



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 13, 2020

Planning – Fort Bragg
Building Inspection - Fort Bragg
Office of Emergency Services

Coastal Commission
Redwood Coast Fire Protection District
Cloverdale Rancheria

Manchester Point Arena Band of Pomo Indians
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UM_2020-0002

DATE FILED: 3/16/2020

OWNER: BERIT CATTOLICO & PETER BOYSEN

APPLICANT/AGENT: AT&T C/O J5 INFRASTRUCTURE PARTNERS

REQUEST: Modification to Use Permit of existing communications facility to remove and replace three (3) antennas, install six (6) new Remote Radio Units (RRUs) and additional ancillary equipment to the tower and within the existing equipment shelter.

LOCATION: In the Coastal Zone, 3± miles southeast of the City of Point Arena on the west side of Ten Mile Road (CR 506), 1± mile south of its intersection with Eureka Hill Road (CR 505), located at 25470 Ten Mile Rd., Point Arena (APN: 027-306-13).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: April 27, 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: UM_2020-0002

OWNER: BERIT BOYSEN CATTOLICO

APPLICANT: AT&T MOBILITY

AGENT: LEAH HERNIKL OF J5 INFRASTRUCTURE PARTNERS

REQUEST: Modification to Use Permit of existing communications facility to remove and replace three (3) antennas, install six (6) new Remote Radio Units (RRUs) and additional ancillary equipment to the tower and within the existing equipment shelter.

LOCATION: In the Coastal Zone, 3± miles southeast of the City of Point Arena on the west side of Ten Mile Road (CR 506), 1± mile south of its intersection with Eureka Hill Road (CR 505), located at 25470 Ten Mile Rd., Point Arena (APN: 027-306-13).

PARCEL SIZE: 10,500 Square Feet of 76.84 ± Acre Parcel

GENERAL PLAN: Remote Residential 20 Acre Minimum (RMR20)

ZONING: Remote Residential 20 Acre Minimum (RMR-20)

EXISTING USES: Telecommunications/Residential

SUPERVISORIAL DISTRICT: 5th (Williams)

RELATED CASES:
Use permit U 46-87 was approved by the Planning Commision on December 17, 1987 and allowed Wander Telecommunications to construct a 100 foot tall microwave communication tower.

Use Permit U 45-90 was approved by the Planning Commission on February 21, 1991 and allowed MCI Telecommunications Corporation to erect a 140 foot tall tower on the subject parcel as a point-to-point microwave repeater to connect a Trans-Pacific fiber optic cable to the MCI network in Scaramento.

Coastal Development Use Permit CDU 21-2005 was approved July 20, 2006 legitimizing the existing tower as well as add twelve panel antennas.

Coastal Development Use Permit Modification CDUM 21-2005/2008 allowed for the addition of one microwave dish, a 10 X 16 foot equipment shelter, 25 kilowatt generator and a 500 gallon fuel tank.

Coastal Development Use Permit Modification CDUM 21-2005/2009 was approved and allowed for an addition of three panel antennas, a battery backup power system, GPS antenna and four equipment cabinets.

Coastal Development Use Permit Modification CDUM 21-2005/2011 was approved and allowed for addition of two antennas and placement of radio equipment within an existing cabinet.

Administrative Permit AP_2015-0001 allowed for replacement of six Tower Mounted Amplifiers (TMA) and adding three, eight-foot tall panel antennas.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Forestland (FL160)	Timberland Production (T-P)	+/-77.05 Acres	Residential
EAST:	Remote Residential (RMR20)	Remote Residential (RMR:20) &	+/-79.1 Acres	Residential/Vacant
SOUTH:	Remote Residential (RMR20)	Remote Residential (RMR:20)	+/- 20.01, 20.03, 20.0, 35.7 A	Vacant/Residential
WEST:	Rural Residential (RR10)	Rural Residential (RR:10)	+/-9.47 Acres	Residential

REFERRAL AGENCIES

<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Building Division (Fort Bragg)	<input checked="" type="checkbox"/> California Coastal Commission	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Redwood Coast Fire Protection District		<input checked="" type="checkbox"/> Manchester Rancheria
<input checked="" type="checkbox"/> Planning Division (Fort Bragg)		<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Office of Emergency Services (OES)		<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: The request for Use Permit Modification UM_2020-0002 is an eligible facilities request for modifications to an existing Wireless Telecommunications Facility (WCF) within the Coastal Zone. All requested modifications are to be conducted within the footprint of the existing facility. Additional information regarding proposed modifications are also found in the included ‘Eligible Facilities Request’ and ‘Substantial Change Worksheet’ within the referral packet.

The following project description represents the full scope of proposed work as submitted by the applicant:

PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY. THESE MODIFICATIONS WILL CONSIST OF THE FOLLOWING:

- (3) (3) ANTENNAS TO BE REMOVED AND REPLACED WITH (3) NEW ANTENNAS
- (3) NEW RRUS-4478 B14 TO BE INSTALLED
- (3) NEW RRUS-4426 B66 TO BE INSTALLED
- (1) NEW SURGE SUPPRESSOR WITH (1) FIBER TRUNK AND (2) D/C POWER TRUNKS TO BE INSTALLED
- (1) NEW 23" FIB RACK TO BE INSTALLED WITH (1) NEW INDOOR DC-12
- (1) (E) DUS-41 TO BE REMOVED AND REPLACED WITH (1) NEW 6630
- (1) NEW -48 RECTIFIER TO BE INSTALLED IN (3) POWER PLANT
- (1) NEW 40/2 C.B. TO BE INSTALLED IN (E) ELECTRICAL PANEL

STAFF PLANNER: CHEVON HOLMES

DATE: 4/7/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources Bedrock

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils Type 142

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

Mendocino Cypress

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

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

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Pygmy Vegetation and Pygmy Type Vegetation

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Highly Productive Timberland

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren and Pygmy Forest

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

Appealable to Coastal Commission

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

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

HIGHLY SCENIC-CONDITIONAL

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

Point Arena Mountain Beaver Habitat

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

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FAX: 707-961-2427

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning



Case No(s)	_____
CDF No(s)	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name AT&T c/o Leah Hernikl, Agent
Mailing Address 410 Clubhouse Drive
City Aptos State CA Zip Code 95003 Phone (408) 799-1182

PROPERTY OWNER

Name Berit B. Cattolico & Peter E. Boysen
Mailing Address 1731 Tanglewood Lane
City Roseville State CA Zip Code 95661 Phone (916) 474-4256

AGENT

Name Leah Hernikl, Agent for AT&T
Mailing Address 410 Clubhouse Drive Email: lhernikl@j5ip.com
City Aptos State CA Zip Code 95003 Phone (408) 799-1182

PARCEL SIZE

76

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

25470 Ten Mile Road, Point Arena 95468

ASSESSOR'S PARCEL NUMBER(S)

027-306-13

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

Leah Hernikl
Signature of Applicant/Agent

2/24/2020
Date

Berit Boysen Cattolico
Signature of Owner

2-16-2020
Date

Peter Boysen
2-19-2020

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department 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 and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Project is a modification to an existing communications facility. On the existing tower AT&T proposes to: remove and replace (3) antennas, install (6) Remote Radio Units (RRUs), install surge suppressor with fiber trunk and DC power trunks. Within the existing equipment shelter AT&T proposes equipment modifications to include installing a FIF rack and electrical breaker, and replacing DUS units and rectifiers.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures:	No change
Estimated employees per shift:	0
Estimated shifts per day:	N/A
Type of loading facilities proposed:	N/A

4. Will the proposed project be phased? ☐ Yes ☒ No
If Yes, explain your plans for phasing.

5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

The existing communications facility hosts several carriers and consists of a fenced compound containing a lattice tower, 3 equipment shelters, one generator shelter, 2 freestanding generators and 2 propane tanks.

6. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure No change: 150 feet.

8. Lot area (within property lines): 76 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u> </u> square feet	<u> </u> square feet	<u> </u> square feet
Paved area	<u> </u> square feet	<u> </u> square feet	<u> </u> square feet
Landscaped area	<u> </u> square feet	<u> </u> square feet	<u> </u> square feet
Unimproved area	<u> </u> square feet	<u> </u> square feet	<u> </u> square feet

GRAND TOTAL: No change square feet
(Should equal gross area of parcel)

10. Gross floor area: No change square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>10+ unmarked</u>	Proposed <u>No change</u>	Total <u> </u>
Number of covered spaces	<u> </u>	<u> </u>	Size <u> </u>
Number of uncovered spaces	<u> </u>	<u> </u>	Size <u> </u>
Number of standard spaces	<u> </u>	<u> </u>	Size <u> </u>
Number of handicapped spaces	<u> </u>	<u> </u>	Size <u> </u>

12. Utilities will be supplied to the site as follows:

A. Electricity

- ☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☐ Utility Company/Tank
☒ On Site generation, Specify: Existing generators on site, no changes proposed
☐ None

C. Telephone: ☒ Yes ☐ No

13. 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.

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☐ Septic Tank
☐ Other, specify N/A

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☐ Well
☐ Spring
☐ Other, specify N/A

16. Is any grading or road construction 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.).

For grading and 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: _____

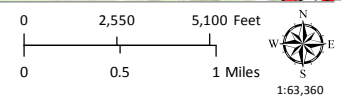
17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	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.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you need additional room to answer any question, attach additional sheets.



CASE: **UM 2020-0002**
 OWNER: **CATTOLICO, Berit, ET AL**
 APN: **027-306-13**
 APLCT: **AT&T**
 AGENT: **Leah Hernikl**
 ADDRESS: **25474 Ten Mile Road, Point Arena**




- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads

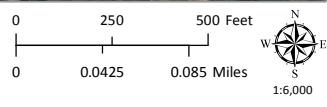


LOCATION MAP

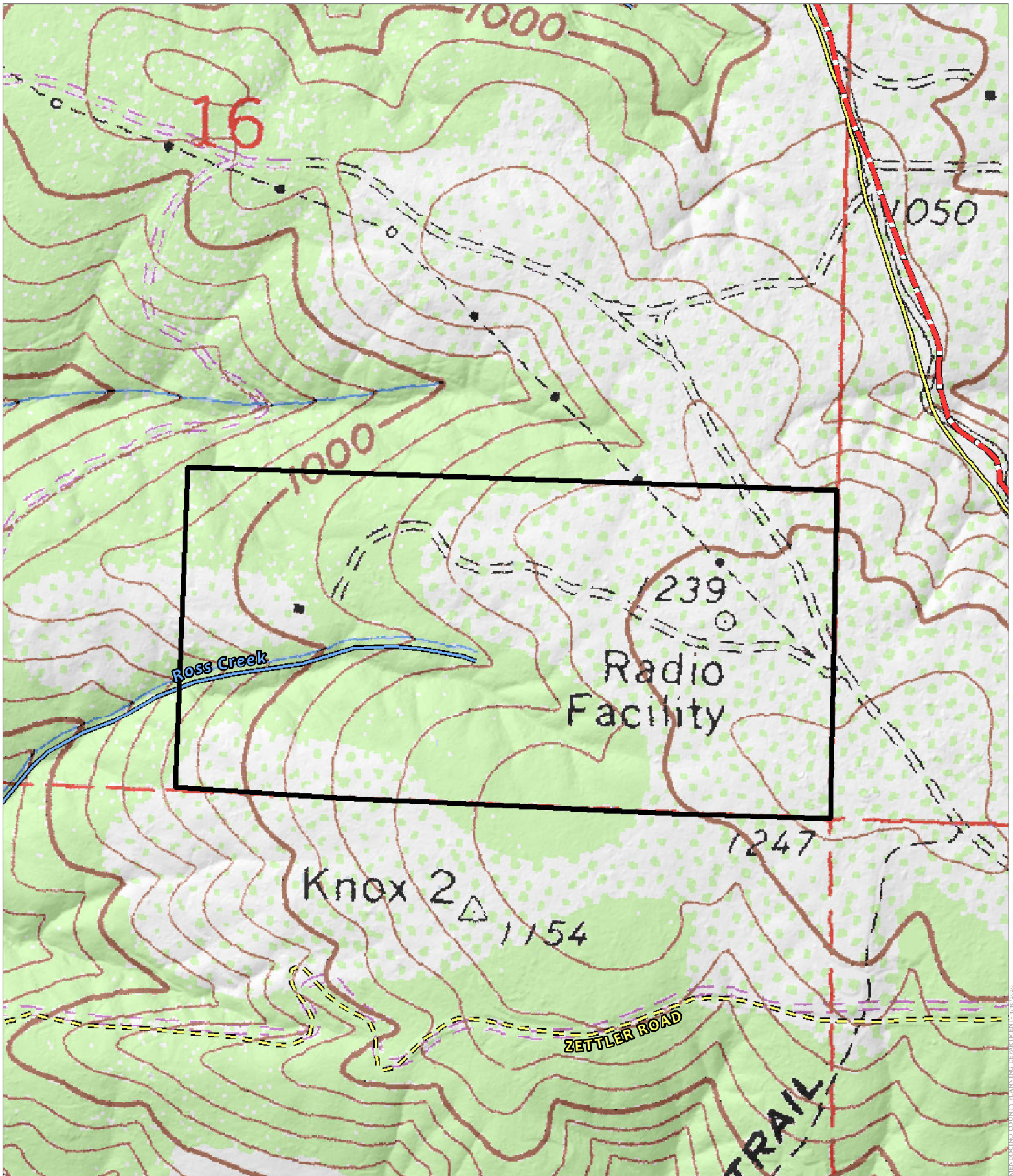


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AGENT: **Leah Hernikl**
ADDRESS: **25474 Ten Mile Road, Point Arena**

-  Named Rivers
-  Public Roads
-  Private Roads

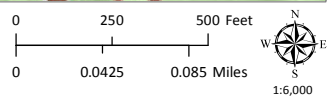


AERIAL IMAGERY

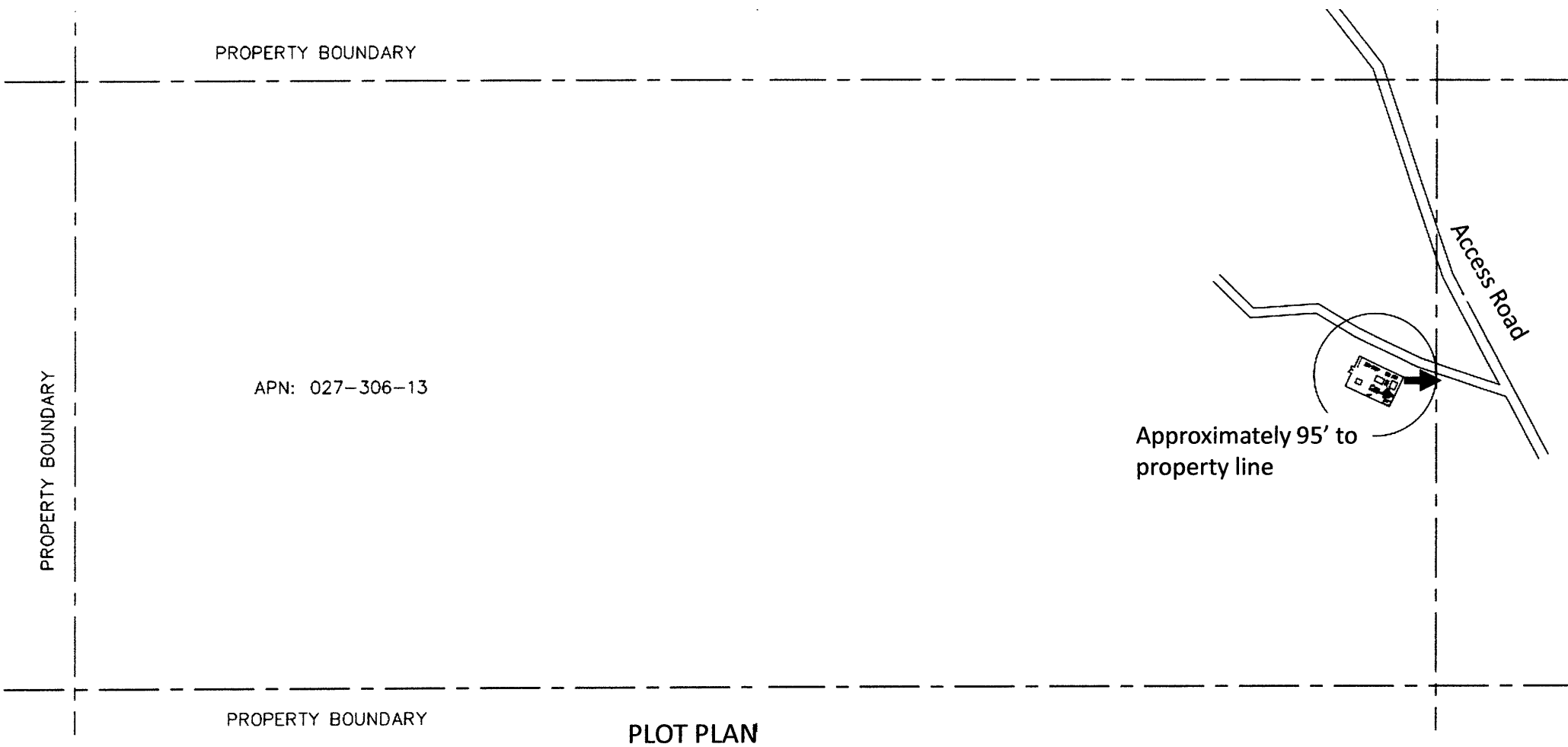


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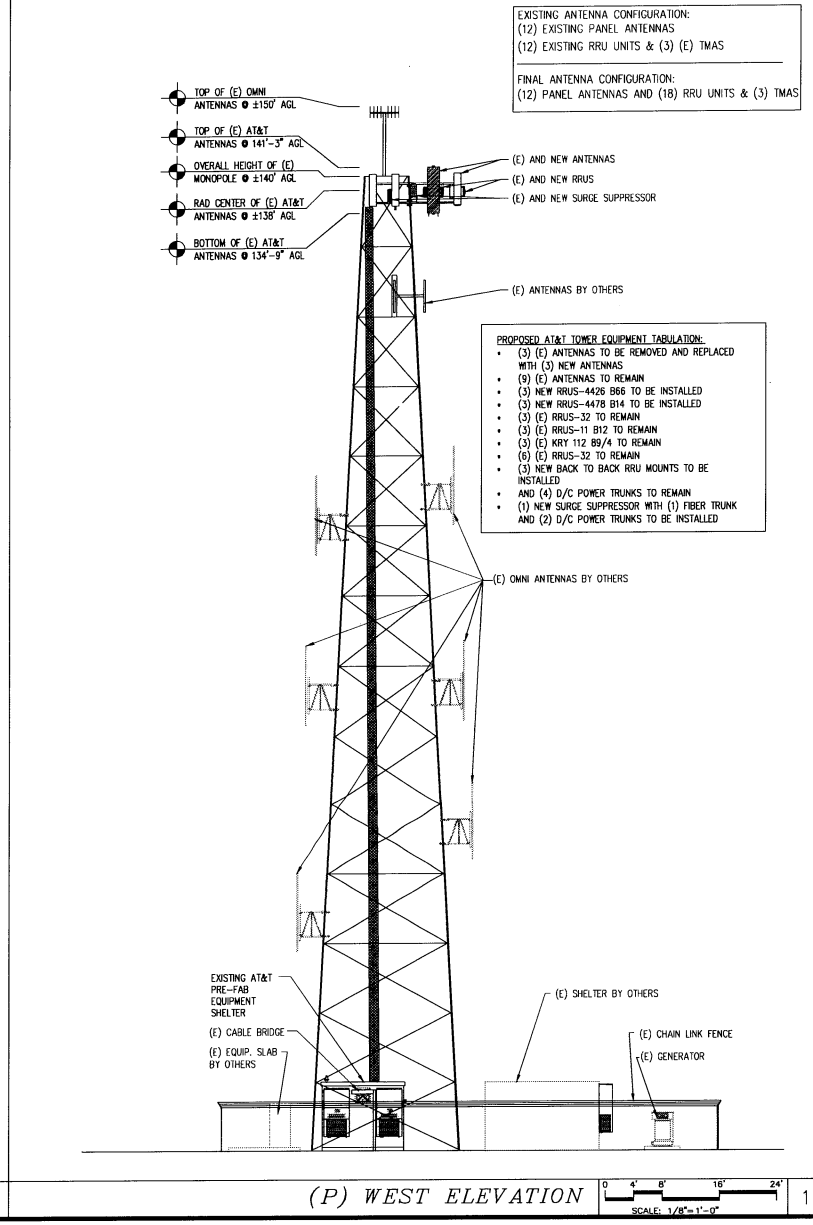
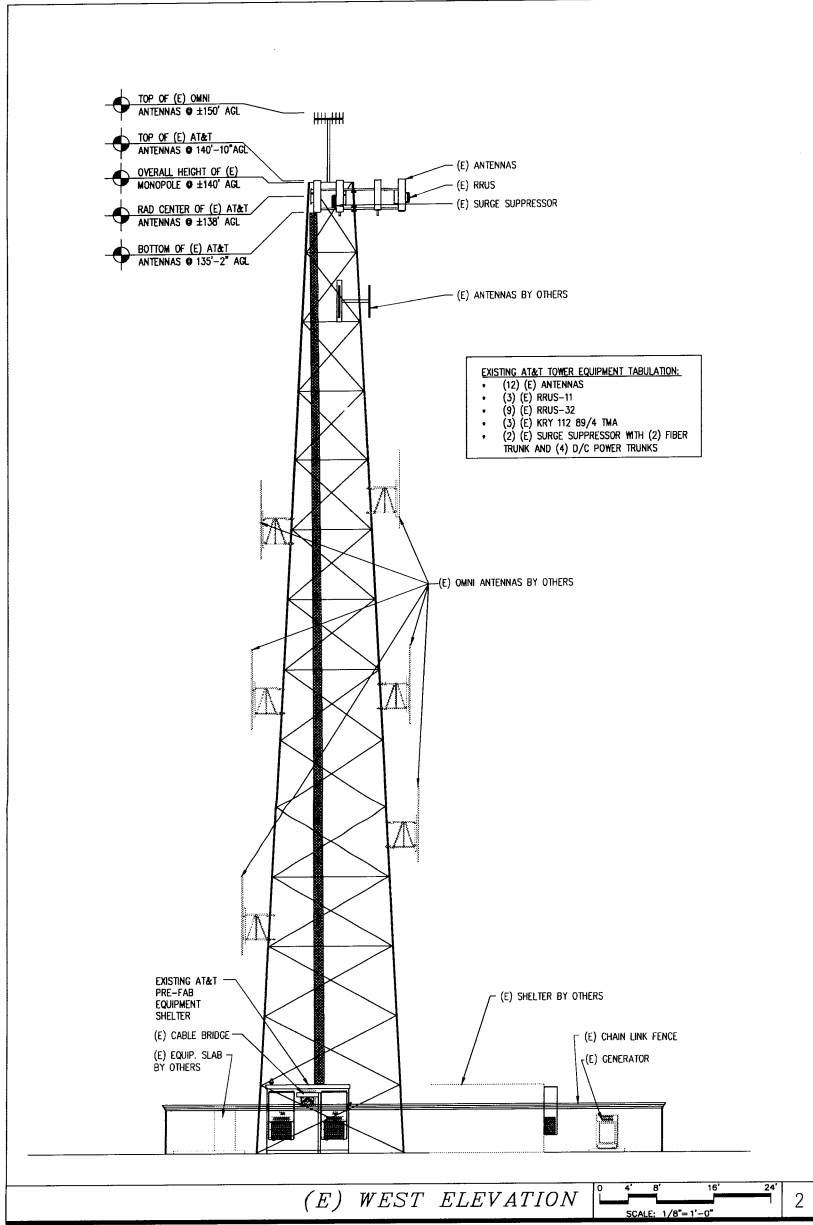
- Coastal Zone Boundary
- Named Rivers
- Private Roads
- Driveways/Unnamed Roads
- Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET




Plot Plan



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE, OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PECK SITE-COM IS STRICTLY PROHIBITED

CLIENT:

 **at&t**
2700 WATT AVE
SACRAMENTO, CA 95821

PROJECT INFORMATION:

CA297-POINT ARENA


25470 TEN MILE ROAD
POINT ARENA, CA 95468

REV.	DATE	DESCRIPTION	BY
1	8-8-19	90% CONSTRUCTION DOC'S	ALP
2	9-5-19	100% CONSTRUCTION DOC'S	ALP
3	10-9-19	REV 100% CONSTRUCTION DOC'S	ALP
4	11-5-19	REV 100% CONSTRUCTION DOC'S	ALP
5	3-4-20	REV 100% CONSTRUCTION DOC'S	ALP

COORDINATING ENGINEER:

Peek Site-Com
12852 Earhart Ave, Suite 101
Auburn, California 95602
Phone (530) 885-6160
E-Mail info@peeksitecom.com

SEAL:



SITE # _____ CHK: _____ DRAWN BY: _____

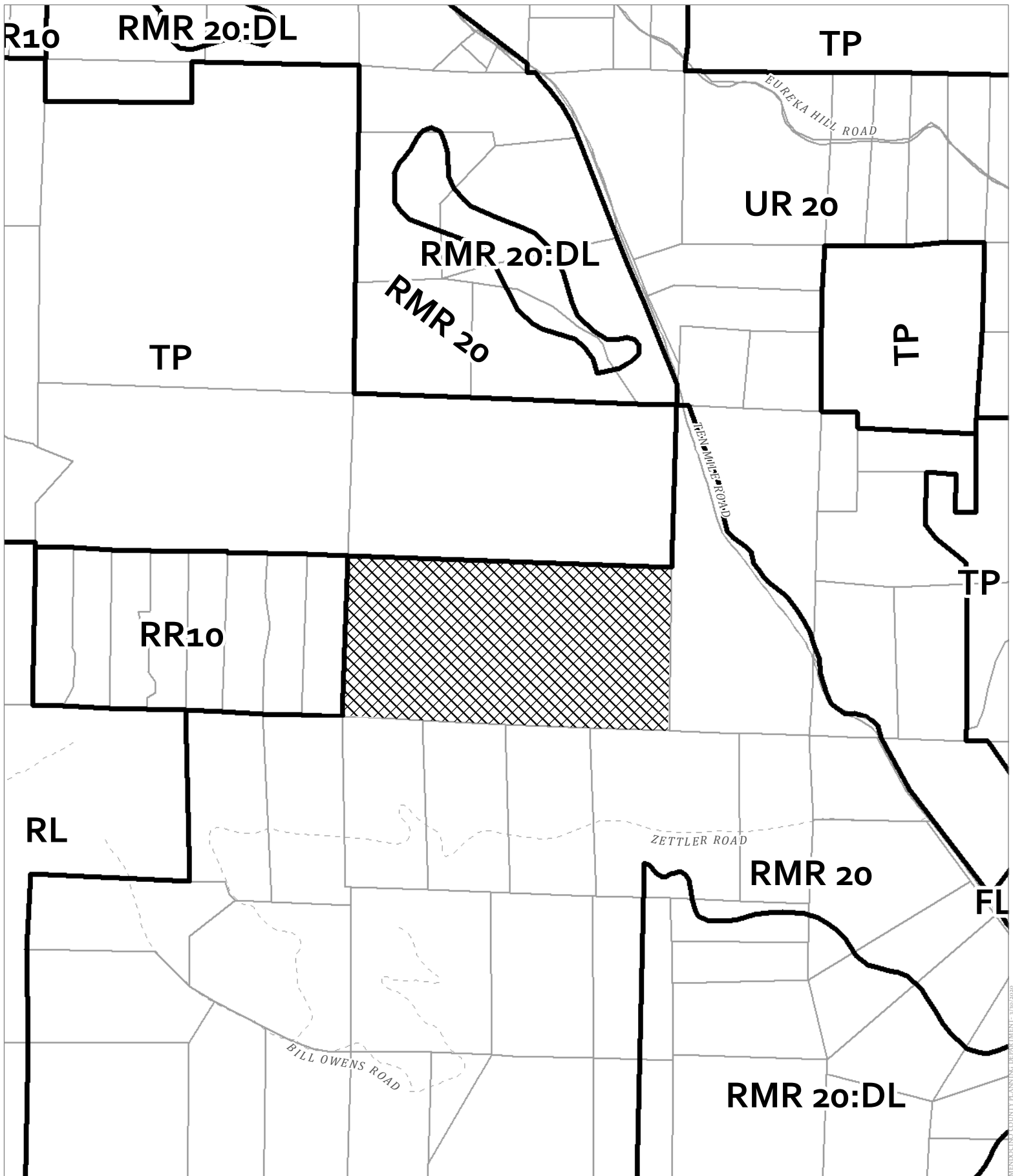
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SHEET TITLE:




ELEVATIONS

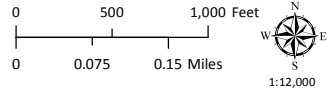
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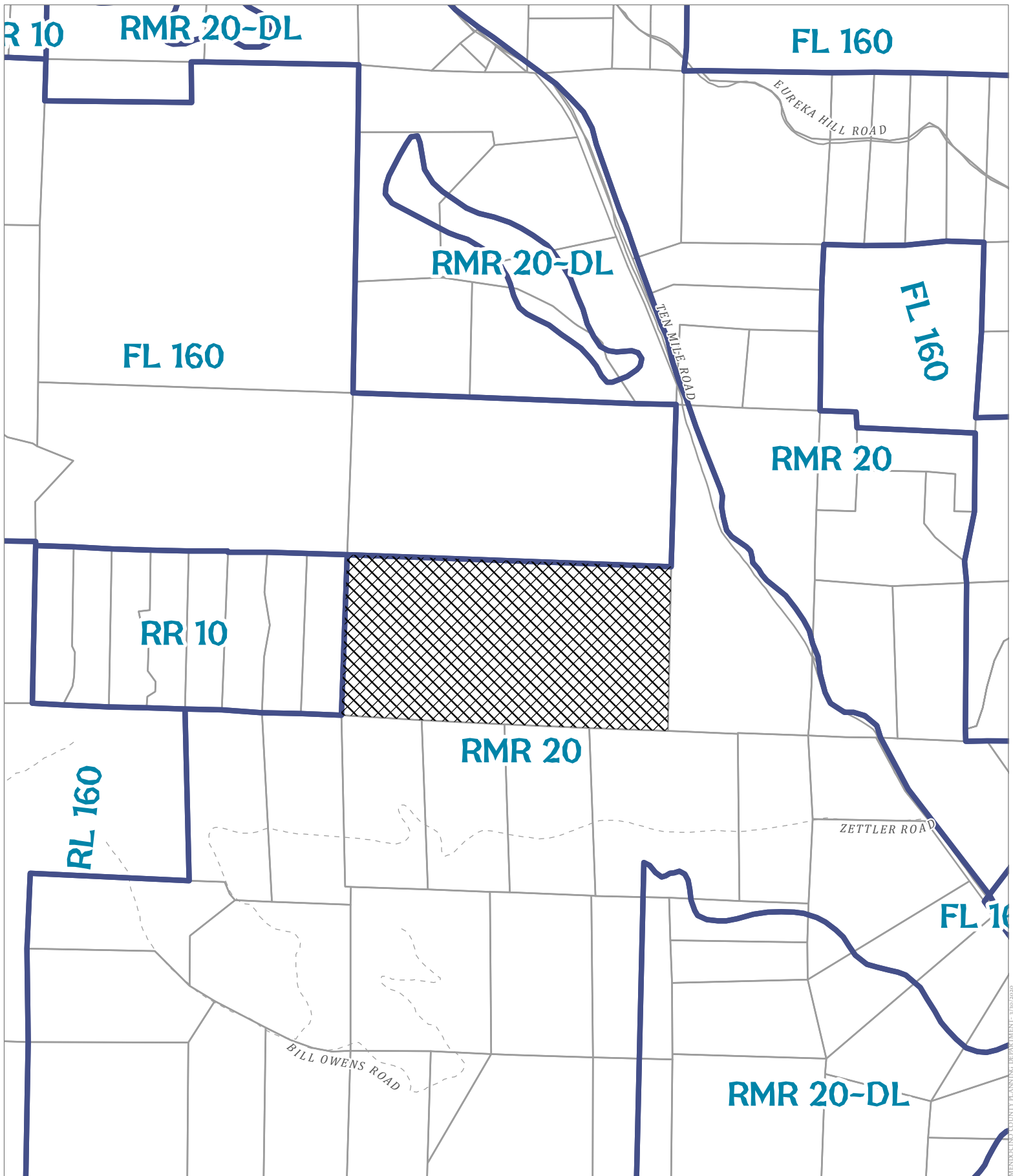


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-  Zoning Districts
-  Public Roads
-  Assessors Parcels

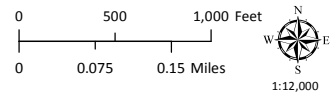


ZONING DISPLAY MAP

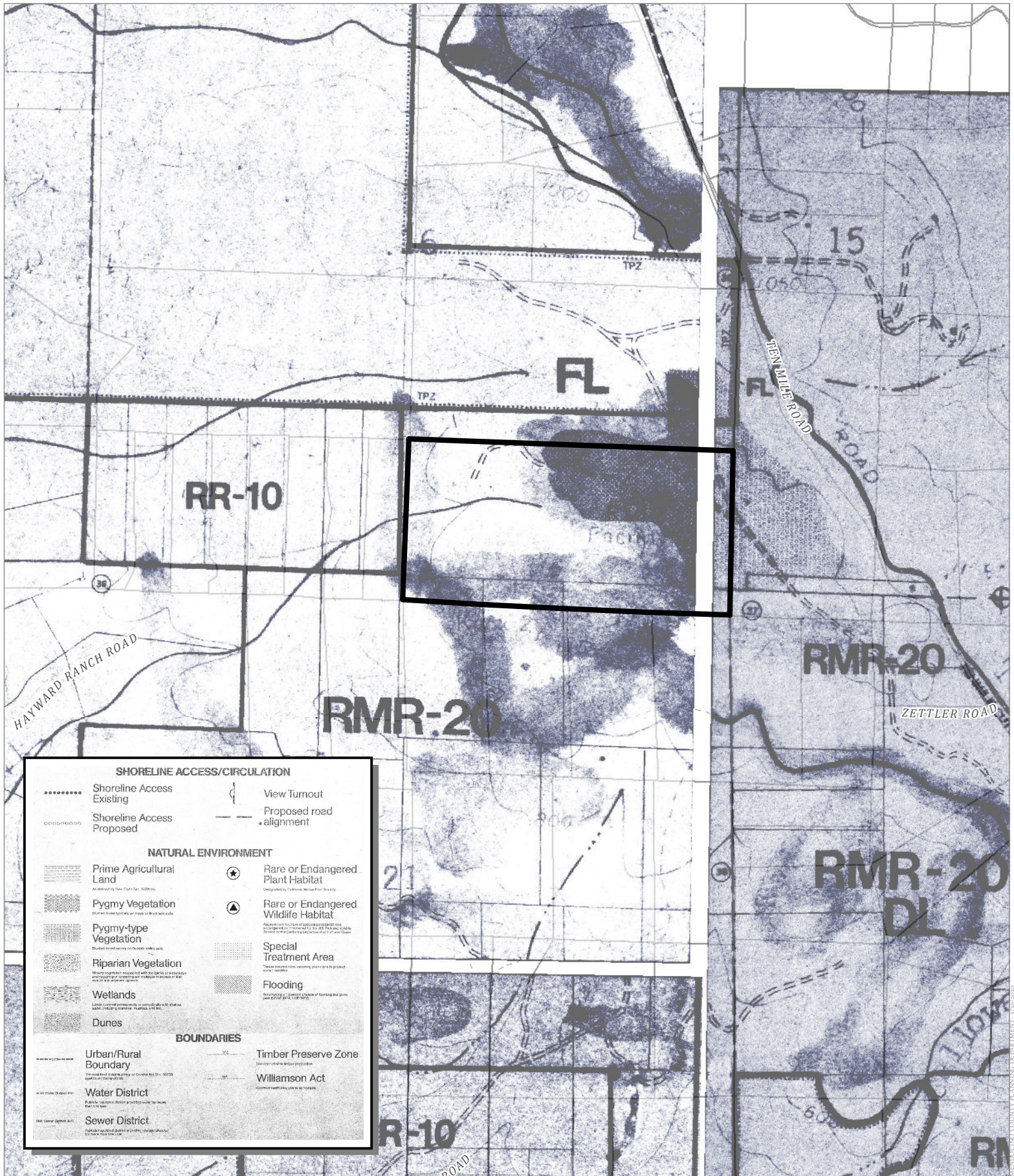


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- General Plan Classes
- Public Roads
- Assessors Parcels

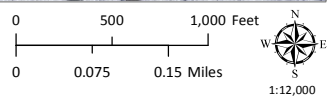


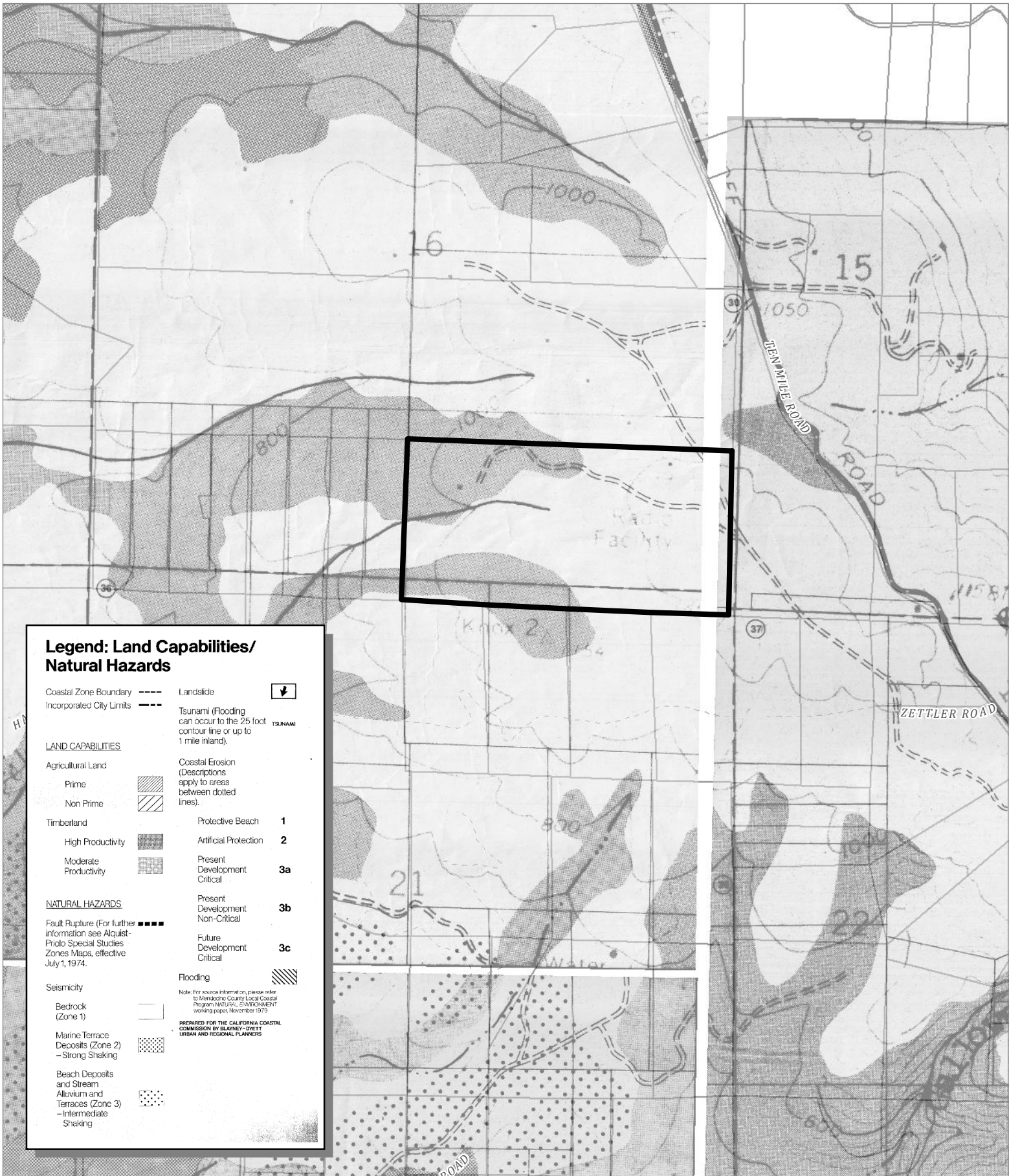
GENERAL PLAN CLASSIFICATIONS



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Public Roads
 Assessors Parcels





Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ---
Incorporated City Limits ---

LAND CAPABILITIES

Agricultural Land

- Prime
- Non Prime

Timberland

- High Productivity
- Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Philo Special Studies Zones Maps, effective July 1, 1974.)

Seismicity

- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2) - Strong Shaking
- Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

Coastal Erosion (Descriptions apply to areas between dotted lines).

- Protective Beach 1
- Artificial Protection 2
- Present Development Critical 3a
- Present Development Non-Critical 3b
- Future Development Critical 3c

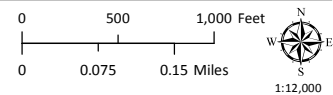
Flooding

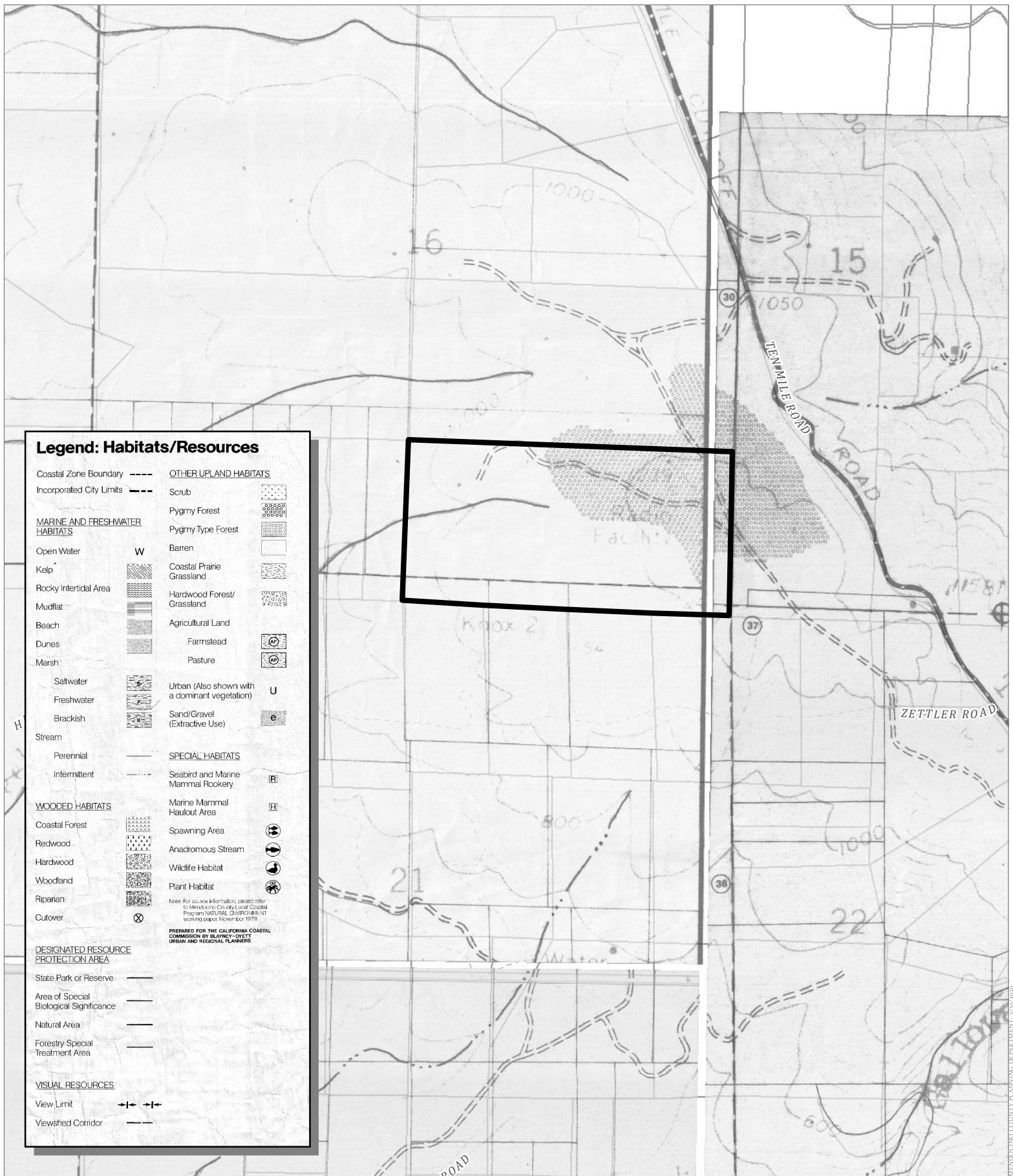
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DRETT URBAN AND REGIONAL PLANNERS

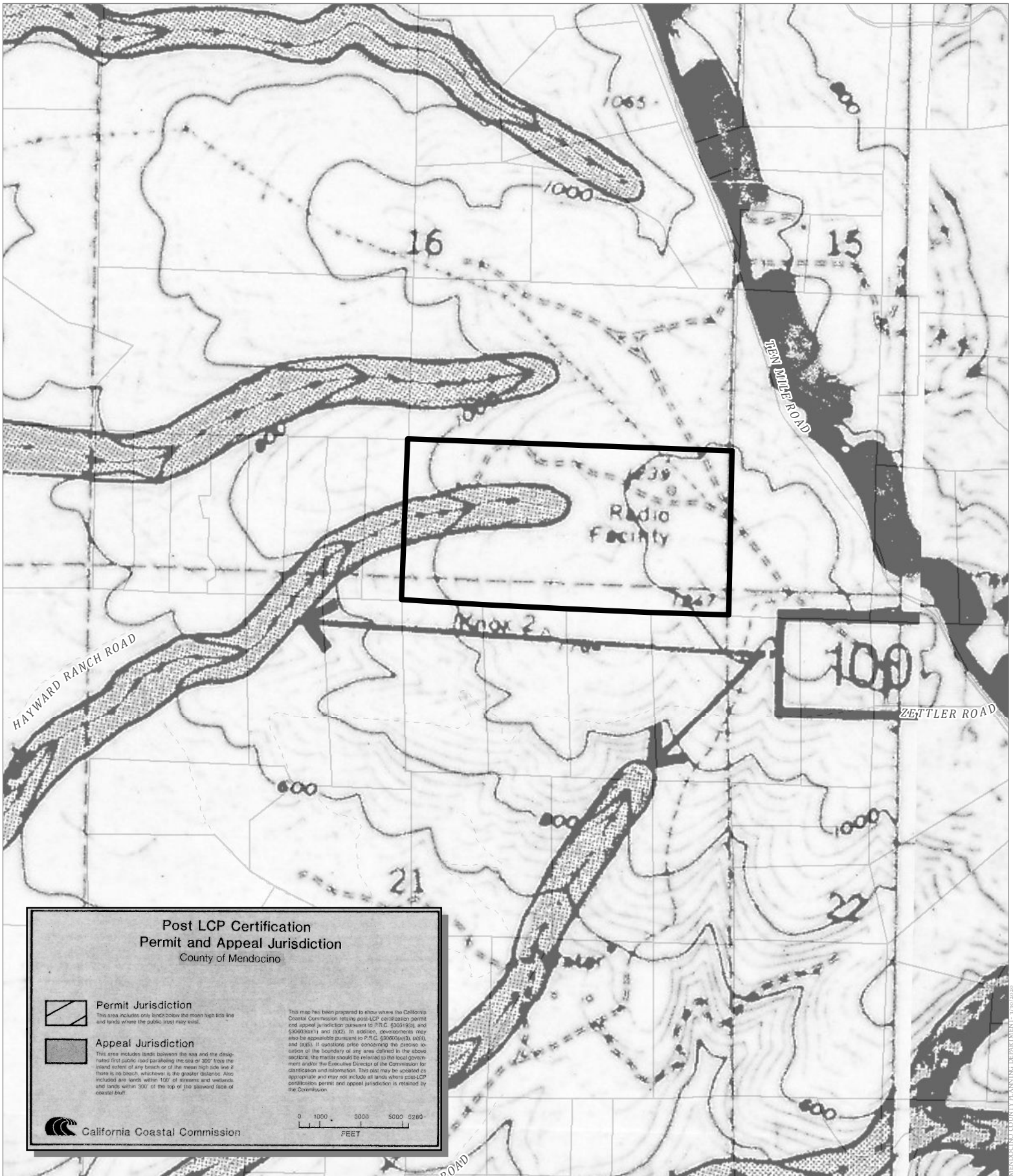
CASE: **UM 2020-0002**
 OWNER: **CATTOLICO, Berit, ET AL**
 APN: **027-306-13**
 APLCT: **AT&T**
 AGENT: **Leah Hernikl**
 ADDRESS: **25474 Ten Mile Road, Point Arena**

Public Roads
 Assessors Parcels



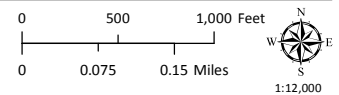


CASE: **UM 2020-0002**
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 APN: **027-306-13**
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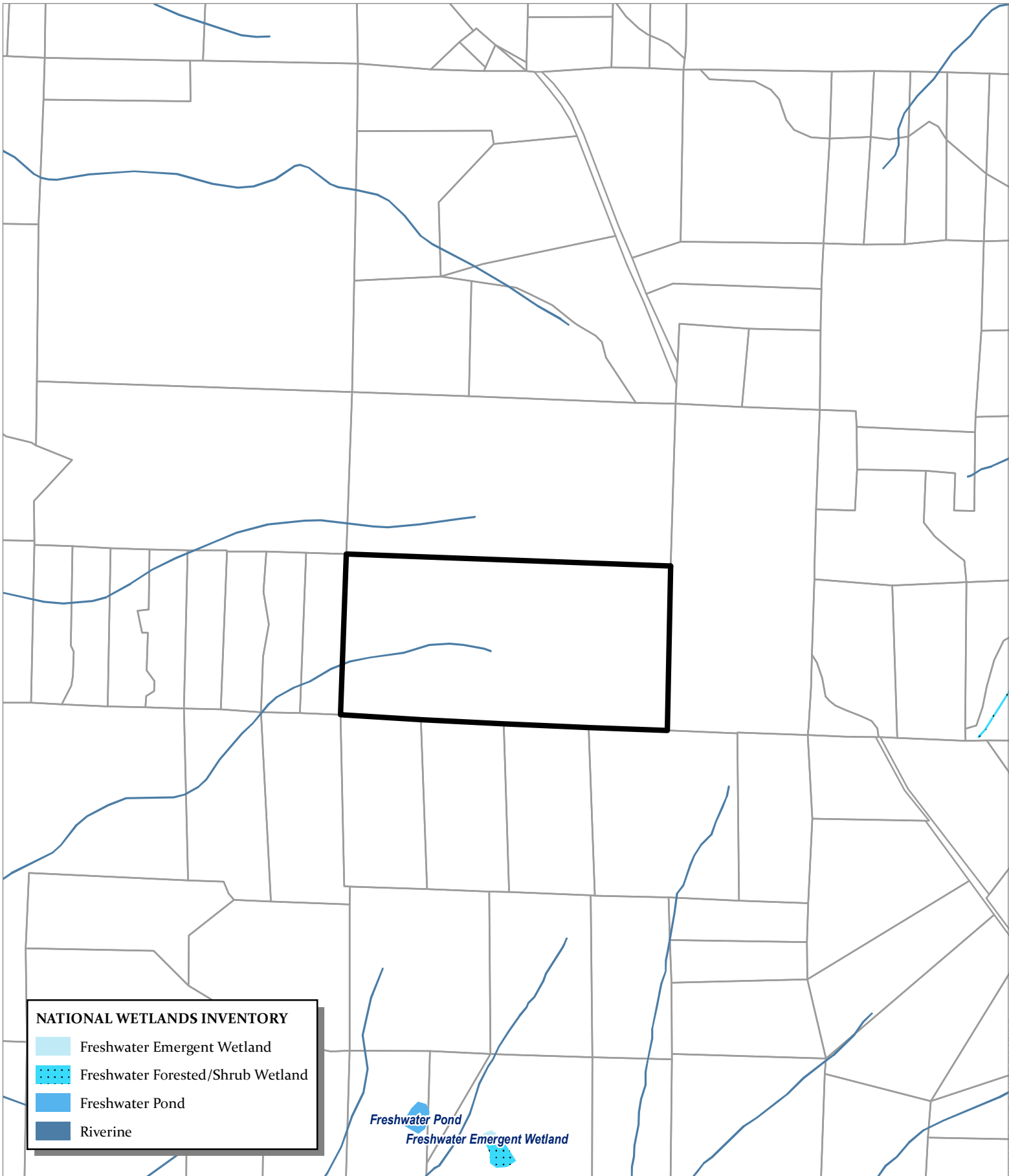
Public Roads
 Assessors Parcels



POST LCP CERTIFICATION AND APPEAL JURISDICTION





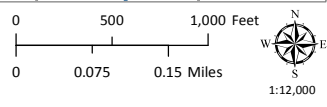


NATIONAL WETLANDS INVENTORY

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

Freshwater Pond
Freshwater Emergent Wetland

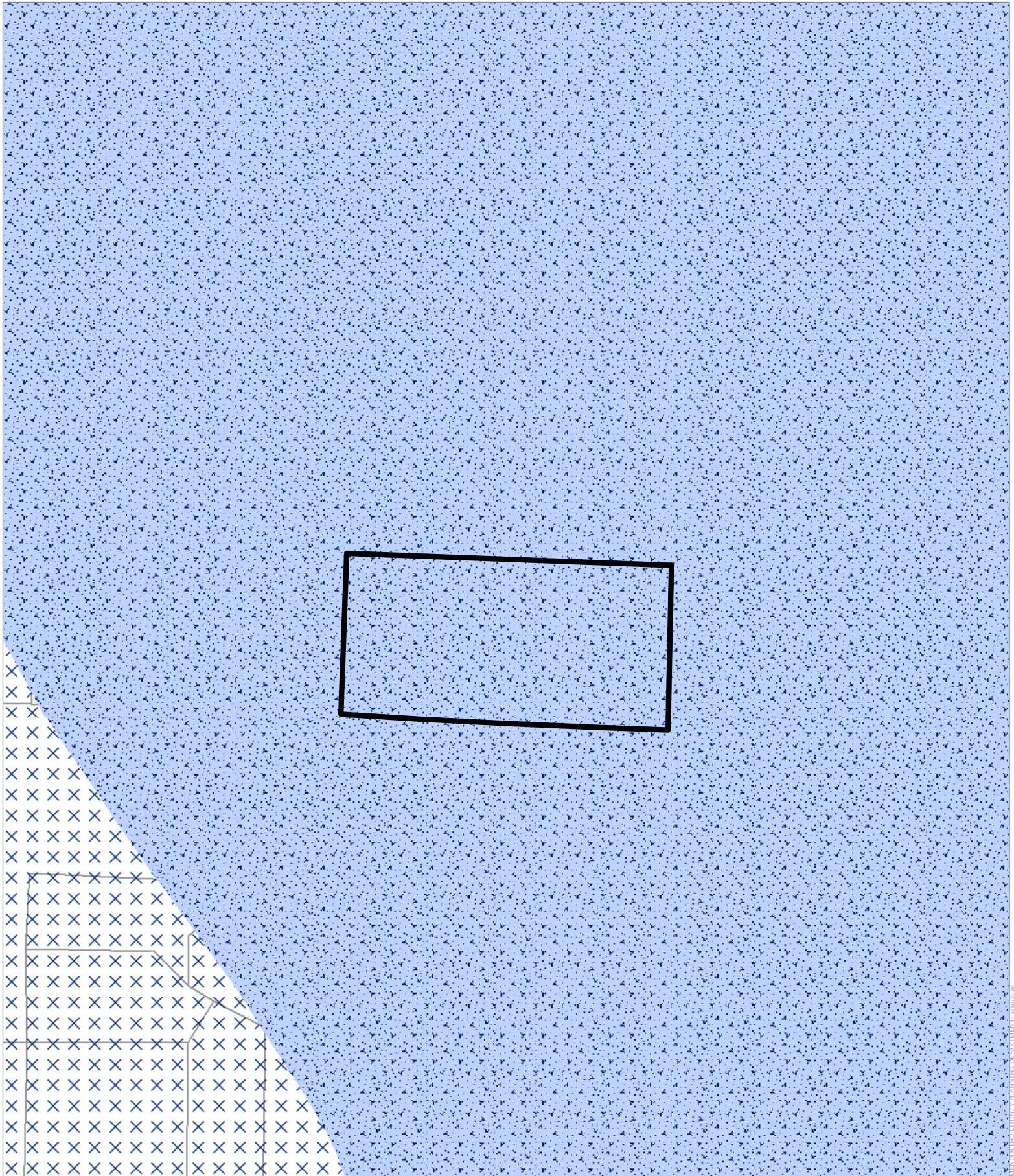
Assessors Parcels



CASE: **UM 2020-0002**
OWNER: **CATTOLICO, Berit, ET AL**
APN: **027-306-13**
APLCT: **AT&T**
AGENT: **Leah Hernikl**
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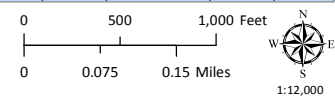
WETLANDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/30/2021

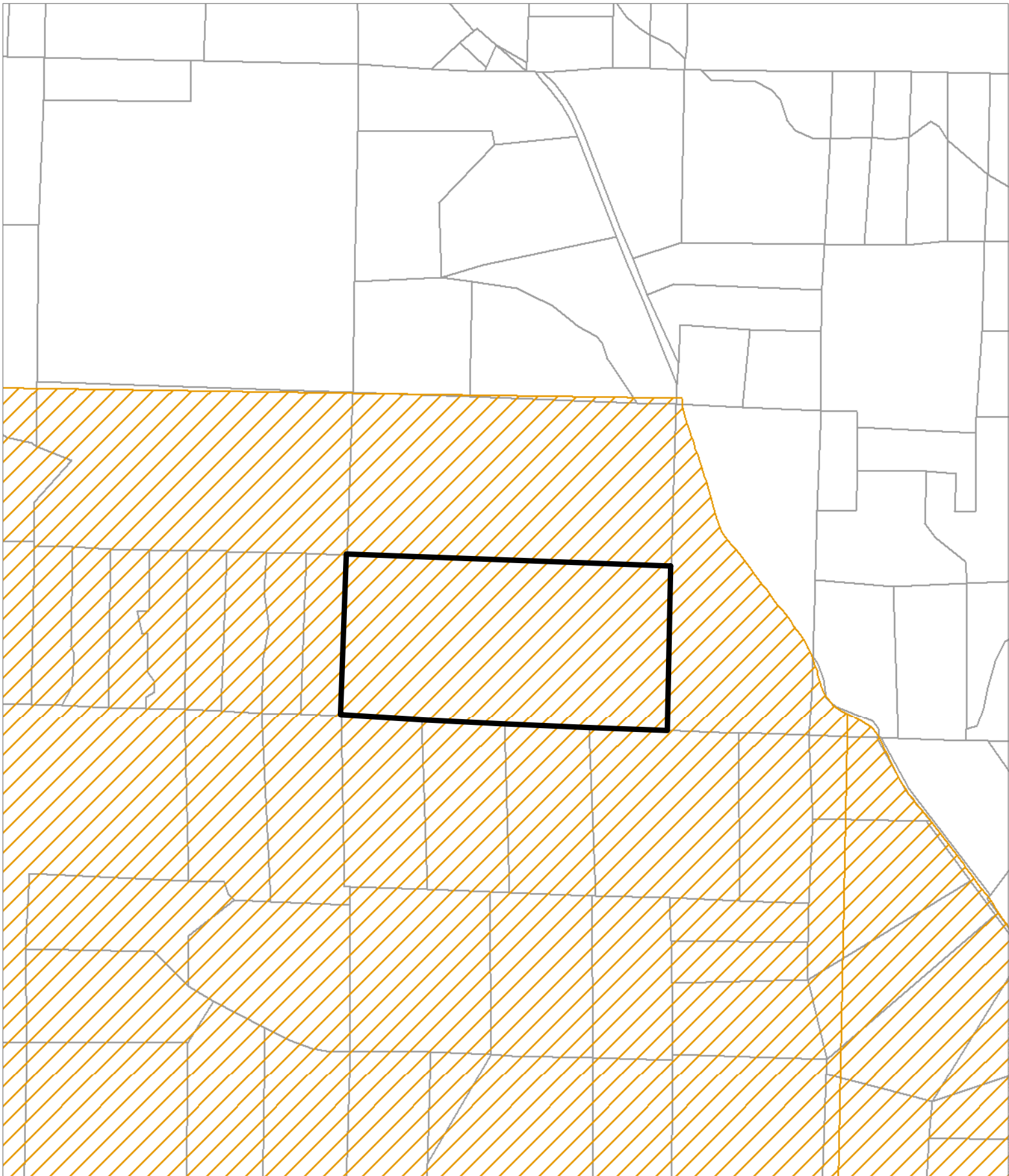


CASE: **UM 2020-0002**
OWNER: **CATTOLICO, Berit, ET AL**
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- Critical Water Areas
- Critical Water Resources Bedrock
- Assessors Parcels

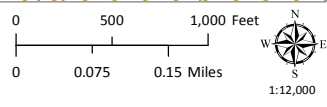


GROUND WATER RESOURCES



CASE: UM 2020-0002
OWNER: CATTOLICO, Berit, ET AL
APN: 027-306-13
APLCT: AT&T
AGENT: Leah Hernikl
ADDRESS: 25474 Ten Mile Road, Point Arena

-  Highly Scenic Area (Conditional)
-  Assessors Parcels



HIGHLY SCENIC & TREE REMOVAL AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT 3/30/2021



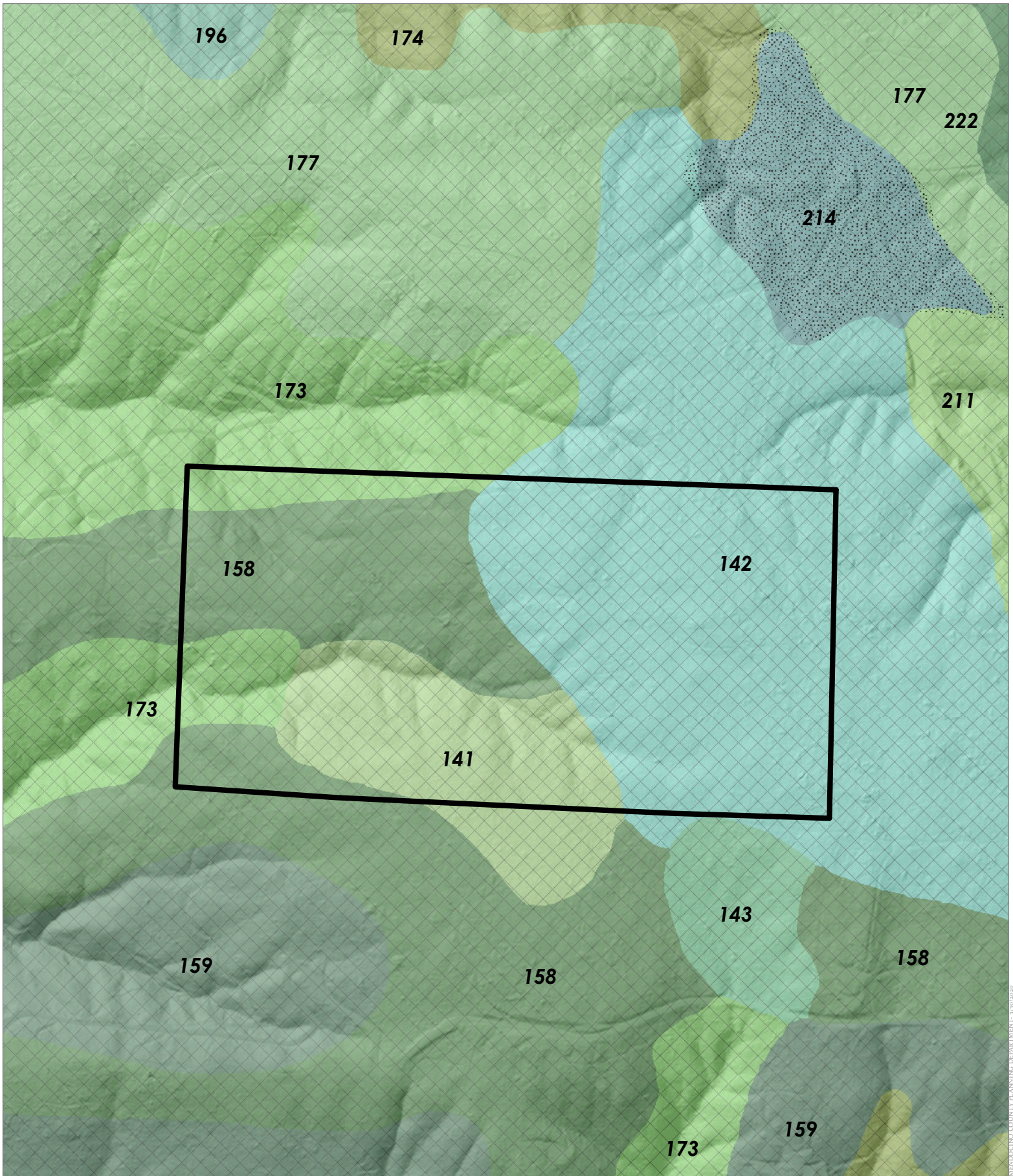
CASE: **UM 2020-0002**
OWNER: **CATTOLICO, Berit, ET AL**
APN: **027-306-13**
APLCT: **AT&T**
AGENT: **Leah Hernikl**
ADDRESS: **25474 Ten Mile Road, Point Arena**

	0° - 14°
	15° - 32°
	33° - 72°



0 250 500 Feet
0 0.0425 0.085 Miles

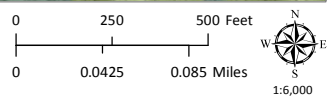
1:6,000

ESTIMATED SLOPE

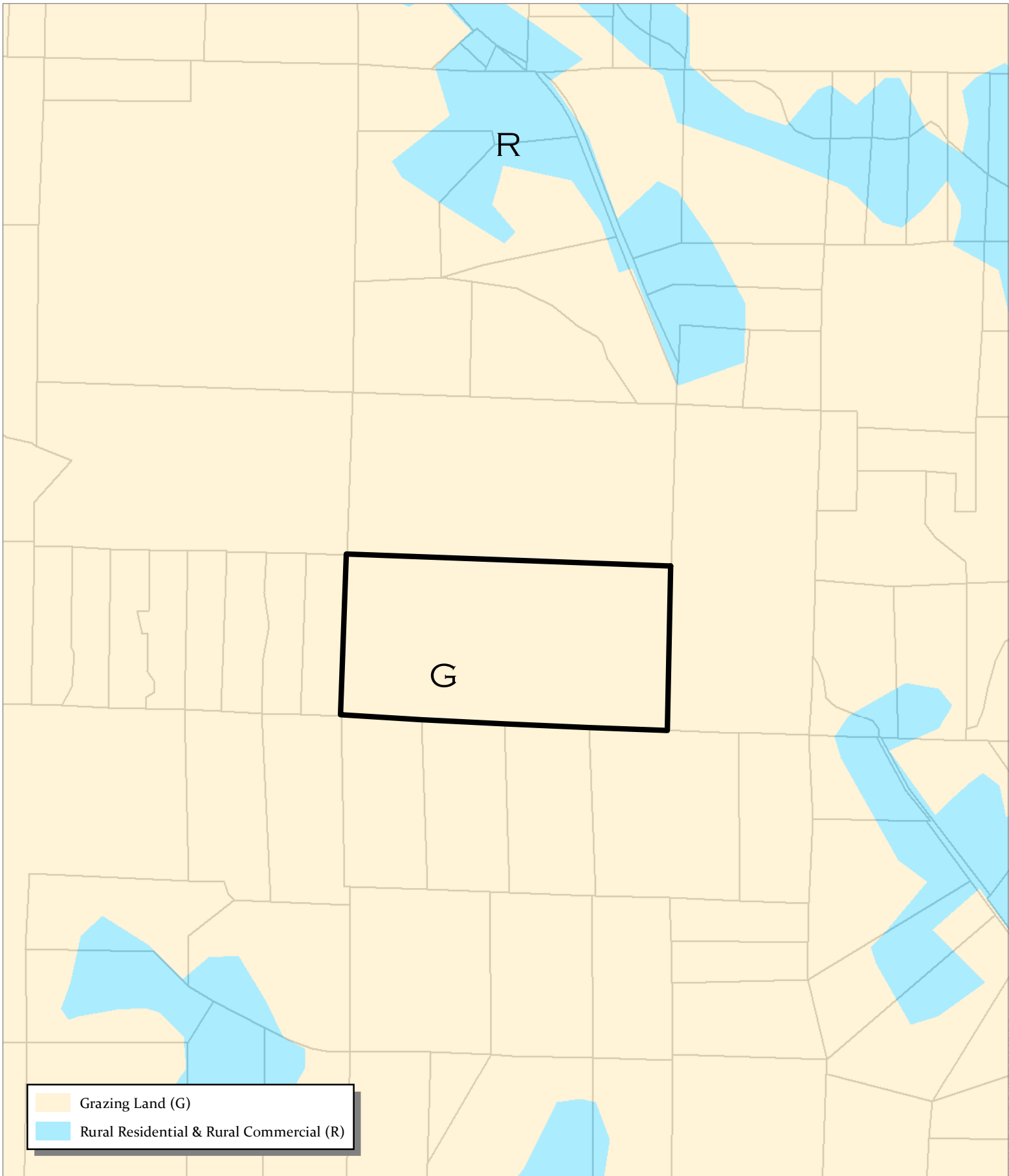


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 **Shinglemill-Gibney Complex**
 **Bishop Pine**

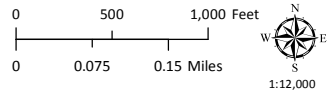


WESTERN SOIL CLASSES



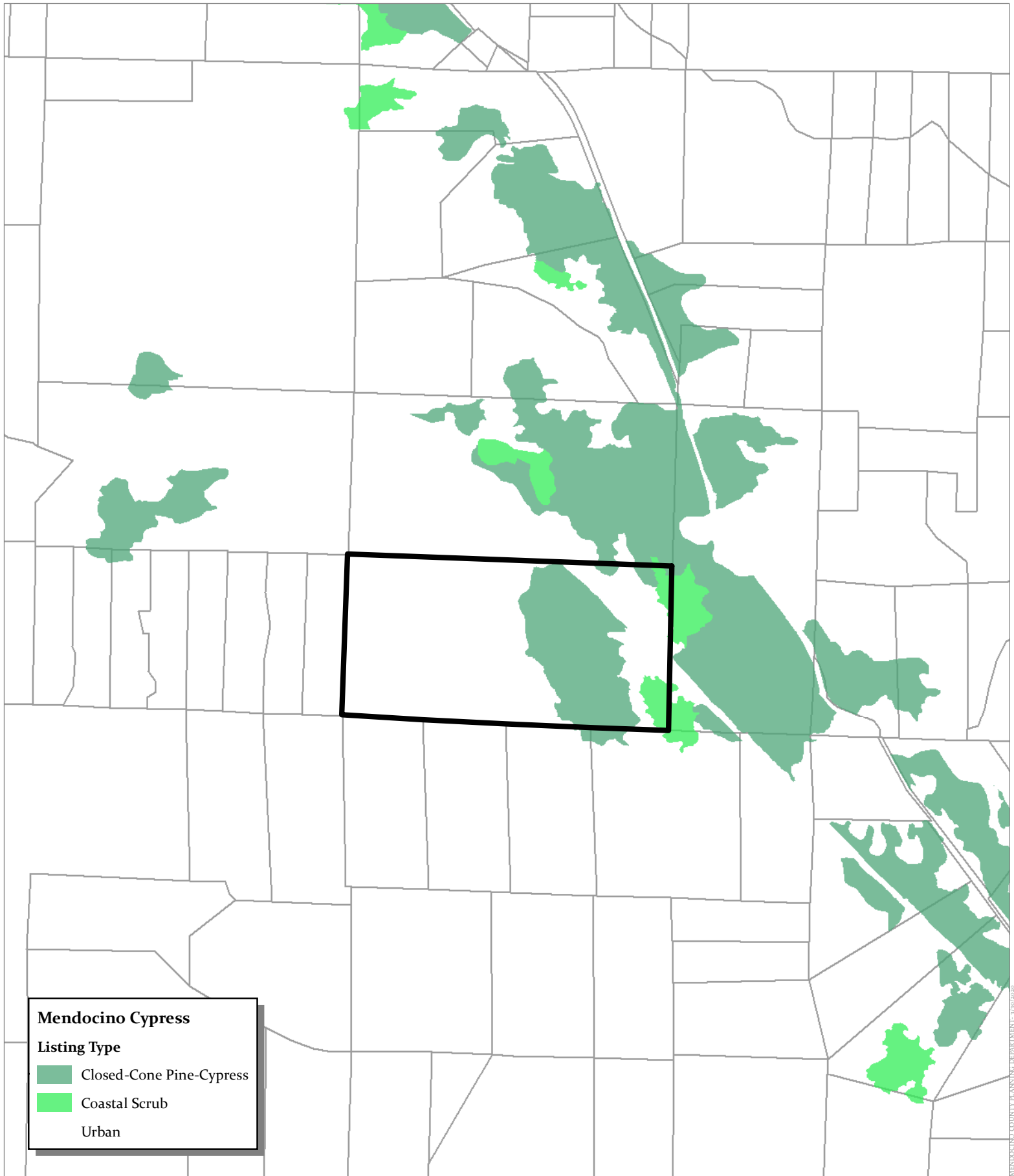
CASE: **UM 2020-0002**
OWNER: **CATTOLICO, Berit, ET AL**
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APLCT: **AT&T**
AGENT: **Leah Hernikl**
ADDRESS: **25474 Ten Mile Road, Point Arena**

 Assessors Parcels



FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/30/2021



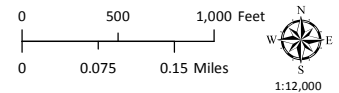
Mendocino Cypress

Listing Type

- Closed-Cone Pine-Cypress
- Coastal Scrub
- Urban

CASE: **UM 2020-0002**
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APN: **027-306-13**
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AGENT: **Leah Hernikl**
ADDRESS: **25474 Ten Mile Road, Point Arena**

Assessors Parcels



MENDOCINO CYPRESS

Eligible Facilities Request Application

(47 U.S.C. § 1455(a))

Applicant: AT&T

Applicant/Agent Contact Information: Leah Hernikl, Agent for AT&T
410 Clubhouse Drive, Aptos, CA 95003 / (408) 799-1182 / lhernikl@j5ip.com

Property Owner: Berit Cattolico and Peter Boysen

Property Location (e.g., address, parcel no., GPS coordinates): 25470 Ten Mile Road, Point Arena
APN: 027-306-13

Project Description: Antenna replacement and addition of Remote Radio Units on existing tower; no
change in height. The replacement antennas will be 5" higher than existing antennas but do no increas
the overall height of the tower. Modifications to equipment within existing equipment shelter building.

Date of filing: 3/16/2020

30 days after filing: 4/16/2020

"To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section." 47 C.F.R. 1.40001(c)(3)(i).

60 days after filing: 5/18/2020

"Timeframe for Review. Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section." 47 C.F.R. 1.40001(c)(2).

1. Is the proposed modification an **Eligible Support Structure**? Please check the applicable boxes:

*An "Eligible Support Structure" means "Any tower or base station as defined in this section, provided that it is **existing** at the time the relevant application is filed with the State or local government under this section." 47 C.F.R. 1.40001(b)(4).*

☒ *"Tower" means "Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site." 47 C.F.R. 1.40001(b)(9).*

Or

☐ *"Base Station" means "A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.*

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i)-(ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section."

47 C.F.R. 1.40001(b)(1).

And

☒ *"Existing" – "A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition." 47 C.F.R. 1.40001(b)(5).*

2. What is the **baseline height** of the Eligible Support Structure? Please complete the Baseline Height Worksheet and insert baseline height here 150'. For modifications that will not change the height of the Eligible Support Structure, insert "N/A."

3. Is the proposed modification an **Eligible Facilities Request**?

An "Eligible Facilities Request" means "Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

- (i) collocation of new transmission equipment;*
- (ii) removal of transmission equipment; or*
- (iii) replacement of transmission equipment."*

47 C.F.R. 1.40001(b)(3); 47 U.S.C.1445(a).

"Collocation" means "The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes." 47 C.F.R. 1.40001(b)(2).

"Transmission equipment" means "Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul." 47 C.F.R. 1.40001(b)(8).

3.1 Please check all applicable boxes that describe the proposed modification:

- ☒ Collocation of new transmission equipment
- ☒ Removal of transmission equipment
- ☒ Replacement of transmission equipment

3.2 Please complete the Substantial Change Worksheet to determine if the proposed modification **substantially changes the physical dimensions** of the Eligible Support Structure. Based on the Substantial Change Worksheet, will the proposed modification substantially changes the physical dimensions of the Eligible Support Structure? NO. If you answered "Yes," stop because the application is not an eligible facilities request.

4. Compliance with State and Federal regulations and codes. The proposed modification—

Check all applicable boxes

- ☒ Will comply with FCC regulations regarding human exposure to radio frequency electromagnetic fields
- ☒ Will comply with Federal Aviation Administration (FAA) and FCC tower lighting requirements
- ☒ Will comply with applicable state environmental regulations
- ☒ Will comply with applicable building codes

- ☒ Will comply with applicable fire codes
- ☒ Will comply with other non-discretionary and generally applicable structural and safety codes
- ☐ Will comply with Section 106 historic preservation review, if applicable
- ☐ Will comply with the National Environmental Policy Act (NEPA), if applicable

5. Attachments:

- ☒ Completed Baseline Height Worksheet
- ☒ Completed Substantial Change Worksheet
- ☒ Letter of authorization
- ☒ Applicable non-discretionary permit fees
- ☒ Building drawings, including site details and plans
- ☒ Documentation of property rights to site
- ☒ Prior approval for Eligible Support Structure
- ☐ Other: _____

Baseline Height Worksheet

1. Does the application seek approval for collocation or replacement of transmission equipment?
☐ No. Stop, the height will not increase for removal of transmission equipment. Continue to #7 and respond "N/A."
☒ Yes. Continue to #2.

2. Was the tower or base station subject to previous review and approval by the local jurisdiction (as *originally built or as modified* to its current state)?
☒ Yes. Continue to #3.
☐ No. Does the application seek to modify a tower or base station that was in a zoned area when built?
 - A. ☐ No. Was the tower or base station lawfully constructed?
 - i. ☐ Yes. Continue to #3.
 - ii. ☐ No. Stop, the application is not an Eligible Facilities Request.
 - B. ☐ Yes. Stop, the application is not an Eligible Facilities Request (because the tower or base station is not considered "existing").

3. Does the application seek to collocate transmission equipment that will be separated horizontally on a base station (such as on a rooftop)?
 - A. ☐ Yes. Continue to #7. The baseline height is that of the original support structure (e.g., the height of the rooftop, penthouse).
 - B. ☒ No. Continue to #4.

4. Has the tower or base station been *modified* per a previous approval by the local jurisdiction?
 - A. ☐ No. Continue to #7. The baseline height is the originally-approved height of the tower or base station.
 - B. ☒ Yes. Continue to #5.

5. Was the tower or base station modified based on approval by the local jurisdiction issued before February 17, 2012?¹
- A. ☒ Yes. Continue to #6.
- B. ☐ No. Continue to #7. The baseline height is the height of the tower or base station as of February 17, 2012.
6. Was the tower or base station modified to the maximum height approved by the local jurisdiction per any approval(s) before February 17, 2012?
- A. ☐ Yes. Continue to #7. The baseline height is the existing height of the tower or base station.
- B. ☒ No. Continue to #7. The baseline height is the height as approved by the local jurisdiction before February 17, 2012.
7. Insert baseline height here 150' and at item 2 to the Eligible Facilities Request Application.

¹ The Spectrum Act was passed by Congress on February 17, 2012 and signed into law by the President on February 22, 2012. The FCC's Report and Order and regulations refer to the date of passage rather than date of enactment as the trigger for the analysis. Approvals issued after February 17, 2012 do not affect the baseline dimensions for determining whether an application proposes a substantial change.

Substantial Change Worksheet

Definition of "Substantial Change":

"Substantial Change" means "A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) for towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) for towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) for any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) it entails any excavation or deployment outside the current site²;

(v) it would defeat the concealment elements of the eligible support structure; or

(vi) it does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i)-(iv)."

47 C.F.R. 1.40001(b)(7).

1. Check the box that describes the Eligible Support Structure:

☐

Base station. Continue to #2.

☐

Tower located in the public right-of-way. Continue to #2.

☒

Tower located outside of the public right-of-way. Continue to #3.

² "Site" – "For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground." 47 C.F.R. 1.40001(b)(6).

2. Answer the following questions about the proposed modification and proceed as instructed:

A. Is the baseline height for the Eligible Support Structure greater than 100 feet?

☐ Yes. Continue to item 2B.

☐ No. Continue to item 2C.

B. Does the proposed modification increase height by more than 10% of the baseline height?

☐ Yes. Continue to item 11.

☐ No. Continue to item 2D.

C. Does the proposed modification increase height by more than 10 feet?

☐ Yes. Continue to item 11.

☐ No. Continue to item 2D.

D. Does the proposed modification add any appurtenance that would protrude more than 6 feet from edge of the Eligible Support Structure?

☐ Yes. Continue to item 11.

☐ No. Continue to item 4.

3. Answer the following questions about the proposed modification and proceed as instructed:

A. Will the proposed modification increase height by more than 10% of the baseline height of the Eligible Support Structure?

☐ Yes. Continue to item 3B.

☒ No. Continue to item 3C.

B. Will the proposed modification increase height by more than the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet?

☐ Yes. Continue to item 11.

☒ No. Continue to item 3C.

C. Does the proposed modification add any appurtenance that would protrude more than 20 feet from the edge of the Eligible Support Structure?

☐ Yes. Continue to item 3D.

☒ No. Continue to item 4.

D. Does the proposed modification add any appurtenance that would protrude more than the width of the tower structure at the level of the appurtenance?

☐ Yes. Continue to item 11.

☒ No. Continue to item 4.

4. Does the proposed modification involve installation of more than standard number of equipment cabinets for the technology involved, not to exceed four?

☐ Yes. Continue to item 11.

☒ No. If the Eligible Support Structure is a base station, continue to item 5.

If the Eligible Support Structure is a tower in the public right-of-way, continue to item 5.

If the Eligible Support Structure is a tower outside of the public right-of-way, continue to item 8.

5. Does the proposed modification involve installation of any new equipment cabinets on the ground?

☐ Yes. Continue to item 6.

☒ No. Continue to item 8.

6. Are there any pre-existing ground cabinets associated with the Eligible Support Structure?

☒ Yes. Continue to item 7.

☐ No. Continue to item 11.

7. Are the proposed new ground cabinets more than 10% larger in height or overall volume than any other ground cabinets associated with the Eligible Support Structure?

☐ Yes. Continue to item 11.

☒ No. Continue to item 8.

8. Does the proposed modification involve excavation or deployment outside of the current site³?

☐ Yes. Continue to item 11.

☒ No. Continue to item 9.

9. Will the proposed modification defeat the existing concealment elements of the Eligible Support Structure?

☐ Yes. Continue to item 11.

☒ No. Continue to item 10.

10. Will the proposed modification comply with conditions associated with the siting approval(s)?

A. ☒ Yes. Continue to item 12.

☐ No. Describe the non-compliance: _____

Continue to item 10B.

☐ Not applicable. Continue to item 12.

B. Is the non-compliance with conditions associated with the siting approval(s) based on any of the following: (a) height, (b) protrusion of any appurtenance from edge of the Eligible Support Structure, (c) number of equipment cabinets to be installed, (d) location of excavation, or (e) impact to concealment elements that would not exceed the thresholds outlined above?

☐ Yes. Continue to item 12.

☐ No. Continue to item 11.

11. The proposed modification is a substantial change to the physical dimensions of the existing tower or base station. Insert "Yes" in item 3.2 of the Eligible Facilities Request Application.

12. The proposed modification is not a substantial change to the physical dimensions of the existing tower or base station. Insert "No" in item 3.2 of the Eligible Facilities Request Application.

³ See footnote 2.