

**STAFF REPORT FOR MAJOR USE PERMIT**

**#U 2013-0004  
MAY 21, 2015  
PAGE PC-1**

**OWNER:** ANNE FASHAUER  
21600 PHILO GREENWOOD ROAD  
UKIAH, CA 95482

**APPLICANT:** VERIZON WIRELESS  
2785 MITCHELL DRIVE  
SAN RAMON, CA 94598

**AGENT:** AARON SALARS  
ON AIR, LLC  
465 1<sup>ST</sup> STREET WEST, SUITE 101  
SONOMA, CA 95476

**REQUEST:** Use Permit to authorize construction and operation of a wireless communication facility consisting of an 120 foot tall lattice tower, 12 panel antennas, 1 microwave dish, auxiliary equipment as well as ground based equipment including a diesel generator with fuel storage tank and a 192 square foot equipment shelter.

**DATE DEEMED COMPLETE:** 10/23/2014

**RECOMMENDATION:** Approve the request with recommended Conditions of Approval.

**LOCATION:** 4± miles northwest of Philo town center, lying on the north side of Philo Greenwood Road (CR 132), 0.1 mile east of its intersection with Signal Ridge Road (CR 133). Located at 21600 Philo Greenwood Road, Philo; APN 026-200-35.

**TOTAL ACREAGE:** 1,600 square foot leased area within a 2.72 acres "host" parcel

**GENERAL PLAN:** Forestland (FL 160)

**ZONING:** Timber Production (TP 160)

**SUPERVISORY DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**BACKGROUND**

The Telecommunications Act of 1996 was signed into law on February 8, 1996. This act preserves the authority of a State or local governments over decisions regarding the placement, construction, and modifications of personal wireless services, subject to limitations. Section 704(7)(B)(iii) requires that any denial *shall be in writing and supported by substantial evidence contained in a written record*. Section 704(7)(B)(iv) prohibits denial on the basis of radio frequency emissions if those emissions are below the standards as determined by the Federal Communications Commission (FCC).

On November 15, 2001, the Mendocino County Planning Commission adopted *Guidelines for the Development of Wireless Communication Facilities* (Wireless Guidelines) to regulate wireless communication facilities. By adopting this resolution, the Planning Commission acted to maintain the County's authority over decisions regarding development, operation, and maintenance of wireless facilities.

The proposed project has been evaluated for compliance with the County General Plan, Inland Zoning Code and the Wireless Guidelines.

**PROJECT DESCRIPTION:**

The applicant is requesting a use permit to construct a wireless communication facility to be located within a 40 foot by 40 foot (1,600 square feet) leased area. The facility would consist of a 120 foot tall lattice tower to support twelve panel antennas, and one microwave dish antenna. Panel antennas will be mounted on the tower at approximately 116 feet above ground level extending flush with the top of the tower, and the microwave dish will be mounted at 95 feet above ground level (Elevation Plan, Attachment H). A 192 square foot equipment shelter and 48 kilowatt diesel generator with fuel tank will be installed within the lease are to support the facility (Site Plan, Attachment G). There is an existing access road off Philo-Greenwood Road (CR 132) which will need to be improved to meet State Fire Safe Regulations.

Maps showing anticipated cellular coverage from the proposed facility are included in Attachment L. The wireless communication facility will be an unmanned facility that will operate 24 hours a day, 7 days a week and will be secured with a 6 foot high chain link fence around the perimeter.

**RELATED APPLICATIONS:**

**On-Site**

- Use Permit #U 19-2003 was approved by the Planning Commission on July 15, 2004 permitting the operation of a rock quarry including processing (crushing and screening) and the extraction of an average of 10,000 cubic yards of material per year for 20 years, with a one-year maximum of 15,000 cubic yards, for a maximum of 200,000 cubic yards total.

**PROJECT SETTING**

**SITE CHARACTERISTICS:**

The facility will be located within a 1,600 square foot leased area within an approximately 174.30 acres property. The leased area is relatively flat and is located in open clearing surrounded by forestlands. The forested area adjacent to the leased area is dominated by tan oak, California madrone, young redwoods and Douglas fir. Existing use on the property include multiple single-family residences and a commercial rock quarry.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	FL-160	TP-160	68± - 414± acres	Residential/Timber Production
<b>EAST</b>	FL-160	TP-160	25.12± acres	Residential/Timber Production
<b>SOUTH</b>	FL-160 and RL-160	FL-160 and RL-160	7± - 82± acres	Vacant/Residential
<b>WEST</b>	FL-160	FL-160	6.37± - 28± acres	Vacant/Residential

**SERVICES:**

Access: Private road connecting to Philo-Greenwood Road (CR 132)  
 Fire District: Anderson Valley, CalFire  
 Water District: None  
 Sewer District: None  
 School District: Anderson Valley Unified School District

**REFERRAL AGENCY COMMENTS:**

Agency comments relevant to this application are listed within the Initial Study (Appendix A) and Key Issues Section of this report and are noted within the Conditions of Approval. Otherwise, most of the reviewing agencies had no comment regarding the proposed project.

REFERRAL AGENCIES	NOT RETURNED	"NO COMMENT"	COMMENTS
Department of Transportation			X
Environmental Health-Ukiah			X
Building Services-Ukiah PBS		X	
Assessor	X		
Emergency Services		X	
Air Quality Management District			X
Caltrans – Division of Aeronautics	X		
FAA	X		
FCC	X		
Regional Water Quality Control	X		
Department of Fish & Wildlife	X		
PUC	X		
Anderson Valley CSD	X		
CalFire			X
U.S. Fish and Wildlife Services	X		
Forestry Advisor	X		

**KEY ISSUES:**

**Key Issue #1 General Plan and Zoning Consistency:** The project is consistent with its General Plan designation of Forestland (FL 160). The Land Use Section Policy DE-14 of the General Plan states the intent of the Forestland designation.

*The Forest Lands classification is intended to be applied to lands which are suited for and are appropriately retained for the growing, harvesting and production of timber and timber-related products. The classification should include lands eligible to be zoned Timberland Production; intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of timber resource lands. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.*

The land use classification for the parcel is Timberland Production (TP-160). A wireless communication facility is categorized under the Major Impact Services and Utilities Civic Use Type. Within the TPZ classification, Major Impact Services and Utilities are a conditional use, subject to approval of a major use permit. County Inland Zoning Code Section 20.068.005 states the intent of the TPZ zoning district.

*This district is intended to be applied to areas of the County which because of their general soil types, location and timber growing capabilities are suited for and should be devoted to the growing, harvesting, and production of timber and timber related products and are taxed as such.*

As noted in the Initial Study (Appendix A), the facility will utilize an existing small clearing within the forested area of the property. No trees will be removed to accommodate the project. Based on the minimal amount of land, approximately 1,600 square feet needed to support the project, staff determined that the project will not significantly affect the properties timber growing capabilities or conflict with the intent of the FL 160 classification or TP-160 zoning district.

**Key Issue #2 Aesthetics:** Aesthetics is typically a concern associated with this type of use because of the substantial height of structures used to support communication antennas. The County Wireless Guidelines aim to minimize aesthetic or visual impacts from wireless telecommunication facilities by having them located or designed so as to be visually unobtrusive. The visibility of a facility is a function of its height, design, and its exposure to neighbors and the general public.

A visual simulation was conducted by flying a red weather balloon to simulate the height of the proposed 120 foot tall monopine. Staff was present and observed the test. Photo-simulations based on the visual test are included with this report and are concluded to be a reasonable representation of the visual impacts

Staff determined that the height of the surrounding trees substantially shields the site from nearby areas. As shown in the photo simulation provided by the applicant in Attachment I, approximately the top 20 to 30 feet of the tower would be visible at a distance when traveling along Route 128. The tower will only be visible at a close distance when traveling along Philo-Greenwood Road (CR 132) for a brief moment (Attachment J).

The following project conditions are recommended to minimize potential aesthetic impacts to a less than significant level under the California Environmental Quality Act (CEQA). Consistent with Item (B)(2)(b) of the Guidelines for the Development of Wireless Communications Facility (Wireless Guidelines), Condition Number 1 requires that all exterior surfaces of structures and equipment associated with the facility, have subdued colors and non-reflective materials selected to blend with their surroundings. Condition Numbers 2 and 3 will further mitigate visual impacts by limiting the facility's height, and to protect/preserve existing vegetation. In the event that use of the facility should cease, Condition Numbers 4 and 5 will require that all portions of the facility above ground level be removed from the site, and the site be restored to a natural condition.

Staff wants to be clear that Condition Number 2 which limits the tower height, including antennas, to 120 feet AGL is a concealment element of the project that is being used to support the environmental determination to adopt a mitigated negative declaration under CEQA. Any request to increase the height of the facility will be subject to further environmental review and may require additional concealment or stealth measures to mitigate potential aesthetic impacts.

The Commission may determine that additional mitigation is necessary to reduce aesthetic impacts in order support adoption of a mitigated negative declaration for the project. Additional mitigation measures may include limiting the horizontal distance between the antennas and the tower, limiting the overall height of the WCF or requiring an alternative stealth design such as "monopine", a monopole designed to resemble a pine tree. The Commission will need to balance potential visual impacts versus improved communication service.

**Key Issue #3 Northern Spotted Owl Habitat:** The California Natural Diversity Database (CNDDDB) shows nine occurrence records for Northern Spotted Owls, a federally listed "threatened species" under the Endangered Species Act, in the project vicinity with the closet known nest being approximately 0.25 miles from the project site. Staff consulted with U.S. Fish and Wildlife Services (USFWS) staff to determine appropriate mitigation measures to ensure that the project would not impact the Northern Spotted Owl. USFWS staff, within an email to staff dated March 12, 2015 states in part,

*I reviewed aerial imagery of the proposed project site and surrounding forests, and it is fairly obvious that substantial amounts of suitable nesting/roosting habitat for northern spotted owls does not occur within 0.25 mile of the proposed project site. By our noise guidance, a quarter-mile is about the maximum distance we would estimate that project noises could impact an incubating owl. Based on these factors, it seems unlikely that the proposed construction of a cell tower at this location would impact a northern spotted owl.*

Based on USFWS staff determination that the area does not contain suitable Northern Spotted Owl habitat staff determined that the project will not adversely affect this species.

Disruption of the site should be limited to the construction phase of the project. Once construction is completed the unmanned facility will require only occasional visits as necessary to maintain the facility. The project will not result in significant impact on plants or wildlife.

**Key Issue #4 Wireless Guidelines:** On November 15, 2001, the Planning Commission adopted guidelines for approval and operation of wireless communications facilities (Wireless Guidelines). A review of applicable policy standards follows:

According to Standard B(1)(a) the Wireless Communications Guidelines:

*Communications facilities that can co-locate with an existing facility will generally have highest preference, followed by facilities located on existing structures or buildings, then followed by facilities that can be designed or located so as to be visually unobtrusive ("stealthed"). Highly visible sites and sites within or near residential areas or schools are least preferred and will only be considered when there is compelling evidence that no other less visible alternative exists.*

The applicant is proposing to construct a new WCF. The applicant has provided an Alternative Site Analysis which can be found in the supplementary information provided with the application (Appendix B). Visual simulations are provided in Attachments I and J. A discussion of the WCF aesthetic impacts is discussed above and in the Initial Study within Item I Aesthetics. The project is located in a rural area of the County with surrounding parcels ranging in size between 7 and 414 acres. The nearest off-site residence is approximately 1,200 feet south of the proposed facility.

Standard B(2)(g) of the Wireless Communications Guidelines states,

*New communications facilities shall be discouraged on ridge top sites where they will be silhouetted against the sky from the surrounding community, or from highly used public locations.*

The applicant is proposing to construct the WCF on a ridgetop. As shown in the photo simulations provided by the applicant in Attachment I, approximately the top 30 to 40 feet the lattice tower would be silhouetted against the skyline when viewed from Route 128. Except for brief moments when traveling along Philo-Greenwood Road (CR# 132) the facility will only be visible against the skyline from a distance including when traveling along State Route 128. Although, there is not enough vegetation at this location to fully conceal the "monopine" from all vantage points along State Highway 128, given the stealth design and at times significant distance away, the general public may well be unaware of the tower. It's also likely that a local user will be more acutely aware of changes to the visual resources versus the tourist who is less sensitive to specific changes in an unfamiliar environment.

As the tower will be located approximately 2.1 miles or further from State Route 128 and 4 miles from Philo community town center, staff determined that the project will not substantially degrade the existing visual character or quality of the surrounding community.

Condition Numbers 17 through 21 will help to ensure that the project will achieve compliance with the Wireless Guidelines.

### **RECOMMENDATION:**

Adopt a Mitigated Negative Declaration and approve the request for Use Permit #U 2013-0004 based on the following findings, and subject to the recommended conditions of approval.

### **FINDINGS:**

**Environmental Findings:** The Planning Commission finds that the environmental impacts identified for the project can be adequately addressed through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Mitigated Negative Declaration is adopted.

**Project Findings:** The Planning Commission approves Use Permit #U\_2013-0004 subject to the conditions of approval recommended by staff further finding:

1. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Access to the project site is provided by an existing driveway that extends from Philo-Greenwood Road (CR 132). Power is available to support the project. Condition Number 11 will ensure that adequate drainage facilities will be provided. Condition Number 15 requires the private driveway approach onto the

county road be improved and maintained to commercial standards as determined by the County Department of Transportation.

2. That the proposed use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

The nearest off-site residence is approximately 1,200 feet south of the project site. The facility will not be accessed by anyone other than company personnel. Upon completing the Initial Study, staff did not find any impacts from the project that would constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county

3. That such use preserves the integrity of the zoning district.

The TP-160 zoning district allows for the construction and operation of a wireless communication facility subject to obtaining a major use permit. Based on the small footprint of the project relative, 1,600 square feet, to the size of the subject property 174.30± acres, the project is consistent with the intent of and preserves the integrity of the TP-160 zoning district.

#### CONDITIONS OF APPROVAL:

##### Aesthetics

- \*\*1. Exterior surfaces of structures and equipment shall have subdued colors and non-reflective materials selected to blend with their surroundings. Color shall be reviewed by the Department of Planning and Building Services for approval prior to issuance of a building permit.
- \*\*2. The total height of the facility including antennas will not exceed 120 feet in height above ground level. Upon completion of the installation of the facility and prior to final of the building permit, the applicant shall confirm that the height is no greater than approved, and shall submit a written certification to the County of the actual height. This condition is a concealment element of the project and exceeding this height limitation shall require a modification of this Use Permit.
- \*\*3. Existing trees and other vegetation, which will provide screening for the proposed facility and associated access roads, shall be protected from damage. No trees that provide visual screening of the communications facility shall be removed after project completion except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility.
- \*\*4. Prior to issuance of a building permit, the applicant shall provide an irrevocable letter of credit, bond, certificate of deposit, or other reasonable form of security satisfactory to County Counsel, sufficient to fund the removal of the facility and restoration of the site in the event that the applicant abandons operations or fails to comply with requirements for removal of facilities and restoration of the site.
- \*\*5. If use of any portion of the proposed facility is discontinued for more than one year, all parts of the facility not in use, above grade, shall be completely removed from the site, and the site shall be restored to a natural-appearing condition.
- \*\*6. Exterior light fixtures shall be designed or located so that only reflected, non-glaring light is visible from beyond the immediate vicinity of the site, and shall be turned off except when in use by facility personnel. No aircraft warning lighting shall be installed.

Air Quality

7. Prior to the development phase of the project, the applicant shall contact the Mendocino County Air Quality Management District for a determination as to the need for a permit from the District for the proposed generator.
8. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.

Cultural Resources

9. In the event that archaeological resources are encountered on the site, further disturbance in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

Geology and Soils/Hydrology and Water Quality

10. As soon as practical following completion of any earth disturbance, vegetative ground cover or driveway surfacing equal to or better than existing shall be reestablished on all disturbed portions of the site. Project construction activities are limited to the project footprint. Trenches will need to be filled and resurfaced to match the original surface.
11. All grading and site preparation, at a minimum, shall adhere to the following "Best Management Practices": The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
  - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
  - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
  - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
  - d. Temporary erosion control measures shall be in place at the end of each day's work, and shall be maintained until permanent protection is established.
  - e. Erosion control measures shall include but are not limited to: seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1<sup>st</sup>.
  - f. All earth-moving activities shall be conducted between May 15<sup>th</sup> and October 15<sup>th</sup> of any given calendar year unless an Erosion and Sedimentation Prevention Plan, prepared by a registered civil engineer, has been submitted and approved by the Department of Planning and Building Services which outlines wet weather earthmoving and drainage control protocols. Such plan shall include all appropriate Best Management Practices that shall be installed in accordance with the approved Erosion and Sediment Prevention Plan prior to the start of construction during the rainy season.
  - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
    1. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1,524 mm) in height and steeper than 1 unit vertical in 1.5 units horizontal (66.7% slope).
    2. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage.

Noise

- \*\*12. The generator used to support the facility shall be equipped with mufflers and spark arresters, and shall not produce noise levels exceeding 50 dBA at the nearest off-site residence. Routine testing and maintenance shall be limited to weekdays between 8:30 a.m. and 4:30 p.m. Repairs and emergency use are not included in this limitation. If necessary, the generator shall be enclosed by a noise barrier shelter designed by an acoustical engineer and remain oriented and screened to limit excessive noise to surrounding residences.

Public Services

13. The applicant shall complete California Department of Forestry and Fire Protection (CalFire) standard fire safe requirements pursuant to CalFire File #21-14. The applicant shall obtain written verification from CalFire stating that this condition has been met to the satisfaction of CalFire and submit it to the Department of Planning and Building Services.
14. The facility shall provide if requested, space for any public emergency service provider to locate communication equipment on the tower, provided no interference to function will result at a minimum or no fee.

Transportation/Traffic

15. In conformance with encroachment permit procedures administered by the Mendocino County Department of Transportation, the applicant shall construct and maintain a standard private driveway approach onto Philo-Greenwood Road (CR 132), to a minimum width of ten (10) feet, and length measured fifteen (15) feet from the edge of the County road, to be paved with surfacing comparable to that on the County road.
16. Prior to any work within County rights of way, the applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation.

Wireless Guidelines

17. Prior to the final inspection by the Building Division of the Department of Planning and Building Services, an identification sign for each company responsible for operation and maintenance of facilities at the site, no larger than one square foot, shall be mounted on the fence exterior in a location visible when approached from the road, and shall provide the name, address, and emergency telephone number of the responsible companies. The address assigned to the site by the Planning and Building Services Department shall be posted.
18. The antennas and supporting structure shall be inspected every ten years, and following significant storm or seismic events, by a structural engineer licensed in the State of California to assess their structural integrity, and a report of the engineer's findings shall be submitted to the Planning and Building Services Department.
19. Prior to commencement of operations, all surplus construction materials and debris, including cleared vegetation, shall be removed from the site to a proper disposal facility. Thereafter the site shall be kept free of refuse.
20. By commencing work allowed by this permit, the applicant agrees to negotiate in good faith with third parties requesting shared use of the site and to require no more than a reasonable charge for collocation.
21. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower.

Standard Conditions

22. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
23. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless the Planning Commission has approved a modification.
24. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
25. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one or more of the following grounds:
  - a. That the permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which the permit was granted have been violated.
  - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.
26. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
27. This permit is issued for a period of ten years, and shall expire on November 20, 2025. The applicant has the sole responsibility for renewing this permit before the expiration date. The county will not provide a notice prior to the expiration date.
28. This permit shall become effective after all applicable appeal periods have expired or appeal processes have been exhausted. Failure of the applicant to make use of this permit within two years shall result in the automatic expiration of this permit.
29. Future modifications shall be considered cumulatively to determine if request constitutes a "substantial change" to the facility under applicable federal law.

Fish and Wildlife Filing Fee

30. This entitlement does not become effective or operative, and no work shall be commenced under this entitlement, until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services, Said fee of \$2260.00 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to June 5, 2015, (within 5 days of the end of any appeal periods). Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has "*no effect*" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

Prepared by:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DUSTY DULEY  
PLANNER III

\*\* Indicates conditions relating to Environmental Considerations - election of these conditions may affect the issuance of a Mitigated Negative Declaration.

Mitigated Negative Declaration

Appeal Fee: \$910.00

Appeal Period: 10 days

**APPENDICES:**

Appendix A – Initial Study

Appendix B – Applicant’s Project Description and Justification Statement

**ATTACHMENTS:**

A – Location

B – Topographic

C – Zoning Map

D – Fire Hazard Zone

E – Timber Production Zones

F - Site Location

G – Site Plan

H – Elevation Plan

I – Looking SW from Highway 128

J – Looking NE from Philo Greenwood Rd

K – Existing Coverage

L – Proposed Coverage

M – Aerial Map