



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

December 13, 2022

Building Inspection - Ukiah
Air Quality Management
Department of Forestry/ CalFire
-Land Use

Redwood Valley Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
Little Lake Fire Protection District
Redwood Valley/ Calpella Fire District

CASE#: AP_2022-0046
DATE FILED: 11/3/2022
OWNER: GOLDEN RULE CHURCH ASSOCIATION
APPLICANT: AT&T
AGENT: Jaclyn Bellicitti

REQUEST: An administrative Permit to modify an existing telecommunication site by removing six existing antennas, removing three RRUs, removing six TMAs, installing nine new antennas, installing one new DC9 squid, installing two new #6 AWG power trunk, installing one new fiber trunk, removing one existing DUW from an existing rack, installing three new rectifiers in existing DC power plant and install one new BBU in an existing rack.

LOCATION: 5 miles northwest of Redwood Valley town center, 1.2 miles east of Highway 101, 1.4 miles southeast of its intersection with Black Bart Drive (CR370); Located at 16111 N Highway 101, Willits; APN 106-150-34.

SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE
RESPONSE DUE DATE: December 27, 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 _____

OWNER: Golden Rule Church Association

APPLICANT: AT&T Mobility Inc.

AGENT: Jaclyn Bellicitti

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APN: 106-150-34-00

PARCEL SIZE: 4,800 square foot leased area of 316± acre parcel

GENERAL PLAN: Rangeland 160 acre minimum (RL160)

ZONING: Rangeland 160 acre minimum (RL:160)

EXISTING USES: Wireless Communication Facility

DISTRICT: 1 (McGourty)

RELATED CASES: PARCEL DEVELOPMENT:

- Certificate of Compliance #CC 1992-0007 and Boundary Line Adjustment #B 2001-0110 created the parcel's current configuration.

USE PERMIT(S):

- Use Permit #U 2001-0006 was issued to Edge Wireless, now AT&T Mobility, for a 140 foot tall tower supporting up to 9 panel antennas and up to 4 microwave dishes. The permit also included a 12 foot by 16 foot by 10 foot equipment shelter.
- Use Permit Modification #UM 6-2001/2004 was approved by the Planning Commission on September 2, 2004 allowing Edge Wireless, (now AT&T Mobility) and U.S. Cellular to add a total of 8 microwave dishes, measuring 3 to 6 feet in diameter, to the existing 140 foot tall tower.
- Use Permit Modification #UM 6-2001/2009 was approved by the Planning Commission on October 15, 2009 permitting T-Mobile to add 3 panel antennas and one microwave dish to the 140 foot tall tower.
- Use Permit Modification #UM 6-2001/2012 was approved by the Planning Commission on July 19, 2012 permitting Verizon Wireless to add 3 microwave dishes to an existing 140 foot tall tower. The permit also includes a 192 square foot equipment shelter, a backup generator, and a 500 gallon propane storage tank.
- Use Permit Renewal #UR 2022-0004. In progress

ADMINISTRATIVE PERMITS:

- AP 2015-0002 Administrative Permit for installation of three (3) eight (8) foot tall panel antennas, three (3) Remote Radio Units (RRU) and three (3) diplexers at the 130 foot level of an existing 140 foot tall tower.
- AP 2020-0042 Administrative Permit for installation of one (1) 25KW diesel generator with tank on a concrete slab and one (1) automatic transfer switch inside existing chain link fence enclosure.
- AP 2021-0017 Administrative Permit to add new antennas to the existing cell tower was approved by the Zoning Administrator on October 27, 2021

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Open Space (OS)	Open Space (OS)	157±; 200± acres	Open Space
EAST:	Public Space (PS) & Rangeland	Public Facility (PF) & Rangeland (RL 160)	6±; 347± acres	Rangeland
SOUTH:	Rangeland (RL)	Rangeland (RL:160)	249±; 200±; 217± acres	Rangeland
WEST:	Rangeland (RL)	Rangeland (RL:160)	146± acres	Rangeland

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Building Division Ukiah
- Little Lake Fire Protection District
- Redwood Valley/Calpella Fire District

- Redwood Valley MAC

STATE

- CALFIRE (Land Use)

TRIBAL

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

ADDITIONAL INFORMATION: The subject host parcel lies within the perimeter of the burn area from 2017 Complex fires.

STAFF PLANNER: KEITH GRONENDYKE

DATE: 12/12/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley Municipal Advisory Council

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Very High & High Fire Severity

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

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
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
MAYMEN-WOODIN-ETSEL

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

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
YES

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:

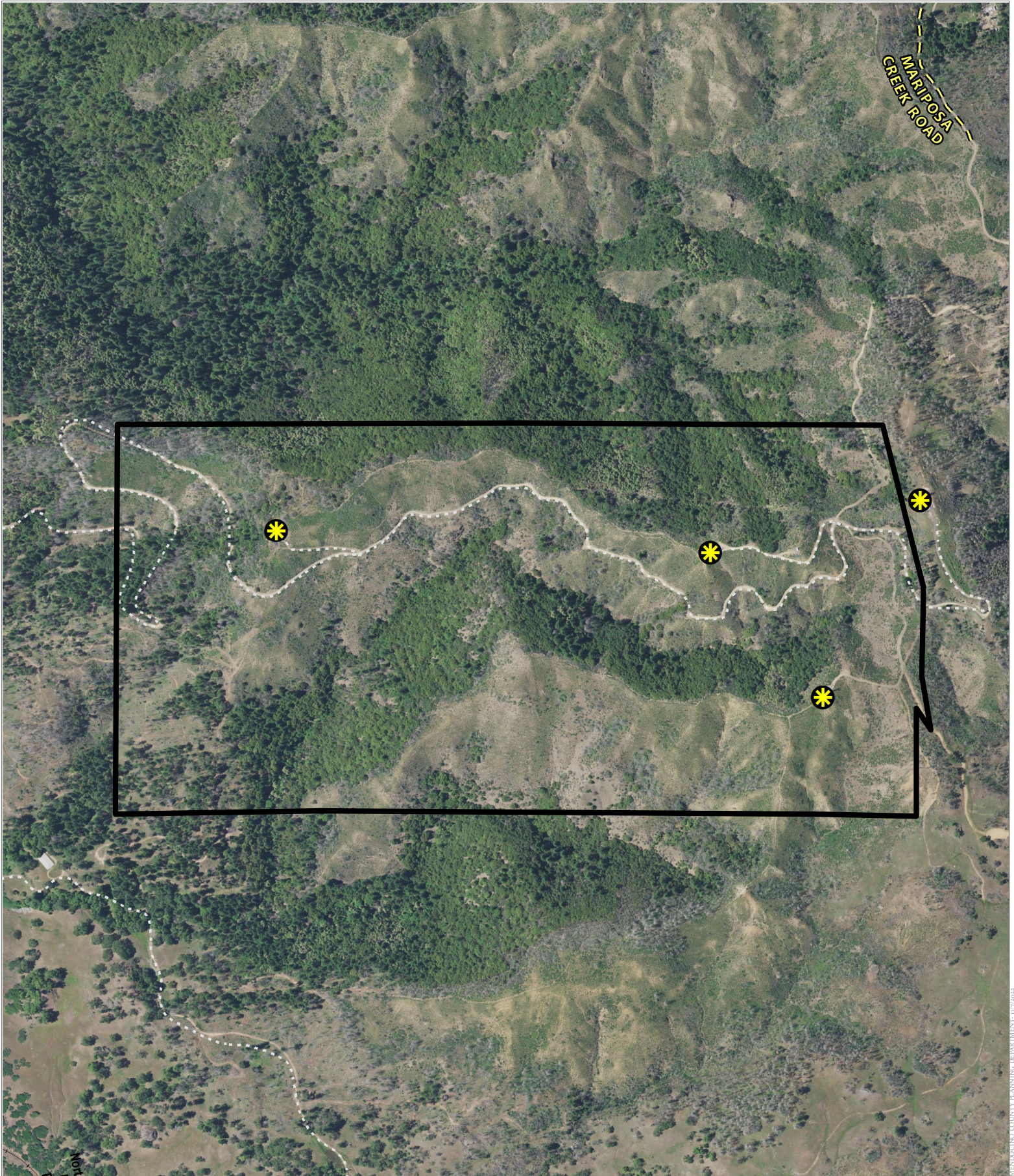
Policy
NO

22. OAK WOODLAND AREA:

USDA
NO


23. HARBOR DISTRICT:

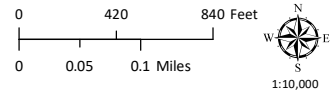
Sec. 20.512
NO



CASE: AP 2022-0046
OWNER: The Golden Rule Church Association
APN: 106-150-34
APLCT: AT&T
AGENT: Jaclyn Bellicitti
ADDRESS: 16111 N HWY 101, Willits

== Private Roads

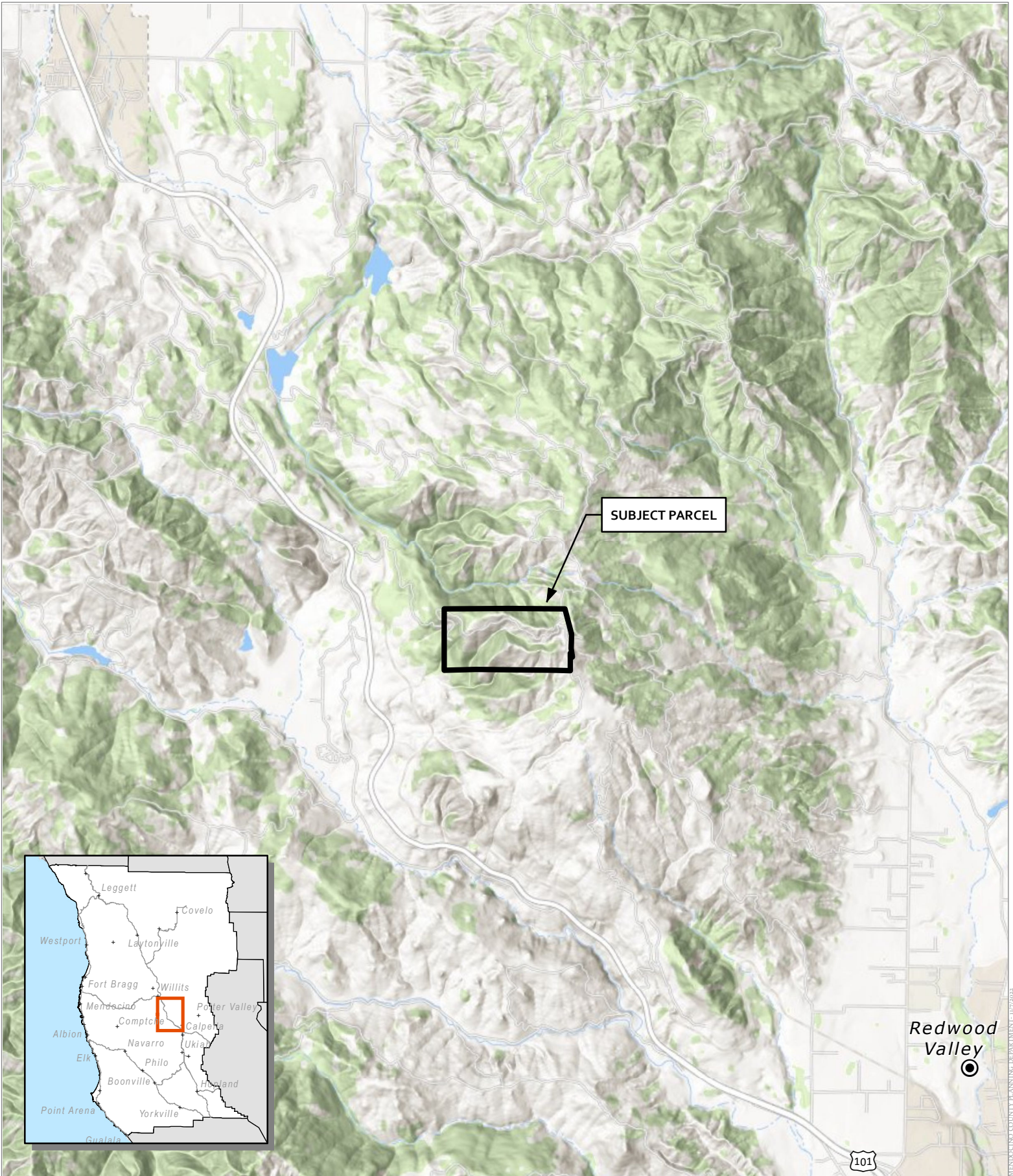
 Approved Wireless Sites



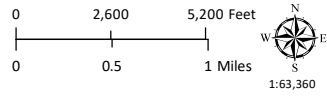
AERIAL IMAGERY

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MENDOCINO COUNTY PLANNING DEPARTMENT 11/7/2023



CASE: AP 2022-0046
OWNER: The Golden Rule Church Association ● Major Towns & Places
APN: 106-150-34
APLCT: AT&T
AGENT: Jaclyn Bellicitti
ADDRESS: 16111 N HWY 101, Willits



LOCATION

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PLANNING & BUILDING SERVICES

CASE NO:	AP 2022-0046
DATE FILED:	11-3-22
FEE:	\$ 2786 00
RECEIPT NO:	
RECEIVED BY:	KG
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: AT&T Phone: 408-691-3113
Mailing Address: 23 Mauchly Suite 110
City: Irvine State/Zip: CA, 92618 Email: jbellicitti@j5ip.com

PROPERTY OWNER:

Name: The Golden Rule Church Association Phone: _____
Mailing Address: 11725 Orchard Lane
City: Willits State/Zip: CA, 95490 Email: jbellicitti@j5ip.com

AGENT:

Name: Jaclyn Bellicitti, J5, on behalf of AT&T Phone: 408-691-3113
Mailing Address: 23 Mauchly Suite 110
City: Irvine State/Zip: CA, 92618 Email: jbellicitti@j5ip.com

ASSESSOR'S PARCEL NUMBER/S: 106-150-34

TYPE OF APPLICATION:

- | | | |
|---|---|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit – Cottage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> Land Division – Minor | <input type="checkbox"/> Use Permit – Minor |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division – Major | <input type="checkbox"/> Use Permit – Major |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division – Parcel | <input checked="" type="checkbox"/> Use Permit – Modification |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division – Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |
| <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Rezoning | |

Mendocino County
NOV 03 2022
Planning & Building Services

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

Jaclyn Bellicitti 11/3/22
Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Modification to an existing AT&T telecommunication facility consisting of the following:

Remove 2 existing antennas per sector (total 6), remove 1 existing RRUS 11 B2 per sector (total 3),
remove 2 existing TMAS per sector (total 6), install 3 new antennas per sector (total 9), install 1 new
DC9 squid, install 2 new #6 AWG power trunk, install 1 new fiber trunk, remove 1 existing DUW from
existing rack, install 3 new rectifiers in existing DC power plant, install 1 new 6630 BBU in existing rack

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:					
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 - unmanned

Estimated No. of shifts per day: N/A - unmanned

Type of loading facilities proposed: N/A - unmanned

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:

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

	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:	<u>N/A</u>	<u>N/A</u>

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:

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

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?

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

19. What will be the domestic water source:

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

20. Are there any associated projects and/or adjacent properties under your ownership?

- YES
- NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

N/A

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

Surrounded by open land.

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

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.

Date

Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
JULIA ACKER-KROG, ASSISTANT DIRECTOR
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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Jaclyn Bellicitti

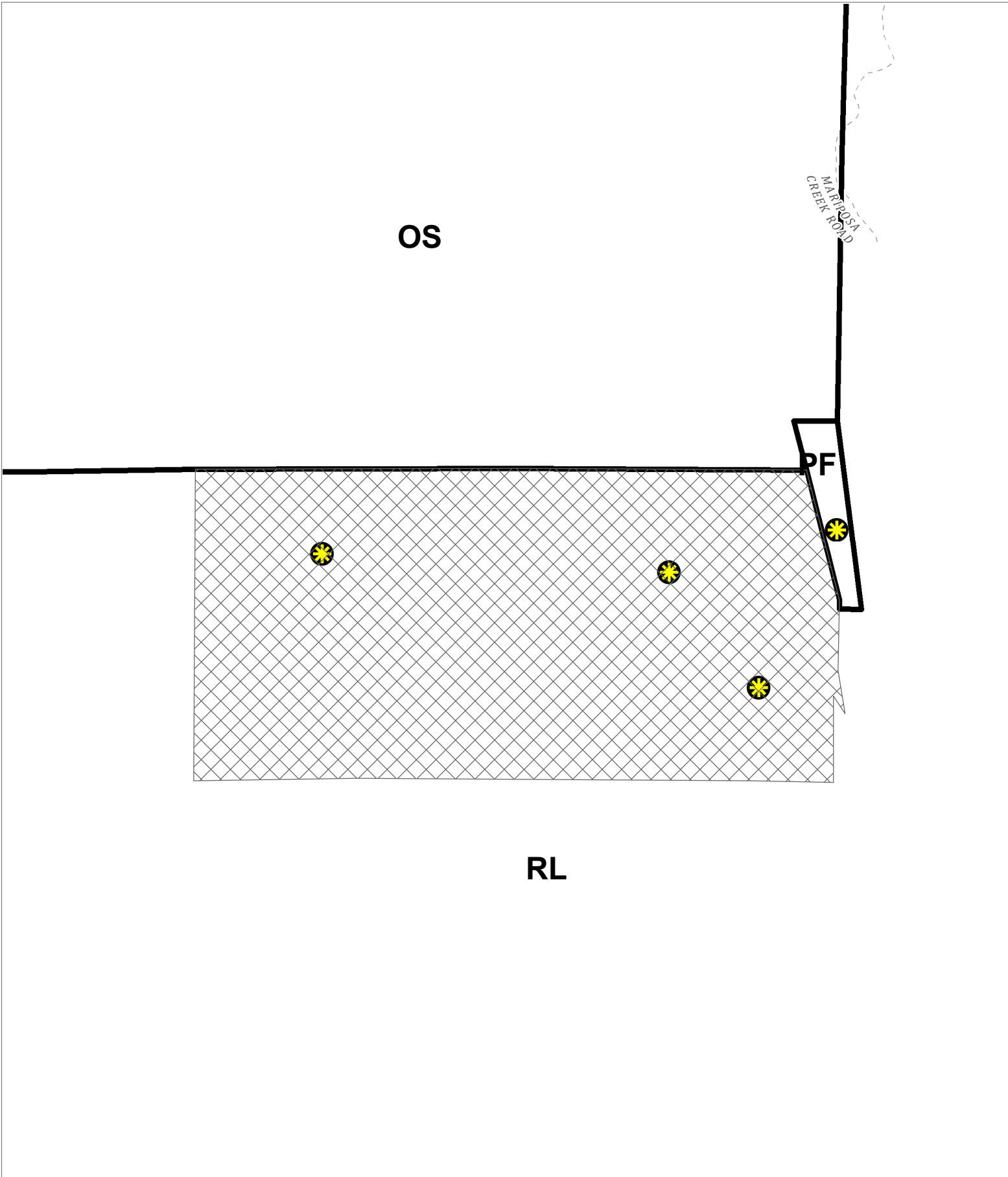
Applicant Signature

11/3/22

Date



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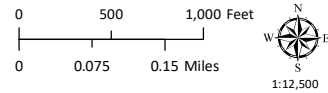
Project or Permit Number



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2023

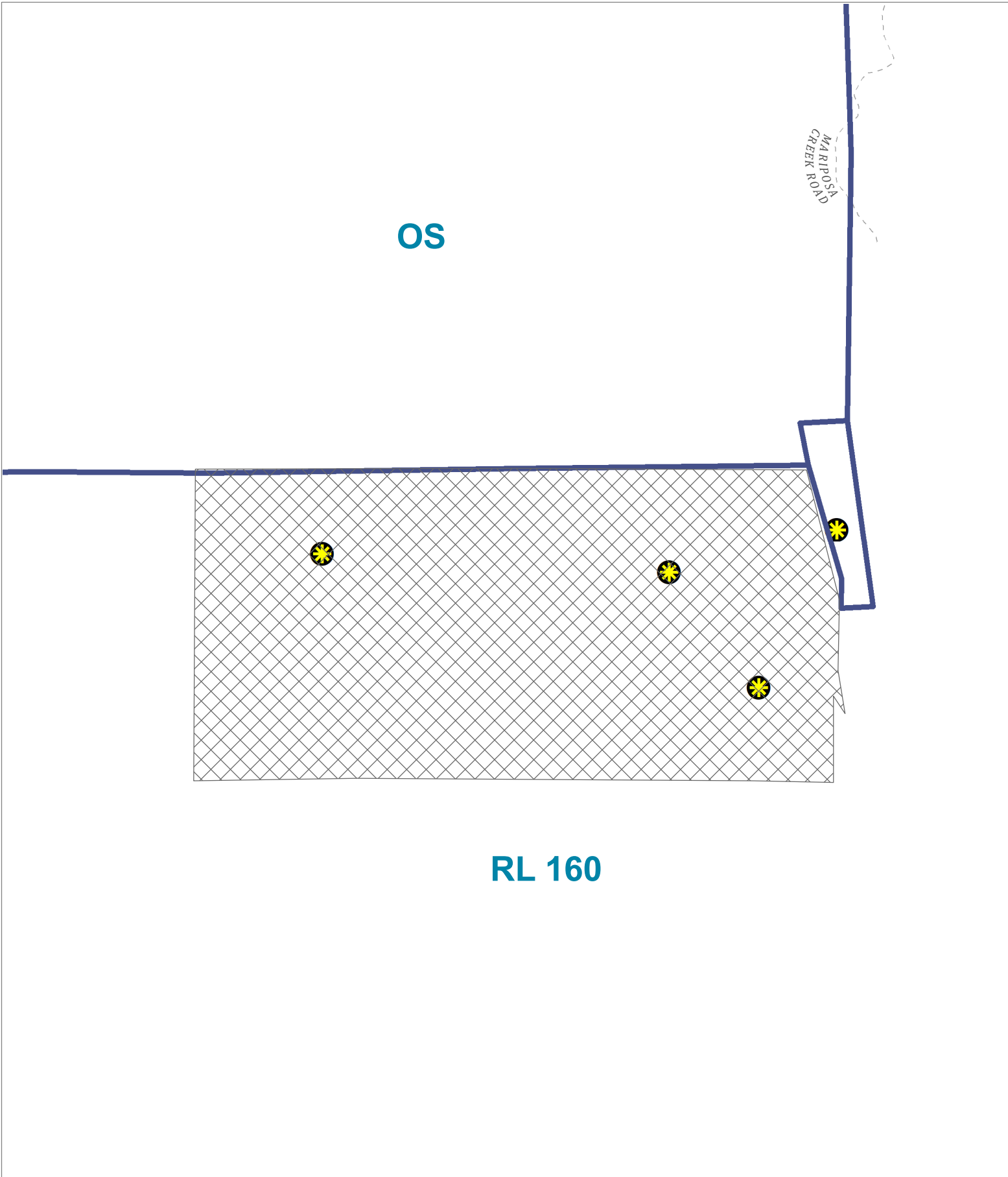
CASE: AP 2022-0046
OWNER: The Golden Rule Church Association
APN: 106-150-34
APLCT: AT&T
AGENT: Jaclyn Bellicitti
ADDRESS: 16111 N HWY 101, Willits

-  Zoning Districts
-  Approved Wireless Sites





ZONING

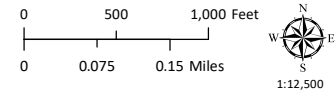
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2023

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-  General Plan Classes
-  Approved Wireless Sites

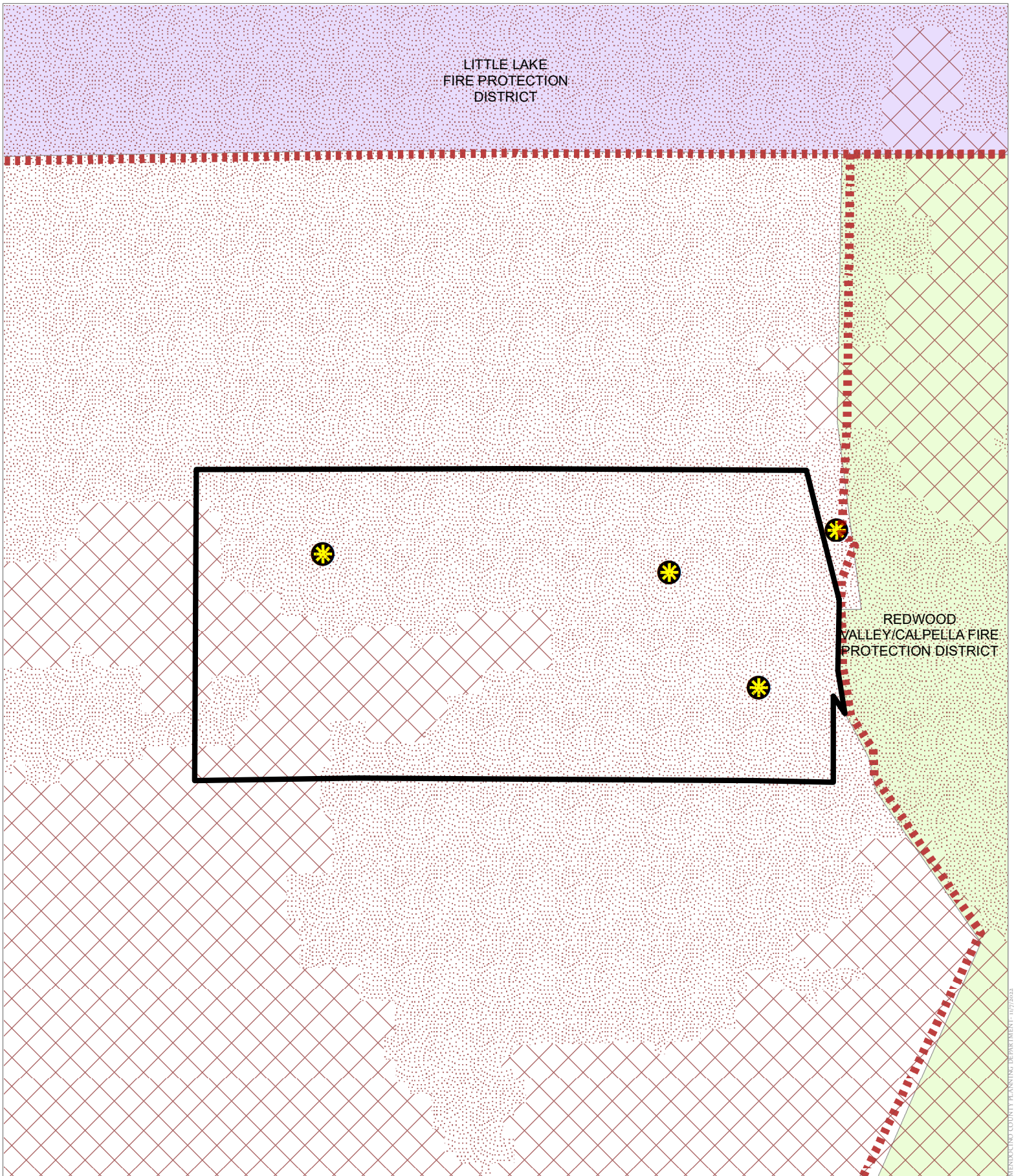


GENERAL PLAN



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LITTLE LAKE
FIRE PROTECTION
DISTRICT

REDWOOD
VALLEY/CALPELLA FIRE
PROTECTION DISTRICT

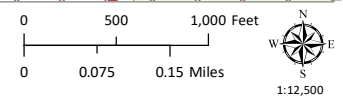


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 Very High Fire Hazard
 High Fire Hazard

 County Fire Districts

 Approved Wireless Sites



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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HERNANDO COUNTY PLANNING DEPARTMENT 11/7/2023

Uninhabited_NoVeg

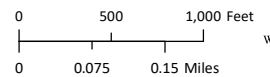
Very_Low_Dens_Veg

Water

Uninhabited_Veg



Approved Wireless Sites



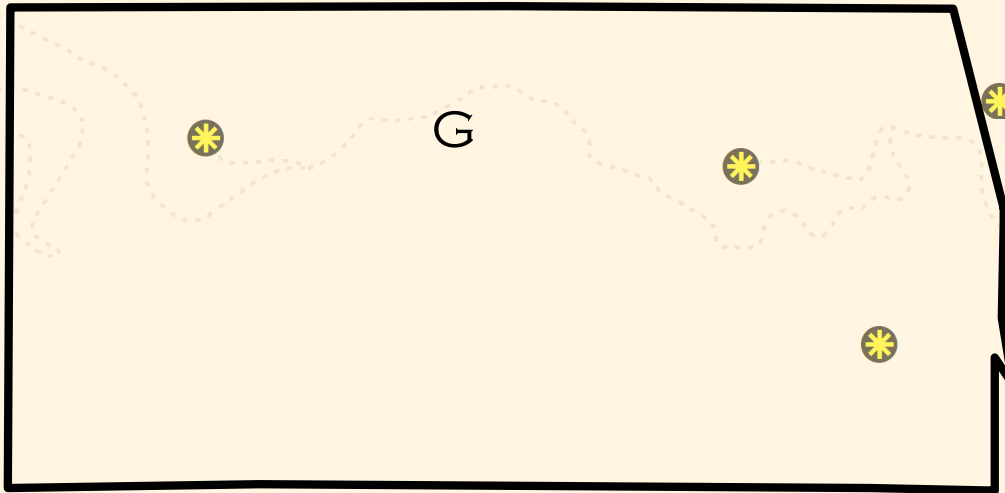
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WILDLAND-URBAN INTERFACE

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MARIPOSA CREEK ROAD

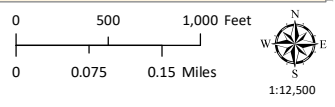


Northwestern Pacific Railroad

Grazing Land (G)

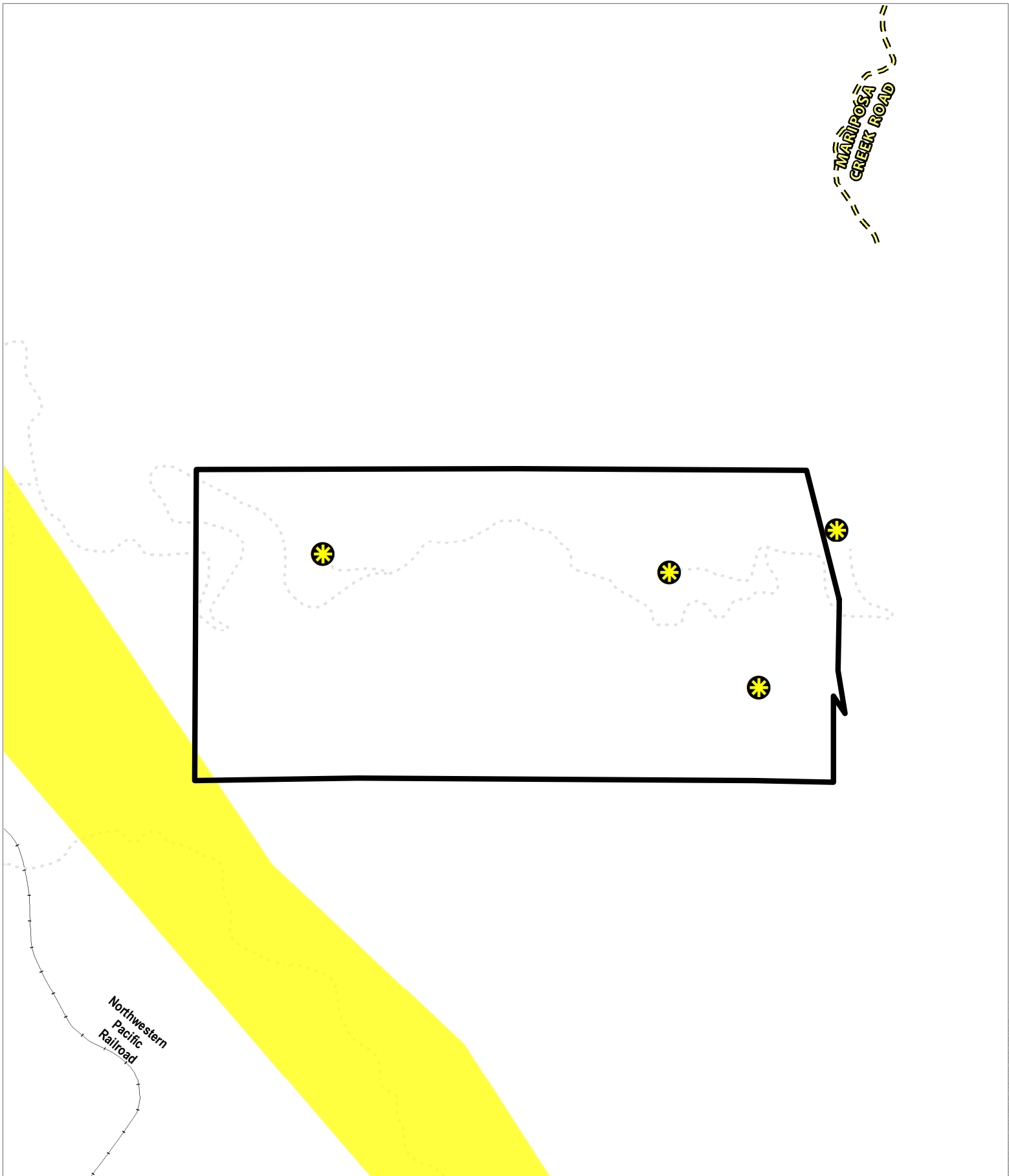
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Private Roads
Approved Wireless Sites



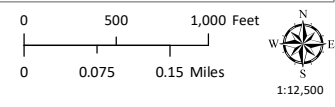
IMPORTANT FARMLANDS

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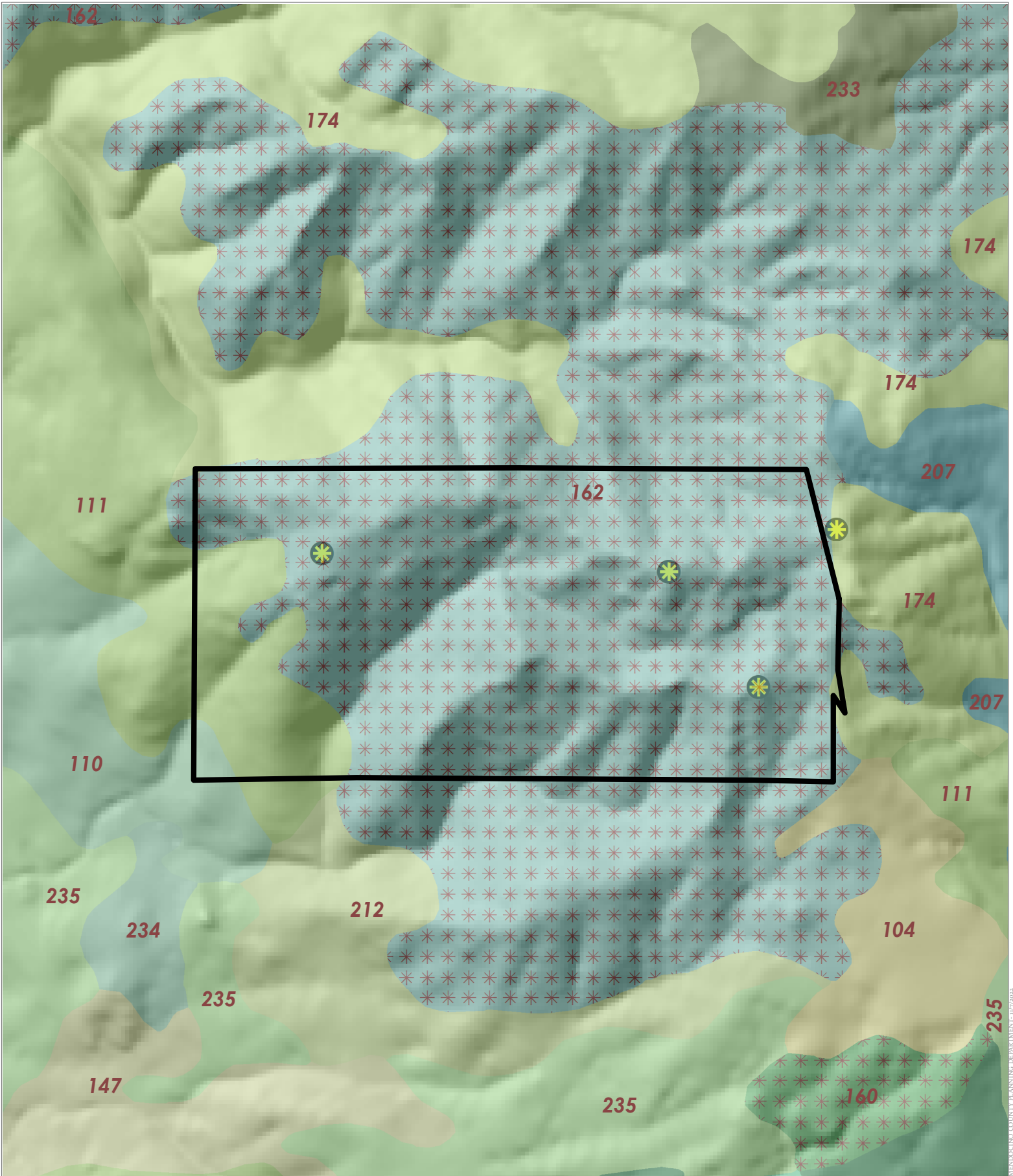
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Maacama Fault Zone
 Private Roads
* Approved Wireless Sites

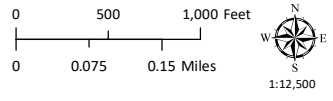


EARTHQUAKE FAULT ZONE

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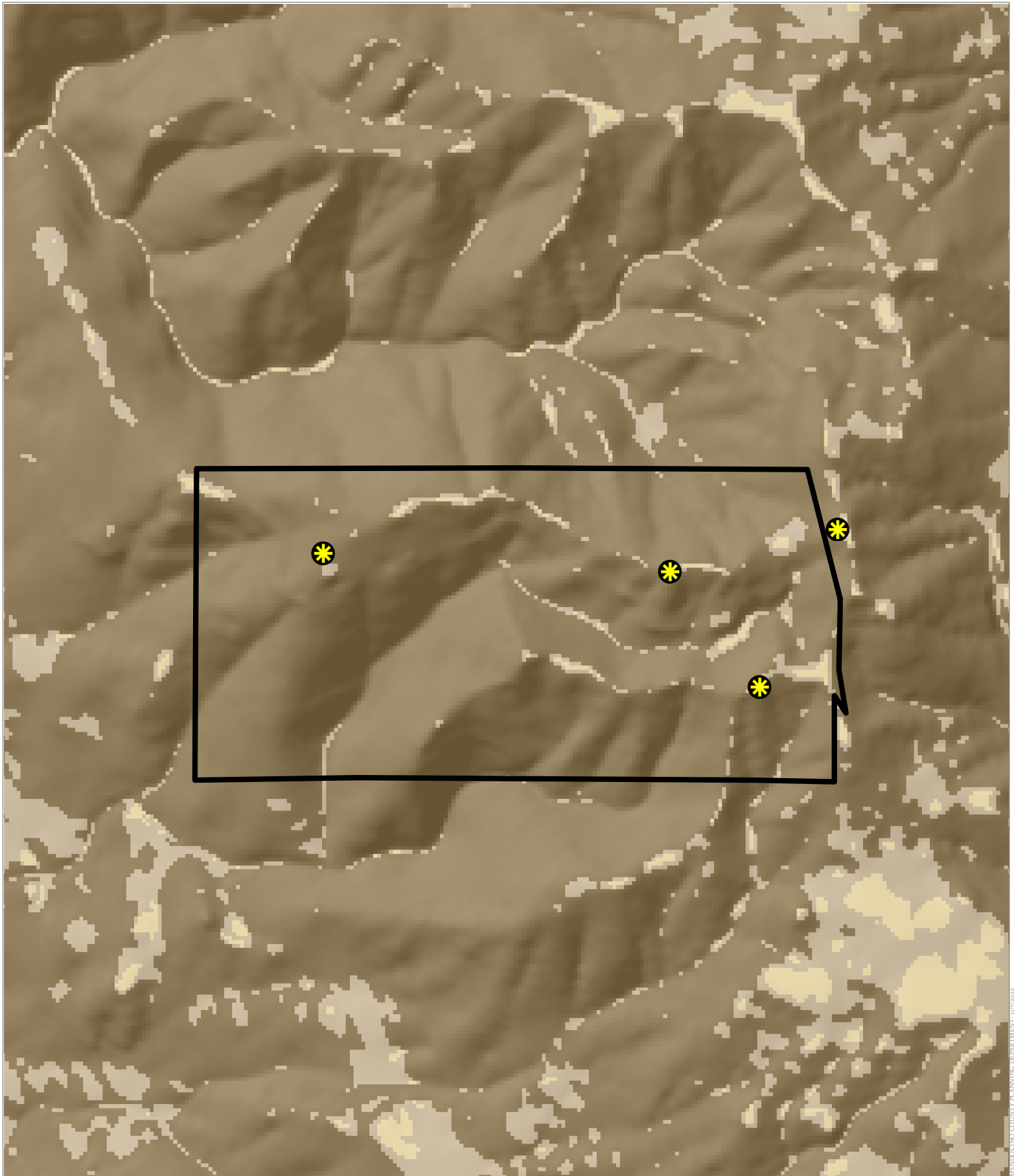
CASE: AP 2022-0046
OWNER: The Golden Rule Church Association * * Eastern Rock Inclusions
APN: 106-150-34
APLCT: AT&T * Approved Wireless Sites
AGENT: Jaclyn Bellicitti
ADDRESS: 16111 N HWY 101, Willits



EASTERN SOIL CLASSIFICATIONS





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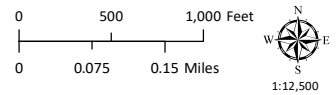
MENDOCINO COUNTY PLANNING DEPARTMENT 11/7/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2023

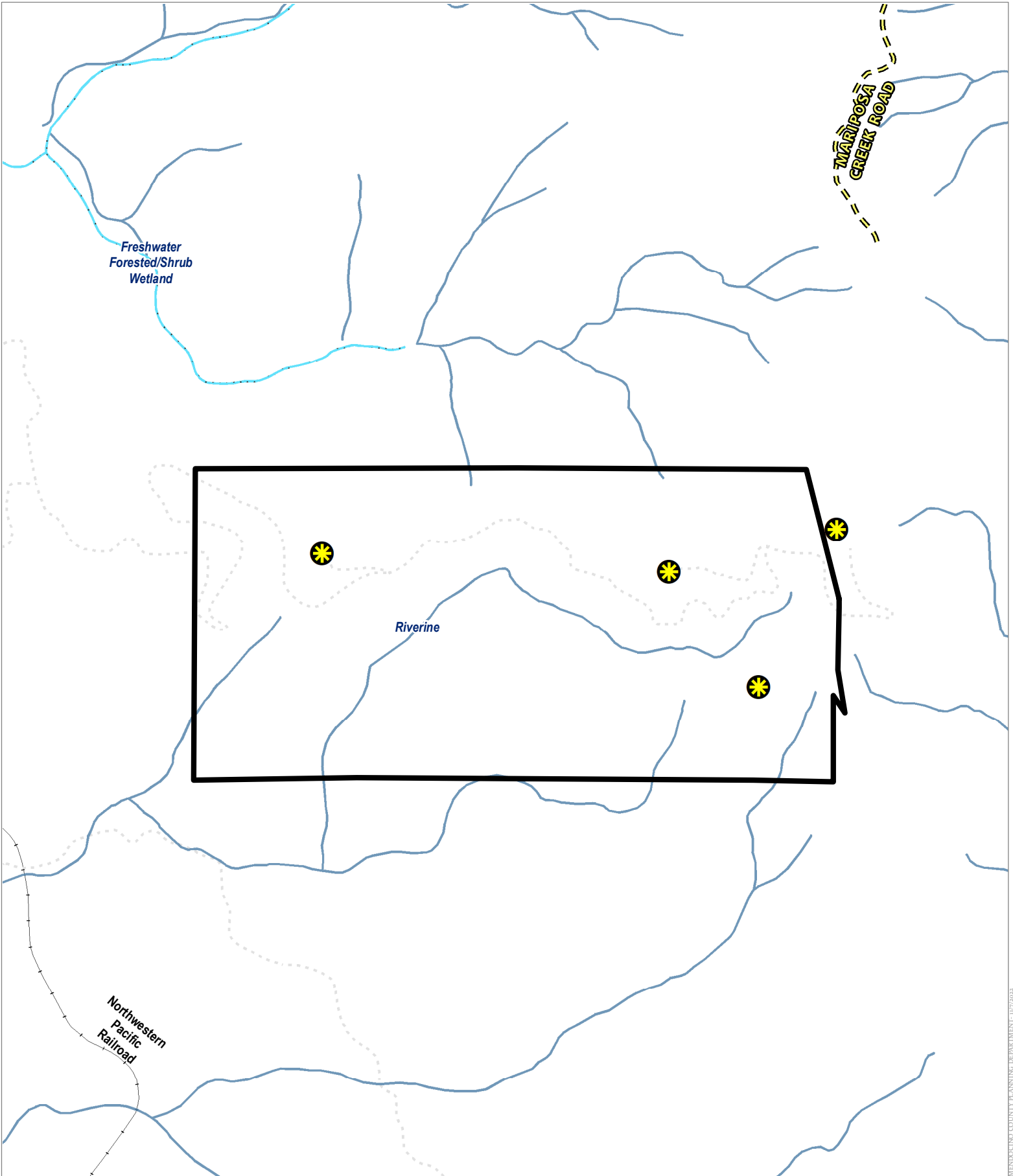
CASE: AP 2022-0046
OWNER: The Golden Rule Church Association
APN: 106-150-34
APLCT: AT&T
AGENT: Jaclyn Bellicitti
ADDRESS: 16111 N HWY 101, Willits

	Approved Wireless Sites		15° - 32°
	0° - 14°		33° - 72°

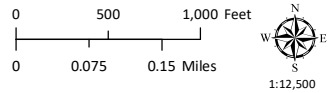


ESTIMATED SLOPE

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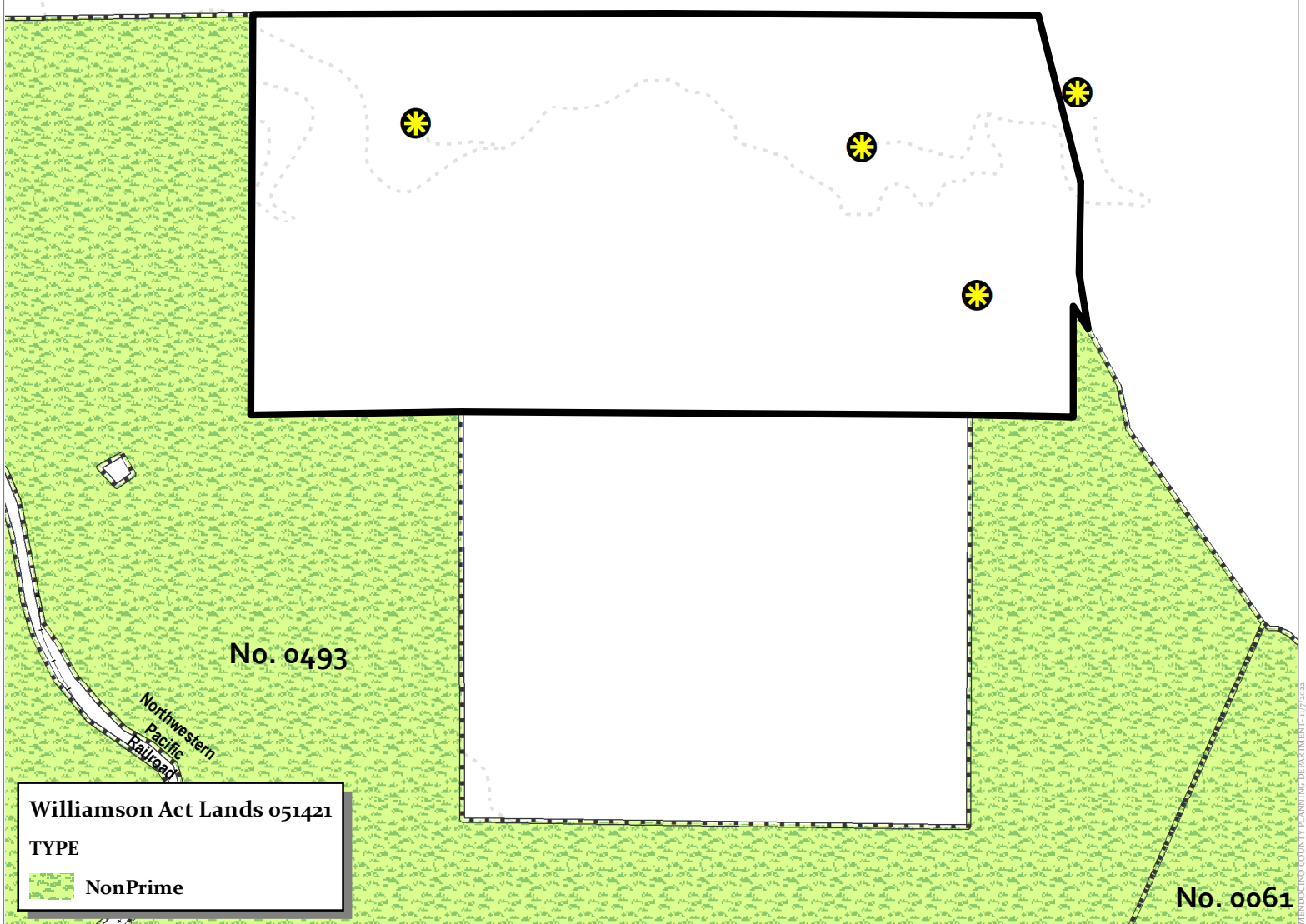
CASE: AP 2022-0046
OWNER: The Golden Rule Church Association == == Private Roads
APN: 106-150-34
APLCT: AT&T * Approved Wireless Sites
AGENT: Jaclyn Bellicitti
ADDRESS: 16111 N HWY 101, Willits



WETLANDS



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MARIPOSA CREEK ROAD

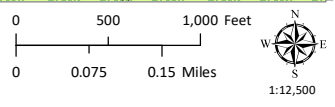


Williamson Act Lands 051421
 TYPE
 NonPrime

CASE: AP 2022-0046
OWNER: The Golden Rule Church Association
APN: 106-150-34
APLCT: AT&T
AGENT: Jaclyn Bellicitti
ADDRESS: 16111 N HWY 101, Willits

 Contract Boundaries
 Private Roads

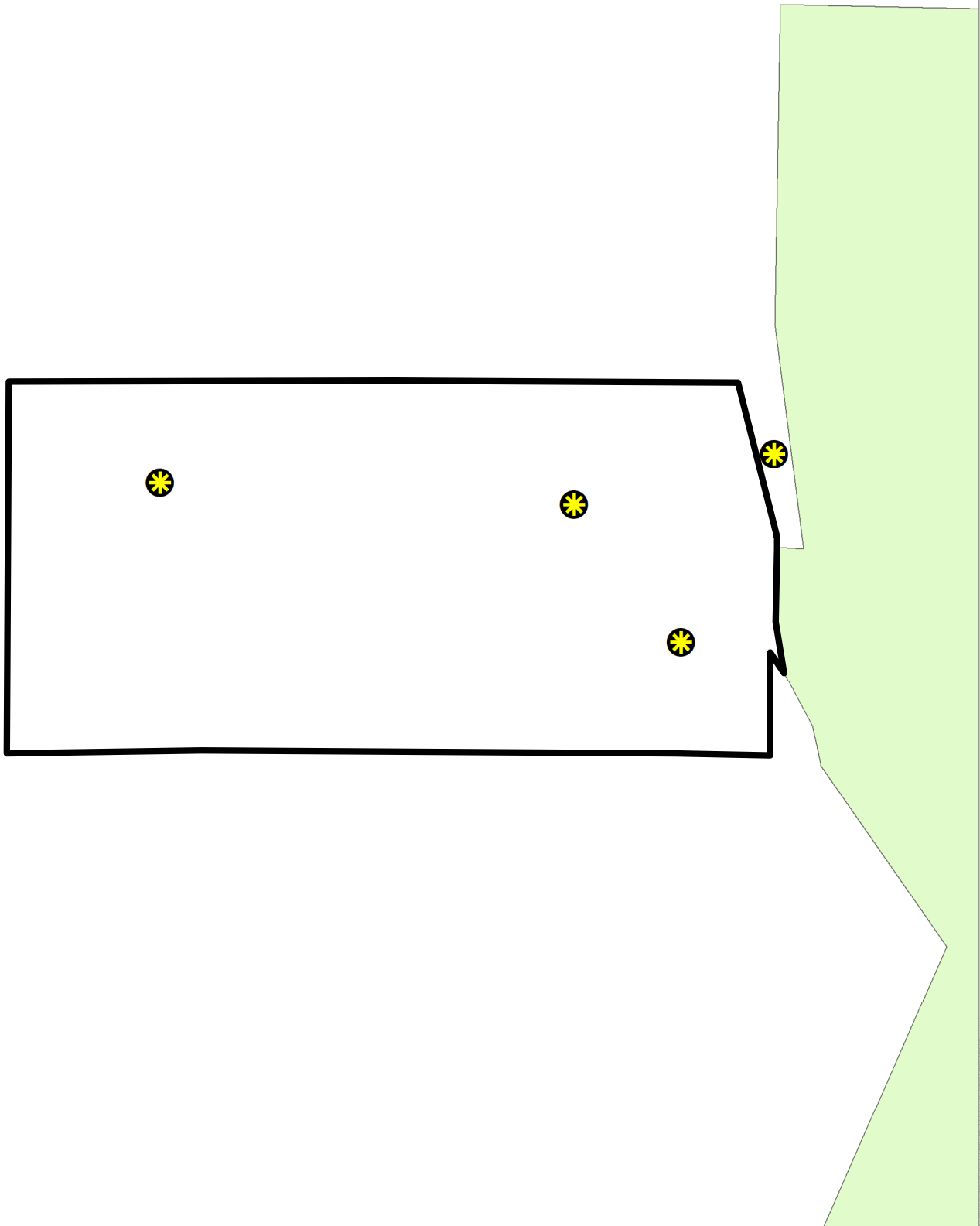
 Approved Wireless Sites



WILLIAMSON ACT


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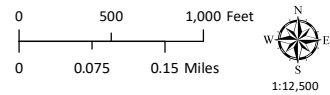
MENDOCINO COUNTY PLANNING DEPARTMENT 11/7/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2023

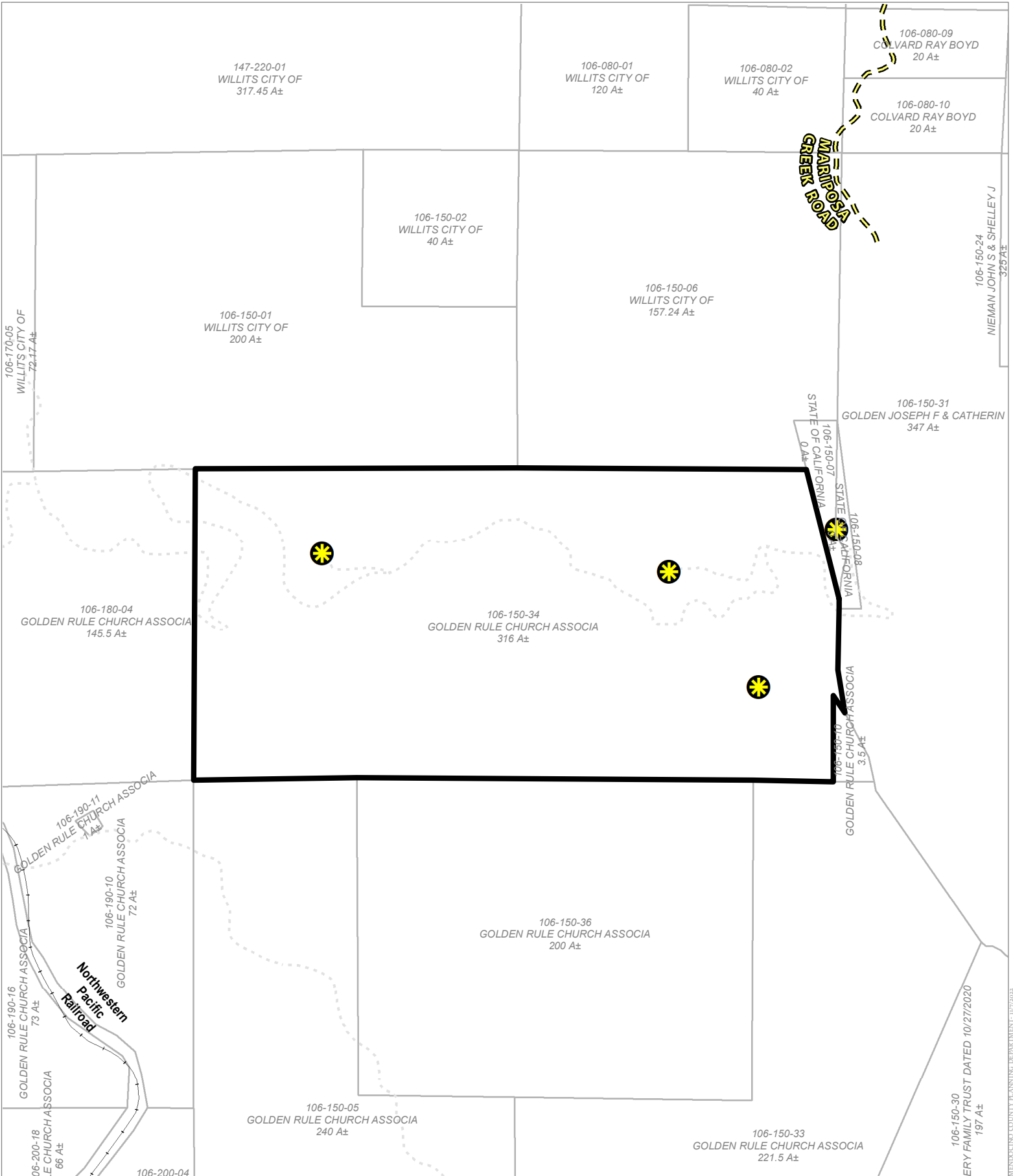
CASE: AP 2022-0046
OWNER: The Golden Rule Church Association  Approved Wireless Sites
APN: 106-150-34
APLCT: AT&T
AGENT: Jaclyn Bellicitti
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 Redwood Valley MAC

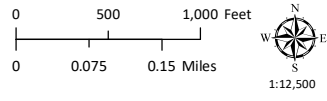


MUNICIPAL ADVISORY COUNCIL DISTRICTS

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CASE: AP 2022-0046
OWNER: The Golden Rule Church Association == Private Roads
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APLCT: AT&T * Approved Wireless Sites
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ADDRESS: 16111 N HWY 101, Willits



ADJACENT PARCELS

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