



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO 'NASH' GONZALEZ, INTERIM DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
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January 27, 2021

Environmental Health - Ukiah
 Building Inspection - Ukiah
 Air Quality Management

Hopland Rural Fire Protection District
 Hopland Municipal Advisory Council (MAC)

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: AP 2020-0044

DATE FILED: 11/18/2020

OWNER: DANIEL E NORFOLK

APPLICANT: CROWN CASTLE C/O AT&T

AGENT: CROWN CASTLE/ILVEA MORRIS

REQUEST: Install one (1) 30KW Generac® SD030 diesel generator with base fuel tank on a concrete pad and one (1) Generac TAS200 automatic transfer switch within an existing fence enclosure.

LOCATION: 7± miles south of Hopland town center, lying east of Highway 101 0.5± mile north of its intersection with Comminsky Station Road (CR 103), located at 20285 South Highway 101, Hopland; APN: 050-280-08.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: February 10, 2021

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: 0502800800

PARCEL SIZE: 1600 square foot leased area of 3000 square foot facility within 89± acre parcel

GENERAL PLAN: Range Land (RL160 acre minimum)

ZONING: Rangeland (RL: 160 acre minimum)

EXISTING USES: Rangeland & Telecomm

SUPERVISORIAL DISTRICT: 5 (Williams)

RELATED CASES:

Original Developed Site (North)

- Use Permit #U 29-97 - authorized the development of a 150-foot wireless communication tower. The site however was only developed with a 60-foot tall lattice tower.
- Use Permit Modification #UM 29-97/2003 - was approved by Planning Commission March 18, 2004 and authorized addition of seven (7) panel antennas to the 60-foot tall steel lattice cell communication tower.
- Use Permit Modification #UM 29-97/2014 - Use Permit Modification/Renewal to allow for the addition of two (2) new panel antennas and associated equipment to the 56-foot center line of an existing 60 foot tall lattice tower and continue operation of the existing facility.
- Administrative Permit AP_2016-0029 authorized US Cellular to relocate two (2) antennas, decommission and removal of four (4) coaxial cables and install two new antennas, one (1) hybrid cable, one (1) power cable, one (1) antenna support pipe on existing mount to house three (3) antennas, four (4) FRLB remote radio heads, two (2) Raycap surge protectors and eight (8) Kaelus combiners and two (2) stackable FXCB remote radio heads.

Second Developed Site (South)

- Use Permit #U 24-2001 authorized construction of a 100-foot tall monopole tower to support up to twelve antennas, Installation of one (1) two foot long GPS antenna (for E-911 purposes) on the roof of the 220 square foot equipment shelter and an emergency back-up generator. The facility is secured by a 6-foot tall chain link fence and will provide future space for two additional carriers.

Co-Development of two existing sites

- Use Permit #U 25-2003 authorized co-development for a communication site consisting of two adjacent compounds and a 120-foot monopole. Each carrier will have up to 12 panel antennas and one microwave dish. Each compound will consist of a 40 by 40 square foot area, surrounded by a 6-foot chain link fence, housing various equipment structures, generators, etc.
- Use Permit Modification #UM 25-2003/2012 authorized installation of a 3-foot diameter microwave dish to replace a 2-foot diameter microwave dish on an existing 120-foot tall monopole.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Range Land	Rangeland (RL: 160)	79.5 +/- Acres	Rangeland/Telecommunications
EAST:	Range Land	Rangeland (RL: 160)	220 +/- Acres	Rangeland
SOUTH:	Range Land	Rangeland (RL: 160)	75.5 +/- Acres	Rangeland
WEST:	Range Land	Rangeland (RL: 160)	19.5 +/- Acres	Rangeland

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Building Division (Ukiah)
- Environmental Health (EH)

- Hopland Rural Fire Protection District
- Hopland MAC

TRIBAL

- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

Staff notes that there are two telecommunications facilities within proximity of each other which share primary access from California State Highway 101. This Administrative Permit (AP_2020-0044) specifically requests to add an emergency backup generator to the southern compound which contains the monopole tower.

STAFF PLANNER: CHEVON HOLMES

DATE: 1/26/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

Hopland MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Hopland Rural Fire Protection District & 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

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

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

NO

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



PLANNING & BUILDING SERVICES

Case information box with handwritten entries: CASE NO: AP-2020-0044, DATE FILED: 11-18-2020, FEE: \$2282, RECEIPT NO: PRJ-038403, RECEIVED BY: Jesse Davis

APPLICATION FORM

APPLICANT:

Name: Crown Castle c/o AT&T Phone: 713-570-3118
Mailing Address: 1220 Augusta Dr. Suite 600
City: Houston State/Zip: TX/77057 Email: ilvea.morris@crowncastle.com

PROPERTY OWNER:

Name: Daniel E Norfolk Phone:
Mailing Address: 20001 S Highway 101
City: Hopland State/Zip: CA 95449 Email:

AGENT:

Name: Ilvea Morris c/o Crown Castle Phone: 713-570-3118
Mailing Address: 1220 Augusta Dr. Suite 600
City: Houston State/Zip: TX/77057 Email: ilvea.morris@crowncastle.com

ASSESSOR'S PARCEL NUMBER/S: 050-280-08

TYPE OF APPLICATION:

- Administrative Permit (checked)
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
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.

Signature of Applicant/Agent: [Signature] Date: 10/28/2020
Signature of Owner: Kyle Bruno Date: 10/28/2020

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.

TOWER SCOPE OF WORK · NO TOWER WORK

GROUND SCOPE OF WORK · INSTALL (1) 30KW STANDBY DIESEL GENERATOR(GENERAC SD030) WITH
BASE FUEL TANK ON A CONCRETE PAD · INSTALL (1) 200A ATS/CAMLOCK (GENERAC TAS200)

2. Structures/Lot Coverage	NO. 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 type="checkbox"/> Other: <input type="checkbox"/> Other:	N/A	N/A			N/A
GRAND TOTAL (Equal to gross area of Parcel): N/A					

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

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the 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 If 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:

Backup generator will use Diesel Fuel.

7. How much off-street parking will be provided? N/A Number

Size

No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: _____ cubic yards
Amount of fill: _____ cubic yards
Max. height of fill slope: _____ feet
Max. height of cut slope: _____ feet
Amount of import/export: _____ cubic yards
Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

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
Structures: Open Coastal Waters Wetlands Estuaries Lakes

N/A

If so, what is the amount of material to be dredged/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 and building plans.

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

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

Telephone: YES NO

18. What will be the method of sewage disposal? N/A

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source: N/A

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): _____

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:

None

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

Cell Tower

23. Are there existing structures on the property? 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.

- YES
- NO

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

25. What is the maximum height of all structures? N/A

Existing: _____ feet

Proposed: _____ feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings? N/A

Existing: _____ square feet

Proposed: _____ square feet

27. What is the total lot area within property lines?

Total Lot Area: 89 acres square feet

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:

Existing Wireless Telecommunication Facility.

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.

Range Land

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

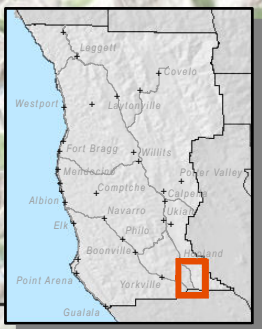


SUBJECT PARCEL/S

Pieta Creek

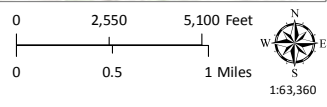
Russian River

Sonoma County



CASE: AP 2020-0044
 OWNER: NORFOLK, Daniel
 APN: 050-280-08
 APLCT: Crown Castle
 AGENT: Ilvea Morris
 ADDRESS: 20285 S. Highway 101, Hopland


- Major Towns & Places
- California Counties

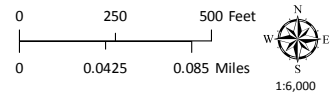


LOCATION MAP

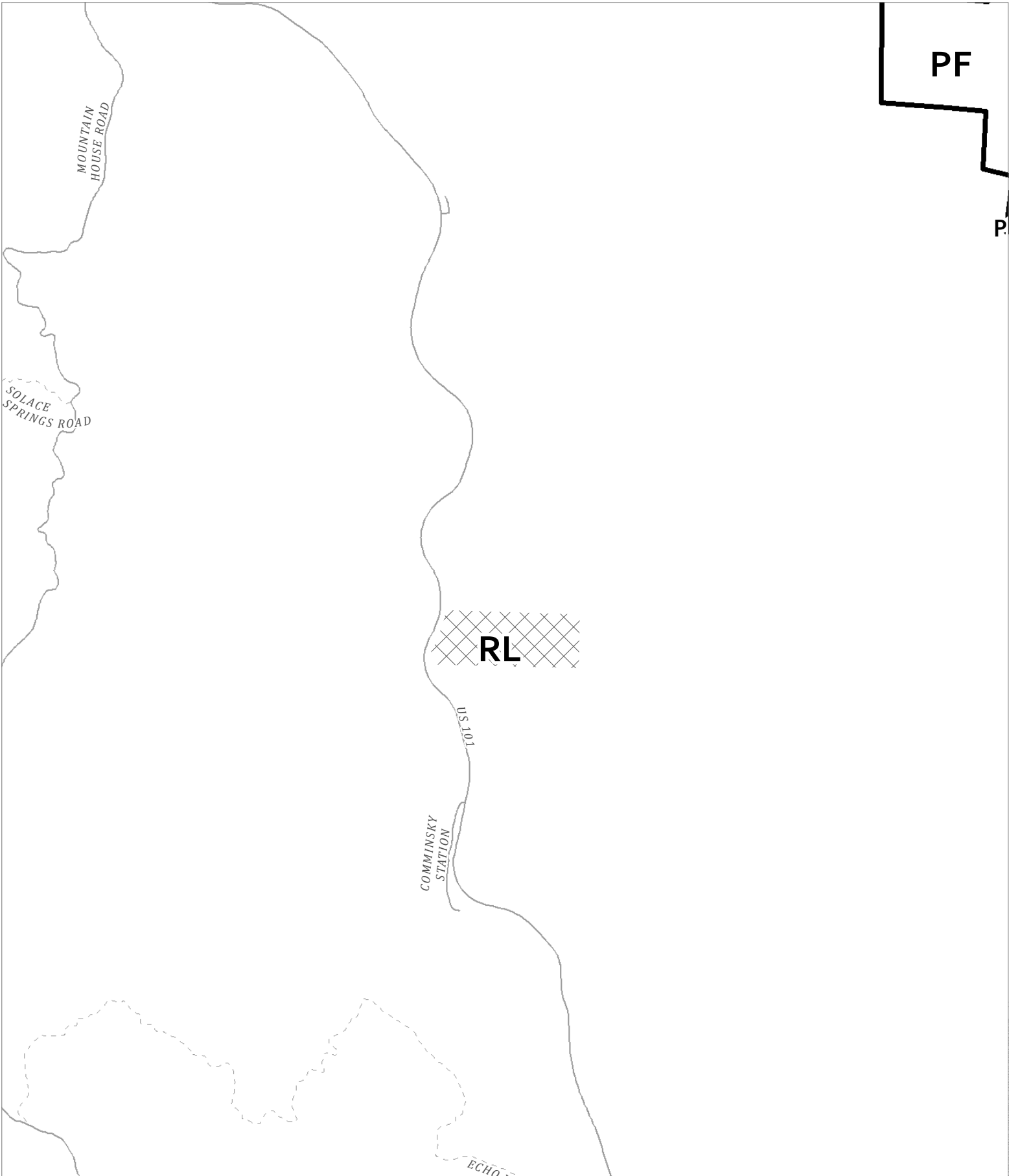


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 Public Roads



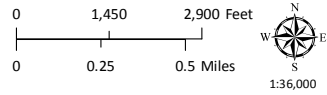
AERIAL IMAGERY



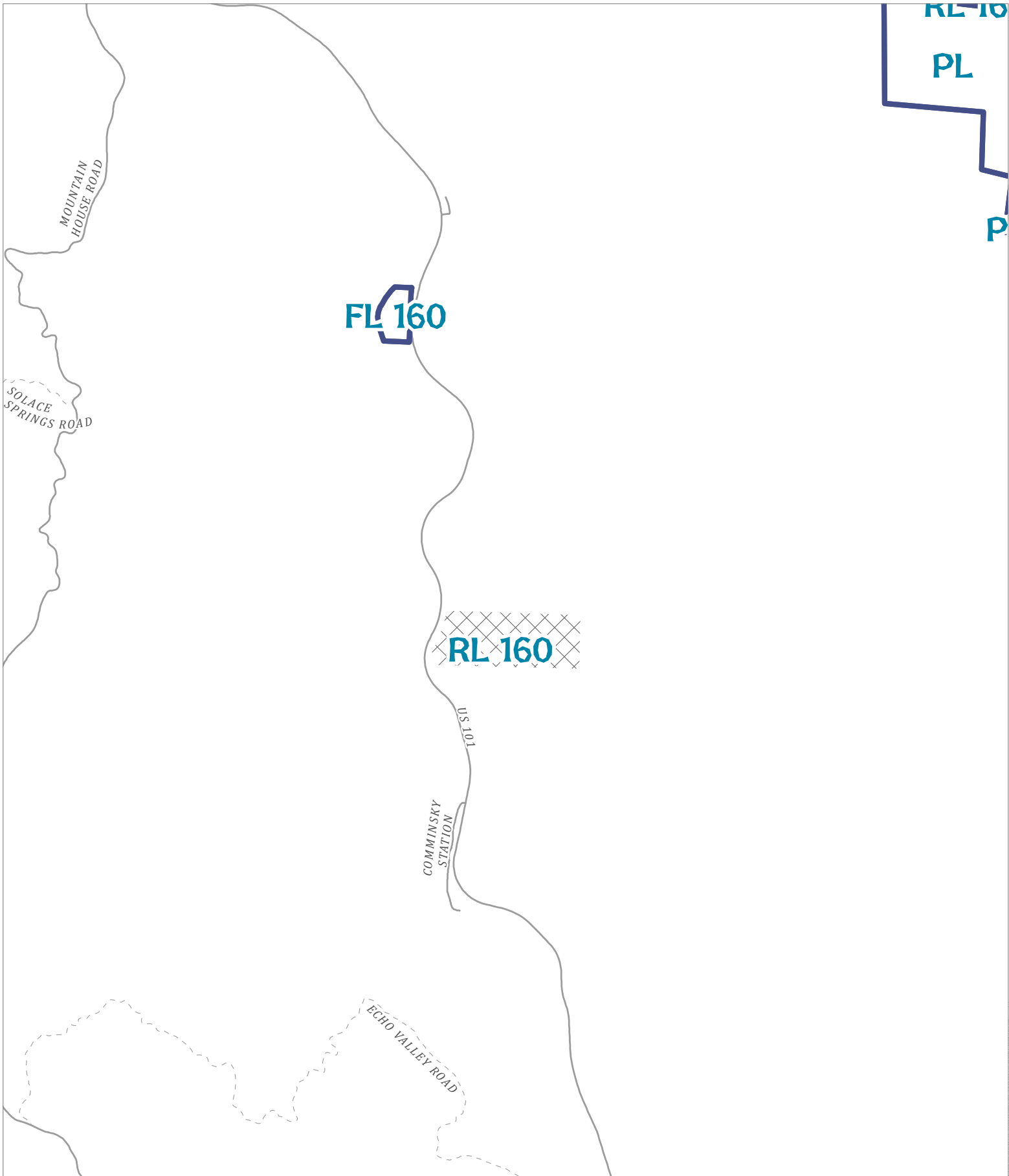
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/7/2020

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 Zoning Districts
 Public Roads

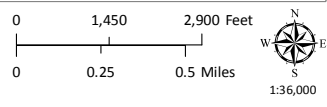


ZONING DISPLAY MAP

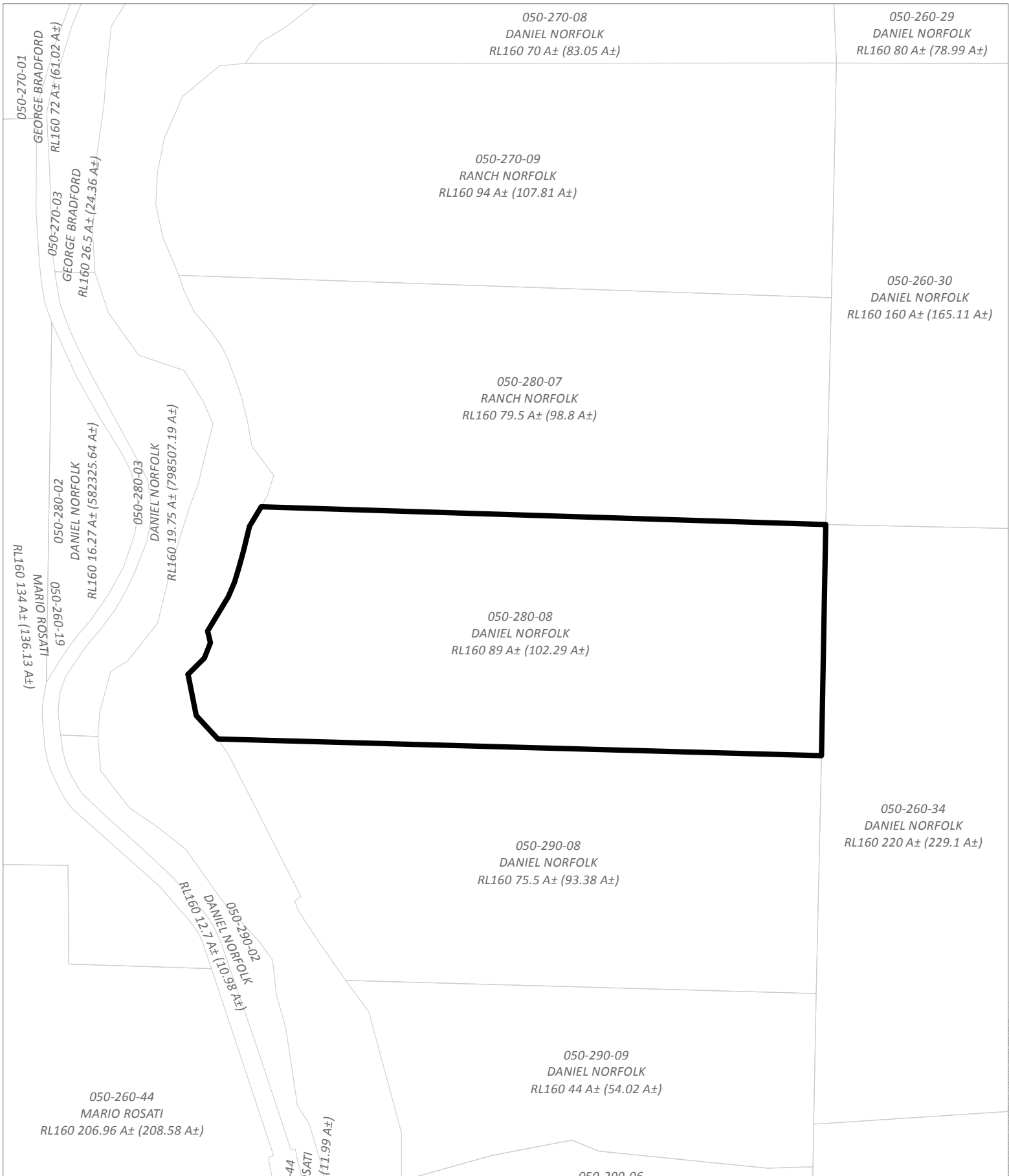


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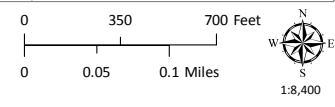
 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS



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ADJACENT PARCELS

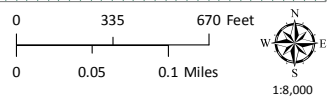
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/7/2020



**HOPLAND RURAL
FIRE PROTECTION
DISTRICT**

CASE: AP 2020-0044
 OWNER: NORFOLK, Daniel
 APN: 050-280-08
 APLCT: Crown Castle
 AGENT: Ileva Morris
 ADDRESS: 20285 S. Highway 101, Hopland

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

PROJECT DESCRIPTION

TOWER SCOPE OF WORK

- NO TOWER WORK

GROUND SCOPE OF WORK

- INSTALL (1) 30KW STANDBY DIESEL GENERATOR (GENERAC SD030) WITH BASE FUEL TANK ON A CONCRETE PAD
- INSTALL (1) 200A ATS/CAMLOCK (GENERAC TAS200)