



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

February 17, 2021

Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Air Quality Management

Department of Forestry/ CalFire
 Land Use
 Leggett Valley Fire District
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0097
DATE FILED: 11/13/2019
OWNER: PETERSON THERON RICHARD AND [OWNER2 NAME] AND [OWNER3 NAME]
APPLICANT: Lauren Oteri / Tower Engineering Professionals
AGENT: Lauren Oteri / Tower Engineering Professionals
REQUEST: Administrative Permit to add six (6) LTE antennas, eight (8) RRUs, a hybrid cable, and 2 RAYCAP RUSCD to an existing cell tower.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2± miles west of Leggett town center, accessed from Page and Gates Road (Private), 2± miles south west of Highway 1 (SH 1) and US Highway 101 (US 101) intersection, located at 68970 Page and Gates Rd., Leggett (APN: 012-530-19).
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: March 3, 2021

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@co.mendocino.ca.us. 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 _____

OWNER: RICHARD PETERSON

APPLICANT: Lauren Oteri / Tower Engineering Professionals

AGENT: Lauren Oteri / Tower Engineering Professionals

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APN/S: 012-530-19-00

PARCEL SIZE: 21 acres

GENERAL PLAN: FL160:

ZONING: FL:160

EXISTING USES: Wireless Facilities

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 fall 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
- Environmental Health (EH)

- Leggett Valley Fire District

STATE

- CALFIRE (Land Use)

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:	AP 2019-0097
CalFire No:	
Date Filed:	11-13-19
Fee:	\$2213.00
Receipt No:	PRJ 031681
Received By:	M. Cliser
Office use only	

APPLICATION FORM

APPLICANT

Name: Tower Engineering Professionals (Lauren Oteri) Phone: 980-202-6514

Mailing Address: 10700 Sikes Place Suite 360

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

PROPERTY OWNER

Name: US Cellular (Tower Owner) Phone:

Mailing Address: 68270 Old Hollow Tree Road

City: Leggett State/Zip: CA, 95585 email:

AGENT

Name: Tower Engineering Professionals (Lauren Oteri) Phone: 980-202-6514

Mailing Address: 10700 Sikes Place Suite 360

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

Parcel Size: (Sq. feet/Acres) Address of Property: 68270 Old Hollow Tree Road, Leggett, CA 95585

Assessor Parcel Number(s): 0125-301-900

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input 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 checked="" 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.

Lauren Oteri 10/30/19

 Signature of Applicant/Agent Date Signature of Owner Date

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

Estimated employees per shift: _____

Estimated shifts per day: _____

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	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

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:

- A. Amount of cut _____ cubic yards
- B. Amount of fill _____ cubic yards
- C. Maximum height of fill slope _____ feet
- D. Maximum height of cut slope _____ feet
- E. Amount of import or export _____ 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 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: N/A

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 N/A

18. What will be the method of sewage disposal?
 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:

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

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.

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 _____ 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): _____ 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.

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	_____	_____	_____	_____
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.

Lauren Oteri 10/30/2019
 Owner/Authorized Agent Date

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

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

 Owner 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

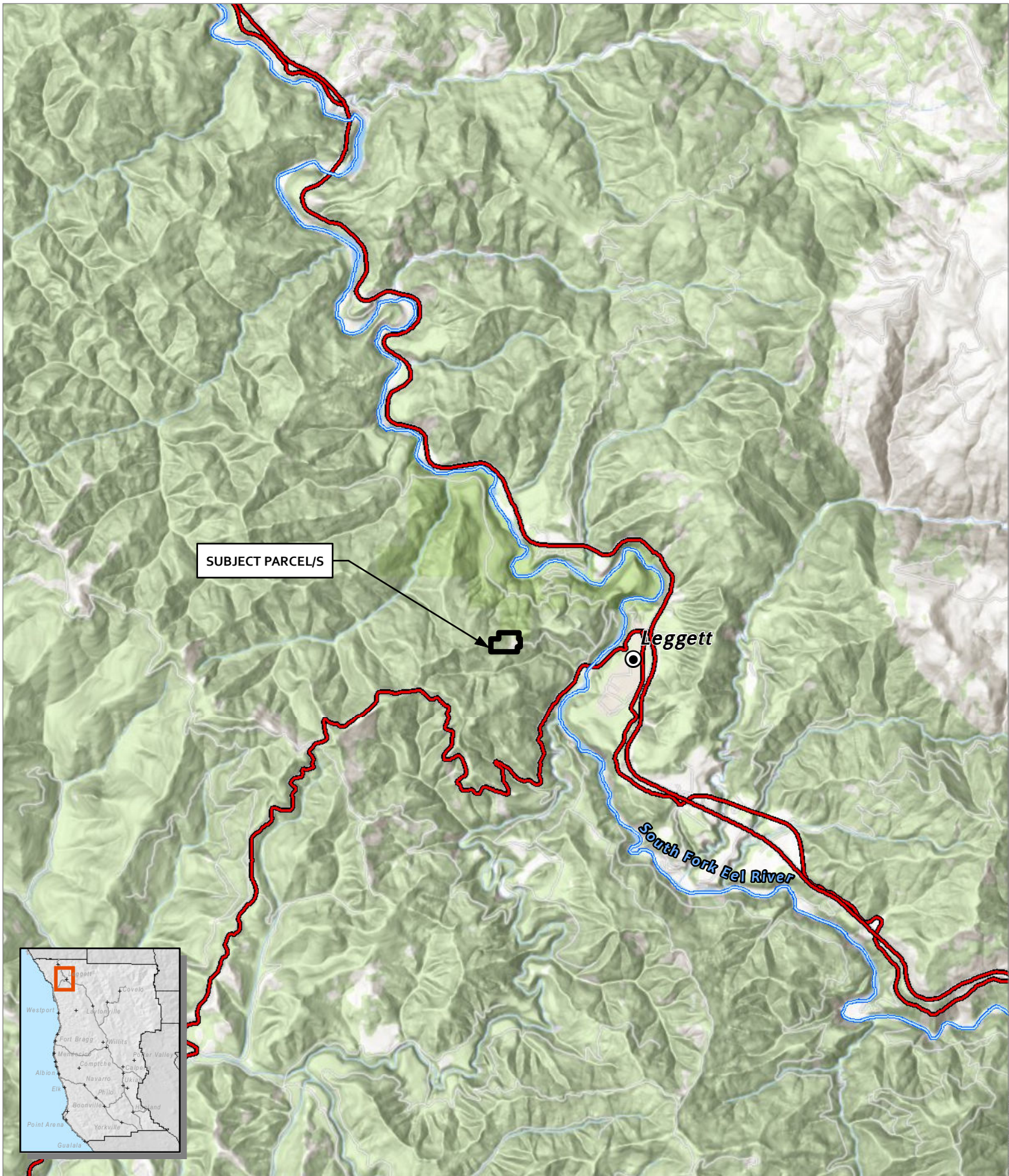
INDEMNIFICATION AND HOLD HARMLESS

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: Lauren Oteri Date: 10/30/2019



SUBJECT PARCEL/S

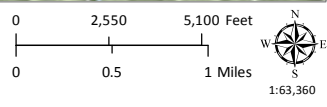
Leggett

South Fork Eel River



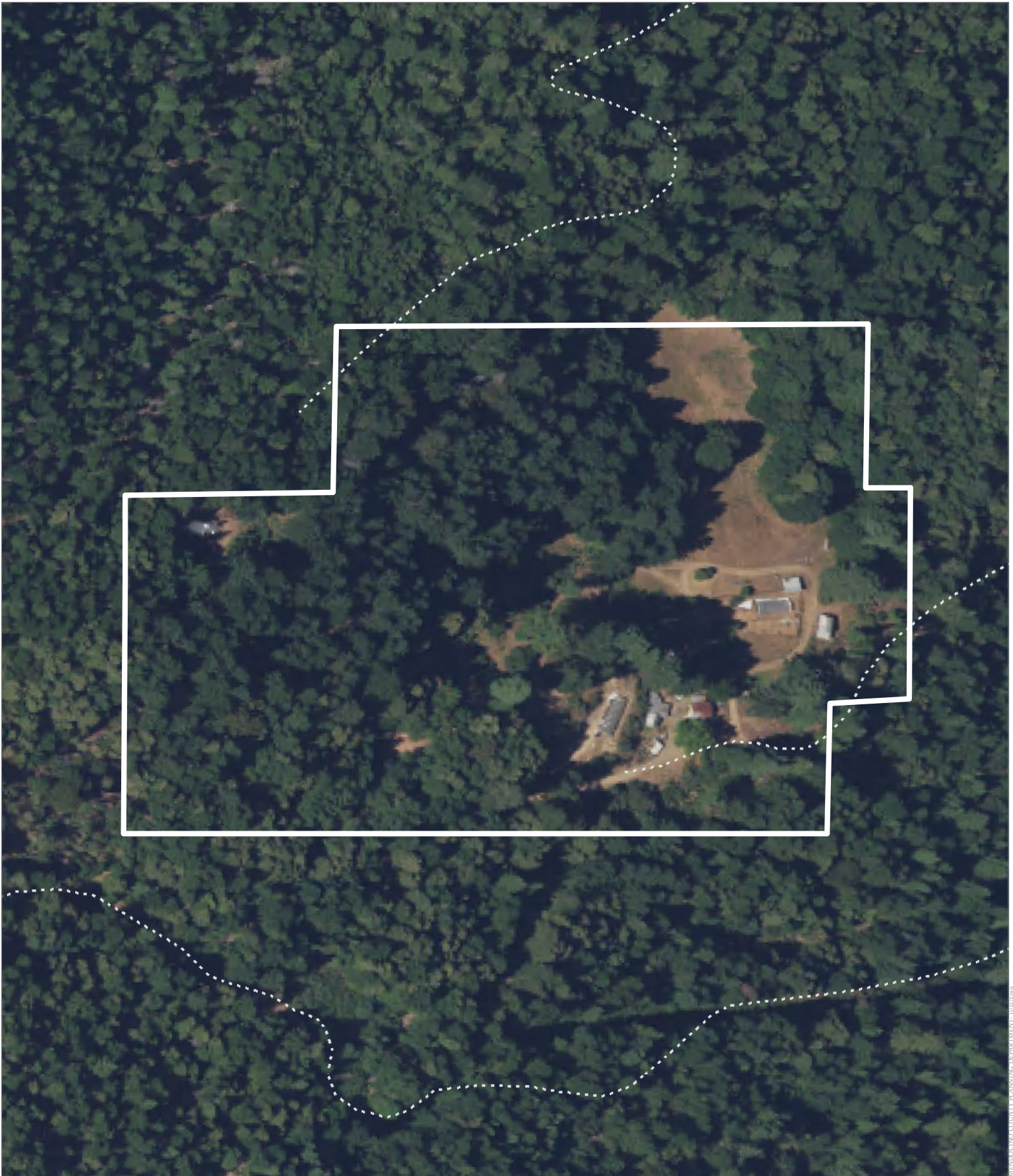
CASE: AP 2019-0097
 OWNER: PETERSON, Theron
 APN: 012-530-19
 APLCT: Tower Engineering Professionals, Inc.
 AGENT: Lauren Oteri
 ADDRESS: 68170 Page & Gates Road, Leggett

- Major Towns & Places
- ~ Major Rivers
- Highways



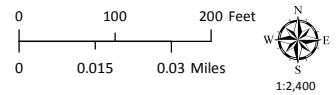
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 10/12/2019



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OWNER: PETERSON, Theron
APN: 012-530-19
APLCT: Tower Engineering Professionals, Inc.
AGENT: Lauren Oteri
ADDRESS: 68170 Page & Gates Road, Leggett

..... Driveways/Unnamed Roads



AERIAL IMAGERY

PHOTOGRAPHY COURTESY OF TOWER ENGINEERING PROFESSIONALS, INC. 10/22/2019



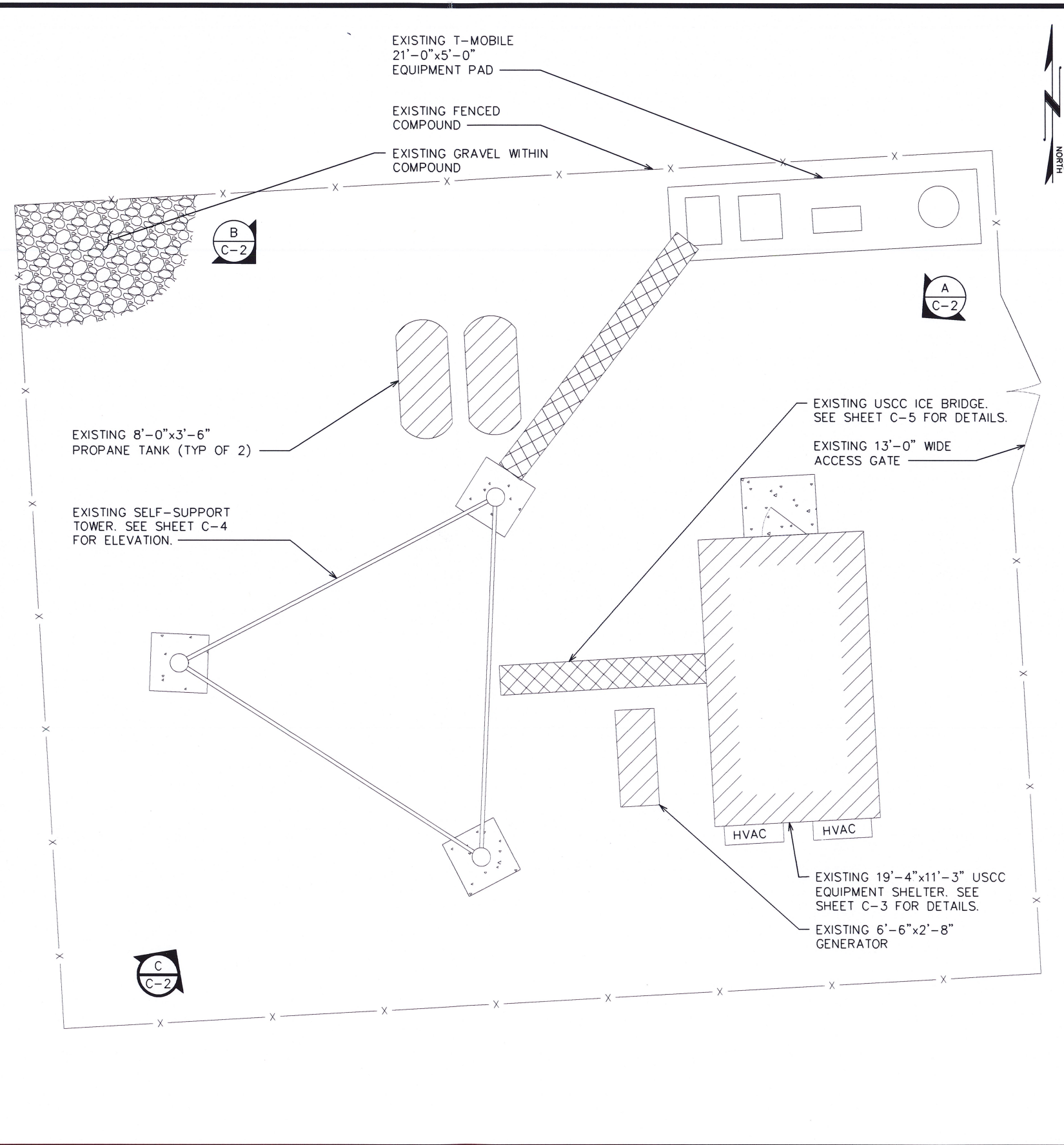
COMPOUND VIEW "A"



COMPOUND VIEW "B"

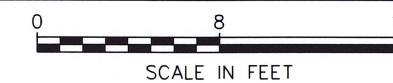


COMPOUND VIEW "C"



COMPOUND DETAIL

SCALE: 1/8" = 1'-0"



PLANS PREPARED FOR:
 U.S. Cellular
 8410 W BRYN MAWR, SUITE 700
 CHICAGO, IL 60631
 (773) 399-8900

PROJECT INFORMATION:
**568370
 LEGGETT**
 68270 OLD HOLLOW TREE ROAD
 LEGGETT, CA 95585
 (MENDOCINO COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net

SEAL:

 October 14, 2019

REV	DATE	ISSUED FOR:
2	10-14-19	CONSTRUCTION
1	10-02-19	CONSTRUCTION
0	09-19-19	PRELIMINARY

DRAWN BY: GBP CHECKED BY: DWB

SHEET TITLE:
**COMPOUND
 DETAIL**

SHEET NUMBER: **C-2** REVISION: **2**
 TEP #: 52505.294768

EUPEN HYBRID CABLE LENGTH

PROPOSED RAYCAP QUANTITY IN SHELTER SPD:	2
EXISTING RAYCAP QUANTITY IN SHELTER SPD:	0
LENGTH FROM SHELTER PORT WINDOWS TO POWER BAY:	6-FT
ICE BRIDGE LENGTH:	14-FT
RAYCAP CENTERLINE + 12-FT BUFFER:	159-FT
TOTAL ESTIMATED LENGTH OF HYBRID CABLE:	179-FT
TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):	200-FT

JUMPER INFO

FIBER/POWER JUMPER LENGTH FROM RAYCAP TO RRH			
	B71/12	BAND 2/4	BAND 5
ALPHA SECTOR:	15-FT	15-FT	-
BETA SECTOR:	15-FT	15-FT	-
GAMMA SECTOR:	15-FT	15-FT	15-FT

½" JUMPER LENGTH FROM B71/12 RRHS TO ANTENNAS	
ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

½" JUMPER LENGTH FROM B5 RRHS TO ANTENNAS	
ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

½" JUMPER LENGTH FROM B2/4 RRHS TO ANTENNAS	
ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

RET JUMPER INFO

RRH TO ANTENNA	
ALPHA SECTOR:	10-M
BETA SECTOR:	10-M
GAMMA SECTOR:	10-M

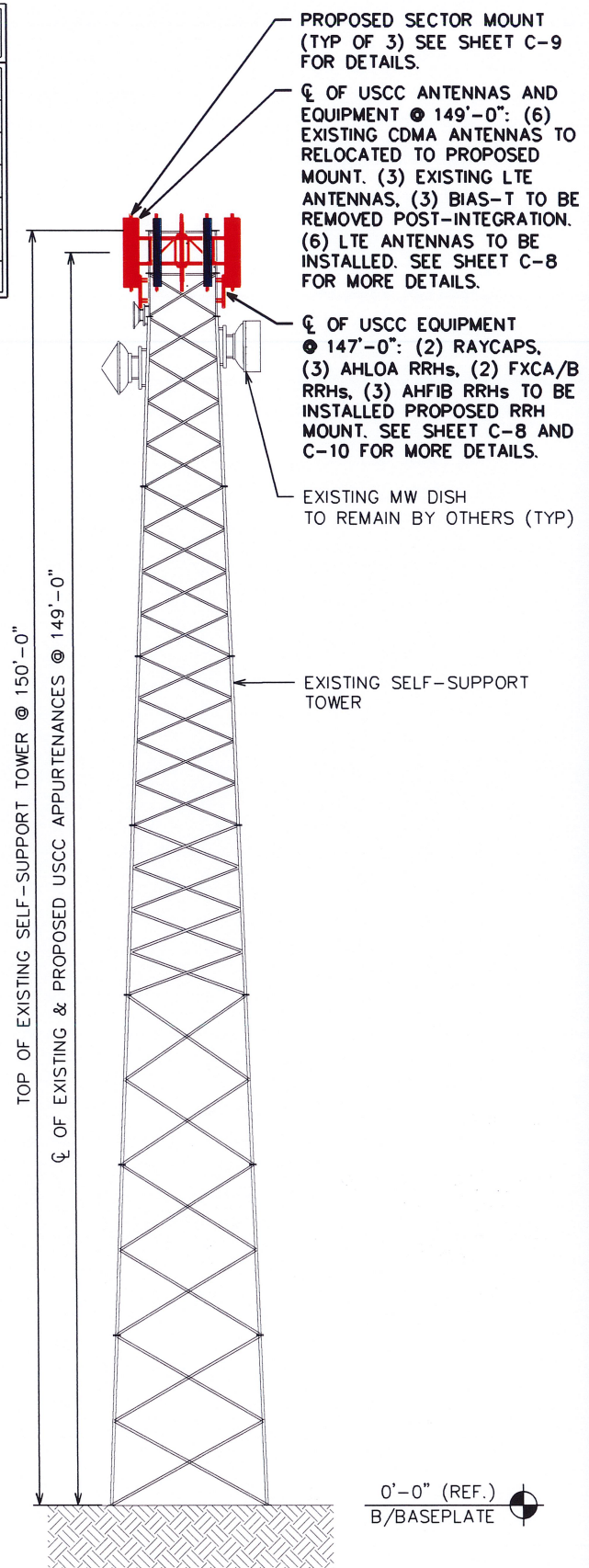
NOTES:

- PROPOSED EQUIPMENT TO BE INSTALLED PRIOR TO EXISTING EQUIPMENT DECOMMISSION.
- T/APPURTENANCE = 154'

PROPOSED LTE PANEL TO BE INSTALLED: ■
 EXISTING CDMA PANEL TO BE RELOCATED: ■

PROPOSED TOWER ELEVATION

SCALE: 1" = 20'



PROPOSED SECTOR MOUNT (TYP OF 3) SEE SHEET C-9 FOR DETAILS.

☐ OF USCC ANTENNAS AND EQUIPMENT @ 149'-0": (6) EXISTING CDMA ANTENNAS TO RELOCATED TO PROPOSED MOUNT. (3) EXISTING LTE ANTENNAS, (3) BIAS-T TO BE REMOVED POST-INTEGRATION. (6) LTE ANTENNAS TO BE INSTALLED. SEE SHEET C-8 FOR MORE DETAILS.

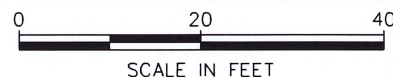
☐ OF USCC EQUIPMENT @ 147'-0": (2) RAYCAPS, (3) AHLOA RRHS, (2) FXCA/B RRHS, (3) AHFIB RRHS TO BE INSTALLED PROPOSED RRH MOUNT. SEE SHEET C-8 AND C-10 FOR MORE DETAILS.

EXISTING MW DISH TO REMAIN BY OTHERS (TYP)

EXISTING SELF-SUPPORT TOWER

TOP OF EXISTING SELF-SUPPORT TOWER @ 150'-0"
 ☐ OF EXISTING & PROPOSED USCC APPURTENANCES @ 149'-0"

0'-0" (REF.)
 B/BASEPLATE



EXISTING TOWER ELEVATION



EXISTING USCC MOUNT



EXISTING USCC LTE TAG



EXISTING USCC CDMA TAG

PLANS PREPARED FOR:



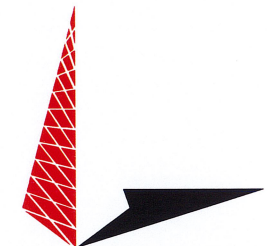
8410 W BRYN MAWR, SUITE 700
 CHICAGO, IL 60631
 (773) 399-8900

PROJECT INFORMATION:

568370 LEGGETT

68270 OLD HOLLOW TREE ROAD
 LEGGETT, CA 95585
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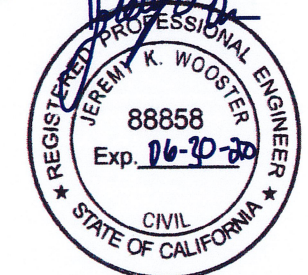
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net

SEAL:



October 14, 2019

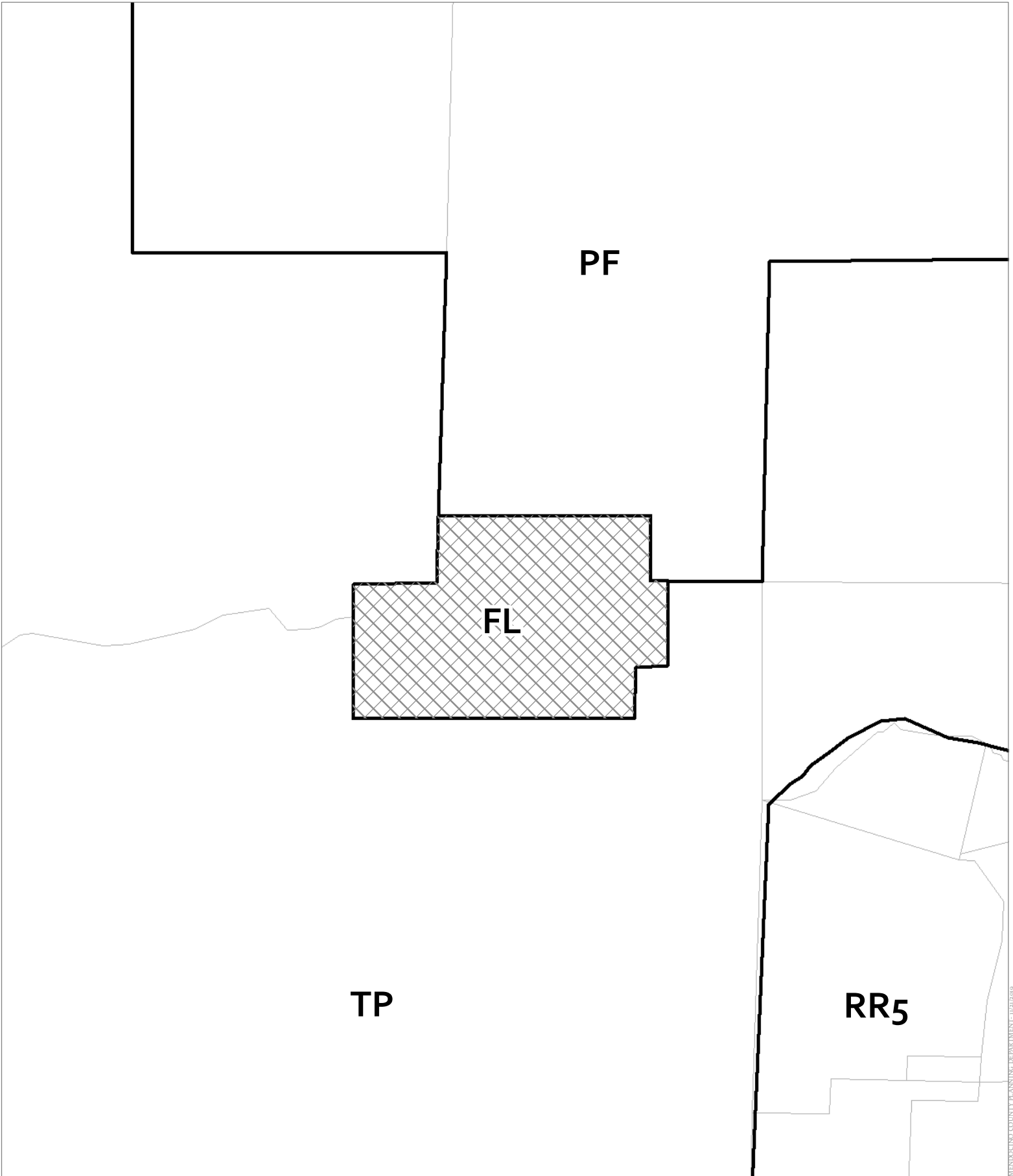
REV	DATE	ISSUED FOR:
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0	09-19-19	PRELIMINARY

DRAWN BY: GBF CHECKED BY: DWB

SHEET TITLE:



TOWER ELEVATION

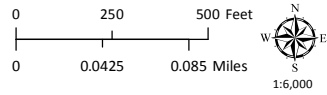
SHEET NUMBER: C-4	REVISION: 2
TEP#: 52505.294768	



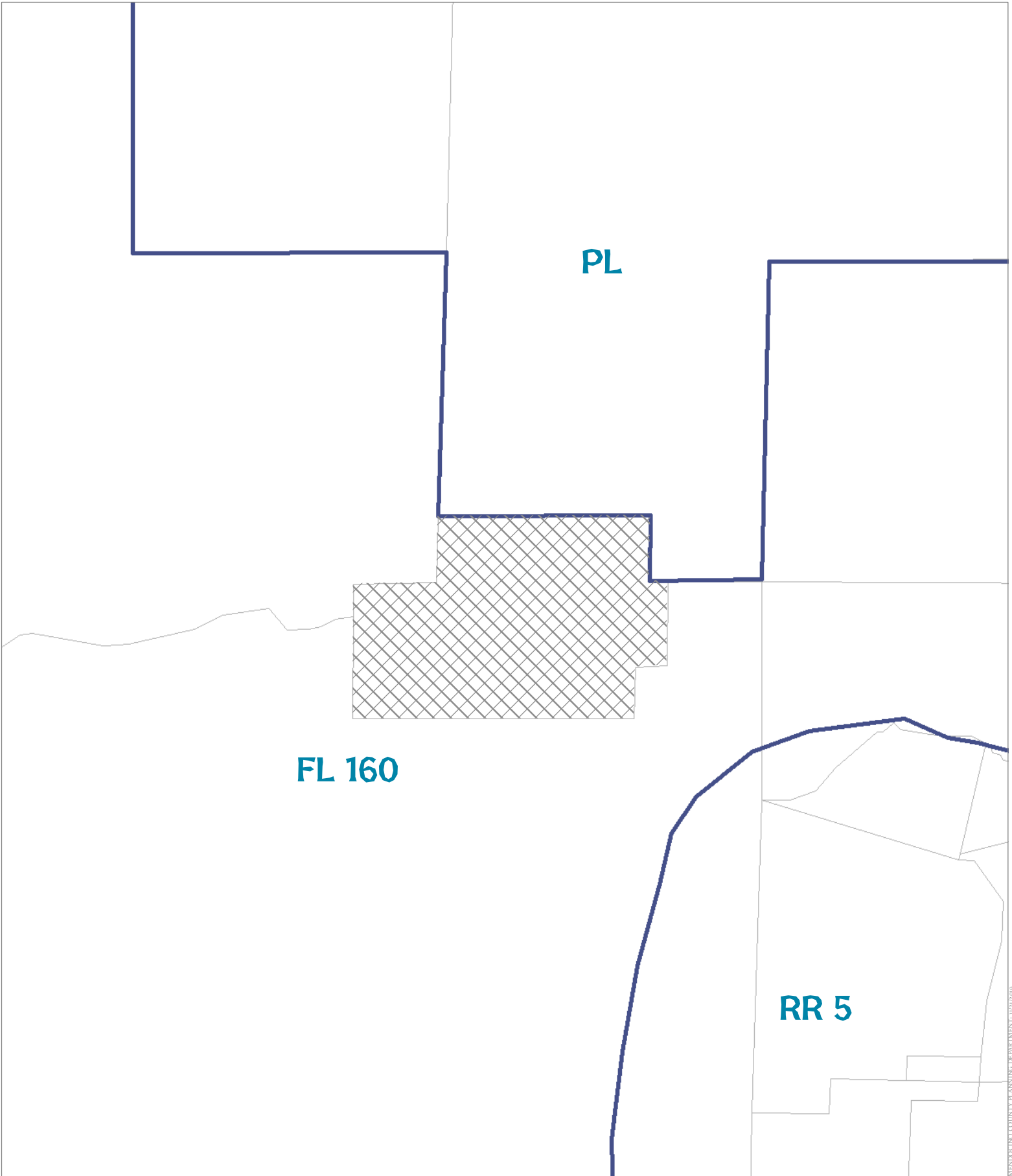
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/21/2019

CASE: **AP 2019-0097**
 OWNER: **PETERSON, Theron**
 APN: **012-530-19**
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 Zoning Districts
 Public Roads





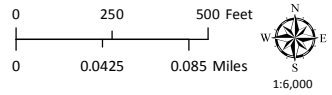
ZONING DISPLAY MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/21/2019

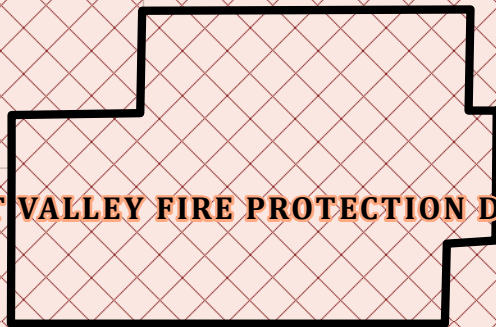
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 General Plan Classes
 Public Roads

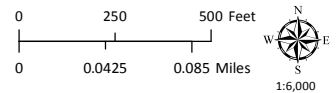
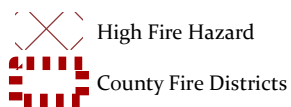


GENERAL PLAN CLASSIFICATIONS

LEGGETT VALLEY FIRE PROTECTION DISTRICT



CASE: AP 2019-0097
OWNER: PETERSON, Theron
APN: 012-530-19
APLCT: Tower Engineering Professionals, Inc.
AGENT: Lauren Oteri
ADDRESS: 68170 Page & Gates Road, Leggett



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

RENECO COUNTY PLANNING DEPARTMENT - 11/21/2019