



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

January 3, 2020

Building Inspection - Fort Bragg
Assessor
Agriculture Commissioner

Air Quality Management
Department of Forestry/ CalFire
Fort Bragg Rural Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

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).

REVIEWED 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.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Range Land, Timber Production (RL 160, TP 160)	Range Land, Timber Production (RL 160, TP 160)	160 acres, 78 acres	Vacant/Quarry
EAST:	Timber Production (TP 160)	Timber Production (TP 160)	44 acres	Vacant
SOUTH:	Range Land, Timber Production (RL 160, TP 160)	Range Land, Timber Production (RL 160, TP 160)	81.8 acres, 88 acres	Vacant
WEST:	Rural Residential (RR 5, RR 2)	Rural Residential (RR 5, RR 2)	Various	Vacant/Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u> <input checked="" type="checkbox"/> Agricultural Commissioner <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Assessor’s Office <input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> Fort Bragg Rural Protection Dist. <u>STATE</u> <input checked="" type="checkbox"/> CALFIRE (Land Use)	<u>TRIBAL</u> <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indian

ENVIRONMENTAL DATA

1. **MAC:** N/A

2. **FIRE HAZARD SEVERITY ZONE:** Moderate

3. **FIRE RESPONSIBILITY AREA:** Local and State Responsibility Area (FBFD)and Calfire

4. **FARMLAND CLASSIFICATION:** Non- Prime

5. **FLOOD ZONE CLASSIFICATION:** N/A

6. **COASTAL GROUNDWATER RESOURCE AREA:** N/A

7. **SOIL CLASSIFICATION:** Western Soils (221)

8. **PYGMY VEGETATION OR PYGMY CAPABLE SOIL:** N/A

9. **WILLIAMSON ACT CONTRACT:** Yes

10. **TIMBER PRODUCTION ZONE:** N/A

11. **WETLANDS CLASSIFICATION:** N/A
12. **EARTHQUAKE FAULT ZONE:** N/A

13. **AIRPORT LAND USE PLANNING AREA:** N/A

14. **SUPERFUND/BROWNFIELD/HAZMAT SITE:** N/A

15. **NATURAL DIVERSITY DATABASE:** N/A

16. **STATE FOREST/PARK/RECREATION AREA ADJACENT:** N/A

17. **LANDSLIDE HAZARD:** N/A

18. **WATER EFFICIENT LANDSCAPE REQUIRED:** N/A

19. **WILD AND SCENIC RIVER:** N/A

20. **SPECIFIC PLAN/SPECIAL PLAN AREA:**

21. **STATE CLEARINGHOUSE REQUIRED:** N/A

22. **OAK WOODLAND AREA:** N/A

23. **HARBOR DISTRICT:** N/A



Planning and Building
Services

Case No:	AP 2019-0084
CalFire No:	
Date Filed:	9-24-19
Fee:	\$ 2,213
Receipt No:	AP 2019-0084
Received By:	KG
Office use only	

APPLICATION FORM

APPLICANT

Name: Jacob Epstein o/b/o 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: (724)416-2772

Mailing Address: _____

City: _____ State/Zip: _____ email: Ian.McConnell@CrownCastle.com

AGENT

Name: Jacob Epstein o/b/o 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: 22501 Bald Hill Rd.

Assessor Parcel Number(s): 069-270-14-00

TYPE OF APPLICATION:

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

Jacob Epstein
Signature of Applicant/Agent

8/26/19
Date

Signature of Owner

Date

RECEIVED
SEP 24 2019

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'X4' 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	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: <i>telecommunications facility</i> <input type="checkbox"/> Other: _____	<i>N/A</i>		<i>3,724'</i>	<i>0</i>	<i>3,724'</i>
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel) <i>N/A</i>					

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	<u>N/A</u>	_____
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 N/A cubic yards

B. Amount of fill N/A cubic yards

C. Maximum height of fill slope N/A feet

D. Maximum height of cut slope N/A feet

E. Amount of import or export N/A cubic yards

F. Location of borrow or disposal site N/A

<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 checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" 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:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input checked="" type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input checked="" type="checkbox"/> Other - Specify: <u>NIA</u></p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input checked="" type="checkbox"/> Other - Specify: <u>NIA</u></p>	

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:
CalFire 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.

25. Project Height. Maximum height of existing structures 51 feet. Maximum height of proposed structures 51 feet.

26. Gross floor area of existing structures 3924 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 16 square feet (including covered parking and accessory buildings).

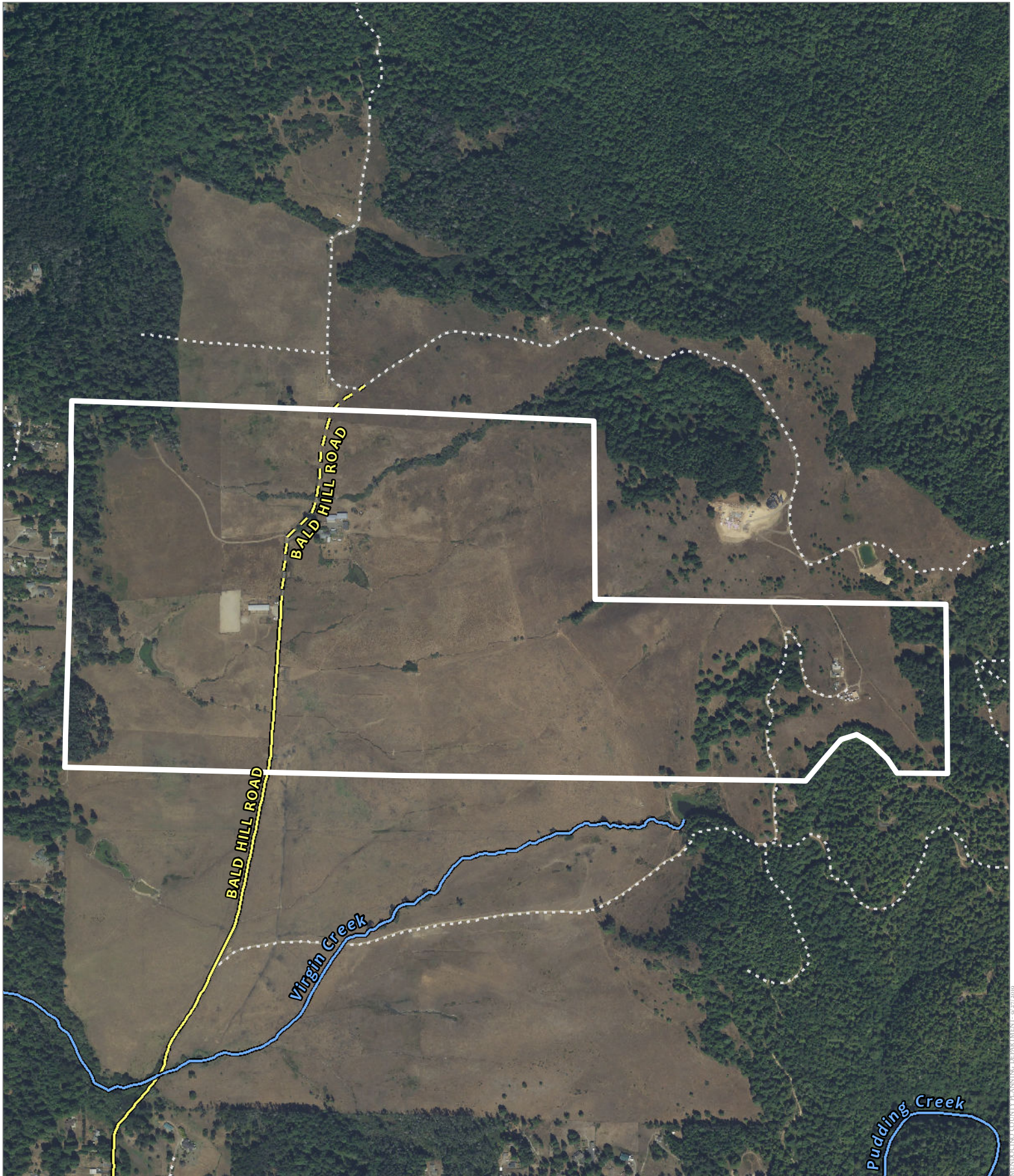
27. Lot area (within property lines): 301 ☐ square feet ☒ acres.

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:

	North	East	South	West
Vacant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Residential Agricultural				<input checked="" type="checkbox"/>
Commercial Industrial				
Institutional Timberland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Other				

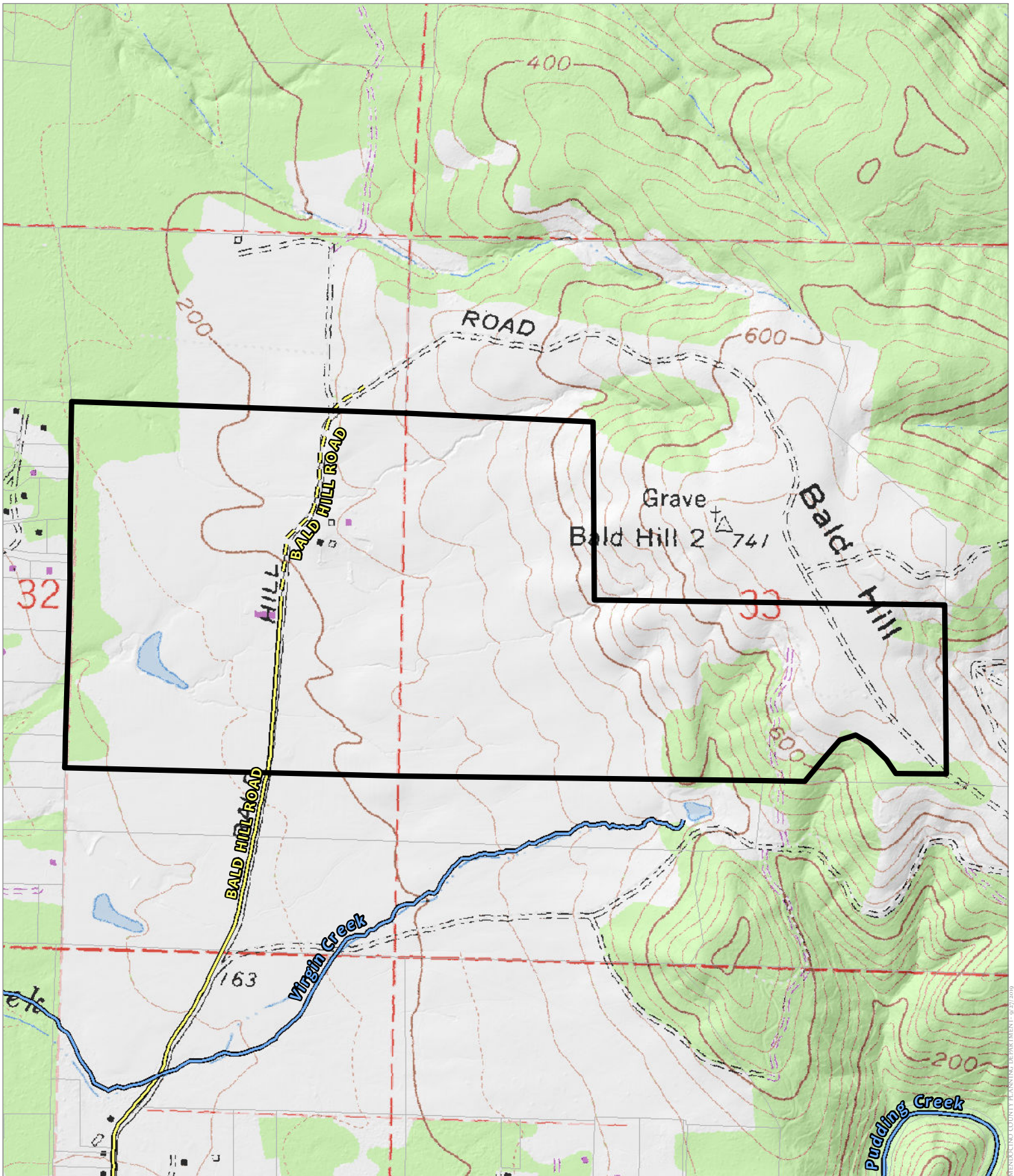


CASE: AP 2019-0084
OWNER: McGuire, Barbara, ET AL
APN: 069-270-14
APLCT: Jacob Epstein
AGENT: Jacob Epstein
ADDRESS: 22501 Bald Hill Road, Fort Bragg

Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

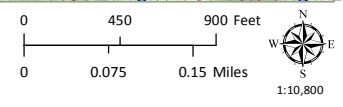
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0 0.075 0.15 Miles
1:10,800

AERIAL IMAGERY

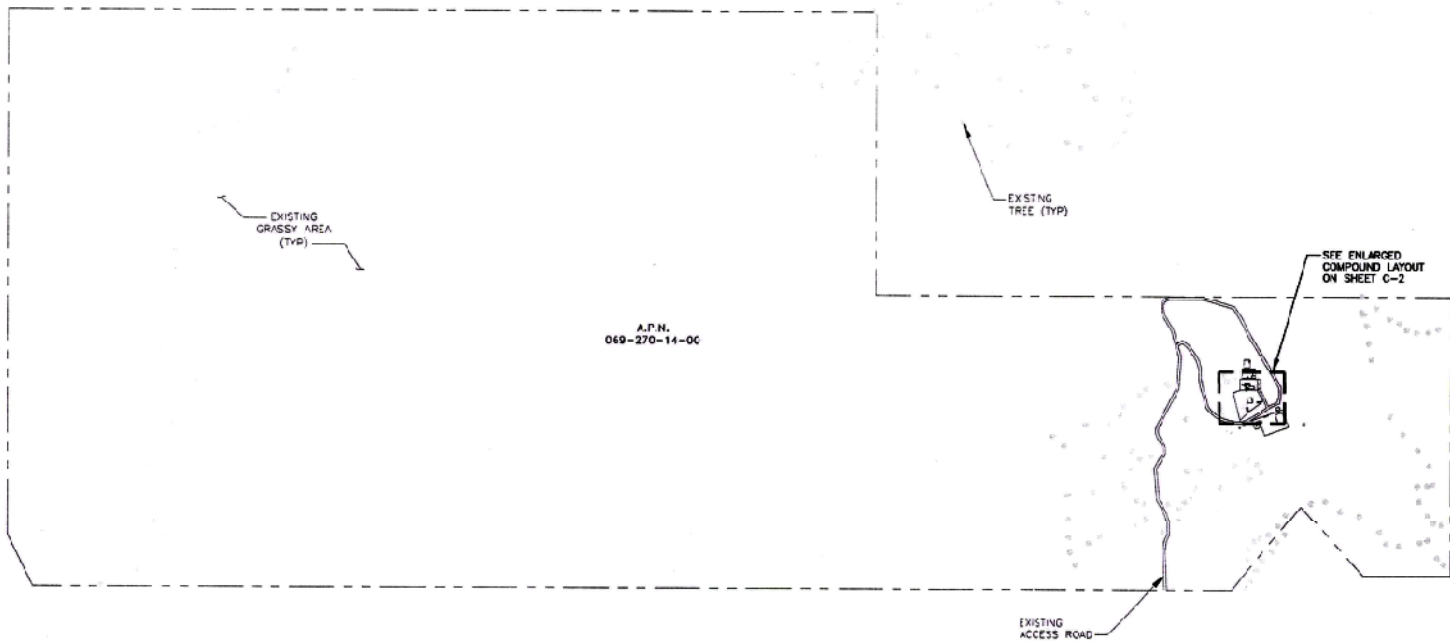


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- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



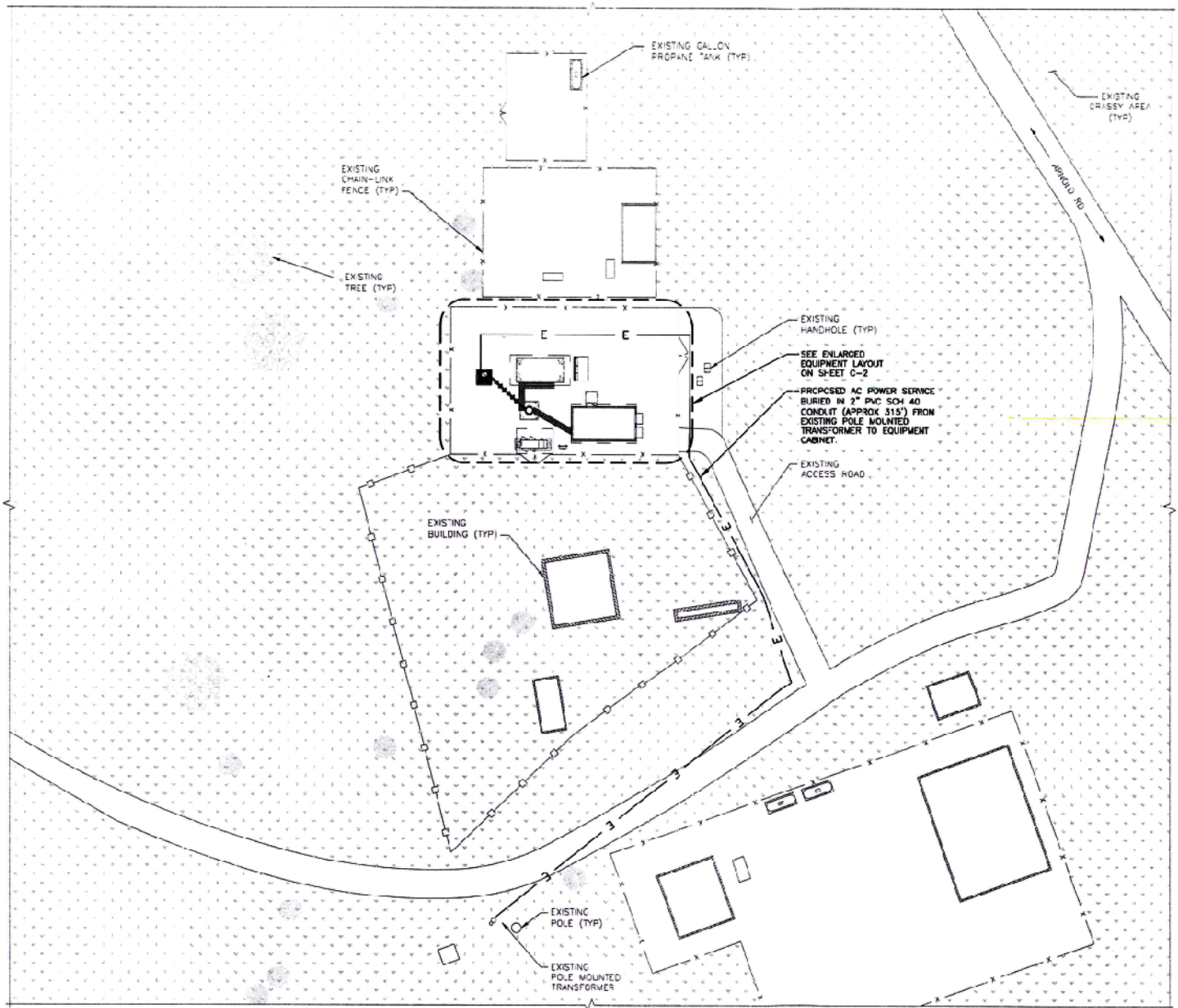
OVERALL SITE PLAN

NO SCALE

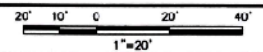
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NO SCALE

SITE PLAN



SITE PLAN

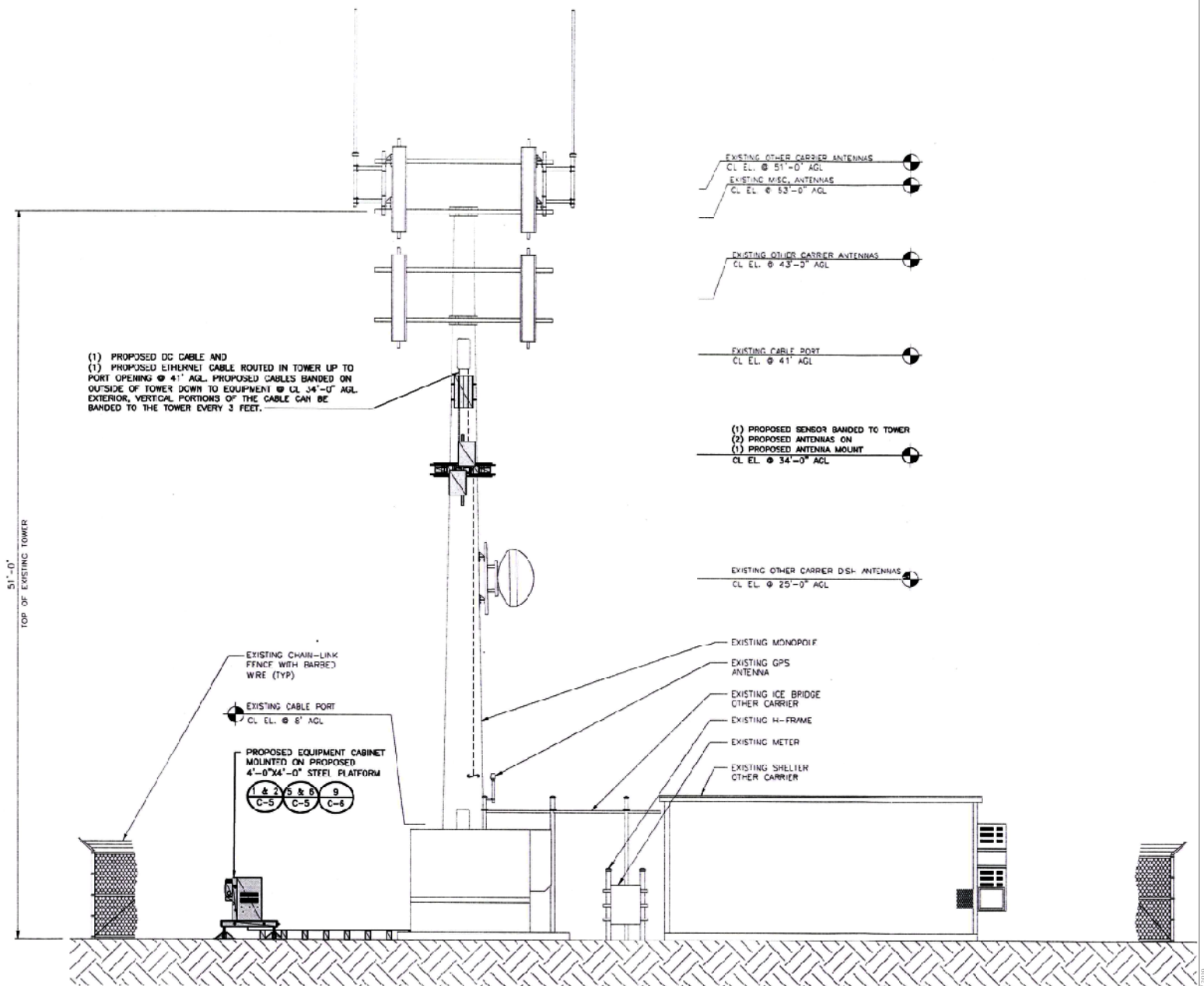


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019

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NO SCALE

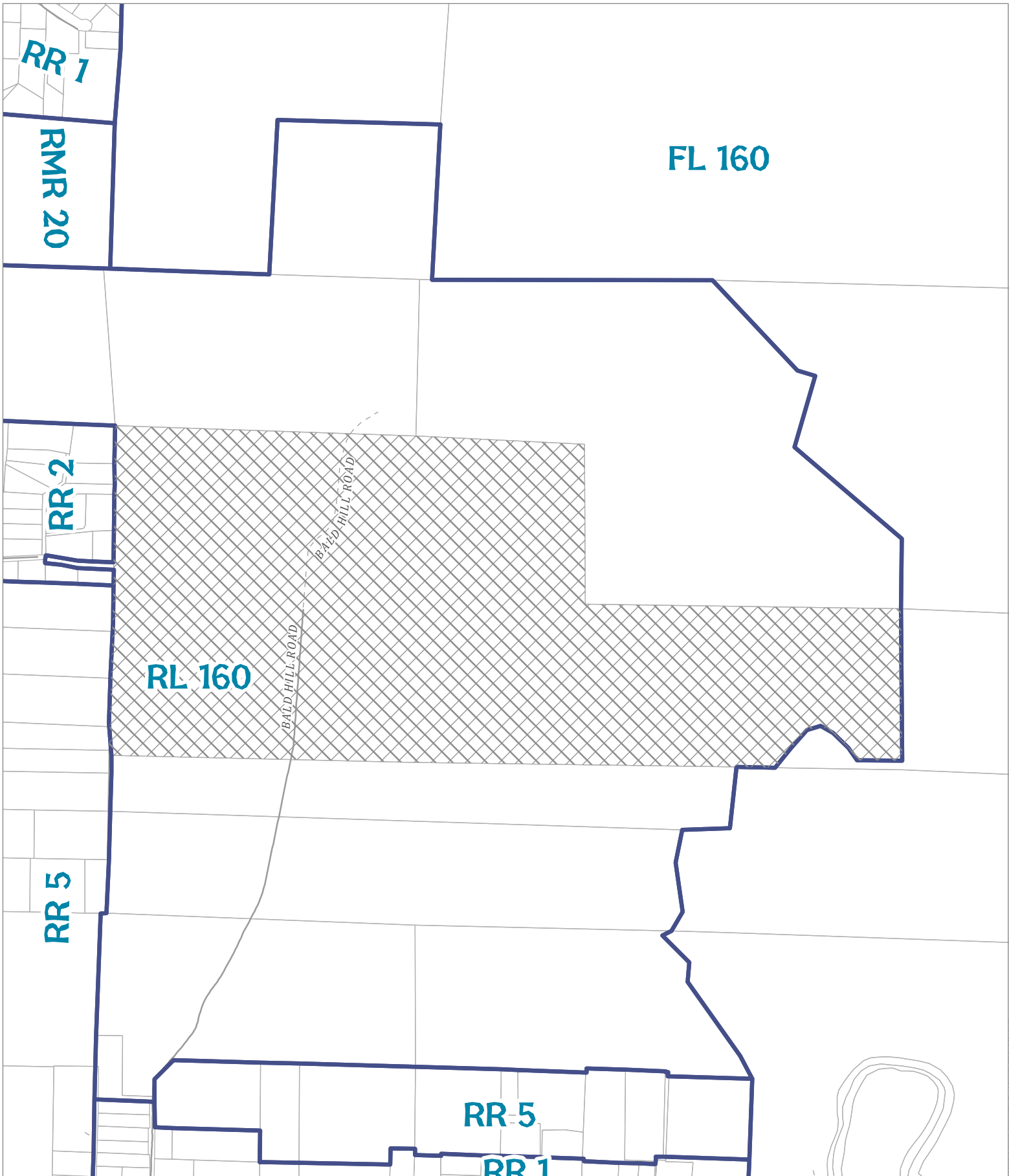
SITE DETAIL





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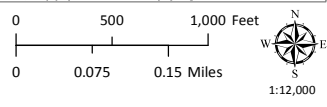
NO SCALE

ELEVATIONS

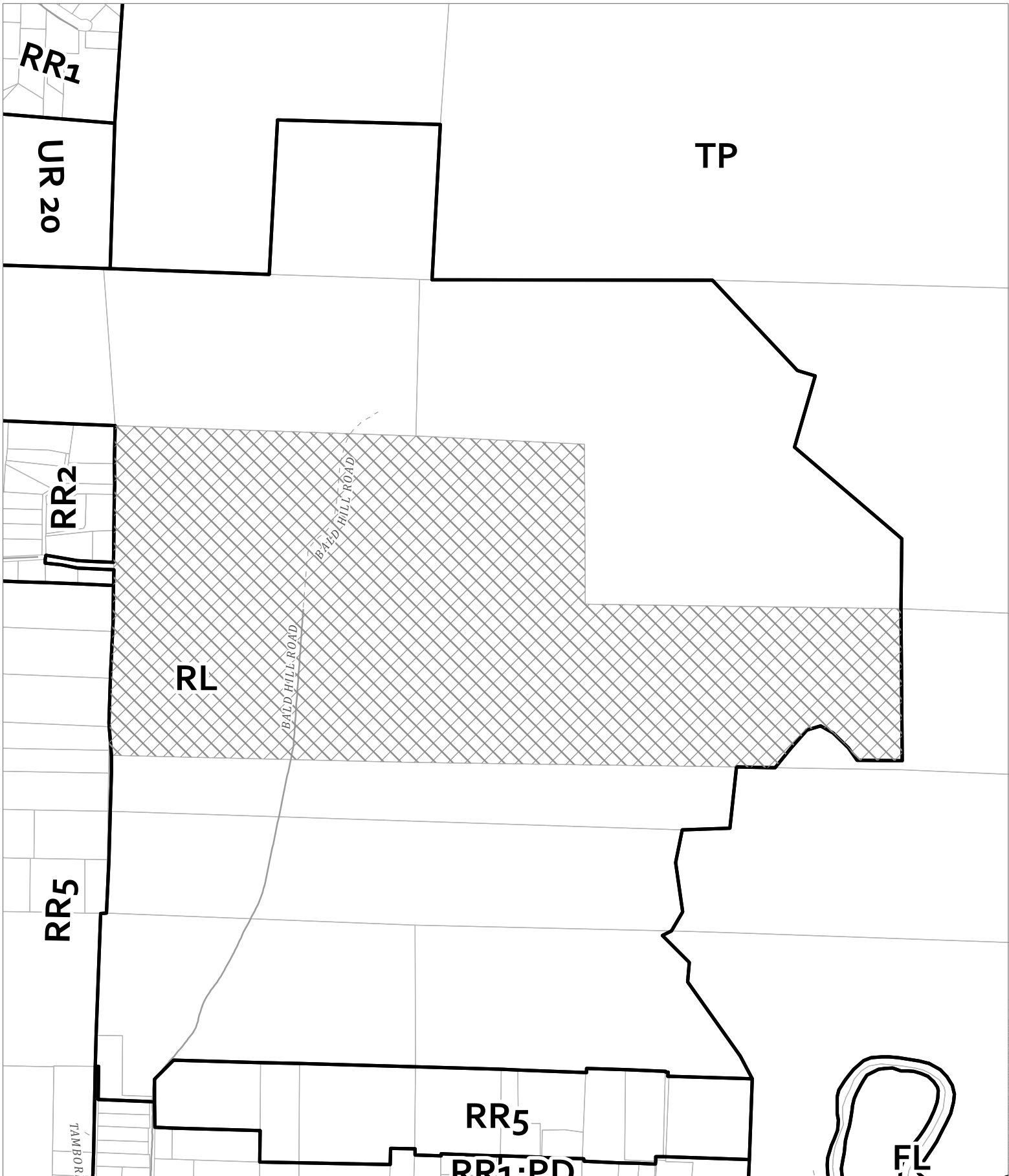


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 General Plan Classes
 Public Roads

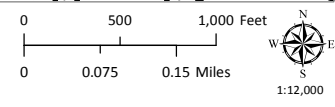


GENERAL PLAN CLASSIFICATIONS

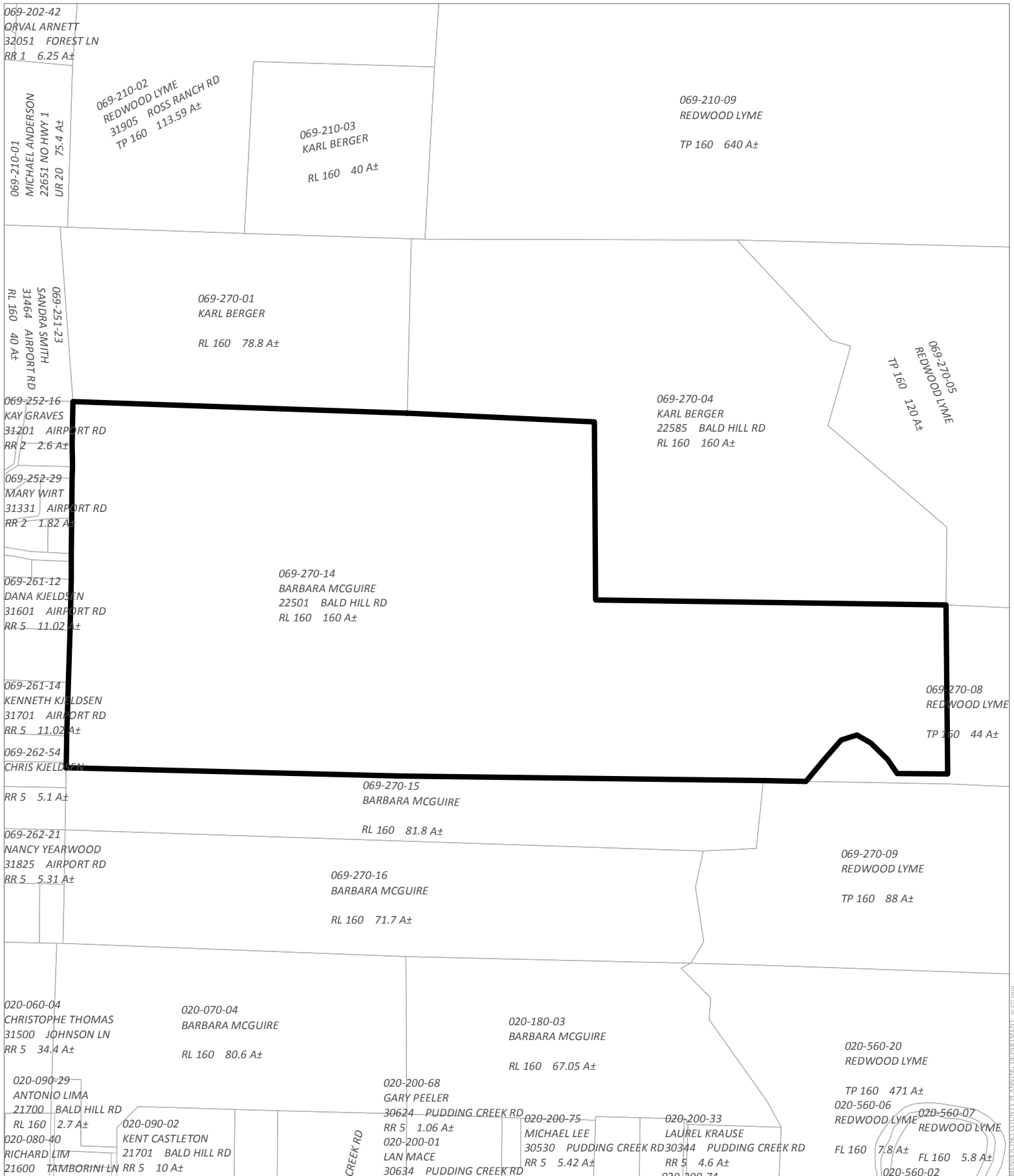


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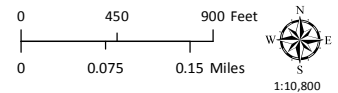
 Zoning Districts
 Public Roads



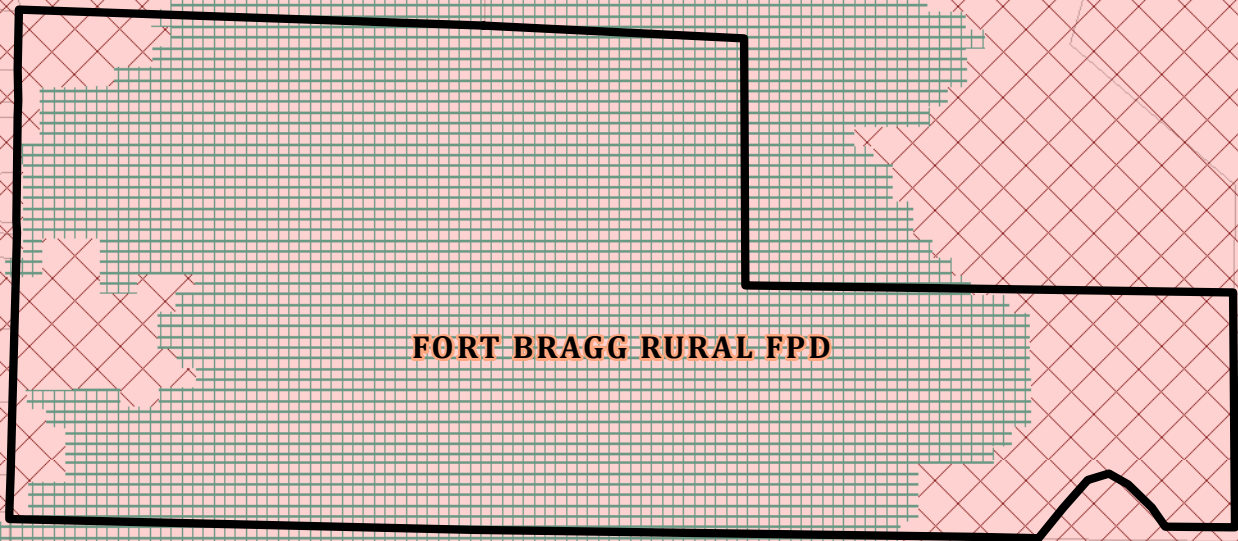
ZONING DISPLAY MAP



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**






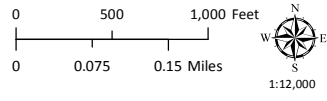
ADJACENT PARCELS



FORT BRAGG RURAL FPD

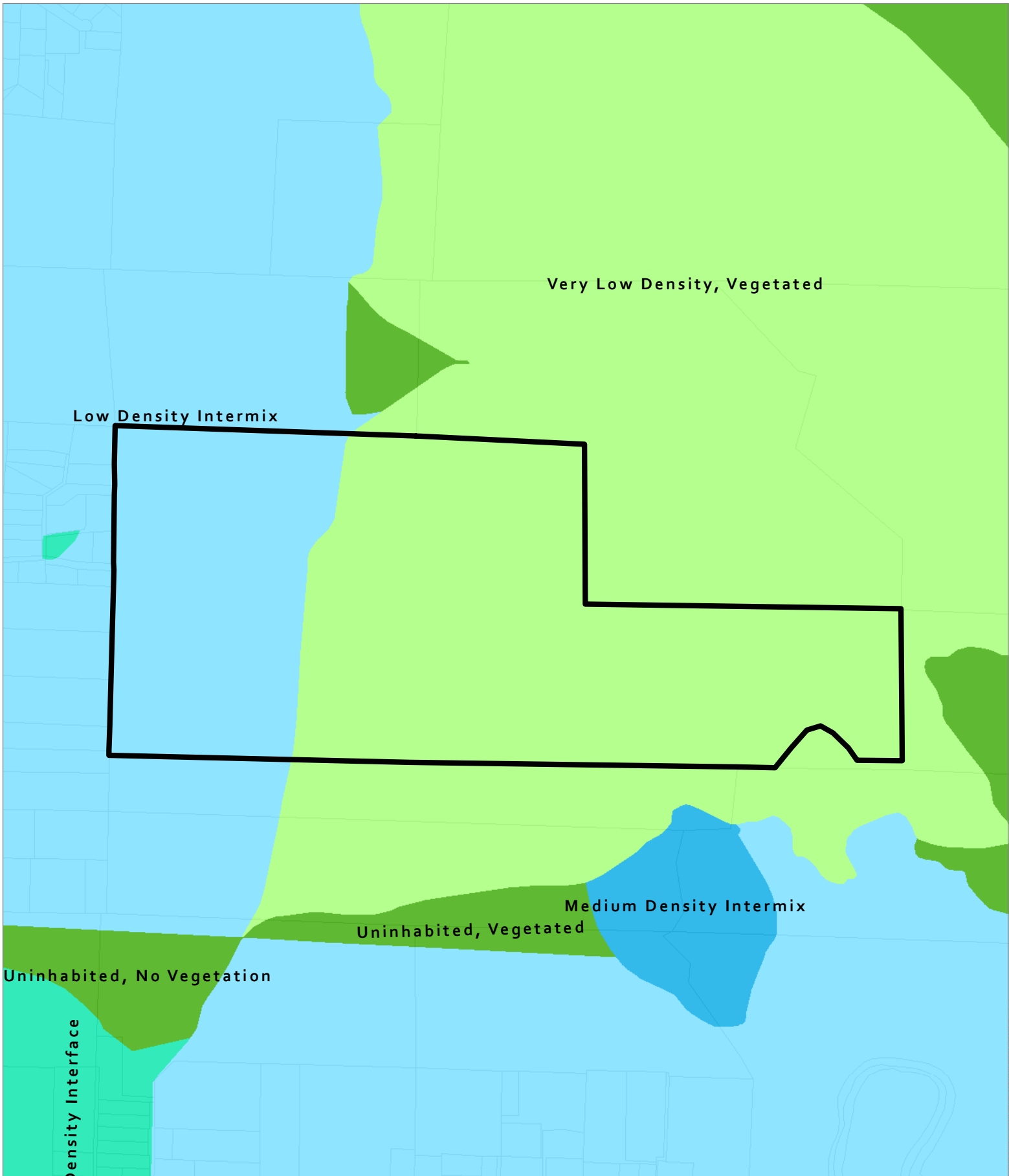
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 High Fire Hazard
 Moderate Fire Hazard
 County Fire Districts



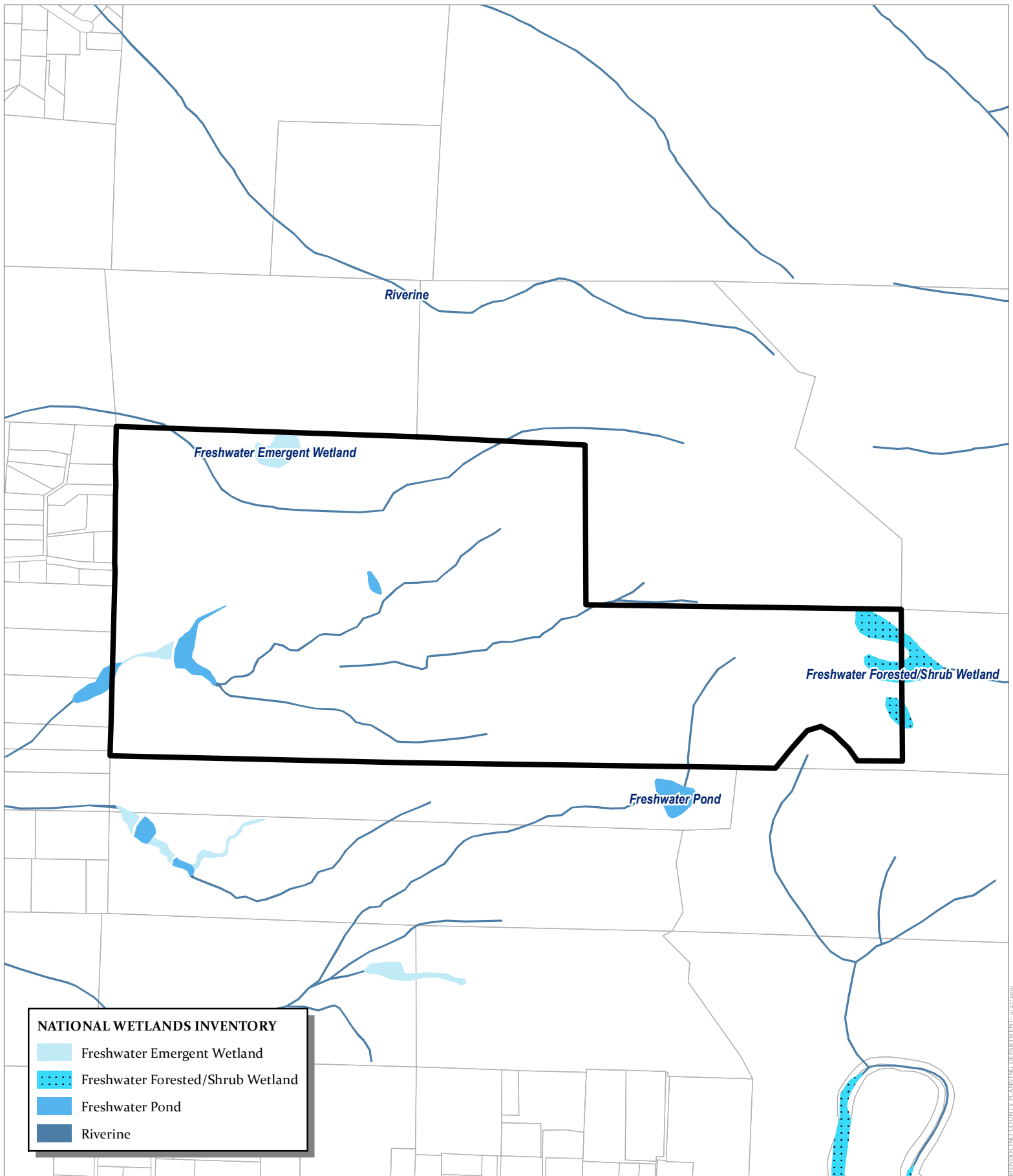
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

REDDING COUNTY PLANNING DEPARTMENT 9/27/2019



CASE: AP 2019-0084
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MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019



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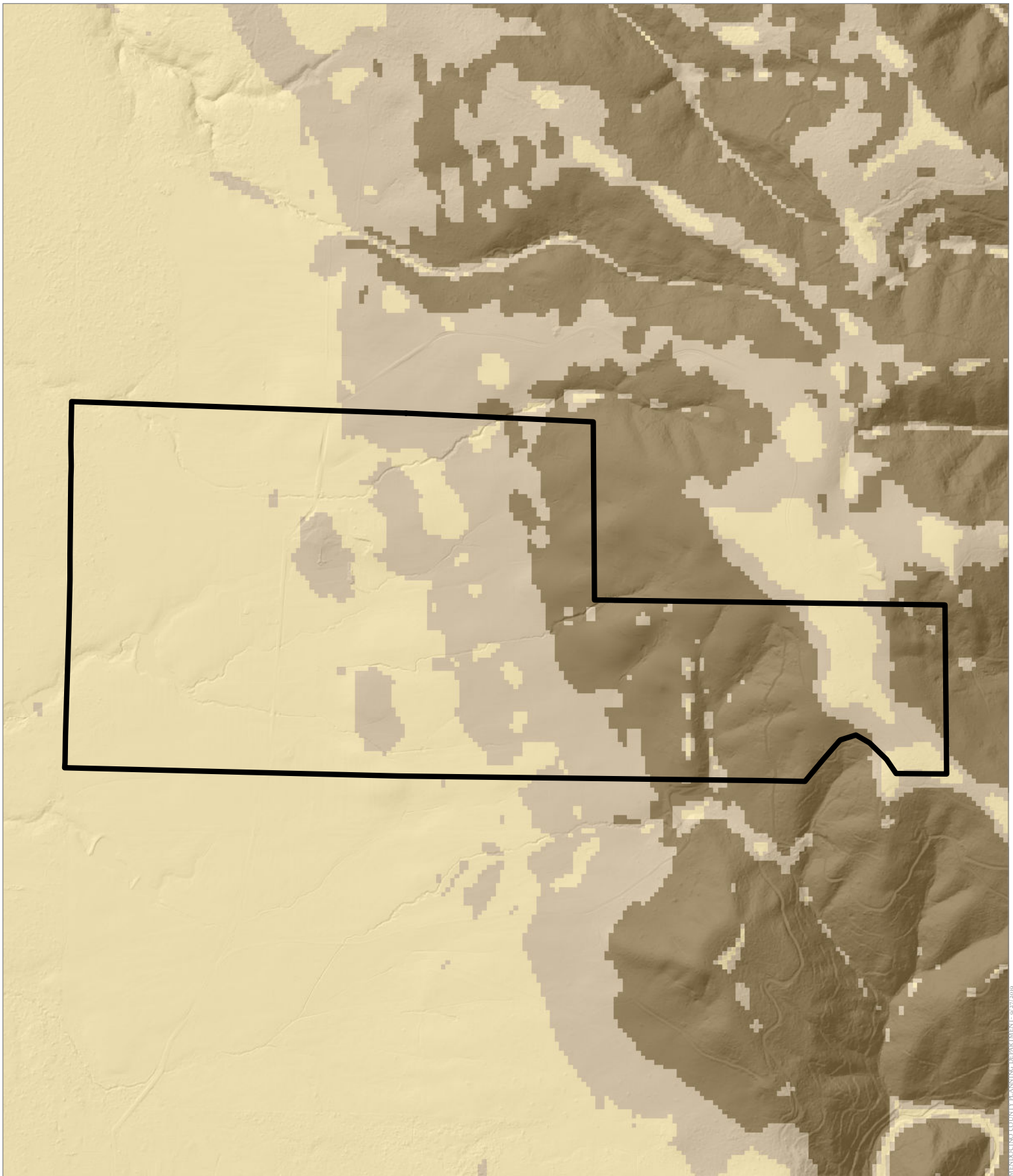
OWNER: McGuire, Barbara, ET AL

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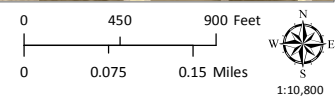
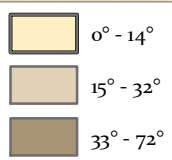
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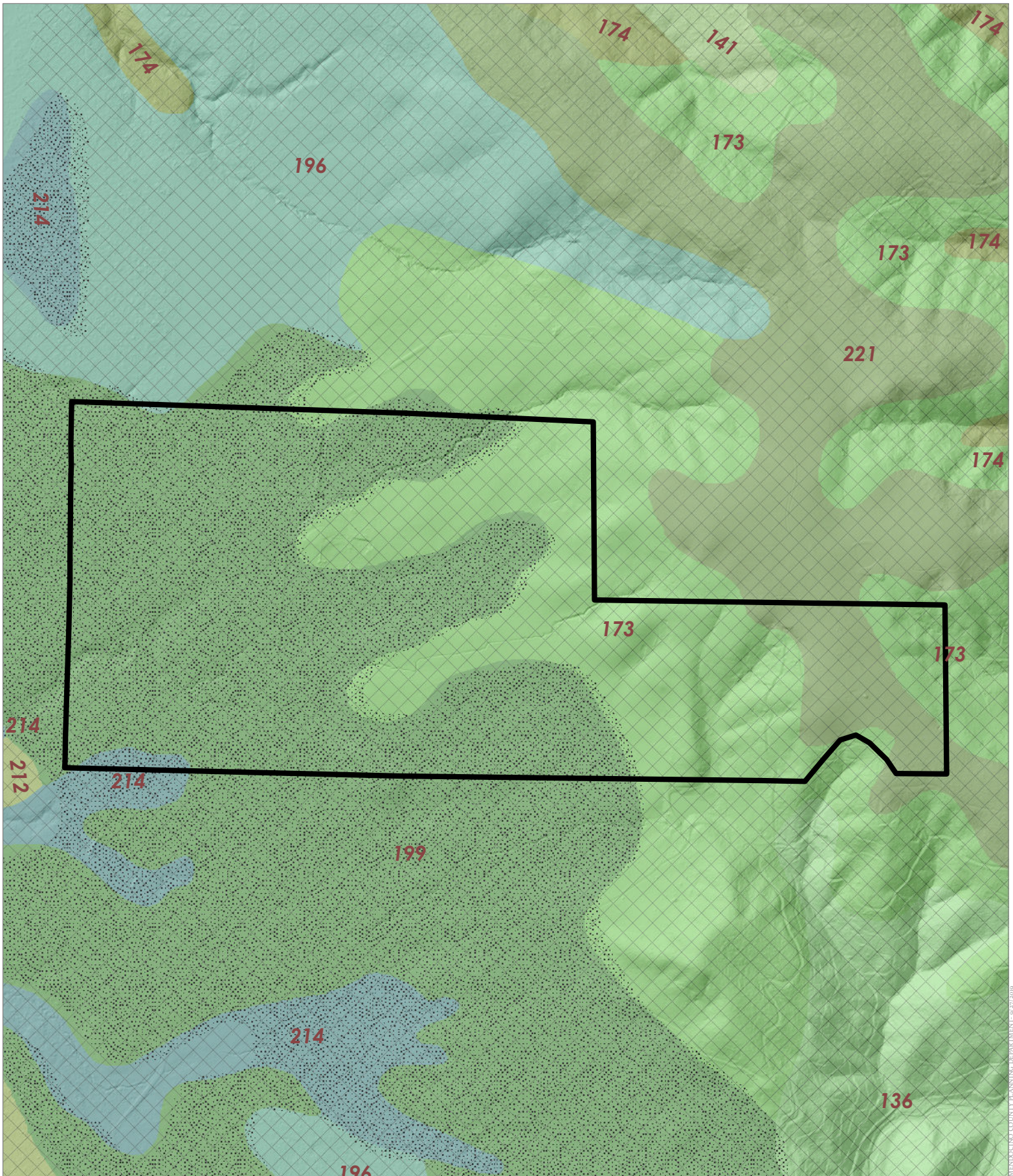
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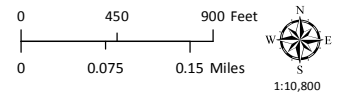


ESTIMATED SLOPE

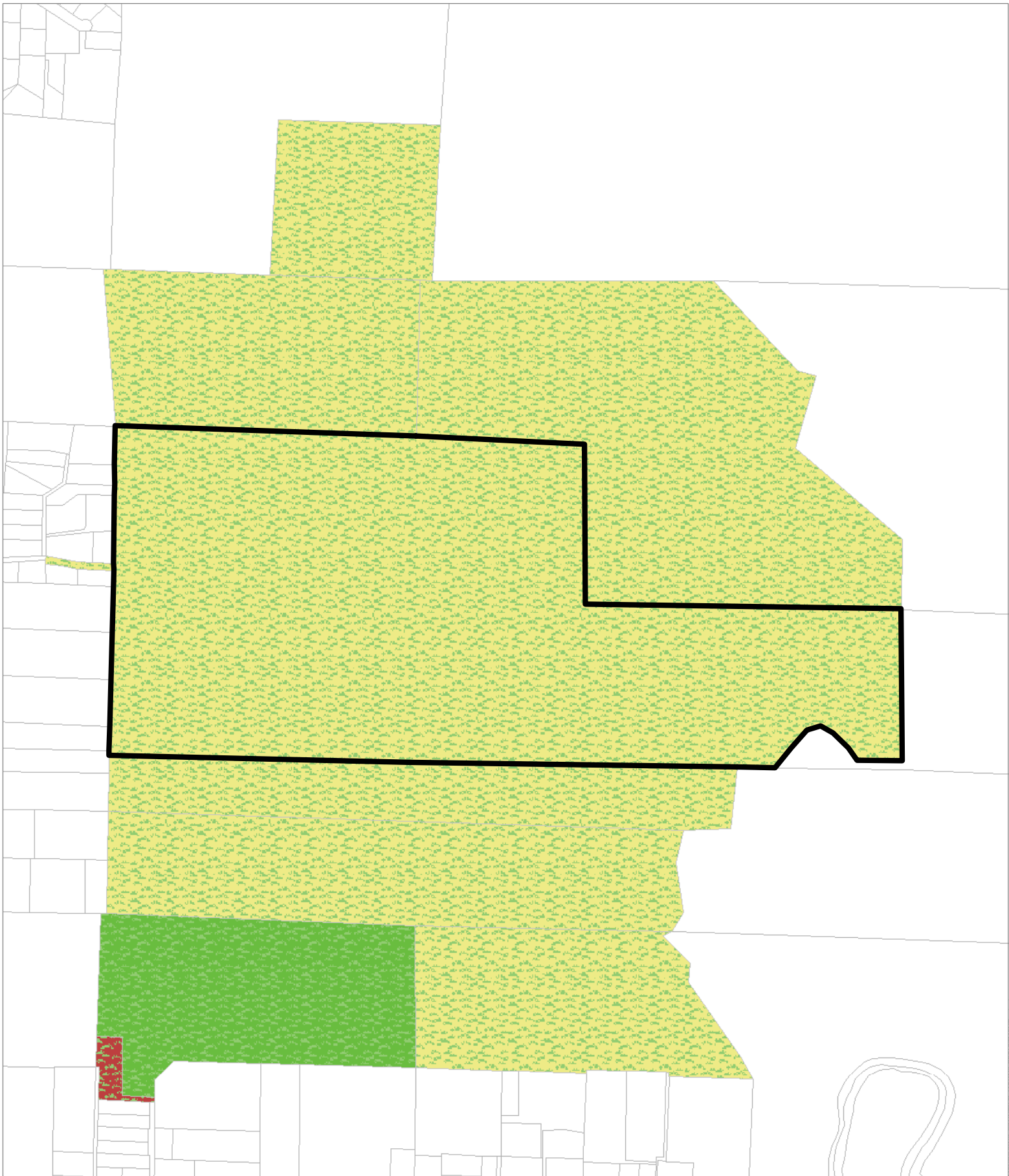


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-  Shinglemill-Gibney Complex
-  Bishop Pine







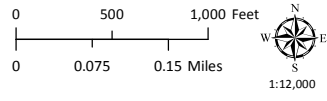
WESTERN SOIL CLASSIFICATIONS



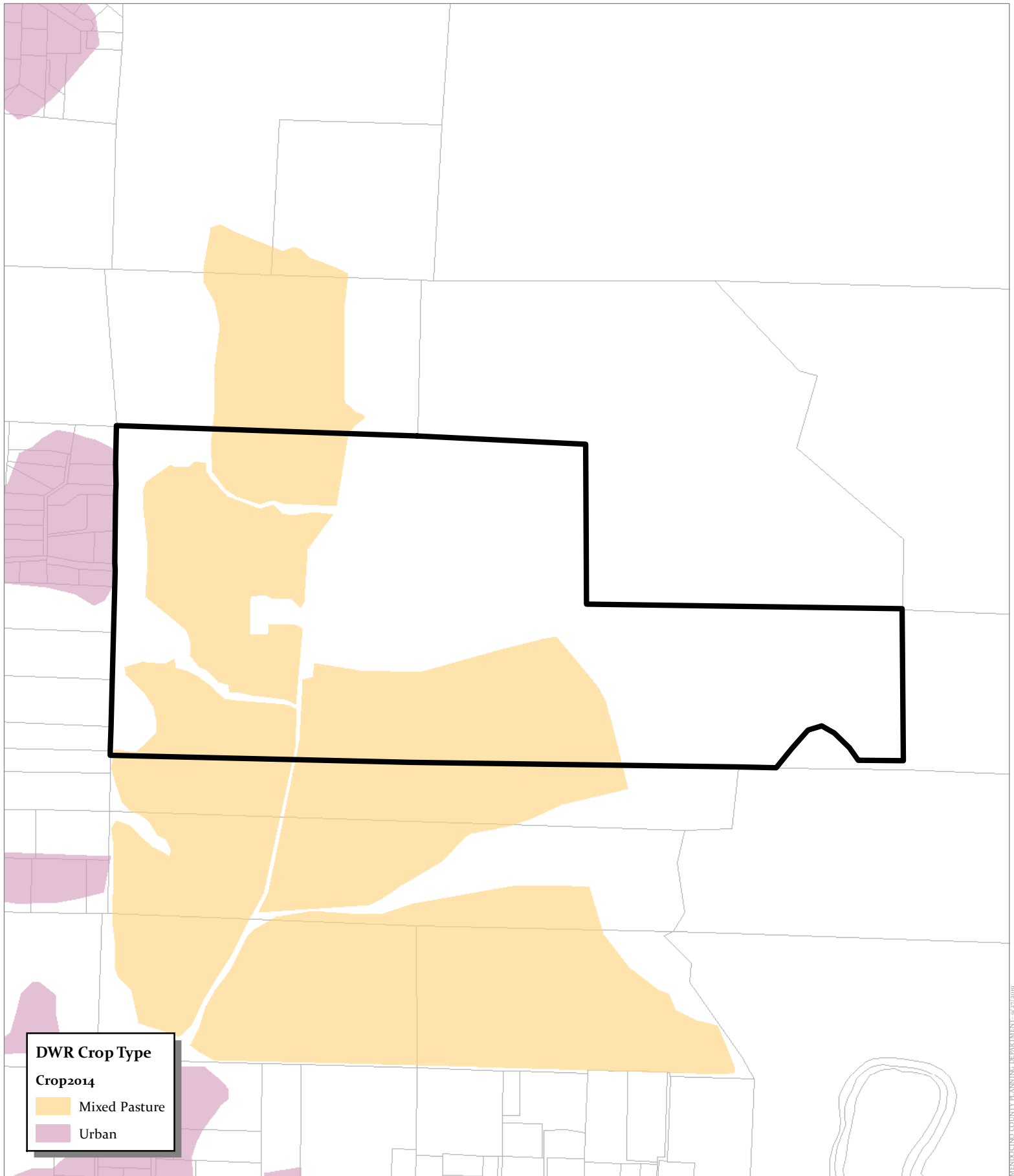
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019

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

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

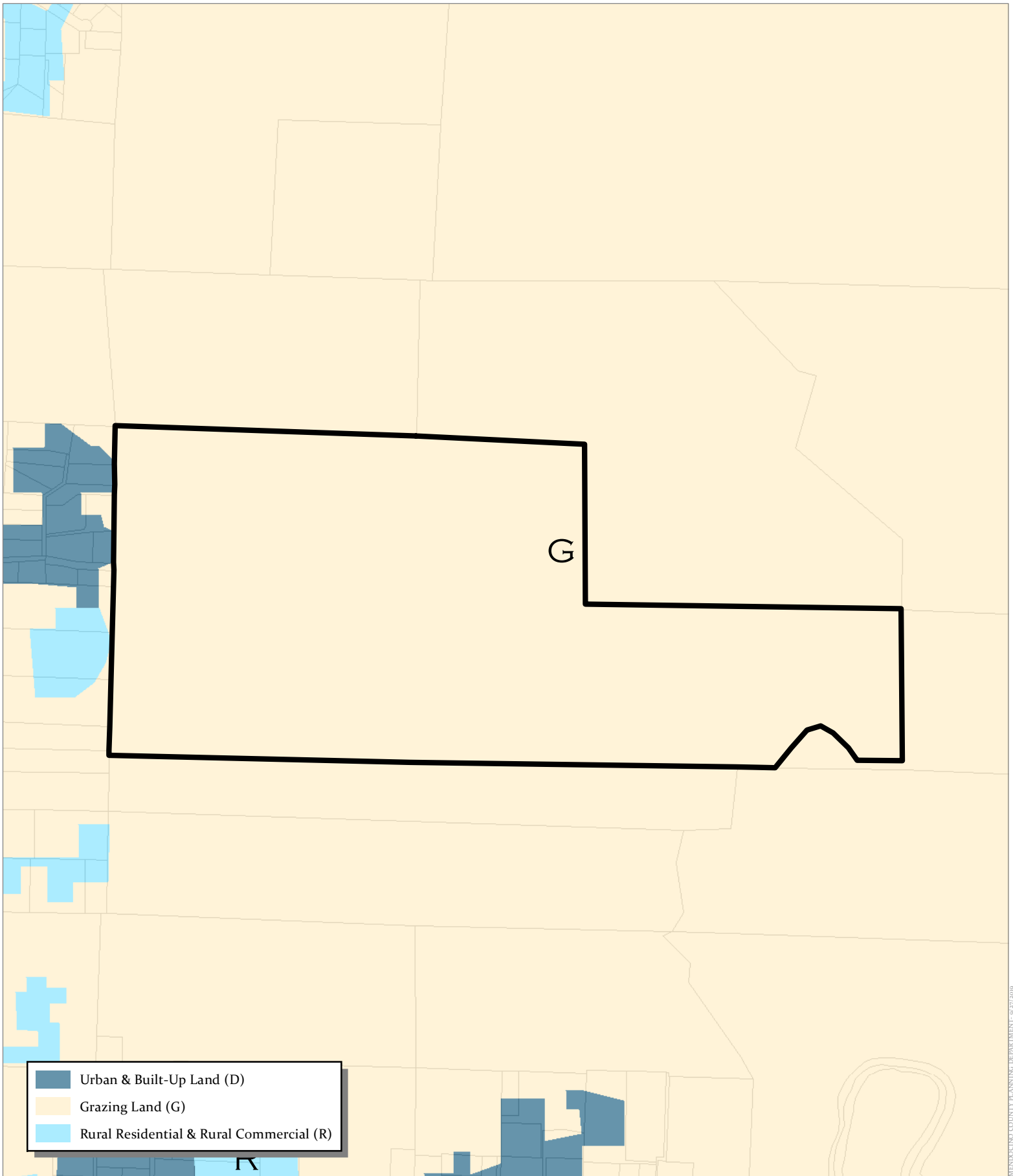


LANDS IN WILLIAMSON ACT CONTRACTS



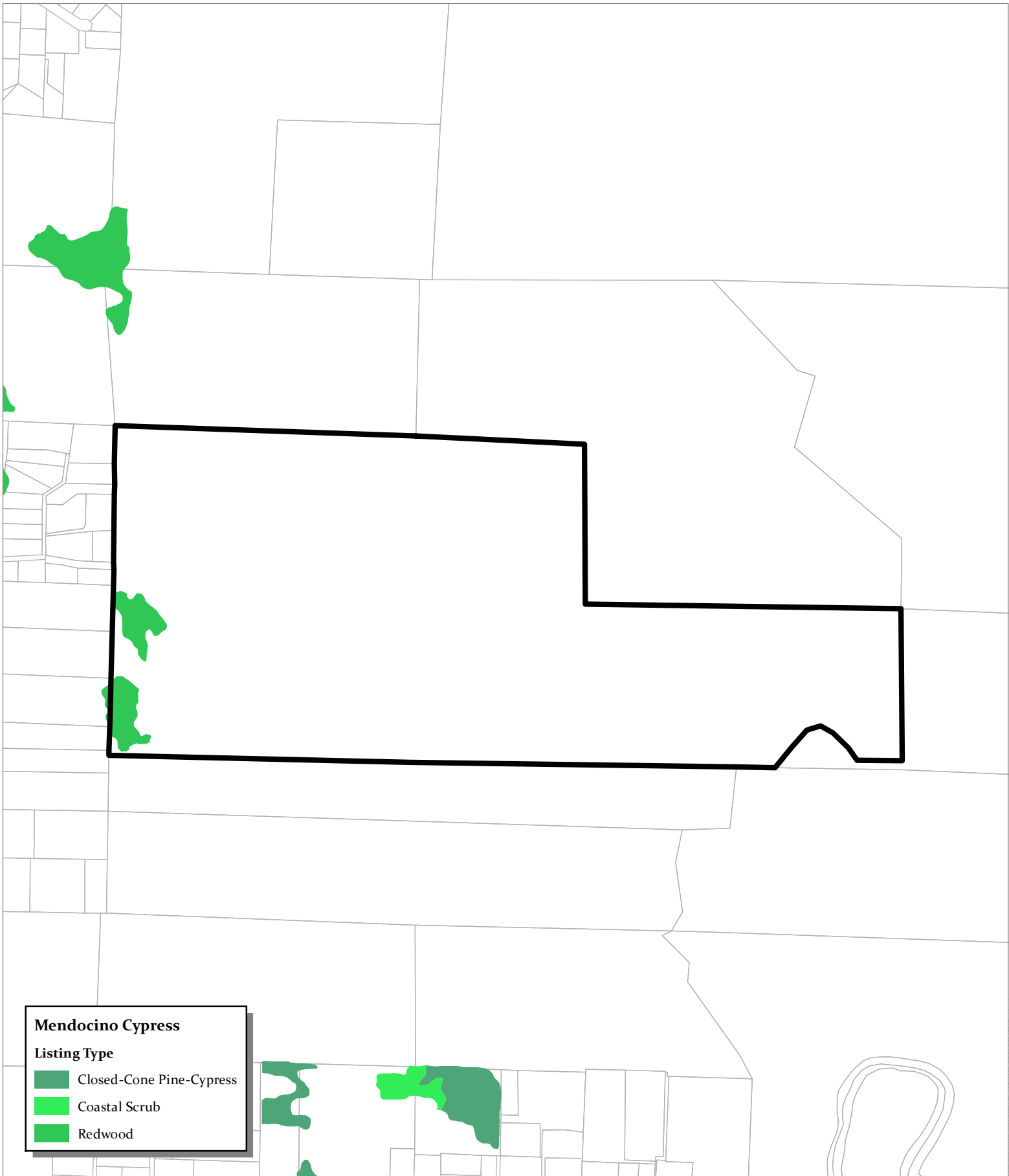
CASE: AP 2019-0084
OWNER: McGuire, Barbara, ET AL
APN: 069-270-14
APLCT: Jacob Epstein
AGENT: Jacob Epstein
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DWR CROP TYPES






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

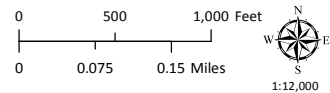


Mendocino Cypress

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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MENDOCINO CYPRESS