July 15, 2020

Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Air Quality Management
CalFire - Prevention
Cloverdale Rancheria

Redwood Valley Rancheria Sherwood
Valley Band of Pomo Indians
Potter Valley Tribe

CASE#: AP_2020-0020
DATE FILED: 5/5/2020
OWNER: DYLAN O’FERRALL
APPLICANT: VERIZON
AGENT: CROWN CASTLE, ANTHONY RHEE
REQUEST: Administrative Permit to add a 30 kW electricity generator with a 300 gallon belly tank that includes extended vents. The generator will be installed on a new 5 ft. by 10 ft. concrete pad within the existing wireless communications lease area.
LOCATION: 1± miles northeast of Potter Valley town center, lying on the east side of Eel River Road (CR 240B), 0.6± miles north of its intersection with Main Street (CR 245) located at 12531 Eel River Road, Potter Valley (APN: 175-010-10).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: KEITH GRONENDYKE
RESPONSE DUE DATE: July 29, 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 ___________________
ADMINISTRATIVE PERMIT

CASE: AP_2020-0020 (Verizon)

OWNER: DYLAN O’FERRALL

APPLICANT: VERIZON WIRELESS

AGENT: CROWN CASTLE, ANTHONY RHEE

REQUEST: Administrative Permit to add a 30 kW electricity generator with a 300 gallon belly tank that includes extended vents. The generator will be installed on a new 5 ft. by 10 ft. concrete pad within the existing wireless communications lease area.

LOCATION: 1± miles northeast of Potter Valley town center, lying on the east side of Eel River Road (CR 240B), 0.6± miles north of its intersection with Main Street (CR 245) located at 12531 Eel River Road, Potter Valley (APN: 175-010-10).

APN: 175-010-10

PARCEL SIZE: 40± Acres

GENERAL PLAN: Rangeland (RL 160)

ZONING: Rangeland (RL 160)

EXISTING USES: Cellular Antenna site

SUPERVISORAL DISTRICT: 1st District (Brown)

RELATED CASES: Use Permit Renewal, UR_2019-0004. Application to renew the original use permit that had expired; approved. Administrative Permit, AP_2017-0097. Application to add new antennas to the existing tower; approved. Administrative Permit, AP_2016-0035. Application to add new antennas to the existing tower; approved. Administrative Permit, AP_2016-0020. Application to add an emergency electricity generator; approved. Administrative Permit, AP_2014-0034. Application to add three additional panel antennas to the existing tower; approved. Administrative Permit, AP_2014-0022. Application to add a microwave dish to the existing tower; approved. Use Permit Modification, UM_2009-0008. Application to add three new panel antennas and an additional microwave dish to the existing tower; approved. Use Permit, U_2006-0016. Application to construct a sixty-five foot tall monopole; approved.

REFERRAL AGENCIES

LOCAL
Air Quality Management District
Assessor’s Office
Building Division
Environmental Health

STATE
Calfire (Land Use)

TRIBAL
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Potter Valley Tribe

STAFF PLANNER: KEITH GRONENDYKE
DATE: 7/7/2020
**ENVIRONMENTAL DATA**

1. MAC: N/A
2. FIRE HAZARD SEVERITY ZONE: High
3. FIRE RESPONSIBILITY AREA: Calfire
4. FARMLAND CLASSIFICATION: G
5. FLOOD ZONE CLASSIFICATION: N/A
6. COASTAL GROUNDWATER RESOURCE AREA: N/A
7. SOIL CLASSIFICATION: Eastern Soils
8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: N/A
9. WILLIAMSON ACT CONTRACT: Yes, non-prime
10. TIMBER PRODUCTION ZONE: No
11. WETLANDS CLASSIFICATION: N/A
12. EARTHQUAKE FAULT ZONE: No
13. AIRPORT LAND USE PLANNING AREA: No
14. SUPERFUND/BROWNFIELD/HAZMAT SITE: No
15. NATURAL DIVERSITY DATABASE: No
16. STATE FOREST/PARK/RECREATION AREA ADJACENT: N/A
17. LANDSLIDE HAZARD: N/A
18. WATER EFFICIENT LANDSCAPE REQUIRED: No
19. WILD AND SCENIC RIVER: N/A
20. SPECIFIC PLAN/SPECIAL PLAN AREA: N/A
21. STATE CLEARINGHOUSE REQUIRED: No
22. OAK WOODLAND AREA: No
23. HARBOR DISTRICT: N/A
CASE: AP 2020-0020
OWNER: OFERRALL, Dylan
APN: 175-010-10
APLCT: Crown Castle
AGENT: Anthony Rhee
ADDRESS: 12531 Eel River Road, Potter Valley

LOCATION MAP
CASE: AP 2020-0020
OWNER: OFERRALL, Dylan
APN: 175-010-10
APLCT: Crown Castle
AGENT: Anthony Rhee
ADDRESS: 12531 Eel River Road, Potter Valley
APPLICATION FORM

APPLICANT  Verizon (Project Contact: Anthony Rhee with Crown Castle; Agent of Applicant)  Phone: 925-737-1070

Mailing Address: 1 Park Place, Suite 300 Dublin CA 94568

City: Dublin  State/Zip: CA  email: anthony.rhee.contractor@crowncastle.com

PROPERTY OWNER  Dylan O’Ferrall

Mailing Address: 12531 Eel River Road, Potter Valley CA 95469

City: Ukiah  State/Zip: CA  email: 

AGENT  Anthony Rhee with Crown Castle  Phone: 925-737-1070

Mailing Address: 1 Park Place, Suite 300 Dublin CA 94568

City: Dublin  State/Zip: CA  email: anthony.rhee.contractor@crowncastle.com

Parcel Size: (Sq. feet/Acre) Address of Property: 12531 Eel River Road, Potter Valley CA 95469

Assessor Parcel Number(s): 175-010-10-00

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.

See Letter of Authorization and Memorandum of Lease

Anthony Rhee  Digitally signed by Anthony Rhee  Date: 2020.04.25 14:25:02 -07'00'

Signature of Applicant/Agent  Date  Signature of Owner  Date

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.

   Tower scope of work: Verizon to install generator and associated equipment.
   Generator will be installed in existing footprint/compound.

   Ref: BU 857683 APP 514421

### 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></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>☐ Other: Unmanned Telecom Facility</td>
<td></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)

---

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx
Page - 2
3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 0
Estimated shifts per day: 0
Type of loading facilities proposed: None

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:

Diesel generator; 300 Gal. See sheet E-4 for details.

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

7. How much off-street parking will be provided? N/A Unmanned telecomm facility

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
</tr>
</tbody>
</table>

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________________________ 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________________
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? None

   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: ____________________________

   Has a U.S. Army Corps of Engineers permit been applied for? □ Yes □ No

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: Proposed scope of work is to provide on generation for back up

   B. Gas:
      □ Utility Company/Tank
      □ On Site Generation - Specify: ____________________________
      □ None

   C. Telephone: □ Yes □ No

18. What will be the method of sewage disposal? N/A
   □ Community sewage system - Specify supplier ____________________________
   □ Septic Tank
   □ Other - Specify: ____________________________

19. What will be the domestic water source? N/A
   □ Community water system - Specify supplier ____________________________
   □ Well
   □ Spring
   □ Other - Specify: ____________________________
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.):

   Adjacent property owned by same property owner: APN: 175-060-03-00, 175-010-09-00

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:

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
   East of East Canal River and Manoir Girard Cellars.

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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 cell tower on site; scope of work will pertain to the cell tower only.

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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 158’ feet. Maximum height of proposed structures 158’ feet.

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

27. Lot area (within property lines): 2304 _____ 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.
   Existing unmanned telecommunication facility.

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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.

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

30. Indicate the surrounding land uses:

   Vacant
   Residential Agricultural
   Commercial Industrial
   Institutional Timberland
   Other
VERIZON SITE NUMBER: 110914
VERIZON SITE NAME: CA371 - POTTER VALLEY
SITE TYPE: MONOPOLE
TOWER HEIGHT: 65'-0"

VERIZON N/A

SITE INFORMATION

SITE NAME: CA371 - POTTER VALLEY
SITE ADDRESS: 12351 EEL RIVER ROAD
POCKET VALLEY, CA 95469
COUNTY: MENDOCINO
ZIP CODE: N/A

DRAWING INDEX

SHEET # SHEET DESCRIPTION
T.1 TITLE SHEET
T.2 GENERAL NOTES
T.3 GENERAL SITE PLAN
C.12 SITE PLAN
C.2 EXISTING AND FINAL ELEVATIONS
C.3 DETAILS
E.1 DETAILS
E.2 DETAILS
E.3 DETAILS
E.4 DETAILS

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROVIDE AN ANTENNA MODIFICATION ON AN EXISTING WIRELESS SITE.

- INSTALL (2) VERIZON GENERATOR(s) / ASSOCIATED EQUIPMENT
- INSTALL (5) ROLL-OFFS

SITE PHOTO:

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION AS DESCRIBED. ALL CONSTRUCTION TO BE PERFORMED BY EMERSON COMMUNICATIONS DEPARTMENT AND ANY CHANGES OR MODIFICATIONS THEY MAY IMPOSE.

INTERNAL REVIEW

CONSTRUCTION SIGNATURE

BY SIGNATURE

REAL ESTATE SIGNATURE

APPLICATIONS/REFERENCE DOCUMENT

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

CODE: CALIFORNIA BUILDING CODE 2008
ELECTRICAL: CALIFORNIA ELECTRICAL CODE 2010
MECHANICAL: CALIFORNIA BUILDING CODE 2008

REFERENCE DOCUMENTS

STRUCTURAL ANALYSIS:

MOUNT ANALYSIS:

DATE: 4/8/2010

SITE: 12351 EEL RIVER ROAD
POCKET VALLEY, CA 95469

VERIZON SITE NUMBER: 110914
BU #: 857683
CA371 - POTTER VALLEY
EXISTING 65'-0" MONOPOLE
CASE: AP 2020-0020
OWNER: OFERRALL, Dylan
APN: 175-010-10
APLCT: Crown Castle
AGENT: Anthony Rhee
ADDRESS: 12531 Eel River Road, Potter Valley

Zoning Districts
Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/6/2020
ZONING DISPLAY MAP
CASE: AP 2020-0020
OWNER: OFERRALL, Dylan
APN: 175-010-10
APLCT: Crown Castle
AGENT: Anthony Rhee
ADDRESS: 12531 Eel River Road, Potter Valley

POTTER VALLEY COMMUNITY SERVICES DISTRICT

High Fire Hazard
Moderate Fire Hazard
County Fire Districts

Assessors Parcels

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA