



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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

July 3, 2019

Building Inspection - Fort Bragg
Assessor
Air Quality Management

Fort Bragg Rural Fire District
Cloverdale Rancheria
Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0059

DATE FILED: 6/17/2019

OWNER: US CELLULAR CORP.

APPLICANT/AGENT: TOWER ENGINEERING PROFESSIONALS

REQUEST: Administrative Permit to add one panel antenna along with three RRH units to an existing 150 foot tall lattice type cellular antenna tower.

LOCATION: 3± miles northeast of the City of Fort Bragg, lying on the east side of Bald Hill Road (CR 421A), 1.95± miles northeast of its intersection with Pudding Creek Road (CR 421), located at 22501 Bald Hill Rd., Fort Bragg (APN: 069-270-14).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: July 17, 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. 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 _____

CASE: U_2018-0059

OWNER:	U.S. Cellular Corporation
APPLICANT:	Tower Engineering Professionals
AGENT:	Lauren Oteri
REQUEST:	Administrative Permit to add one panel antenna along with three RRH units to an existing 150 foot tall lattice type cellular antenna tower.
LOCATION:	3± miles northeast of the City of Fort Bragg, lying on the east side of Bald Hill Road (CR 421A), 1.95± miles northeast of its intersection with Pudding Creek Road (CR 421), located at 22501 Bald Hill Rd., Fort Bragg (APN: 069-270-14).
APN/S:	069-270-14
PARCEL SIZE:	160± acres
GENERAL PLAN:	Rangeland
ZONING:	Rangeland (RL:160)
EXISTING USES:	Agricultural, Residential
DISTRICT:	Supervisory District 4 (Gjerde)
RELATED CASES:	AP_2018-0092: add three antennae and three radio units; AP_2016-0028: add two antennae, eight radio units, two surge protectors and twelve kaelus combiners; AP_2015-0026: add six foot diameter microwave dish. AP_2014-0005: add three antennae and two radio units; UM_12-2002-0005: add one six foot diameter microwave dish; UM_2009-0019: add nine antennae; U_2004-0004: add nine antennae; U_2001-0012: add antennae onto existing tower.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL 160)	Rangeland (RL:160)	79± and 160± acres	Vacant, Industrial
EAST:	Rangeland (RL 160)	Rangeland (RL:160)	44± acres	Vacant
SOUTH:	Rangeland (RL 160)	Rangeland (RL:160)	81± acres	Vacant
WEST:	Rangeland (RL 160)	Rangeland (RL:160)	1.02± acres to 11.02± acres	Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Fort Bragg Rural Fire District	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<u>TRIBAL</u>	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> Cloverdale Rancheria	

ADDITIONAL INFORMATION:

STAFF PLANNER: KEITH GRONENDYKE

DATE: 6/28/19

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

G

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

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

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



Planning and Building
Services

Case No:	AP 2019-0059
CalFire No:	
Date Filed:	6-17-19
Fee:	\$2213
Receipt No:	PRJ 028231
Received By:	Kyle Cronen d/ke
Office use only	

APPLICATION FORM

APPLICANT

Name: Tower Engineering Professionals (Lauren Oteri) Phone: 980-202-6514

Mailing
Address: 10700 Sikes Place Suite 360

City: Charlotte State/Zip: NC/28277 email: loteri@tepgroup.net

PROPERTY OWNER

Name: US Cellular Corp. Phone: 773-399-8900

Mailing
Address: 8410 W Bryan Mawr Suite 700

City: Chicago State/Zip: IL/60631 email:

AGENT

Name: Tower Engineering Professionals (Lauren Oteri) Phone: 980-202-6514

Mailing
Address: 10700 Sikes Place Suite 360

City: Charlotte State/Zip: NC/28277 email: loteri@tepgroup.net

Parcel Size: 301.0 Acres (Sq. feet/Acres) Address of Property: 22501 Bald Eagle Hill Road, Fort Bragg, CA 95437

Assessor Parcel Number(s): 0692701400

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input 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 checked="" 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.

Lauren Oteri 6/7/2019
Signature of Applicant/Agent Date Signature of Owner Date

Mendocino County

JUN 17 2019

Planning & Building Services

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.

US Cellular will be adding antennas and RRUs to an existing cell tower.

No change to the tower height and no electrical work.

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 checked="" type="checkbox"/> Other: Cell Tower <input type="checkbox"/> Other:					
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

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: N/A

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:

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

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

	Number	Size
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
--	---

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain (e.g., Assessor's Parcel Number, address, etc.): <hr/> <hr/> <hr/>																														
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: <hr/> <hr/>																														
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): <hr/> <hr/> <hr/>																														
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <hr/> <hr/> <hr/>																														
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable. <hr/> <hr/> <hr/>																														
25.	Project Height. Maximum height of existing structures <u>150'</u> feet. Maximum height of proposed structures _____ 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): _____ <input type="checkbox"/> square feet <input type="checkbox"/> 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. <hr/> <hr/> <hr/>																														
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. <hr/> <hr/>																														
30.	Indicate the surrounding land uses: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;"></th> <th style="width: 15%; text-align: center;">North</th> <th style="width: 15%; text-align: center;">East</th> <th style="width: 15%; text-align: center;">South</th> <th style="width: 20%; text-align: center;">West</th> </tr> </thead> <tbody> <tr> <td><u>Vacant</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Residential Agricultural</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Commercial Industrial</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Institutional Timberland</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Other</u></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		North	East	South	West	<u>Vacant</u>					<u>Residential Agricultural</u>					<u>Commercial Industrial</u>					<u>Institutional Timberland</u>					<u>Other</u>				
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<u>Other</u>																															

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.

Lauren Oteri

Owner/Authorized Agent

6/7/2019

Date

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

AUTHORIZATION OF AGENT

I hereby authorize _____ 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.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

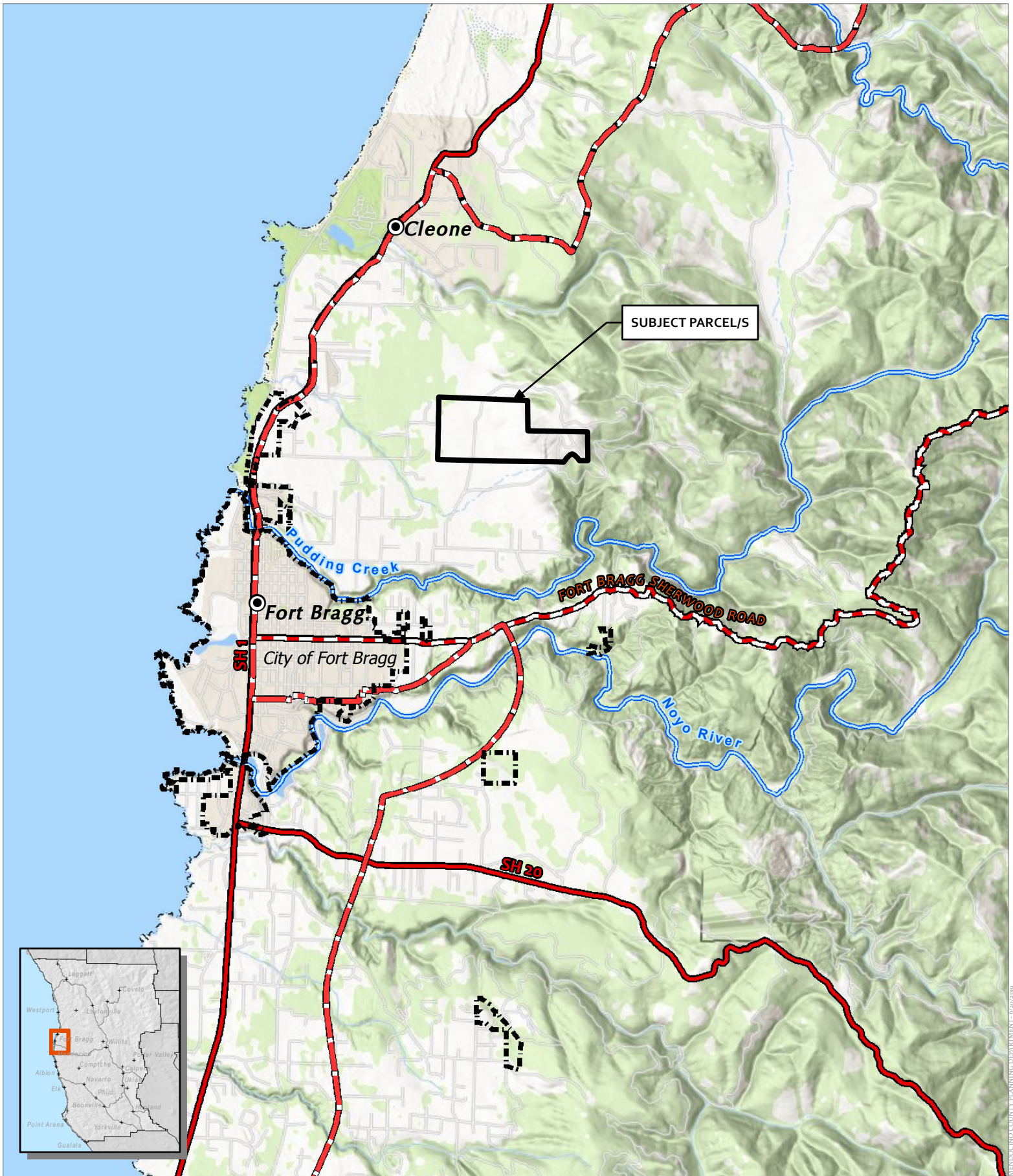
INDEMNIFICATION AND HOLD HARMLESS

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

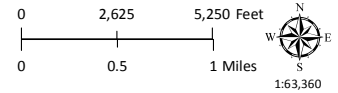
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought 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: *Lauren Oteri* Date: **6/7/2019**

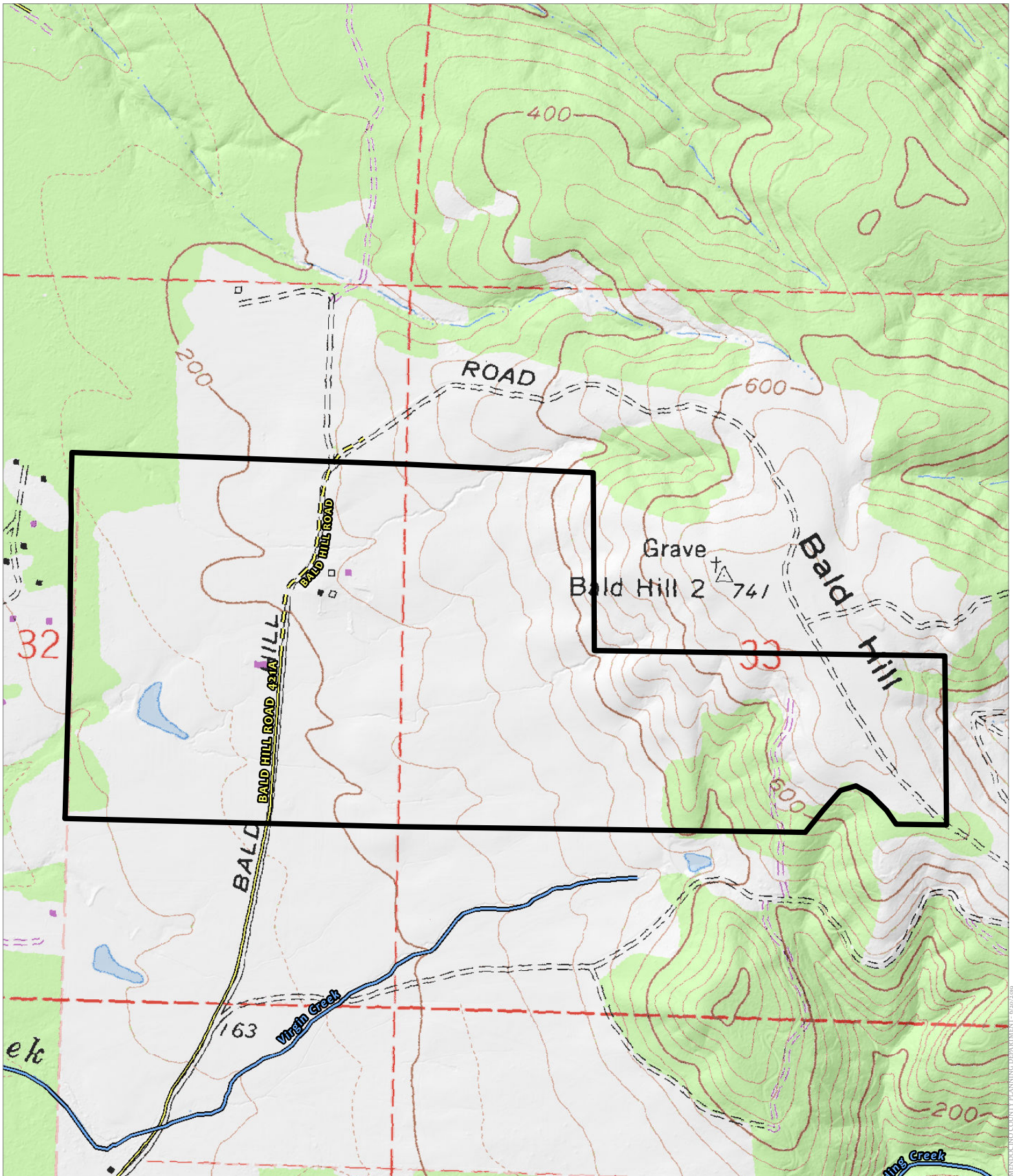


CASE: AP 2019-0059
 OWNER: McGuire, Barbara
 APN: 069-270-14
 APLCT: Tower Engr. Prof., LLC
 AGENT: Lauren Oteri
 ADDRESS: 22501 Bald Hill Road, Fort Bragg

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads

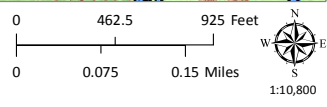


LOCATION MAP

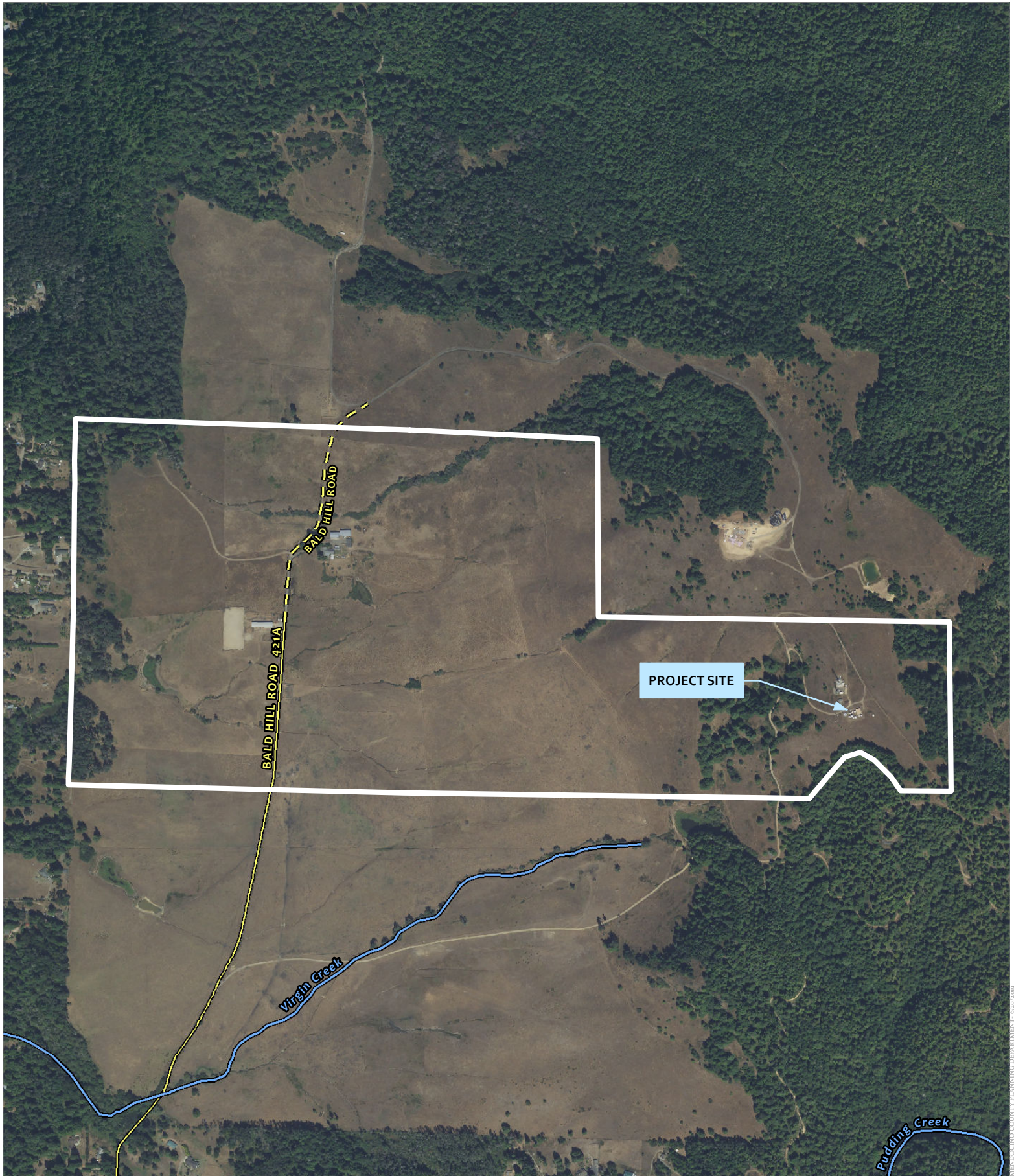


CASE: AP 2019-0059
OWNER: McGUIRE, Barbara
APN: 069-270-14
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- Named Rivers
- Public Roads
- Private Roads

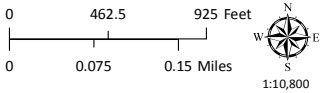


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



CASE: AP 2019-0059
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AGENT: Lauren Oteri
ADDRESS: 22501 Bald Hill Road, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



AERIAL IMAGERY

NOTE:

NO SURVEY AVAILABLE



SITE SURVEY

CASE: AP 2019-0059

OWNER: McGuire, Barbara

APN: 069-270-14

APLCT: Tower Engr. Prof., LLC

AGENT: Lauren Oteri

ADDRESS: 22501 Bald Hill Road, Fort Bragg

NO SCALE

SITE PLAN

EUPEN HYBRID CABLE LENGTH

PROPOSED RAYCAP QUANTITY IN SHELTER:	1
EXISTING RAYCAP QUANTITY IN SHELTER:	0
LENGTH FROM SHELTER RAYCAP TO COAX PORT:	13-FT
ICE BRIDGE LENGTH:	18-FT
RAYCAP CENTERLINE + 12-FT BUFFER:	127-FT
TOTAL ESTIMATED LENGTH OF HYBRID CABLE:	158-FT
TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):	160-FT

JUMPER INFO

FIBER/POWER JUMPER LENGTH FROM RAYCAP TO RRH

	BAND 5
GAMMA SECTOR:	20-FT
GAMMA SECTOR:	20-FT
GAMMA SECTOR:	-

1/2" COAX JUMPER FROM B5 RRH TO ANTENNA

GAMMA SECTOR:	9-FT
GAMMA SECTOR:	9-FT
GAMMA SECTOR:	-

JUMPER INFO

FIBER/POWER JUMPER LENGTH FROM RAYCAP TO RRH

	BAND 12
GAMMA SECTOR:	20-FT
GAMMA SECTOR:	20-FT
GAMMA SECTOR:	-

1/2" COAX JUMPER FROM B12 RRH TO ANTENNA

GAMMA SECTOR:	9-FT
GAMMA SECTOR:	9-FT
GAMMA SECTOR:	-

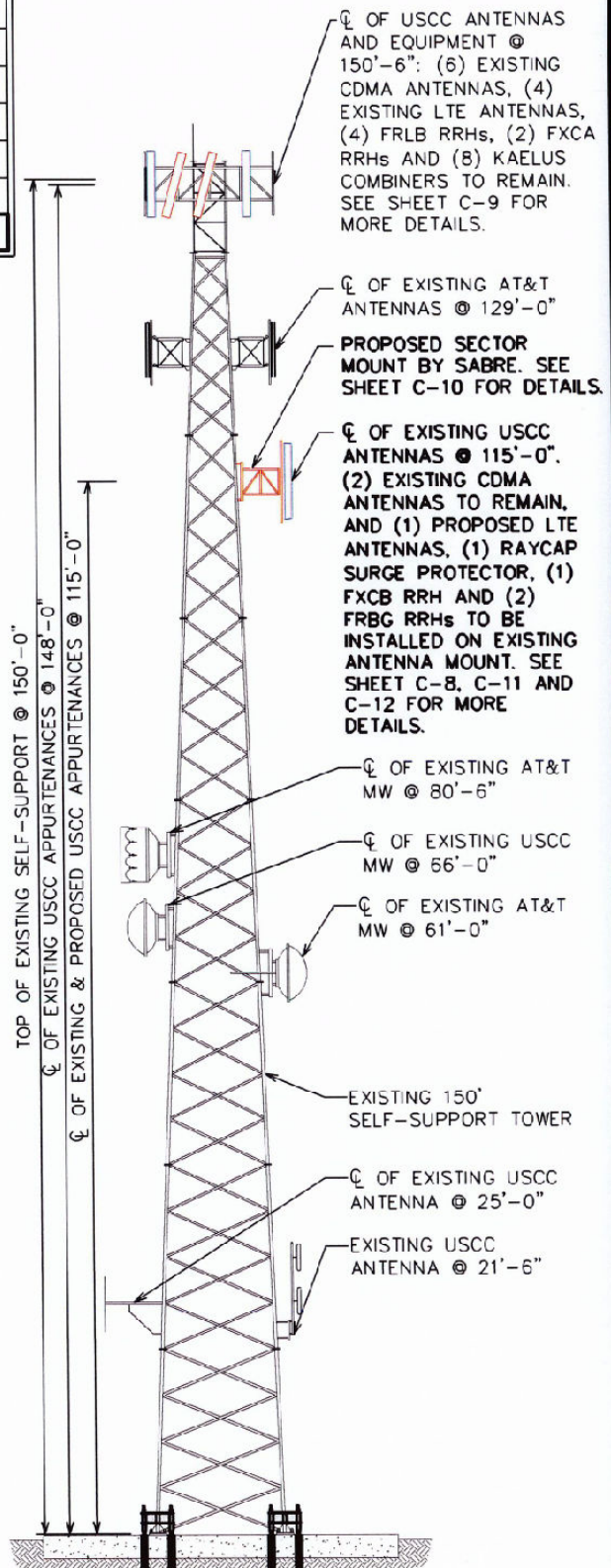
RET JUMPER INFO

	RRH TO ANTENNA
GAMMA SECTOR:	10-M
GAMMA SECTOR:	10-M
GAMMA SECTOR:	-

NOTES:

1. LCAP EQUIPMENT TO BE INSTALLED PRIOR TO LTE DECOMMISSION.
2. USCC CENTERLINE OVER 200-FT REQUIRES MIDDLE GROUND BAR.

PROPOSED LTE PANEL TO BE INSTALLED: ☒
EXISTING CDMA PANEL TO REMAIN: ☐



PROPOSED TOWER ELEVATION

0 20 40

EYIS

CASE: AP 2019-0059

OWNER: McGuire, Barbara

APN: 069-270-14

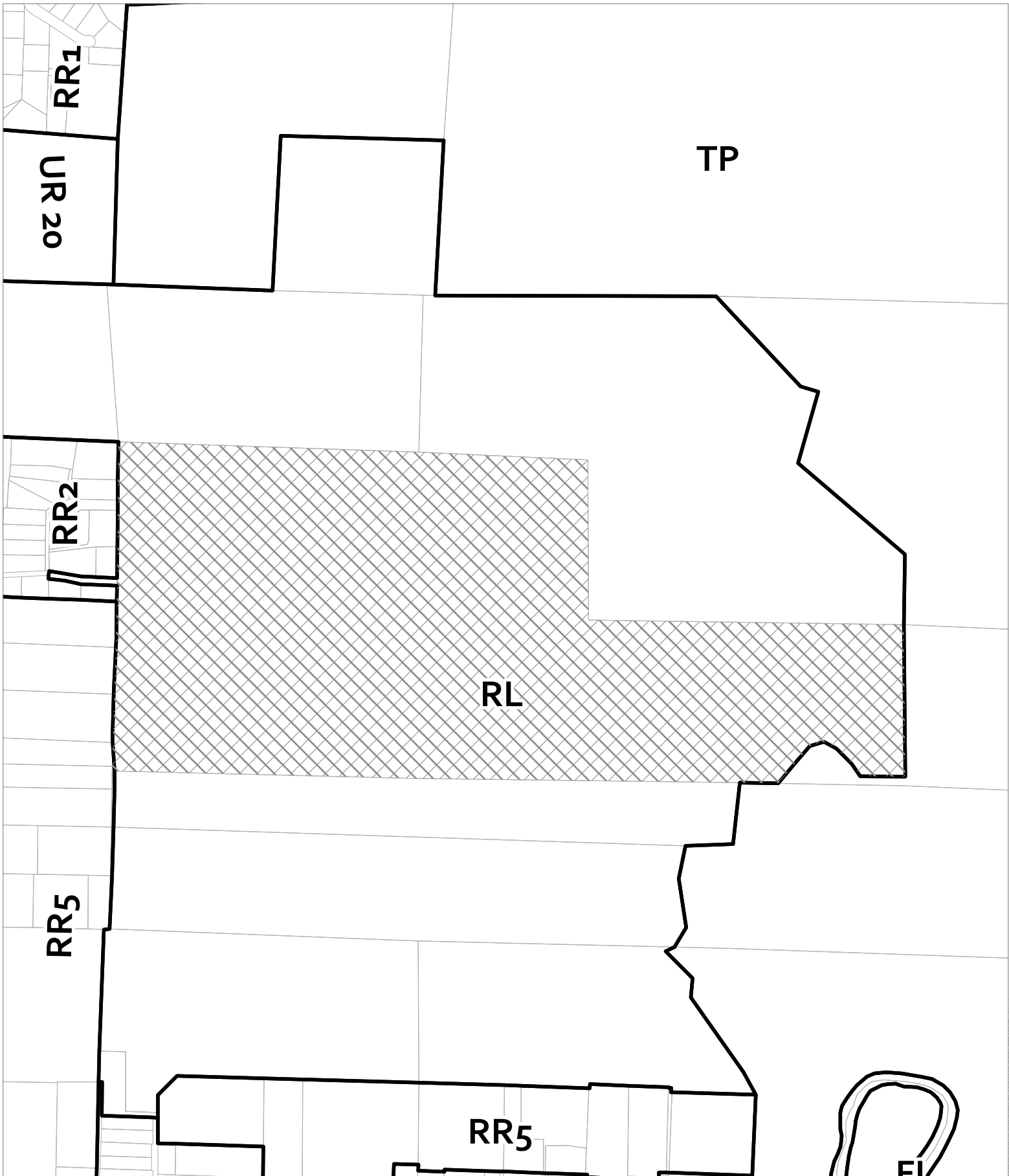
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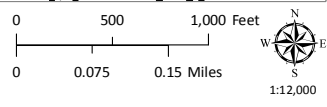
NO SCALE

ELEVATIONS

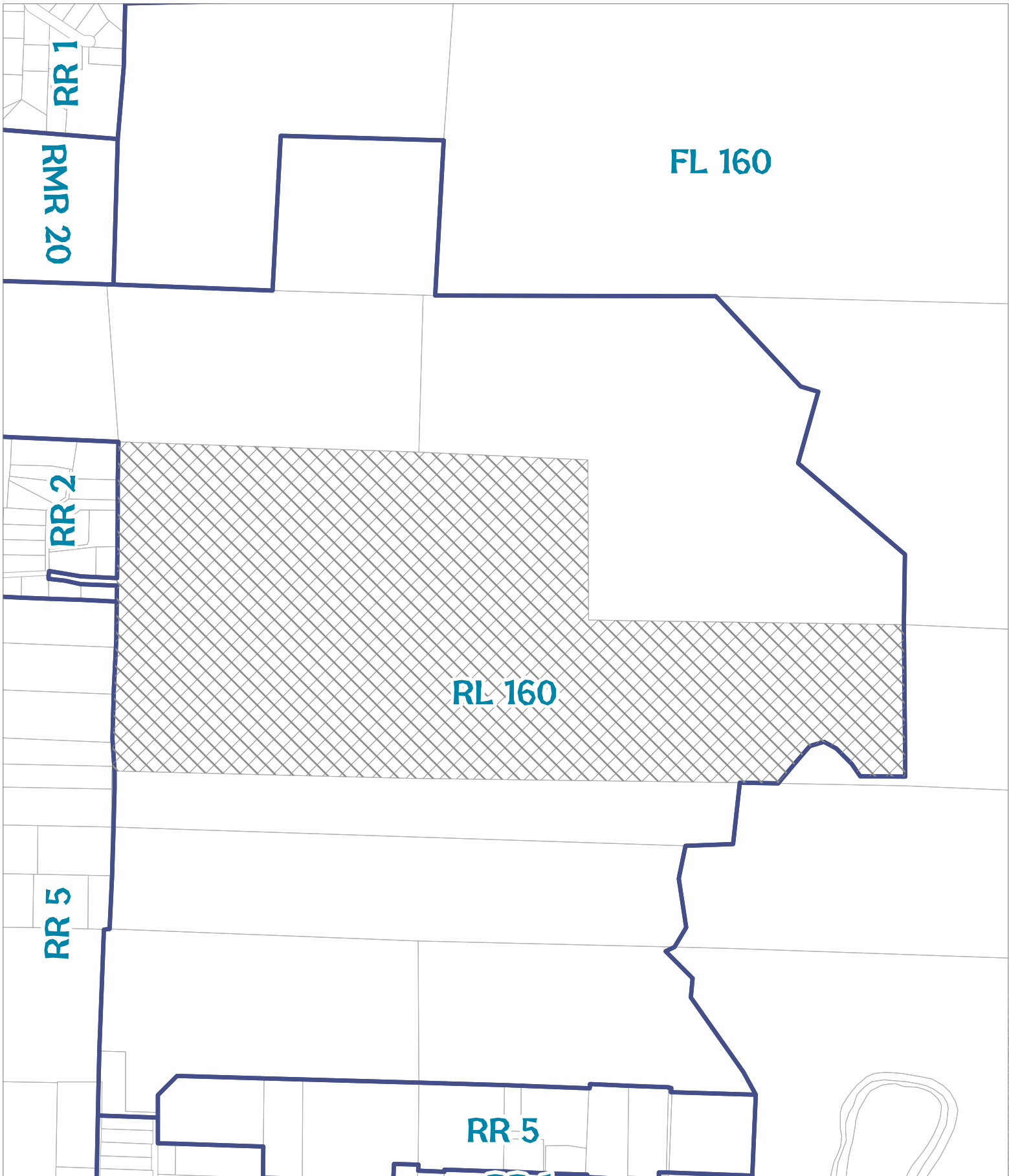


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OWNER: McGUIRE, Barbara
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ADDRESS: 22501 Bald Hill Road, Fort Bragg


 Zoning Districts



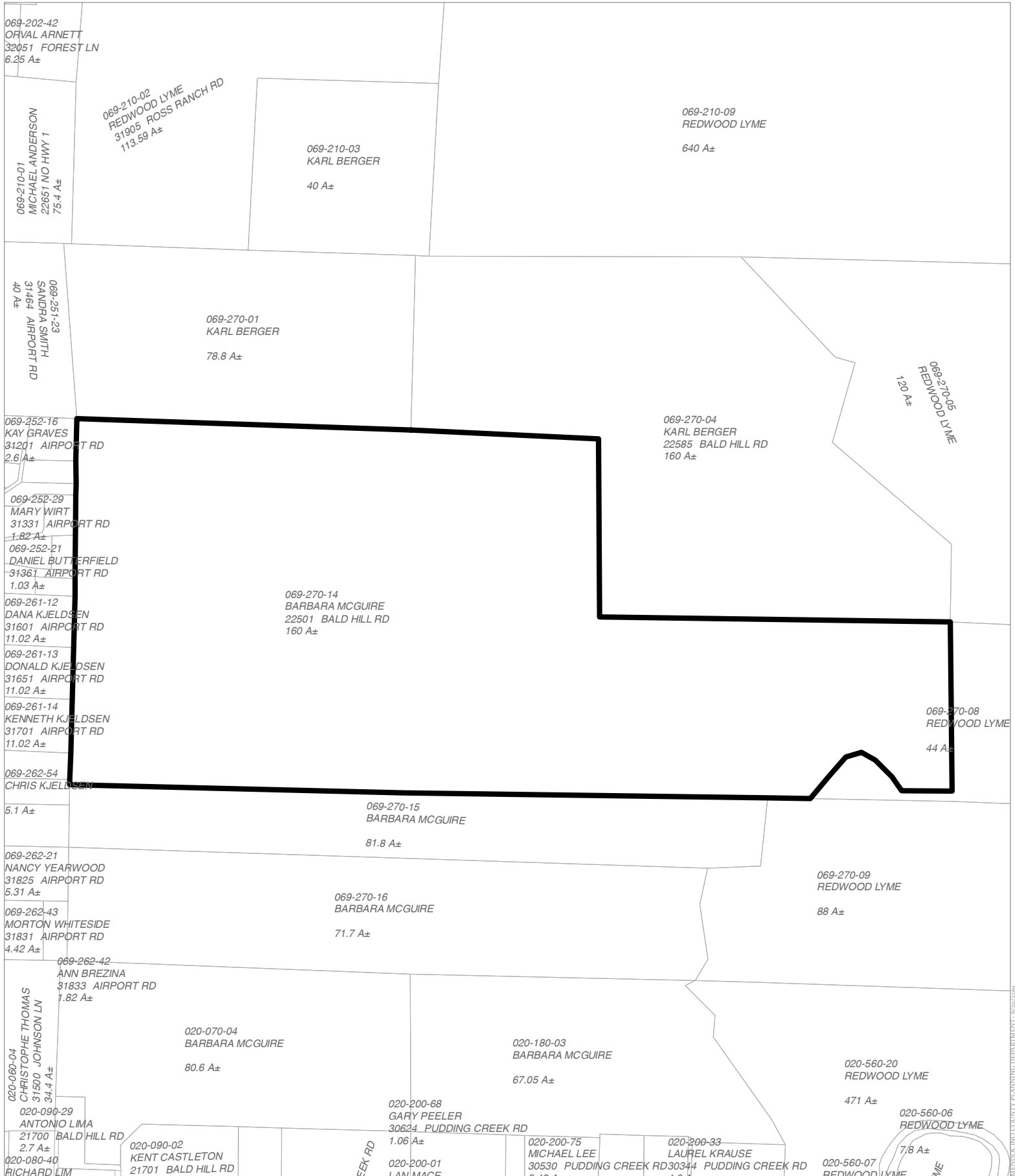
ZONING DISPLAY MAP



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 General Plan Classes

0 500 1,000 Feet
0 0.075 0.15 Miles
N
W E
S
1:12,000
GENERAL PLAN CLASSIFICATIONS



CASE: AP 2019-0059

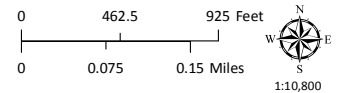
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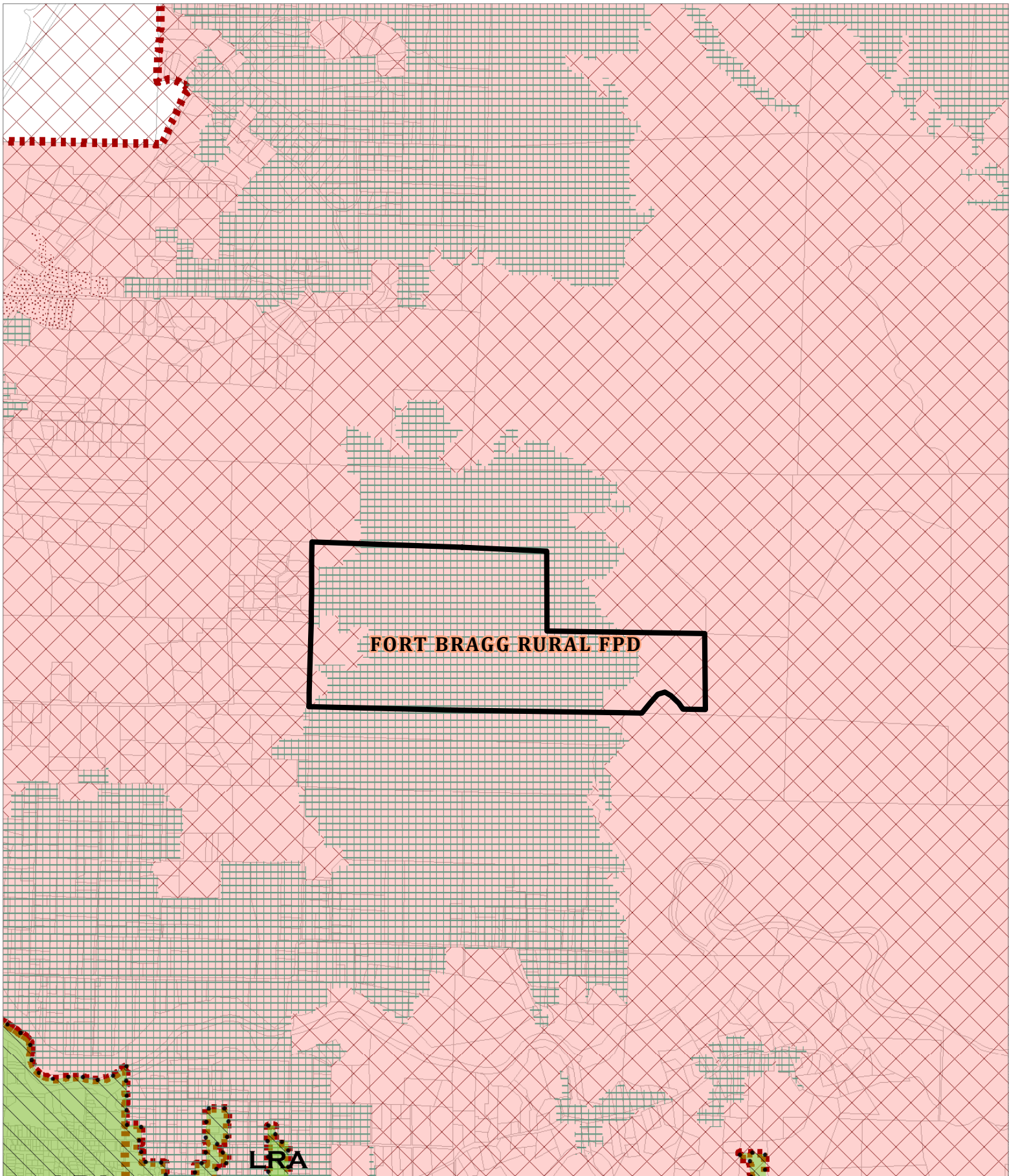
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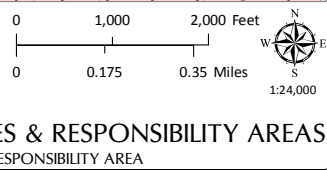


ADJACENT PARCELS

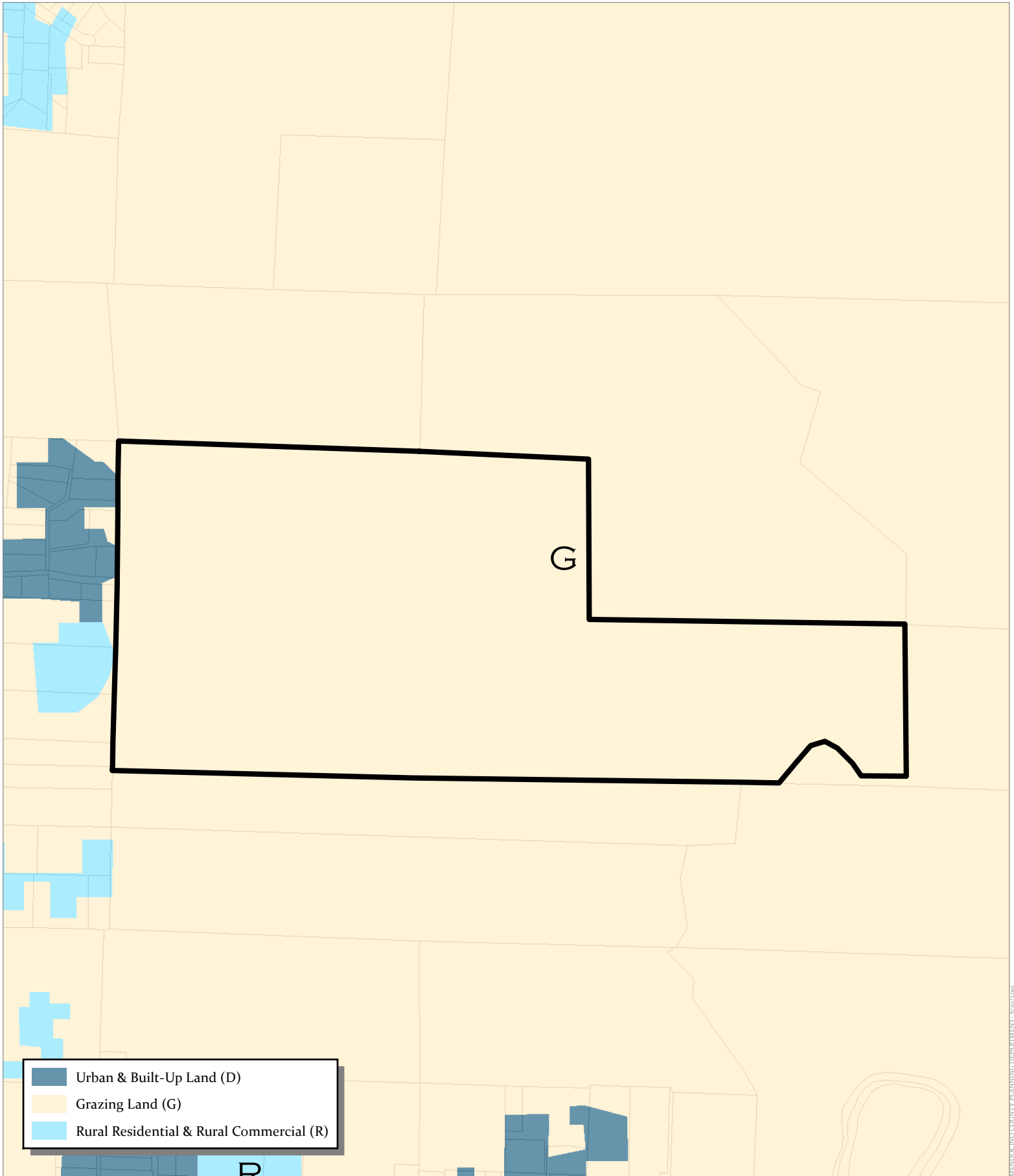


CASE: AP 2019-0059
OWNER: McGUIRE, Barbara
APN: 069-270-14
APLCT: Tower Engr. Prof., LLC
AGENT: Lauren Oteri
ADDRESS: 22501 Bald Hill Road, Fort Bragg

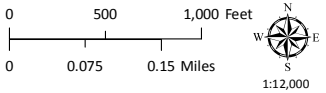
- Local Responsibility Areas
- Local Responsibility Area
- High Fire Hazard
- Moderate Fire Hazard
- Very High Fire Hazard
- County FIRE HAZARD ZONES & RESPONSIBILITY AREAS

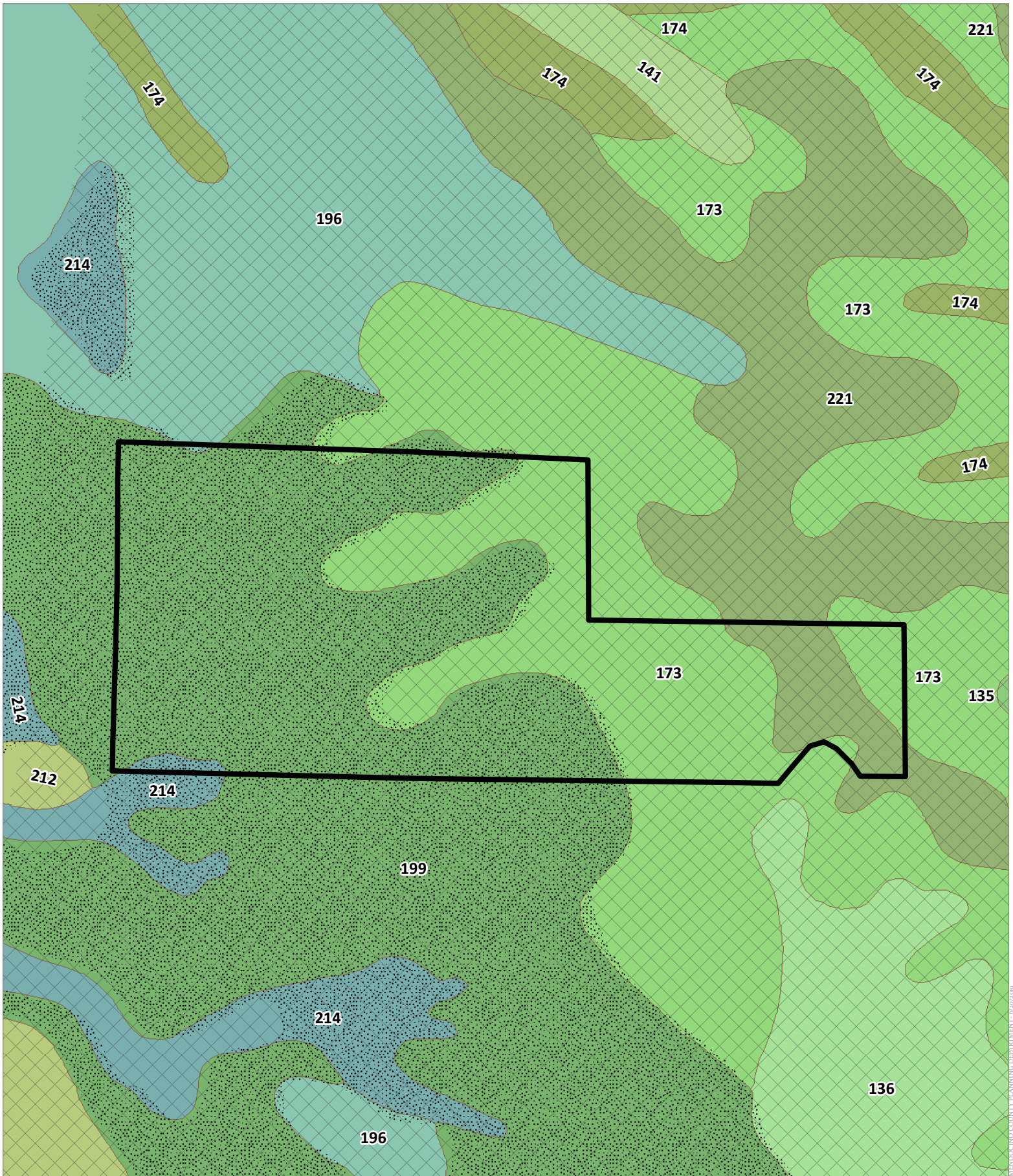


REDDUCINO COUNTY PLANNING DEPARTMENT - 6/20/2019






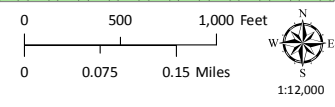
CASE: AP 2019-0059
OWNER: McGUIRE, Barbara
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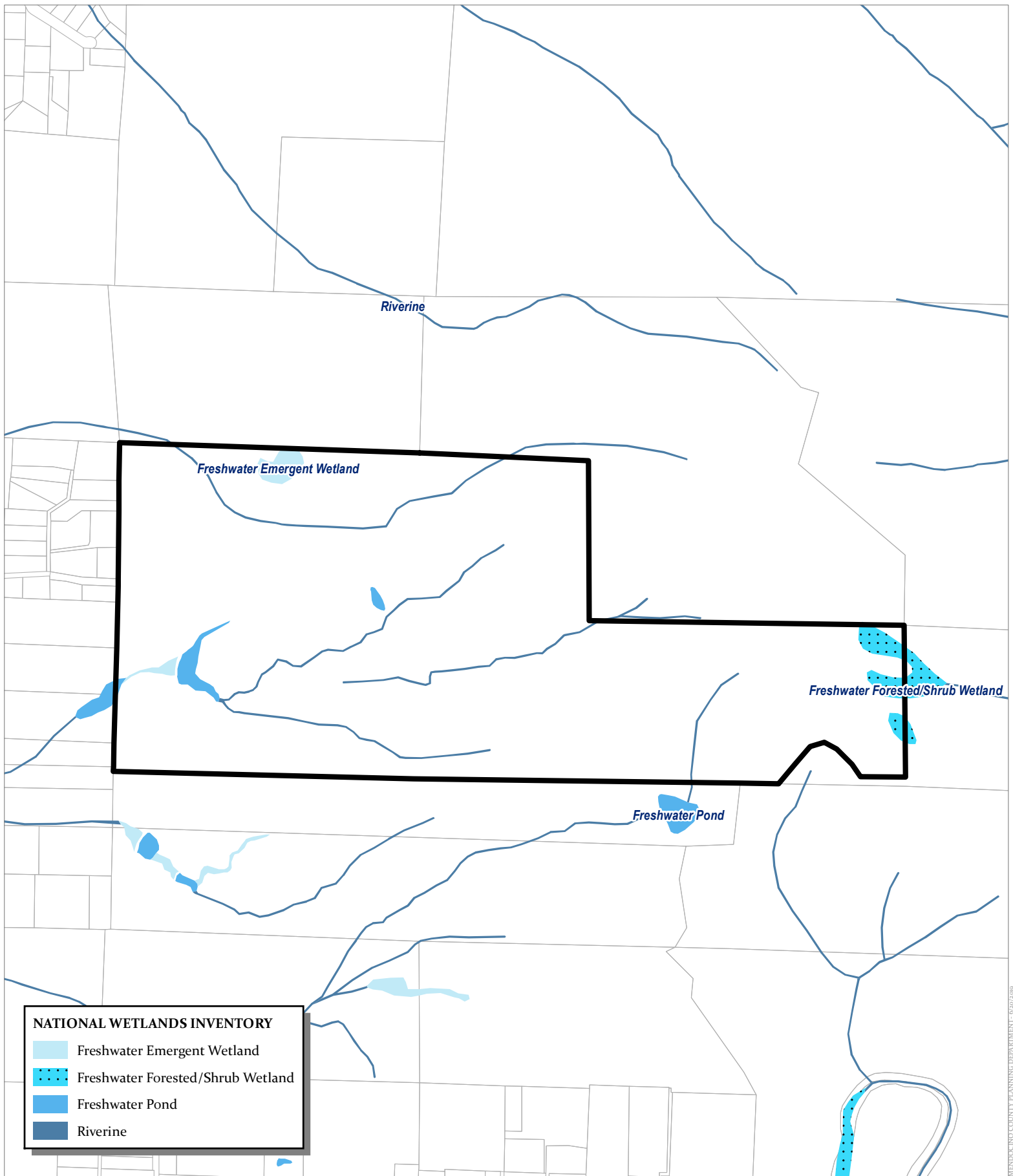


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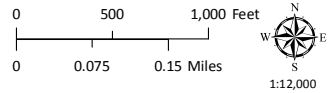
-  Shinglemill-Gibney Complex
-  Bishop Pine
-  Western Study Soil Types



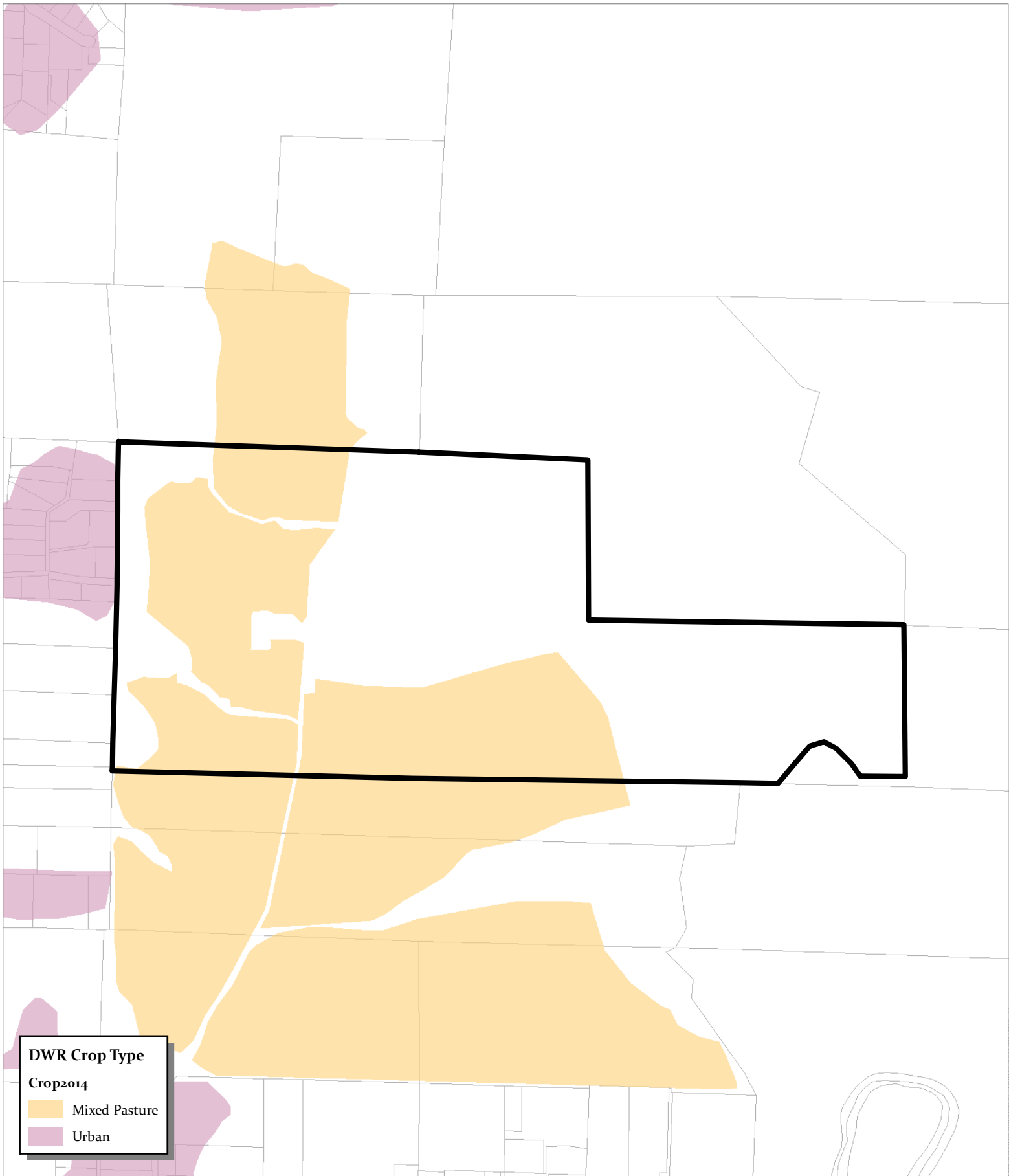
LOCAL SOILS



CASE: AP 2019-0059
 OWNER: McGUIRE, Barbara
 APN: 069-270-14
 APLCT: Tower Engr. Prof., LLC
 AGENT: Lauren Oteri
 ADDRESS: 22501 Bald Hill Road, Fort Bragg

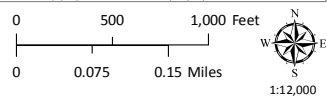


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/20/2009

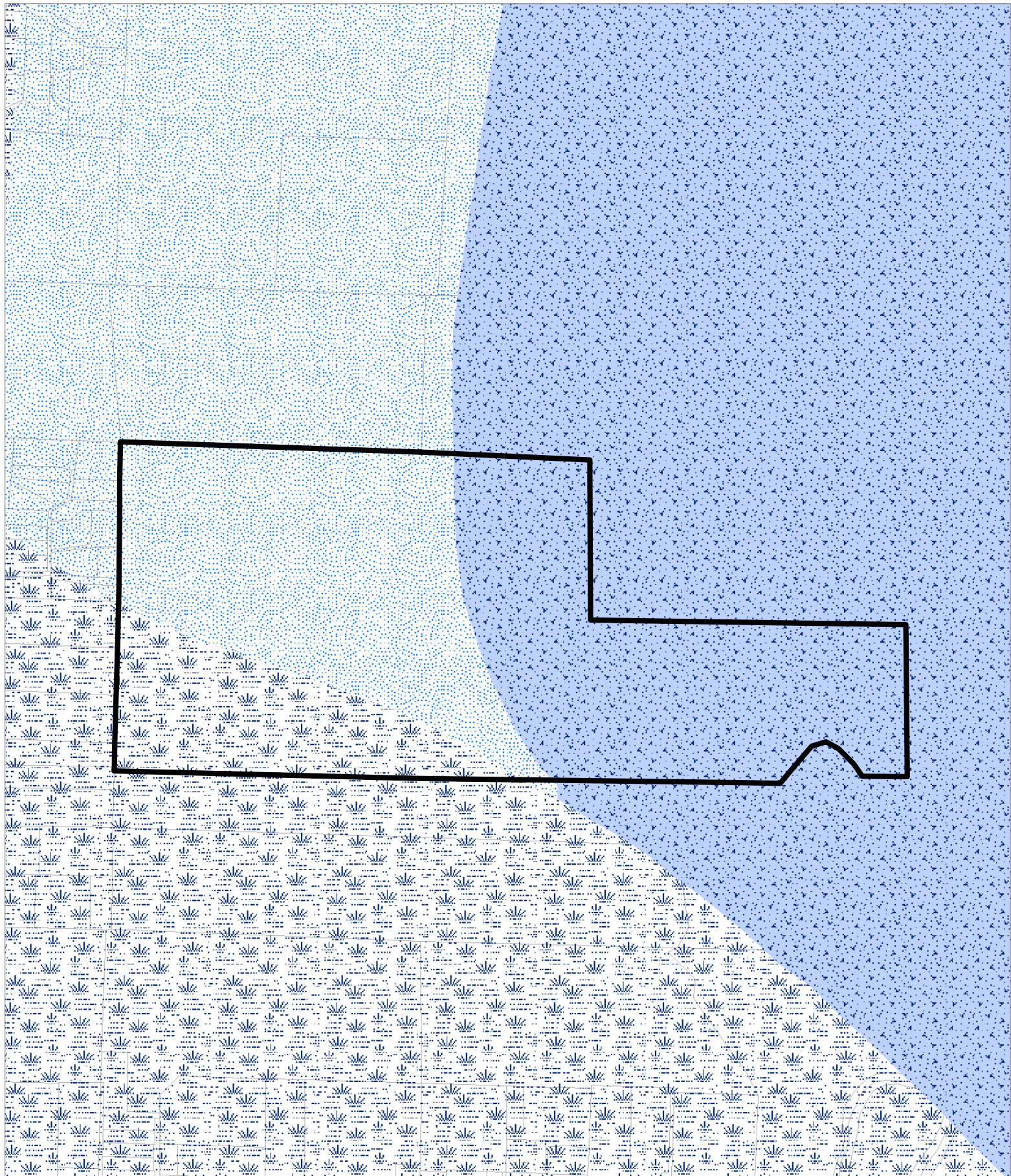


DWR Crop Type
Crop2014
Mixed Pasture
Urban




CASE: AP 2019-0059
OWNER: McGuire, Barbara
APN: 069-270-14
APLCT: Tower Engr. Prof., LLC
AGENT: Lauren Oteri
ADDRESS: 22501 Bald Hill Road, Fort Bragg

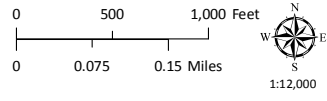


AGRICULTURAL USES

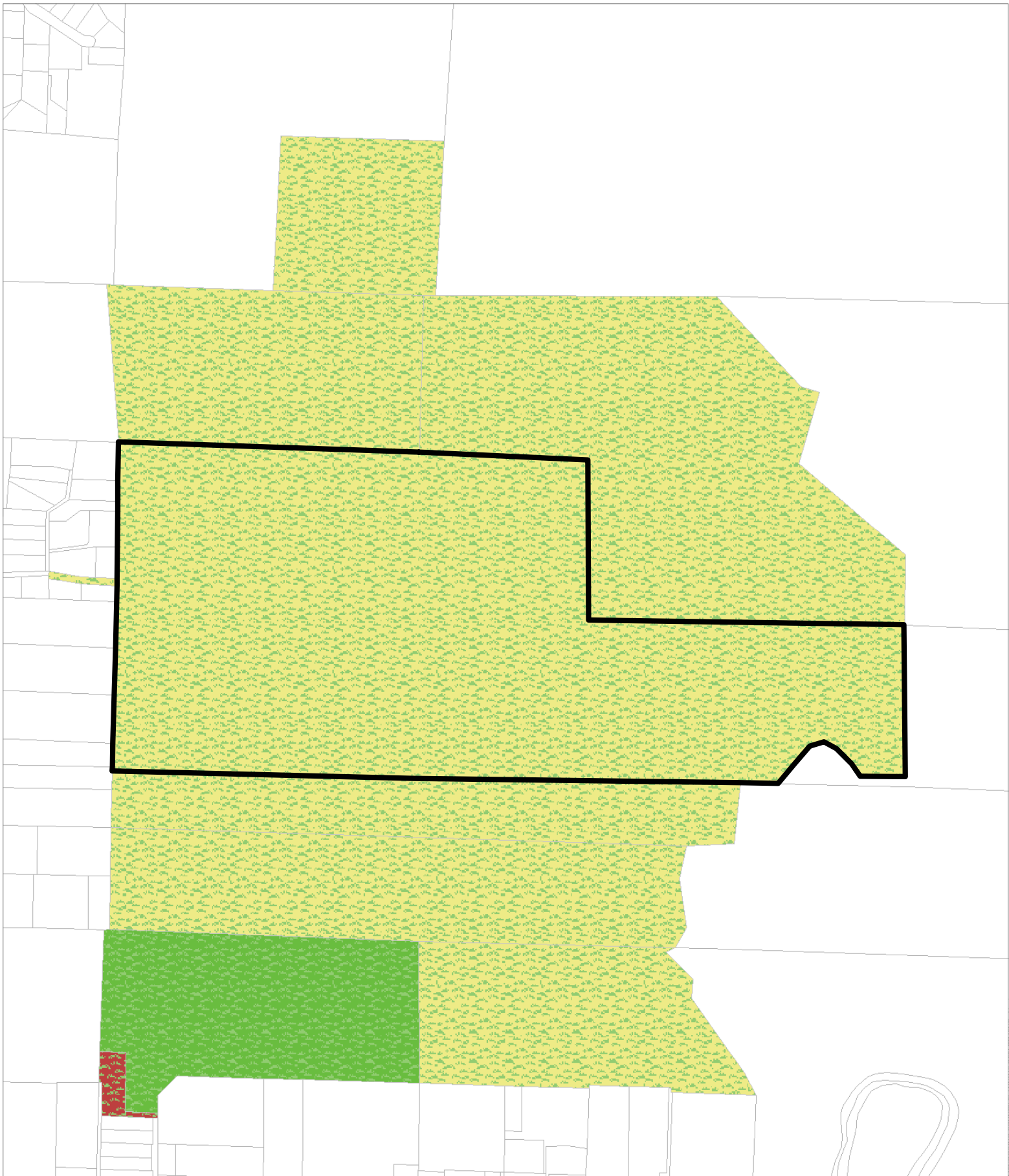


CASE: AP 2019-0059
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-  Sufficient Water Resources
-  Marginal Water Resources
-  Critical Water Resources Bedrock



GROUND WATER RESOURCES



CASE: AP 2019-0059
OWNER: McGuire, Barbara
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APLCT: Tower Engr. Prof., LLC
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-  Williamson Act 2018
-  Non-Renewal Ag 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018