATURAL DIVERSITY DATABASE:** Yes
16. **STATE FOREST/PARK/RECREATION AREA ADJACENT:** N/A
17. **LANDSLIDE HAZARD:** N/A
18. **WATER EFFICIENT LANDSCAPE REQUIRED:** N/A
19. **WILD AND SCENIC RIVER:** N/A
20. **SPECIFIC PLAN/SPECIAL PLAN AREA:**
21. **STATE CLEARINGHOUSE REQUIRED:** N/A
22. **OAK WOODLAND AREA:** N/A
23. **HARBOR DISTRICT:** N/A



Planning and Building Services

Case No:	AP-2020-0032
CalFire No:	-
Date Filed:	08/31/2020
Fee:	\$2882
Receipt No:	PRS-037013
Received By:	JLD3
Office use only	

### APPLICATION FORM

**APPLICANT**

Name: T-Mobile West LLC Phone: \_\_\_\_\_

Mailing Address: 1855 Gateway Blvd., Suite 900

City: Concord State/Zip: CA, 94520 email: \_\_\_\_\_

Property Owner: Barbara McGuire (TTEE) 22501 Bald Hill Road, Fort Bragg, CA

**PROPERTY OWNER (Contact)**

Name: Crown Castle OT Company LLC Phone: \_\_\_\_\_ 95437

Mailing Address: 2000 Corporate 09

City: Canonsburg State/Zip: PA, 15317 email: \_\_\_\_\_

**AGENT**

Name: Lynda McClung - Synergy, A Division of Advantage Engineers Phone: 714-328-3385

Mailing Address: 7543 Woodley Avenue, Suite 201

City: Van Nuys State/Zip: CA, 95403 email: lmcclung@synergy.cc

Parcel Size: 314 AC (Sq. feet/Acres) Address of Property: 22501 Bald Hill Rd, Fort Bragg, CA 95437

Assessor Parcel Number(s): 069-270-14

**TYPE OF APPLICATION:**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Rezoning           |
| <input type="checkbox"/> Agricultural Preserve            | <input type="checkbox"/> General Plan Amendment      | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use                 | <input type="checkbox"/> Land Division-Minor         | <input type="checkbox"/> Use Permit-Minor   |
| <input type="checkbox"/> CDP- Admin                       | <input type="checkbox"/> Land Division- Major        | <input type="checkbox"/> Use Permit-Major   |
| <input type="checkbox"/> CDP- Standard                    | <input type="checkbox"/> Land Division-Parcel        | <input type="checkbox"/> Variance           |
| <input type="checkbox"/> Certificate of Compliance        | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other              |
| <input type="checkbox"/> Development Review               | <input type="checkbox"/> Modification of Conditions  |   |
| <input type="checkbox"/> Exception                        | <input type="checkbox"/> Reversion to Acreage        |   |

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

<i>Lynda McClung</i>	08/25/20	** See attached LOA	
Signature of Applicant/Agent	Date	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.

Modification of an existing T-mobile wireless telecommunication site: Install (1) Diesel back-up generator on (N) concrete slab, install (1) automatic transfer switch in existing chain link fence enclosure.

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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: <u>Unmanned wireless telecommunication facility</u> <input type="checkbox"/> Other: _____			3,900 sq ft (compound)	46.97 (T-Mobile generator) 0 sq ft (compound)	3,900 sq ft (compound)
<b>Total Structures Paved</b> <b>Area Landscaped Area</b> <b>Unimproved Area</b>			N/A	N/A	N/A
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					

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

Estimated employees per shift: 2-3

Estimated shifts per day: 1

Type of loading facilities proposed: Install generator, concrete pad, and automatic transfer switch

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:

No vegetation will be removed.  
\_\_\_\_\_  
\_\_\_\_\_

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:

Installing diesel fuel generator to be used in case of emergency  
\_\_\_\_\_  
\_\_\_\_\_

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

	Number	Size
Number of covered spaces	<u>N/A</u>	_____
Number of uncovered spaces	<u>N/A</u>	_____
Number of standard spaces	<u>N/A</u>	_____
Number of handicapped spaces	<u>N/A</u>	_____
Existing Number of Spaces	<u>N/A</u>	
Proposed Additional Spaces	<u>N/A</u>	
Total	<u>N/A</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.).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- A. Amount of cut N/A cubic yards
- B. Amount of fill N/A cubic yards
- C. Maximum height of fill slope N/A feet
- D. Maximum height of cut slope N/A feet
- E. Amount of import or export N/A cubic yards
- F. Location of borrow or disposal site N/A



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: \_\_\_\_\_

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 \_\_\_\_\_  
 Septic Tank  
 Other - Specify: N/A

19. What will be the domestic water source:  
 Community water system - Specify supplier \_\_\_\_\_  
 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:  
Building permit  
\_\_\_\_\_  
\_\_\_\_\_

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
East of Hwy 1, east of Bald Hill Road, off of dirt access road. Proposed generator location is adjacent to the existing T-Mobile facility  
\_\_\_\_\_  
\_\_\_\_\_

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 building on property adjacent to the existing fenced compound with a monopole, equipment shelter, and ground equipment for wireless facilities.  
\_\_\_\_\_  
\_\_\_\_\_

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   ?   feet. Maximum height of proposed structures   ~8   feet.

26. Gross floor area of existing structures        square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 46.97 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines):   314   AC       square feet       acres.

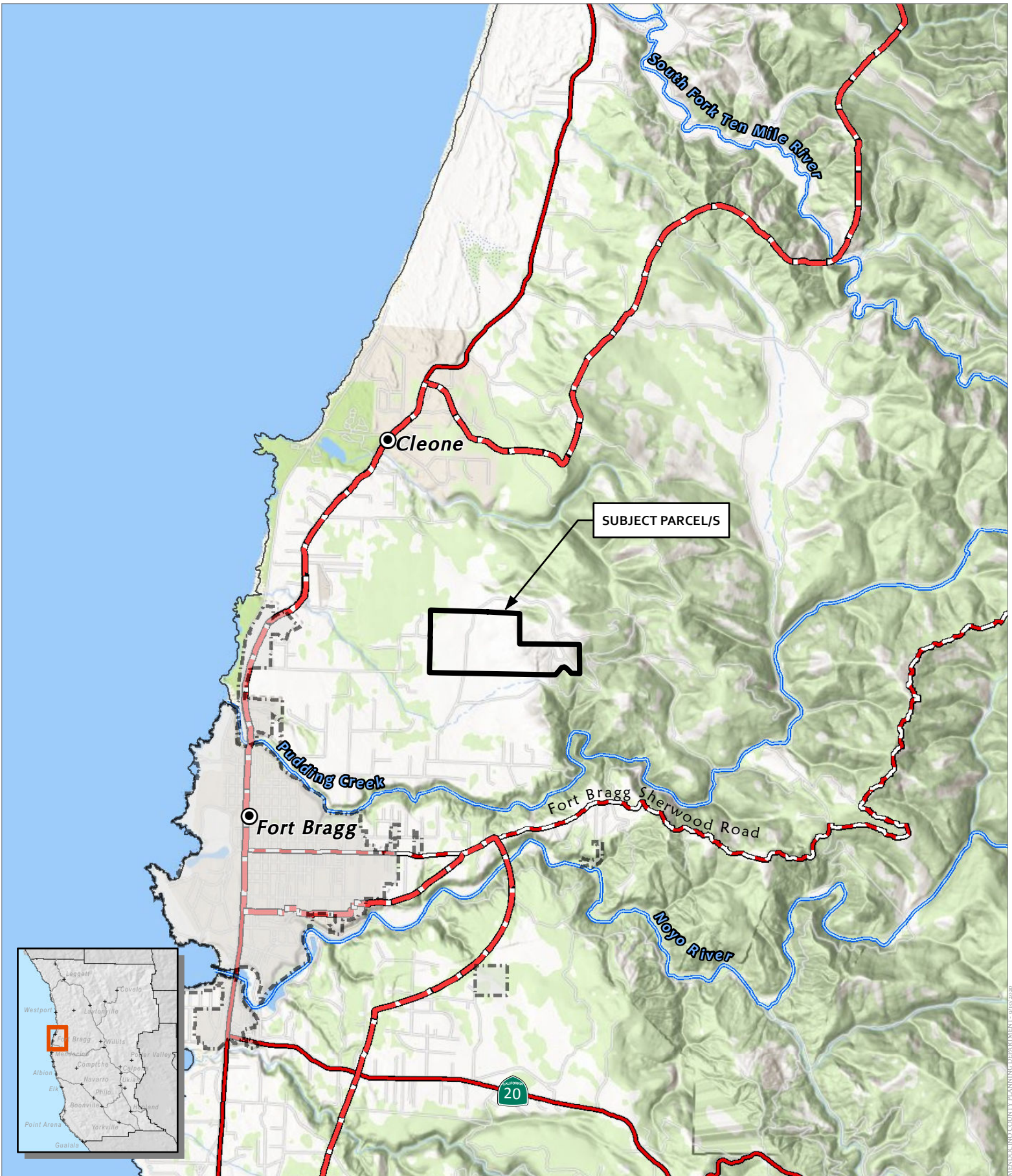
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.  
Rural/agricultural land with wireless facility enclosures, ground equipment and monopole.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
\_\_\_\_\_  
\_\_\_\_\_

30. Indicate the surrounding land uses:

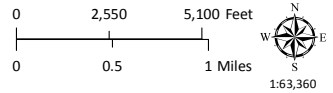
	North	East	South	West
Vacant	Rural/Agricultural	Rural/Agricultural	Rural/Agricultural	Rural/Agricultural
Residential Agricultural	_____	_____	_____	_____
Commercial Industrial	_____	_____	_____	_____
Institutional Timberland	_____	_____	_____	_____
Other	_____	_____	_____	_____





CASE: AP 2020-0032  
 OWNER: McGUIRE, Barbara, ET AL  
 APN: 069-270-14  
 APLCT: T-Mobile West, LLC  
 AGENT: Lynda McClung  
 ADDRESS: 21925 Bald Hill Road, Fort Bragg

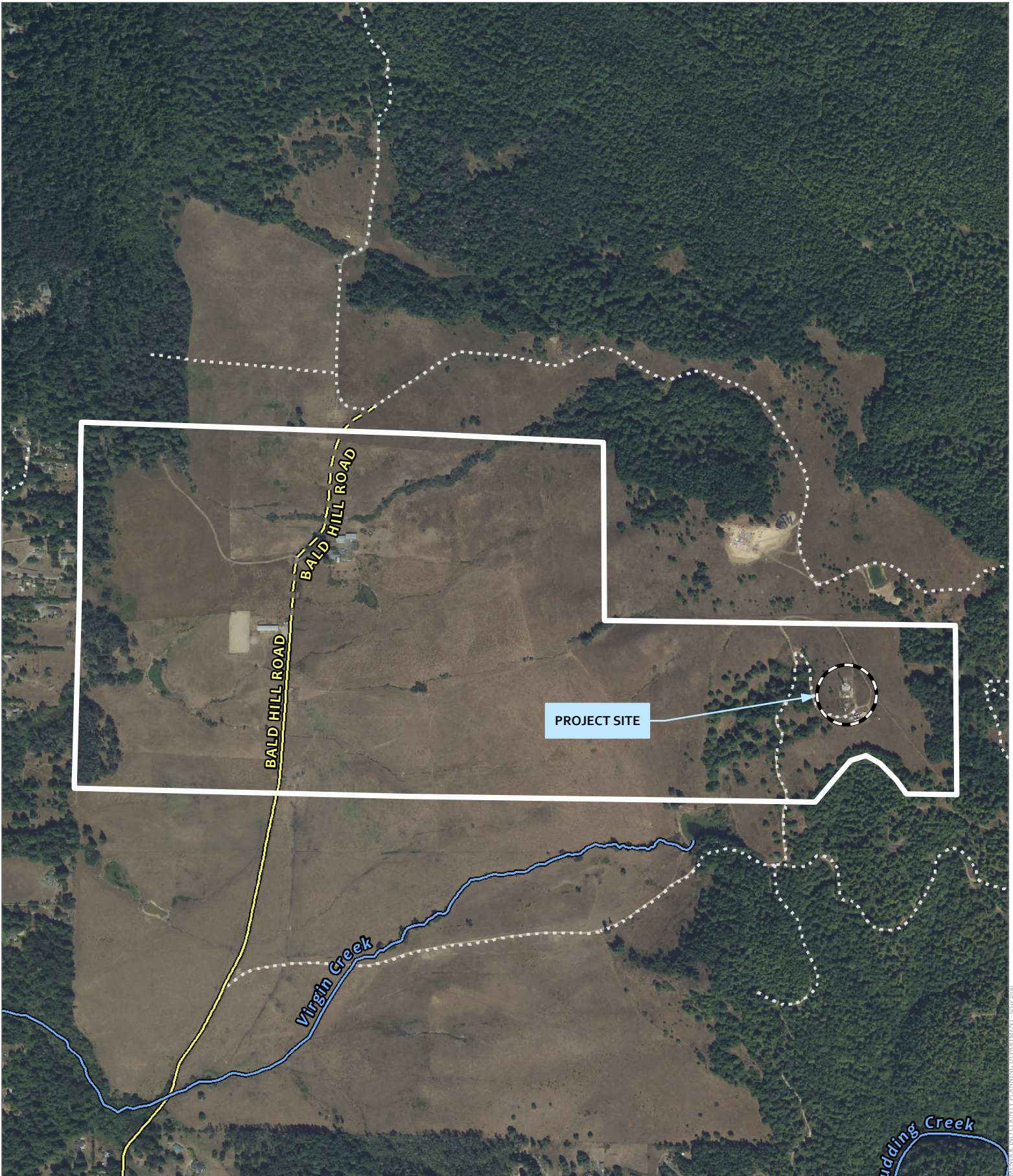
- Major Towns & Places
- ⊠ City Limits
- ⊠ Coastal Zone Boundary
- ~ Major Rivers
- Highways
- Major Roads




LOCATION MAP

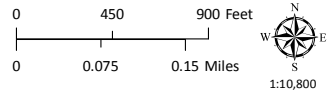
MENDOCINO COUNTY PLANNING DEPARTMENT © 10/10/2023





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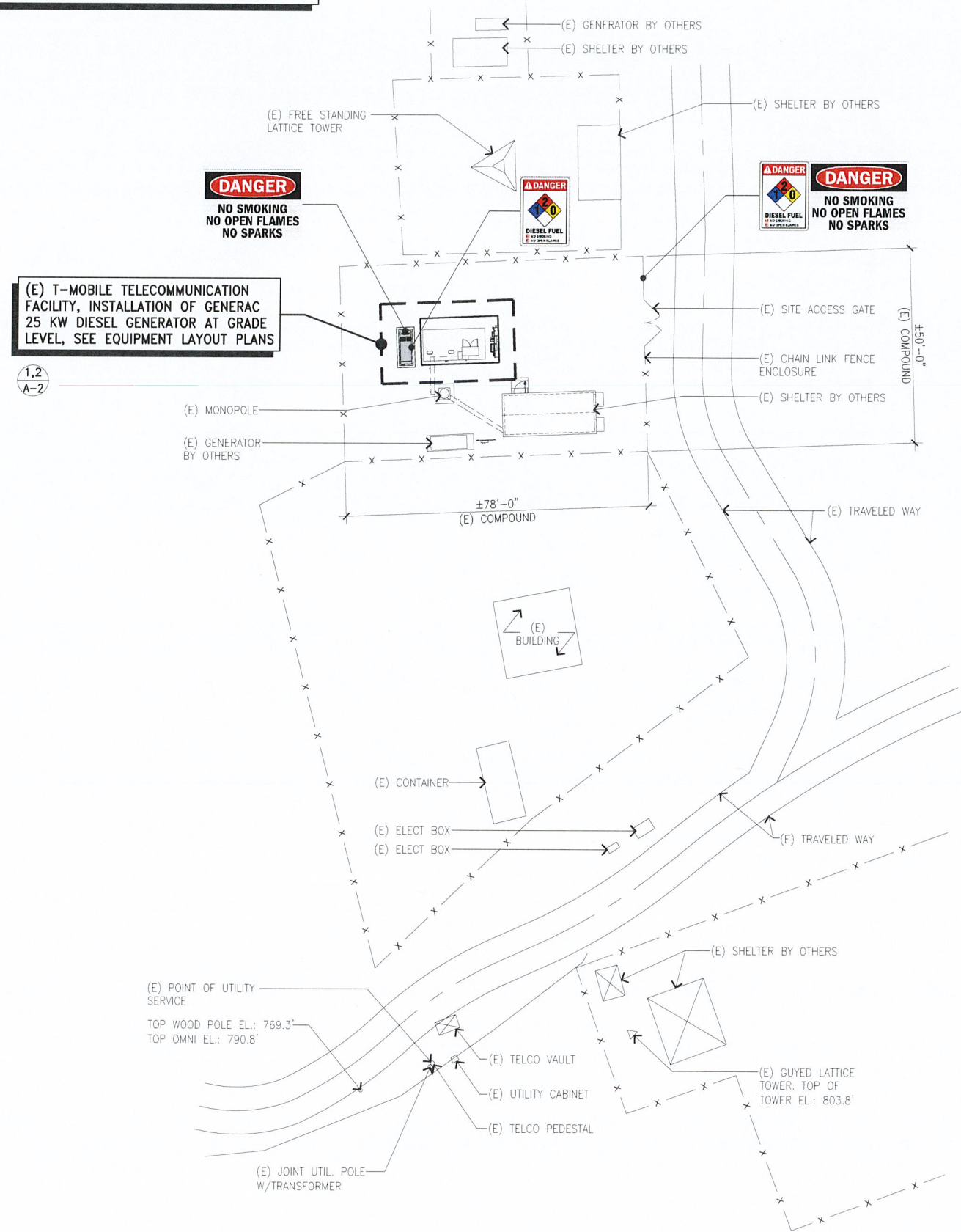
-  Named Rivers
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY



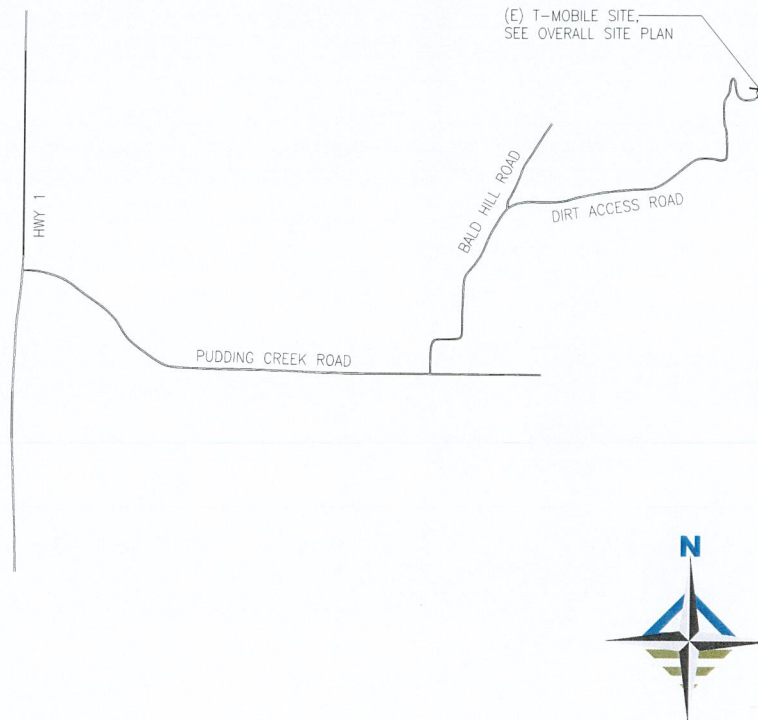
**NOTE:**  
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM  
 (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE  
 VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND  
 CONDUIT RUNS.



**OVERALL SITE PLAN**

SCALE: 1/16"=1'-0" 0 5' 15' 30' **1**

**KEYPLAN**



SCALE: NONE **2**



**PROJECT INFORMATION:**  
 (HARDENING NATIONAL - 25KW DIESEL)  
**SF40870D**  
**CROWN BALD HILL**  
 22501 BALD HILL ROAD  
 FORT BRAGG, CA 95437  
 COUNTY OF MENDOCINO

**CURRENT ISSUE DATE:**  
 04/25/20

**ISSUED FOR:**  
**CONSTRUCTION**

REV.	DATE	DESCRIPTION	BY
A	03/05/20	90% CD, ISSUED FOR REVIEW	VJA
B	04/25/20	REVISED CD	VJA

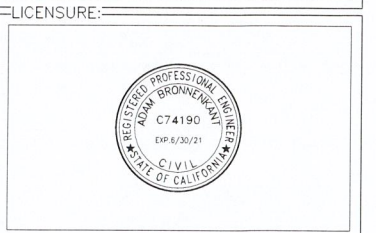
**PLANS PREPARED BY:**

**Synergy**  
 a division of **advantage engineers**  
 7543 Woodley Ave., #201, Van Nuys, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

**CONSULTANT:**

**Synergy**  
 a division of **advantage engineers**  
 7543 Woodley Ave., #201, Van Nuys, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

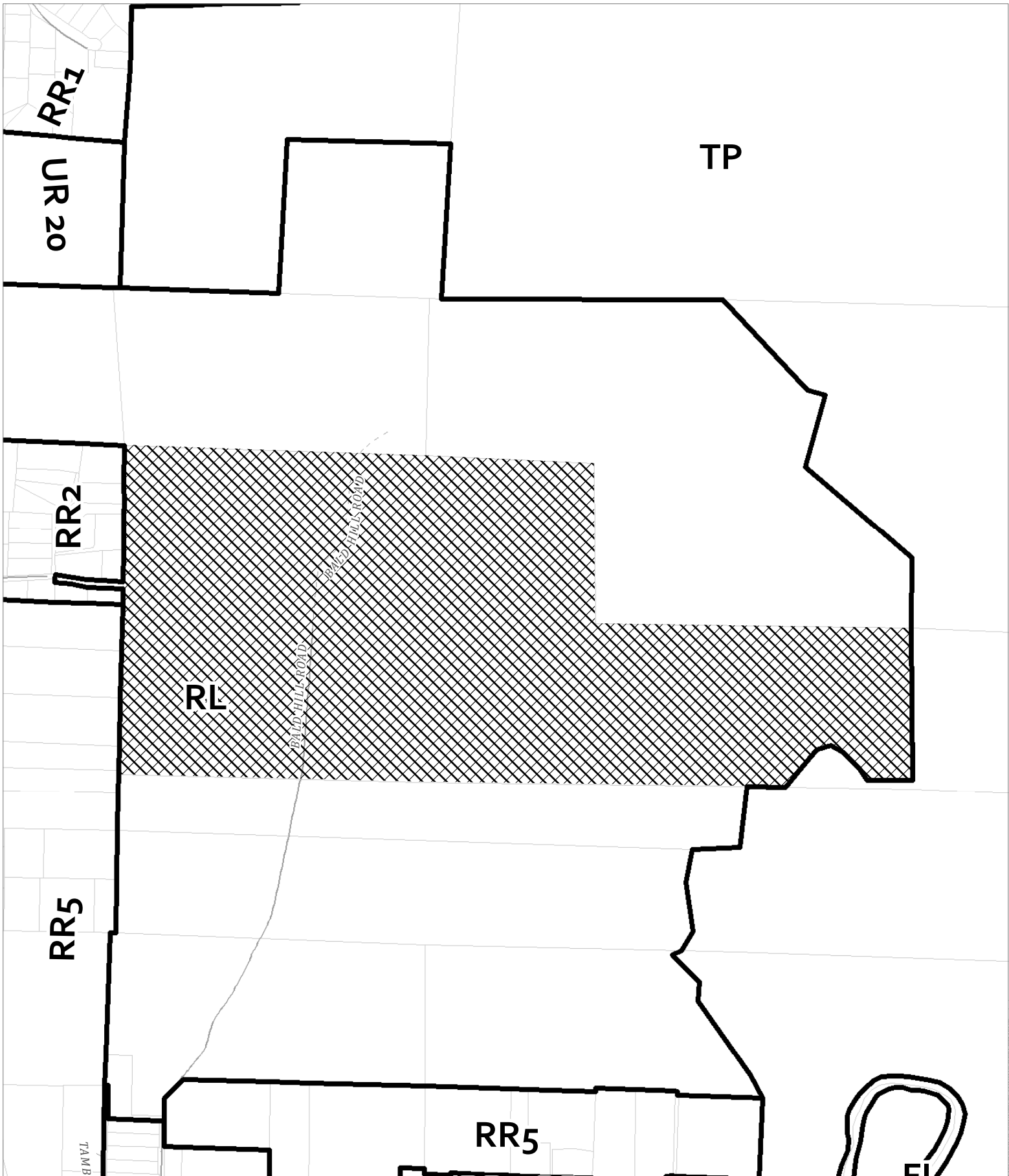
<b>DRAWN BY:</b>	<b>CHK.:</b>	<b>APV.:</b>
VJA	AB	AB






**SHEET TITLE:**  
**KEYPLAN AND OVERALL SITE PLAN**

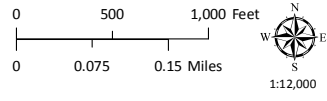
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**REVISION:**  
 SF40870D



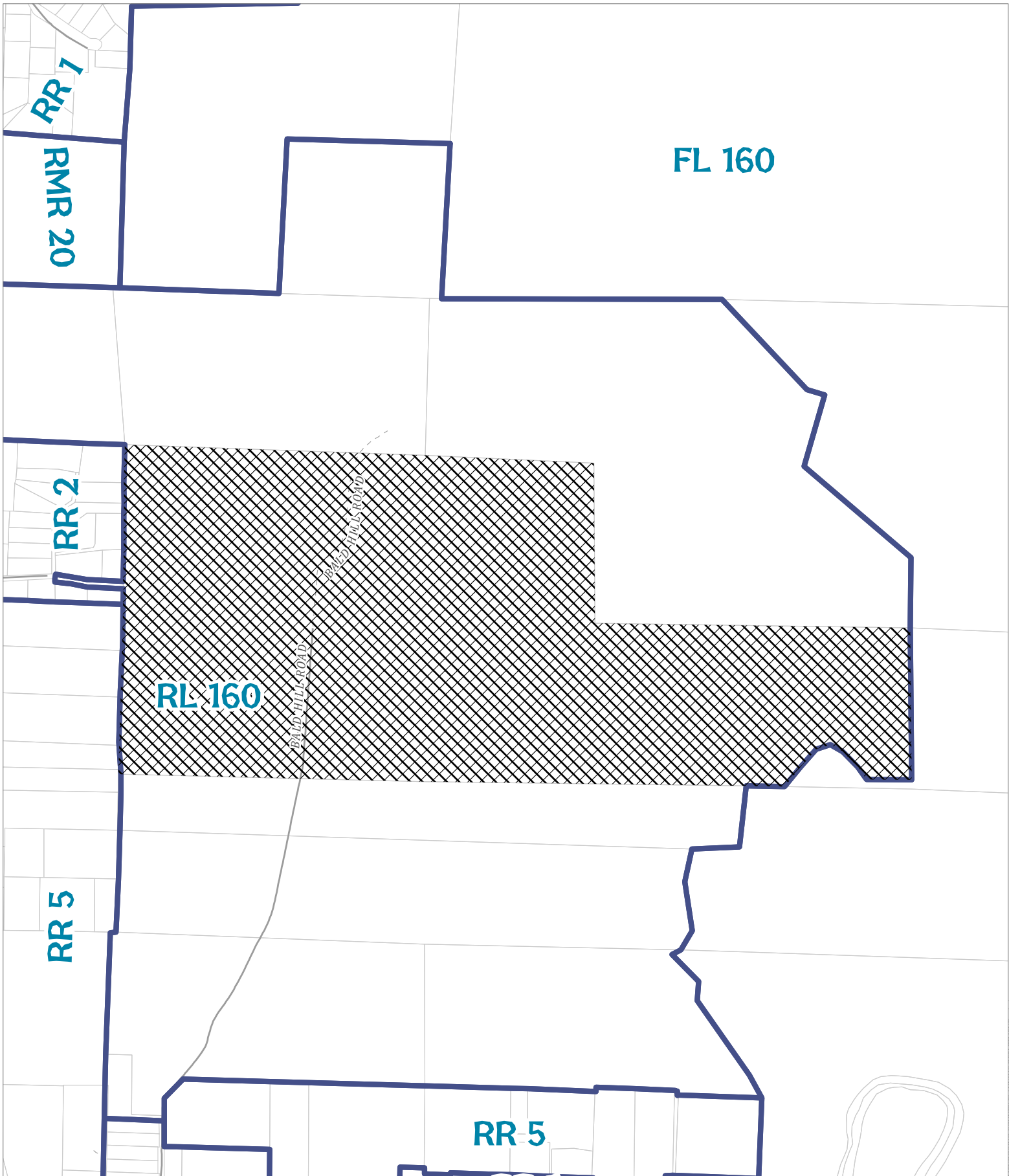


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
-  Zoning Districts
-  Public Roads
-  Assessors Parcels

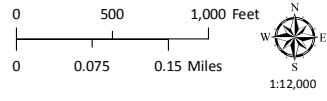


ZONING DISPLAY MAP

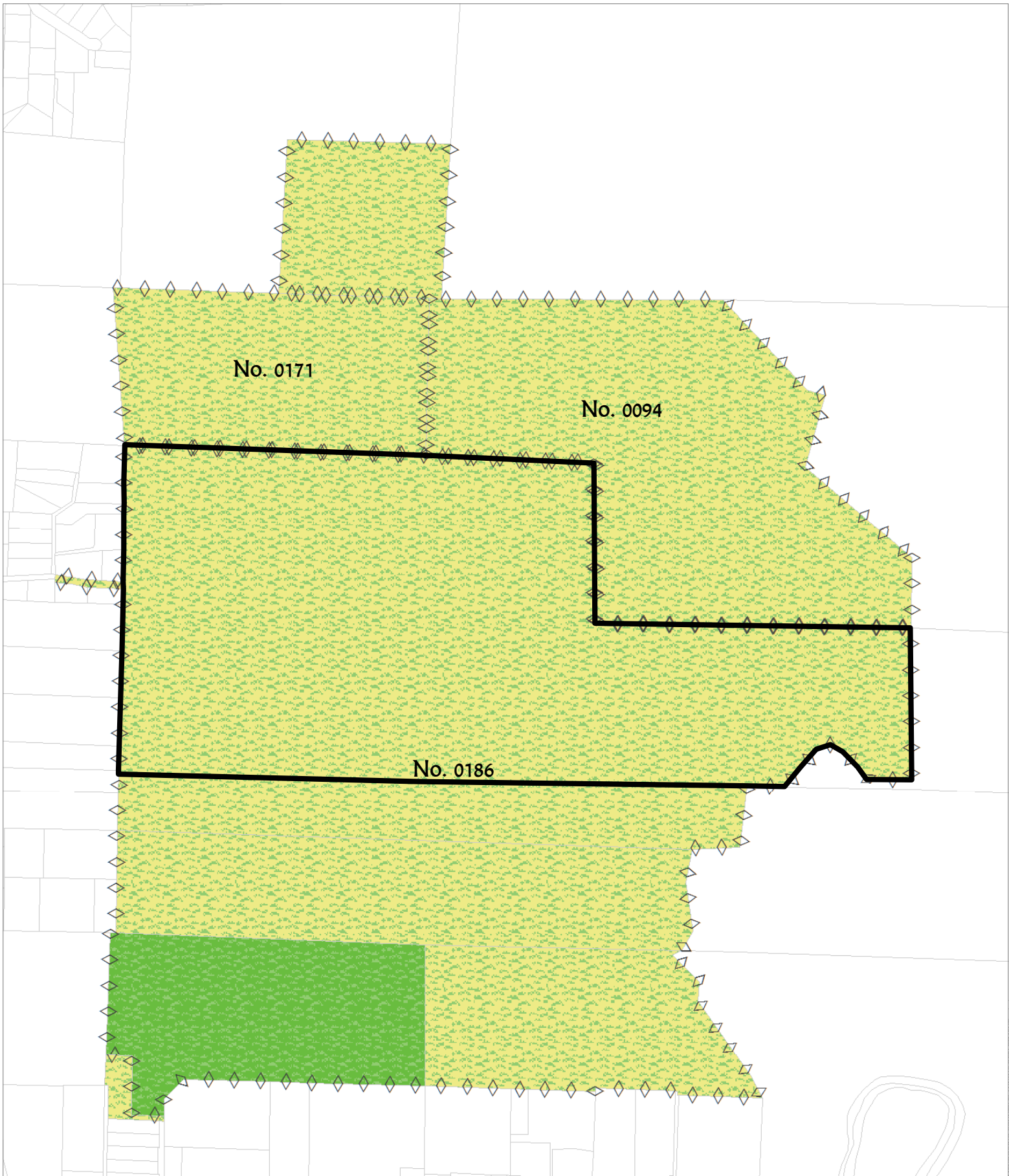


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-  General Plan Classes
-  Public Roads
-  Assessors Parcels

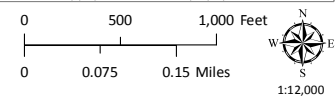


GENERAL PLAN CLASSIFICATIONS



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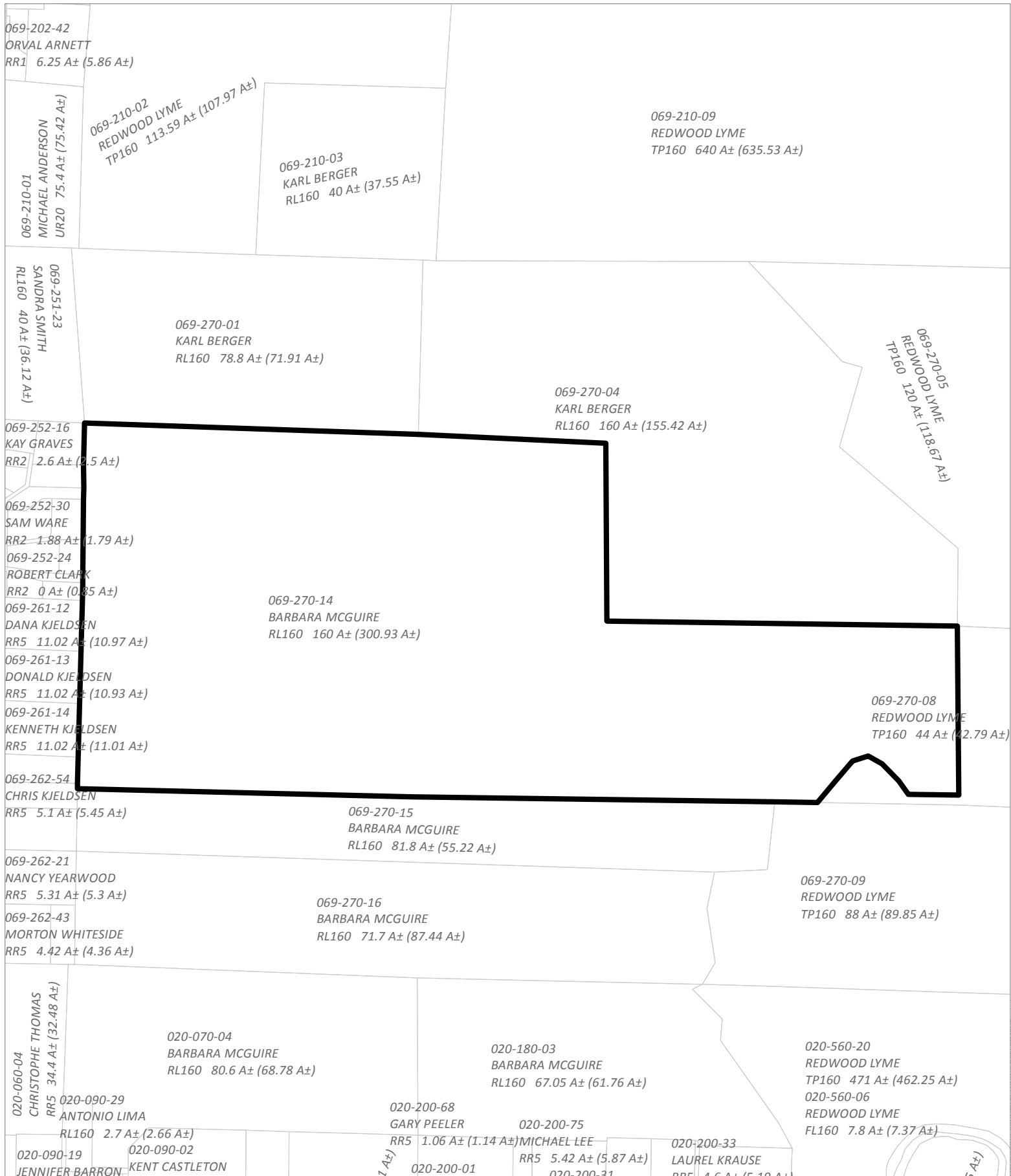
- Williamson Act 2018
- Prime Ag o62920
- Non-Prime Ag o62920
- Non-Renewal Ag o62920
- Assessors Parcels



LANDS IN WILLIAMSON ACT CONTRACTS

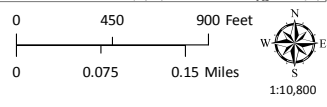
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2020





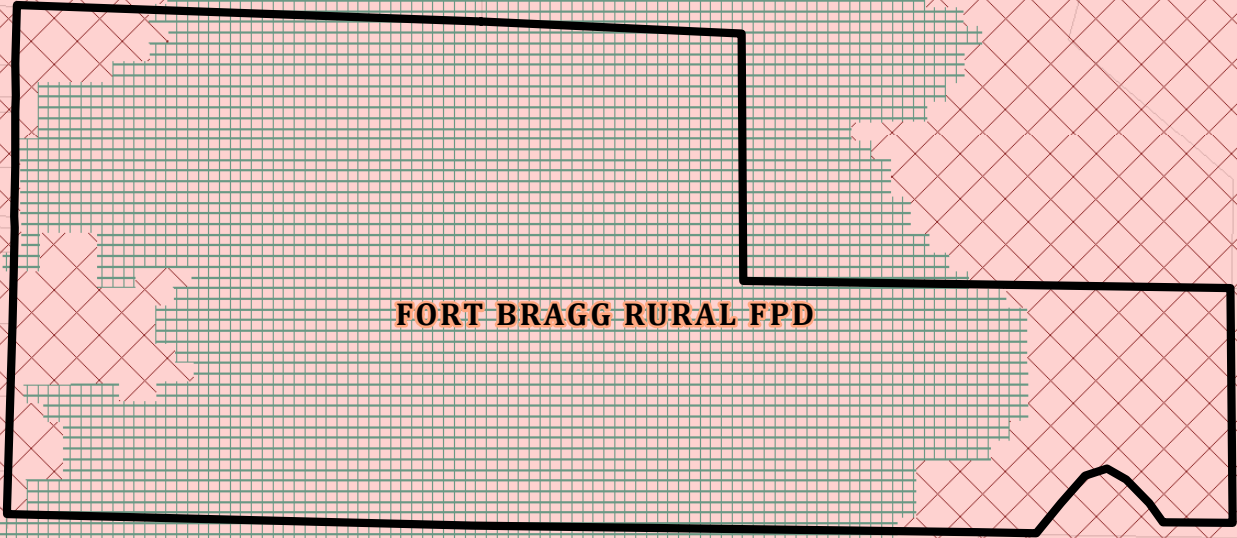
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Assessors Parcels



ADJACENT PARCELS

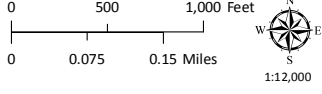
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2020



**FORT BRAGG RURAL FPD**

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 High Fire Hazard  
 Moderate Fire Hazard  
 County Fire Districts  
 Assessors Parcels



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

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2023