



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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

May 24, 2019

Department of Transportation  
Building Inspection - Ukiah  
Assessor  
Air Quality Management

Caltrans  
Department of Forestry/ CalFire  
County Addresser- Russ Ford  
Little Lake Fire District

Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2019-0044

**DATE FILED:** 5/2/2019

**OWNER:** CHARLES AND PARTICIA HART

**APPLICANT:** T-MOBILE

**AGENT:** ERIC HALE

**REQUEST:** Administrative Permit to modify an existing telecommunications site by replacing three (3) existing dual antennas with three (3) new octo antennas; adding three (3) new radio units; and adding one (1) new microwave dish.

**LOCATION:** 11.8± miles north of Willits City center, lying on the east side of Sherwood Road (CR 311), 2.7± miles south of its intersection with US Highway 101 (US 101), located at 35601 Sherwood Rd., Willits (APN: 036-110-01).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** MARK CLISER

**RESPONSE DUE DATE:** June 7, 2019

**PROJECT INFORMATION CAN BE FOUND AT:**

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

**OWNER:** Charles and Patricia Hart

**APPLICANT:** T-Mobile

**AGENT:** Eric Hale

**REQUEST:** An administrative permit to modify an existing telecommunications site by replacing three (3) existing dual antennas with three (3) new octo antennas; adding three (3) new radio units; and adding one (1) new microwave dish.

**LOCATION:** 11.8± miles north of Willits City center, lying on the east side of Sherwood Road (CR 311), 2.7± miles south of its intersection with US 101, located at 35601 Sherwood Road, Willits, CA (APN: 036-110-01)

**APN/S:** 036-110-01-00

**PARCEL SIZE:** 370± acres

**GENERAL PLAN:** Rangeland

**ZONING:** Rangeland (RL:160)

**EXISTING USES:** Institutional; Commercial

**DISTRICT:** Supervisorial District 3 (Haschak)

**RELATED CASES:** UM\_2004-0004(Add nine (9) panel antennas); UM\_2009-0011(Cell Tower); UM\_2011-0005(Cell tower modification); AP\_2014-0015(Cell tower modification); AP\_2014-0029(Antenna); V\_1997-0004(Cell tower height); AP\_2018-0059(Replace antenna); BU\_2009-0536(Addition to existing cell tower); BU\_2015-0075(Replace antennas on existing cell tower); BU\_2015-0089 (Remove and replace antennas)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rangeland	RL:160	619.26± acres	Institutional
EAST:	Rangeland	RL:160	120± acres	Institutional
SOUTH:	Rangeland	RL:160	100± acres	Institutional
WEST:	Rangeland	RL:160	60± acres	Institutional

REFERRAL AGENCIES		
<b>LOCAL</b>		<b>TRIBAL</b>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Little Lake Fire District	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<b>STATE</b>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> County Addresser	<input checked="" type="checkbox"/> CALTRANS	
<input checked="" type="checkbox"/> Department of Transportation (DOT)		

**ADDITIONAL INFORMATION:** Project site directly adjacent to Maacama Fault Zone

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire

4. FARMLAND CLASSIFICATION:

GIS

G

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Types

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

Non Prime

10. TIMBER PRODUCTION ZONE:

GIS

NA

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

Maacama

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NA

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NA

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NA

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NA

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

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

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT:

Sec. 20.512

NA



Planning and Building  
Services

Case No:	2019-0044
CalFire No:	
Date Filed:	5-2-19
Fee:	\$ 2213
Receipt No:	PRJ-027185
Received By:	Keith Gronenbyke
Office use only	

## APPLICATION FORM

### APPLICANT

Name: T-Mobile Phone: (510) 682-8356

Mailing Address: 1855 Gateway Blvd., Suite 900

City: Concord State/Zip: CA 94520 email: James.Weiland@T-Mobile.com

### PROPERTY OWNER

Name: Charles & Patricia Hart Phone:

Mailing Address: 220 School St.

City: Willits State/Zip: CA 95490 email:

### AGENT

Name: Eric Hale Phone: (916) 715-9639

Mailing Address: 3663 North Laughlin, Suite 101

City: Santa Rosa State/Zip: CA 95403 email: ehale@synergy.cc

Parcel Size: 377 acres (Sq. feet/Acres) Address of Property: 35601 Sherwood Rd., Willits, CA 95490

Assessor Parcel Number(s): 036-110-01

### TYPE OF APPLICATION:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Rezoning           |
| <input type="checkbox"/> Agricultural Preserve            | <input type="checkbox"/> General Plan Amendment      | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use                 | <input type="checkbox"/> Land Division-Minor         | <input type="checkbox"/> Use Permit-Minor   |
| <input type="checkbox"/> CDP- Admin                       | <input type="checkbox"/> Land Division- Major        | <input type="checkbox"/> Use Permit-Major   |
| <input type="checkbox"/> CDP- Standard                    | <input type="checkbox"/> Land Division-Parcel        | <input type="checkbox"/> Variance           |
| <input type="checkbox"/> Certificate of Compliance        | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other              |
| <input type="checkbox"/> Development Review               | <input type="checkbox"/> Modification of Conditions  |   |
| <input type="checkbox"/> Exception                        | <input type="checkbox"/> Reversion to Acreage        |   |

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

Signature of Applicant/Agent

4/26/19

Date

Signature of Owner

Date

Mendocino County

MAY 02 2019

## **SITE AND PROJECT DESCRIPTION QUESTIONNAIRE**

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

### **THE PROJECT**

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

T-Mobile proposes to modify an existing telecommunications site by replacing three (3) existing dual antennas with three (3) new octo antennas; adding three (3) new radio units; and adding one (1) new microwave dish.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____					
<b>Total Structures Paved</b> <b>Area Landscaped Area</b> <b>Unimproved Area</b>					
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					

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

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

---

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

---

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

9. For grading or road construction, complete the following:

A. Amount of cut \_\_\_\_\_ cubic yards

B. Amount of fill \_\_\_\_\_ cubic yards

C. Maximum height of fill slope \_\_\_\_\_ feet

D. Maximum height of cut slope \_\_\_\_\_ feet

E. Amount of import or export \_\_\_\_\_ cubic yards

F. Location of borrow or disposal site \_\_\_\_\_

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No  
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?  
☐ Yes ☒ No  
If yes, how many acres will be converted? \_\_\_\_\_ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No  
If yes, explain below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☒ No  
Filling: ☐ Yes ☒ No  
Dredging: ☐ Yes ☒ No

Placement of structures in:  
☐ open coastal waters  
☐ wetlands  
☐ estuaries  
☐ lakes

If so, amount of material to be dredged or filled? \_\_\_\_\_ cubic yards.  
Location of dredged material disposal site? \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☐ No

16. Will there be any exterior lighting? ☐ Yes ☒ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.  
\_\_\_\_\_  
\_\_\_\_\_

17. Utilities will be supplied to the site as follows:  
A. Electricity:  
☒ Utility Company (service exists to the parcel)  
☐ Utility Company (requires extension of service to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
☐ On Site Generation - Specify: \_\_\_\_\_  
B. Gas:  
☐ Utility Company/Tank  
☐ On Site Generation - Specify: \_\_\_\_\_  
☐ None  
C. Telephone: ☐ Yes ☐ No

18. What will be the method of sewage disposal?  
☐ Community sewage system - Specify supplier N/A  
☐ Septic Tank  
☐ Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
☐ Community water system - Specify supplier N/A  
☐ Well  
☐ Spring  
☐ Other - Specify: \_\_\_\_\_

20. Are there any associated projects and/or adjacent properties under your ownership?  
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
This site is located on an underdeveloped wooded hill.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

23. Are there existing structures on the property? ☒ Yes ☐ No  
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.  
Existing residence and wireless facility  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No  
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

25. Project Height. Maximum height of existing structures 150 feet. Maximum height of proposed structures 150 feet.

26. Gross floor area of existing structures        square feet (including covered parking and accessory buildings). Gross floor area of proposed structures        square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 377 ☐ square feet ☒ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.  
The parcel is on a hill that contains the landowner's residence and is predominantly covered with trees and other vegetation.  
The project site is near the top of the hill in an existing clearing.  
\_\_\_\_\_  
\_\_\_\_\_

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.  
The surrounding area is mountainous, forested, and mostly undeveloped.  
\_\_\_\_\_  
\_\_\_\_\_

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other	RL	RL	RL	RL



# CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



Owner/Authorized Agent

4/26/19

Date

**NOTE:** IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

## AUTHORIZATION OF AGENT

I hereby authorize see attached LOA for agent authorization to act as my representative and to bind me in all matters concerning this application.

Owner

Date

## **MAIL DIRECTION**

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

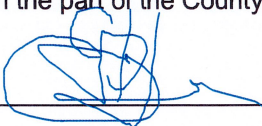
## **INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

## **INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

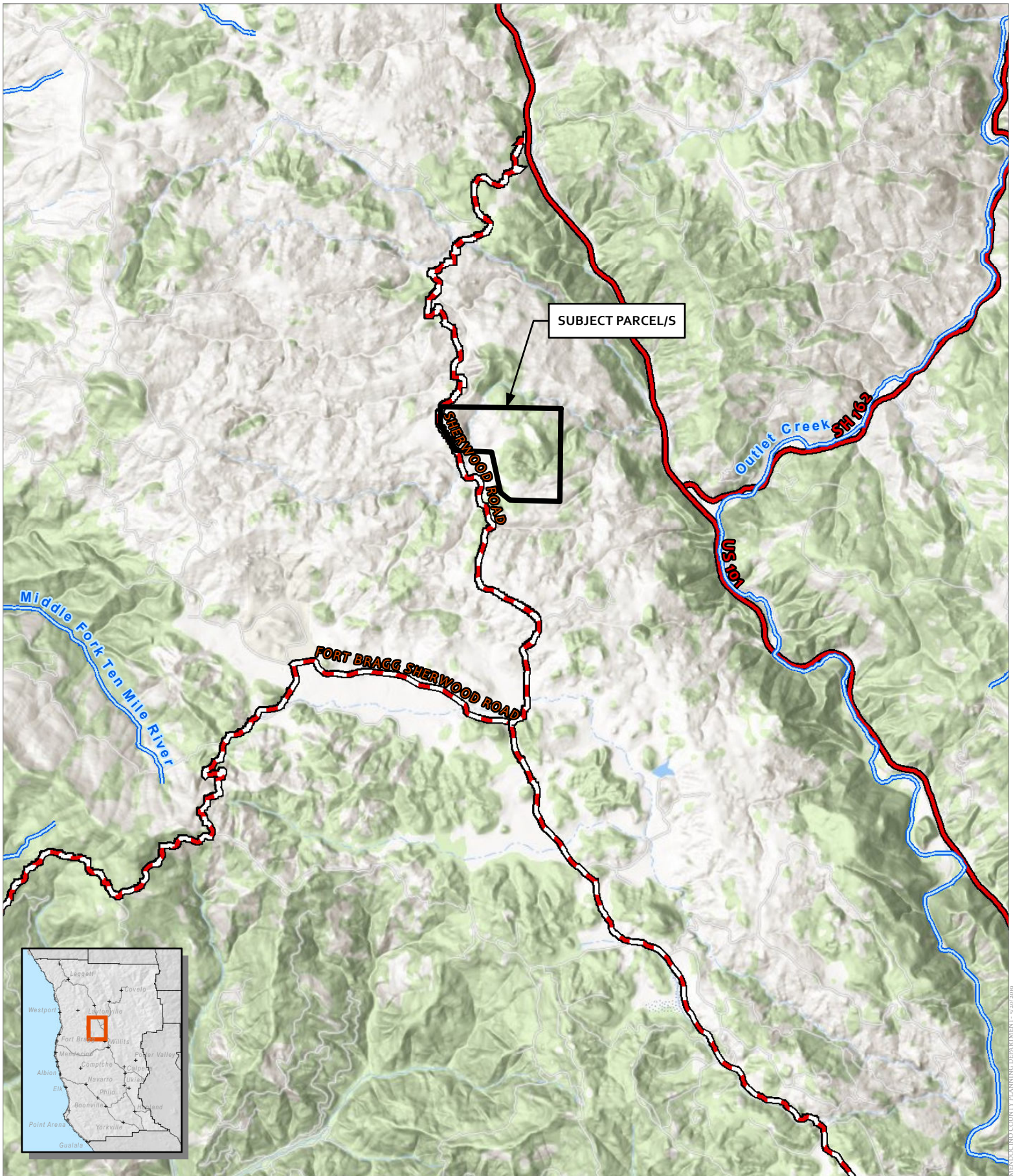
Applicant:






Date:

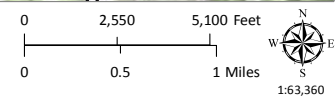
4/26/19





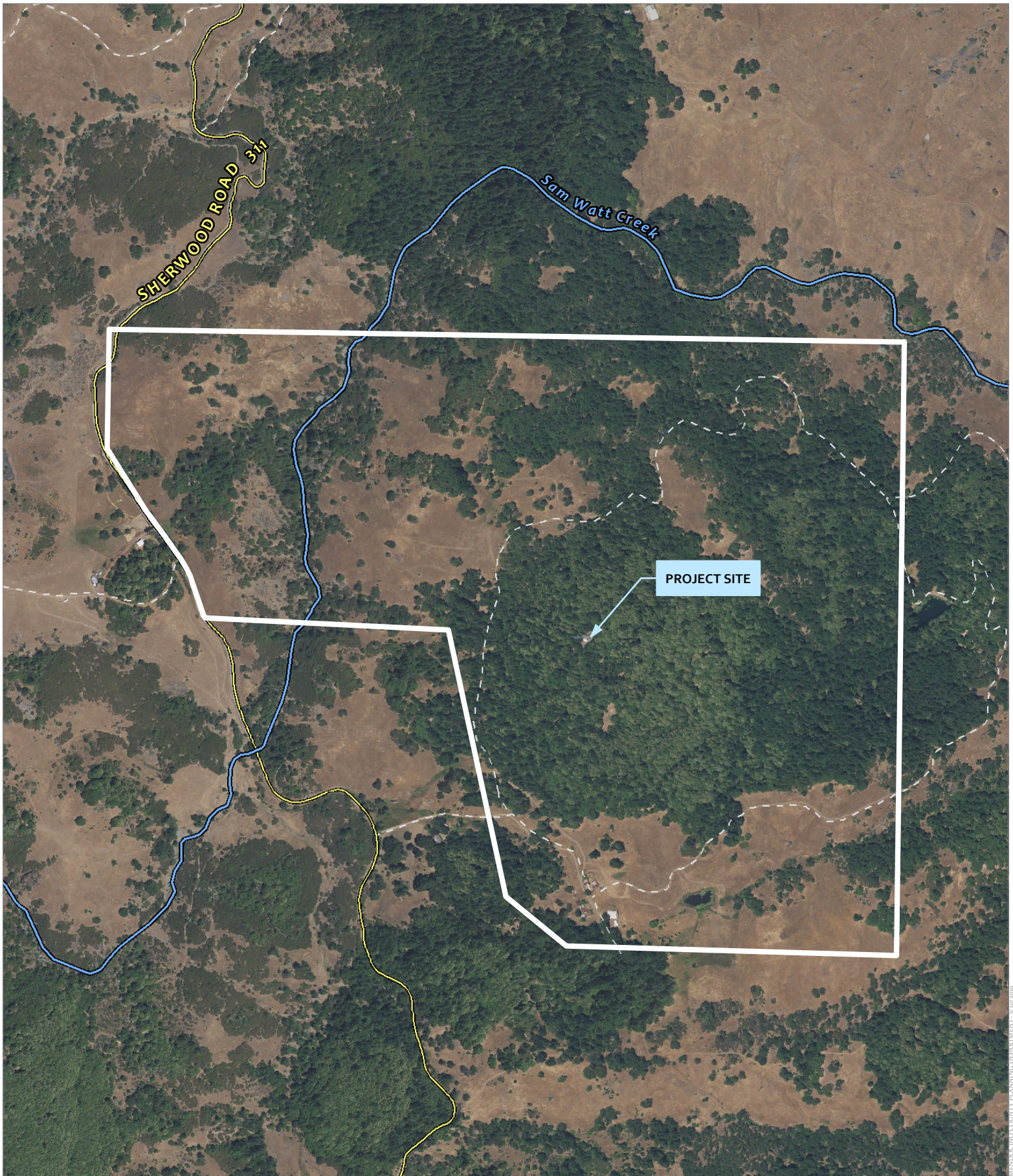
CASE: AP 2019-0044  
OWNER: MATHIEU, Andre  
APN: 036-110-01  
APLCT: T-Mobile  
AGENT: Eric Hale  
ADDRESS: 35601 Sherwood Road, Willits

-  Major Rivers
-  Highways
-  Major Roads






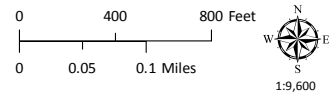
LOCATION MAP





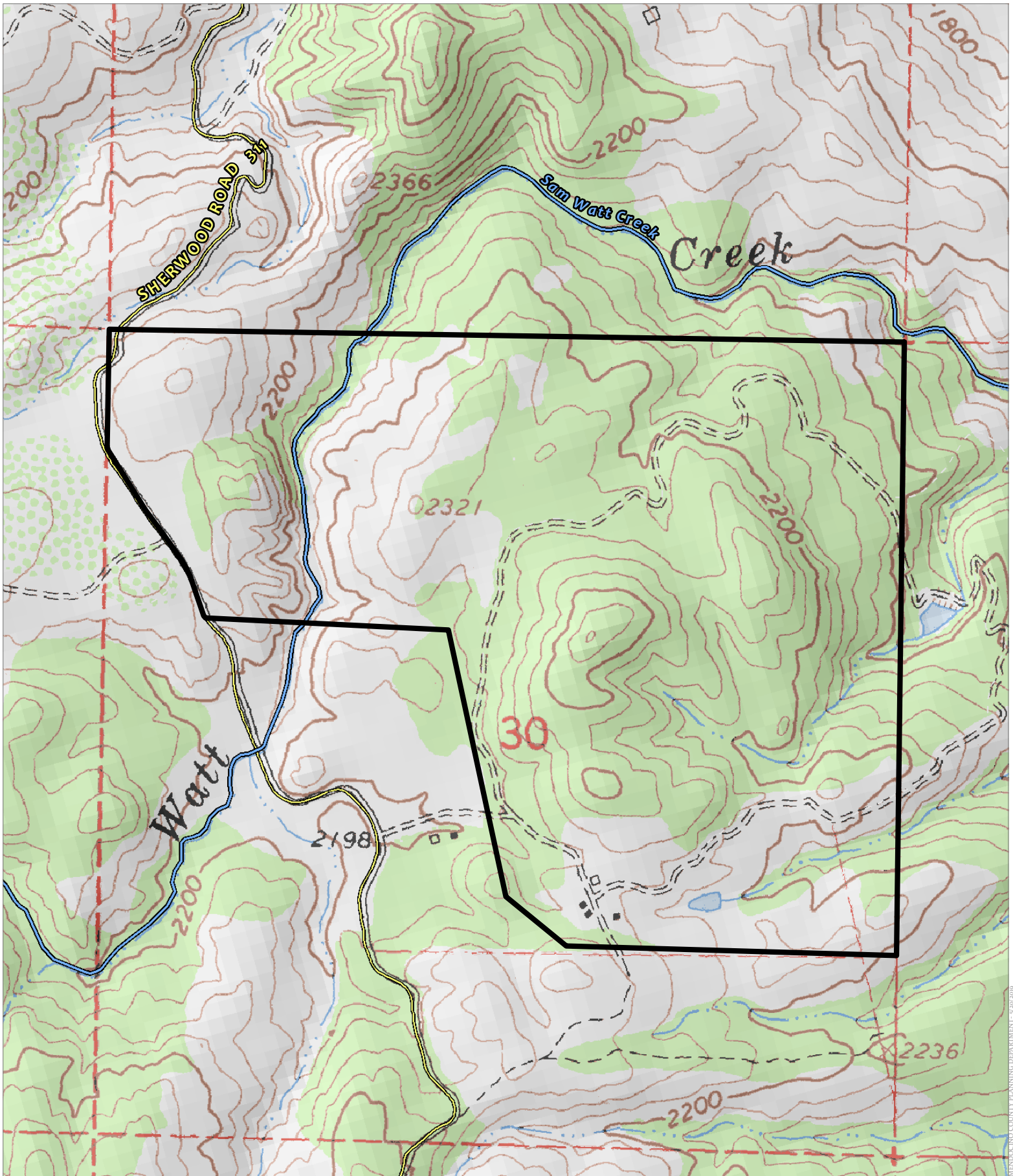
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-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



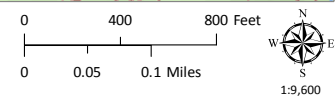
AERIAL IMAGERY





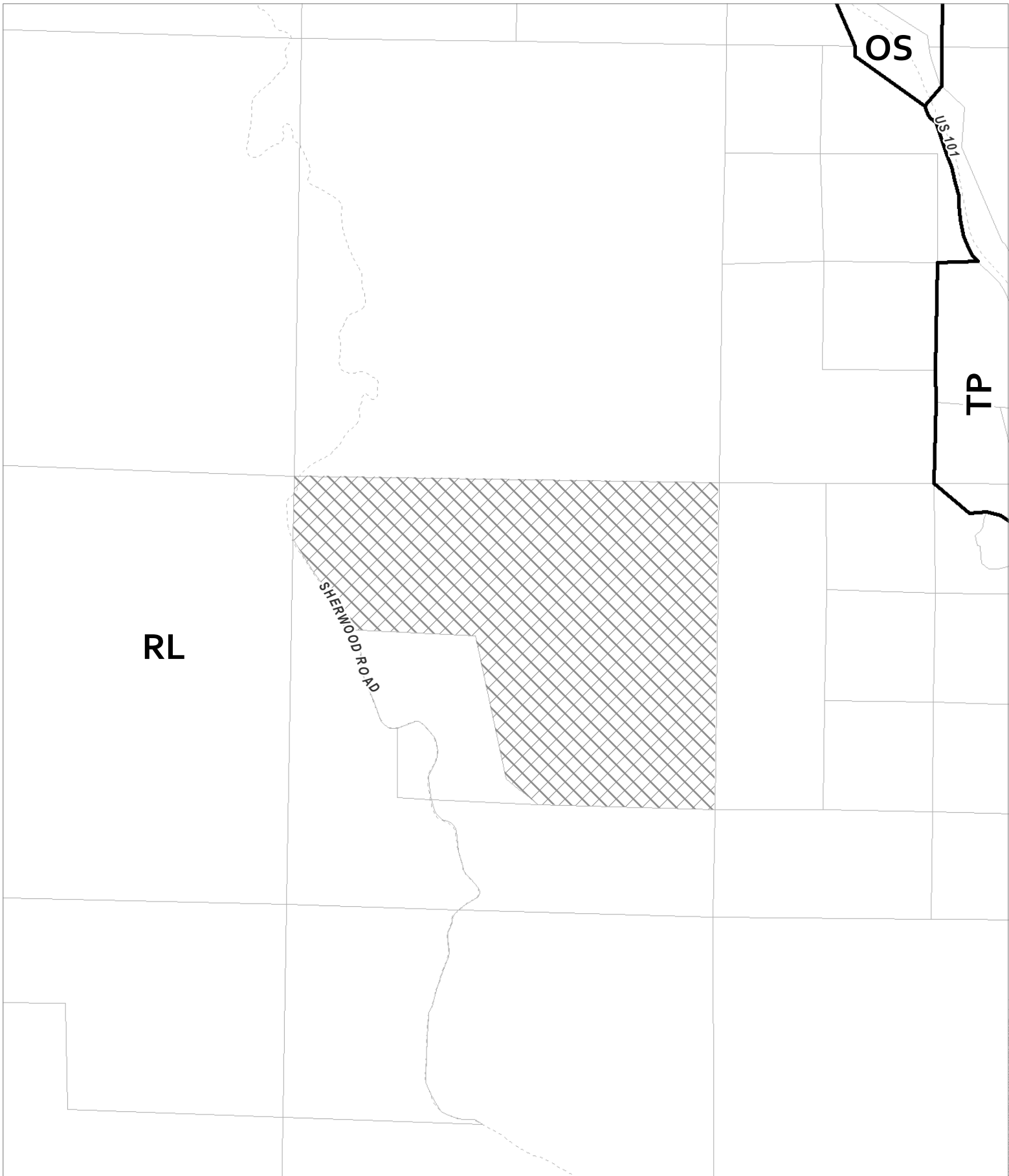
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- Named Rivers
- Public Roads
- Driveways/Unnamed Roads



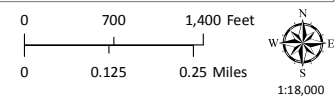
TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

REDACTING COUNTY PLANNING DEPARTMENT - 9/30/2019

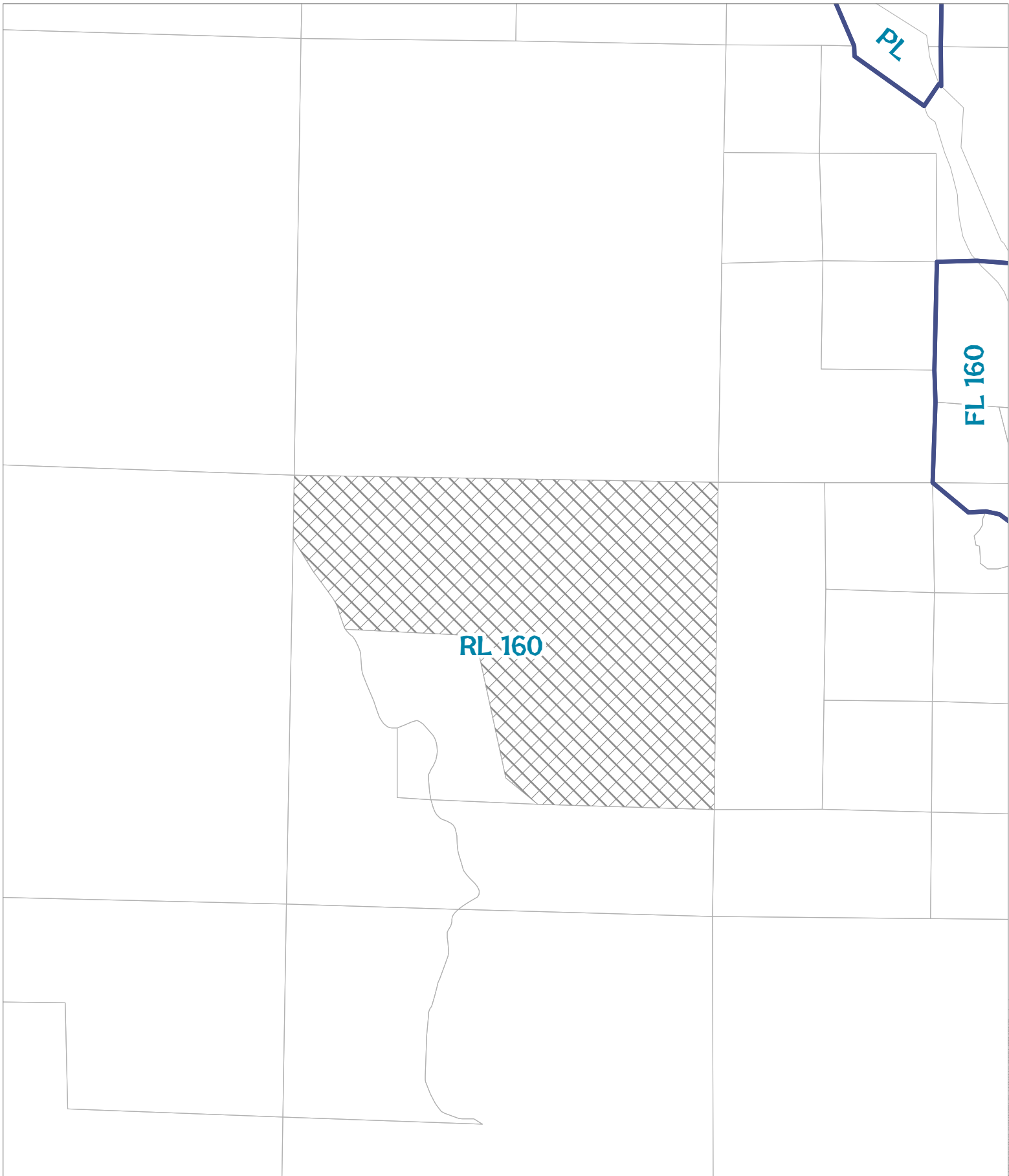


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ADDRESS: 35601 Sherwood Road, Willits

 Zoning Districts  
 Public Roads




ZONING DISPLAY MAP

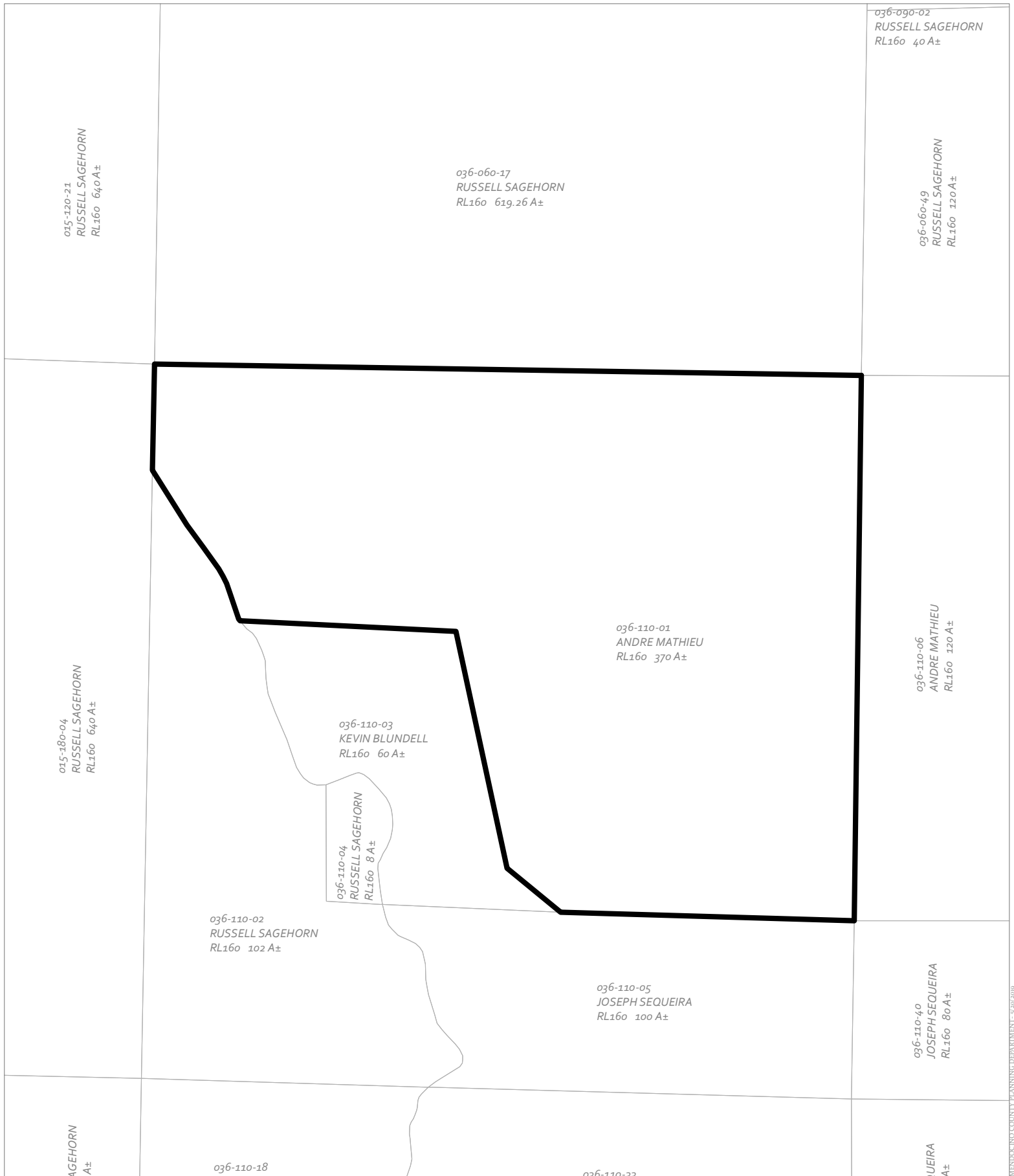


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2019

CASE: AP 2019-0044  
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AGENT: Eric Hale  
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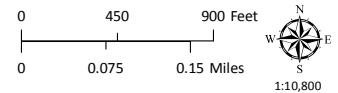
 General Plan Classes

0 700 1,400 Feet  
0 0.125 0.25 Miles  
N  
W E  
S  
1:18,000  
GENERAL PLAN CLASSIFICATIONS



WENDOCKING COUNTY PLANNING DEPARTMENT - 9/20/2019

CASE: AP 2019-0044  
OWNER: MATHIEU, Andre  
APN: 036-110-01  
APLCT: T-Mobile  
AGENT: Eric Hale  
ADDRESS: 35601 Sherwood Road, Willits



ADJACENT PARCELS



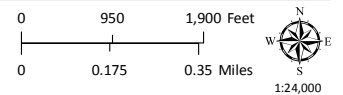
**LONG VALLEY FIRE PROTECTION DISTRICT**

**LITTLE LAKE FIRE PROTECTION DISTRICT**

US FOREST SERVICE

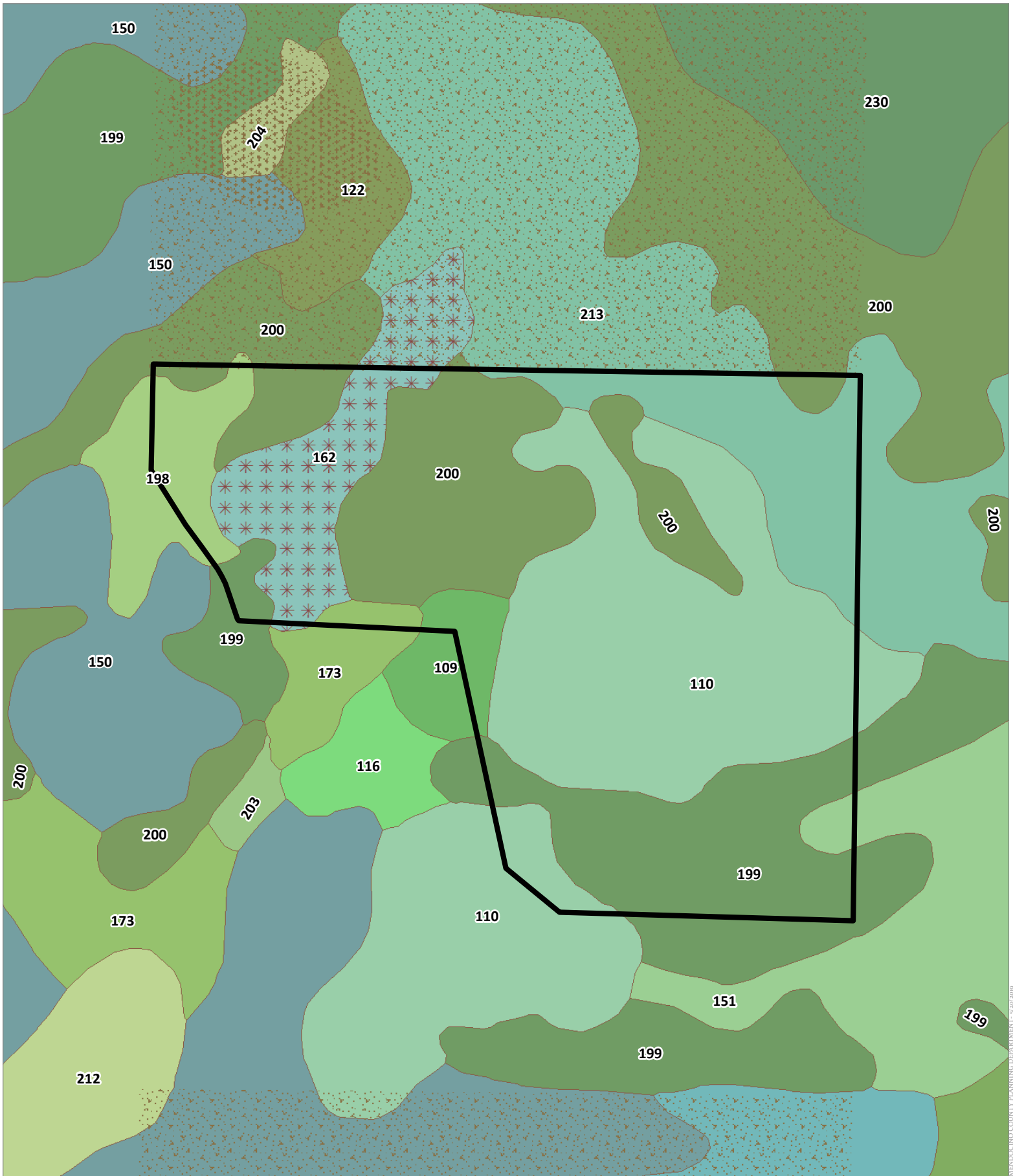
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



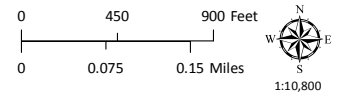
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



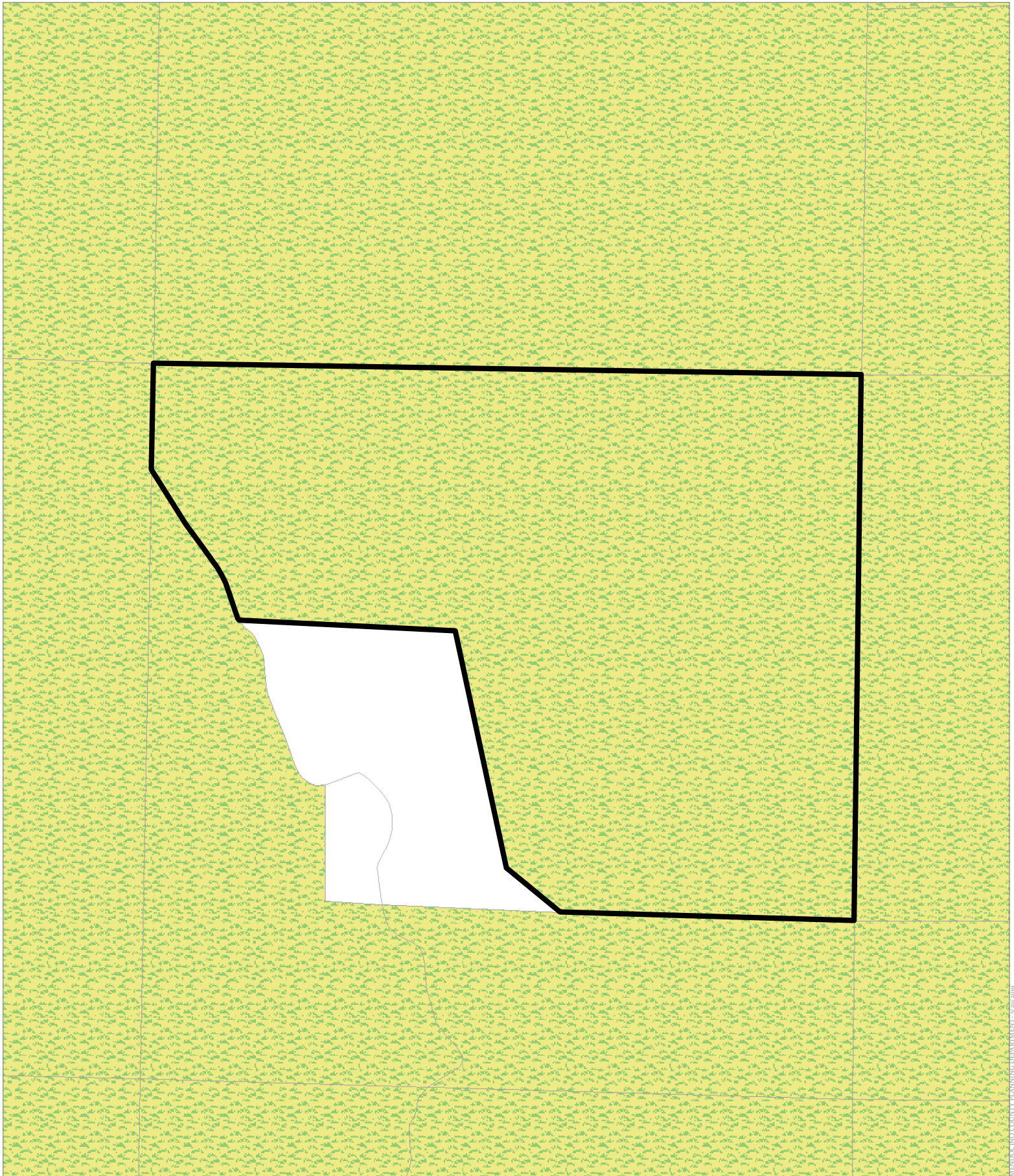


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- Naturally Occurring Asbestos
- Eastern Study Soil Types
- Ultramafic Rock
- Eastern Rock Inclusions



LOCAL SOILS



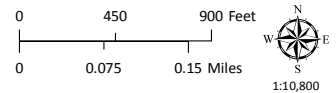
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APLCT: T-Mobile  
AGENT: Eric Hale  
ADDRESS: 35601 Sherwood Road, Willits



Williamson Act 2018



Non-Prime Ag 2018



LANDS IN WILLIAMSON ACT CONTRACTS