COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

RICHARD ANGLEY, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

November 12, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday, December 3, 2026, at 10:00 a.m., will conduct a public hearing on the following project 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.org or via Telecomment. The telecomment form may be found at: https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

CASE#: U_2026-0002
DATE FILED: 7/27/2026
OWNER: ANNE FASHAUER
APPLICANT: Isabel Chavez
AGENT: Isabel Chavez, Authorized Agent for Vertical Bridge / Verizon
REQUEST: Use Permit Request for the continued operation of an existing unmanned wireless telecommunications facility known as Reilly Heights (US-CA-5588).
ENVIRONMENTAL DETERMINATION: Categorically Exempt §15301 Existing Facilities
LOCATION: 4.6± Southeast of Philo town center located at 21600 Philo Greenwood Road, Philo, CA 95466 APN: 026-600-35.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Jamie Henry

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: https://www.mendocinocounty.gov/All-Departments/Planning-And-Building-Services/Public-Hearing-Bodies.

Your comments regarding the above project(s) are invited. Written comments should be submitted 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 by December 2, 2026, 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/All-Departments/Planning-And-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 of the Planning Commission's decision is the 10th day after the hearing. To file an appeal, 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 at, or prior to, the public hearing. All persons are invited to present testimony in this matter.

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(s) 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.

RICHARD ANGLEY, Interim Director of Planning and Building Services

PLANNING COMMISSION **DECEMBER 3, 2026**
STAFF REPORT- USE PERMIT **U_2026-0002**

PROJECT PLANNER CONTACT
Jamie Henry
860 N Bush St
Ukiah, CA 95482
Phone: 707-234-6650
henryj@mendocinocounty.gov

PROJECT SUMMARY

OWNER:	Anne L Fashauer 21600 Philo Greenwood Rd. Philo, CA 95466
APPLICANT/AGENT:	Isabel Chavez 16029 Arrow Highway, Suite A Irwindale, CA 91706
REQUEST:	Use Permit Request for the continued operation of an existing unmanned wireless telecommunications facility known as Reilly Heights (US-CA-5588).
LOCATION:	4.6± miles southeast of Philo town center located at 21600 Philo Greenwood Road, Philo, CA 95466 APN: 026-600-35.
TOTAL ACREAGE:	33.5± Acres
GENERAL PLAN:	Forest Lands- 160 Acre Minimum (FL 160)
ZONING:	Forest Lands- 160 Acre Minimum (FL 160) Mendocino County Code Title 20, Division I
SUPERVISORIAL DISTRICT:	District 5 (Williams)
ENVIRONMENTAL DETERMINATION:	Categorical Exemption §15301 Existing Facilities
RECOMMENDATION:	By Resolution, the Planning Commission approves a Use Permit for the continued use of the existing wireless facility, pursuant to the facts and findings and subject to the Conditions of Approval.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The proposed project consists of re-establishing a Use Permit for the continued operation and maintenance of an existing, unmanned wireless telecommunications facility identified as Reilly Heights (US-CA-5588). The original Conditional Use Permit U_2013-0004 was approved in 2013 and subsequently modified in 2019 under Use Permit Modification UM_2019-0002. The existing permit expired on November 20, 2025. The current request seeks authorization for the existing telecommunications facility without modifications, expansion, or substantial alterations to the previously approved use.



Figure 1: Existing Tower

The existing facility consists of an approximately 120-foot-tall lattice telecommunications tower equipped with antennas, a microwave dish, radios, and associated communication equipment necessary for the transmission and reception of wireless signals. Additional improvements include equipment cabinets, a battery cabinet, power cabinet, standby generator, fiber optic equipment, utility meter, and other supporting infrastructure necessary for the operation and maintenance of the facility. The facility operates without permanent on-site personnel, with access occurring periodically for routine inspections, equipment maintenance, repairs, and other operational needs.

No expansion of the existing lease area, telecommunications tower, equipment compound, or established access route is proposed. Additionally, the project does not include the installation of new telecommunications structures, an increase in tower height, or the construction of additional facilities. All existing infrastructure and equipment would remain within the previously developed areas of the site.

The facility would remain subject to all applicable Mendocino County regulations and the conditions of approval established through the renewal process. Upon approval, the Use Permit would no longer be subject to a specified expiration date, provided the facility remains in compliance with the conditions of approval set forth in the Resolution.

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

The existing 120 foot tall lattice tower facility was approved (Use Permit U_2013-0004) by the Planning Commission at a public hearing on May 21, 2015. It authorized construction of a wireless communication facility within a 40 foot by 40 foot (1,600 square feet) leased area. The existing facility consists of a 120 foot tall lattice tower supporting twelve panel antennas and one microwave dish antenna. Panel antennas are mounted on the tower at approximately 116 feet above ground level extending flush with the top of the tower, and the microwave dish is mounted at 95 feet above ground level. An existing 192 square foot equipment shelter and 48 kilowatt diesel generator with fuel tank are installed within the lease area to support the facility.

Public Services:

Access:	Philo Greenwood Road (CR 132)
Water District:	Well
Sewer District:	Septic
Fire District:	Anderson Valley Community Services District

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

SUBJECT PARCEL PROJECTS:

- Use Permit U_2013-0004 was approved on May 21, 2015 and authorized the construction and operation of a wireless communication facility consisting of a 120 foot tall lattice tower, 12 panel antennas, 1 microwave dish, auxiliary equipment as well as ground based equipment including a diesel generator with a fuel storage tank and a 192 square foot equipment shelter.

- Use Permit Modification UM_2019-0004 to expand the existing 1,600 sq. ft. equipment lease area by 375 sq. ft. to accommodate new ground based equipment for associated cell tower equipment additions on an already existing 120 ft. tall lattice type cellular antenna tower. Cell tower equipment additions include one GPS unit, twelve panel antennas, thirteen proposed and six future Remote Radio Units (RRUs), four surge suppressors, additional six foot high fencing around the new equipment area and a 30 kw electrical generator with a 190 gallon belly tank for emergency power needs.

AGENCY COMMENTS: On August 24, 2026, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses

REFERRAL AGENCIES	COMMENT
Air Quality Management District	No Response
Building Division Ukiah	No Comment
Department of Transportation	No Response
Environmental Health	No Response
Anderson Valley Community Services District	No Response
Anderson Valley Unified School District	No Response
CAL FIRE (Land Use)	No Comment
CAL FIRE (Resource Management)	Comment
California Department of Fish and Wildlife	No Response
Cloverdale Rancheria	No Response
Cahto Tribe	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Comment
Round Valley Tribe	No Response
Hopland Band of Pomo Indians	No Response

CAL FIRE (Resource Management): CAL FIRE – September 3, 2026: CAL FIRE reviewed the proposed Use Permit and identified that the project site is located within an area containing timberland as defined by the California Forest Practice Rules. CAL FIRE noted that timber removal or conversion activities may require additional permits or approvals.

The proposed project does not include tree removal, new structures, or expansion of the existing wireless facility. Therefore, no timber operations are proposed as part of U_2026-0002. The applicant would remain responsible for obtaining any applicable authorization from CAL FIRE should future activities associated with the event involve tree removal or other regulated timber operations.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING DISTRICT CONSISTENCY: The proposed project site is designated Forest Lands (FL 160) by the Mendocino County General Plan and is located within the Forest Lands (FL

160) Zoning District. The Forest Lands designation allows for utility installations, including wireless telecommunications facilities, subject to applicable permitting requirements. The proposed Use Permit would allow for the continued operation and maintenance of an existing wireless telecommunications facility without expansion of the lease area, modifications to the existing infrastructure, or an increase in the intensity of use. As such, the project would maintain the existing land use and would not interfere with the continued management or utilization of surrounding forest lands.

The proposed project is consistent with General Plan Planning Principle 2-2b, which seeks to "Promote telecommunications and information technology by supporting expanded opportunities for affordable high speed internet service to all areas of the county." The continued operation of the existing facility supports the County's objective of maintaining and improving telecommunications infrastructure and wireless communication services throughout the area.

The existing telecommunications facility was originally approved under Use Permit U_2013-0004 and subsequently modified under UM_2019-0002. The current application requests re-establishment of the existing use without any physical modifications or expansion of the facility. The renewal would allow the facility to continue operating in its previously approved configuration, subject to applicable requirements of the Mendocino County Zoning Ordinance and the conditions of approval established through the process.

The project site is located within the FL 160 Zoning District, which establishes development standards intended to protect forest resources and ensure compatibility with surrounding land uses. The Forest Lands (FL 160) Zoning District is intended to preserve lands with existing or future timber production potential and protect the efficient management of timber resources. The existing telecommunications facility occupies an established lease area within the subject property, and the proposed use permit would not require additional grading, vegetation removal, construction, or modifications to existing access.

Accordingly, the continued operation of the facility would not diminish the property's potential for timber production or conflict with the intent of the Forest Lands Zoning District. Therefore, the proposed project is consistent with the Forest Lands (FL 160) General Plan designation and zoning classification, as the project would maintain an existing telecommunications use while preserving the property's capacity for forest resource management and timber production.

Hazards Areas: The Mendocino County General Plan and Mendocino County Code require that development be evaluated for potential exposure to natural and human-caused hazards, including wildfire, geologic instability, erosion, and emergency access constraints. Development within rural and forested areas must demonstrate that adequate access, defensible space, and emergency response capabilities are maintained in order to protect public health and safety.

The proposed project would utilize existing infrastructure and established access without additional construction, grading, or vegetation removal. As such, the project is not anticipated to increase the potential for erosion, geologic instability or any other environmental hazards. The existing access route would continue to accommodate the routine maintenance activities and emergency response while the unmanned nature of the facility would result in minimal traffic and no additional demand for emergency services.

The facility would remain subject to applicable fire safety standards including vegetation management, defensible space, and maintenance of electrical and back up power equipment to minimize potential risks. Therefore the proposed project is not anticipated to create any additional hazards or adversely affect public health and safety provided compliance with applicable regulations and conditions of approval is maintained.

Transportation, Utilities, and Public Services: The Mendocino County General Plan and Mendocino County Code require that discretionary development be served by adequate transportation infrastructure, utilities, and public services necessary to support the proposed use. Development must demonstrate adequate access, emergency response capability, and availability of utility services while avoiding unreasonable impacts to surrounding infrastructure and rural service systems.

The existing facility is served by an established access route and electrical infrastructure, including a utility connected and generator for backup power. As the facility operates without permanent on-site personnel, vehicle trips are limited to periodic inspections, maintenance, and necessary repairs. The proposed use

would not generate any additional traffic or require any roadway improvements and the existing access would continue to serve the facility.

The facility does not require water or wastewater services for its routine operation and no extensions or upgrades to the existing utility infrastructure are proposed. Additionally, the continued operation of the facility is not anticipated to result in any adverse impacts to surrounding infrastructure or rural service systems.

Archaeological and Cultural Resources: The Mendocino County General Plan and Mendocino County Code require consideration of potential impacts to archaeological and cultural resources during discretionary project review. In accordance with State law and County policy, projects must avoid or minimize impacts to significant archaeological, tribal cultural, and historic resources where feasible. The project was referred to local Tribes and as of the preparation of this staff report, no comments or concerns regarding archaeological or cultural resources were received from the Tribal entities or referral agencies.

The existing Wireless Communications Facility, and associated site development were previously constructed and have remained in operation for over 10 years. The current request is limited to re-establishment of the Use Permit for continued operation of the existing facility and does not involve grading, excavation, vegetation removal, or other ground disturbing activities.

Because no new development or ground disturbance is proposed, the project is not anticipated to result in impacts to archaeological or cultural resources. The project remains consistent with applicable General Plan policies and County regulations regarding the protection of cultural resources. Standard inadvertent discovery procedures requiring work stoppage and evaluation in the event cultural materials or human remains are encountered during any future ground disturbing activities shall remain conditions of approval for the project.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The proposed project for the continued operation of an existing unmanned wireless telecommunications facility meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Section 15301 for Existing Facilities. Because the project would continue to operate without expansion of the lease area, modifications to the existing infrastructure, or an increase in the intensity of use.

11/9/2026
DATE

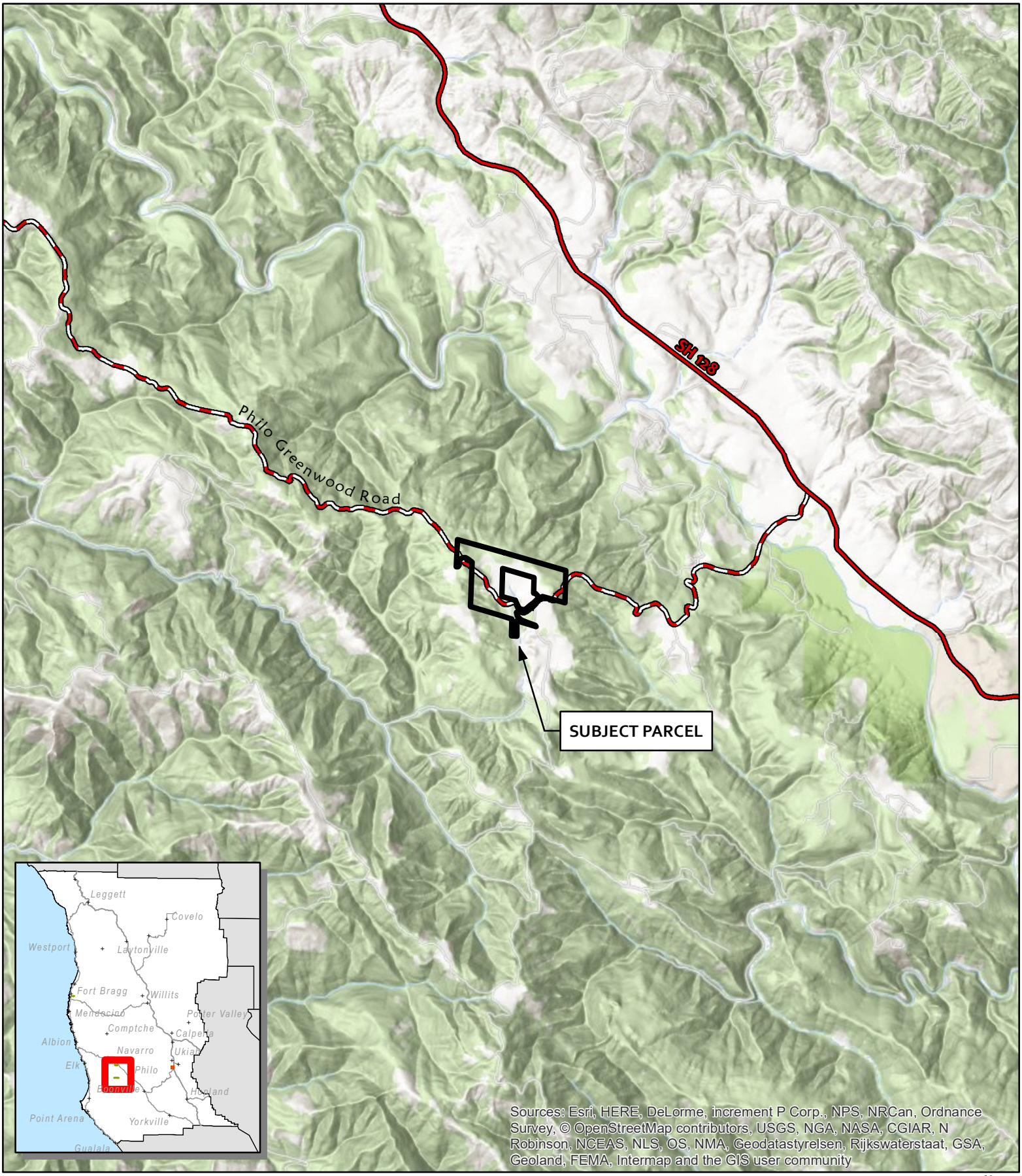
JAMIE HENRY
PLANNER I

Appeal Period: 10 Days
Appeal Fee: $2,447.00

ATTACHMENTS:

A. Location Map
B. Aerial Map
C. Topographical Map
D. Site Plans
E. General Plan Map
F. Zoning Map
G. Adjacent Owner Map
H. Fire Hazards Map
I. Slope Map
J. Soils Map
K. Williamson Act Map
L. Wetlands

RESOLUTION AND CONDITIONS OF APPROVAL (EXHIBIT A):



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: U 2026-0002
OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd.

Highways
Major Roads

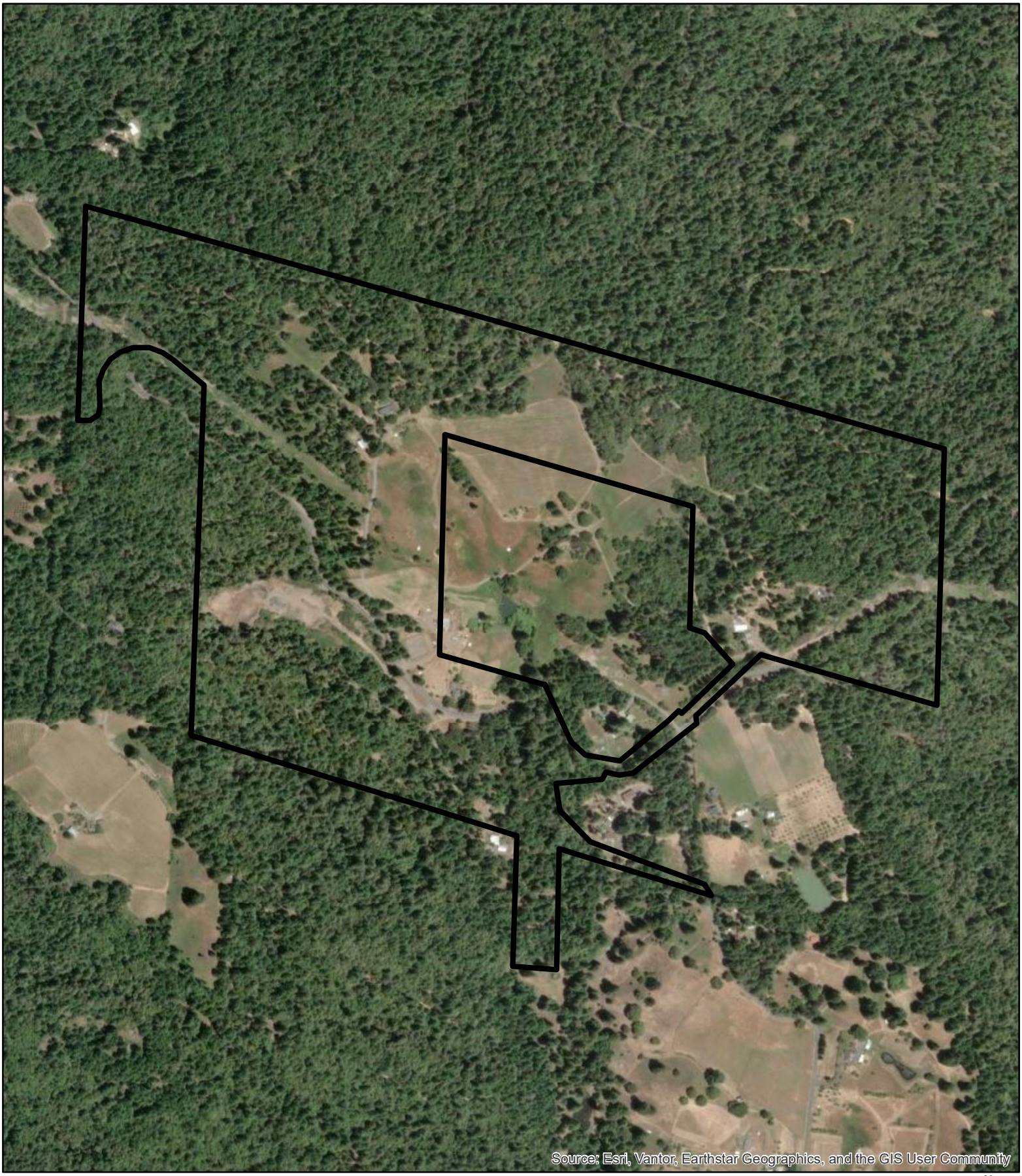
0 2,800 5,600 Feet
0 0.5 1 Miles

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1:63,360

LOCATION

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



CASE: U 2026-0002
OWNER: FASHAUER, Anne
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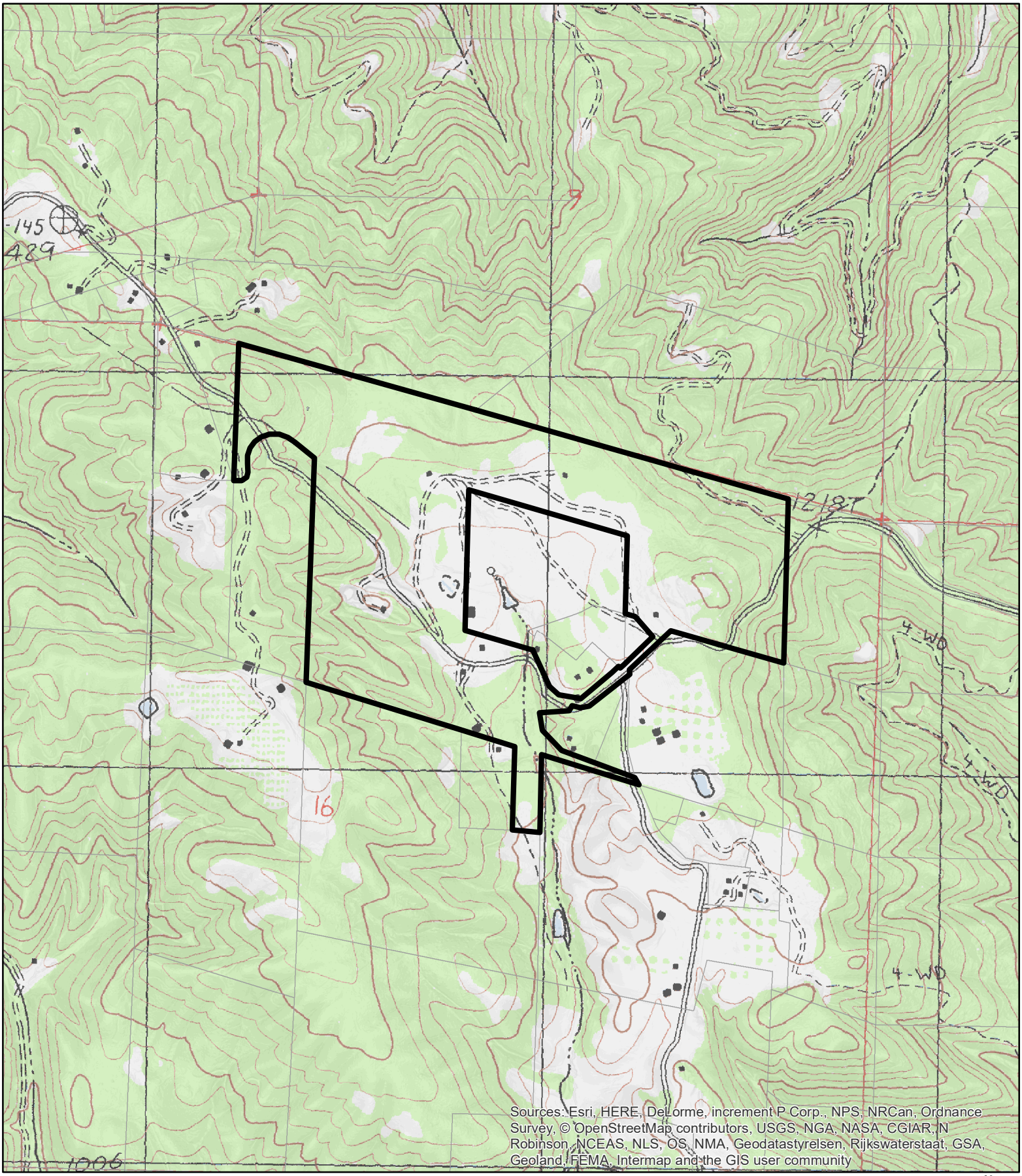
0 362.5 725 Feet
0 0.05 0.1 Miles

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1:8,000

AERIAL IMAGERY

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



CASE: U 2026-0002
OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd.

Assessors Parcels

0 550 1,100 Feet
0 0.1 0.2 Miles

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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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

CUP RENEWAL

SITE NUMBER: US-CA-5588
SITE NAME: REILLY HEIGHTS
SITE TYPE: LATTICE TOWER
CITY: PHILO
COUNTY: MENDOCINO
JURISDICTION: MENDOCINO COUNTY

PROJECT SUMMARY

SITE ADDRESS:
21600 PHILO GREENWOOD RD
PHILO, CA 95466

PROPERTY OWNER CONTACT:
FASHAUER ANNE L (TTEE)
21600 GREENWOOD RD,
PHILO, CA 95466

APPLICANT:
VERTICAL BRIDGE REIT, LLC
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444
REPRESENTATIVE:
VERTICAL BRIDGE PROJECT MANAGER: KEITH LEE
PROJECT MANAGER: ANGELINA BOURDAGE

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
ZONE CLASSIFICATION: N/A
TYPE OF CONSTRUCTION: I-B
APN: 026-600-35-00

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
VERTICAL BRIDGE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

VERIZON EQUIPMENT:

(11) EXISTING PANEL ANTENNAS
(6) EXISTING RADIOS
(3) EXISTING RAYCAPS
(1) EXISTING M.W. DISH
(2) EXISTING ODUs
(1) EXISTING GPS ANTENNAS
(1) EXISTING STANDBY GENERATOR
(1) EXISTING EQUIPMENT CABINET
(1) EXISTING BATTERY CABINET
(1) EXISTING PPC
(1) EXISTING FIBER CIENA BOX
(1) EXISTING FIBER JUNCTION BOX
(2) EXISTING HOFFMAN BOXES
(1) EXISTING METER

LEGAL DESCRIPTION

CITY, MUNICIPALITY, TOWNSHIP: UNINCORPORATED AREA BRIEF DESCRIPTION:
CITY:UNINCORPORATED AREA

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
16029 ARROW HWY., SUITE A
IRWINDALE, CA 91706
CONTACT: ISABEL CHAVEZ
MOBILE: (951) 496-2452
E-MAIL: ichavez@networkconnex.com

VERTICAL BRIDGE PROJECT MANAGER:
CONTACT: KEITH LEE
MOBILE: (678) 361-4653
E-MAIL: keith.lee@verticalbridge.com

LATITUDE / LONGITUDE

LAT: 39° 4' 43.838" N LAT: 39.078844°
LONG: 123° 30' 59.580" W LONG: -123.51655°

UTILITY PURVEYOR

POWER:
COMPANY: PG&E

TELCO:
COMPANY: TBD

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	SITE PHOTOS
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	EXISTING ELEVATION

ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2025,
SECTION 11B-203.4 (LIMITED ACCESS SPACES)
SECTION 11B-203.5 (EQUIPMENT SPACES)

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2025
2. CALIFORNIA BUILDING CODE 2025
3. CALIFORNIA ELECTRICAL CODE 2025
4. CALIFORNIA MECHANICAL CODE 2025
5. CALIFORNIA PLUMBING CODE 2025
6. ANSI / TIA-222-I-2023
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2025 EDITION
10. ASCE 7-22 WITH SUPPLEMENT
11. ACI 318-19 (22)
12. AISC STEEL CONSTRUCTION MANUAL, 16TH EDITION

GENERAL LOCATION MAP



VICINITY MAP



DRIVING DIRECTION

SCAN QR CODE

PROJECT INFORMATION:
(CUP RENEWAL)
US-CA-5588
REILLY HEIGHTS
21600 PHILO GREENWOOD RD
PHILO, CA 95466
MENDOCINO COUNTY

CURRENT ISSUE DATE:
07/21/26

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	07/21/26	100% ZD	IJA

PLANS PREPARED BY:
NETWORK CONNEX
16029 ARROW HIGHWAY, SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
16029 ARROW HIGHWAY, SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
IJA	AB	AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	0
	US-CA-5588

US-CA-5588

CUP RENEWAL

Verizon

Date Walked – 6/23/26

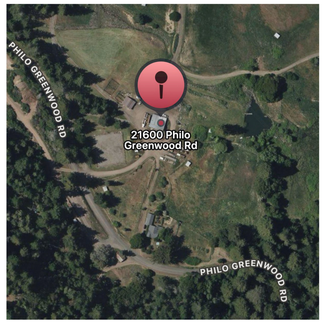




Google Earth View

26100 PHILO GREENWOOD RD, PHILO, CA 95466

Please note: Lease area difficult to locate in tree area in aerial view.



Street View





Tower View

Verizon
4 antennas per sector
2 RRU's per sector
1 MW
1 RAYCAP





Surrounding View









LEASE AREA











Lease Area











METER/ POWER VIEW







Tower base





vertical bridge

PROJECT INFORMATION:

(CUP RENEWAL)

US-CA-5588
REILLY HEIGHTS

21600 PHILO GREENWOOD RD
PHILO, CA 95466
MENDOCINO COUNTY

CURRENT ISSUE DATE:

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0	07/21/26	100% ZD	IJA

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IJA	AB	AB

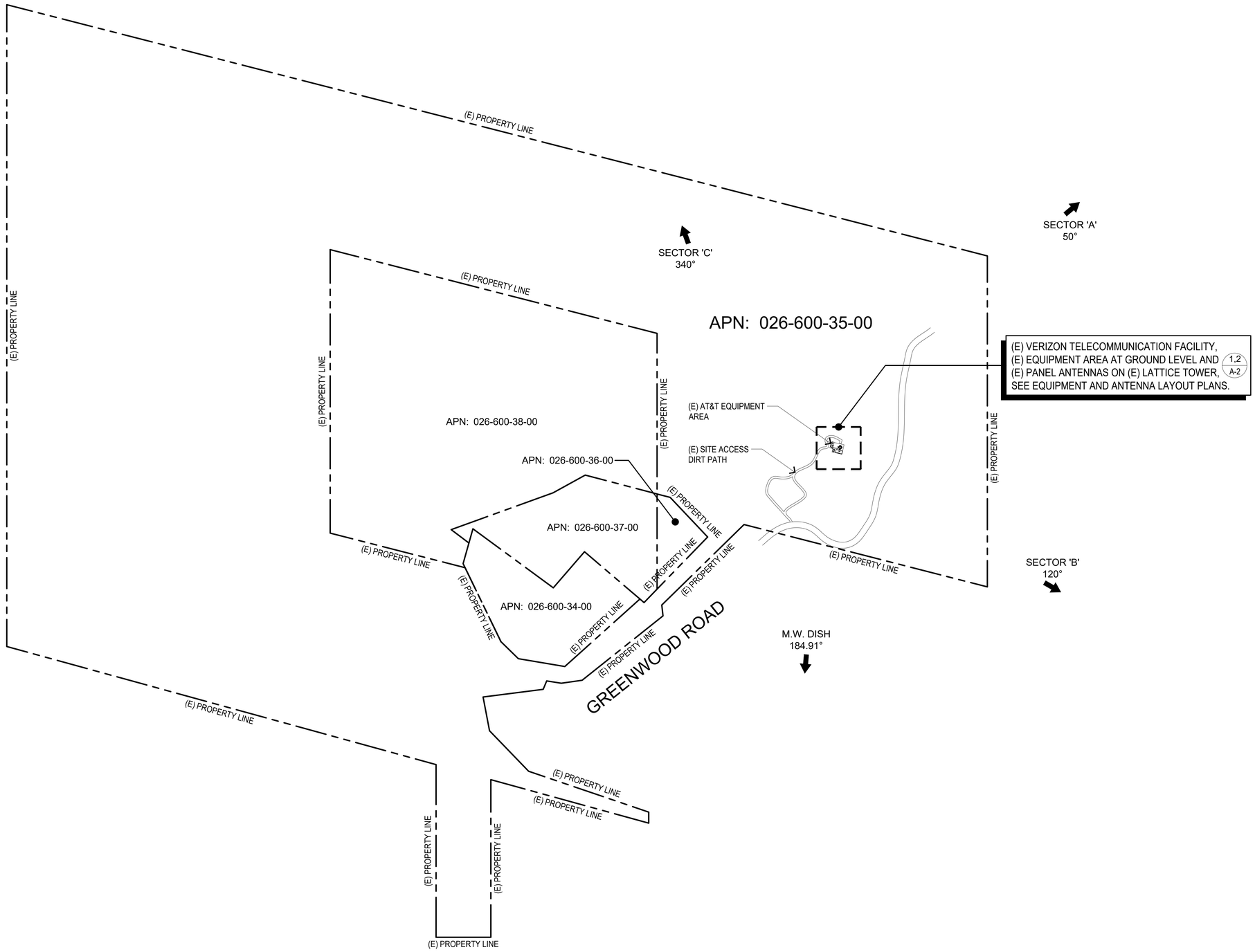
LICENSURE:

SHEET TITLE:

SITE PHOTOS

SHEET NUMBER:	REVISION:
T-2	0
	US-CA-5588

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY VERTICAL BRIDGE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.



EXISTING OVERALL SITE PLAN

SCALE: 1"=30'-0" (0, 10', 30', 60')

1

vertical bridge

PROJECT INFORMATION:
(CUP RENEWAL)
US-CA-5588
REILLY HEIGHTS
21600 PHILO GREENWOOD RD
PHILO, CA 95466
MENDOCINO COUNTY

CURRENT ISSUE DATE:
07/21/26

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	07/21/26	100% ZD	IJA

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DRAWN BY:	CHK.:	APV.:
IJA	AB	AB

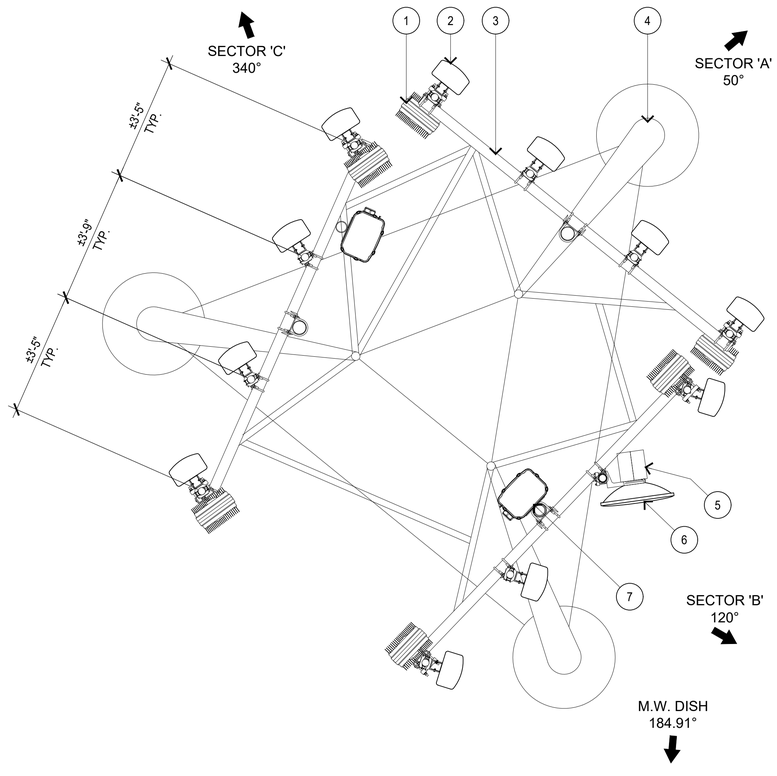
LICENSURE:

SHEET TITLE:
EXISTING OVERALL SITE PLAN

SHEET NUMBER: A-1
REVISION: 0
US-CA-5588

KEYNOTES:

1. (E) VERIZON RADIOS, (2) PER SECTOR, (6) TOTAL
2. (E) VERIZON PANEL ANTENNAS, (11) TOTAL
3. (E) VERIZON SECTOR ARM, TYP.
4. (E) ±120'-0" HIGH LATTICE TOWER
5. (E) VERIZON ODUs, TYP. OF (2)
6. (E) VERIZON M.W. DISH
7. (E) VERIZON RAYCAPS, TYP. OF (2)



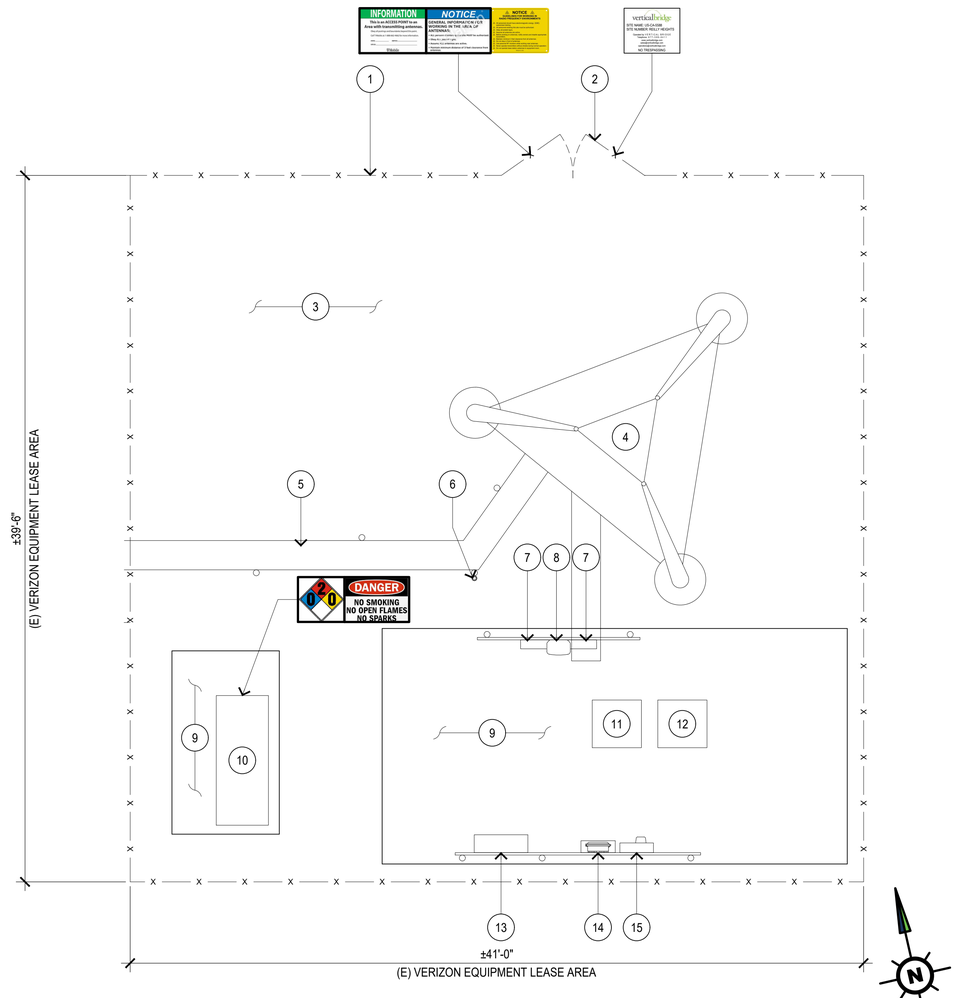
EXISTING ANTENNA LAYOUT PLAN

SCALE: 1/2"=1'-0" (0, 1', 2', 4')

2

KEYNOTES:

1. (E) CHAIN LINK FENCE
2. (E) CHAIN LINK ACCESS GATE
3. (E) GRAVEL SURFACE
4. (E) ±120'-0" HIGH LATTICE TOWER
5. (E) ICE BRIDGE, TYP.
6. (E) VERIZON GPS ANTENNA
7. (E) VERIZON HOFFMAN BOXES, TYP. OF (2)
8. (E) VERIZON RAYCAP
9. (E) CONCRETE SLAB
10. (E) VERIZON STANDBY GENERATOR
11. (E) VERIZON EQUIPMENT CABINET
12. (E) VERIZON BATTERY CABINET
13. (E) VERIZON PPC
14. (E) VERIZON FIBER CINA BOX WITH FIBER JUNCTION BOX BELOW
15. (E) VERIZON METER



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/4"=1'-0" (0, 1', 2', 4', 8')

1

vertical bridge

PROJECT INFORMATION:

(CUP RENEWAL)

US-CA-5588
REILLY HEIGHTS

21600 PHILO GREENWOOD RD
PHILO, CA 95466
MENDOCINO COUNTY

CURRENT ISSUE DATE:

07/21/26

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	07/21/26	100% ZD	IJA

PLANS PREPARED BY:

NETWORK CONNEX
16029 ARROW HIGHWAY, SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

NETWORK CONNEX
16029 ARROW HIGHWAY, SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
IJA	AB	AB

LICENSURE:

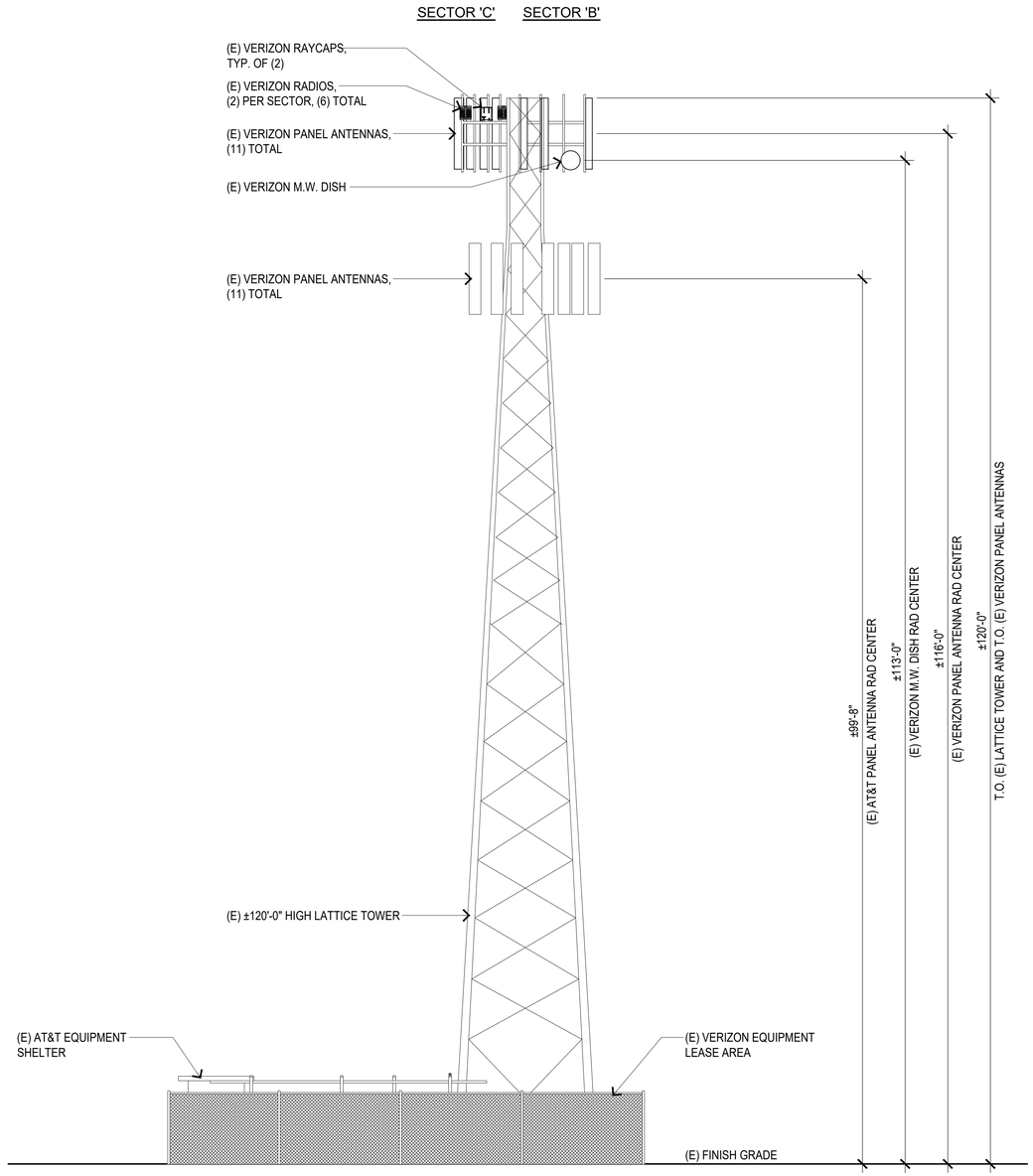
SHEET TITLE:

EXISTING EQUIPMENT
AND ANTENNA
LAYOUT PLANS

SHEET NUMBER:	REVISION:
A-2	0

US-CA-5588

NOTE:
(E) VERIZON ODUs MOUNTED BEHIND (E) M.W. DISH ARE NOT
ARE NOT VISIBLE IN VIEW



EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0" (0 2' 5' 10' 15')

vertical bridge

PROJECT INFORMATION:
(CUP RENEWAL)
US-CA-5588
REILLY HEIGHTS
21600 PHILO GREENWOOD RD
PHILO, CA 95466
MENDOCINO COUNTY

CURRENT ISSUE DATE:
07/21/26

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	07/21/26	100% ZD	IJA

PLANS PREPARED BY:
NETWORK CONNEX
16029 ARROW HIGHWAY, SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

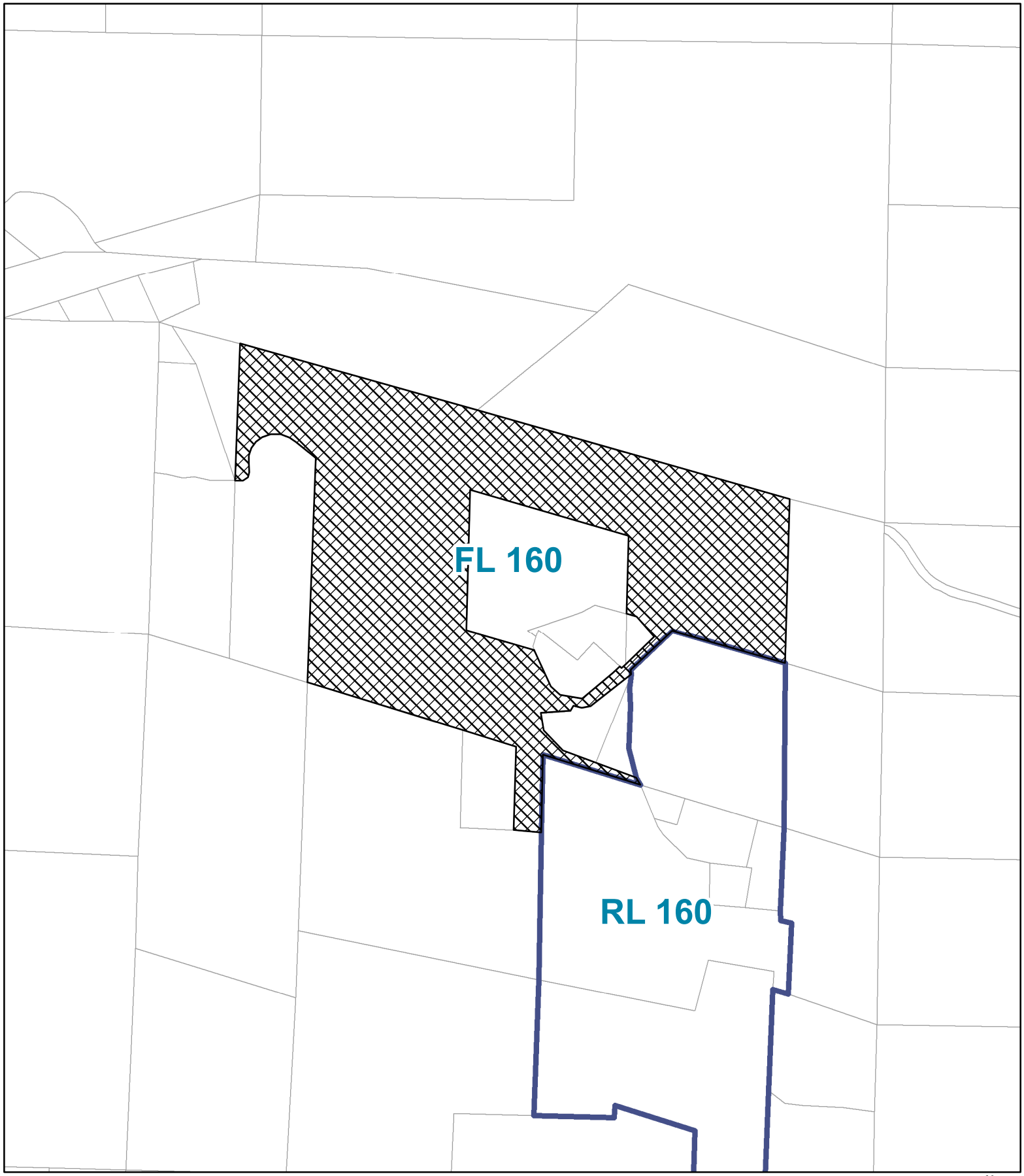
CONSULTANT:
NETWORK CONNEX
16029 ARROW HIGHWAY, SUITE A
IRWINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
IJA	AB	AB

LICENSURE:

SHEET TITLE:
EXISTING ELEVATION

SHEET NUMBER: A-3
REVISION: 0
US-CA-5588



CASE: U 2026-0002
OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd.

Assessors Parcels

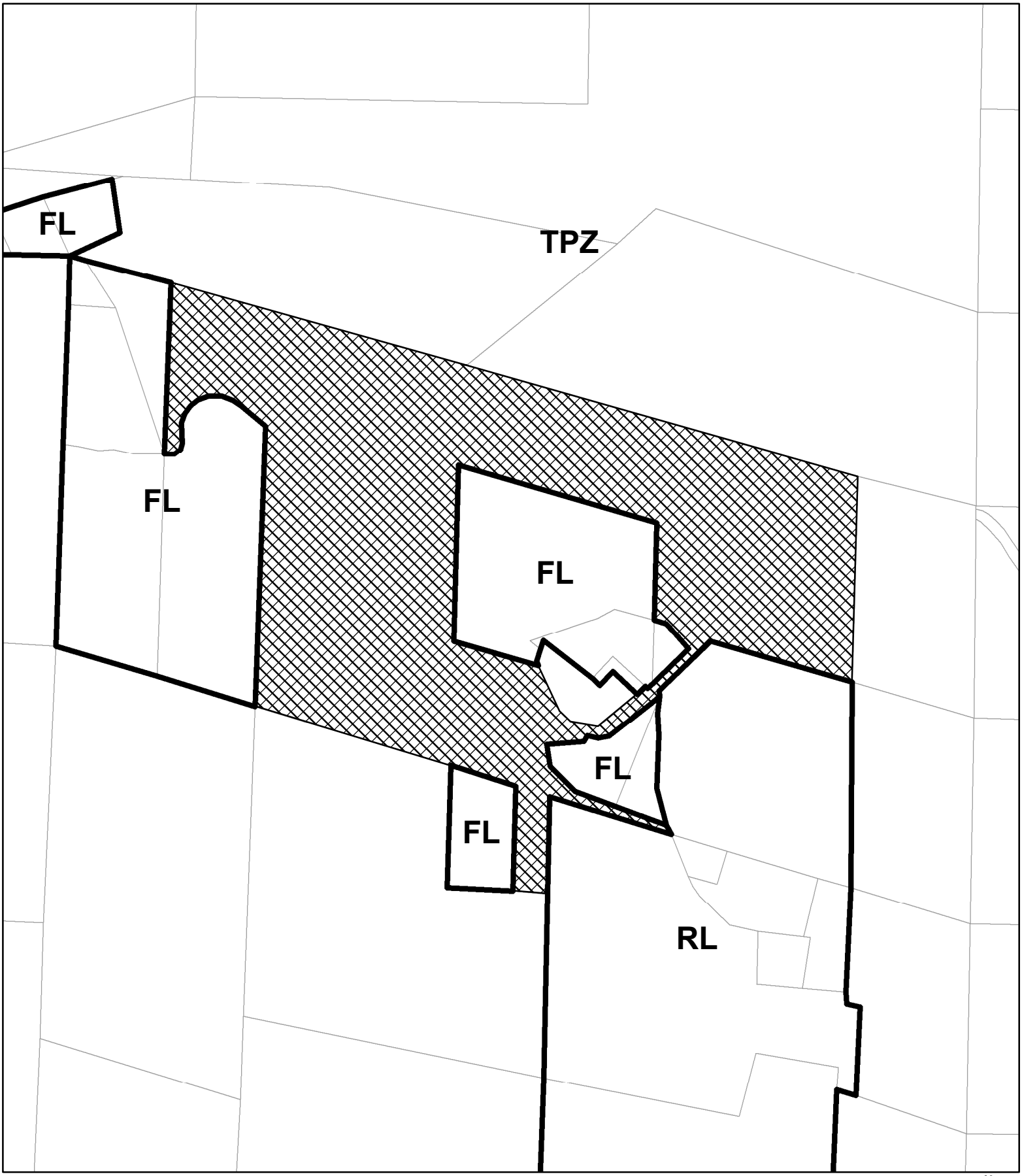
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0 0.1 0.2 Miles

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GENERAL PLAN

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



CASE: U 2026-0002
OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd.

Zoning Districts

Assessors Parcels

0 455 910 Feet

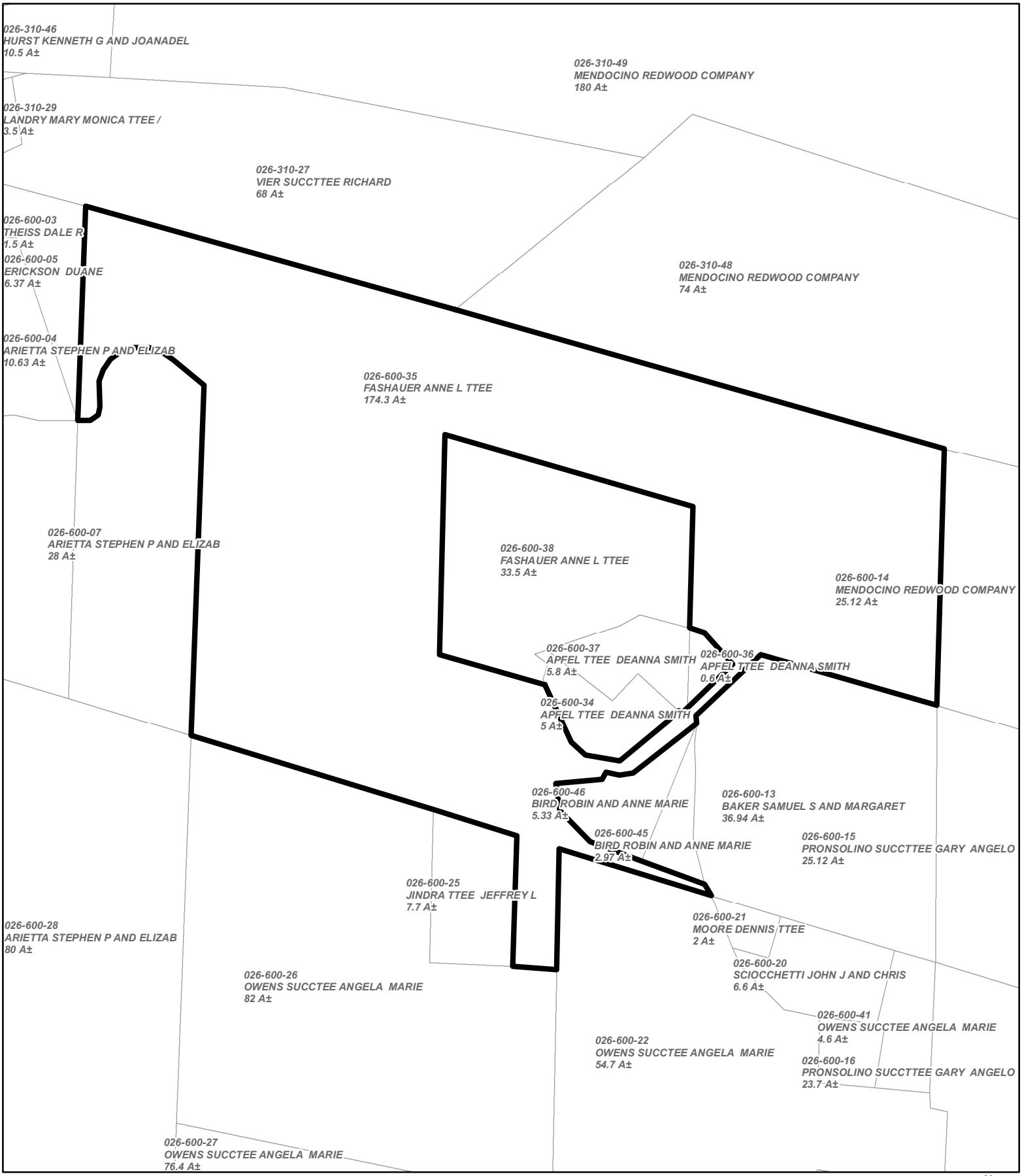
0 0.075 0.15 Miles

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ZONING

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CASE: U 2026-0002
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Assessors Parcels

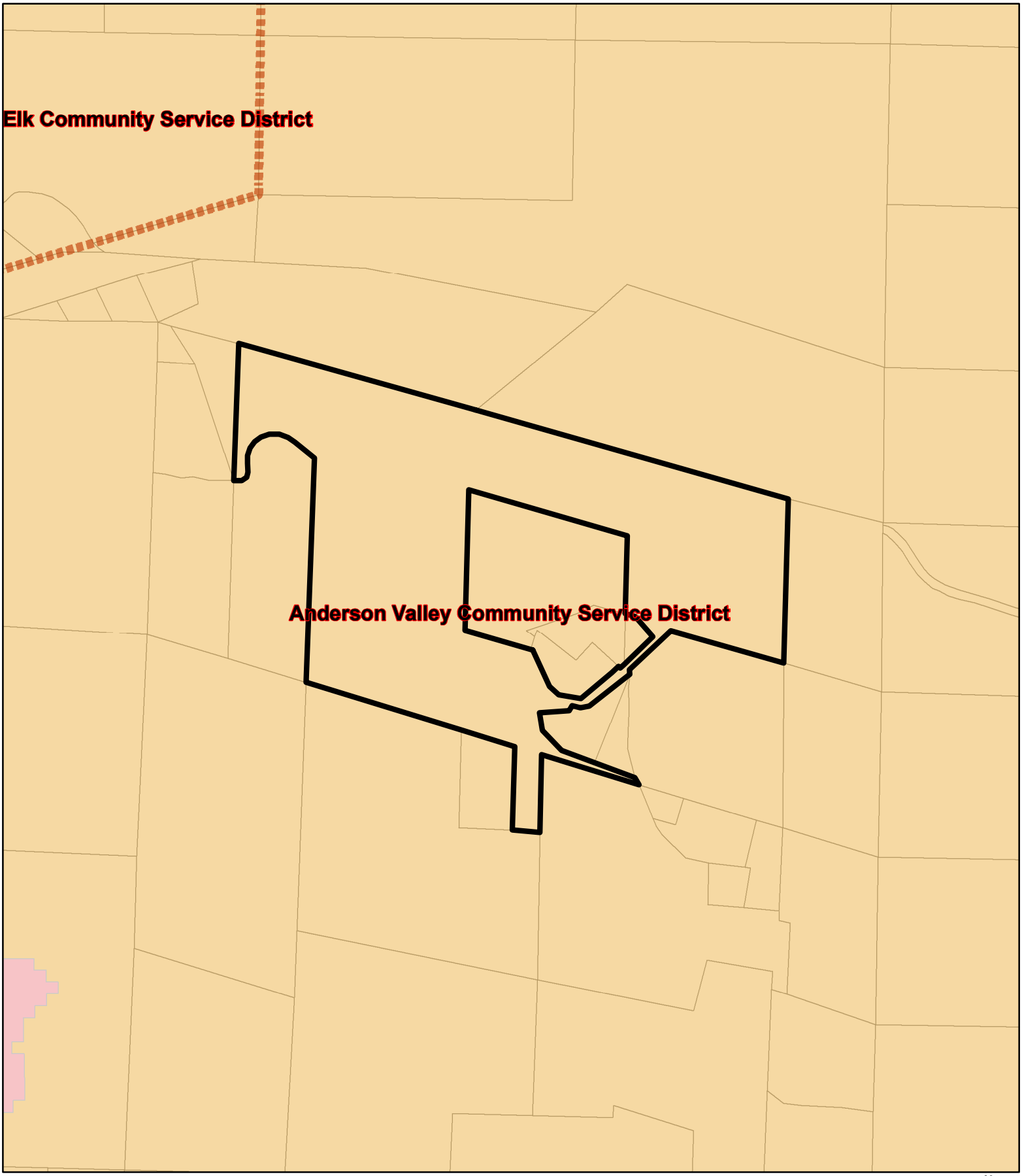
0 362.5 725 Feet
0 0.05 0.1 Miles

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ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: U 2026-0002
OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd

High
Very High
County Fire Districts
Assessors Parcels

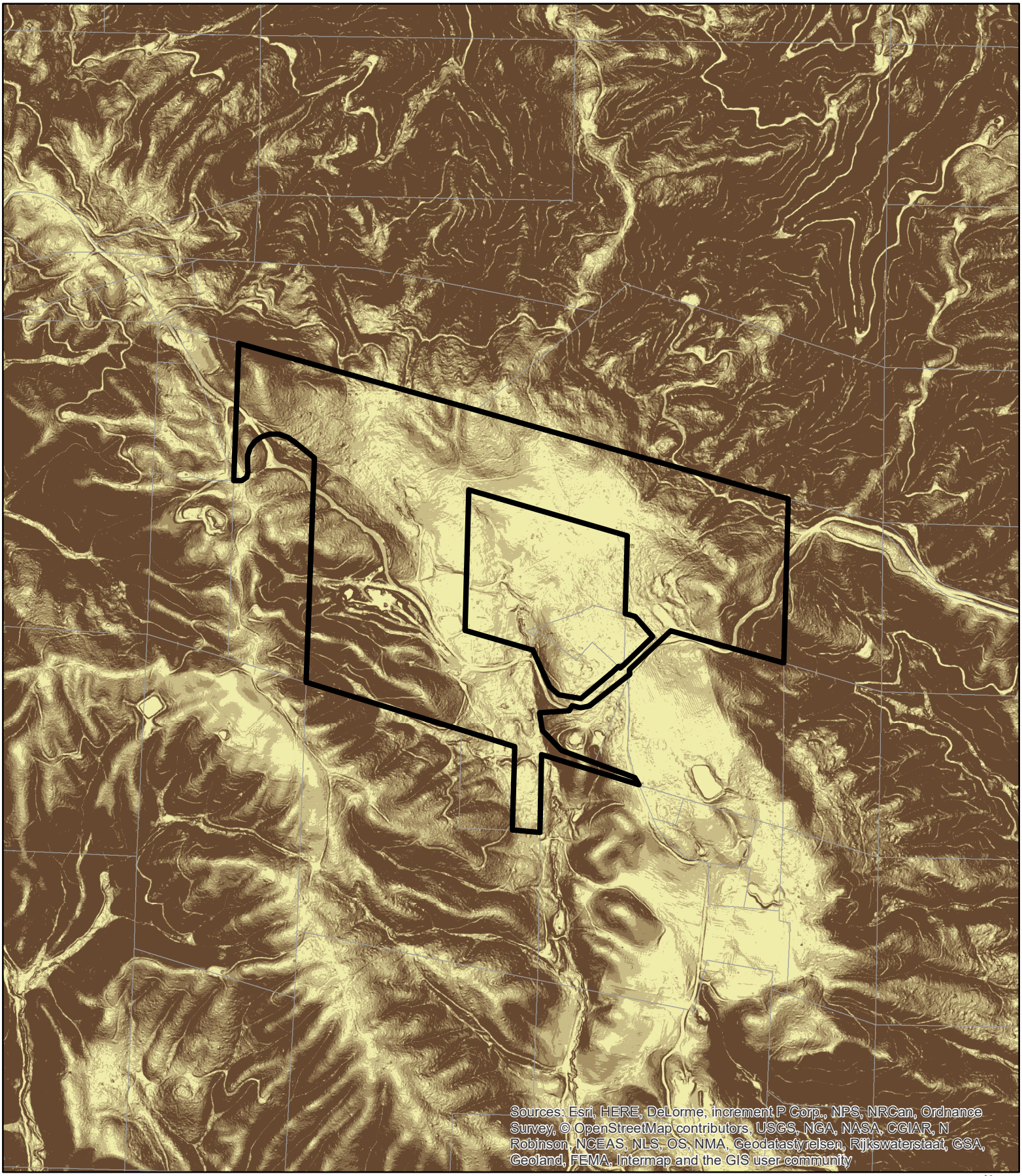
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: U 2026-0002
OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd.

Assessors Parcels
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%

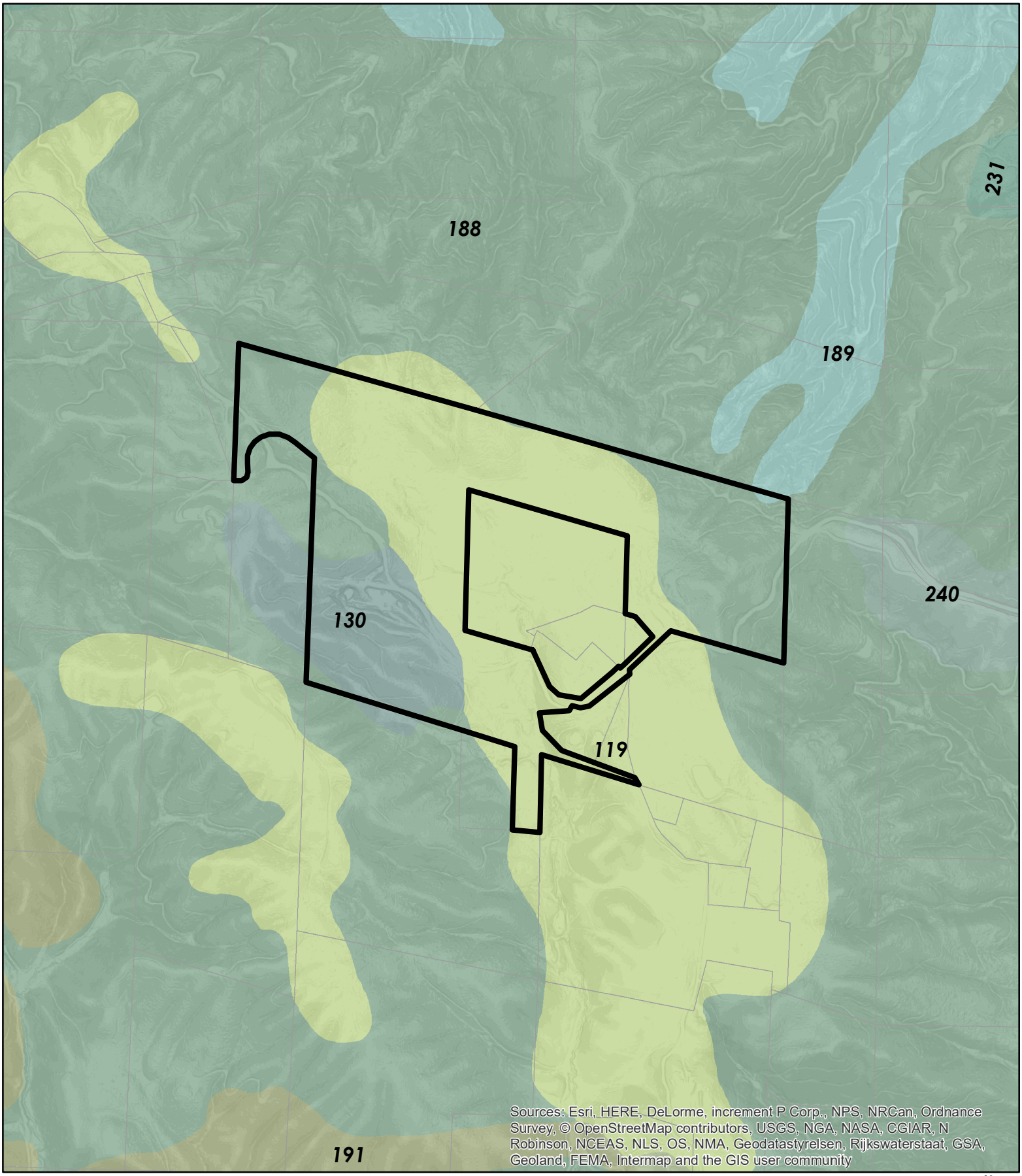
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ESTIMATED SLOPE

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APLCT: Isabel Chavez
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ADDRESS: 21600 Philo Greenwood Rd.

Assessors Parcels

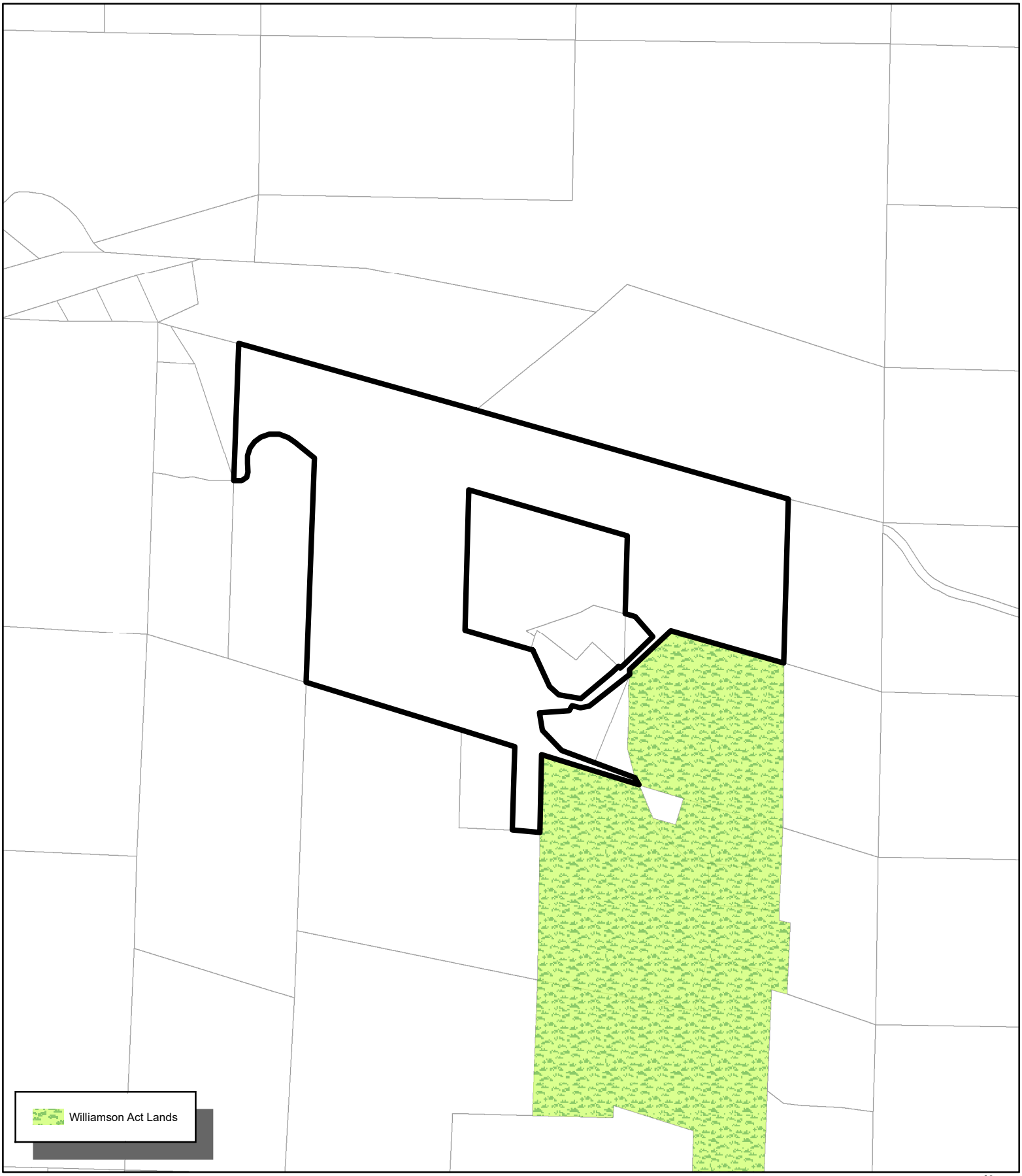
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WESTERN SOIL CLASSIFICATIONS

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APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd.

Assessors Parcels

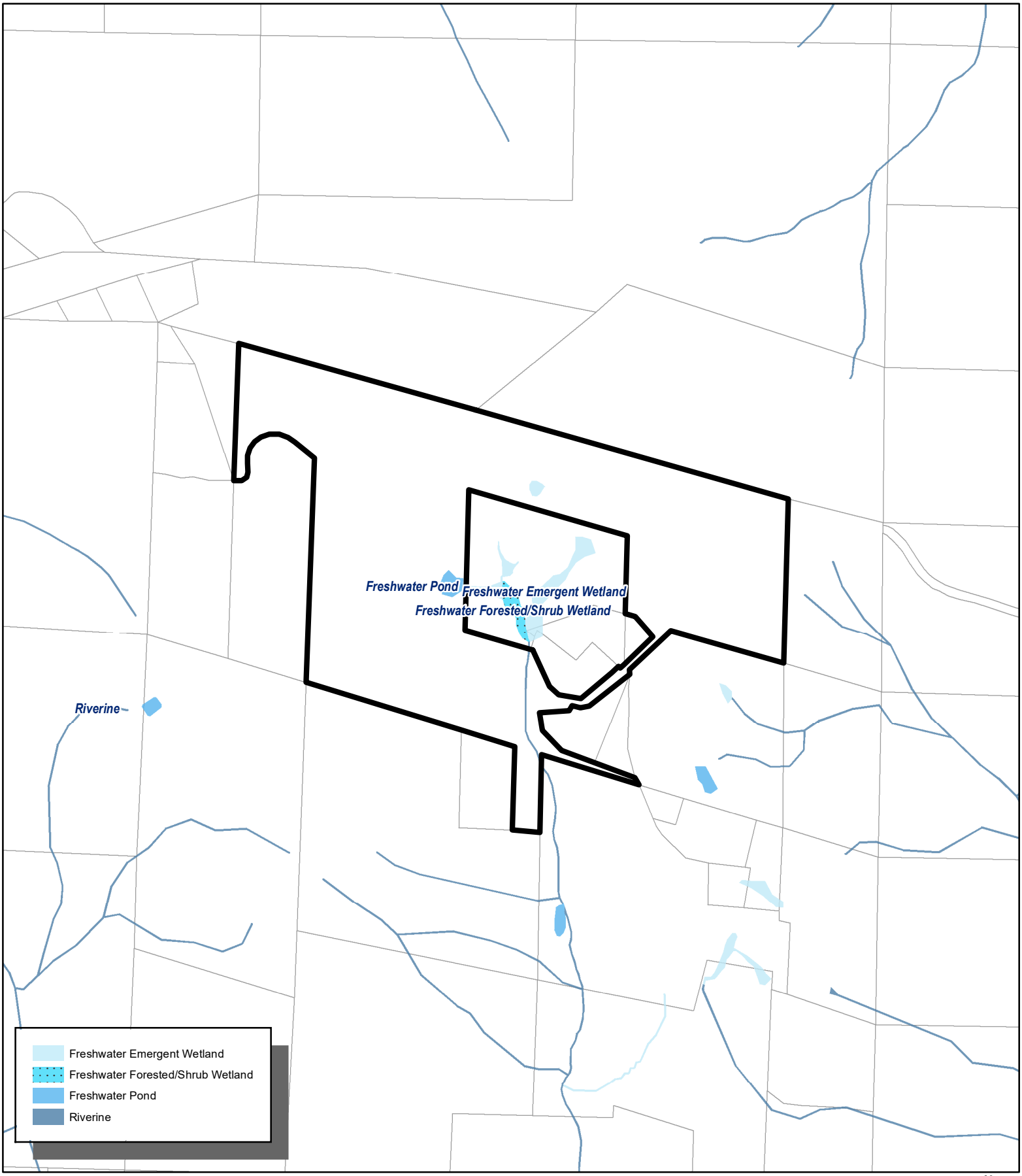
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WILLIAMSON ACT

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OWNER: FASHAUER, Anne
APN: 026-600-35
APLCT: Isabel Chavez
AGENT: Verizon
ADDRESS: 21600 Philo Greenwood Rd.

Assessors Parcels

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WETLANDS

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Resolution Number

County of Mendocino
Ukiah, California

DECEMBER 3, 2026

U_2026-0002 – FASHAUER/VERIZON

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, GRANTING A USE PERMIT FOR CONTINUED OPERATION OF AN EXISTING UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY.

WHEREAS, the applicant, Isabel Chavez authorized agent for Vertical Bridge/Verizon, filed an application for a Use Permit with the Mendocino County Department of Planning and Building Services to continue the operation of an existing unmanned wireless telecommunications facility. The project is located 4.6± miles southeast of Philo town center at 21600 Philo Greenwood Road, Philo, CA 95466 APN: 026-600-35; General Plan Forest Lands (FL-160); Zoning Forest Lands (FL-160); Supervisorial District 5; (the "Project"); and

WHEREAS, the previously approved Use Permit for the existing telecommunications facility has expired, and the applicant has submitted a new Use Permit application to authorize the continued operation of the existing facility. The proposed project does not involve any expansion, physical modifications, or new development. Pursuant to Mendocino County Code Section 20.196.025, the Planning Commission is required to hold a public hearing to consider and act upon the new Use Permit application; and

WHEREAS, the California Natural Resources Secretary has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents within the meaning of the California Environmental Quality Act (CEQA) and the project has been found to be Categorically Exempt per California Code of Regulations Title 14 Sections 15301 for *Existing Facilities*. The project meets the criteria for an exemption under Section 15301 because the entitlement would authorize only the continued operation of the existing facility and would not involve any expansion of the existing use; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on December 3, 2026 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

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

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

1. Pursuant to Mendocino County Code Section 20.196.020(A), the proposed use is permitted within the Forest Land zone and complies with all applicable provisions of Division I of Title 20 of the Mendocino County Code and the Mendocino County General Plan. The existing Wireless Communications Facility is classified as a Major Impact Services and Utilities use type pursuant to Mendocino County Code Section 20.020.075. Pursuant to the Mendocino County Code, this use is permitted within the Forest Lands (FL) zoning district upon approval of a Use Permit. The facility was originally approved under Use Permit U_2013-0004 on May 21, 2015, and subsequently renewed under UM_2019-0002. The current application requests a new Use Permit for the continued operation of the facility. The project does not propose any expansion or modification to the existing tower, antennas, equipment shelters, backup generator, access road, or lease area. The facility has operated continuously at the site for over 10 years and continues to provide essential wireless communications coverage to the surrounding area and greater Mendocino County. Because no physical changes or intensification of the approved use are proposed, and the

General Plan designation and zoning of the property remain Forest Lands (FL), staff finds that the continued operation of the facility is consistent with the applicable goals and policies of the Mendocino County General Plan and the provisions of the Mendocino County Code. Continued operation of the facility supports the provision of essential public utility infrastructure while remaining compatible with the surrounding rural landscape.

2. Pursuant to Mendocino County Code Section 20.196.020(B), the proposed use will not constitute a nuisance or be detrimental to the public health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County. The proposed project consists solely of the renewal of an existing Use Permit for the continued operation of a Wireless Communications Facility that has been in continuous operation at the site for over twenty years. The facility was originally approved under Use Permit U_2013-0004 and subsequently renewed and modified under UM_2019-0002, at which time it was determined that the use would not constitute a nuisance or be detrimental to surrounding properties or public welfare. No expansion, physical modifications, increase in operational intensity, or changes to the approved use are proposed as part of this request. Continued operation of the facility provides essential wireless communications services to the surrounding area and greater Mendocino County while maintaining compatibility with the surrounding rural landscape. Accordingly, staff finds that the continued operation of the facility will not constitute a nuisance or be detrimental to the public health, safety, or general welfare of the neighborhood or the County; and

3. Pursuant to Mendocino County Code section 20.196.020(C), Pursuant to Mendocino County Code Section 20.196.020(C), the proposed use complies with all applicable design and development standards for the Forest Lands zone and the proposed use. The current application requests continuous use of an existing Wireless Communications Facility and does not propose any physical modifications to the approved facility or lease area. Accordingly, the development standards applicable to new or modified wireless communication facilities under Mendocino County Code Section 20.236.025 are not triggered by the proposed continued use. Compliance with applicable development standards was previously evaluated and established through the approval of Use Permit U_2013-0004 and Use Permit Modification UM_2019-0002. Likewise, the continued operation of the facility remains consistent with the Mendocino County Guidelines for the Development of Wireless Communication Facilities, as no changes to the height, design, location, or appearance of the facility are proposed. The existing tower, antennas, associated infrastructure, and secured lease area will remain unchanged. Site photographs submitted by the applicant and staff's review confirm that the facility remains in good condition, is screened by the surrounding wooded landscape, and continues to be compatible with the rural character of the area. Therefore, staff find that the project continues to comply with the applicable design and development standards for the use; and

4. Pursuant to Mendocino County Code Section 20.196.020(D), adequate utilities, access roads, drainage improvements, and other necessary facilities have been or are being provided. Road improvements required under the original approval of Use Permit U_2013-0004 were completed in 2015 and continue to provide adequate access to the facility. Staff's review of the site photographs submitted with the application indicates that the existing access road and facility remain in good condition. The facility is unmanned and does not require public water or sewer service. Existing utility infrastructure, including electrical service and the on-site backup generator, adequately supports continued operation of the facility. Because no expansion or modification of the existing facility is proposed, the existing utilities, access, drainage improvements, and supporting infrastructure remain adequate to serve the continued use.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the requested Use Permit Renewal (U_2026-0002), subject to the Conditions of Approval in “Exhibit A” attached hereto; and

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

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

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

ATTEST: ADRIENNE THOMPSON
Secretary to the Planning Commission

By:_____

BY: IGNACIO GONZALEZ
Interim Chief Planner

CLIFFORD PAULIN, CHAIR
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

DECEMBER 3, 2026

U_2026-0000 – FASHAUER/VERIZON

Use Permit Request for the continued operation of an existing unmanned wireless telecommunications facility known as Reilly Heights (US-CA-5588).

APPROVED PROJECT DESCRIPTION: Use Permit Request for the continued operation of an existing unmanned wireless telecommunications facility known as Reilly Heights (US-CA-5588).

CONDITIONS OF APPROVAL:

1. 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.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 20 of the Mendocino County Code.

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.

4. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:

    a. The permit was obtained or extended by fraud.

    b. One or more of the conditions upon which the permit was granted have been violated.

    c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be 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.

5. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

6. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

7. Future modifications shall be considered cumulatively to determine if the request constitutes a “substantial change” to the facility under applicable federal law. The antennas and supporting structure

shall be inspected every ten years, and following significant storm or seismic events, by a structural engineer licensed in the State of California to assess their structural integrity, and a report of the engineer's findings shall be submitted to the Planning and Building Services Department.

8. By commencing work allowed by this permit, the applicant agrees to negotiate in good faith with third parties requesting shared use of the site and to require no more than a reasonable charge for collocation.

9. 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 applicant shall furnish evidence from the Division of Environmental Health that either a HMMP is not required or that one has been submitted to the satisfaction of the Division of Environmental Health.

10. If the proposed facility is discontinued for a period of one year or more, 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 condition.

11. Existing trees and other vegetation, which will provide screening for the proposed facility and associated access roads, shall be protected from damage. No trees that provide visual screening of the communications facility shall be removed after project completion except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility.

12. This permit shall become effective after all applicable appeal periods have expired or appeal processes have been exhausted. Failure of the applicant to make use of this permit within two (2) years shall result in the automatic expiration of this permit.

13. Within 90 days of permit approval, the applicant shall submit an updated site decommissioning cost estimate and a new irrevocable letter of credit, bond, certificate of deposit or other reasonable form of security sufficient to fund the removal of the facility and restoration of the site, in the event that the applicant abandons operations or fails to comply with requirements for removal of facilities.