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**PLANNING COMMISSION STAFF REPORT-  
COASTAL DEVELOPMENT USE PERMIT**

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**MAY 16, 2019  
U\_2017-0036**

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**SUMMARY**

**OWNER:** AT&T CORP  
679 ROUNDUP DR  
GRAND JUNCTION, CO 81503

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

**AGENT:** EPIC WIRELESS GROUP, LLC  
605 COOLIDGE DRIVE, SUITE #100  
FOLSOM, CA 95630

**REQUEST:** Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of an 80 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, 1± miles north of the community of Manchester, on the north side of Kinney Road (CR 512), 1± miles west of its intersection with Highway 1, at 44601 Kinney Road (APN 133-010-04).

**TOTAL ACREAGE:** 11.2± Acres

**GENERAL PLAN:** Public and Semipublic Facilities (PF)

**ZONING:** Public and Semipublic Facilities (PF)

**SUPERVISORIAL DISTRICT:** 5

**APPEALABLE:** Yes, Conditional Use and Highly Scenic

**ENVIRONMENTAL DETERMINATION:** Statutory Exemption, per CEQA Guidelines Sec. 15270

**RECOMMENDATION:** Denial without prejudice

**STAFF PLANNER:** JULIA ACKER KROG

**PROJECT DESCRIPTION:** Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of an 80 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.

**APPLICANT'S STATEMENT:**

“(P) New Site Build Unmanned Telecommunications Facility  
40'X45' Fenced Compound with a 6'-0" high chain link fence.  
Install 2' tall cell block foundation, 20 blocks at 7'X7' square blocks, overall dimensions of 28'X35'.  
Install pre-manufactured walk in equipment cabinet and associated interior equipment.  
Install (1) GPS Unit  
Install 80'-0" Monopine Tower  
Install (8) Antennas, (4) per sector  
Install (15) RRUs  
Install (3) Surge Suppressors  
(2) Future 4' Microwave Dishes  
Install 15KW DC Diesel Generator  
Trench Power/Telco (Fiber) to site location  
Gravel access route to site  
The Wireless Facility will serve the community with High Speed Broadband Wireless Internet, Mobile Phone Services, and enhance public safety.”

**RELATED APPLICATIONS:**

**On-Site**

- Use Permit #U 21-87, submitted in February 1987, by AT&T, for a fiber optic cable from Manchester to Dunnigan, was approved by the Planning Commission on October 15, 1987.
- Use Permit #U 48-87, submitted in September 1987, by AT&T, for a fiber optic cable from Manchester to Hawaii, was approved by the Planning Commission on March 3, 1988.
- Use Permit #U 52-90, submitted in December 1990, by MCI, for a microwave station at the Manchester radio facility, was approved by the Planning Commission on January 16, 1992.
- Use Permit Modification #UM 48-87/91, submitted in February 1991, by AT&T, for a fiber optic cable from Manchester to Japan, was approved by the Planning Commission on November 21, 1991.
- Use Permit #U 33-91, submitted in August 1991, by AT&T, for a fiber optic cable from Manchester to San Francisco, was approved by the Planning Commission on April 16, 1992. During construction of this project, there was a bentonite spill while boring under the Garcia River, which was resolved in September 1993.
- Coastal Development Use Permit Modification #CDUM 52-90/98, submitted in September 1998, by AT&T, for the addition of 19,500 square feet to the existing terminal building at the Manchester radio facility, was approved by the Planning Commission on April 15, 1999.
- Coastal Development Use Permit #CDU 25-99, submitted in August 1999, by AT&T, for a fiber optic cable replacement project from Manchester to Dunnigan, with a branch from Cloverdale to Santa Rosa, was approved by the Planning Commission on March 16, 2000.
- Coastal Development Use Permit #CDU 5-2000, submitted in February 2000, by Williams Communications, Inc., for two fiber optic cables, from Manchester to Robbins, and from Manchester to Sacramento, was approved by the Planning Commission on July 20, 2000.
- Coastal Development Use Permit #CDU 9-2000, submitted in March 2000, by AT&T, for five new conduits into the Pacific Ocean, two fiber optic cables, and new ground beds at the Manchester cable facility, was approved by the Planning Commission on July 20, 2000.
- Coastal Development Use Permit Modification #CDUM 52-90/98/2001, submitted in 2001, for the installation of three 4-inch conduits, a manhole, and an access vault, connecting existing undersea conduits to existing cable station facilities, was approved by the Planning Commission on August 16, 2001.
- Coastal Development Permit #CDP 14-2011, submitted in May 2011, for renovation of an existing HVAC system for the existing AT&T building through removal of existing exterior chiller and construction of an approximately 560 square-foot building to house the new chiller and mechanical units, was approved by the Coastal Permit Administrator on September 29, 2011.

**SITE CHARACTERISTICS:** The subject property is located near the terminus of Kinney Road (CR 512), approximately 1 mile north of the community of Manchester on the west side of State Route 1. The project site is surrounded to the north, east and west by Manchester State Park. Agricultural lands and additional State Park lands are located to the south of the project site. The site contains an existing AT&T facility, which is the cable landing station for several trans-pacific cables. The site is designated as a Highly Scenic Area and adjacent lands contain Federal listed endangered species. The site is designated by the Mendocino County Coastal Groundwater Study as an area containing Sufficient Water Resources. Prime agricultural land and land under Williamson Act contract is located directly south of the project site. Existing public access is adjacent to the project site along Kinney Road (CR 512) and at the adjacent State Park.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Open Space (OS-DPR)	Open Space (OS)	103± acres	State Park
<b>EAST</b>	Open Space (OS-DPR)	Open Space (OS)	103± acres	State Park
<b>SOUTH</b>	Agriculture (AG60)	Agriculture (AG60)	87.22± acres	Residential/Agricultural
<b>WEST</b>	Open Space (OS-DPR)	Open Space (OS)	114± acres	State Park

**PUBLIC SERVICES:**

Access: KINNEY ROAD (CR 512)  
 Fire District: REDWOOD COAST  
 Water District: NONE  
 Sewer District: NONE  
 School District: ARENA UNION

**AGENCY COMMENTS:** On July 24, 2018 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. 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	No Comment
Planning – FB/Ukiah	Comments
Environmental Health-FB/Ukiah	No Comment
Building Services-Ukiah PBS	No Comment
Assessor	No Response
Air Quality Management District	Comments
US Fish and Wildlife Service	Comments
Sonoma State University	Comments
Archaeological Commission	Comments
Resource Lands Protection Committee	No Comment
Caltrans	No Response
Department of Forestry/CalFire	No Comment
CA Department of Fish and Wildlife	Comments
California Coastal Commission	Comments
CA Department of Parks and Recreation	Comments
Redwood Coast Fire District	No Response
Sherwood Valley Band of Pomo Indians	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response

### KEY ISSUES

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

The parcel is classified as Public and Semipublic Facilities (PF) by the Mendocino County General Plan. The intent of the PF classification is to designate existing major public and community serving uses that should not be converted to other uses unless a plan amendment is approved. The site is already developed with an existing facility that is the landing station for the trans-pacific cable.

The project site is located within a Public and Semipublic Facilities Zoning District (PF), which is intended to be used to designate existing major public and community serving uses that should not be converted to other uses unless a plan amendment is approved. The site is already developed with an existing facility that is the landing station for the trans-pacific cable. The proposed wireless communication facility is permissible in the zoning district 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 an 80-foot Stealth Monopine tower, one equipment shelter, and one 15KW standby DC Diesel Generator. With regards to the selected location and design of the monopine tower, the applicant states in the application materials "the property is lined with foliage creating natural stealthing of the facility from the public right of way. The backdrop is lined with evergreens at which the Monopine will blend in with." Photo simulations of the proposed facility were provided by the applicant and are included as attachments to this staff report. The applicant had looked at alternative locations but decided against these as they were not consistent with some of the development standards contained in the Wireless Communication Facilities Development Guidelines related to setbacks from adjacent residences.

The location is a highly visible area of the coast with Manchester State Park bordering the site to the east, west and north and agricultural lands to the south. The entire area west of State Route 1 in this area of the coast is designated as a Highly Scenic Area and as such is subject to Highly Scenic Area policies. Pertinent policies from the Coastal Element of the General Plan for Highly Scenic Areas include Policy 3.5-1, 3.5-3 and 3.5.5 (provided below).

**Policy 3.5-1** *State Highway 1 in rural areas of the Mendocino County coastal zone shall remain a scenic two-lane road. The scenic and visual qualities of Mendocino County coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas designated by the County of Mendocino Coastal Element shall be subordinate to the character of its setting.*

**Policy 3.5-3** *The visual resource areas listed below are those which have been identified on the land use maps and shall be designated as "highly scenic areas," within which new development shall be subordinate to the character of its setting. Any development permitted in these areas shall provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes... In addition to other visual policy requirements, new development west of Highway One in designated "highly scenic areas" is limited to one-story (above natural grade) unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures... New development should be subordinate to natural setting and minimize reflective surfaces...*

**Policy 3.5-5** *Providing that trees will not block coastal views from public areas such as roads, parks and trails, tree planting to screen buildings shall be encouraged...*



In addition to the Policies provided above, Mendocino County Code Section 20.504.015 (C) provides development criteria for projects located within designated Highly Scenic Areas. The primary concern for staff is how the selected location does not contain any pine trees in close proximity, while there is other vegetation surrounding the site (primarily cypress trees and coyote brush), the monopine would be taller and not compatible with the existing vegetation at the site. Additionally, coastal views are highly protected especially from public vantage areas including roads, coastal trails and parks and given that there is State Park bordering three sides of the parcel any additional development is highly impactful upon the visual character of the area. Despite the proposed siting and design of the monopine, staff is unable to find that the proposed development would be subordinate to the character of the setting.

The California Coastal Commission as well as California State Parks both provided comments expressing concern for the visual impact the proposed wireless communication facility would have even with the proposed stealth monopine design. Their concerns are primarily due to the highly visible nature of the parcel from public vantage points and secondarily that adjacent vegetation is not pine trees but rather windswept cypress trees. California State Parks primarily stated aesthetic and biological concerns noting that "the tallest building is about 25' feet and there are no pine trees nearby. Only wind swept cypress trees." The California Coastal Commission stated in their comments that despite being located within a fenced compound, the monopine's "proximity to the park and its designation as a Highly Scenic Area lead me to believe that an 80 ft. monopole may have an adverse impact on visual resources." Their comments went on to say that "other sites could also be considered, since it appears the Applicant considered other locations but chose this as their preferred site to avoid the need for variances." The variances referred to by the California Coastal Commission are inconsistencies with the Wireless Communication Facilities Development Guidelines development standards related to setbacks from adjacent residences.

Staff has reviewed the proposed project for consistency with Highly Scenic Area policies and Chapter 20.504 of Mendocino County Code and has considered the comments received from responsible agencies. Staff has concluded that despite the stealth design and siting of the tower that the visual impacts are not consistent with the Local Coastal Program policies protecting visual resources. Staff has therefore recommended denial of the project based upon these inconsistencies.

Habitats and Natural Resources: The applicant submitted a Biological Resource Assessment prepared by Geist Engineering and Environmental Group, Inc and Synthesis Planning dated September 2018. It is noted in the Biological Resource Assessment that surveys were conducted outside of the blooming window for 15 special-status plants and therefore the survey preparers could not confirm presence or absence of the 15 special-status plants that have the potential to occur within the project area. Additionally, the County cannot condition a project upon future studies and the Assessment recommends additional biological and botanical surveys prior to onset of construction activities. Staff cannot make findings related to protection of environmentally sensitive habitat areas as the provided Assessment was not conducted during the appropriate season and future studies are recommended.

The site is primarily comprised of Coastal prairie and ruderal vegetation. Special status plant communities noted at the project site include Northern coastal bluff scrub and Coastal terrace prairies. Habitat for the Federally Listed Snowy Plover is known to be present approximately 700 feet west of the project site at Manchester State Beach and the project site lies within a federally designated critical habitat for this species. The Point Arena Mountain Beaver (PAMB) is federally listed under the Endangered Species Act as endangered and is a mammalian species of special concern by the State of California and is known to occur within the vicinity of the project area. Potential habitat for this species occurs within the project site and buffer area; however, these species have not been documented within the boundaries of the proposed project site.

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 0.5 mile north 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 “Beach Deposits and Stream Alluvium and Terraces (Zone 3)” which has the potential for 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 “Moderate Fire Hazard” severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Redwood Coast Fire District for structural protection. The project application was referred to the CalFire for input. CalFire responded with no comments but the applicant is required to adhere to 4290 Regulations (CalFire #536-17). Redwood Coast Fire District did not provide any comments on the project.

**Grading, Erosion, and Run-Off:** Some grading and ground disturbance is required to accommodate the proposed development. The site is relatively flat, but the site will still be graded prior to construction to ensure flatness is established for the proposed cell block foundation. Grading activities include site development and trenching to underground utilities. The proposed access roads will be developed with gravel to the facility location.

**Archaeological/Cultural Resources:** The Mendocino County Archaeological Commission accepted the submitted Cultural Resources Investigation prepared by Archaeological Resources Technology dated September 2018 at its October 10, 2018 meeting and recommended that only the standard discovery clause condition be applied to the proposed project as no sites were identified in the Investigation.

**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 Kinney Road (CR 512). The application was referred to the Mendocino County Department of Transportation (MCDOT) for comments. MCDOT responded with no comments for the proposed project. Appropriate turnouts are shown on the site plan to ensure there is adequate emergency access to the site for fire and medical personnel.

**Public Access:** The site of the proposed project is located west of State Route 1 and is therefore subject to the public access findings of the Local Coastal Program. There is existing public access along Kinney Road leading out to the Manchester State Park. Access is sufficient in the area and the Coastal Element and Local Coastal Program Map #24 do not suggest any additional access as necessary across the subject parcel. The proposed development will not impact existing public access.

### **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 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 recommends denial of the project due to inconsistencies with visual resource policies and protection of environmentally sensitive habitat areas. Therefore, Staff has determined the project is Statutorily Exempt pursuant to section 15270 of the California Environmental Quality Act (CEQA) guidelines. Should the Planning Commission wish to approve the project it would need to be continued to a future hearing date to allow staff time to complete the necessary CEQA analysis.

## **RECOMMENDATION**

Deny Coastal Development Use Permit #U\_2017-0036 for the Project, without prejudice, based on the facts and findings contained in the proposed resolution.

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DATE

SIGNATURE ON FILE

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JULIA ACKER KROG  
CHIEF PLANNER

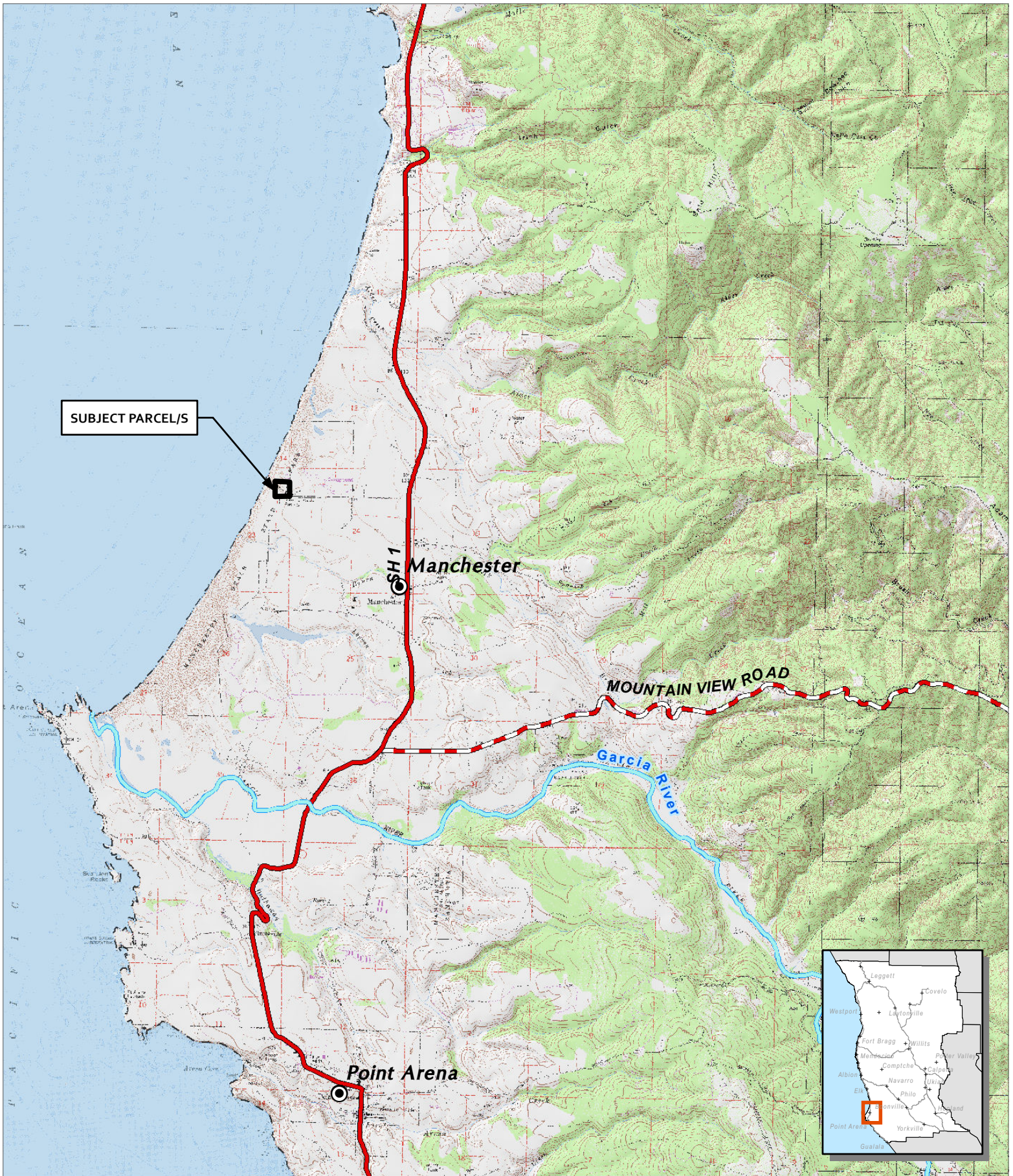
Appeal Period: 10 Days  
Appeal Fee: \$1616.00

**ATTACHMENTS:**

- A. Location Map
- B. Topographic Map
- C. Aerial Imagery (Vicinity)
- D. Aerial Imagery
- E. Site Plan
- F. Elevations
- G. Photosim
- H. Photosim
- I. Photosim
- J. Zoning Display Map
- K. General Plan Classifications
- L. LCP Land Use Map 24: Manchester Beach
- M. LCP Land Capabilities & Natural Hazards
- N. LCP Habitats & Resources
- O. Adjacent Parcels
- P. Fire Hazard Zones & Responsibility Areas
- Q. Ground Water Resources
- R. Highly Scenic & Tree Removal Areas
- S. Local Soils
- T. Lands in Williamson Act Contracts

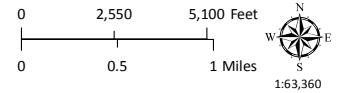
**RESOLUTION (Exhibit A):**





CASE: U 2017-0036  
 OWNER: AT&T Corp.  
 APN: 133-010-04-05  
 APLCT: AT&T Mobility  
 AGENT: Epic Wireless Group, LLC / Jared Kearsley  
 ADDRESS: 44601 Kinney Road, Manchester

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

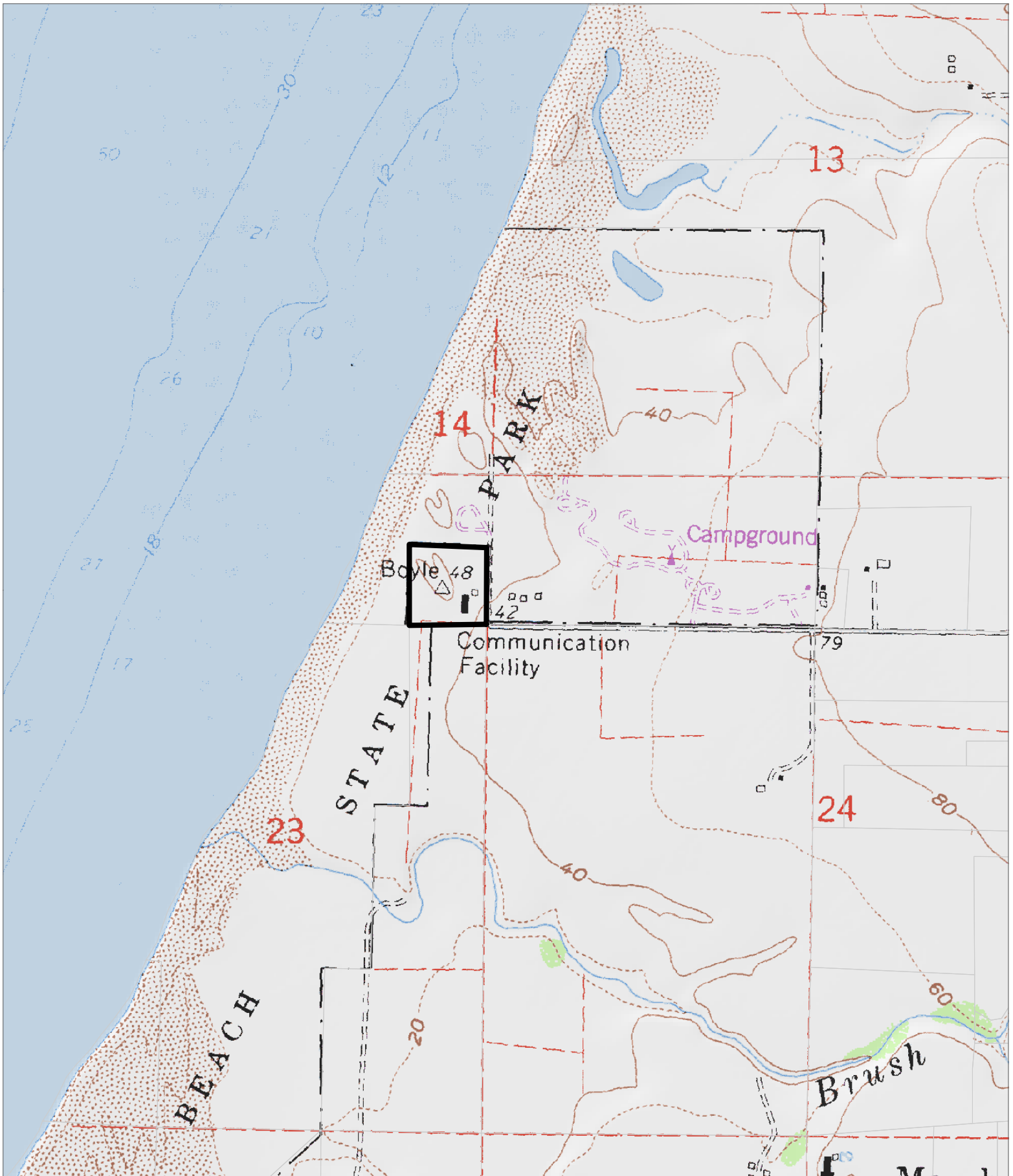


LOCATION MAP

ATTACHMENT A

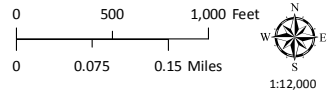
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**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET  
**ATTACHMENT B**





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Major Towns & Places



Named Rivers

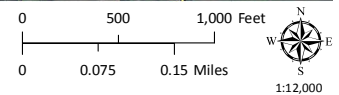


Highways

Public Roads

Private Roads

Driveways/Unnamed Roads



AERIAL IMAGERY

ATTACHMENT C

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: U 2017-0036  
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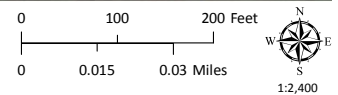
APN: 133-010-04-05

APLCT: AT&T Mobility

AGENT: Epic Wireless Group, LLC / Jared Kearsley

ADDRESS: 44601 Kinney Road, Manchester

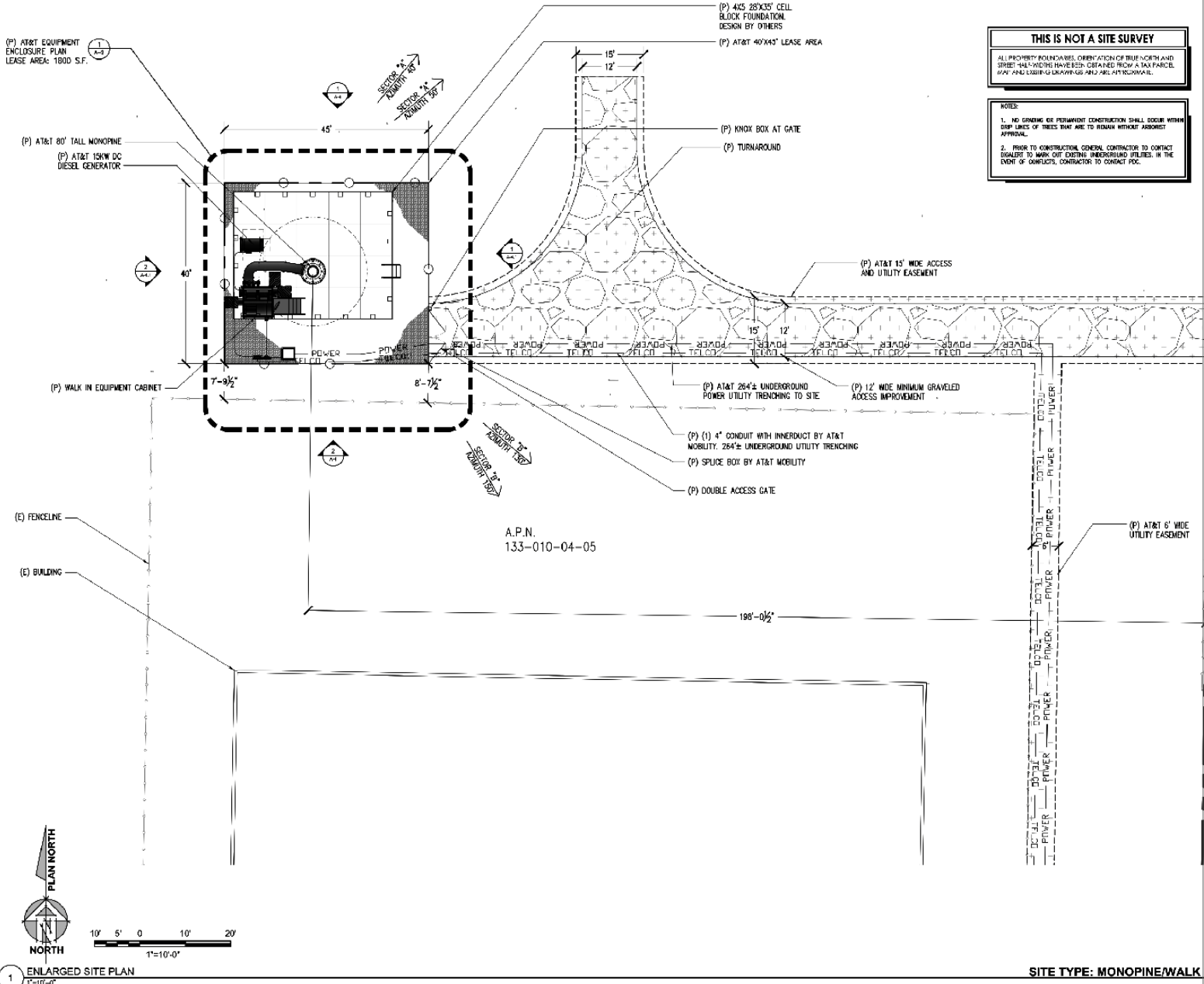
Public Roads  
Driveways/Unnamed Roads



AERIAL IMAGERY

ATTACHMENT D

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**THIS IS NOT A SITE SURVEY**

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE-NORTH AND STREET-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

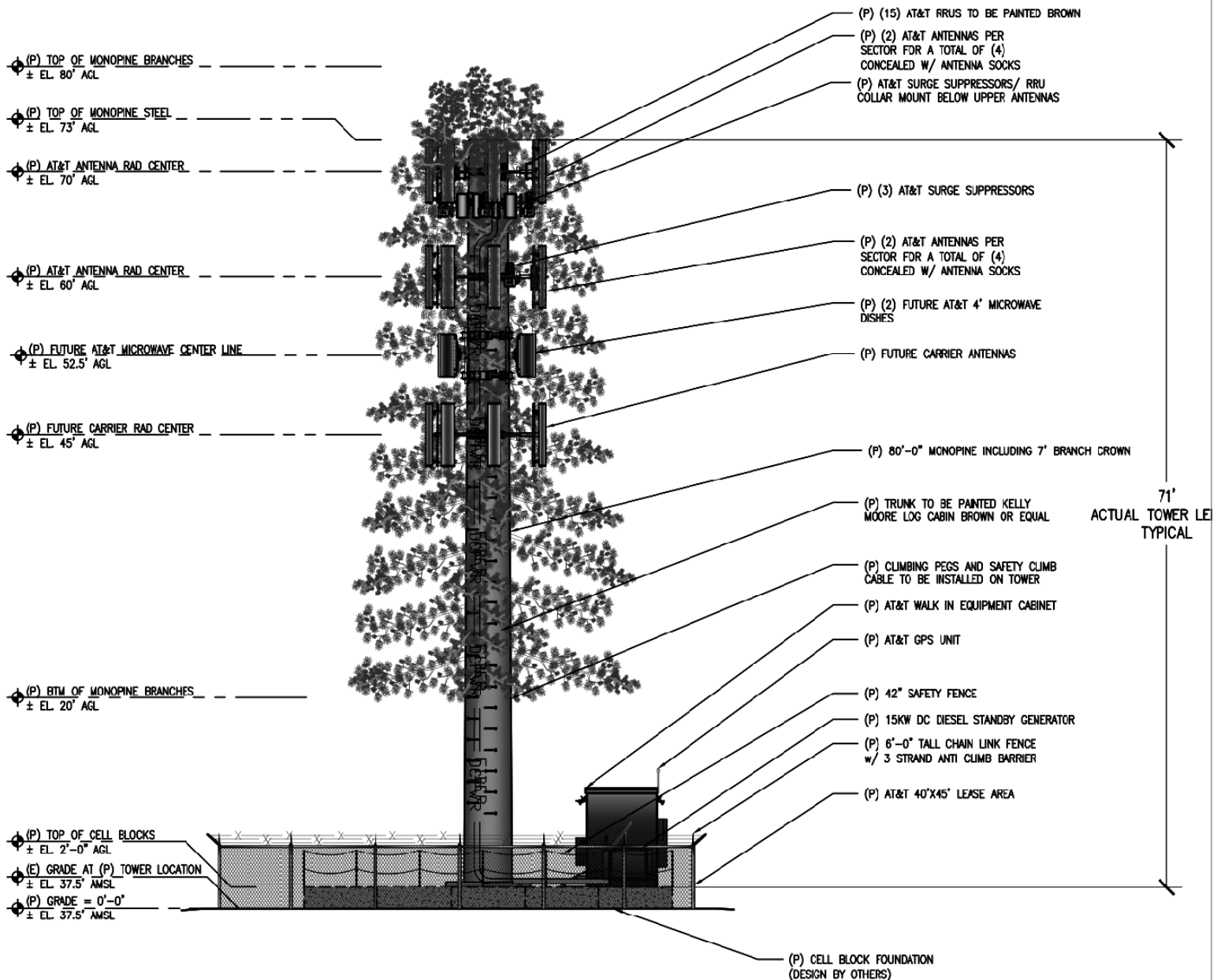
**NOTES:**

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.

2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT EQUALITY TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT POC.



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



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NO SCALE

ELEVATIONS

ATTACHMENT F



EXISTING

**PROPOSED:** Install (8) new panel antennas on proposed 80' monopine



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NO SCALE

PHOTOSIM

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ATTACHMENT G





EXISTING

**PROPOSED:** Install (8) new panel antennas on proposed 80' monopine



Proposed  
monopine

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NO SCALE

PHOTOSIM  
 ATTACHMENT H

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EXISTING

**PROPOSED:** Install (8) new panel antennas on proposed 80' monopine

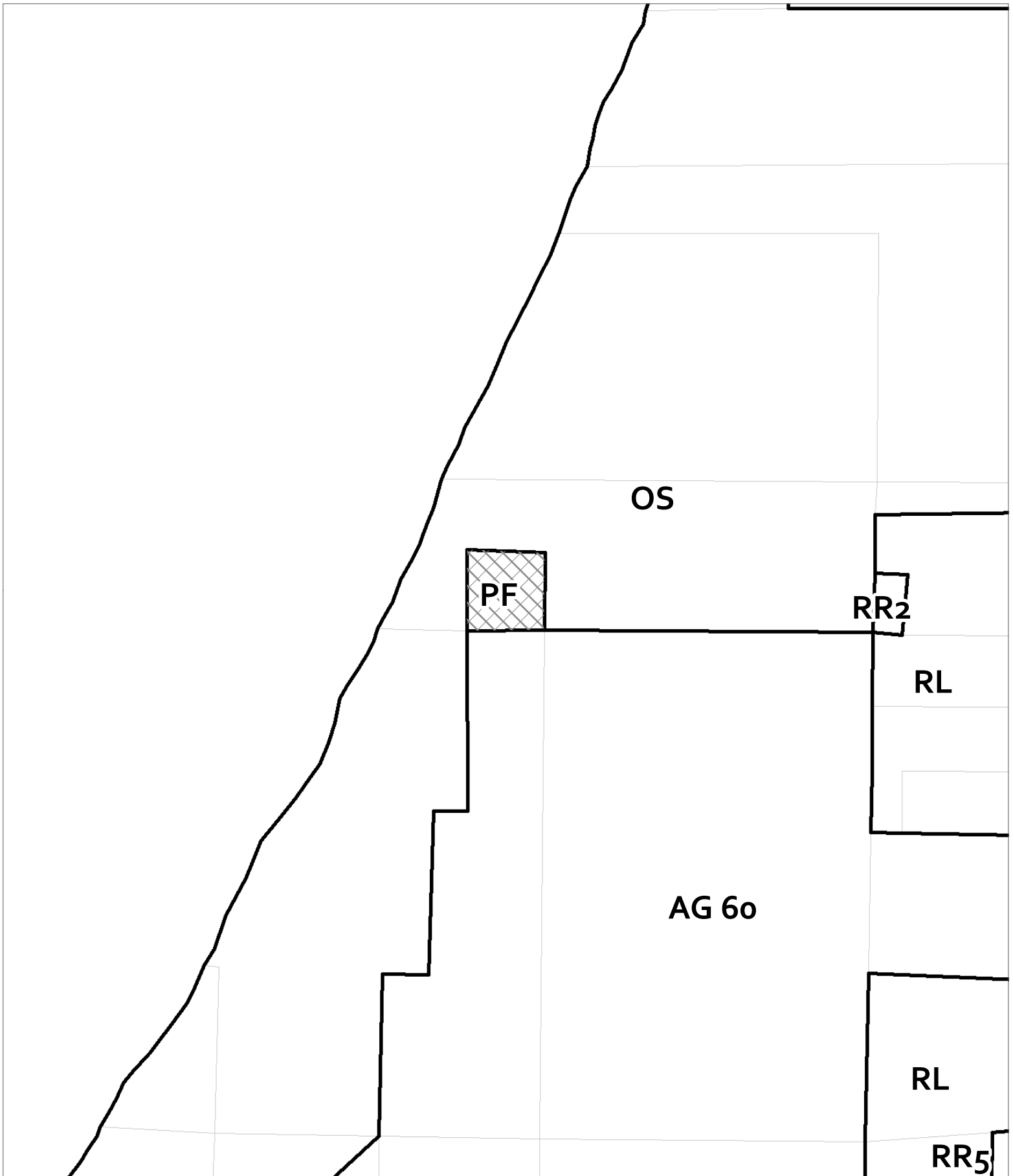


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NO SCALE

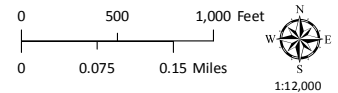
PHOTOSIM  
 ATTACHMENT I

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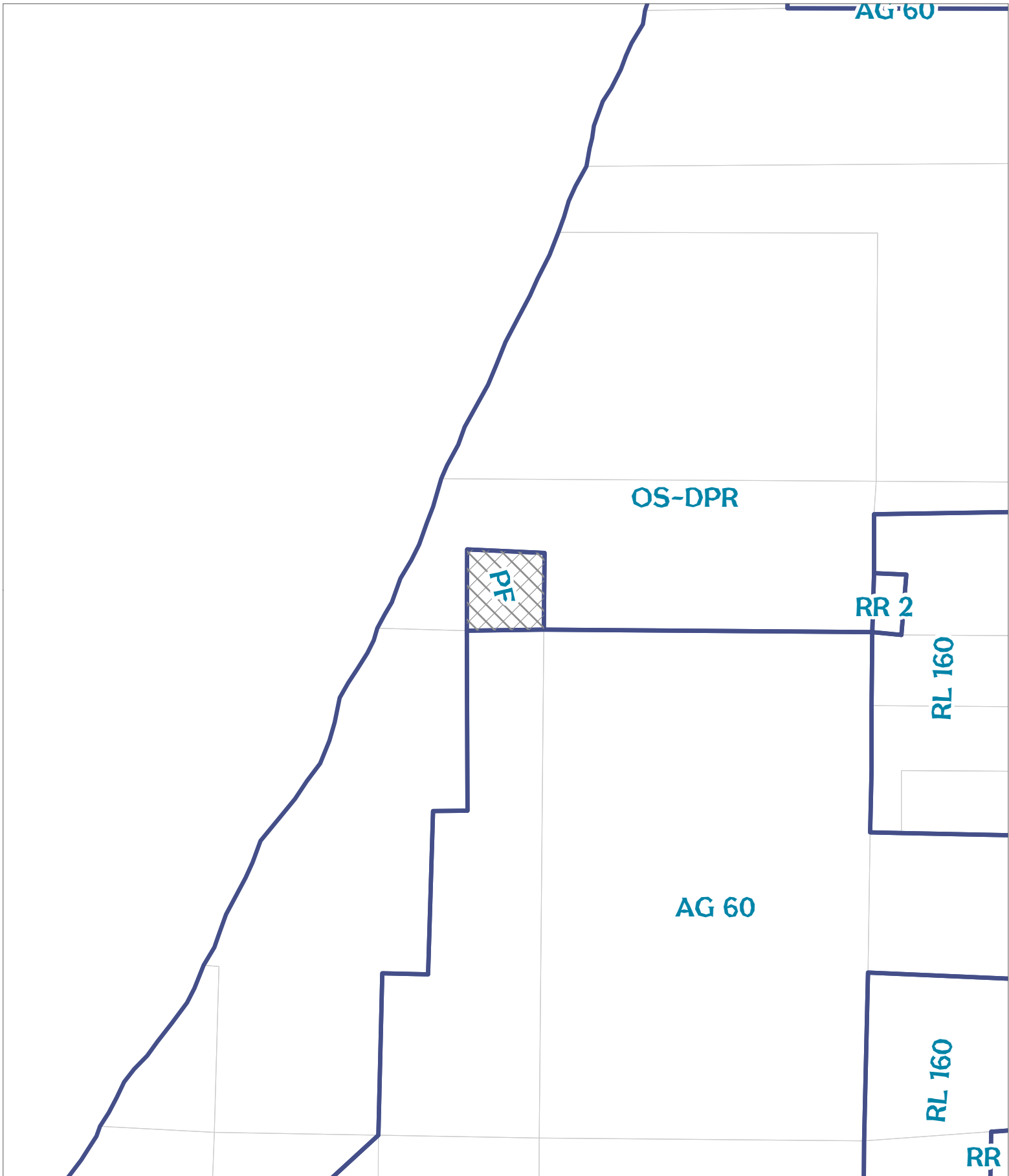
 Zoning Districts




ZONING DISPLAY MAP

ATTACHMENT J

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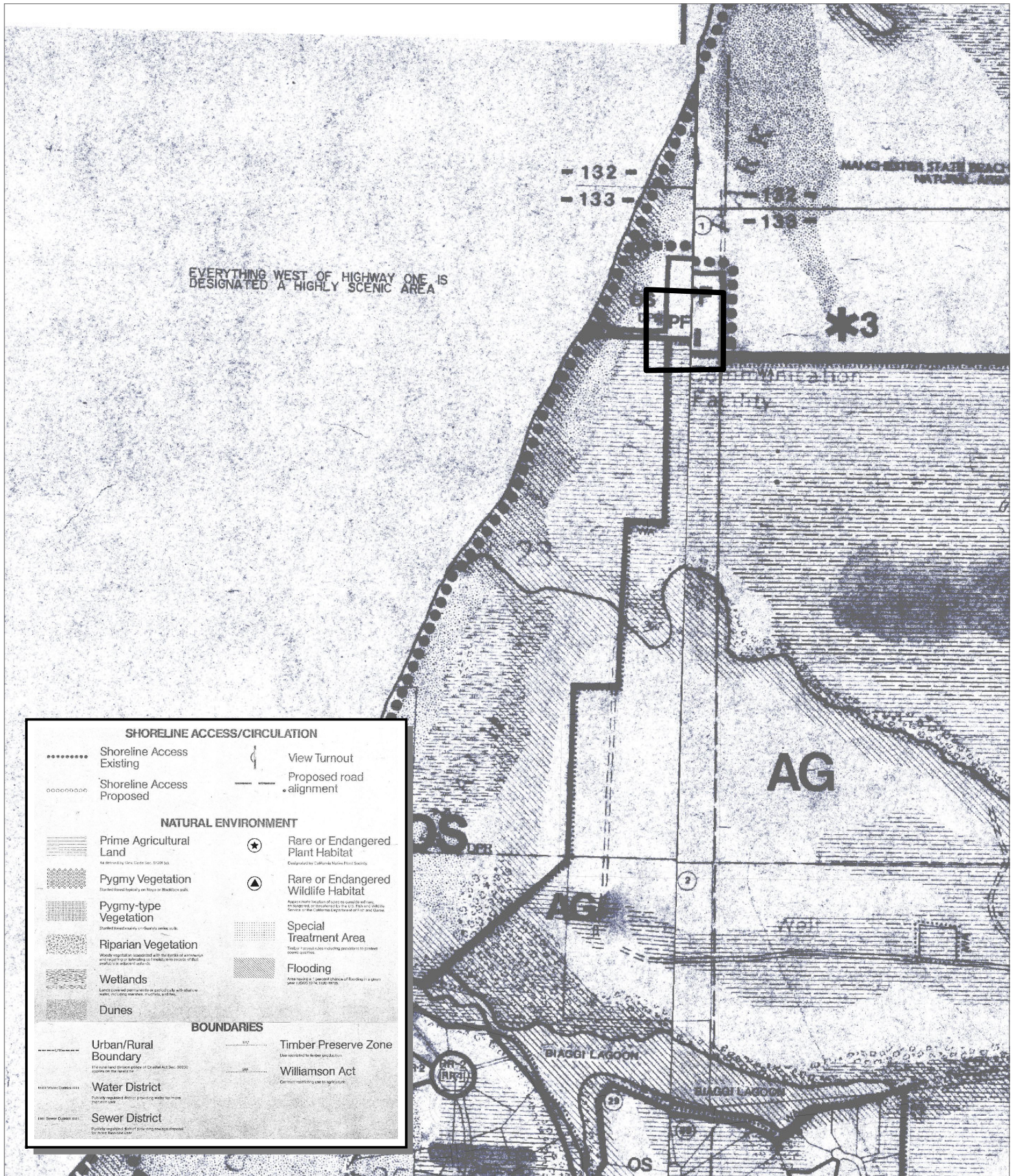
 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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ATTACHMENT K





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LCP LAND USE MAP 24: MANCHESTER BEACH



### Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary
Incorporated City Limits

Landslide
Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

#### LAND CAPABILITIES

Agricultural Land

Prime
Non Prime

Timberland

High Productivity
Moderate Productivity

#### NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974).

Seismicity

Bedrock (Zone 1)
Marine Terrace Deposits (Zone 2) - Strong Shaking
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking

Coastal Erosion (Descriptions apply to areas between dotted lines).

Protective Beach
Artificial Protection
Present Development Critical
Present Development Non-Critical
Future Development Critical

Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY+SWETT URBAN AND REGIONAL PLANNERS

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ADDRESS: 44601 Kinney Road, Manchester

LCP LAND CAPABILITIES & NATURAL HAZARDS

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ATTACHMENT M



**Legend: Habitats/Resources**

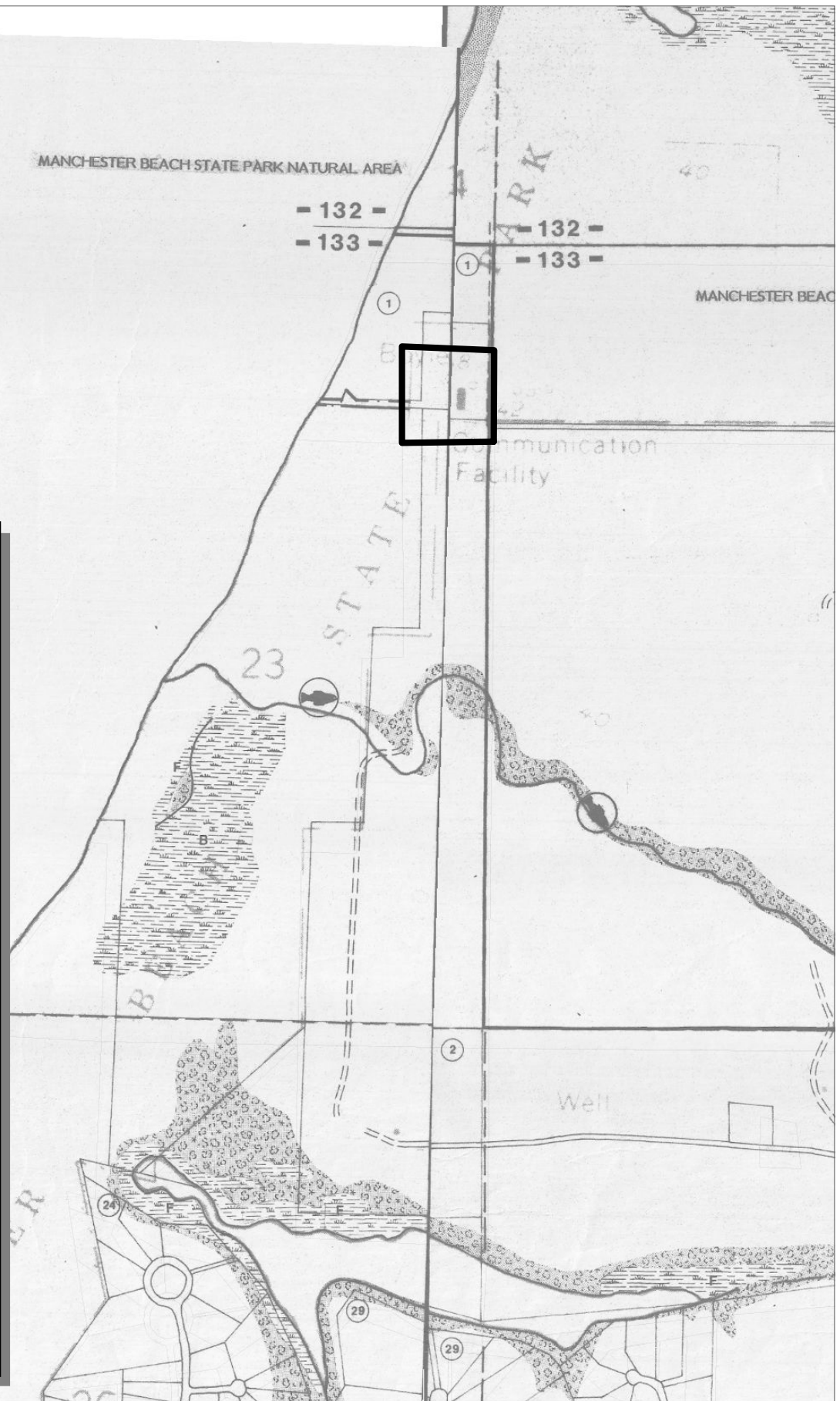
Coastal Zone Boundary	----	OTHER UPLAND HABITATS
Incorporated City Limits	----	Scrub
		Pygmy Forest
		Pygmy Type Forest
		Barren
		Coastal Prairie Grassland
		Hardwood Forest/Grassland
		Agricultural Land
		Farmstead
		Pasture
		Urban (Also shown with a dominant vegetation)
		Sand/Gravel (Extractive Use)
		U
		SPECIAL HABITATS
		Seabird and Marine Mammal Rookery
		Marine Mammal Haulout Area
		Spawning Area
		Anadromous Stream
		Wildlife Habitat
		Plant Habitat
		Note: For source information, please refer to Mendocino County Local Coastal Program Natural Resource Inventory working paper, November 1979.
		PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINE+OWETT URBAN AND REGIONAL PLANNERS
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	----	
Area of Special Biological Significance	----	
Natural Area	----	
Forestry Special Treatment Area	----	
<b>VISUAL RESOURCES</b>		
View Limit	==+==	
Viewshed Corridor	----	

**MARINE AND FRESHWATER HABITATS**

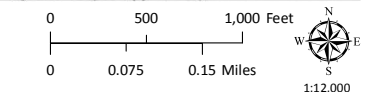
Open Water	W
Kelp	
Rocky Intertidal Area	
Mudflat	
Beach	
Dunes	
Marsh	
Saltwater	
Freshwater	
Brackish	
Stream	
Perennial	
Intermittent	

**WOODED HABITATS**

Coastal Forest	
Redwood	
Hardwood	
Woodland	
Riparian	
Cutover	X



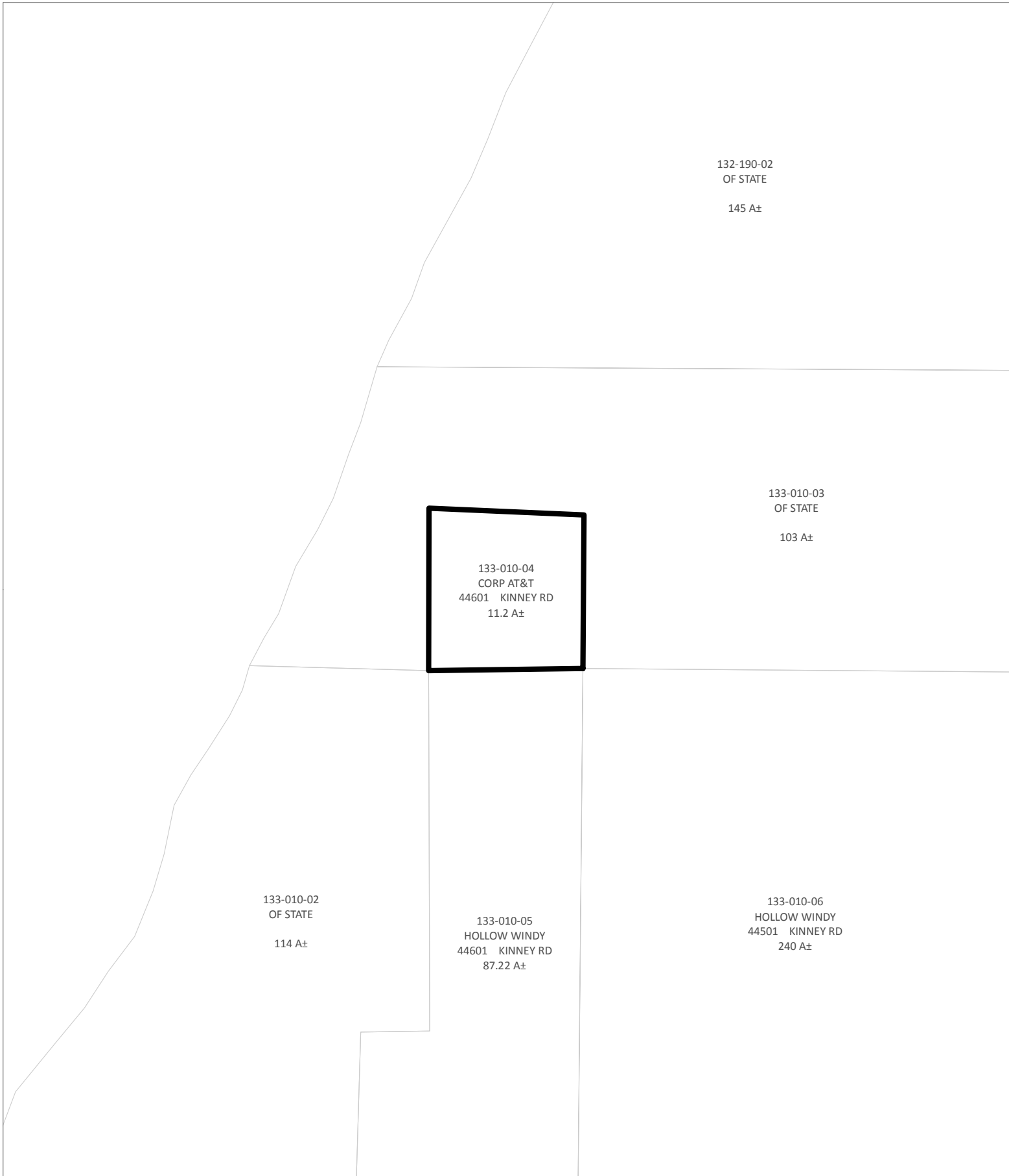
CASE: U 2017-0036  
 OWNER: AT&T Corp.  
 APN: 133-010-04-05  
 APLCT: AT&T Mobility  
 AGENT: Epic Wireless Group, LLC / Jared Kearsley  
 ADDRESS: 44601 Kinney Road, Manchester



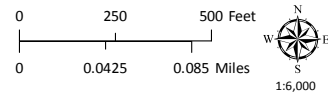
LCP HABITATS & RESOURCES

ATTACHMENT N

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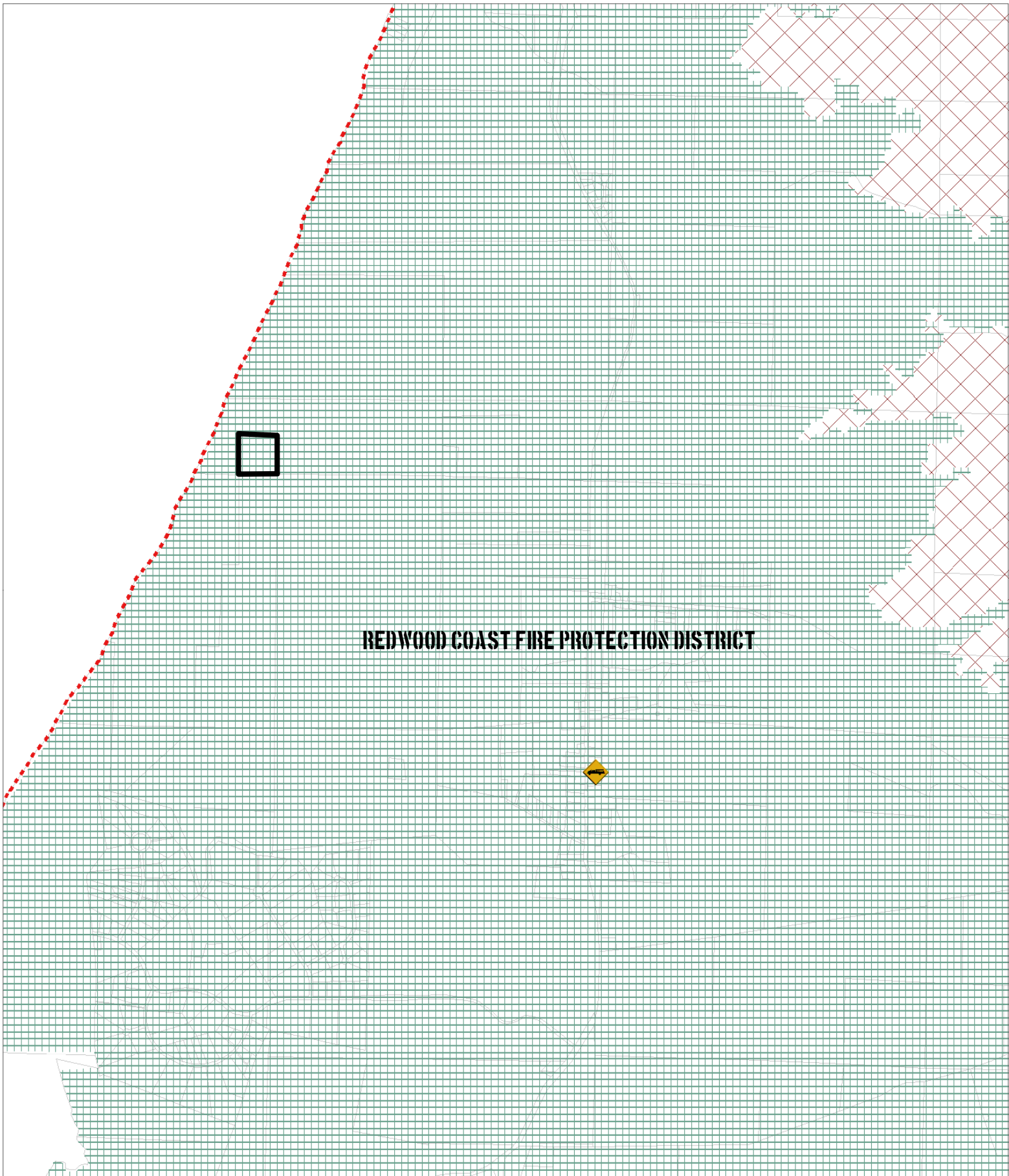
CASE: U 2017-0036  
OWNER: AT&T Corp.  
APN: 133-010-04-05  
APLCT: AT&T Mobility  
AGENT: Epic Wireless Group, LLC / Jared Kearsley  
ADDRESS: 44601 Kinney Road, Manchester



ADJACENT PARCELS

ATTACHMENT O

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CASE: U 2017-0036  
OWNER: AT&T Corp.

APN: 133-010-04-05

APLCT: AT&T Mobility

AGENT: Epic Wireless Group, LLC / Jared Kearsley

ADDRESS: 44601 Kinney Road, Manchester



Fire Stations



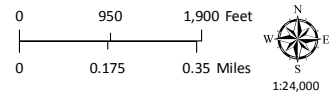
Moderate Fire Hazard



County Fire Districts



High Fire Hazard

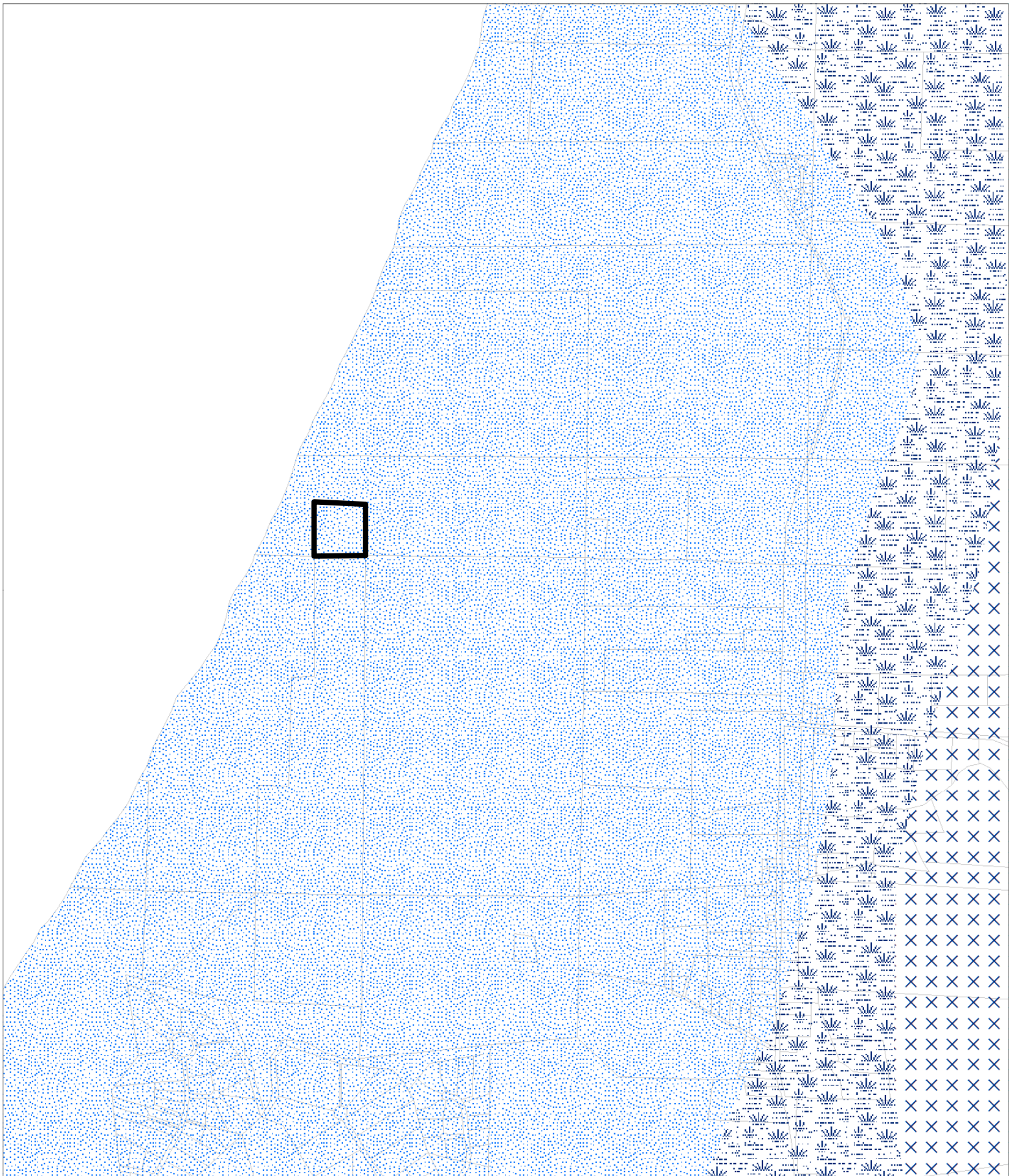


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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**ATTACHMENT P**





CASE: U 2017-0036  
OWNER: AT&T Corp.

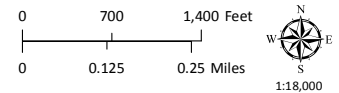
APN: 133-010-04-05

APLCT: AT&T Mobility

AGENT: Epic Wireless Group, LLC / Jared Kearsley

ADDRESS: 44601 Kinney Road, Manchester

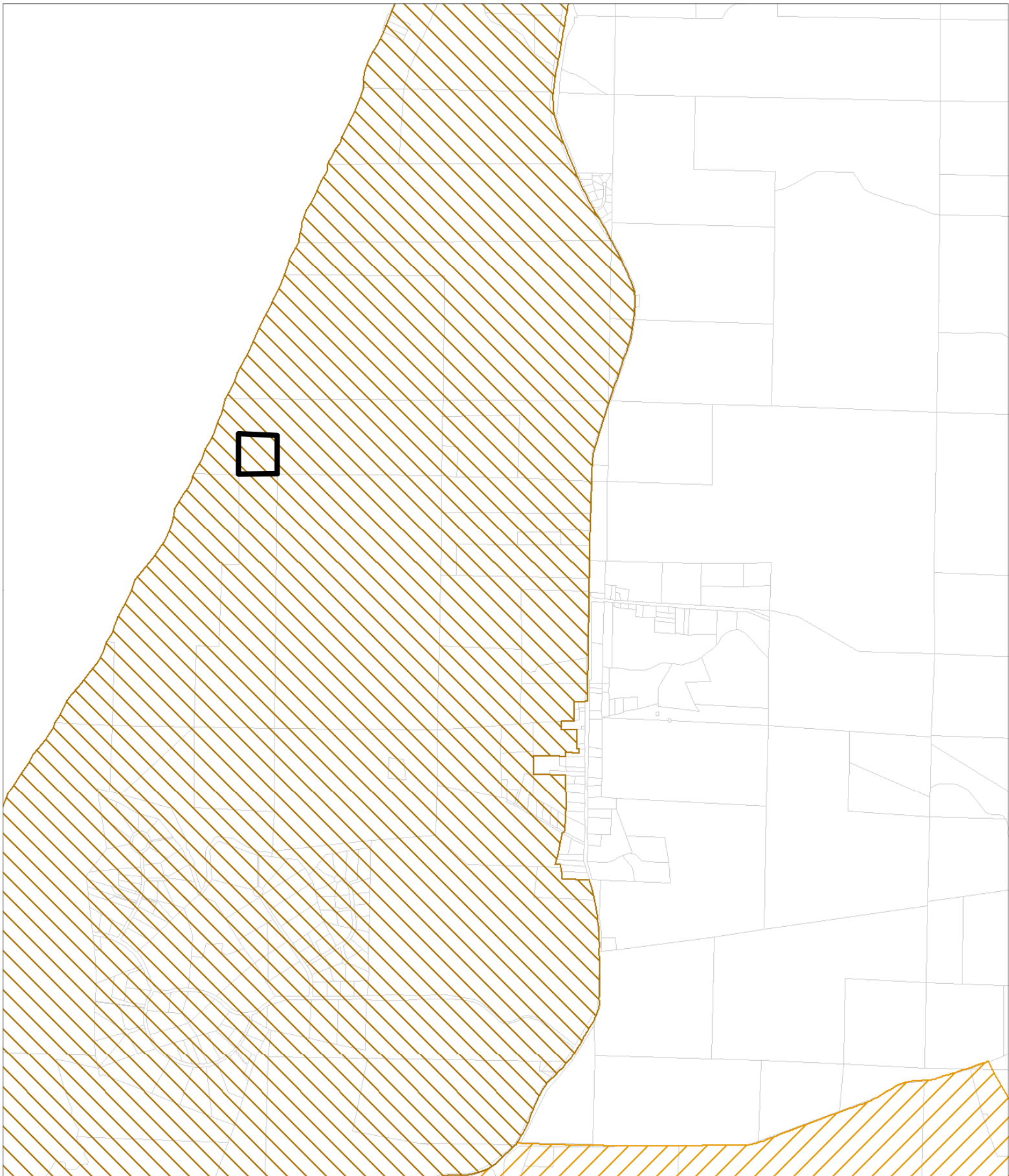
- × × > Critical Water Areas
- • • Sufficient Water Resources
- • • Marginal Water Resources



GROUND WATER RESOURCES

ATTACHMENT Q

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CASE: U 2017-0036  
OWNER: AT&T Corp.

APN: 133-010-04-05

APLCT: AT&T Mobility

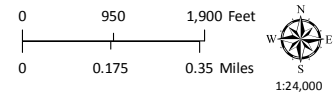
AGENT: Epic Wireless Group, LLC / Jared Kearsley

ADDRESS: 44601 Kinney Road, Manchester



Highly Scenic Area

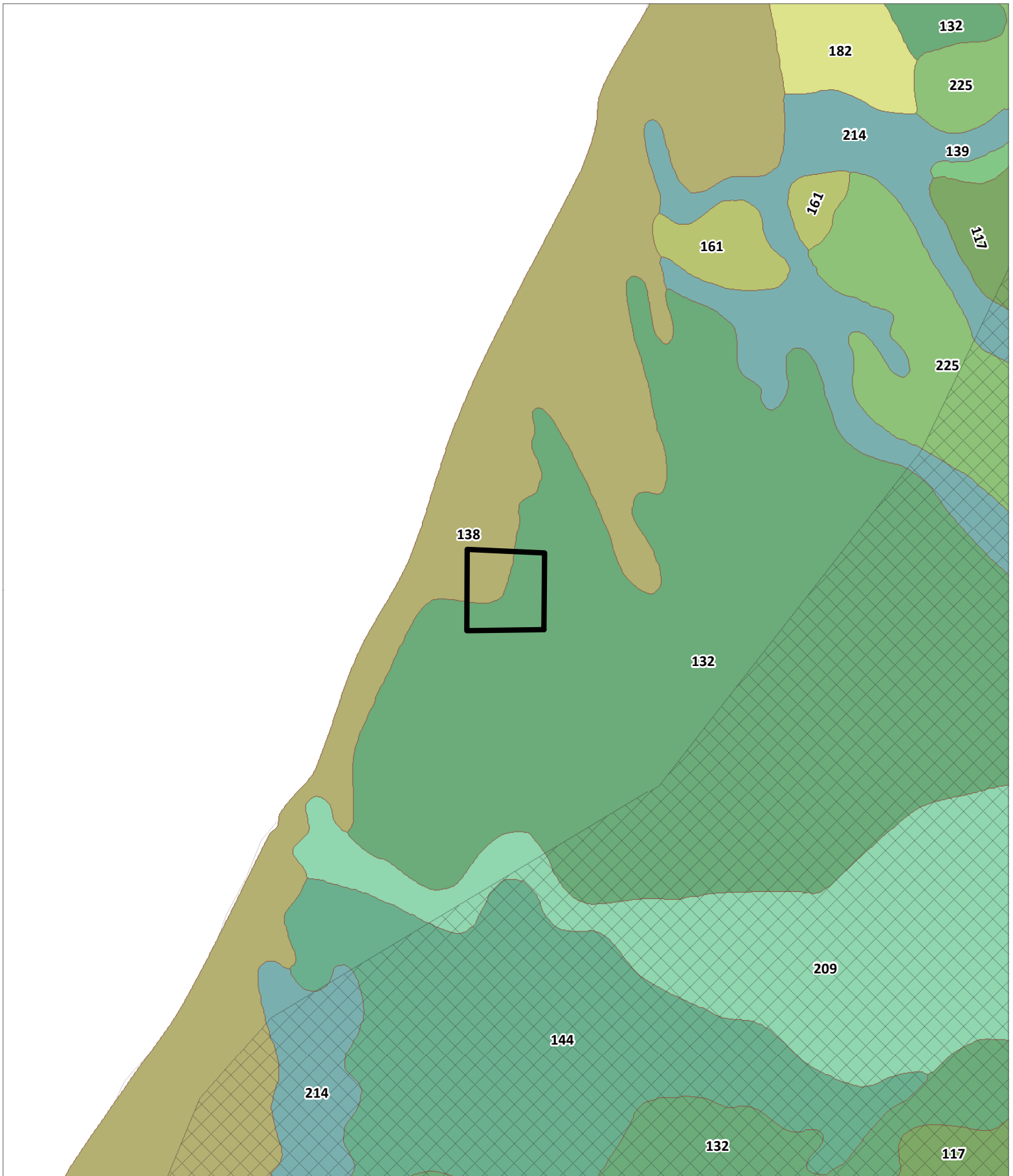
Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

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ATTACHMENT R



CASE: U 2017-0036  
 OWNER: AT&T Corp.

APN: 133-010-04-05

APLCT: AT&T Mobility

AGENT: Epic Wireless Group, LLC / Jared Kearsley

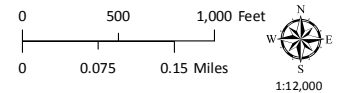
ADDRESS: 44601 Kinney Road, Manchester



Bishop Pine



Western Study Soil Types

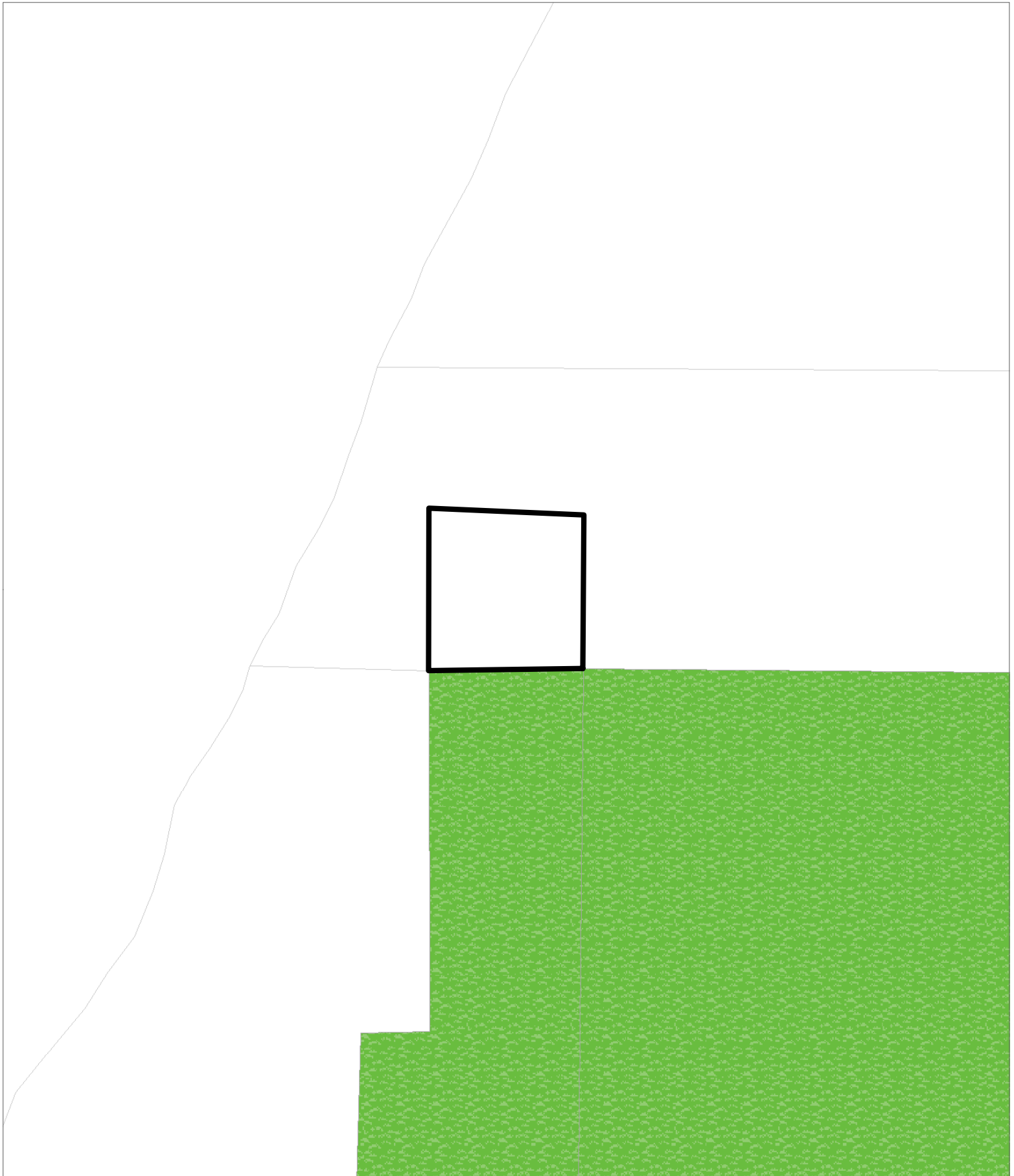


LOCAL SOILS

ATTACHMENT S

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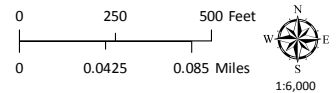


CASE: U 2017-0036  
OWNER: AT&T Corp.  
APN: 133-010-04-05  
APLCT: AT&T Mobility  
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ADDRESS: 44601 Kinney Road, Manchester



Williamson Act 2017

Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

ATTACHMENT T

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

County of Mendocino  
Ukiah, California

MAY 16, 2019

U\_2017-0036 - AT&T CORP

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A STATUTORY  
EXEMPTION AND DENYING A COASTAL DEVELOPMENT USE  
PERMIT FOR AN 80-FOOT TALL WIRELESS COMMUNICATION  
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 an 80-foot tall monopine wireless communication facility and associated improvements, in the Coastal Zone, 1± miles north of the community of Manchester, on the north side of Kinney Road (CR 512), 1± miles west of its intersection with Highway 1, at 44601 Kinney Road (APN 133-010-04); General Plan PF; Zoning PF; Supervisorial District 5; (the "Project"); and

WHEREAS, pursuant to Public Resources Code section 21080(b)(5), the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*; "CEQA") does not apply to projects which a public agency rejects or disapproves and CEQA Guidelines section 15270 provides that the projects which are disapproved are Statutorily Exempt; 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 Project. All interested persons were given an opportunity to hear and be heard regarding 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 Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. The proposed development is not in conformity with the certified local coastal program. The proposed development is not subordinate to the character of the setting and given the missing data from the Biological Resources Assessment staff cannot find the project to be consistent with environmentally sensitive habitat area or visual resource policies. 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. Access roads will be developed that meet fire district standards, utilities will be extended to the site and drainage has be considered; 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 parcel is zoned Public and Semipublic Facilities (PF) and the proposed wireless communication facility 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 use of the parcel as a cable landing station; and



4. Adequate information does not exist in the project record to conclude that the proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The project is Statutorily Exemption pursuant to CEQA Guidelines section 15270, which states that CEQA does not apply to projects which an agency disapproves; 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 Cultural Resources Investigation prepared by Archaeological Resources Technology dated September 2018 at its October 10, 2018 meeting and recommended that only the standard discovery clause apply; 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.
7. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. Existing public access is located adjacent to the project site.

BE IT FURTHER RESOLVED that the Planning Commission hereby denies the requested Coastal Development Use Permit without prejudice.

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: JAMES F. FEENAN  
Commission Services Supervisor

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

BY: BRENT SCHULTZ  
Director

MARILYN OGLE, Chair  
Mendocino County Planning Commission