July 28, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Air Quality Management
CalFire – Prevention
CalFire – Resource Management
Cloverdale Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0024
DATE FILED: 7/8/2020
OWNER: HARTSTONE BIBLE CONFERENCE
APPLICANT/AGENT: KATHRYN LEAL C/O EPIC WIRELESS
REQUEST: Administrative Permit to increase emergency power capacity and add a 30 KW kilowatt Alternating Current (AC) diesel generator and 190 gallon diesel storage tank to a new Wireless Telecommunications Facility.
LOCATION: 4± miles north of the town of Potter Valley, on the west side of Van Arsdale Road (CR 242), 2± miles northwest of its intersection with Eel River Road (CR 240B), located at 17856 and 17840 Van Arsdale Rd., Potter Valley (APNs: 171-080-14 & 171-090-13).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: CHEVON HOLMES
RESPONSE DUE DATE: August 11, 2020

PROJECT INFORMATION CAN BE FOUND AT: www.mendocinocounty.org
Select “Government” from the drop-down; then locate Planning and 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@co.mendocino.ca.us. 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 ________________

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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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs
CASE: AP_2020-0024

OWNER: HARTSTONE BIBLE CONFERENCE

APPLICANT: Kathryn Leal c/o Epic Wireless for AT&T Wireless

AGENT: Kathryn Leal c/o Epic Wireless for AT&T Wireless

REQUEST: Administrative Permit to increase emergency power capacity and add a 30 KW kilowatt Alternating Current (AC) diesel generator and 190 gallon diesel storage tank to a new Wireless Telecommunications Facility (WCF).

LOCATION: 4± miles north of the town of Potter Valley, on the west side of Van Arsdale Road (CR 242), 2± miles northwest of its intersection with Eel River Road (CR 240B), located at 17856 and 17840 Van Arsdale Rd., Potter Valley (APNs: 171-080-14 & 171-090-13).

APN/S: 171-080-14 & 171-090-13

PARCEL SIZE: 17.6± Acres

GENERAL PLAN: Rangeland 160 (RL160), 160 acre minimum & Rural Residential (RR10), 10 acre minimum

ZONING: Rangeland 160 (RL:160), 160 acre minimum & Rural Residential (RR:10), 10 acre minimum

EXISTING USES: Hartstone Bible Camp and Telecommunications

SUPERVISORIAL DISTRICT: 1st

RELATED CASES: Use Permit U_2017-0038 to authorize construction and operation of a wireless communication facility consisting of: 175 ft. tall lattice tower with various appurtenant equipment and ground equipment, a generator, and an equipment cabinet within a 1,680 sq. ft. fenced compound. Associated improvements included establishment of access to the site via a gravel road and trenching power and fiber to the site location.

Use Permit #U 76-73

Use Permit #U 61-74

Use Permit #U 83-74

Use Permit Renewal #UR 61-74

Use Permit #U 30-76

Rezone #R 172-76

Boundary Line Adjustment #B 69-99 recognized APNs 171-080-14 and 171-090-13 as one legal parcel.

Boundary Line Adjustment #B 77-02

ADJACENT GENERAL PLAN

| NORTH: | Rangeland (RL160) |
| EAST: | Rural Residential (RR10) |
| SOUTH: | Rural Residential (RR:10) |
| WEST: | Rangeland (RL160) |

ADJACENT ZONING

| NORTH: | Rural Residential (RR10) |
| EAST: | Rural Residential (RR10) |
| SOUTH: | Rural Residential (RR:10) |
| WEST: | Rangeland (RL160) |

ADJACENT LOT SIZES

| NORTH: | 25.4± acres |
| EAST: | 17.75± acres |
| SOUTH: | 34.5± acres |
| WEST: | 1.5± acres |

ADJACENT USES

| NORTH: | Recreation |
| EAST: | Residential |
| SOUTH: | Recreation |
| WEST: | Residential |

REFERRAL AGENCIES

LOCAL
- Air Quality Management District
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)

STATE
- CALFIRE (Land Use)
- CALFIRE (Resource Management)

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

ADDITIONAL INFORMATION: Use Permit U_2017-0038 was approved by the Mendocino County Planning Commission on July 3, 2019 to allow for construction and operation of a new telecommunications facility. The purpose of this administrative permit is to allow for an increase in onsite emergency back-up generator power and fuel storage capacity.

STAFF PLANNER: CHEVON HOLMES

DATE: 7/21/2020
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<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
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<td>2. FIRE HAZARD SEVERITY ZONE:</td>
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<td>High &amp; High Fire Hazard</td>
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<td>3. FIRE RESPONSIBILITY AREA:</td>
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<td>State Responsibility Area (SRA)</td>
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<td>4. FARMLAND CLASSIFICATION:</td>
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<td>Rural Residential &amp; Rural Commercial</td>
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<td>5. FLOOD ZONE CLASSIFICATION:</td>
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<td>6. COASTAL GROUNDWATER RESOURCE AREA:</td>
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<td>7. SOIL CLASSIFICATION:</td>
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<td>SANHEDRIN-KEKAWAKA-SPEAKER</td>
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<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</td>
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<td>9. WILLIAMSON ACT CONTRACT:</td>
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<td>10. TIMBER PRODUCTION ZONE:</td>
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<td>11. WETLANDS CLASSIFICATION:</td>
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<td>12. EARTHQUAKE FAULT ZONE:</td>
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<td>13. AIRPORT LAND USE PLANNING AREA:</td>
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<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</td>
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<td>15. NATURAL DIVERSITY DATABASE:</td>
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<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</td>
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<td>17. LANDSLIDE HAZARD:</td>
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<td>18. WATER EFFICIENT LANDSCAPE REQUIRED:</td>
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<td>19. WILD AND SCENIC RIVER:</td>
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<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</td>
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<td>21. STATE CLEARINGHOUSE REQUIRED:</td>
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<td>22. OAK WOODLAND AREA:</td>
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<td>23. HARBOR DISTRICT:</td>
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</table>
APPLICATION FORM

APPLICANT:

Name: Kathryn Leal, Epic Wireless Group  Phone: 530-313-8784
Mailing Address: 605 Coolidge Drive, Suite 100
City: Folsom  State/Zip: CA, 95630  Email: kathryn.leal@epicwireless.net

PROPERTY OWNER:

Name: Hartstone Bible Conference, A California Corporation.  Phone: 707-743-1621
Contact: Dave Dick
Mailing Address: 17856 Van Arsdale Road
City: Potter Valley  State/Zip: CA 95469  Email: dave@hartstonebiblecamp.org

AGENT:

Name:  Phone:
Mailing Address:
City: State/Zip:  Email:

ASSESSOR’S PARCEL NUMBER/S: 171-080-14-00

TYPE OF APPLICATION:

☐ Administrative Permit  ☐ Flood Hazard Development Permit  ☐ Reversion to Acreage
☐ Agricultural Preserve: New Contract  ☐ General Plan Amendment  ☐ Rezoning
☐ Agricultural Preserve: Cancellation  ☐ Land Division – Minor  ☐ Use Permit – Cottage
☐ Agricultural Preserve: Rescind & ReEnter  ☐ Land Division – Major  ☐ Use Permit – Minor
☐ Airport Land Use  ☐ Land Division – Parcel  ☐ Use Permit – Major
☐ Development Review  ☐ Land Division – Re-Subdivision  ☐ Variance
☐ Exception  ☐ Modification of Conditions  ☐ Other

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

[Signature]

Signature of Applicant/Agent  Date

Signature of Owner  Date
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.
   In 40'x42' fenced lease area, gravel road access to site, construct 175' lattice tower, (12) antennas, (19) RRUs, (4) surge suppressors, (2) future 4' microwave dishes, and add 30kw AC diesel generator with 190 gallon diesel storage tank.

2. Structures/Lot Coverage

<table>
<thead>
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<th></th>
<th>NO. OF UNITS</th>
<th>SQUARE FOOTAGE</th>
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<tbody>
<tr>
<td></td>
<td>EXISTING</td>
<td>PROPOSED</td>
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<td>Mobile Home</td>
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<td>Duplex</td>
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<tr>
<td>Multifamily</td>
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<tr>
<td>Other: (P) Unmanned Wireless Telecommunications Facility</td>
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<td>Other:</td>
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GRAND TOTAL (Equal to gross area of Parcel): 599,315 sqft or approx 17.6 acres

3. If the project is commercial, industrial or institutional, complete the following:
   Estimated No. of Employees per shift: N/a
   Estimated No. of shifts per day: N/a
   Type of loading facilities proposed: N/a
4. Will the 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  If 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:
190 Diesel generator fuel tank and (12) GNB Marathon M12 180FT batteries

7. How much off-street parking will be provided?
   
   Number  
   Size  
   
   No. of covered spaces:  
   No. of uncovered spaces:  
   No. of standard spaces:  
   No. of accessible spaces:  
   Existing no. of spaces:  
   Proposed additional spaces:  
   Total:  

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.
☒ YES  ☐ NO  Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)
   Placing gravel to improve existing road to site. The site location is relatively flat with only minor grading required.
The access route has a moderate slope.

9. For grading or road construction, complete the following:

   Amount of cut: 14.47 cubic yards
   Amount of fill: 13.5 cubic yards
   Max. height of fill slope: Max slope not to exceed 2:1 feet
   Max. height of cut or fill slope is: 1.5 feet
   Amount of import/export: 0/97 cubic yards
   Location of borrow or disposal site: Spread evenly around site.
10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

☐ YES  ☒ NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

☐ YES  ☐ NO

12. Will the development provide public or private recreation opportunities?

☐ YES  ☒ NO  If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

☐ YES  ☒ NO

14. Is the proposed development visible from a park, beach or other recreational area?

☐ YES  ☒ NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking:  ☐ YES  ☒ NO
Filling:  ☒ YES  ☒ NO
Dredging:  ☐ YES  ☒ NO
Structures:  ☐ Open Coastal Waters  ☐ Wetlands  ☐ Estuaries  ☐ Lakes

If so, what is the amount of material to be dredged/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 and building plans.

2 Shielded Down Tilt Lights with Motion Sensor and Auto Shutoff Timer, located on the Walk-In Equipment Cabinet.

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

Electricity:  ☒ Utility Company (service exists to parcel)
☐ Utility Company (requires extension of service to site): _________ feet  _________ miles
☐ On Site Generation – Specify:

Gas:  ☒ Utility Company/Tank
☐ On Site Generation – Specify:
☒ None

Telephone:  ☒ YES  ☐ NO
18. What will be the method of sewage disposal?
☐ Community Sewage System (specify supplier): N/a
☐ Septic Tank
☐ Other (specify): __________________________

19. What will be the domestic water source:
☐ Community Water System (specify supplier): N/a
☐ 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.)

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: Encroachment permit, BLD- BU2019-1761

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)
The Wireless Telecommunications Facility will be centrally located on a 17.6 acre parcel, APN 171-080-14, within a heavy forested area.
The Site is Adjacent to a water pump-house, which will not be removed or interrupted.

23. Are there existing structures on the property? 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.
☐ YES ☐ NO
A well pump inside small shed

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.
☐ YES ☐ NO
25. What is the maximum height of all structures?
   Existing: 0 feet
   Proposed: 175 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?
   Existing: 0 square feet
   Proposed: 1680 square feet

27. What is the total lot area within property lines?
   Total Lot Area: 17.6 acres ☐ acres ☐ square feet
   40x42' lease area = 1680' sq feet

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:
   The site sits on a vacant parcel mainly used for walking trails by the guests of Hartstone Bible Camp.
   No protected plants or animals are known to be present.
   No historic or scenic aspects are known to be present.

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.
   North and South adjacent properties are Zoned Rural Lands. The properties to the West and East are zoned Rural Residential.
   No historic or scenic aspects are known to be present. No protected plants or animals are known to be present.

30. Indicate the surrounding land uses:

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<th></th>
<th>Vacant</th>
<th>Residential</th>
<th>Agriculture</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Public Facility</th>
<th>Timberland</th>
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CASE: AP 2020-0024
OWNER: Hartstone Bible Conference
APN: 171-080-14
APLCT: Epic Wireless Group
AGENT: Kathryn Leal
ADDRESS: 18450 Van Arsdale Road, Potter Valley

Major Towns & Places
California Counties
Major Roads
Major Rivers

LOCATION MAP
CASE: AP 2020-0024
OWNER: Hartstone Bible Conference
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Naturally Occurring Asbestos
Eastern Rock Inclusions

EASTERN SOIL CLASSIFICATIONS