



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER KROG, ASSISTANT 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

July 7, 2021

Planning – FB
 Department of Transportation
 Environmental Health (Land Use)
 Environment Health (Hazmat)
 Building Inspection - Fort Bragg
 Assessor
 Air Quality Management

Sonoma State University
 Native Plant Society
 Airport Land Use Commission
 CALFIRE – Resource Management
 CALFIRE - Prevention
 Department of Fish and Wildlife
 Coastal Commission

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

CASE#: U_2021-0006

DATE FILED: 5/7/2021

OWNER: ROBERT ANDERSEN

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS/ASHLEY SMITH

REQUEST: Use Permit to construct a new 120 foot tall cellular antenna tower with a lattice type design. Twelve panel antennas would be placed upon the tower along with one GPS unit, fifteen RRUs along with nine others for future tower loading and four surge suppressors. A 40' x 45' (1,800 sq. ft.) equipment lease area surrounded by a six foot tall chain link fence is also proposed at the base of the tower, which will include a pre-manufactured 8' x 8' equipment shelter with associated interior equipment and a 30 kw AC diesel standby generator attached to a 190 gallon capacity belly tank within a level ±2 acoustic enclosure. All equipment will be placed on concrete pads.

LOCATION: In the Coastal Zone 2.27± miles northeast of Gualala, lying on the south side of Country Club Way (CR 514A), 990± feet southwest of its intersection with Ocean Ridge Drive, located at 45315 Country Club Way, Gualala; APN: 144-220-15.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: July 21, 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 _____

CASE: U_2021-0006

OWNER: ROBERT AND LINDA ANDERSON
APPLICANT: AT&T MOBILITY
AGENT: EPIC WIRELESS GROUP/ASHLEY SMITH

REQUEST: Use Permit to construct a new 120 foot tall cellular antenna tower with a lattice type design. Twelve panel antennas would be placed upon the tower along with one GPS unit, fifteen RRUs along with nine others for future tower loading and four surge suppressors. A 40' x 45' (1,800 sq. ft.) equipment lease area surrounded by a six foot tall chain link fence is also proposed at the base of the tower, which will include a pre-manufactured 8' x 8' equipment shelter with associated interior equipment and a 30 kw AC diesel standby generator attached to a 190 gallon capacity belly tank within a level ±2 acoustic enclosure. All equipment will be placed on concrete pads.

LOCATION: In the Coastal Zone 2.27± miles northeast of Gualala, lying on the south side of Country Club Way (CR 514A), 990± feet southwest of its intersection with Ocean Ridge Drive, located at 45315 Country Club Way, Gualala (APN: 144-220-15).

APN: 144-220-15

PARCEL SIZE: 53 acres

GENERAL PLAN: Remote Residential (RMR20)

ZONING: Remote Residential (RMR:20)

DISTRICT: 5th Supervisorial District (Williams)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR 40) Rural Residential (RR 5)	Upland Residential (UR 20) Rural Residential (RR5)	39± acres, 5.2± acres, 2.7± acres	Residential, vacant
EAST:	Rural Residential (RR5)	Rural Residential (RR 5)	Various	Residential
SOUTH:	Remote Residential (RMR 40)	Remote Residential (RMR 40)	116± Acres	Vacant
WEST:	Remote Residential (RMR 40)	Remote Residential (RMR 40)	57± Acres, 93± Acres	Residential, vacant

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Airport Land Use Commission
- Assessor's Office
- Building Division (FB)
- Planning Division (FB)
- Department of Transportation (DOT)
- Environmental Health – (Land Use)

- Environmental Health – (HazMat)
- Gualala MAC
- South Coast Fire District

STATE

- CALFIRE (Land Use)
- CALTRANS (Div. of Aeronautics)
- California Dept. of Fish & Wildlife

- Sonoma State University
- California Coastal Commission
- California Native Plant Society

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: KEITH GRONENDYKE

DATE: 6/24/2021

ENVIRONMENTAL DATA

1. MAC:

GIS
Gualala MAC

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
Yes Zone D

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
N/A

4. FARMLAND CLASSIFICATION:

GIS
Grazing (G)

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
Yes

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

17. LANDSLIDE HAZARD:

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

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Irrmulco-Tramway complex, 30 to 50 percent slopes, Caspar-Quinliven-Ferncreek complex, 9 to 30 percent slopes, Havensneck sandy loam, 2 to 15 percent slopes, Ormbaun-Zeni complex, 50 to 75 percent slopes

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
N/A

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
N/A

10. TIMBER PRODUCTION ZONE:

GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

11. WETLANDS CLASSIFICATION:

GIS
N/A

22. OAK WOODLAND AREA:

USDA
N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

23. HARBOR DISTRICT:

Sec. 20.512
N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
LAND USE MAP 14: BEAVER

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS
NO

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
Non-Prime Ag Land; Beach deposits and stream alluvium and terraces (Zone 3)

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Beach Deposits and Stream Alluvium; Flooding

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9
NO

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
YES

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
NO

**COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES**

120 WEST FIR STREET
FORT BRAGG, CA 95437

Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	_____
CDF No(s)	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name AT&T Mobility
Mailing Address 5001 Executive Parkway, San Ramon CA 94583
City San Ramon State CA Zip Code 94583 Phone (925) 549-4671

PROPERTY OWNER

Name Robert and Linda Andersen
Mailing Address 45320 Country Club Way, Gualala CA 95445
City Gualala State CA Zip Code 95445 Phone (707) 884-4208

AGENT

Name EPIC Wireless Group, LLC
Mailing Address 605 Coolidge Drive, Suite 100, Folsom CA 95630
City Folsom State CA Zip Code 95630 Phone (916) 936-5430

PARCEL SIZE

53

Square feet
 Acres

STREET ADDRESS OF PROJECT

45320 Country Club Way Gualala CA 95445

ASSESSOR'S PARCEL NUMBER(S)

144-220-15-00

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

Signature of Applicant/Agent

3/17/21
Date

Signature of Owner

3-17-2021
Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department 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 and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Bring Power/Telco/Fiber to site location; 40'x45' fenced lease area; Install AT&T approved Pre-Manufactured 8'x8' equipment shelter with associated interior equipment; Add (1) proposed GPS Unit; Add 120' Lattice Tower; Add (12) Antennas, (4) per Alpha, Beta, Gamma Sector; Add (15) proposed RRUS and (9) for future tower loading; Add (4) Surge Suppressors; Add 6' High Chain Link Fence; Add 30kw AC diesel standby generator w/ level 2 acoustic enclosure & attached 190 gallon capacity belly tank

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures:	1,800 square foot _____
Estimated employees per shift:	0 - N/A _____
Estimated shifts per day:	0 - 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. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

Single Family Home

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 120 feet.

8. Lot area (within property lines): 53 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u> </u> square feet	<u>0</u> square feet	<u> </u> square feet
Paved area	<u> </u> square feet	<u>1,800</u> square feet	<u> </u> square feet
Landscaped area	<u> </u> square feet	<u>0</u> square feet	<u> </u> square feet
Unimproved area	<u> </u> square feet	<u>1,800</u> square feet	<u> </u> square feet
GRAND TOTAL:			<u> </u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows: N/A (Unmanned Facility)

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	<u> </u>	<u> </u>	<u> </u>
Number of uncovered spaces	<u> </u>	<u> </u>	<u> </u>
Number of standard spaces	<u> </u>	<u> </u>	<u> </u>
Number of handicapped spaces	<u> </u>	<u> </u>	<u> </u>
		Size	<u> </u>
		Size	<u> </u>
		Size	<u> </u>
		Size	<u> </u>

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

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: 30kw AC Diesel Generator for backup power ONLY
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. 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.

2 Shielded Down Tilt Lights with Motion Sensor and Auto Shutoff Timer, provided with Walk-In Equipment Cabinet.

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

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source? N/A

- Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction 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.).

Proposed lot is relatively flat. Site will be graded to ensure the lease area is level for the proposed facility.

For grading and 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: _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
If yes, explain:

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

19. 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.)

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

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No
B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:
190 Gallons of Diesel fuel for the 30KW AC Diesel Generator. Diesel is stored in a belly tank under generator. No hazardous materials will be disposed.

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No
B. Filling Yes No
C. Dredging Yes No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

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

If you need additional room to answer any question, attach additional sheets.

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.

9/13/19

Date



Applicant

Michael Gulbord
Director
Construction & Engineering



On Behalf Of



ATTN: MENDOCINO COUNTY PLANNING & BUILDING SERVICES
860 North Bush Street, Ukiah CA 95482

Proposed new AT&T Wireless Facility: 45320 Country Club Way, Gualala, CA 95445 [APN 144-220-15]

Project Description

The proposed project proposes twelve (12) panel antennas located at a Rad Center of 116' on a new site build Lattice Tower Telecommunications Facility. This project will include an improved gravel access to proposed tower location with a 40'x45' fenced in lease area with all associated interior equipment within an equipment shelter.

Project Justification

AT&T Wireless is currently improving the existing wireless network in Mendocino County. The proposed installation of this new site build will improve wireless coverage to the area and will also increase the network capacity. This site will incorporate the FirstNet program. FirstNet is a single, nationwide network strictly dedicated to public safety communications. The FirstNet program allows first responders to get information quickly to help them make decisions in a timely manner. In times of emergency or planned public events when the data capacity is full, FirstNet will throttle the data to provide the needed bandwidth to public safety workers. This network will allow first responders and public safety workers to send and receive voice, data, and text without concerns of network congestion. This network would not only benefit those in larger cities, but those in rural America that don't have the needed coverage for cell use, let alone emergencies.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned", meaning that the facility will not have a representative present during all hours of operation, and will only be visited on an "as needed" basis. No more than two technicians will ever attend the facility. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility once constructed. The technicians will typically be at site's location either once a month, or once every other month.
- There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure, and dust during construction. Noise Study will be provided for both the Generator and the HVAC unit on site.

Should you have questions regarding this project, please do not hesitate to contact the undersigned.

Sincerely,

Ashley Smith
Epic Wireless Group LLC
(916) 936-5430 ashley.smith@epicwireless.net

Mendocino County
MAY 07 2021
Planning & Building Services

CCL05838/GUALALA PROPOSED FACILITY



PROPOSED FACILITY: NORTH VIEW



PROPOSED FACILITY: EAST VIEW



PROPOSED FACILITY: SOUTH VIEW



PROPOSED FACILITY: WEST VIEW



PROPOSED FACILITY: ACCESS ROUTE



PROPOSED FACILITY: ACCESS ROUTE



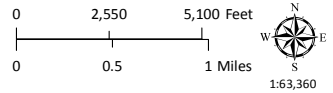
PROPOSED FACILITY: UTILITY





CASE: U 2021-0006
 OWNER: ANDERSEN, Robert
 APN: 144-220-15
 APLCT: AT&T Mobility
 AGENT: Ashley Smith
 ADDRESS: 45320 Country Club Way, Gualala

- Major Towns & Places
- California Counties
- Coastal Zone Boundary
- Highways
- Major Roads



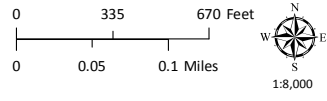
LOCATION MAP

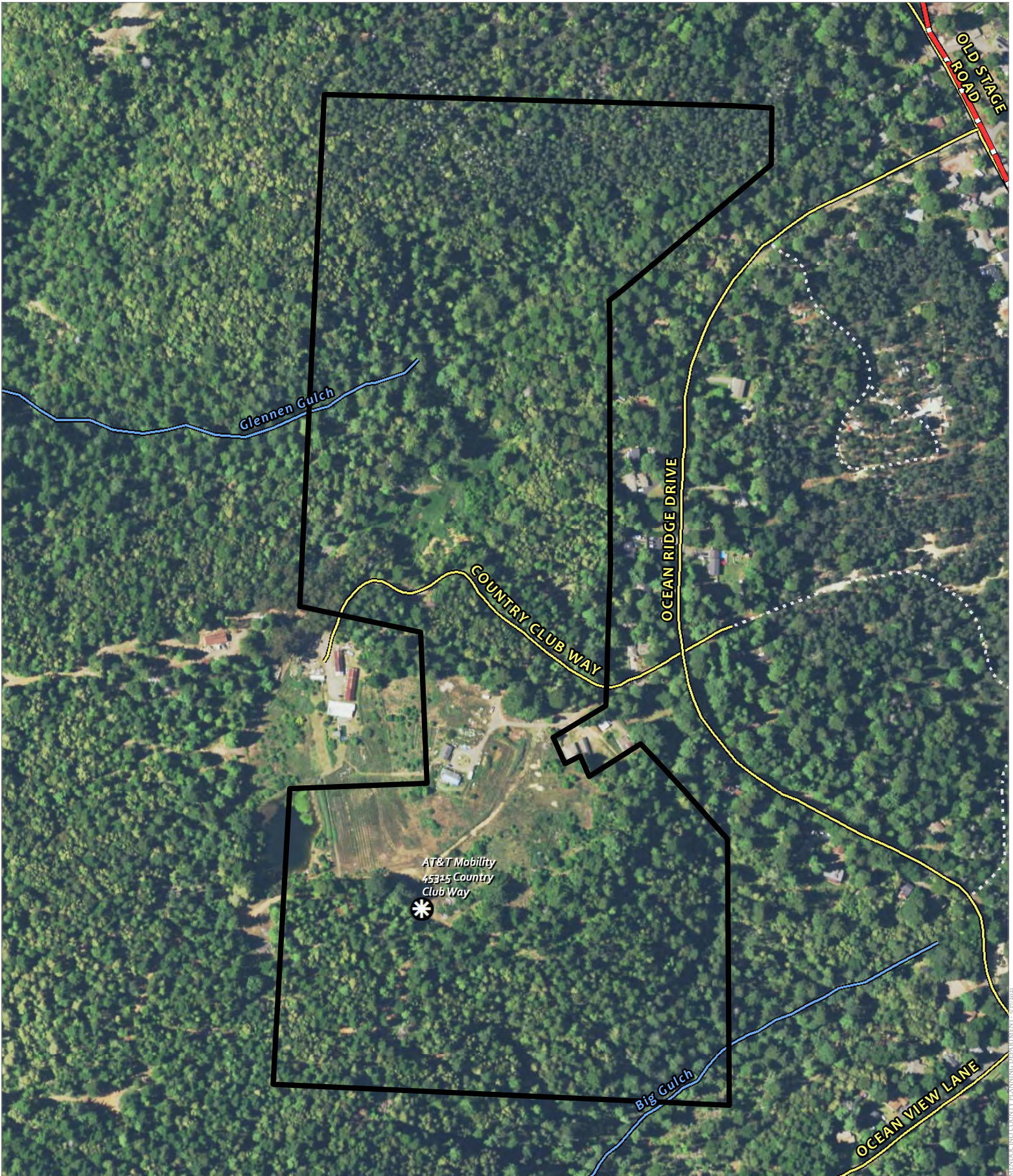
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/7/2024



CASE: U 2021-0006
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 APN: 144-220-15
 APLCT: AT&T Mobility
 AGENT: Ashley Smith
 ADDRESS: 45315 Country Club Way, Gualala

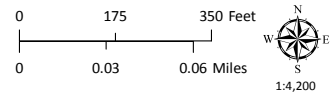
- Coastal Zone Boundary
- Private Roads
- Named Rivers
- Public Roads
- * Pending Wireless Sites



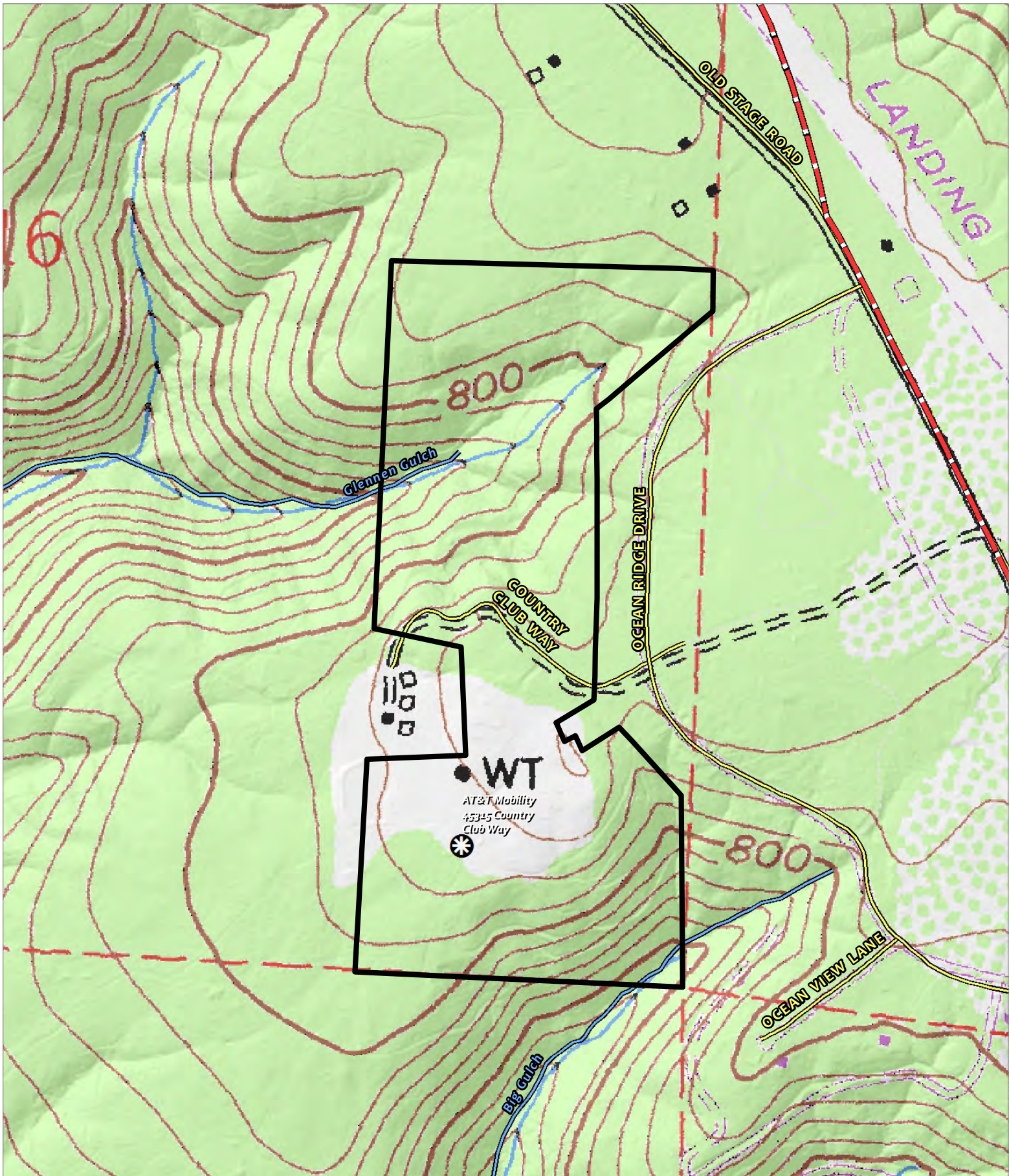


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 OWNER: ANDERSEN, Robert
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 AGENT: Ashley Smith
 ADDRESS: 45315 Country Club Way, Gualala

- Coastal Zone Boundary
- * Pending Wireless Sites
- Named Rivers
- Public Roads

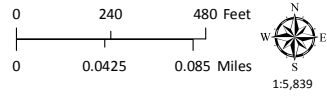


2020 NAIP IMAGERY



CASE: U 2021-0006
 OWNER: ANDERSEN, Robert
 APN: 144-220-15
 APLCT: AT&T Mobility
 AGENT: Ashley Smith
 ADDRESS: 45315 Country Club Way, Gualala

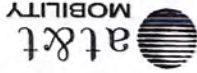
- - - Coastal Zone Boundary
- Named Rivers
- Public Roads
- STATUS**
- * Pending



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

PHOTO COURTESY PLANNING DEPARTMENT 5/2021

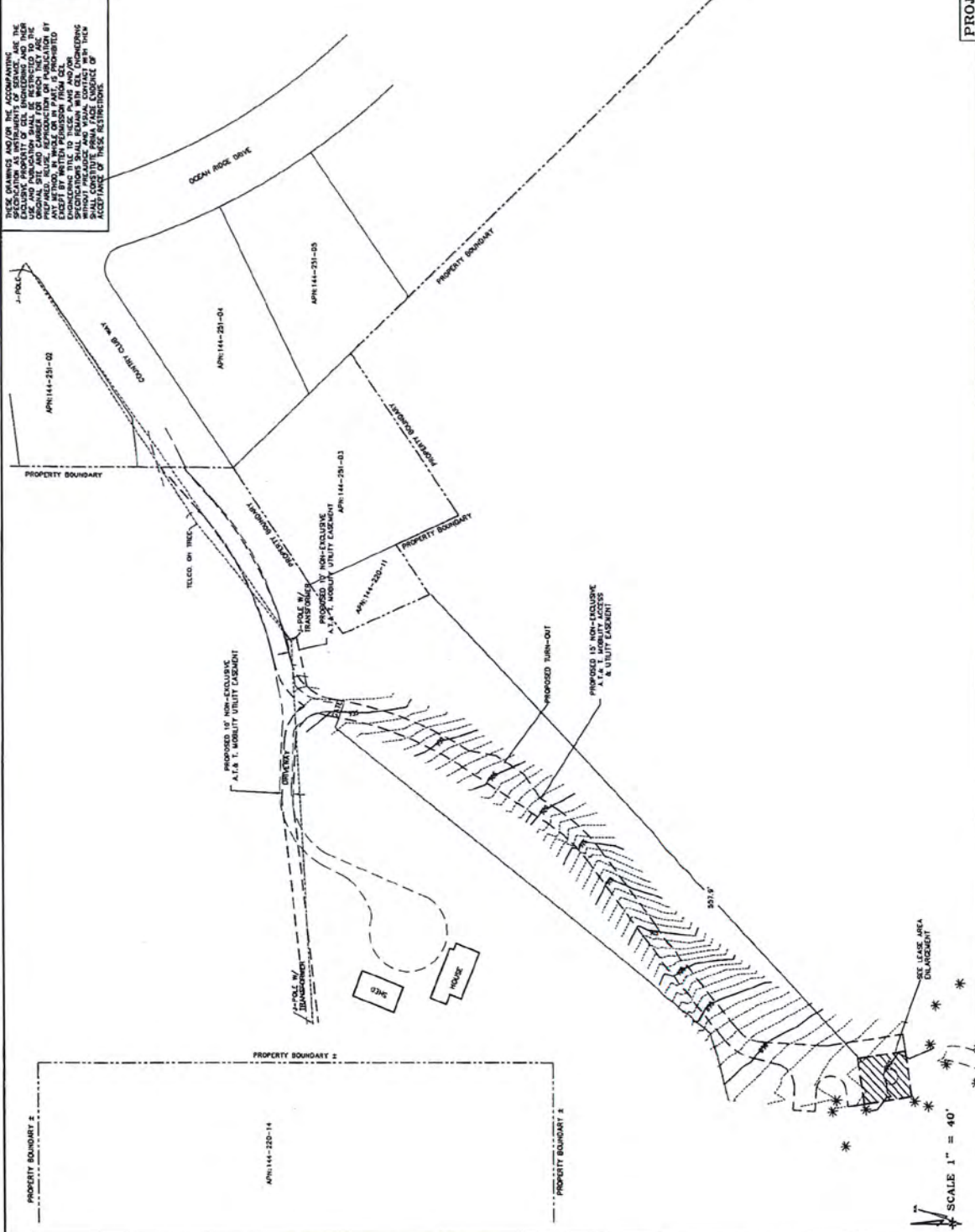
CCL05838
 GUALIATA
 45320 COUNTRY CLUB WAY
 GUALIATA, CA 95445
 PLOT PLAN AND
 SITE TOPOGRAPHY



DEPT. ENGINEERING
 1500 CALIFORNIA STREET
 SACRAMENTO, CALIFORNIA 95833
 DATE: 08-14-14

DEPT	APPROVED DATE
ANC	
RF	
INT	
ETM	
QPS	
EVOUT	

THIS DRAWING AND/OR THE ACCOMPANYING EXPLANATIONS SHALL BE RESTRICTED TO THE USE AND PUBLICATION OF THE PROJECT AS PREPARED. REUSE, REPRODUCTION OR PUBLICATION OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM AT&T MOBILITY IS STRICTLY PROHIBITED. ANY SUCH REUSE OR PUBLICATION WITHOUT THE WRITTEN PERMISSION FROM AT&T MOBILITY SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO AT&T MOBILITY. AT&T MOBILITY AND ITS AFFILIATES SHALL BE RELEASED FROM LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS DRAWING AND/OR THE ACCOMPANYING EXPLANATIONS. THESE DRAWINGS AND/OR THE ACCOMPANYING EXPLANATIONS SHALL BE RESTRICTED TO THE USE AND PUBLICATION OF THE PROJECT AS PREPARED. REUSE, REPRODUCTION OR PUBLICATION OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM AT&T MOBILITY IS STRICTLY PROHIBITED. ANY SUCH REUSE OR PUBLICATION WITHOUT THE WRITTEN PERMISSION FROM AT&T MOBILITY SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO AT&T MOBILITY. AT&T MOBILITY AND ITS AFFILIATES SHALL BE RELEASED FROM LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS DRAWING AND/OR THE ACCOMPANYING EXPLANATIONS.



PROJECT AREA ENLARGEMENT

THIS IS NOT A SITE SURVEY

ALL PROPERTY DIMENSIONS, LINE LOCATIONS OF THE BOUNDARIES AND THE LOCATION OF THE TOWER AND ACCESS ROAD SHALL BE VERIFIED BY A LICENSED SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND RECORDS OF SURVEY TO CONDUCT THE SURVEY.

NOTES:

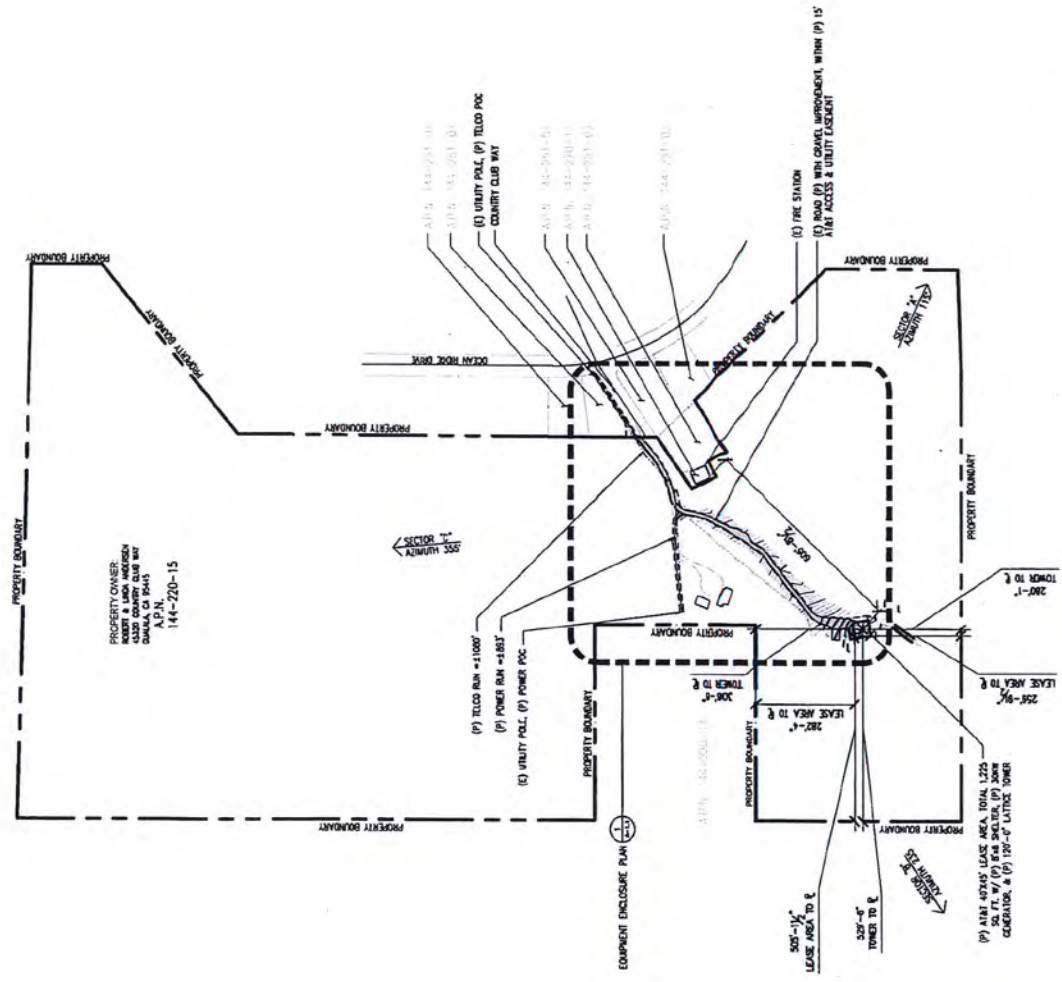
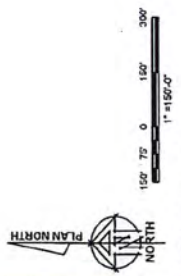
- NO WORK OR PERMITS OR CONSTRUCTION SHALL OCCUR WITHOUT THE NECESSARY PERMITS AND RECORDS OF SURVEY.
- FIELD TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION.
- FIELD TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION, CONSTRUCTION TO CONSTRUCTION.

PROPERTY INFORMATION:

APPLICANT: JAMES W. ROBERT & LARA WOODSON
 SITE ADDRESS: 4330 COUNTRY CLUB WAY GUALALA, CA 95445
 PROJECT NUMBER: 144-220-15
 PROJECT LOCATION: 4330 COUNTRY CLUB WAY, GUALALA, CA 95445
 APN: 144-220-15
 COORDINATES: N 38° 47' 47.11"
 LONGITUDE: W 122° 32' 17.14"
 PROJECT SIZE (LEASE AREA): 407445

TRENCHING NOTES:

1. TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCHING SPECIFICATIONS.
2. TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCHING SPECIFICATIONS.
3. TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCHING SPECIFICATIONS.
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9. TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCHING SPECIFICATIONS.
10. TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCHING SPECIFICATIONS.



FOR:
GUALALA
 45300 COUNTRY CLUB
 WAY
 GUALALA, CA 95445

PREPARED FOR:
at&t
 2000 Corporate Parkway, #4000 N
 San Ramon, California 94583

EPIC
 WIRELESS GROUP LLC
 A DIVISION OF WIRELESS GROUP

FILE NO: CCL080838
PROJECT NO: 14442803
DRAWN BY: CDE
CHECKED BY: CDE

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	11/15/07	ISSUED FOR PERMIT	CDE		
2	11/15/07	ISSUED FOR PERMIT	CDE		
3	11/15/07	ISSUED FOR PERMIT	CDE		
4	11/15/07	ISSUED FOR PERMIT	CDE		
5	11/15/07	ISSUED FOR PERMIT	CDE		
6	11/15/07	ISSUED FOR PERMIT	CDE		
7	11/15/07	ISSUED FOR PERMIT	CDE		
8	11/15/07	ISSUED FOR PERMIT	CDE		
9	11/15/07	ISSUED FOR PERMIT	CDE		
10	11/15/07	ISSUED FOR PERMIT	CDE		



**ADAPTIVE RE-USE
 ENGINEERING**
 Craig Roberts, PE 44674
 214-407-2184
 3112 LEATHA WAY
 SACRAMENTO, CA 95821
 craig@adaptive-reuse.com

OVERALL SITE PLAN

A-1

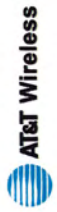
SITE TYPE: LATTICE TOWER/EQUIPMENT SHELTER

OVERALL SITE PLAN

MAY 07 2021

Planning & Building Services

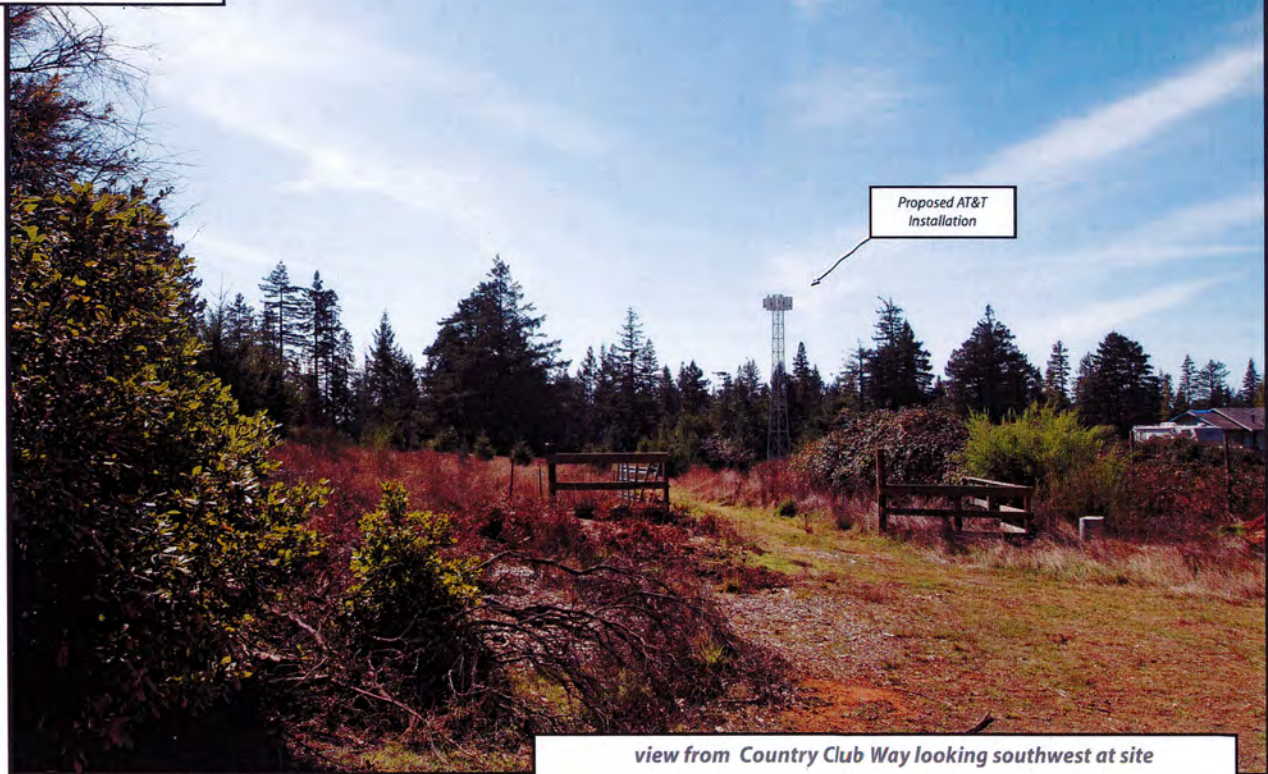
CCL05838 Gualala
45320 Country Club Road, Gualala, CA
Photosims Produced on 2-19-2020



Existing

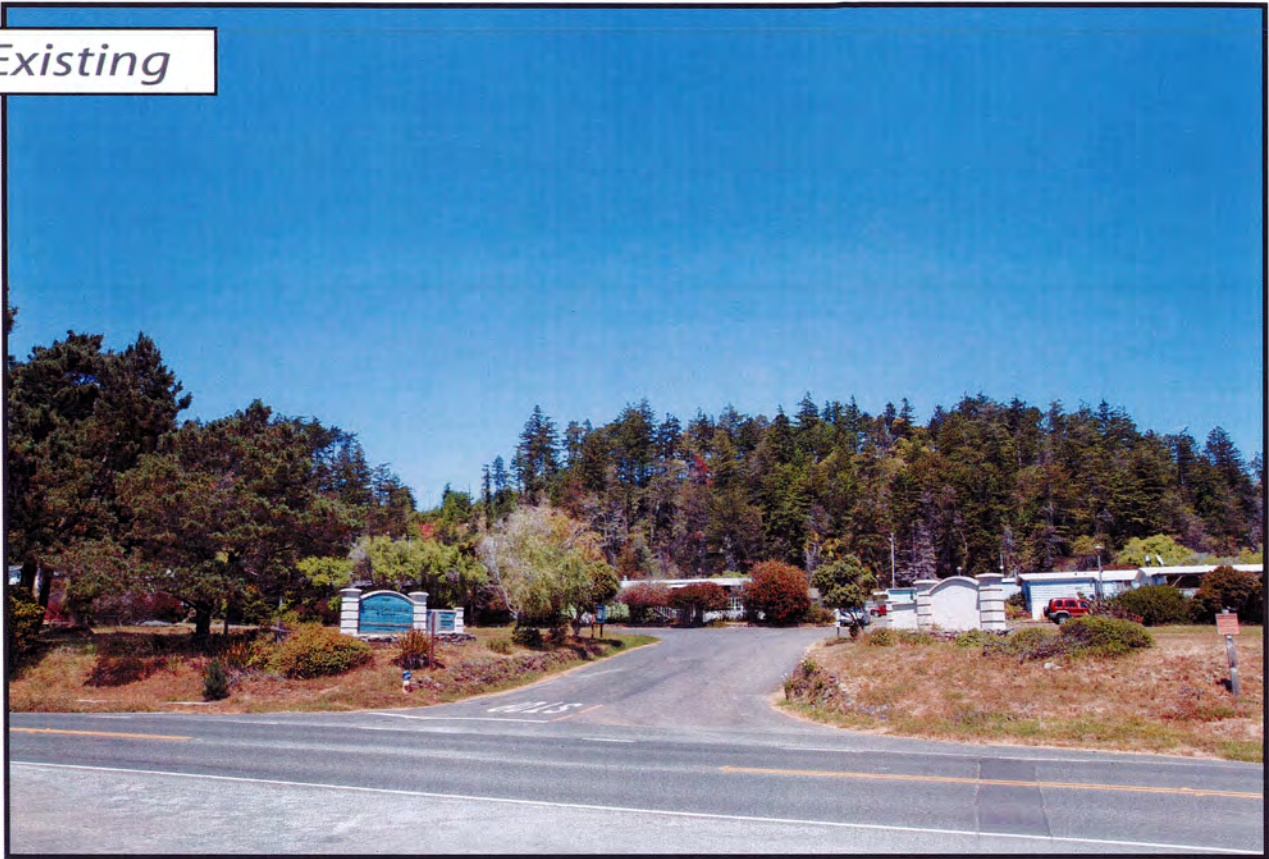


Proposed

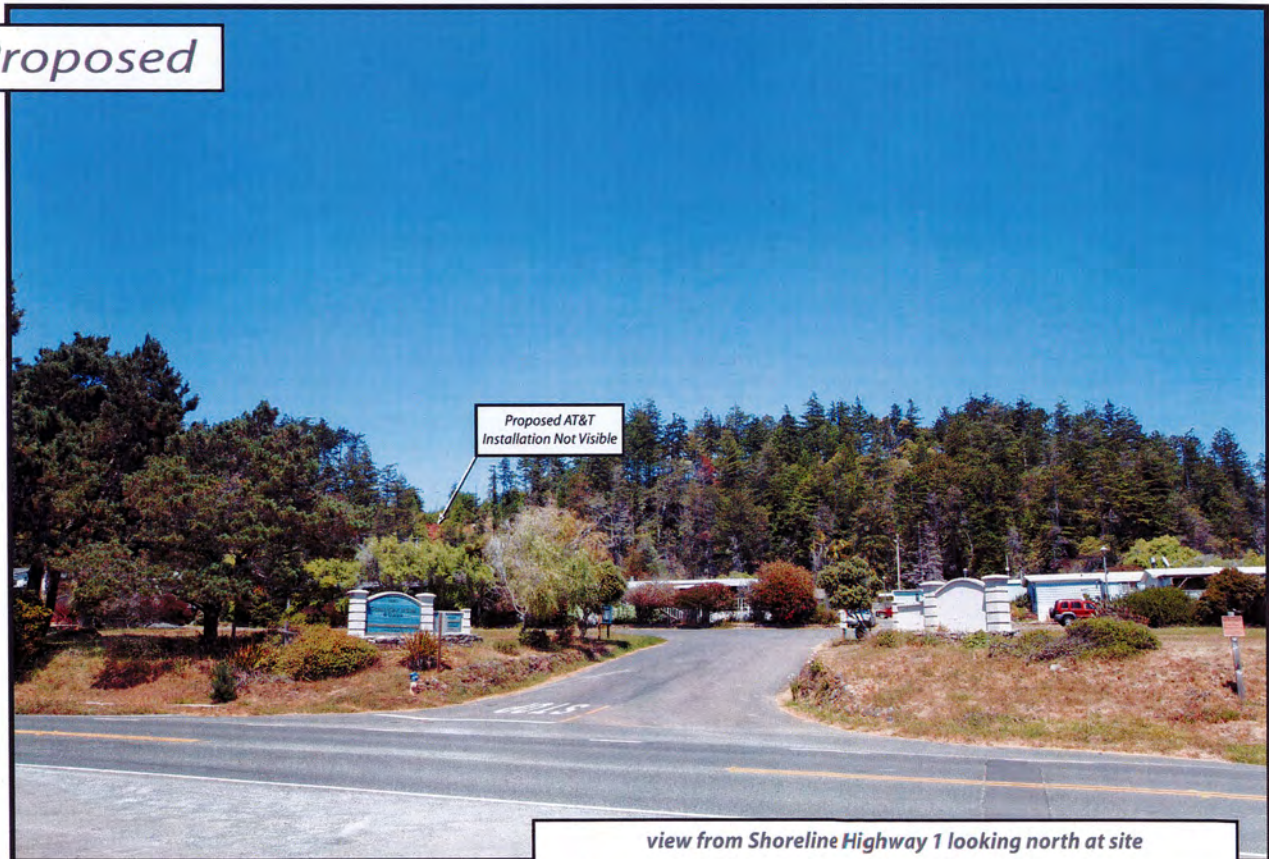


view from Country Club Way looking southwest at site

Existing

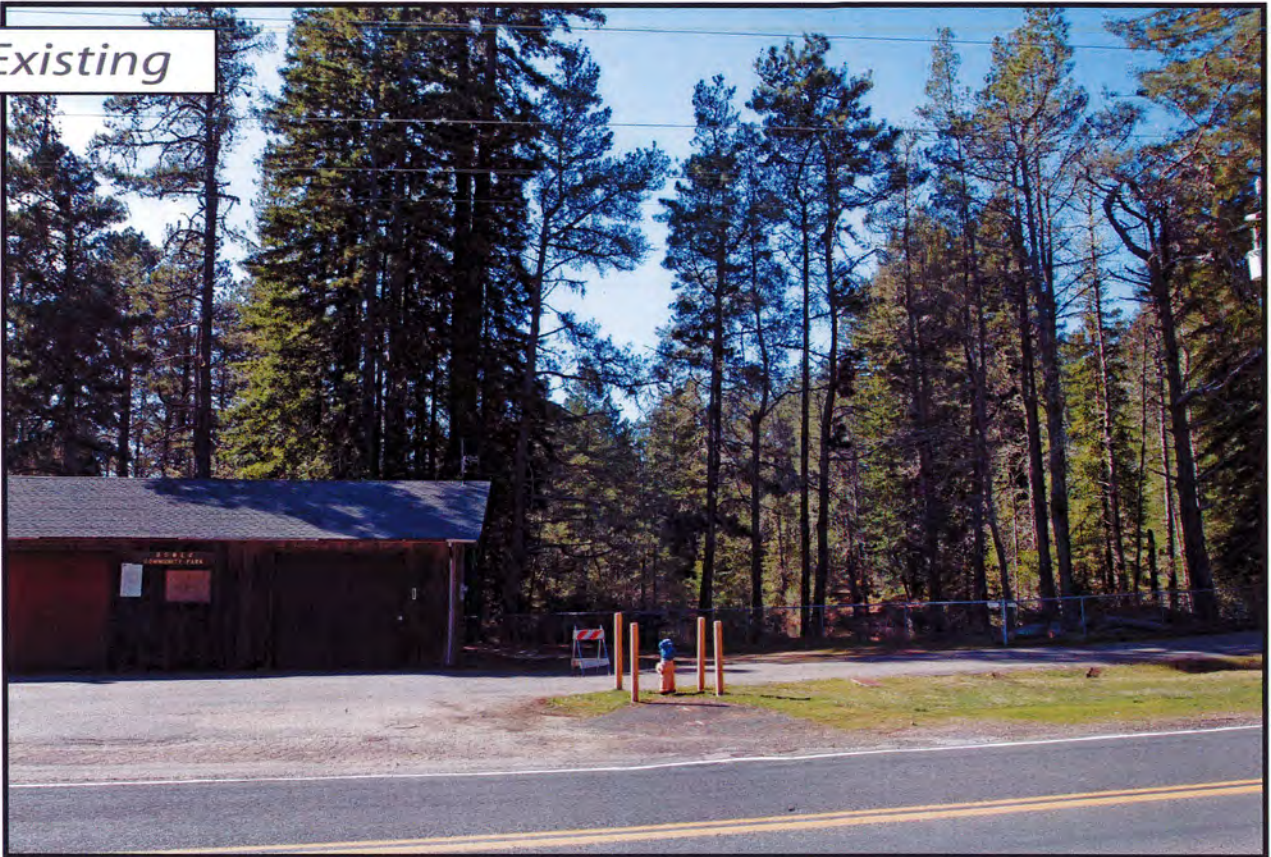


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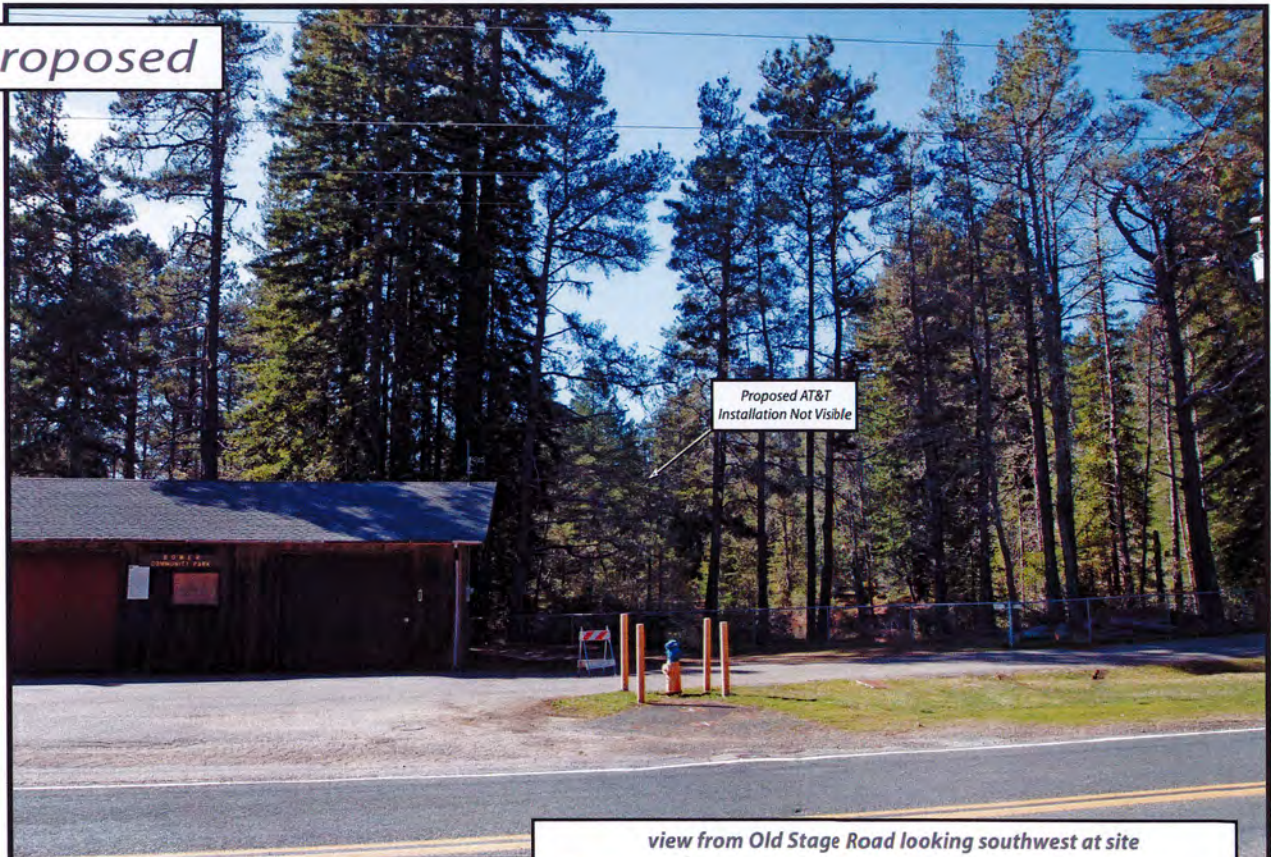


view from Shoreline Highway 1 looking north at site

Existing



Proposed

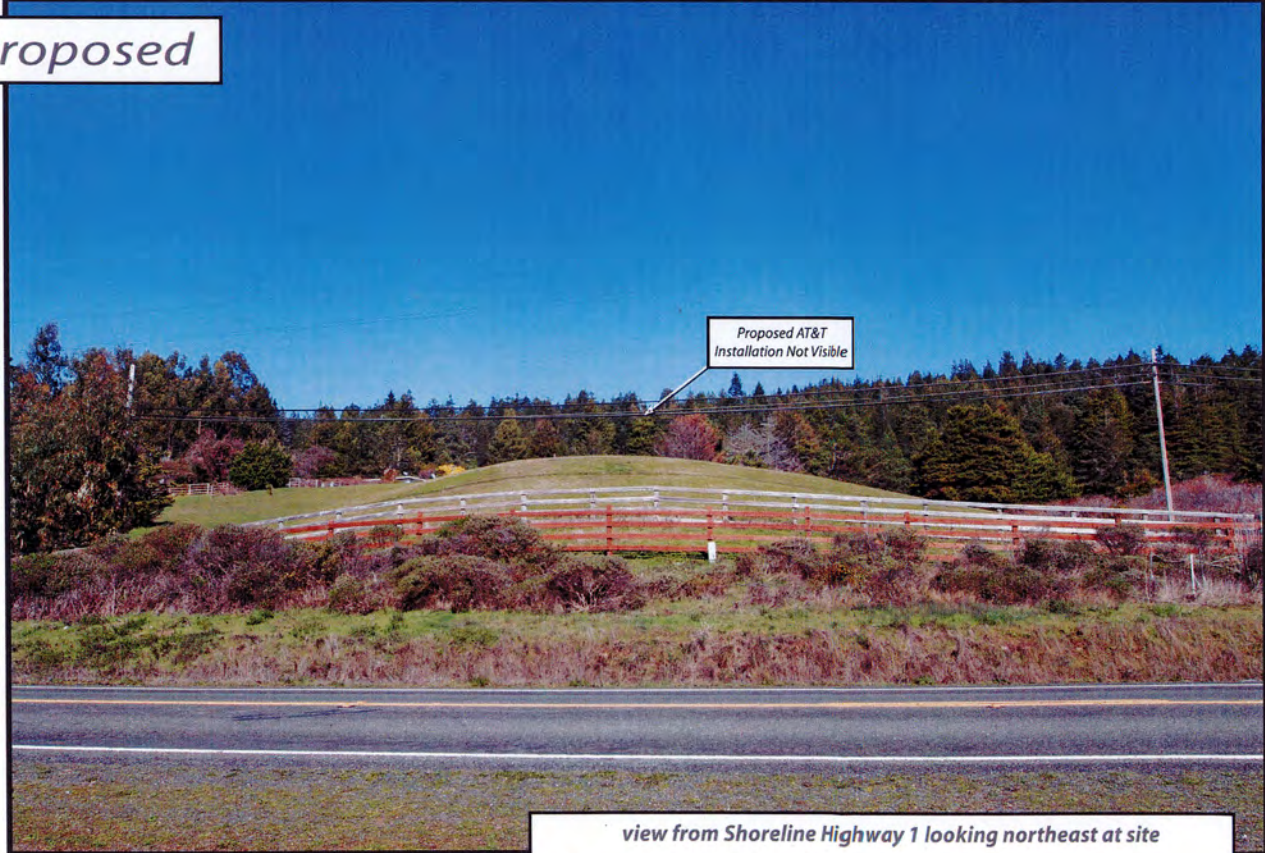


view from Old Stage Road looking southwest at site

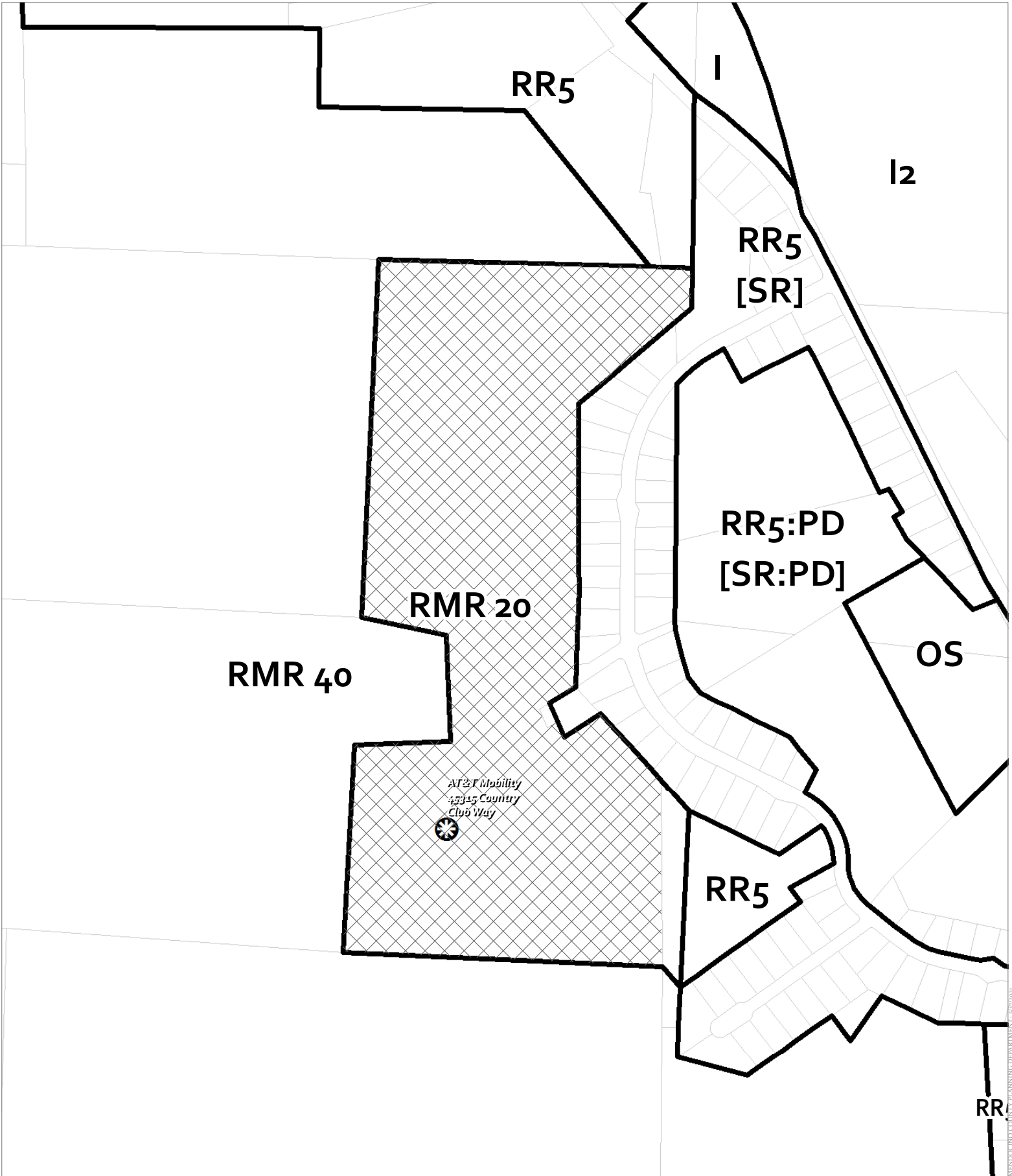
Existing





Proposed

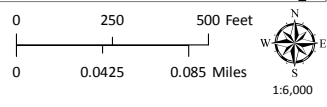


view from Shoreline Highway 1 looking northeast at site

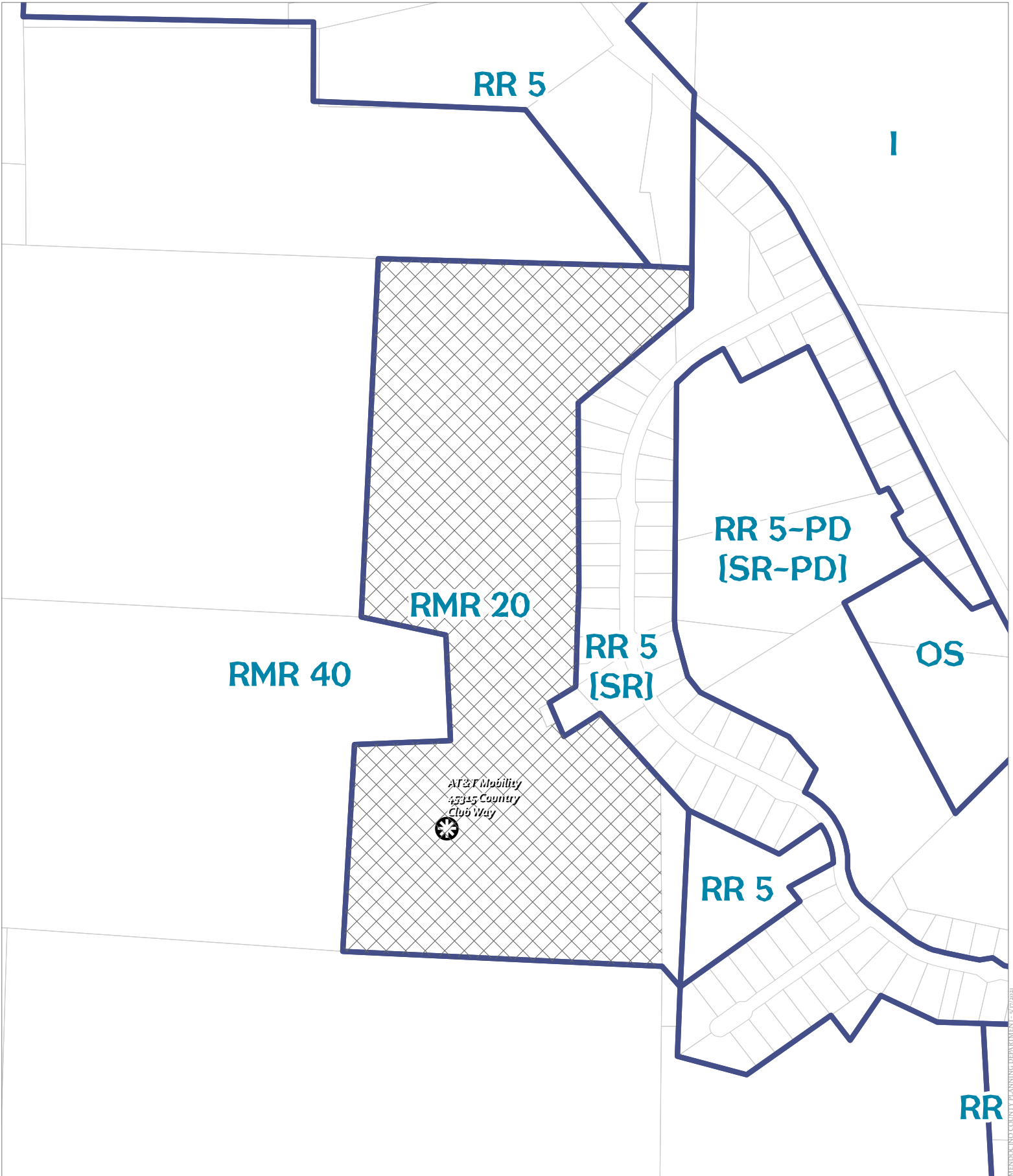


CASE: U 2021-0006
 OWNER: ANDERSEN, Robert
 APN: 144-220-15
 APLCT: AT&T Mobility
 AGENT: Ashley Smith
 ADDRESS: 45315 Country Club Way, Gualala



-  Zoning Districts
-  Pending Wireless Sites

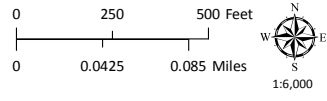


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021



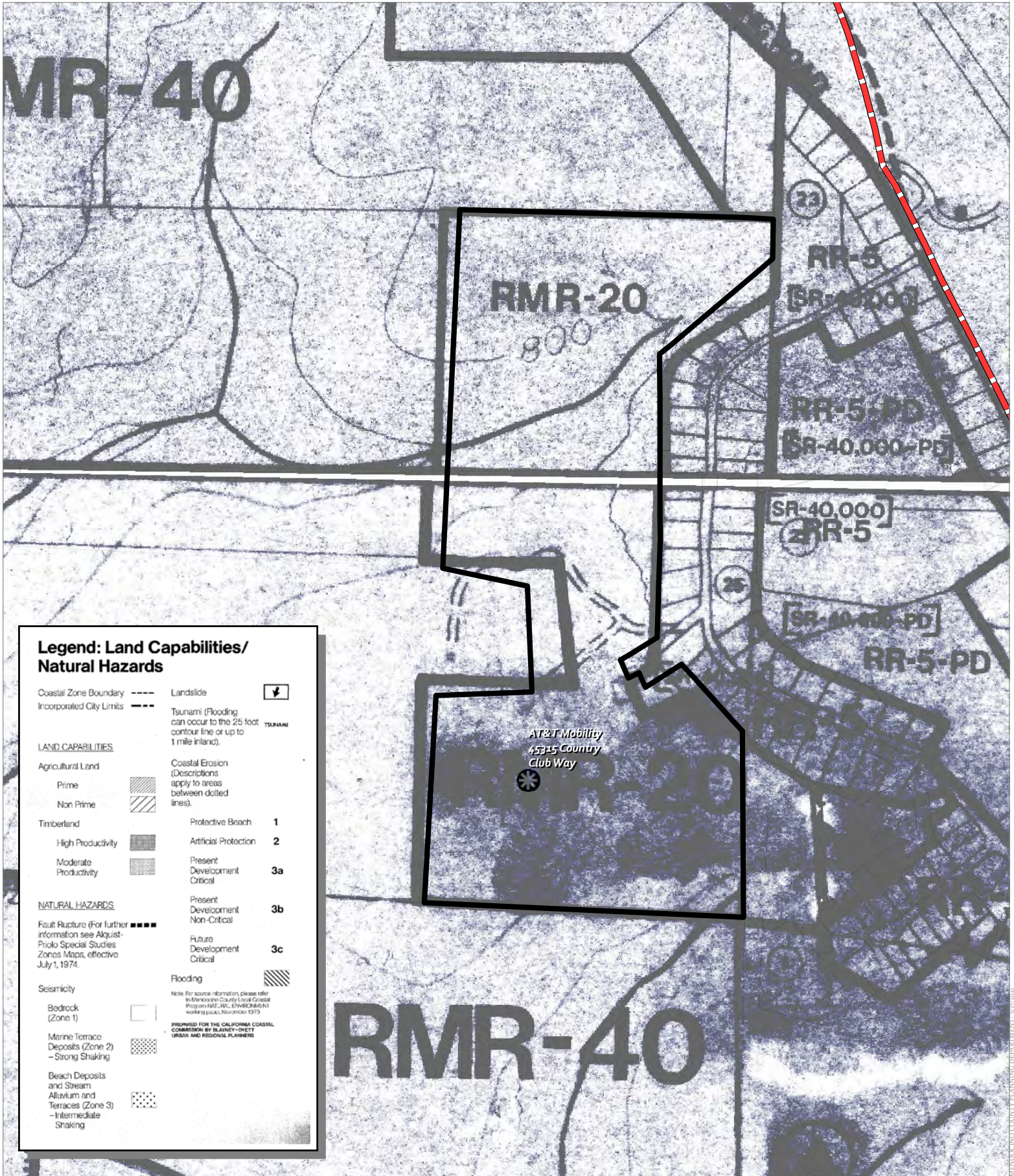
CASE: U 2021-0006
 OWNER: ANDERSEN, Robert
 APN: 144-220-15
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 General Plan Classes
 Pending Wireless Sites



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/7/2021

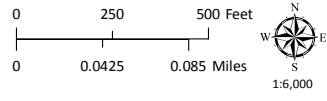


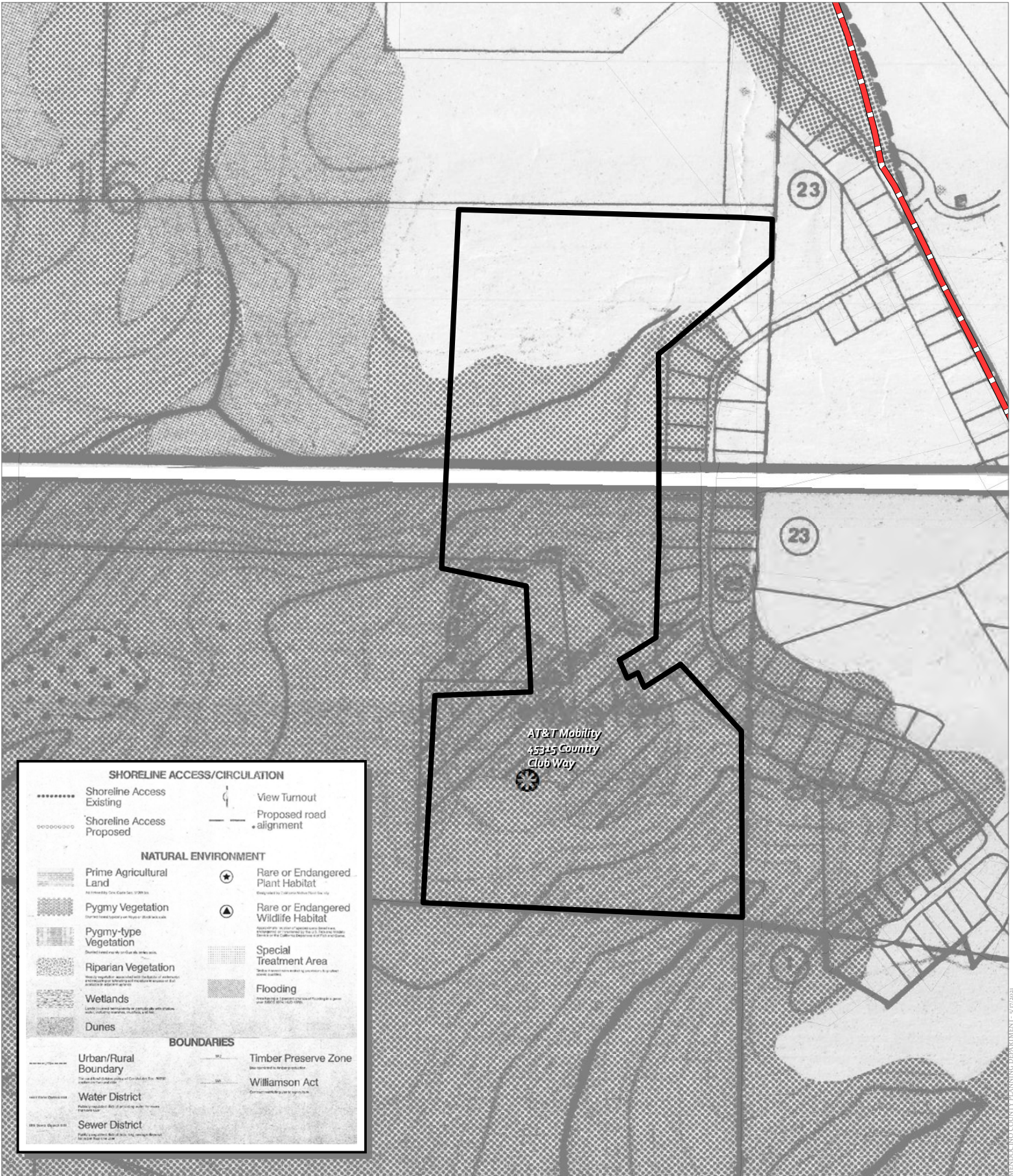
**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974).		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program MAP 30L ENVIRONMENTAL WORKING PAPER, November 1973.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DRETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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Coastal Zone Boundary
 Pending Wireless Sites





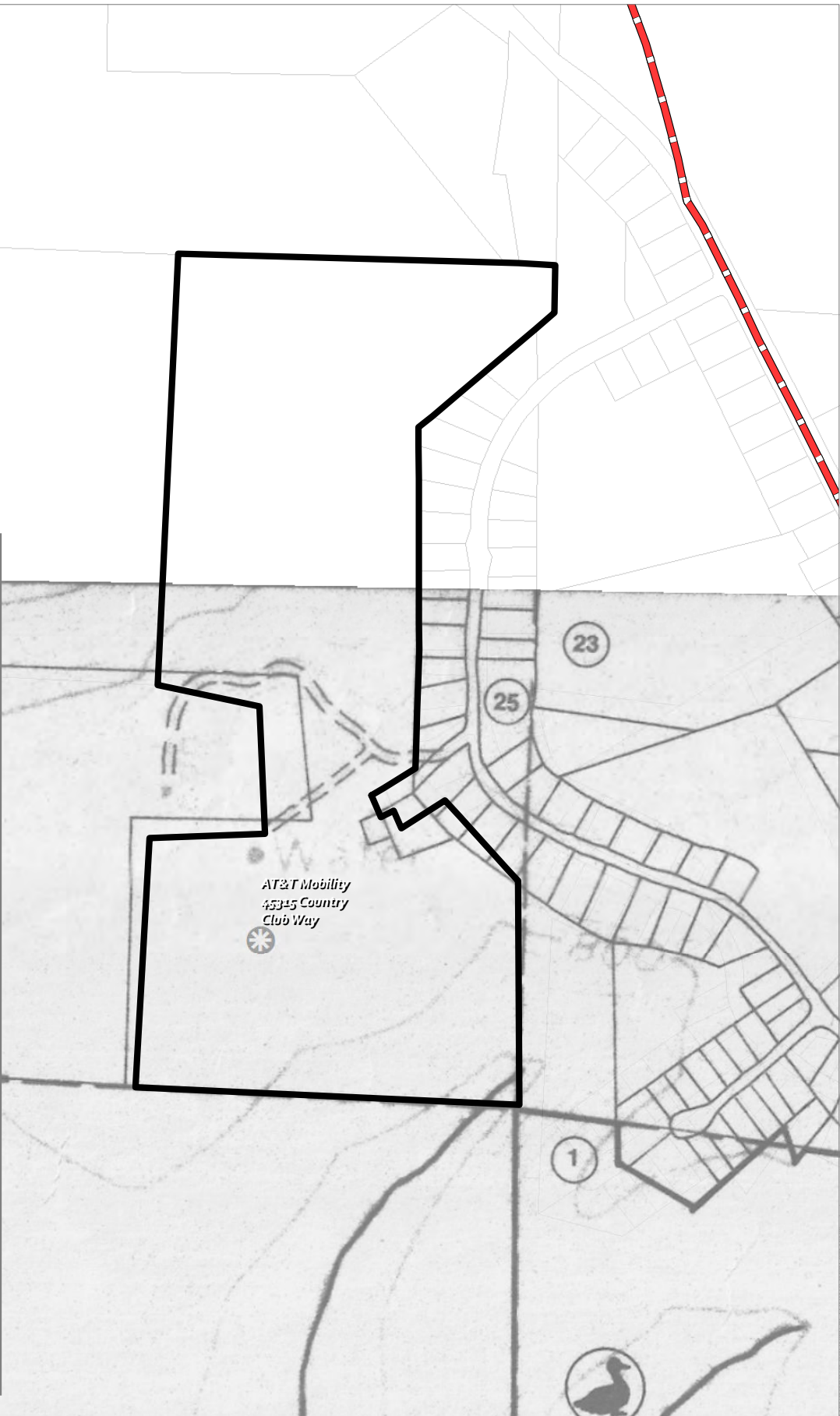
CASE: U 2021-0006
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Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	
Kelp		Pygmy Type Forest	
Rocky Intertidal Area		Barren	
Mudflat		Coastal Prairie Grassland	
Beach		Hardwood Forest/Grassland	
Dunes		Agricultural Land	
Marsh		Farmstead	
Saltwater		Pasture	
Freshwater		Urban (Also shown with a dominant vegetation)	U
Brackish		Sand/Gravel (Extractive Use)	e
Stream			
Perennial	—	SPECIAL HABITATS	
Intermittent	---	Seabird and Marine Mammal Rookery	R
WOODED HABITATS			
Coastal Forest		Marine Mammal Haulout Area	H
Redwood		Spawning Area	
Hardwood		Anadromous Stream	
Woodland		Wildlife Habitat	
Riparian		Plant Habitat	
Cutover			
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
VISUAL RESOURCES			
View Limit	---+---+---		
Viewshed Corridor	---		

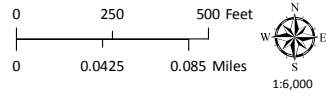
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY+OVETT URBAN AND REGIONAL PLANNERS

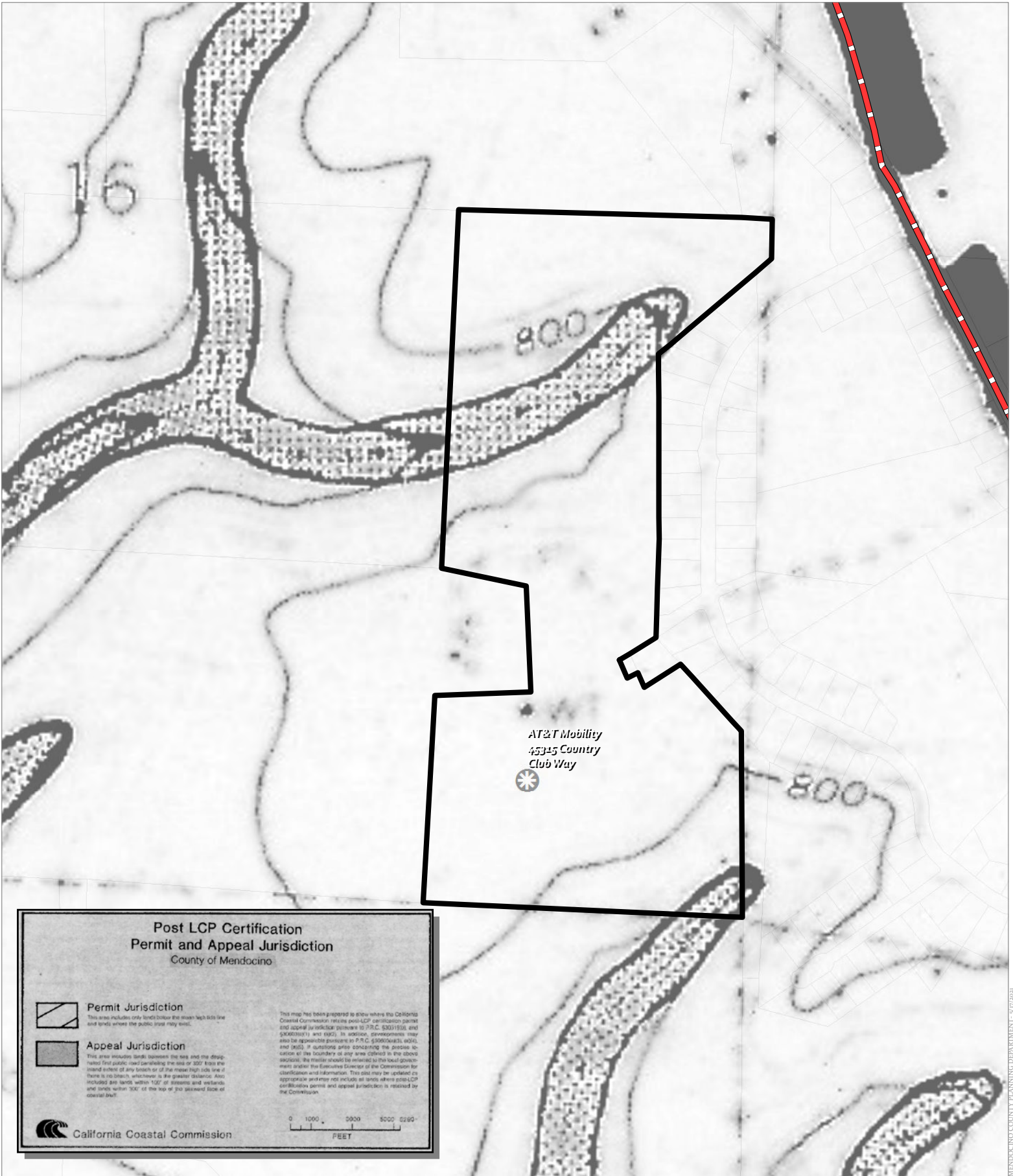


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Coastal Zone Boundary
 Pending Wireless Sites



MENDOCINO COUNTY PLANNING DEPARTMENT - 5/7/2021



**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
This area includes only lands border the mean high tide line and lands where the public trust may exist.

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward slope of coastal dunes.

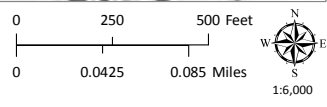
This map has been prepared to show within the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. 53011533, and 53000011 and 5300, in addition, developments may also be applicable pursuant to P.R.C. 430000483, 4840, and 5003. In questions arise concerning the precise location of the boundary of any area covered in the above sections, the matter should be referred to the local government under the Executive Council of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 2000 3000 4000
FEET

California Coastal Commission

CASE: U 2021-0006
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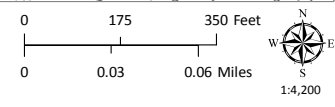
- Coastal Zone Boundary
- Pending Wireless Sites



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/7/2021

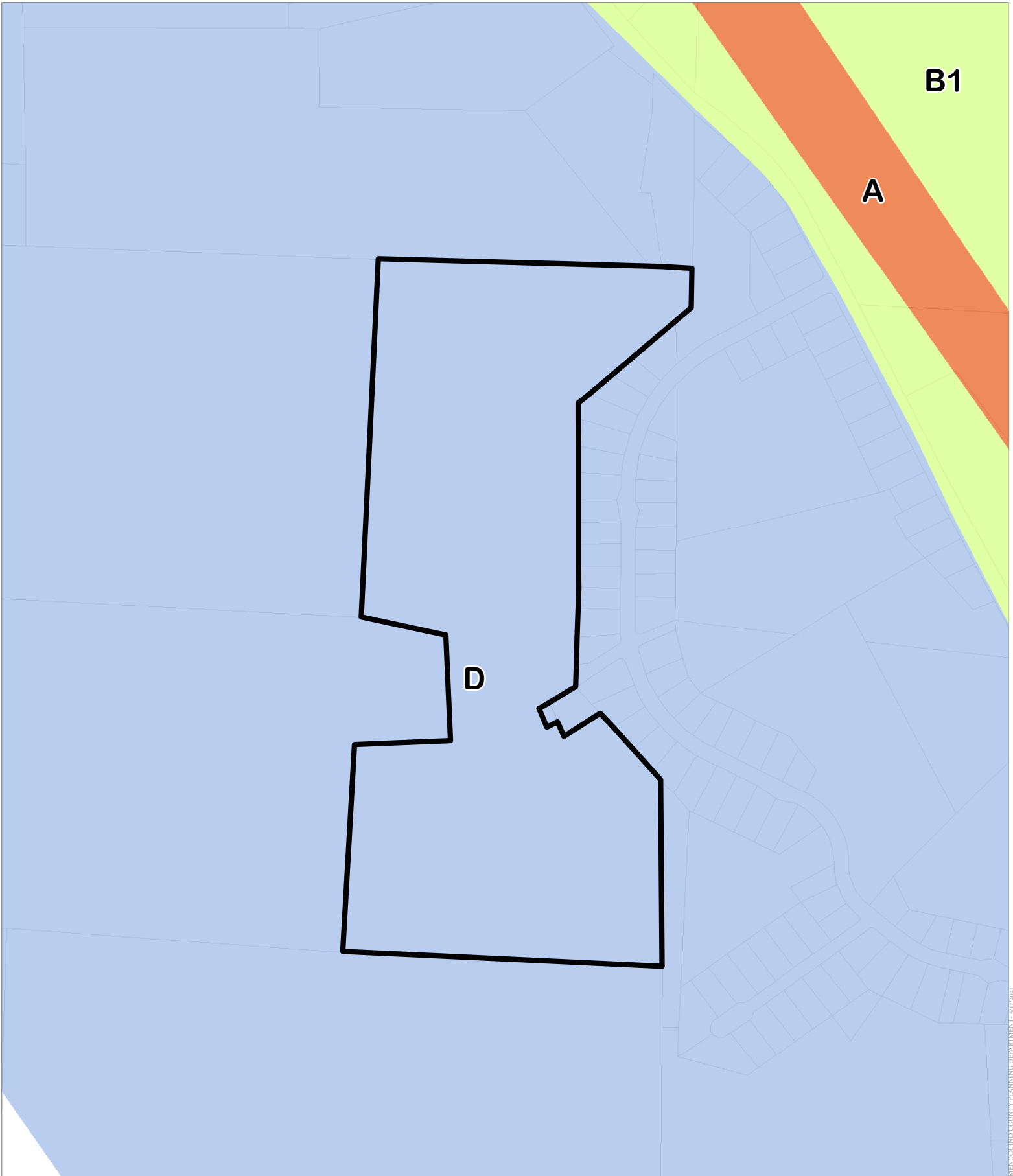


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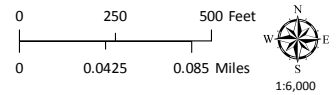
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

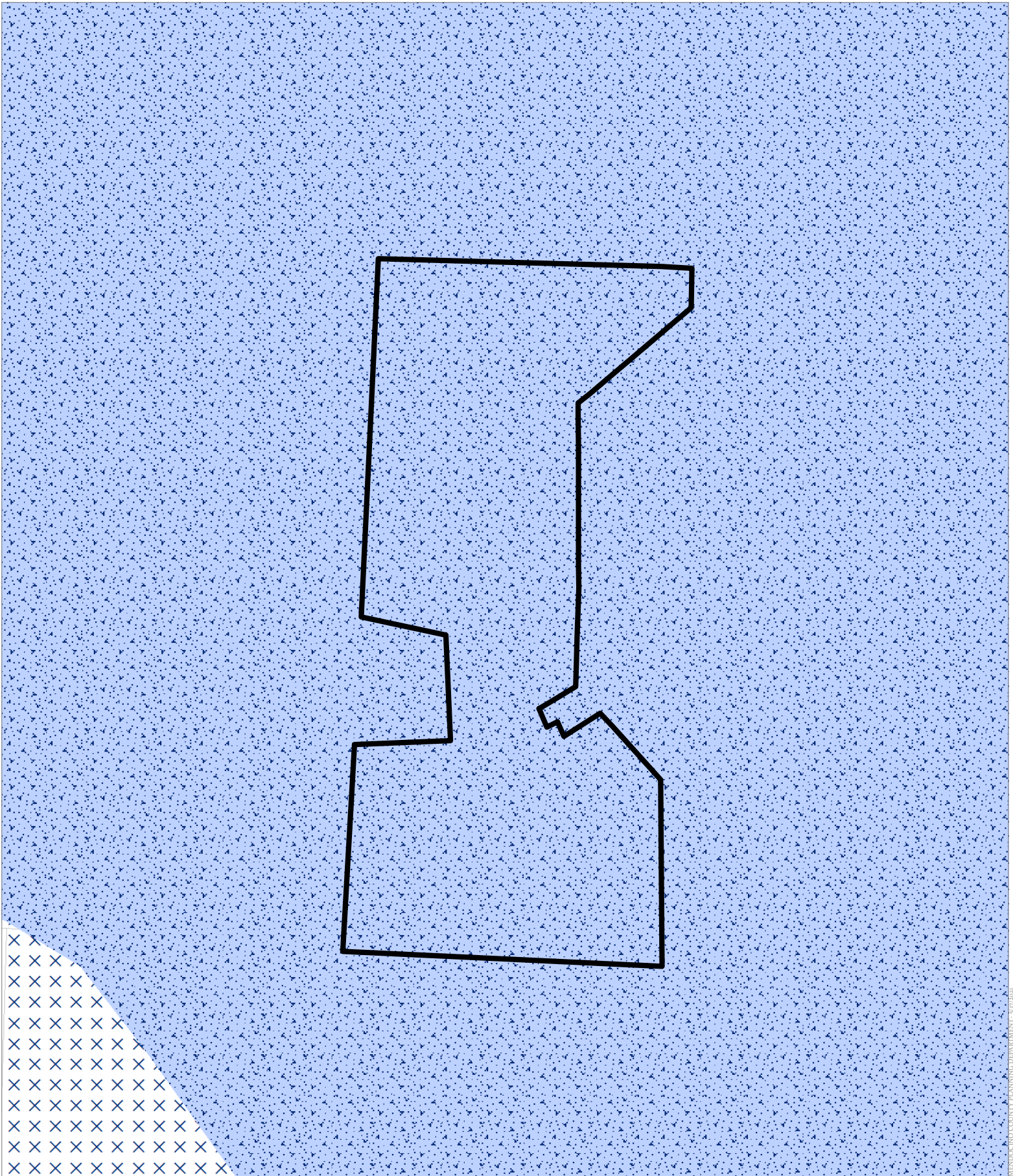


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/7/2021



CASE: U 2021-0006
OWNER: ANDERSEN, Robert
APN: 144-220-15
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AGENT: Ashley Smith
ADDRESS: 45315 Country Club Way, Gualala

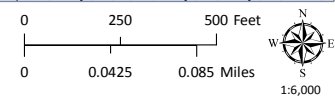


AIRPORT ZONES

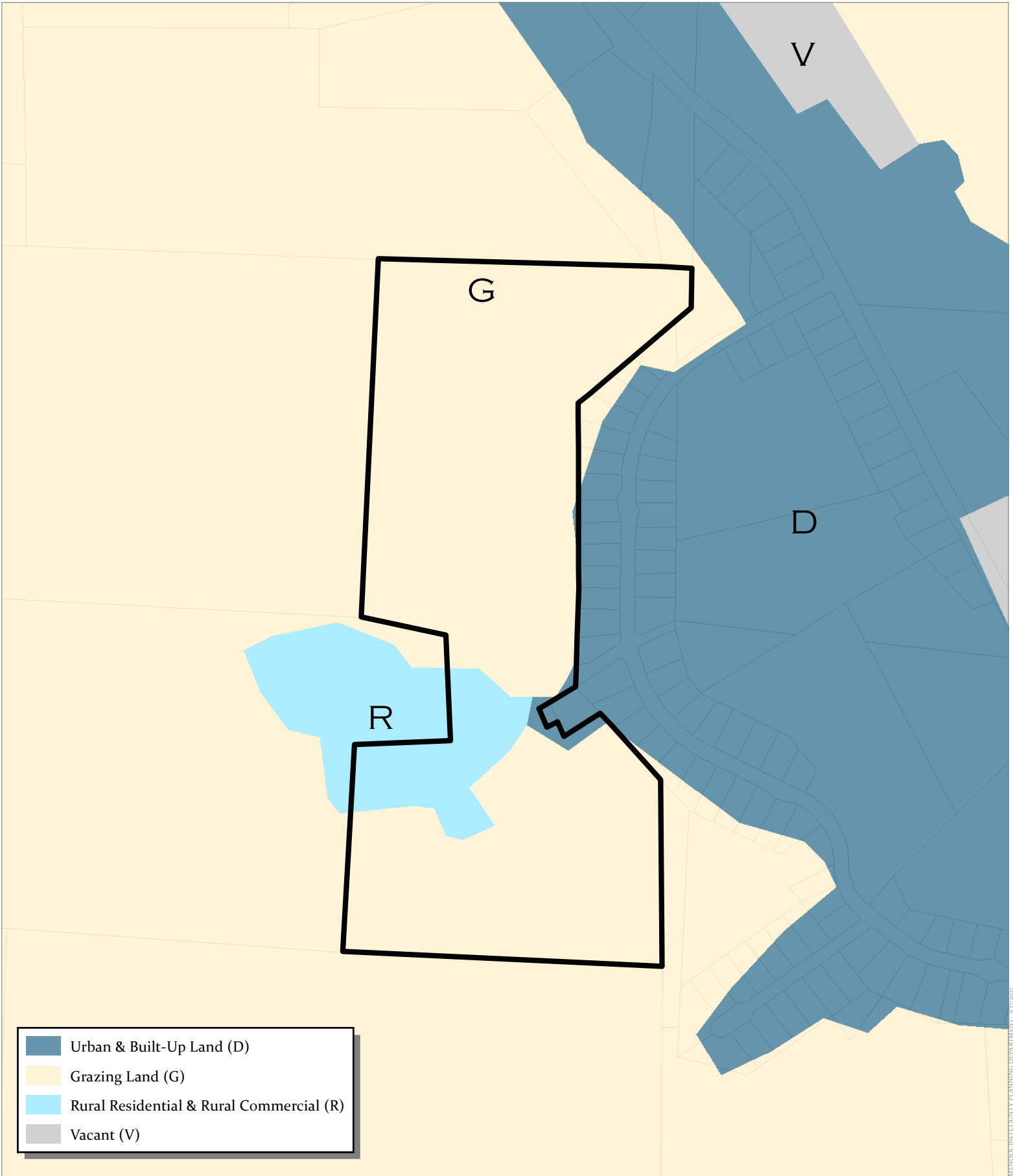


CASE: U 2021-0006
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 APN: 144-220-15
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-  Critical Water Areas
-  Critical Water Resources Bedrock

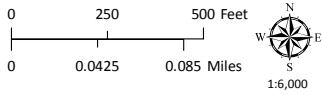


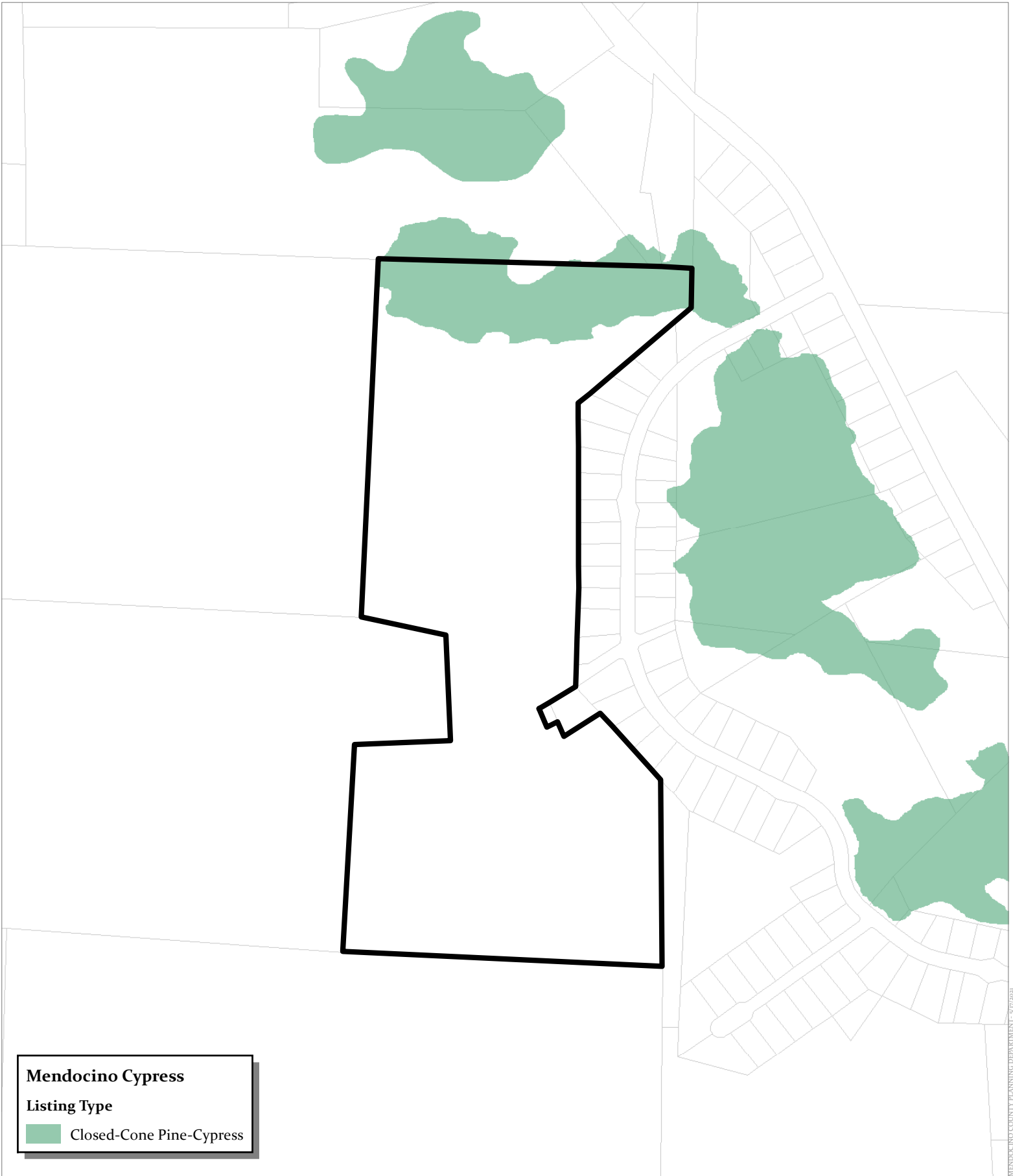
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/21



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Vacant (V)

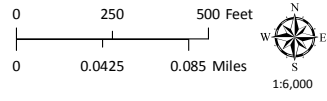
CASE: U 2021-0006
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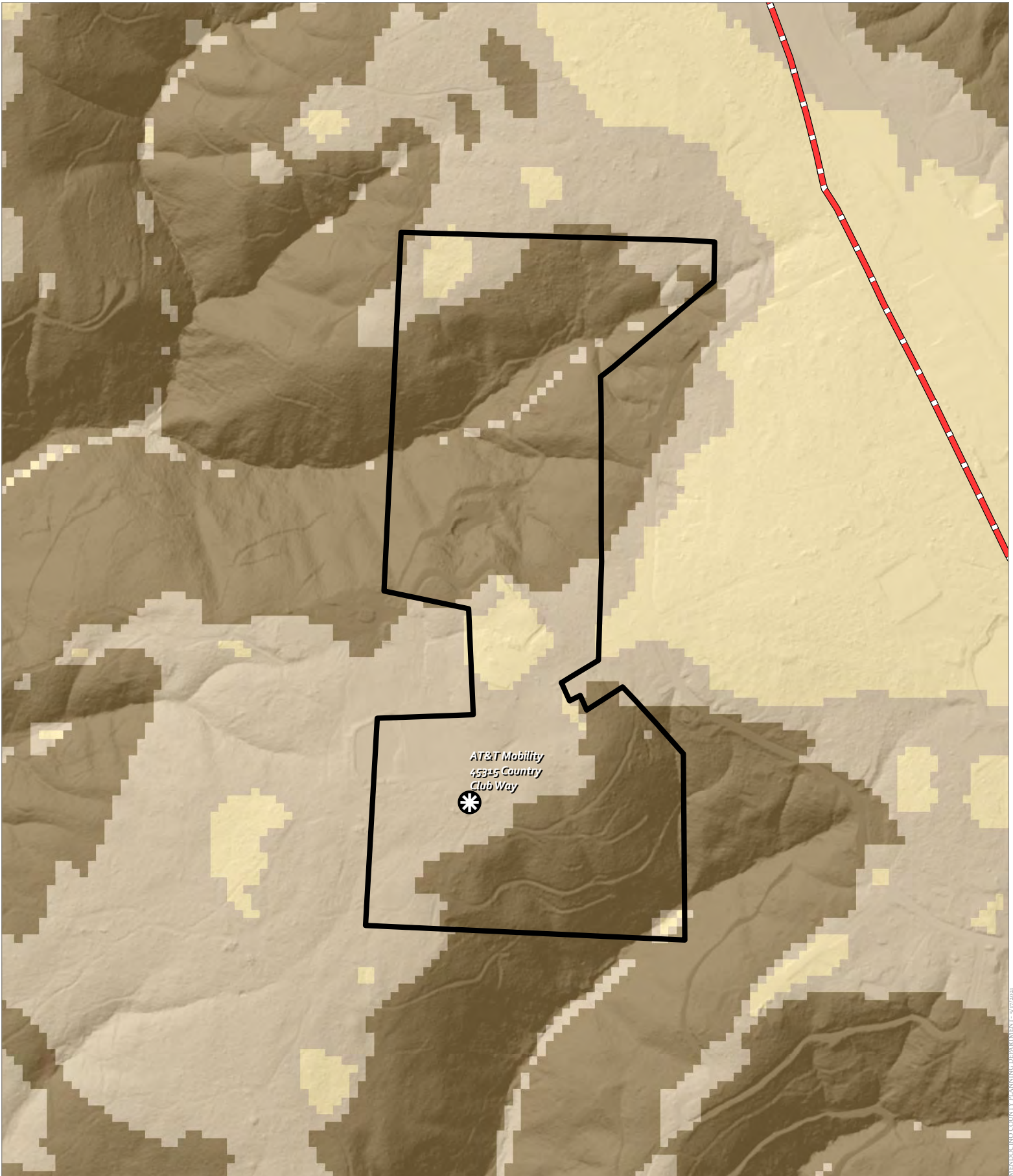


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/7/2021

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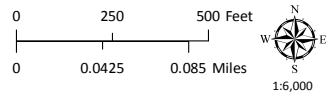
MENDOCINO CYPRESS



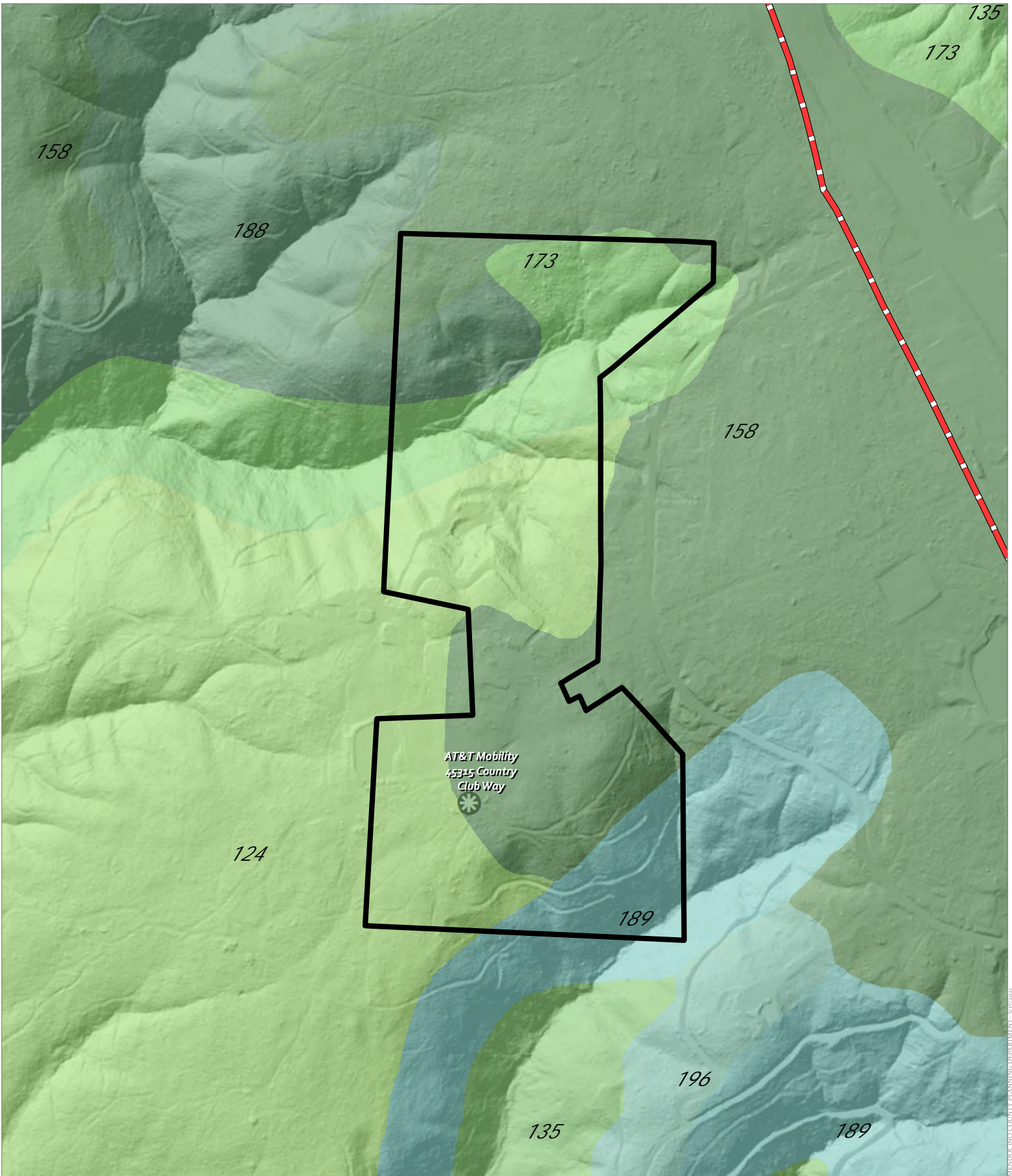
TENDOCINO COUNTY PLANNING DEPARTMENT - 9/7/2021

CASE: U 2021-0006
 OWNER: ANDERSEN, Robert
 APN: 144-220-15
 APLCT: AT&T Mobility
 AGENT: Ashley Smith
 ADDRESS: 45315 Country Club Way, Gualala




- Coastal Zone Boundary
- Pending Wireless Sites
- 0° - 14°
- 15° - 32°
- 33° - 72°

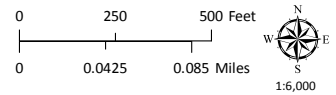


ESTIMATED SLOPE



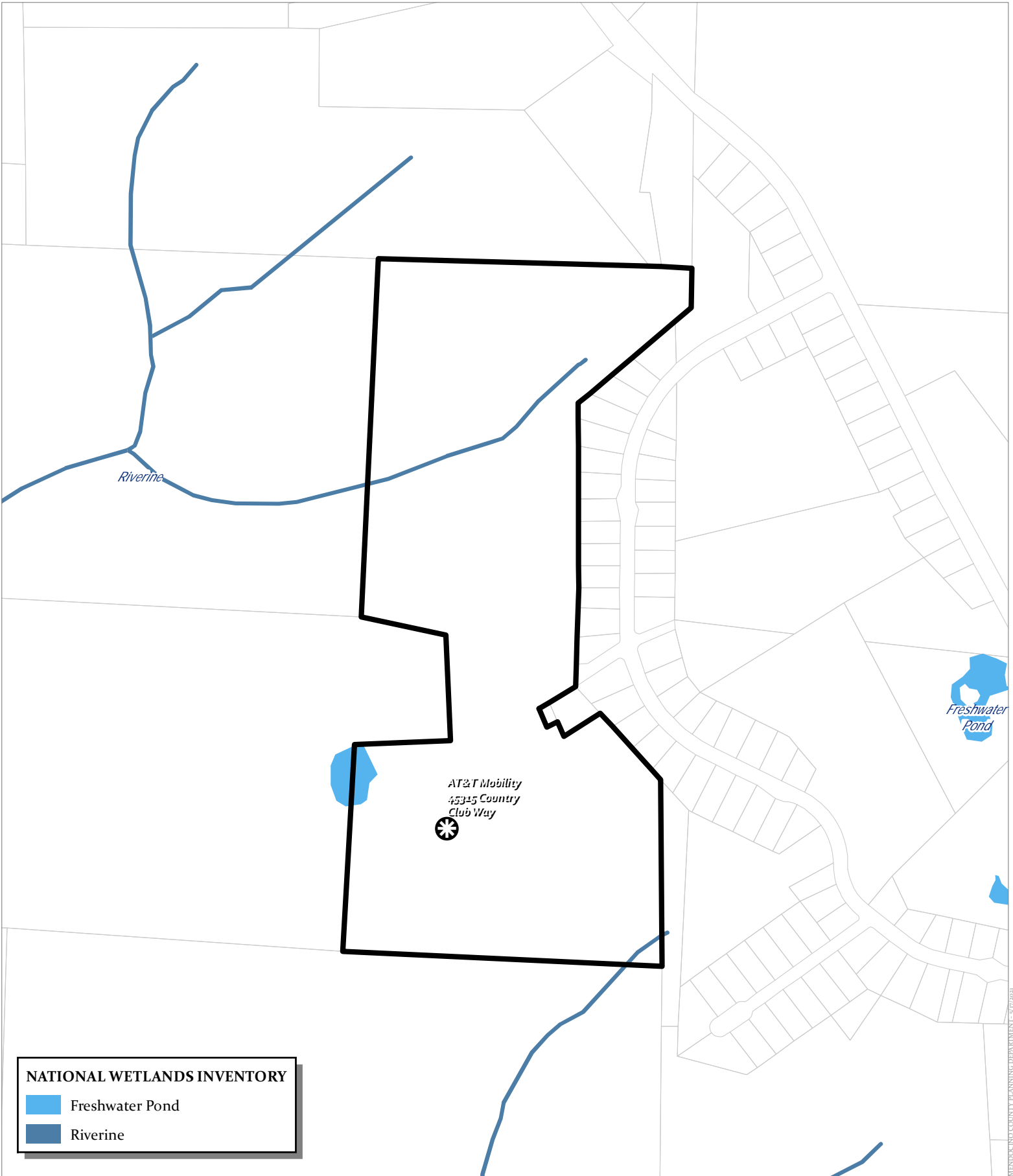
CASE: U 2021-0006
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-  Coastal Zone Boundary
-  Bishop Pine
-  Pending Wireless Sites




WESTERN SOIL CLASSIFICATIONS

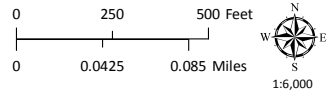
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 5/7/2021

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 AGENT: Ashley Smith
 ADDRESS: 45315 Country Club Way, Gualala

 Pending Wireless Sites



WETLANDS