



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
 860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
 120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR  
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April 28, 2025

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE  
 DECLARATION FOR PUBLIC REVIEW AND NOTICE OF INTENT  
 TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday, **June 5, 2025**, at 9:30 a.m., will conduct a public hearing on the following project and Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard. This meeting will take place in the **Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California**, and Virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

**CASE#:** U\_2024-0004

**DATE FILED:** 4/12/2024

**OWNER:** KATHLEEN MARIE ROSENBERG

**APPLICANT:** Cellco Partnership/Matt Moore

**REQUEST:** Use Permit to construct a new sixty-five (65) foot tall cellular antenna tower with a monopine type design and four (4) antenna sectors with three antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot leased area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground based equipment itself will consist of one (1) pad mounted transformer, two (2) equipment cabinets and a new 30Kw standby emergency generator with a 210 gallon fuel tank.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 2.91± miles northwest of Willits, lying on the north side of Timberline Road (private), 0.45± miles west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits; APN: 037-700-14.

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** KEITH GRONENDYKE

A copy of the Draft Negative Declaration, Staff Report and Notice will be available for public review 30 days prior to the hearing at 860 North Bush Street, Ukiah, California, and at 120 West Fir Street, Fort Bragg, California. The staff report, draft negative declaration and notice will also be available on the Department of Planning and Building Services website at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

Your comments regarding the above project(s) and/or Draft Negative Declaration are invited. Written comments should be mailed to the Department of Planning and Building Services Commission Staff, 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings in lieu of personal attendance by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) by June 4, 2025, or orally via telecomment. All public comment will be made available to the Planning Commission, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. 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 prior to the expiration of the above noted appeal period. 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 present testimony in this matter.

## **ATTACHMENT B**

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling 707-234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 707-234-6650, 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.

JULIA KROG, Director of Planning and Building Services



**PLANNING COMMISSION  
STAFF REPORT- USE PERMIT****JUNE 5, 2025  
U\_2024-0004****SUMMARY**

**OWNER:** KATHLEEN MARIE ROSENBURG  
141 ELLIS LANE  
UKIAH CA 95482

**APPLICANT/AGENT:** CELLCO PARTNERSHIP  
DBA VERIZON WIRELESS  
C/O WIRELESS CONSULTING INC/MATT MOORE  
2009 V STREET, SACRAMENTO CA 95818

**REQUEST:** Use Permit to construct a new sixty-five (65) foot-tall cellular antenna tower with a monopine type design and four (4) antenna sectors with three (3) antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot lease area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground based equipment itself will consist of one (1) pad mounted transformer, two (2) equipment cabinets and a new 30Kw standby emergency generator with a 210-gallon fuel tank.

**LOCATION:** 2.91± miles northwest of Willits, lying on the north side of Timberline Road (private), 0.45± miles west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits; APN: 037-700-14.

**TOTAL ACREAGE:** Lease area 1,600 square feet of a 22.83± Acre site

**GENERAL PLAN:** Remote Residential- 20 Acre Minimum (RMR 20)

**ZONING:** Upland Residential- 20 Acre Minimum (UR:20)

**SUPERVISORIAL DISTRICT:** 3 (Haschak)

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**RECOMMENDATION:** By resolution, adopt a Negative Declaration and grant Use Permit U\_2024-0004 for the Project based on the facts and findings and subject to the conditions of approval.

**STAFF PLANNER:** KEITH GRONENDYKE

**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 August 4, 2015, the Mendocino County Board of Supervisors adopted *Guidelines for the Development of Wireless Communication Facilities* to regulate wireless communication facilities subject to a use permit. By adopting this resolution (Resolution No. 15-121), the Board of Supervisors acted to maintain the County's

authority over decisions regarding development, operation, and maintenance of wireless facilities.

**PROJECT DESCRIPTION:** A Use Permit to construct a new 65 foot-tall cellular antenna tower with a monopine type design and four antenna sectors with three antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot lease area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground based equipment itself will consist of one pad mounted transformer, two equipment cabinets and a new 30Kw standby emergency generator with a 210-gallon fuel tank. Access to the lease area is to be via an approximately 2,190± foot long private roadway (Timberline Road) from Sherwood Road (CR 311). A gate will be located on the west elevation of the lease area enclosure. Power to the site shall be via a new 1,140 foot long ten-foot-wide utility easement extending from Sherwood Road. There is an existing single-family-residence located to the northwest of the tower location. The nearest single-family residence is 667± feet to the southeast.

**APPLICANT'S STATEMENT:** *"Verizon Wireless proposed to install a new unmanned wireless telecommunications facility and associated ground equipment at the above referenced location. The facility will consist of a new 65" tall monopine and will be placed within a 40'X40' lease area and surrounded by a 6' tall chain link fence with barbed wire and brown privacy slats. The ground equipment itself will consist of one pad mounted transformer, two equipment cabinets and a 30kw standby emergency generator with a 210 gallon fuel tank. Please see the attached project support statement, site plans and other exhibits for any further details."*

**RELATED APPLICATIONS:** There are no related applications.

**SITE CHARACTERISTICS:** The applicant is proposing to construct and operate a 65-foot tall monopine type construction wireless telecommunication facility 2.91± miles northwest of Willits, lying on the north side of Timberline Road (private), 0.45± mile west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits. The wireless communication facility will be located on the southern portion of the approximately twenty-three (23) acre property and roughly 75 feet from the private right-of-way. The California Natural Diversity Database (CNDDB) did not indicate any species of plants or animals were located on the property.

The project site is located near to the top of a small hill on the south area of the parcel. Evergreen and oak trees surround the small hill, which limits the visibility of the tower from the closest public right-of-way, Sherwood Road (See Attachment C). A residence located on the same parcel as the proposed tower sits approximately 182 feet to the northwest and at an elevation of 2,463 feet with the proposed monopine type tower standing 65 feet above ground level (AGL) and at the same elevation. The elevation of Sherwood Road close to the tower site is 2,333 feet above sea level, making the tower 130 higher than Sherwood Road, which is the most traveled road in the vicinity. The surrounding mountains are of a similar height along with similar vegetation. The monopine design works well at this location, given that the surrounding vegetation is primarily evergreen pine trees.

It should be noted that the project site is located approximately 2,821 feet to the west of the Maacama Fault Zone. The site, like the rest of Mendocino County, is subject to some seismic-related ground shaking if an earthquake were to occur but the proposed project does not conflict with any applicable policies or plans. No landslides have been documented on the project site.

**PUBLIC SERVICES:**

Access: TIMBERLINE ROAD (PRIVATE)  
Fire District: BROOKTRAILS COMMUNITY SERVICES DISTRICT/CALFIRE  
Water District: NONE  
Sewer District: NONE

**AGENCY COMMENTS:** On October 31, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained and incorporated within the attached resolution. A summary of the submitted agency comments is listed below.

REFERRAL AGENCIES	COMMENT
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Department of Transportation	No Response
Environmental Health- Ukiah	No Response
Building Services-Ukiah PBS	No Response
Assessor	No response
Archaeological Commission	Comments
Brooktrails Community Services District	No Response
Air Quality Management District	No Response
Sonoma State University	Comments
Cal Fire	No Response
CA Department of Fish and Wildlife	Comments
Sherwood Valley Band of Pomo Indians	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response

### **RESPONSE TO COMMENTS**

**Sonoma State University:** *"This office has no record of any cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian. The proposed project area has the possibility of containing unrecorded archaeological sites. A field study by a qualified professional archaeologist is recommended prior to commencement of project activities. We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural and religious heritage values..."* Because of the comments received, staff required that an Archaeological Survey be conducted, which was completed by the applicant. At the March 12, 2025, Archaeological Commission meeting, the survey was accepted by the Archaeological Commissioners. No additional conditions were recommended by the archaeologist. As such Standard discovery conditions have been added to the Resolution.

**California Department of Fish and Wildlife:** The California Department of Fish and Wildlife commented on the proposed project that there could be the possibility of bat species within the existing barn structure that is slated for removal. The CDFW representative said in part: *"...Was an evaluation of this structure conducted to identify its current use or potential use by bat species? Without additional biological information or description of the barn, CDFW does not have adequate information to provide recommendations to the County (Lead Agency) to identify, analyze and offset potential impacts."*

As such, staff has added Condition 14 to require that prior to any construction or demolition of the existing barn structure that the applicant have a bat survey be completed by a biologist to determine if any endangered bat species are present, and have the report submitted to the Planning Department. If endangered bat species are found to be present, all suggested mitigation measures of the bat survey shall be followed.

### **KEY ISSUES**

#### **1. General Plan and Zoning Consistency:**

The parcel is classified as Remote Residential with a twenty (20) acre minimum parcel size (RMR 20) by the Mendocino County General Plan. The proposed development is an allowed conditional use within the district with the granting of a major use permit. The proposed development will not interfere with the continued use of the parcel as a residential use.

Additionally, Policy DE-125 of the Mendocino County General Plan states: *"The County supports the extension of affordable broadband internet access to all areas of the County, particularly rural areas which currently do not have broadband access."* In the project statement supplied by the agent of the project one of the main objectives of this project is: *"The purpose of this project is to bring high speed internet to underserved communities."* As such, this project supports and advances the intent of Policy DE-125 of the Mendocino County General Plan.

The project site is located within an Upland Residential zoning district (UR:20), which is intended to create and enhance farming and low-density agricultural/residential uses. The subject parcel is currently developed with a single-family residence. The proposed development will not interfere with the continued residential use of the parcel. Cellular antenna development within the UR:20 district is an allowed conditional use with the

granting of a major use permit. The proposed development is in conformance with development standards, yard setbacks, etc. for the zoning district.

Mendocino County Code (MCC) Section 20.236.005 states that “*Radio, telephone, and other communication and transmission structures, towers, and antennas ("towers and antennas") are conditional uses subject to approval of a conditional use permit in all zoning districts, except as otherwise provided in the Mendocino County Code.*” MCC Section 20.236.020(C) provides that towers not meeting certain development criteria (established for streamlined permitting of small-scale towers) are subject to a Use Permit. Thus this use permit is being processed for the proposed tower.

## **2. Wireless Communication Facilities Development Guidelines:**

Staff evaluated the proposed project for consistency with the Wireless Communication Facilities Development Guidelines. Staff has incorporated several conditions of approval to ensure that the facility is operated and maintained in conformance with these standards.

The County Guidelines for the Development of Wireless Communication Facilities contain the following items relevant to the subject project:

Application Submittal Requirements: Item B(3) requires “[a] *statement of the communication objectives sought for the proposed location, whether the proposed facility is necessary to prevent or fill a significant gap or capacity shortfall in the applicant’s service area, whether it is the least intrusive means of doing so, and whether there are any alternative sites that would have fewer aesthetic impacts while providing comparable service.*”

The applicant provided within the application materials the following statement to address the item:

*“The demand for wireless communication continues to grow across California. Reliable access to wireless networks has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions in order to respond to high levels of wireless network traffic and demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon Wireless network for future and potential customers. The facility proposal is designed to comply with all applicable standards set forth in the Mendocino County Zoning Code. The proposed facility is the least intrusive means for Verizon Wireless to close a significant gap in network coverage”*

Item Number B(15) requires an analysis of the factors leading to the selection of the proposed site and antenna height, including alternative sites considered. The applicant provided the following statement:

*“...The landowner is interested in working with Verizon and the site is proposed to be in an UR-20 zone, which allows for a proposed facility of up to 50’(amended to 65’) in overall height. This height provides Verizon’s RF engineers with the needed centerline to make the site effective and there is an existing gravel road that will allow the site to be constructed and serviced with minimal overall impact to the surrounding area.”*

As part of the search process, Verizon Wireless indicated in the narrative that a search ring was developed and given to a real estate professional to begin the search for a suitable location. Properties considered for a tower location must be located in the general vicinity of the search ring, with the appropriate zoning designation to allow for the installation of a cellular antenna tower and have enough land area to accommodate the tower along with setbacks from property lines and any adjacent residences.

The proposed site was identified as being suitable for development and met the site setback requirements of the UR:20 zoning district along with the Wireless Guidelines requirements.

Item Number C(1)(b) requires: “*The design of communications facilities should promote co-location among different communication services providers...*”

The 65 foot tall monopine tower has been designed to accommodate co-location opportunities for multiple other cellular service providers.

**Condition Number 22** is recommended to ensure the availability of the tower for emergency services upon request, "provided no interference to function will result at a minimum or no fee," as stated in the Guidelines language.

Item Number C(1)(m) requires: "Antenna towers shall be subject to setbacks required by the County Zoning Code and shall be set back a minimum of 110% of the overall height from any property line, and a minimum of 500% of the overall height from any residence or school."

Given the tower height of 65 feet, a setback of 71 feet is required from all property lines. As shown on the plans submitted with the application, the distance from the tower to the westerly property line is 410 feet, while the distance to the southerly property line is 165.5 feet which indicates that both setback distances do meet the 110% distance. The north and east distances are even greater. The nearest offsite residence is located 727 feet to the southeast which complies with the 500% setback from an offsite residence. No schools are in close proximity to the project site.

Item Number C(2)(f) requires: "New wireless communication facilities shall be discouraged on or near ridge top sites where they will be silhouetted against the sky from the surrounding community, or from highly used public locations such as a public trail, public park or other public outdoor recreational area or historic area, unless supported by a finding that it blends with the surrounding existing environment in such a manner as to be effectively unnoticeable."

The 65 foot tall monopine design is located on the slope of a small hill, with evergreen trees appearing to be taller than the monopine tower screening it from view. The applicant has provided aerial simulations of the site (see Attachment F). The nearest community is the small unincorporated residential community of Brooktrails, which is located approximately 2.12 miles to the southeast of the project location. There are no public locations within the immediate vicinity of the project site nor are there historic sites in the area.

Item Number C(2)(j) requires: "Towers located in open areas are encouraged to utilize existing vegetation to screen the facilities presence. Clearing should be limited to the maximum area required to accommodate facilities...Further, providers are encouraged to develop the facility within a structure that would camouflage its presence, e.g., a water tower, windmill or other structure that would blend with the setting of the area."

The area that the tower is to be located in is within a forested area that has a backdrop of evergreen trees and a background hillside. This vegetation, the height of the hill and evergreen trees that the tower is incorporated within will serve as a backdrop to the tower from Sherwood Road. Additionally, the monopine design offers the least intrusive silhouette to neighboring property owners and travelers on the County Road.

The application as well as conditions recommended for the project will ensure that all standards under Section C of the Guidelines have been met.

### **3. Use Permit Findings:**

MCC Section 20.196.020 (A) That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;

The proposed development is located on a parcel classified as UR:20. Policy DE-15 in the Development Element of Mendocino County's General Plan sites utility installations as a general use. The subject parcel is developed with a single-family residence and various outbuildings. The proposed development will not interfere with the continued use of the parcel. If developed in conformance with the recommended Conditions of Approval, the project is found to be consistent with the Mendocino County General Plan.

Policy DE-125 states: *The County supports the extension of affordable broadband internet access into all areas of the county, particularly rural areas which currently (2009) do not have broadband access.*

In the application materials submitted, one of the objectives with this project is to supply hi-speed broadband to this area via the equipment mounted to the monopine, along with increased cellular phone service.

MCC Section 20.196.020 (B) *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;*

A moderate amount of grading and ground disturbance is required to accommodate the proposed project. Grading activities include site development and trenching to underground utilities, approximately 1,140 feet in length and ten (10) feet in width from Sherwood Road to the tower site. The ten foot wide and 1,140-foot-long access area will include a utility easement. While CalFire has not responded to a referral request, condition 21 requires that the permit holder be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project. A gate will be constructed at the lease area on the west side. Conditions of Approval are included to ensure that the proposed project is developed in conformance with Mendocino County Code requirements and to prevent soil erosion.

The parcel is currently accessed from Timberline Road (private), which is connected to Sherwood Road (CR 311). The application was referred to the Mendocino County Department of Transportation (MCDOT) for comments. MCDOT did not offer comments, as the access road is a private Roadway.

MCC Section 20.196.020 (C) *That such use will not, under the circumstances of that particular case, 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; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;*

The proposed wireless communication facility will not constitute a public nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area of the proposed use if constructed in conformance with the recommended Conditions of Approval. The nearest offsite residence is located approximately 727 feet to the southeast and is located on the adjacent parcel. The parcel to the north is also used as residential, while the parcels to the west and east appear to be vacant land.

MCC Section 20.196.020 (D) *That such use preserves the integrity of the zoning district.*

The project site is located within the Upland Residential zoning district (UR:20), which is intended to create and enhance farming and low-density agricultural/residential uses. The subject parcel is currently developed with a single-family residence. The proposed development will not interfere with the continued use of the parcel and is an allowed conditional use within the zoning district. Given the small size of the proposed development on the parcel of a lease area of 1,600 square feet on an approximately twenty-two (22) acre parcel, the proposed development will not affect the future development of uses on the parcel. Therefore, the proposed use will preserve the integrity of the zoning district.

**4. Environmental Protection:** Staff has completed an Initial Study for the proposed project in accordance with the California Environmental Quality Act (CEQA) and determined that the project would not have potential significant impacts on the environment. As discussed in the Initial Study, the proposed project could result in some impacts, however these were considered to be less than significant. Staff recommends that the Planning Commission adopt a Negative Declaration for the project.

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DATE

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KEITH GRONENDYKE  
PLANNER III

**PLANNING COMMISSION STAFF REPORT FOR  
USE PERMIT**

**U\_2024-0004  
PAGE PC-7**

Appeal Period: 10 Days  
Appeal Fee: \$2,674.00

**ATTACHMENTS:**

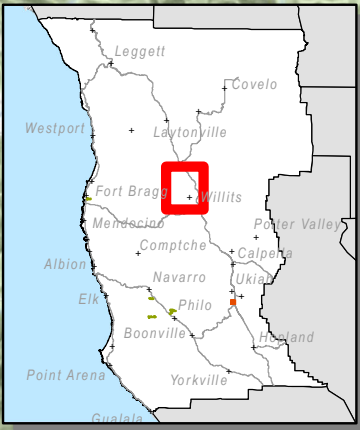
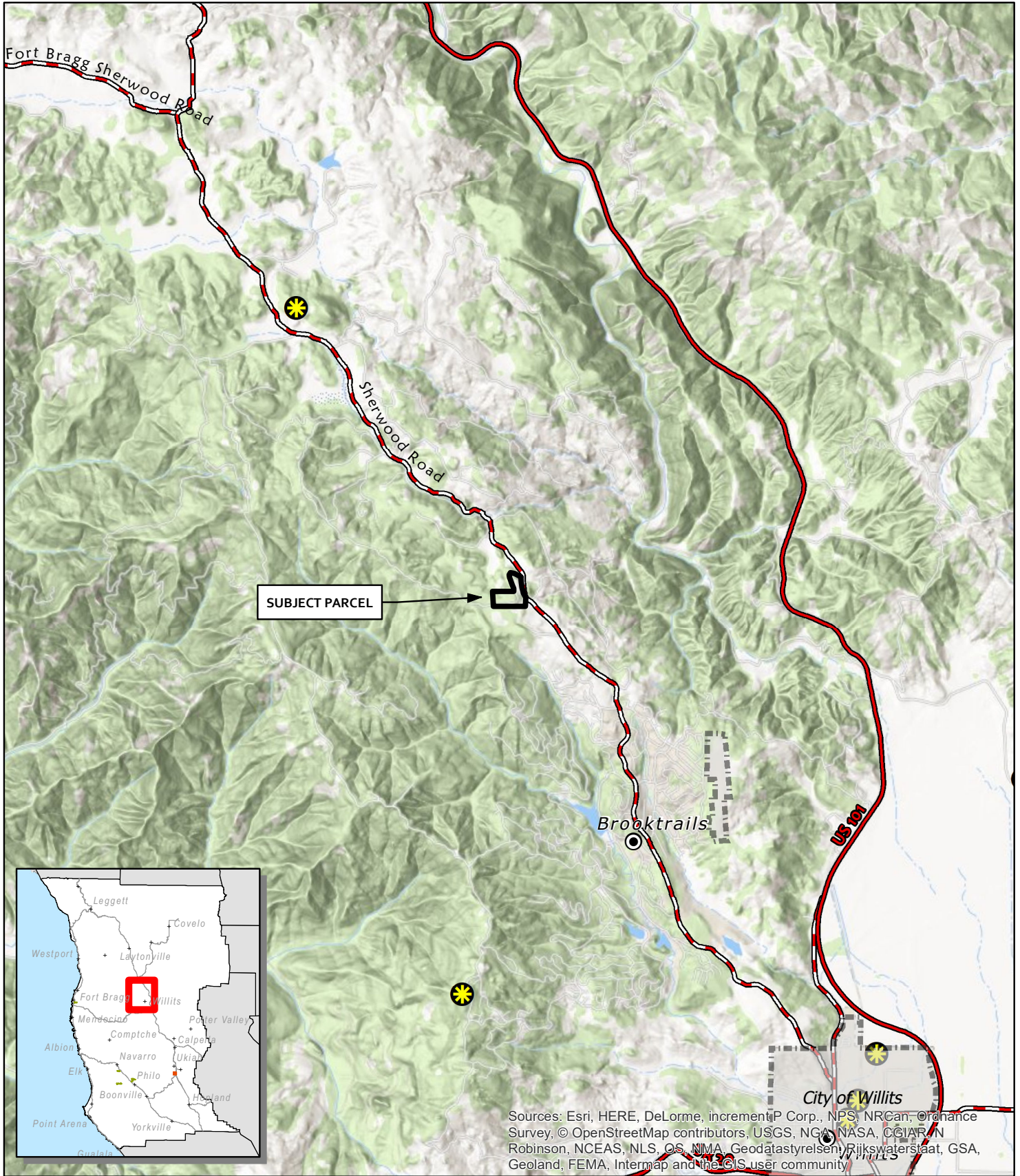
- |  |   |
|--|---|
| A. Location Map                        | L. Estimated Slope Map                    |
| B. Aerial Map Vicinity                 | M. Eastern Soil Classifications Map       |
| C. Aerial Map Specific                 | N. Topographic Map                        |
| D. Application                         | O. Landslide Hazards Map                  |
| E. Plan Set                            | P. WUI Map                                |
| F. Photo Simulations                   | Q. Fire Hazard Zones & Responsibility Map |
| G. Introduction & Facility Description | R. School District Map                    |
| H. Radio Frequency Report              | S. Water District Map                     |
| I. Zoning Map                          | T. Lands in Williamson Act Contracts Map  |
| J. General Plan Map                    | U. Adjacent Parcels Map                   |
| K. Farmland Classifications Map        | V. Site Photographs                       |

**RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):**

**Initial Study available online at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>**

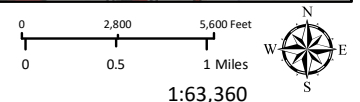


# ATTACHMENT B



**CASE: U\_2024-0004**  
**OWNER: ROSENBERG, Kathleen Marie**  
**APN: 037-700-14**  
**APLCT: Cellco Partnership**  
**AGENT: Verizon Wireless**  
**ADDRESS: 28401 Timberline Rd, Willits**

Major Towns & Places  
City Limits  
Highways  
Major Roads  
Approved Wireless Sites



LOCATION

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



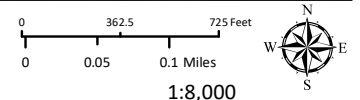
## ATTACHMENT B



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: **U\_2024-0004**  
OWNER: **ROSENBERG, Kathleen Marie**  
APN: **037-700-14**  
APLCT: **Cellco Partnership**  
AGENT: **Verizon Wireless**  
ADDRESS: **28401 Timberline Rd, Willits**

Public Roads  
Private Roads  
Driveways/Unnamed Roads



AERIAL IMAGERY

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## ATTACHMENT B



CASE: **U\_2024-0004**  
OWNER: **ROSENBERG, Kathleen Marie**  
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APLCT: **Cellco Partnership**  
AGENT: **Verizon Wireless**  
ADDRESS: **28401 Timberline Rd, Willits**

Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels

0 100 200 Feet  
0 0.0175 0.035 Miles  
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N  
W E  
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AERIAL IMAGERY

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**Planning and Building  
Services**

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
<i>Office use only</i>	

## APPLICATION FORM

### APPLICANT

Name: Cellco Partnership d/b/a Verizon Wireless C/O Complete Wireless Consulting Inc. Attn: Matt Moore Phone: 916-247-3047

Mailing  
Address: 2009 V street

City: Sacramento State/Zip: CA, 95818 email: MMoore@completewireless.net

### PROPERTY OWNER

Name: Kathleen Marie Rosenberg Phone: 707-513-9013

Mailing  
Address: 141 Ellis Ln,

City: Ukiah State/Zip: CA, 95482 email: N/A

### AGENT

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing  
Address: Same as applicant.

City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Parcel Size: 22.83 acres (Sq. feet/Acres) Address of Property: 28401 Timberline Road, Willits, CA 95490

Assessor Parcel Number(s): 037-700-14-00


### TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☒ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

*I certify that the information submitted with this application is true and accurate.*

  
Signature of Applicant/Agent

9/2/24  
Date

Please see the attached Letter of Authorization  
Signature of Owner

Date

**RECEIVED**  
SEP 05 2024  
Planning & Building Services

### SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

#### THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Verizon Wireless proposed to install a new, unmanned wireless telecommunications facility and associated ground equipment at the above-referenced location. The facility will consist of a new, 65' tall monopine and will be placed within a 40'x40' lease area and surrounded by a 6' tall chain link fence with barbed wire and brown privacy slats. The ground equipment itself will consist of one pad-mounted transformer, two equipment cabinets, and a 30kw standby emergency generator with a 210 gallon fuel tank. Please see the attached project support statement, site plans and other exhibits for any further details.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____					
<b>Total Structures Paved</b> <b>Area Landscaped Area</b> <b>Unimproved Area</b>					
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					

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# ATTACHMENT B

3. If the project is commercial, industrial or institutional, complete the following: N/A - the facility will be unmanned.

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

4. Will the proposed project be phased? ☐ Yes ☐ No If yes, explain your plans for phasing:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

No removal of vegetation will take place outside of the proposed access and utility easements or the proposed lease area unless required by the County.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☐ No If yes, explain:

A 210 Gallon diesel fuel tank will be installed at the site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? ☐ Yes ☐ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Please see the attached site plans for further details.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

A. Amount of cut \_\_\_\_\_ cubic yards

B. Amount of fill \_\_\_\_\_ cubic yards

C. Maximum height of fill slope \_\_\_\_\_ feet

D. Maximum height of cut slope \_\_\_\_\_ feet

E. Amount of import or export \_\_\_\_\_ cubic yards

F. Location of borrow or disposal site \_\_\_\_\_



# ATTACHMENT B

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input checked="" type="checkbox"/> Utility Company (requires extension of service to site: <u>1140</u> feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

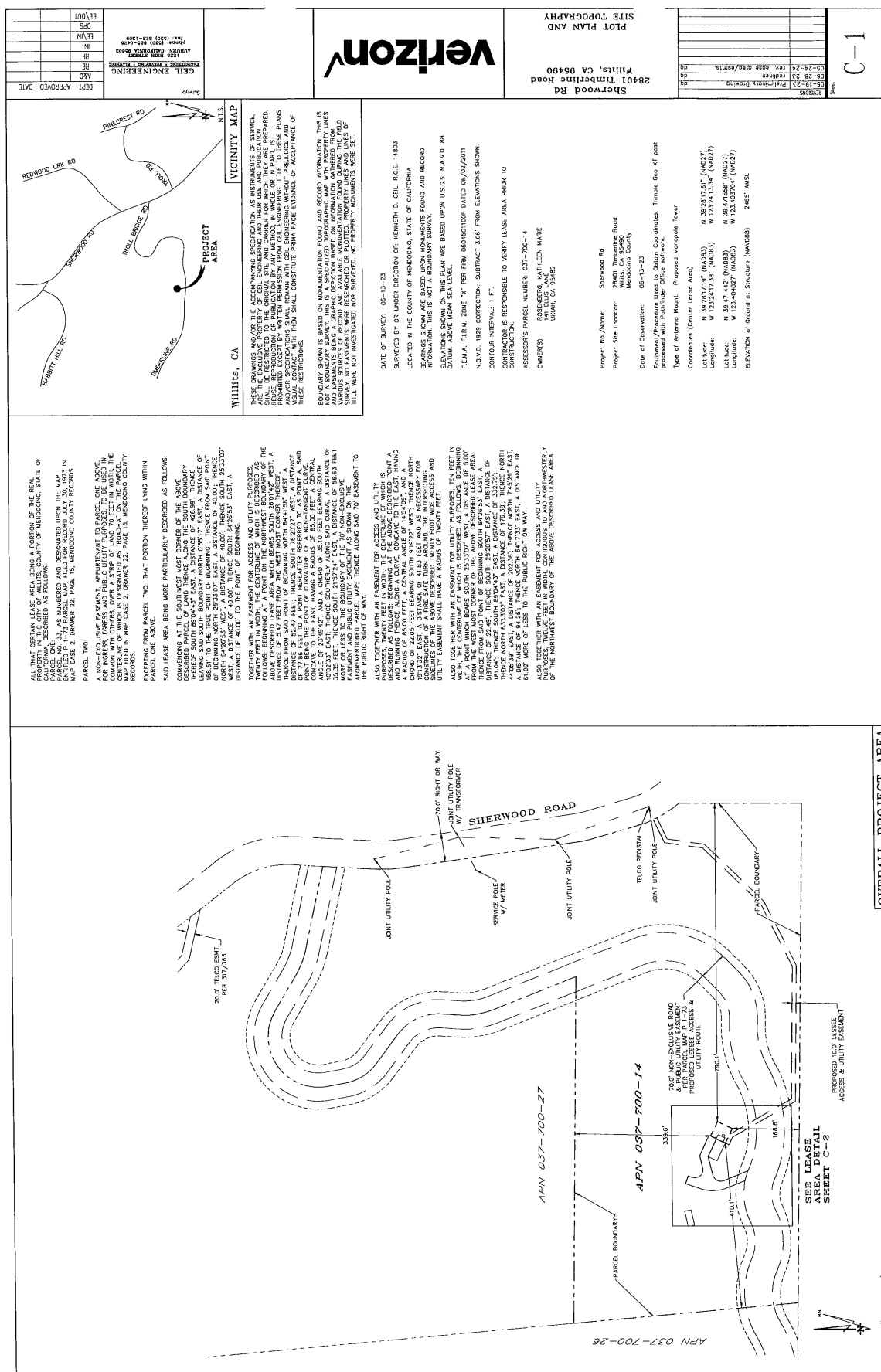
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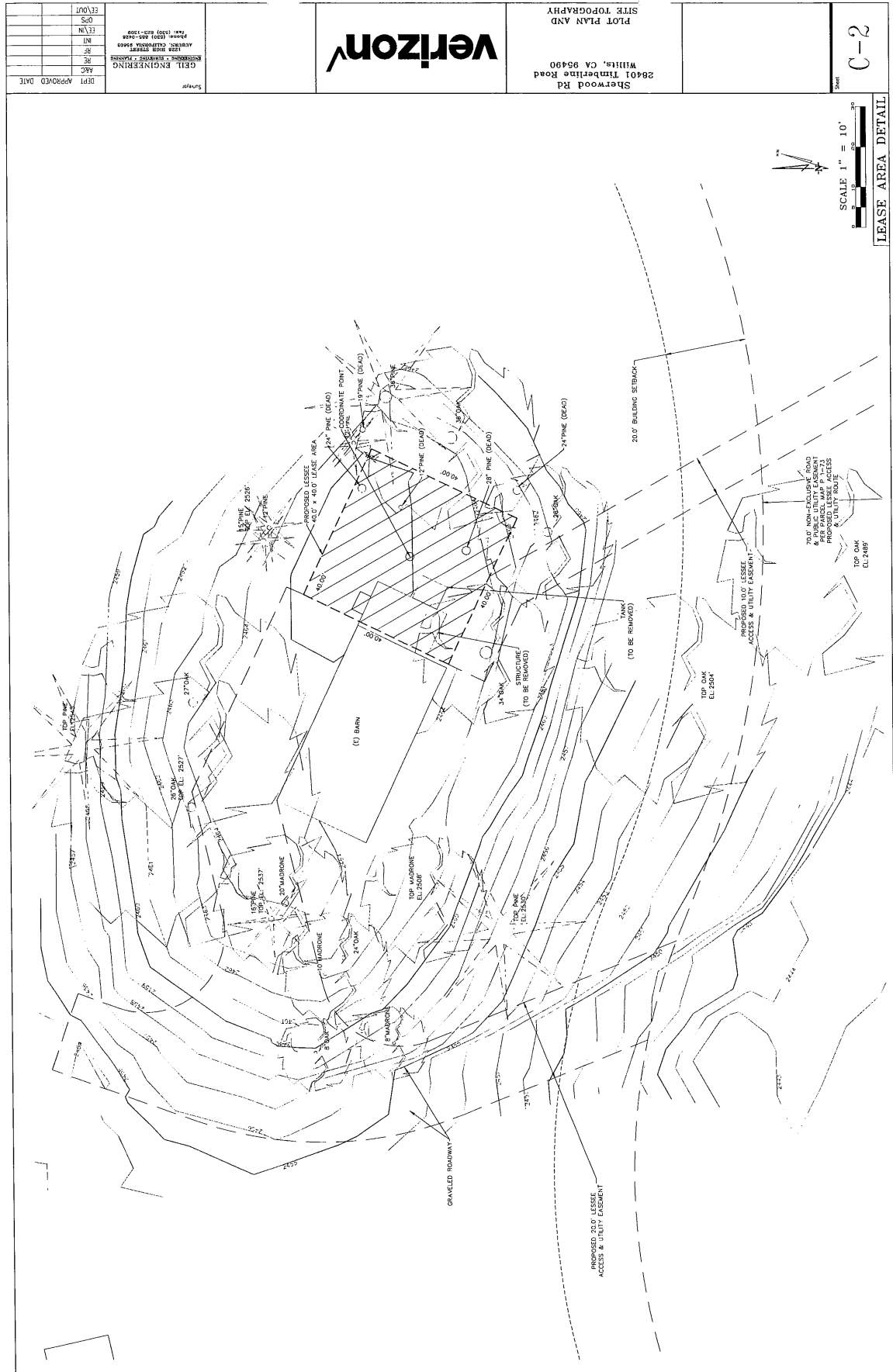
# ATTACHMENT B

20.	Are there any associated projects and/or adjacent properties under your ownership? <input type="checkbox"/> Yes <input type="checkbox"/> No      If yes, explain (e.g., Assessor's Parcel Number, address, etc.):   																														
21.	List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies: N/A  																														
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): Please see the attached site plans for additional location details.  																														
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision. There is an existing residential home on the property and a barn that will be removed.  																														
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable. Yes, an old barn will be removed as part of this proposal the request of the LL.  																														
25.	Project Height. Maximum height of existing structures <u>20'</u> feet. Maximum height of proposed structures <u>65'</u> feet.																														
26.	Gross floor area of existing structures <u>    </u> square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <u>1600</u> square feet (including covered parking and accessory buildings).																														
27.	Lot area (within property lines): <u>    </u> <input type="checkbox"/> square feet <input checked="" type="checkbox"/> acres.																														
28.	Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful. The site is currently developed with an aging barn that will be removed. The site consists of bare dirt and is surrounded by trees. No tree removal is being proposed. 																														
29.	Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful. The surrounding properties are undeveloped, with the exception of the property to the south, which contains a residential development. 																														
30.	Indicate the surrounding land uses: <table border="1"> <thead> <tr> <th></th> <th>North</th> <th>East</th> <th>South</th> <th>West</th> </tr> </thead> <tbody> <tr> <td>Vacant</td> <td colspan="4">tot he north, east and west</td> </tr> <tr> <td>Residential Agricultural</td> <td colspan="4"></td> </tr> <tr> <td>Commercial Industrial</td> <td colspan="4"></td> </tr> <tr> <td>Institutional Timberland</td> <td colspan="4"></td> </tr> <tr> <td>Other Residential uses exist</td> <td colspan="4">to the south.</td> </tr> </tbody> </table>		North	East	South	West	Vacant	tot he north, east and west				Residential Agricultural					Commercial Industrial					Institutional Timberland					Other Residential uses exist	to the south.			
	North	East	South	West																											
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Commercial Industrial																															
Institutional Timberland																															
Other Residential uses exist	to the south.																														

**ATTACHMENT B - PAGE 18**

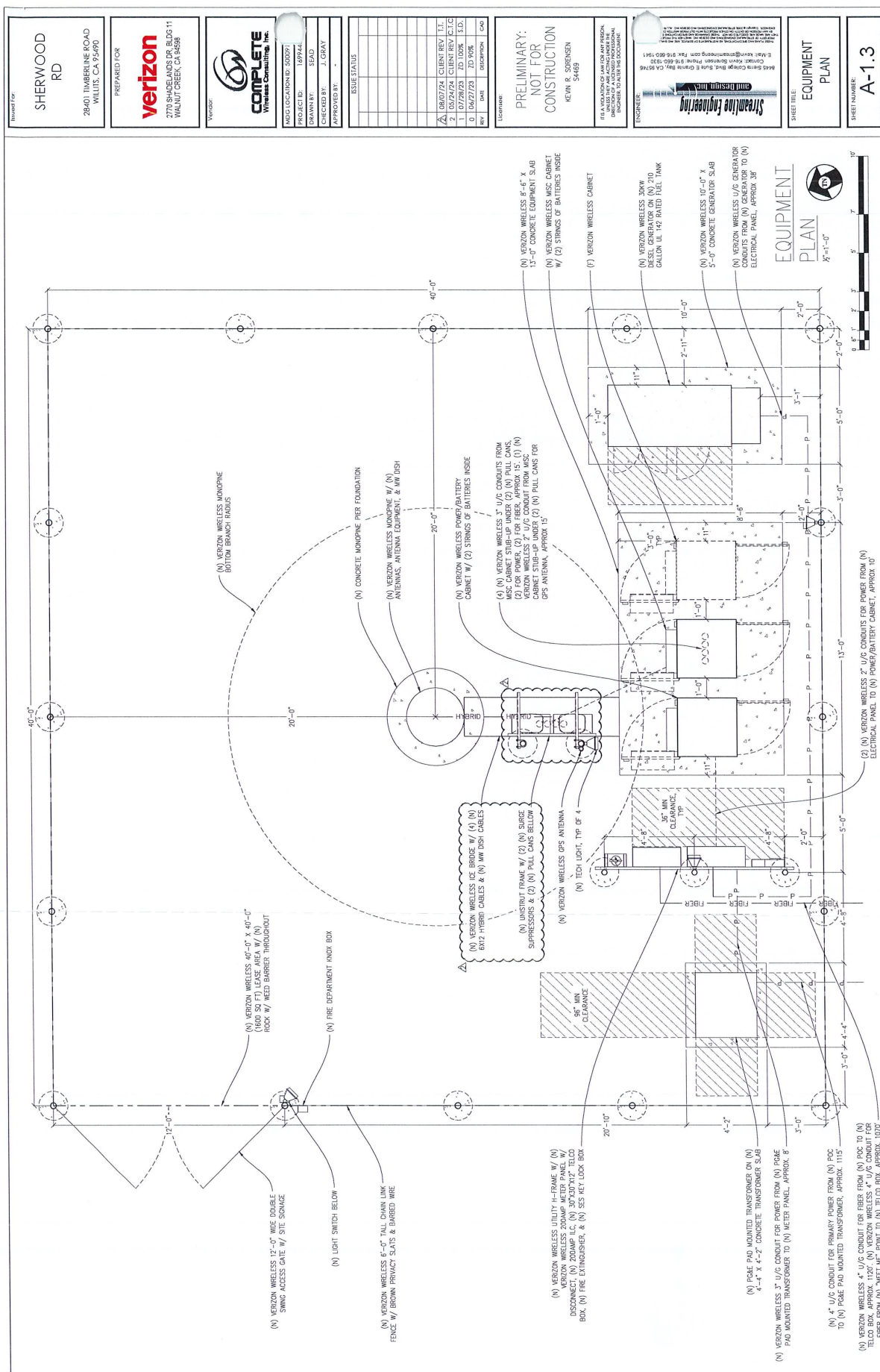














NOTE:  
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM  
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR	TECHNOLOGY	ANTENNAS			RRUS			CABLES							
		ANTENNA MODEL	NO. OF COM. PORTS	CENTER	AZIMUTH	RRI MODEL	NO. OF RRUS	NO. OF HYBRID CABLES	SIZE OF HYBRID CABLES	LENGTH OF CABLES	NO. OF COAX CABLES	SUBG. SUPPRESSOR	NO. OF UPDIVERS	NO. OF COMBINERS	
ALPHA SECTOR															
A1	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	55°	RADIO 1490 UNIT	1	2	6X12	60'	0	(1) 6877	0	0	
A2	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	55°	RADIO 4990 UNIT	1	SHARED	SHARED	SHARED	0	SHARED	0	0	
A3	C-BAND	AR 6448	0	51°-8"	55°	INTEGRATED	0	SHARED	SHARED	SHARED	0	SHARED	0	0	
BETA SECTOR															
B1	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	145°	RADIO 1490 UNIT	1	2	6X12	60'	0	(1) 6877	0	0	
B2	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	145°	RADIO 4990 UNIT	1	SHARED	SHARED	SHARED	0	SHARED	0	0	
B3	C-BAND	AR 6448	0	51°-8"	145°	INTEGRATED	0	SHARED	SHARED	SHARED	0	SHARED	0	0	
GAMMA SECTOR															
C1	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	235°	RADIO 1490 UNIT	1	2	6X12	60'	0	(1) 6877	0	0	
C2	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	235°	RADIO 4990 UNIT	1	SHARED	SHARED	SHARED	0	SHARED	0	0	
C3	C-BAND	AR 6448	0	51°-8"	235°	INTEGRATED	0	SHARED	SHARED	SHARED	0	SHARED	0	0	
DELTA SECTOR															
D1	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	325°	RADIO 1490 UNIT	1	SHARED	SHARED	SHARED	0	SHARED	0	0	
D2	1.1E 700, 850, 1900, AWC, AWS, 50 D50	QWTEL Q2646-5	6	50°-0"	325°	RADIO 4990 UNIT	1	SHARED	SHARED	SHARED	0	SHARED	0	0	
D3	C-BAND	AR 6448	0	51°-8"	325°	INTEGRATED	0	SHARED	SHARED	SHARED	0	SHARED	0	0	
MICROWAVE DISH															
		TBD			TBD			TBD			TBD			TBD	

PRELIMINARY: NOT FOR CONSTRUCTION  
KEVIN R. SORESENSEN  
54469

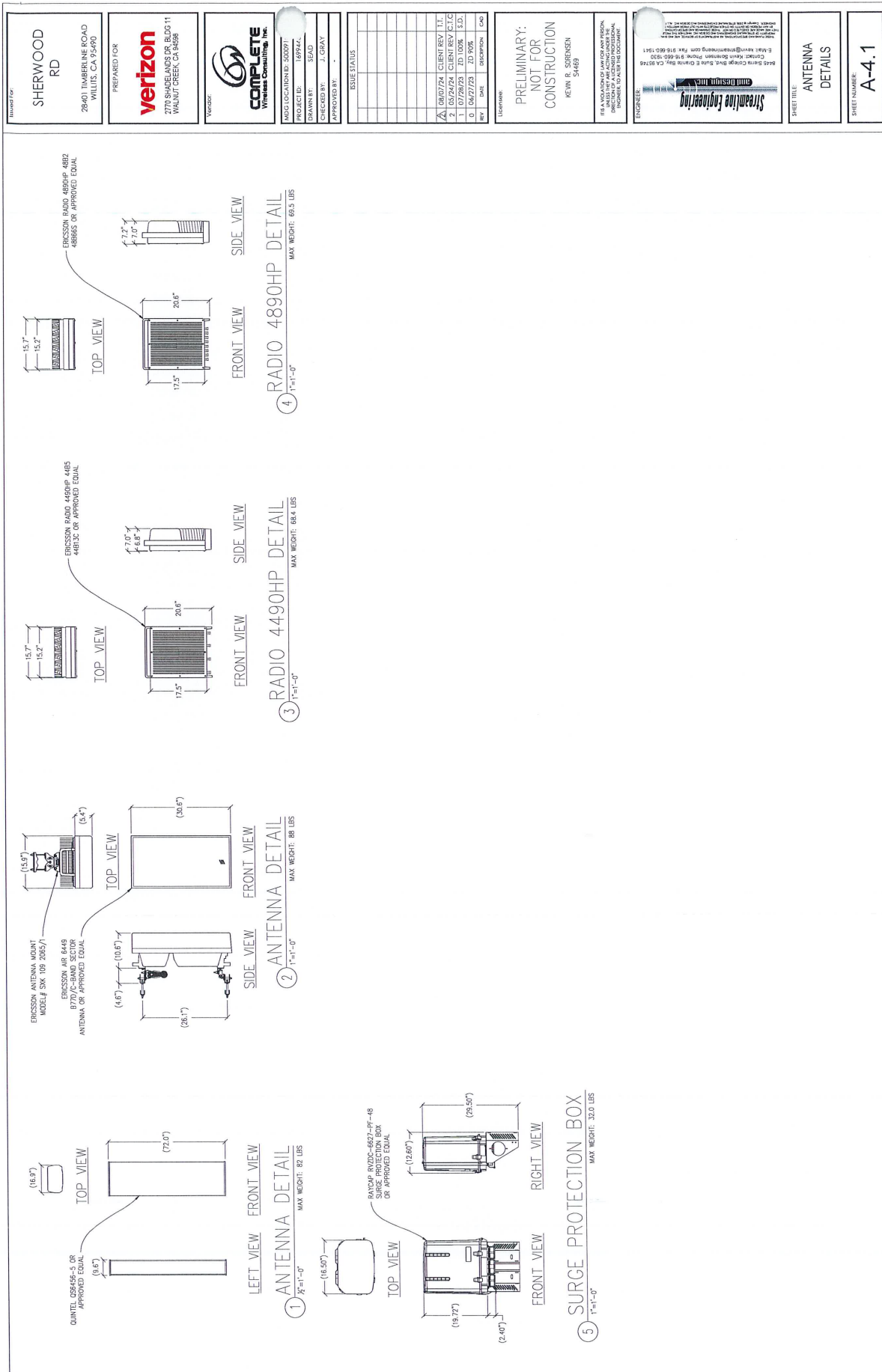
ENGINEER: Streamline Engineering

PROJECT: 2770 SHORELANDS DR, BLDG 11, WILMINGTON, CA 92698

ISSUE STATUS:

ANTENNA PLAN  
A-2.1







SHEET NUMBER:  
A-4.2

[illegible]



*Existing*



*Proposed*



view from Sherwood Road looking northwest at site

**verizon**✓

Sherwood RD  
28401 Timberline Road, Willits, CA  
Photosims Produced on 6-7-2024

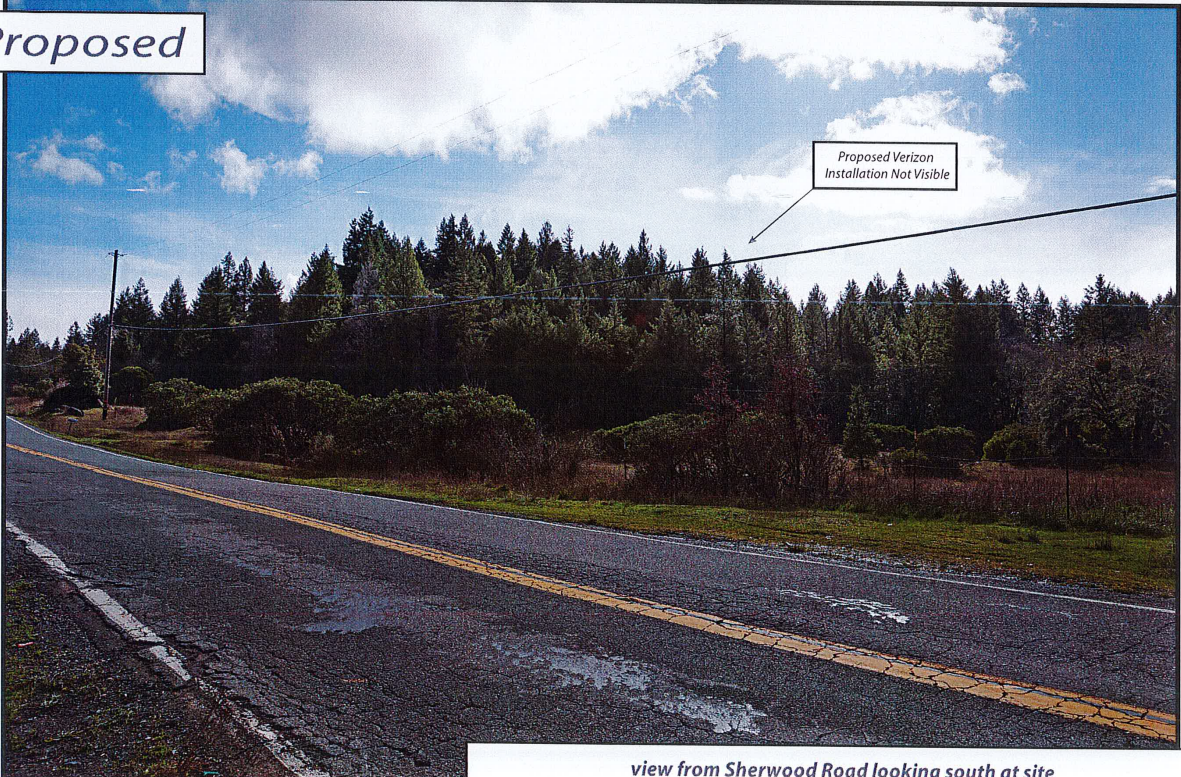
**AdvanceSim** →  
Photo Simulation Solutions  
Contact ( 925 ) 202-8507



*Existing*



*Proposed*



**AdvanceSim**  
Photo Simulation Solutions  
Contact (925) 202-8507

**verizon**

view from Sherwood Road looking south at site

Sherwood RD  
28401 Timberline Road, Willits, CA  
Photosims Produced on 6-7-2024



## APPLICATION FOR WIRELESS DEVELOPMENT PERMIT

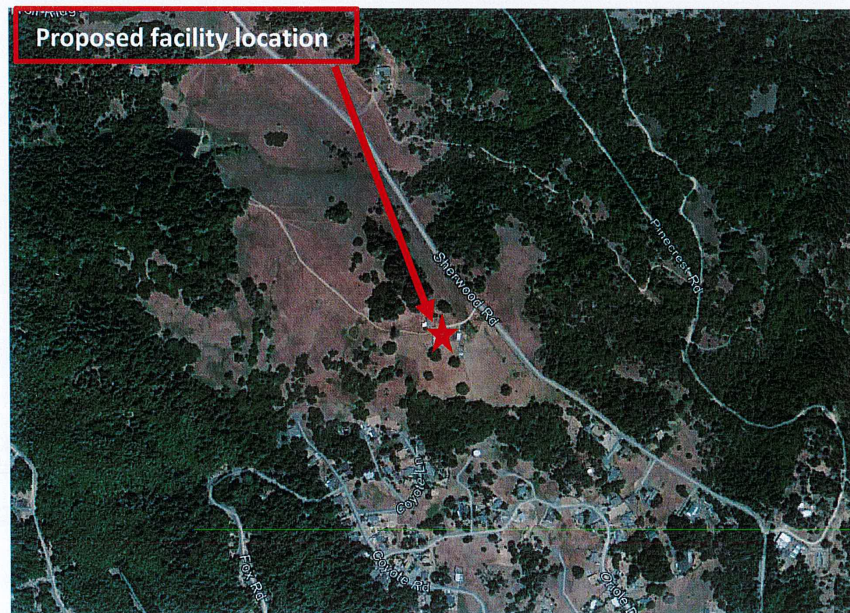
Sherwood Road  
28401 Timberline Road  
Willits, CA 95490  
APN: 037-700-14

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### INTRODUCTION & FACILITY DESCRIPTION

The demand for wireless communication continues to grow across California. Reliable access to wireless networks has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions in order to respond to high levels of wireless network traffic and user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon Wireless network for future and potential customers. The facility proposal is designed to comply with all applicable standards set forth in the Mendocino County Zoning Code. The proposed facility is the least intrusive means for Verizon Wireless to close a significant gap in network coverage.

This proposal is for a new 65' tall stealth monopine wireless facility at the above-referenced address. The project includes a 40' x 40' lease area with a 6' tall chain-link fence with barbed wire and privacy slats at the lease area perimeter. Within this compound, Verizon will place a UL142 rated 30kw standby diesel generator with a 210 gallon fuel tank. The monopine itself will have four (4) antenna sectors with three (3) antennas per sector mounted at an antenna centerline of.



## SITE SELECTION ANALYSIS

The need for new cellular sites is driven by customer demand. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated in order to locate deficiencies within the Verizon's network. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During the initial reconnaissance period, properties considered for the installation of a new cellular facility must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate the structure itself, along with its supporting ground equipment. The size of the space necessary can vary depending on the needs of a particular site. The owners of each prospective location are notified of the potential viability of their property, and their interest in partnering with Verizon Wireless is assessed.

There are four key elements that are considered during the site selection process:

1. Leasing: The property must have an owner who is willing to enter into a long term lease agreement under very specific terms and conditions.
2. Zoning: The location must be suitably zoned in accordance with local jurisdictional rules in order for there to be a successful leasing process.
3. Construction: Construction constraints, such as access and available utilities, along with costs, must be considered from a business perspective, and It must be feasible for the proposed project to be constructed in accordance with local building codes and safety standards.
4. Radio Frequency (RF): The property and facility must be strategically located in order to be able to achieve the RF engineer's objective of addressing a significant gap in network coverage with antennas at the height necessary to be able to "see" the other facilities in the area.

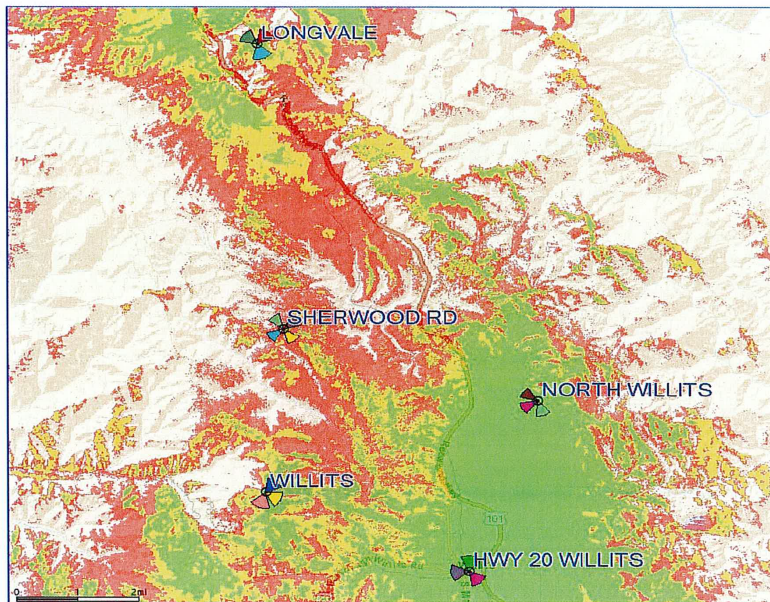
Here, all of these criteria have been met: The Landowner is interested in working with Verizon and the site is proposed to be in an UR-20 zone, which allows for a proposed facility of up to 50' in overall height. This height provides Verizon's RF engineers with the needed centerline to make the site effective, and there is an existing gravel road that will allow the site to be constructed and serviced with minimal overall impact to the surrounding area.



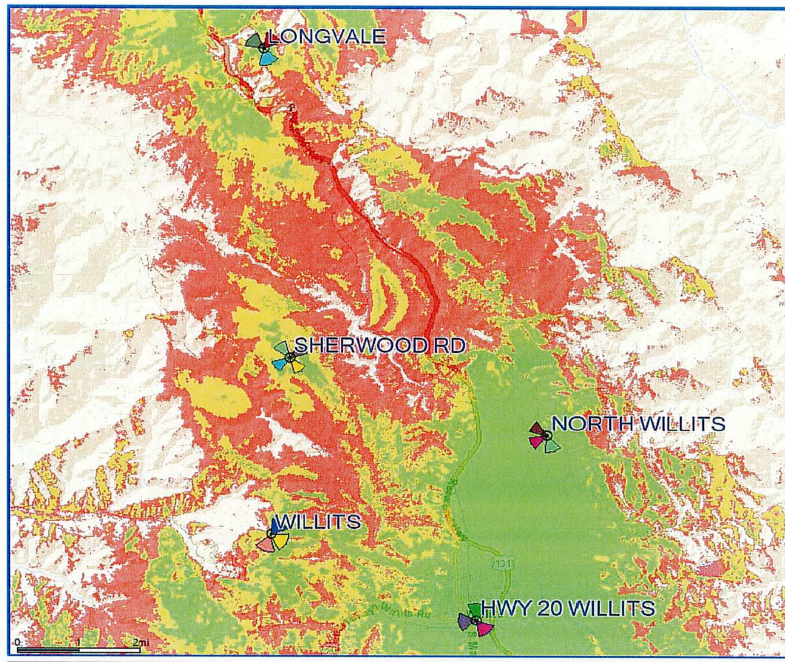
## NEED FOR FACILITY

The proposed facility is the least intrusive means to close a significant gap in Verizon Wireless coverage. The facility has been sited and designed to conform to all applicable zoning standards promulgated by the Mendocino County Zoning Code. Please note that larger versions of these maps have been provided with these application materials.

### Before



### After



### ADDITIONAL INFORMATION FROM APPLICANT

**STANDY GENERATOR:** Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon Wireless' emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless' communications equipment will first transition over to the backup batteries. The batteries can run the site for approximately 8 hours, depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the backup generator will automatically start and recharge the batteries. This two state backup plan is an extremely important component of every Verizon Wireless communications site.

**MAINTANENCE AND MONITORING:** This facility is unmanned and operates 24 hours a day, 7 days a week. Since the facility is unmanned, it will not generate any traffic or impact traffic circulation. The facility is connected to a central network operations center that monitors the facility's status at all times. Routine maintenance occurs once every 4-6 weeks to ensure that equipment is operating within normal specifications. Should an emergency arise, maintenance crews will be dispatched in order to correct the issue.

**NOISE:** The standby generator is operated for approximately 10-15 minutes per week for maintenance purposes. During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.



HAZARDOUS MATERIALS: A Hazardous Material Business Plan will be submitted upon project completion, and it is stored on site for reference.

COMPLIANCE WITH FCC STANDARDS: Verizon Wireless complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, VZW complies with all FAA rules on site location and operation.

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License.

NOTICE OF ACTIONS AFFECTING THIS DEVELOPMENT PERMIT: In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

# Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report


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Site No. 781331  
Sherwood Rd  
28401 Timberline Road  
Willits, California 95490  
Mendocino County  
39° 28' 17.19" N, -123° 24' 17.38" W NAD83

EBI Project No. 023432-pr  
July 30, 2024



Prepared for:  
Verizon Wireless  
c/o Complete Wireless Consulting, Inc.  
2009 V Street  
Sacramento, CA 95818

Prepared by:  
 **EBI Consulting**  
environmental | engineering | due diligence

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

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<b>2.0 SITE DESCRIPTION .....</b>	<b>2</b>
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**APPENDICES**

- APPENDIX A CERTIFICATIONS**
- APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS**
- APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS**

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

## EXECUTIVE SUMMARY

### Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless ("Verizon") to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 781331 located at 28401 Timberline Road in Willits, California to determine RF-EME exposure levels from proposed Verizon communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

### Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the rooftop or ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **65.88** percent of the FCC's general public limit (**13.18** percent of the FCC's occupational limit).

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

**1.0 INTRODUCTION**

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

**2.0 SITE DESCRIPTION**

This project site includes the following proposed wireless telecommunication antennas inside a faux monotree located at 28401 Timberline Road in Willits, California.

Ant #	Sector	Operator	Antenna Model	Mechanical Downtilt (Degrees)	Azimuth (Degrees)	Technology and Frequency (MHz)	Electrical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Antenna Gain (dBd)	Total ERP (Watts)
1	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	55	LTE 700	SON	49	6.0	80	13.15	1652.30
1	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	55	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
1	Alpha	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	55	LTE 2100	SON	43	6.0	240	16.65	11097.14
2	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	55	LTE 700	SON	49	6.0	80	13.15	1652.30
2	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	55	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
2	Alpha	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	55	LTE 1900	SON	43	6.0	80	16.45	3532.56
3	Alpha	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	55	LSub6 3700	SON	11	2.4	320	23.45	70819.03
4	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	145	LTE 700	SON	49	6.0	80	13.15	1652.30
4	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	145	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
4	Beta	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	145	LTE 2100	SON	43	6.0	240	16.65	11097.14
5	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	145	LTE 700	SON	49	6.0	80	13.15	1652.30
5	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	145	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
5	Beta	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	145	LTE 1900	SON	43	6.0	80	16.45	3532.56
6	Beta	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	145	LSub6 3700	SON	11	2.4	320	23.45	70819.03
7	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	235	LTE 700	SON	49	6.0	80	13.15	1652.30
7	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	235	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
7	Gamma	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	235	LTE 2100	SON	43	6.0	240	16.65	11097.14

# ATTACHMENT B

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

Ant #	Sector	Operator	Antenna Model	Mechanical Downtilt (Degrees)	Azimuth (Degrees)	Technology and Frequency (MHz)	Electrical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Antenna Gain (dBi)	Total ERP (Watts)
8	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	235	LTE 700	SON	49	6.0	80	13.15	1652.30
8	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	235	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
8	Gamma	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	235	LTE 1900	SON	43	6.0	80	16.45	3532.56
9	Gamma	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	235	LSub6 3700	SON	11	2.4	320	23.45	70819.03
10	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	325	LTE 700	SON	49	6.0	80	13.15	1652.30
10	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	325	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
10	Delta	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	325	LTE 2100	SON	43	6.0	240	16.65	11097.14
11	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	325	LTE 700	SON	49	6.0	80	13.15	1652.30
11	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	325	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
11	Delta	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	325	LTE 1900	SON	43	6.0	80	16.45	3532.56
12	Delta	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	325	LSub6 3700	SON	11	2.4	320	23.45	70819.03

• Note there are 3 Verizon antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Adjacent Building Roof	Z-Height Ground
1	Verizon	79.1	143.4	50.0	34.0	50.0
2	Verizon	77.4	141.1	50.0	34.0	50.0
3	Verizon	74.8	137.3	51.7	35.7	51.7
4	Verizon	75.4	133.5	50.0	34.0	50.0
5	Verizon	77.4	132.1	50.0	34.0	50.0
6	Verizon	81.5	129.2	51.7	35.7	51.7
7	Verizon	85.2	130.3	50.0	34.0	50.0
8	Verizon	87.0	132.7	50.0	34.0	50.0
9	Verizon	89.6	135.9	51.7	35.7	51.7
10	Verizon	89.0	139.9	50.0	34.0	50.0
11	Verizon	86.7	141.4	50.0	34.0	50.0
12	Verizon	82.9	144.3	51.7	35.7	51.7

• Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the monotree with antenna locations.



### **3.0 WORST-CASE PREDICTIVE MODELING**

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Verizon and information gathered from other sources. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 65.88 percent of the FCC's general public limit (13.18 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

### **4.0 MITIGATION/SITE CONTROL OPTIONS**

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the rooftop/ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the monotree should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage and barriers, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All persons accessing elevated positions on adjacent structures (ex. rooftop, utility pole, monopole, etc.) along with nearby elevated features, such as trees, within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

## **5.0 SUMMARY AND CONCLUSIONS**

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 781331 located at 28401 Timberline Road in Willits, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

## **6.0 LIMITATIONS**

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

## **Appendix A**

### **Certifications**

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

## Preparer Certification

I, Kobi Thompson, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

*Kobi Thompson*

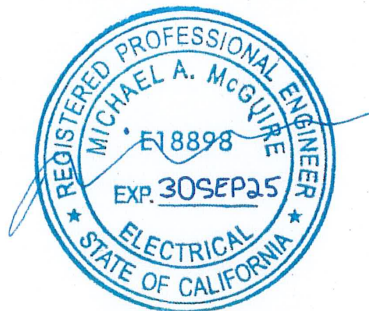


## ATTACHMENT B

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

Reviewed and Approved by:



sealed 31jul2024

Michael McGuire  
Electrical Engineer  
[mike@h2dc.com](mailto:mike@h2dc.com)

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

EBI Consulting ♦ 21 B Street ♦ Burlington, MA 01803 ♦ 1.800.786.2346

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

**Appendix B**

**Radio Frequency Electromagnetic Energy**

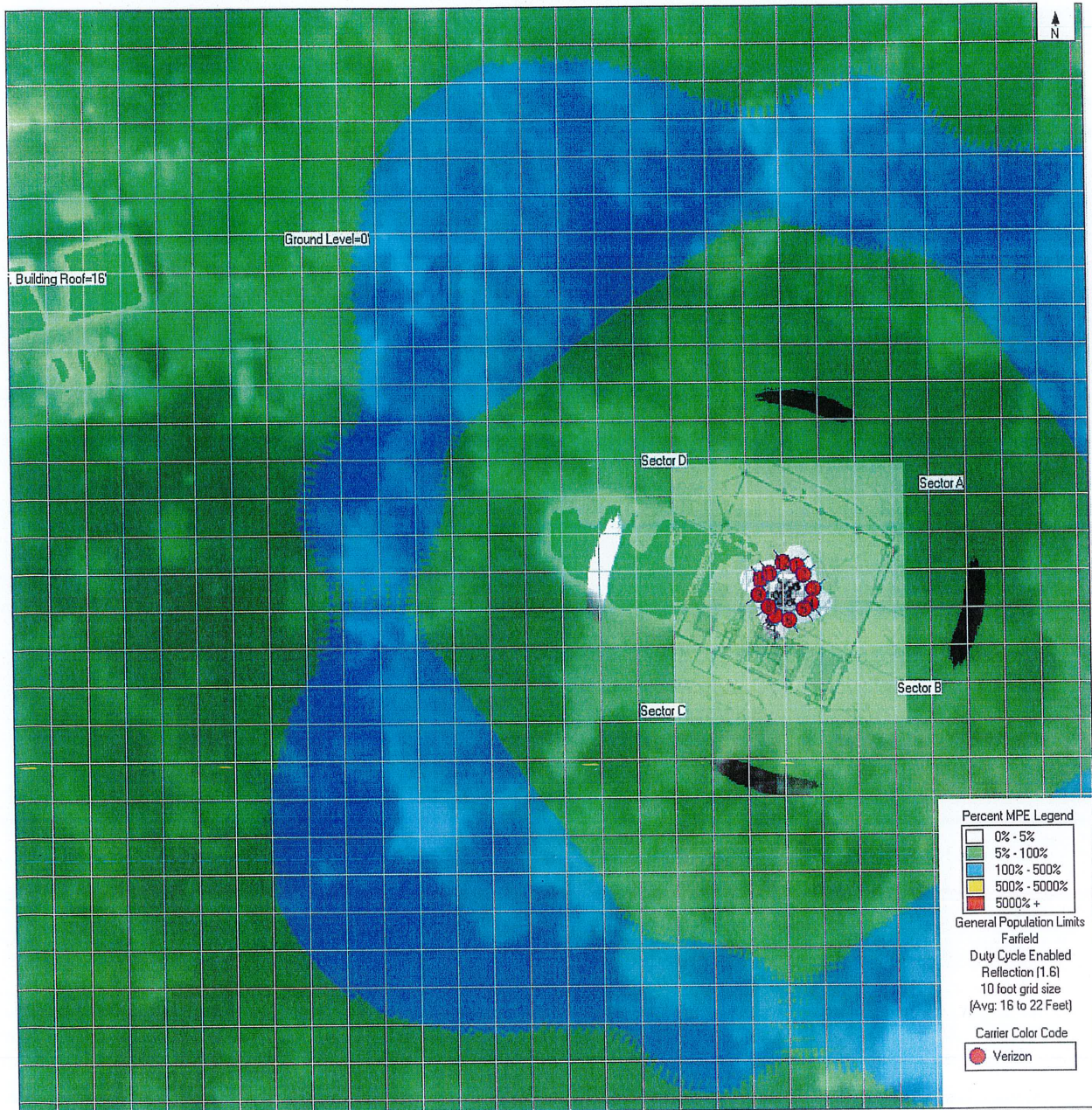
**Safety Information and Signage Plans**



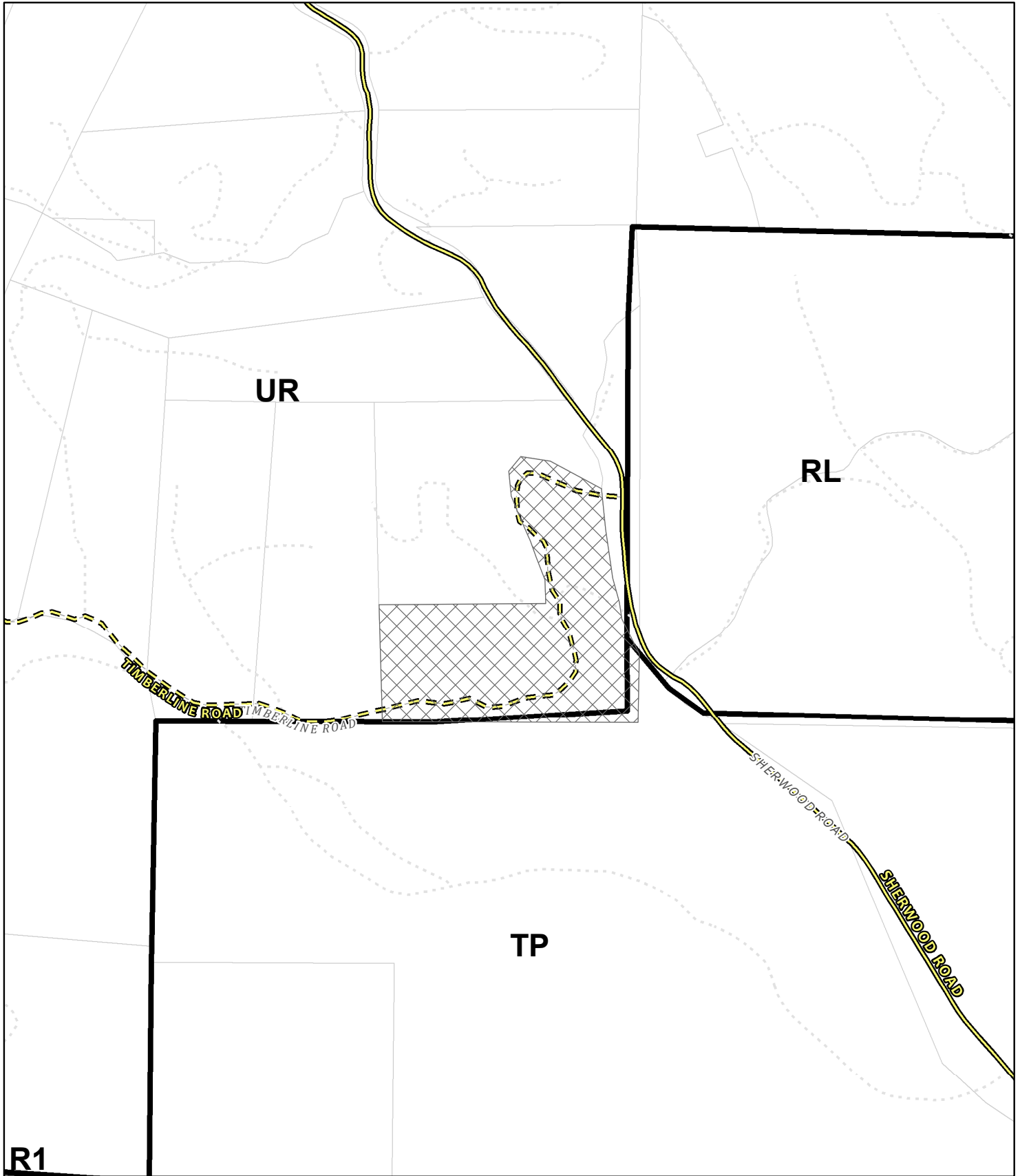
Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report  
EBI Project No. 023432-pr

Site No. 781331  
28401 Timberline Road, Willits, California

**Nearest Walking Surface – Adjacent Building Roof (16ft AGL)**



# ATTACHMENT B



**CASE:** U\_2024-0004  
**OWNER:** ROSENBERG, Kathleen Marie  
**APN:** 037-700-14  
**APLCT:** Cellco Partnership  
**AGENT:** Verizon Wireless  
**ADDRESS:** 28401 Timberline Rd, Willits

Public Roads  
Private Roads  
Driveways/Unnamed Roads  
Zoning Districts  
Public Roads  
Private Roads

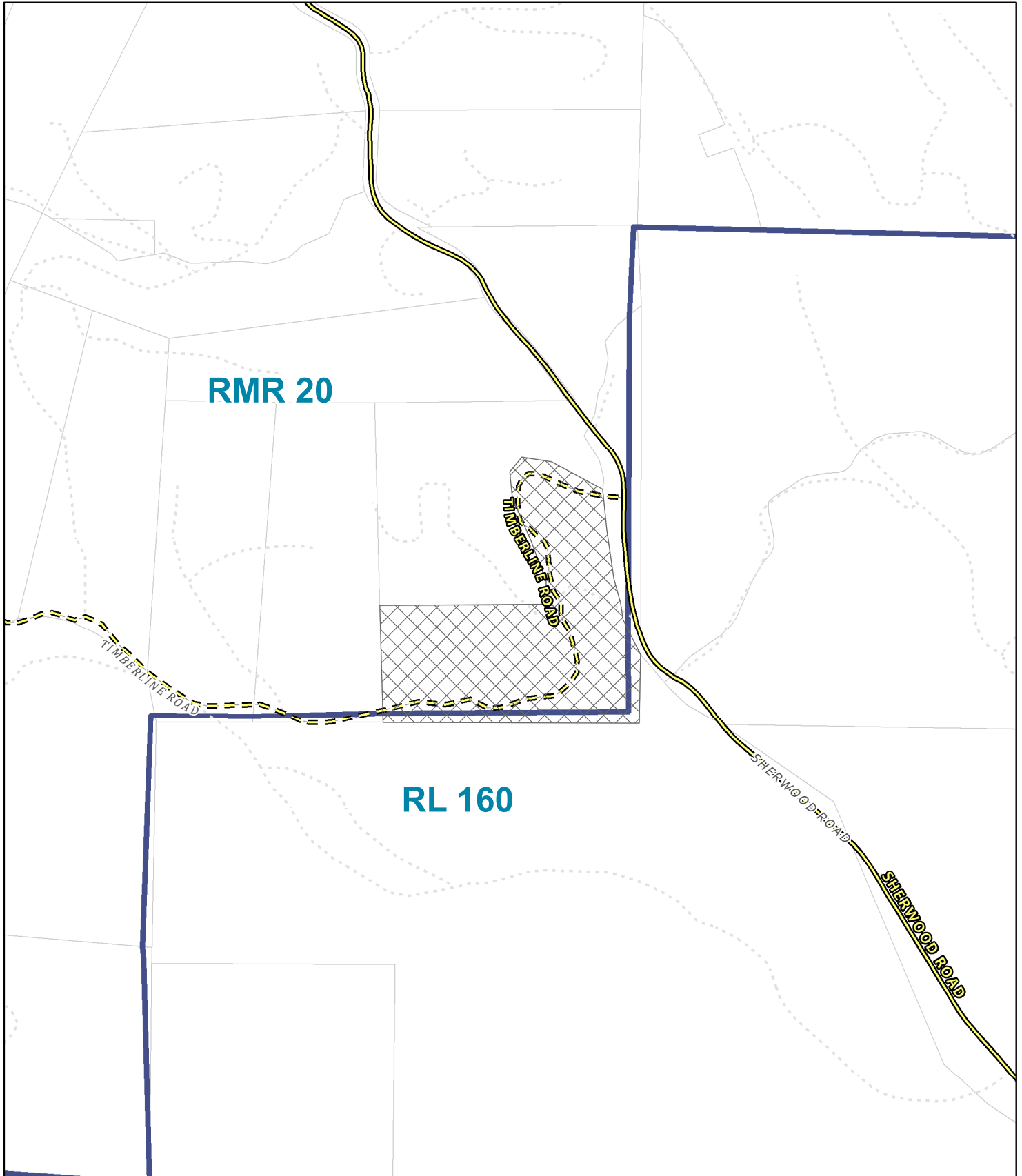
Assessors Parcels  
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0 0.05 0.1 Miles  
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ZONING

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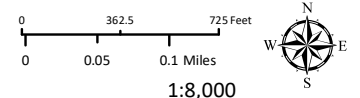


ATTACHMENT B



CASE: U\_2024-0004  
OWNER: ROSENBERG, Kathleen Marie  
APN: 037-700-14  
APLCT: Cellco Partnership  
AGENT: Verizon Wireless  
ADDRESS: 28401 Timberline Rd, Willits

- |  |                         |  |                   |
|--|-------------------------|--|-------------------|
|  | Public Roads            |  | Public Roads      |
|  | Private Roads           |  | Private Roads     |
|  | Driveways/Unnamed Roads |  | Assessors Parcels |

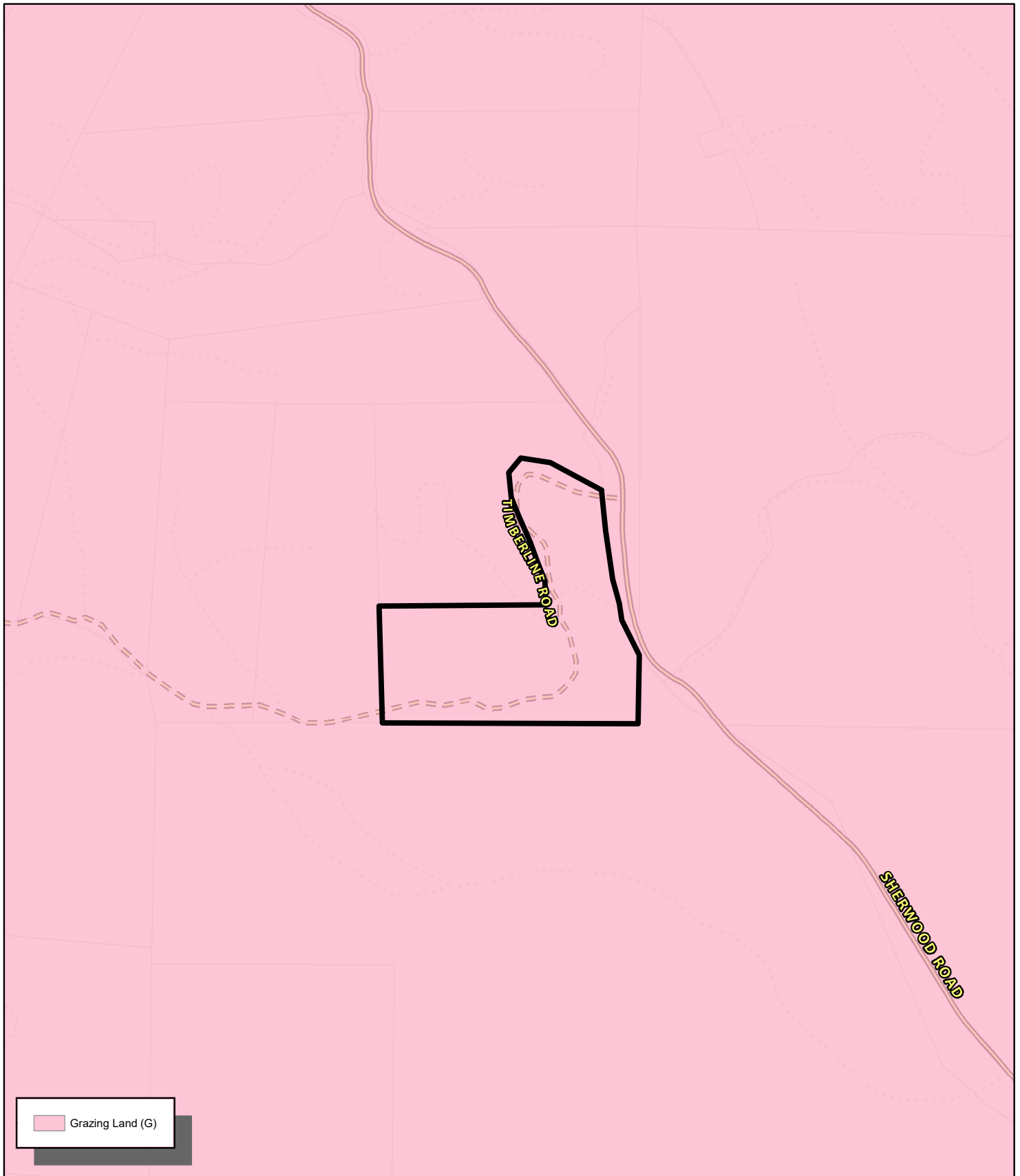


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GENERAL PLAN

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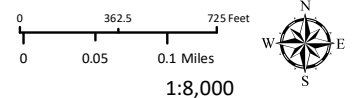
## ATTACHMENT B



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**APN:** 037-700-14  
**APLCT:** Cellco Partnership  
**AGENT:** Verizon Wireless  
**ADDRESS:** 28401 Timberline Rd, Willits

Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels

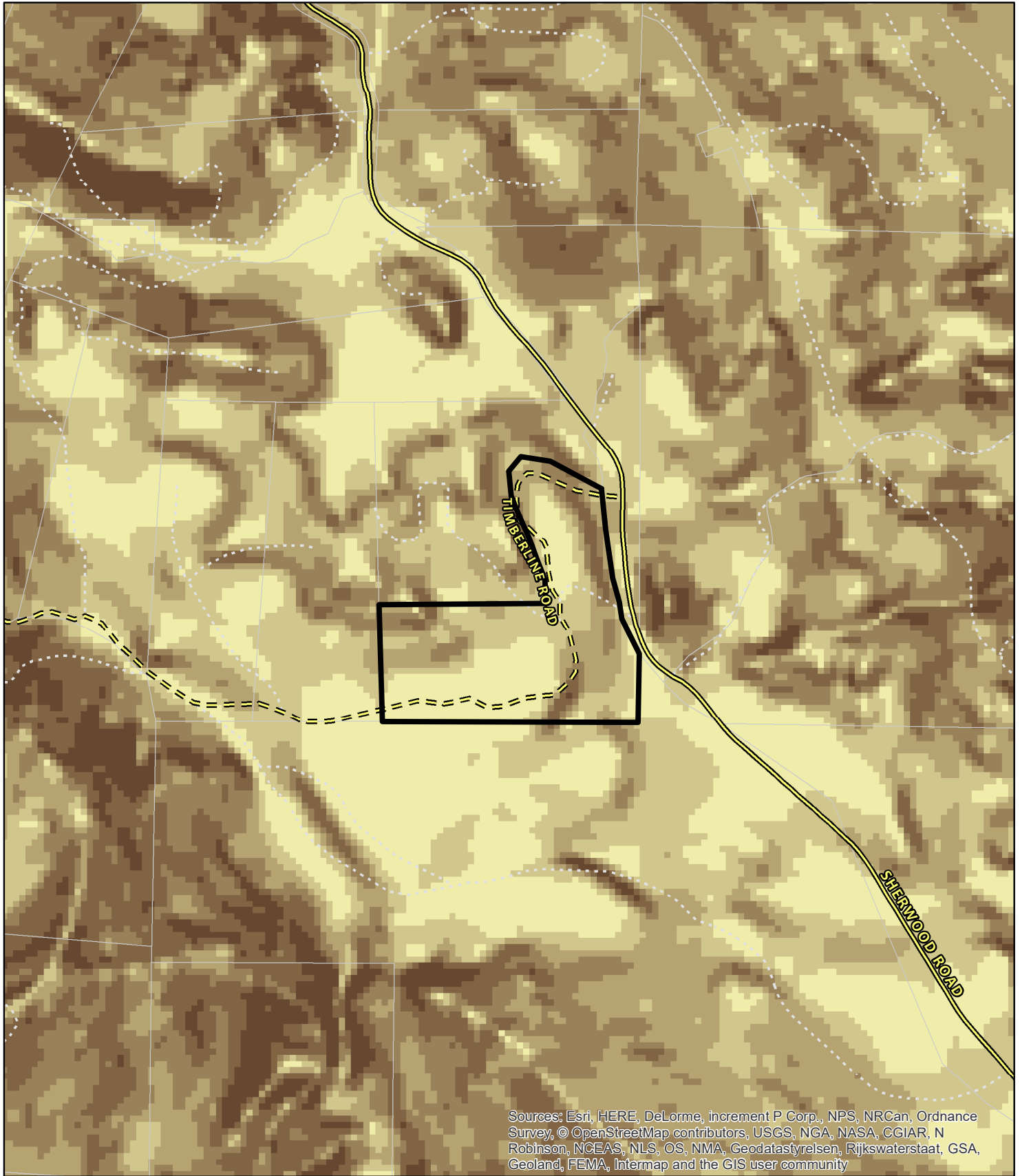


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FARMLAND CLASSIFICATIONS

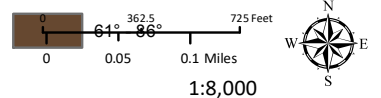
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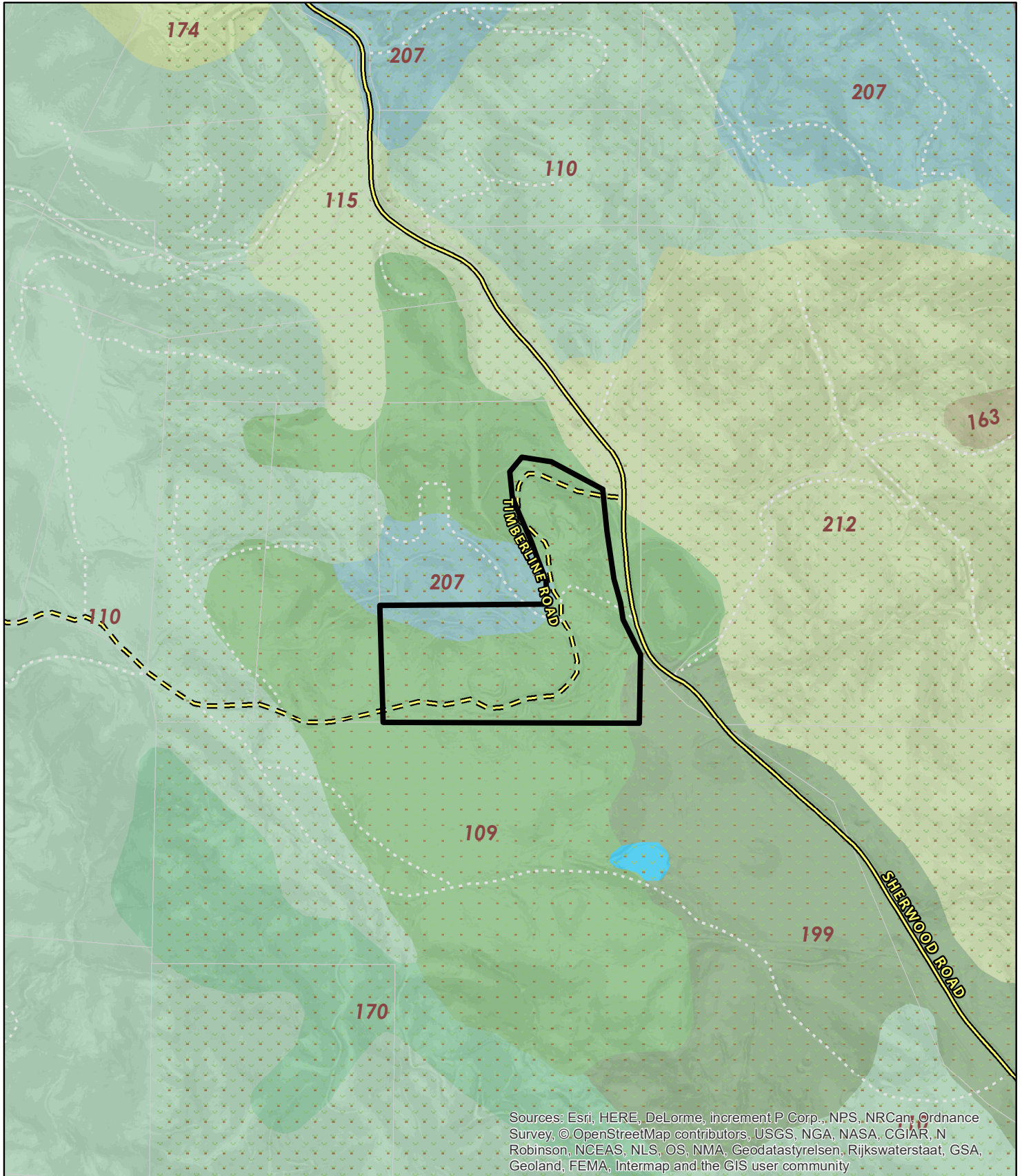
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	Private Roads		0° - 14°		42° - 52°
	Driveways/Unnamed Roads		14° - 30°		52° - 61°



ESTIMATED SLOPE

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# ATTACHMENT B



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**AGENT:** Verizon Wireless  
**ADDRESS:** 28401 Timberline Rd, Willits

Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels  
Naturally Occurring Asbestos

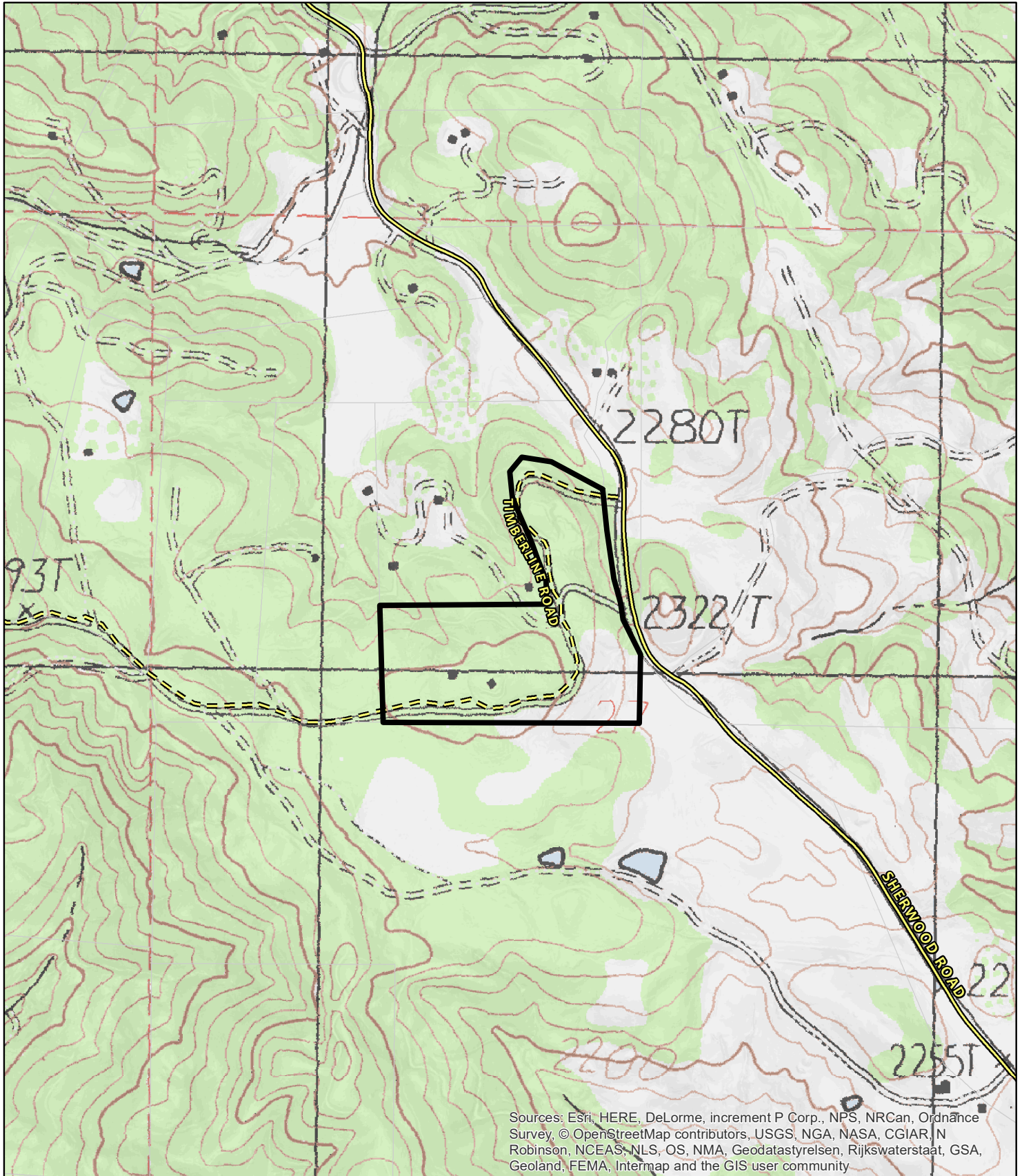
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0 0.05 0.1 Miles  
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W E  
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EASTERN SOIL CLASSIFICATIONS

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ATTACHMENT B



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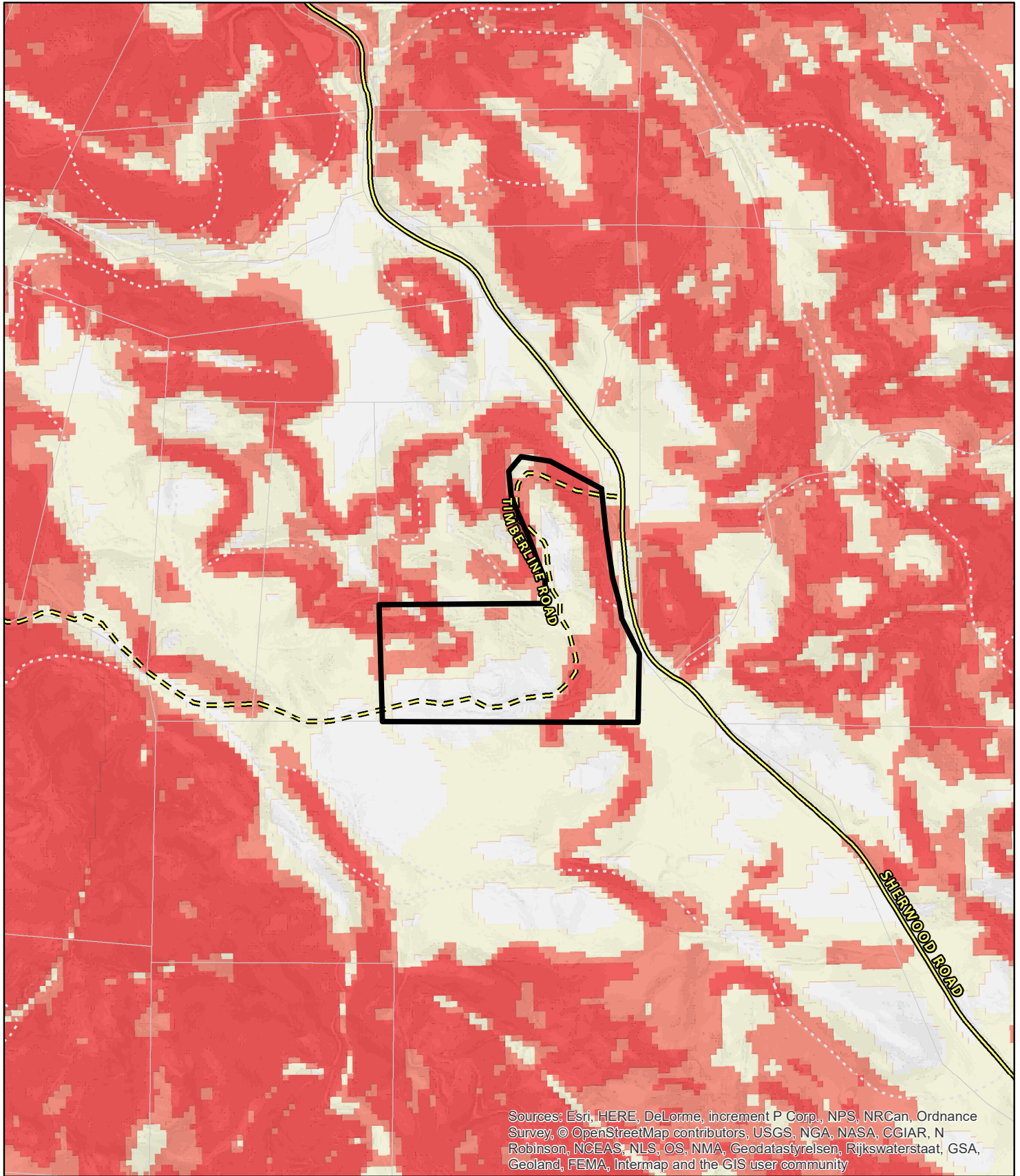
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Private Roads  
Driveways/Unnamed Roads

Assessors Parcels

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0 0.05 0.1 Miles  
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**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET

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# ATTACHMENT B



**CASE: U\_2024-0004**  
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**APLCT: Cellco Partnership**  
**AGENT: Verizon Wireless**  
**ADDRESS: 28401 Timberline Rd, Willits**

Public Roads

Private Roads

Driveways/Unnamed Roads

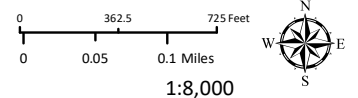
Assessors Parcels

0

0 - 5

7 - 8

8 - 10

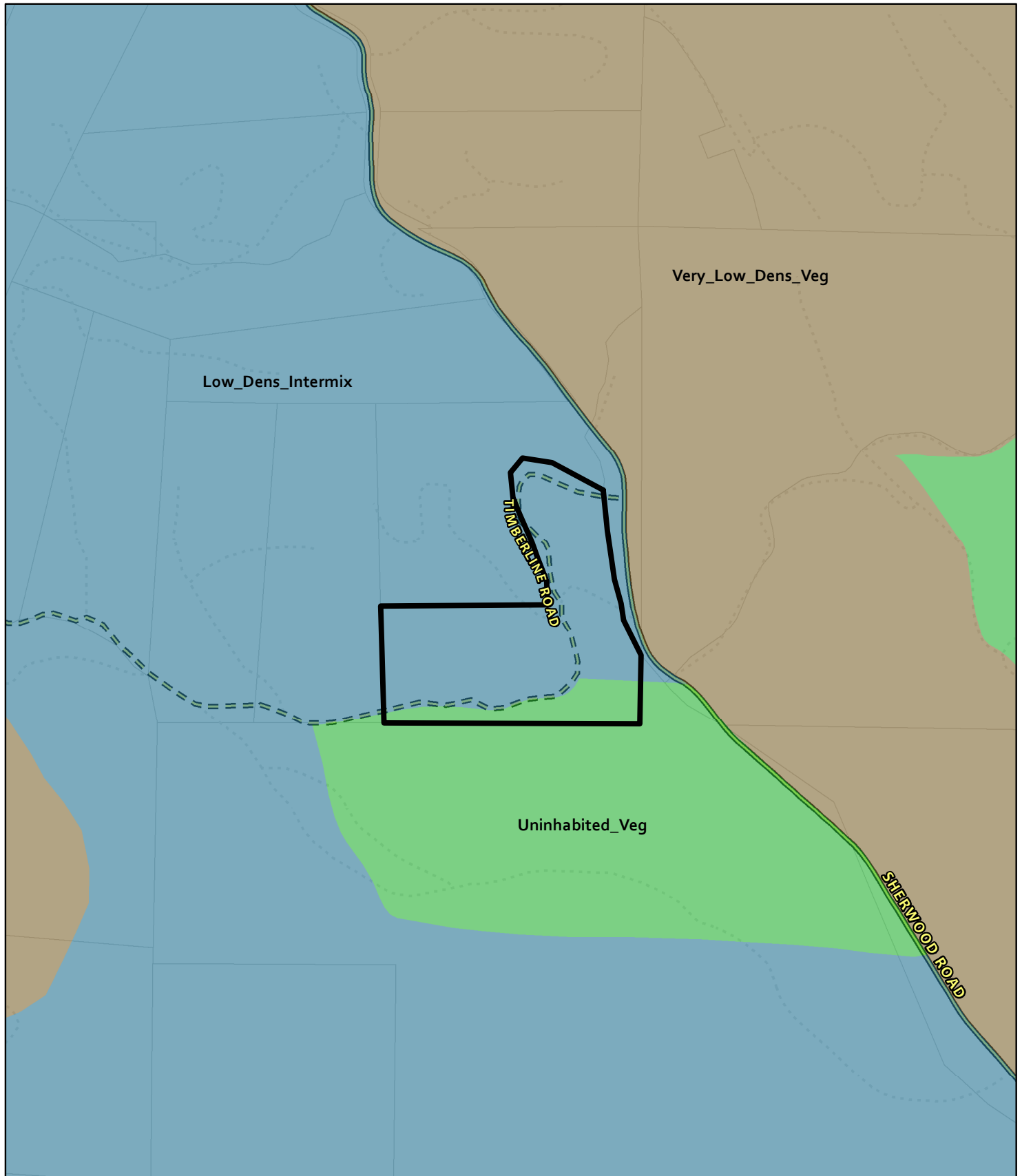


LANDSLIDE HAZARDS

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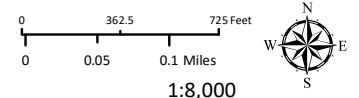
## ATTACHMENT B



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**APLCT:** Cellco Partnership  
**AGENT:** Verizon Wireless  
**ADDRESS:** 28401 Timberline Rd, Willits

Public Roads  
Private Roads  
Driveways/Unnamed Roads

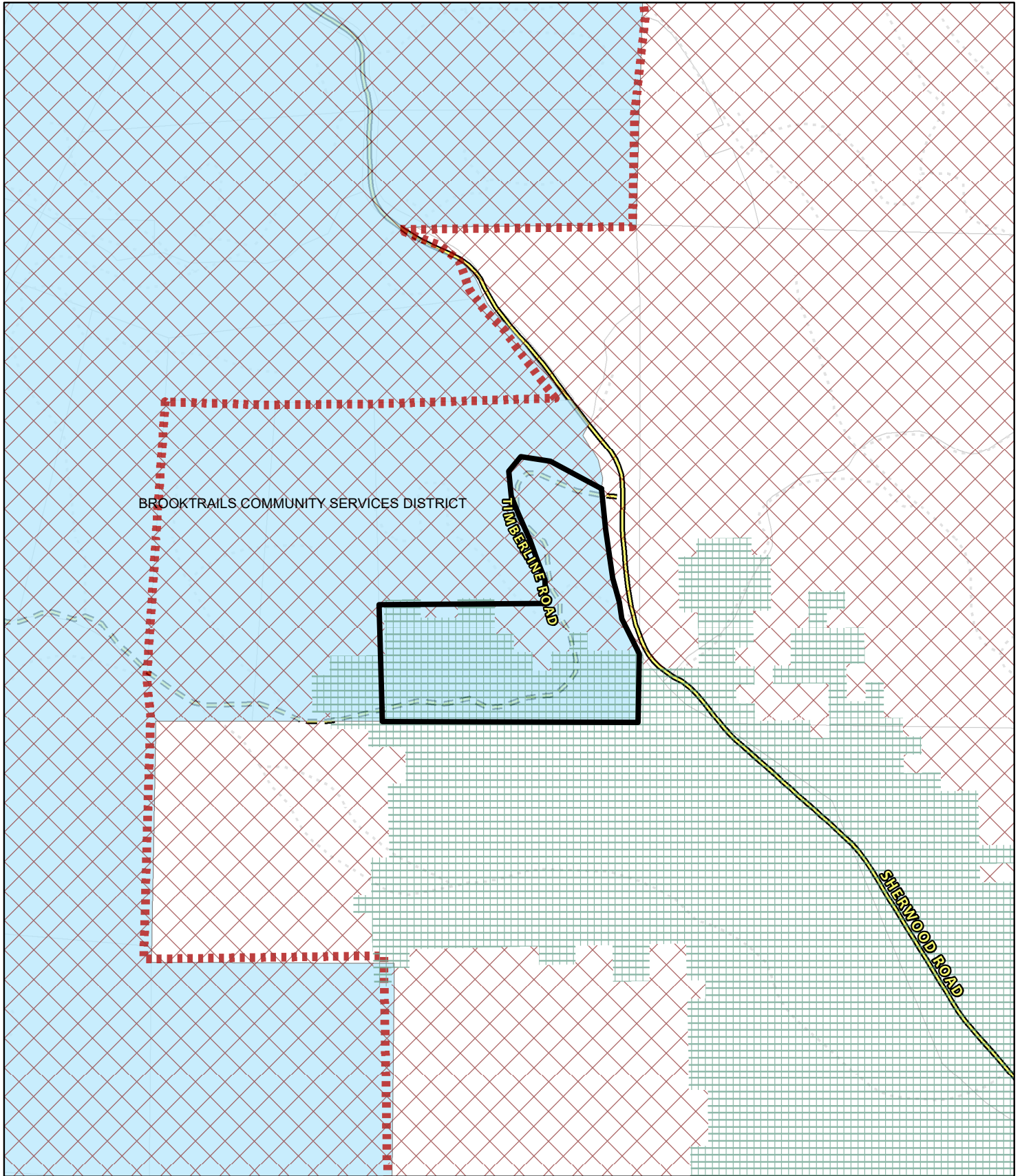
Assessors Parcels



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WILDLAND-URBAN INTERFACE

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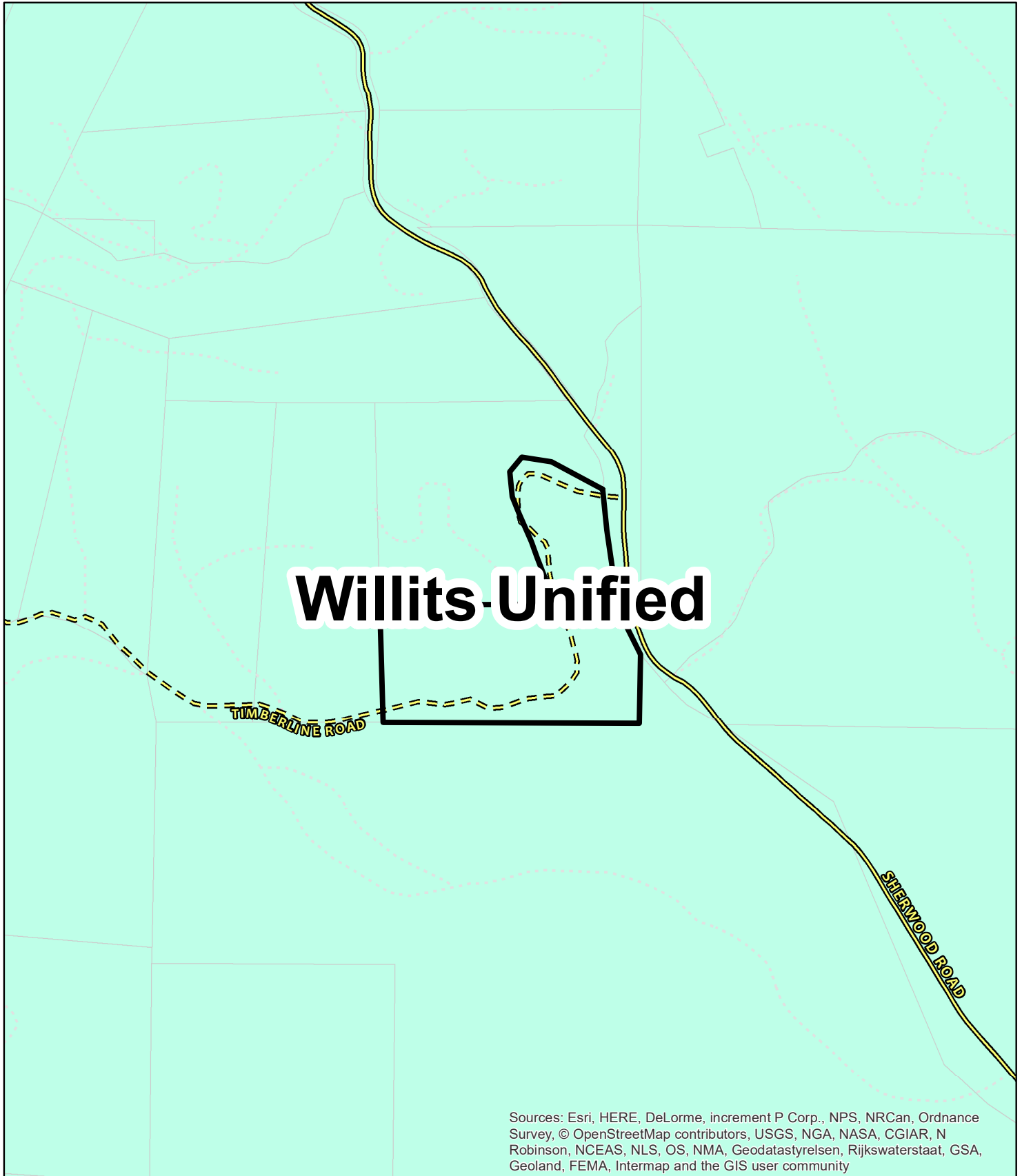


**CASE:** U\_2024-0004  
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**APLCT:** Cellco Partnership  
**AGENT:** Verizon Wireless  
**ADDRESS:** 28401 Timberline Rd, Willits

High Fire Hazard  
 Moderate Fire Hazard  
 County Fire Districts  
 Public Roads  
 Private Roads  
 Driveways/Unnamed Roads

Assessors' Parcels  
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

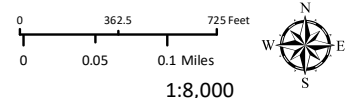
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: U\_2024-0004**  
**OWNER: ROSENBERG, Kathleen Marie**  
**APN: 037-700-14**  
**APLCT: Cellco Partnership**  
**AGENT: Verizon Wireless**  
**ADDRESS: 28401 Timberline Rd, Willits**

Public Roads  
 Private Roads  
 Driveways/Unnamed Roads

Assessors Parcels

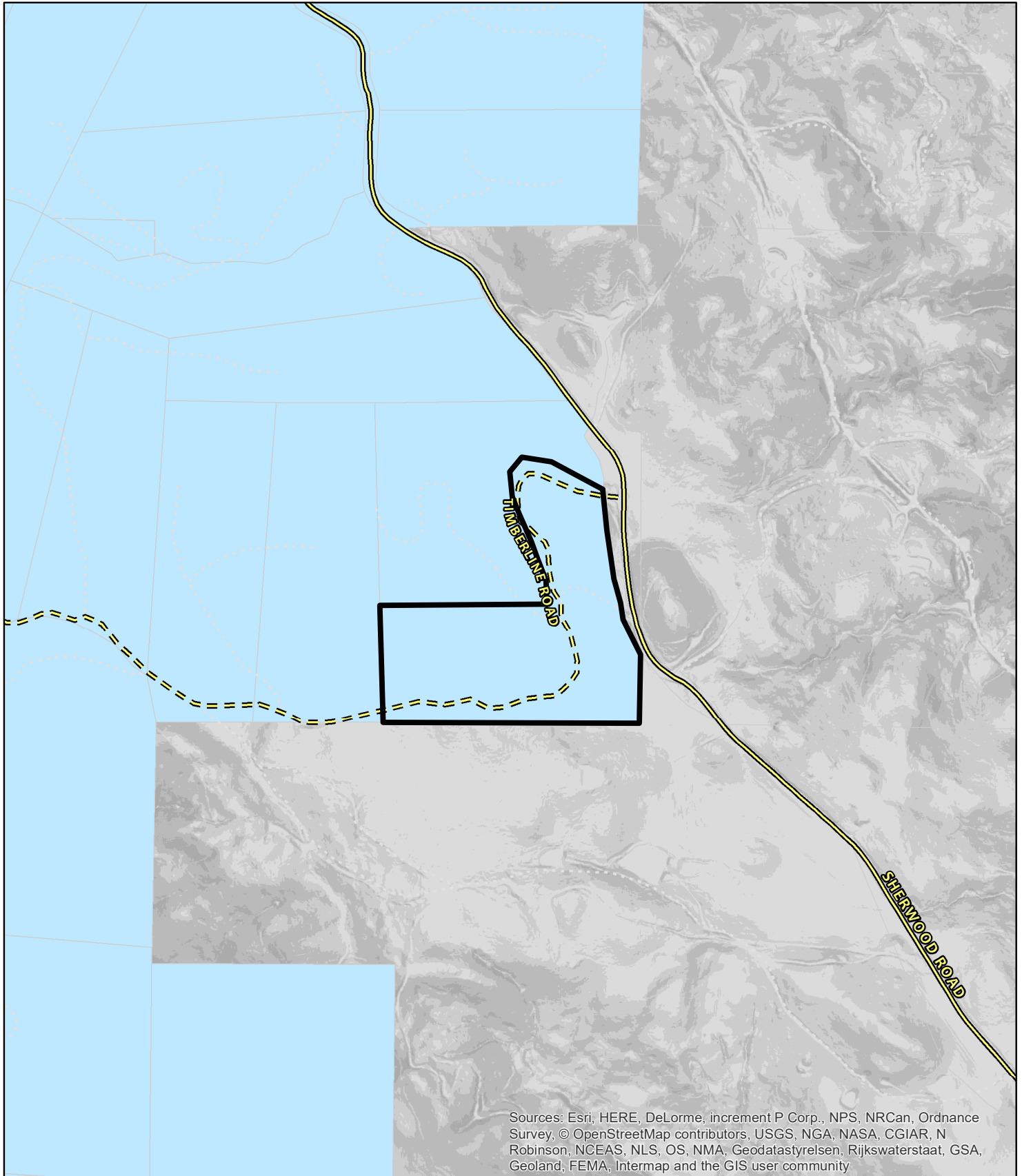


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SCHOOL DISTRICT

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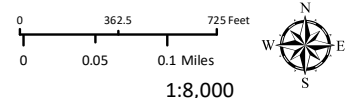
## ATTACHMENT B



**CASE:** U\_2024-0004  
**OWNER:** ROSENBERG, Kathleen Marie  
**APN:** 037-700-14  
**APLCT:** Cellco Partnership  
**AGENT:** Verizon Wireless  
**ADDRESS:** 28401 Timberline Rd, Willits

Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels  
County Water Districts

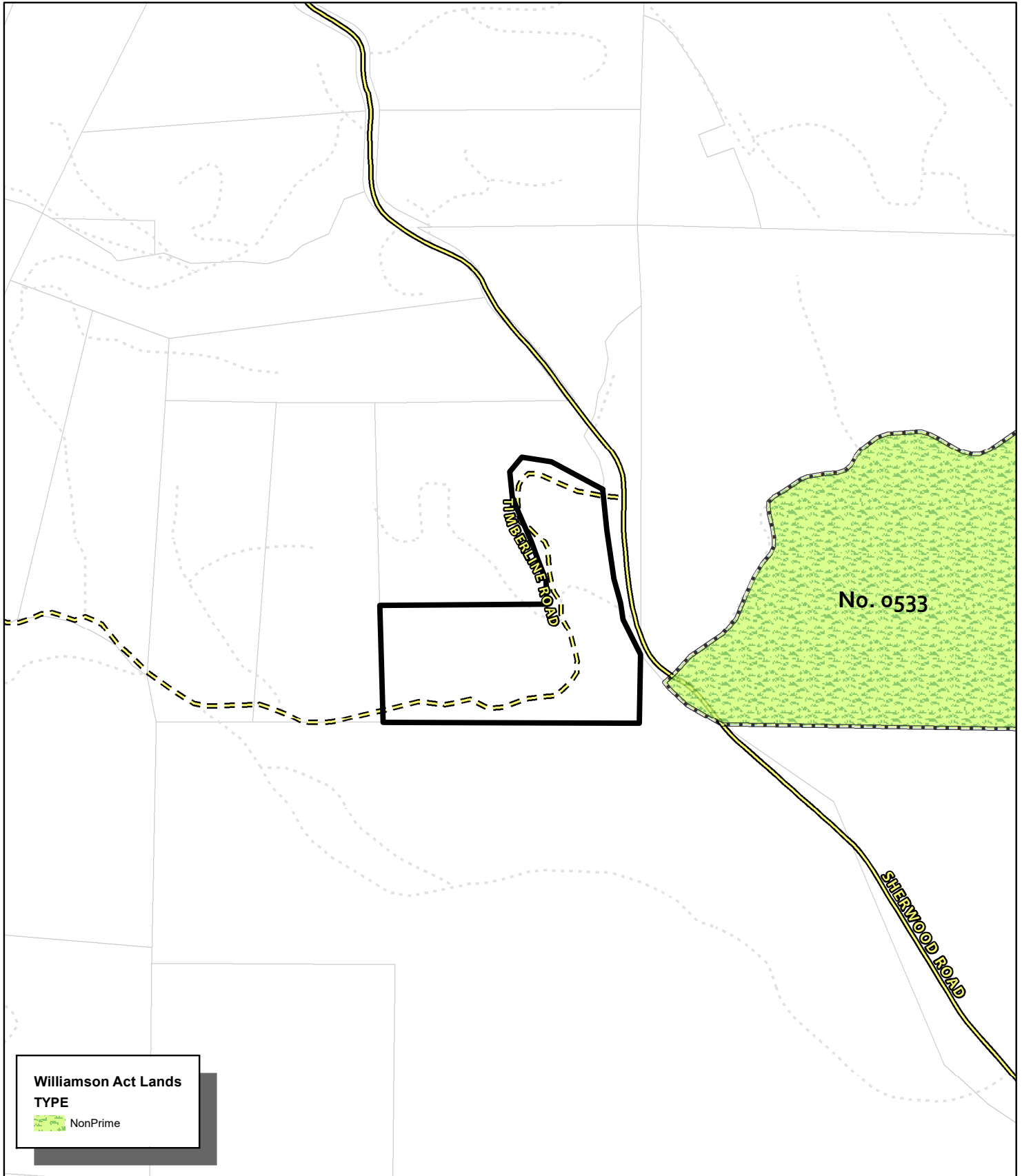


WATER DISTRICT

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ATTACHMENT B



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**APN: 037-700-14**  
**APLCT: Cellco Partnership**  
**AGENT: Verizon Wireless**  
**ADDRESS: 28401 Timberline Rd, Willits**

Public Roads  
Private Roads  
Driveways/Unnamed Roads

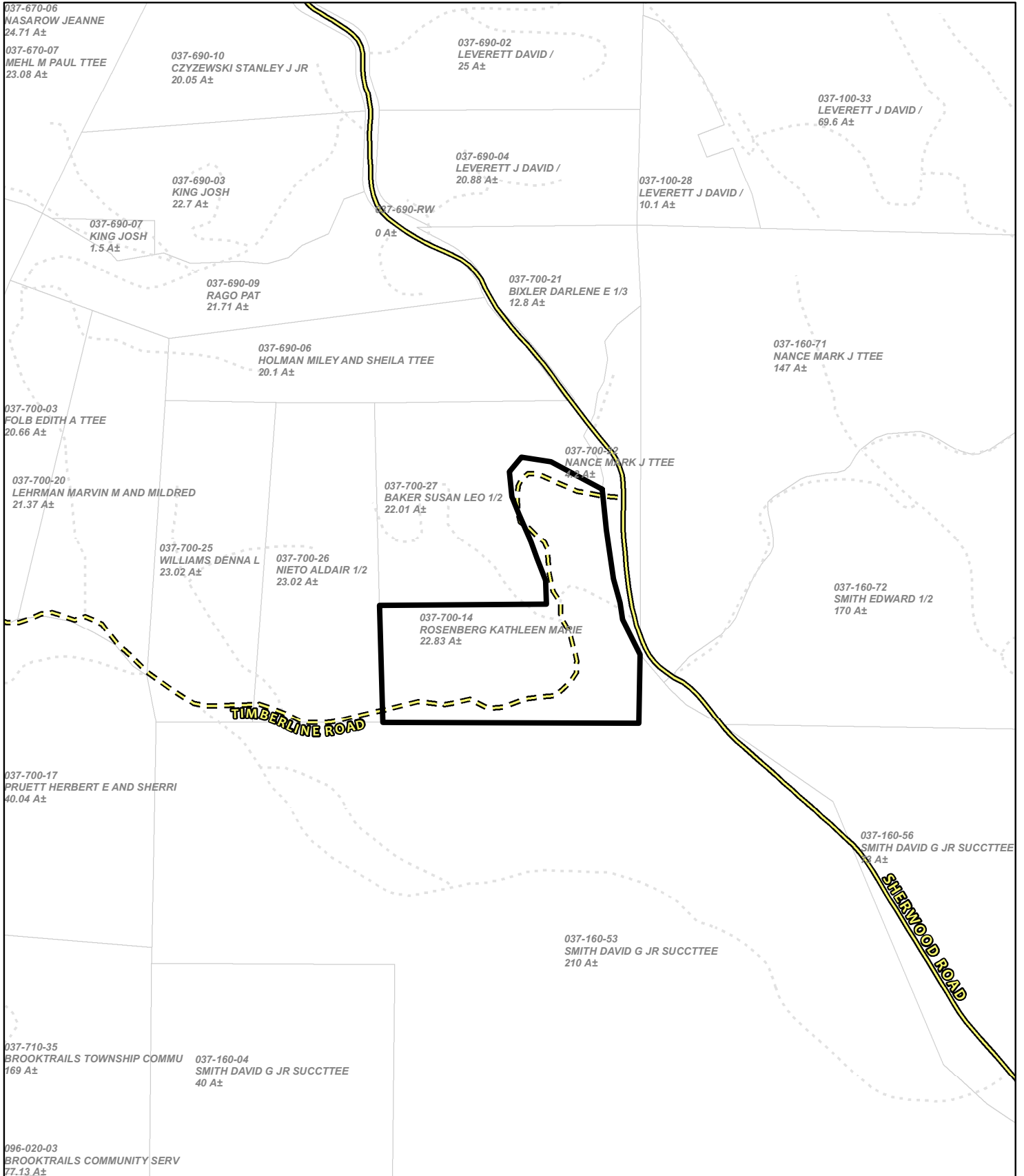
Assessors Parcels

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S

WILLIAMSON ACT

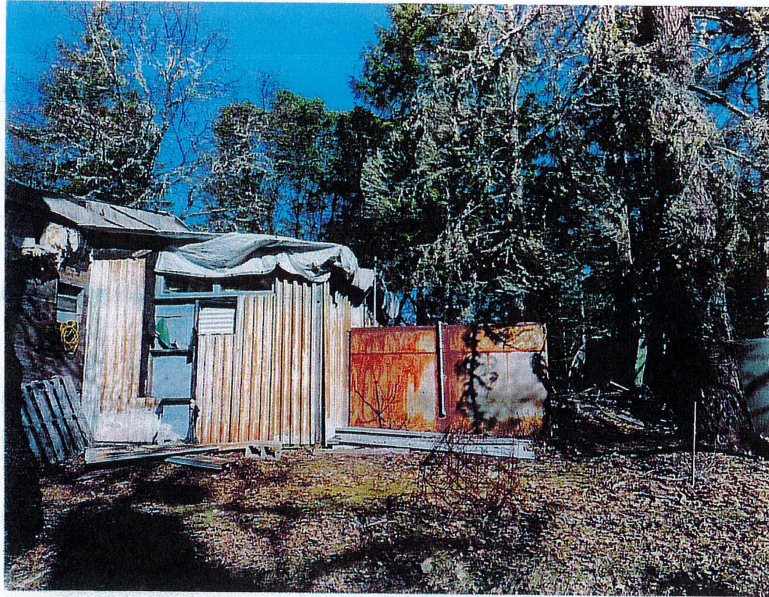
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

# ATTACHMENT B



CASE: U\_2024-0004  
OWNER: ROSENBERG, Kathleen Marie  
APN: 037-700-14  
APLCT: Cellco Partnership  
AGENT: Verizon Wireless  
ADDRESS: 28401 Timberline Rd, Willits

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



1. View north of the proposed lease area



2. View northwest of the proposed lease area





3. View west of the proposed lease area



4. View southwest of the proposed lease area





5. View south of the proposed lease area



6. View southeast of the proposed lease area



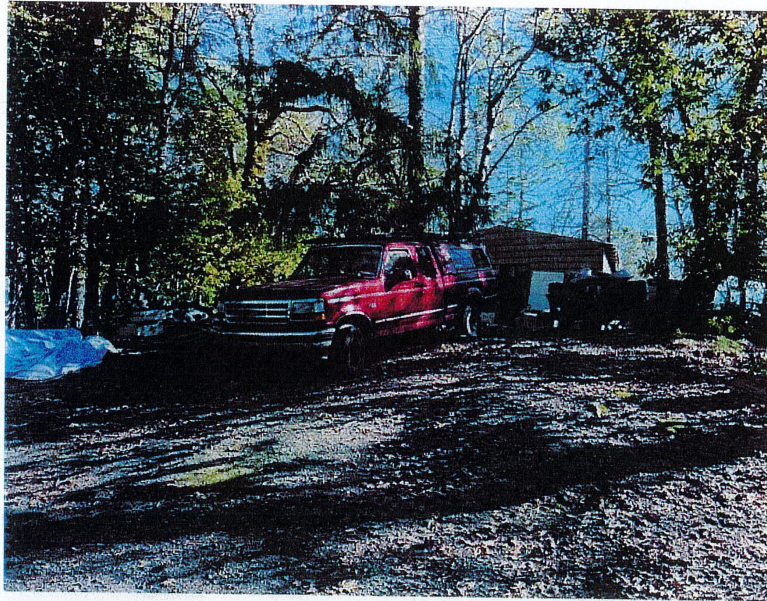


7. View southeast along the proposed access and utility easement



8. View southwest along the proposed access and utility easement







9. View northeast along the existing gravel access road and the proposed access and utility easement



10. View south along the existing gravel access road and the proposed access and utility easement



	
11.	View north of the existing gravel access road and the proposed access and utility easement
	
12.	View south of the existing gravel access road and the proposed access and utility easement





13. View southeast along the proposed utility easement



14. View northwest along the proposed utility easement





15. View northwest along the proposed utility easement



16. View southeast along the proposed utility easement





17. View east along the proposed utility easement



18. View east along the proposed utility easement





19. View west along the proposed utility easement



20. View east along the proposed utility easement





21. View west along the proposed utility easement



22. View east along the proposed utility easement





23. View northeast along the proposed utility easement



24. View west at utility point of connection

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

County of Mendocino  
Ukiah, California

JUNE 5, 2025

**U\_2024-0004 – VERIZON WIRELESS**

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION AND GRANTING A MAJOR USE PERMIT FOR A 65  
FOOT TALL WIRELESS COMMUNICATION FACILITY

WHEREAS, the applicant, AT&T Mobility, filed an application for a major use permit with the Mendocino County Department of Planning and Building Services to construct a 65 foot tall monopine design wireless communication tower and associated equipment 2.91± miles northwest of Willits, lying on the north side of Timberline Road (Private), 0.45± mile west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits (APN: 037-700-14).; General Plan Remote Residential (RMR:20); Zoning Upland Residential (UR:20); Supervisorial District 3; (the "Project"); and

WHEREAS, an Initial Study and Negative Declaration was prepared for the Project and noticed and made available for agency and public review on May 1, 2025, in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, the Planning Commission held a public hearing on June 5, 2025, at which time all relevant testimony and evidence presented orally or in writing was heard and received regarding the Negative Declaration and the Project, and

WHEREAS, in accordance with applicable provisions of law, on June 5, 2025, the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project and closed the continued public hearing. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration 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 Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based upon the evidence in the record before it, makes the following findings;

1. **General Plan & Zoning Consistency Findings:** The subject parcel has a General Plan Land Use Designation of Remote Residential (RMR 20) and the Project is consistent with Principle 2-2b of the Economic Development Chapter of the Mendocino County General Plan which designates telecommunications and information technology as imperative to promote a vibrant, diversified and stable economy by supporting expanded opportunities for affordable high speed internet service to all areas of the county. Additionally, the subject parcel lies within the Zoning District of Upland Residential (UR: 20) and the Project is consistent with the Zoning District per Mendocino County Code §20.236 which allows installation of major impact utilities subject to a major use permit.
2. **Use Permit Findings:**
  - a. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan and the Zoning Ordinance, as described in Finding 1; and*
  - b. *The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. A moderate amount of grading and ground disturbance is required to accommodate the proposed project. Grading activities include site development and trenching to underground utilities approximately 1,140 feet in length and ten (10) feet in width from Sherwood Road to the tower site. The ten foot wide and 1,140-foot-long*



## ATTACHMENT B

access area will include a utility easement. While CalFire has not responded to a referral request, condition 21 requires that the permit holder be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project. A gate will be constructed at the lease area on the west side. Conditions of Approval are included to ensure that the proposed project is developed in conformance with Mendocino County Code requirements and to prevent soil erosion.; and

- c. *That such use will not, under the circumstances of that particular case, 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 if constructed in conformance with the recommended mitigation measures and conditions of approval.* The proposed wireless communication facility will not constitute a public nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area of the proposed use if constructed in conformance with the recommended Conditions of Approval. The nearest offsite residence is located approximately 727 feet to the southeast and is located on the adjacent parcel as the tower location. The parcel to the north is also used as residential, while the parcels to the west and east appear to be vacant land; and
- d. *That such use preserves the integrity of the zoning district.* The project site is located within the Upland Residential zoning district (UR:20), which is intended to create and enhance farming and low-density agricultural/residential uses. The subject parcel is currently developed with a single-family residence. The proposed development will not interfere with the continued use of the parcel and is an allowed conditional use within the zoning district. Given the small size of the proposed development on the parcel of a lease area of 1,600 square feet, the proposed development will not affect the future development of uses on the parcel. Therefore, the proposed use will preserve the integrity of the zoning district

- 3. **Wireless Communications Guidelines:** The proposed wireless communication facility is in conformance with the Wireless Communication Facilities Development Guidelines adopted by the Board of Supervisors on August 4, 2015, as detailed in the Staff Report for the project.
- 4. **Environmental Protection:** An Initial study was conducted for the Project, in accordance with CEQA, which determined the Project will not have any significant adverse impacts on the environment.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Negative Declaration. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested major use permit, 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 Planning Commission 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.

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

**ATTACHMENT B**

ATTEST: Jocelyn Gonzalez-Thies  
Acting, Commission Services Supervisor

By: \_\_\_\_\_

BY: JULIA KROG  
Director

ELORA BABBINI, Chair  
Mendocino County Planning Commission

\_\_\_\_\_

EXHIBIT A

CONDITIONS OF APPROVAL

JUNE 5, 2025

U\_2024-0004 - (Verizon Wireless)

Use Permit to construct a new sixty-five (65) foot cellular antenna tower with a monopine design. Twelve (12) panel antennas would be placed at the fifty (50) foot elevation. A new 1,600 square foot lease area surrounded by a six (6) foot-tall chain link fence with privacy slats and topped with barbed wire, will be constructed at the base of the monopine tower. This enclosed area will serve as an accessory equipment location. A 30 KW diesel generator with a 210-gallon diesel fuel belly tank for backup electrical power also will be installed.

**APPROVED PROJECT DESCRIPTION:** Use Permit to authorize construction and operation of a wireless communication facility consisting of a 65 ft. tall monopine tower with 12 antennas, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a new access route to the site. The proposed monopine tower will be located within a 1,600 sq. ft. fenced compound.

**CONDITIONS OF APPROVAL:**

Aesthetics

1. The total height of tower including antennas shall not exceed 65 feet in height above ground level. Within sixty (60) days of completion of the installation of the facility, the permit holder shall confirm that the height is no greater than approved and shall submit a written certification to the County of the actual height.
2. 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.
3. 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.
4. Prior to issuance of a building permit, the permit holder 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 permit holder abandons operations or fails to comply with requirements for removal of facilities and restoration of the site.
5. Exterior surfaces of structures and equipment shall have subdued colors and non-reflective materials selected to blend with their surroundings. Color samples shall be submitted to the Department of Planning and Building for approval.
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 unless required by agencies with jurisdiction over such a determination.



## ATTACHMENT B

7. Branches of the monopine designed cellular antenna shall extend beyond the antennas and fully conceal the supporting structure and antennas. The branches must:
  - (i) Be constructed to a density of 2.5 branches for each vertical foot of pole; and
  - (ii) Start attachment at no greater than twenty-five (25) feet above finished grade and continue to the top of the pole; and
  - (iii) Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.
8. The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
9. An evaluation of the facility's stealth capability shall be submitted for review and approval by the Department of Planning and Building Services after the initial construction, one year following construction and every five years thereafter. The report shall assess surrounding vegetation growth, including height and density in the vicinity, and a color assessment to assess fading of materials. Replacement or remediation of the wireless facility shall be performed by the applicant if required by the Department of Planning and Building Services.

### Air Quality

10. Prior to the development phase of the project, the permit holder 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 or any of the other proposed construction activities.
11. All Construction activities shall comply with the Air Quality Management District Standards for projects located in areas of Naturally Occurring Asbestos.
12. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.

### Biological Resources

13. 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 Wildlife Code are submitted to the Mendocino County Department of Planning and Building Services. **Said fee of \$3,018.75 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the action by the Planning Commission.** 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 permit holder has the sole responsibility to ensure timely compliance with this condition.**
14. Prior to any construction or demolition activities on the project site, a bat survey shall be conducted by a biologist that examines the existing barn slated for demolition. This survey shall be submitted to the Mendocino County Planning Department for review. If the survey determines that bat species are present, all suggested mitigation measures in the report shall be followed by the permit holder.

### Cultural Resources

## ATTACHMENT B

15. 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.

### Grading

16. As soon as practical, following completion of any earth disturbance, vegetative ground cover, i.e., re-seeding, 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.
17. All grading and site preparation, at a minimum, shall adhere to the following "Best Management Practices": The permit holder 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 permit holder 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:
    - i. 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).
    - ii. 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.

### Hazardous Materials:

## **ATTACHMENT B**

18. Should fuel storage at the site exceed thresholds established for when preparation of a Hazardous Materials Management Plan is required, a Hazardous Materials Management Plan (HMMP) shall be submitted to the satisfaction of the Division of Environmental Health. Prior to the issuance of any building permits in reliance of this Use Permit, the permit holder shall furnish evidence from the Division of Environmental Health that either an HMMP is not required or that one has been submitted to the satisfaction of the Division of Environmental Health.
19. The permit holder shall comply with any requirements or recommendations of CAL FIRE and/or the Brooktrails Community Services District. Written verification shall be submitted from the office of both agencies to the Department of Planning and Building Services that this condition has been met to the satisfaction of each.

### Noise

20. The Generator 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

21. The permit holder shall be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project
22. 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

23. 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, not larger than two square feet, shall be posted at a location from which it can be easily read from outside the perimeter of the communications facility, and shall provide the name, address, and emergency telephone number of the responsible company. The address assigned to the site by the Planning and Building Services Department shall be posted.
24. Antennas and antenna towers 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. Costs of the inspection and report shall be borne by the permit holder.
25. 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.
26. By commencing work allowed by this permit, the permit holder 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.
27. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower. The Wireless Communications Facility shall comply in all respects with the current standards of the American National Standards Institute (ANSI).



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### Standard Conditions

28. The use hereby permitted shall substantially conform to the project description submitted by the permit holder and the site plan dated September 5, 2024. The Planning & Building Services Director may approve in writing minor modifications that do not result in increased environmental impacts.
29. 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.
30. 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.
31. Prior to any demolition work being performed as proposed by the permit holder, including an existing barn located immediately adjacent to the proposed tower site and appurtenant ground lease area, a demolition permit shall be obtained from the Mendocino County Building Department.
32. 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.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
  - e. Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.
33. Future modifications shall be considered cumulatively to determine if the request constitutes a "substantial change" to the facility under applicable federal law.
34. 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.
35. This permit is issued for a period of ten years and shall expire on June 5, 2035. The permit holder has the sole responsibility for renewing this permit before the expiration date. The county will not provide a notice prior to the expiration date.
36. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.208.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.



PUBLIC DRAFT  
**INITIAL STUDY AND  
NEGATIVE DECLARATION**  
**SCH: XXXXXX**

FOR  
**VERIZON COMMUNICATIONS  
USE PERMIT**  
**APN: 037-700-14**  
File No. U\_2024-0004

**LEAD AGENCY:**  
County of Mendocino  
Department of Planning & Building Services  
860 North Bush Street, Ukiah, CA 95482  
(707) 234-6650

**PREPARED BY:**  
Keith Gronendyke, Planner III  
Department of Planning & Building Services  
860 North Bush Street, Ukiah, CA 95482  
(707) 234-6650

**May 5, 2025**

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## INTRODUCTION

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In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.), this Draft Initial Study (IS) has been prepared as documentation for a Negative Declaration (ND) for a Use Permit to construct a new 65 foot tall cellular antenna tower with a monopine type design and four antenna sectors with three antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot lease area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground equipment itself will consist of one pad mounted transformer, two equipment cabinets and a new 30Kw standby emergency generator with a 210-gallon fuel tank ("the Project"). This Draft IS/ND includes a description of the Project; the location of the Project site; an evaluation of the potential environmental impacts of Project implementation; and written statement that an Environment Impact Report (EIR) is not required because the project will not have a significant adverse impact on the environment.

Pursuant to Section 15367 of the State CEQA Guidelines, the County of Mendocino is the Lead Agency for the Project. As the Lead Agency, The County of Mendocino has the principal responsibility for carrying out the project and has the authority to approve the Project and its accompanying environmental documentation. In addition to addressing the potential environmental impacts that would result from the Project, this Draft IS/MND serves as the primary environmental document for future activities associated with the Project, including discretionary approvals requested or required for Project implementation.

Questions in the Initial Study Checklist are provided with their respective answers based on analysis undertaken. An explanation for all checklist responses is included, and all answers take account of the whole action involved, including off site as well as on-site; cumulative as well as project level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**"Less Than Significant Impact"** means that the effect is less than significant, and no mitigation is necessary to reduce the impact to a lesser level.

**"No Impact"** means that the effect does not apply to the Project or clearly will not impact nor be impacted by the Project.

## PROJECT INFORMATION

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**FILE NUMBER:** U\_2024-0004

**OWNER:** Kathleen Rosenberg  
141 Ellis Lane  
Ukiah CA 95482

**APPLICANT/AGENT:** Celco Partnership d/b/a Verizon Wireless  
C/O Complete Wireless/Matt Moore

**PROJECT LOCATION:** 2.91± miles northwest of Willits, lying on the north side of Timberline Road (private), 0.45± mile west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits; APN: 037-700-14.

INITIAL STUDY  
NEGATIVE DECLARATION

Project U\_2024-0004  
PAGE 1

## ATTACHMENT B

**TOTAL ACREAGE:** 22.83± Acres

**GENERAL PLAN:** Remote Residential-20 Acre Minimum (RMR 20)

**ZONING:** Upland Residential-20 Acre Minimum (UR 20)

**PROJECT DESCRIPTION:** Pursuant to CEQA Guidelines Section 15125, the Project Description is required to identify the existing baseline physical conditions. For this project, the baseline conditions include all existing development and the current parcel configuration. The applicant requests a Use Permit to construct a new 65 foot-tall cellular antenna tower with a monopine type design and four antenna sectors with three antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot lease area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground equipment itself will consist of one pad mounted transformer, two equipment cabinets and a new 30Kw standby emergency generator with a 210-gallon fuel tank.

The subject site is bordered on all sides by variously sized properties ranging from 22± acres to 210± acres. Additionally, properties in this area are zoned Rangeland-160-acre minimum, Timber Preserve-160- acre minimum and Upland Residential-20 acre minimum and are either vacant or developed for residential use. The topography of the parcel and surrounding area features gently rolling slopes with the tower facility located on a hilly area just to the southeast of the existing residence and within a stand of tall evergreen trees. The entirety of the parcel is covered with oak woodland and evergreen tree vegetation. A small barn structure and an empty tank are located immediately to the west of the tower site and are slated for demolition. The project site features one existing single-family residence. The residence sit at an approximate elevation of 2,462 ft. above sea level, as does the base of the tower site. The residence is accessed by a gravel covered private road (Timberline Road) which is located off of Sherwood Road, a county-maintained road (CR 311) which is reached by turning east off of Poppy Drive. The project would have access to the proposed tower site via the same private road access as the residence. A separate ten (10) foot wide exclusive utility easement also is proposed to be located south of the tower lease area and along the southerly property line to provide power to the tower site. The distance from the existing power pole to the tower will require approximately 840 feet of trenching. The wireless facility will remain an unmanned facility that will operate 24 hours a day, 7 days a week and is secured with a 6-foot-high chain link fence around the perimeter. According to the applicant, the project will provide additional cellular phone service to nearby residents in the Brooktrails residential community and the general Willits area

The surrounding Land Uses and Zoning are detailed in the following table.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Remote Residential (RMR 20)	Upland Residential (UR 20)	22± acres	Residential
<b>SOUTH:</b>	Rangelands (RL 160)	Timber Preserve (TP 160)	210± Acres	Residential
<b>EAST:</b>	Rangelands (RL 160)	Rangelands (RL 160)	147± Acres	Residential
<b>WEST:</b>	Remote Residential (RMR 20)	Upland Residential (UR 20)	23.02± Acres	Residential

**Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):** None

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan**



## **ATTACHMENT B**

**for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Pursuant to the consultation requirements of Assembly Bill (AB) 52, in July 2022, the County of Mendocino (County) provided formal notification to the California Native American tribes that requested notification of all new potential Negative Declarations within the County. The following tribes were notified: Cloverdale Rancheria, Redwood Valley Rancheria and Sherwood Valley Band of Pomo Indians

**PROJECT PLOT PLAN:** See Page 6 of this document.

FIGURE 1: LOCATION MAP

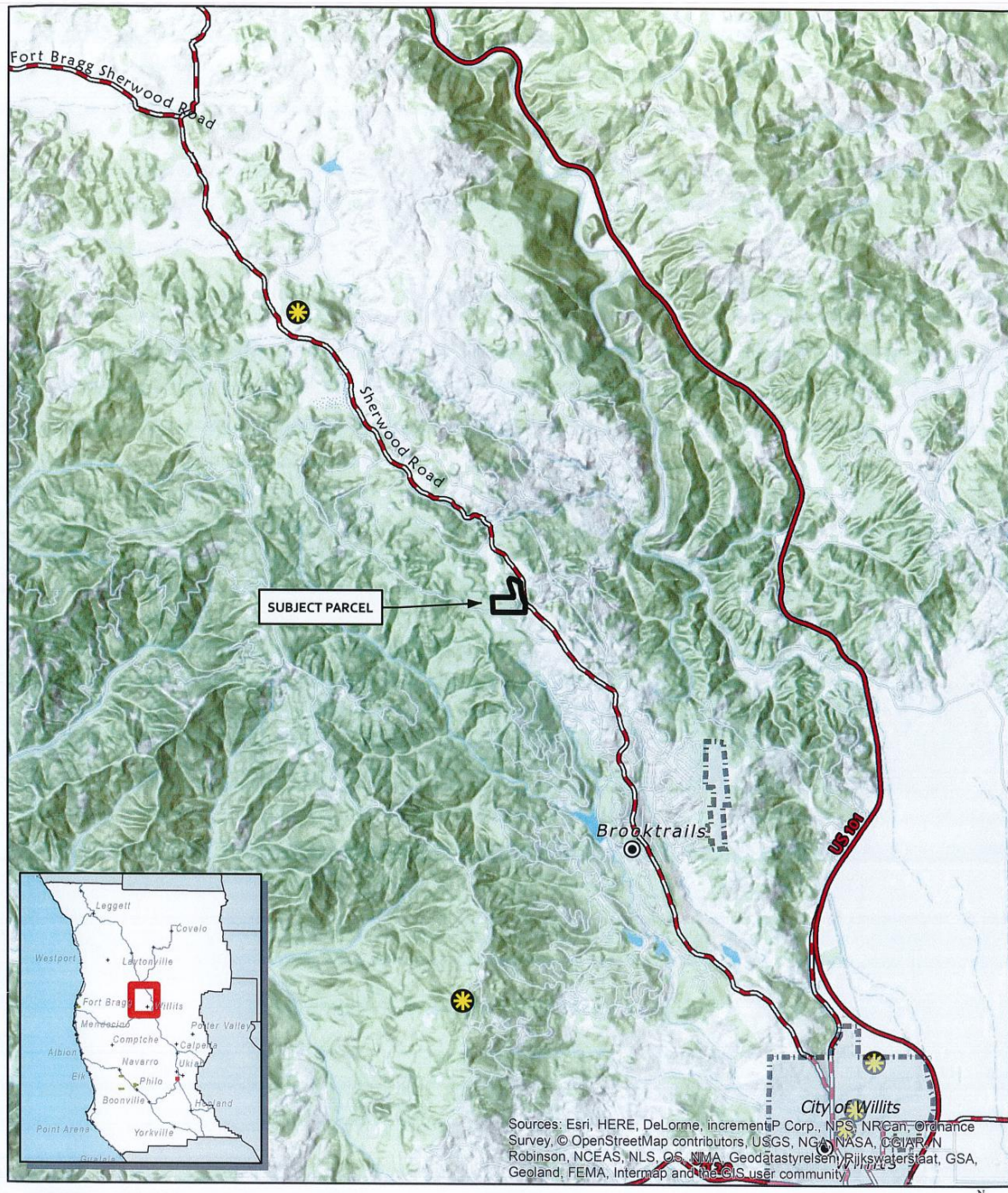


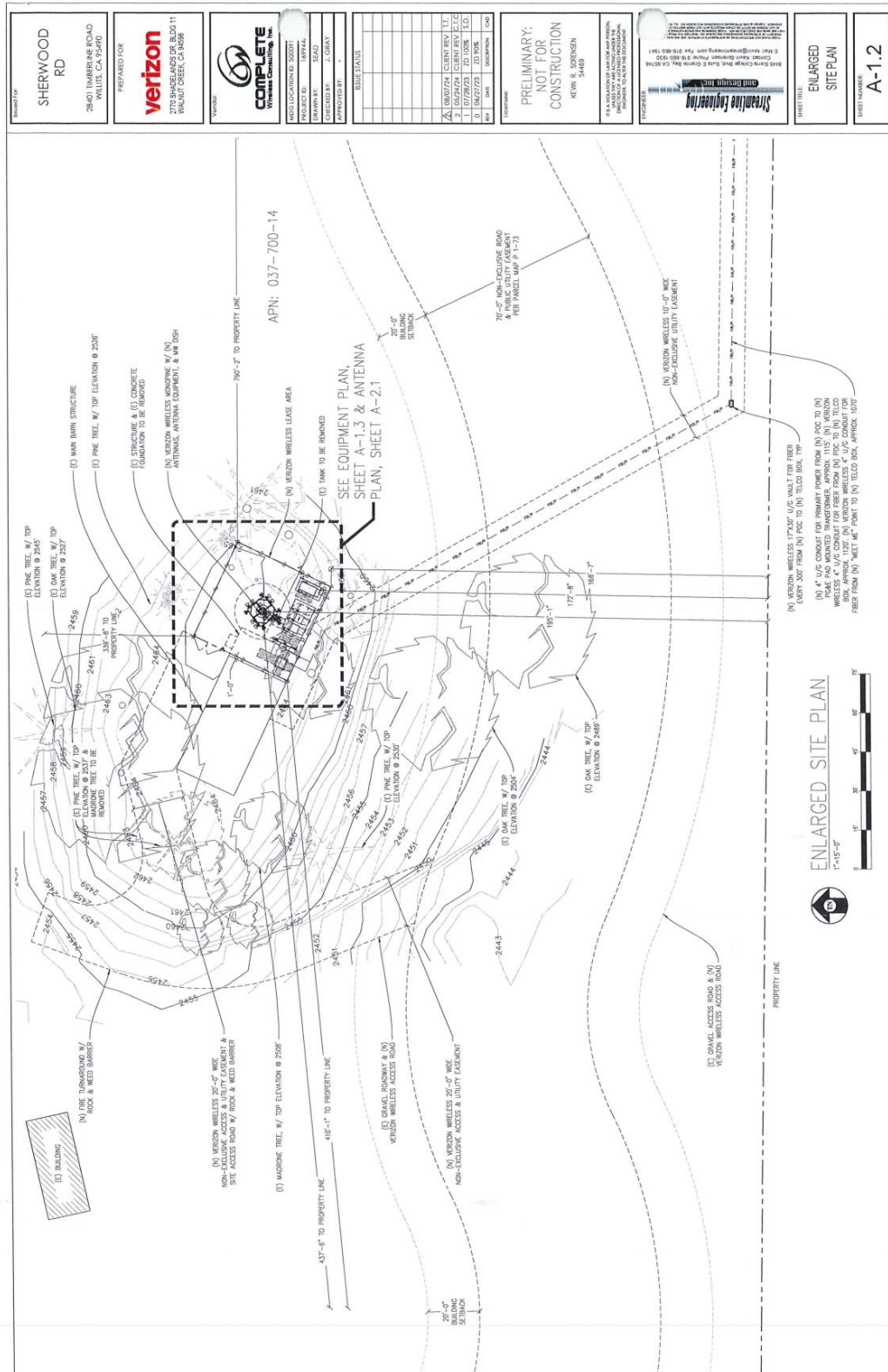


FIGURE 2: AERIAL IMAGERY





### FIGURE 3: PLOT PLAN



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## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Ag and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources        | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils               | <input type="checkbox"/> Greenhouse Gas Emissions  | <input type="checkbox"/> Hazards/Hazardous Materials        |
| <input type="checkbox"/> Hydrology / Water Quality   | <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing      | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation            | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                  | <input type="checkbox"/> Mandatory Findings of Significance |

## DETERMINATION

Based on this initial evaluation:

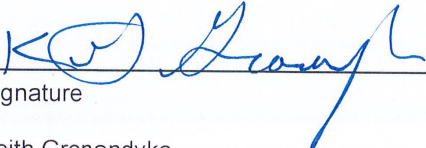
☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 Signature  
 Keith Gronendyke  
 Printed Name

5/5/2025  
 Date  
 Planner III  
 Title

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## ENVIRONMENTAL CHECKLIST

### 5.1 AESTHETICS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** A scenic vista is defined as a location that offers a high quality, harmonious, and visually interesting view. One roadway in Mendocino County, State Route (SR) 128, was officially added to the eligibility list of State Scenic Highways by California State Assembly Bill 998 on July 12, 2019. According to the California Department of Transportation, SR 1 and SR 20 are “eligible” for designation as scenic highways but have not been officially designated as such.

State Route 1 is part of the California Freeway and Expressway System, and through the Los Angeles metro area, Monterey, Santa Cruz, San Francisco metro area, and Leggett, is part of the National Highway System, a network of highways that are considered essential to the country's economy, defense, and mobility by the Federal Highway Administration. State Route 1 is eligible to be included in the State Scenic Highway System; however, only a few stretches between Los Angeles and San Francisco have officially been designated as a “scenic highway”, meaning that there are substantial sections of highway passing through a “memorable landscape” with no “visual intrusions.”

Additionally, the County has two roadway segments designated as “heritage corridors” by California Public Resources Code Section 5077.5. The North Coast Heritage Corridor includes the entire segment of SR 1 in the county, as well as the segment of U.S. Highway 101 from the junction with SR 1 in Leggett, north to the Humboldt County line. The Tahoe-Pacific Heritage Corridor extends from Lake Tahoe to the Mendocino County coast. It includes the entire segment of SR 20 within the county and the segment of US 101 from the SR 20 junction north of Calpella to the SR 20 highway exit south of Willits. Mendocino County's General Plan Resource Management Goal RM-14's (Visual Character) objective is: Protection of the visual quality of the county's natural and rural landscapes, scenic resources, and areas of significant natural beauty.

The main source of daytime glare in the unincorporated portions of the Mendocino County is from sunlight reflecting off of structures with reflective surfaces, such as windows. A nighttime sky in which stars are readily visible is often considered a valuable scenic/visual resource. In urban areas, views of the nighttime sky are being diminished by “light pollution.” Two elements of light pollution may affect county residents: sky glow (a result of light fixtures that emit a portion of their light directly upward in the sky), and light trespass (poorly shielded or poorly aimed fixtures which cast light into unwanted areas, such as neighboring properties and homes). Different lighting standards are set by classifying areas by lighting zones (LZ). The 2000 Census classified the majority of Mendocino County as LZ2 (rural), which requires stricter lighting standards in order to protect these areas from new sources of light pollution and light trespass. Mendocino County's General Plan Resource Management Goal RM-15's (Dark Sky) objective is, “Protection of the qualities of the county's nighttime sky and reduced energy use.”



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**a-b No Impact:** There are no scenic highways in the vicinity of the proposed project. The proposed tower would not damage trees, rock outcroppings or historic buildings in the project's vicinity.

**c-d Less Than Significant:** The tower height and its design as a monopine will effectively camouflage the tower from surrounding areas.

Any exterior lighting at ground level shall be required to be shielded and down-tilted with motion sensors and automatic shut-off timers. The tower itself will have no lights. With the implementation of outdoor lighting regulations at the time of development, (**see Condition 6**), the proposed project would not create new sources of substantial lighting or glare that would generate a significant impact.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have **No Impact** and a **Less Than Significant Impact** on Aesthetics.

## 5.2 AGRICULTURE AND FORESTRY RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** The State of California Department of Conservation manages the Farmland Mapping and Monitoring Program (FMMP) which produces maps and statistical data used for analyzing impacts on California's agricultural resources. The FMMP mapping survey covers roughly 98% of privately owned land in the state and updates each map approximately every two years to provide an archive of land use change over time. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called "Prime Farmland," with other critical designations including "Unique Farmland," or "Farmland of Statewide Importance."

The Williamson Act (officially the California Land Conservation Act of 1965) provides preferential tax assessments to owners of farmland and open-space land in exchange for a ten-year agreement that the land will not be developed or otherwise converted to another use. Since the early 1980's participation in the program has hovered around 16 million acres enrolled under contract, constituting about one third of all privately held land in the state and about one half of the state's agricultural land. The intent of the Williamson

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Act is to preserve a maximum amount of a limited supply of prime agricultural land to discourage premature and unnecessary conversion of prime agricultural land to urban uses.

The Timberland Production Zone (TPZ) was established in 1976 in the California Government Code as a designation for lands for which the Assessor's records as of 1976 demonstrated that the "highest and best use" would be timber production and its accessory uses. Public improvements and urban services are prohibited on TPZ lands except where necessary and compatible with ongoing timber production. The original purpose of TPZ Zoning District was to preserve and protect timberland from conversion to other more profitable uses and ensure that timber producing areas not be subject to use conflicts with neighboring lands.

- a-e) **No Impact:** The proposed project will not take place on land which is designated as Prime or Unique Farmland. According to the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, Division of Land Resource Protection, the site is designated as Grazing land. This designation is for: *"Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities."* (Quote from the Department of Conservation Website). The project site is sparsely developed with one single-family-residence, a scattering of accessory structures and the new development would consist of a fenced 1,600 square foot lease area, which is located at the base of the tower.

The proposed project is allowed with the approval of a major use permit in Upland Residential zoning per Mendocino County Code Section 20.368.015(B) – Major Impact Services and Utilities (as defined in MCC Section 20.056.020(B)). The project does not propose removal of any trees. The proposed project will not convert Farmland.

No forest land loss or conversion of forest land to non-forest use will occur as part of this project.

The Project site is zoned Upland Residential. The proposed Project will not conflict with any existing zoning or policies protecting agricultural resources.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have **No Impact** on Agricultural and Forestry Resources.

### 5.3 AIR QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** Mendocino County is located within the North Coast Air Basin, consisting of Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma counties. Additionally, the Mendocino County Air Quality Management District (MCAQMD) is responsible for enforcing state and federal clean air acts, as well as local air quality protection regulations. Any new emission point source is subject to an air quality permit, consistent with the District's air quality plan, prior to project construction. The MCAQMD also

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enforces standards requiring new construction, including houses, to use energy efficient, low-emission EPA certified wood stoves and similar combustion devices to help reduce area source emissions.

MCAQMD operates air monitoring stations in Fort Bragg, Ukiah, and Willits. Based on the results of monitoring, the entire County has been determined to be in attainment for all Federal criteria air pollutants and in attainment for all State standards except Particulate Matter less than 10 microns in size (PM10). In January of 2005, MCAQMD adopted a Particulate Matter Attainment Plan establishing a policy framework for the reduction of PM10 emissions, and has adopted Rule 1-430 which requires specific dust control measures during all construction operations, the grading of roads, or the clearing of land as follows:

- 1) All visibly dry, disturbed soil road surfaces shall be watered to minimize fugitive dust emissions;
- 2) All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour;
- 3) Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed;
- 4) Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts;
- 5) All earthmoving activities shall cease when sustained winds exceed 15 miles per hour;
- 6) The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours; and
- 7) The operator shall keep a daily log of activities to control fugitive dust. In December 2006, MCAQMD adopted Regulation 4, Particulate Emissions Reduction Measures, which establishes emissions standards and use of wood burning appliances to reduce particulate emissions. These regulations applied to wood heating appliances, installed both indoors and outdoors for residential and commercial structures, including public facilities. Where applicable, MCAQMD also recommends mitigation measures to encourage alternatives to woodstoves/fireplaces, to control dust on construction sites and unpaved access roads (generally excepting roads used for agricultural purposes), and to promote trip reduction measures where feasible. In 2007, the Air Resources Board (ARB) adopted a regulation to reduce diesel particulate matter (PM) and oxides of nitrogen (NOx) emissions from in-use (existing) off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation imposes limits on idling, requires a written idling policy, and requires disclosure when selling vehicles. Off-road diesel-powered equipment used for grading or road development must be registered in the Air Resources Board DOORS program and be labeled accordingly. The regulation restricts the adding of older vehicles into fleets and requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies. In 1998, the California Air Resources Board established diesel exhaust as an Air Toxic, leading to regulations for categories of diesel engines. Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material which contributes to PM2.5. All stationary and portable diesel engines over 50 horsepower need a permit through the MCAQMD.

Receptors include sensitive receptors and worker receptors. Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses where sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (these sensitive land uses may also be referred to as sensitive receptors). Worker receptors refer to employees and locations where people work.

- a) **No Impact:** The project is located within the North Coast Air Basin consisting of Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma counties. The Project Site is located within the Mendocino County Air Quality Management District (MCAQMD) which is responsible for enforcing California and Federal Clean Air Acts, as well as local air quality protection regulations.



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Any new emission point source is subject to an air quality permit, consistent with the District's air quality plan, prior to project construction. The MCAQMD also enforces standards requiring new construction, including houses, to use energy efficient, low-emission EPA certified wood stoves and similar combustion devices to help reduce area source emissions. The project will not conflict with or obstruct implementation of any air quality plan as there are no components of the project that would conflict with any existing air quality plans. Additionally, **Conditions of approval 10-12** are recommended that will ensure that the project will achieve compliance with Mendocino County Air Quality Management District (AQMD) standards.

**b, c, d) Less Than Significant:** : AQMD operates air monitoring stations in Fort Bragg, Ukiah, and Willits. Based on the results of monitoring, the entire County is in attainment for all State standards with the exception of particulate matter less than 10 microns in size (PM10). The most common source of PM10 is wood smoke from home heating or brush fires, and dust generated by vehicles traveling over unpaved roads. A PM10 attainment plan was finalized in 2005 that provides regulations for construction and grading activities and unpaved roads. Timberline Road is unpaved including the existing driveway to the residence. The proposed project has the potential to increase PM10 in the immediate vicinity of the site during tower construction due to the road conditions. The proposed construction and use of internal access roads, if constructed in conformance with the conditions of approval, is not expected to contribute substantially to PM10 levels such that a significant impact would result. Local impacts to the area during construction would be less than significant using standard dust control measures. **Conditions of Approval numbers 10-12** are recommended that will ensure that the project will achieve compliance with AQMD standards.

Sensitive receptors can include schools, parks, playgrounds, day care centers, nursing homes, hospitals, and residential dwellings. During construction, the project has the potential to create small amounts of pollutants and objectionable odors, but at less than significant levels. Once constructed, the project will not utilize products with substantial pollutant concentrations. Any objectionable odors will be limited to use of the generator during emergency situations and during short amounts of time each month during emergency generator testing. As such, impacts will be less than significant.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have a **Less Than Significant and No Impact** on Air Quality.

## 5.4 BIOLOGICAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** Mendocino County's Biology and Ecology Resources Policy RM-28 states: all discretionary public and private projects that identify special-status species in a biological resources evaluation (where natural conditions of the site suggest the potential presence of special-status species) shall avoid impacts to special-status species and their habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction.

The California Natural Diversity Database (CNDDB) provides location and natural history information on special status plants, animals, and natural communities to the public, other agencies, and conservation organizations. The data helps drive conservation decisions, aid in the environmental review of projects and land use changes and provide baseline data helpful in recovering endangered species and for research projects. Currently, the CNDDB has 32 species listed for Mendocino County that range in listing status from Candidate Threatened, Threatened, or Endangered.

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as "Candidates" for such listing and the California Department of Fish and Wildlife (CDFW) have designated others as "Species of Special Concern". The California Native Plant Society (CNPS) has developed its own lists of native plants considered rare, threatened, or endangered. Collectively, these plants and animals are referred to as "special status species."

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bog and similar areas."

Mendocino County currently has one active Habitat Conservation Plan (HCP) with the California Department of Fish and Wildlife which provides protections for the Point Arena Mountain Beaver. The Fisher Family HCP (Permit #TE170629-0) covers 24 acres of coastal scrub and was adopted December 3, 2007, for a period of 50 years. The Fisher Family HCP applies to parcel APN: 027-211-02 located at 43400 Hathaway Crossing, Point Arena. Additionally, since 2003, the Mendocino Redwood Company (MRC) has managed the County's only Natural Community Conservation Plan which covers all lands owned by the MRC to preserve regionally important habitat

a-f) **Less Than Significant:** A review of the California Natural Diversity Database did not indicate that any threatened nor endangered species are in the project area. Comments from the California Department of Fish and Wildlife had concerns that there might be bat species present in the barn structure identified to be demolished. **Condition of Approval Number 14** has been added that if

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bat species are found to be present in the barn, all work must be halted, and a bat study be completed along with following any mitigation measures recommended by the bat study.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have a **Less Than Significant Impact** on Biological Resources.

### 5.5 CULTURAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** Archeological resources are governed by MCC Sec. 22.12.090, which echoes state law regarding discovery of artifacts and states, in part, “It shall be unlawful, prohibited, and a misdemeanor for any person knowingly to disturb, or cause to be disturbed, in any fashion whatsoever, or to excavate, or cause to be excavated, to any extent whatsoever, an archeological site without complying with the provisions of this section”. MCC Section 22.12.090 governs discovery and treatment of archeological resources, while Section 22.12.100 speaks directly to the discovery of human remains and codifies the procedures by which said discovery shall be handled. Pursuant to California Code of Regulations, Title 14, Chapter 3, Sub Section 15064.5(c)(4), “If an archeological resource is neither a unique archeological nor an historic resource, the effects of the project on those resources shall not be considered a significant effect on the environment.”

a-c) **Less Than Significant:** An Archaeological Survey was conducted by EBI/Christopher Grant. The study concluded that no archaeological evidence was found at the project site or within the vicinity. The Archaeological Survey was presented to the Archaeological Commission on March 12, 2025. At the hearing, the Commission accepted the survey and add the standard discovery clause. This requirement is reflected in **Condition 15**.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have a **Less Than Significant Impact** on Cultural Resources.

### 5.6 ENERGY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** On October 7, 2015, Governor Edmund G. Brown, Jr. signed into law Senate Bill (SB) 350, known as the Clean Energy and Pollution Reduction Act of 2015 (De León, Chapter 547, Statutes of 2015),



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which sets ambitious annual targets for energy efficiency and renewable electricity aimed at reducing greenhouse gas (GHG) emissions. SB 350 requires the California Energy Commission to establish annual energy efficiency targets that will achieve a cumulative doubling of statewide energy efficiency savings and demand reductions in electricity and natural gas final end uses by January 1, 2030. This mandate is one of the primary measures to help the state achieve its long-term climate goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The proposed SB 350 doubling target for electricity increases from 7,286 gigawatt hours (GWh) in 2015 up to 82,870 GWh in 2029. For natural gas, the proposed SB 350 doubling target increases from 42 million of therms (MM) in 2015 up to 1,174 MM in 2029 (CEC, 2017).

Permanent structures constructed on-site would be subject to Part 6 (California Energy Code) of Title 24 of the California Code of Regulations, which contains energy conservation standards applicable to residential and non-residential buildings throughout California. The 2019 Building Energy Efficiency Standards are designed to reduce wasteful, uneconomic, inefficient, or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality. It is estimated that single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards (CEC, 2016).

**a,b) No Impact:** The project does not appear to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy during its construction or operation. The project is expected to comply with Title 24, Part 11 of the California Code of Regulations, known as 'CALGreen,' which mandates energy efficiency standards.

Factors that may influence energy impacts, such as energy-consuming equipment and processes, fuel type, and end use of energy, are expected to be managed in alignment with these standards. Energy conservation equipment and design features are likely to be implemented to minimize energy consumption. Furthermore, the project is expected to be served by Pacific Gas and Electric (PG&E), which has its own energy efficiency programs.

The project does not appear to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. California Senate Bill (SB) 350 and the 2022 Scoping Plan for Achieving Carbon Neutrality set forth the state's goals for reducing greenhouse gas emissions and increasing energy efficiency. Mendocino County General Plan Policy RM-55 and RM-57 also relate to energy efficiency and are aligned with these state goals.

The project is expected to comply with the California Green Building Standards Code and the 2022 Energy Code, which are designed to help the state achieve its long-term climate goals. These codes encourage the use of energy-efficient equipment and renewable energy sources, thereby aligning with state and local plans for renewable energy and energy efficiency.

Given the project's expected compliance with state and local energy efficiency standards and policies, it is reasonable to conclude that it will not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have **No Impact** on Energy.

## 5.7 GEOLOGY AND SOILS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** Of the five known fault zones in Mendocino County, the Maacama Fault Zone is the closest active fault to the subject parcel, located approximately 2,821 feet to the east.

The Maacama Fault extends from northern Sonoma County to north of Laytonville. The Maacama Fault is the northern most segment of a series of closely related faults within the San Andreas Fault system that includes the Hayward, Rodgers Creek, and Healdsburg faults to the south. Historically, the Maacama Fault has generated only a few moderate earthquakes. However, an abundance of micro-earthquakes (less than magnitude 3) are associated with the fault. A magnitude 5.6 earthquake was reported in the Ukiah area in 1869. Several, earthquakes in the magnitude range of 4, with the strongest 4.9, were recorded in the Ukiah area between 1977-1978. At locations east of Willits and Ukiah surface fault creep, or very slow movements across know fault locations, have been documented.

The vast majority of Mendocino County is underlain by bedrock of the Franciscan Formation. Thick soil development and landslides very commonly cover the underlying bedrock throughout the county. Due to the weak and deformed nature of the Franciscan rocks, they are prone to deep weathering and development of thick overlying soils. Soil deposits in swales and on the flanks of slopes commonly contain substantial amounts of clay and weathered rock fragments up to boulder size. These soils can be unstable when wet and are prone to slides. Land sliding of such soils is widespread in Mendocino County, particularly in the eastern belt of the Franciscan Formation beneath the eastern portion of the county. Human activities that affect vegetation, slope gradients, and drainage processes can also contribute to landslides and erosion.

a-e, g) **Less Than Significant:** The project site is located approximately 2,821 feet to the east of the Maacama Fault Zone. The site, like the rest of Mendocino County, is subject to some seismic-related ground shaking if an earthquake were to occur but the proposed project does not conflict with any applicable policies or plans. No landslides have been documented on the project site.

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Minimal grading and ground disturbance is required to accommodate the proposed project. Grading activities include site development and trenching for underground utilities. The internal private road is proposed to be classified as a non-exclusive road and public utility easement. An access gate will be installed at the westerly elevation as well. **Conditions of Approval 16-17** are included to ensure that the project is developed in conformance with Mendocino County Code (MCC) requirements and to prevent soil erosion.

Potential development impacts will be kept to a minimum with the uniform application of standard construction site erosion control requirements recommended in the **Conditions of Approval 16-17**, and those regulations found in MCC Chapter 16.30 Stormwater Runoff Pollution Prevention Procedures

The soils present on the property do not comprise of soils that are unstable or would become unstable and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as a result of the project. The site is not designated as an area with potential for liquefaction and is not located on an active fault but is located 2,821 feet to the west of the Maacama Fault Zone.

The proposed site does not contain soils meeting the criteria of expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994); therefore, there will be no impact as a result of the project.

An Archaeological Survey was conducted by EBI/Christopher Grant. The study concluded that no archaeological evidence was found at the project site or within the vicinity. The Archaeological Survey was presented to the Archaeological Commission on March 12, 2025. At the hearing, the Commission accepted the survey. Also, the standard discovery clause is to be added in the possibility that archaeological artifacts are found as a result of construction. **Condition number 15** has been added to address these requirements

- e) **No Impact:** The proposed development of a wireless communications facility will not require any sewage disposal.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have a **Less Than Significant and No Impact** on Geology and Soils.

## 5.8 GREENHOUSE GAS EMISSIONS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** Assembly Bill 32 (AB32), the California Global Warming Solutions Act, 2006 recognized that California is a source of substantial amounts of greenhouse gas (GHG) emission which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. AB32 established a state goal of reducing GHG emission to 1990 levels by the year 2020 with further reductions to follow. In order to address global climate change associated with air quality impacts, CEQA statutes were amended to require evaluation of GHG emission, which includes criteria air pollutants (regional) and toxic air contaminants (local). As a result, Mendocino County Air Quality Management District (AQMD) adopted CEQA thresholds of significance for criteria air pollutants and GHGs and issued updated CEQA guidelines

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to assist lead agencies in evaluating air quality impacts to determine if a project's individual emissions would be cumulatively considerable. According to the AQMD, these CEQA thresholds of significance are the same as those, which have been adopted by the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 metric tons CO<sub>2</sub>e (CO<sub>2</sub> equivalent) of operation emission on an annual basis. Additionally, Mendocino County's building code requires new construction to include energy efficient materials and fixtures.

- a, b) Less Than Significant:** Construction activities associated with wireless communications facilities could generate greenhouse gases (GHGs) from the engine emissions of construction equipment, but these activities are limited in scope and duration and would not contribute significantly to GHG emissions. Once constructed, wireless facilities require power to operate, however energy use and associated GHG emissions would be minimal. Given that construction is short term, and the project scale is relatively small, the proposed project would not have a measurable or considerable contribution to the cumulative GHG impact at the local, regional or state level. Another source of potential greenhouse gas emissions from the project is the back-up generator that is proposed, which will only be turned on in case of power outage, emergency situations or during monthly testing. In addition to the generators, vehicles accessing the project site for monthly scheduled maintenance will occur. It is expected the scheduled maintenance will require one (1) vehicle per carrier per month to access the project site. These potential emissions are not considered significant. Therefore, there would be a less than significant impact as a result of implementing the proposed project.

Mendocino County's General Plan focuses on energy development and energy policy in its response to GHGs. Because the construction or expansion of existing wireless communications facilities would not conflict with such policies and would not require additional energy development or create a need for additional energy generation facilities, there would be no impact as a result of the proposed project.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have a **Less Than Significant** on Greenhouse Gas Emissions.

## 5.9 HAZARDS AND HAZARDOUS MATERIALS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<b>WOULD THE PROJECT:</b>	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** California Health and Safety Code states: "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (California Health and Safety Code Section 25501 (m)).

Mendocino County has adopted a Hazardous Waste Management Plan to guide future decisions by the County and the incorporated cities about hazardous waste management. Policies in this General Plan emphasize source reduction and recycling of hazardous wastes and express a preference for onsite hazardous waste treatment over offsite treatment. The Hazardous Waste Management Plan proposed a number of hazardous waste programs and set forth criteria to guide the siting of new offsite hazardous waste facilities. However, to date, no facilities have been cited in the county. In 1997, the County Division of Environmental Health assumed responsibility for administering hazardous waste generation and treatment regulations. Solid Waste and Hazardous Waste and Materials Management Policy DE-203 states: All development projects shall include plans and facilities to store and manage solid waste and hazardous materials and wastes in a safe and environmentally sound manner.

The California Air Resources Board classifies asbestos as a known human carcinogen. Asbestos of any type is considered hazardous and may cause asbestosis and lung cancer if inhaled, becoming permanently lodged in body tissues. Exposure to asbestos has also been shown to cause stomach and other cancers. Asbestos is the general name for a group of rock-forming minerals that consist of extremely strong and durable fibers. When asbestos fibers are disturbed, such as by grading and construction activities, they are released into the air where they remain for a long period of time. Naturally occurring asbestos is an issue of concern in Mendocino County, which contains areas where asbestos-containing rocks are found. The presence of ultramafic rocks indicates the possible existence of asbestos mineral groups. Ultramafic rocks contain 90 percent or more of dark-colored, iron-magnesium-silicate minerals. Ultramafic rocks may be partially or completely altered to a rock known as serpentinite, more commonly called serpentine.

The Mendocino County Air Quality Management District enforces state regulations to reduce the effects of development projects involving construction sites and unpaved roads in areas tested and determined by a state-registered geologist to contain naturally occurring asbestos. Serpentine and ultramafic rocks are common in the eastern belt of the Franciscan Formation in Mendocino County. Small, localized areas of serpentine do occur in the coastal belt of the Franciscan Formation, but they are significantly less abundant.

Mendocino County's aviation system is composed of airports, privately owned aircraft of various types, privately operated aircraft service facilities, and publicly and privately operated airport service facilities. Most aircraft are privately owned, small single or twin-engine planes flown primarily for personal business. Six public use airports in Mendocino County provide for regional and interregional needs of commercial and general aviation. Actions involving areas around airports will continue to be evaluated for consistency with the County's Airport Comprehensive Land Use Plan and applicable federal regulations. Mendocino County's Airport Policy DE-167 states: "Land use decisions and development should be carried out in a manner that will reduce aviation-related hazards (including hazards to aircraft, and hazards posed by aircraft)".

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The California Department of Forestry and Fire Protection divides the County into fire severity zones. These maps are used to develop recommendations for local land use agencies and for general planning purposes.

- a,b) **Less Than Significant:** The Applicant is leaving space within the lease area to install one generator to be used solely for providing emergency power during periods of energy transmission interruption and for routine testing. Fuel trucks will need to access the site to refuel diesel and/or propane fuels for the generator and the number of trips will depend on the number and length of primary line power outages. The periodic transport of diesel fuel and/or propane to the site is not expected to create a significant hazard to the public or the environment.

Materials such as oil, diesel fuel and possibly propane used for the generator are subject to a Hazardous Materials Management Plan (HMMP) as approved by the County Department of Environmental Health (DEH). The plan identifies actions to be taken should a fuel or oil spill occur on site, including cleanup methods and appropriate agencies to contact in an emergency situation. Utilization of a generator as a back-up power source for wireless telecommunication facilities is common and staff is unaware of any fuel spill associated with any existing facilities in the County. An HMMP may not be required for this site given the small amount of fuel storage proposed; however, staff has included **Condition of Approval number 18** to ensure that one is prepared if it is in fact required by DEH.

- c-g) **No Impact:** There are no emissions, such as exhausts or chemicals, materials, substances, or waste associated with wireless communications facilities that could present a health hazard to nearby residents, with the exception of radio frequency radiation. The nearest existing school is located approximately 4.71 miles southeast of the project site, in the community of Willits. The Applicant has demonstrated conformance with EMF standards. Therefore, there would be no impact from emissions as a result of implementing the proposed project.

The project site is not listed as a hazardous materials site on any list compiled pursuant to Government Code Section 65962.5.

The project site is not located within an airport zone. Ells Field is the nearest airport facility. It is located 2.05± miles southeast of the project site.

The project site is not near any private airstrips; therefore, there will be no impact to safety for people residing or working in the project area.

The proposed project will not impair the implementation nor physically interfere with an adopted emergency response plan or emergency evacuation plan. The project parcel is located in an area classified a "Moderate Fire Hazard" severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Brooktrails Community Services District for structural protection. While CalFire has not responded to a referral request, **condition 21** requires that the permit holder be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project. Brooktrails Community Services District did not provide any comments on the project. The proposed development consists of construction of a wireless communications tower and will not cause the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires more than that existing at the site today.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have a **Less Than Significant and No Impact** on Hazards or Hazardous Materials.



## 5.10 HYDROLOGY AND WATER QUALITY

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** Regulatory agencies include the state and regional water quality control boards; State Water Resources Control Board (SWRCB) and the North Coast Regional Quality Control Board (NCRWQCB). The State Water Resources Control Board is responsible for implementing water quality standards in California. Water Code Section 13050(d) states: Waste includes sewage and any and all other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation, including waste placed within containers of whatever nature prior to, and for purposes of, disposal. Typical activities and uses that affect water quality include, but are not limited to, discharge of process wastewater from factories, confined animal facilities, construction sites, sewage treatment facilities, and material handling areas which drain into storm drains.

Water Code Section 1005.1 defines groundwater as water beneath the surface of the ground, whether or not flowing through known and definite channels. Both surface water and groundwater define a watershed, as they move from higher to lower elevations. In Mendocino County, groundwater is the main source for municipal and individual domestic water systems, outside of the Ukiah Valley, and contributes significantly to irrigation. Wells throughout Mendocino County support a variety of uses, including domestic, commercial, industrial, agricultural needs, and fire protection. The County's groundwater is found in two distinct geologic settings: the inland valleys and the mountainous areas. Mountainous areas are underlain by consolidated rocks of the Franciscan Complex, which are commonly dry and generally supply less than 5 gallons per minute of water to wells. Interior valleys are underlain by relatively thick deposits of valley fill, in which yields vary from less than 50 gallons per minute to 1,000 gallons per minute. There are six identified major groundwater basins in Mendocino County. Groundwater recharge is the replacement of water in the groundwater aquifer. Recharge occurs in the form of precipitation, surface runoff that later enters the ground, irrigation, and in some parts of California (but not in Mendocino County) by imported water. Specific information regarding recharge areas for Mendocino County's groundwater basins is not generally

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available, but recharge for inland groundwater basins comes primarily from infiltration of precipitation and intercepted runoff in stream channels, and from permeable soils along the margins of valleys. Recharge for coastal groundwater basins takes place in fractured and weathered bedrock and coastal terraces, and along recent alluvial deposits and bedrock formations. If recharge areas are protected from major modification - such as paving, building and gravel removal - it is anticipated that continued recharge will re-supply groundwater reservoirs.

The basic source of all water in Mendocino County is precipitation in the form of rain or snow. Average annual rainfall in Mendocino County ranges from slightly less than 35 inches in the Ukiah area to more than 80 inches near Branscomb. Most of the precipitation falls during the winter, and substantial snowfall is limited to higher elevations. Rainfall is often from storms which move in from the northwest. Virtually no rainfall occurs during the summer months.

- a-e) **No Impact:** The proposed project will not violate any water quality standards or waste discharge requirements. The project application was referred to pertinent agencies for comment and no responses were received expressing concerns regarding violation of water quality or waste discharge requirements.

The proposed project will not require the use of or otherwise interfere with groundwater supplies and will not substantially deplete groundwater supplies such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The subject parcel has existing water facilities, and no concern was expressed by the Mendocino County Division of Environmental Health as to potential for interference or depletion of groundwater supplies.

The proposed project will not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation or flooding on- or off-site. The property has limited existing development. The proposed grading activities will not alter existing drainage patterns and will follow all best management practices.

No stream or river alteration will result from the project, nor will the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The proposed project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There are no existing or planned storm drainage systems that the proposed project would impact. Runoff from the site will not be significantly increased nor be polluted as there are minimal additional areas of development proposed under the project. The proposed project would not result in any degradation of water quality within the vicinity of the project.

The project site is not located within a Flood Hazard zone and as such there would be no impact from the project in terms of placement of structures within a Flood Hazard zone. There is no levee or dam within proximity to the project site; therefore, the proposed project will not expose people or structures to any hazards associated with the failure of a levee or dam. The site is not located within a mapped seiche, tsunami, or mudflow hazard area.

The proposed project is not anticipated to create any pollutant discharges beyond those of existing use of the parcel. Therefore, the proposed project will not result in an increase in pollutant discharges to receiving waters.

The proposed project does not include any development that could substantially impact groundwater quality.

The proposed project's location is far inland from the Pacific Ocean. As such, there would be no impact from a tsunami.

The project will not impact water quality or groundwater management plans, as it does not require water for its operation.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have **No Impact** on Hydrology and Water Quality.

## 5.11 LAND USE AND PLANNING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** All lands within the unincorporated portions of Mendocino County are regulated by the General Plan and zoning ordinance, as well as several more locally derived specific plans, such as the Gualala Town Plan, or Ukiah Valley Area Plan. The proposed project is not within the boundaries of a locally derived specific plan. During project referrals, a number of agencies that may have jurisdiction over the project were contacted.

a-b) **No Impact:** The proposed development will be located on an existing parcel in a low-density residential area and will not physically divide an established community.

The proposed project is in conformance with all local regulations. Conditions of Approval have been recommended to ensure that the proposed development is constructed in such a manner that any potential impacts are avoided.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have **No Impact** on Land Use and Planning.

## 5.12 MINERAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** The Surface Mining and Reclamation Act (SMARA) of 1975 provides a comprehensive surface mining and reclamation policy with the regulation of surface mining operations to assure that adverse environmental impacts are minimized, and mined lands are reclaimed to a usable condition. SMARA also encourages the production, conservation, and protection of the state's mineral resources. SMARA requires the State Mining and Geology Board to adopt State policy for the reclamation of mined lands and the conservation of mineral resources.

The most predominant minerals found in Mendocino County are aggregate resources, primarily sand and gravel. Three sources of aggregate materials are present in Mendocino County: quarries, instream gravel, and terrace gravel deposits. The demand for aggregate is typically related to the size of the population, and construction activities, with demand fluctuating from year to year in response to major construction projects, large development activity, and overall economic conditions. After the completion of U.S. 101 in the late



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1960s, the bulk of aggregate production and use shifted primarily to residential and related construction. However, since 1990, use has begun to shift back toward highway construction.

- a-b) **No Impact:** There are no known mineral resources within the project area; therefore, there will be no loss of availability of a known mineral resource as a result of the project.

There are no delineated locally important mineral resources within the project boundaries; therefore, there will be no loss in locally-important mineral resource recovery sites.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have **No Impact** on Mineral Resources.

### 5.13 NOISE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** Acceptable levels of noise vary depending on the land use. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment. Mendocino County relies principally on standards in its Noise Element, its Zoning Ordinance, and other County ordinances, and the Mendocino County Airport Comprehensive Land Use Plan to evaluate noise-related impacts of development. Land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. For example, a residential land use where people live, sleep, and study is generally considered sensitive to noise because noise can disrupt these activities. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise sensitive.

- a-b) **Less Than Significant:** The proposed wireless communication facility and associated generator, vehicular traffic, and grading proposed to accommodate the improvements may expose people to temporary noise. No excessive noise or excessive ground-borne vibration will result from the project that would violate a local general plan or noise ordinance as all development within the Mendocino County is subject to Exterior Noise Limit Standards specified in Appendix C of Division I of Title 20 of Mendocino County Code.

Wireless communication facilities do not create significant noise or vibration in the course of normal operations. This facility proposes the use of a generator as a back-up power source in the event of a power outage, expected or unexpected. The proposed project is subject to section 20.236.025(D) that prevents the use of a generator unless the Applicant can demonstrate that it will be inaudible beyond the boundaries of the property containing the wireless facility. The operation of a wireless communication facility would not increase periodic ambient noise levels in the project vicinity. Noise levels could increase temporarily during the construction period.

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- c) **No Impact:** The site is not located within an airport zone and there are no private airstrips within close proximity to the project that would subject people residing or working in the project area to excessive noise levels.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have a **Less Than Significant and No Impact** on Noise.

### 5.14 POPULATION AND HOUSING

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** The most recent census for Mendocino County was in 2020, with an estimated population of 87,497. The county has undergone cycles of population boom followed by periods of slower growth. For example, the county population increased by approximately 25 percent between 1950 and 1960, but barely grew from 1960 to 1970. Between 1990 and 2000, the population of Mendocino County increased 7.4 percent, a much slower rate of growth than the 20 percent increase from 1980 to 1990. Population growth slowed further from 2000 to 2007, increasing only 4.6 percent.

Mendocino County's Housing Element is designed to facilitate the development of housing adequate to meet the needs of all County residents. The Mendocino Council of Government's (MCOG) Regional Housing Needs Plan assigned the County a production goal of 2,552 housing unit for the unincorporated area between 2009 and 2014. Goals and policies were set forth in order to facilitate the development of these housing units at a range of sizes and types to address this need.

- a-b) **No Impact:** The proposed project consists of construction of a wireless communications facility and associated internal access road and related equipment. The proposed project will not induce substantial population growth as the project is not residential or commercial in nature nor does it extend major infrastructure that would induce population growth.

The proposed project does not displace any existing housing. No residential structures are being removed as a result of the project. The project does not displace any people and therefore would not necessitate construction of replacement housing elsewhere.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have **No Impact** on Population and Housing.

## 5.15 PUBLIC SERVICES

WOULD THE PROJECT result in substantial adverse Physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** The Mendocino County Office of Emergency Services (OES) is the primary local coordination agency for emergencies and disasters affecting residents, public infrastructure, and government operations in the Mendocino County Operational Area. The subject parcel is serviced by the Manchester Union School District and the Redwood Coast Fire Protection District.

- a) **No Impact/Less Than Significant:** The proposed project will not result in adverse impacts associated with provision of governmental facilities or need for new or physically altered governmental facilities that may result in environmental impacts in order to maintain acceptable service ratios and response times for public services. This is primarily due to the fact that the property already contains an existing residential use type that has existed for many years and the proposed application will not result in an increase in use of the property beyond existing levels; therefore, there will be no impact to public services. The tower will be built to provide co-location opportunities for future carriers or public safety entities. As such, the project will be beneficial for public services in the area.

The parcel is located in an area classified with a "Moderate Fire Hazard" severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Brooktrails Community Services District for structural protection and **Condition 21** ensures that the project will be in compliance with required permits/approvals from all State, Federal and local Agencies with jurisdiction over the project. Brooktrails Community Services District did not provide any comments on the project.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have **No Impact/Less Than Significant** on Public Services.

## 5.16 RECREATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** The County of Mendocino manages a variety of public recreation areas including the Low Gap Park in Ukiah, Bower Park in Gualala, Mill Creek Park in Talmage, Faulkner Park in Boonville, Indian Creek Park and Campground in Philo, and the Lion's Club Park in Redwood Valley, all of which are operated by the Mendocino County Cultural Services Agency. Additionally, the County is host to a variety of state parks, reserves, other state protected areas used for the purpose of recreation, with 13 located along the coast and 8 located throughout inland Mendocino County. The closest protected area to the proposed project is the Mendocino National Forest, located 9± miles east of the subject parcel.

**a,b) No Impact:** The site is already developed with the existing residential use and this application does not seek to change any of the existing uses - it solely requests addition of a wireless communication facility to the parcel. Therefore, there will be no increase in the use of existing neighborhood and regional parks and recreational facilities as a result of the project and no recreational facilities are required that may adversely affect the environment.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have **No Impact** on Recreation.

## 5.17 TRANSPORTATION

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** The site is currently developed with a single-family-residence, there will not be a notable increase in traffic to and from the site. It is expected that construction of any project will result in a slight increase in traffic to and from the site, as construction workers arrive and leave the site at the beginning and end of the day, in addition to minor interruption of traffic on adjacent streets, when heavy equipment necessary for project construction is brought to and removed from the site. Once construction is complete, these workers would no longer be required at the site. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the land use designations were assigned to the site. The development proposed on-site is not expected to significantly impact the capacity of the street system, level of service standards established by the County, or the overall effectiveness of the circulation system, nor substantially impact alternative transportation facilities, such as transit, bicycle, or pedestrian facilities, as a substantial increase in traffic trips or use of alternative transportation facilities is not anticipated. A less than significant impact would occur.

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- a-d) No Impact:** The proposed project, which consists of construction of a new wireless communication facility and associated equipment, will not conflict with any plan, ordinance, or policy that establishes measures of effectiveness for the performance of the circulation system. Additionally, the proposed project will not conflict with any applicable congestion management program. After construction is complete, maintenance workers are anticipated to visit the site approximately once per month, resulting in few additional vehicle trips per day than what presently exists from existing uses on the parcel. No change in service levels is anticipated as a result of the project.

The project site is not located within an airport zone nor is it in close proximity to a private airstrip. Therefore, the proposed project would not impact air traffic patterns.

The proposed project will not increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, as the site is already developed with an existing use and this application proposes additional development that utilizes the existing access point onto Timberline Road (Private), none of which will create a traffic hazard.

The proposed project will not result in inadequate emergency access. The primary concern for emergency access in remote areas is for wildland fires. The parcel is located in an area classified with a "Moderate Fire Hazard" severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Redwood Coast Fire Protection District for structural protection. The project is not required to meet State Fire Safe Regulations (PRC 4290) and therefore does not require any Conditions of Approval be granted from this office. Brooktrails Community Services District did not provide any comments on the project. Mendocino County Department of Transportation did not offer any comment, as the site is accessed via a private roadway.

The proposed project will not conflict with any adopted policies, plans or programs related to transportation and traffic or otherwise decrease the performance or safety of transportation facilities. The Mendocino County Department of Transportation provided no concerns or comments related to potential conflict of the project with any adopted policies, plans or programs.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have **No Impact** on Transportation.

### 5.18 TRIBAL CULTURAL RESOURCES

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<b>WOULD THE PROJECT:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** Public Resources Code Section 21074 defines Tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources, or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. A cultural landscape that meets these criteria is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape. Historical resources, unique archaeological resources, or non-unique archaeological resources may also be tribal cultural resources if they meet these criteria.

The area known now as Mendocino County has a long history of occupation and use by Native American groups. Notably the Russian and Eel Rivers as well as other watercourses, valleys, and coastal areas provided rich and varied habitat for early human occupation. The first dated chronological periods and related cultural patterns within the region were developed by David A. Fredrickson in his 1973 Ph.D. dissertation<sup>1</sup> and 1984 regional synthesis.<sup>2</sup> This research provides a baseline archaeological information for the area, but there still remains significant gaps in archaeological data for the region that affects our understanding of regional cultural history.

From this understanding, ten (10) Native American tribes had territory within the County's current borders. The southern third of the County was the home Native Americans speaking the Central Pomo languages. To the north of the Central Pomo groups were the Northern Pomo, who controlled a strip of land extending from the coast to Clear Lake in Lake County. The Coast Yuki occupied a portion of the coast extending from Fort Bragg north to an area slightly north of Rockport. They were linguistically related to a small group, called the Huchnom, living along the South Eel River north of Potter Valley. Both of these smaller groups were related to the Yuki, who were centered in Round Valley. At the far northern end of the county, several groups extended south from Humboldt County. The territory of the Cahto was bounded by Branscomb, Laytonville, and Cummings. The North Fork Wailaki was almost entirely in Mendocino County, along the North Fork of the Eel River. Other groups in this area included the Shelter Cove Sinkyone, the Eel River, and the Pitch Wailaki.

- a) **Less Than Significant:** As a result of comments from the Northwest Information Center of Sonoma State University, an Archaeological Survey was prepared for the project site. The project proposes a small amount of ground disturbance to prepare the new 1,600 square foot lease area. At the March 12, 2025, Archaeological Commission meeting, the Commission accepted the survey with the caveat that a Standard Condition of approval be added that advises the project applicant of the Discovery Clause that prescribes procedures that are required to be followed if there is discovery of any cultural resources during construction of the project. These requirements are reflected in **Condition 15** of the resolution.

**MITIGATION MEASURES:** None

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**FINDINGS:** The proposed project would have a **Less Than Significant** on Tribal Cultural Resources.

## 5.19 UTILITIES AND SERVICE SYSTEMS

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** Public sewer systems in Mendocino County are provided by cities, special districts, and some private water purveyors. There are 13 major wastewater systems in the county, four of which primarily serve the incorporated cities, but also serve some unincorporated areas. Sewage collected by the Brooktrails Township Community Services District and Meadowbrook Manor Sanitation District is treated at the City of Willits Wastewater Treatment Plant. The City of Ukiah's Wastewater Treatment Plant also processes wastewater collected by the Ukiah Valley Sanitation District. Sewage disposal in the remainder of the county is generally handled by private onsite facilities, primarily septic tank and leach field systems, although alternative engineered wastewater systems may be used.

Solid waste management in Mendocino County has undergone a significant transformation from waste disposal in landfills supplemented by transfer stations to a focus on transfer stations and waste stream diversion. These changes have responded to rigorous water quality and environmental laws, particularly the California Integrated Waste Management Act of 1989 (AB 939). The Act required each city and county to divert 50 percent of its waste stream from landfill disposal by the year 2000 through source reduction, recycling, composting, and other programs. Chapter 3 (Development Element) of the Mendocino County General Plan (2009) notes there are no remaining operating landfills in Mendocino County, and as a result, solid waste generated within the County is exported for disposal to the Potrero Hills Landfill in Solano County. The Potrero Hills Landfill has a maximum permitted throughput of 4,330 tons per day and a remaining capacity of 13.872 million cubic yards and is estimated to remain in operation until February 2048.

Mendocino County's Development Goal DE-21 (Solid Waste) states: Reduce solid waste sent to landfills by reducing waste, reusing materials, and recycling waste. Solid Waste and Hazardous Waste and Material Management Policy DE-201 states the County's waste management plan shall include programs to increase recycling and reuse of materials to reduce landfilled waste. Mendocino County's Environmental Health Division regulates and inspects more than 50 solid waste facilities in Mendocino County, including: 5 closed/inactive municipal landfills, 3 wood-waste disposal sites, 2 composting facilities, and 11 transfer stations.

**a-e) No Impact:** The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, as no wastewater will be generated from the



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proposed project. Additionally, the project will not require the construction of new or expanded water or wastewater treatment facilities, as there are no centralized systems that serve the site, and the project does not require water or wastewater service.

Storm water drainage is handled on-site and is generally just natural drainage of the site without improved storm water facilities. No new or expanded storm water drainage facilities are required as a result of the project that could cause a significant environmental effect.

No water supply is necessary for the proposed project; therefore, water supplies are found to be sufficient, and no new or expanded entitlements are needed.

The project site is not served by a wastewater treatment provider and there is no district nearby that would feasibly be extending service to the parcel in the future. Additionally, no septic infrastructure is necessary to accommodate the proposed development.

Curbside pick-up is available to the parcel. Additionally, the Willits Transfer Station is located 5.01± miles southeast of the project site and can accommodate the solid waste disposal needs of the site. No projected long-term increase in solid waste generation is anticipated as a result of the project, but there will be short-term increases associated with construction materials during construction of the proposed new development. Construction debris will be properly disposed of after completion of the proposed development. There will be no impact to capacity as a result of the project and the proposed project is in compliance with federal, state, and local statutes for solid waste disposal.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have **No Impact** on Utilities and Service Systems.

### 5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, <b>WOULD THE PROJECT:</b>	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** The County of Mendocino County adopted a Mendocino County Operational Area Emergency Operations Plan (County EOP) on September 13, 2016, under Resolution Number 16-119. As noted on the County's website, the County EOP, which complies with local ordinances, state law, and stated and federal emergency planning guidance, serves as the primary guide for coordinating and responding to all emergencies and disasters within the County. The purpose of the County EOP is to "facilitate multi-agency and multi-jurisdictional coordination during emergency operations, particularly

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between Mendocino County, local and tribal governments, special districts as well as state and Federal agencies” (County of Mendocino – Plans and Publications, 2019).

- a-d) **Less Than Significant:** The project site is located within a “moderate” fire zone. CAL FIRE would actually benefit from this cell tower, as it could co-locate emergency responder facilities on the tower. While CalFire has not responded to a referral request, condition 21 requires that the permit holder be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project

The project site is hilly with extensive evergreen forest vegetation. Prevailing winds would be from the west. No large groups of homes are located in the vicinity, so occupants would not be overly impacted by pollutant concentrations from a wildfire.

No fuel breaks will be required, and State Route 1 is located immediately to the west of the project site.

There are no risks associated with flooding or landslides.

**MITIGATION MEASURES:** None.

**FINDINGS:** The proposed project would have a **Less Than Significant** on Wildfire.

### 5.21 MANDATORY FINDINGS OF SIGNIFICANCE

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:** Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The proposed project has been analyzed, and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long-term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or

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- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

**a-c) Less Than Significant:** Based on the discussion in Section IV Biological Resources and throughout the report, there is no evidence that the project has the potential to degrade the quality of the environment. Based on discussion in Section V Cultural Resources and throughout the report, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

The nearest wireless communication facility that staff is aware of is located approximately 2.82± miles to the northwest of the project site and accessed from Sherwood Road via a winding dirt road. There are no impacts associated with the current project that become significant when considered in conjunction with other existing or planned facilities in the vicinity. The Applicant's submitted Radio Frequency Emissions Compliance Report has demonstrated conformance with EMF standards.

Staff is aware of public concerns regarding potential health effects based on environmental effects of radio frequency emissions from these types of wireless telecommunication facilities. The Federal Communications Commission (FCC) has set maximum permissible exposure limits for radio frequency transmitters, and the Telecommunications Act of 1996 prohibits local governments from regulating wireless service facilities based on environmental effects of radio frequency emissions as long as the facilities comply with FCC regulations for emissions.

The wireless communications facility will be within a compound that is surrounded by a locked chain link fence and is not in a location likely to be accessed by anyone other than maintenance personnel. Appropriate signage will be posted disclosing that the facility is not to be accessed by anyone other than maintenance personnel.

**MITIGATION MEASURES:** None

**FINDINGS:** The proposed project would have a **Less Than Significant impact** on Mandatory Findings of Significance.



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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MEMORANDUM

**DATE:** JUNE 19, 2025  
**TO:** PLANNING COMMISSION  
**FROM:** PLANNING AND BUILDING SERVICES, KEITH GRONENDYKE PLANNER III  
**SUBJECT:** RE: U 2024-0004 – MINOR CHANGES

There are a few changes to the Conditions of approval that need to be read into the record as follows:

- Condition of approval #8 reads: *"The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached."* The applicant has stated that the thirty inch separation is not possible. As such, the applicant has requested that the thirty (30) inch requirement be changed to thirty-six (36) inches. Staff does not have any issue with this request.
- To ensure consistency with Mendocino County Code Section 20.236.025(d)(11), a condition #28 has been added to address any possible damage to Timberline Road it reads:

28. *"To ensure that no impacts occur to the existing private road (Timberline Road) that serves the proposed project, the following shall be required:*

- a. Prior to issuance of any building permit associated with the project, the applicant shall provide to the Department of Planning and Building Services an assessment of the condition of the existing private road (Timberline Road) from Sherwood Road (CR 311) to the project site. The assessment shall include photos and video as well as a written narrative to document the road's current or existing condition.*
- b. Prior to activation of the facility, any damage to the road associated with the construction activity shall be repaired to condition that is equal to or better than the existing road condition.*
- c. Within two (2) weeks after any road improvements are completed, the applicant shall provide to the Department, a post construction assessment of the condition of the private road serving the site to verify that adequate road repairs have been completed. The post assessment shall include photos and video as well as a written narrative to document the road's condition."*

Additionally, minor changes to dates, numbering and other sentence additions and strike-throughs have been made to the Resolution and Conditions of Approval. A redline version of the Resolution and Conditions of Approval are attached to this memo along with being posted on the website.



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

County of Mendocino  
Ukiah, CaliforniaJUNE 5<sup>19</sup>, 2025

## U\_2024-0004 – VERIZON WIRELESS

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION AND GRANTING A MAJOR USE PERMIT FOR A 65  
FOOT TALL WIRELESS COMMUNICATION FACILITY

WHEREAS, the applicant, AT&T Mobility, filed an application for a major use permit with the Mendocino County Department of Planning and Building Services to construct a 65 foot tall monopine design wireless communication tower and associated equipment 2.91± miles northwest of Willits, lying on the north side of Timberline Road (Private), 0.45± mile west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits (APN: 037-700-14).; General Plan Remote Residential (RMR:20); Zoning Upland Residential (UR:20); Supervisorial District 3; (the "Project"); and

WHEREAS, an Initial Study and Negative Declaration was prepared for the Project and noticed and made available for agency and public review on May 1, 2025, in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, ~~in accordance with the applicable provisions of law, the Planning Commission held a public hearing on June 5, 2025, at which time the Planning Commission continued said hearing to June 19, 2025; and all relevant testimony and evidence presented orally or in writing was heard and received regarding the Negative Declaration and the Project, and~~

WHEREAS, in accordance with applicable provisions of law, ~~on June 5, 2025,~~ the Planning Commission ~~held a public hearing on June 19, 2025, at which time the Planning Commission~~ heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project and closed the continued public hearing. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration 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 Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based upon the evidence in the record before it, makes the following findings;

1. **General Plan & Zoning Consistency Findings:** The subject parcel has a General Plan Land Use Designation of Remote Residential (RMR 20) and the Project is consistent with Principle 2-2b of the Economic Development Chapter of the Mendocino County General Plan which designates telecommunications and information technology as imperative to promote a vibrant, diversified and stable economy by supporting expanded opportunities for affordable high speed internet service to all areas of the county. Additionally, the subject parcel lies within the Zoning District of Upland Residential (UR: 20) and the Project is consistent with the Zoning District per Mendocino County Code §20.236 which allows installation of major impact utilities subject to a major use permit.
2. **Use Permit Findings:**
  - a. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan and the Zoning Ordinance, as described in Finding 1; and*
  - b. *The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.* A moderate amount of grading and ground disturbance is required to accommodate the proposed project. Grading activities include site development

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and trenching to underground utilities approximately 1,140 feet in length and ten (10) feet in width from Sherwood Road to the tower site. The ten foot wide and 1,140-foot-long access area will include a utility easement. While CalFire has not responded to a referral request, condition 21 requires that the permit holder be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project. A gate will be constructed at the lease area on the west side. Conditions of Approval are included to ensure that the proposed project is developed in conformance with Mendocino County Code requirements and to prevent soil erosion.; and

- c. *That such use will not, under the circumstances of that particular case, 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 if constructed in conformance with the recommended mitigation measures and conditions of approval.* The proposed wireless communication facility will not constitute a public nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area of the proposed use if constructed in conformance with the recommended Conditions of Approval. The nearest offsite residence is located approximately 727 feet to the southeast and is located on the adjacent parcel as the tower location. The parcel to the north is also used as residential, while the parcels to the west and east appear to be vacant land; and
  - d. *That such use preserves the integrity of the zoning district.* The project site is located within the Upland Residential zoning district (UR:20), which is intended to create and enhance farming and low-density agricultural/residential uses. The subject parcel is currently developed with a single-family residence. The proposed development will not interfere with the continued use of the parcel and is an allowed conditional use within the zoning district. Given the small size of the proposed development on the parcel of a lease area of 1,600 square feet, the proposed development will not affect the future development of uses on the parcel. Therefore, the proposed use will preserve the integrity of the zoning district
3. **Wireless Communications Guidelines:** The proposed wireless communication facility is in conformance with the Wireless Communication Facilities Development Guidelines adopted by the Board of Supervisors on August 4, 2015, as detailed in the Staff Report for the project.
  4. **Environmental Protection:** An Initial study was conducted for the Project, in accordance with CEQA, which determined the Project will not have any significant adverse impacts on the environment.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Negative Declaration. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested major use permit, 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 Planning Commission 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.

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

**ATTACHMENT B**

ATTEST: ~~Jocelyn Gonzalez-Thies~~ JAMES FEENAN  
~~Acting~~ Commission Services Supervisor

By: \_\_\_\_\_

BY: JULIA KROG  
Director

ELORA BABBINI, Chair  
Mendocino County Planning Commission

\_\_\_\_\_

\_\_\_\_\_

EXHIBIT A

CONDITIONS OF APPROVAL

JUNE 519, 2025

U\_2024-0004 - (Verizon Wireless)

Use Permit to construct a new sixty-five (65) foot cellular antenna tower with a monopine design. Twelve (12) panel antennas would be placed at the fifty (50) foot elevation. A new 1,600 square foot lease area surrounded by a six (6) foot-tall chain link fence with privacy slats and topped with barbed wire, will be constructed at the base of the monopine tower. This enclosed area will serve as an accessory equipment location. A 30 KW diesel generator with a 210-gallon diesel fuel belly tank for backup electrical power also will be installed.

**APPROVED PROJECT DESCRIPTION:** Use Permit to authorize construction and operation of a wireless communication facility consisting of a 65 ft. tall monopine tower with 12 antennas, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a new access route to the site. The proposed monopine tower will be located within a 1,600 sq. ft. fenced compound.

**CONDITIONS OF APPROVAL:**

Aesthetics

1. The total height of tower including antennas shall not exceed 65 feet in height above ground level. Within sixty (60) days of completion of the installation of the facility, the permit holder shall confirm that the height is no greater than approved and shall submit a written certification to the County of the actual height.
2. 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.
3. 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.
4. Prior to issuance of a building permit, the permit holder 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 permit holder abandons operations or fails to comply with requirements for removal of facilities and restoration of the site.
5. Exterior surfaces of structures and equipment shall have subdued colors and non-reflective materials selected to blend with their surroundings. Color samples shall be submitted to the Department of Planning and Building for approval.
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 unless required by agencies with jurisdiction over such a determination.



## ATTACHMENT B

7. Branches of the monopine designed cellular antenna shall extend beyond the antennas and fully conceal the supporting structure and antennas. The branches must:
  - (i) Be constructed to a density of 2.5 branches for each vertical foot of pole; and
  - (ii) Start attachment at no greater than twenty-five (25) feet above finished grade and continue to the top of the pole; and
  - (iii) Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.
8. The antenna array shall not extend more than ~~thirty-six~~<sup>thirty</sup> (36<sup>0</sup>) inches from the structure to which it is —attached.
9. An evaluation of the facility's stealth capability shall be submitted for review and approval by the Department of Planning and Building Services after the initial construction, one year following construction and every five years thereafter. The report shall assess surrounding vegetation growth, including height and density in the vicinity, and a color assessment to assess fading of materials. Replacement or remediation of the wireless facility shall be performed by the applicant if required by the Department of Planning and Building Services.

### Air Quality

10. Prior to the development phase of the project, the permit holder 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 or any of the other proposed construction activities.
11. All Construction activities shall comply with the Air Quality Management District Standards for projects located in areas of Naturally Occurring Asbestos.
12. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.

### Biological Resources

13. 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 Wildlife Code are submitted to the Mendocino County Department of Planning and Building Services. **Said fee of \$3,018.75 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the action by the Planning Commission.** 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 permit holder has the sole responsibility to ensure timely compliance with this condition.**
14. Prior to any construction or demolition activities on the project site, a bat survey shall be conducted by a biologist that examines the existing barn slated for demolition. This survey shall be submitted to the Mendocino County Planning Department for review. If the survey determines that bat species are present, all suggested mitigation measures in the report shall be followed by the permit holder.

### Cultural Resources

## ATTACHMENT B

15. 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.

### Grading

16. As soon as practical, following completion of any earth disturbance, vegetative ground cover, i.e., re-seeding, 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.
17. All grading and site preparation, at a minimum, shall adhere to the following "Best Management Practices": The permit holder 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 permit holder 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:
    - i. 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).
    - ii. 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.

### Hazardous Materials:

## ATTACHMENT B

18. Should fuel storage at the site exceed thresholds established for when preparation of a Hazardous Materials Management Plan is required, a Hazardous Materials Management Plan (HMMP) shall be submitted to the satisfaction of the Division of Environmental Health. Prior to the issuance of any building permits in reliance of this Use Permit, the permit holder shall furnish evidence from the Division of Environmental Health that either an HMMP is not required or that one has been submitted to the satisfaction of the Division of Environmental Health.
19. The permit holder shall comply with any requirements or recommendations of CAL FIRE and/or the Brooktrails Community Services District. Written verification shall be submitted from the office of both agencies to the Department of Planning and Building Services that this condition has been met to the satisfaction of each.

### Noise

20. The Generator 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

21. The permit holder shall be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project
22. 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

23. 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, not larger than two square feet, shall be posted at a location from which it can be easily read from outside the perimeter of the communications facility, and shall provide the name, address, and emergency telephone number of the responsible company. The address assigned to the site by the Planning and Building Services Department shall be posted.
24. Antennas and antenna towers 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. Costs of the inspection and report shall be borne by the permit holder.
25. 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.
26. By commencing work allowed by this permit, the permit holder 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.
27. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower. The Wireless Communications Facility shall comply in all respects with the current standards of the American National Standards Institute (ANSI).

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28. To ensure that no impacts occur to the existing private road (Timberline Road) that serves the proposed project, the following shall be required:
- a. Prior to issuance of any building permit associated with the project, the applicant shall provide to the Department of Planning and Building Services an assessment of the condition of the existing private road (Timberline Road) from Sherwood Road (CR 311) to the project site. The assessment shall include photos and video as well as a written narrative to document the road's current or existing condition.
  - b. Prior to activation of the facility, any damage to the road associated with the construction activity shall be repaired to condition that is equal to or better than the existing road condition.
  - a-c. Within two (2) weeks after any road improvements are completed, the applicant shall provide to the Department, a post construction assessment of the condition of the private road serving the site to verify that adequate road repairs have been completed. The post assessment shall include photos and video as well as a written narrative to document the road's condition.

### Standard Conditions

- 27-29. The use hereby permitted shall substantially conform to the project description submitted by the permit holder and the site plan dated September 5, 2024. The Planning & Building Services Director may approve in writing minor modifications that do not result in increased environmental impacts.
- 28-30. 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.
- 29-31. 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.
- 30-32. Prior to any demolition work being performed as proposed by the permit holder, including an existing barn located immediately adjacent to the proposed tower site and appurtenant ground lease area, a demolition permit shall be obtained from the Mendocino County Building Department.
- 31-33. 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.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
  - e. Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.
343. Future modifications shall be considered cumulatively to determine if the request constitutes a "substantial change" to the facility under applicable federal law.
- 34-35. 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.



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~~35:36.~~ This permit is issued for a period of ten years and shall expire on **June 519, 2035**. The permit holder has the sole responsibility for renewing this permit before the expiration date. The county will not provide a notice prior to the expiration date.

~~36:37.~~ This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.208.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

**RECEIVED**

*By James Feenan at 3:20 pm, Jun 06, 2025*

To The Planning Commission

June 6, 2025

This is in regards to Case#U\_2024\_0004 which was presented yesterday for public hearing. I was unable to attend due to a health appointment but I want to submit my thoughts now. I am the Secretary/Treasurer of the Sylvandale Station Road Association where this proposed tower is to be built. There are 45 properties in this subdivision, mostly 20 acre parcels, and only a small handful (5) of residents were notified of this proposed action. This 65 foot cell tower affects all of us, and we were not notified of this project until we heard from someone who did receive this notice. That feels suspicious to me.

Secondly, the property in question has been a problem with many transient people coming and going over the years, living in sub standard and non code housing, with some areas of damaged trailers left to rot, and many abandoned cars. In other words, a fire risk and danger to our community. We never know how many people live there and what their sanitation and care for safety or fire risk is.

This proposed cell tower on this particular property is a fire risk and danger we as neighbors strongly oppose. If left unattended, who is to say a spark or propane tank or some unforeseen event happens and being at the front of the road out onto Sherwood Road, one of our only two exits would threaten our escape routes in case of emergency.

I don't feel this tower would be adequately maintained or observed and that is also a concern. This particular property has been a problem for all our neighbors, and for a small payment from Verizon of \$3000 a year, the owner of this Property is putting us all at risk for her financial gain.

Thank you for your consideration of denying this request.

Sincerely,

Barbara Willens

Secretary/TreasurerCP

Sylvandale Station Road Association

29301 Timberline Rd.

Willits, CA. 95490

bgwillens@gmail.com