



## COUNTY OF MENDOCINO

### DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
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BRENT SCHULTZ, DIRECTOR  
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FB FAX: 707-961-2427  
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www.mendocinocounty.org/pbs

April 11, 2019

#### NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, May, 16, 2019, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Mitigated Negative Declaration at the time listed or as soon thereafter as the item may be heard.

**CASE#:** U\_2017-0034

**DATE FILED:** 12/22/2017

**OWNER:** LORDS LAND MINISTRIES

**APPLICANT:** AT&T MOBILITY

**AGENT:** EPIC WIRELESS GROUP, LLC/ JARED KEARSLEY

**REQUEST:** Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, located at 30660 Navarro Ridge Road, Albion (APN: 126-230-33).

**STAFF PLANNER:** JULIA ACKER KROG

The staff report and notice will be available for public review 21 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Your comments regarding the above project and/or the Draft Mitigated Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, no later than Wednesday, May 15, 2019. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding the item shall constitute final action by the County unless appealed to the Board of Supervisors. If appealed, the Board of Supervisors action shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee within 10 calendar days of the Planning Commission's decision. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

BRENT SCHULTZ, Director of Planning & Building Services



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**PLANNING COMMISSION  
STAFF REPORT- USE PERMIT**

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**MAY 16, 2019  
U\_2017-0034**

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**SUMMARY**

**OWNER:** LORDS LAND MINISTRIES  
30600 NAVARRO RIDGE RD  
ALBION, CA 95410

**APPLICANT:** AT&T MOBILITY  
5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

**AGENT:** EPIC WIRELESS GROUP, LLC/ JARED  
KEARSLEY  
8700 AUBURN FOLSOM RD, SUITE 400  
GRANITE BAY, CA 95746

**REQUEST:** Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

**LOCATION:** In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion (APN: 126-230-33).

**TOTAL ACREAGE:** 28.25± Acres

**GENERAL PLAN:** Forestland (FL160) and Remote Residential (RMR20)

**ZONING:** Forestland (FL160), Remote Residential (RMR20), and Timber Production (TP160)

**SUPERVISORIAL DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** JULIA ACKER

**BACKGROUND**

The Telecommunications Act of 1996 was signed into law on February 8, 1996. This act preserves the authority of a State or local governments over decisions regarding the placement, construction, and modifications of personal wireless services, subject to limitations. Section 704(7)(B)(iii) requires that any denial *shall be in writing and supported by substantial evidence contained in a written record*. Section 704(7)(B)(iv) prohibits denial on the basis of radio frequency emissions if those emissions are below the standards as determined by the Federal Communications Commission (FCC).

On August 4, 2015, the Mendocino County Board of Supervisors adopted *Guidelines for the Development of Wireless Communication Facilities* to regulate wireless communication facilities subject to a use permit. By adopting this resolution (Resolution No. 15-121), the Board of Supervisors acted to maintain the County's authority over decisions regarding development, operation, and maintenance of wireless facilities.

Planning and Building Services has submitted a Local Coastal Program Amendment for adopting revised regulations within the Coastal Zone for wireless communication facilities and to formally adopt the *Guidelines for the Development of Wireless Communication Facilities* into the Mendocino County Local Coastal Program. This Amendment has not yet been approved as of the writing of this staff report.

**PROJECT DESCRIPTION:**

Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location and removal of an existing shed within the project footprint. The proposed monopine will be located within a 1,800 square-foot fenced compound. The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes limited to Monday through Friday between 8:30am and 4:30pm and during emergency power outages.

AT&T's objective for the Whitesboro site is to provide wireless hi-speed broadband internet to nearby residences and to fill a significant mobility coverage gap in the service area. The site's elevation is approximately 656 feet while the surrounding community's elevation averages around 300 feet, giving the homes within the surrounding community great potential for line of site to the tower. After running a coverage simulation at the site location, AT&T is anticipating meeting and beating their FCC coverage objective for this search ring. AT&T is proposing to stealth the tower as a faux tree (Monopine) to reduce the aesthetic impact of the tower. The tower itself is 128 feet in height with 7 feet of faux branches making up the crown of the tree, resulting in a total height of 135 feet. The tower will be built to provide co-location opportunities for future carriers or public safety entities.

**APPLICANT'S STATEMENT:**

"(P) New Site Build Unmanned Telecommunications Facility  
40'X45' Fenced Compound with a 6'-0" high chain link fence w/ vinyl slats.  
Gravel access route to site  
Install pre-manufactured walk in equipment cabinet and associated interior equipment.  
Install (1) GPS Unit  
Install 135'-0" Monopine Tower  
Install (12) Antennas, (4) per sector  
Install (19) RRUs  
Install (4) Surge Suppressors  
(2) Future 4' Microwave Dishes  
Install 15KW DC Diesel Generator  
Trench Power/Telco (Fiber) to site location  
The Wireless Facility will serve the community with High Speed Broadband Wireless Internet, Mobile Phone Services, and enhance public safety."

**RELATED APPLICATIONS:**

**On-Site**

- Minor Division #MD 137-74: 3 Parcel Minor Division, Parcel subject to this project is a portion of Parcel 2 of this Division Approved November 25, 1974.
- Rezone #R 235-74: (required from minor division committee for MD 137-74) rezoning property from A-1 (Unclassified) to F-C (Agricultural Forest Conservation) and U-F:B 3 and 28 acres (Upland Forestry: Special Building Site, 3 and 28 acre minimums). Ordinance No. 1476 was adopted on April 23, 1975.
- Use Permit #U 67-78/Rezone #R 99-78: Rezoned a portion of the subject parcel to P-D and a use permit in association with formation of P-D district. This was to request legal establishment and eventual expansion of a "Christian Retreat".
- Use Permit Renewal #UR 67-78/82: Renewal of the above noted application for legal establishment and eventual expansion of the "Christian Retreat." Application was approved by operation of law.
- Clean Slate #CS 83-83: Clean slate issued for the property, recognizing improvements on the parcel.
- Boundary Line Adjustment #B 120-89: Boundary Line Adjustment to adjust parcel boundaries between the parcel subject to this application and an adjacent parcel. As a result of the Boundary Line Adjustment, a rezone was required (R 4-90).
- Rezone #R 4-90: Rezone of a 7,650 square foot portion of AP# 126-220-07 from T-P (Timberland Production) to U-F:B:20 (Upland Forestry: Special Building Site: 20) and a 4,320 square foot portion of AP #126-230-15 (portion of parcel subject to this application) from U-F:B to T-P. This project was undertaken to create internal zoning consistency for new parcel configurations resulting from Boundary Line Adjustment #B 120-89.

**SITE CHARACTERISTICS:** The parcel is located on the northeastern side of Navarro Ridge. The parcel is approximately 28 acres in size and has existing residential and retreat use. The parcel is bisected by the coastal zone boundary on the northeastern most corner of the parcel. The parcel is located adjacent to timber production zones along the northern and eastern property boundaries and by lands under Williamson Act contract along the western property boundary. The site is located adjacent to a designated Highly Scenic Area but is not located area of development is not located within the mapped area. The site's elevation is approximately 656 feet while the surrounding community's elevation averages around 300 feet.

AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 40' x 45', 1,800 square foot enclosed compound (lease area). The compound will include a 135 foot Stealth Monopine tower, one equipment shelter, and one 15KW standby DC Diesel Generator. The Facility is proposed to be located amongst existing structures within an already disturbed area of the parcel. The nearest residence is approximately 680 feet south of the tower location. The location is surrounded by foliage which will naturally stealth the facility from the public right-of-way. The surrounding area is covered with evergreen trees creating a natural looking backdrop. No significant vegetation will be removed to accommodate the proposed project.

**SURROUNDING LAND USE AND ZONING:**

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Forestland (FL160)	Timberland Production (TP160)	34± acres	Timberland
EAST	Forestland (FL160)	Timberland Production (TP160)	37± acres	Timberland
SOUTH	Remote Residential (RMR20)	Remote Residential (RMR20)	28± acres	Residential
WEST	Rangeland (RL160)	Rangeland (RL160)	70± acres	Agricultural



**PUBLIC SERVICES:**

Access: Navarro Ridge Road (CR 518)  
Fire District: Albion-Little River Fire Protection District  
Water District: None  
Sewer District: None  
School District: Mendocino Unified

**AGENCY COMMENTS:** On May 8, 2018 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comments
Environmental Health-FB	No Comment
Assessor	No Response
Planning Division - FB	Comments
California Coastal Commission	No Response
Building Division - FB	Comments
US Fish and Wildlife Service	No Response
CalFire	Comments
Air Quality Management District	Comments
Sonoma State University-NWIC	Comments
Archaeological Commission	Comments
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Cloverdale Rancheria	No Response
Albion Little River Fire District	No Response
Dept. of Fish & Wildlife	No Response

**KEY ISSUES**

**1. General Plan and Zoning Consistency:**

The majority of the parcel is classified as Remote Residential with a 20-acre minimum parcel size (RMR20) by the Mendocino County General Plan. The Remote Residential classification is intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses. Residential clustering, cottage industry, conservation and development of natural resources, recreation-education, public facilities and utilities determined to be necessary on Remote Residential lands are conditional uses within the zoning district. The portion of the parcel located outside the coastal zone boundary and a small area of the parcel along the northern property boundary is classified as Forest Land with a 160-acre minimum parcel size (FL160). No development is proposed within these areas of the parcel.

The proposed development is located entirely within the portion of the parcel classified as RMR20 and is an allowed conditional use within the district with the granting of a coastal development use permit. The proposed development will not interfere with the continued residential and recreational/retreat use of the parcel.

The project site is located within a Remote Residential Zoning District (RMR20), which is intended to be applied to lands within the Coastal Zone which have constraints for commercial agriculture, timber production or grazing, but which are well-suited for small scale farming, light agriculture and low density residential uses, or where land has already been divided and substantial development has occurred. The portion of the parcel located outside the coastal zone boundary is zoned Forest Land (FL160) and the small area along the northern property boundary is zoned Timberland Production (TP160).

All development is proposed within the RMR20 district and is an allowed conditional use with the granting of a coastal development use permit. The proposed development is in conformance with development standards, yard setbacks, etc. for the zoning district.

## **2. Local Coastal Program Consistency:**

Visual Resources: AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 40' x 45', 1,800 square foot enclosed compound (lease area). The compound will include a 135 foot Stealth Monopine tower, one equipment shelter, and one 15KW standby DC Diesel Generator. The location is surrounded by foliage which will naturally stealth the facility from the public right-of-way. The surrounding area is covered with evergreen trees creating a natural looking backdrop. No significant vegetation will be removed to accommodate the proposed project. The site is not located in an area designated as a Highly Scenic Area and is therefore not subject to Highly Scenic Area policies. Staff has recommended several mitigation measures to ensure that the facility is developed in a manner consistent with visual resource policies and regulations for all development within the coastal zone.

Habitats and Natural Resources: The site is not located in an area that is mapped as containing any environmentally sensitive habitat areas. The proposed development will be located amongst existing structures in an already disturbed area of the parcel inside an already fenced yard. No significant vegetation will be removed to accommodate the proposed development other than disturbance of the project footprint area. Conditions regarding the timing of construction activities have been included to reduce any potential impacts to potential nesting birds and bats within the project vicinity.

Hazards Management: Mendocino County Coastal Element Chapter 3.4 titled Hazards Management, addresses seismic, geologic, and natural forces within the Coastal Zone. Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, or flood hazard.

Seismic Activity: The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake Fault Zone. The San Andreas Fault is located approximately 10 miles west of the project site and is the nearest active fault. The site is designated on the Mendocino County Local Coastal Program Land Capabilities and Natural Hazards Map as having potential intermediate shaking levels in terms of seismicity. This project does not conflict with any state or local seismic hazard policy or plan.

Flooding: There are no mapped 100-year flood zones on the subject parcel, and no conditions are necessary to ensure consistency with flood policy.

Fire: The parcel is located in an area classified with a "High Fire Hazard" severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Albion Little River Fire District for structural protection. The project application was referred to the CalFire for input. CalFire responded stating that the applicant is required to adhere to 4290 Regulations (CalFire #532-17). Albion Little River Fire District did not provide any comments on the project. A Condition of Approval is recommended to ensure compliance with recommendations provided by CalFire.

Grading, Erosion, and Run-Off: Some grading and ground disturbance is required to accommodate the proposed development. Grading activities include road construction, site development and trenching to underground utilities. Internal access roads will be developed to access the facility location and will result in 11,800 square feet of disturbance. Conditions of Approval are included to ensure that the roads are developed in conformance with Mendocino County Code requirements and to prevent soil erosion.

Archaeological/Cultural Resources: The Mendocino County Archaeological Commission accepted the submitted Revised Cultural Resources Investigation prepared by Archaeological Resources Technology dated November 25, 2018 at its February 13, 2019 meeting and recommended that only the standard discovery clause condition be applied to the proposed project as no sites were identified in the Investigation. A Standard Condition advises the property owner of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

Groundwater Resources: The proposed development does not require the use of water or septic infrastructure and as such a no comment response was provided to this office from the Division of Environmental Health. No impacts to groundwater resources are anticipated as a result of this project.

Transportation/Circulation: The parcel is currently accessed off Navarro Ridge Road (CR 518). The application was referred to the Mendocino County Department of Transportation (MCDOT) for comments. MCDOT responded on May 11, 2018 that the project will be required to construct a commercial driveway access onto the County Road in conformance with MCDOT standards. Internal access roads will also be developed as a result of the project, disturbing a total area of approximately 11,800 square feet. Appropriate turnouts are shown on the site plan to ensure there is adequate emergency access to the site for fire and medical personnel. Conditions of Approval have been included to address comments received from MCDOT and responsible agencies.

Public Access: The site of the proposed project is located east of State Route 1 and is therefore not subject to the public access findings of the Local Coastal Program.

### **3. Wireless Communication Facilities Development Guidelines:**

Staff evaluated the proposed project for consistency with the Wireless Communication Facilities Development Guidelines, despite the fact that these Guidelines are not yet part of the Certified Local Coastal Program for Mendocino County. Staff has incorporated several conditions of approval to ensure that the facility is operated and maintained in conformance with these standards since incorporation of the Guidelines into the Local Coastal Program is anticipated in the near future. Staff finds the proposed wireless communication facility to be in conformance with the Wireless Communication Facilities Development Guidelines adopted by the Board of Supervisors on August 4, 2015 (Resolution No. 15-121).

### **4. Environmental Protection:**

Staff has completed an Initial Study for the proposed project in accordance with the California Environmental Quality Act (CEQA) and determined that the project could have some potential significant impacts on the environment, but can be considered less than significant with mitigation incorporated. As discussed in the Initial Study, conditions have been identified to mitigate impacts to the environment to a less than significant level. Staff recommends that the Planning Commission adopt a Mitigated Negative Declaration for the project.

### **RECOMMENDATION**

By resolution, adopt a Mitigated Negative Declaration and grant Coastal Development Use Permit #U\_2017-0034 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

4/23/2019  
DATE

Julia Acker Krog  
JULIA ACKER KROG  
CHIEF PLANNER

Appeal Period: 10 Days  
Appeal Fee: \$1616.00

**ATTACHMENTS:**

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site Plan
- E. Site Plan Detail
- F. Elevations
- G. Zoning Map
- H. General Plan
- I. LCP Land Use Map
- J. LCP Land Capabilities
- K. LCP Habitats and Resources
- L. Adjacent Owner Map
- M. Fire Hazards Map

**RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):**

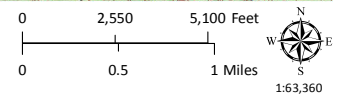
**Initial Study available online at:** <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>





CASE: U 2017-0034  
 OWNER: Lords Land Ministries  
 APN: 126-230-33  
 APLCT: AT&T Mobility  
 AGENT: Epic Wireless Group, LLC  
 ADDRESS: 30660 Navaro Ridge Road, Albion

Major Towns & Places
 Major Roads
 Major Rivers
 Highways



LOCATION MAP

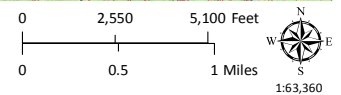
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Major Towns & Places   
 Major Roads  
 Major Rivers  
 Highways

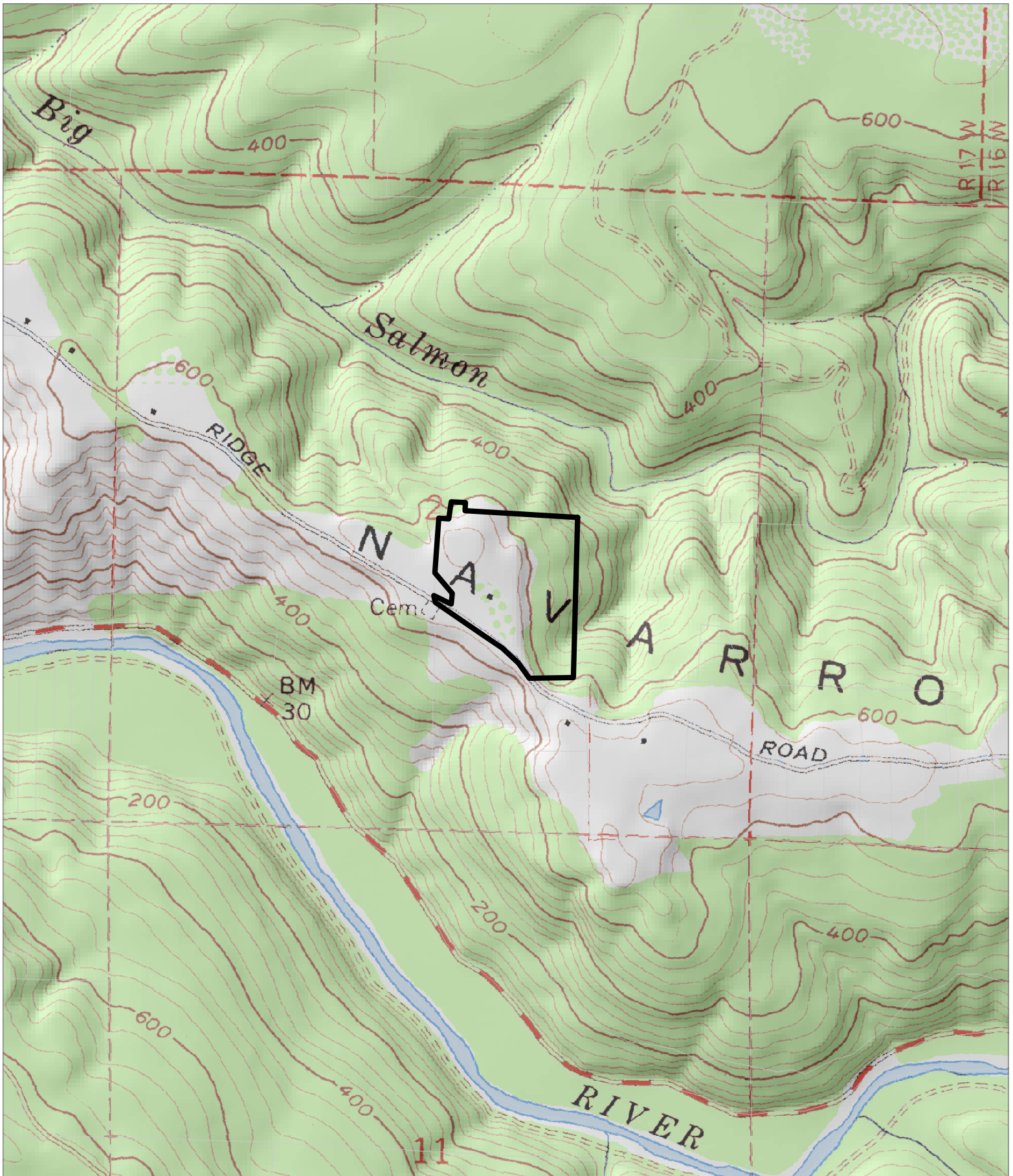


LOCATION MAP

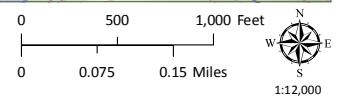
ATTACHMENT A

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TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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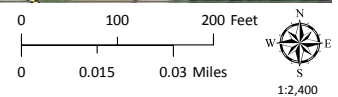
ATTACHMENT B





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Public Roads

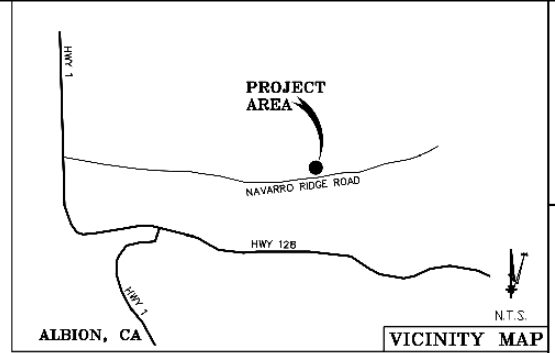


AERIAL IMAGERY  
ATTACHMENT C

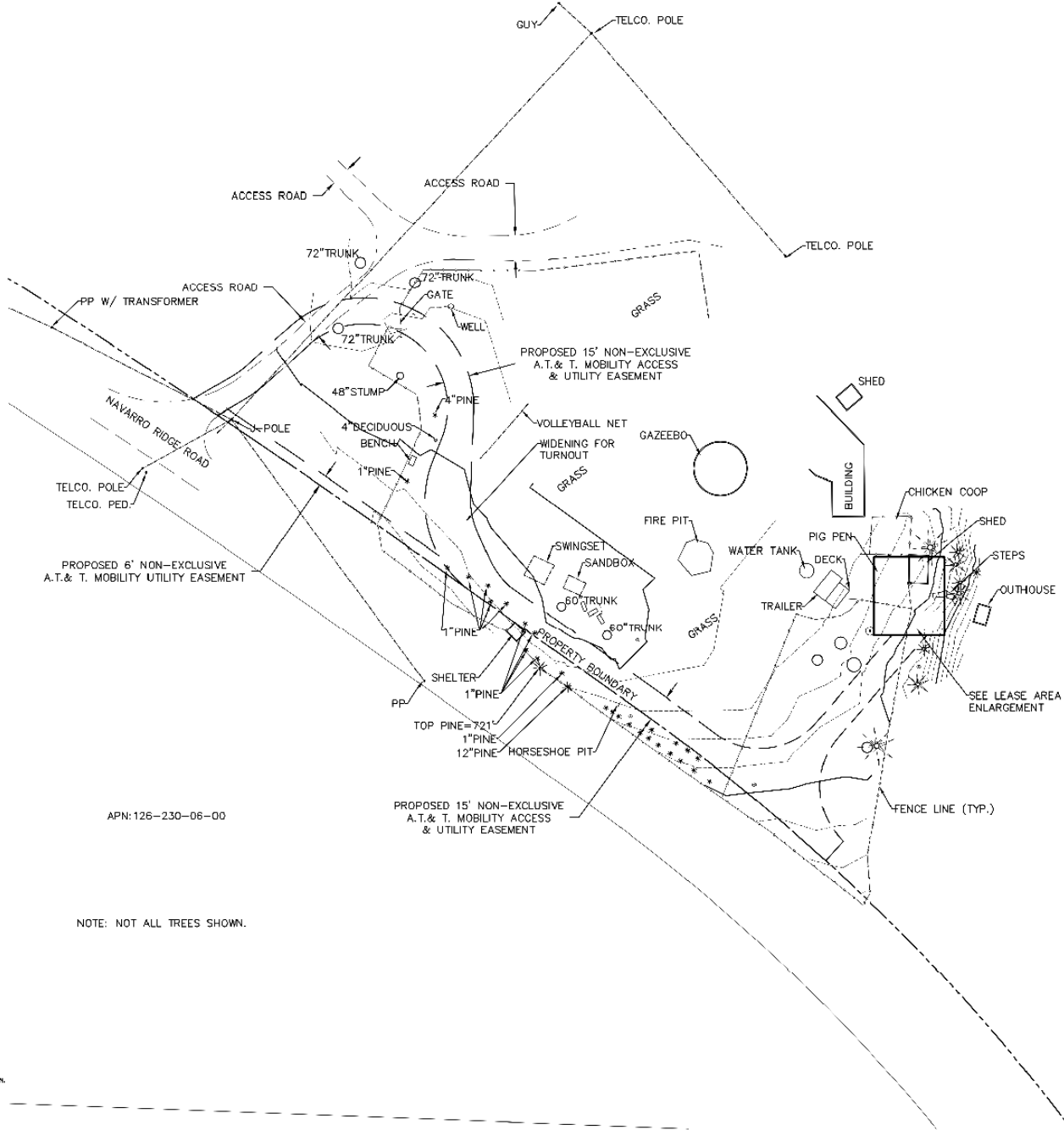
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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



DEPT	APPROVED	DATE
A&C		
RE		
GAIL ENGINEERING		
ENGINEERING & SURVEYING		



APN: 126-230-06-00

NOTE: NOT ALL TREES SHOWN.

Surveyor	
GAIL ENGINEERING	
ENGINEERING & SURVEYING	

CCL05299  
WHITESBORO

REVISIONS	DRAWING SUBMITTAL	LEASE: AREA MOD.
10-10-17	N. ROHDE	11-17-17
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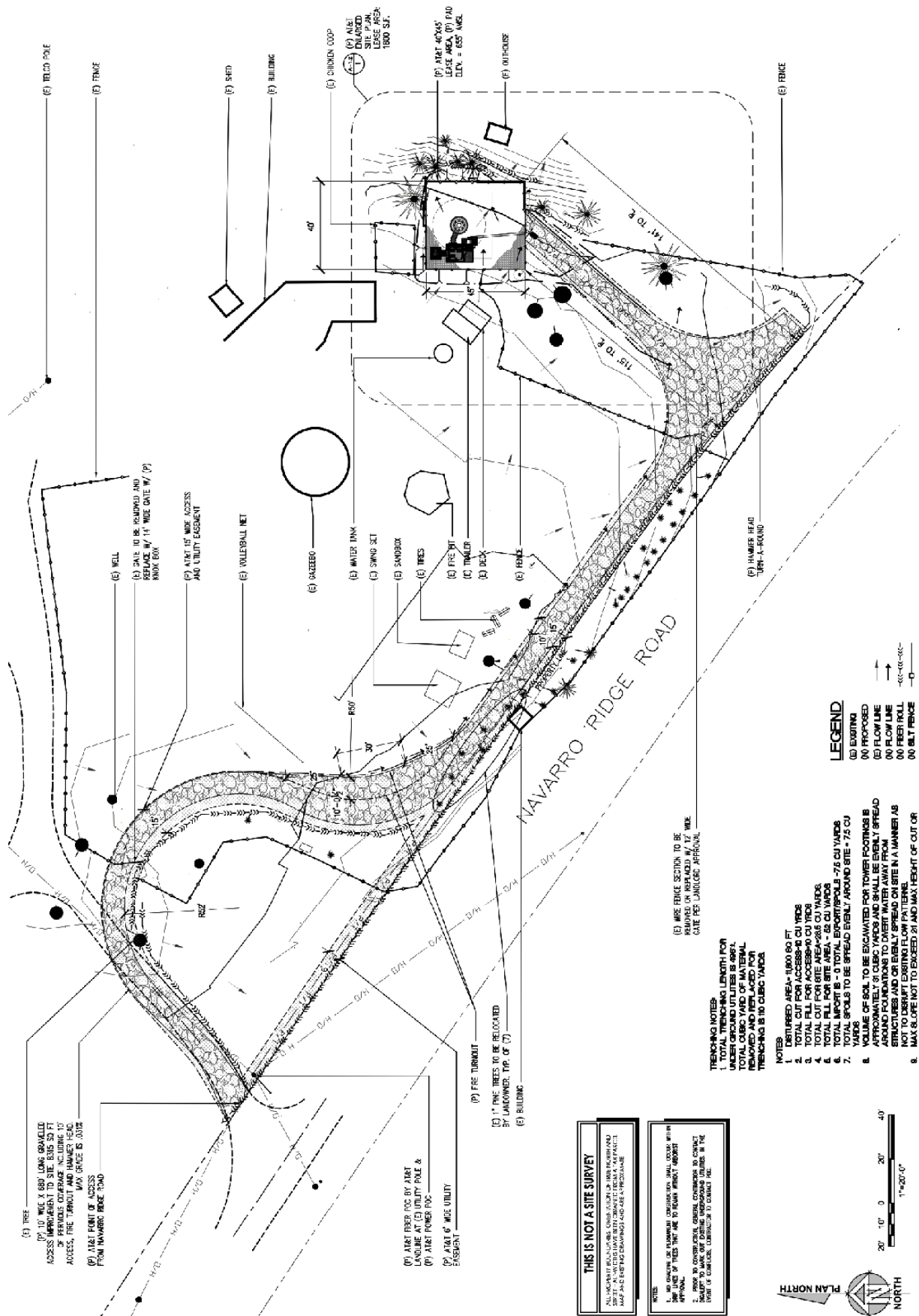
CASE: U 2017-0034  
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NO SCALE

SITE PLAN

ATTACHMENT D

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**SITE TYPE: MONOPINE/WALK IN EQUIPMENT CABINET**

1 SITE PLAN

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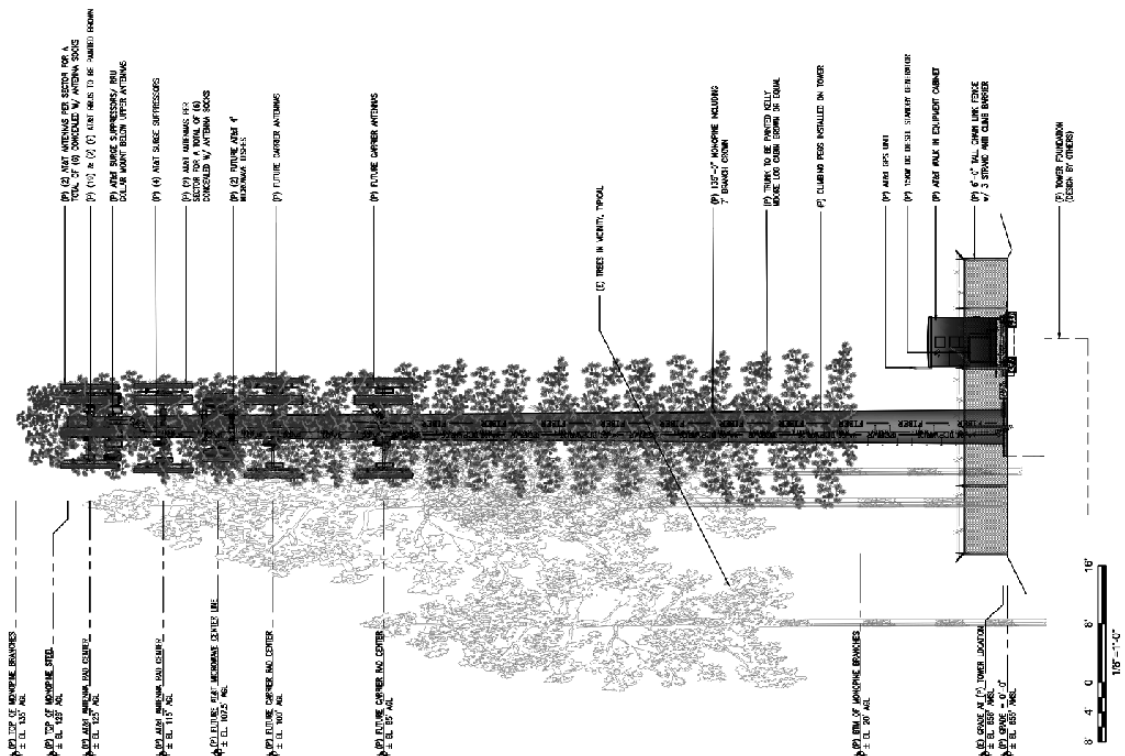
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*NO SCALE*

### SITE PLAN DETAIL

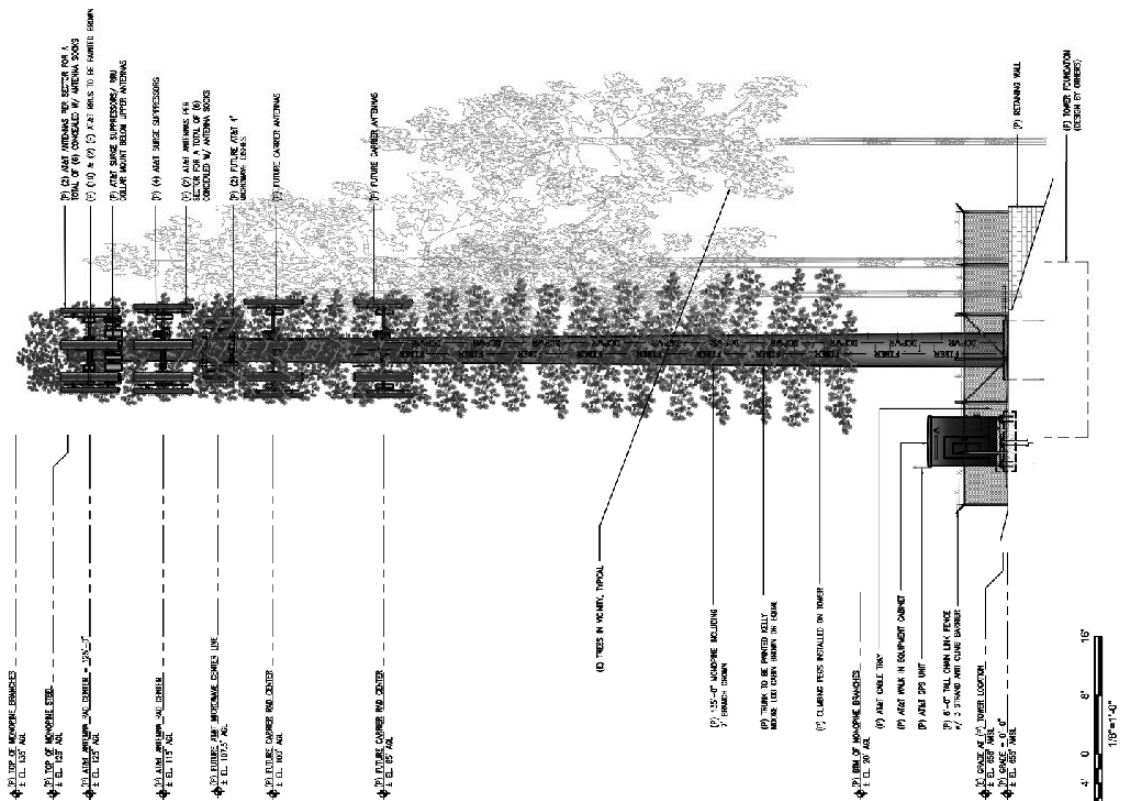
ATTACHMENT E

NOTE:  
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NOT TO SCALE



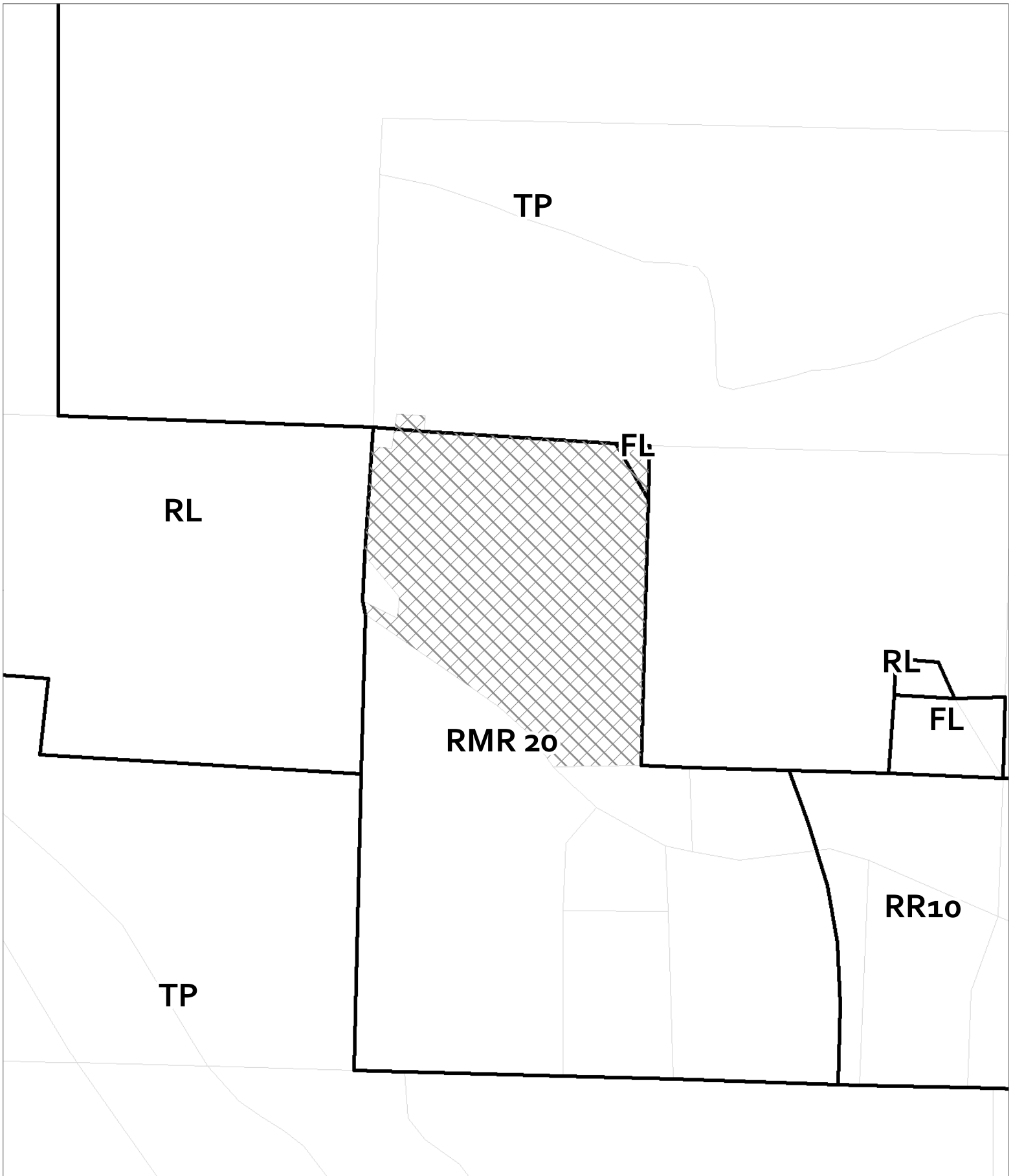
1 PROPOSED NORTH ELEVATION  
1/8"=1'-0"

NOTE:  
BRANCHES SHOWN ARE FOR  
ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE




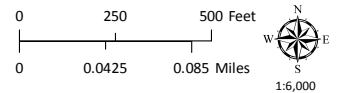
2 PROPOSED SOUTH ELEVATION  
1/8"=1'-0"

SITE TYPE: MONOPINE WALK IN EQUIPMENT CABINET



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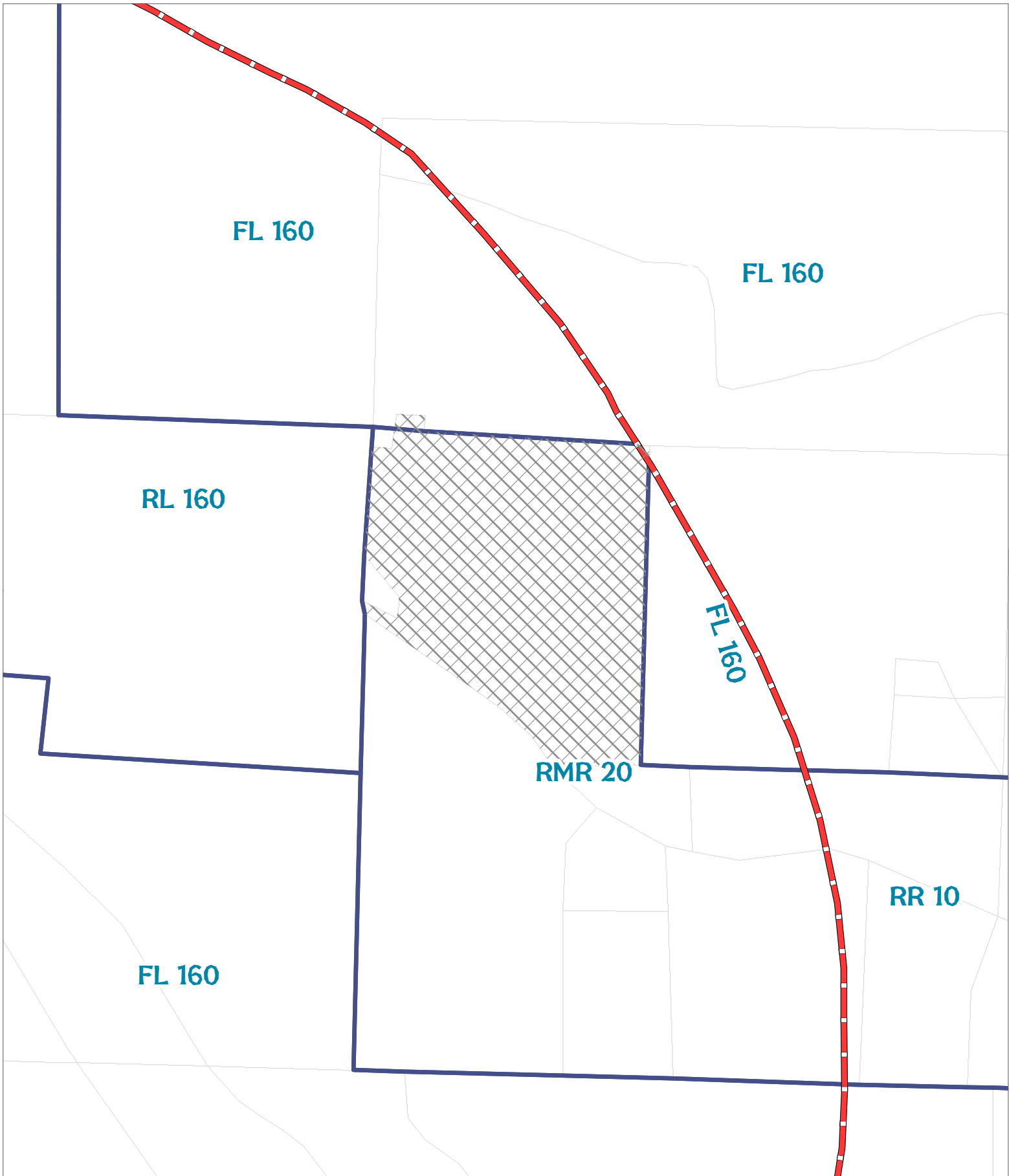
 Zoning Districts





ZONING DISPLAY MAP

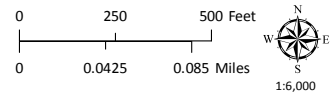
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ATTACHMENT G



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 AGENT: Epic Wireless Group, LLC  
 ADDRESS: 30660 Navarro Ridge Road, Albion

 Coastal Zone Boundary  
 General Plan Classes

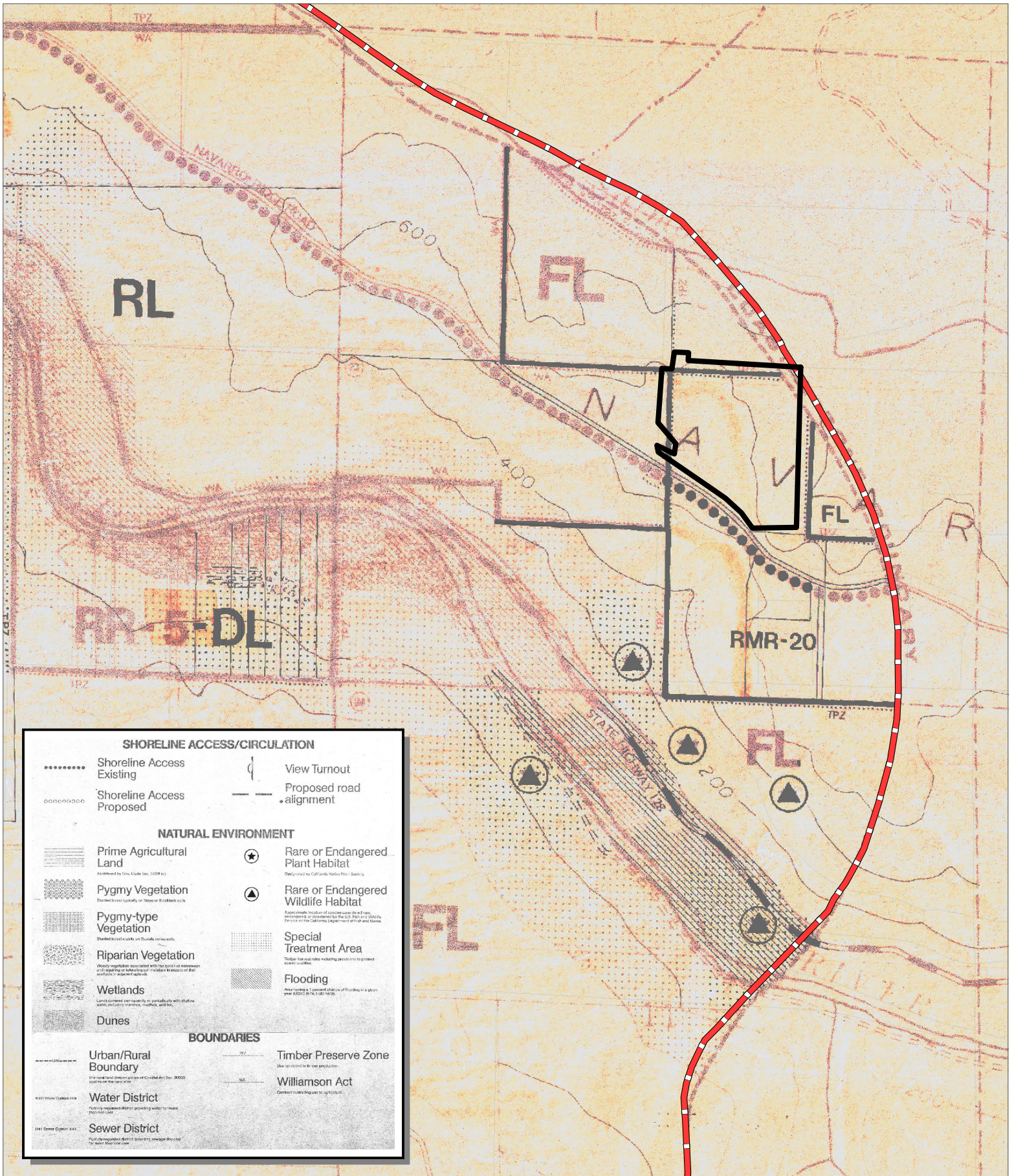


GENERAL PLAN CLASSIFICATIONS

ATTACHMENT H

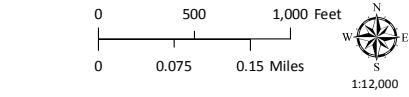
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CASE: U 2017-0034  
 OWNER: Lords Land Ministries  
 APN: 126-230-33  
 APLCT: AT&T Mobility  
 AGENT: Epic Wireless Group, LLC  
 ADDRESS: 30660 Navarro Ridge Road, Albion

Coastal Zone Boundary

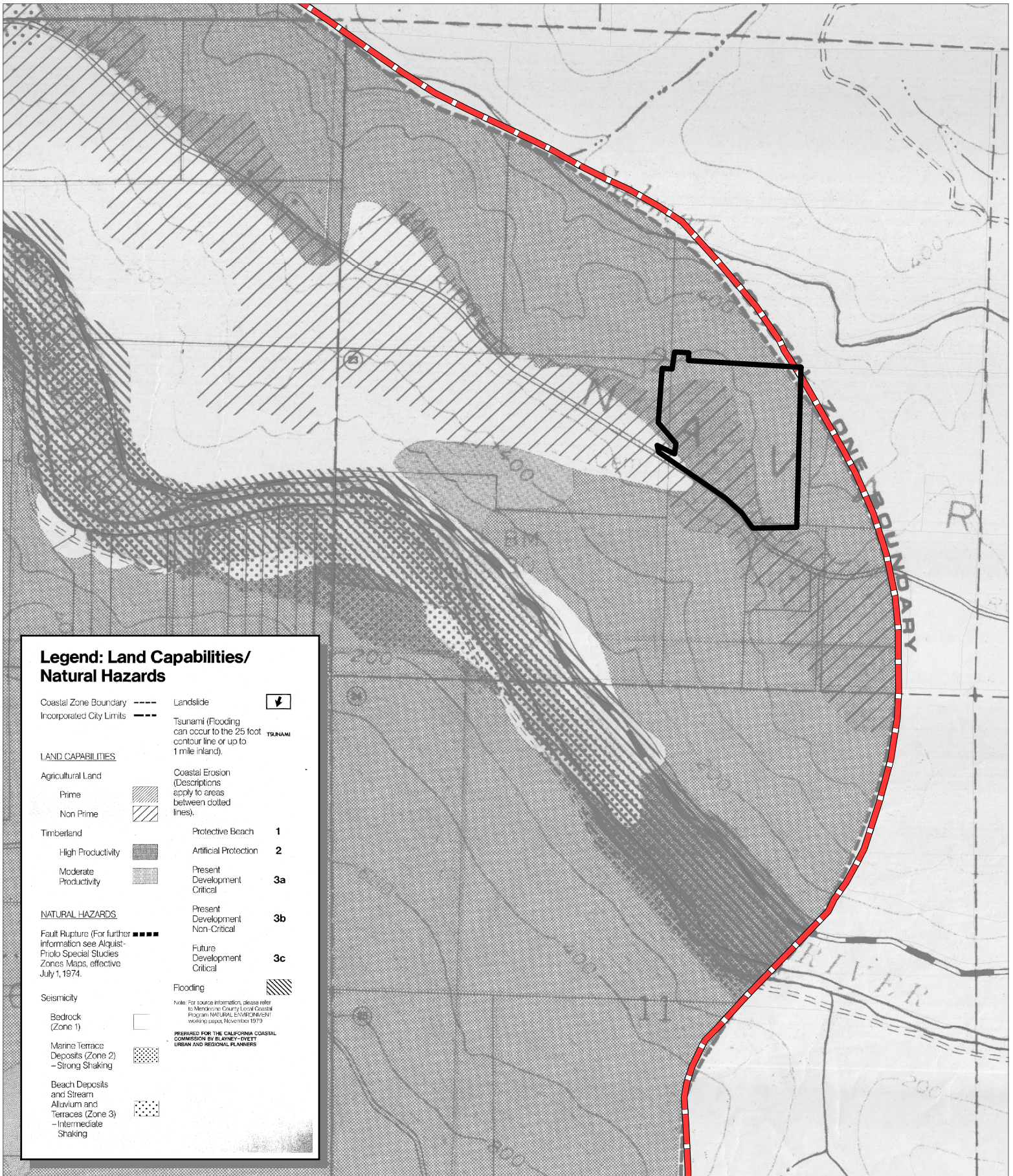


LCP LAND USE MAP 19: NAVARRO

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ATTACHMENT I





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ADDRESS: 30660 Navarro Ridge Road, Albion

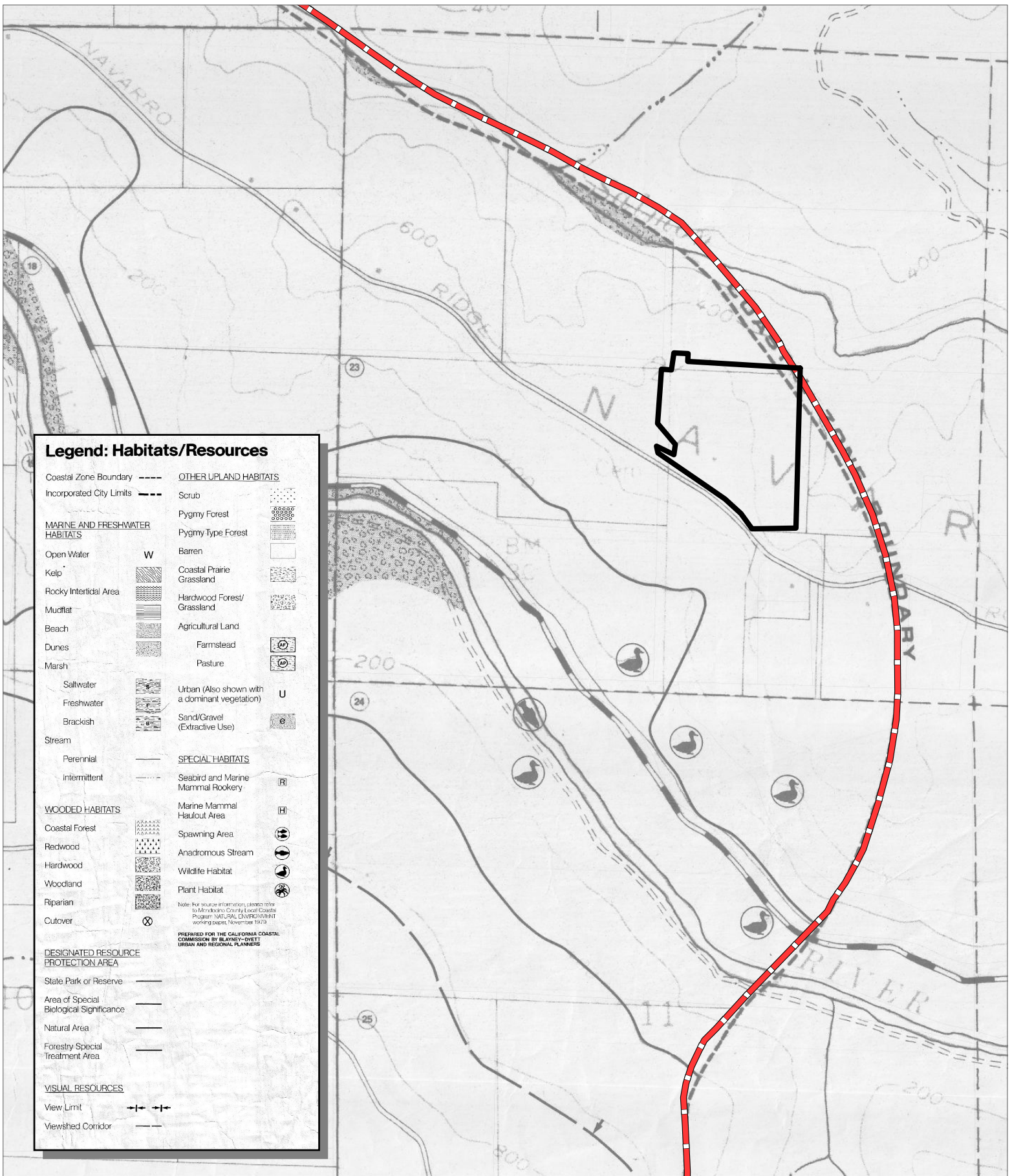
Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS


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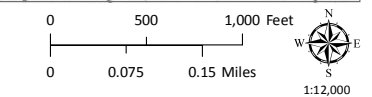
ATTACHMENT J





CASE: U 2017-0034  
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 APLCT: AT&T Mobility  
 AGENT: Epic Wireless Group, LLC  
 ADDRESS: 30660 Navarro Ridge Road, Albion

 Coastal Zone Boundary

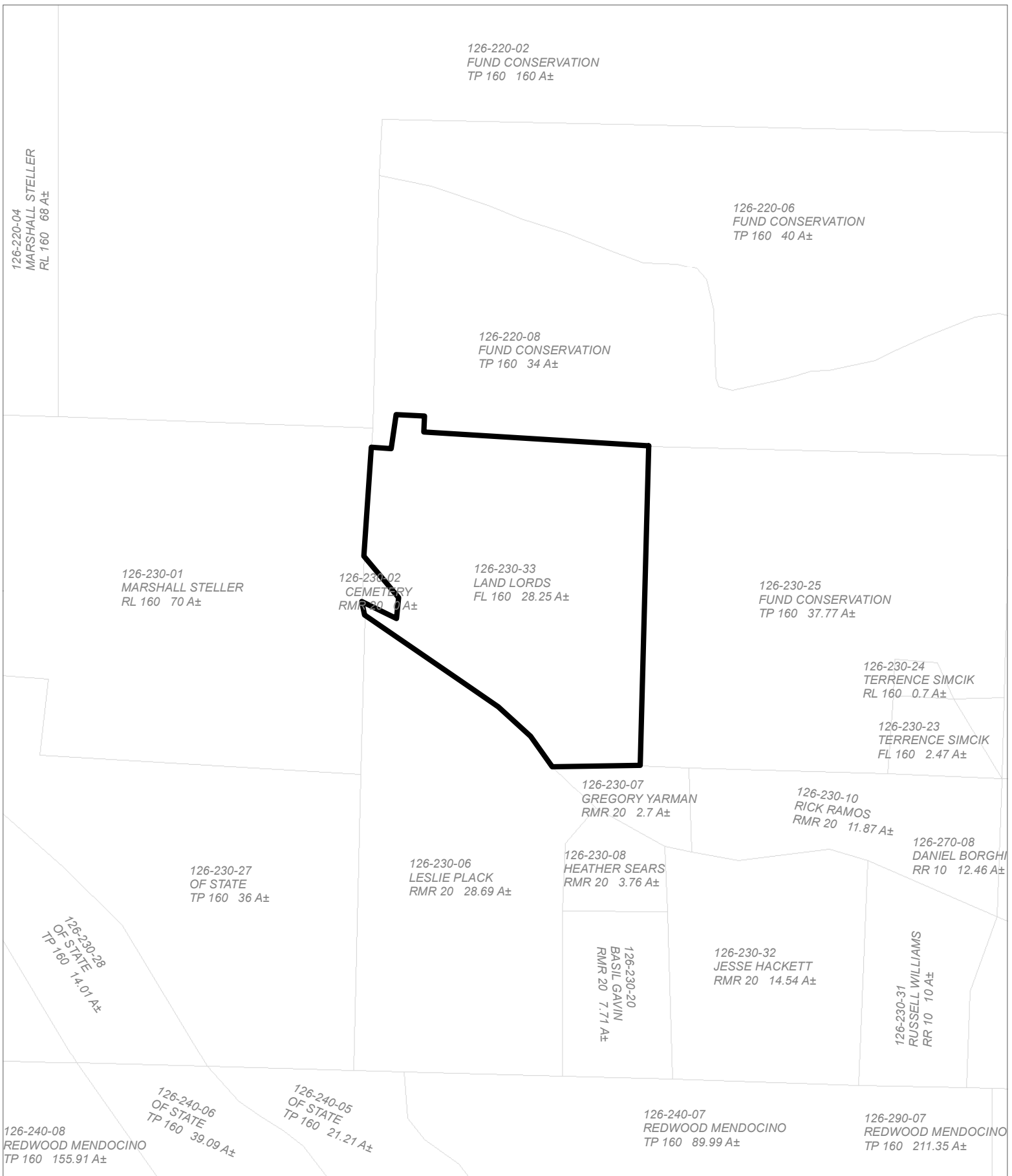


LCP HABITATS & RESOURCES

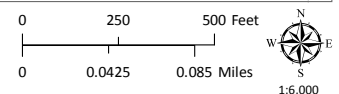
ATTACHMENT K

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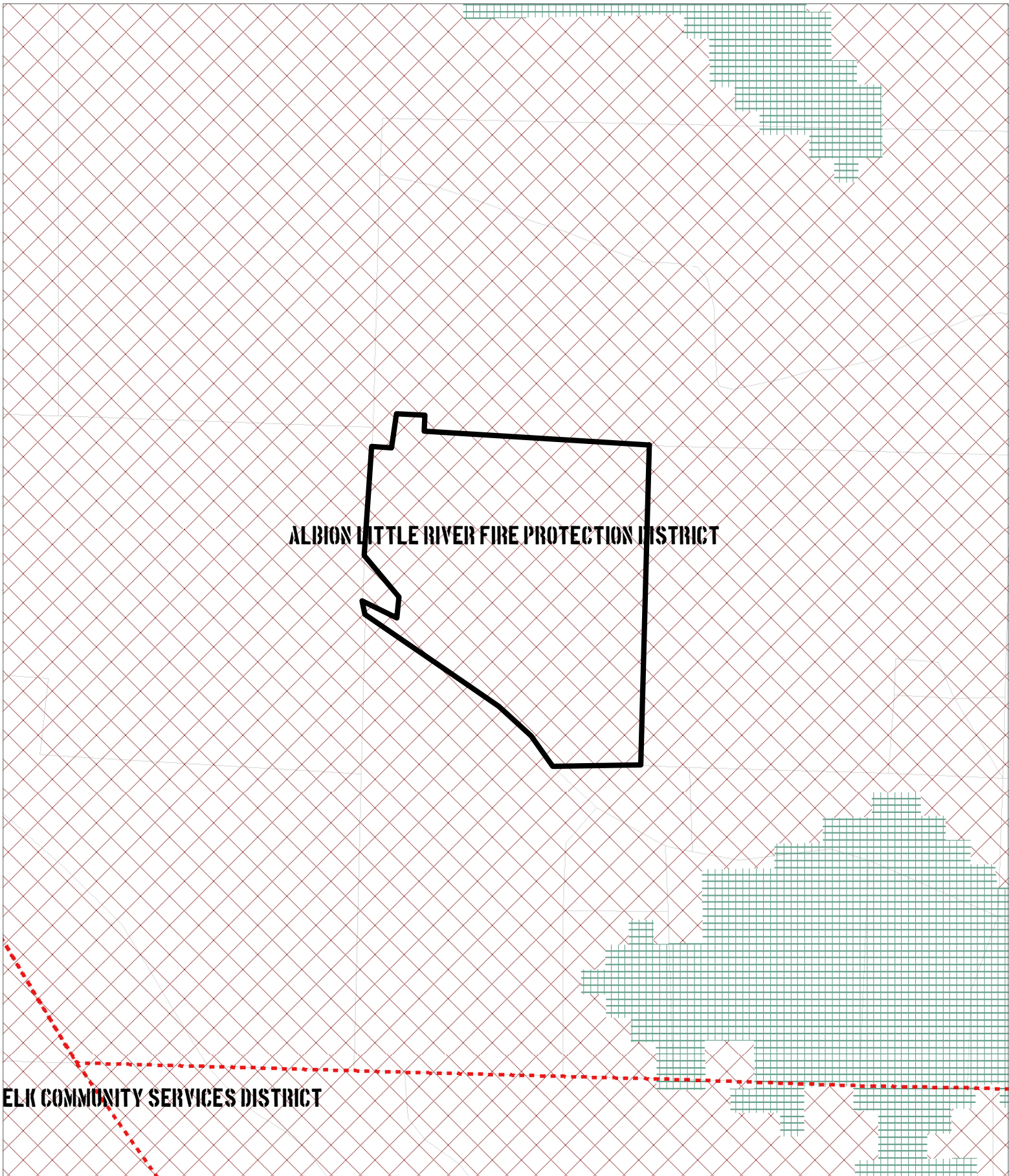


CASE: U 2017-0034  
 OWNER: Lords Land Ministries  
 APN: 126-230-33  
 APLCT: AT&T Mobility  
 AGENT: Epic Wireless Group, LLC  
 ADDRESS: 30660 Navarro Ridge Road, Albion






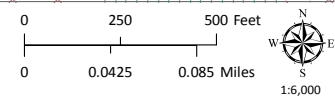
ADJACENT PARCELS  
 ATTACHMENT L

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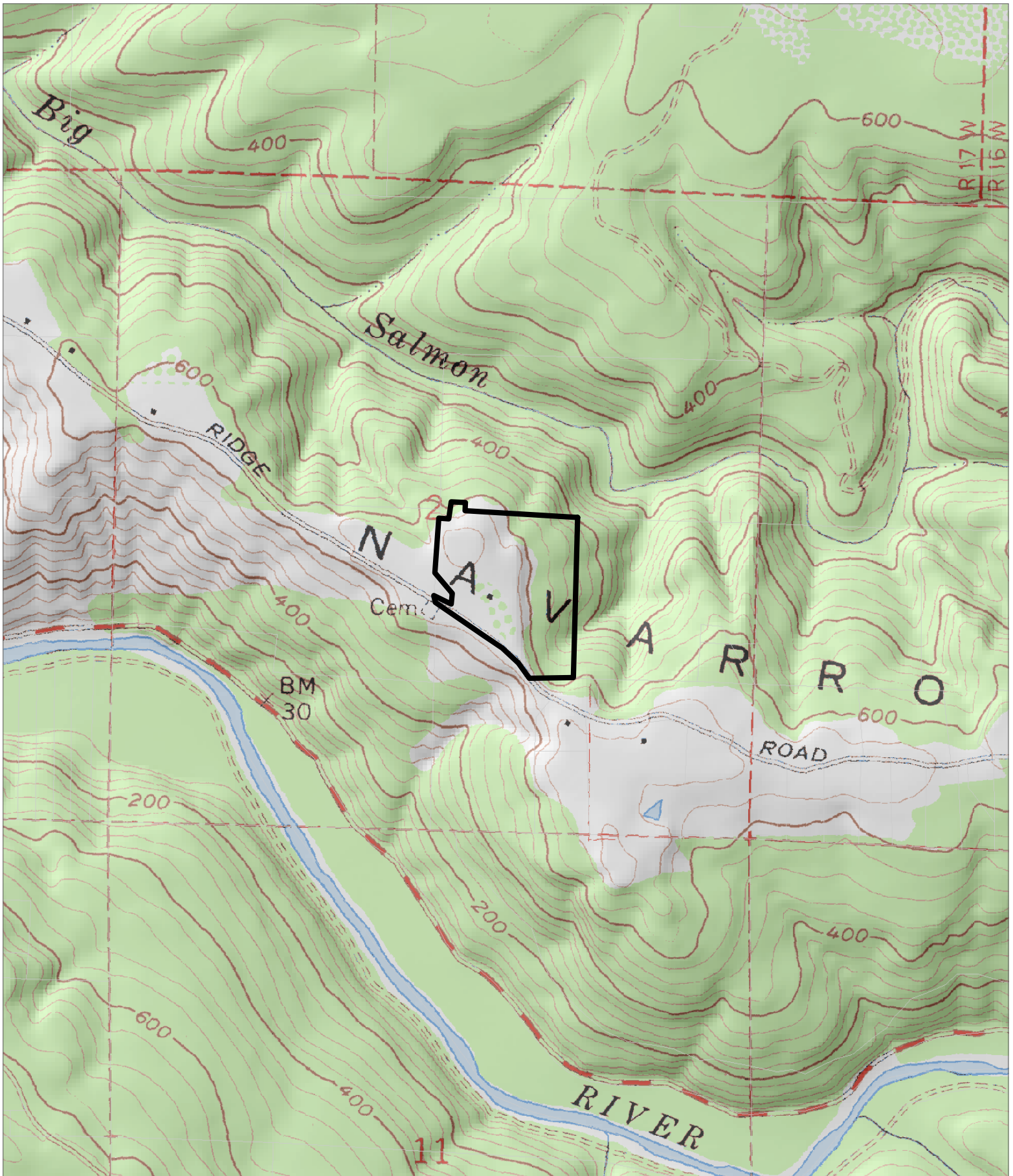


CASE: U 2017-0034  
OWNER: Lords Land Ministries  
APN: 126-230-33  
APLCT: AT&T Mobility  
AGENT: Epic Wireless Group, LLC  
ADDRESS: 30660 Navarro Ridge Road, Albion

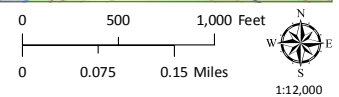
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



CASE: U 2017-0034  
OWNER: Lords Land Ministries  
APN: 126-230-33  
APLCT: AT&T Mobility  
AGENT: Epic Wireless Group, LLC  
ADDRESS: 30660 Navarro Ridge Road, Albion



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

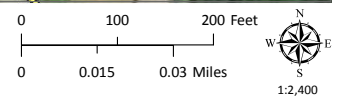
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OWNER: Lords Land Ministries  
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ADDRESS: 30660 Navarro Ridge Road, Albion

Public Roads

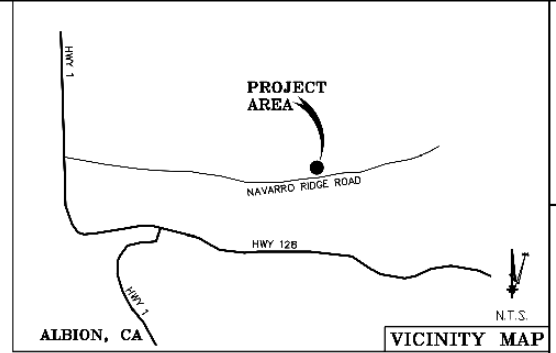


AERIAL IMAGERY

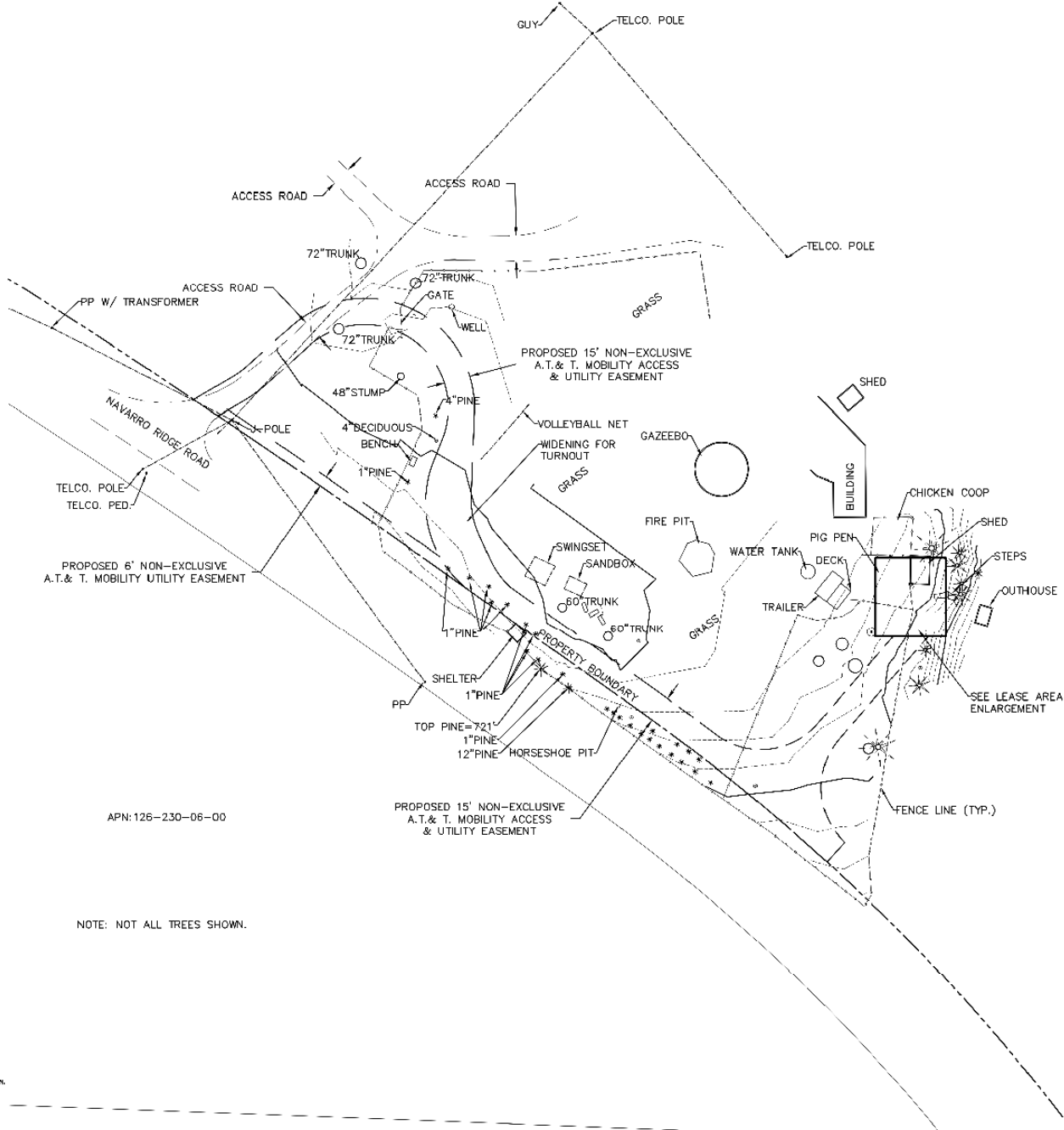
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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



DEPT	APPROVED	DATE
A&C		
RE		
GAIL ENGINEERING		
ENGINEERING & PLANNING		



APN: 126-230-06-00

NOTE: NOT ALL TREES SHOWN.

CCL05299  
WHITESBORO

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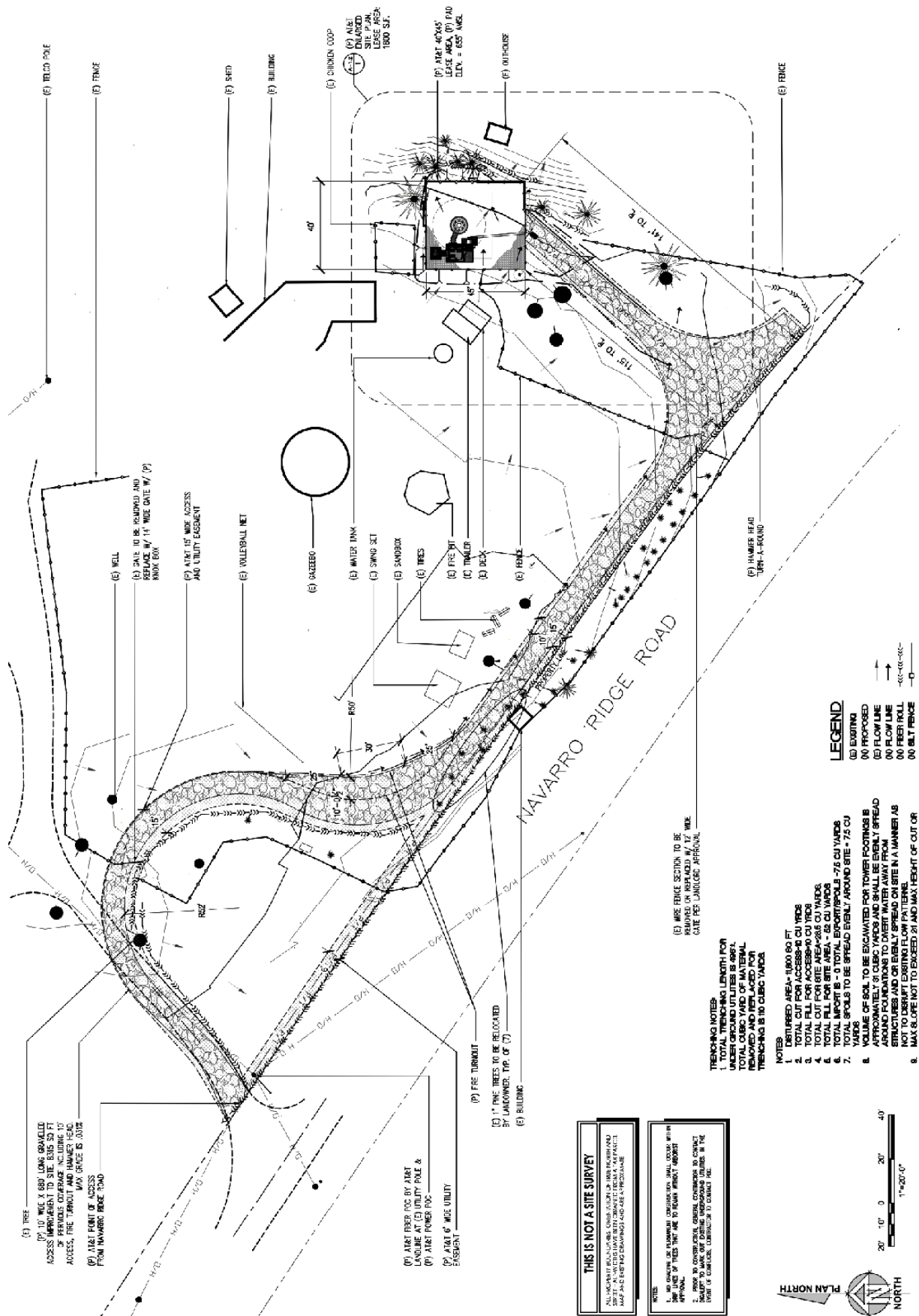
Sheet

CASE: U 2017-0034  
OWNER: Lords Land Ministries  
APN: 126-230-33  
APLCT: AT&T Mobility  
AGENT: Epic Wireless Group, LLC  
ADDRESS: 30660 Navarro Ridge Road, Albion

NO SCALE

SITE PLAN

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**SITE TYPE: MONOPINE/WALK IN EQUIPMENT CABINET**

## 1 SITE PLAN

CASE: U 2017-0034

OWNER: Lords Land Ministries

APN: 126-230-33

APLCT: AT&T Mobility

AGENT: Epic Wireless Group, LLC

ADDRESS: 30660 Navarro Ridge Road, Albion

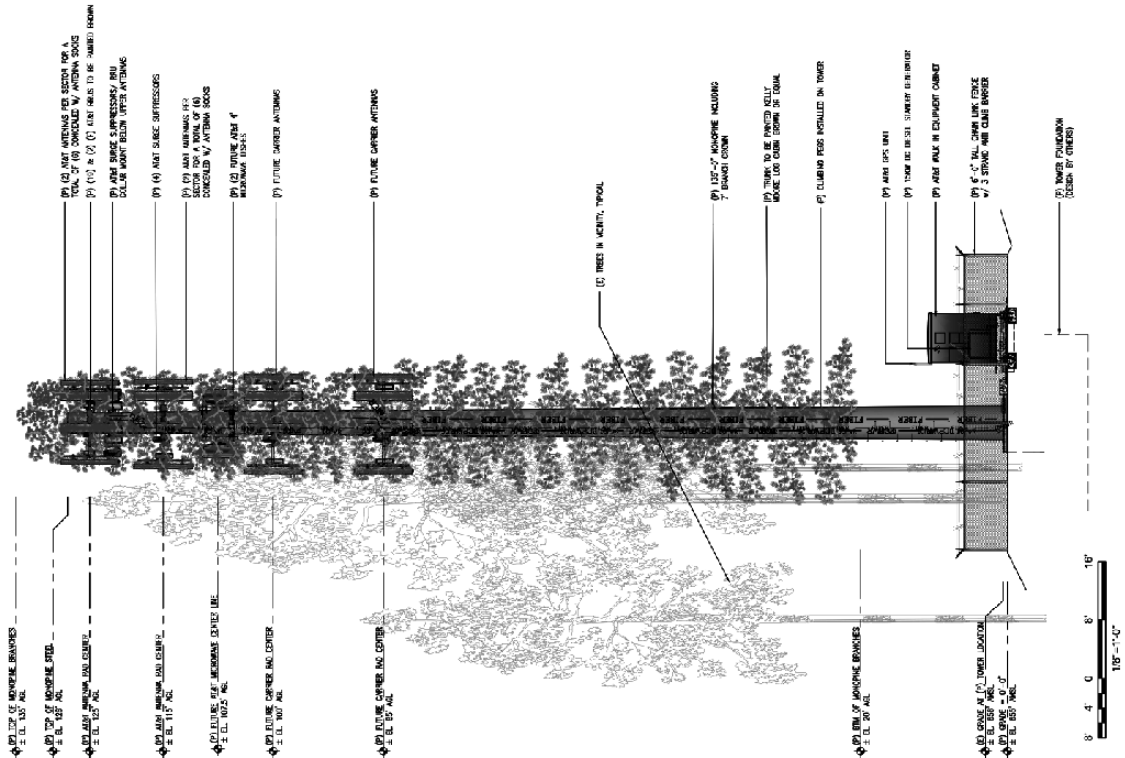
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*NO SCALE*

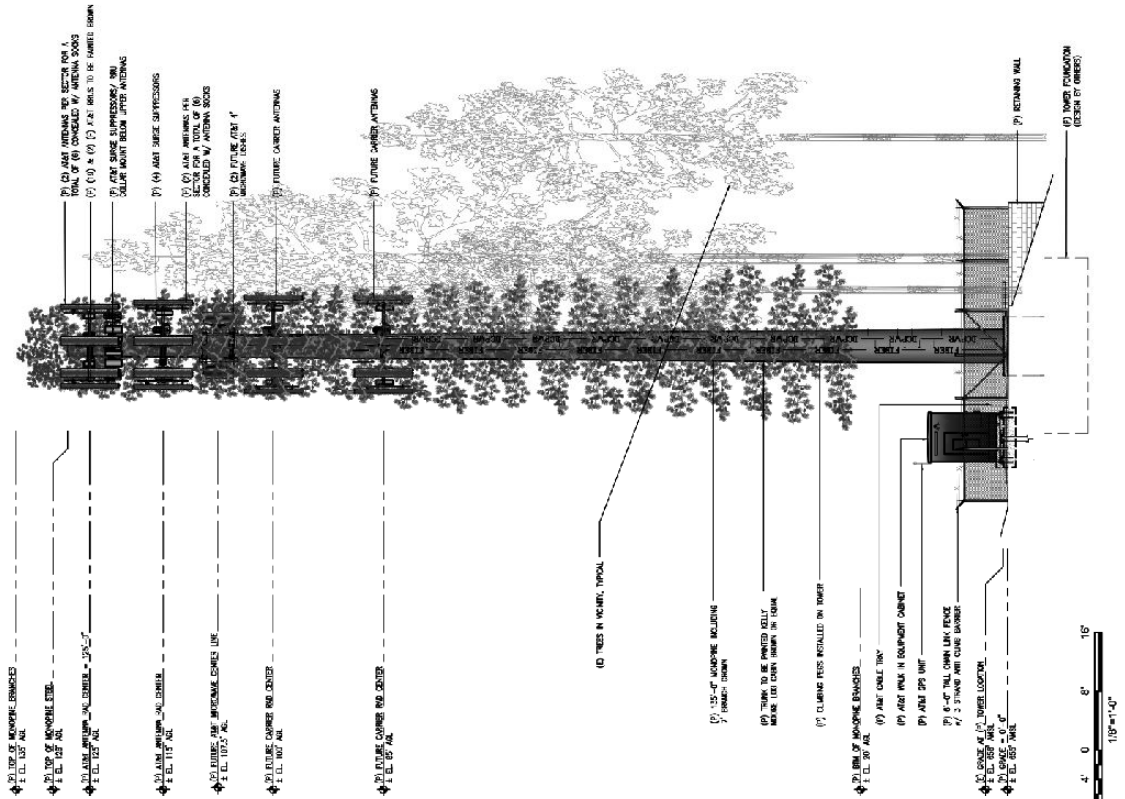
## SITE PLAN DETAIL

NOTE:  
BRANCHES SHOWN ARE FOR  
ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE



1 PROPOSED NORTH ELEVATION  
1/8\"/>

NOTE:  
BRANCHES SHOWN ARE FOR  
ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE



2 PROPOSED SOUTH ELEVATION  
1/8\"/>

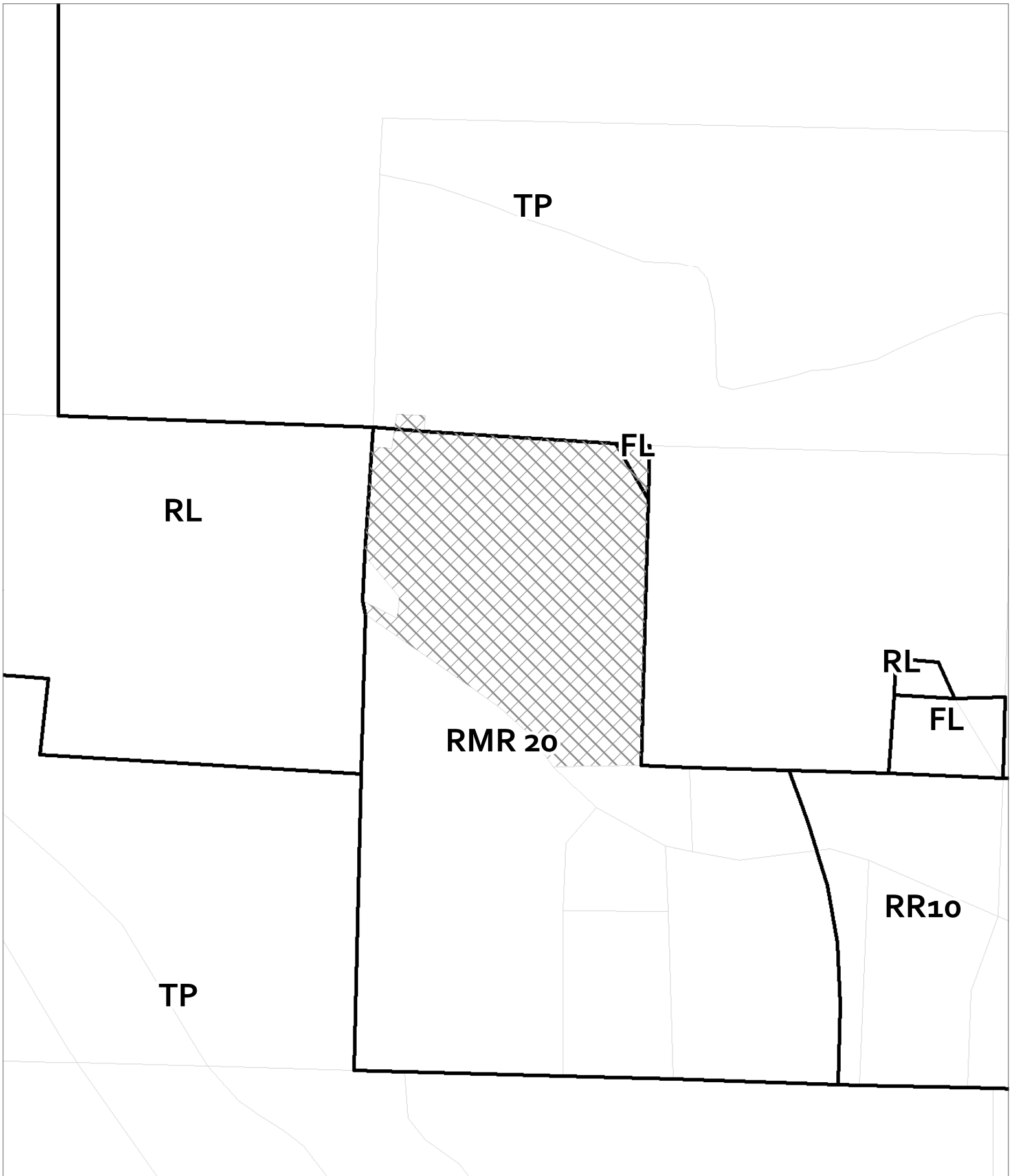
SITE TYPE: MONOPINE WALK IN EQUIPMENT CABINET

CASE: U 2017-0034  
OWNER: Lords Land Ministries  
APN: 126-230-33  
APLCT: AT&T Mobility  
AGENT: Epic Wireless Group, LLC  
ADDRESS: 30660 Navarro Ridge Road, Albion


NO SCALE

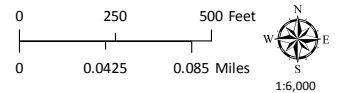
ELEVATIONS

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OWNER: Lords Land Ministries  
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APLCT: AT&T Mobility  
AGENT: Epic Wireless Group, LLC  
ADDRESS: 30660 Navarro Ridge Road, Albion

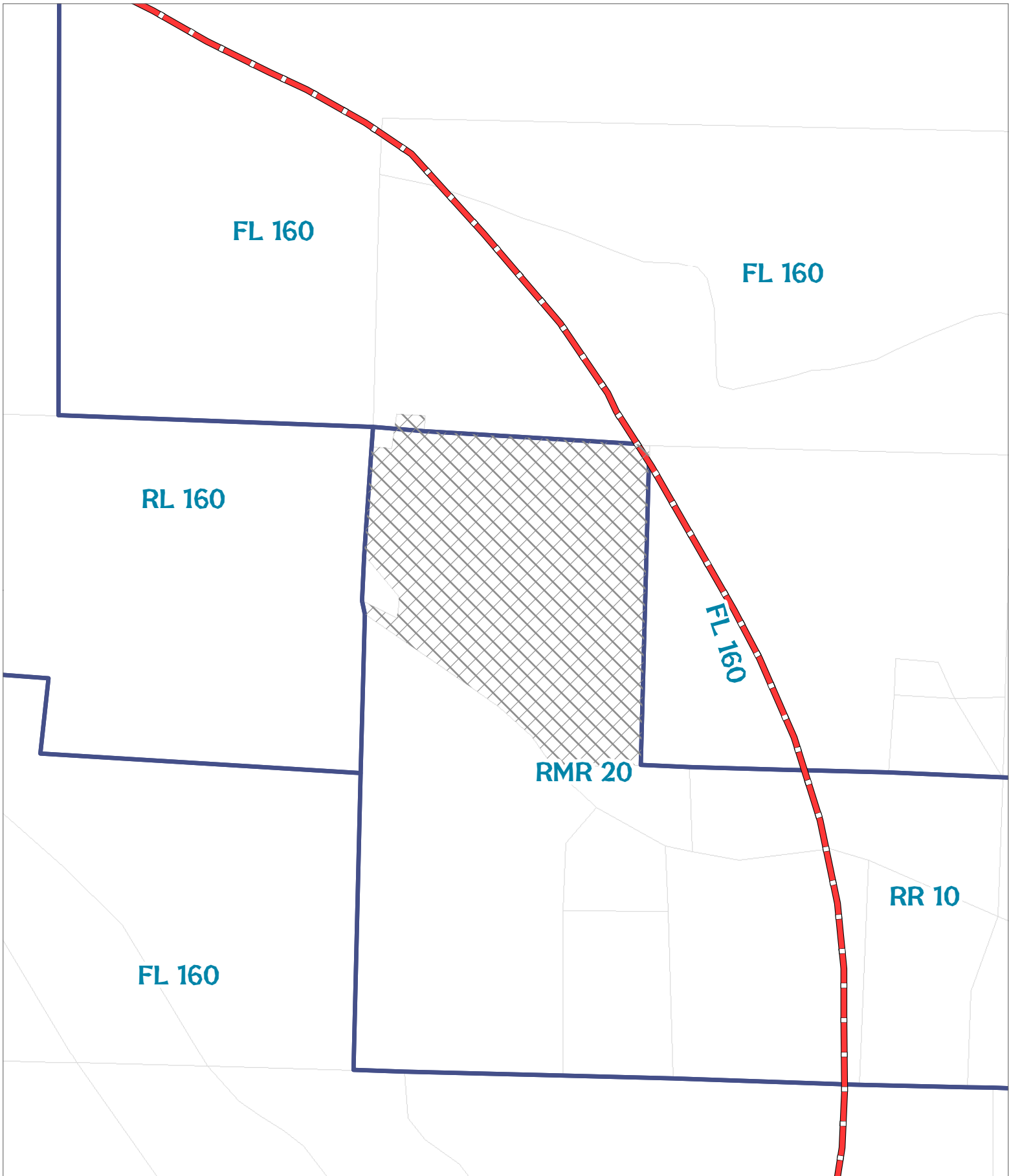
 Zoning Districts





ZONING DISPLAY MAP

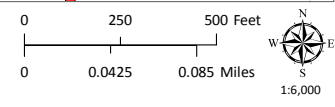
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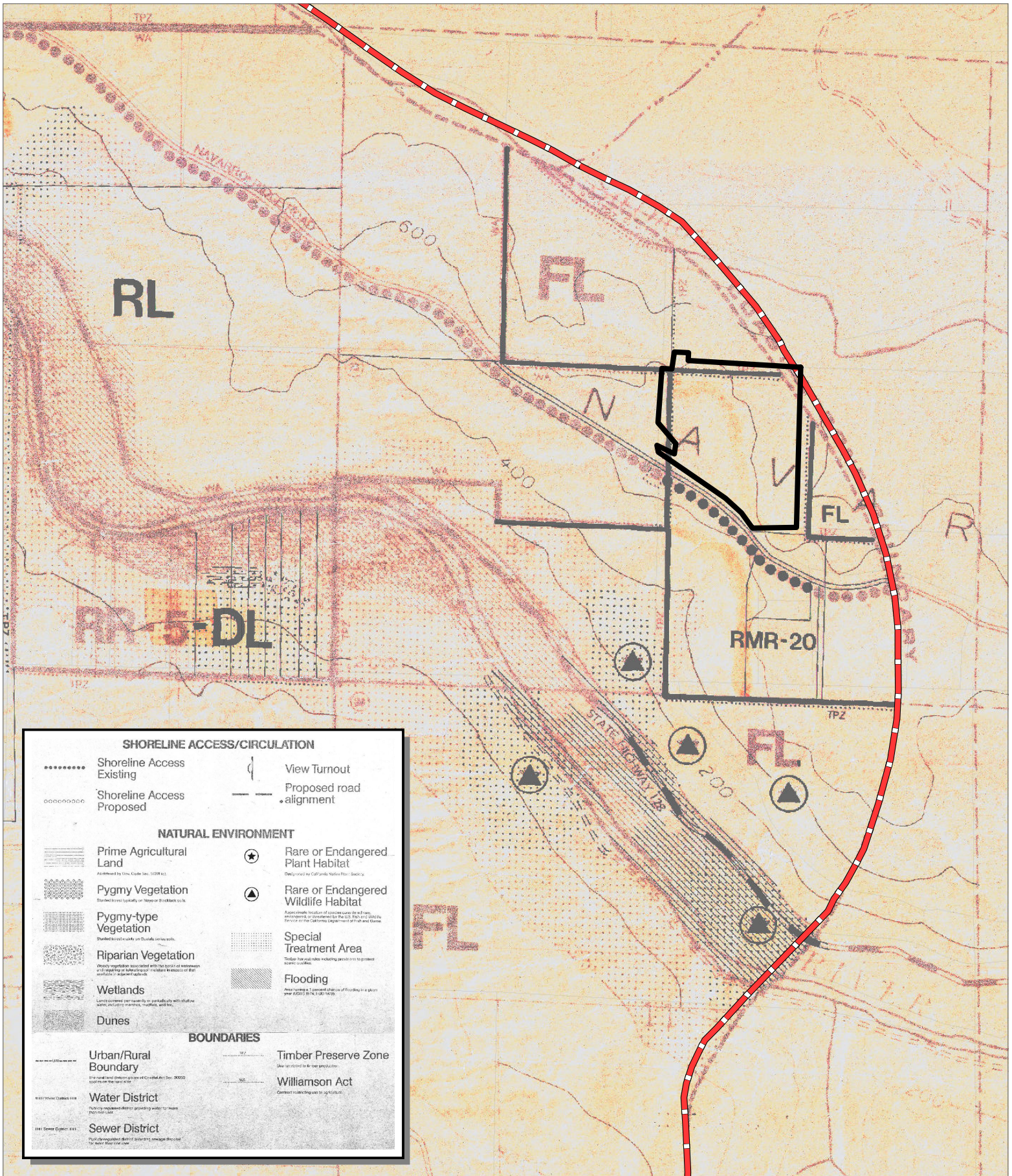
 Coastal Zone Boundary  
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

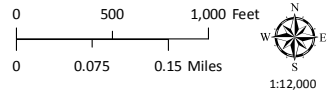
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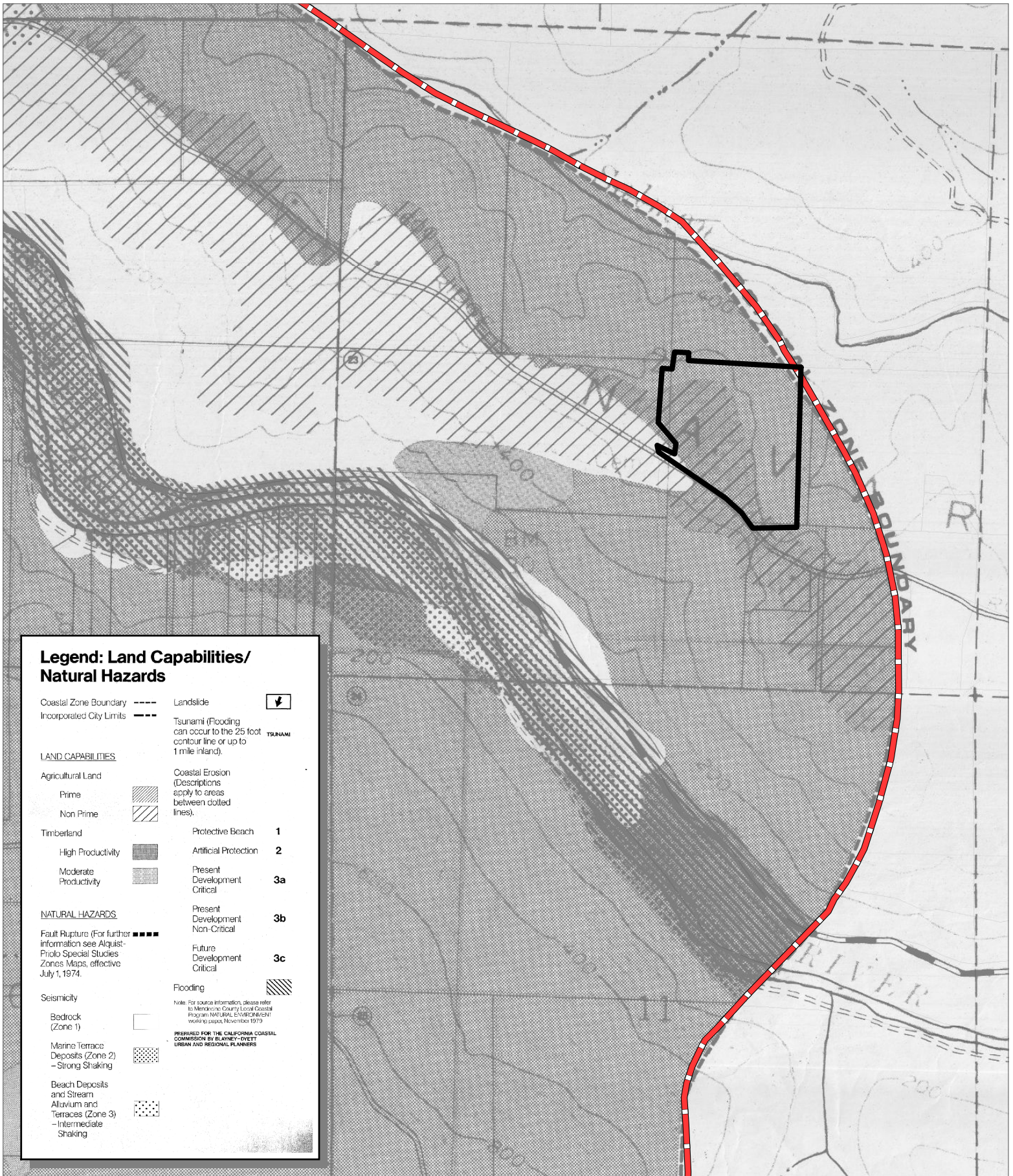
Coastal Zone Boundary



LCP LAND USE MAP 19: NAVARRO

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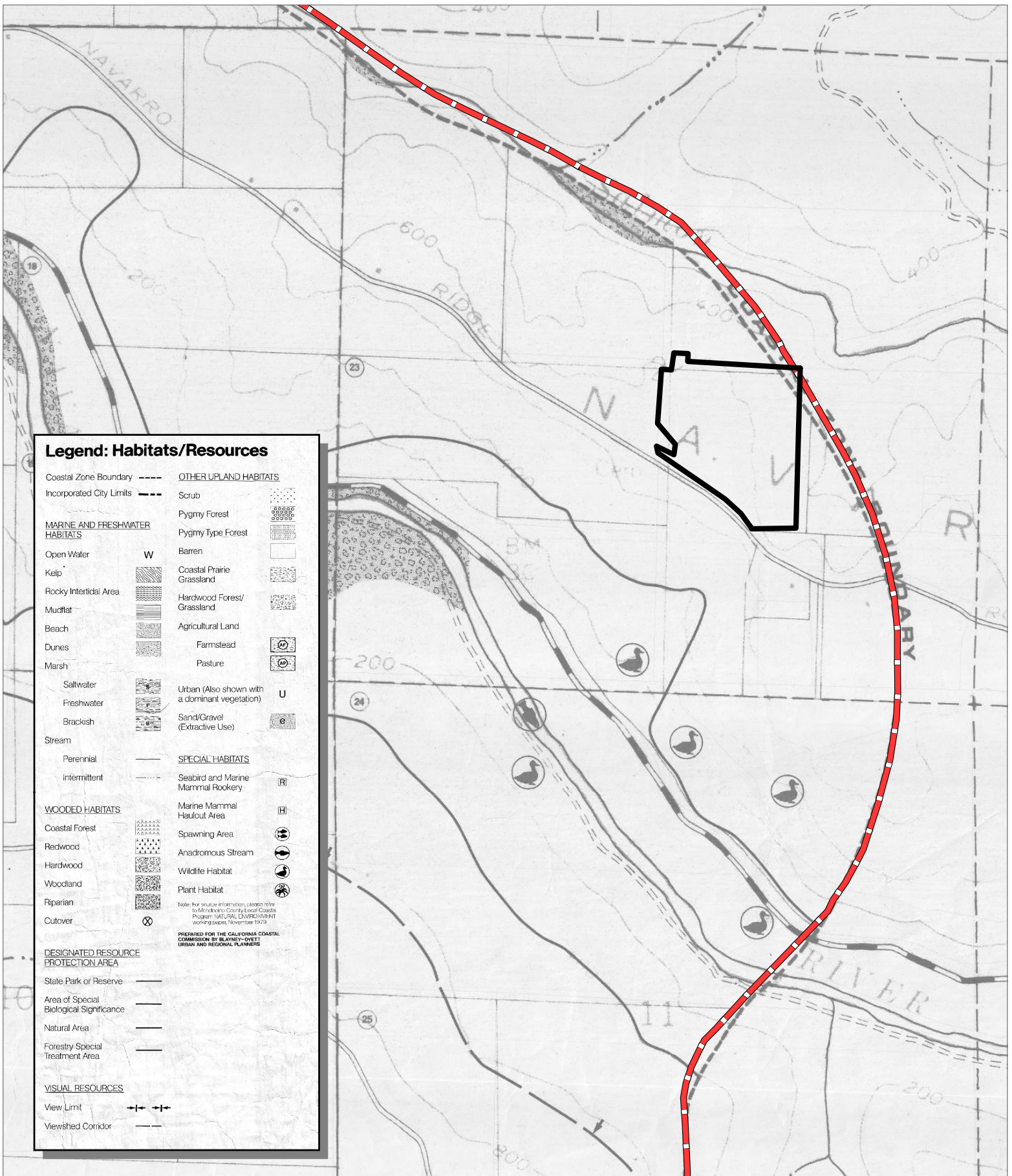
CASE: U 2017-0034  
 OWNER: Lords Land Ministries  
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Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

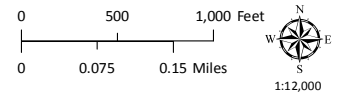
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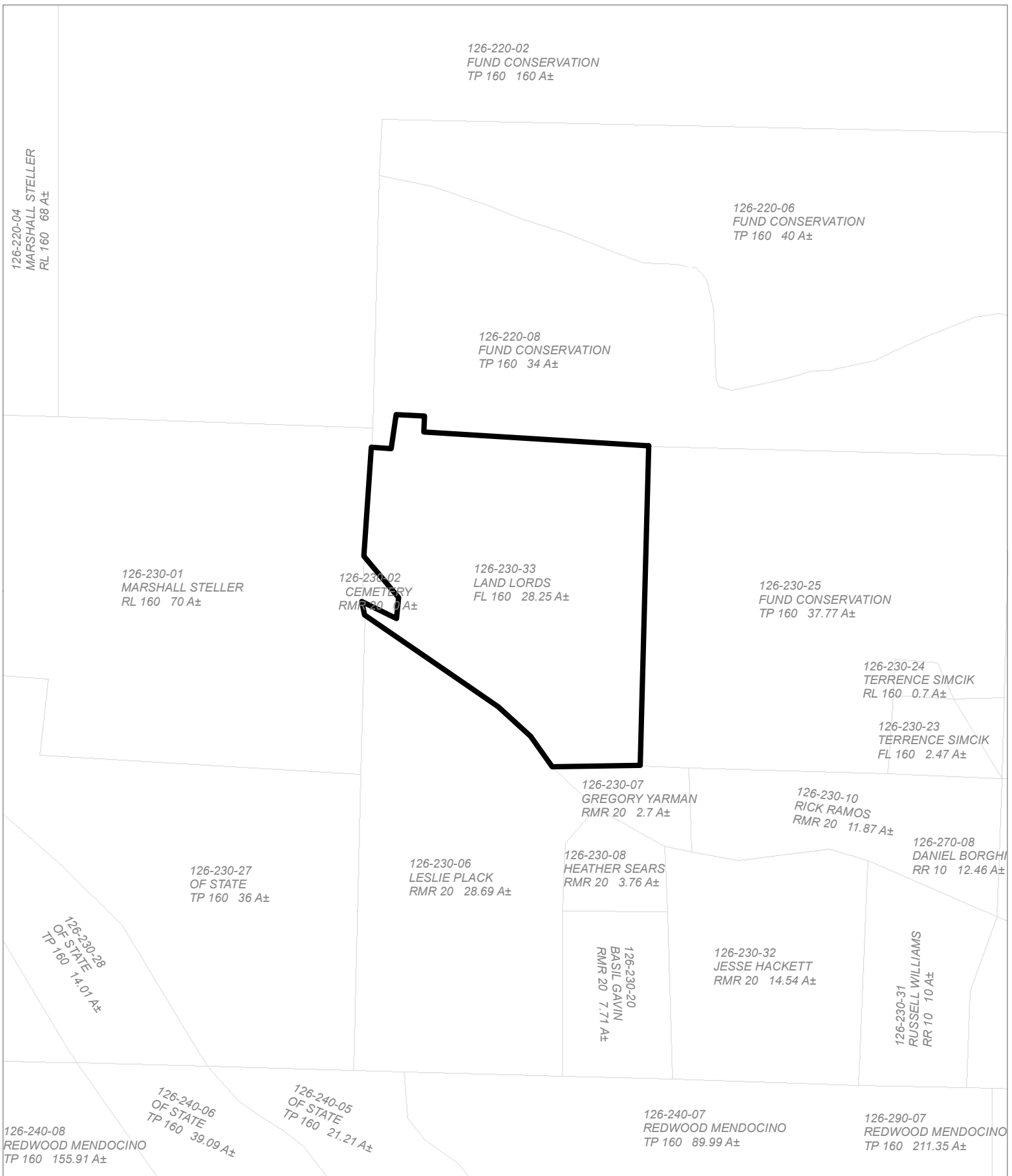
CASE: U 2017-0034  
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Coastal Zone Boundary

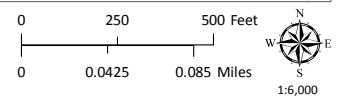


LCP HABITATS & RESOURCES

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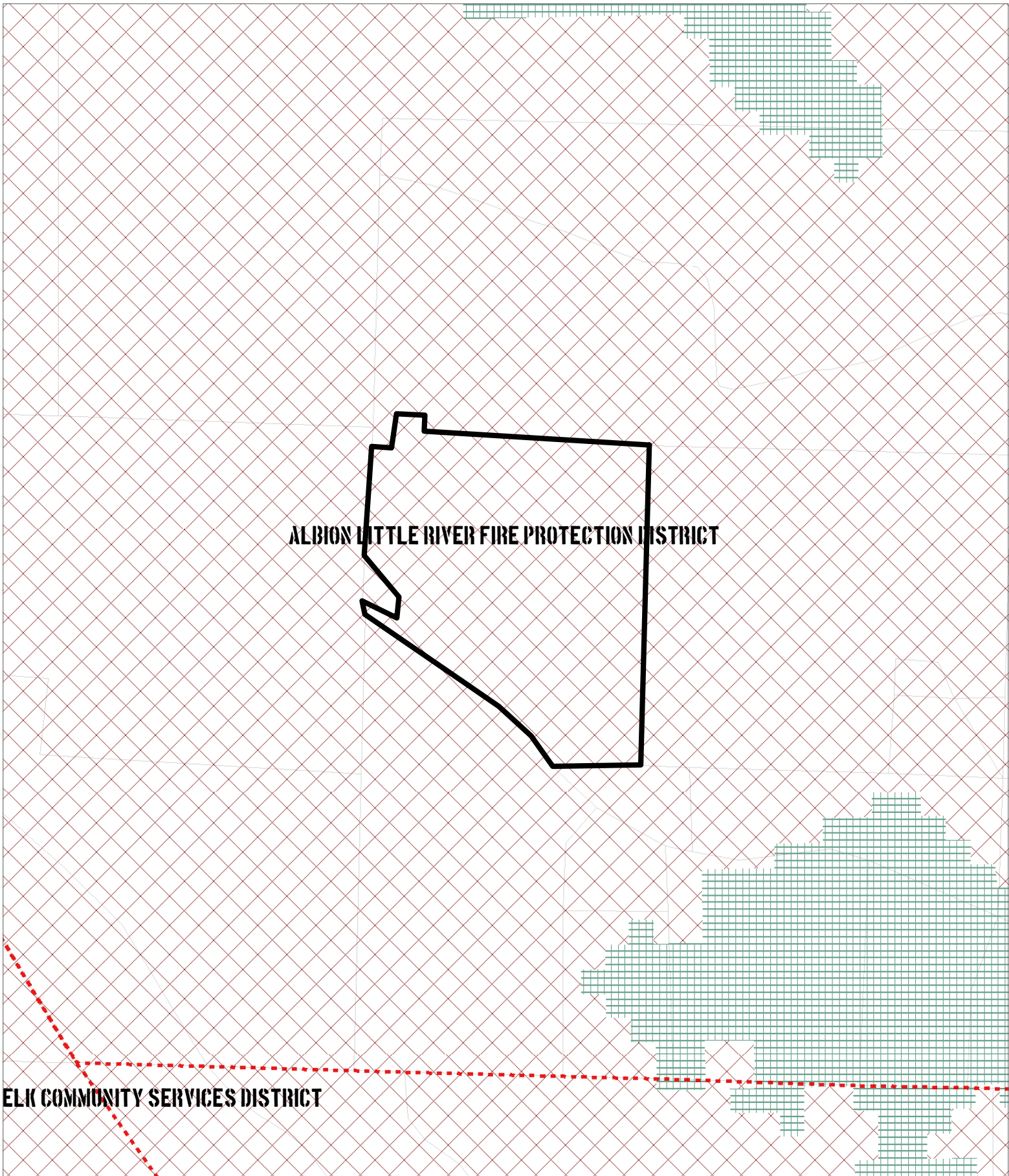
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APN: 126-230-33  
APLCT: AT&T Mobility  
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ADJACENT PARCELS

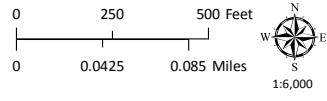
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APN: 126-230-33  
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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Section I	Description Of Project.
	<p><b>DATE:</b> March 31, 2019  <b>CASE#:</b> U_2017-0034  <b>DATE FILED:</b> 12/22/2017  <b>OWNER:</b> LORDS LAND MINISTRIES  <b>APPLICANT:</b> AT&amp;T MOBILITY  <b>PROJECT COORDINATOR:</b> JULIA ACKER KROG  <b>REQUEST:</b> Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.  <b>ENVIRONMENTAL DETERMINATION:</b> Mitigated Negative Declaration  <b>LOCATION:</b> In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion (APN: 126-230-33).</p>
Section II	Environmental Checklist.
	<p><i>"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.</i></p>

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Tribal Cultural Resources	<input type="checkbox"/> Utilities / Service Systems
	<input type="checkbox"/> Mandatory Findings of Significance	

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off site as well as on-site; cumulative as well as project level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**“Less Than Significant Impact”** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

**“No Impact”** means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

**INITIAL STUDY/ENVIRONMENTAL REVIEW:** This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

<b><u>I. AESTHETICS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Discussion: The site is not designated as a scenic vista and due to the fact that the site is already a developed parcel and most of the parcel is not visible from public vantage points there will be no impact on any scenic vistas as a result of the project.
- b) Discussion: State Route 1, which is the nearest State Highway to the project location, is not designated as a state scenic highway. Scenic resources such as trees and rock outcroppings will not be damaged as a result of the project given that the site is already developed and proposed new development will not require tree removal. Therefore, there will be no impact on scenic resources as a result of the project.
- c) Discussion: The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings due to the fact that the parcel is already developed and proposed new development will not be visible from public vantage points. Additionally, the proposed wireless communications facility will be a stealth facility that will have the appearance of a pine tree. The location is surrounded by foliage which will naturally stealth the facility from the public right-of-way. The surrounding area is covered with evergreen trees creating a natural looking backdrop. Several mitigation measures are recommended to ensure that the facility is constructed in a manner consistent with Mendocino County Code requirements for the protection of visual resources within the coastal zone. Therefore, impacts will be less than significant.
- d) Discussion: Two lights are proposed for the wireless communications facility. The proposed lights are shielded down tilt lights with motion sensors and automatic shutoff timer located on the walk-in equipment cabinet. The proposed two additional lights will not cause a substantial amount of new light or glare that will affect nighttime views in the area. Therefore, impacts will be less than significant.

<b><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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<b><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The proposed project will take place on land that is not designated as Prime or Unique Farmland. The site is designated as Grazing Land (G) and Rural Residential and Rural Commercial (R), as shown on the Important Farmland Map in the attachments to the Staff Report for this case. The project site is already developed with existing residential and recreational/retreat use and the proposed development is located within the already developed area of the parcel. Therefore, there will be no impact on Prime, Unique or Farmland of Statewide Importance as a result of the project.
- b) Discussion: The site is zoned Remote Residential, Forest Land and Timber Production. There is Williamson Act contracted lands adjacent to the project site on the western parcel boundary, furthest away from the proposed development. The proposed project will not conflict with any existing zoning or policies protecting agricultural resources. Therefore, there will be no impact as a result of the project.
- c) – d) Discussion: The site is zoned Remote Residential, Forest Land and Timber Production. The proposed development is located entirely within the Remote Residential zoning district. Timber Production Zones are located adjacent to the parcel boundaries but the proposed project will not encroach upon these designated resource areas. Therefore, there will be no impact.
- e) Discussion: As noted in the above answers to a) through d) the project will not result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use. The site has an existing residential and recreational/retreat use, is zoned Remote Residential and this application will not encroach upon any resource designated lands.

<b><u>III. AIR QUALITY.</u></b> <b>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The project will not conflict with or obstruct implementation of any air quality plan as there are no components of the project that would conflict with any existing air quality plans. Additionally, Conditions of approval are recommended that will ensure that the project will achieve compliance with Mendocino County Air Quality Management District (AQMD) standards.
- b) – c) Discussion: The AQMD is in attainment for all State standards with the exception of particulate matter less than 10 microns in size (PM10). The most common source of PM10 is wood smoke from home heating or brush fires, and dust generated by vehicles traveling over unpaved roads. A PM10 attainment plan was finalized in 2005 that provides regulations for construction and grading activities and unpaved roads. The proposed project has the potential to increase PM10 in the immediate vicinity of the site during access road construction. The proposed construction of internal access roads, if constructed in conformance with the conditions of approval, is not expected to contribute substantially to PM10 levels such that a significant impact would result. Local impacts to the area during construction would be less than significant using standard dust control measures. Conditions of Approval are recommended that will ensure that the project will achieve compliance with AQMD standards.
- d) – e) Discussion: Sensitive receptors can include schools, parks, playgrounds, day care centers, nursing homes, hospitals, and residential dwellings. The project is located within a primarily low density residential area. The project will not result in substantial pollutant concentrations and will not generate objectionable odors that would affect a substantial number of people.

<b><u>IV. BIOLOGICAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service as none have been identified on the parcel. The subject application was referred to both agencies but no comments were received from either agency.
- b) Discussion: There is no riparian habitat or other sensitive natural community identified on the parcel; therefore there will be no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. The subject application was referred to both agencies but no comments were received from either agency.
- c) Discussion: There are no wetlands located on the parcel; therefore, there will be no impact.
- d) Discussion: The proposed project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species as the site is already developed with the existing use and the proposed application proposes limited new development in disturbed areas. No wildlife species of concern have been identified within the project area. Therefore, there will be no impact.
- e) Discussion: The proposed project does not conflict with any local policies or ordinances protecting biological resources or tree preservation policies. A condition of approval has been included that any future tree removal at the site will require a Coastal Development Permit or modification to this permit to ensure that local policies and ordinances are adhered to.
- f) Discussion: The proposed project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved habitat conservation plan as there are none that exist that would be applicable to the resources identified on the project site. Therefore, there will be no impact.

<b><u>V. CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) – c) Discussion: The Mendocino County Archaeological Commission accepted the submitted Revised Cultural Resources Investigation prepared by Archaeological Resources Technology dated November 25, 2018 at its February 13, 2019 meeting and recommended that only the standard discovery clause condition be applied to the proposed project as no sites were identified in the Investigation. A Standard Condition advises the property owner of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

d) Discussion: The proposed project will not disturb any known human remains as no remains or cemeteries have been documented on the project site. Therefore, there will be no impact.

<b><u>VI. GEOLOGY AND SOILS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Discussion: Mendocino County Coastal Element Chapter 3.4 titled Hazards Management, addresses seismic, geologic, and natural forces within the Coastal Zone. Mapping does not associate the following with the subject site: faults, bluffs, landslides, or erosion. The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake Fault Zone. The San Andreas fault is located approximately 10 miles west of the project site and is the nearest active fault. The site is designated on the Mendocino County Local Coastal Program Land Capabilities and Natural Hazards Map as having potential

intermediate shaking levels in terms of seismicity. This project does not conflict with any state or local seismic hazard policy or plan.

- b) Discussion: Potential development impacts will be kept to a minimum with the uniform application of standard construction site erosion control requirements recommended in the conditions of approval, and those regulations found in MCC Chapter 16.30 Stormwater Runoff Pollution Prevention Procedure. Additionally, conditions of approval are recommended to ensure that disturbed areas are re-seeded after disturbance to reduce potential soil loss.
- c) Discussion: The soils present on the property do not comprise of soils that are unstable or would become unstable and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as a result of the project. The site is not designated as an area with potential for liquefaction and is not located on an active fault.
- d) Discussion: The proposed site does not contain soils meeting the criteria of expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994); therefore, there will be no impact as a result of the project.
- e) Discussion: The site contains an existing septic system that has been determined by the Mendocino County Division of Environmental Health to be adequate to serve the existing development and the proposed development of a wireless communications facility will not require any additional sewage disposal. Therefore, the soils at the site are capable of supporting on-site sewage disposal.

<b><u>VII. GREENHOUSE GAS EMISSIONS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The primary source of potential greenhouse gas emissions from the project is the back-up generator that is proposed, which will only be turned on in case of power outage or emergency situations. These potential emissions are not considered significant.
- b) Discussion: There is no applicable plan or policy that this project will conflict with as the project will not result in a significant increase in greenhouse gas emissions given that there is minimal additional development proposed. The primary source of potential greenhouse gas emissions from the project is the back-up generator that is proposed, which will only be turned on in case of power outage or emergency situations.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Discussion: The applicant is proposing to install a 15-kilowatt generator, to be used solely for providing emergency power during periods of energy transmission interruption and for routine testing along with a 54-gallon diesel storage tank. Fuel trucks will need to access the site to refuel diesel and the number of trips will depend on the number and length of primary line power outages. The periodic transport of diesel fuel to the site is not expected to create a significant hazard to the public or the environment.
- b) Discussion: Materials such as oil and diesel fuel used for the generator are subject to a Hazardous Materials Management Plan (HMMP) as approved by the County Department of Environmental Health (DEH). The plan identifies actions to be taken should a fuel or oil spill occur on site, including cleanup methods and appropriate agencies to contact in an emergency situation. Utilization of a generator as a back-up power source for wireless telecommunication facilities is common and staff is unaware of any fuel spill associated with any existing facilities in the County. An HMMP may not be required for this site given the small amount of fuel storage proposed; however, staff has included a condition of approval to ensure that one is prepared if it is in fact required by DEH. No mitigation required.
- c) Discussion: The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Additionally the site is located approximately 4 miles south of the town of Albion, which is the location of the nearest school. Therefore, there will be no impact as a result of the project.
- d) Discussion: The project site is not listed as a hazardous materials site on any list compiled pursuant to Government Code Section 65962.5; therefore, there will be no impact as a result of the project.
- e) Discussion: The project site is not located within an airport zone and there are no airports within close proximity; therefore, there will be no impact to safety for people residing or working in the project area.

- f) Discussion: The project site is not near any private airstrips; therefore, there will be no impact to safety for people residing or working in the project area.
- g) – h) Discussion: The proposed project will not impair the implementation nor physically interfere with an adopted emergency response plan or emergency evacuation plan. The parcel is located in an area classified with a “High Fire Hazard” severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Albion Little River Fire District for structural protection. The project application was referred to the CalFire for input. CalFire responded stating that the applicant is required to adhere to 4290 Regulations (CalFire #532-17). Albion Little River Fire District did not provide any comments on the project. A Condition of Approval is recommended to ensure compliance with recommendations provided by CalFire. The proposed development consists of construction of a wireless communications tower and will not cause the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires than that existing at the site today.

<b>IX. HYDROLOGY AND WATER QUALITY.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in an increase in pollutant discharges to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<b>IX. HYDROLOGY AND WATER QUALITY.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?				
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The proposed project will not violate any water quality standards or waste discharge requirements. The project application was referred to pertinent agencies for comment and no response as received expressing concerns with violation of water quality or waste discharge requirements. Therefore, there will be no impact as a result of the project.
- b) Discussion: The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The site has existing water facilities and no concern was expressed by the Mendocino County Division of Environmental Health as to potential for interference or depletion of groundwater supplies.
- c) Discussion: The proposed project will not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation or flooding on- or off-site. The property is already developed with the existing development and while the proposed new development under this application will require grading to accommodate it conditions of approval are recommended to keep impacts at less than significant levels. The proposed grading activities will not alter existing drainage patterns. Therefore, there will be a less than significant.
- d) Discussion: The proposed development will not substantially alter the existing drainage pattern of the site or area, no stream or river alteration will result from the project, nor will the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Therefore, there will be no impact.
- e) – f) Discussion: The proposed project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There are no existing or planned storm drainage systems that the proposed project would impact. Runoff from the site will not be significantly increased no be polluted as there is minimal additional areas of development proposed under the project. The proposed project would not result in any degradation of water quality within the vicinity of the project.
- g) – j) Discussion: The project site is not mapped to be located within a Flood Hazard zone and as such there would be no impact form the project in terms of placement of housing or other structures within a Flood Hazard zone. There is no levee or dam within proximity to the project site; therefore, the proposed project will not expose people or structures to any hazard associated with the failure of a levee or dam. The site is not mapped to be located within a seiche, tsunami, or mudflow hazard area.
- k) Discussion: The proposed project is not anticipated to create any pollutant discharges beyond those of existing use of the parcel. Therefore, the proposed project will not result in an increase in pollutant discharges to receiving waters.
- l) Discussion: The existing and proposed development at the site is served by existing septic facilities that are in conformance with the Mendocino County Division of Environmental Health standards. The proposed project does not include any development that could substantially impact groundwater quality.

- m) Discussion: There is no wetland, aquatic or riparian habitat on the parcel; therefore, there will be no impact.

<b><u>X. LAND USE AND PLANNING.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The proposed development will be located on an existing parcel in a low density residential area and will not physically divide an established community.
- b) Discussion: The proposed project is in conformance with all local regulations. Conditions of approval have been recommended to ensure that the proposed development is constructed in such a manner that any potential impacts are avoided.
- c) Discussion: The proposed project will not conflict with any habitat conservation plan or natural community conservation plan as there are none that exist that would be applicable to the resources identified on the project site. Therefore, there will be no impact.

<b><u>XI. MINERAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: There are no known mineral resources within the project area; therefore, there will be no loss of availability of a known mineral resource as a result of the project.
- b) Discussion: There are no delineated locally-important mineral resources within the project boundaries; therefore, there will be no loss in locally-important mineral resource recovery sites.

<b><u>XII. NOISE.</u></b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) – b) Discussion: The proposed wireless communications facility and associated generator and grading proposed to accommodate the improvements will result in noise that may expose people to noise. No excessive noise or excessive groundborne vibration will result from the project that would violate a local general plan or noise ordinance as all development within the Mendocino County Coastal Zone is subject to Exterior Noise Limit Standards specified in Appendix B of Title 20, Division II of Mendocino County Code. Therefore, potential impacts will be less than significant.
- c) – d) Discussion: Noise levels at the project site are not anticipated to permanently increase as a result of the proposed project. Noise during construction of new development may result in temporary impacts but will not be substantial as all development within the Mendocino County Coastal Zone is subject to Exterior Noise Limit Standards specified in Appendix B of Title 20, Division II of Mendocino County Code. Therefore there will be no impact as a result of the project.
- e) – f) Discussion: The site is not located within an airport zone and there are no private airstrips within close proximity to the project that would subject people residing or working in the project area to excessive noise levels; therefore, there will be no impact.

<b><u>XIII. POPULATION AND HOUSING.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The proposed project consists of construction of a wireless communications facility and associated internal access roads and related equipment. The proposed project will not induce substantial population growth as the project is not residential or commercial in nature nor does it extend major infrastructure that would induce population growth. Therefore, there will be no impact.

- b) – c) Discussion: The proposed project does not displace any existing housing. Solely a shed is required to be removed to accommodate the project. The project does not displace any people and therefore would not necessitate construction of replacement housing elsewhere. Therefore, there will be no impact.

<b><u>XIV. PUBLIC SERVICES.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Discussion: The proposed project will not result in adverse impacts associated with provision of governmental facilities or need for new or physically altered governmental facilities that may result in environmental impacts in order to maintain acceptable service ratios and response times for public services. This is primarily due to the fact that the property already contains an existing residential and recreational/retreat use type that has existed for many years and the proposed application will not result in an increase in use of the property beyond existing levels; therefore, there will be no impact to public services. The tower will be built to provide co-location opportunities for future carriers or public safety entities and so the project will be beneficial for public services in the area.

The parcel is located in an area classified with a “High Fire Hazard” severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Albion Little River Fire District for structural protection. The project application was referred to the CalFire for input. CalFire responded stating that the applicant is required to adhere to 4290 Regulations (CalFire #532-17). Albion Little River Fire District did not provide any comments on the project. A Condition of Approval is recommended to ensure compliance with recommendations provided by CalFire.

<b><u>XV. RECREATION.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- a) – b) Discussion: The site is already developed with the existing residential and recreational/retreat use and this application does not seek to change any of the existing use but solely is to add a wireless communication facility to the parcel. Therefore, there will be no increase in the use of existing neighborhood and regional parks and recreational facilities as a result of the project and no recreational facilities are required that may adversely affect the environment.

<b><u>XVI. TRANSPORTATION/TRAFFIC.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) – b) Discussion: The proposed project, which consists of construction of a new wireless communications facility and associated equipment, will not conflict with any plan, ordinance or policy that establishes measures of effectiveness for the performance of the circulation system. Additionally, the proposed project will not conflict with any applicable congestion management program. After construction is complete, maintenance workers are anticipated to visit the site approximately once per month, resulting in few additional vehicle trips per day than what presently exists from existing uses on the parcel. The State Route 1 Corridor Study Update provides traffic volume data for State Route 1. The subject property is located approximately 3 miles west of the intersection of Navarro Ridge Road (CR 518) and State Route 1, where the existing peak hour Level of Service is reported as "B" for the westbound approach and no data provided for the eastbound approach. Level of Service "B" notes only minor delays for traffic of 10 to 15 seconds and is considered acceptable. No improvement recommendations were made for the intersection of Navarro Ridge Road (CR 518) and State Route 1 in the Study. No change in service levels is anticipated as a result of the project.
- c) Discussion: The project site contains an existing use which does not impact air traffic patterns, the site is not located within an airport zone nor in close proximity to a private airstrip. As a result, the proposed project will not result in a change in air traffic patterns.

- d) Discussion: The proposed project will not increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, as the site is already developed with an existing use and this application proposes additional development that utilizes the existing access point onto Navarro Ridge Road (CR 518), none of which will create a traffic hazard.
- e) Discussion: The proposed project will not result in inadequate emergency access. The primary concern for emergency access is remote areas is for wildland fires. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Albion Little River Fire District for structural protection. The project application was referred to the CalFire for input. CalFire responded stating that the applicant is required to adhere to 4290 Regulations (CalFire #532-17). Turnouts and hammerheads are shown on the application site plan to ensure adequate emergency access is provided. Albion Little River Fire District did not provide any comments on the project. A Condition of Approval is recommended to ensure compliance with recommendations provided by CalFire.

In addition, Mendocino County Department of Transportation commented that the applicant shall construct a commercial driveway approach onto the County Road. This will ensure that the access point meets current standards furthering the ability for emergency responders to access the site.

- f) Discussion: The proposed project will not conflict with any adopted policies, plans or programs related to transportation and traffic or otherwise decrease the performance or safety of transportation facilities. The Mendocino County Department of Transportation provided no concerns or comments related to potential conflict of the project with any adopted policies, plans or programs.

<b><u>XVII. TRIBAL CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) – b) Discussion: The Mendocino County Archaeological Commission accepted the submitted Revised Cultural Resources Investigation prepared by Archaeological Resources Technology dated November 25, 2018 at



its February 13, 2019 meeting and recommended that only the standard discovery clause condition be applied to the proposed project as no sites were identified in the Investigation. A Standard Condition advises the property owner of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

Additionally, the project application was referred to various tribes that requested consultation on planning projects under Assembly Bill (AB) 52 and no additional comments or concerns were expressed by the tribes receiving the referral.

<b><u>XVIII. UTILITIES AND SERVICE SYSTEMS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) – b) Discussion: The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, as no wastewater will be generated from the proposed project. Additionally, the project will not require the construction of new or expanded water or wastewater treatment facilities, as there are no centralized systems that serve the site and the project does not require water or wastewater service.
- c) Discussion: Storm water drainage is handled on-site and is generally just natural drainage of the site without improved storm water facilities. No new or expanded storm water drainage facilities are required as a result of the project that could cause a significant environmental effect.
- d) Discussion: No water supply is necessary for the proposed project; therefore, water supplies are found to be sufficient and no new or expanded entitlements are needed.
- e) Discussion: The project site is not served by a wastewater treatment provider and there is no district nearby that would feasibly be extending service to the parcel in the future. Additionally, no septic infrastructure is necessary to accommodate the proposed development.
- f) – g) Discussion: Curbside pick-up is available to the parcel, additionally several Solid Waste Transfer Stations are located within 15 miles of the project site and can accommodate the solid waste disposal needs of the

site. No projected long-term increase in solid waste generation is anticipated as a result of the project, but there will be short-term increases associated with construction materials during construction of the proposed new development. Construction debris will be properly disposed of after completion of the proposed development. There will be no impact to capacity as a result of the project and the proposed project is in compliance with federal, state, and local statutes for solid waste disposal.

<b><u>XIV. MANDATORY FINDINGS OF SIGNIFICANCE.</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Discussion: Based on the discussion in Section IV Biological Resources and throughout the report, there is no evidence that the project has the potential to degrade the quality of the environment.

Based on discussion in Section V Cultural Resources and throughout the report, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

- b) Discussion: The nearest wireless telecommunication facilities that staff is aware of are located approximately 3 miles to the west of the project site near the intersection of Navarro Ridge Road (CR 518) and State Route 1. There are no impacts associated with the current project that become significant when considered in conjunction with other existing or planned facilities in the vicinity.
- c) Discussion: Staff is aware of public concerns regarding potential health effects based on environmental effects of radio frequency emissions from these types of wireless telecommunication facilities. The Federal Communications Commission (FCC) has set maximum permissible exposure limits for radio frequency transmitters, and the Telecommunications Act of 1996 prohibits local governments from regulating wireless service facilities based on environmental effects of radio frequency emissions as long as the facilities comply with FCC regulations for emissions.

The wireless communications facility will be within a compound that is surrounded by a locked chain link fence is not in a location likely to be accessed by anyone other than maintenance personnel. Appropriate signage will be posted disclosing that the facility is not to be accessed by anyone other than maintenance personnel.

**DETERMINATION:** On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

4/23/2019

DATE

  
JULIA ACKER KROG  
CHIEF PLANNER



Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California  
MAY 16, 2019

U\_2017-0034 LORDS LAND MINISTRIES

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A MITIGATED  
NEGATIVE DECLARATION AND GRANTING A COASTAL  
DEVELOPMENT USE PERMIT FOR A 135-FOOT TALL WIRELESS  
COMMUNICATIONS TOWER

WHEREAS, the applicant, AT&T Mobility, filed an application for a Coastal Development Use Permit with the Mendocino County Department of Planning and Building Services to construct a 135-foot tall wireless communications monopine tower and associated development, in the Coastal Zone, approximately 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion (APN: 126-230-33); General Plan FL160, RMR20; Zoning FL:160, TP:160, RMR:20; Supervisorial District 5; (the "Project"); and

WHEREAS, an Initial Study and draft Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review on April 18, 2019 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, May 16, 2019, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based upon the evidence in the record before it, makes the following findings;

1. The proposed development is in conformity with the certified local coastal program. Visual resources are protected by the use of a stealth design for the tower. There are no sensitive habitats documented on the parcel. The proposed development is in conformity with all other provisions of the local coastal program including public access, circulation, groundwater resources, archaeological resources and grading; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The existing access to the parcel will be improved to commercial standards, internal access roads will be developed that meet fire district standards, utilities will be extended to the site and drainage has be considered and conditions of approval recommended to ensure no impacts will occur as a result of the project; and
3. The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. The proposed development is located entirely within the portion of the parcel zoned Remote Residential and is an allowed conditional use within the district with the granting of a coastal development use permit. The proposed development will not interfere with the continued residential and recreational/retreat use of the parcel; and

4. The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. An Initial Study has been prepared which identified potentially significant impacts, which can be reduced to less than significant levels with the incorporation of several mitigation measures. As a result, a Mitigated Negative Declaration has been prepared; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource. The Mendocino County Archaeological Commission accepted the submitted Revised Cultural Resources Investigation prepared by Archaeological Resources Technology dated November 25, 2018 at its February 13, 2019 meeting and recommended that only the standard discovery clause condition be applied; and
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Curbside pick-up is available to the parcel, additionally several Solid Waste Transfer Stations are located within 15 miles of the project site and can accommodate the solid waste disposal needs of the site. After construction is complete, maintenance workers are anticipated to visit the site approximately once per month, resulting in few additional vehicle trips per day than what presently exists from existing uses on the parcel. The subject property is located approximately 3 miles west of the intersection of Navarro Ridge Road (CR 518) and State Route 1, where the existing peak hour Level of Service is reported as "B" for the westbound approach and no data provided for the eastbound approach. Level of Service "B" notes only minor delays for traffic of 10 to 15 seconds and is considered acceptable.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Mitigated Negative Declaration. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Coastal Development Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: ADRIENNE M. THOMPSON  
Administrative Services Manager

By: \_\_\_\_\_

BY: BRENT SCHULTZ  
Director

MARILYN OGLE, Chair  
Mendocino County Planning Commission

## EXHIBIT A

### CONDITIONS OF APPROVAL MAY 16, 2019

#### LORDS LAND MINISTRIES - U\_2017-0034

Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

**APPROVED PROJECT DESCRIPTION:** Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall monopine (monopole designed to resemble a pine tree) with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed monopine will be located within a 1,800 square-foot fenced compound.

#### **CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by "\*\*\*"):**

##### Aesthetics

1. \*\*The total height of tower including antennas and faux branches shall not exceed 135 feet in height above ground level. Within sixty (60) days of completion of the installation of the facility, the applicant shall confirm that the height is no greater than approved, and shall submit a written certification to the County of the actual height.
2. \*\*No trees that provide visual screening of the communications facility shall be removed after project completion except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility. Any future tree removal at the site shall require either a Coastal Development Permit or modification to this permit to ensure that local policies and ordinances are adhered to.
3. \*\*If use of any portion of the proposed facility is discontinued for more than one year, all parts of the facility not in use, above grade, shall be completely removed from the site, and the site shall be restored to a natural-appearing condition.
4. \*\*Prior to issuance of a building permit, the applicant shall provide an irrevocable letter of credit, bond, certificate of deposit, or other reasonable form of security satisfactory to County Counsel, sufficient to fund the removal of the facility and restoration of the site in the event that the applicant abandons operations or fails to comply with requirements for removal of facilities and restoration of the site.
5. \*\*Exterior surfaces of structures and equipment shall have subdued colors and non-reflective materials selected to blend with their surroundings. Color samples shall be submitted to the Department of Planning and Building for approval.
6. Exterior light fixtures shall be designed or located so that only reflected, non-glaring light is visible from beyond the immediate vicinity of the site, and shall be turned off except when in use by facility



personnel. No aircraft warning lighting shall be installed unless required by agencies with jurisdiction over such a determination.

7. \*\*The antenna array and faux tree branches shall not extend greater than the 13-foot diameter ring around the center of the monopine unless an amendment to this permit or a new Use Permit is granted for such an expansion.
8. \*\*An evaluation of the facility's stealth capability shall be submitted for review and approval by the Department of Planning and Building Services after the initial construction, one year following construction and every five years thereafter. The report shall assess surrounding vegetation growth, including height and density in the vicinity, and a color assessment to assess fading of material. Replacement or remediation of the wireless facility shall be performed by the applicant if required by the Department of Planning and Building Services.
9. \*\*Branches of the "monopine" shall extend beyond the antennas and fully conceal the supporting structure and antennas. The branches must:
  - a. Be constructed to a density of 2.5 branches for each one vertical foot of pole, and
  - b. Start attachment at no greater than twenty-five (25) feet above finished grade and continue to the top of the pole, and
  - c. Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.

#### Air Quality

10. Prior to the development phase of the project, the applicant shall contact the Mendocino County Air Quality Management District for a determination as to the need for a permit from the District for the proposed generator or any of the other proposed construction activities.
11. The new access road leading from the existing road to the project site shall be graveled at a bare minimum. Any rock material used for surfacing, including rock from onsite sources, must comply with regulations regarding asbestos content.
12. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.

#### Biological Resources

13. The clearing of vegetation and initiation of construction shall be done during the bird non-breeding season between September and January. If this cannot be accomplished then a qualified biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. The survey shall be submitted for review and approval by California Department of Fish and Wildlife staff. Any recommendations of California Department of Fish and Wildlife Staff as a result of review of that survey shall be adhered to.
14. The clearing of vegetation and initiation of construction shall be done between September 1 and October 31. If this cannot be accomplished then preconstruction surveys for potential bat roost sites shall be conducted and submitted for review and approval by the California Department of Fish and Wildlife.
15. Heavy equipment undercarriages and tires shall be washed prior to entering the site in order to remove any invasive plant seed.

16. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Wildlife Code are submitted to the Mendocino County Department of Planning and Building Services. **Said fee of \$2,404.75 (fee will change after January 1st, 2020), shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any appeal period.** Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

#### Cultural Resources

17. In the event that archaeological resources are encountered on the site, further disturbance in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

#### Geology and Soils

18. As soon as practical following completion of any earth disturbance, vegetative ground cover or driveway surfacing equal to or better than existing shall be reestablished on all disturbed portions of the site. Project construction activities are limited to the project footprint. Trenches will need to be filled and resurfaced to match the original surface.
19. All grading and site preparation, at a minimum, shall adhere to the following “Best Management Practices”: The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
  - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
  - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
  - d. Temporary erosion control measures shall be in place at the end of each day's work, and shall be maintained until permanent protection is established.
  - e. Erosion control measures shall include but are not limited to: seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
  - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless an Erosion and Sedimentation Prevention Plan, prepared by a registered civil engineer, has been submitted and approved by the Department of Planning and Building Services which outlines wet weather earthmoving and drainage control protocols. Such plan shall include all appropriate Best Management Practices that shall be installed in accordance with the approved Erosion and Sediment Prevention Plan prior to the start of construction during the rainy season.

- g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
  - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1,524 mm) in height and steeper than 1 unit vertical in 1.5 units horizontal (66.7% slope).
  - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m3) on any one lot and does not obstruct a drainage.

#### Hazardous Materials:

- 20. Should fuel storage at the site exceed thresholds established for when preparation of a Hazardous Materials Management Plan is required, a Hazardous Materials Management Plan (HMMP) shall be submitted to the satisfaction of the Division of Environmental Health. Prior to the issuance of any building permits in reliance of this Use Permit, the applicant shall furnish evidence from the Division of Environmental Health that either a HMMP is not required or that one has been submitted to the satisfaction of the Division of Environmental Health.

#### Noise

- 21. The Generator shall be equipped with mufflers and spark arresters, and shall not produce noise levels exceeding 50 dBa at the nearest off site residence. Routine testing and maintenance shall be limited to weekdays between 8:30 a.m. and 4:30 p.m. Repairs and emergency use are not included in this limitation. If necessary the generator shall be enclosed by a noise barrier shelter designed by an acoustical engineer and remain oriented and screened to limit excessive noise to surrounding residences.

#### Public Services

- 22. The applicant shall complete Cal Fire standard fire safe requirements pursuant to Cal Fire #532-17. The applicant shall obtain written verification from Cal Fire stating that this condition has been met to the satisfaction of Cal Fire and submit it to the Department of Planning and Building Services.
- 23. The facility shall provide if requested, space for any public emergency service provider to locate communication equipment on the tower, provided no interference to function will result at a minimum or no fee.

#### Transportation/Traffic

- 24. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a standard commercial driveway at 30660 Navarro Ridge Road (CR 518), APN 126-230-33, in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted. The applicant shall obtain written verification from stating that this condition has been met to the satisfaction of the Mendocino County Department of Transportation and submit it to the Department of Planning and Building Services.
- 25. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County rights-of-way.



### Wireless Guidelines

26. Prior to the final inspection by the Building Division of the Department of Planning and Building Services, an identification sign for each company responsible for operation and maintenance of facilities at the site, not larger than two square feet, shall be posted at a location from which it can be easily read from outside the perimeter of the communications facility, and shall provide the name, address, and emergency telephone number of the responsible company. The address assigned to the site by the Planning and Building Services Department shall be posted.
27. Antennas and antenna towers shall be inspected every ten years, and following significant storm or seismic events, by a structural engineer licensed in the state of California to assess their structural integrity, and a report of the engineer's findings shall be submitted to the Planning and Building Services Department. Costs of the inspection and report shall be borne by the applicant.
28. Prior to commencement of operations, all surplus construction materials and debris, including cleared vegetation, shall be removed from the site to a proper disposal facility. Thereafter the site shall be kept free of refuse.
29. By commencing work allowed by this permit, the applicant agrees to negotiate in good faith with third parties requesting shared use of the site and to require no more than a reasonable charge for collocation.
30. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower. The Wireless Communications Facility shall comply in all respects with the current standards of the American National Standards Institute (ANSI)
31. Equipment buildings and enclosures shall be equipped with automatic fire extinguishing systems acceptable to the responsible fire agency.

### Standard Conditions

32. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
33. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless the Planning Commission has approved a modification.
34. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
35. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one or more of the following grounds:
  - a. That the permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which the permit was granted have been violated.
  - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.

Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.

36. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
37. This permit is issued for a period of ten years, and shall expire on **May 16, 2029**. The applicant has the sole responsibility for renewing this permit before the expiration date. The county will not provide a notice prior to the expiration date.
38. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.