



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

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

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

February 19, 2019

Planning – Ukiah  
Department of Transportation  
Environmental Health - Ukiah  
Building Inspection - Ukiah  
Assessor

Agriculture Commissioner  
Air Quality Management  
Resource Lands Protection Committee  
Cal Fire – Prevention  
CA Department of Fish & Wildlife

Sonoma State University  
Little Lake Fire District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** U\_2018-0031

**DATE FILED:** 12/21/2018

**OWNER:** MARK BELLO

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS LLC

**REQUEST:** Use Permit to construct a new telecommunications facility within a 2,500 sq. ft. lease area. The site is proposed to consist of: a 120 ft. tall monopole type tower with 12 panel antennae, a diesel generator for backup power, and ground mounted equipment cabinets. Access to the lease area is to be via a 1,807± ft. long roadway from Hearst Willits Road.

**LOCATION:** 3.6± miles east of the community of Willits, on the east side of Hearst Willits Rd. (CR 306). The site is accessed off of Hearst Willits Rd., 161± ft. south its intersection with String Creek Road (Private), located at 4825 Hearst Willits Rd., Willits (APNs: 108-090-15, -16, & -17).

**STAFF PLANNER:** KEITH GRONENDYKE

**RESPONSE DUE DATE:** March 5, 2019

**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](mailto: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:** MARK BELLO AND ELAINE MANCINI

**APPLICANT:** AT&T Mobility

**AGENT:** Epic Wireless LLC/Ashley Smith

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**APN/S:** 108-090-15, 108-090-16 and 108-090-17

**PARCEL SIZE:** 109.5 acres

**GENERAL PLAN:** RL160

**ZONING:** RL:160

**EXISTING USES:** Vacant

**DISTRICT:** 3

**RELATED CASES:** None

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Range Lands (RL 160)	Range Lands (RL 160)	60 acres	Vacant
<b>EAST:</b>	Range Lands (RL 160)	Range Lands (RL 160)	60 acres	Vacant
<b>SOUTH:</b>	Range Lands (RL 160)	Range Lands (RL 160)	40 acres	Vacant
<b>WEST:</b>	Range Lands (RL 160)	Range Lands (RL 160)	11.7 acres	Single family dwelling

REFERRAL AGENCIES

LOCAL

- ☒ Agricultural Commissioner
- ☒ Air Quality Management District
- ☐ Airport Land Use Commission
- ☐ Archaeological Commission
- ☒ Assessor's Office
- ☒ Building Division
- ☐ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☐ Farm Advisor
- ☐ Forestry Advisor
- ☐ LAFCO
- ☐ City Planning Department
- ☐ Community Services District
- ☒ Little Lake Fire District

- ☐ MAC
- ☐ Sanitation District
- ☐ School District
- ☐ Water District
- ☐ Mendocino Transit Authority (MTA)
- ☒ Planning Division Ukiah
- ☒ Resource Lands Protection Com.
- ☒ Sonoma State University
- ☐ Trails Advisory Council
- STATE
- ☒ CALFIRE (Land Use)
- ☐ CALFIRE (Resource Management)
- ☐ California Coastal Commission
- ☐ California Div. of Mine Reclamation
- ☒ California Dept. of Fish & Wildlife
- ☐ California Highway Patrol
- ☐ California Native Plant Society

- ☐ California State Clearinghouse
- ☐ CALTRANS
- ☐ Regional Water Quality Control Board
- ☐ Sierra Club
- FEDERAL
- ☐ Sierra Club
- ☐ US Department of Fish & Wildlife
- ☐ US Department of Health Services
- ☐ US Department of Parks & Recreation
- ☐ US Natural Resources Conservation
- TRIBAL
- ☒ Cloverdale Rancheria
- ☐ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:**

ENVIRONMENTAL DATA

1. MAC:

GIS  
NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
Calfire

4. FARMLAND CLASSIFICATION:

GIS  
G

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
Eastern Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS  
NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office  
Yes, non-prime

10. TIMBER PRODUCTION ZONE:

GIS  
NO

11. WETLANDS CLASSIFICATION:

GIS  
NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS  
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS  
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11  
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS  
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10  
NA

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34  
No

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS  
NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy  
No

22. OAK WOODLAND AREA:

USDA  
No

23. HARBOR DISTRICT:

Sec. 20.512  
NA

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

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

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS  
NO

29. HIGHLY SCENIC AREA:

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

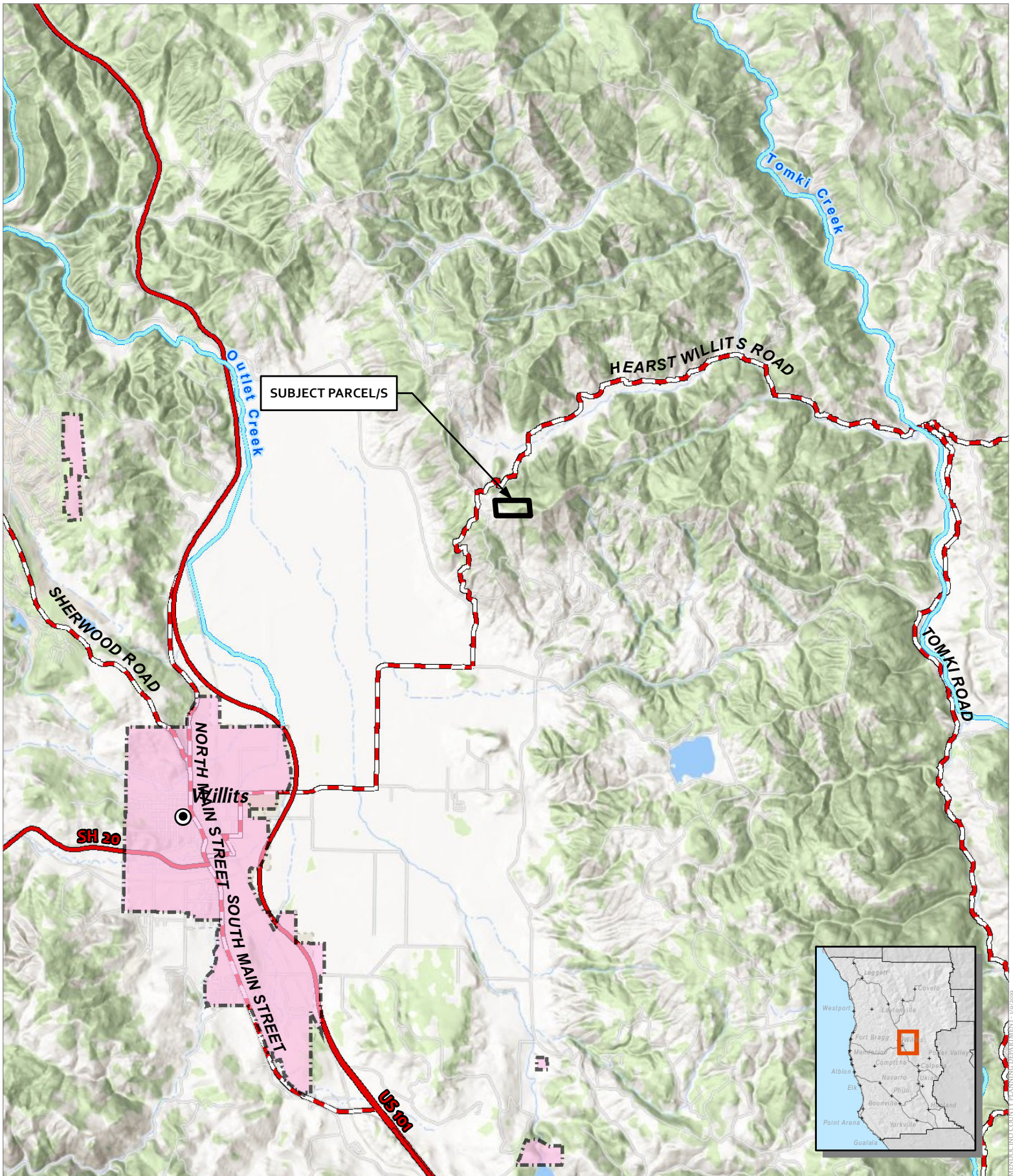
30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020





CASE: U 2018-0031  
 OWNER: BELLO, Mark  
 APN: 108-090-17  
 APLCT: AT&T Mobility  
 AGENT: Ashley Smith  
 ADDRESS: 4825 Hearst Willits Road, Willits

Major Towns & Places    
 Highways  
 City Limits    
 Major Roads  
 Major Rivers

0 2,550 5,100 Feet  
 0 0.5 1 Miles  
 1:63,360

**LOCATION MAP**

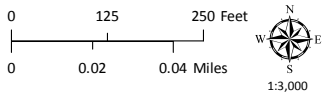
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Public Roads



AERIAL IMAGERY

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(P) TOP OF LIGHTNING ROD ± EL. 126' AGL  
 (P) TOP OF MONOPOLE STEEL ± EL. 120' AGL  
 (P) AT&T ANTENNA RAD CENTER ± EL. 117' AGL  
 (P) AT&T ANTENNA RAD CENTER ± EL. 116' AGL

(P) FUTURE AT&T MICROWAVE CENTER LINE ± EL. 106'-4" AGL

(P) FUTURE CARRIER RAD CENTER ± EL. 98'-10" AGL

(P) FUTURE CARRIER RAD CENTER ± EL. 83'-10" AGL

(P) FUTURE CARRIER RAD CENTER ± EL. 68'-10" AGL

(P) LIGHTNING ROD  
 (P) SITE PROJ RMOP-12H5 PLATFORM MT OR AT&T APPROVED EQUIVALENT, PLATFORM SHALL BE "MAN RATED"  
 (P) COMMSCOPE RR-RM1580 (8) SIDED RRU AND SURGE SUPPRESSOR MOUNT  
 (P) (4) AT&T SURGE SUPPRESSORS  
 (P) (24) AT&T RRUS  
 (P) (12) AT&T ANTENNAS (4) PER SECTOR  
 (P) (2) FUTURE AT&T 4' MICROWAVE DISHES  
 (P) FUTURE CARRIER ANTENNAS  
 (P) FUTURE CARRIER ANTENNAS  
 (P) FUTURE CARRIER ANTENNAS

(P) 120'-0" MONOPOLE  
 (P) AT&T ICE BRIDGE  
 (P) AT&T GPS UNIT  
 (P) AT&T EQUIPMENT SHELTER  
 (P) AT&T 30KW AC DIESEL GENERATOR W/ ATTACHED 190 GALLON BELLY TANK

(P) 6'-0" TALL CHAIN LINK FENCE w/ 3 STRAND ANTI CLIMB BARRIER  
 (E) GRADE AT (P) TOWER LOCATION ± EL. 2300.5' AMSL  
 (P) GRADE = 0'-0" ± EL. 2300.5' AMSL

8' 4' 0 8' 16'

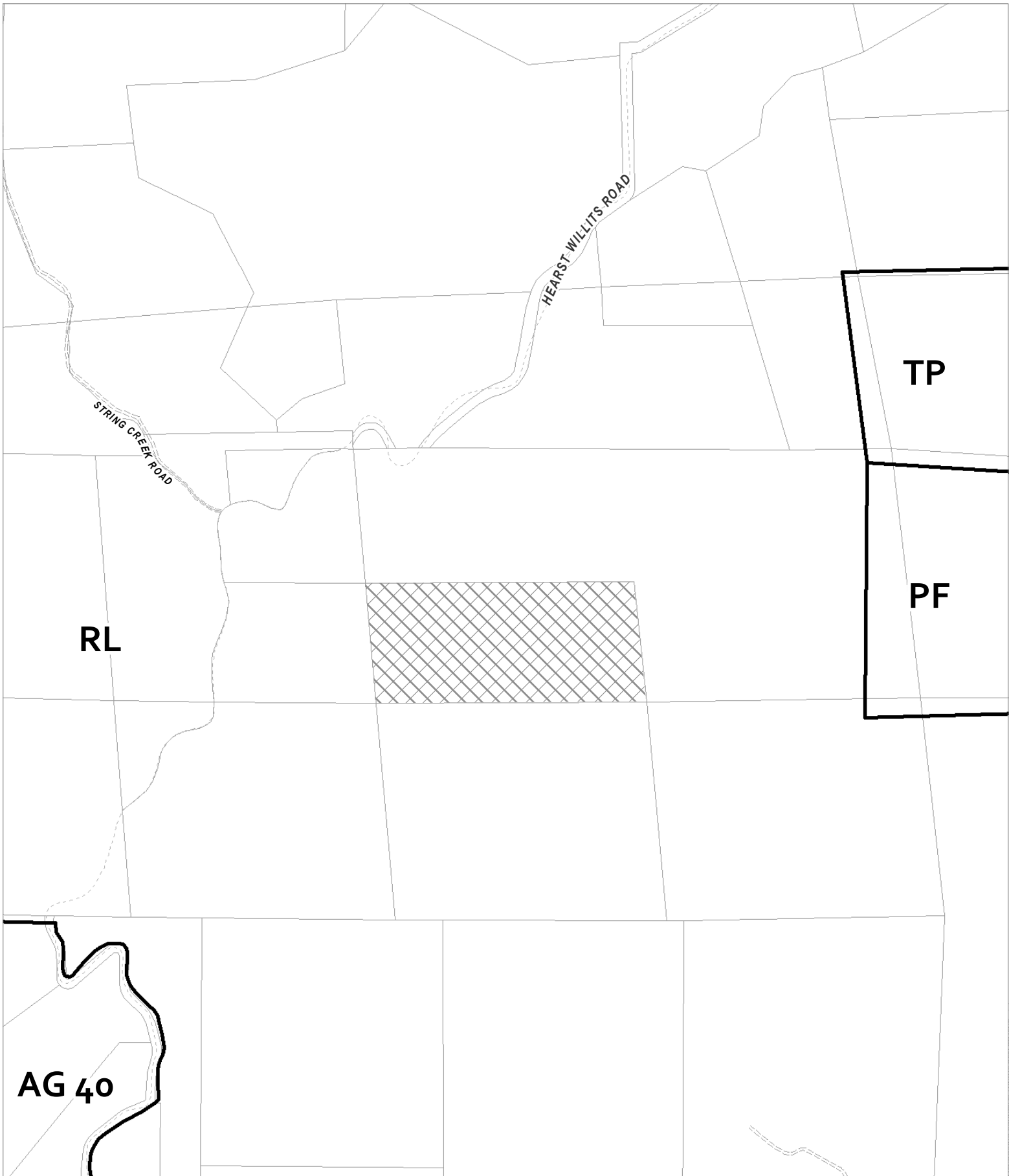
(P) TOWER MATT SLAB (DESIGN BY OTHERS)

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NO SCALE


ELEVATIONS

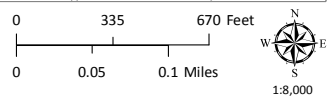
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2019

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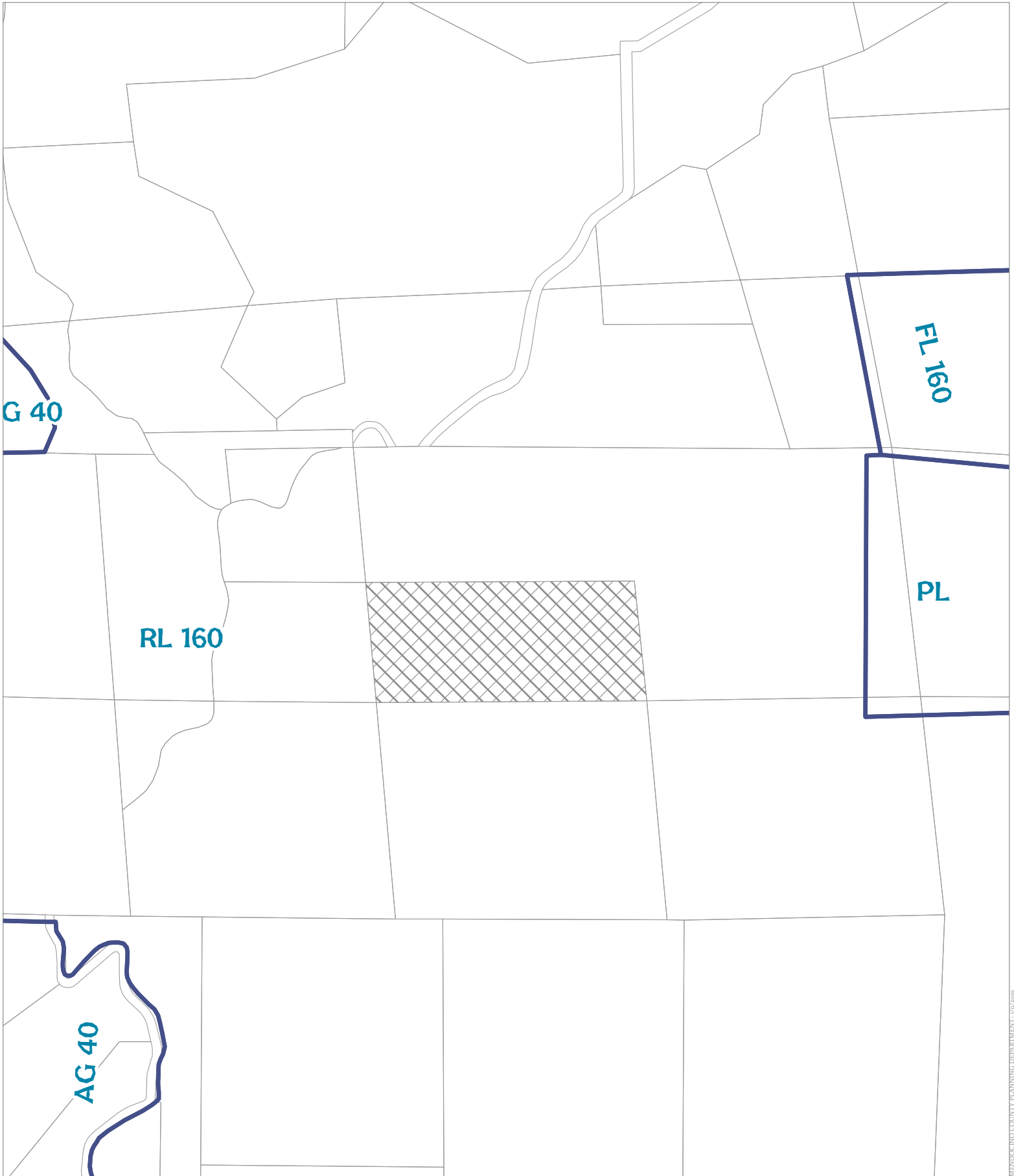
 Zoning Districts  
 Public Roads




**ZONING DISPLAY MAP**

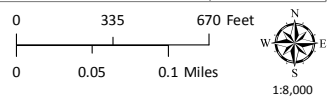
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 General Plan Classes

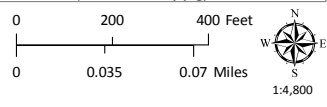


## GENERAL PLAN CLASSIFICATIONS

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ADJACENT PARCELS






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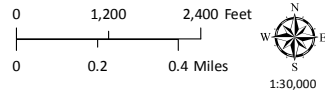
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2019





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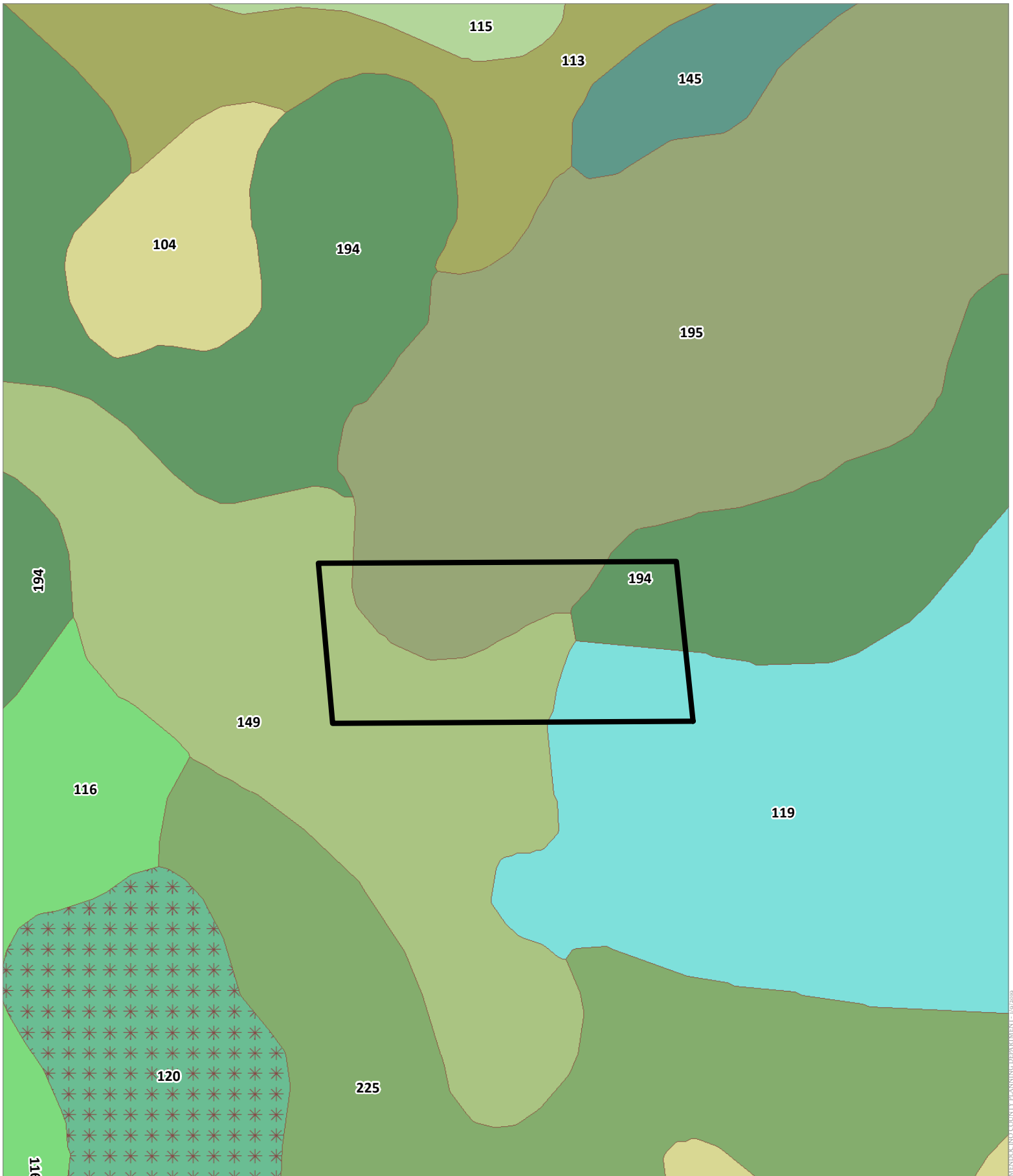
-  Local Responsibility Area
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



### FIRE HAZARD ZONES & RESPONSIBILITY AREAS

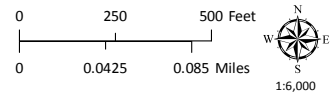
STATE RESPONSIBILITY AREA

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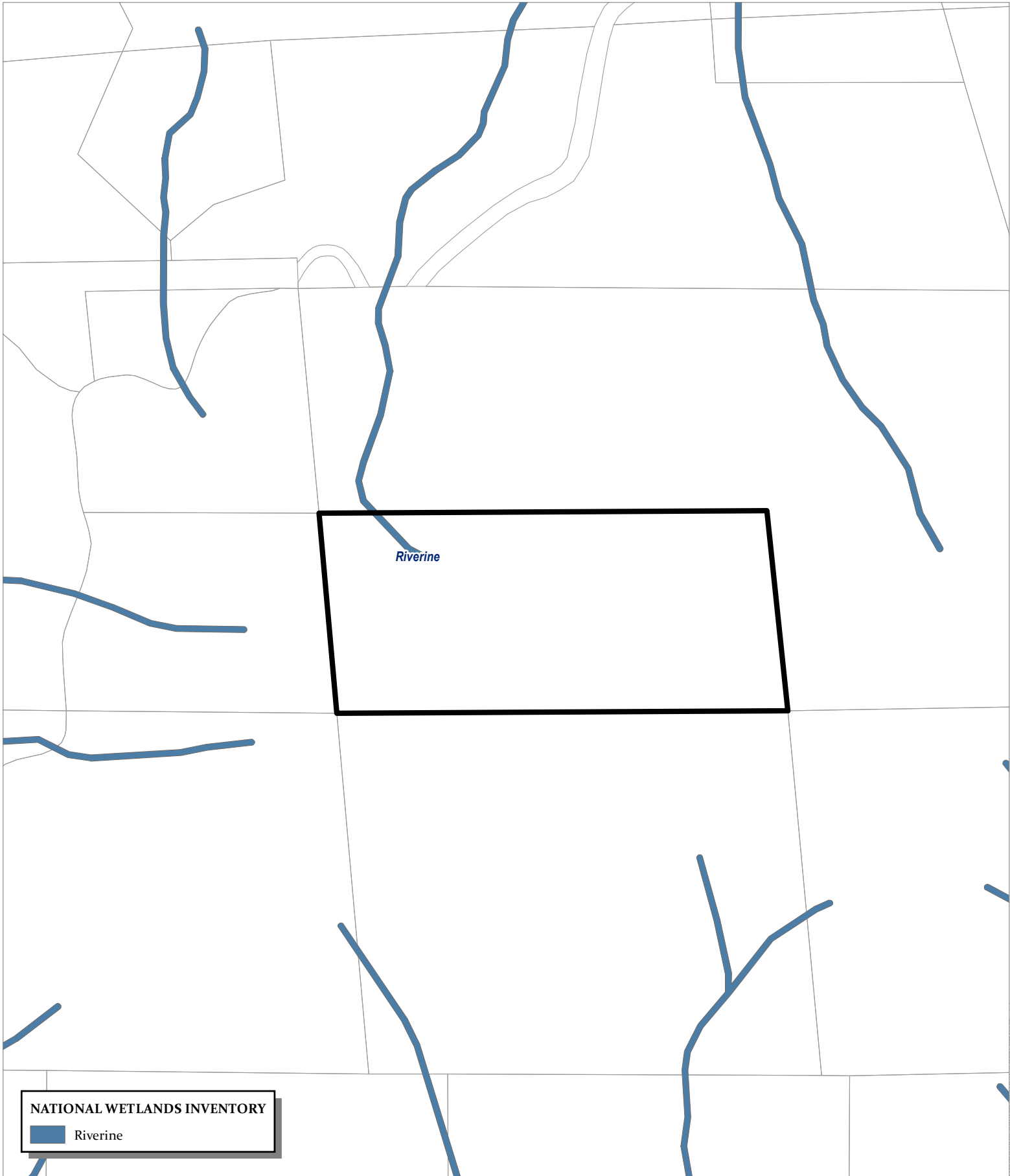
\* \* \* Eastern Rock Inclusions  
 \* \* \* Eastern Study Soil Types



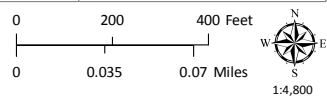
LOCAL SOILS

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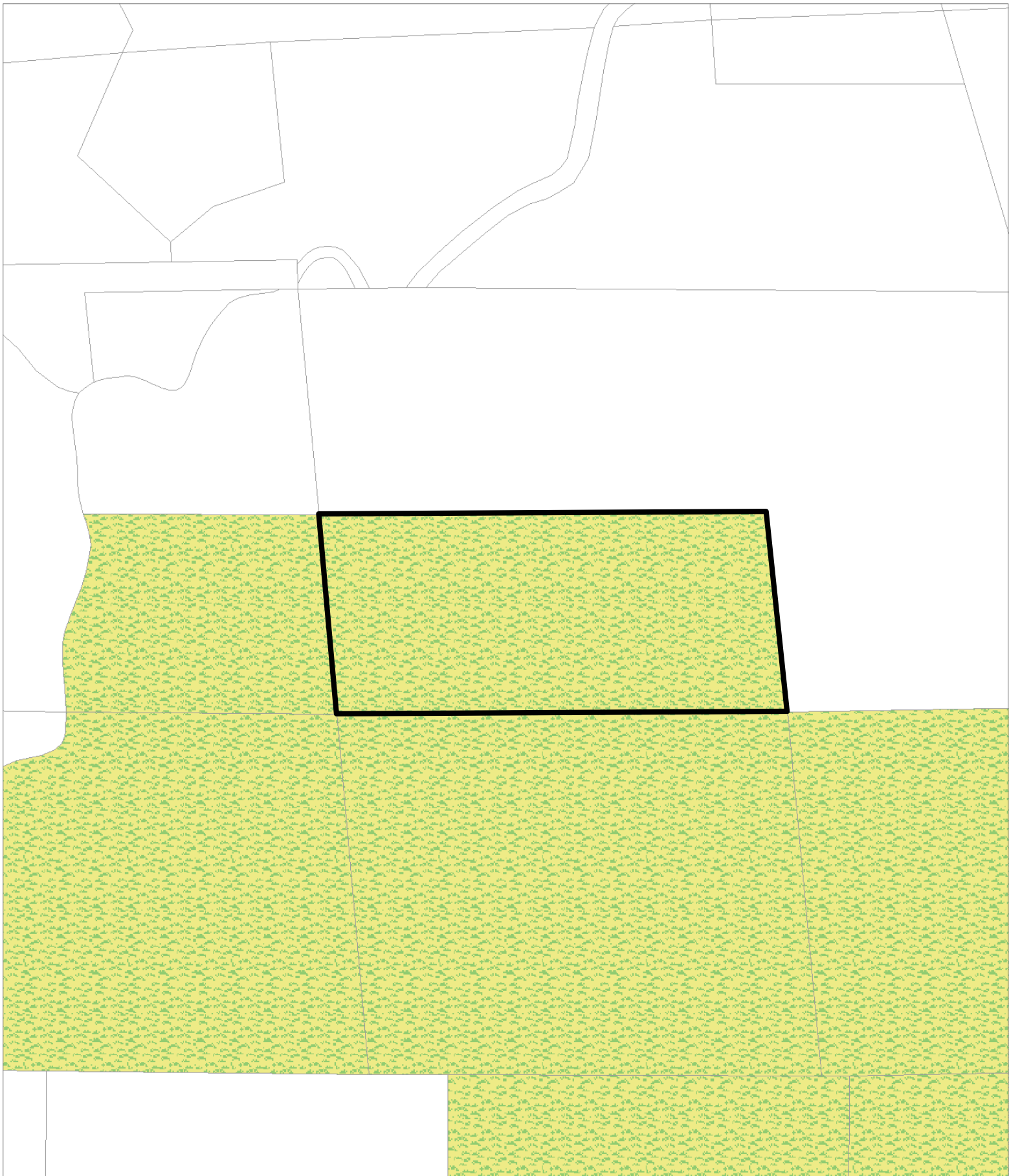
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

WETLANDS

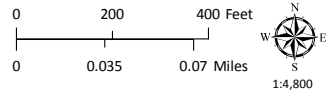
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 Williamson Act 2017  
 Non-Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

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REDDING COUNTY PLANNING DEPARTMENT - 10/2/2019