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**PLANNING COMMISSION  
STAFF REPORT- MAJOR USE PERMIT**

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**OCTOBER 15, 2015  
#U 2015-0012**

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**OWNER:** SAN HEDRIN HOLDINGS LLC  
PO BOX 537  
WILLITS, CA 95490

**APPLICANT:** CALIFORNIA RURAL SERVICE AREA #1  
DBA US CELLULAR  
8410 WEST BRYN MAWR AVENUE  
CHICAGO, IL 60631

**AGENT:** LATRELL ANDERSON  
FAULK AND FOSTER  
1811 AUBURN AVENUE  
MONROE, LA 71201

**PROJECT COORDINATOR:** **DUSTY DULEY**

**REQUEST:** Use permit to allow for the addition of two (2) panel antennas to an existing 80 foot tall lattice tower.

**DATE DEEMED COMPLETE:** 6/20/2015

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

**LOCATION:** 13.5± miles north of Potter Valley town center and 6± miles northeast of the Eden Valley Ranch Road (private) and Hearst-Willits Road (CR 306) intersection on private property within Mendocino National Forest.

**TOTAL ACREAGE:** 700± square foot leased area within a 640± acres "host" parcel

**GENERAL PLAN:** Forestland (FL)

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

**SUPERVISORY DISTRICT:** 3

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt from CEQA, Class 1(b) (Minor alteration of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.)

**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.

On August 4, 2015 the Board of Supervisor adopted amendments to the Wireless Guidelines as recommended by the Planning Commission to further promote the appropriate siting and design of wireless communication facilities throughout the County.

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

**PROJECT DESCRIPTION:** The applicant, US Cellular, is proposing to modify an existing wireless communication facility (WCF) by adding two (2) panel antennas centered at the 45 foot at 35 foot level on an existing 80 foot tall lattice tower. US Cellular currently has five (5) antennas on the tower. There are several other antennas on the tower that appear to be used by radio and television providers. This WCF was established prior to the need to obtain a Use Permit or the establishment of the Wireless Guidelines. Staff analysis is limited to the request to install two (2) antennas on the tower.

Access will be provided by a private road extending northeast from Eden Valley Ranch Road for approximately 28 miles. The WCF will be an unmanned facility that will operate 24 hours a day, 7 days a week. A map showing anticipated cell coverage from the new antennas is attached.

**RELATED APPLICATIONS:** None

**PROJECT SETTING**

**SITE CHARACTERISTICS:** The WCF is located in an extremely rural area of the County on a 640± acres private property within the Mendocino National Forest. The WCF is located on an open ridgetop at a ground elevation of approximately 6000 feet. Existing uses on the property include the subject WCF.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	FL	TP 160	640± acres	Timberland
<b>EAST</b>	FL	TP 160	200± - 440± acres	Timberland
<b>SOUTH</b>	PL	PF	600± acres	Vacant
<b>WEST</b>	PL	PF	600± acres	Fire Lookout Station

**SERVICES:**

Access: Existing driveway extending from Eden Valley Ranch Road (private)  
Fire District: CalFire  
Water District: None  
Sewer District: None  
School District: Potter Valley Community Unified.

**REFERRAL AGENCY COMMENTS:**

Agency comments relevant to this application are listed within the Initial Study 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
Emergency Services		X	
Assessor	X		
Bureau of Land Management			X
Air Quality Management District			X
Caltrans – Division of Aeronautics	X		
FAA	X		
FCC	X		
Department of Fish & Wildlife	X		
PUC	X		
CalFire	X		
USDA Forest Service	X		
US Fish and Wildlife Services	X		
Forestry Advisor	X		
USDA Forest Service	X		
Potter Valley Community Service District	X		

**KEY ISSUES:**

**Key Issue #1 General Plan and Zoning Consistency:** The project is consistent with its General Plan designation of Forestland (FL). The Land Use Section Policy DE-18 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 TP 160 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 TP 160 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.*

The applicant is requesting to add two antennas to an existing 80 foot tall lattice tower. The project footprint will not be enlarged. No trees are proposed to be removed nor will it be necessary to remove any trees to support the project. Staff determined that the project is consistent with the applicable provisions of the General Plan and the Timberland Production zoning classification.

**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. As the tower was established legally, staff's environmental review is limited to the project request to add two antennas.

The WCF is in an isolated location, with limited public views of the existing facility being from a long distance. The new antennas will be located below the top of the tower and would add some mass to the tower when viewed from a distance. The existing tower is within a rural area, surrounded by rangeland and timberland as well as Mendocino National Forest.

Staff determined that the proposed addition of two panel antennas onto the existing 80 foot tall lattice tower will not significantly increase the visual impact of the facility.

**Key Issue #3 Wireless Guidelines:** On November 15, 2001, the Planning Commission adopted guidelines for approval and operation of wireless communications facilities (Wireless Guidelines). On August 4, 2015 the Board of Supervisor adopted amendments to the Wireless Guidelines as recommended by the Planning Commission to further promote the appropriate siting and design of wireless communication facilities throughout the County. A review of applicable policy standards follows:

According to Standard B(1)(a) the Wireless 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 co-locate their antennas at the existing WCF. The site is in a rural area of the County with land uses primarily consisting of rangeland and forestland. Staff is unaware of any nearby residents in the area. Staff determined that the project is consistent with Standard B(1)(a) the Wireless Guidelines.

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 requires that the applicant protect/preserve existing vegetation. In the event that use of the facility should cease, Condition Numbers 3 and 4 will require that all portions of the facility above ground level and subject to this permit be removed from the site, and the site be restored to a natural condition.

Staff notes that any request to increase the height of the facility may be subject to further environmental review and may require measures to mitigate potential aesthetic impacts.

Condition Numbers 10 through 15 will also help to ensure that the project will achieve compliance with the Wireless Guidelines.

**KEY ISSUE #4 CEQA:** Staff determined that the project is Categorical Exempt from CEQA, Class 1(b) (Minor alteration of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.) The Planning Commission will review the project at the October 15, 2015 meeting. Public notice will be provided at least 30 days prior to the public hearing as required by CEQA.

**RECOMMENDATION:**

Adopt a Resolution finding that the project is Categorical Exempt from CEQA and approve the request for Use Permit #U 2015-0012 based on the following findings, and subject to the recommended conditions of approval.

**Environmental Findings:** The Planning Commission finds that the project is Categorically Exempt from CEQA, Class 1(b) (Minor alteration of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.)

**Use Permit Findings:** The Planning Commission approves Use Permit #U 2015-0012 subject to the conditions of approval recommended by staff and found in Exhibit A of the resolution further finding:

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

Access will be provided by a private road extending northeast from Eden Valley Ranch Road for approximately 28 miles. Utilities have already been installed to support the existing WCF. The project will not alter existing drainage patterns.

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.

There are no residences in the area. The facility will not be accessed by anyone other than company personnel. Upon reviewing the project 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. The integrity of the zoning district will be diminished as a result of the project.

Categorically Exempt  
Appeal Fee: \$910.00  
Appeal Period: 10 days

### **RESOLUTION AND EXHIBIT A**

#### **ATTACHMENTS:**

- A. Location Map
- B. Topographic Map
- C. Aerial Photo
- D. Adjacent Property Owners
- E. Zoning Map
- F. Fire Hazard Map
- G. Existing Coverage
- H. Proposed Coverage
- I. Elevations

Resolution Number \_\_\_\_\_

Planning Commission  
County of Mendocino  
Ukiah, California  
October 15, 2015

U\_2015-0012 – San Hedrin Holdings LLC

Resolution of the Planning Commission, County of Mendocino, State of California, certifying the project is Categorically Exempt from the California Environmental Quality Act and granting a Use Permit to authorize the modification of an existing wireless communication facility situated 13.5± miles north of Potter Valley town center and 6± miles northeast of the Eden Valley Ranch Road (private) and Hearst-Willits Road (CR 306) intersection on private property within Mendocino National Forest., located at 33901 Eden Valley Ranch Road; APN 037-380-16.

WHEREAS, the applicant, California Rural Service Area #1, dba US Cellular, filed an application for a Use Permit #U\_2015-0012 with the Mendocino County Department of Planning and Building Services to authorize the modification of an existing wireless communication facility consisting of the addition of two (2) panel antennas to an existing 80 foot tall lattice tower." (the "Project"),. situated 13.5± miles north of Potter Valley town center and 6± miles northeast of the Eden Valley Ranch Road (private) and Hearst-Willits Road (CR 306) intersection on private property within Mendocino National Forest., located at 33901 Eden Valley Ranch Road; APN 037-380-16.; General Plan Forest Land (FL); Zoning Timber Production (TP 160); and

WHEREAS, the Project was determined to be Categorically Exempt from California Environmental Quality Act (CEQA) and the Project was noticed and made available for agency and public review for the proposed Project in accordance with the CEQA and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on October 15, 2015, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Categorically Exempt and the Project. All interested persons were given an opportunity to hear and be heard regarding the Categorically Exempt and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Categorically Exempt and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

**Environmental Finding:**

1. The project is Categorically Exempt from CEQA, Class 1(b) (Minor alteration of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.)

**General Plan Finding:**

1. The proposed project is consistent with the property General Plan designation of Forestland (FL) and with applicable goals and policies of the General Plan as subject to the Conditions of Approval found in Exhibit A of the resolution.

**Use Permit Findings:**

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

Access will be provided by a private road extending northeast from Eden Valley Ranch Road for approximately 28 miles. Utilities have already been installed to support the existing WCF. The project will not alter existing drainage patterns.

- 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.

There are no residences in the area. The facility will not be accessed by anyone other than company personnel. Upon reviewing the project 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. The integrity of the zoning district will not be diminished as a result of the project.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Use Permit #U 2015-0012, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

ATTEST: ADRIENNE M. THOMPSON  
Secretary to the Planning Commission

\_\_\_\_\_  
MOLLY WARNER, Chair  
Mendocino County Planning Commission

By \_\_\_\_\_

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made

APPROVED AS TO FORM  
DOUGLAS L. LOSAK, County Counsel

BY: STEVEN D. DUNNICLIFF  
Director

\_\_\_\_\_  
Deputy

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## EXHIBIT A

### CONDITIONS OF APPROVAL USE PERMIT - U\_2015-0012 OCTOBER 15, 2015

Modification of an existing wireless communication facility situated 13.5± miles north of Potter Valley town center and 6± miles northeast of the Eden Valley Ranch Road (private) and Hearst-Willits Road (CR 306) intersection on private property within Mendocino National Forest; located at 33901 Eden Valley Ranch Road; APN 037-380-16.

**APPROVED PROJECT DESCRIPTION:** Use permit to allow for the addition of two (2) panel antennas to an existing 80 foot tall lattice tower.

#### **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(s) shall be reviewed by the Department of Planning and Building Services for approval prior to issuance of a building permit.

Prior to issuance of a building permit, the applicant shall provide samples of colors to be used to the Department of Planning and Building Services for approval along with a statement that exterior surface of structure and equipment will be made of non-reflective materials. Department of Planning and Building Services planning staff will verify compliance with this condition prior to final of building permit.

2. Existing trees and other vegetation, which will provide screening for the proposed facility and associated access roads, shall be protected from damage. No trees or other vegetation 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. Activities such as removal of poison oak and mowing field are not included in this limitation.

No trees are proposed to be or need to be removed to support the project. The applicant shall provide a written request to the Department of Planning and Building Services prior to removing or trimming any trees within 300 feet of the facility. Request shall include photos of subject trees and a written description including number, size and type of trees/vegetation to be removed or trimmed along with justification for removal/trimming. No trees/vegetation shall be removed unless approved in writing by the Department.

3. 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 applicant's portion of the facility and restoration of their portion 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.

Prior to issuance of a building permit, the applicant shall provide the Department of Planning and Building Services an irrevocable letter of credit, bond, certificate of deposit, or other reasonable form of security satisfactory to County Counsel.

4. If use of any portion of the proposed facility subject to this permit 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.

The applicant shall provide written notification to the Department of Planning and Building Services if they discontinue use of any of their portion of the facility along with a plan to remove subject equipment and restore the site if applicable.

#### Cultural Resources

5. 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

6. 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.
7. 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.

#### Public Services

8. The applicant shall complete any standard fire safe requirements identified by the California Department of Forestry and Fire Protection (CalFire).
9. 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.

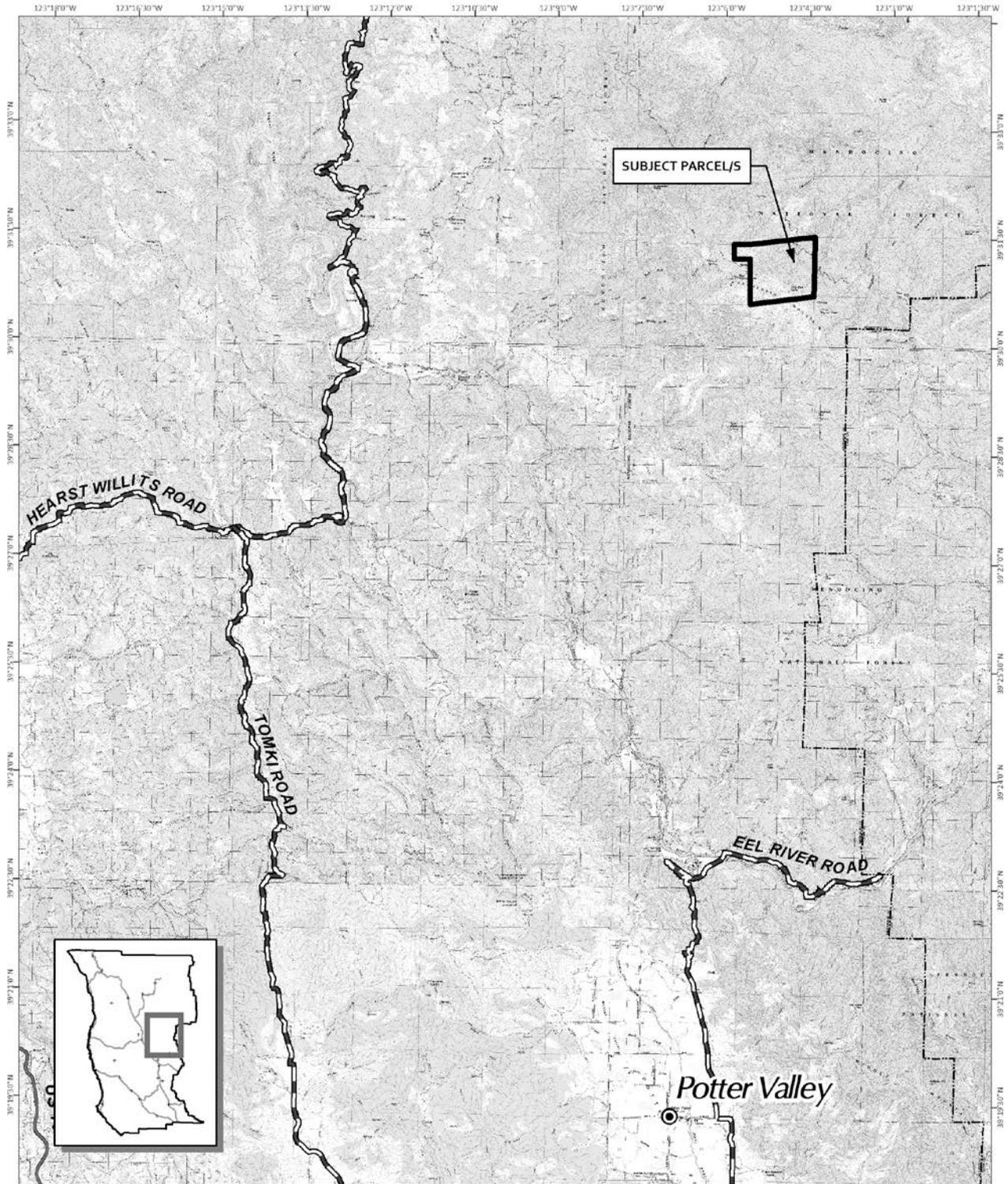
#### Wireless Guidelines

10. 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.  
  
The applicant shall demonstrate compliance with this condition by identifying the location and types of all light fixtures on building plans submitted with building permit.
11. 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.
12. 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.
13. 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.
14. 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.
15. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower.

#### Standard Conditions

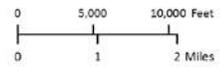
16. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
17. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless the Planning Commission has approved a modification.

18. 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.
19. 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.
20. 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.
21. This permit is issued for a period of ten years, and shall expire on October 15, 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.
22. 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.
23. Future modifications shall be considered cumulatively to determine if request constitutes a "substantial change" to the facility under applicable federal law.



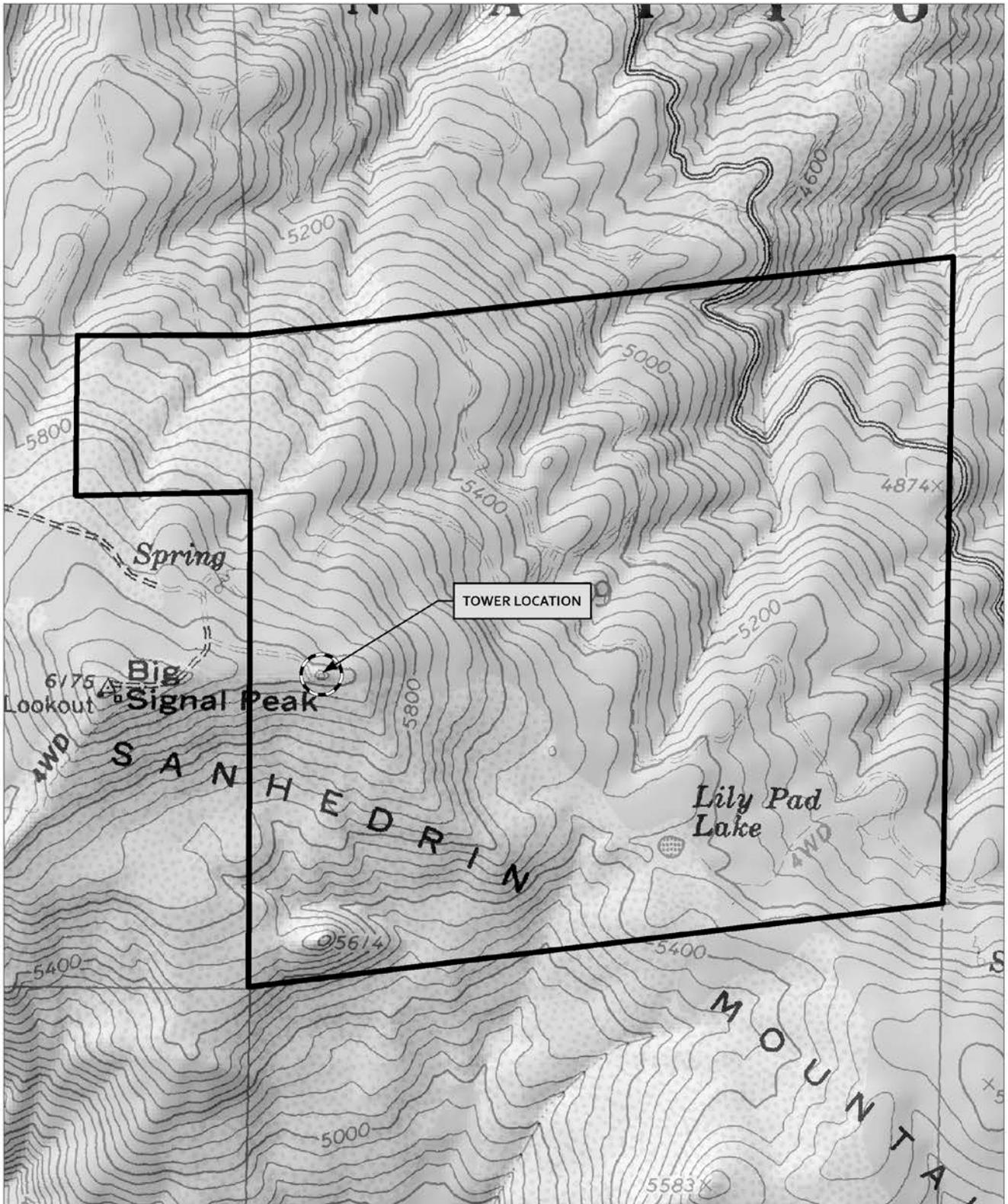
CASE: U 2015-0012  
OWNER: Sanhedrin Holdings, LLC  
APN: 037-380-16  
APLCT: Cal Rural Service Area #1  
ADDRESS: 33901 Eden Valley Ranch Rd., WI

— Highways  
— Major Roads



LOCATION MAP

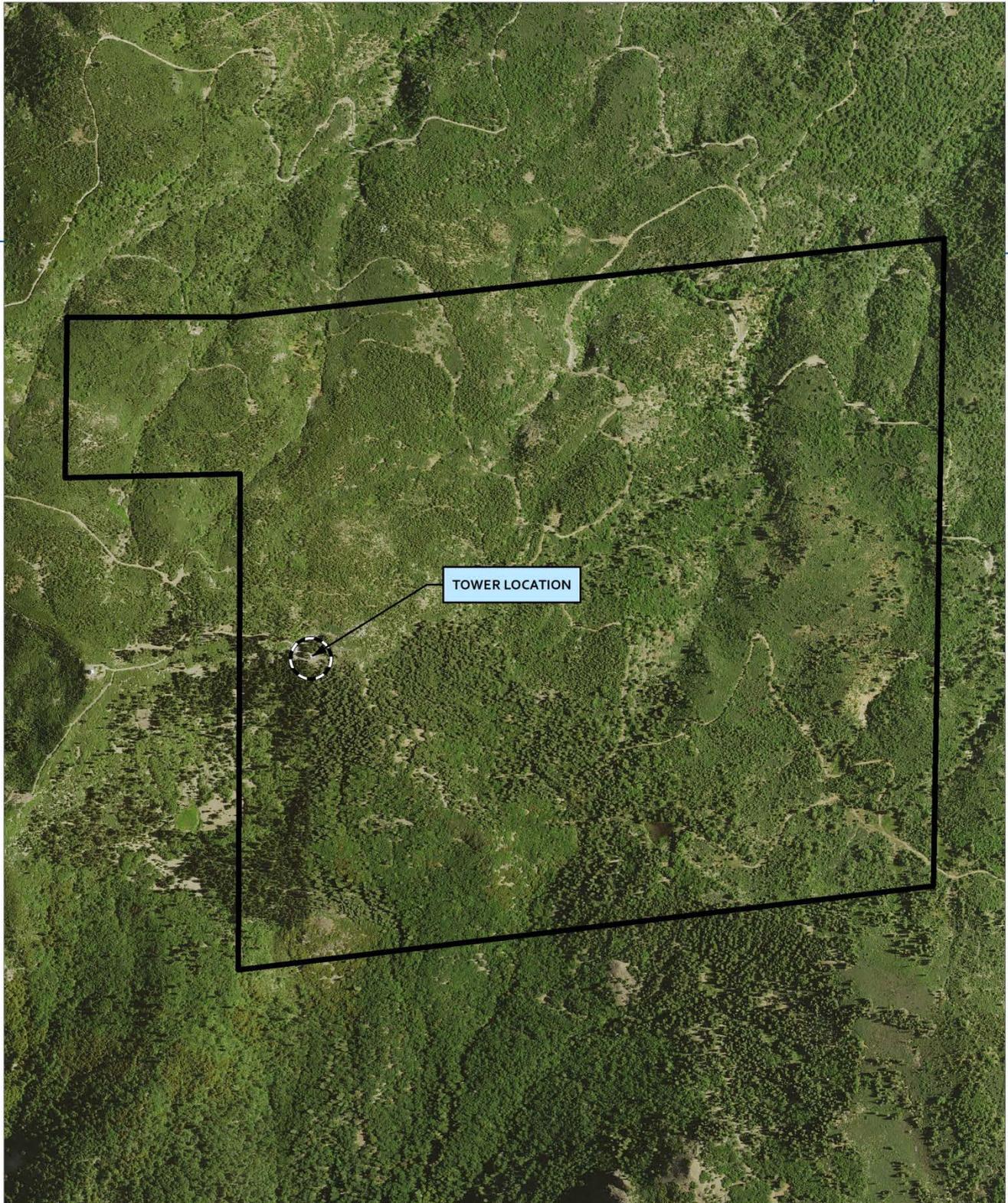
Map produced by the Mendocino County Planning & Building Services, June, 2015.  
All spatial data is approximate. Map provided without warranty of any kind.



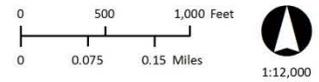
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0 487.5 975 Feet  
0 0.075 0.15 Miles  
1:12,000  
TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

Map produced by the Mendocino County Planning & Building Services, June, 2015  
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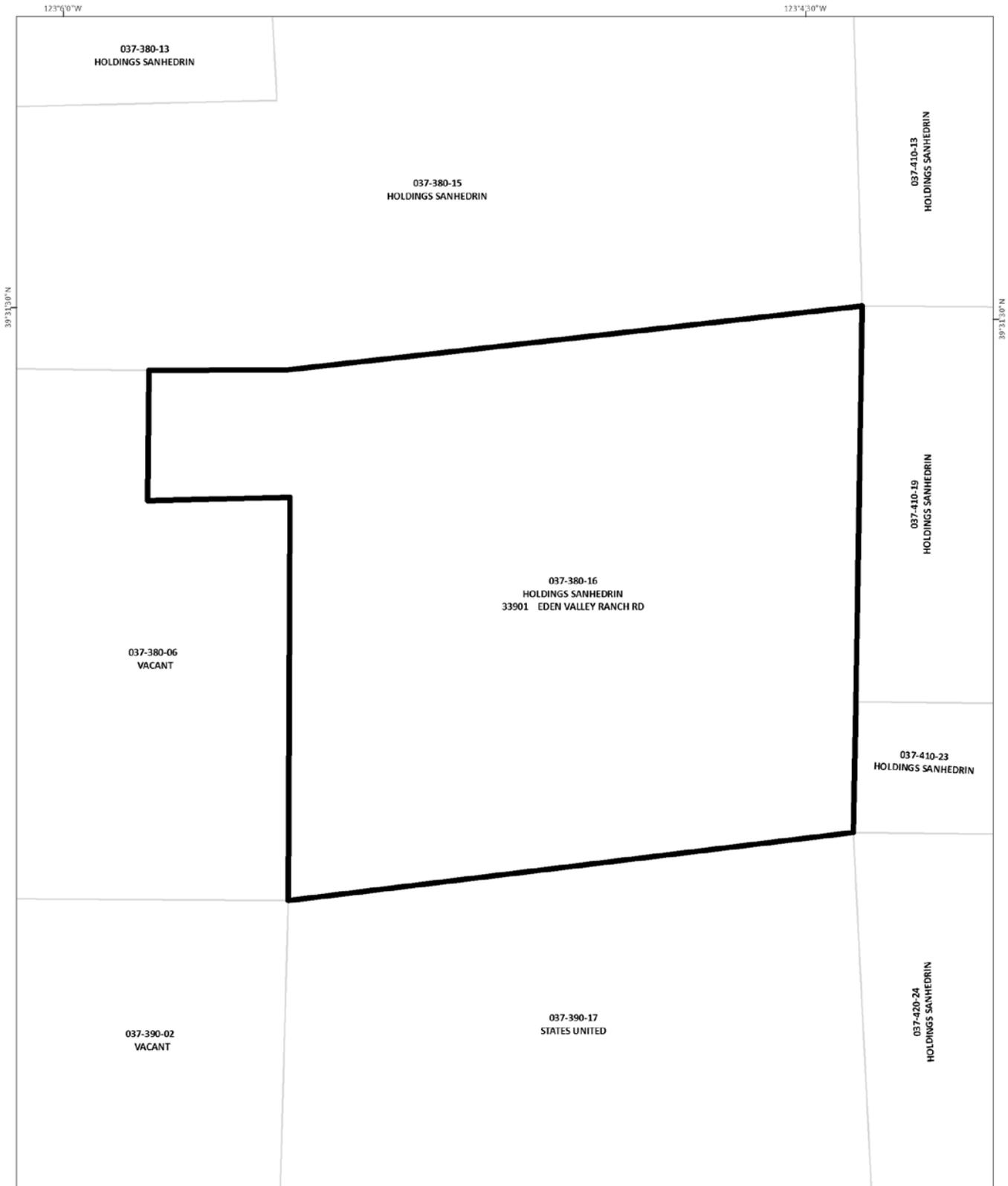


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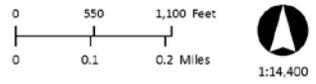


2014 NAIP AERIAL ORTHOPHOTO

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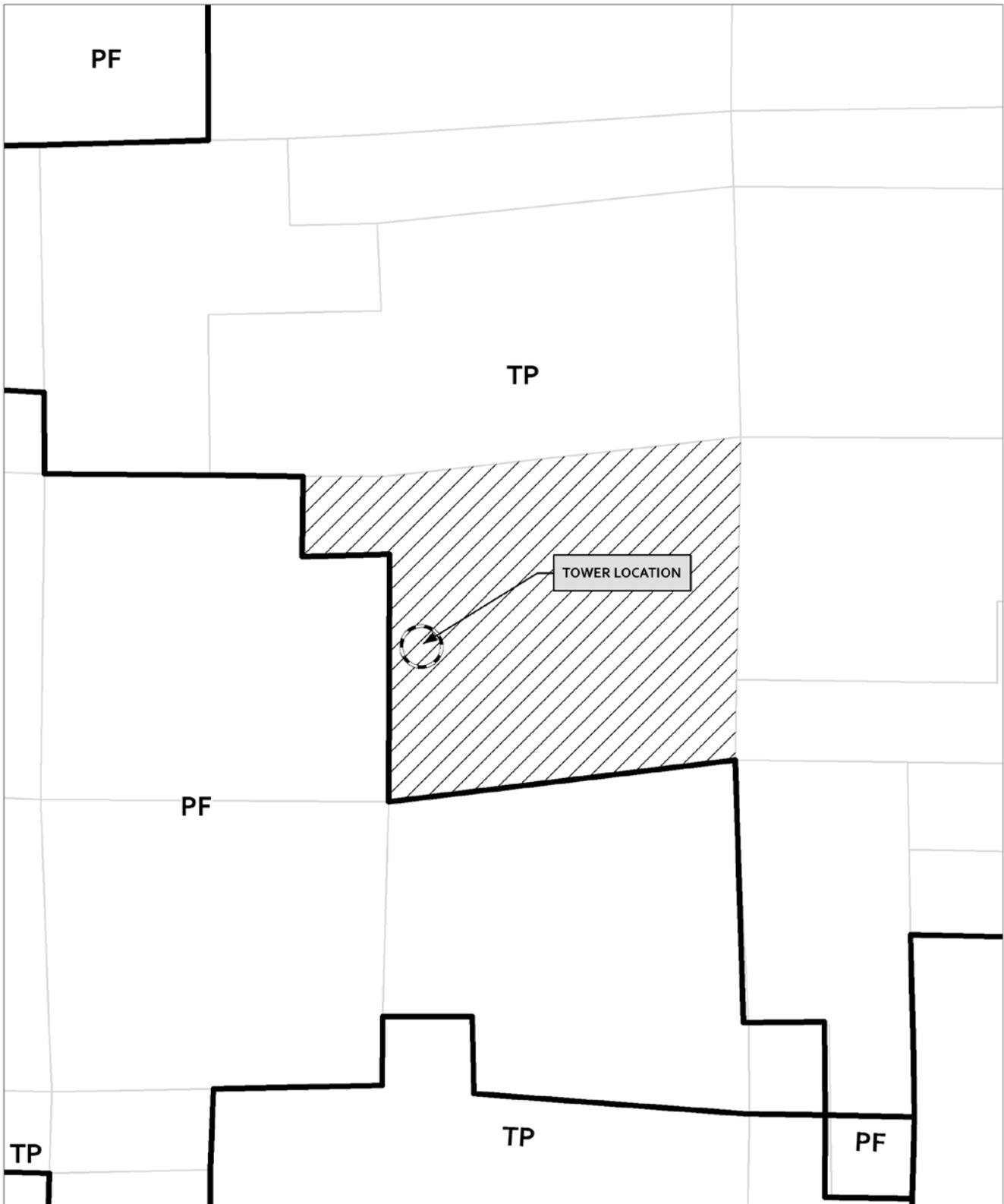


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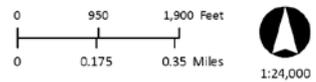
ADJACENT PARCELS

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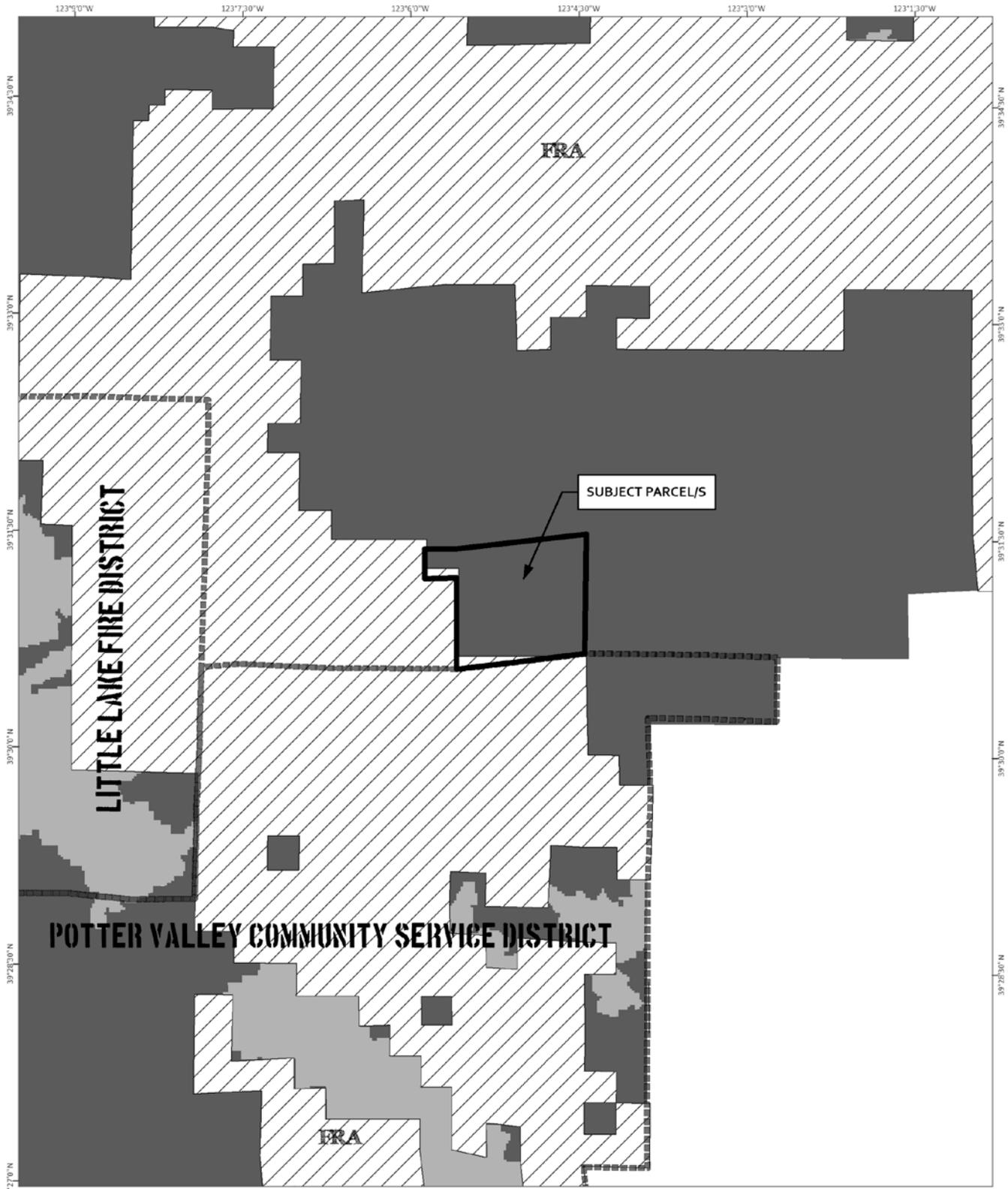
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 Zoning Master



ZONING DISPLAY MAP

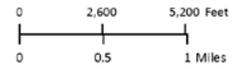
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**CASE:** U 2015-0012  
**OWNER:** Sanhedrin Holdings, LLC  
**APN:** 037-380-16  
**APLCT:** Cal Rural Service Area #1  
**ADDRESS:** 33901 Eden Valley Ranch Rd., WI

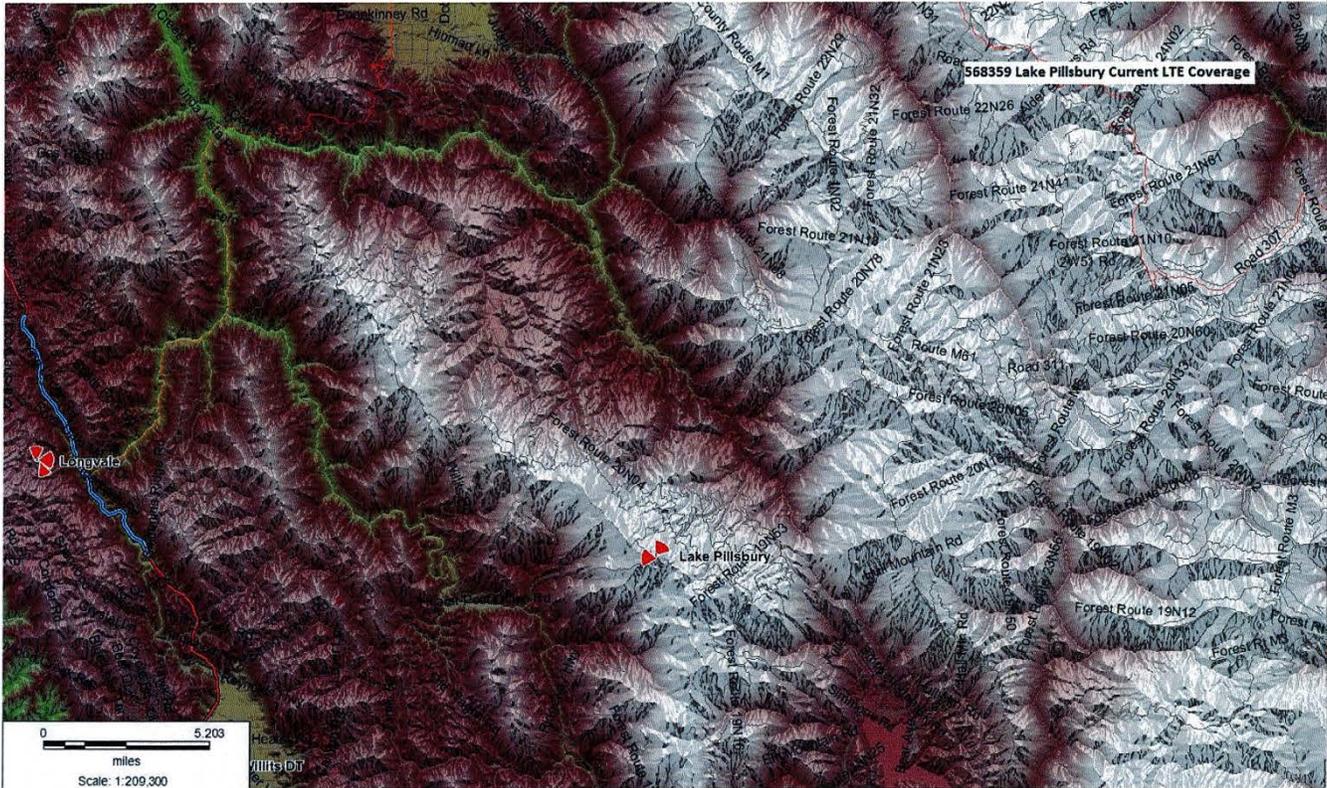
-  County Fire Districts
-  Federal Responsibility Areas
-  Very High Fire Hazard

 High Fire Hazard



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

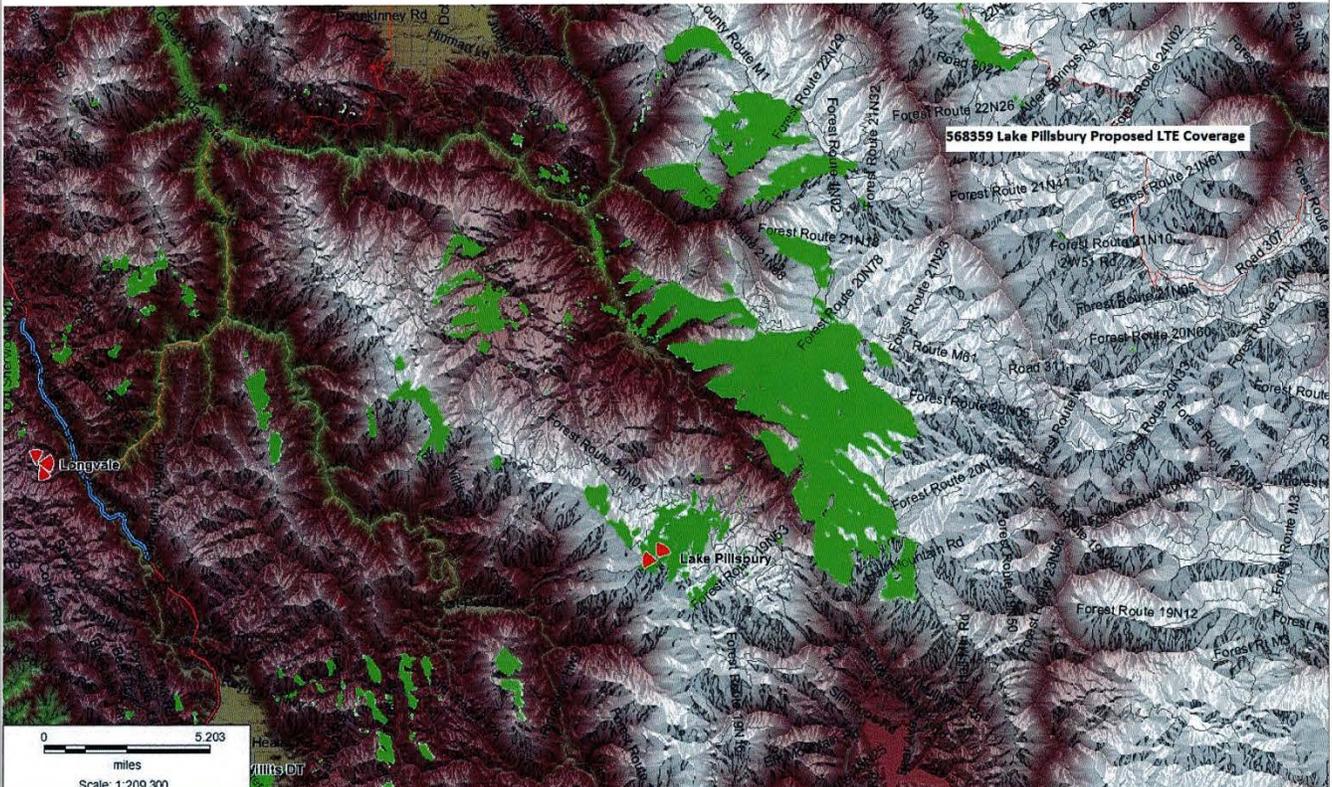
Map produced by the Mendocino County Planning & Building Services, June, 2015  
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NO SCALE

EXISTING COVERAGE AREA



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NO SCALE

PROPOSED COVERAGE AREA

Map produced by the Mendocino County Planning & Building Services, September, 2015  
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