



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

October 21, 2019

Building Inspection – Ukiah
County Addresser
Assessor
Air Quality Management

Caltrans
CalFire – Prevention
Sanel Valley Fire District
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0048

DATE FILED: 5/13/2019

OWNER: VIRGINIA MEADOWS

APPLICANT: T-MOBILE

AGENT: EMILY ESTRADA

REQUEST: Administrative permit to modify an existing telecommunications site by adding three new antennae and three new radio units to a 150 ft. tall lattice type tower.

LOCATION: 3.68± miles southwest of the town center of Hopland, lying on the south side of Road 110 (CR 110), 3± miles southeast of its intersection with Feliz Creek Road (CR 109), located at 4647 Road 110, Hopland, (APN: 049-240-25).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: November 4, 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: 049-240-25

PARCEL SIZE: 333± acres

GENERAL PLAN: Rangeland (RL 160)

ZONING: Rangeland (RL:160)

EXISTING USES: Vacant

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland	RL:160	320± acres	Vacant
EAST:	Rangeland	RL:160	19± acres, 80± acres	Vacant
SOUTH:	Rangeland	RL:160	240± acres, 160± acres, 80± acres	Single Family Residential and Vacant
WEST:	Rangeland	RL:160	97± acres	Single Family Residential

REFERRAL AGENCIES

<u>LOCAL</u>	☒ Sanel Valley Fire District	<u>TRIBAL</u>
☒ Air Quality Management District		☒ Cloverdale Rancheria
☒ Assessor’s Office	<u>STATE</u>	☒ Redwood Valley Rancheria
☒ Building Division Ukiah	☒ CALFIRE (Land Use)	☒ Sherwood Valley Band of Pomo Indians
☒ County Addresser	☒ CALTRANS	

ADDITIONAL INFORMATION: 4.73 Miles east of the Maacama Fault Zone

STAFF PLANNER: Keith Gronendyke **DATE:** 10/16/2019

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 (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:

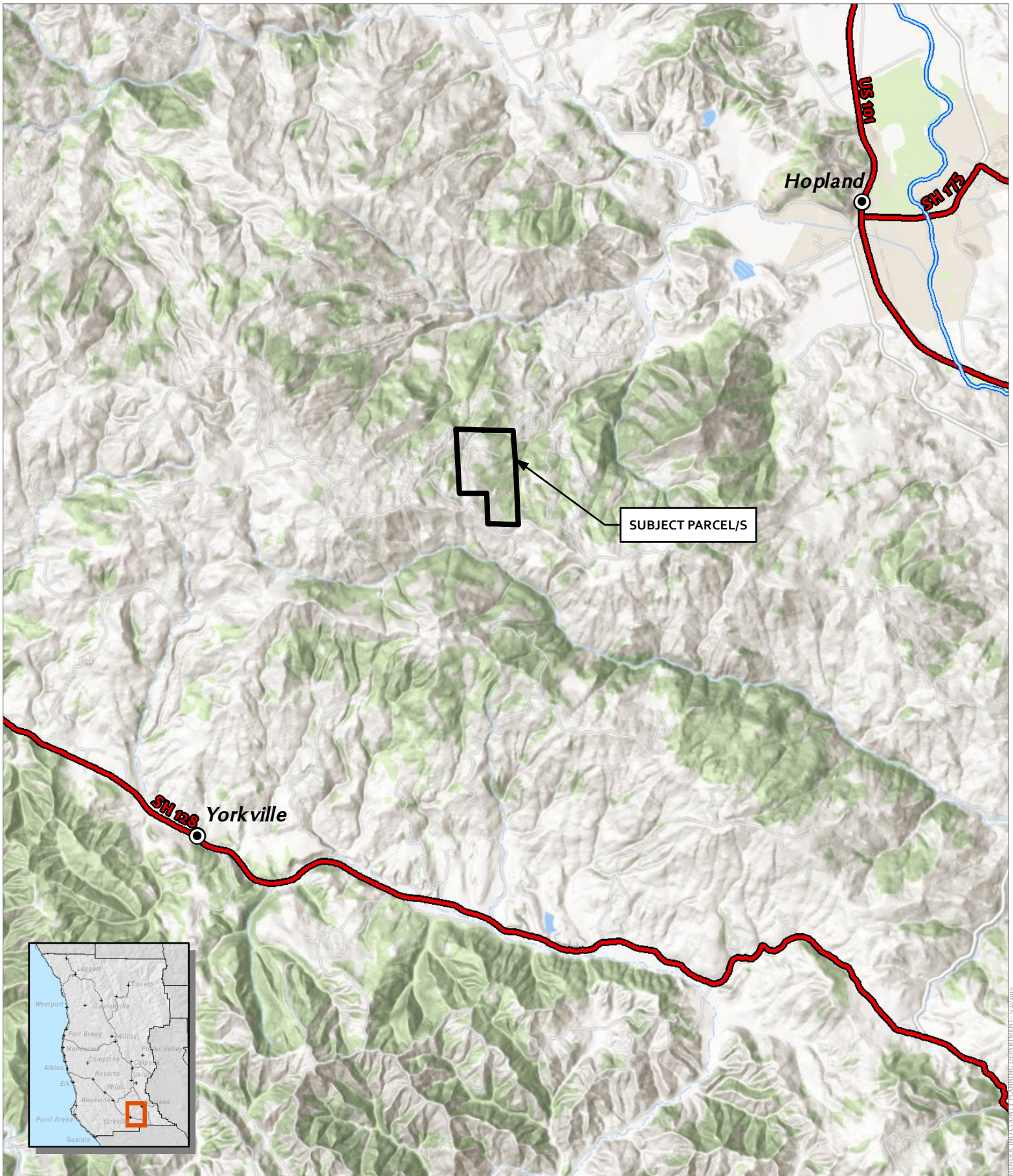
USDA

NA

23. HARBOR DISTRICT:

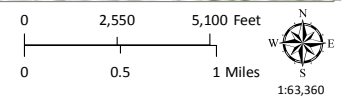
Sec. 20.512

NA

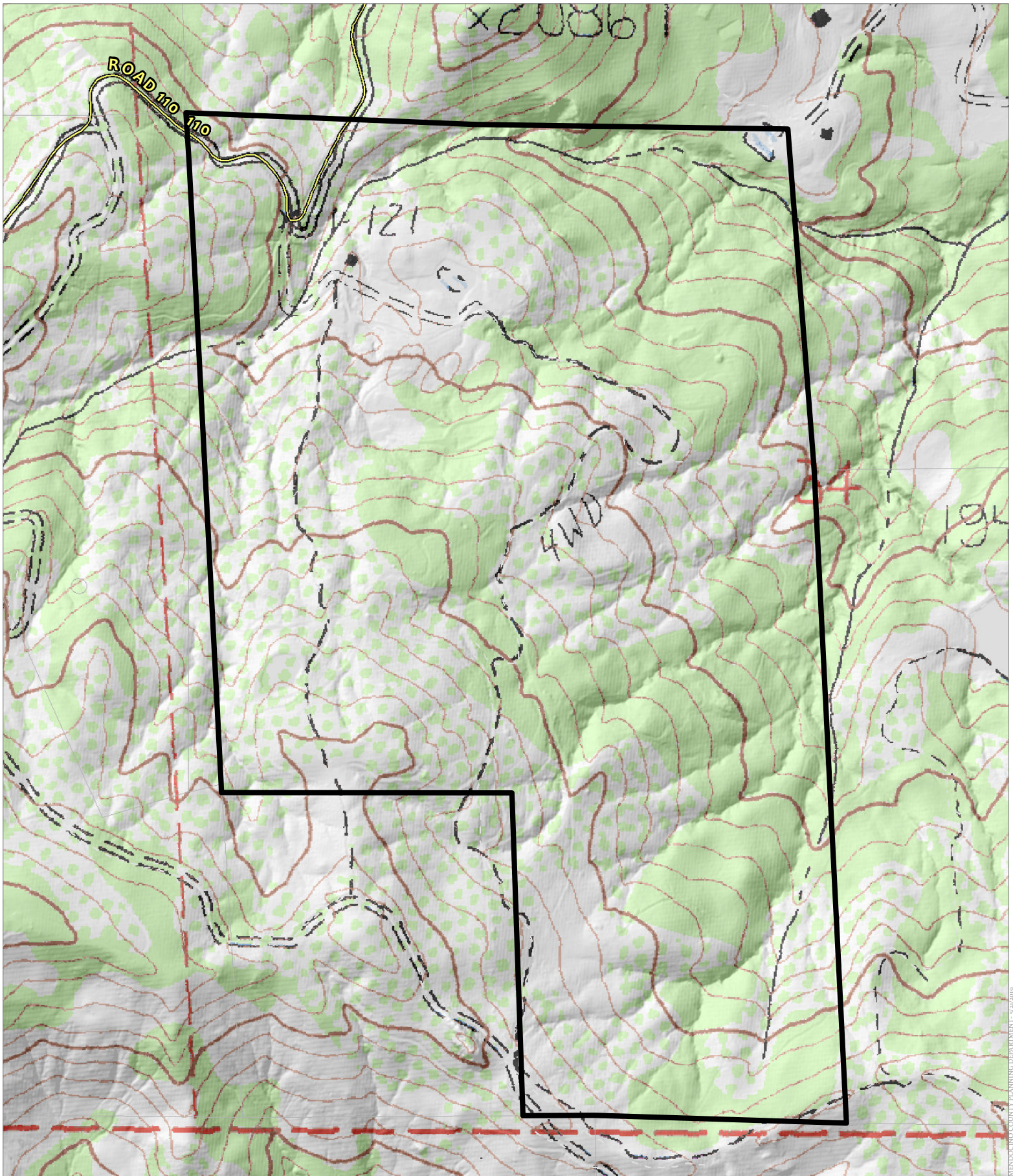


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OWNER: BRENNAN, David
APN: 047-100-38
APLCT: T-Mobile
AGENT: Emily Estrada
ADDRESS: 5281 Road 110, Hopland

- Major Towns & Places
- Major Rivers
- Highways

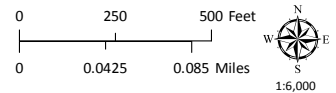


LOCATION MAP



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Public Roads
Driveways/Unnamed Roads

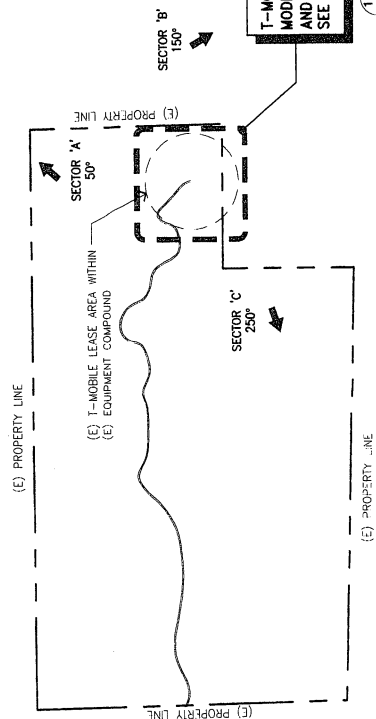


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

HENDRICK COUNTY PLANNING DEPARTMENT 9/20/2019

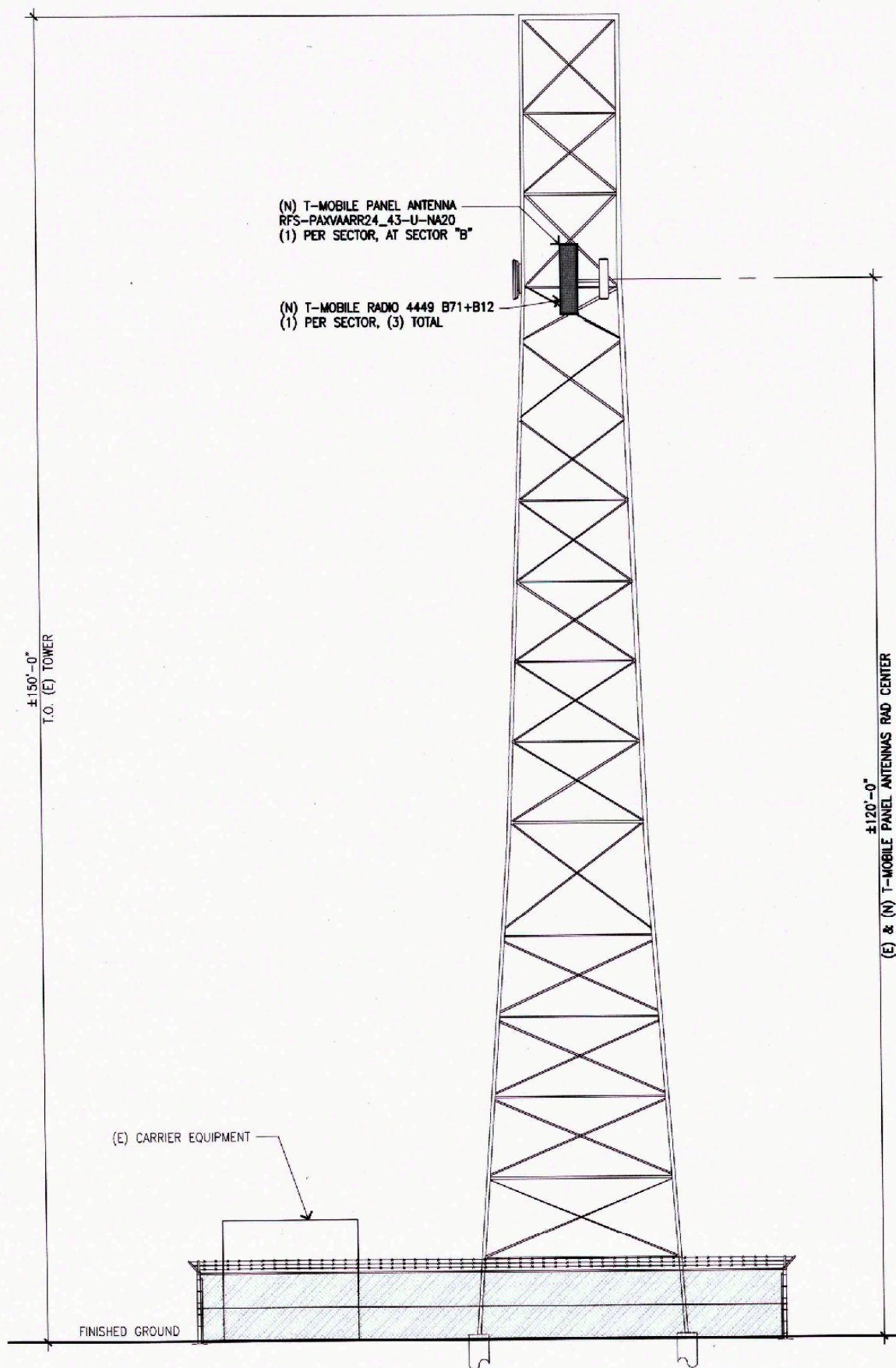
ROAD 110

(E) NO CHANGE PRIVATE
ACCESS DRIVE



T-MOBILE ANTENNA & TELECOMMUNICATION FACILITY
MODIFICATIONS. SECTORS 'A', 'B' & 'C' ON (E) TOWER
AND FACILITY EQUIPMENT ON (E) GROUND LEVEL.
SEE ANTENNA & EQUIPMENT LAYOUT PLANS

1/2 1/2 1/2



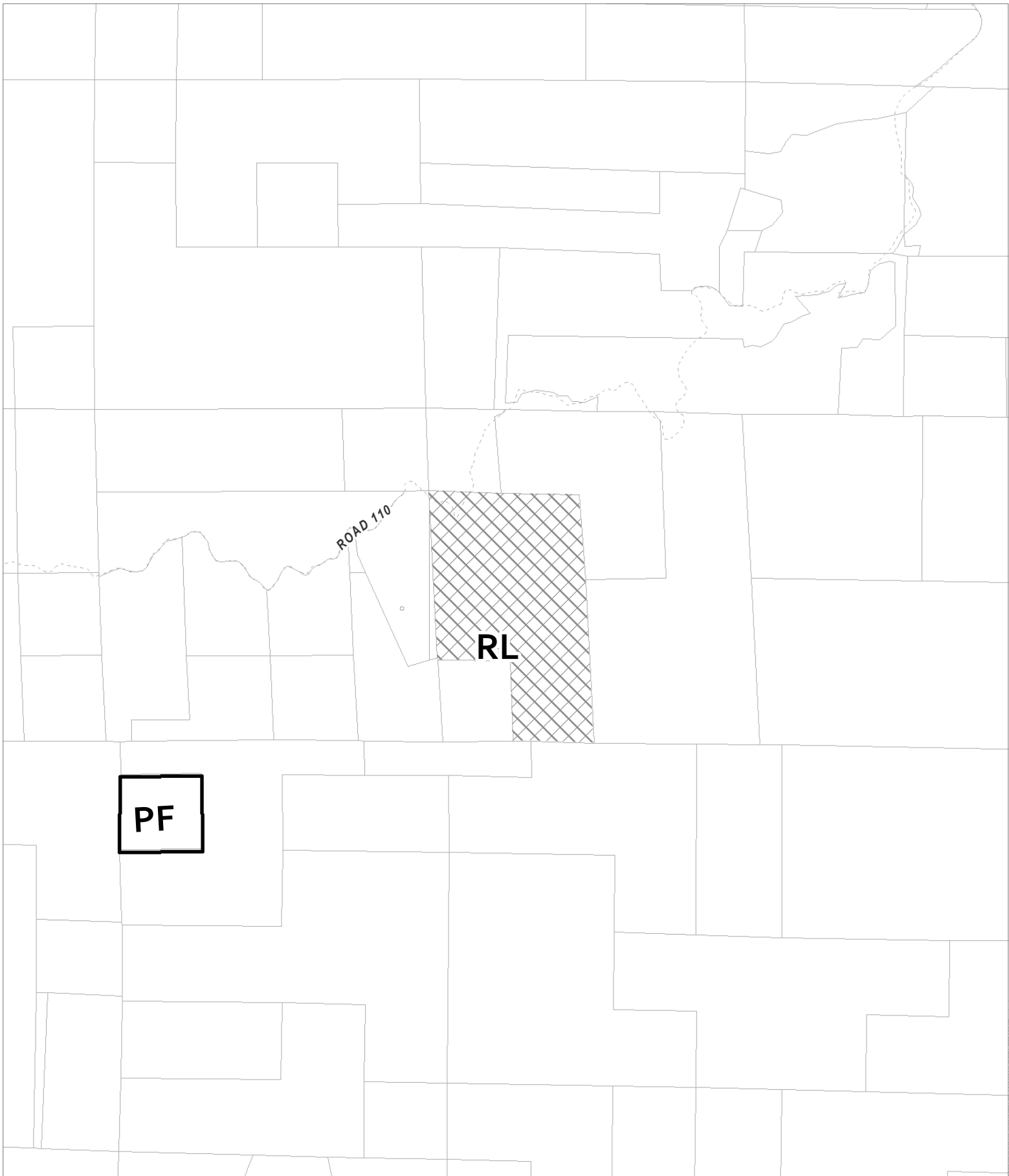
±150'-0"
 T.O. (E) TOWER

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2019

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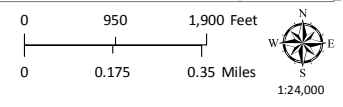
NO SCALE

ELEVATIONS



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 Zoning Districts
 Public Roads



ZONING DISPLAY MAP

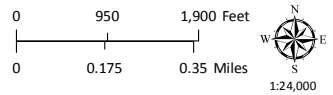
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2019

PS

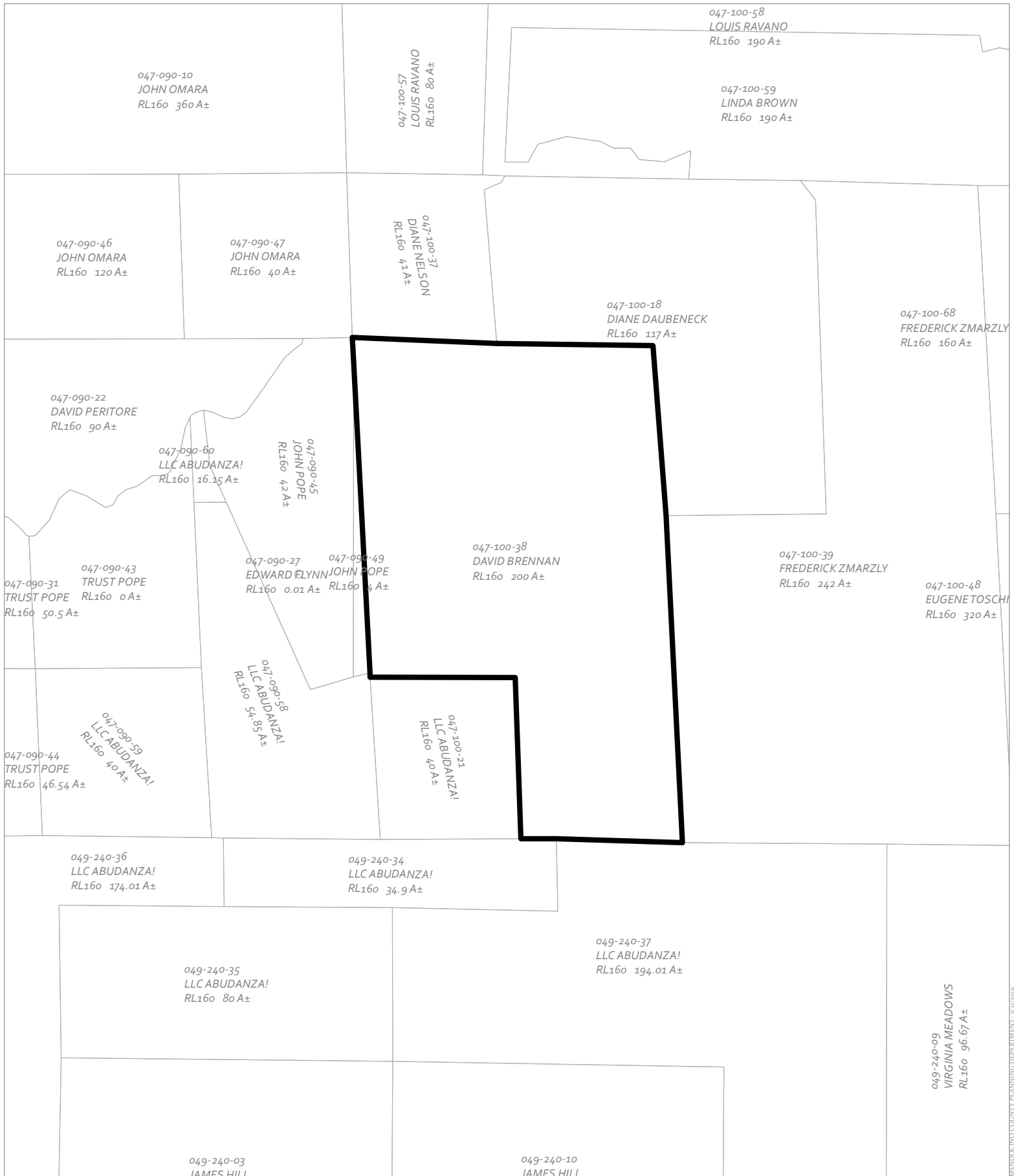
RL 160

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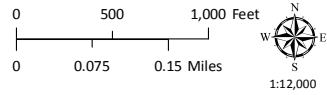
General Plan Classes



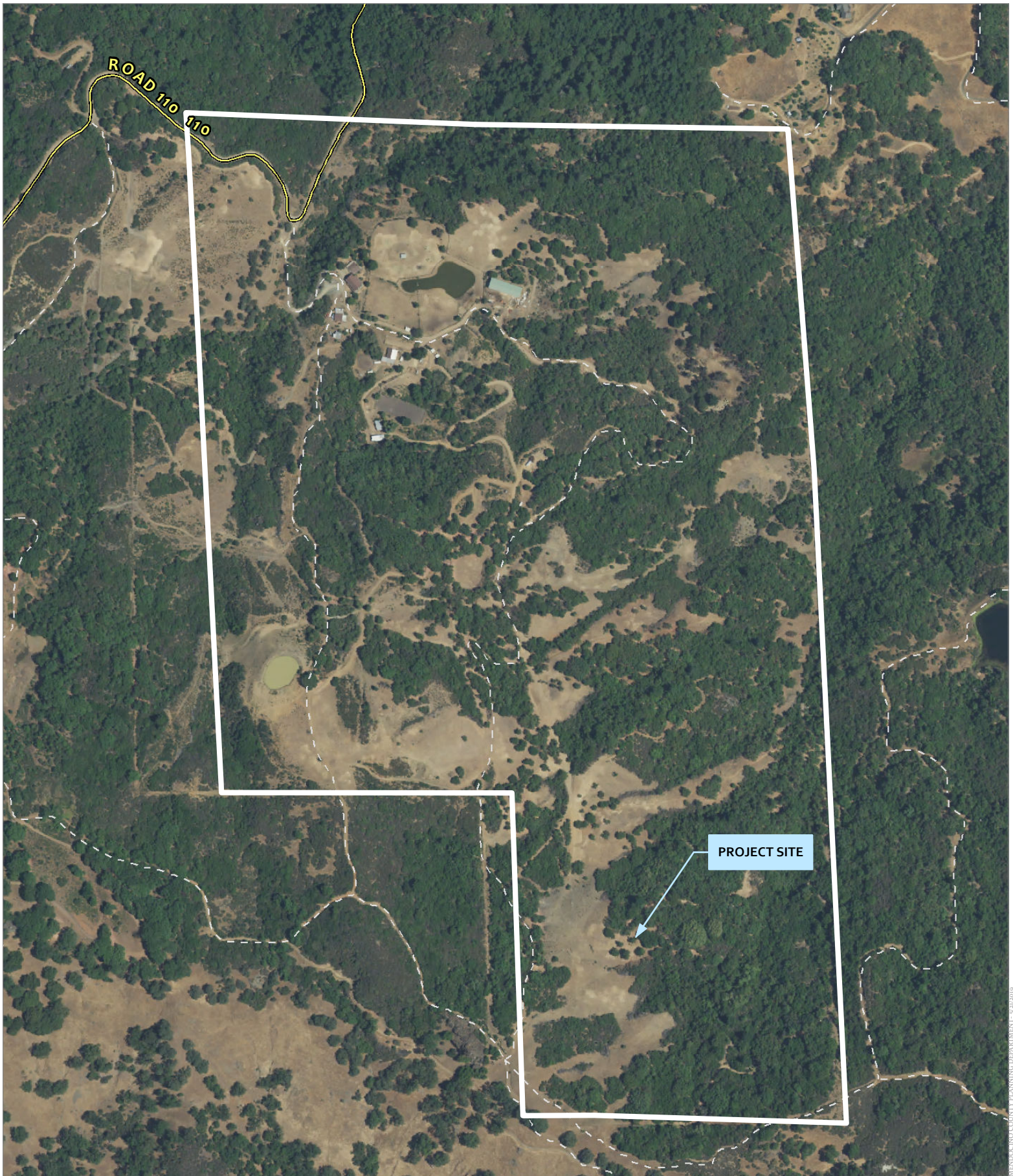
GENERAL PLAN CLASSIFICATIONS



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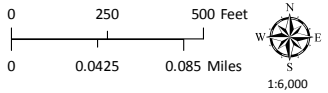


ADJACENT PARCELS



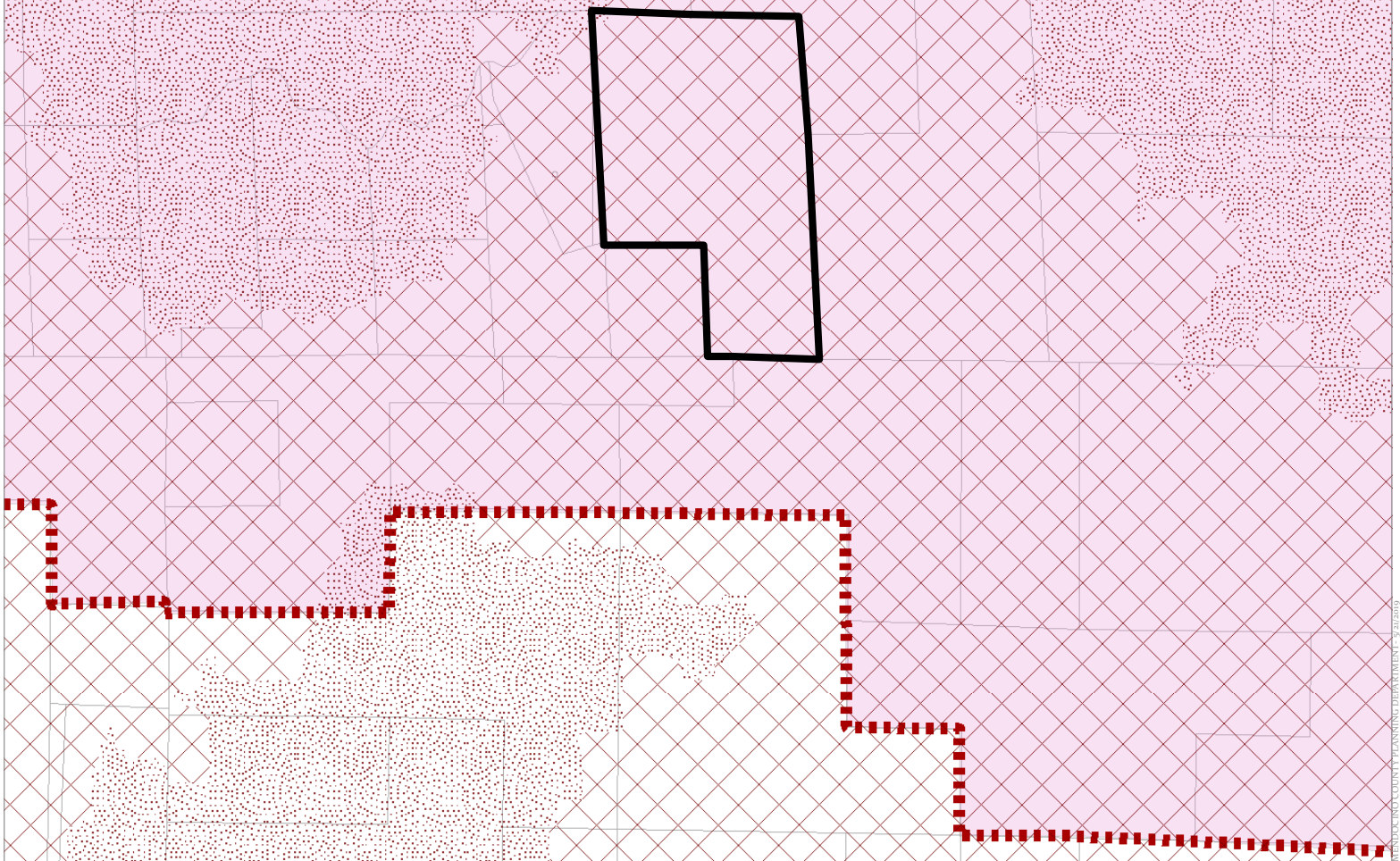
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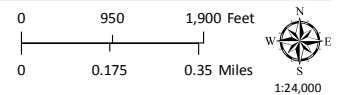
AERIAL IMAGERY

HOPLAND (SANEL VALLEY) RURAL FIRE PROTECTION DIST

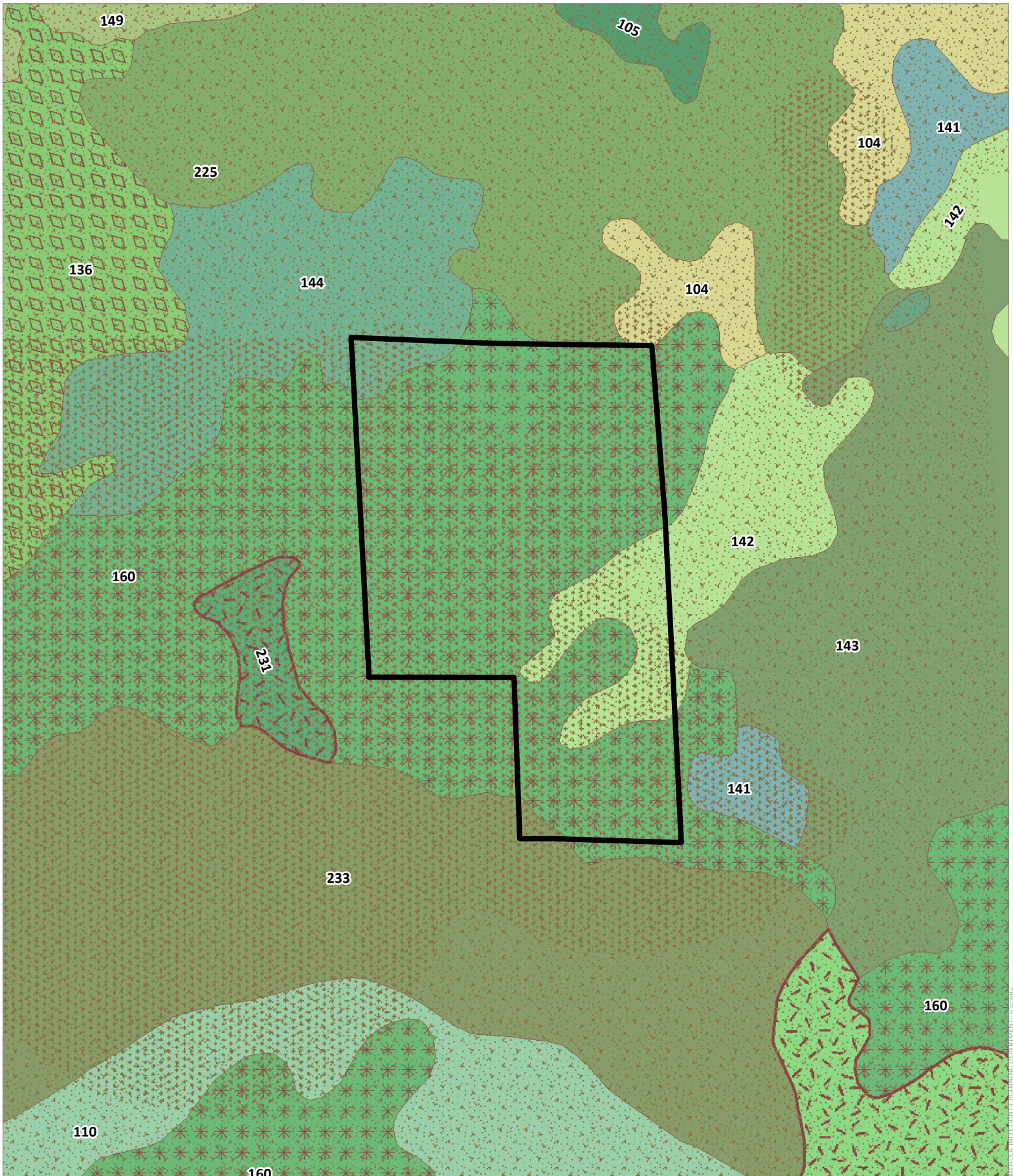


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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

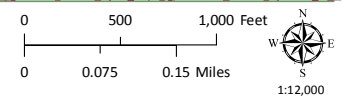


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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 Naturally Occurring Asbestos
 Ultramafic Rock



LOCAL SOILS