July 28, 2020

Building Inspection - Ukiah
Assessor
Air Quality Management

CalFire - Prevention
Anderson Valley Community Services District
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0022
DATE FILED: 6/12/2020
OWNER: ALBERT E PRATHER
APPLICANT: T-MOBILE WEST LLC
AGENT: SYNERGY, LYNDA MCCLUNG

REQUEST: Administrative Permit to add a 25 kW electricity generator with a 240 gallon belly tank. The generator will be installed on a new five foot by ten foot concrete pad within the existing wireless communications lease area.

LOCATION: 1± mile south of Philo town center, 0.75± from the intersection of Indian Creek Road (CR 129) and State Highway 128 (SH 128), located at 16701 Indian Creek Rd.; (APN: 046-031-77).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE
RESPONSE DUE DATE: August 11, 2020

PROJECT INFORMATION CAN BE FOUND AT:
https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

__________________________________________

__________________________________________

__________________________________________

REVIEWED BY:

Signature ____________________ Department ____________________ Date ____________________
CASE: AP_2020-0022 (T_Mobile)

OWNER: ALBERT PRATHER
APPLICANT: T-MOBILE WEST LLC
AGENT: SYNERGY, LYNDA McLUNG

REQUEST: Administrative Permit to add a 25 kW electricity generator with a 240 gallon belly tank. The generator will be installed on a new five foot by ten foot concrete pad within the existing wireless communications lease area.

LOCATION: 1± mile south of Philo town center, 0.75± from the intersection of Indian Creek Road (CR 129) and State Highway 128 (SH 128), located at 16701 Indian Creek Rd.; (APN: 046-031-77).

APN: 046-031-77
PARCEL SIZE: 39± Acres
GENERAL PLAN: Rangeland (RL 160)
ZONING: Rangeland (RL 160)
EXISTING USES: Cellular Antenna site
DISTRICT: 5 (Williams)

RELATED CASES: Administrative Permit, AP_2016-0016. Add new antennas to the existing tower. Application approved. Administrative Permit, AP_2016-0012. Add a microwave dish to the existing tower. Application approved. Use Permit Modification, UM_2013-0007. Replace existing 91 foot tall wooden monopole with a 95 foot tall steel monopole along with adding new antennas. Application approved. Use Permit Modification to modify the previous use permit application for initial tower construction so as to address aesthetic concerns for the ninety foot tall wooden monopole. Application approved.

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH: Range Lands (RL 160)</td>
<td>Range Lands (RL 160)</td>
<td>40± acres</td>
<td>Vacant</td>
</tr>
<tr>
<td>EAST: Range Lands (RL 160)</td>
<td>Range Lands (RL 160)</td>
<td>103± acres</td>
<td>Residential</td>
</tr>
<tr>
<td>SOUTH: Range Lands (RL 160)</td>
<td>Range Lands (RL 160)</td>
<td>79± acres</td>
<td>Vacant</td>
</tr>
<tr>
<td>WEST: Range Lands (RL 160)</td>
<td>Range Lands (RL 160)</td>
<td>40± acres</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
☑️ Air Quality Management District
☑️ Assessor’s Office
☑️ Building Division
☑️ Anderson Valley CSD

STATE
☑️ CALFIRE (Land Use)

TRIBAL
☑️ Cloverdale Rancheria
☑️ Redwood Valley Rancheria
☑️ Sherwood Valley Band of Pomo Indians

STAFF PLANNER: KEITH GRONENDYKE
DATE: 07/08/20
<table>
<thead>
<tr>
<th>ENVIRONMENTAL DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MAC: N/A</td>
</tr>
<tr>
<td>2. FIRE HAZARD SEVERITY ZONE: High</td>
</tr>
<tr>
<td>3. FIRE RESPONSIBILITY AREA: Calfire/Anderson Valley Community Services District</td>
</tr>
<tr>
<td>4. FARMLAND CLASSIFICATION: G</td>
</tr>
<tr>
<td>5. FLOOD ZONE CLASSIFICATION: N/A</td>
</tr>
<tr>
<td>6. COASTAL GROUNDWATER RESOURCE AREA: N/A</td>
</tr>
<tr>
<td>7. SOIL CLASSIFICATION: Western Soils</td>
</tr>
<tr>
<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: N/A</td>
</tr>
<tr>
<td>9. WILLIAMSON ACT CONTRACT: Yes, non-prime</td>
</tr>
<tr>
<td>10. TIMBER PRODUCTION ZONE: No</td>
</tr>
<tr>
<td>11. WETLANDS CLASSIFICATION: N/A</td>
</tr>
<tr>
<td>12. EARTHQUAKE FAULT ZONE: No</td>
</tr>
<tr>
<td>13. AIRPORT LAND USE PLANNING AREA: No</td>
</tr>
<tr>
<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE: No</td>
</tr>
<tr>
<td>15. NATURAL DIVERSITY DATABASE: No</td>
</tr>
<tr>
<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT: N/A</td>
</tr>
<tr>
<td>17. LANDSLIDE HAZARD: N/A</td>
</tr>
<tr>
<td>18. WATER EFFICIENT LANDSCAPE REQUIRED: No</td>
</tr>
<tr>
<td>19. WILD AND SCENIC RIVER: N/A</td>
</tr>
<tr>
<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA: N/A</td>
</tr>
<tr>
<td>21. STATE CLEARINGHOUSE REQUIRED: No</td>
</tr>
<tr>
<td>22. OAK WOODLAND AREA: No</td>
</tr>
<tr>
<td>23. HARBOR DISTRICT: N/A</td>
</tr>
</tbody>
</table>
APPLICATION FORM

APPLICANT
Name: T-Mobile West LLC
Mailing Address: 1855 Gateway Blvd., Suite 900
City: Concord
State/Zip: CA 94520
Email: 

PROPERTY OWNER
Name: Albert E. Prather
Mailing Address: 13251 Anderson Valley Way
City: Philo
State/Zip: CA 95415
Email: 

AGENT
Name: Lynda McClung - Synergy, a division of Advantage Engineers LLC
Mailing Address: 7543 Woodley Avenue
City: Van Nuys
State/Zip: CA 91406
Email: lmclung@synergy.cc

Parcel Size: 39 Acres
(Sq. feet/ Acres) Address of Property: 18701 Indian Creek Road, Philo, CA 95415

Assessor Parcel Number(s): 046-031-7700

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.

Lynda McClung
Signature of Applicant/Agent
06/03/20

Albert E. Prather
Signature of Owner
5/19/20
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.

   Modification of existing T-Mobile wireless telecommunications facility:
   Install (1) generac 25 kW diesel generator with tank on (N) concrete slab,
   install (1) automatic transfer switch, inside existing chain link fence enclosure.

2. 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: Rural/agricultural vacant lands</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: unmanned wireless telecommunications facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Structures Paved</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area Landscaped Area</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Unimproved Area</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>GRAND TOTAL (Equal to gross area of Parcel)</td>
<td>246.98 sq ft (wireless communications facility)</td>
<td></td>
</tr>
</tbody>
</table>
3. If the project is commercial, industrial or institutional, complete the following:

   Estimated employees per shift: 2-3
   Estimated shifts per day: 1
   Type of loading facilities proposed: [Insert details]

4. Will the proposed project be phased? □ Yes □ No  If yes, explain 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:

   Installing diesel fueled generator.

7. How much off-street parking will be provided?

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

   | Existing Number of Spaces | N/A    |
   | Proposed Additional Spaces | N/A    |
   | Total                     | N/A    |

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.).

   The terrain for the proposed diesel generator is flat.

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

   A. Amount of cut  N/A  cubic yards
   B. Amount of fill N/A  cubic yards
   C. Maximum height of fill slope N/A  feet
   D. Maximum height of cut slope N/A  feet
   E. Amount of import or export N/A  cubic yards
   F. Location of borrow or disposal site N/A
10. Does the project involve sand removal, mining or gravel extraction?  [ ] Yes  [ ] No
   If yes, detailed extraction, reclamation and monitoring plans may be required?
   Concrete pad installation for generator.

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?
   Diking:  [ ] Yes  [ ] No
   Filling:  [ ] Yes  [ ] No
   Dredging: [ ] Yes  [ ] No
   Placement of structures in:
   __________________________
   __________________________
   __________________________
   __________________________
   _________ cubic yards.
   Location of dredged material disposal site?
   __________________________

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:
   __________________________
   B. Gas:
      [ ] Utility Company/Tank
      [ ] On Site Generation - Specify:
      [ ] None
   C. Telephone:  [ ] Yes  [ ] No

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

19. What will be the domestic water source?
   [ ] Community water system - Specify supplier
   [ ] Well
   [ ] Spring
   [ ] Other - Specify: N/A
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:
   None.
   
   

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
   East of 126 Hwy off of Indian Creek Rd.
   
   

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.
   Yes, nearby agriculture building/storage.
   
   

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.
   
   


26. Gross floor area of existing structures 200 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 400 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 39 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 monopole with antennas and ground equipment on flat surface.
   
   

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.
   The surrounding properties are agricultural properties.

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Agricultural</td>
<td>Commercial Industrial</td>
<td>Institutional Timberland</td>
<td>Other</td>
</tr>
</tbody>
</table>

Z:\11PBS Forms\COMPLETED Form\Planning Application-2015.docx Page - 6
CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

[Signature]  
Owner/Authorized Agent  
5-19-20  
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW

AUTHORIZATION OF AGENT:

I hereby authorize **See attached LOA** to act as my representative and to bind me in all matters concerning this application.

[Signature]  
Owner  
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lynda McClung</td>
<td>Synergy, a division of Advantage Engineers LLC</td>
<td></td>
</tr>
</tbody>
</table>

Mailing Address
7543 Woodley Avenue
Van Nuys, CA 91406

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Mailing Address</th>
<th>Mailing Address</th>
</tr>
</thead>
</table>

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: Lynda McClung  
Date: 06/03/20