



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
 Assessor
 Air Quality Management

Department of Forestry/ CalFire
 -Land Use
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: AP_2022-0048
DATE FILED: 11/3/2022
OWNER: WALLS CHRISTOPHER E & MELINDA
APPLICANT: AT&T Mobility Services LLC
AGENT: Jaclyn Bellicitti

REQUEST: An administrative permit to remove three existing antennas per sector (nine total), remove three RRUs, remove three TMAs, install twelve new antennas, install six RRUs, install one new squid, install two new power trunks, install one new fiber trunk, install four new rectifiers in existing DC power plant, install two new 2P circuit breakers in AC panel and install two new BBU's in existing rack all within the existing lease area at the base of the tower.

LOCATION: 1.5± miles southwest of the incorporated City of Ukiah, lying at the terminus of Oak Knoll Road (private) which extends from the public portion of Oak Knoll Rd. (CR 252) at the summit of Cleland Mountain, located at 1880 Oak Knoll Road, Ukiah (APN: 157-140-19).

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: Christopher and Melinda Walls

APPLICANT: AT&T Mobility Services Inc.

AGENT: Jaclyn Bellicitti

REQUEST: An administrative permit to remove three existing antennas per sector (nine total), remove three RRUs, remove three TMAs, install twelve new antennas, install six RRUs, install one new squid, install two new power trunks, install one new fiber trunk, install four new rectifiers in existing DC power plant, install two new 2P circuit breakers in AC panel and install two new BBU's in existing rack all within the existing lease area at the base of the tower.

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APN/S: 157-140-19

PARCEL SIZE: Approximately 1,659± square foot lease area within a 124± acre property

GENERAL PLAN: Remote Residential, minimum lot size 40 acres (RMR 40)

ZONING: Upland Residential, minimum lot size 40 acres (UR 40)

EXISTING USES: Residential/Cell Tower

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES:

- Boundary Line Adjustment (#B 69-87) created the parcel's current configuration.
- Use Permit #U 8-2000 was approved on June 1, 2000 to allow GTE Wireless to install four 15-foot tall whip antennas to an existing 55-foot monopole for a total height of 70-feet.
- Use Permit Modification #UM 8-2000/2006 was approved on March 15, 2007 to allow Metro PCS to install three additional antennas and one microwave dish to an existing 55-foot monopole. (A new standard condition was being added to this UM as well as all other Use Permits and Modifications to Use Permits for cell phone towers, antennas etc. requiring pre-assessment of the private roads to provide a baseline data and after construction data requiring the cell tower applicants to fix any damage done.)
- Use Permit Modification #UM 8-2000/2006/2007 was approved on June 21, 2007 to allow Verizon Wireless to install one microwave dish to an existing 55-foot monopole.
- Use Permit Modification #UM 8-2000/2006/2007/2011 was approved on May 19, 2011 to allow Clearwire to install three additional antennas to an existing 55-foot monopole.
- Use Permit #U 25-2000 was approved on December 7, 2000 to allow Newcom Wireless, LLC to install "communication panels" on an existing 55-foot monopole, an equipment shelter and an 8-foot chain link perimeter fence on a 600 square foot leased parcel. (It was later determined that the "communication panels" consisted of 4 antennas and 4 microwave dishes).
- Use Permit Modification #UM 25-2000/2002 was approved on October 3, 2002 to allow Edge Wireless LLC to install a generator and a propane fuel tank.
- Use Permit Modification #25-2000/2013 was approved on December 19, 2013 to allow AT&T Mobility to add antennas to the existing cell tower.
- Administrative Permit #AP 2017-0008 was approved on March 6, 2017 to allow AT&T Mobility to add new equipment to the existing cell tower.
- Administrative Permit #2018-0065 was approved on August 30, 2018 to allow Verizon Wireless to add new equipment to an existing cell tower site.

	General Plan Designation	Zoning Designation	Size	Use
North	Remote Residential (RMR 40)	Upland Residential (UR 40)	423± acres	Vacant
South	Rangelands (RL 160)	Rangelands (RL 160)	247± acres	Vacant
East	Remote Residential (RMR 40)	Upland Residential (UR 40)	140± acres	Vacant
West	Rangelands (RL 160)	Rangelands (RL 160)	20.20± and 20 acres	Vacant and Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah

STATE

- CALFIRE (Land Use)

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: KEITH GRONENDYKE

DATE: December 6, 2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CAL.FIRE FRAP maps/GIS

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FF<AP inaps/GIS

Ca/fire

4. FARMLAND CLASSIFICATION:

GIS

Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NA

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

160-Maymen-Etsel-Snook complex, 30 to 75 percent slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE

SOIL:

LCP maps. Py9my Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NA

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

NA

Earthquake Fault Zone Maps; GIS

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan: GIS

NA

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NA

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Oe.tahase/GIS

NA

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 HM-7; General Plan 4.34

NA

19. WILD AND SCENIC RIVER:

[www.river.s.qq.il](#) (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopt(?d Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

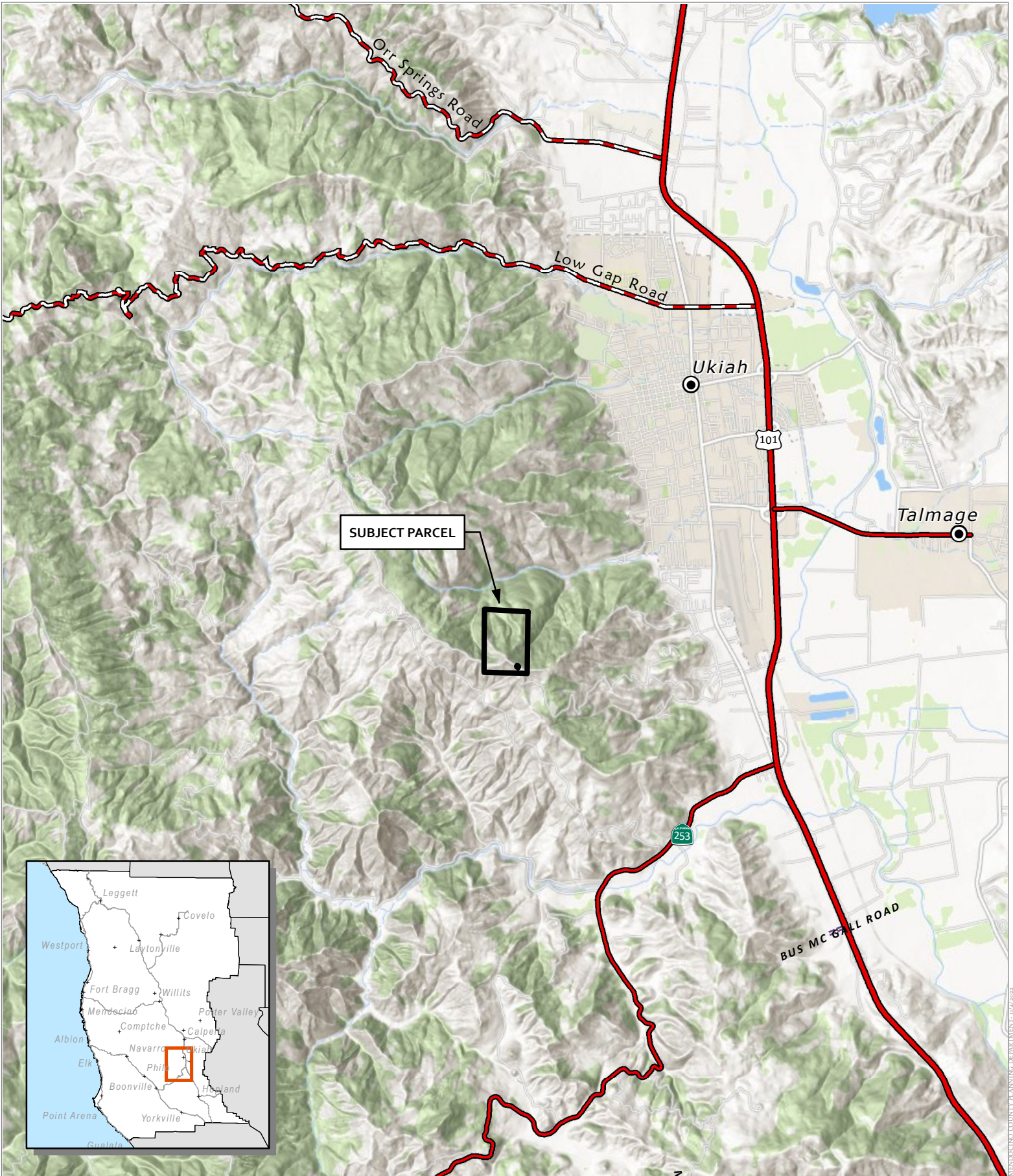
USDA

NA

23. HARBOR DISTRICT:

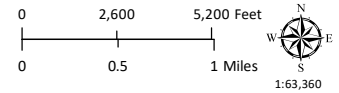
Sec. 20.512

NA



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OWNER: WALLS, Christopher & Melinda
APN: 157-130-07
APLCT: AT&T Mobility Services LLC
AGENT: Jaclyn Bellicitti
ADDRESS: 1870 Oak Knoll Rd., Ukiah

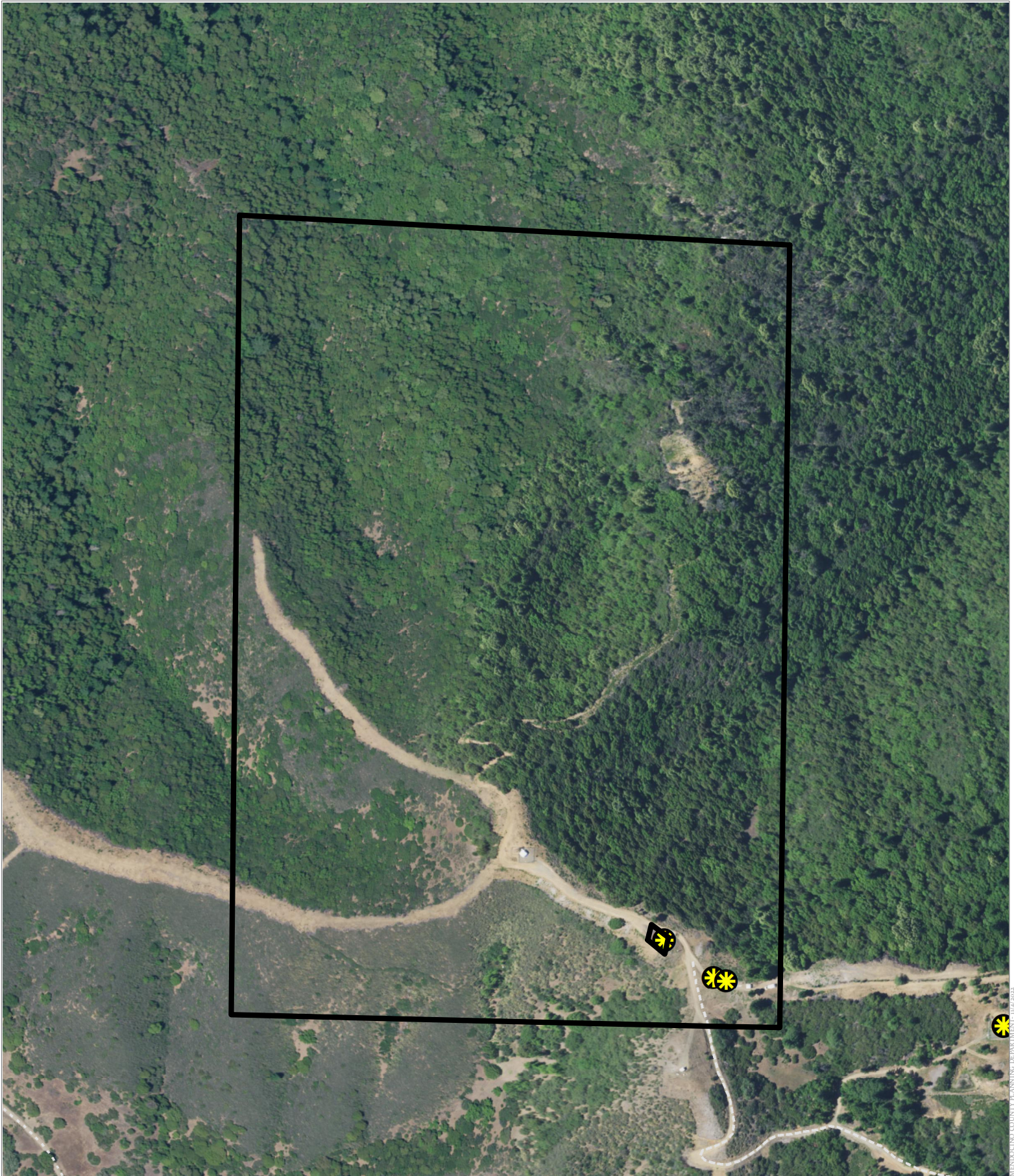
- Major Towns & Places
- Major Roads
- Highways
- COUNTY
- PRIVATE



LOCATION

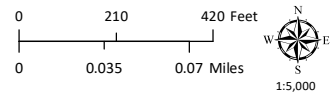
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2023



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 Approved Wireless Sites



AERIAL IMAGERY

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RENDERING COUNTY PLANNING DEPARTMENT DATE: 02/2023



PLANNING & BUILDING SERVICES

CASE NO:	AP 2022-0048
DATE FILED:	11-3-22
FEE:	\$2786.00
RECEIPT NO:	
RECEIVED BY:	KG

Office Use Only

APPLICATION FORM

APPLICANT:

Name: AT&T Mobility Services LLC Phone: 408-691-3113

Mailing Address: _____

City: _____ State/Zip: _____ Email: jbellicitti@j5ip.com

PROPERTY OWNER:

Name: Christopher & Melinda Walls Phone: 408-691-3113

Mailing Address: PO Box 366

City: Ukiah State/Zip: CA, 95482 Email: _____

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 Email: jbellicitti@j5ip.com

ASSESSOR'S PARCEL NUMBER/S: 157-140-19

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 unmanned AT&T telecommunications facility, consisting of the following:

Remove 3 existing antennas per sector (total 9), remove 1 existing RRUS 11 B12 per sector (total 3), remove 1 existing TMA per sector (total 3), install 4 new antennas per sector (total 12), install 1 new RRUS 4478 B12A per sector (total 3), install 1 new RRUS 4415 B25 per sector (total 3), install 1 new DC9 Squid, install 2 new #6 AWG DC power trunks, install 1 new fiber trunks, install 4 new rectifiers in existing DC power plant, install 2 new 2P circuit breakers in AC panel, install 1 new 6630 BBU in existing rack, install 1 new 6648 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 checked="" type="checkbox"/> Other:			173.68	No Change	173.68
GRAND TOTAL (Equal to gross area of Parcel): 173.68 sqft					

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

Estimated No. of Employees per shift: Unmanned

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

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:	N/A _____	N/A _____

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

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.)

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

N/A

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

N/A

25. What is the maximum height of all structures?

Existing: N/A feet

Proposed: _____ feet

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

Existing: N/A square feet

Proposed: _____ square feet

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

Total Lot Area: N/A acres square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

N/A

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.

Open land

30. Indicate the surrounding land uses:

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

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
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

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.

Jaelyn Bellicitti

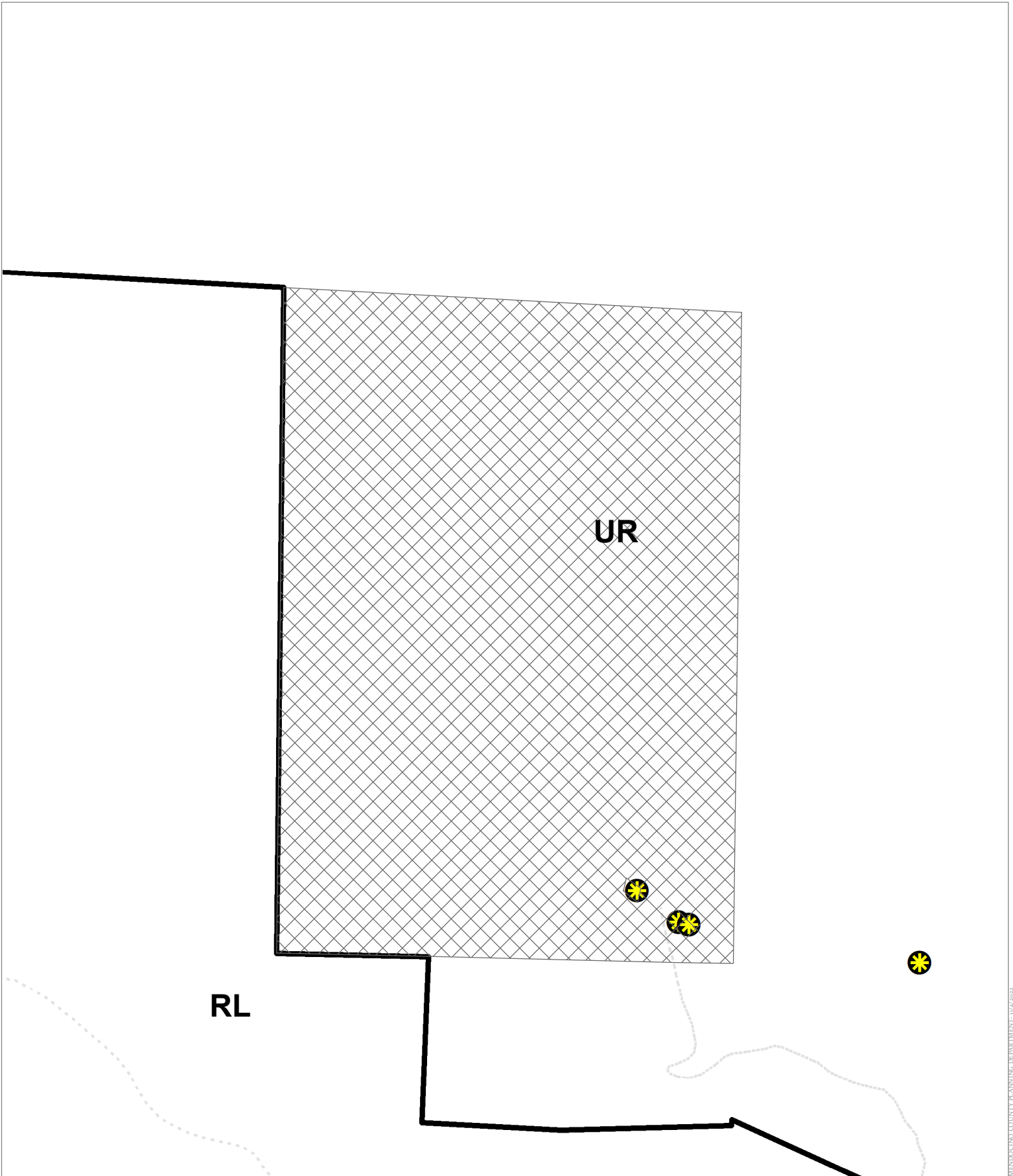
Applicant Signature

11/3/22

Date



OFFICE USE ONLY:

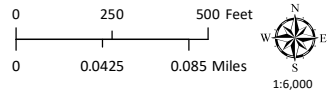
Project or Permit Number



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2022

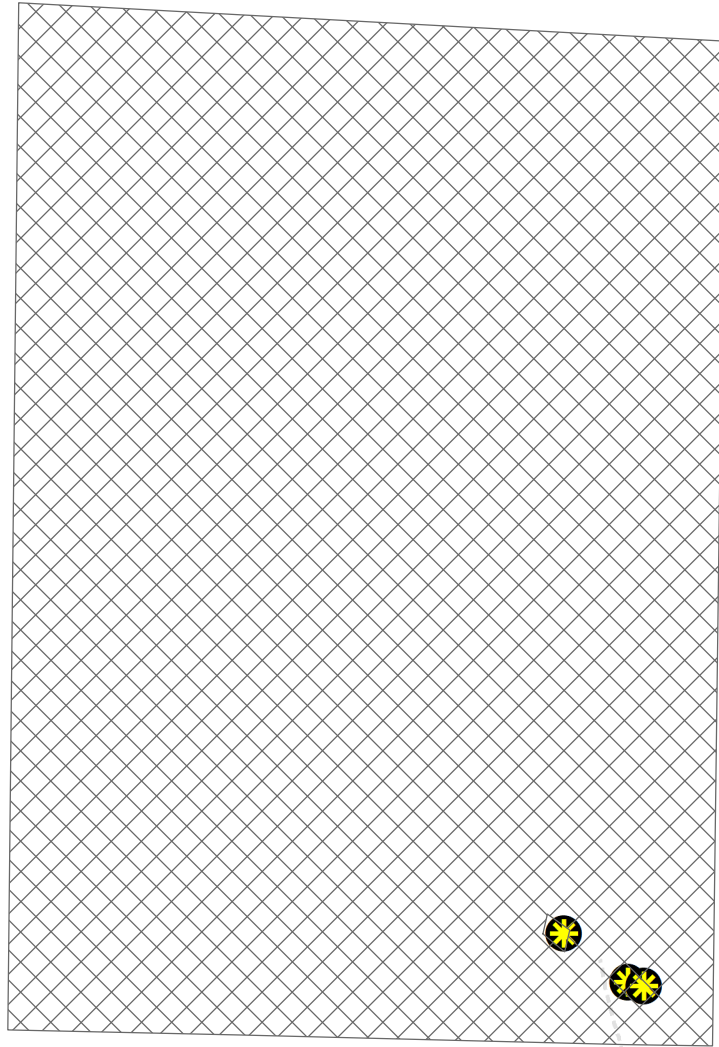
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-  Zoning Districts
-  Approved Wireless Sites



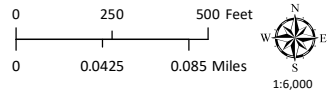
ZONING

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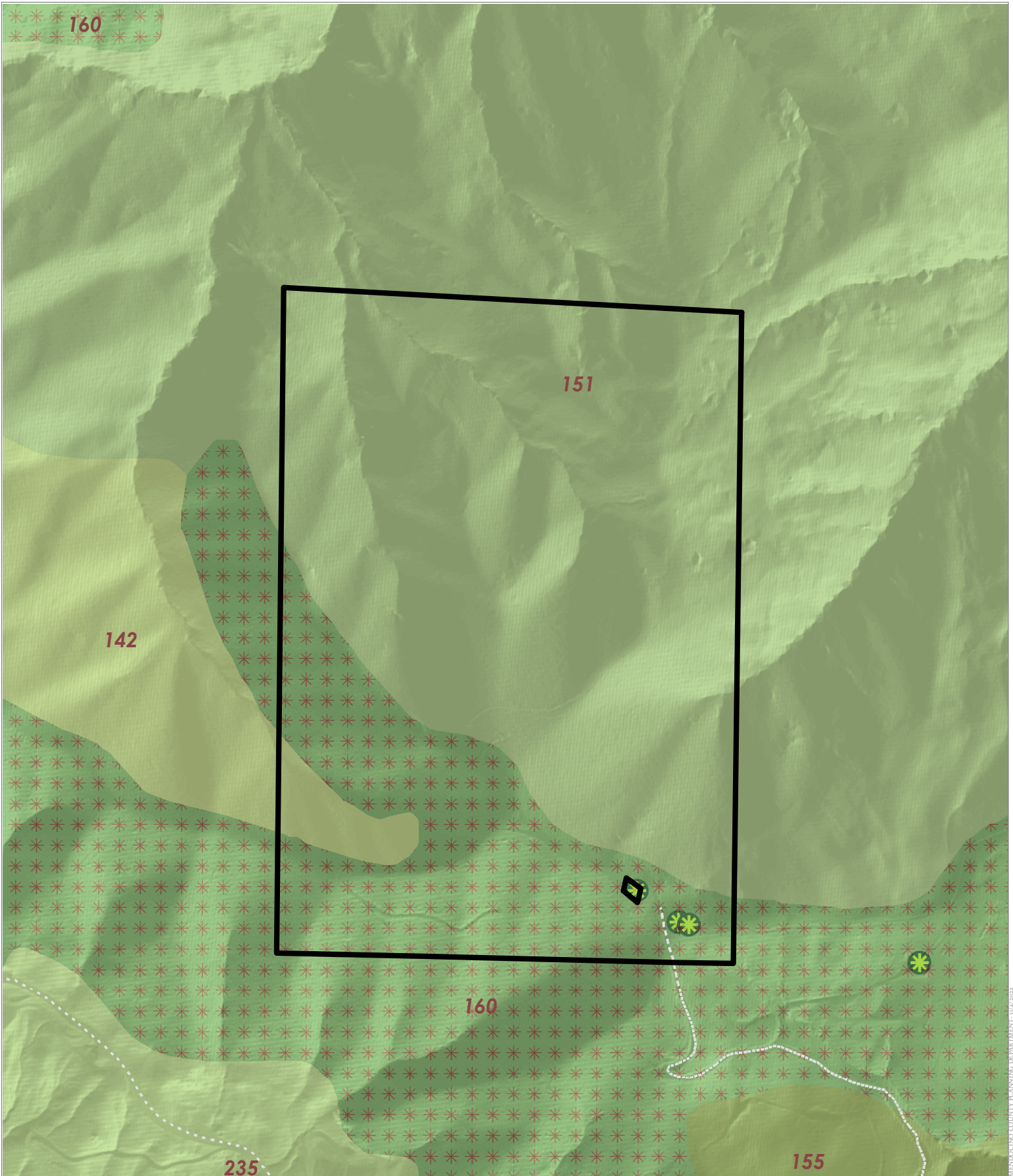
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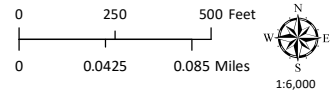
GENERAL PLAN

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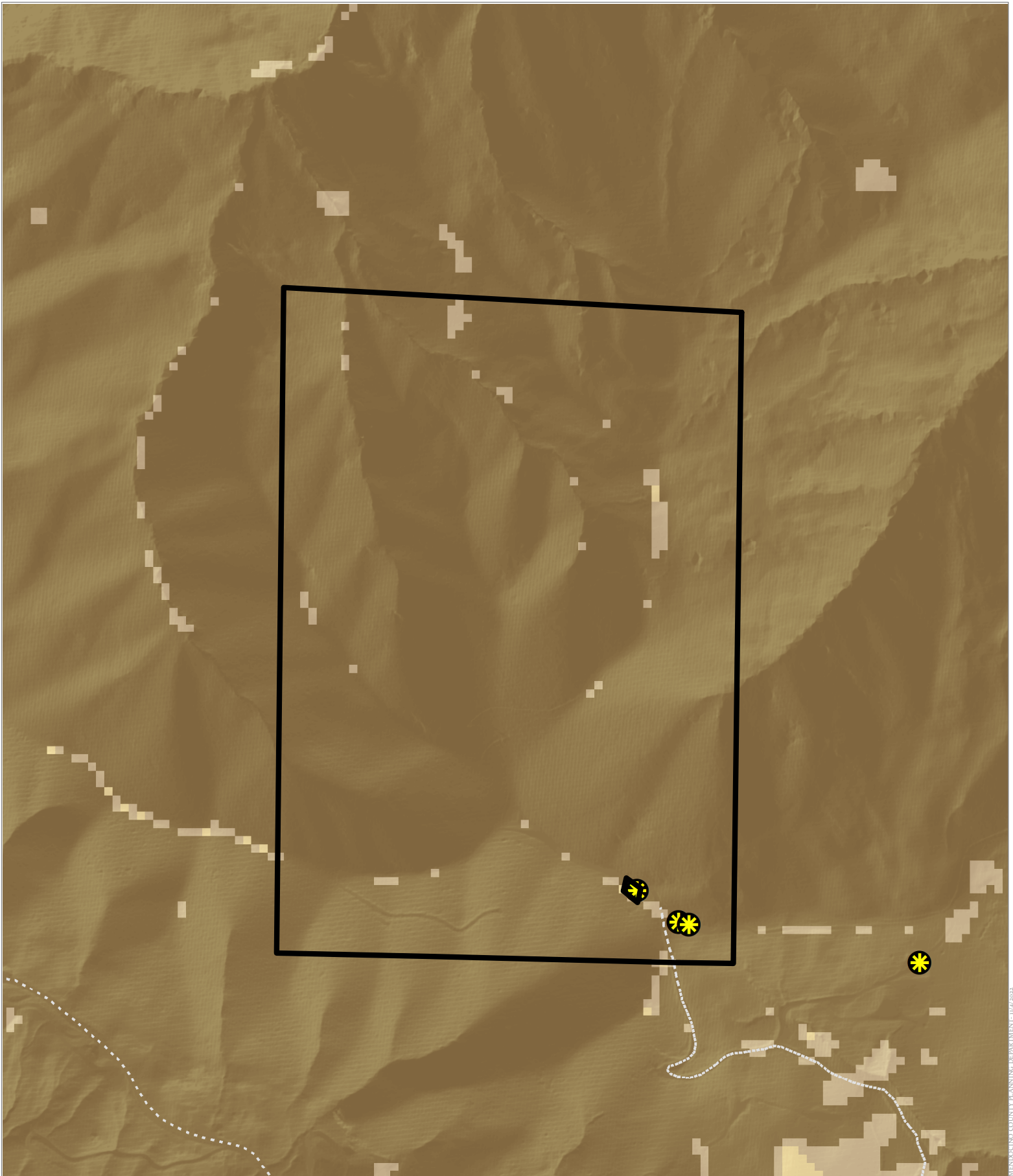
- ← * Eastern Rock Inclusions
- ★ Approved Wireless Sites



EASTERN SOIL CLASSIFICATIONS





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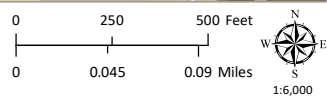
MENDOCINO COUNTY PLANNING DEPARTMENT 11/17/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2023

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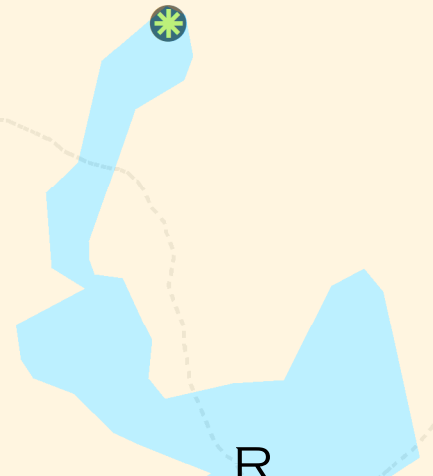
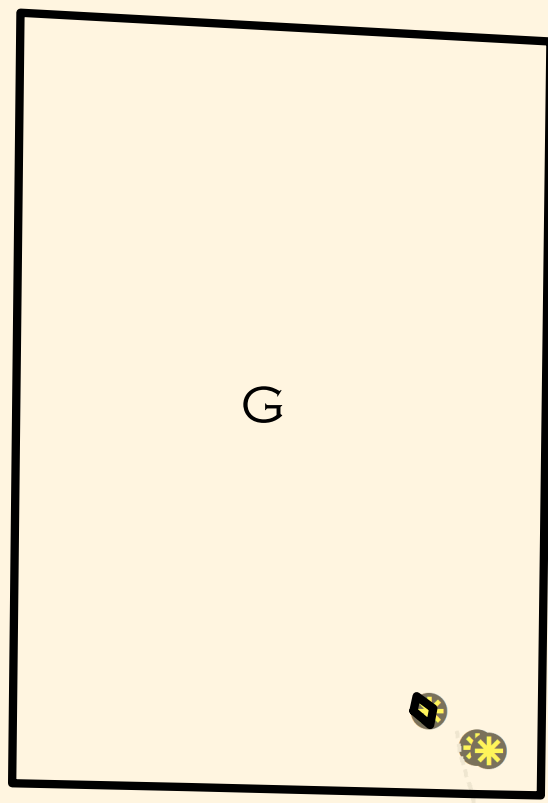
	Approved Wireless Sites		15° - 32°
	0° - 14°		33° - 72°





ESTIMATED SLOPE



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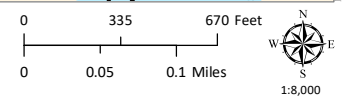
DOOLAN
CANYON DRIVE



	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

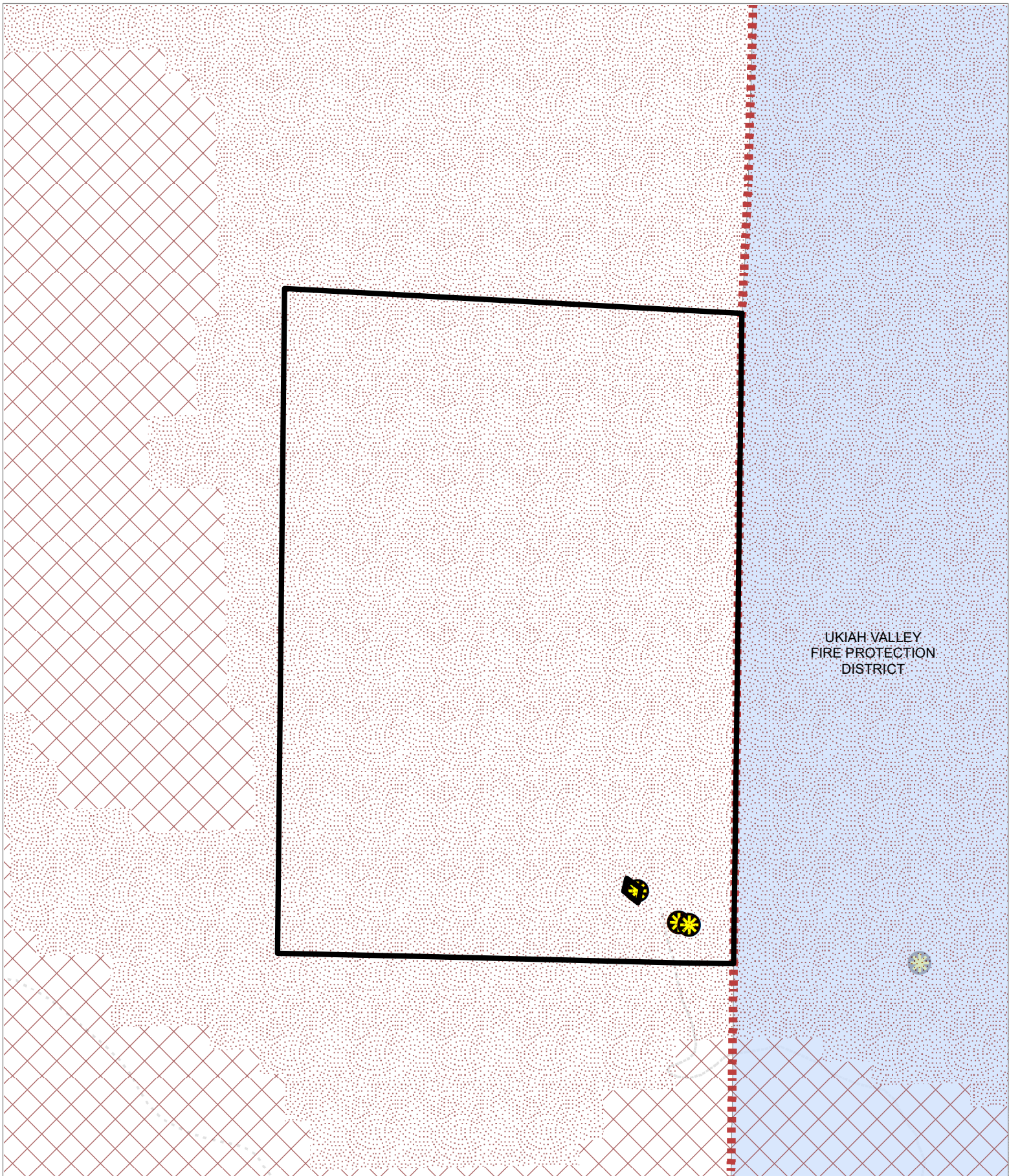
CASE: AP 2022-0048
OWNER: WALLS, Christopher & Melinda
APN: 157-130-07
APLCT: AT&T Mobility Services LLC
AGENT: Jaclyn Bellicitti
ADDRESS: 1870 Oak Knoll Rd., Ukiah

-  Private Roads
-  Approved Wireless Sites





IMPORTANT FARMLAND


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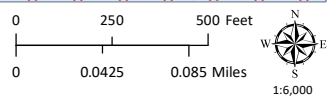
UKIAH VALLEY
FIRE PROTECTION
DISTRICT

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 Very High Fire Hazard
 High Fire Hazard

 County Fire Districts

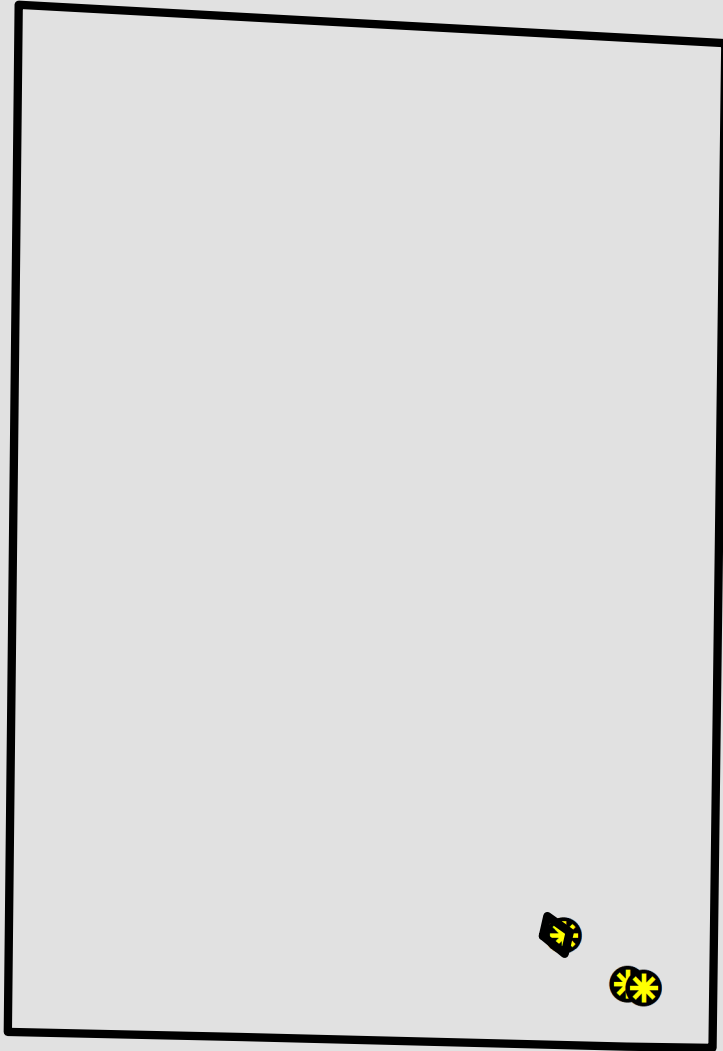
 Approved Wireless Sites



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



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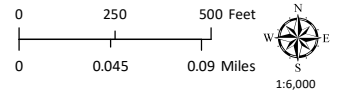
MENDOCINO COUNTY PLANNING DEPARTMENT 01/17/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/7/2023

CASE: AP 2022-0048
OWNER: WALLS, Christopher & Melinda
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 Approved Wireless Sites
 UVAP Boundary



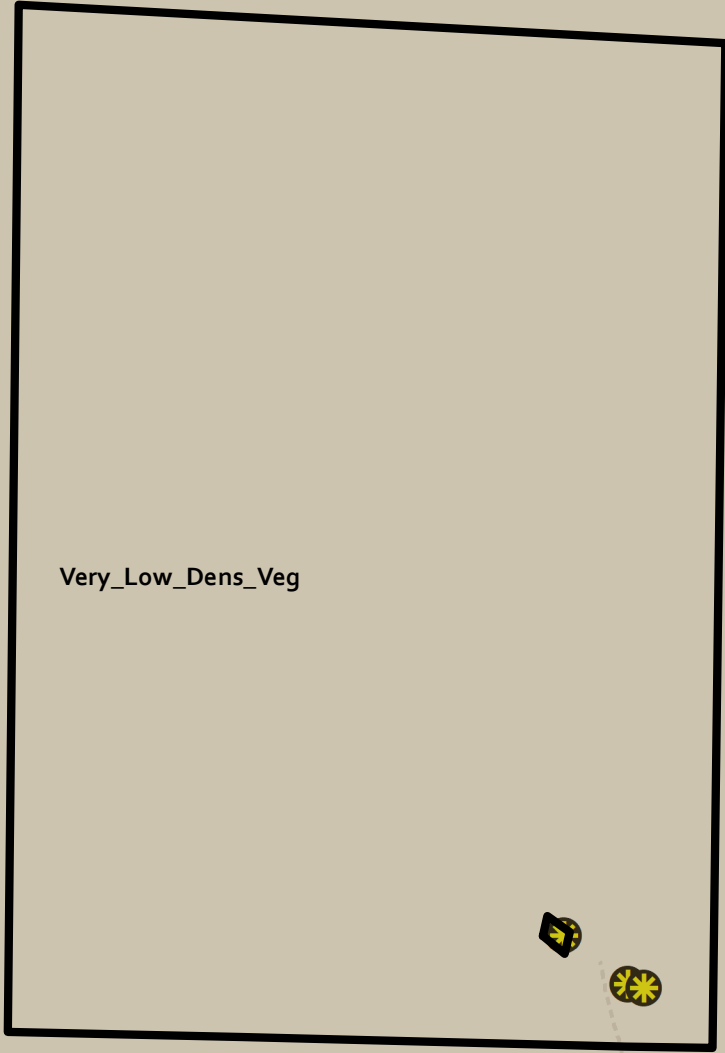
UKIAH VALLEY AREA PLAN BOUNDARY

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Uninhabited_Veg

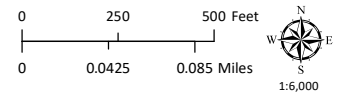
Very_Low_Dens_Veg

Low_Dens_Intermix



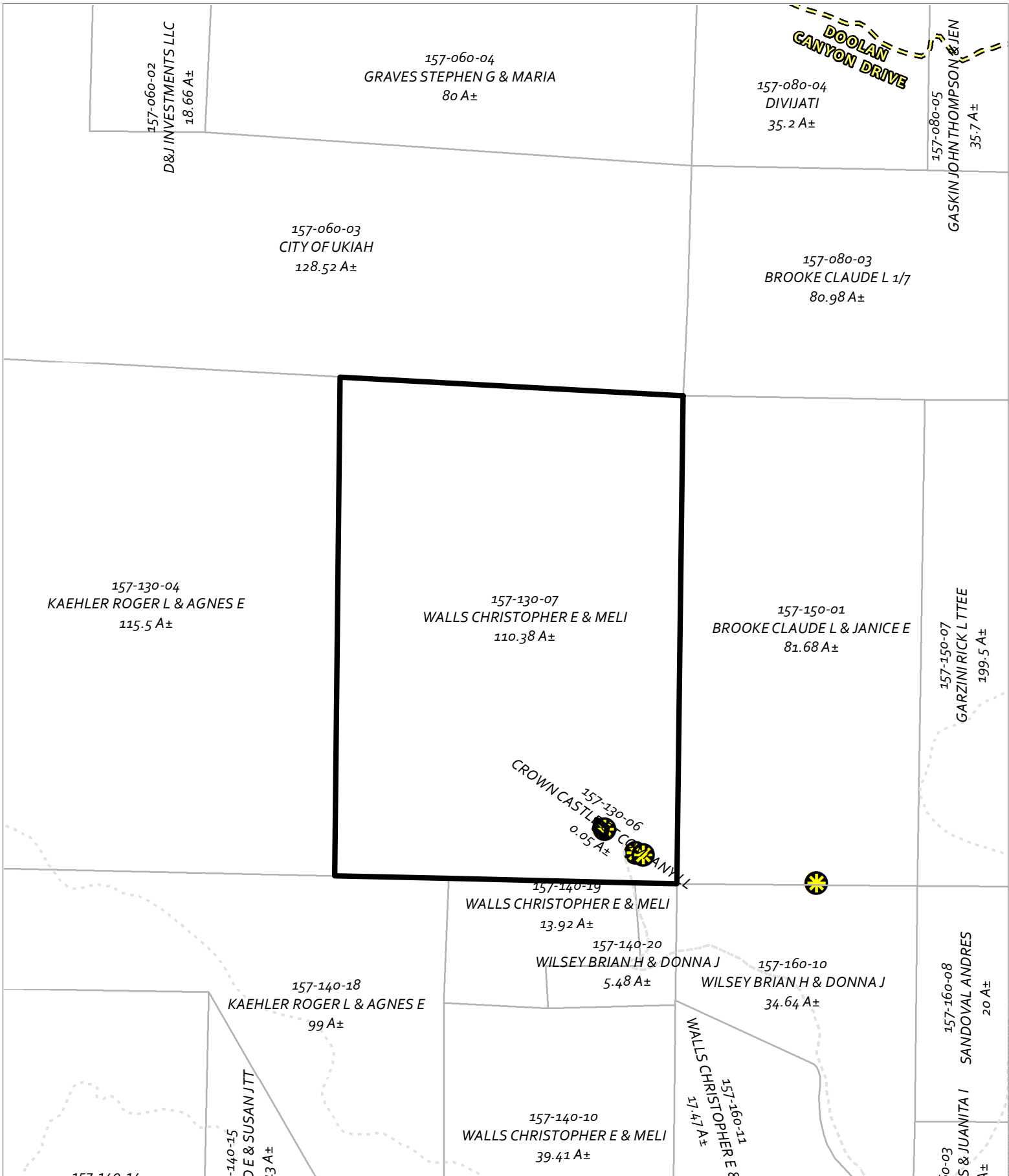
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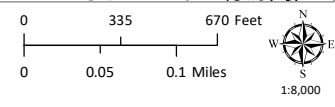
WILDLAND-URBAN INTERFACE

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ADJACENT PARCELS

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