



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
 TELEPHONE: 707-234-6650
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

September 15, 2022

Department of Transportation
 Building Inspection - Ukiah
 Assessor

Air Quality Management
 Hopland Municipal Advisory Council
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: UR_2022-0002

DATE FILED: 6/10/2022

OWNER: VIRGINIA MEADOWS

APPLICANT: CROWN CASTLE GT COMPANY LLC

AGENT: VIRTUAL SITE WALK LLC/ NICOLE COMACH

REQUEST: Renewal of original Use Permit, UM 15-2002/2012 to allow an existing cellular antenna facility to remain. The renewal would be granted for a ten-year period. No changes are proposed for the facilities

LOCATION: 3± miles southwest of Hopland town center, lying on the north side of a private access easement, 1.5± miles southwest of its intersection with Mountain House Road (CR 110), addressed at 4655 Road 110, Hopland (APN: 049-240-25).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: September 29, 2022

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@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: 049-240-25-00

PARCEL SIZE: 332± Acres

GENERAL PLAN: Rangeland, 160 Acre Minimum Parcel Size, (RL160)

ZONING: Division 1, Rangeland Zoning District, 160 Acre Minimum Parcel Size (RL:160)

EXISTING USES: Wireless Communication Facility (WCF)

DISTRICT: 5th District (Williams)

RELATED CASES:

- Use Permit, U 22-98: Addition of equipment to existing 55 foot tall monopole. Approved 1999.
- Use Permit, U 15-2002: Add new antennas and microwave dishes to existing 55 foot tall monopole. Approved 2002
- Use Permit Modification, UM 15-2002/2009: Install new antennas to existing cell tower. Approved 2009.
- Use Permit Modification, UM 15-2002/2010: Add microwave dish to existing tower. Approved 2010.
- Use Permit Modification, UM 15-2002/2010 (2): Delete a condition of approval of UM 15-2002/2010 that required road improvements. Approved 2010.
- Use Permit Modification, UM 15-2002/2012: Add microwave dish to existing tower. Approved 2012.
- Administrative Permit, AP 7-2014: Add new antennas to existing 55 foot tall tower. Approved 2014
- Administrative Permit, AP_2017-0038: Installation of a diesel powered emergency electrical generator. Approved 2017.
- Administrative Permit, AP_2017-0050: Change out antennas on the existing tower. Approved 2017.
- Administrative Permit, AP_2020-0003: Add new antennas to existing tower. Approved 2020.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RL 160	RL 160	18.87 A±; 320 A±	Rangeland
EAST:	RL 160	RL 160	80 A±	Rangeland
SOUTH:	RL 160	RL 160	80 A±; 160 A±	Rangeland
WEST:	RL 160	RL 160	97 A±	Rangeland

REFERRAL AGENCIES

LOCAL

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

- Hopland MAC

TRIBAL

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

ADDITIONAL INFORMATION: N/A

STAFF PLANNER: KEITH GRONENDYKE

DATE: 9/14/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
Hopland

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CALFIRE

4. FARMLAND CLASSIFICATION:

GIS
Grazing (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern Soils Classification (160)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

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
N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
N/A

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

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

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy
N/A

22. OAK WOODLAND AREA:

USDA
N/A

23. HARBOR DISTRICT:

Sec. 20.512
NO



Planning and Building Services

Case No: UR 2022-0002
CalFire No:
Date Filed: 8-11-22
Fee: \$5,287.00
Receipt No:
Received By: KG
Office use only

APPLICATION FORM

APPLICANT Name: CROWN CASTLE GT COMPANY, LLC ("Crown Castle") Phone: 949-930-4360

Mailing Address: 200 Spectrum Center Drive, Suite 1700

City: Irvine State/Zip: CA, 92618 email: Jim.Lee@crowncastle.com

PROPERTY OWNER Name: Mark Hanes; Trustee of Virginia Meadows Family Trust Phone: 707-272-2310

Mailing Address: 1000 Lennix Dr

City: Redwood Valley State/Zip: CA, 95470 email: mymls4u@yahoo.com

AGENT Name: Virtual Site Walk, LLC (Contact: Nicole Comach) Phone: 541-228-4823

Mailing Address: 7910 SE 60th Ave

City: Portland State/Zip: OR, 97206 email: nicole@virtualsitewalk.com

Parcel Size: 2 acres (Sq. feet/Acres) Address of Property: 4655 Road 110, Hopland, CA 95449

Assessor Parcel Number(s): 049-240-26-00

TYPE OF APPLICATION:

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

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

Signature of Applicant/Agent: [Signature] Date: 7/22/2022
Signature of Owner: Mark Hanes II Date: 7-21-22
Mendocino County

AUG 11 2022

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

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

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:
N/A- No changes are proposed to the facility at this time

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:
N/A- No changes are proposed to the facility at this time

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:
N/A- No changes are proposed to the facility at this time

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

	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.).
N/A- No changes are proposed to the facility at this time

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

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 _____

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

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

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 3+/- miles southwest of Hopland, on a private road 1.5+/- miles southwest of its intersection with Feliz Creek Road (CR# 109);
 Located at 4655 Road 110; AP# 049-240-26.

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.
 The monopole wireless facility is the existing structure

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 51 feet. Maximum height of proposed structures N/A 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): 34 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.
 The wireless facility is already existing. PLEASE SEE ATTACHED PHOTO KEY FOR REFERENCE

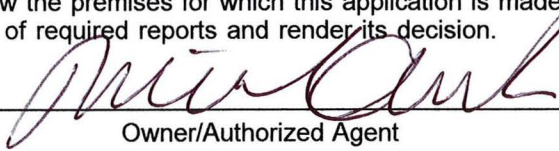
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 The wireless facility is located in the RL Zone (Rangeland).
 The area is surrounded by some trees and open space. PLEASE SEE ATTACHED PHOTO KEY FOR REFERENCE

30. Indicate the surrounding land uses:

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

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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



 Owner/Authorized Agent

7/22/2022

 Date

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

AUTHORIZATION OF AGENT

I hereby authorize Virtual Site Walk, LLC (Agent) to act as my representative and to bind me in all matters concerning this application.



 Owner

7-21-22

 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

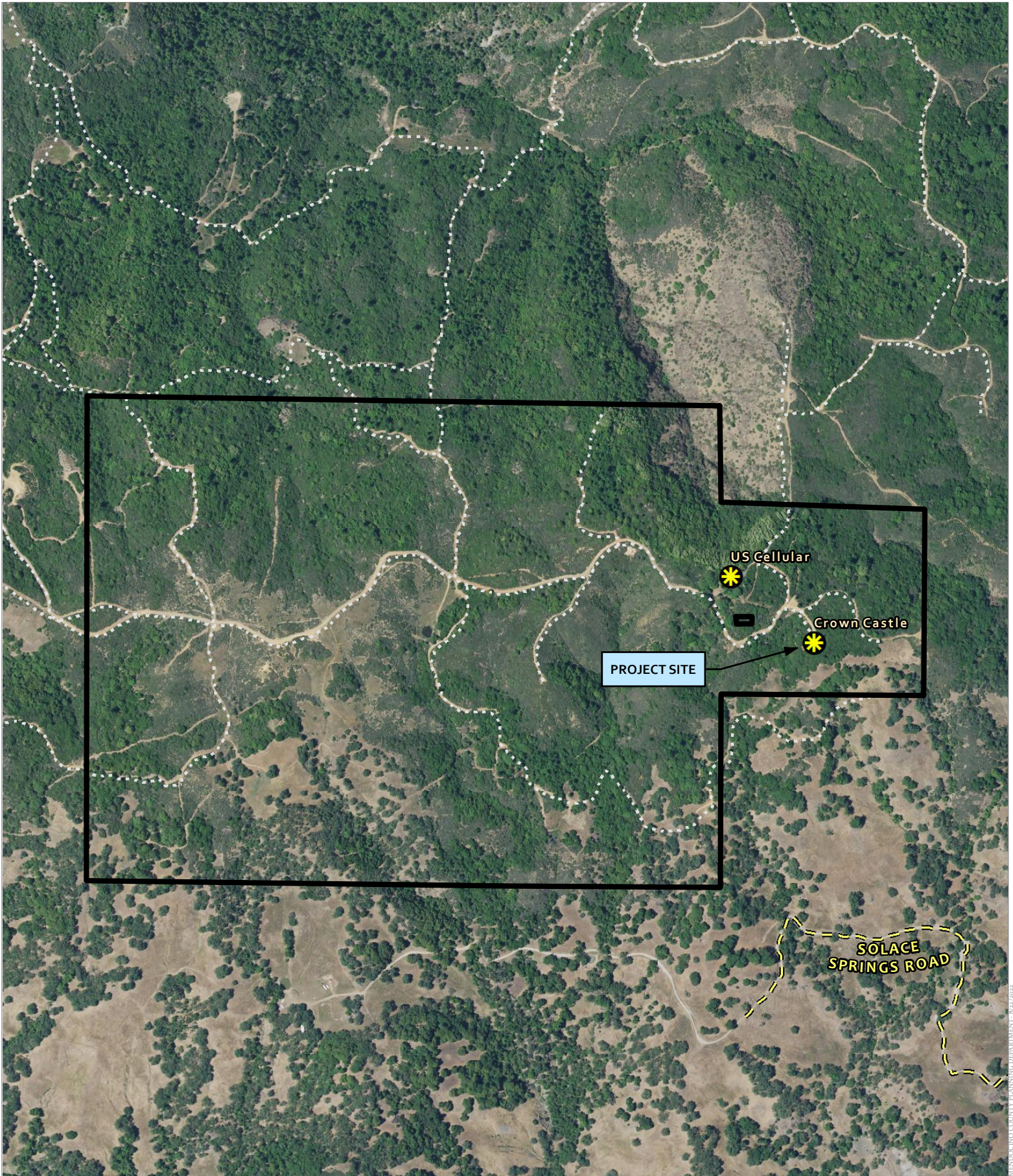
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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.

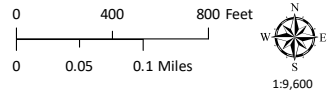
Applicant: 

Date: 7/22/2022



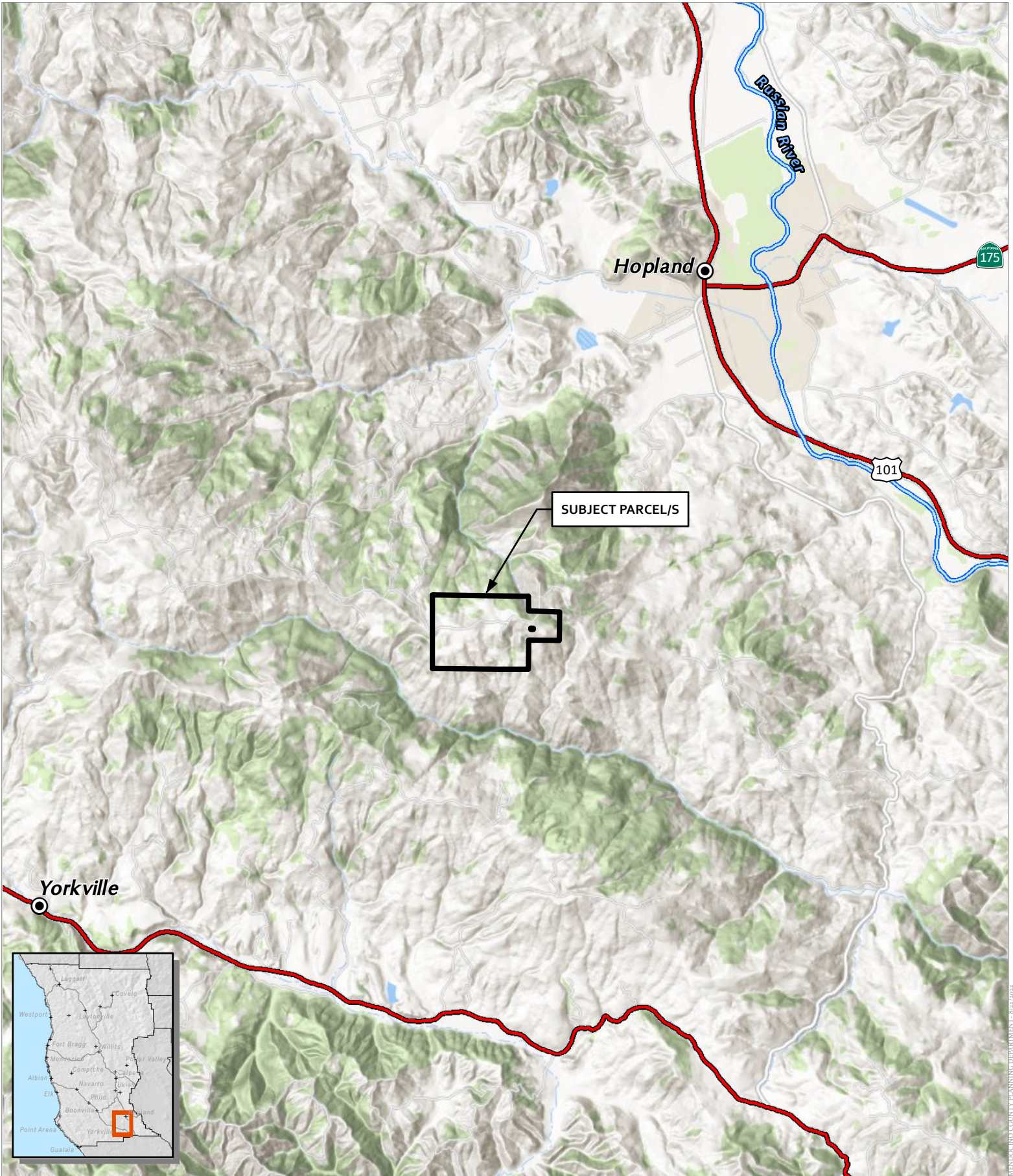
CASE: AP 2022-0002
OWNER: HANES, Mark
APN: 049-240-25
APLCT: Crown Castle GT
AGENT: Nicole Comach
ADDRESS: 4655 Road 110, Hopland

- == Private Roads
- ☀ Approved Wireless Sites





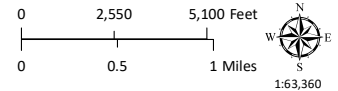
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 8/27/2022



CASE: AP 2022-0002
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-  Major Towns & Places
-  Highways

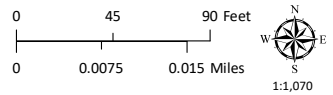


LOCATION MAP



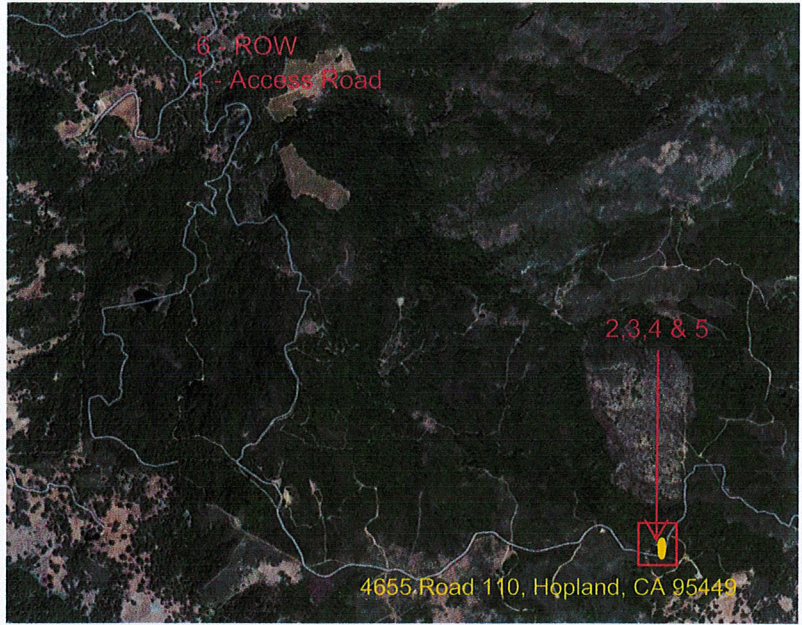
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2023

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AERIAL IMAGERY

Wireless Telecommunications Facility Photo Key
814998 Hopland
4655 Road 110, Hopland, CA 95449



Wireless Telecommunications Facility

Mendocino County

AUG 11 2022

Planning & Building Services

Photo 1
Access Road



Photo 2



Photo 3



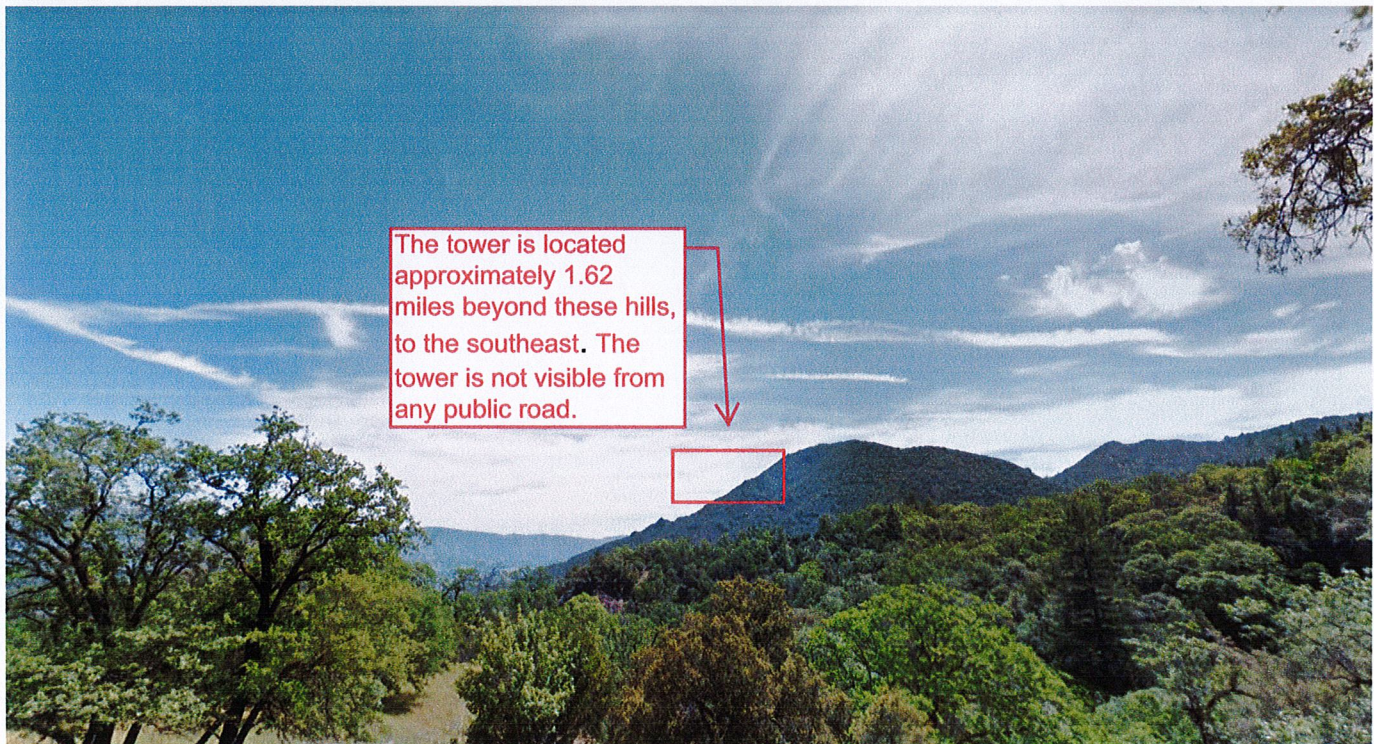
Photo 4

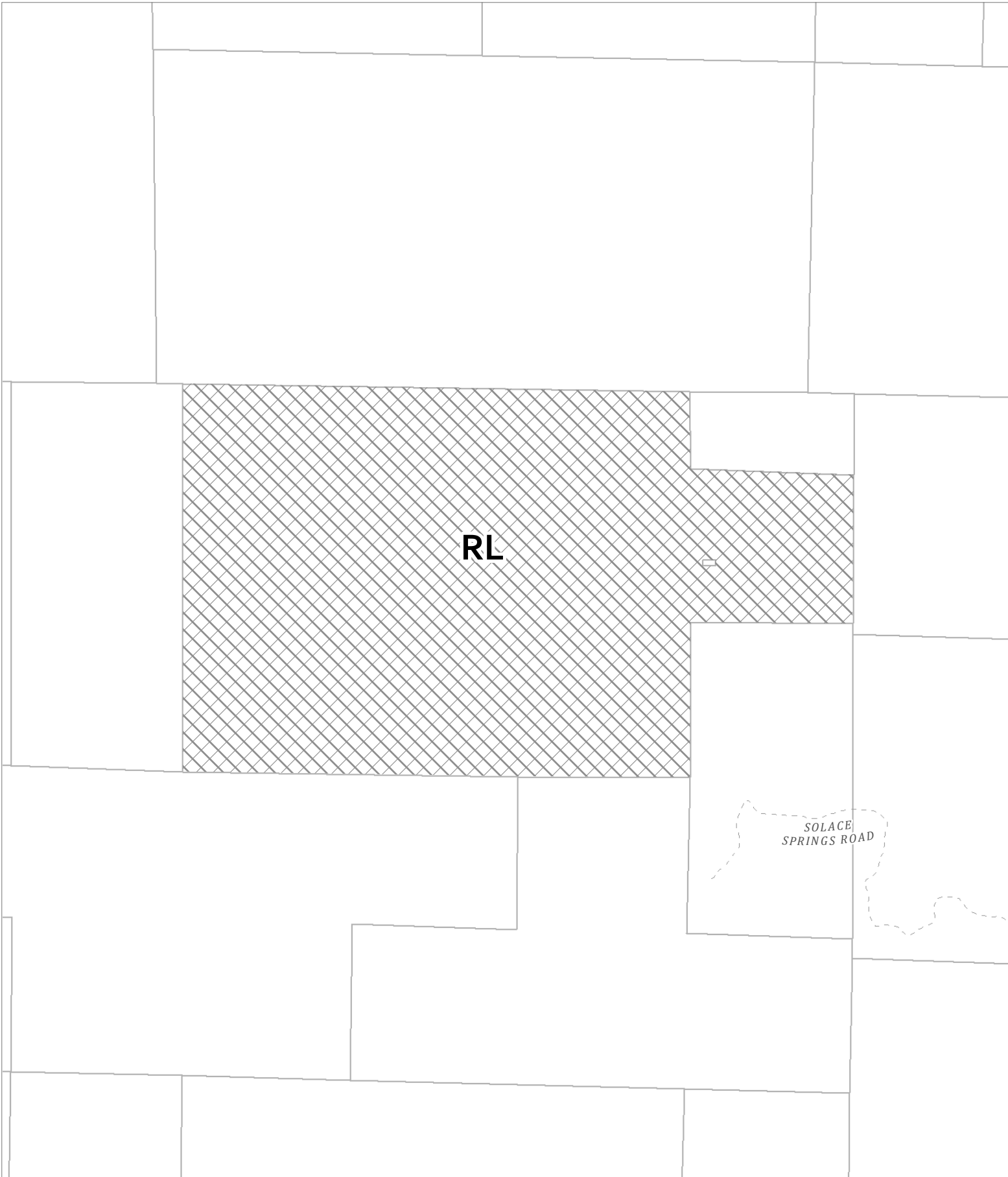


Photo 5




Photo 6

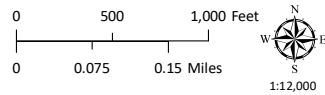




RL

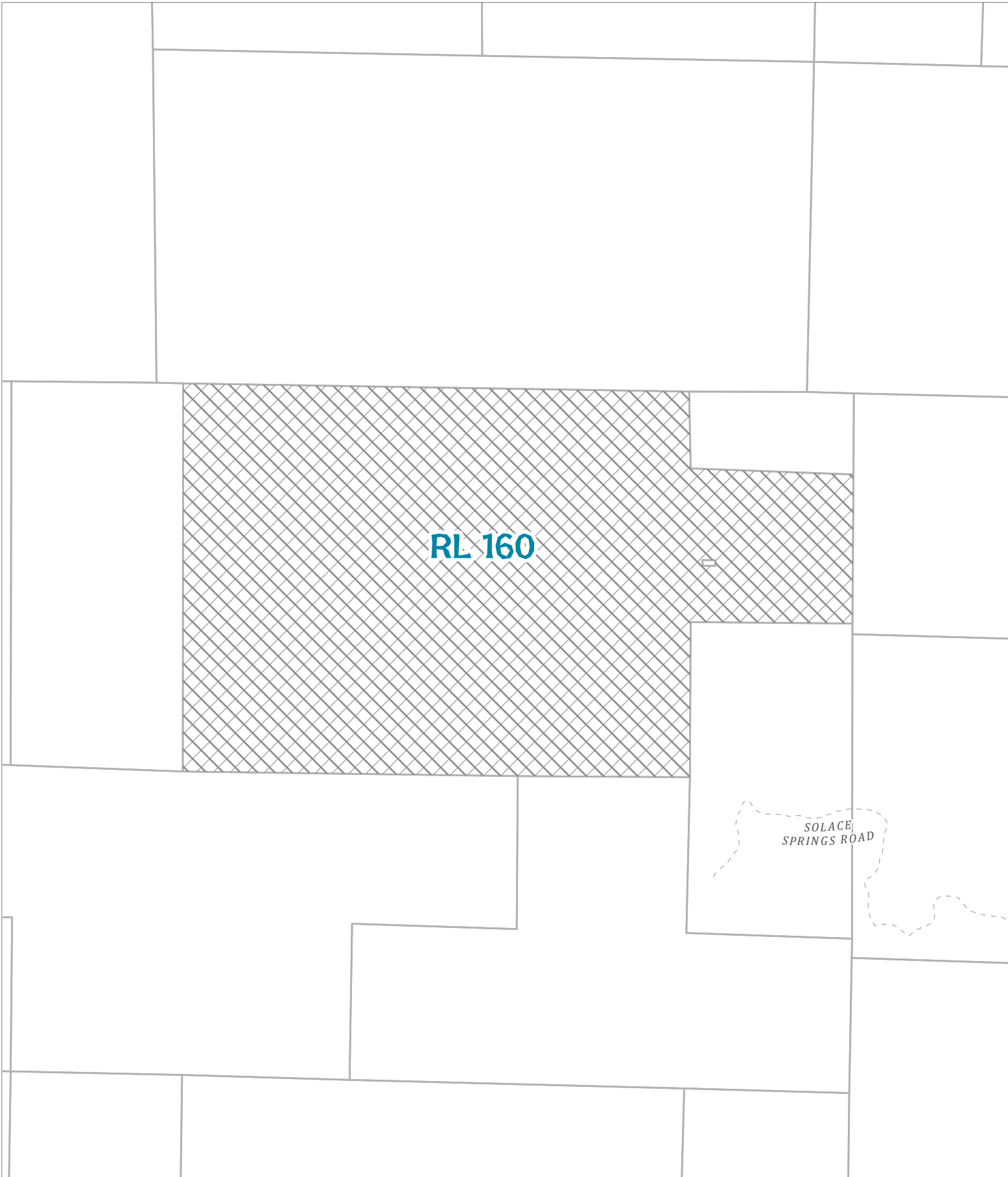
SOLACE
SPRINGS ROAD

 Zoning Districts



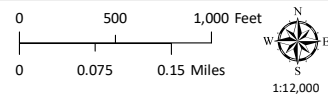
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ZONING DISPLAY MAP

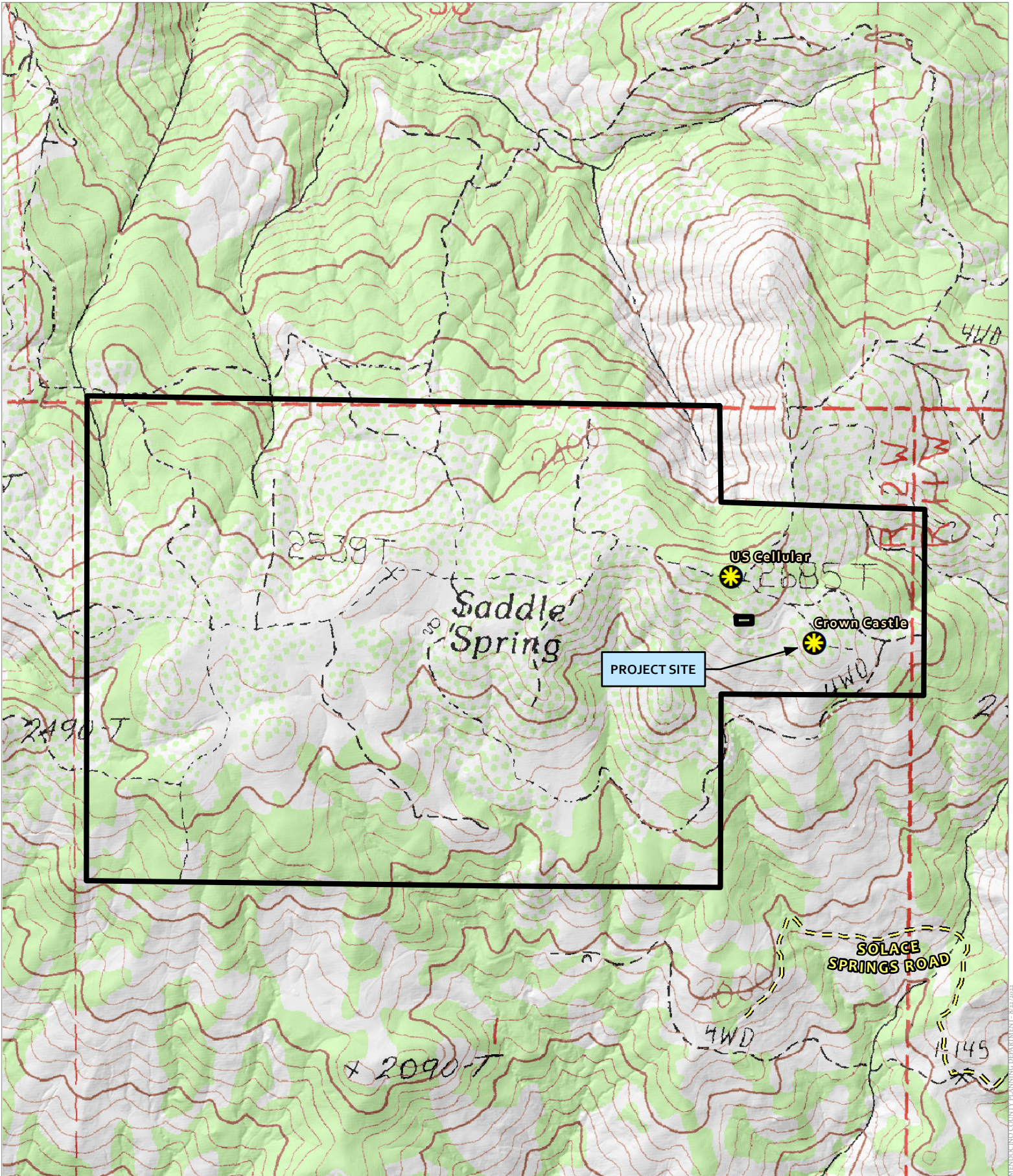


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 General Plan Classes



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/22/2022



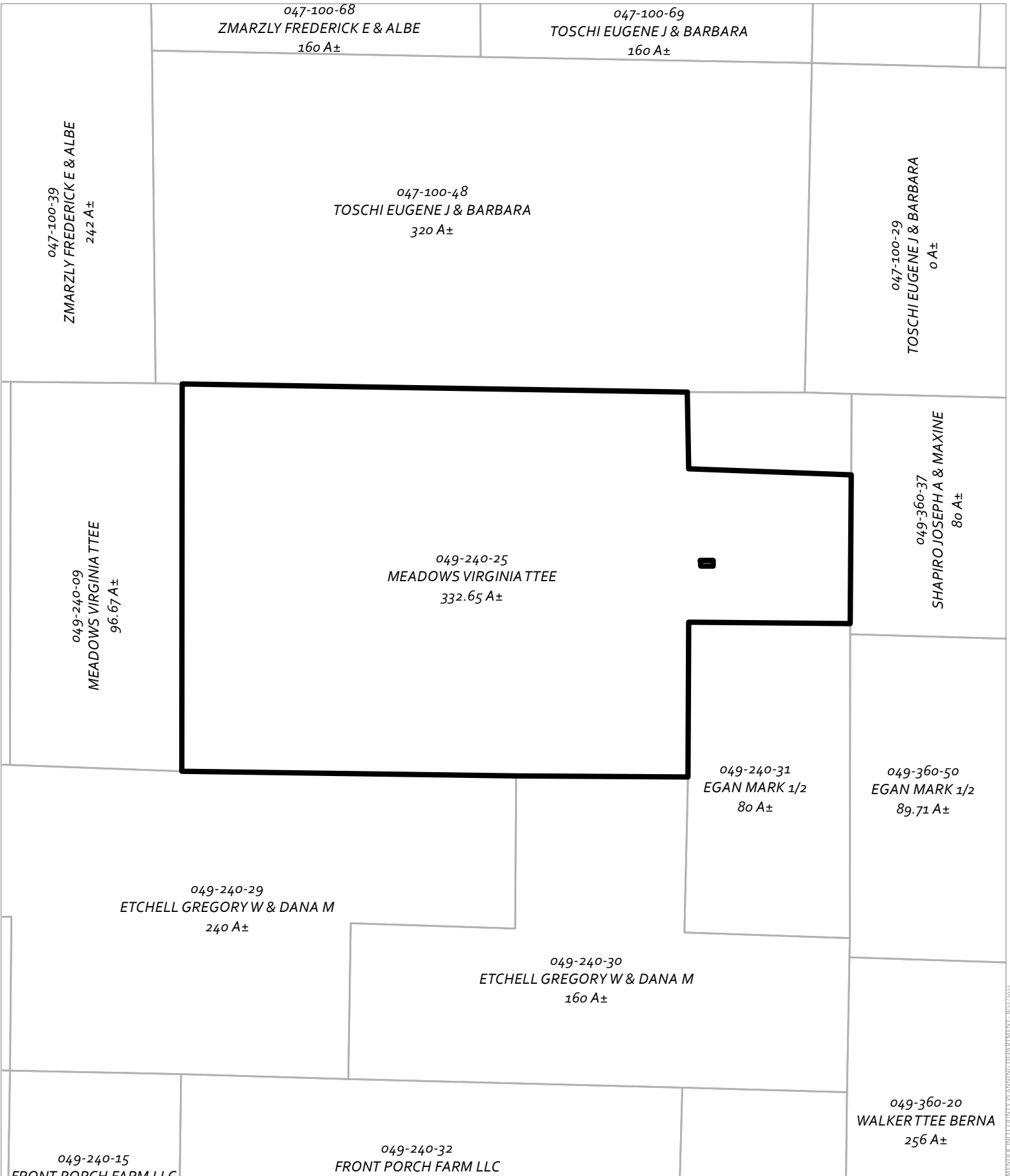
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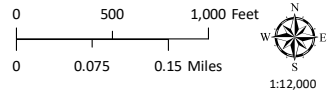
0 400 800 Feet
 0 0.05 0.1 Miles
 N
 W
 S
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 1:9,600

TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

TENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2022



CASE: AP 2022-0002
 OWNER: HANES, Mark
 APN: 049-240-25
 APLCT: Crown Castle GT
 AGENT: Nicole Comach
 ADDRESS: 4655 Road 110, Hopland



ADJACENT PARCELS