January 3, 2020

Building Inspection - Fort Bragg
Assessor
Agriculture Commissioner

CASE#: AP_2019-0084
DATE FILED: 9/24/2019
OWNER: MCGUIRE BARBARA
APPLICANT: GOOGLE JACOB EPSTEIN
AGENT: Google Jacob Epstein
REQUEST: Administrative Permit to add two new antennas to an existing 51 ft. tall monopole design cell tower along with a 4 ft. by 4 ft. cabinet to hold support equipment within the 3,724 sq. ft. equipment lease area at the base of the monopole.
LOCATION: 1.85± miles northeast of the incorporated City of Fort Bragg, on the easterly side of Bald Hill Road (CR 421A), 1.13± miles from the intersection of Bald Hill Road and Pudding Creek Road (CR 421), located at 22501 Bald Hill Rd., Fort Bragg (APN: 069-270-14).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: KEITH GRONENDYKE
RESPONSE DUE DATE: January 17, 2020

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).

REVIEWS BY:

Signature ___________________ Department ___________________ Date _______________
CASE: AP_2019-0084 (Crown Castle)

OWNER: BARBARA MCGUIRE

APPLICANT/AGENT: JACOB EPSTEIN (GOOGLE)

REQUEST: Administrative Permit to add two new antennas to an existing 51 ft. tall monopole design cell tower along with a 4 ft. by 4 ft. cabinet to hold support equipment within the 3,724 sq. ft. equipment lease area at the base of the monopole.

LOCATION: 1.85± miles northeast of the incorporated City of Fort Bragg, on the easterly side of Bald Hill Road (CR 421A), 1.13± miles from the intersection of Bald Hill Road and 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: Range Land minimum lot size 160 acres (RL 160)

ZONING: Range Land minimum lot size 160 acres (RL 160)

EXISTING USES: Telecommunications and residential

SUPERVISORAL DISTRICT: 4 (Gjerde)

RELATED CASES: AP_2018-0092 to relocate three existing antennae, remove three tower mounted amplifiers (TMA), install three new 95.9” x 24” panel type antennae at the 46’ height of an existing 51’ tall tower, install three new Remote Radio units along with other appurtenant equipment on the tower and at the ground level within the 3,724 square foot equipment area.

AP_2015-0026 install a six foot diameter microwave dish on an existing fifty-one foot monopole.

UM 22-99/2009 was approved by the Planning Commission on March 18, 2010 permitting Verizon Wireless to add 9 panel antennas to the 51 foot tall monopole.

UM 22-99/2007 was approved by the Planning Commission on July 19, 2007 permitting Verizon Wireless to mount a six foot diameter microwave dish on the 51 foot tall monopole.

U 22-99 allowed GTE Wireless, now Verizon Wireless, to install four 15 foot tall whip antennas at the top of the subject 52 foot tower increasing the total height to 70 feet.

NORTH: Range Land, Timber Production (RL 160, TP 160)

EAST: Timber Production (TP 160)

SOUTH: Range Land, Timber Production (RL 160, TP 160)

WEST: Rural Residential (RR 5, RR 2)

ADJACENT GENERAL PLAN ADJACENT ZONING ADJACENT LOT SIZES ADJACENT USES

Range Land, Timber Production (RL 160, TP 160) Timber Production (TP 160) 160 acres, 78 acres Vacant/Quarry

Range Land, Timber Production (RL 160, TP 160) Range Land, Timber Production (RL 160, TP 160) 44 acres Vacant

Range Land, Timber Production (RL 160, TP 160) Range Land, Timber Production (RL 160, TP 160) 81.8 acres, 88 acres Vacant

Rural Residential (RR 5, RR 2) Rural Residential (RR 5, RR 2) Various Vacant/Residential

LOCAL Agricultural Commissioner Air Quality Management District Assessor’s Office Building Division

STATE Fort Bragg Rural Protection Dist. CALFIRE (Land Use)

TRIBAL Cloverdale Rancheria Redwood Valley Rancheria Sherwood Valley Band of Pomo Indian

STAFF PLANNER: KEITH GRONENDYKE DATE: 12/19/19
### ENVIRONMENTAL DATA

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>MAC: N/A</td>
</tr>
<tr>
<td>2</td>
<td><strong>FIRE HAZARD SEVERITY ZONE:</strong> Moderate</td>
</tr>
<tr>
<td>3</td>
<td><strong>FIRE RESPONSIBILITY AREA:</strong> Local and State Responsibility Area (FBFD) and Calfire</td>
</tr>
<tr>
<td>4</td>
<td><strong>FARMLAND CLASSIFICATION:</strong> Non-Prime</td>
</tr>
<tr>
<td>5</td>
<td><strong>FLOOD ZONE CLASSIFICATION:</strong> N/A</td>
</tr>
<tr>
<td>6</td>
<td><strong>COASTAL GROUNDWATER RESOURCE AREA:</strong> N/A</td>
</tr>
<tr>
<td>7</td>
<td><strong>SOIL CLASSIFICATION:</strong> Western Soils (221)</td>
</tr>
<tr>
<td>8</td>
<td><strong>PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong> N/A</td>
</tr>
<tr>
<td>9</td>
<td><strong>WILLIAMSON ACT CONTRACT:</strong> Yes</td>
</tr>
<tr>
<td>10</td>
<td><strong>TIMBER PRODUCTION ZONE:</strong> N/A</td>
</tr>
<tr>
<td>11</td>
<td><strong>WETLANDS CLASSIFICATION:</strong> N/A</td>
</tr>
<tr>
<td>12</td>
<td><strong>EARTHQUAKE FAULT ZONE:</strong> N/A</td>
</tr>
<tr>
<td>13</td>
<td><strong>AIRPORT LAND USE PLANNING AREA:</strong> N/A</td>
</tr>
<tr>
<td>14</td>
<td><strong>SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong> N/A</td>
</tr>
<tr>
<td>15</td>
<td><strong>NATURAL DIVERSITY DATABASE:</strong> N/A</td>
</tr>
<tr>
<td>16</td>
<td><strong>STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong> N/A</td>
</tr>
<tr>
<td>17</td>
<td><strong>LANDSLIDE HAZARD:</strong> N/A</td>
</tr>
<tr>
<td>18</td>
<td><strong>WATER EFFICIENT LANDSCAPE REQUIRED:</strong> N/A</td>
</tr>
<tr>
<td>19</td>
<td><strong>WILD AND SCENIC RIVER:</strong> N/A</td>
</tr>
<tr>
<td>20</td>
<td><strong>SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
</tr>
<tr>
<td>21</td>
<td><strong>STATE CLEARINGHOUSE REQUIRED:</strong> N/A</td>
</tr>
<tr>
<td>22</td>
<td><strong>OAK WOODLAND AREA:</strong> N/A</td>
</tr>
<tr>
<td>23</td>
<td><strong>HARBOR DISTRICT:</strong> N/A</td>
</tr>
</tbody>
</table>
APPLICATION FORM

APPLICANT
Name: Jacob Epstein 0/60 Google Phone: (540) 230-2712
Mailing Address: 433 Hackensack Ave. suite 901
City: Hackensack State/Zip: NJ/07601 email: epsteinj@bv.com

PROPERTY OWNER
Name: Crown Castle International Phone: (924) 416-2712
Mailing Address:
City: State/Zip: email: Ian.McCormick11@crowncastle.com

AGENT
Name: Jacob Epstein 0/60 Google Phone: (540) 230-2712
Mailing Address: 433 Hackensack Ave. suite 901
City: Hackensack State/Zip: NJ/07601 email: epsteinj@bv.com
Parcel Size: (Sq. feet/ Acres) Address of Property: 2251 Bald Hill Rd.
Assessor Parcel Number(s): 069-270-14-00

TYPE OF APPLICATION:
- [ ] Administrative Permit
- [ ] Agricultural Preserve
- [ ] Airport Land Use
- [ ] CDP- Admin
- [ ] CDP- Standard
- [ ] Certificate of Compliance
- [ ] Development Review
- [ ] Exception
- [ ] Flood Hazard
- [ ] General Plan Amendment
- [ ] Land Division-Minor
- [ ] Land Division- Major
- [ ] Land Division-Parcel
- [ ] Land Division-Resubdivision
- [ ] Modification of Conditions
- [ ] Reversion to Acreage
- [ ] Rezoning
- [ ] Use Permit-Cottage
- [ ] Use Permit-Minor
- [ ] Use Permit-Major
- [ ] Variance
- [ ] Other

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

Signature of Applicant/Agent 8/26/19

Signature of Owner Date

RECEIVED SEP 24 2013

Z:\1\PBS Forms\COMPLETED Form\Planning Application-2015.docx
Page - 1
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.

Install 2 new cell phone antennas on existing tower along with 4' x 4' cabinet to hold support equipment within the existing compound. The height of the tower will remain the same and the size of the compound will remain the same.

2. Structures/Lot Coverage

<table>
<thead>
<tr>
<th>Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X Other: telecommunications facility</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Structures Paved
Area Landscaped Area
Unimproved Area

GRAND TOTAL (Equal to gross area of Parcel) N/A
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 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  
   B. Amount of fill  
   C. Maximum height of fill slope  
   D. Maximum height of cut slope  
   E. Amount of import or export  
   F. Location of borrow or disposal site

   cubic yards  
   cubic yards  
   feet  
   feet  
   cubic yards
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?  ☐ Yes  ☒ No
14. Is the proposed development visible from a park, beach or other recreational area?  ☐ Yes  ☒ 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: ________________________________

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 ______________________
    ☐ Septic Tank
    ☒ Other - Specify: N/A

19. What will be the domestic water source:
    ☐ Community water system - Specify supplier ______________________
    ☐ Well
    ☒ Spring
    ☒ Other - Specify: N/A
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:
   Cal Fire Approval

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):

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 51' tower and 3,924 sq ft. compound

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.


26. Gross floor area of existing structures 32,914 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures n/a square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): ☐ n/a square feet  ☐ n/a 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.
   Site includes existing telecommunications facility and grasslands

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.
   Surrounding properties are wooded

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Residential Agricultural</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Industrial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional Timberland</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CASE: AP 2019-0084
OWNER: McGuire, Barbara, ET AL
APN: 069-270-14
APLCT: Jacob Epstein
AGENT: Jacob Epstein
ADDRESS: 22501 Bald Hill Road, Fort Bragg

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019

Williamson Act 2018
Non-Renewal Ag 2018
Prime Ag 2018
Non-Prime Ag 2018

LANDS IN WILLIAMSON ACT CONTRACTS
CASE: AP 2019-0084
OWNER: McGuire, Barbara, ET AL
APN: 069-270-14
APLCT: Jacob Epstein
AGENT: Jacob Epstein
ADDRESS: 22501 Bald Hill Road, Fort Bragg

FARMLAND CLASSIFICATIONS

- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
Mendocino Cypress
Listing Type
- Closed-Cone Pine-Cypress
- Coastal Scrub
- Redwood

CASE: AP 2019-0084
OWNER: McGuire, Barbara, ET AL
APN: 069-270-14
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AGENT: Jacob Epstein
ADDRESS: 22501 Bald Hill Road, Fort Bragg