November 3, 2020

Department of Transportation
Building Inspection - Ukiah
Assessor

Air Quality Management
CALFIRE – Prevention
Leggett Valley Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0039
DATE FILED: 10/13/2020
OWNER: SCOTT & MELISSA A. ROSENTHAL
APPLICANT: T-MOBILE WEST LLC
AGENT: LYNDA MCCLUNG - SYNERGY
REQUEST: Administrative Permit to modify telecommunications facility to install one (1) diesel generator on concrete slab inside existing enclosure, and one (1) automatic transfer switch.
LOCATION: 1± mile south of Leggett town center, lying on the west side of State Highway 271, 0.3± miles north of its intersection with State Highway 101, located at 66250 State Highway 271, Leggett (APN: 053-400-43).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: November 17, 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_2020-0039

OWNER: SCOTT & MELISSA ROSENTHAL

APPLICANT: T-Mobile West LLC

AGENT: Lynda McClung - Synergy

REQUEST: Administrative Permit to modify telecommunications facility to install one (1) diesel generator on concrete slab inside existing enclosure, and one (1) automatic transfer switch.

LOCATION: 1± mile south of Leggett town center, lying on the west side of State Highway 271, 0.3± miles north of its intersection with State Highway 101, located at 66250 State Highway 271, Leggett (APN 053-400-43).

APN/S: 053-400-43-00

PARCEL SIZE: 45.32± acres

GENERAL PLAN: RC:

ZONING: RC:40K

EXISTING USES: Residential; Commercial

DISTRICT: 4 (Gjerde)

RELATED CASES: U_2010-0010 (Use Permit to authorize construction and operation of a wireless communication facility); BU_2012-0540 (cell tower 120’ tall 9 antennas 3 cabinets); BU_2018-1938 (install 3 new antennas, 3 new radios, 1 hybrid)

ADJACENT GENERAL PLAN
NORTH: Rural Community (RC)

EAST: Rural Community (RC)

SOUTH: Forest Lands (FL); Rural Timber Production Zone (TPZ:16)

WEST: Forest Lands (FL); Rural Commu

ADJACENT ZONING
NORTH: Rural Community (RC)

EAST: Rural Community (RC)

SOUTH: Suburban Residential (SR:40K)

WEST: Forest Lands (FL); Rural Commu

ADJACENT LOT SIZES
NORTH: 4±; 1.9±; 4± acres

EAST: 36± acres

SOUTH: 40± acres

WEST: 225±; 19±; acres

ADJACENT USES
NORTH: Commercial; Residential

EAST: Residential

SOUTH: Vacant

WEST: Institutional

REFERRAL AGENCIES
LOCAL
Air Quality Management District
Assessor’s Office
Building Division Ukiah
Department of Transportation (DOT)

STATE
Leggett Valley Fire District
CaliFIRE (Land Use)

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

ADDITIONAL INFORMATION: Subject parcel and adjacent parcels to east, south, and west are in Flood Plain Combining District (FP)

STAFF PLANNER: MARK CLISER DATE: 10/30/20
<table>
<thead>
<tr>
<th><strong>ENVIRONMENTAL DATA</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. MAC:</strong></td>
</tr>
<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong></td>
</tr>
<tr>
<td><strong>3. FIRE RESPONSIBILITY AREA:</strong></td>
</tr>
<tr>
<td><strong>4. FARMLAND CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
</tr>
<tr>
<td><strong>7. SOIL CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
</tr>
<tr>
<td><strong>9. WILLIAMSON ACT CONTRACT:</strong></td>
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<tr>
<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
</tr>
<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
</tr>
<tr>
<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
</tr>
<tr>
<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
</tr>
<tr>
<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong></td>
</tr>
<tr>
<td><strong>15. NATURAL DIVERSITY DATABASE:</strong></td>
</tr>
<tr>
<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong></td>
</tr>
<tr>
<td><strong>17. LANDSLIDE HAZARD:</strong></td>
</tr>
<tr>
<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
</tr>
<tr>
<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
</tr>
<tr>
<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
</tr>
<tr>
<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
</tr>
<tr>
<td><strong>22. OAK WOODLAND AREA:</strong></td>
</tr>
<tr>
<td><strong>23. HARBOR DISTRICT:</strong></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: Scott & Melissa Rosenthal
Mailing Address: 66150 Drive Thru Tree Road
City: Legget State/Zip: CA/ 95585 email:

AGENT
Name: Lynda McClung - Synergy, a Division of Advantage Engineers
Mailing Address: 7543 Woodley Avenue, Suite 201
City: Van Nuys State/Zip: CA/ 91406 email: lmclung@synergy.cc
Parcel Size: (Sq. feet/Acres) Address of Property: 66150 Drive Thru Tree Road, Legget, CA 95585
Assessor Parcel Number(s): 053-400-43

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 9/28/2020 **See Project Overview and Owner Authorization

Signature of Owner Date

RECEIVED
OCT 05 2020
Planning & Building Services
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 an existing T-Mobile wireless telecommunications site: Install (1) diesel generator on (N) concrete slab inside existing chain link fence enclosure. Install (1) automatic transfer switch.

<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>200</td>
<td>47</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:</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 Landsaped Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel)

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Page - 2
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: Install generator, concrete pad, and automatic transfer switch

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:

   Installing diesel fueled generator.

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

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

   | Number of covered spaces | N/A | Number | Size |
   | Number of uncovered spaces | N/A | Number | Size |
   | Number of standard spaces | N/A | Number | Size |
   | Number of handicapped spaces | N/A | Number | Size |

   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.).

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

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.

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:
    ____________________________________________________________
    ____________________________________________________________

    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:
   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:
   Building permit
   __________________________________________________________
   __________________________________________________________

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
   This location is in a isolated area surrounded by trees.
   __________________________________________________________

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.
   There is an existing T-Mobile lattice tower and equipment cabinet. The proposed generator will be located next to the equipment cabinet, enclosed behind the existing chain link fence and wall.
   __________________________________________________________

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 _____1200____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____47____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): _____1200_____ 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.
   The area is isolated surrounded by trees. There is an existing telecommunications 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.
   The area is isolated for most part, there are some houses around it but not within a close proximity. The area is surrounded by trees.
   __________________________________________________________

30. Indicate the surrounding land uses:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

   Vacant
   Residential Agricultural
   Commercial Industrial
   Institutional Timberland
   Other   RC   RC   RC   RC

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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 their decision.

Lynda McClung
Owner/Authorized Agent

9/28/2020
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Lynda McClung to act as my representative and to bind me in all matters concerning this application.

**See Project Overview and Owner Authorization

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>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
<tr>
<td>7543 Woodley Avenue</td>
<td>Van Nuys, CA 91406</td>
<td></td>
</tr>
</tbody>
</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.

Lynda McClung

9/28/2020
CASE: AP 2020-0039
OWNER: ROSENTHAL, Scott
APN: 053-400-43
APLCT: T-Mobile West, LLC
AGENT: Lynda McLung
ADDRESS: 65990 Cedar Creek Road, Leggett

Major Towns & Places
Major Rivers
Highways

LOCATION MAP
CASE: AP 2020-0039
OWNER: ROSENTHAL, Scott
APN: 053-400-43
APLCT: T-Mobile West, LLC
AGENT: Lynda McLung
ADDRESS: 65990 Cedar Creek Road, Leggett

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2020

AERIAL IMAGERY

Named Rivers
Public Roads
CASE: AP 2020-0039
OWNER: ROSENTHAL, Scott
APN: 053-400-43
APLCT: T-Mobile West, LLC
AGENT: Lynda McLung
ADDRESS: 65990 Cedar Creek Road, Leggett

GENERAL PLAN CLASSIFICATIONS
Project Overview and Owner Authorization

<table>
<thead>
<tr>
<th>Site ID:</th>
<th>SF40874B</th>
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</thead>
<tbody>
<tr>
<td>Site Address:</td>
<td>66150 Drive Thru Tree Rd. Legget, Ca. 95585</td>
</tr>
<tr>
<td>Date:</td>
<td>September 24th, 2020</td>
</tr>
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</table>

Project Purpose

According to the Federal Communications Commission, more than 850 cell sites were offline during the 2019 California fire season. The vast majority of these cell sites are located in Northern California. Following the unprecedented power outages, California legislators requested that T-Mobile install emergency backup generators at high need facilities throughout California to ensure at least 72 hours of emergency power. To that end, T-Mobile contracted Synergy, a division of Advantage Engineers, to procure necessary government entitlements and install the generators as quickly as possible.

Owner Authorization

Property owners have been approached and consulted on generator placements based on high need areas (e.g., maximum coverage area and higher risk of power outages). To move forward with construction, contract amendments are being put in place to include the emergency generators. T-Mobile is only placing generators onto landlord property with their permission. Still, many contracts contain language specifically stating at least one of the following: (1) T-Mobile can file on an owner’s behalf; (2) owners will cooperate with T-Mobile on applications; or (3) T-Mobile is permitted to provide backup power to keep facilities running.

However, with Covid-19 and the long fire season, it has been difficult to procure property owner signatures directly on applications, effectively slowing down the local government approval process. We respectfully request the jurisdiction intake our application for review and, if T-Mobile’s letter of authorization and backup lease agreements are deemed insufficient, make the underlying property owner’s signature a condition of approval prior to permit issuance. This will help us begin the permitting process and get generators on air more quickly to provide greater support.

Conclusion

T-Mobile and Synergy greatly appreciate your support and assistance as we move forward with this project. The current COVID-19 outbreak adds yet another obstacle, however we believe it demonstrates the need for the project to move forward expeditiously as more and more people become dependent on T-Mobile’s network.

We hope you will intake this application and begin reviewing so that we can provide a much-needed service to your community. Thank you for your understanding and hard work during this difficult time. We appreciate you taking the time to review our application and look forward to working with you throughout this process. Take care and stay safe!

RECEIVED
OCT 05 2020
Planning & Building Services