



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 26, 2019

Department of Transportation
Building Inspection - Ukiah
Assessor
Air Quality Management

County Addresser- Russ Ford
Caltrans
CalFire – Prevention
CalFire – Resource Management

Covelo Fire Department
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0065

DATE FILED: 7/2/2019

OWNER: BRIAN KEITH HURT

APPLICANT/AGENT: Tower Engineering Professionals (Lauren Oteri)

REQUEST: Administrative Permit to add six (6) antennas, two (2) outdoor cabinets, seven (7) remote radio heads to an existing rooftop structure, and one (1) RAYCAP RUSDC, and remove two (2) antennas, four (4) combiners, and one (1) battery and power enclosure. No electrical work to be completed.

LOCATION: 700± feet south of Covelo town center, lying on the east side of Covelo Road (SH 162), 263± feet north of its intersection with Eberle Street (CR 334A), located at 76201 Covelo Road, Covelo (APN: 033-280-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 9, 2019

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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@co.mendocino.ca.us. 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: BRIAN KEITH HURT

APPLICANT: TOWER ENGINEERING PROFESSIONALS (LAUREN OTERI)

AGENT: TOWER ENGINEERING PROFESSIONALS (LAUREN OTERI)

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APN/S: 033-280-19-00

PARCEL SIZE: 1.4± acres

GENERAL PLAN: Commercial (C:)

ZONING: General Commercial District (C2:12K)

EXISTING USES: Commercial

DISTRICT: Supervisorial District 3 (Haschak)

RELATED CASES: BU_2018-0039 (New Antennas/Radio Equip/Enclosure/Pad)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Commercial (C)	Commercial (C2)	0.14± acres	Commercial
EAST:	Remote Residential (RMR20)	Upland Residential (UR20)	37± acres	Residential
SOUTH:	Commercial (C)	Commercial (C2)	0.31± acres	Commercial
WEST:	Commercial (C)	Commercial (C2)	1.5±; 0.35±; 0.67± acres	Commercial

REFERRAL AGENCIES

LOCAL <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Assessor’s Office <input checked="" type="checkbox"/> Building Division Ukiah <input checked="" type="checkbox"/> County Addresser <input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> Covelo Fire Protection District STATE <input checked="" type="checkbox"/> CALFIRE (Land Use) <input checked="" type="checkbox"/> CALFIRE (Resource Management) <input checked="" type="checkbox"/> CALTRANS	TRIBAL <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION: Potential habitat for species identified in the natural diversity database.

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

NA

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Covelo Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

NA

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

TALMAGE GRAVELLY SANDY LOAM

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

YES

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

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 (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:	AP-2019-0065
CalFire No:	
Date Filed:	7-2-2019
Fee:	\$2213.00
Receipt No:	
Received By:	Mark Cliser
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: Brian Hurt Phone:

Mailing
Address: P.O Box 575

City: Covelo State/Zip: CA 95428 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: (Sq. feet/Acres) Address of Property: 76201 Covelo Road Covelo, CA 95428

Assessor Parcel Number(s): 033-280-19

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
Signature of Applicant/Agent

6/24/2019
Date

[Signature]
Signature of Owner

6-25-19
Date

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 to the existing structure onto of the roof top. There will be no electrical work done.

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: Cellular <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: _____

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 _____

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity: <input checked="" type="checkbox"/> Utility Company (service exists to the parcel) <input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles) <input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas: <input type="checkbox"/> Utility Company/Tank <input type="checkbox"/> On Site Generation - Specify: _____ <input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal? <input type="checkbox"/> Community sewage system - Specify supplier <u>N/A</u> <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source: <input type="checkbox"/> Community water system - Specify supplier <u>N/A</u> <input type="checkbox"/> Well <input type="checkbox"/> Spring <input type="checkbox"/> Other - Specify: _____</p>	

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 _____ 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: 30%;"></th> <th style="width: 20%; text-align: center;">North</th> <th style="width: 20%; text-align: center;">East</th> <th style="width: 20%; text-align: center;">South</th> <th style="width: 10%; text-align: center;">West</th> </tr> </thead> <tbody> <tr> <td>Vacant</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Residential Agricultural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial Industrial</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Institutional Timberland</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		North	East	South	West	Vacant					Residential Agricultural					Commercial Industrial					Institutional Timberland					Other				
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Institutional Timberland																															
Other																															

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

6/24/2019

Date

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

AUTHORIZATION OF AGENT

I hereby authorize Lauren Oteri to act as my representative and to bind me in all matters concerning this application.

[Signature]

Owner

6-25-19

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

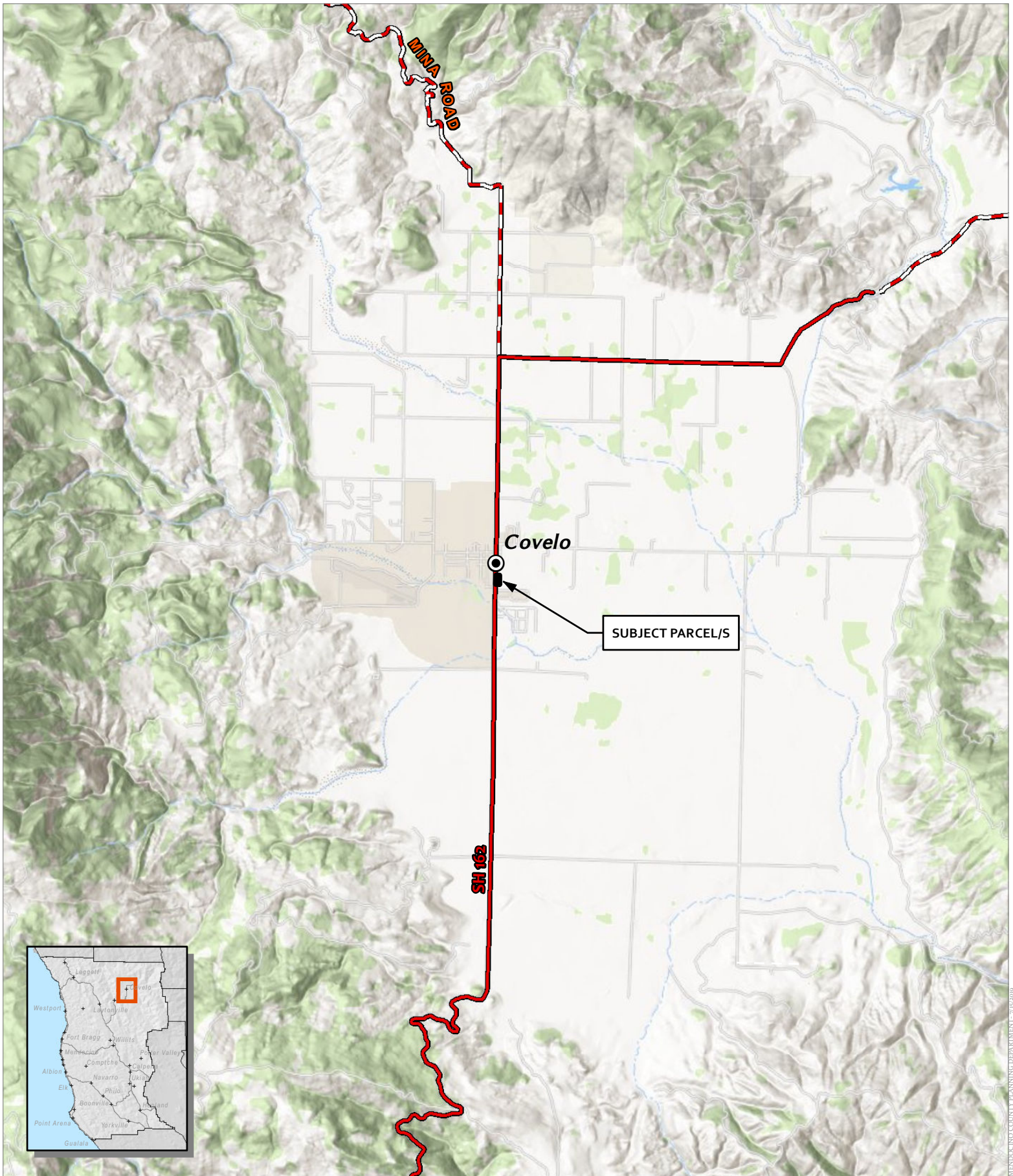
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought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

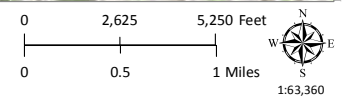
Date

6/24/2019



CASE: **AP 2019-0065**
 OWNER: **HURT, Brian**
 APN: **033-280-19**
 APLCT: **Tower Engr. Professionals**
 AGENT: **Lauren Oteri**
 ADDRESS: **76201 Covelo Road, Covelo**

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

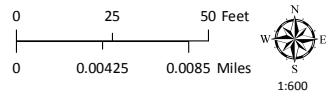


LOCATION MAP



CASE: AP 2019-0065
OWNER: HURT, Brian
APN: 033-280-19
APLCT: Tower Engr. Professionals
AGENT: Lauren Oteri
ADDRESS: 76201 Covelo Road, Covelo

Public Roads



AERIAL IMAGERY

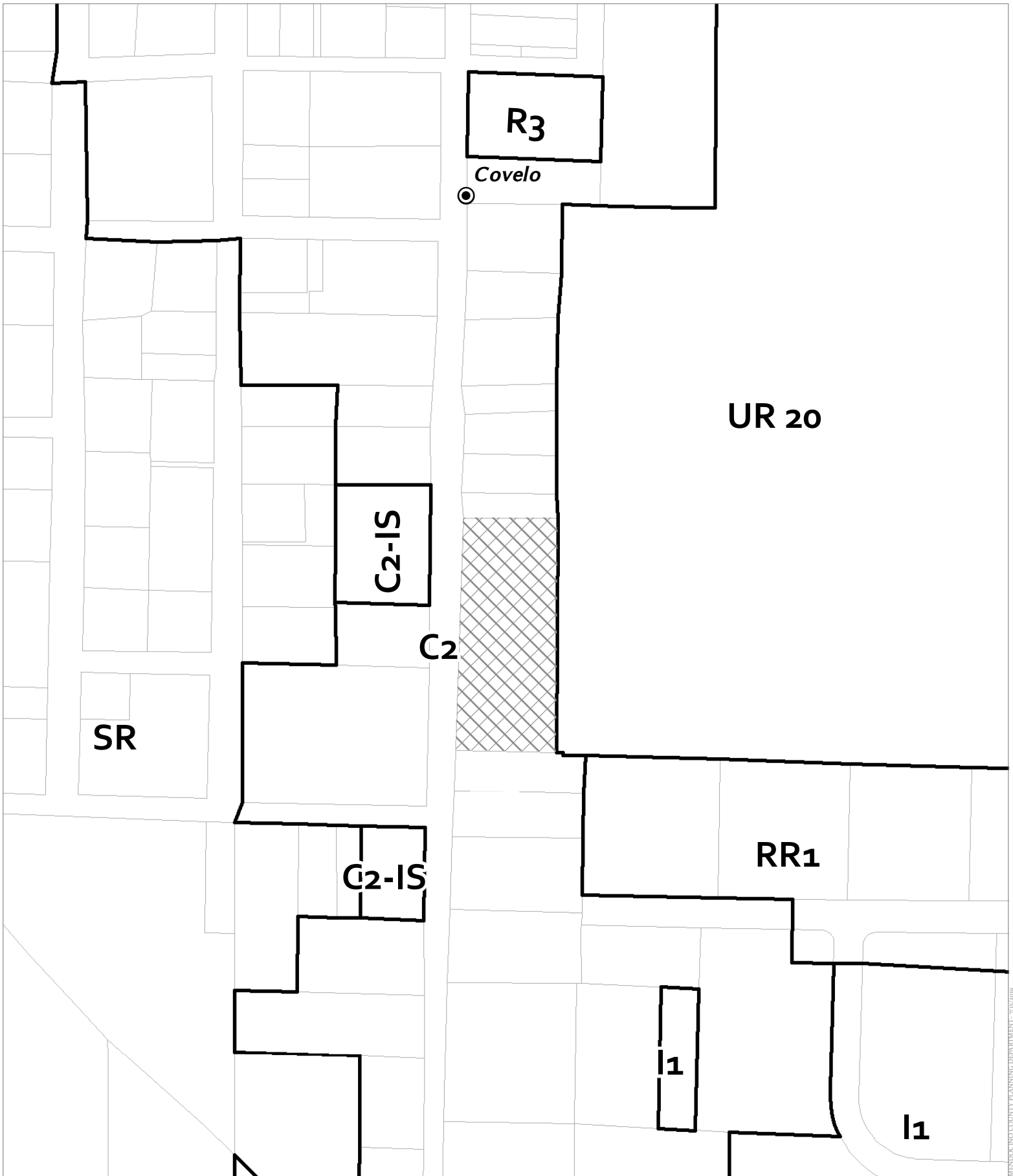
MENDOCINO COUNTY PLANNING DEPARTMENT 7/19/2019



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AGENT: Lauren Oteri
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NO SCALE

SITE PLAN



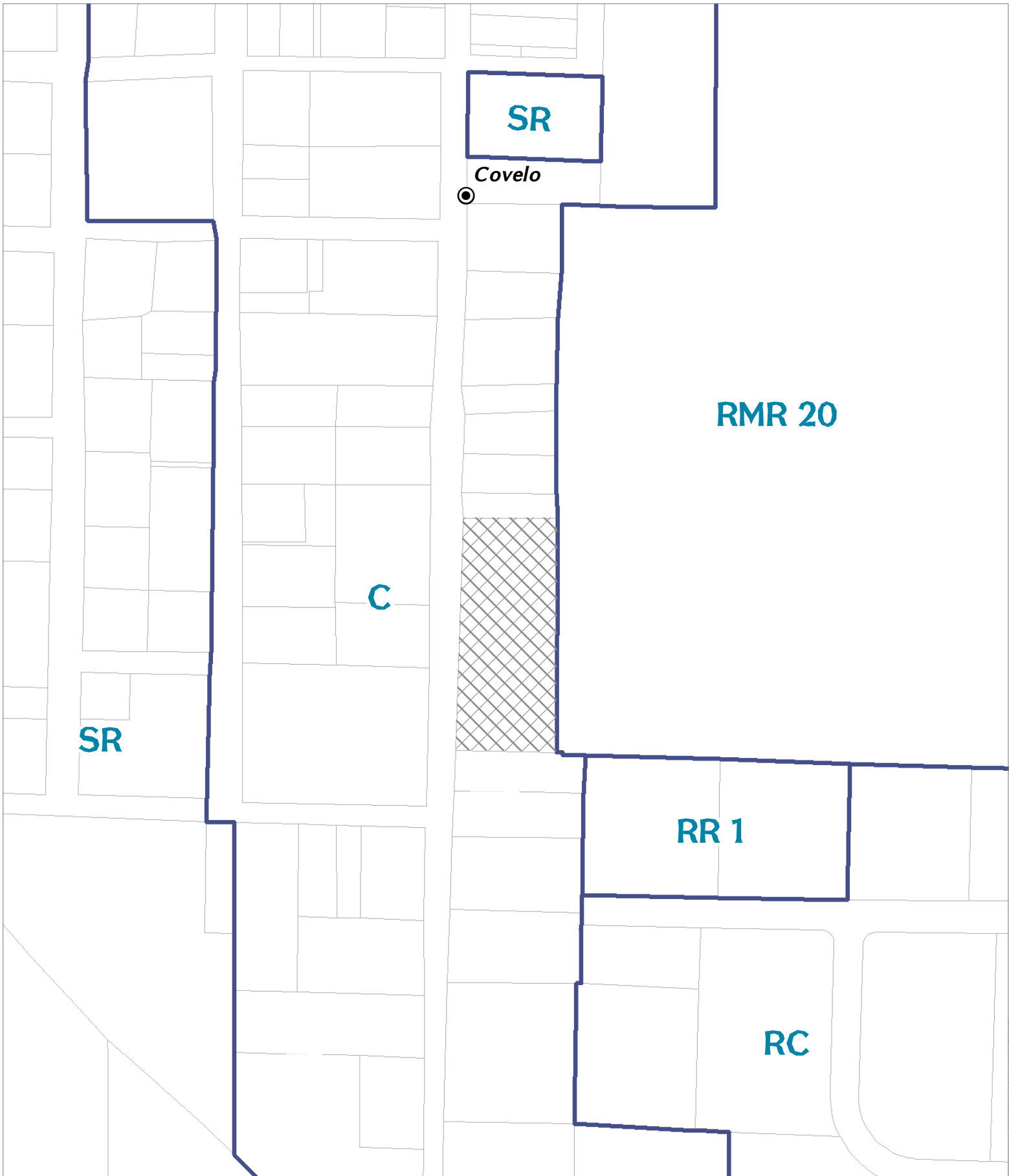
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/13/2019

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 AGENT: Lauren Oteri
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Major Towns & Places
 Zoning Districts

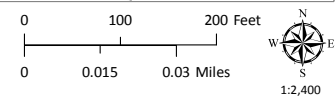
0 100 200 Feet
 0 0.015 0.03 Miles
 N
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 1:2,400

ZONING DISPLAY MAP

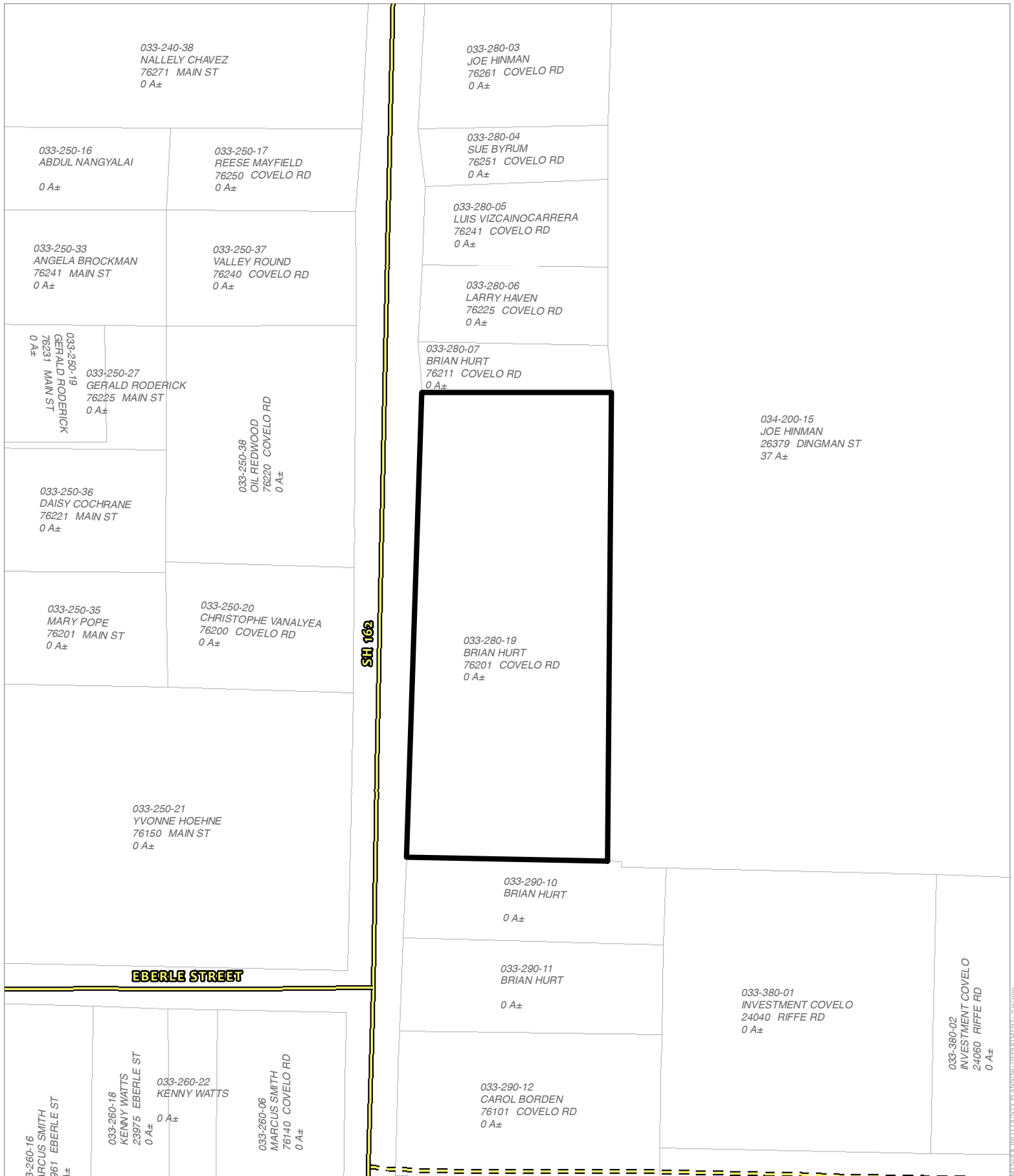


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- Major Towns & Places
- General Plan Classes

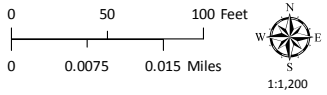


GENERAL PLAN CLASSIFICATIONS

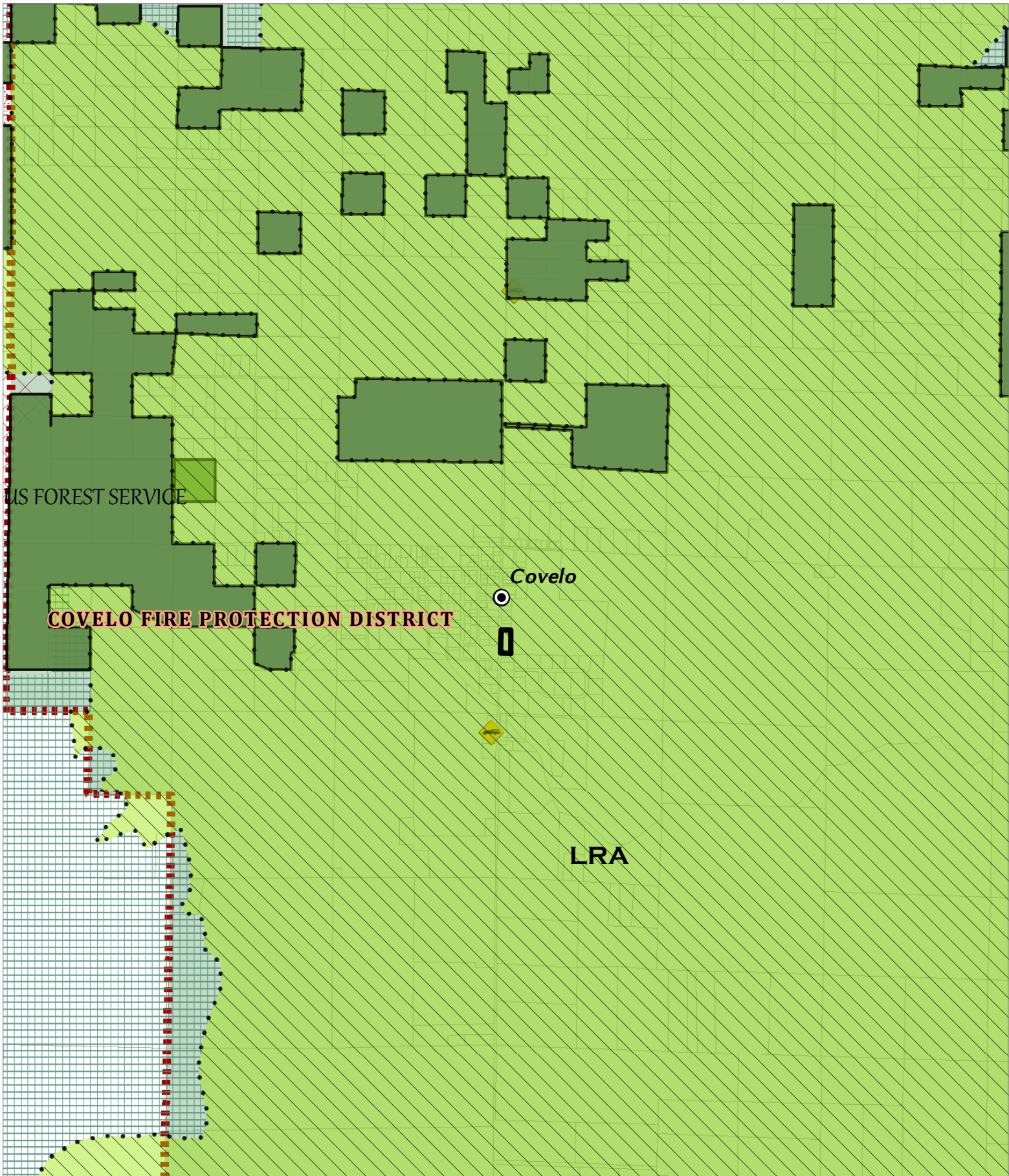


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Public Roads
Private Roads

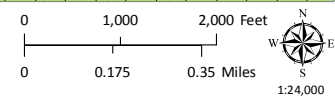


ADJACENT PARCELS



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● Major Towns & Places

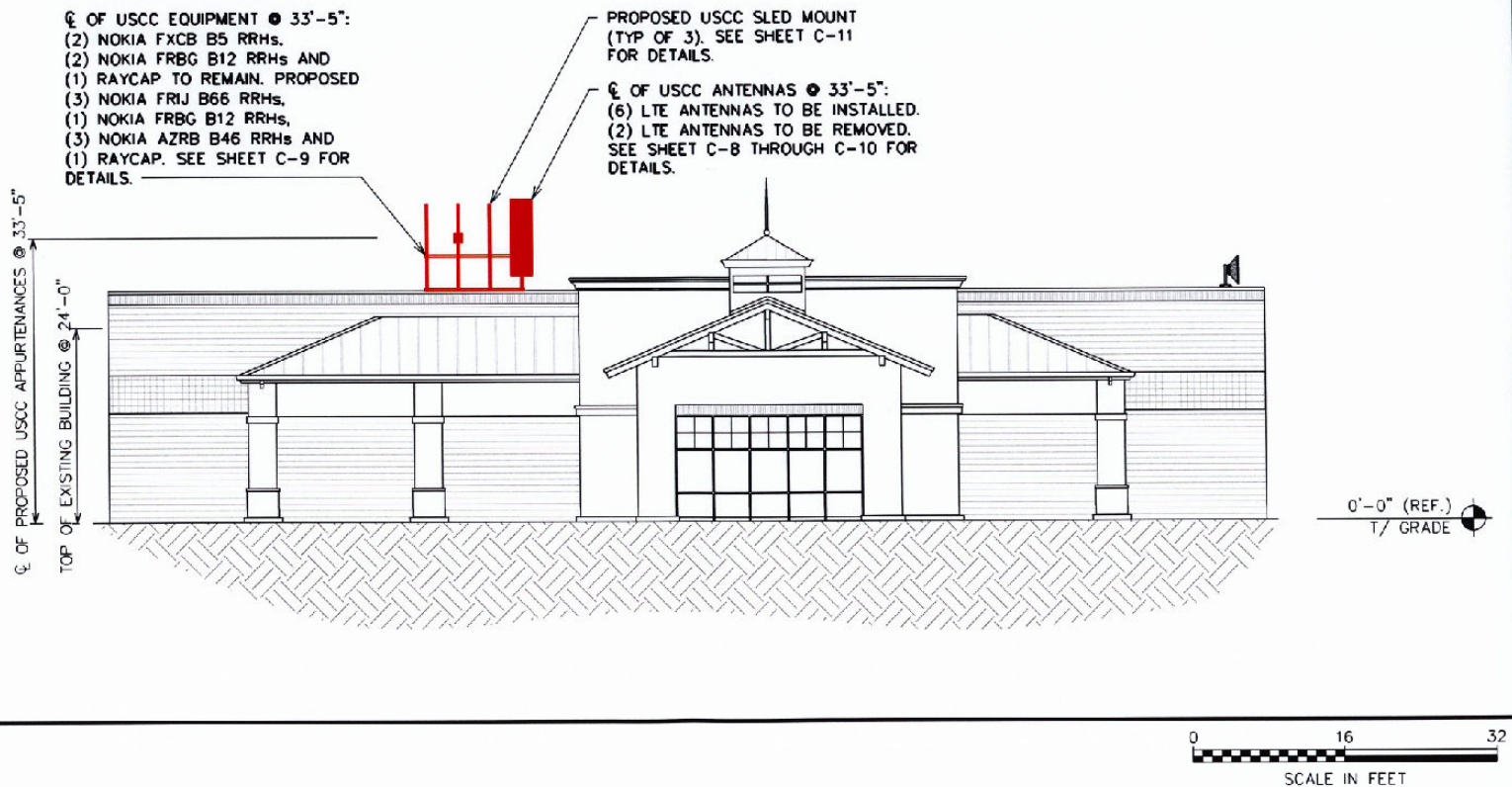


FIRE RESPONSIBILITY AREAS

FT
FT
-FT
-FT
-FT



EXISTING BUILDING ELEVATION

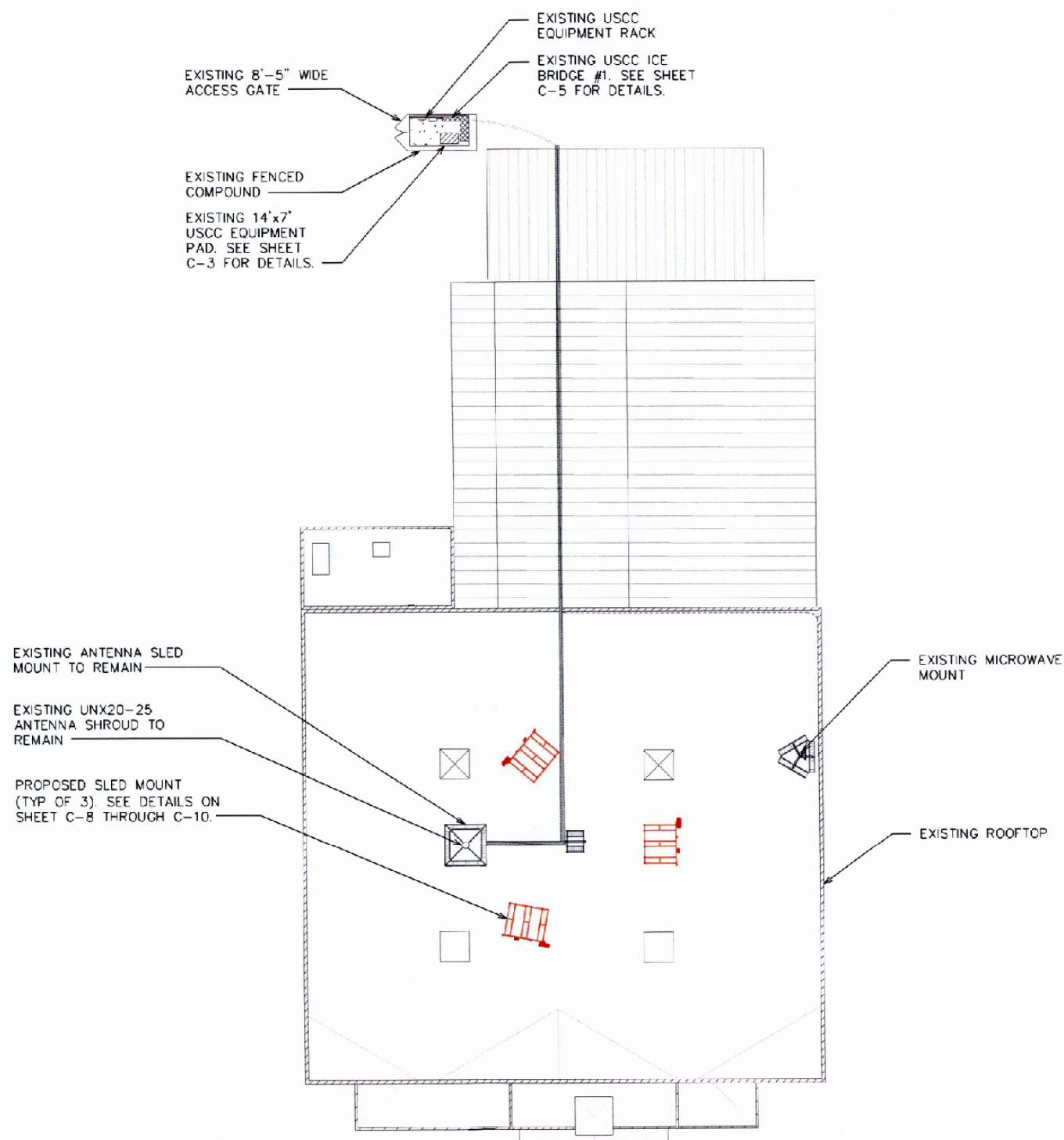


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 AGENT: Lauren Oteri
 ADDRESS: 76201 Covelo Road, Covelo

NO SCALE

ELEVATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT 7/19/2019



ROOFTOP DETAIL

SCALE: $\frac{3}{32}'' = 1'-0''$

0 8 16
SCALE IN FEET

CASE: AP 2019-0065
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NO SCALE

ROOFTOP DETAIL