



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

February 21, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Emergency Services
Assessor
Farm Advisor

Agriculture Commissioner
Air Quality Management
Sonoma State University
Caltrans
CalFire - Prevention
Department of Fish and Wildlife

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

CASE#: U_2019-0016

DATE FILED: 7/16/2019

OWNER: EDWARD WALLO

APPLICANT: AT&T MOBILITY

AGENT: FRANK SCHABARUM/DELTA GROUPS ENGINEERING

REQUEST: Use Permit to construct a new 65 ft. cellular antenna tower with a "monopine" design. Twelve panel antennas would be placed at the 50 ft. elevation. All antennas, mounting hardware and other equipment are proposed to be painted green to match the faux foliage. A new 704 sq. ft. lease area surrounded by a combination concrete block wall and wood fence, will be constructed at the base of the monopine tower. This enclosed area will serve as an accessory equipment location. A 30 KW diesel generator for backup electrical power also will be installed.

LOCATION: 1± miles northeast of the community of Yorkville, lying on the east side of State Highway 128 (SH 128), 0.59± mile west of its intersection with Big Oaks Drive (CR 120A), located at 25701 State Highway 128, Yorkville (APN: 049-230-70).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: March 6, 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: U_2019-0016

OWNER: EDWARD WALLO
P O BOX 3
YORKVILLE CA 95494

APPLICANT: AT&T MOBILITY

AGENT: DELTA GROUPS ENGINEERING

REQUEST: Use Permit to construct a new sixty-five foot cellular antenna tower with a “monopine” design. Twelve panel antennas would be placed at the fifty foot elevation. All antennas, mounting hardware and other equipment are proposed to be painted green to match the faux foliage. A new 704 square foot lease area surrounded by a combination concrete block wall and wood fence, will be constructed at the base of the monopine tower. This enclosed area will serve as an accessory equipment location. A 30 KW diesel generator for backup electrical power also will be installed.

LOCATION: 1± miles northeast of the community of Yorkville, lying on the east side of State Highway 128, 0.59± mile west of its intersection with Big Oaks Drive (CR 120A), located at 25701 State Highway 128, Yorkville; (APN: 049-230-70).

PARCEL SIZE: 88± acres

GENERAL PLAN: Rangeland RL160

ZONING: Rangeland RL 160

EXISTING USES: Vineyard and Residential

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)	Rangeland (RL 160)	24 acres	Vacant
EAST:	Rangeland (RL 160) and Rural Community (RC 40K)	Rangeland (RL 160) and Rural Community (RC 40K)	1.6 acres, 1.73 acres, 1.9 acres, 13 acres and 96 acres	Single Family and Vacant
SOUTH:	Rangeland (RL 160)	Rangeland (RL 160)	97 acres and 27 acres	Single Family
WEST:	Rangeland (RL 160)	Rangeland (RL 160)	105 acres and 56 acres	Single family and Vacant

REFERRAL AGENCIES

- LOCAL**

☒ Air Quality Management District

☒ Assessor's Office

☒ Building Division

☒ Department of Transportation (DOT)

☒ Environmental Health (EH)

☒ Emergency Services

☒ Agricultural Commissioner

☒ Caltrans

☒ Farm Advisor

☒ Anderson Valley CSD

☒ Sonoma State University

STATE

☒ CALFIRE (Land Use)

☒ California Dept. of Fish & Wildlife

TRIBAL

☒ Cloverdale Rancheria

☒ Redwood Valley Rancheria

☒ Sherwood Valley Band of Pomo Indians

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
U

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
Eastern 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
YES

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:

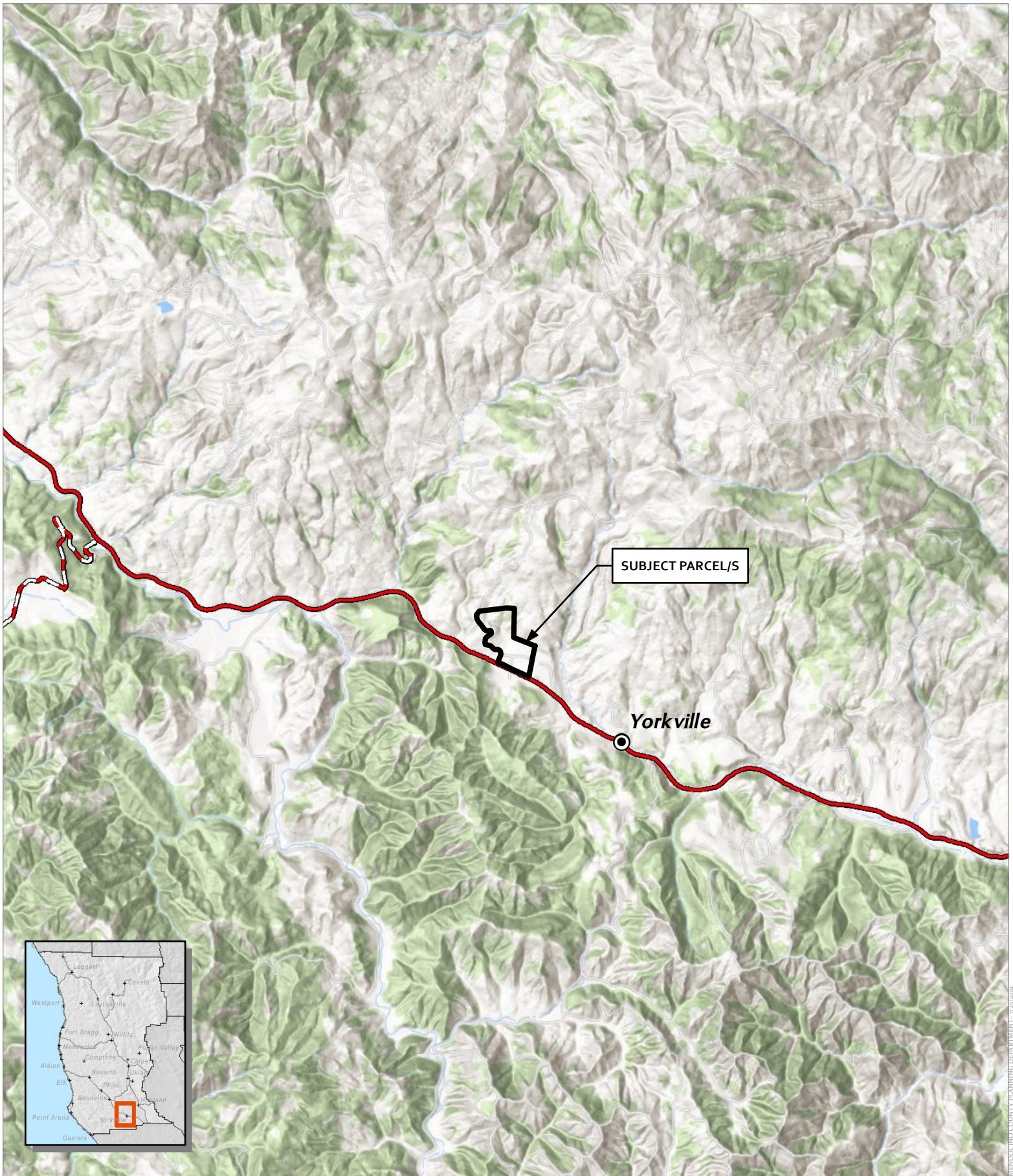
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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




31. BLUFFTOP GEOLOGY:

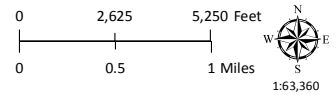
GIS; 20.500.020



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2019

CASE: U 2019-0016
 OWNER: WALLO, Edward
 APN: 049-230-70
 APLCT: AT&T Mobility
 AGENT: Frank Schabaram
 ADDRESS: 21585 Hwy. 128, Yorkville

-  Major Towns & Places
-  Highways
-  Major Roads

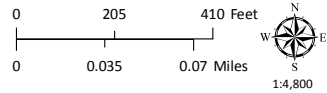


LOCATION MAP

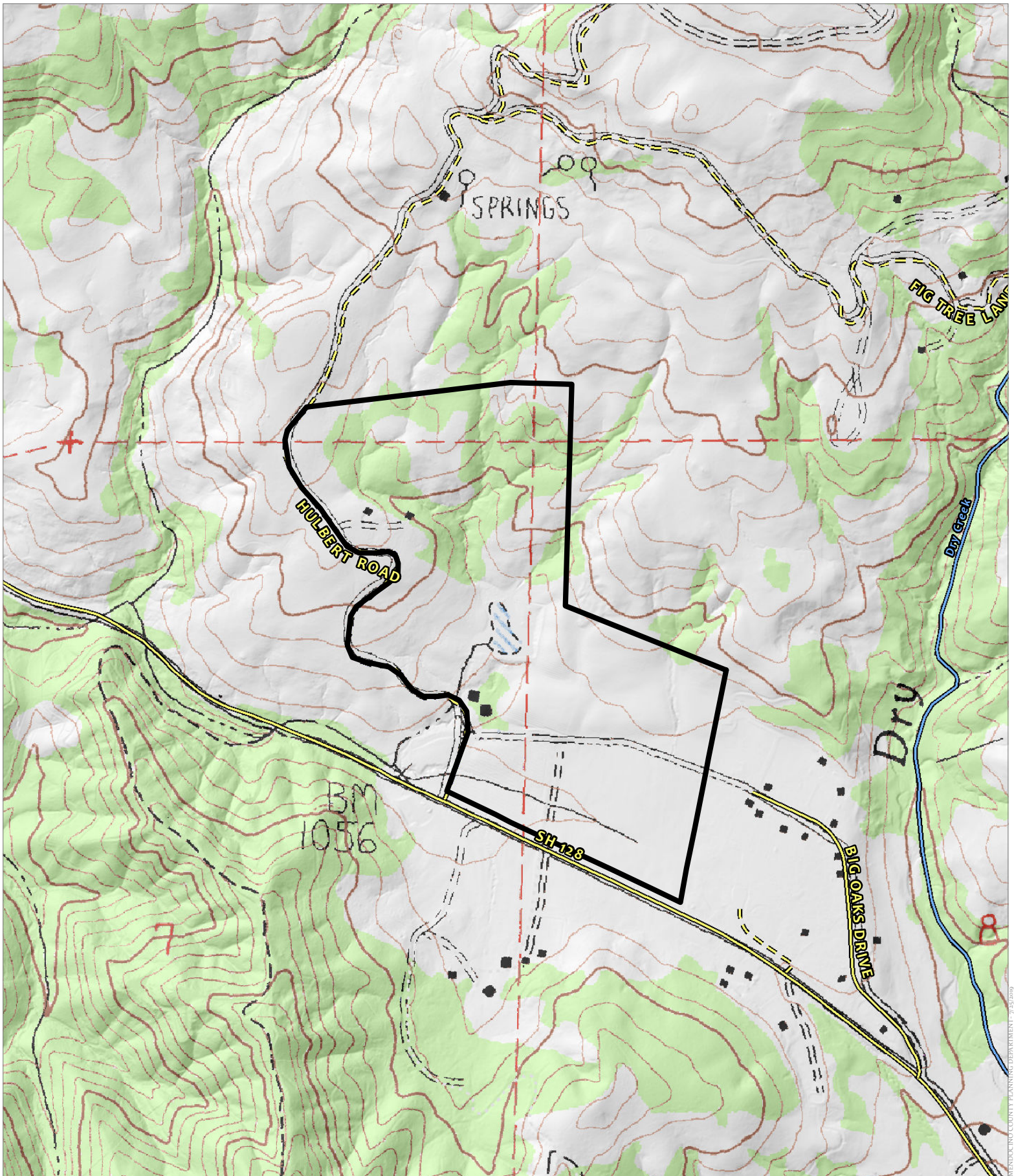


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- Public Roads
- Private Roads
- Driveways/Unnamed Roads

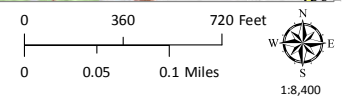


AERIAL IMAGERY



CASE: U 2019-0016
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ADDRESS: 21585 Hwy. 128, Yorkville

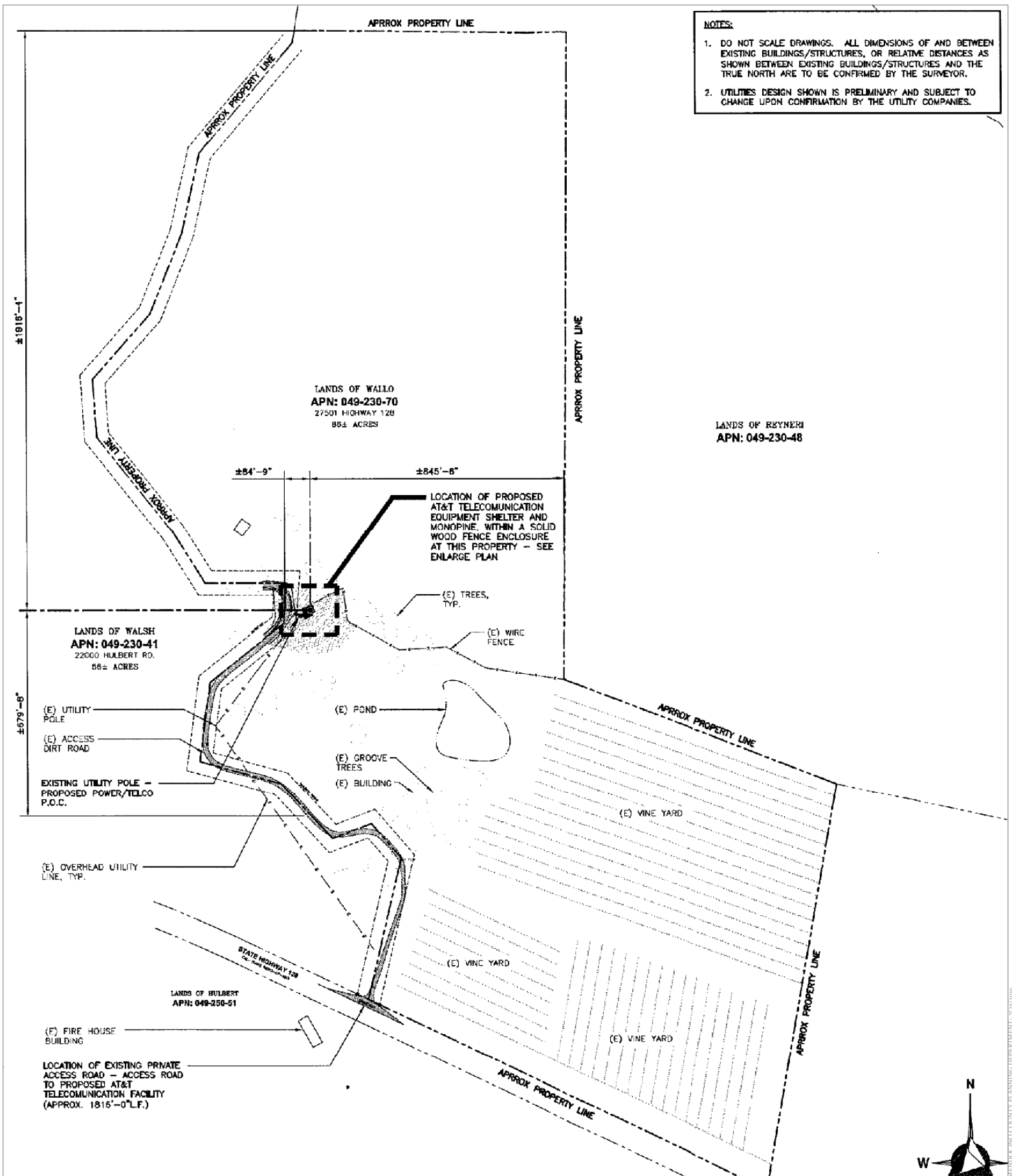
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

NOTES:

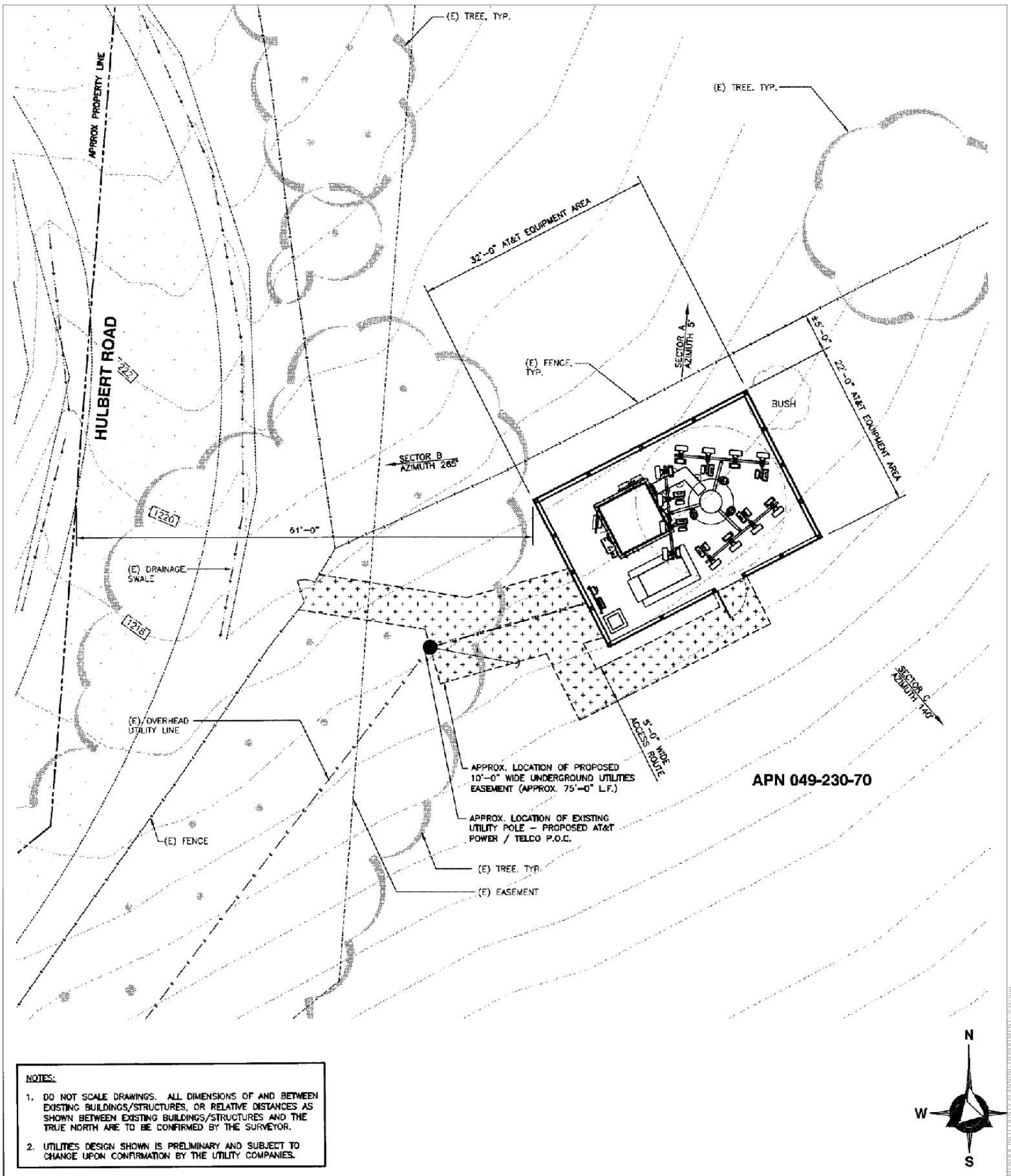
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.
2. UTILITIES DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE UPON CONFIRMATION BY THE UTILITY COMPANIES.



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NO SCALE

SITE PLAN



YREBUDGING COUNTY PLANNING DEPARTMENT - 7/23/2019

CASE: U 2019-0016
 OWNER: WALLO, Edward
 APN: 049-230-70
 APLCT: AT&T Mobility
 AGENT: Frank Schabarum
 ADDRESS: 21585 Hwy. 128, Yorkville

NO SCALE

SITE DETAIL

KEY NOTES:

① EXISTING TREES, TYP.

PROPOSED AT&T 6'-0" HIGH PANEL ANTENNAS (4 PER SECTOR, 3 SECTORS; 12 TOTAL); MOUNTED ON PROPOSED CO-LOCATABLE MONOPINE (PAINTED TO MATCH AND COVERED W/ ANTENNA SOCKS), TYP.

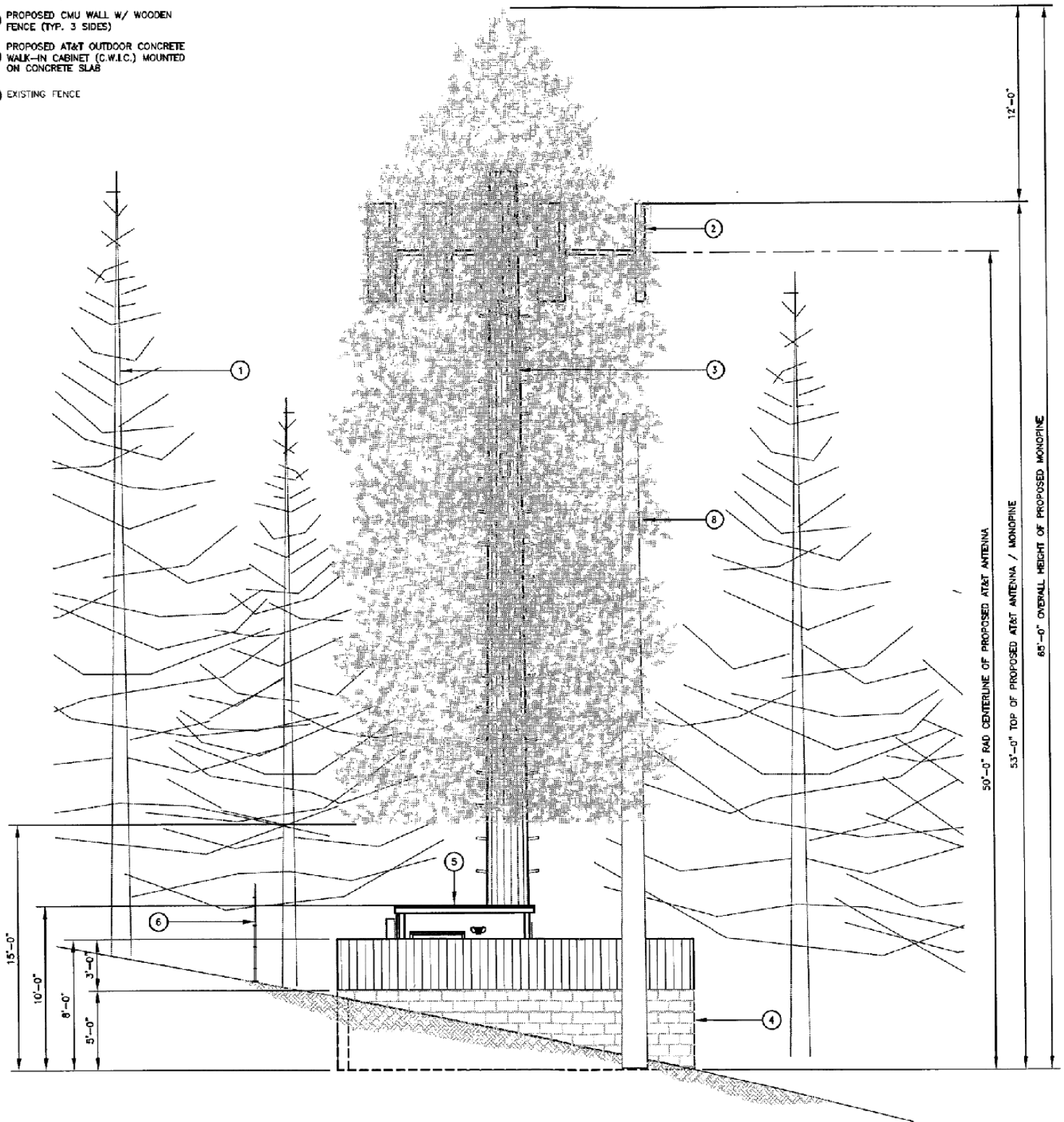
③ PROPOSED 65'-0" HIGH CO-LOCATABLE MONOPINE (DESIGN BY OTHERS)

④ PROPOSED CMU WALL W/ WOODEN FENCE (TYP. 3 SIDES)

⑤ PROPOSED AT&T OUTDOOR CONCRETE WALK-IN CABINET (C.W.I.C.) MOUNTED ON CONCRETE SLAB

⑥ EXISTING FENCE

NOTE: ALL PROPOSED MOUNTING HARDWARE, ANTENNAS, & ASSOCIATED TOWER MOUNTED EQUIPMENT TO BE PAINTED GREEN TO MATCH THE COLOR OF MONOPINE NEEDLES. ALL PROPOSED ANTENNAS TO BE COVERED IN ANTENNA SOCKS



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APLCT: AT&T Mobility

AGENT: Frank Schabarum

ADDRESS: 21585 Hwy. 128, Yorkville

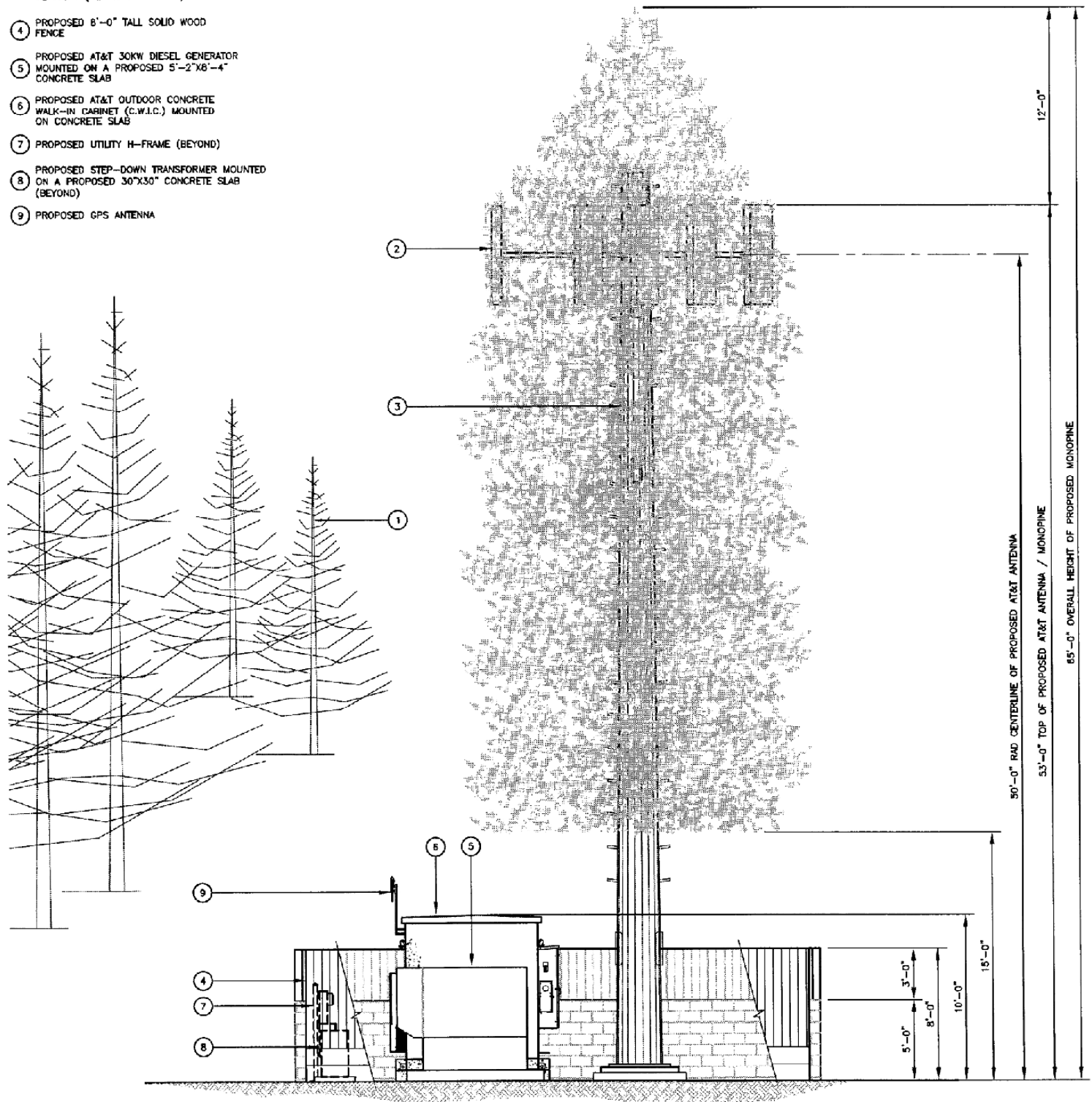
NO SCALE

EAST ELEVATION

KEY NOTES:

- ① EXISTING TREES, TYP.
PROPOSED AT&T 6'-0" HIGH PANEL ANTENNAS (4 PER SECTOR, 3 SECTORS; 12 TOTAL); MOUNTED ON PROPOSED CO-LOCATABLE MONOPINE (PAINTED TO MATCH AND COVERED W/ ANTENNA SOCKS), TYP.
- ② PROPOSED 65'-0" HIGH CO-LOCATABLE MONOPINE W/ SIMULATED BARK CLADDING (DESIGN BY OTHERS)
- ③ PROPOSED 8'-0" TALL SOLID WOOD FENCE
- ④ PROPOSED AT&T 30KW DIESEL GENERATOR MOUNTED ON A PROPOSED 5'-2"x8'-4" CONCRETE SLAB
- ⑤ PROPOSED AT&T OUTDOOR CONCRETE WALK-IN CABINET (C.W.I.C.) MOUNTED ON CONCRETE SLAB
- ⑥ PROPOSED UTILITY H-FRAME (BEYOND)
- ⑦ PROPOSED STEP-DOWN TRANSFORMER MOUNTED ON A PROPOSED 30"x30" CONCRETE SLAB (BEYOND)
- ⑧ PROPOSED GPS ANTENNA

NOTE: ALL PROPOSED MOUNTING HARDWARE, ANTENNAS, & ASSOCIATED TOWER MOUNTED EQUIPMENT TO BE PAINTED GREEN TO MATCH THE COLOR OF MONOPINE NEEDLES. ALL PROPOSED ANTENNAS TO BE COVERED IN ANTENNA SOCKS



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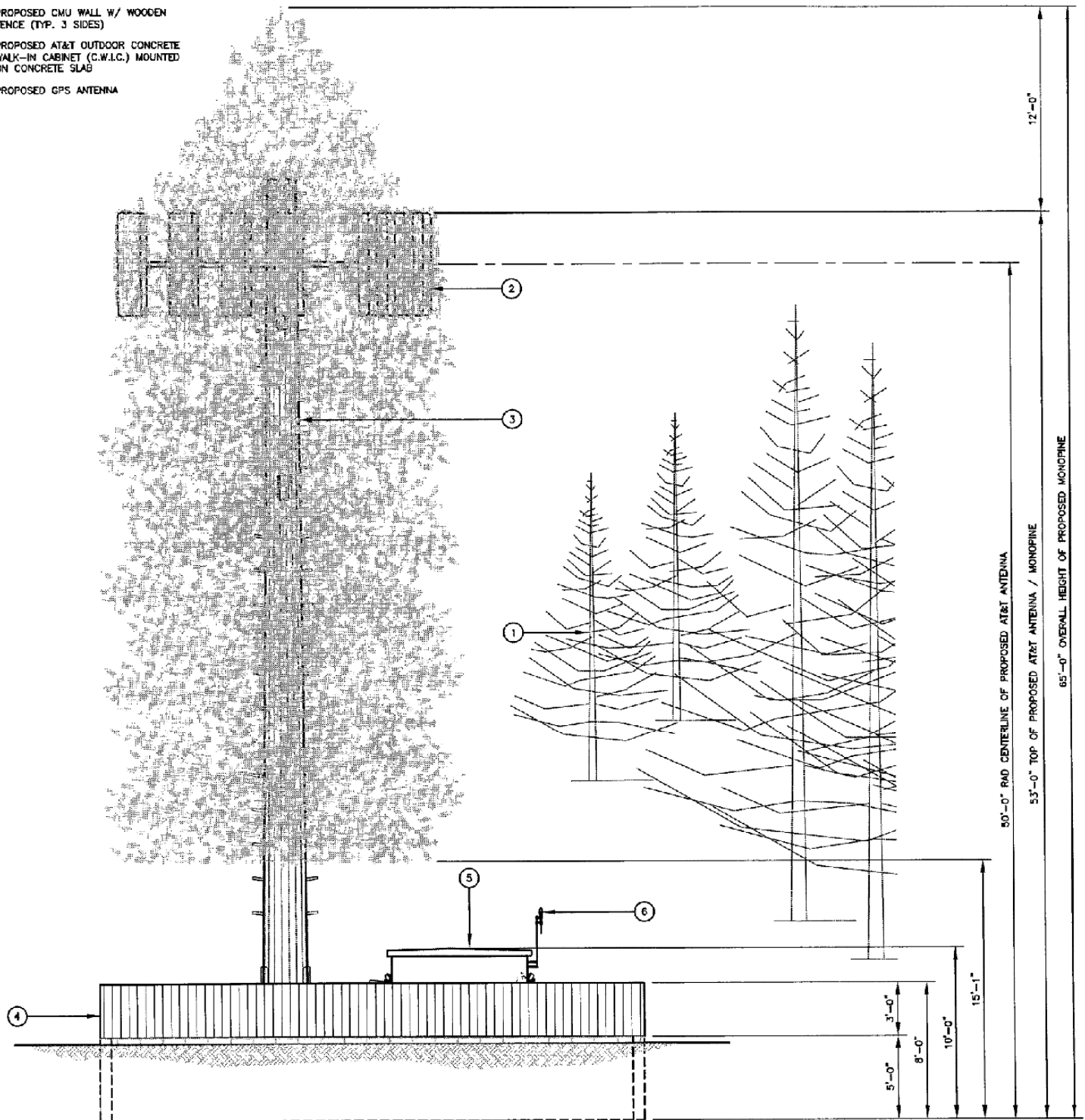
NO SCALE

NORTH ELEVATION

KEY NOTES:

- ① EXISTING TREES, TYP.
- PROPOSED AT&T 6'-0" HIGH PANEL ANTENNAS (4 PER SECTOR, 3 SECTORS; 12 TOTAL); MOUNTED ON PROPOSED CO-LOCATABLE MONOPINE (PAINTED TO MATCH AND COVERED W/ ANTENNA SOCKS), TYP.
- ③ PROPOSED 65'-0" HIGH CO-LOCATABLE MONOPINE W/ SIMULATED BARK CLADDING (DESIGN BY OTHERS)
- ④ PROPOSED CMU WALL W/ WOODEN FENCE (TYP. 3 SIDES)
- ⑤ PROPOSED AT&T OUTDOOR CONCRETE WALK-IN CABINET (C.W.I.C.) MOUNTED ON CONCRETE SLAB
- ⑥ PROPOSED GPS ANTENNA

NOTE: ALL PROPOSED MOUNTING HARDWARE, ANTENNAS, & ASSOCIATED TOWER MOUNTED EQUIPMENT TO BE PAINTED GREEN TO MATCH THE COLOR OF MONOPINE NEEDLES. ALL PROPOSED ANTENNAS TO BE COVERED IN ANTENNA SOCKS



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NO SCALE

SOUTH ELEVATION

① EXISTING TREES, TYP.

- 1 EXISTING TREES, TYP.
- 2 PROPOSED AT&T 6'-0" HIGH PANEL ANTENNAS (4 PER SECTOR, 3 SECTORS; 12 TOTAL) MOUNTED ON PROPOSED CO-LOCATABLE MONOPINE (PAINTED TO MATCH AND COVERED W/ ANTENNA SOCKS), TYP.
- 3 PROPOSED 65'-0" HIGH CO-LOCATABLE MONOPINE W/ SIMULATED BARK CLADDING (DESIGN BY OTHERS)
- 4 PROPOSED CMU WALL W/ WOODEN FENCE (TYP. 3 SIDES)
- 5 PROPOSED AT&T OUTDOOR CONCRETE WALK-IN CABINET (C.W.I.C.) MOUNTED ON CONCRETE SLAB
- 6 PROPOSED GPS ANTENNA
- 7 EXISTING FENCE

④ PROPOSED CMU WALL W/ WOODEN FENCE (TYP. 3 SIDES)
 ⑤ PROPOSED AT&T OUTDOOR CONCRETE WALK-IN CABINET (C.W.I.C.) MOUNTED ON CONCRETE SLAB
 ⑥ PROPOSED GPS ANTENNA
 ⑦ EXISTING FENCE

15'-0"
 10'-0"
 8'-0"
 5'-0"
 3'-0"
 60'-0" RAD CENTRELINE OF PROPOSED AT&T ANTENNA
 53'-0" 1/2" TOP OF PROPOSED AT&T ANTENNA / MONOPINE
 65'-0" OVERALL HEIGHT OF PROPOSED MONOPINE

NO SCALE

WEST ELEVATION



YORKVILLE CELLARS

25701 HIGHWAY 128, YORKVILLE, CA 95494

PROPOSED VIEW LOOKING NORTHWEST FROM HWY 128



NOTE: The Photosimulation shown is a rendering of the anticipated site condition. Actual site condition upon construction completion may vary.

Approx. location of proposed 65' high monopine within proposed AT&T compound



PLAN VIEW (LINE OF SITE)

EXISTING VIEW LOOKING NORTHWEST FROM HWY 128



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NO SCALE

PHOTOSIM 01



YORKVILLE CELLARS

25701 HIGHWAY 128, YORKVILLE, CA 95494

PROPOSED VIEW LOOKING NORTH FROM ENTRANCE AT HULBERT RD



NOTE: The Photosimulation shown is a rendering of the anticipated site condition. Actual site condition upon construction completion may vary.



PLAN VIEW (LINE OF SITE)

EXISTING VIEW LOOKING NORTH FROM ENTRANCE AT HULBERT RD.



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NO SCALE

PHOTOSIM 02

YENOCK COUNTY PLANNING DEPARTMENT - 7/23/2019



YORKVILLE CELLARS

25701 HIGHWAY 128, YORKVILLE, CA 95494

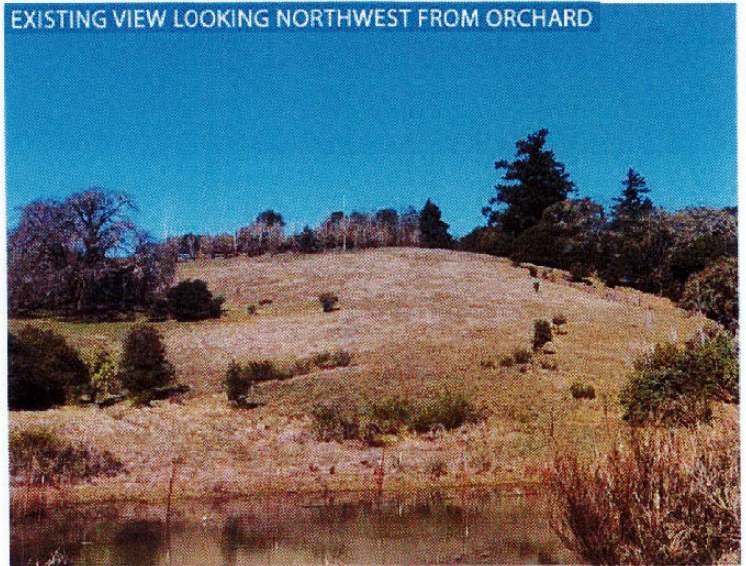
PROPOSED VIEW LOOKING NORTHWEST FROM ORCHARD

Approx. location of proposed
65' high monopine within
proposed AT&T compound

NOTE: The Photosimulation shown
is a rendering of the anticipated site
condition. Actual site condition
upon construction completion may
vary.



EXISTING VIEW LOOKING NORTHWEST FROM ORCHARD



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NO SCALE

PHOTOSIM 03



YORKVILLE CELLARS

25701 HIGHWAY 128, YORKVILLE, CA 95494

PROPOSED VIEW LOOKING NORTH FROM HULBERT RD

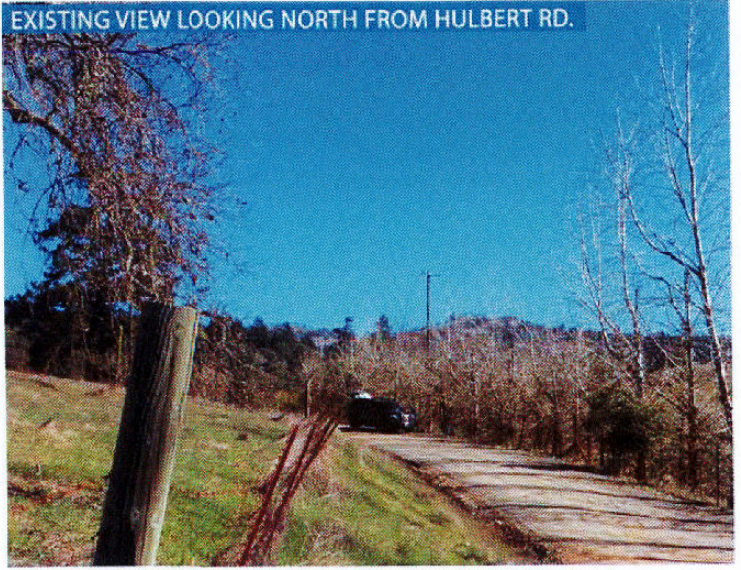
Approx. location of proposed
65' high monopine within
proposed AT&T compound

NOTE: The Photosimulation shown
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upon construction completion may
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PLAN VIEW (LINE OF SITE)

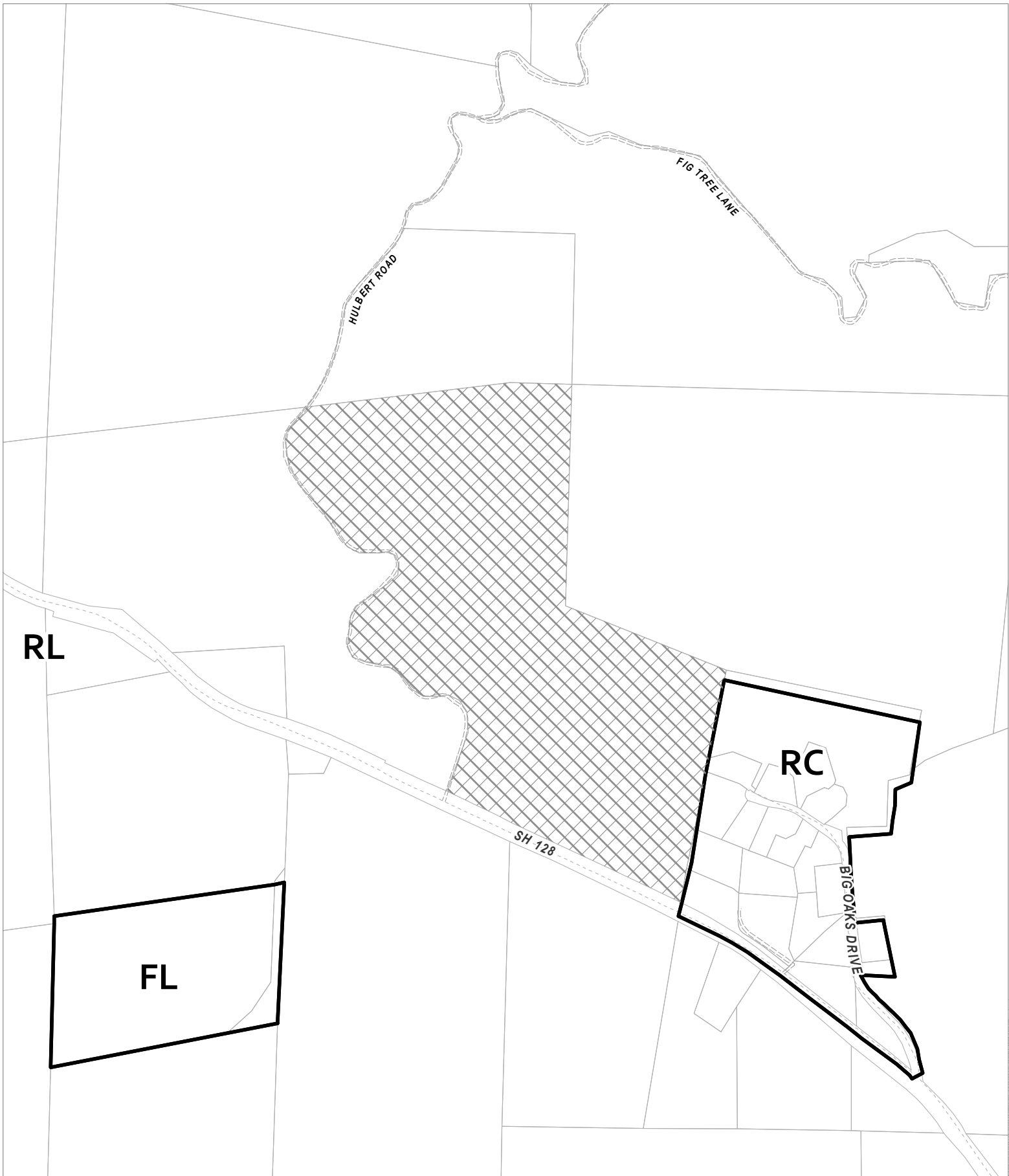
EXISTING VIEW LOOKING NORTH FROM HULBERT RD.





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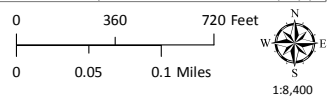
NO SCALE

PHOTOSIM 04

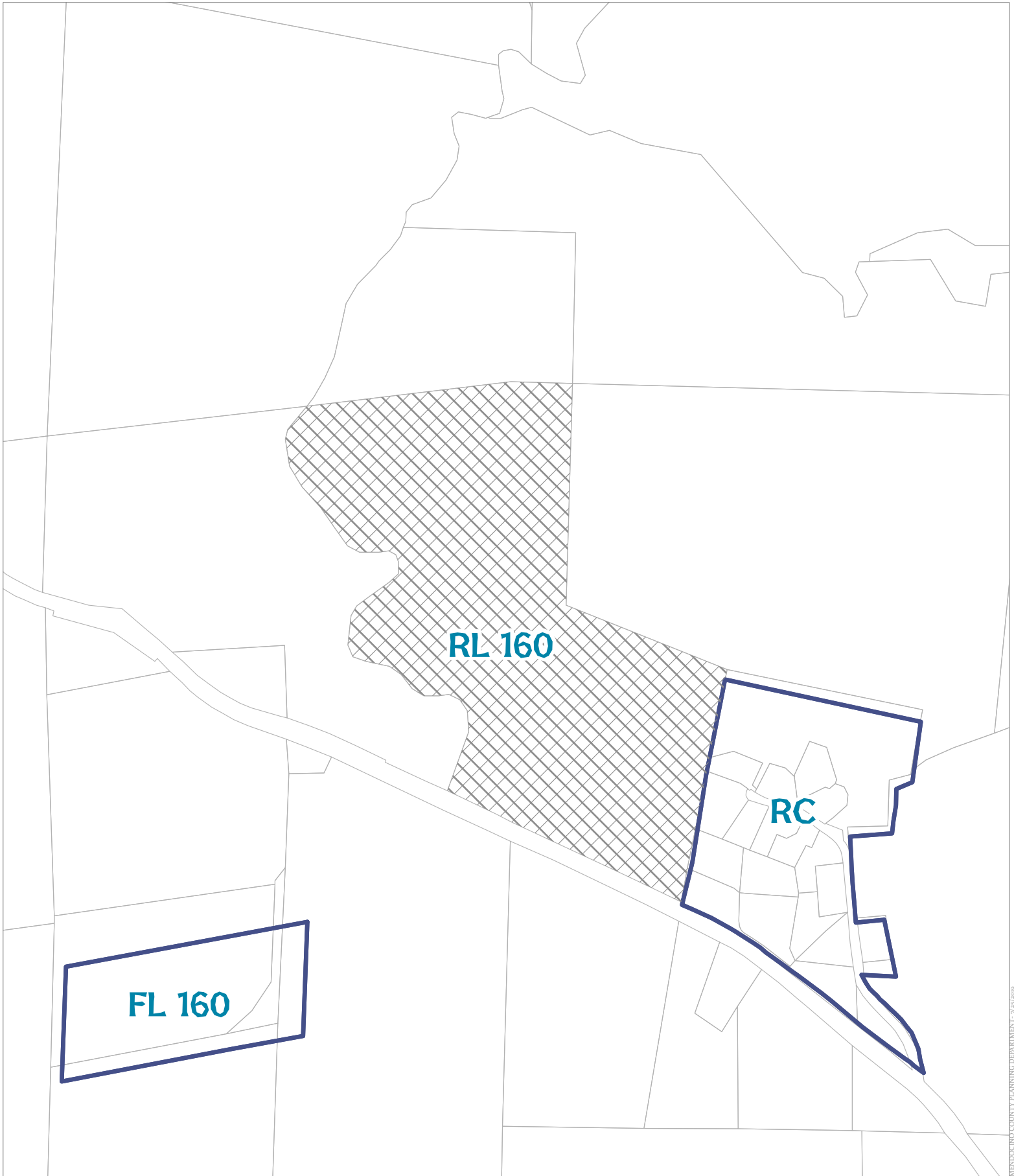


CASE: U 2019-0016
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 Zoning Districts
 Public Roads




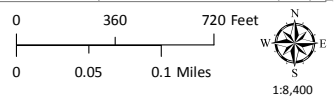
ZONING DISPLAY MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2019

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 General Plan Classes






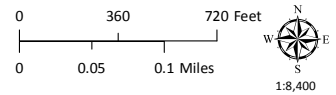
GENERAL PLAN CLASSIFICATIONS

ADJACENT PARCELS

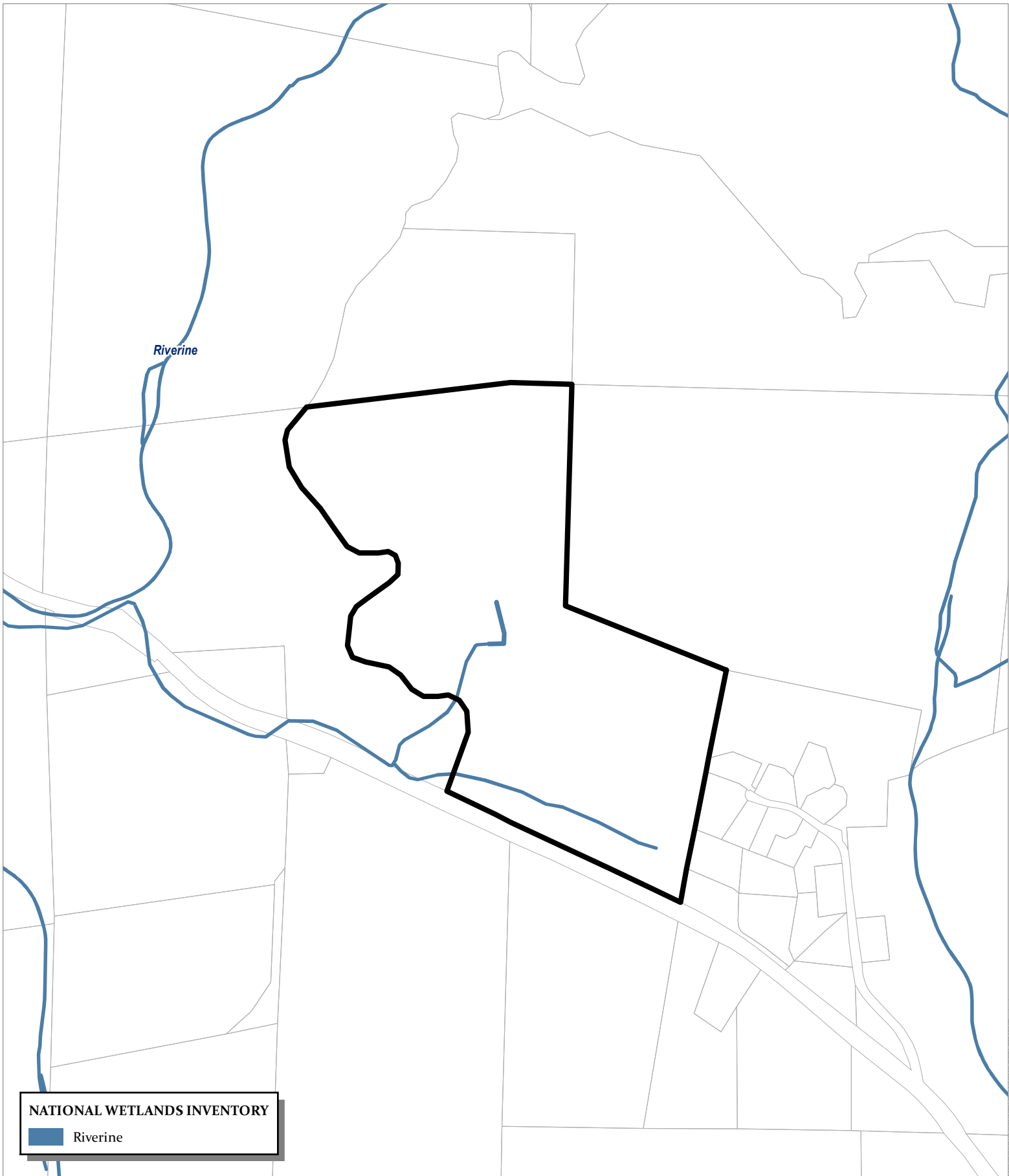
ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

CASE: U 2019-0016
OWNER: WALLO, Edward
APN: 049-230-70
APLCT: AT&T Mobility
AGENT: Frank Schabarum
ADDRESS: 21585 Hwy. 128, Yorkville

-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



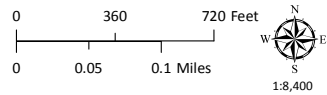
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



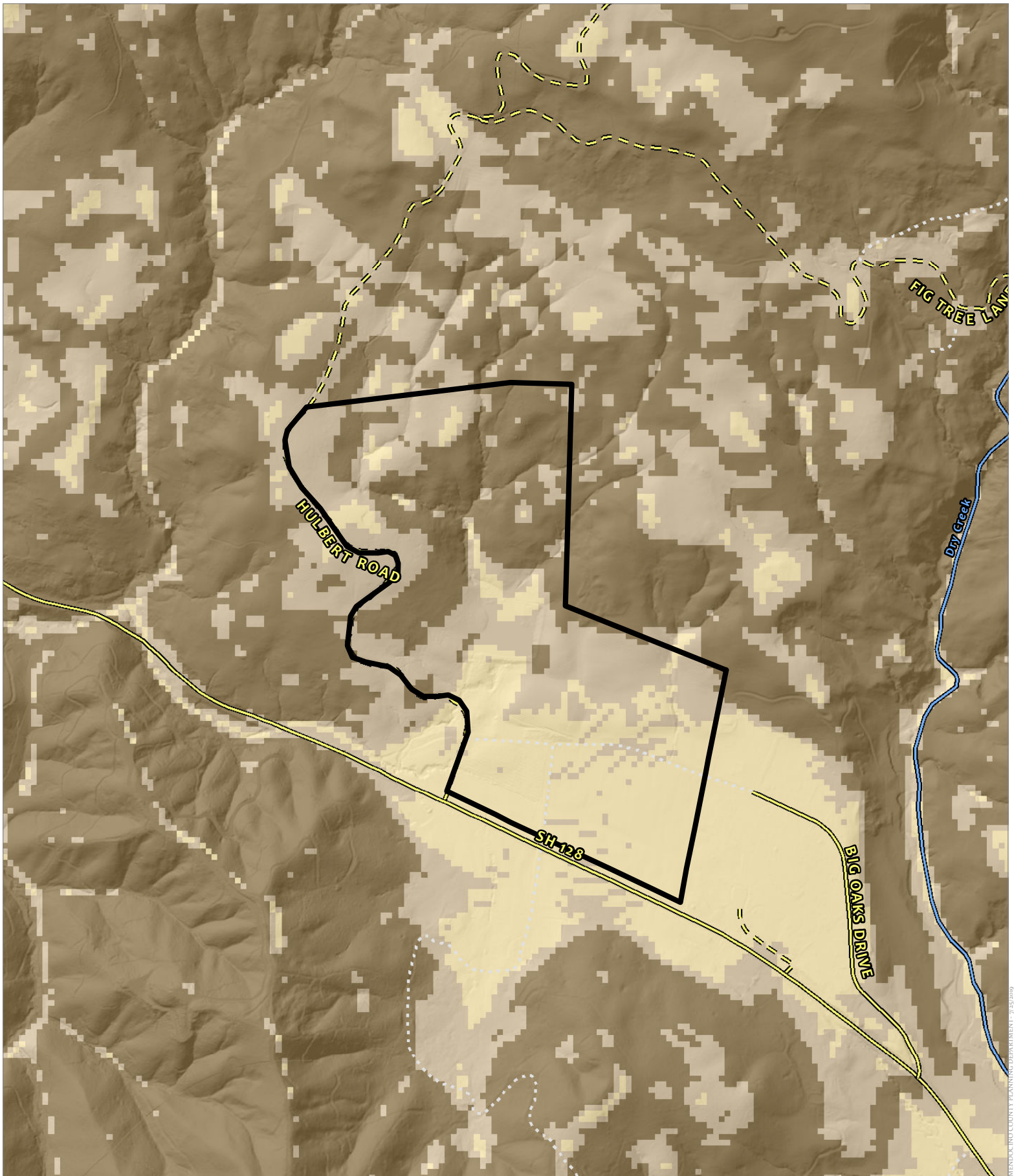
NATIONAL WETLANDS INVENTORY

■ Riverine

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WETLANDS



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AGENT: Frank Schabarum
ADDRESS: 21585 Hwy. 128, Yorkville

Named Rivers

Public Roads

Private Roads

Driveways/Unnamed Roads

0° - 14°

15° - 32°

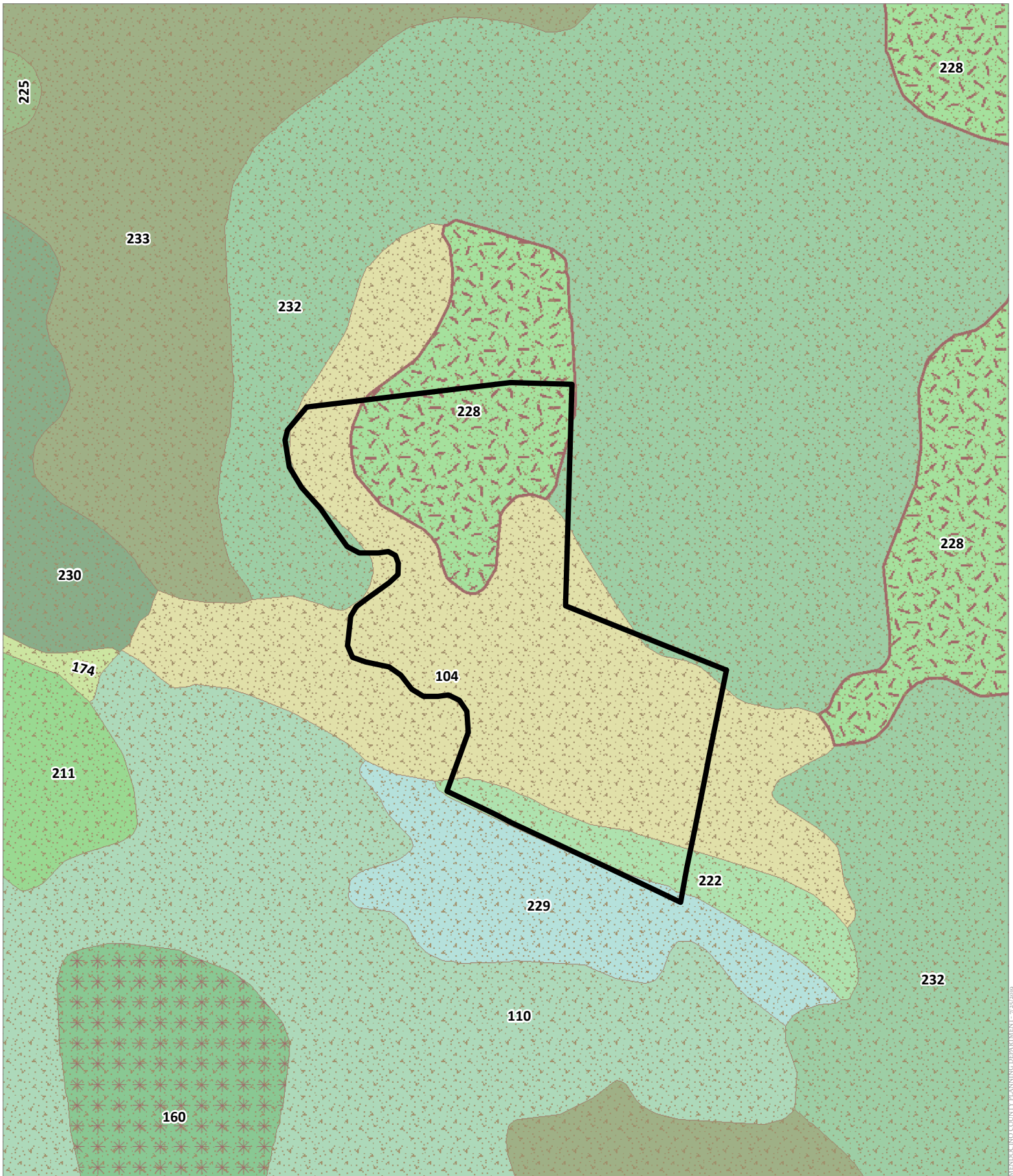
33° - 72°

0 360 720 Feet





0 0.05 0.1 Miles

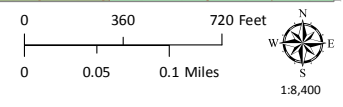
1:8,400

ESTIMATED SLOPE

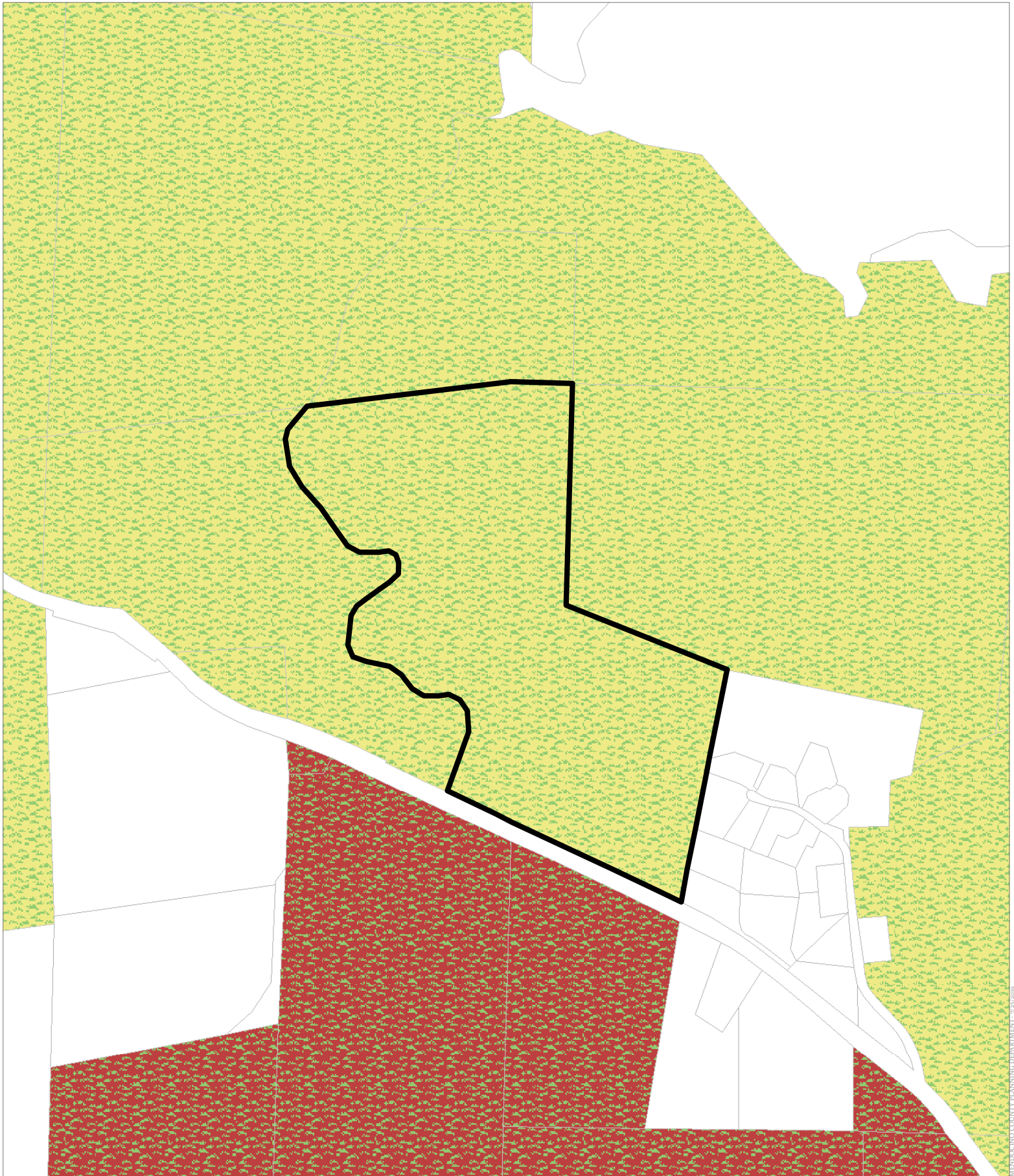


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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Rock Inclusions
-  Eastern Study Soil Types

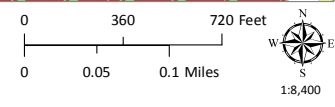


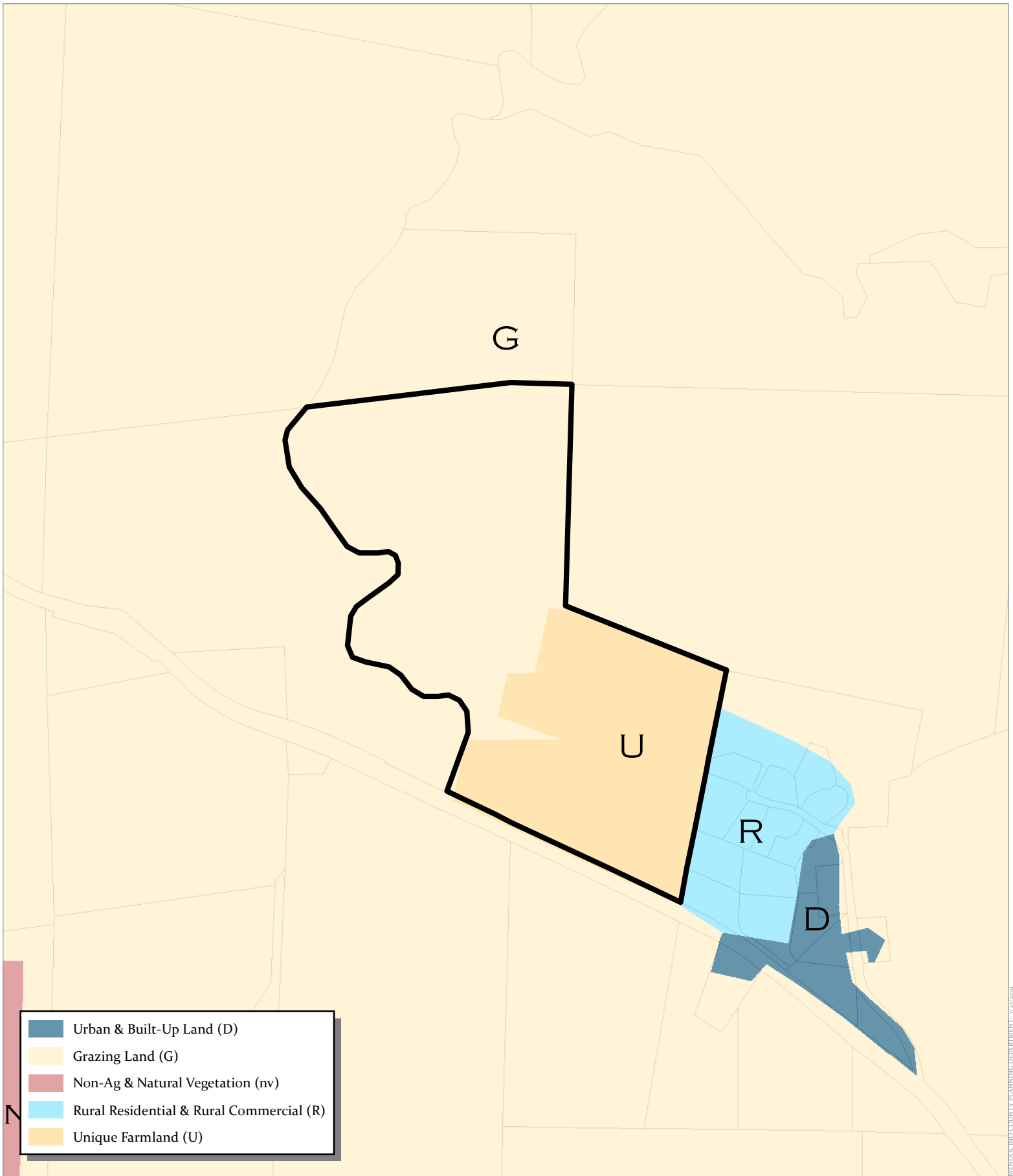
SOIL CLASSIFICATIONS



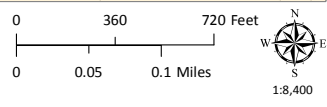
CASE: U 2019-0016
OWNER: WALLO, Edward
APN: 049-230-70
APLCT: AT&T Mobility
AGENT: Frank Schabarum
ADDRESS: 21585 Hwy. 128, Yorkville

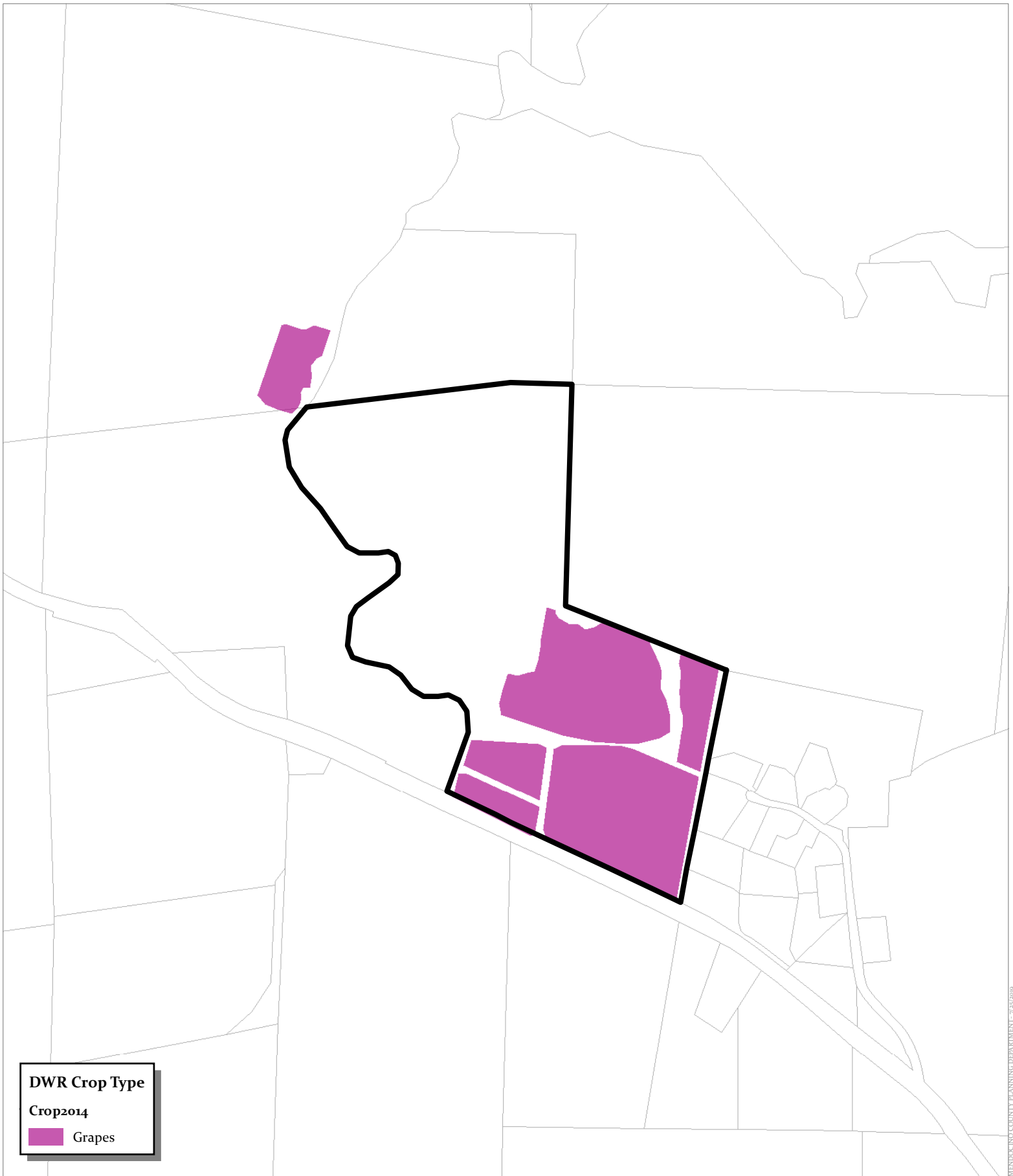
-  Williamson Act 2018
-  Non-Prime Ag 2018
-  Non-Renewal Ag 2018





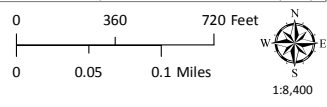
CASE: U 2019-0016
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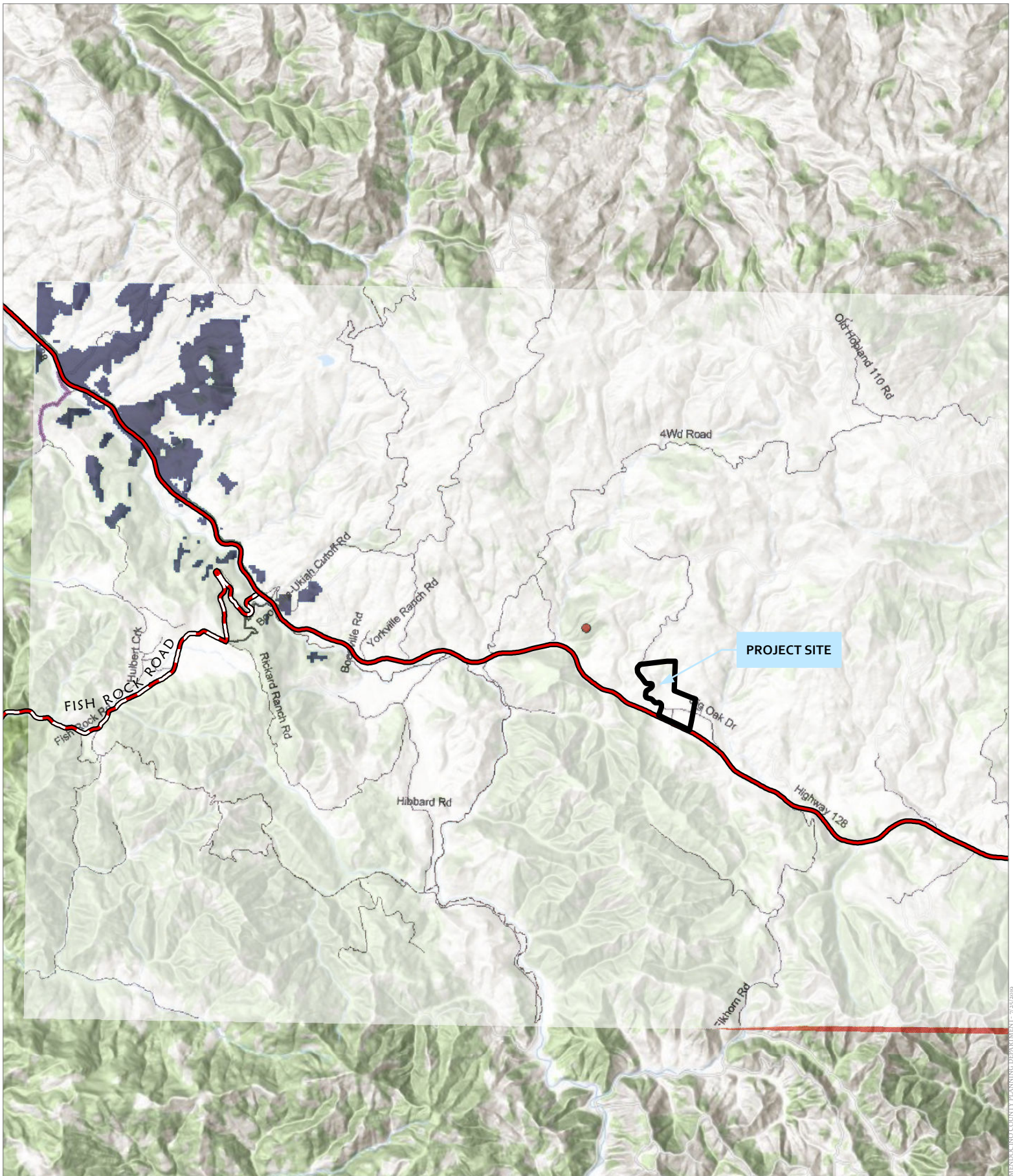


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/15/2019



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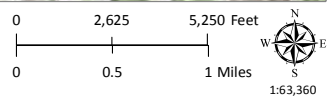


CROP TYPES

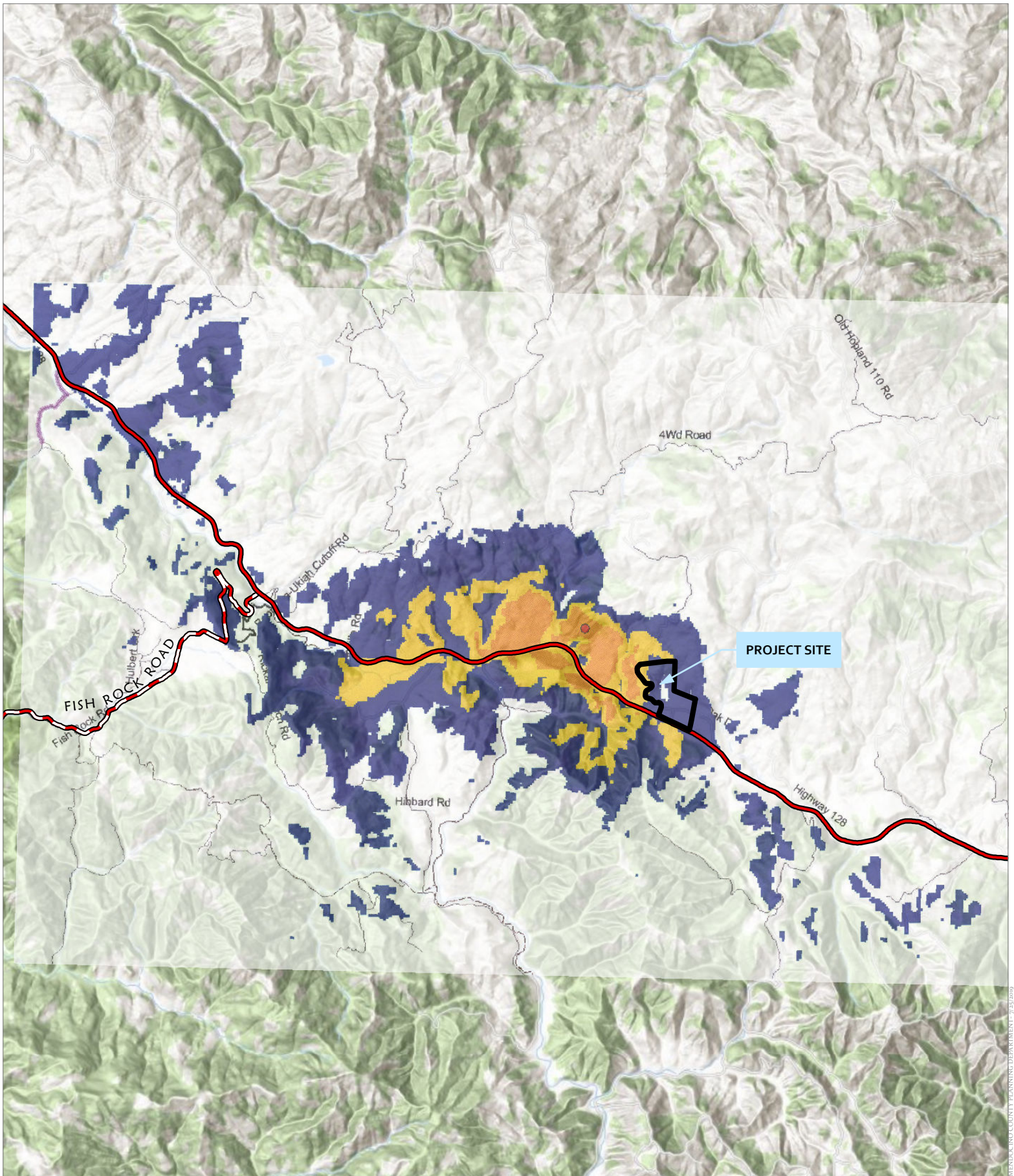


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 Highways
 Major Roads

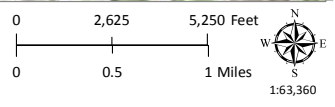


ESTIMATED EXISTING COVERAGE



CASE: U 2019-0016
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- Highways
- Major Roads



ESTIMATED PROPOSED COVERAGE