



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

**JANUARY 21, 2016
#U_2015-0016**

OWNER: MENDOCINO REDWOOD COMPANY LLC
PO BOX 996
UKIAH, CA 95482

APPLICANT: CALIFORNIA RURAL SERVICE AREA #1 INC
840 WEST BRYN MAWR AVENUE
CHICAGO, IL 60631

AGENT: FAULK AND FOSTER/ ELIZABETH WILLIAMS
1811 AUBURN AVE
MONROE, LA 71207

REQUEST: The reinstatement of an expired use permit for an existing wireless communication facility consisting of an existing 80 foot tall lattice tower which has ten (10) antennas and auxiliary equipment currently installed, ground equipment including a 30 kilowatt diesel generator with a 132 gallon fuel storage tank, and a 217± square foot equipment shelter.

DATE DEEMED COMPLETE: October 19, 2015

RECOMMENDATION: Approval

LOCATION: 6± miles east of Manchester, at the peak of Brush Mountain, 1.4± miles north of the intersection of an unimproved logging road and Mountain View Road (CR 510), 8.5± miles east of its intersection with Highway 1, located at 36900 Mountain View Road, Manchester; APN 133-220-06.

TOTAL ACREAGE: 160

GENERAL PLAN: FL160

ZONING: TPZ

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorical Exemption- Class 1b existing facilities

STAFF PLANNER: **GRAHAM HANNAFORD**

BACKGROUND

The wireless communication facility (WCF) was originally built by U.S. Cellular in 1994. Per California Government Code Section 53091, the project received an exemption from zoning and building codes as the facility was considered a "radio tower". Since that time the Mendocino County Code has changed, and towers housing WCFs are now considered "Major Impact Facilities." On April 26, 2004, Use Permit #U 2-

2004 was approved for the expansion of the legal non-conforming use, adding nine panel antennas in three arrays to the existing 80 foot tall steel lattice WCF on the site. The use permit expired on April 26, 2014.

PROJECT DESCRIPTION:

The applicant is seeking to reinstate WCF Use Permit #U 2-2004, allowing for the continued use of a pre-existing legal non-conforming 80 foot tall lattice tower. In addition to reestablishing the use of the WCF, U.S. Cellular proposes to remove two antennas at the 79 foot level of the WCF and one at the 80 foot level, to be replaced by three new antennas at the 80 foot level. These antennas will not increase the overall height of the facility.

In addition to the WCF itself, there is an existing 19 foot by 11 foot shelter, which contains equipment necessary for the functionality of the WCF. This equipment includes a generator and a liquid propane gas tank. The project is contained in a 7,224 square foot area leased from the larger parcel, which has a secure chain link fence surrounding it.

APPLICANT'S STATEMENT:

California Rural Service Area #1, Inc., a California corporation (aka US Cellular) proposes to make minor modifications to its existing, unmanned wireless telecommunications facility at 36900 Mountain View Rd, in Mendocino County. The proposed modifications generally consist of adding additional antennas to the existing tower. US Cellular is applying for the reinstatement of the expired use permit #U 2-2004. The proposed project will enable US Cellular to improve the quality of the service it provides to residents, businesses, visitors and government entities within Mendocino County. US Cellular proposes to remove (2) antennas at 79' and remove (1) antenna at 80'. US Cellar (sic) proposes to add (3) antennas at 80' (3) pipe mounts and (6) coax. The proposed antennas will not increase the height of the existing tower and will not materially alter the site's appearance. The existing tower is approximately 80' tall.

RELATED APPLICATIONS:

On-Site

- **U 2-2004:** Approved on April 26, 2004 allowed the expansion of a legal non-conforming use, adding antennas to the 80 foot tall lattice tower being used as a WCF located on site. This permit expired on April 26, 2014.

Neighboring Property

- None

PROJECT SETTING

The project is located approximately 1.4 miles west of Mountain View Road in a heavily wooded, mountainous area. The surrounding properties are TPZ-Timber Production Zones. Due to the steep elevation and the forest it is difficult to discern exact numbers, but there are few, if any, residences within the vicinity of the project. There is an additional 100 foot tall tower with associated structures at a different location on the parcel, currently being used by the Federal Government as a communications tower, which was established in 1990 by Administrative Permit #AP 27-90.

SITE CHARACTERISTICS:

The property consists of timberland which is undeveloped beyond the two WCFs previously mentioned. The site is located on a ridge approximately 2,200 feet in elevation within a 160 acre parcel, and takes access from an existing logging road. An 80 foot tall tower on site currently has nine (9) omni-directional antennas mounted at the 80 foot level, extending above the top of the WCF, and one (1) microwave antenna mounted at the 73 foot level. Existing ancillary equipment includes a generator and liquid propane gas tanks. The tower and ancillary equipment is enclosed by a chain link fence.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	FL160	TPZ	400± Ac	Forestry
EAST	FL160	TPZ	96.5± Ac	Forestry
SOUTH	FL160	TPZ	250.5± Ac	Forestry
WEST	FL160	TPZ	20.4± Ac, 21.6± Ac	Forestry

SERVICES:

Access: Private road
 Fire District: Redwood Coast Fire Protection
 Water District: None
 Sewer District: None
 School District: Point Arena

REFERRAL AGENCY COMMENTS:

Agency comments relevant to this application are listed within the 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-FB/Ukiah	X		
Building Services-Ukiah PBS	X		
Assessor	X		
Forestry Commissioner	X		
Air Quality Management District		X	
CalFire	X		
Emergency Services		X	
FCC	X		
FAA	X		
Caltrans- Division of Aeronautics	X		
Dept. of Fish & Wildlife	X		
Point Arena School District	X		
Redwood Coast Fire Protection	X		

KEY ISSUES:

Key Issue #1 General Plan and Zoning Consistency:

The parcel has a General Plan Land Use Designation of FL- Forest Lands, which includes utility uses as a "General Use", and is zoned TPZ Timber Production Zone (TPZ). TPZ zoned lands allow the Civic Use Type Major Impact Facilities, which includes WCFs, with the approval of a Major Use Permit. The applicant seeks to continue using the legal non-conforming 80 foot tall tower currently on the property as a WCF. All elements of this project meet setback requirements for the TPZ district. The tower exceeds the height limits for the zoning district; however it is an existing legal non-conforming structure, permitted in 1994 under California Government Code Section 53091.

The project is consistent with General Plan Policies DE-205 and DE-206 by providing increased range of cellular service to remote areas of the County in a manner that is as unobtrusive to the environment and viewsheds as possible.

Key Issue #2- Wireless Communications Facilities Guidelines:

The project is for the reinstatement of an existing WCF. Although the original tower was built before the publication of the County's Wireless Communications Facilities Guidelines, the project is consistent with the guidelines. The WCF is more than 110% of the tower's height from all property lines, needs no additional roads for access, and already has a generator and fuel in place for emergency service. Because of its location 1.4 miles away from the nearest public right of way, the WCF does not pose a visual nuisance. Although the use of ridge tops is discouraged by the guidelines due to the possibility of creating a silhouette, due to the mountainous nature of the location, the WCF is not visible from any public right of way. Of particular importance to the project's consistency with the Wireless Communications Facilities Guidelines, the use of a pre-existing tower is preferable to the construction of a new tower.

Planning and Building Services recommends that the applicants be required to submit a surety bond to the County sufficient to revert the area back to its natural state should the WCF be decommissioned for longer than one (1) year.

Key Issue #3- Environmental Protection:

The project meets the definition of "Existing Facilities", as defined by Section 15301(b) of the CEQA Guidelines, and as such is Categorically Exempt, Class 1b, from CEQA review.

RECOMMENDATION:

Adopt a resolution with recommended findings to approve Use Permit #U 2015-0016, as proposed, pursuant to the California Environmental Quality Act; subject to the conditions of approval contained in Exhibit A of the Resolution.

RESOLUTION AND EXHIBIT A (Conditions of Approval)

ATTACHMENTS:

- | | |
|-----------------------|--------------------------|
| A. Location Map | F. Zoning Map |
| B. Topographical Map | G. General Plan/LCP Map |
| C. Aerial Map | H. Fire Hazards Map |
| D. Site/Tentative Map | I. Current LTE Coverage |
| E. Adjacent Owner Map | J. Proposed LTE Coverage |

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

Resolution Number _____

Planning Commission
County of Mendocino
Ukiah, California
January 21, 2016

U_2015-0016 — California Rural Service Area #1 Inc.

Resolution of the Planning Commission, County of Mendocino, State of California, certifying a Categorical Exemption, Class 1b, and granting a Use Permit to authorize the reinstatement of the use of an 80 foot tall Wireless Communications Facility located at 36900 Mountain View Road, Manchester; APN 133-220-06.

WHEREAS, the applicant, California Rural Service Area #1 Inc., on behalf of US Cellular, filed an application for a Use Permit #U 2015-0016 with the Mendocino County Department of Planning and Building Services to authorize the reinstatement of an existing wireless communication facility consisting of an existing 80 foot tall lattice tower which has ten (10) antennas and auxiliary equipment currently installed, ground equipment including a 35 kilowatt diesel generator with a 500 gallon fuel storage tank, and a 217± square foot equipment shelter (the "Project"), situated 6± miles east of Manchester, at the peak of Brush Mountain, 1.4± miles north of the intersection of an unimproved logging road and Mountain View Road (CR 510), 8.5± miles east of its intersection with Highway 1, located at 36900 Mountain View Road, Manchester; APN 133-220-06. General Plan Forest Land (FL); Zoning Timber Production (TPZ); and

WHEREAS, the project is an existing facility that provides a public utility and does not propose to expand on the use of the existing facility, it is Categorically Exempt, Class 1b from California Environmental Quality Act (CEQA) review as specified in Section 15301 of the CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on January 21, 2016, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

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

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

Environmental Finding:

1. The project meets the definition of "Existing Facilities" as defined by Section 15301 (b) of the CEQA Guidelines, and as such is Categorically Exempt, Class 1b, from CEQA review.

General Plan Finding:

1. The proposed project is consistent with the property General Plan designation of Forest Land (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.

Wireless Communications Guidelines Finding:

1. The proposed project is consistent with all standards set in the Mendocino County Wireless Communications Facilities Guidelines and Chapter 22.236 of the Mendocino County Code 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 to the project site will be provided by an existing private road extending from Mountain View road (CR 510). Utilities have already been installed to support the existing WCF. The project will not significantly 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.

The nearest off-site residence is located approximately 1,632 feet northwest of the project site. The facility will not be accessed by anyone other than company personnel. Operation of the existing Wireless Communications Facility, including the proposed additional antennas, 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.

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

The TPZ 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, 7,224 square foot lease area, relative to the size of the subject property's 160± acres, the project will preserve the integrity of the zoning district.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Use Permit #U 2015-0016, 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 11th day after the date of the Resolution unless an appeal is taken.

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

ATTEST: ADRIENNE M. THOMPSON
Secretary to the Planning Commission

By: _____

BY: STEVEN D. DUNNICLIFF
Director

MOLLY WARNER, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL USE PERMIT - U_2015-0016 JANUARY 21, 2016

Reinstatement of the use of an 80 foot tall Wireless Communications Facility situated 6± miles east of Manchester, at the peak of Brush Mountain, 1.4± miles north of the intersection of an unimproved logging road and Mountain View Road (CR 510), 8.5± miles east of its intersection with Highway 1, located at 36900 Mountain View Road, Manchester; APN 133-220-06.

APPROVED PROJECT DESCRIPTION: The reinstatement of an existing wireless communication facility consisting of an existing 80 foot tall lattice tower which has ten (10) antennas and auxiliary equipment currently installed, ground equipment including a 35 kilowatt diesel generator with a 500 gallon fuel storage tank, and a 217± square foot equipment shelter (the "Project")

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 any building permit.

2. The total height of the facility including antennas will not exceed 80 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 and further environmental review.

Upon completion of the installation of the facility and prior to final of the building permit, the applicant shall submit a written certification prepared by the project engineer or architect to the County that the actual height of the facility does not exceed the approved height.

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 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.

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.

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.

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.

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

6. The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.

The applicant shall demonstrate compliance with this condition on building plans submitted with building permit. The building inspector shall verify compliance with this condition during final inspection and prior to finalizing building permit.

7. An evaluation of the facility's stealth capability shall be submitted for review and approval by the Department of Planning and Building Services every five years. The report shall assess surrounding vegetation growth, including height and density in the vicinity, and a color assessment to assess fading of material. Replacement or remediation of the wireless facility shall be performed by the applicant if required by the Department of Planning and Building Services.

The applicant shall submit an evaluation of the facility as described above. Department of Planning and Building Services planning staff shall notify the applicant if any replacement or remediation of the wireless facility is necessary. The applicant should anticipate the Department's expectation to complete identified work within 90 days of being notified by the Department. Failure to complete work may be grounds for revocation of this permit. See Condition Number 29.

8. 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.

Prior to issuance of a building permit, 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.

Air Quality

9. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.
10. The applicant shall contact the Mendocino County Air Quality Management District for a determination as to whether an Asbestos Dust Mitigation Plan is required. If required, the applicant shall provide a copy of the Plan to the Department of Planning and Building Services along with a letter from the District stating the Plan is satisfactory to the District.

Cultural Resources

11. 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.

Applicant shall include a note on any building plans acknowledging the above condition.

Geology and Soils/Hydrology and Water Quality

12. 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.
13. 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 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th 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 m³) on any one lot and does not obstruct a drainage.

Noise

14. 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. Before issuance of this entitlement, Planning and Building Services shall be provided information regarding any generator to be used on site, which shall include the manufacturer's noise rating.

Public Services

15. The applicant shall complete any standard fire safe requirements identified by CalFire and/or the Redwood Coast Fire Department.
16. 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

17. In conformance with encroachment permit procedures administered by the Mendocino County Department of Transportation, the applicant shall maintain a standard driveway approach onto Mountain View Road (CR 510), to a minimum width of ten (10) feet, and improved length of fifteen (15) feet from the edge of the County road, to be surfaced with surfacing comparable to that on the County road.
18. Prior to any work within County rights of way, the applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation.

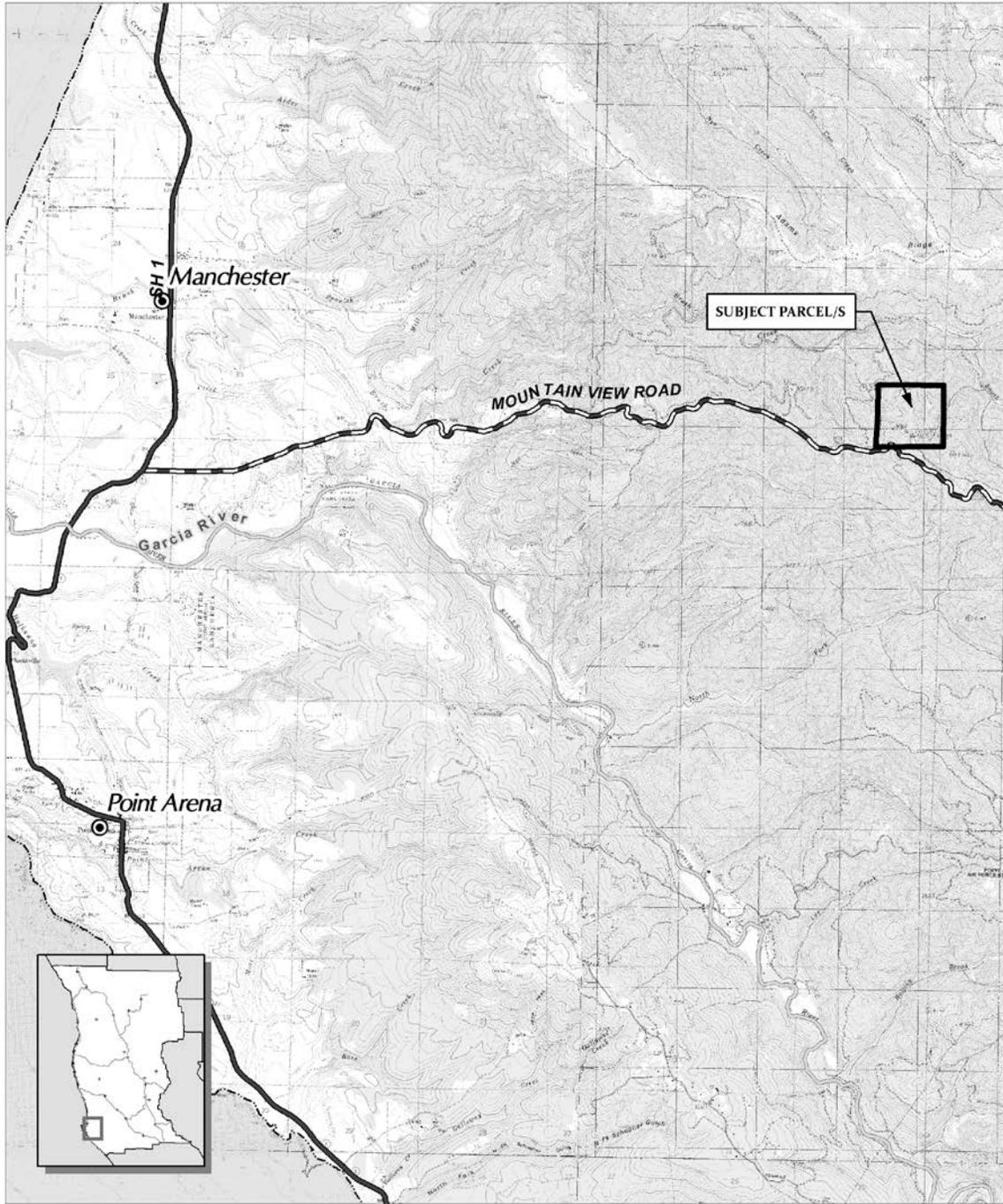
Wireless Guidelines

19. 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.
20. 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.
21. 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.
22. 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.
23. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower, to be confirmed by photographic evidence submitted to Planning and Building Services.

Standard Conditions

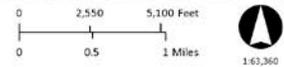
24. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.

25. 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.
26. 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.
27. 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.
28. 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.
29. This permit is issued for a period of ten years, and shall expire on January 21, 2026. 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.
30. 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.
31. Future modifications shall be considered cumulatively to determine if request constitutes a "substantial change" to the facility under applicable federal law.



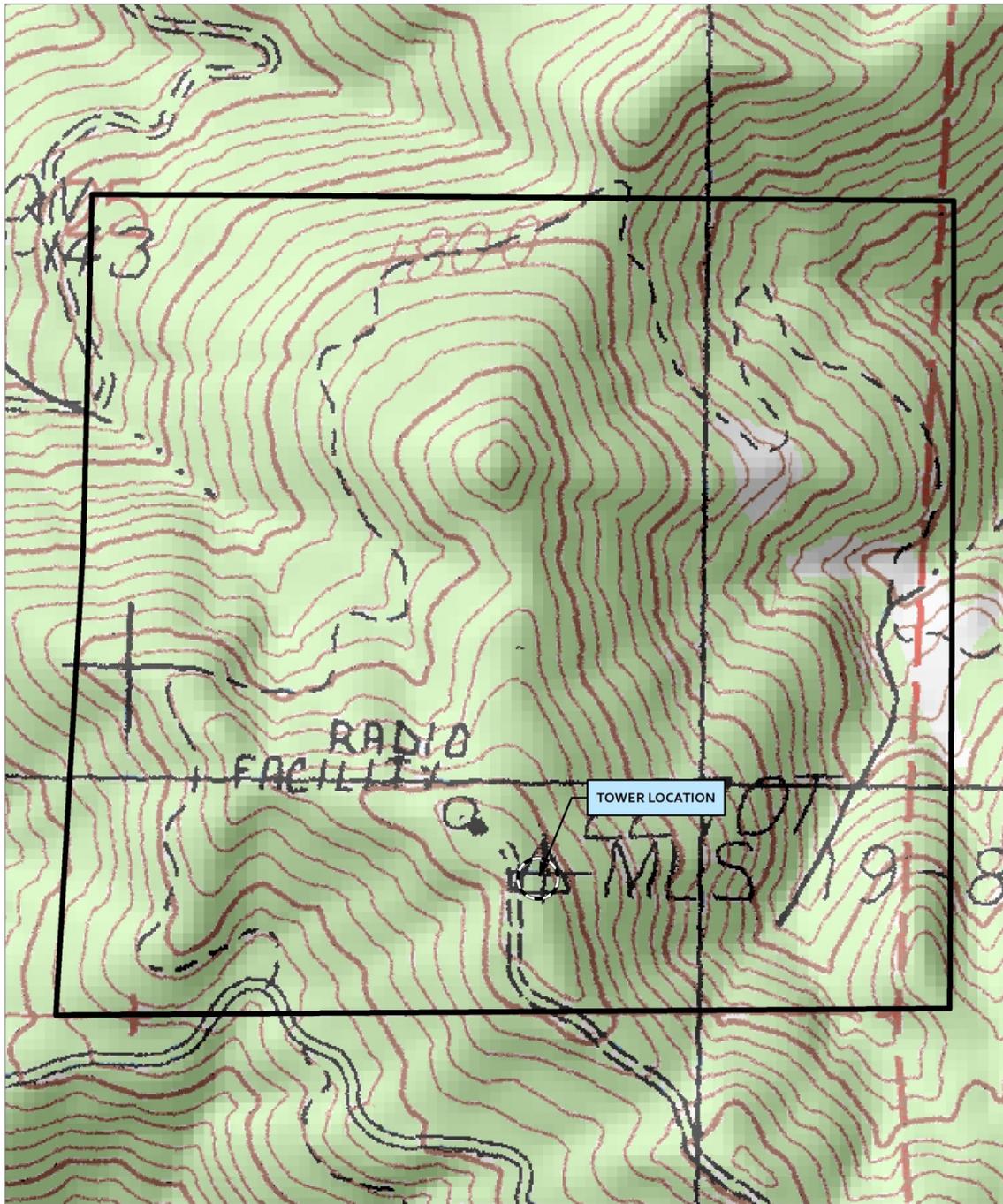
CASE: U 2015-0016
OWNER: Mendocino Redwood Co.
APN: 133-220-06-05
APLCT: Cal. Rural Svc. Area
ADDRESS: 36900 Mountain View Rd., MA

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

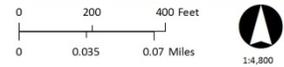


LOCATION MAP

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

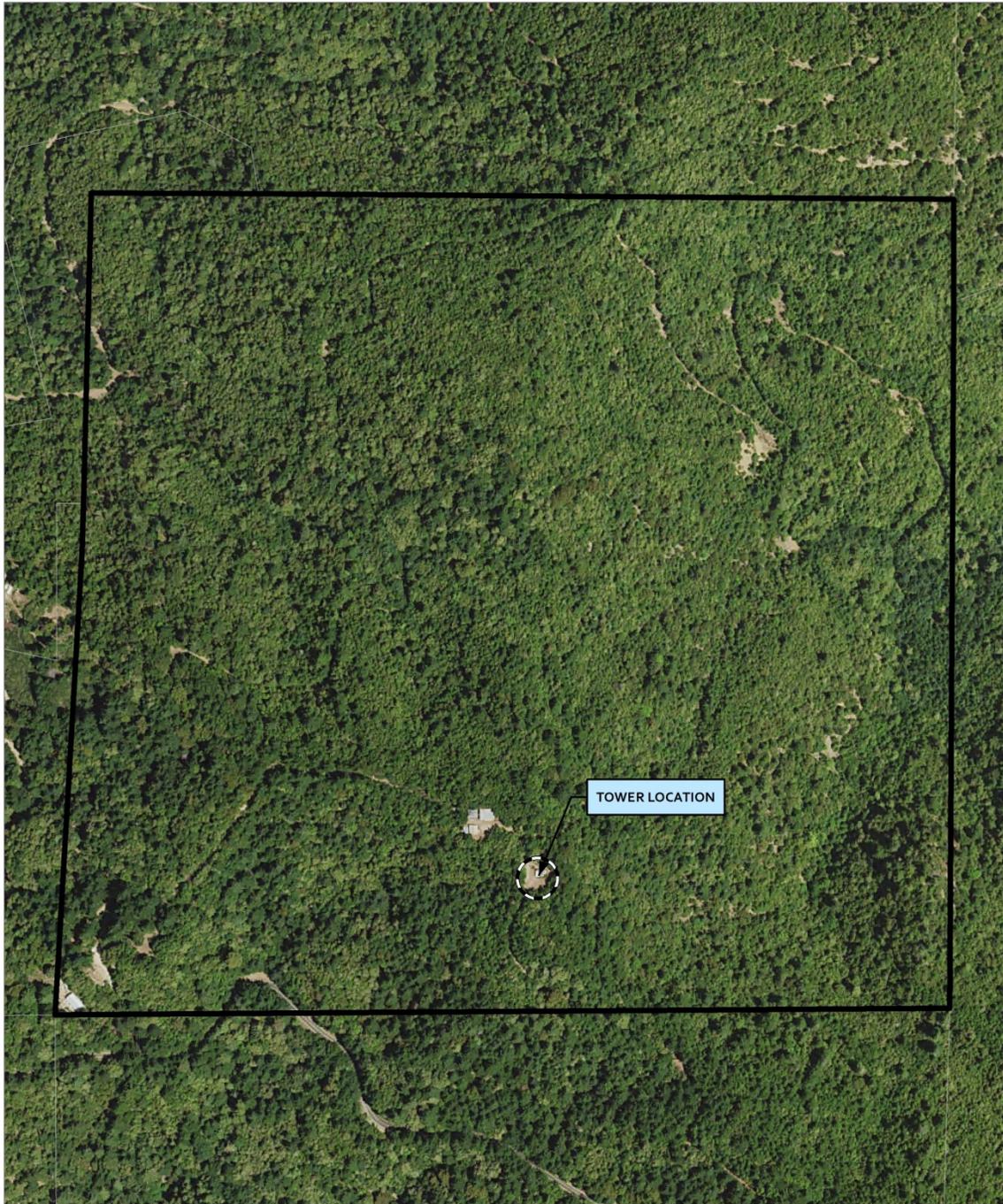


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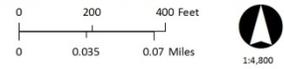


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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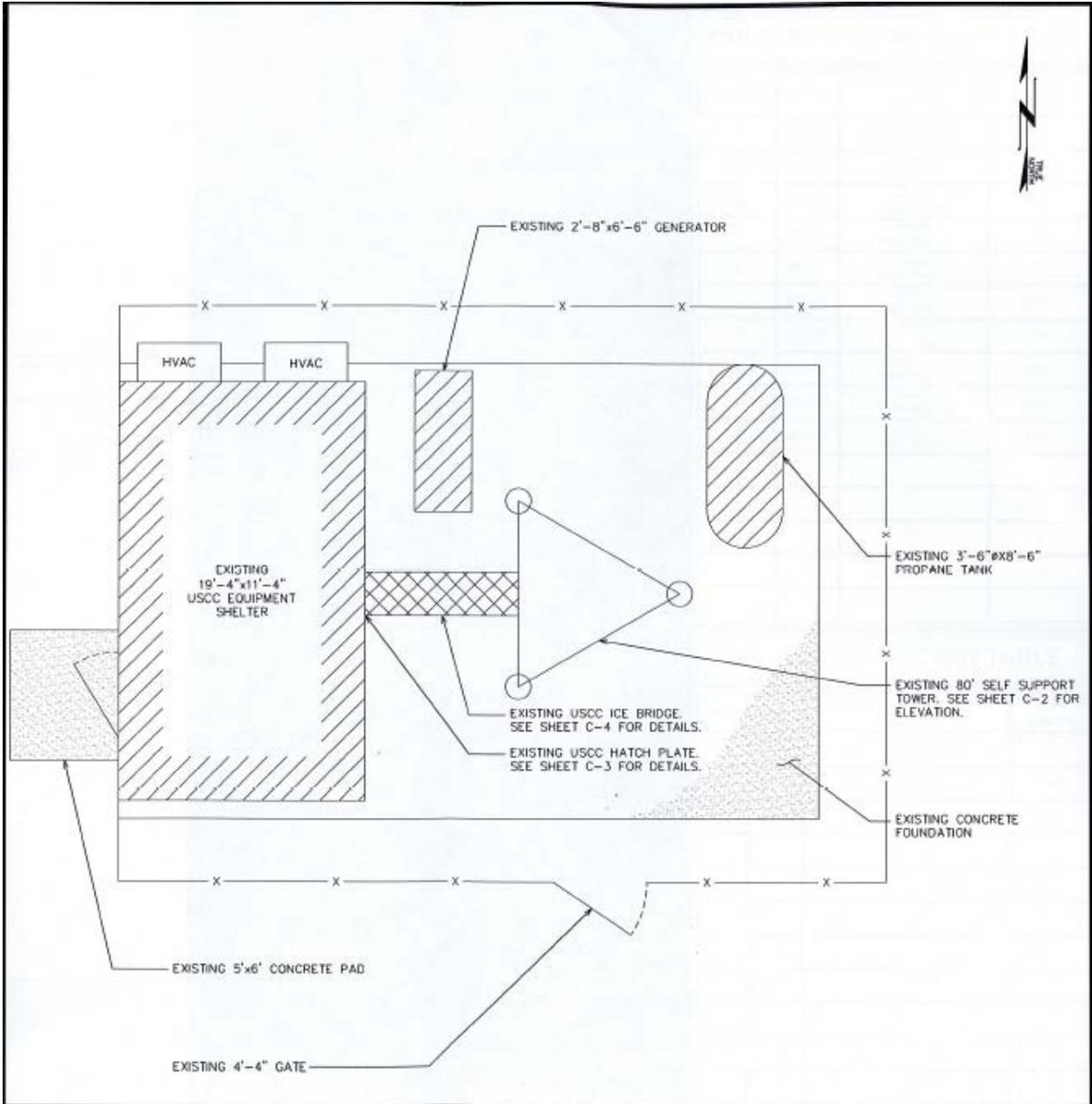


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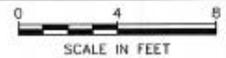
2014 NAIP IMAGERY

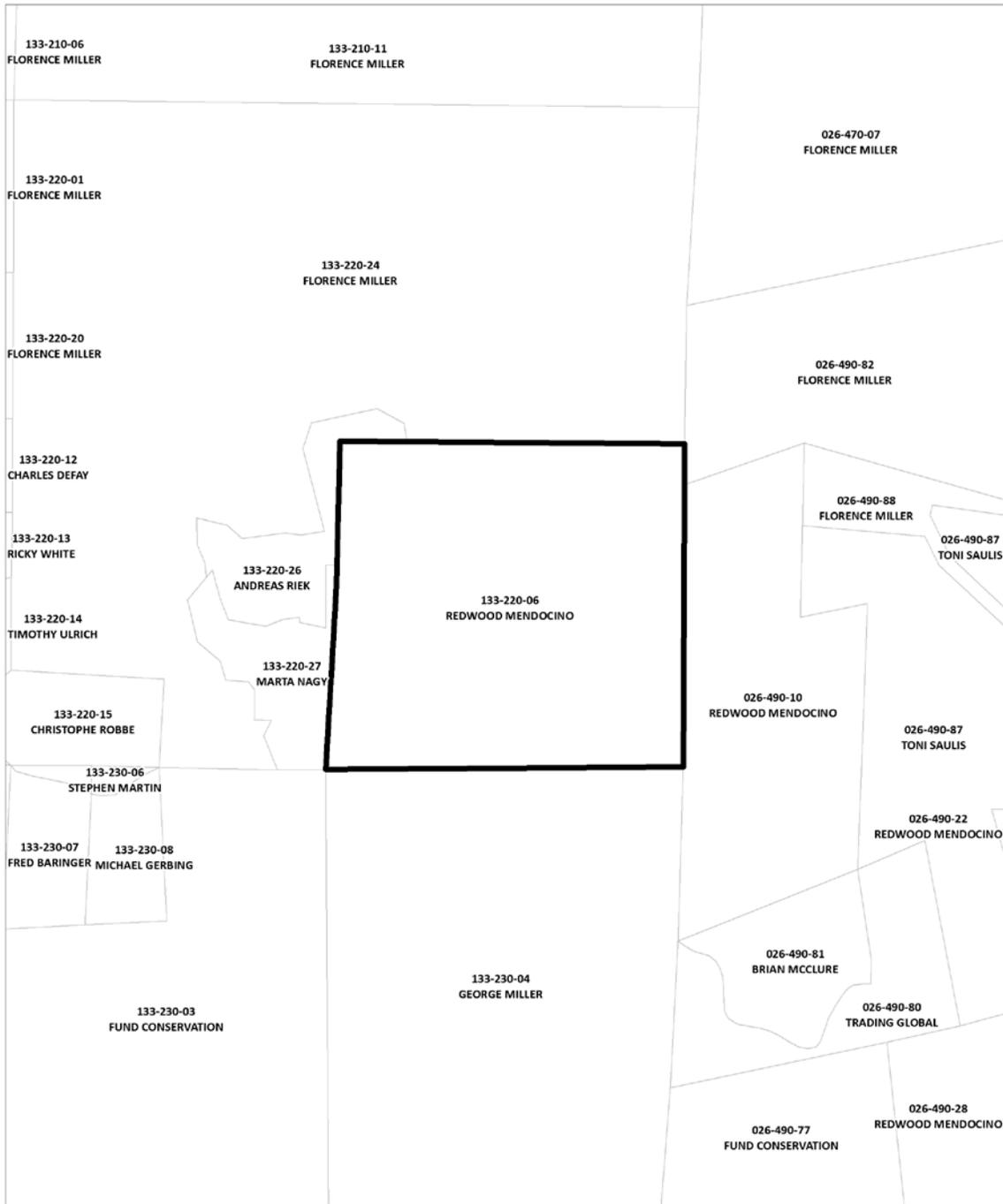
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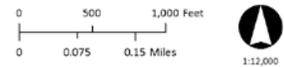
COMPOUND DETAIL

SCALE: $\frac{3}{16}'' = 1'-0''$





CASE: U 2015-0016
 OWNER: Mendocino Redwood Co.
 APN: 133-220-06-05
 APLCT: Cal. Rural Svc. Area
 ADDRESS: 36900 Mountain View Rd., MA



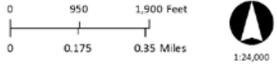
ADJACENT PARCELS

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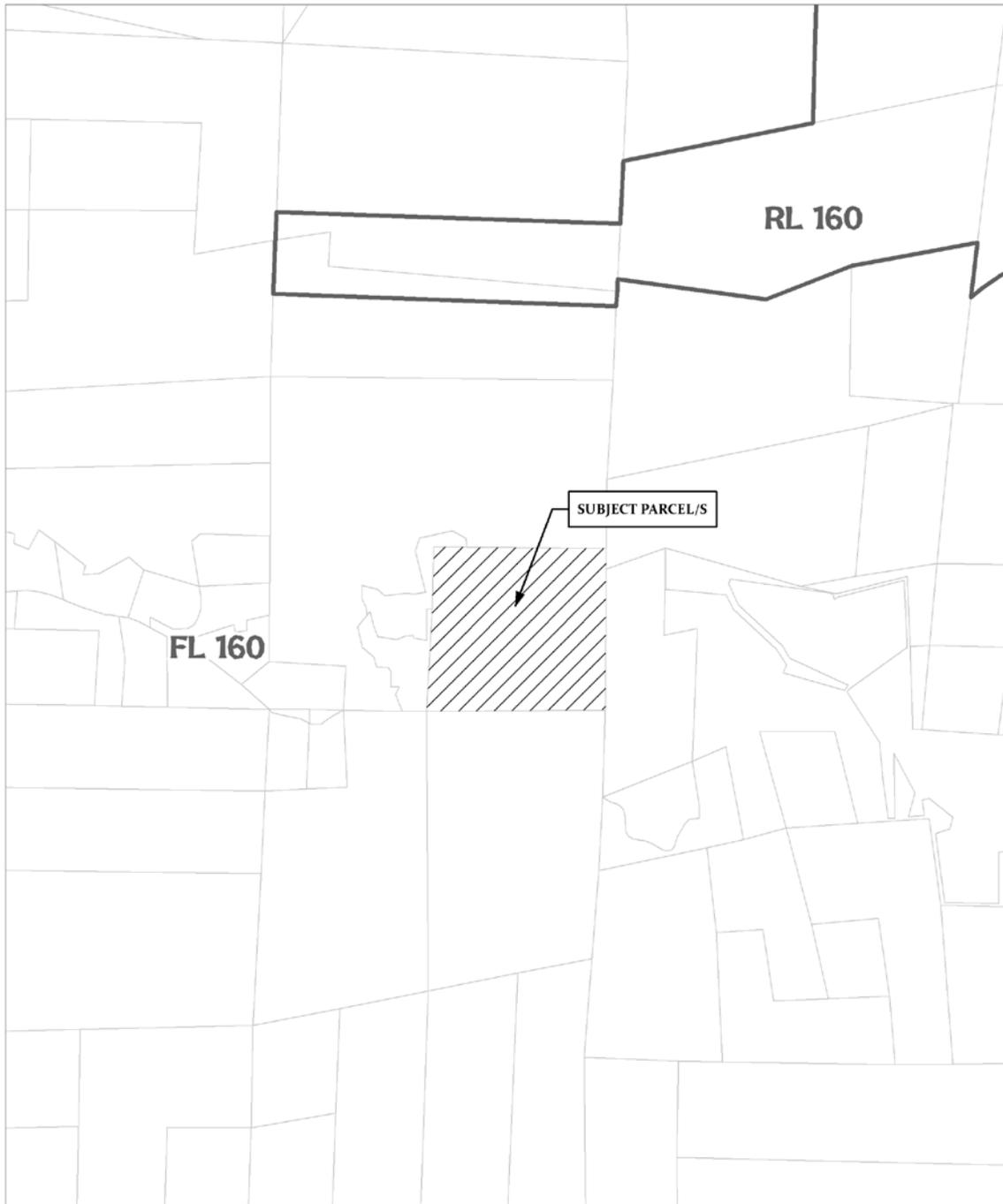
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 APN: 133-220-06-05
 APLT: Cal. Rural Svc. Area
 ADDRESS: 36900 Mountain View Rd., MA

 Zoning Master



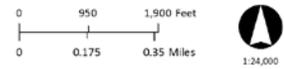
ZONING DISPLAY MAP

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



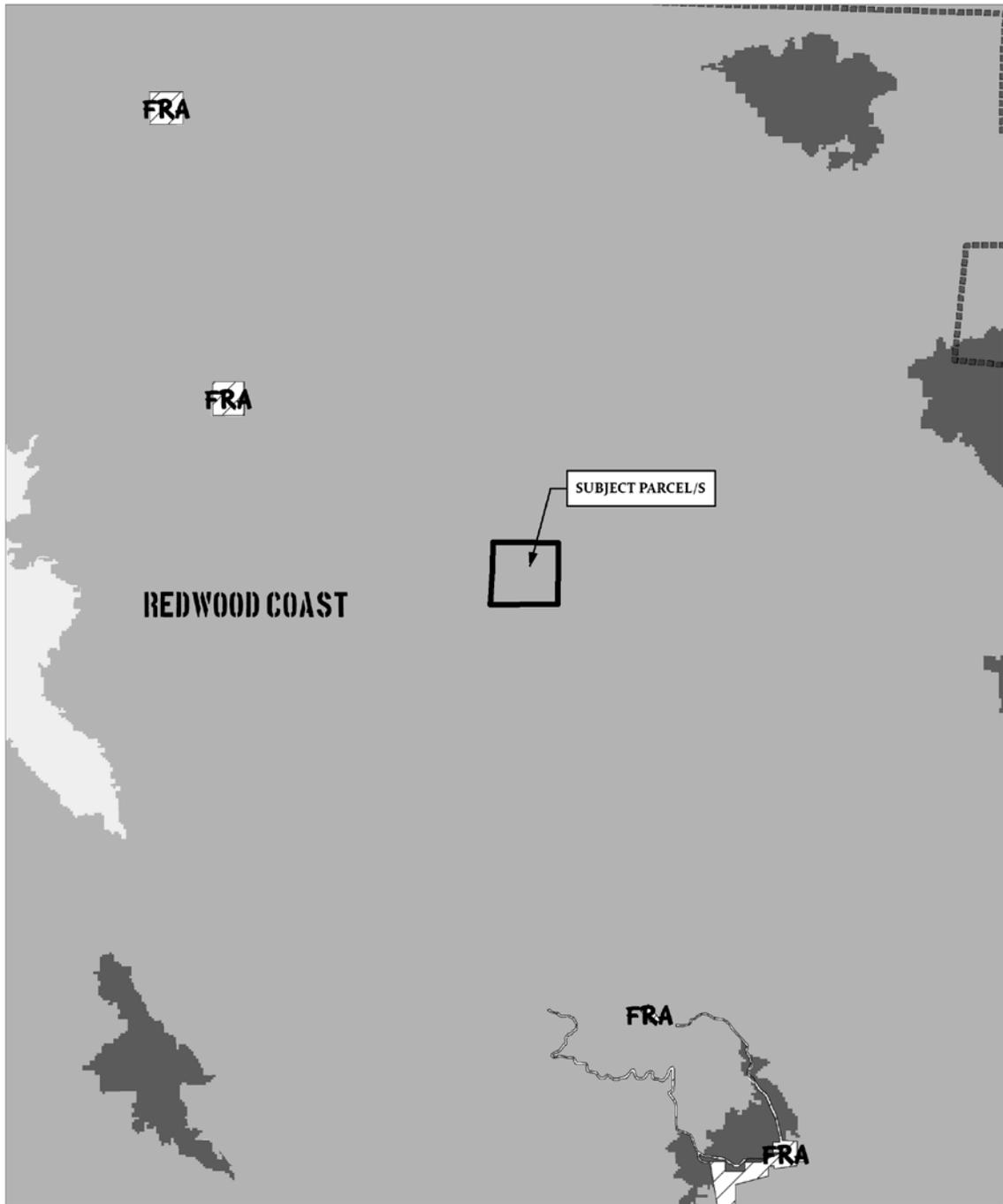
CASE: U 2015-0016
OWNER: Mendocino Redwood Co.
APN: 133-220-06-05
APLCT: Cal. Rural Svc. Area
ADDRESS: 36900 Mountain View Rd., MA

 General Plan Master



GENERAL PLAN CLASSIFICATIONS

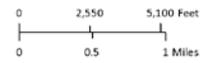
Map produced by the Mendocino County Planning & Building Services, October, 2015
All spatial data is approximate. Map provided without warranty of any kind.



CASE: U 2015-0016
OWNER: Mendocino Redwood Co.
APN: 133-220-06-05
APLT: Cal. Rural Svc. Area
ADDRESS: 36900 Mountain View Rd., MA

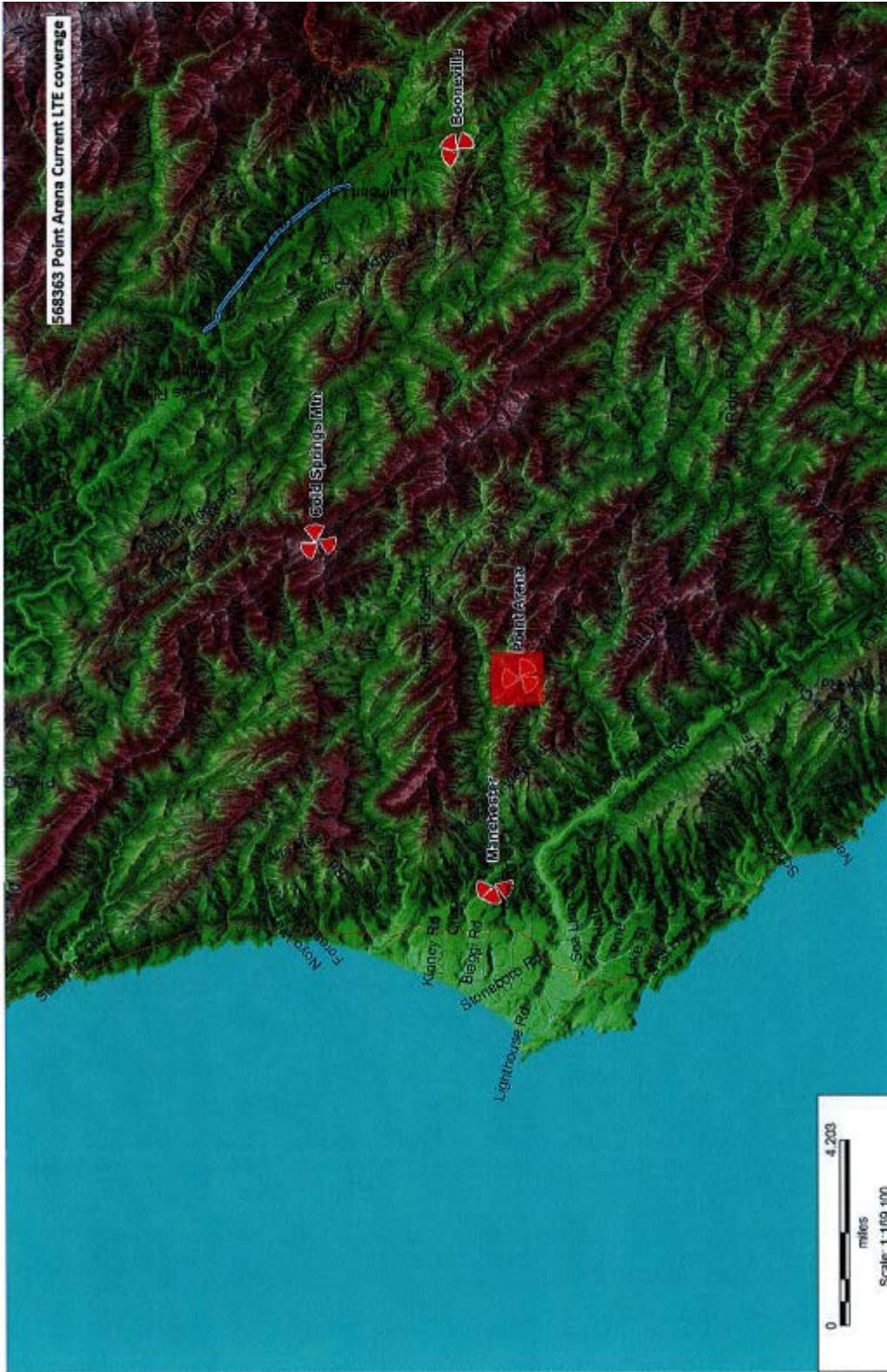
-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard

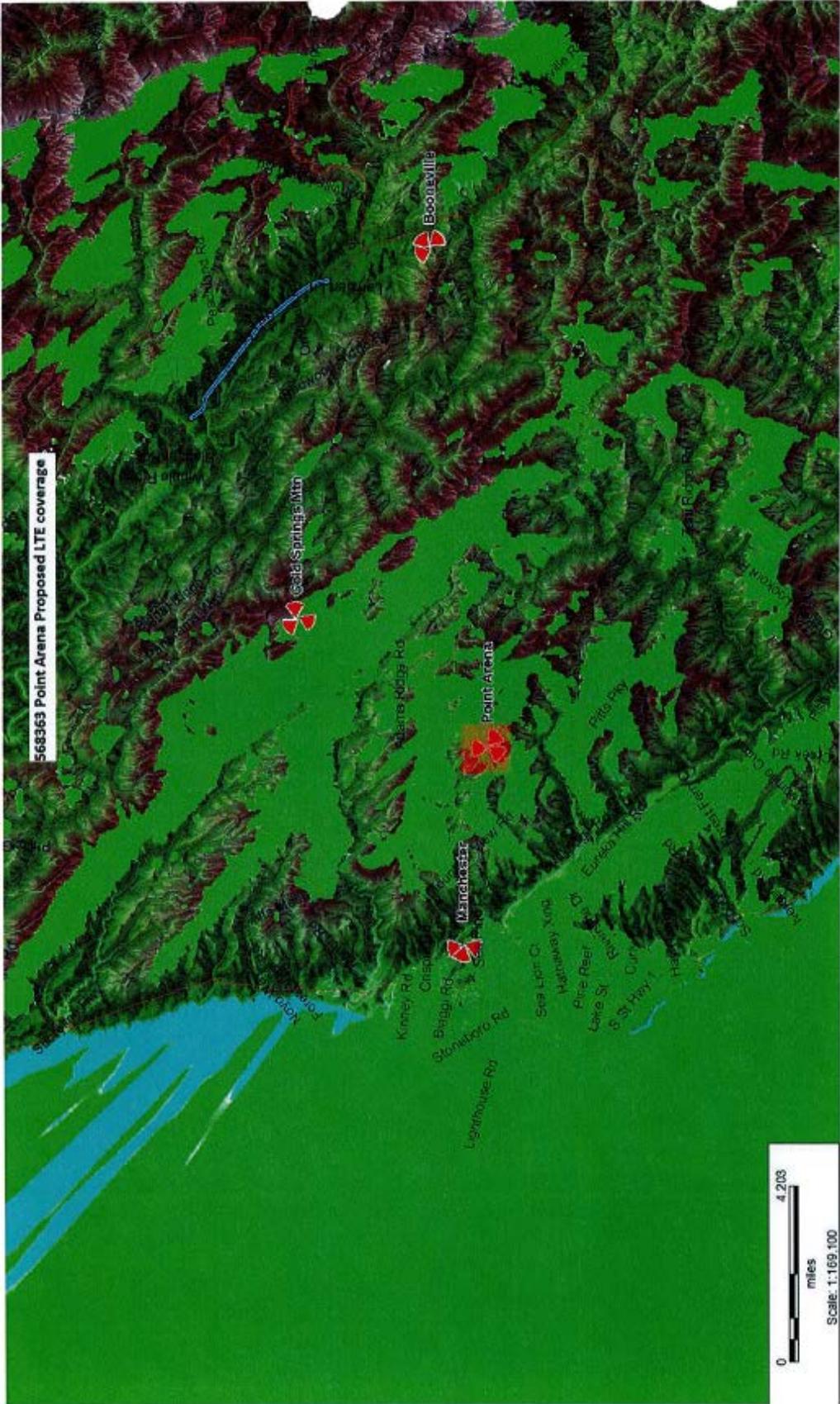
 Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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







COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

STEVE DUNNICLIFF, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

January 4, 2016

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, January 21, 2016, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item(s) may be heard.

CASE#: U_2015-0016

DATE FILED: 9/28/2015

OWNER: MENDOCINO REDWOOD COMPANY LLC

APPLICANT: CALIFORNIA RURAL SERVICE AREA #1 INC

AGENT: LATRELL ANDERSON

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: The reinstatement of an expired use permit for an existing wireless communication facility consisting of an existing 80 foot tall lattice tower which has ten (10) antennas and auxiliary equipment currently installed, ground equipment including a 30 kilowatt diesel generator with a 132 gallon fuel storage tank, and a 217± square foot equipment shelter

ENVIRONMENTAL DETERMINATION: Categorically Exempt; Class 1b- Existing facility.

LOCATION: 6± miles east of Manchester, at the peak of Brush Mountain, 1.4± miles north of the intersection of an unimproved logging road and Mountain View Road (CR 510), 8.5± miles east of its intersection with Highway 1, located at 36900 Mountain View Road, Manchester; APN 133-220-06.

Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services, at 860 North Bush Street, Ukiah, California, 95482, no later than January 20, 2016. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding the item shall constitute final action by the County unless appealed to the Board of Supervisors. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee within 10 calendar days of the Planning Commission's decision. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

STEVE DUNNICLIFF, Director of Planning and Building Services



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January 4, 2016

TO: Independent Coast Observer

FROM: Adrienne Thompson

SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on January 8, 2016 in the Legal Notices Section of the Independent Coast Observer.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, January 21, 2016, at 9:00 a.m., to be held in the Board of Supervisors Chambers, County Administration Center, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item(s) may be heard.

CASE#: U_2015-0016

DATE FILED: 9/28/2015

OWNER: MENDOCINO REDWOOD COMPANY LLC

APPLICANT: CALIFORNIA RURAL SERVICE AREA #1 INC

AGENT: LATRELL ANDERSON

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: The reinstatement of an expired use permit for an existing wireless communication facility consisting of an existing 80 foot tall lattice tower which has ten (10) antennas and auxiliary equipment currently installed, ground equipment including a 30 kilowatt diesel generator with a 132 gallon fuel storage tank, and a 217± square foot equipment shelter

ENVIRONMENTAL DETERMINATION: Categorically Exempt; Class 1b- Existing facility.

LOCATION: 6± miles east of Manchester, at the peak of Brush Mountain, 1.4± miles north of the intersection of an unimproved logging road and Mountain View Road (CR 510), 8.5± miles east of its intersection with Highway 1, located at 36900 Mountain View Road, Manchester; APN 133-220-06.

Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services, at 860 North Bush Street, Ukiah, California, 95482, no

later than January 20, 2016. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding the item shall constitute final action by the County unless appealed to the Board of Supervisors. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee within 10 calendar days of the Planning Commission's decision. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

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STEVE DUNNICLIFF, Director of Planning & Building Services

Notice of Exemption

To:

Office of Planning and Research
U.S. Mail: *Street Address:*
PO Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95812

County Clerk:
County of Mendocino
501 Low Gap Road
Ukiah, CA 95482

From:

Mendocino County Planning & Building
860 North Bush Street
Ukiah, CA 95482
Contact: GRAHAM HANNAFORD
Phone: 707-234-6650

Project Title: U_2015-0016

Project Applicant: California Rural Service Area #1 Inc

Project Location - Specific: 6+- miles east of Manchester, at the peak of Brush Mountain, 1.4+- miles north of the intersection of an unimproved logging road and Mountain View Road (CR 510), 8.5+- miles east of its intersection with Highway 1, located at 36900 Mountain View Road, Manchester; APN 133-220-06.

Project Location - City: MANCHESTER Project Location - County: MENDOCINO

Description of Nature, Purpose and Beneficiaries of Project: The reinstatement of an existing wireless communication facility consisting of an existing 80 foot tall lattice tower which has ten (10) antennas and auxiliary equipment currently installed, ground equipment including a 30 kilowatt diesel generator with a 132 gallon fuel storage tank, and a 217± square foot equipment shelter.

Name of Public Agency Approving the Project: COUNTY OF MENDOCINO

Name of Person or Agency Carrying out Project: California Rural Service Area #1 Inc

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21070(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 Categorical Exemption. State type and section number: Class 1b, Section 15301(b)
 Statutory Exemption. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: GRAHAM HANNAFORD Area Code/Telephone/Extension: 707-234-6650

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____