



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 25, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Forestry Advisor

Air Quality Management
Resource Lands Protection Committee
Sonoma State University
CalFire - Prevention
Department of Fish and Wildlife

Anderson Valley Community Services
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UM_2019-0002

DATE FILED: 7/3/2019

OWNER: ANNE L FASHAUER

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS/JARED KEARSLEY

REQUEST: Use Permit Modification to expand the existing 1,600 sq. ft. equipment lease area by 375 sq. ft. to accommodate new ground based equipment for associated cell tower equipment additions on an already existing 120 ft. tall lattice type cellular antenna tower.

LOCATION: 4± miles northwest of Philo town center, lying on the north side of Philo Greenwood Road (CR 132), 0.1± mile east of its intersection with Signal Ridge Road (CR 133), located at 21600 Philo Greenwood Rd., Philo; (APN: 026-600-35).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: August 8, 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 _____

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APN/S: 026-600-35

PARCEL SIZE: 174± acres

GENERAL PLAN: Forestland FL160

ZONING: Timber Production TP 160

EXISTING USES: Surface Mine

DISTRICT: 5 (Williams)

RELATED CASES: Use Permit U_2013-0004

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Forestland (FL 160)	Timber Production (TP 160)	68± acres and 74± acres	Single Family and Vacant
EAST:	Forestland (FL 160)	Timber Production (TP 160)	25± acres	Single Family
SOUTH:	Forestland (FL 160) and Rangeland (RL 160)	Forestland (FL 160) and Rangeland (RL 160)	82± acres, 36± acres and 7± acres	Single Family
WEST:	Forestland (FL 160)	Timber Production (TP 160)	28± acres and 6± acres	Single family and Vacant

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒ Assessor's Office
- ☒ Building Division
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ Forestry Advisor

- ☒ Anderson Valley CSD
- ☒ Resource Lands Protection Comm.
- ☒ Sonoma State University

STATE

- ☒ CALFIRE (Land Use)
- ☒ California Dept. of Fish & Wildlife

TRIBAL

- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Use Permit #U 19-2003 was approved by the Planning Commission on July 15, 2004 permitting the operation of a rock quarry including processing (crushing and screening) and the extraction of an average of 10,000 cubic yards of material per year for 20 years, with a one-year maximum of 15,000 cubic yards, for a maximum of 200,000 cubic yards total

STAFF PLANNER: KEITH GRONENDYKE **DATE:** 7/15/19

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/Anderson Valley Community Services District

4. FARMLAND CLASSIFICATION:

GIS
G

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western Soils

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

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

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NA

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy
No

22. OAK WOODLAND AREA:

USDA
No

23. HARBOR DISTRICT:

Sec. 20.512
NA

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

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

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

29. HIGHLY SCENIC AREA:

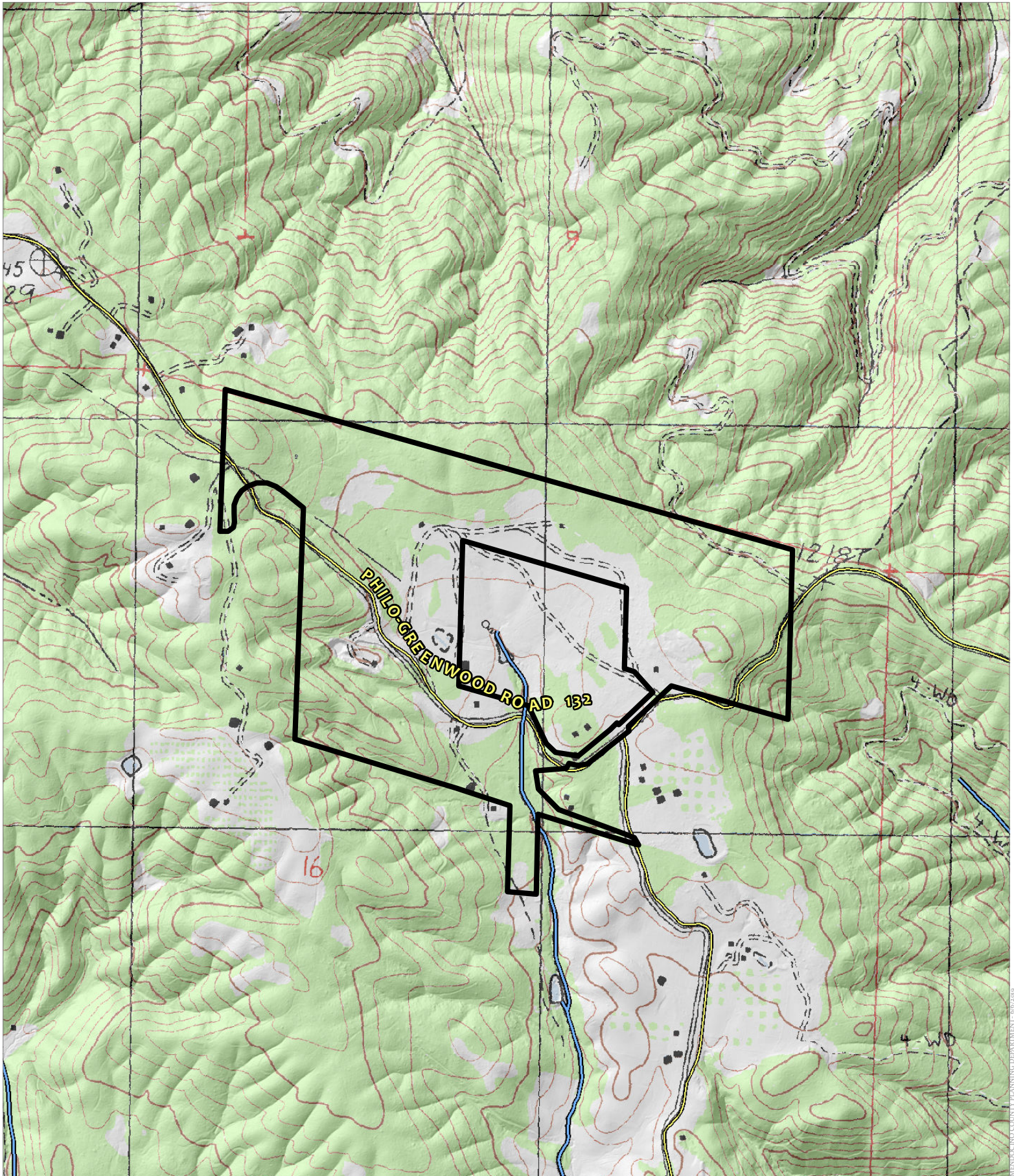
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

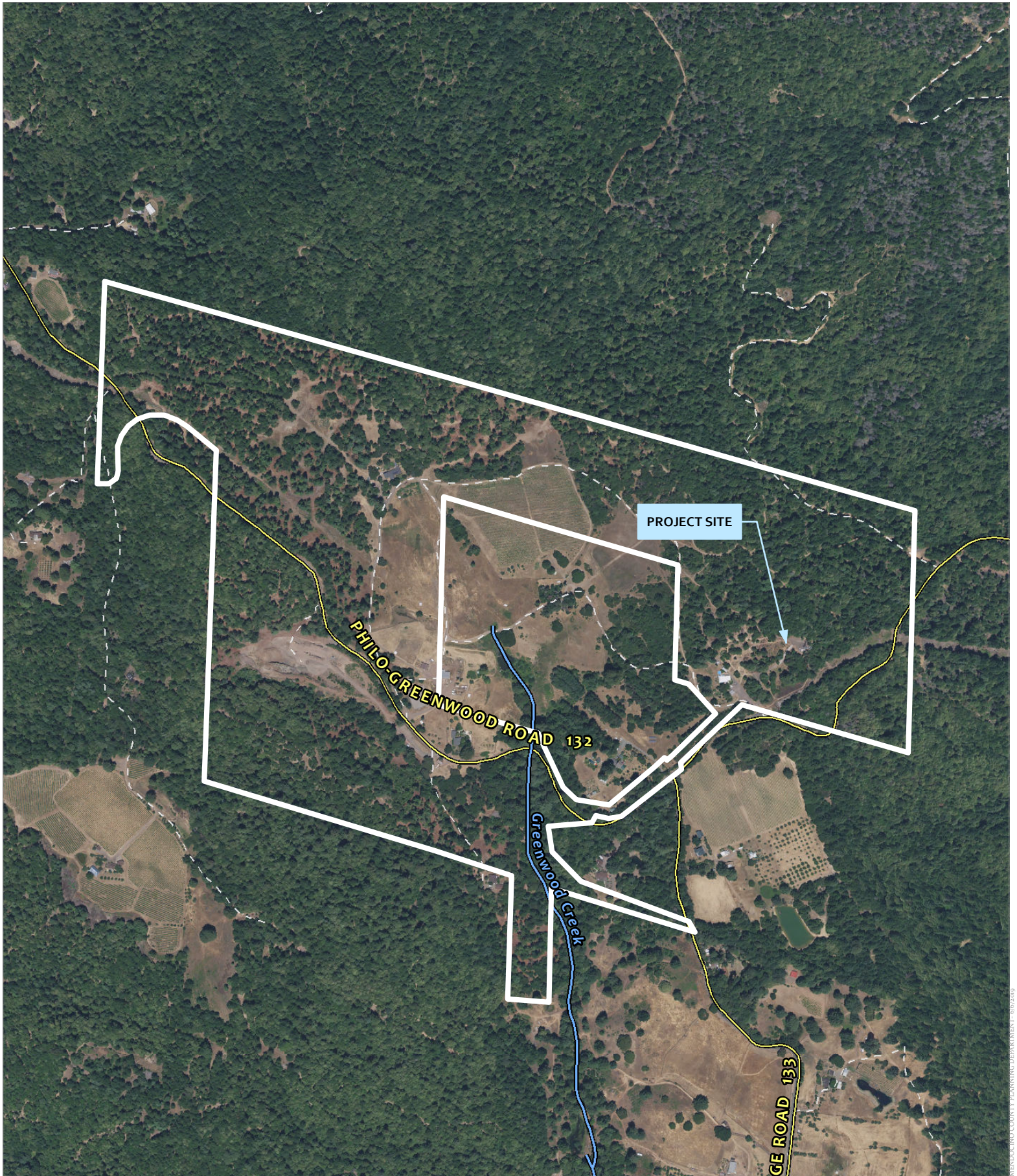
30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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




31. BLUFFTOP GEOLOGY:

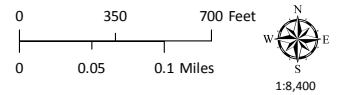
GIS; 20.500.020





CASE: UM 2019-0002
OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: AT&T Mobility
AGENT: Jared Kearsley
ADDRESS: 21600 Philo Greenwood Road, Philo

-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY



MENDOCINO COUNTY PLANNING DEPARTMENT 6/6/2019

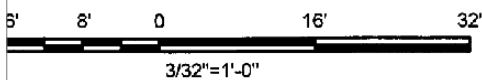
SITE PLAN

- ♦ (P) TOP OF LATTICE TOWER STEEL
± EL. 120.8' AGL
- ♦ (E) BTM OF VERIZON WIRELESS ANTENNAS
± EL. 111.5' AGL
- ♦ (P) TOP OF AT&T ANTENNAS
± EL. 103.5' AGL
- ♦ (P) AT&T ANTENNA RAD CENTER
± EL. 102.5' AGL
- ♦ (P) AT&T ANTENNA RAD CENTER
± EL. 101.5' AGL

- (E) VERIZON WIRELESS ANTENNAS
- (12) (P) AT&T ANTENNAS, (4) PER SECTOR
- (13) (P) AND (6) FUTURE AT&T RRUS
- (4) (P) SOUND SURGE SUPPRESSORS
W/ (1) DEDICATED FOR FILL
- (E) VERIZON WIRELESS 120.8' TALL LATTICE TOWER
- (E) TREES LOCAL TO THE VICINITY OF
THE (P) SITE

- ♦ (E) GRADE AT (E) TOWER LOCATION
± EL. 1415' AMSL
- ♦ (P) GRADE = 0'-0"
± EL. 1415' AMSL

- (P) ICE BRIDGE
- (P) AT&T GPS UNIT
- (P) AT&T EQUIPMENT SHELTER
- (P) 30KW AC DIESEL
STANDBY GENERATOR
- (P) 6'-0" TALL CHAIN
LINK FENCE W/ 3 STRAND
ANTI CLIMB BARRIER
- (P) SITE ACCESS GATE

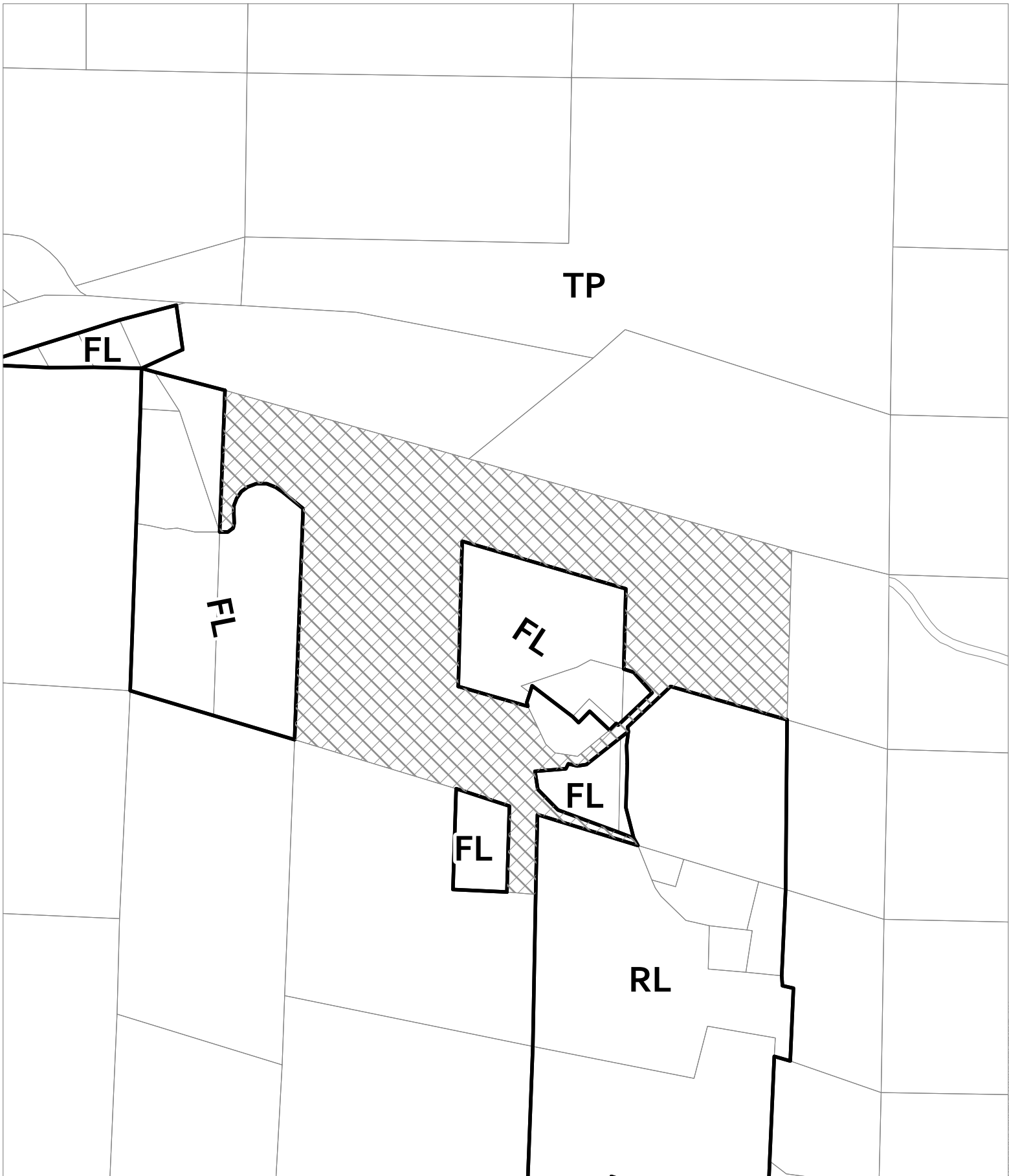


PROPOSED NORTH ELEVATION
3/32"=1'-0"

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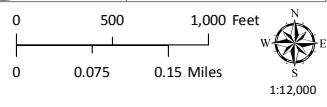
NO SCALE

ELEVATIONS



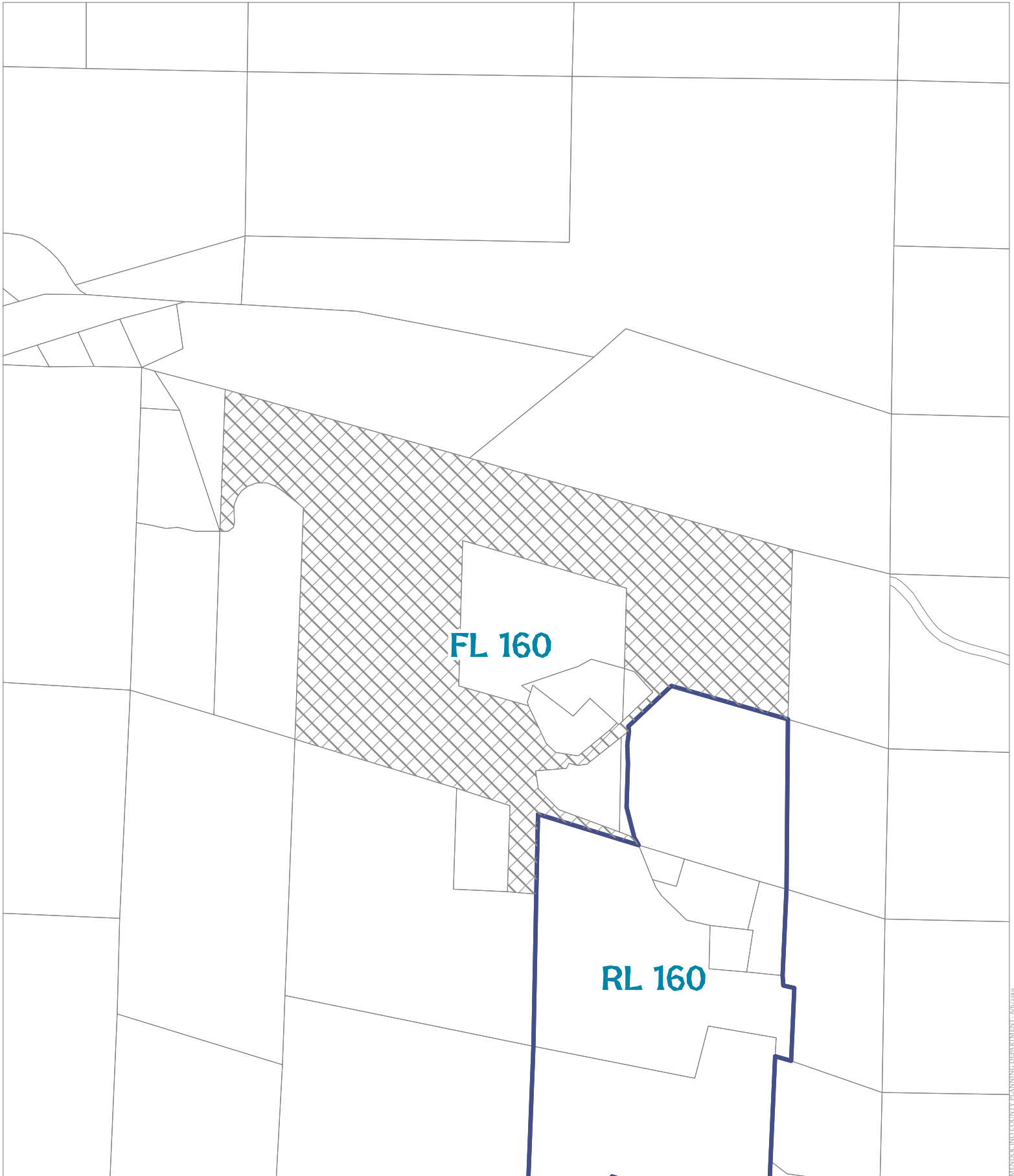
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 Zoning Districts




ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2019

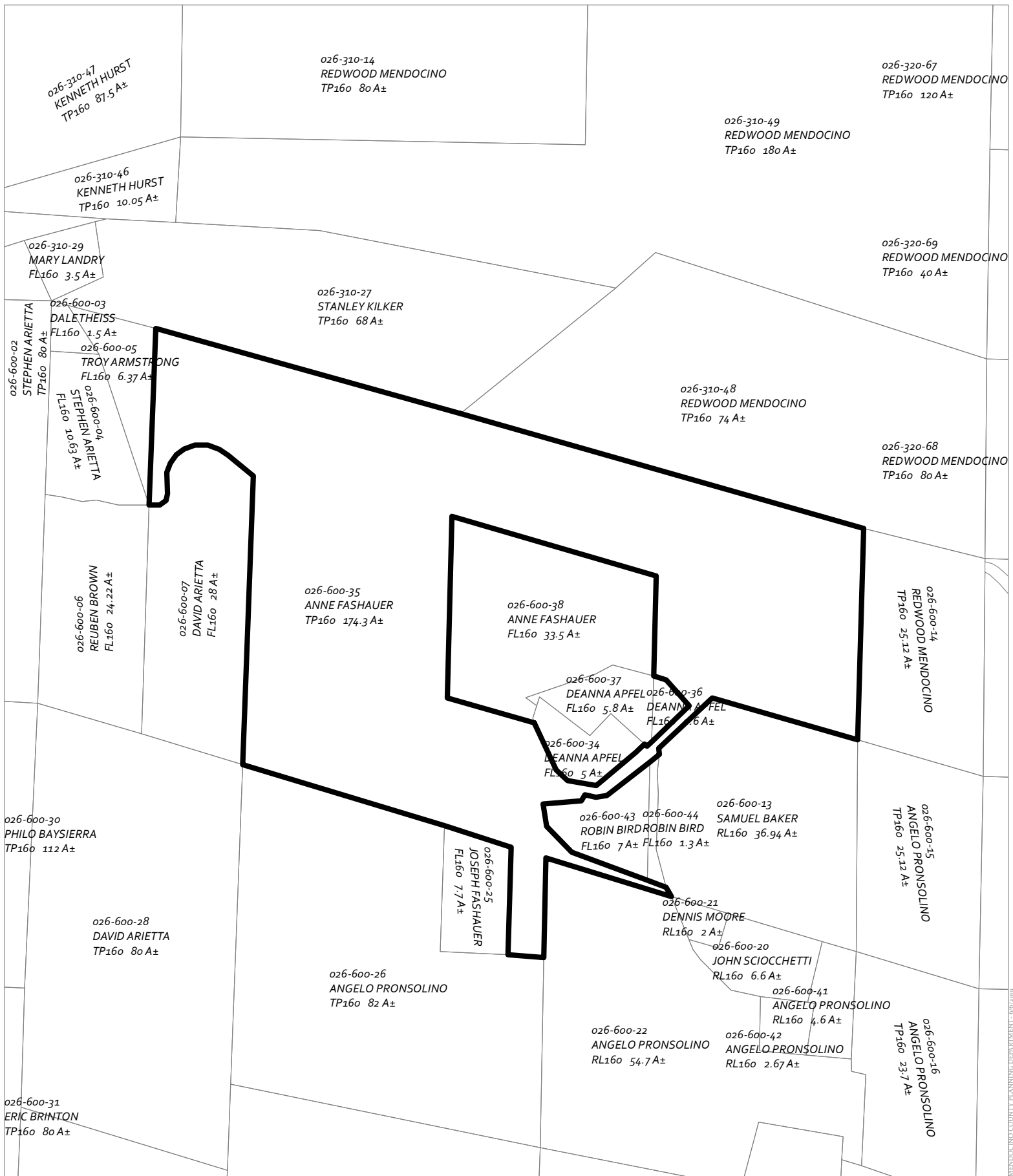


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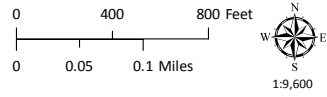
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 General Plan Classes

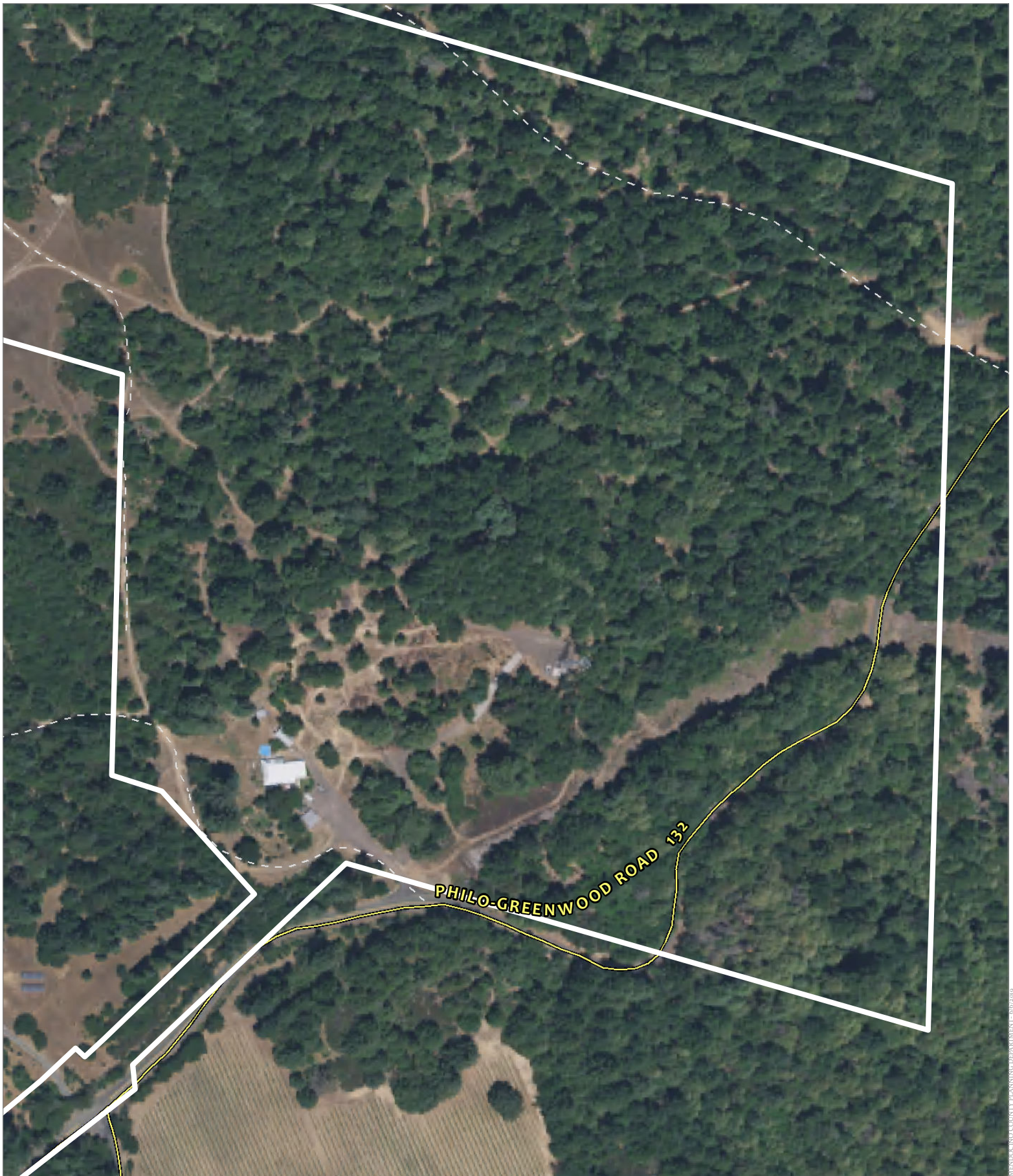
GENERAL PLAN CLASSIFICATIONS



CASE: AP 2019-0056
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 ADDRESS: 21600 Philo Greenwood Road, Philo

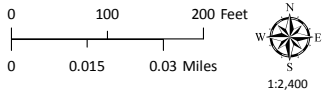


ADJACENT PARCELS

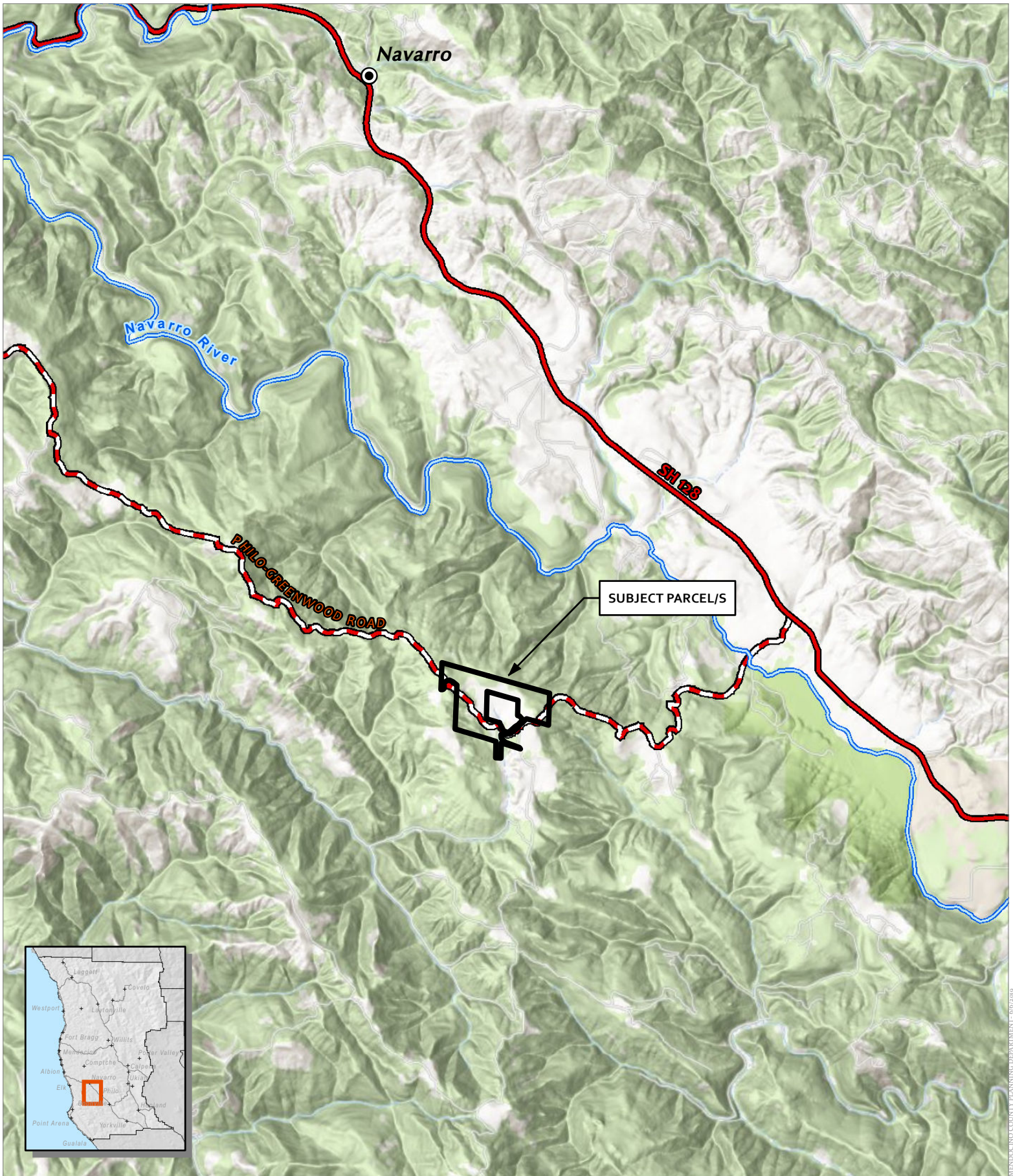


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Public Roads
Driveways/Unnamed Roads



AERIAL IMAGERY



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Major Towns & Places
 Major Roads
 Major Rivers
 Highways

0 2,550 5,100 Feet
 0 0.5 1 Miles


 1:63,360

LOCATION MAP


ELK COMMUNITY SERVICES DISTRICT

ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

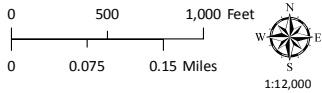
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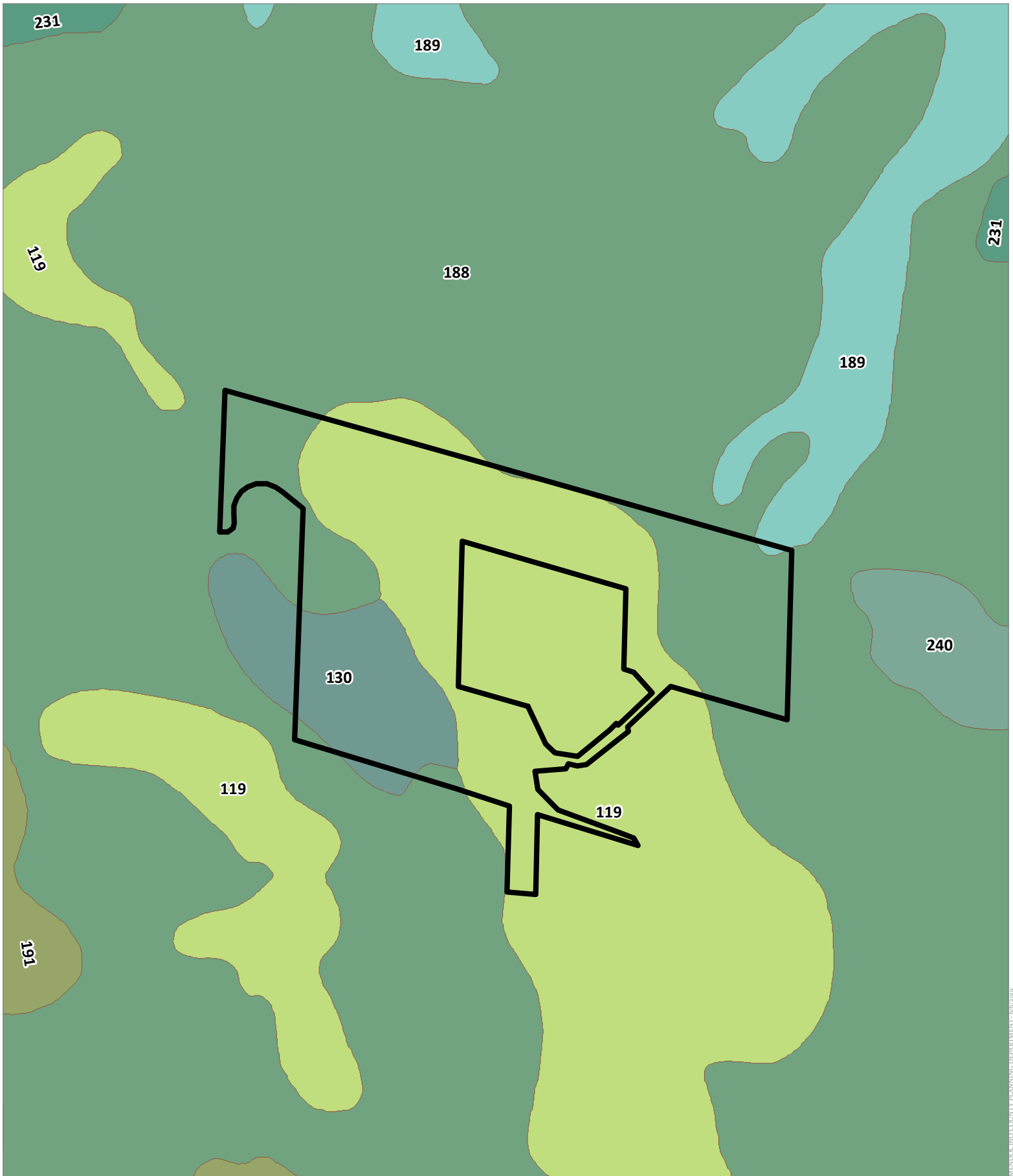
High Fire Hazard



County Fire Districts

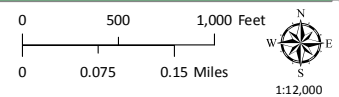


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



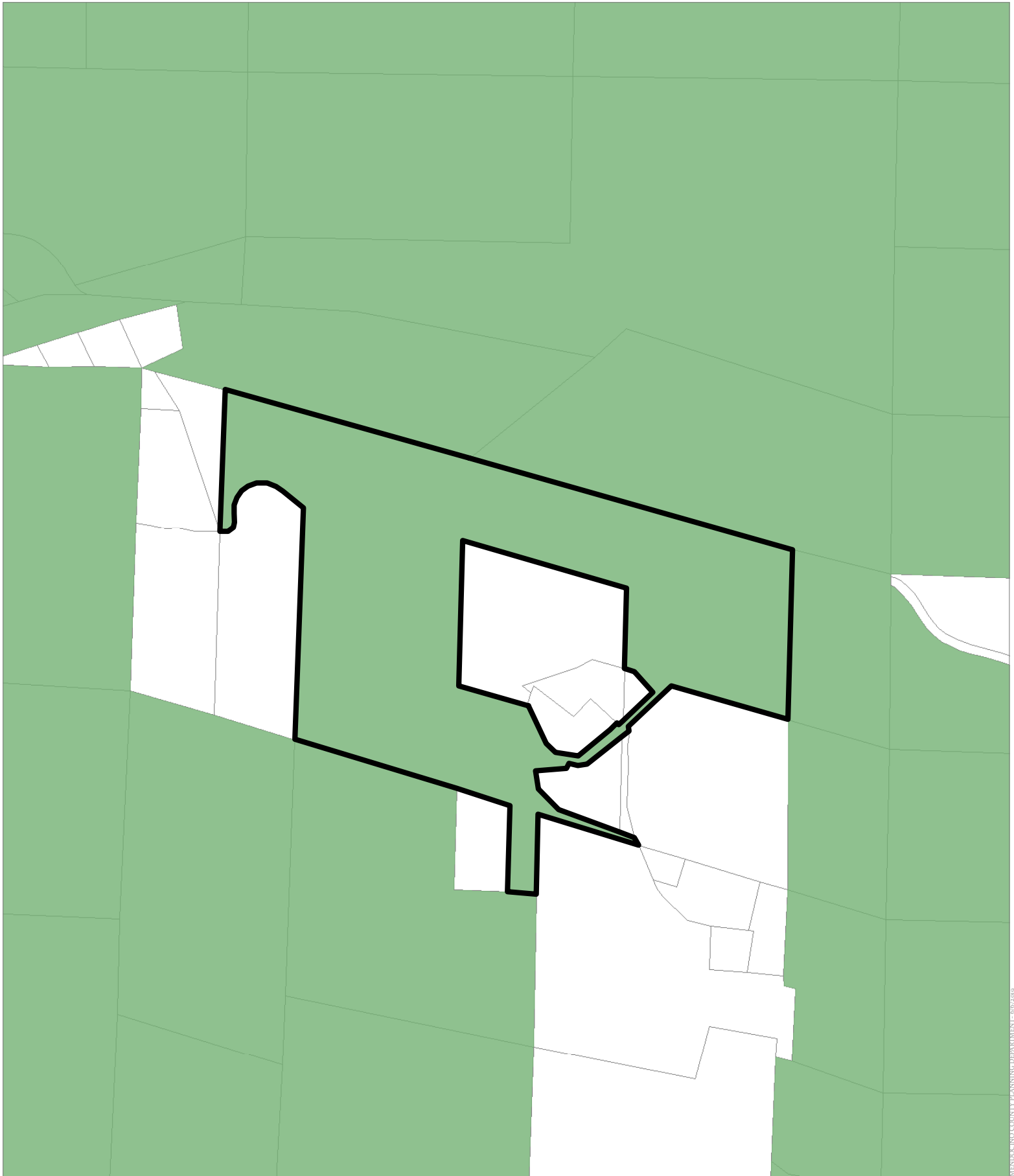
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 Western Study Soil Types



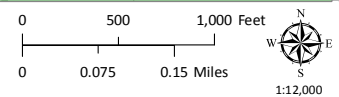
LOCAL SOILS

RENO COUNTY PLANNING DEPARTMENT - 6/10/2019



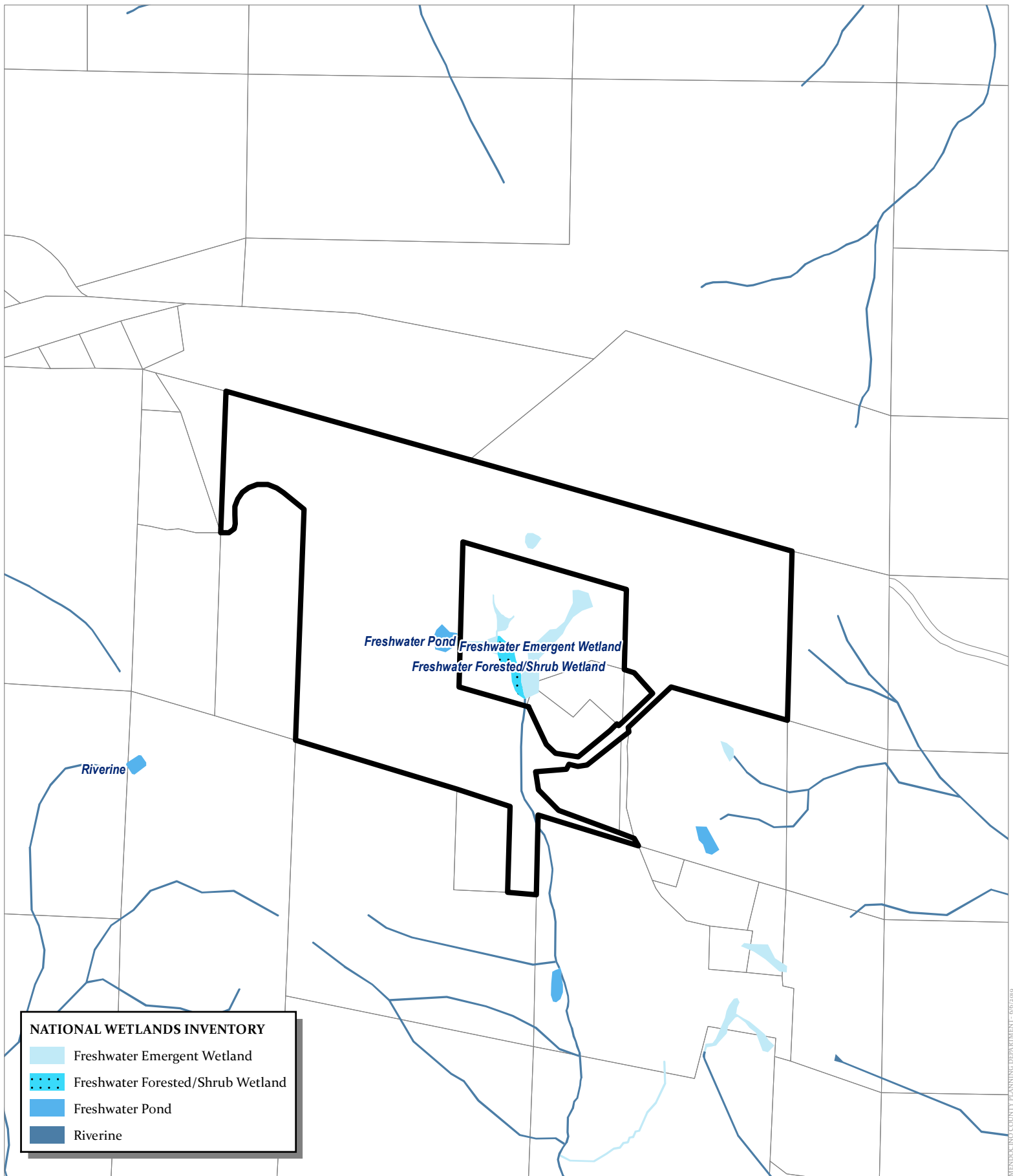
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TPZ 2018



TIMBER PRODUCTION ZONES

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