



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
752 SOUTH FRANKLIN STREET • FT. BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

December 05, 2025

Air Quality Management District
Assessor's Office
Building Division Fort Bragg
County Addresser
Department of Transportation (DOT)
Farm Bureau
Albion Little Fire District

CALFIRE
-Land Use
-Resource Management
California Coastal Commission
California Dept. of Fish & Wildlife
Sierra Club
US Dept. of Fish & Wildlife Service

Cloverdale Rancheria
Cahto tribe
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UM_2025-0003

DATE FILED: 7/31/2025

OWNER: Lords Land Ministries

APPLICANT: T-Mobile USA, Inc.

AGENT: Lynda McClung

REQUEST: Coastal Development Use Permit Modification to authorize an Eligible Facilities Request to extend an existing monopine wireless tower by 20 feet. Additions to the tower will include six new antennas, six new radios, two new cables, one new collar mount and three new antenna section mounts. New ground equipment additions include a new concrete equipment pad, ice bridge, H frame with one new ciena, a new telco box, a new 200 AMP PPC cabinet, a new GPS antenna, a new 200 ANP meter, a new equipment cabinet, a new battery and a new cable. All development proposed under this request will be located within the existing fenced equipment enclosure.

LOCATION: In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion; APN 126-230-33

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Rob Fitzsimmons

RESPONSE DUE DATE: December 19, 2025

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: UM_2025-0003

OWNER:	Lord Land Ministries
APPLICANT:	T-Mobile USA, Inc
AGENT:	Lynda McClung - Network Connex
REQUEST:	Coastal Development Use Permit Modification to authorize an Eligible Facilities Request to extend an existing monopine wireless tower by 20 feet. Additions to the tower will include six new antennas, six new radios, two new cables, one new collar mount and three new antenna section mounts. New ground equipment additions include a new concrete equipment pad, ice bridge, H frame with one new ciena, a new telco box, a new 200 AMP PPC cabinet, a new GPS antenna, a new 200 ANP meter, a new equipment cabinet, a new battery and a new cable. All development proposed under this request will be located within the existing fenced equipment enclosure.
LOCATION:	In the Coastal Zone, 4± miles southeast of the town of Albion, on the north side of Navarro Ridge Road (CR 518), 3± miles east of its intersection with Highway 1, at 30660 Navarro Ridge Road, Albion
APN:	126-230-33
PARCEL SIZE:	28.3± Acres
GENERAL PLAN:	Forestland (FL160) and Remote Residential (RMR20)
ZONING:	Forestland (FL160), Remote Residential (RMR20), and Timber Production (TP160)
EXISTING USES:	Religious campground; wireless communication facility
DISTRICT:	5
RELATED CASES:	U_2017-0034, UM_2023-0002

REFERRAL AGENCIES

<u>LOCAL</u> ☒ Air Quality Management District ☒ Assessor’s Office ☒ Building Division Fort Bragg ☒ County Addresser ☒ Department of Transportation (DOT) ☒ Farm Bureau ☒ Albion Little River Fire District <u>STATE</u>	☒ CALFIRE (Land Use) ☒ CALFIRE (Resource Management) ☒ California Coastal Commission ☒ California Dept. of Fish & Wildlife ☒ Sierra Club <u>FEDERAL</u> ☒ US Dept. of Fish & Wildlife Service	<u>TRIBAL</u> ☒ Cloverdale Rancheria ☒ Cahto tribe ☒ Potter Valley Tribe ☒ Redwood Valley Rancheria ☒ Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION:

The proposed project conflicts with the mitigation measures of the tower’s original, 2019 Coastal Development Use Permit, which capped the height at 135 feet. The proposal does not substantially conform to this earlier permit, and would seemingly surpass the established threshold of significance for an aesthetic impact under CEQA per the 2019 Initial Study. In the 5/16/2019 Planning Commission hearing for that permit, Staff stated that any request to modify the tower to increase the height would need to come back before the Planning Commission. As PBS staff understand the applicable Federal law regarding an Eligible Facilities Request, the County must approve this project within a limited timeframe and may only condition it within certain limitations. It is possible it will ultimately be deemed approved before it can be scheduled for a public hearing, despite the conflicts mentioned above.

A previous modification to the tower, UM_2023-0002, which did not increase the tower height, was also an Eligible Facilities Request, but the applicant at the time agreed to an extension of the review deadline. No such extension has been proposed in the case of UM_2025-0003.

The applicant has been unable to provide an exact height of either the current tower or its proposed final composition, but has consistently maintained that the height increase would be 20 feet, which is within what is allowable as an Eligible Facilities Request.

The property owner (Lord Land Ministries) has not certified that the information provided in the application is accurate, nor have they granted permission for County PBS staff and hearing bodies to enter the property and view the project site. As such, the application remains incomplete, but given the limited allowable review timeline, the application is being referred out as is.

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential and Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

196 - Quinliven-Ferncreek complex, 2-15% slopes

174 - Irmulco-Tramway complex, 50-75% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

Yes

11. WETLANDS CLASSIFICATION:

GIS

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

Variable

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

Yes

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

Yes

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

None

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Non-Prime ag land & moderately productive timberland

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Map 19 – Navarro

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

No

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

Adjacent

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

Bishop Pine

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No



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PROJECT APPLICATION FORM

PLEASE SUBMIT ALL MATERIALS TO THE DEPARTMENT OF PLANNING AND BUILDING SERVICES

1. One (1) copy of the fully completed Project Application Form;
2. One (1) copy of the fully completed Project Description Questionnaire;
3. One (1) copy of a complete full-size site plan;
4. One (1) copy of architectural building elevations and sign detail, if applicable (check with planner), including at least one full size plan;
5. One (1) signed Indemnification Agreement;
6. One (1) signed Acknowledgement of Deposit/Hourly Fee;
7. One (1) signed Certification and Site View Authorization/Mail Direction form;
8. Proof of the applicant's legal interest in all property subject upon which work is to be performed. Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant. In addition, prior to the issuance of the permit, the applicant shall demonstrate the authority to comply with all conditions of approval;
9. The applicant must post, at the site in a conspicuous place, easily read by the public and as close as possible to the site of the proposed project, notice that an application for the proposed project has been submitted. Such notice shall contain a general description of the project and shall be on the standard form provided in the application packet. One (1) copy of the completed Notice of Pending Permit shall also be submitted to PBS (**Coastal Zone only**);
10. One (1) copy of the Declaration of Posting. As proof of posting, the owner or authorized agent must sign and submit one copy of the Declaration of Posting form provided with the application packet (**Coastal Zone only**).

FILING FEE

- Check with a planner prior to submitting an application for the current fee. Fees payable to Environmental Health, Department of Transportation and other County departments are collected at the time of application. Checks should be made payable to Mendocino County.
- The California Department of Fish and Wildlife (CDFW) collects a fee for filing the Notice of Determination upon project approval. Assembly Bill 3158 requires the fee be paid for every project that the County adopts an Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration pursuant to the California Environmental Quality Act (CEQA). The fee is updated annually by CDFW. Please verify the current fee with a planner.

ANY APPLICATION NOT MEETING THE ABOVE CRITERIA WILL BE CONSIDERED INCOMPLETE AND WILL BE RETURNED TO THE APPLICANT. ILLEGIBLE MAPS OR INCOMPLETE RESPONSE TO THE QUESTIONS MAY DELAY PROJECT REVIEW.

IMPORTANT FACTS

1. After preliminary review, your application will be scheduled for a public hearing with the Planning Commission, Zoning Administrator or Coastal Permit Administrator. Generally speaking, more complex or controversial applications are heard by the Planning Commission, while simpler and more routine applications are heard by the Zoning Administrator or Coastal Permit Administrator.

2. A copy of the public notice, staff report and agenda will be mailed to you prior to the public hearing. The staff report on your project will include the project recommendations and conditions of approval.
3. Public notice of hearings on your application will be published in local newspapers.
4. Owners of adjoining property will be notified of the proposal. Occupants within 100 feet of your property will be notified for projects within the Coastal Zone.
5. As required by law, an environmental review will be conducted to examine potential environmental effects of your proposal.
6. The applicant or a representative must attend the public hearing.
7. At the public hearing, members of the public will have opportunity to express positive or negative comments regarding your application.
8. Action by the Planning Commission, Coastal Permit Administrator or Zoning Administrator is final unless appealed to the Board of Supervisors, except that approved Coastal Development Permits may be appealable to the California Coastal Commission.
9. Appeals to the Board of Supervisors must be submitted in writing to the Clerk of the Board within ten (10) calendar days of the decision of the Planning Commission, Coastal Permit Administrator or Zoning Administrator. The appeal must be accompanied by the applicable fee. Following your appeal, the Board of Supervisors will hold a public hearing. You will be notified by mail of the time and place that your appeal will be considered. The Board of Supervisor's action shall be final except that an approved Coastal Development Permit may be appealed to the California Coastal Commission.



**PLANNING & BUILDING
SERVICES**

CASE NO:	_____
DATE FILED:	_____
FEE:	_____
RECEIPT NO:	_____
RECEIVED BY:	_____
<i>Office Use Only</i>	

APPLICATION FORM

APPLICANT:

Name: T-Mobile USA, Inc. Phone: _____
Mailing Address: 1200 Concord Ave.
City: Concord State/Zip: CA 94520 Email: _____

PROPERTY OWNER:

Name: Lord Land Ministries Phone: _____
Mailing Address: 30660 Navarro Ridge Rd.
City: Albion State/Zip: CA 95410 Email: _____

AGENT:

Name: Lynda McClung - Network Connex (o/b/o T-Mobi Phone: 714-328-3385
Mailing Address: 655 N. Central Ave., Suite 1520
City: Glendale State/Zip: CA 91203 Email: lmcclung@networkconnex.com

ASSESSOR'S PARCEL NUMBER/S: 126-230-33

PROPERTY ADDRESS: 30660 Navarro Ridge Rd., Albion, CA 95410

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| ☐ Administrative Permit | ☐ General Plan Amendment | ☐ Use Permit – Cottage |
| ☐ Agricultural Preserve: New Contract | ☐ Land Division – Minor | ☐ Use Permit – Minor |
| ☐ Agricultural Preserve: Cancellation | ☐ Land Division – Major | ☒ Use Permit – Major |
| ☐ Agricultural Preserve: Rescind & ReEnter | ☐ Land Division – Parcel | ☐ Use Permit – Modification |
| ☐ Airport Land Use | ☐ Land Division – Re-Subdivision | ☐ Variance |
| ☐ Development Review | ☐ Modification of Conditions | ☐ Other |
| ☐ Exception | ☐ Reversion to Acreage | |
| ☐ Flood Hazard Development Permit | ☐ Rezoning | |

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

Lynda McClung

07/25/25

****See Letter of Authorization**

Signature of Applicant/Agent

Date

Signature of Owner

Date

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. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

T-Mobile proposes to modify an existing AT&T monopine for their new site build: Install a new 20 ft tower extension (by others), (1) new collar mount, (3) new antenna sector mounts, (6) new antennas, (6) new radios/RRU's, (2) new cables on the existing 128 ft AT&T monopine which would increase the monopine pole to 148 ft (branch height not included); Install (1) new concrete equipment pad, (1) new ice bridge, (1) new H-frame with (1) new ciena, (1) new telco box, (1) 200 AMP PPC cabinet, (1) new tech light with timer switch on the H-frame, (1) new GPS antenna, (1) new 200 AMP meter with disconnect on existing utility frame, (1) new equipment cabinet, (1) new battery cabinet, (1) new cable inside existing wood fence equipment enclosure.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
☐ Single Family ☐ Mobile Home ☐ Duplex ☐ Multifamily ☒ Other: ☐ Other:	N/A	N/A	1,800 sq ft	1,800 sq ft	1,800 sq ft
GRAND TOTAL (Equal to gross area of Parcel): 1,800 sq ft					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: unmanned wireless telecommunications facility

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased? (Work being done over separate periods of time)

☐ NO ☒ YES If yes, explain your plans for phasing:

Yes, tower extension to be installed by others, then T-Mobile equipment to be installed.

5. Will vegetation be removed on areas other than the building sites and roads?

☒ NO ☐ YES If yes, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

☒ NO ☐ YES If yes, explain:

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

	Number	Size
No. of covered spaces:	0	
No. of uncovered spaces:	0	
No. of standard spaces:	0	
No. of accessible spaces:	0	
Existing no. of spaces:	0	
Proposed additional spaces:	0	
Total:	0	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

☒ NO ☐ YES Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

☒ NO ☐ YES

11. Will the proposed development convert land currently or previously used for agriculture to another use?

☒ NO ☐ YES

12. Will the development provide public or private recreation opportunities?

☒ NO ☐ YES If yes, explain how:

13. Is the proposed development visible from State Route 1 or other scenic route?

☒ NO ☐ YES

14. Is the proposed development visible from a park, beach or other recreational area?

☒ NO ☐ YES

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: ☒ NO ☐ YES

Filling: ☒ NO ☐ YES

Dredging: ☒ NO ☐ YES

Structures: ☐ Open Coastal Waters ☐ Wetlands ☐ Estuaries ☐ Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ NO ☐ YES

16. Will there be any exterior lighting?

☐ NO ☒ YES If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

500 watt lithonia quartz flood light with 60 min rotary light switch on new utility h-frame inside fenced equipment area.

17. Utilities will be supplied to the site as follows:

Electricity: ☒ Utility Company (service exists to parcel)

☐ Utility Company (requires extension of service to site): _____ feet _____ miles

☐ On Site Generation – Specify:

Gas: ☐ Utility Company/Tank

☐ On Site Generation – Specify:

☒ None

Telephone: ☒ NO ☐ YES

18. What will be the method of sewage disposal?

- ☐ Community Sewage System (specify supplier): _____
- ☐ Septic Tank
- ☐ Other (specify): None

19. What will be the domestic water source:

- ☐ Community Water System (specify supplier): _____
- ☐ Well
- ☐ Spring
- ☐ Other (specify): None

20. Are there any associated projects and/or adjacent properties under your ownership?

- ☒ NO ☐ YES If yes, list below (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:

Building permit, electrical permit

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

Existing 128 ft monopine screened by existing trees off of Navarro Ridge Road, on south east end of property.

23. Are there existing structures on the property? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.

- ☐ NO ☒ YES

There are buildings on property owned by property owner.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- ☒ NO ☐ YES

25. What is the maximum height of all structures?

Existing: 128 feet

Proposed: 148 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: N/A square feet

Proposed: N/A square feet

27. What is the total lot area within property lines?

Total Lot Area: 28.25 ☒ acres ☐ square feet

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 existing A&T 128 ft monopine is located inside an 1,800 sq ft fenced enclosure. There is one existing wireless carrier with antennas on the monopine and ground equipment inside the fenced

enclosure. The existing wireless facility is location on retreat institutional property owned by Lords Land Ministries. The property is screened with multiple trees along Navarro Ridge Road which

also screens the monopine.

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 adjacent properties vacant or agricultural land. There are many trees in the area.

30. Indicate the surrounding land uses:

[illegible]

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Lynda McClung

Owner/Authorized Agent

07/25/25

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative
and to bind me in all matters concerning this application.

****See Letter of Authorization**

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name Lynda McClung Network Connex	Name	Name
Mailing Address 655 N. Central Ave., Suite 1520 Glendale, CA 91203	Mailing Address	Mailing Address

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____
(date of posting), I or my authorized representative posted the "NOTICE OF PENDING
PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

Located at:

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: _____

LOCATION: _____

APPLICANT: _____

ASSESSOR'S PARCEL NUMBER: _____

DATE NOTICE POSTED: _____

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
pbs@mendocinocounty.gov
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00

Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

07/25/25

Date

Lynda McClung

Applicant

Coastal Zone Development

Complete for projects located in the coastal zone only

List all property owners within 300 feet and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

[illegible]



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122, 19-170, 21-194 and 23-190)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at **\$98.00/hour**. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Lynda McClung

07/25/25

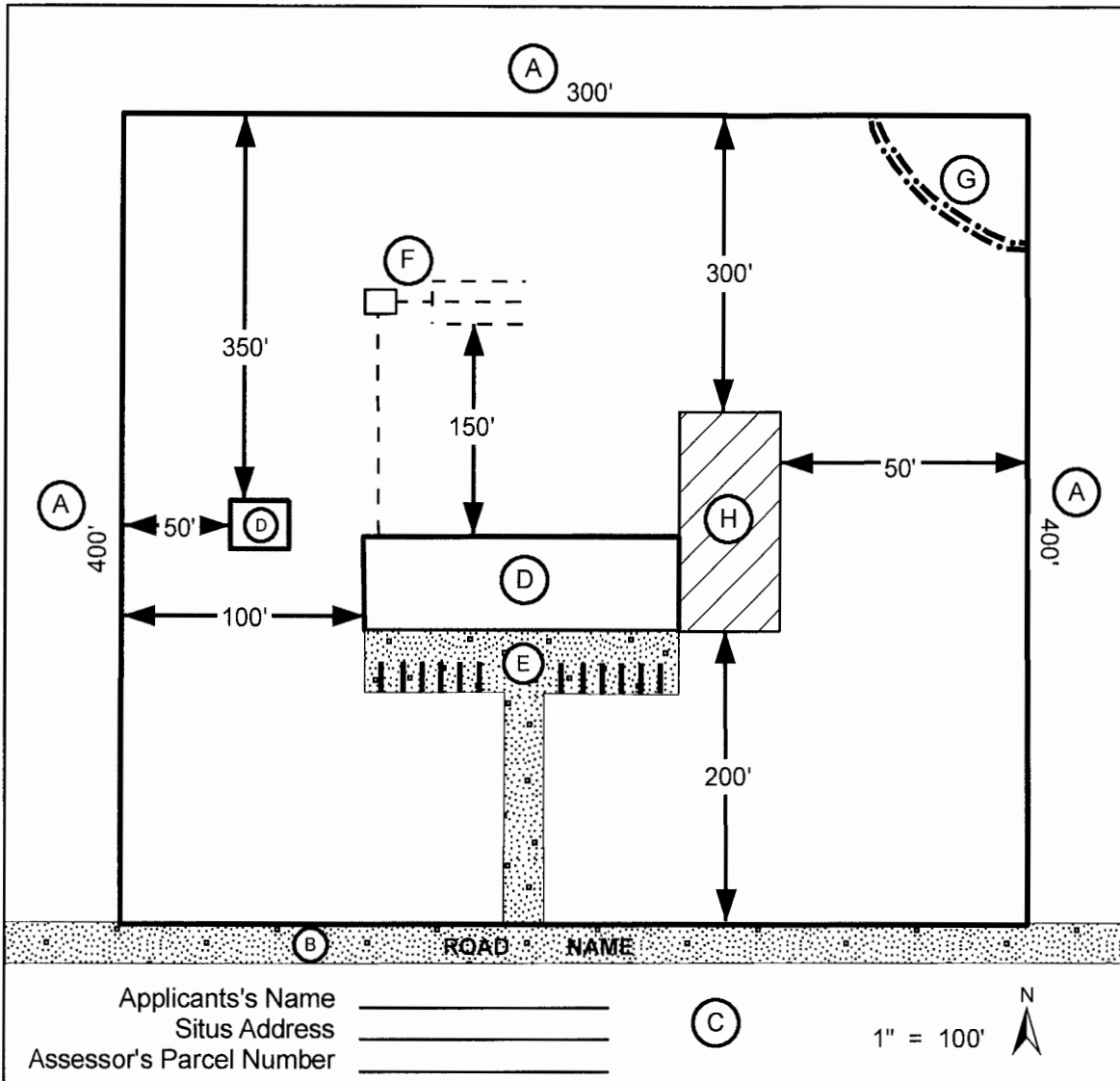
Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number

SAMPLE PLOT PLAN



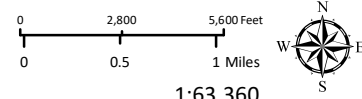
- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas.
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility Lines (power, sewer, water, etc.).
- H. Proposed structure or addition including distance from property lines.



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: UM 2025-0003
OWNER: Lord Land Ministries
APN: 126-230-33
APLCT: T-Mobile USA, Inc.
AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

-  Major Towns & Places
-  Major Roads
-  Coastal Zone Boundary
-  Highways



1:63,360

LOCATION

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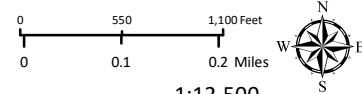


CASE: UM 2025-0003
OWNER: Lord Land Ministries

APN: 126-230-33
APLCT: T-Mobile USA, Inc.
AGENT: Lynda McClung

ADDRESS: 30660 Navarro Ridge Rd.

	Coastal Zone Boundary		Private Roads
	Highways (2017)		Driveways/Unnamed Roads
	Public Roads		



1:12,500

AERIAL IMAGERY

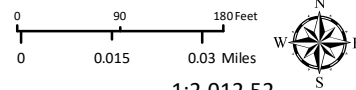
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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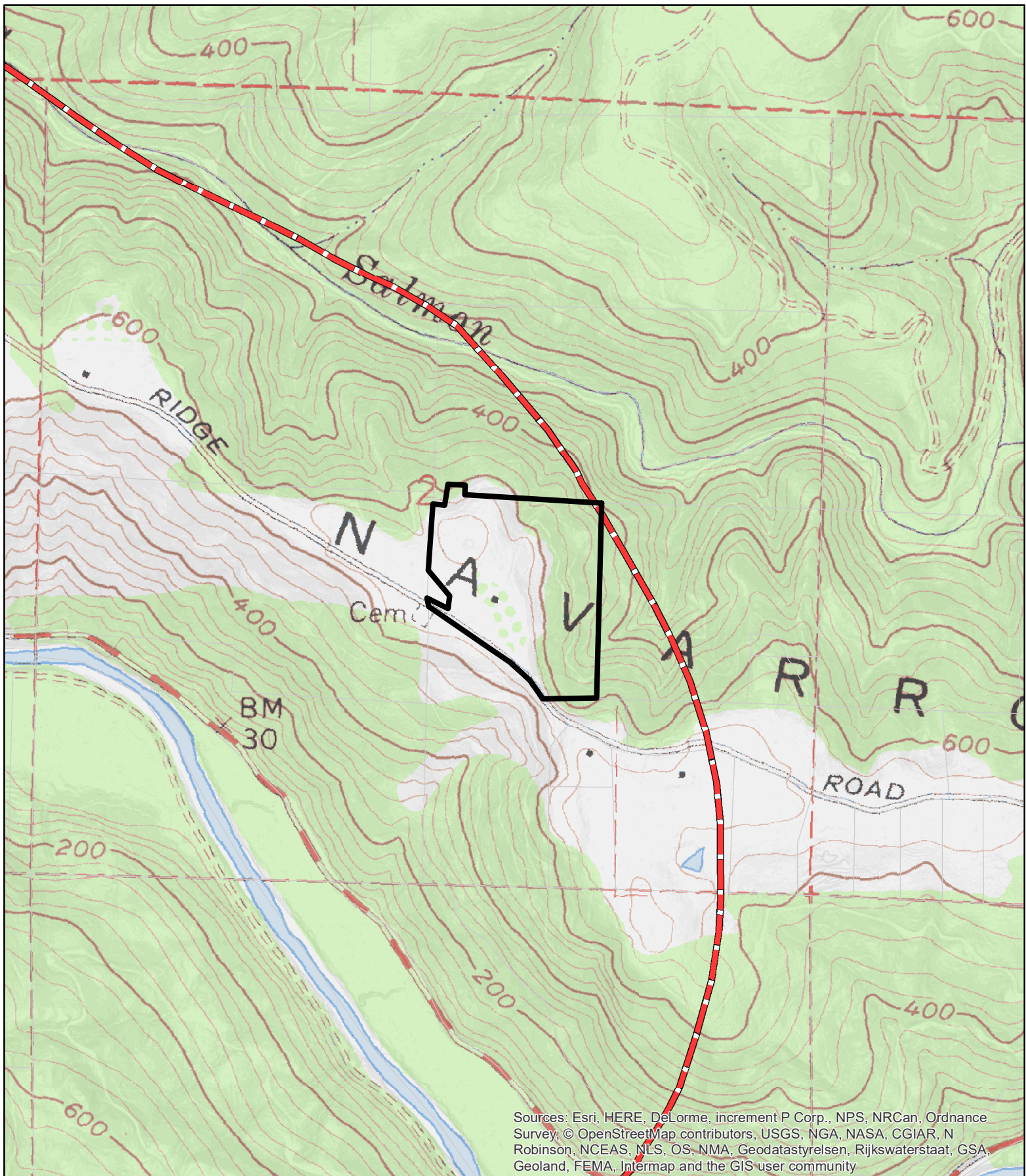
-  Coastal Zone Boundary
-  Public Roads
-  Driveways/Unnamed Roads



1:2,012.52

AERIAL IMAGERY

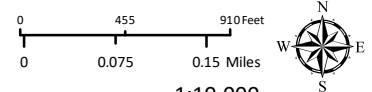
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AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

 Coastal Zone Boundary
 Assessors Parcels



1:10,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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PLANS PREPARED FOR:



1200 CONCORD AVE.
CONCORD, CA 94520

PLANS PREPARED BY:



P. MARSHALL & ASSOCIATES
6801 PORTWEST DR., SUITE 100
HOUSTON, TX 77024

OEM:



MLA PARTNER:

ENGINEERING SEAL:

ISSUED
FOR
REVIEW

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REVISIONS:

DESCRIPTION	DATE	BY	REV
PRELIMINARY	02/12/25	SM	A
PRELIMINARY	04/11/25	KHS	B

SITE NAME:

NAVARRO AT&T
MINISTRY

SITE NUMBER:

SFL0006A

SITE ADDRESS:

30660 NAVARRO RIDGE ROAD
ALBION, CA 95410

PM&A PROJECT:

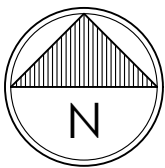
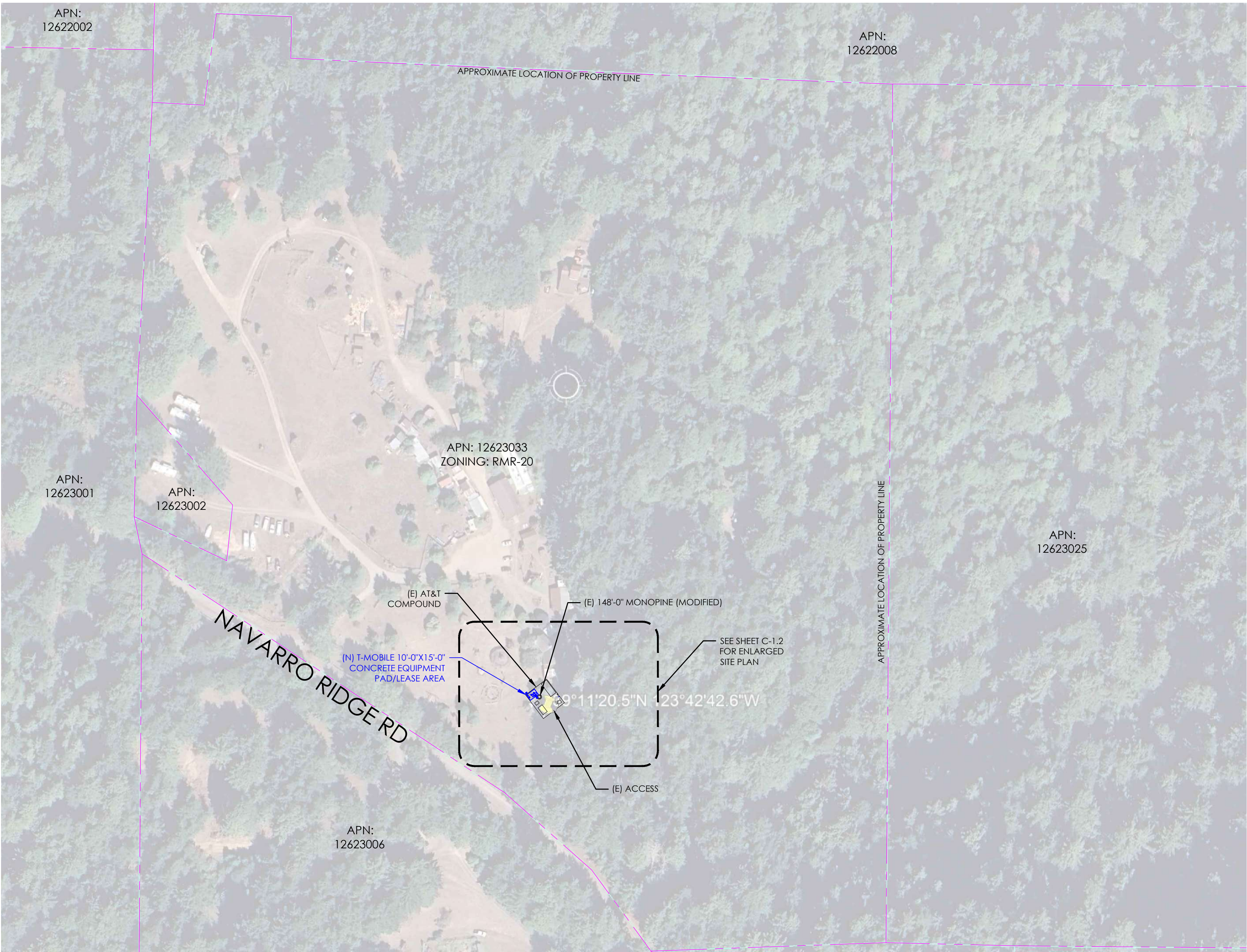
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SHEET DESCRIPTION:

OVERALL PROPERTY
PLAN

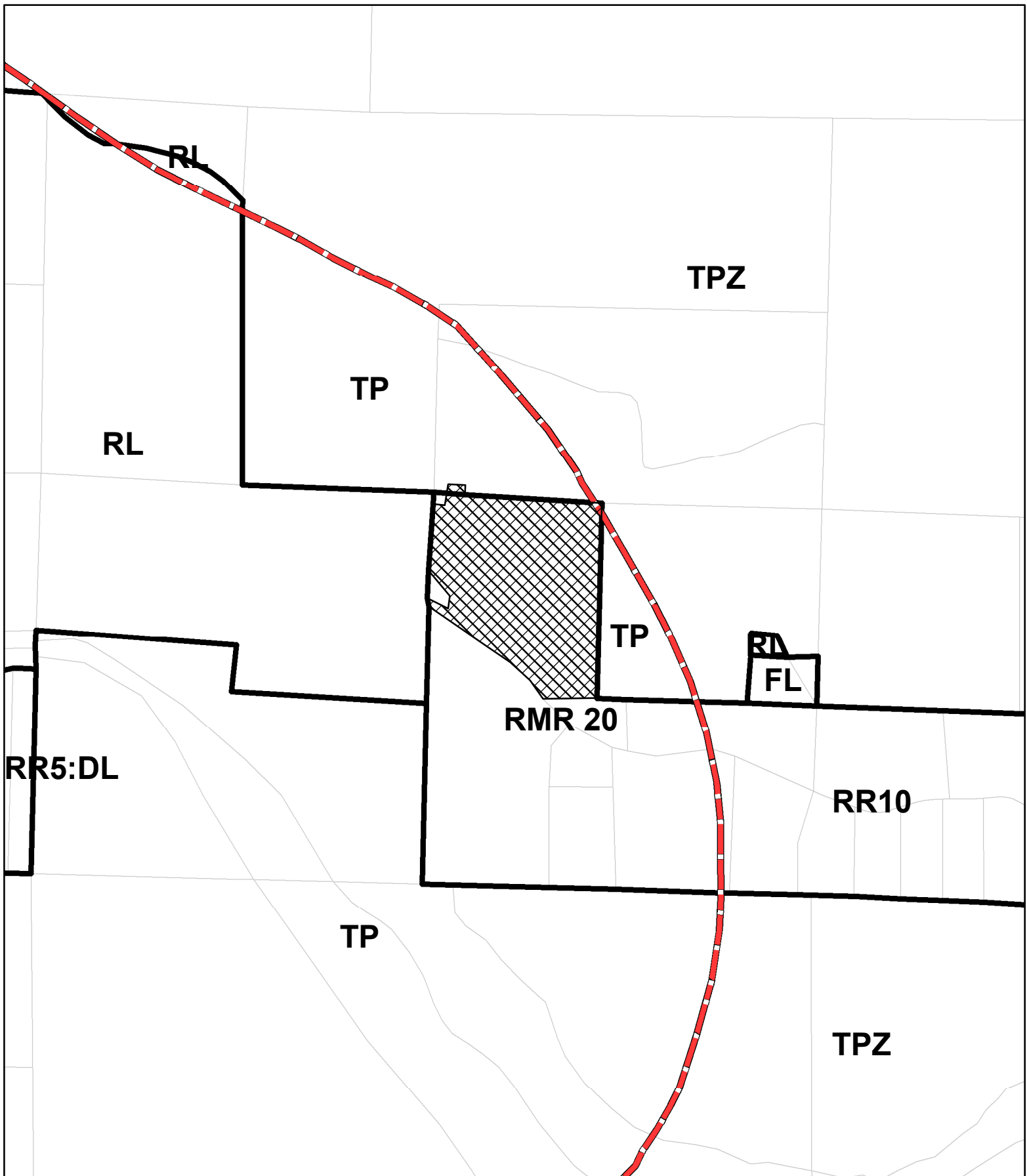
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Z-1



OVERALL PROPERTY PLAN





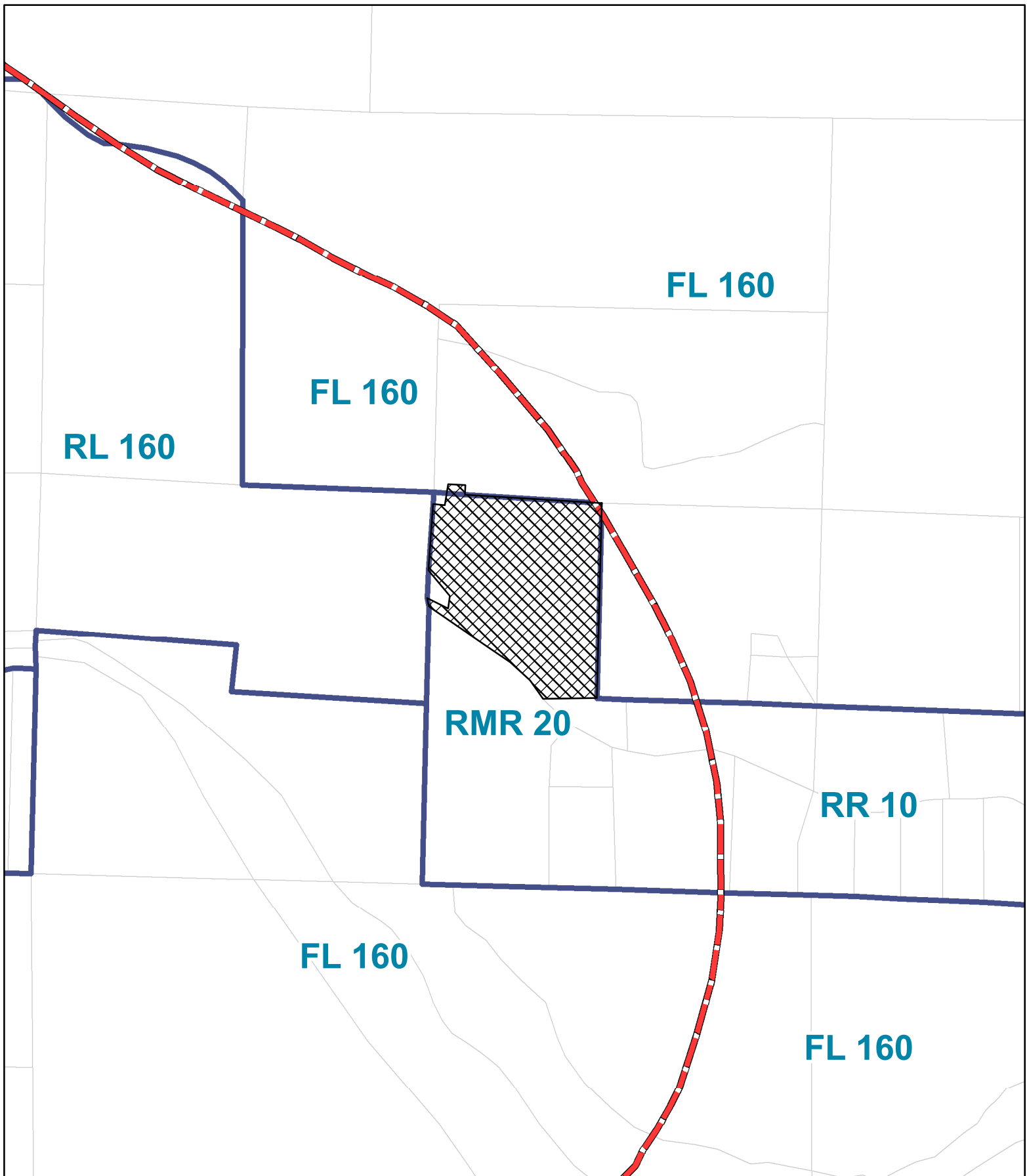
CASE: UM 2025-0003
OWNER: Lord Land Ministries
APN: 126-230-33
APLCT: T-Mobile USA, Inc.
AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

 Coastal Zone Boundary
 Zoning Districts
 Assessors Parcels

0 455 910 Feet
0 0.075 0.15 Miles
1:10,000

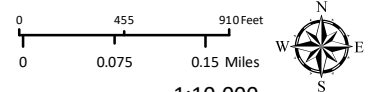

ZONING

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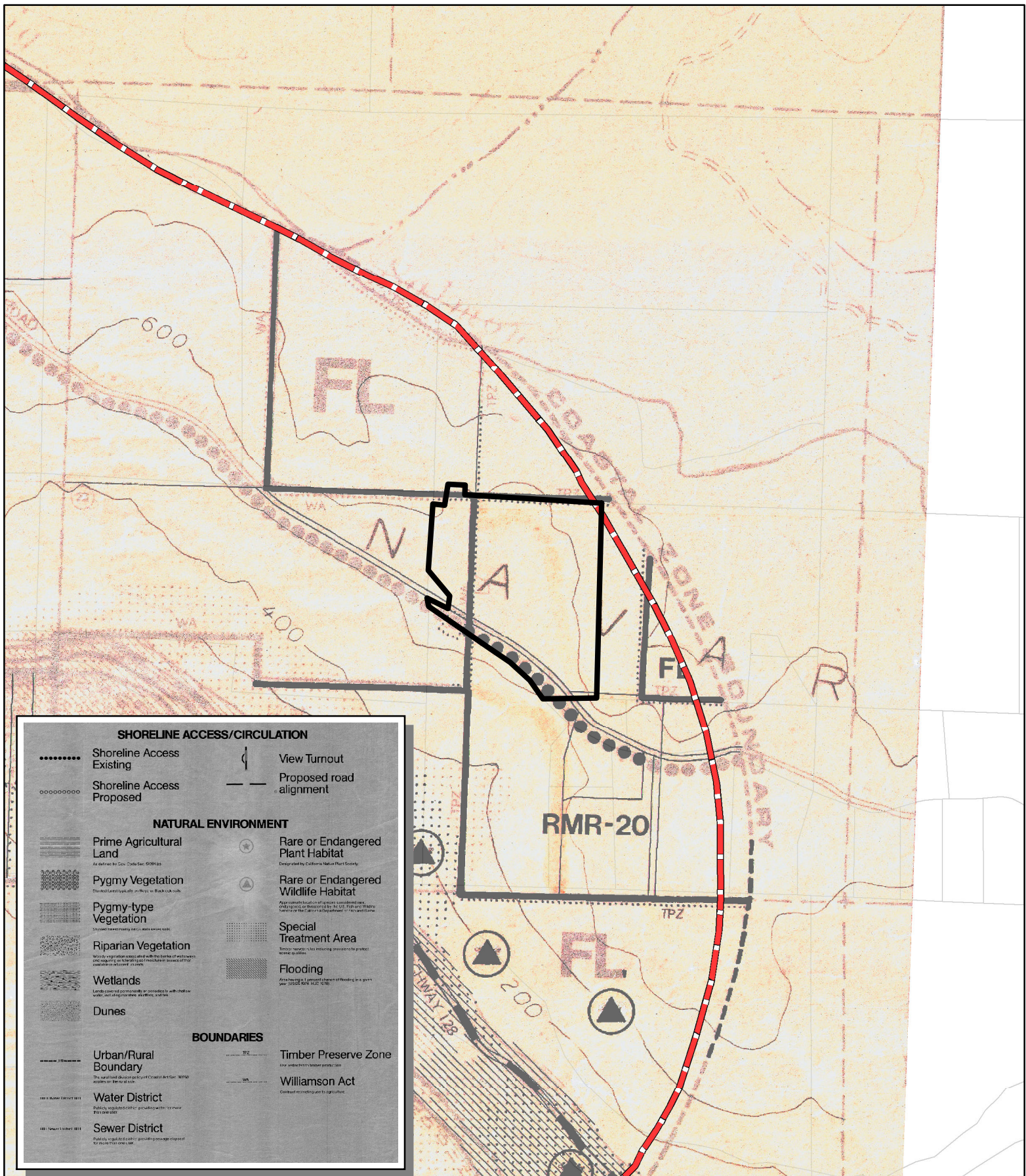
 Coastal Zone Boundary
 Assessor's Parcels



1:10,000

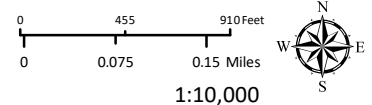
GENERAL PLAN

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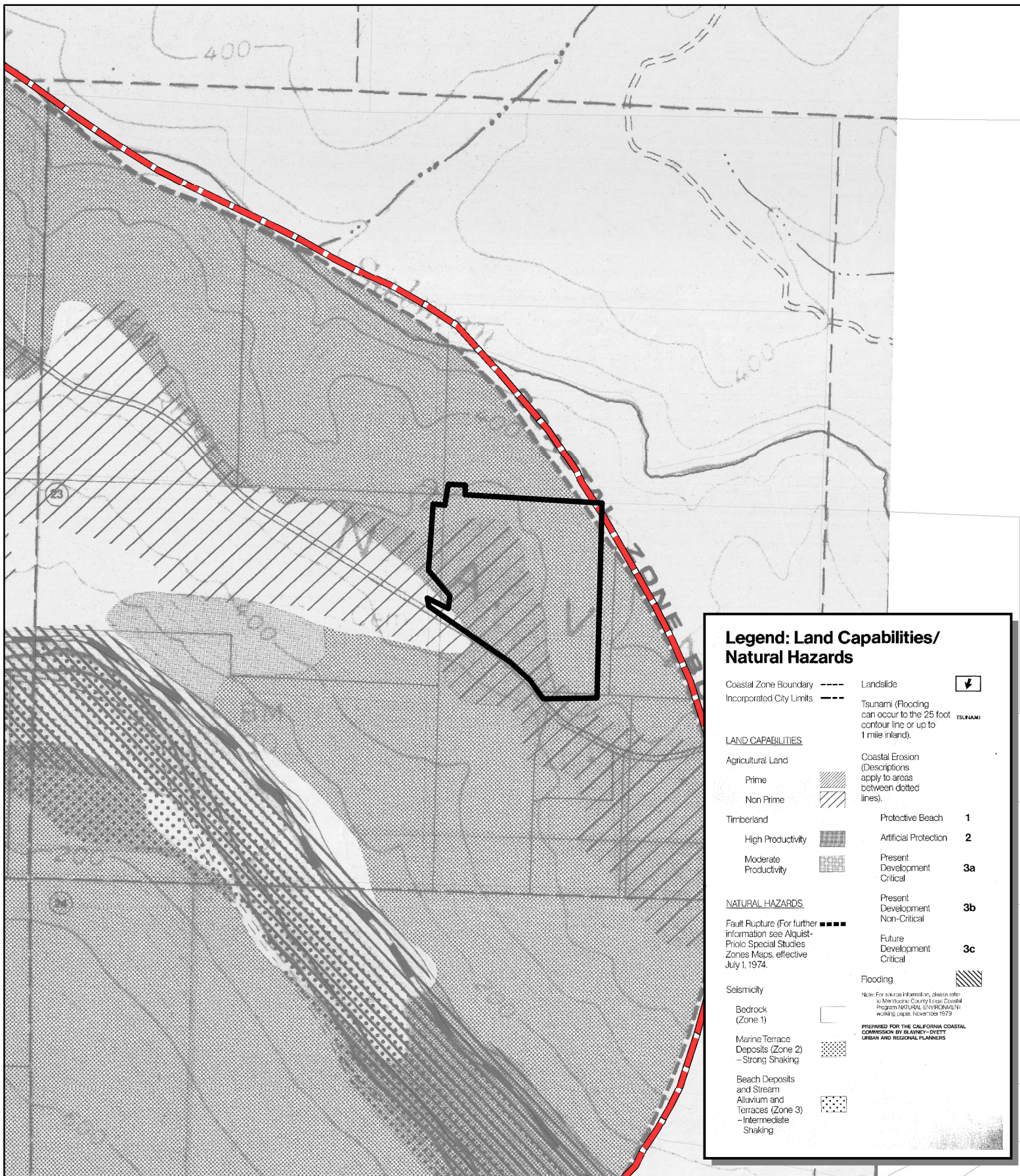
CASE: UM 2025-0003
OWNER: Lord Land Ministries
APN: 126-230-33
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ADDRESS: 30660 Navarro Ridge Rd.

Coastal Zone Boundary
 Assessors Parcels



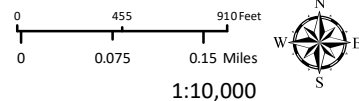
LAND USE MAP 19: NAVARRO

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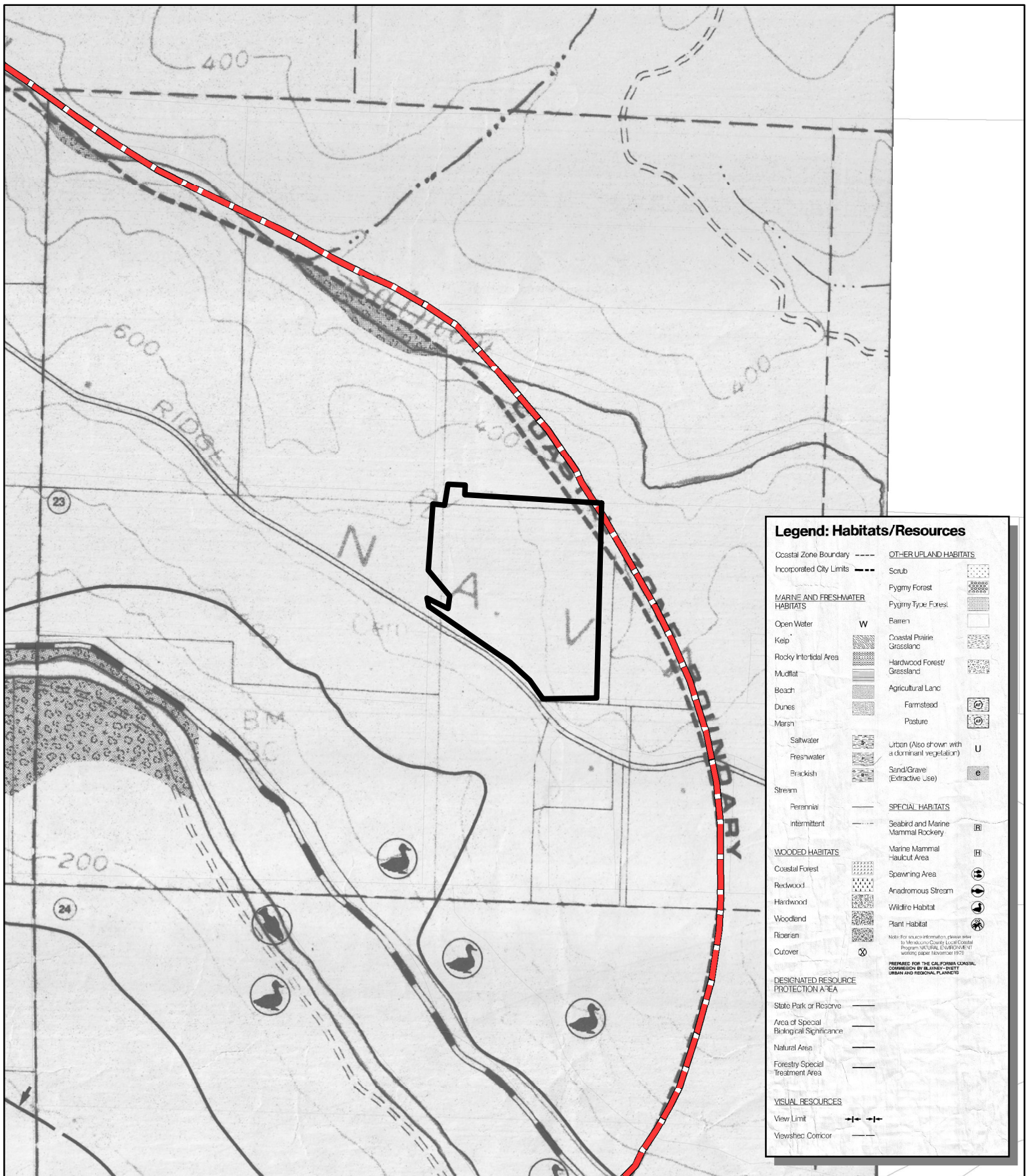
CASE: UM 2025-0003
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Coastal Zone Boundary
 Assessors Parcels



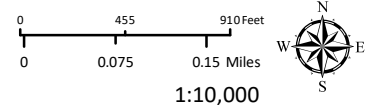
LCP LAND CAPABILITIES & NATURAL HAZARDS

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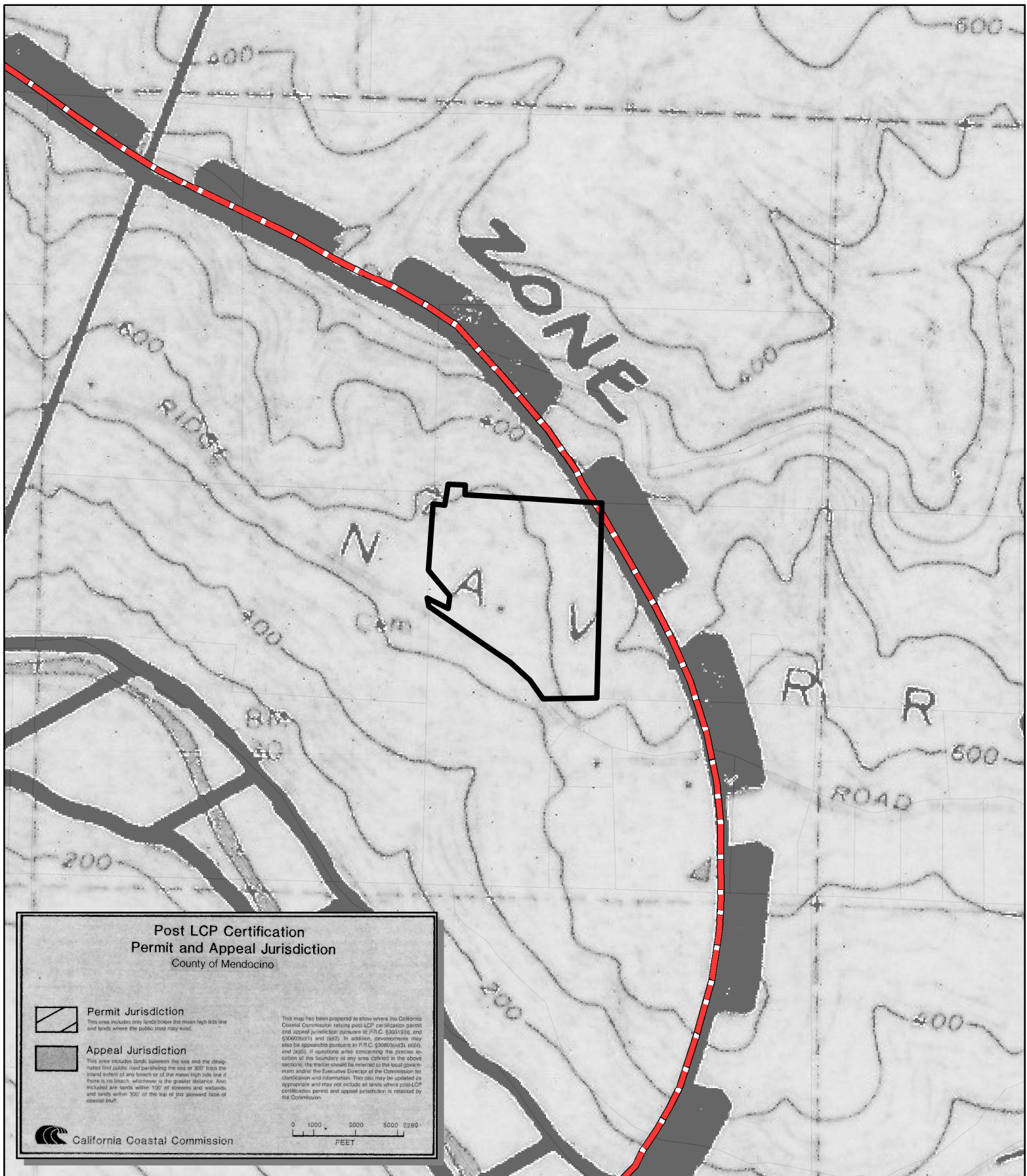
CASE: UM 2025-0003
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ADDRESS: 30660 Navarro Ridge Rd.

Coastal Zone Boundary
 Assessors Parcels



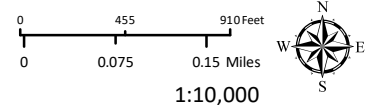
LCP HABITATS & RESOURCES

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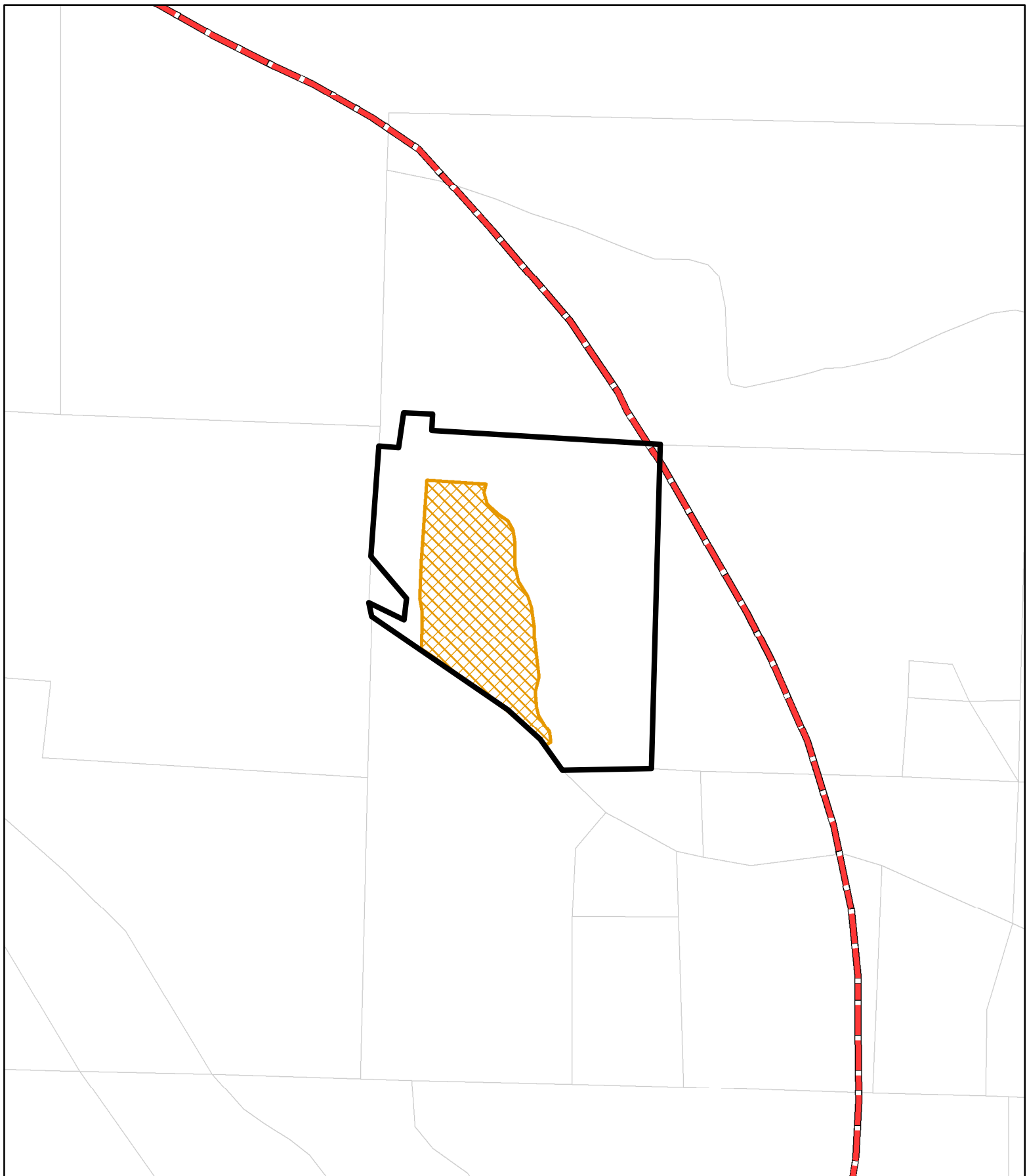
CASE: UM 2025-0003
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 Coastal Zone Boundary
 Assessors Parcels



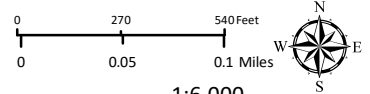
POST LCP CERTIFICATION & APPEAL JURISDICTION

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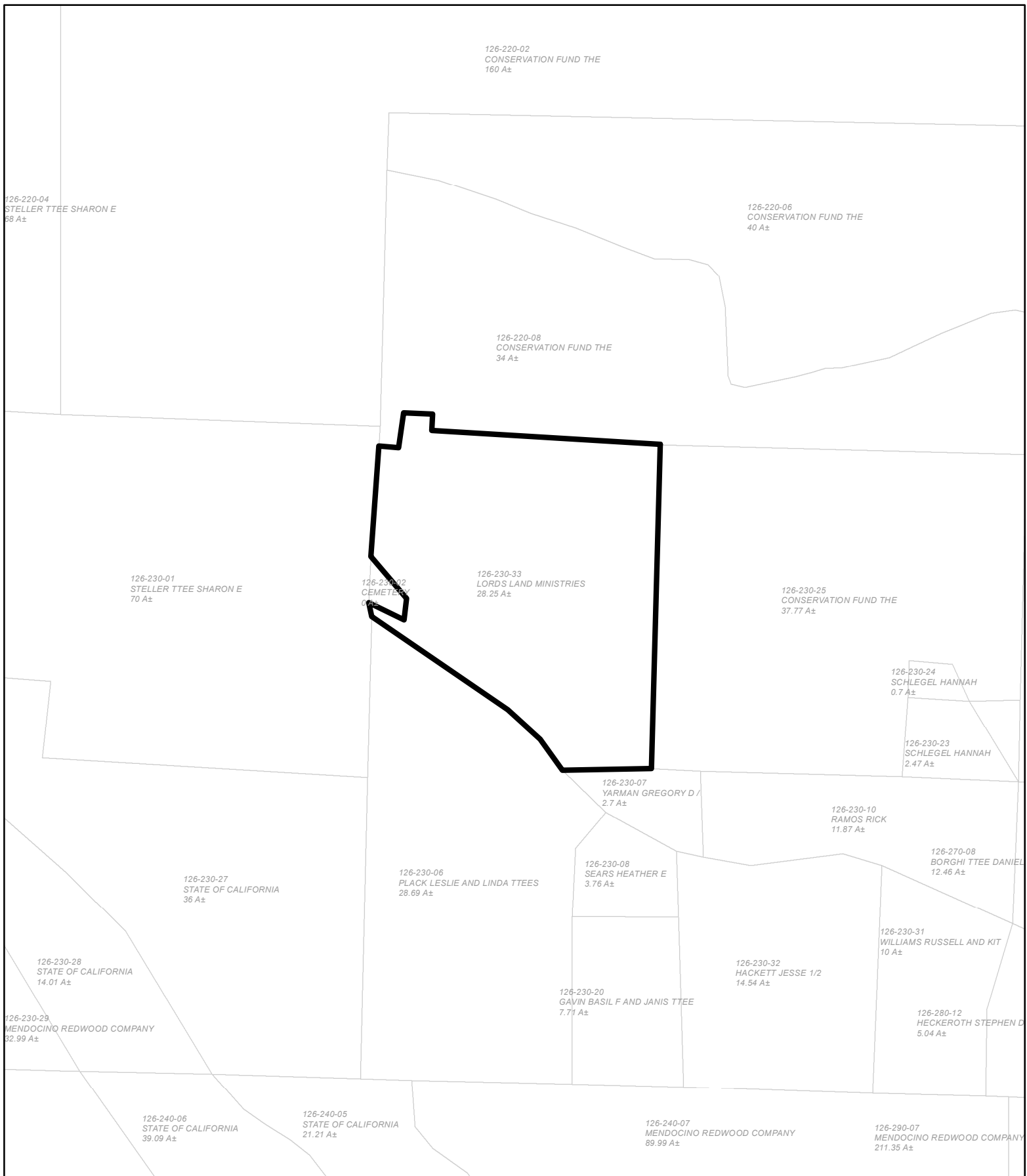
 Coastal Zone Boundary
 CDP Exclusion Areas
 Assessor's Parcels



1:6,000

CDP EXCLUSION AREAS

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CASE: UM 2025-0003
OWNER: Lord Land Ministries

APN: 126-230-33

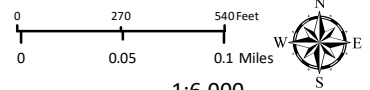
APLCT: T-Mobile USA, Inc.

AGENT: Lynda McClung

ADDRESS: 30660 Navarro Ridge Rd.



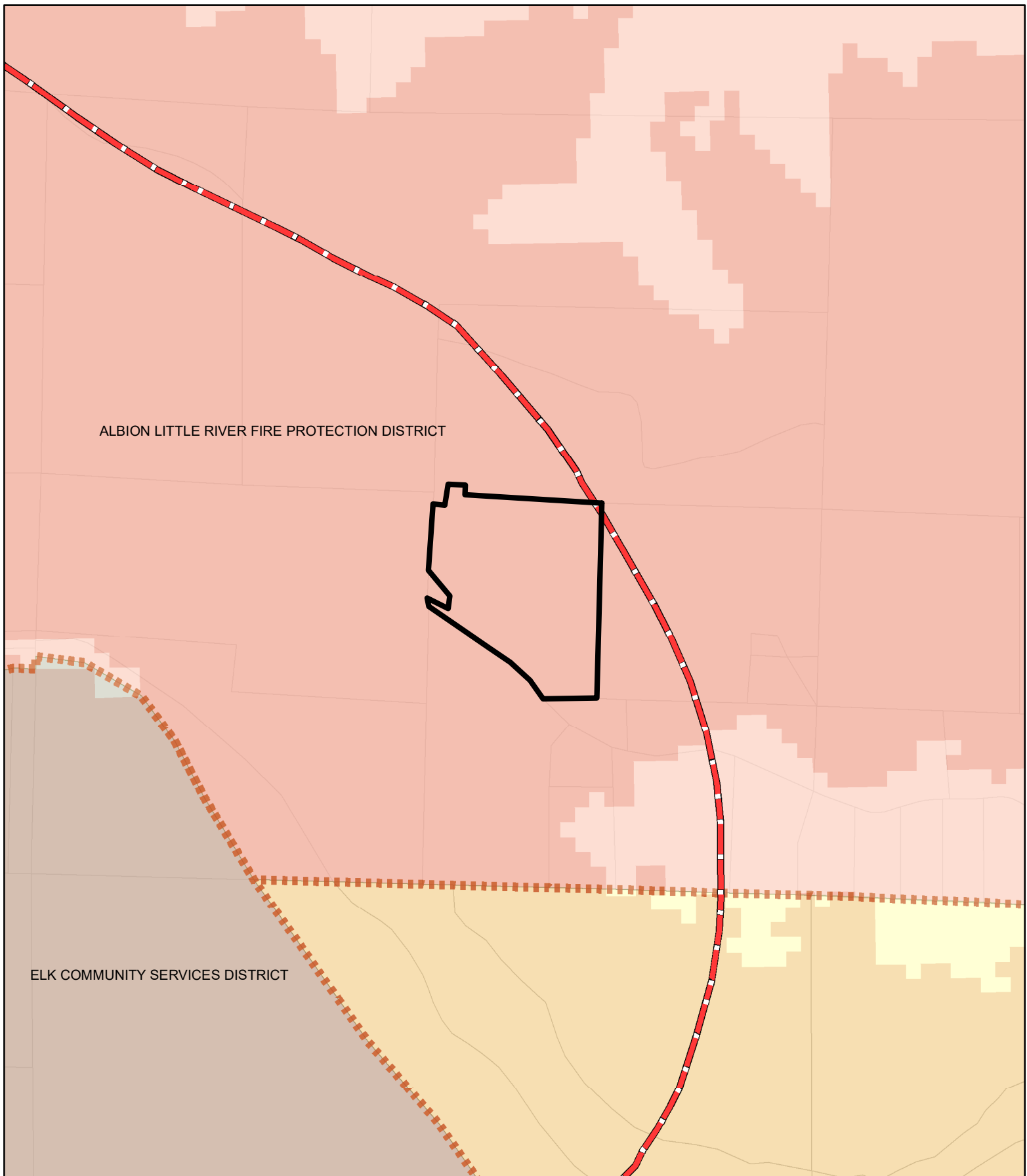
Assessors Parcels



1:6,000

ADJACENT PARCELS

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ALBION LITTLE RIVER FIRE PROTECTION DISTRICT

ELK COMMUNITY SERVICES DISTRICT

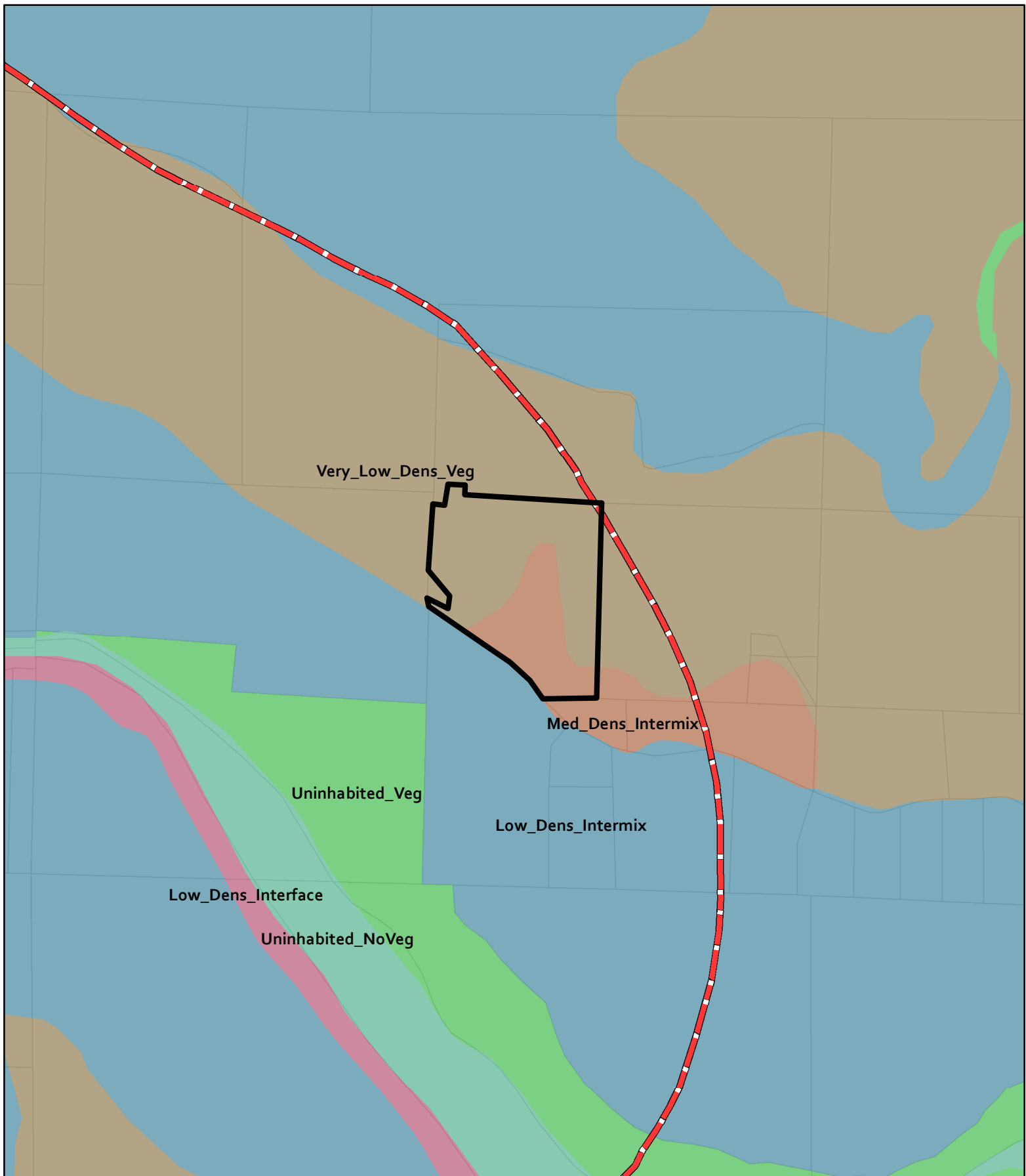
CASE: UM 2025-0003
OWNER: Lord Land Ministries
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AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

 Coastal Zone Boundary
 County Fire Districts
 High Fire Hazard
 Moderate Fire Hazard
 Assessor's Parcels

0 455 910 Feet
0 0.075 0.15 Miles
1:10,000
N
W E
S

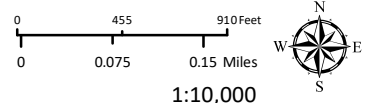
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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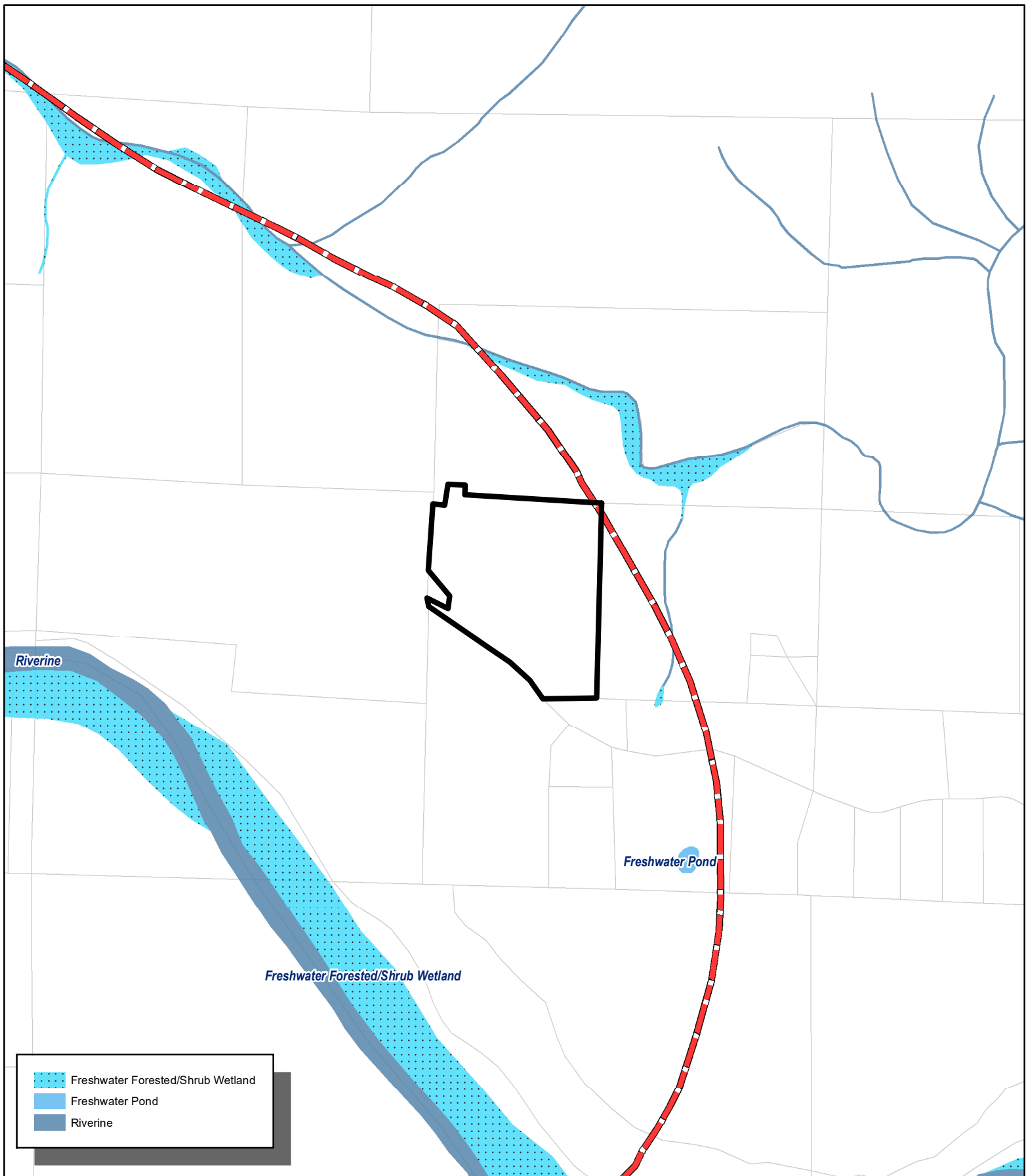
 Coastal Zone Boundary
 Assessor's Parcels



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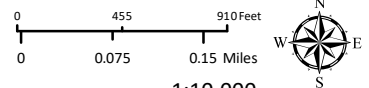
WILDLAND-URBAN INTERFACE

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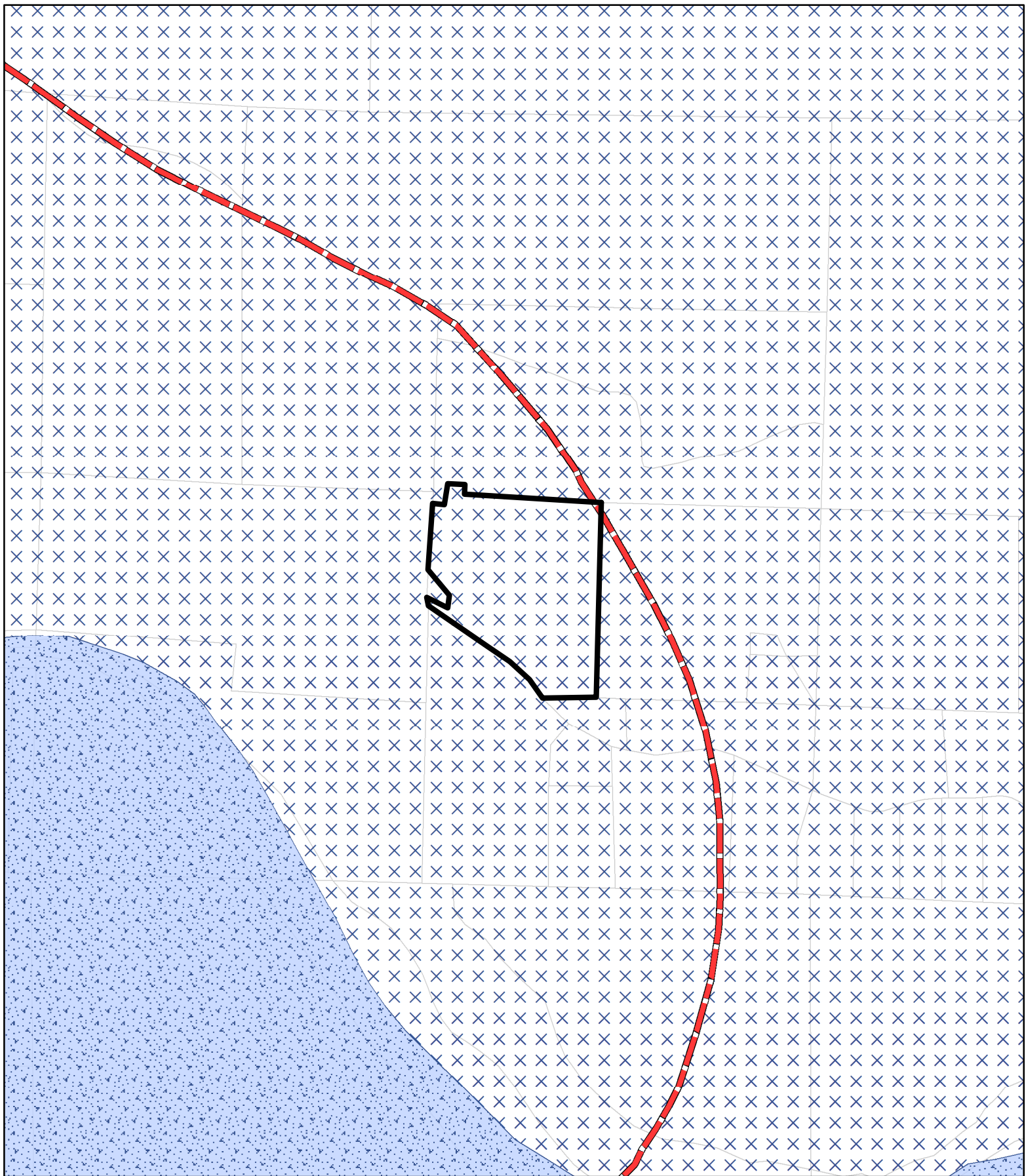
 Coastal Zone Boundary
 Assessor's Parcels



1:10,000

WETLANDS

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AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

-  Coastal Zone Boundary
-  Critical Water Resources
-  Critical Water Resources Bedrock

 Assessors Parcels

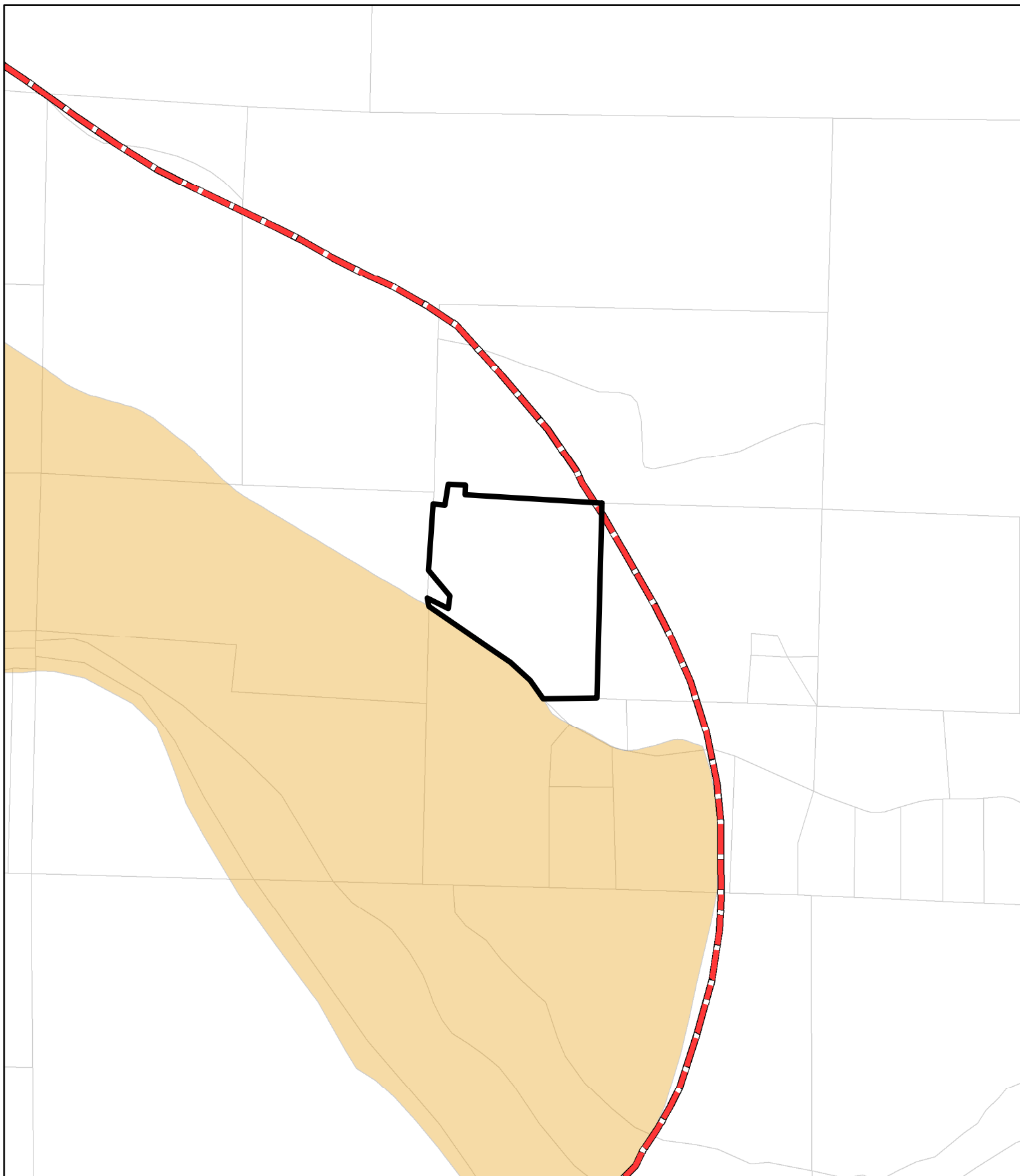
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0 0.075 0.15 Miles

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COASTAL GROUND WATER RESOURCES

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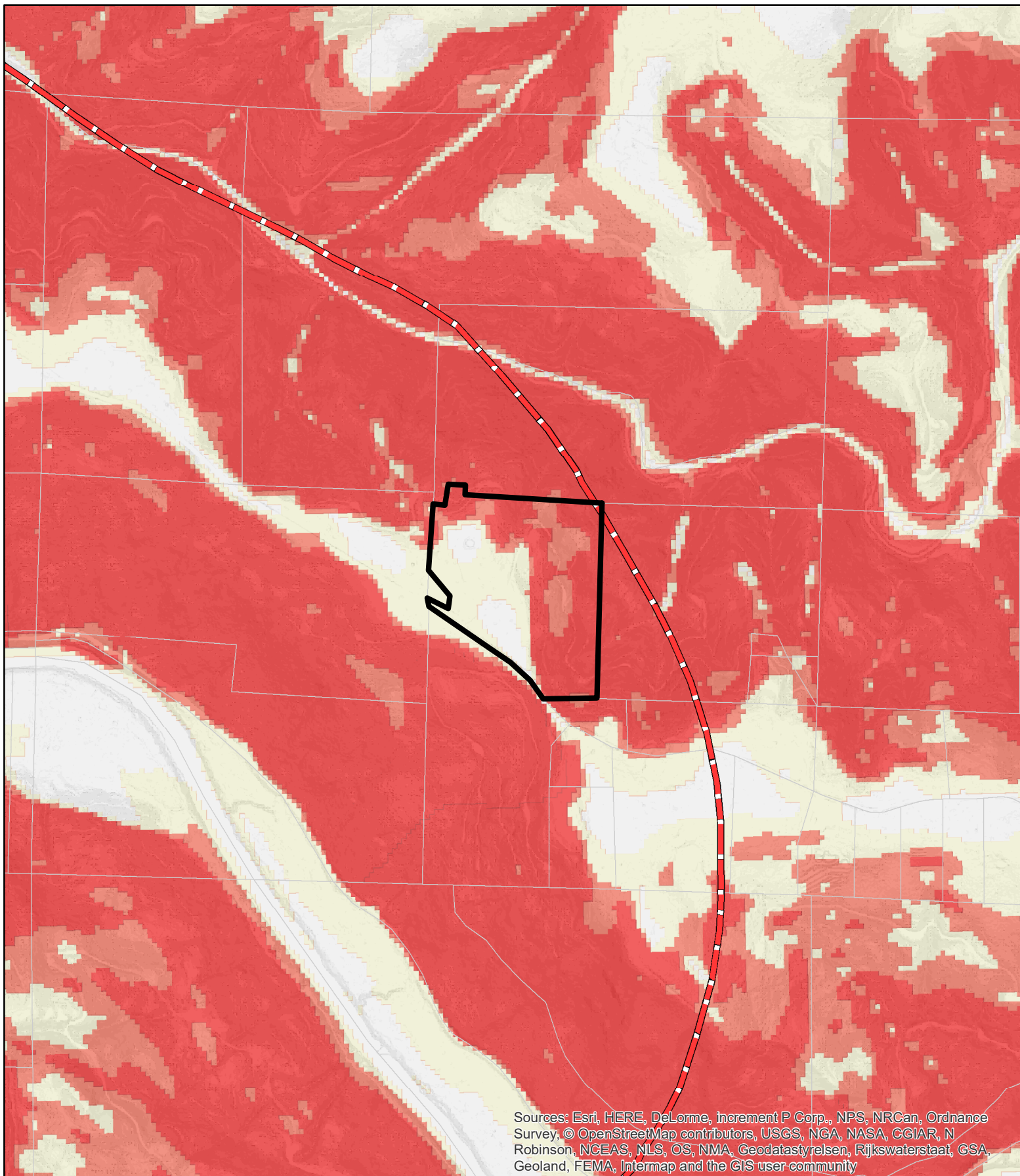
CASE: UM 2025-0003
OWNER: Lord Land Ministries
APN: 126-230-33
APLCT: T-Mobile USA, Inc.
AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

 Coastal Zone Boundary
 Highly Scenic
 Assessors Parcels

0 455 910 Feet
0 0.075 0.15 Miles
N
W E
S

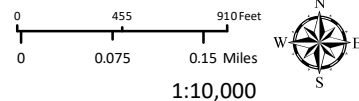
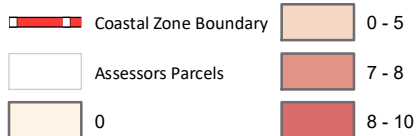
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HIGHLY SCENIC AREA

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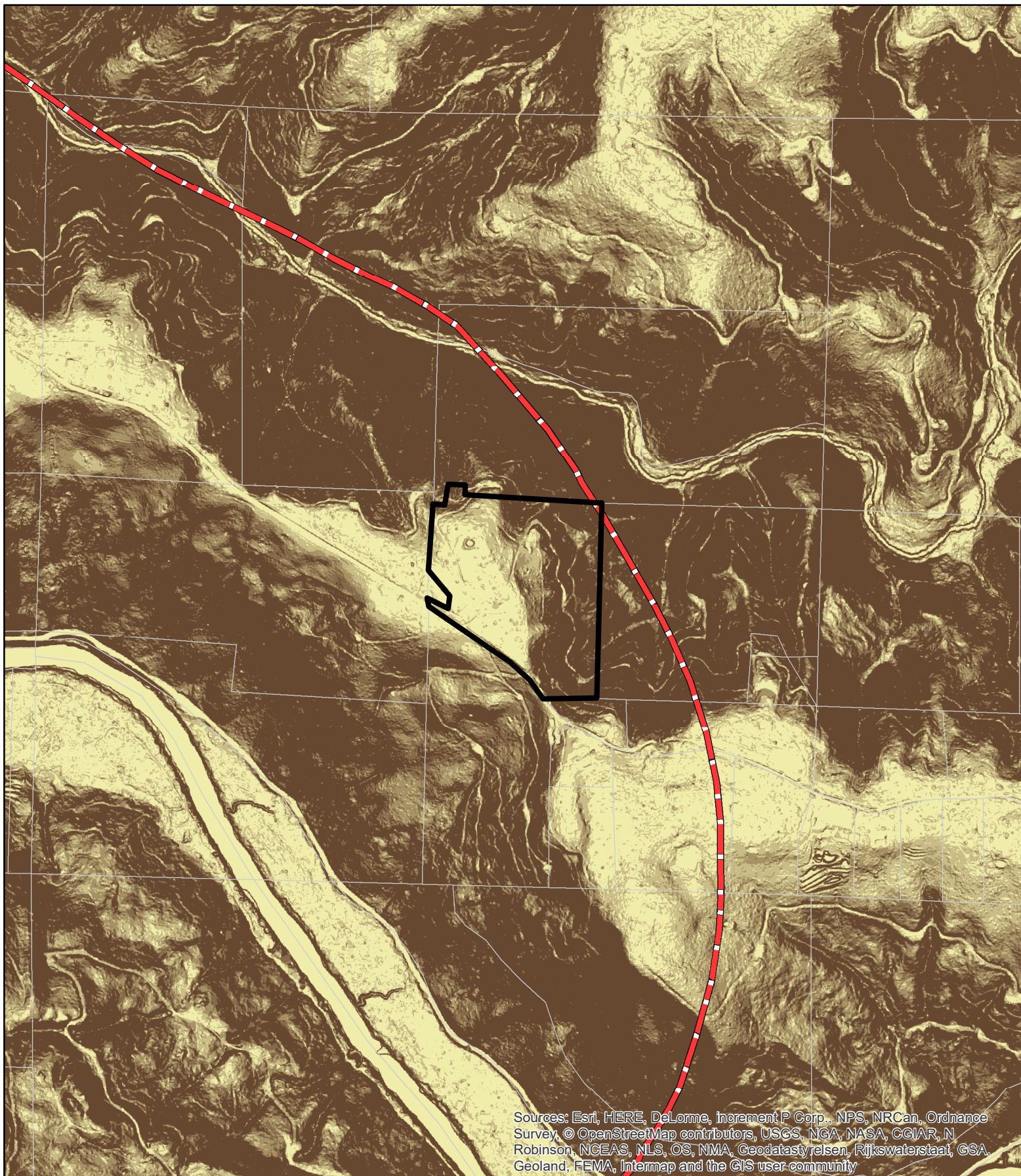
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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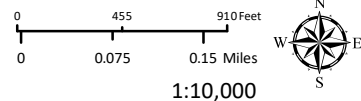
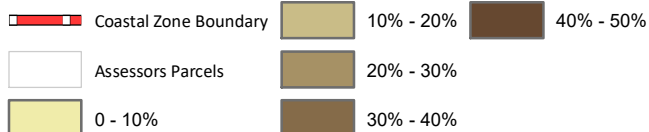
LANDSLIDE HAZARDS

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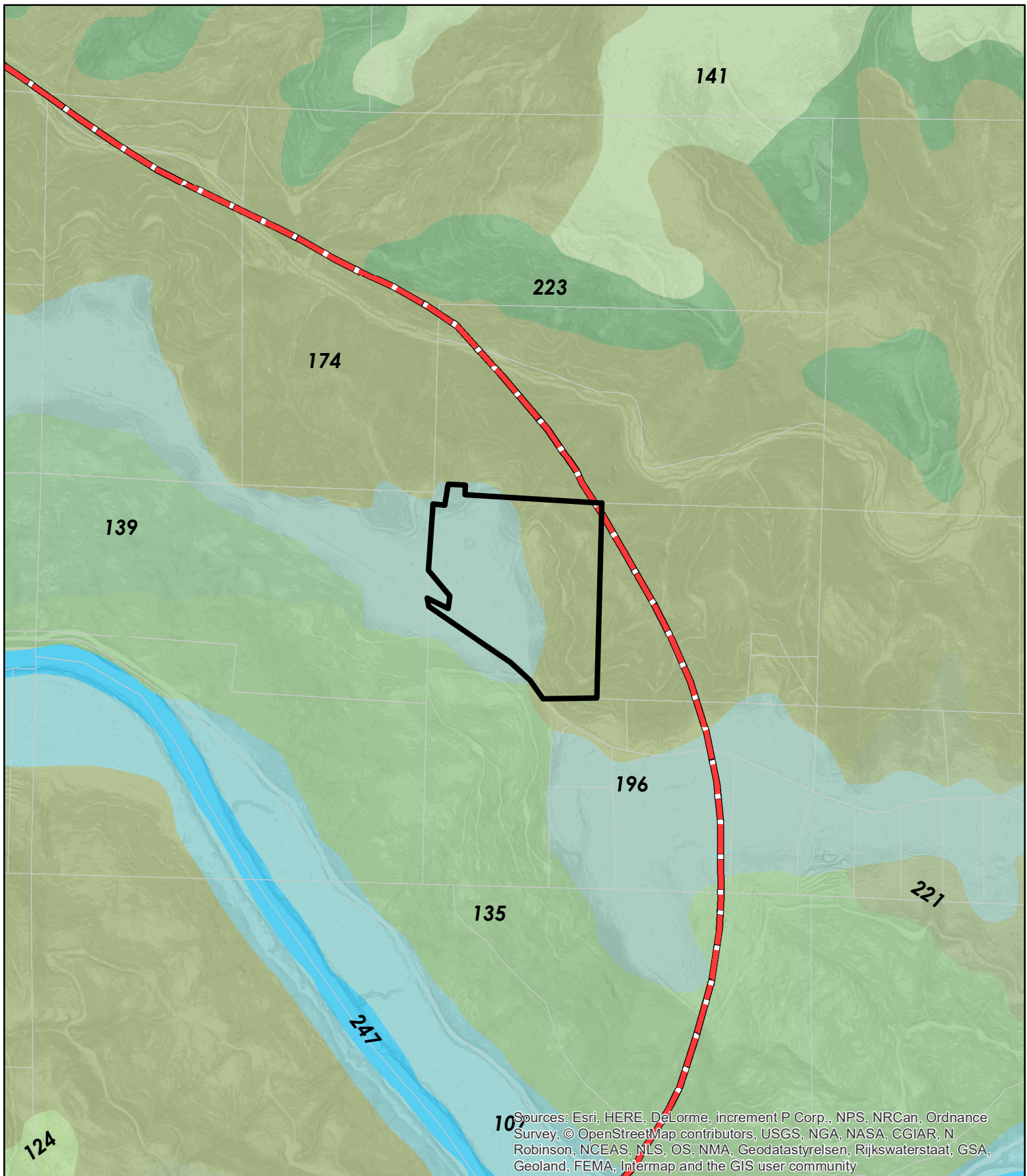
Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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1:10,000
ESTIMATED SLOPE

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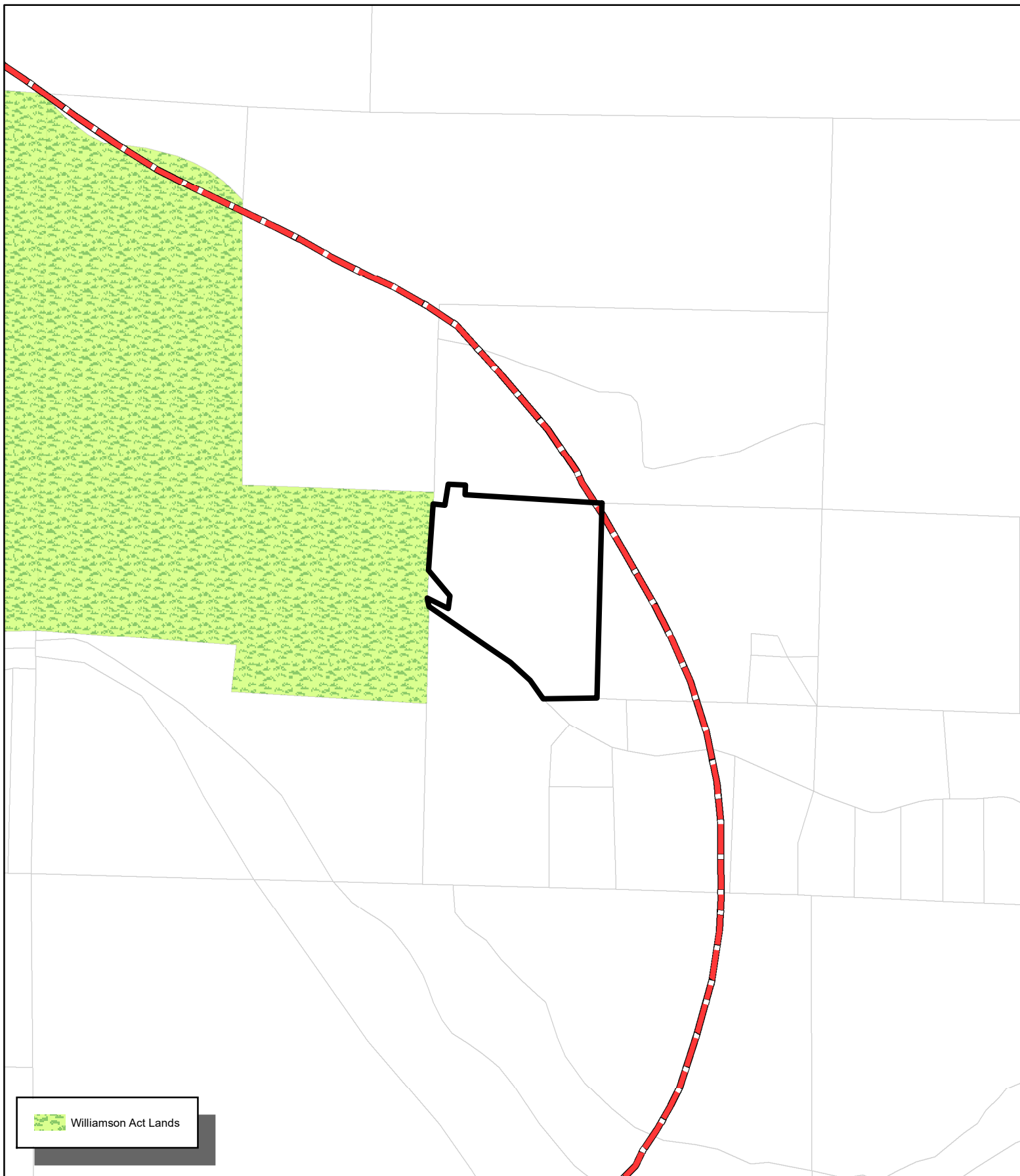
CASE: UM 2025-0003
OWNER: Lord Land Ministries
APN: 126-230-33
APLCT: T-Mobile USA, Inc.
AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

 Coastal Zone Boundary
 Assessors Parcels

0 455 910 Feet
0 0.075 0.15 Miles
1:10,000

WESTERN SOIL CLASSIFICATIONS

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 Williamson Act Lands

 Coastal Zone Boundary
 Assessor's Parcels

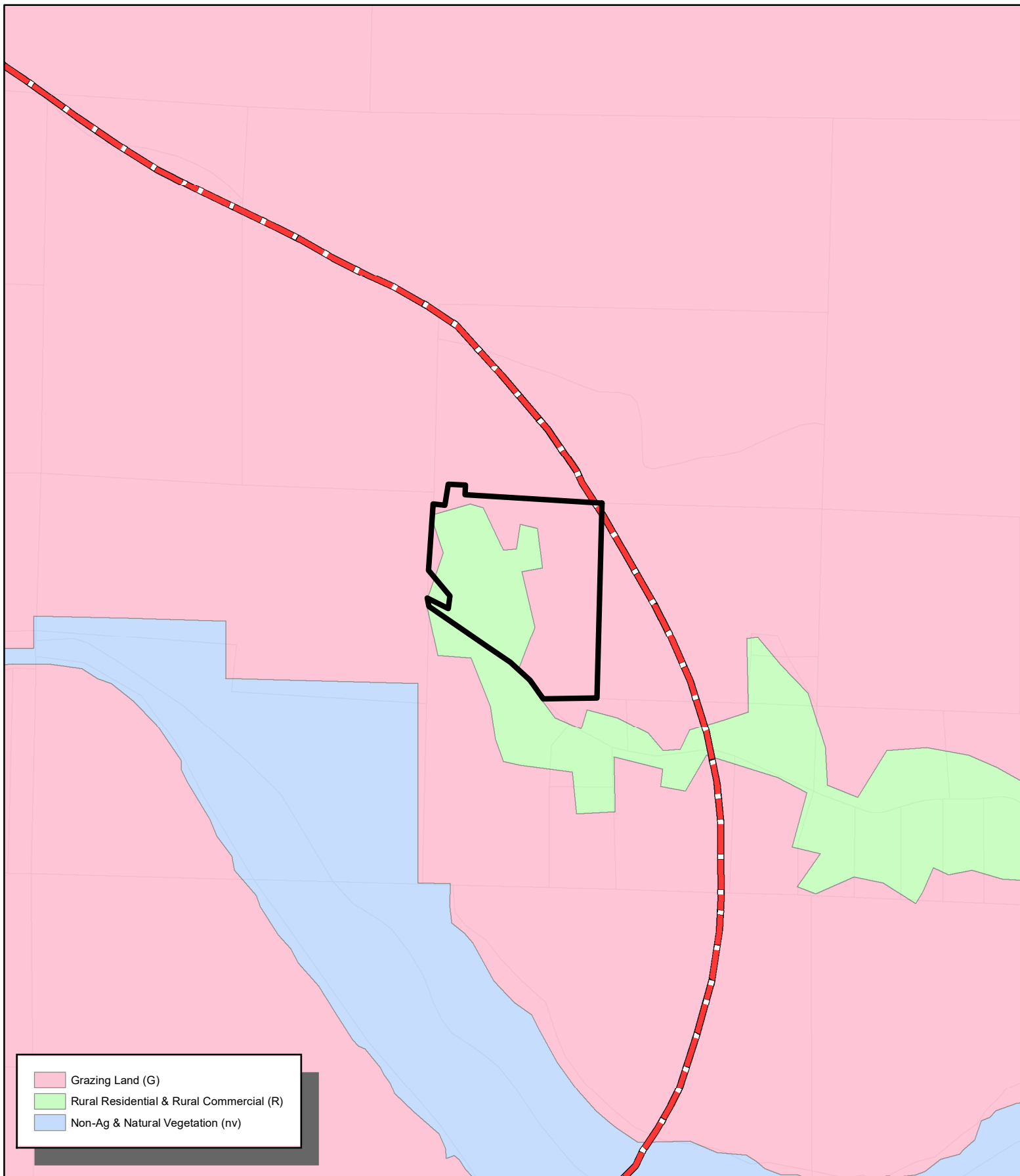
0 455 910 Feet
0 0.075 0.15 Miles
N
W E
S

1:10,000

WILLIAMSON ACT LANDS

CASE: UM 2025-0003
OWNER: Lord Land Ministries
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APLCT: T-Mobile USA, Inc.
AGENT: Lynda McClung
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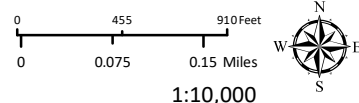
CASE: UM 2025-0003
OWNER: Lord Land Ministries

APN: 126-230-33
APLCT: T-Mobile USA, Inc.
AGENT: Lynda McClung

ADDRESS: 30660 Navarro Ridge Rd.

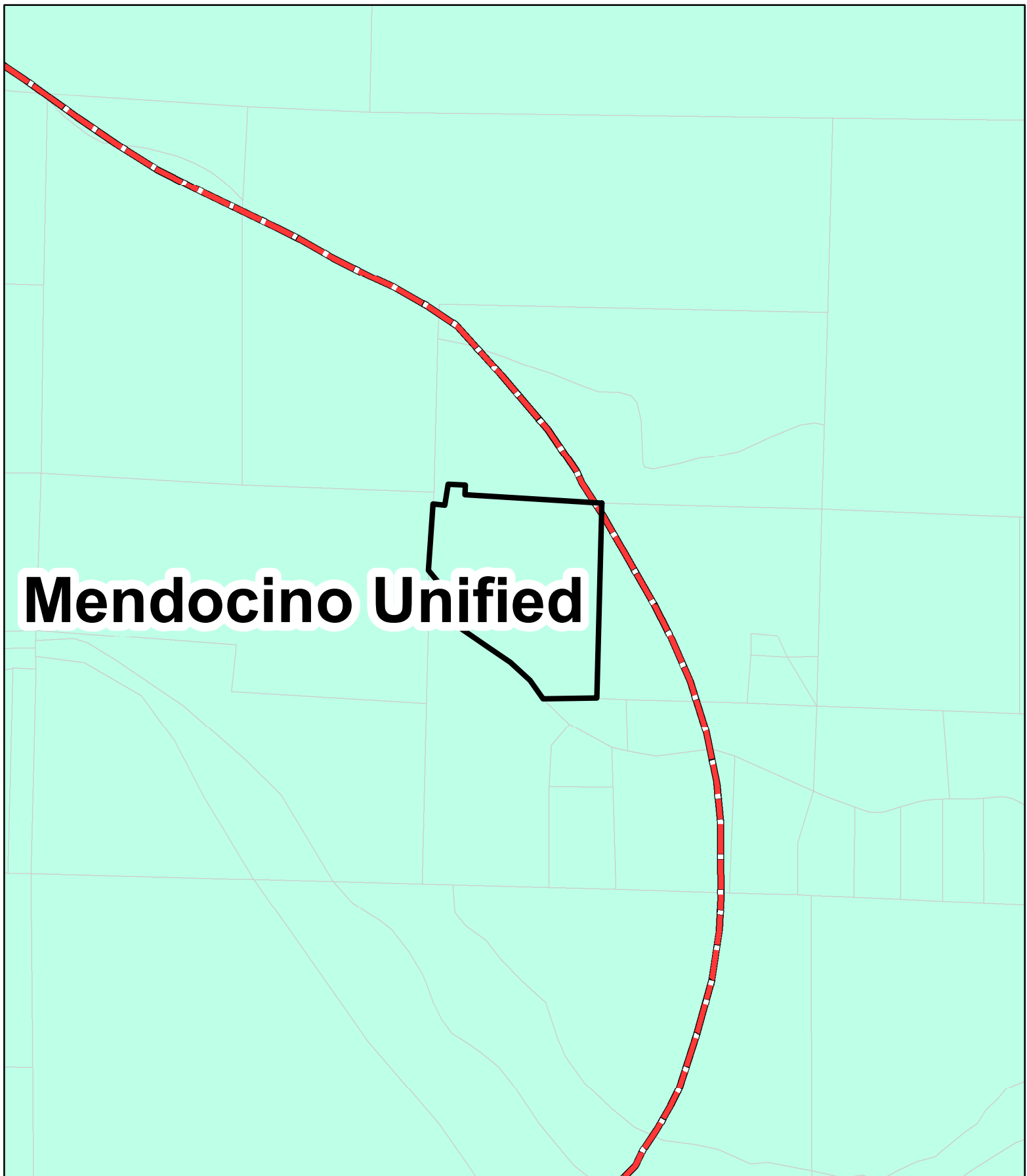
 Coastal Zone Boundary

 Assessor's Parcels



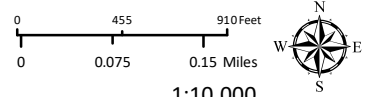
IMPORTANT FARMLANDS

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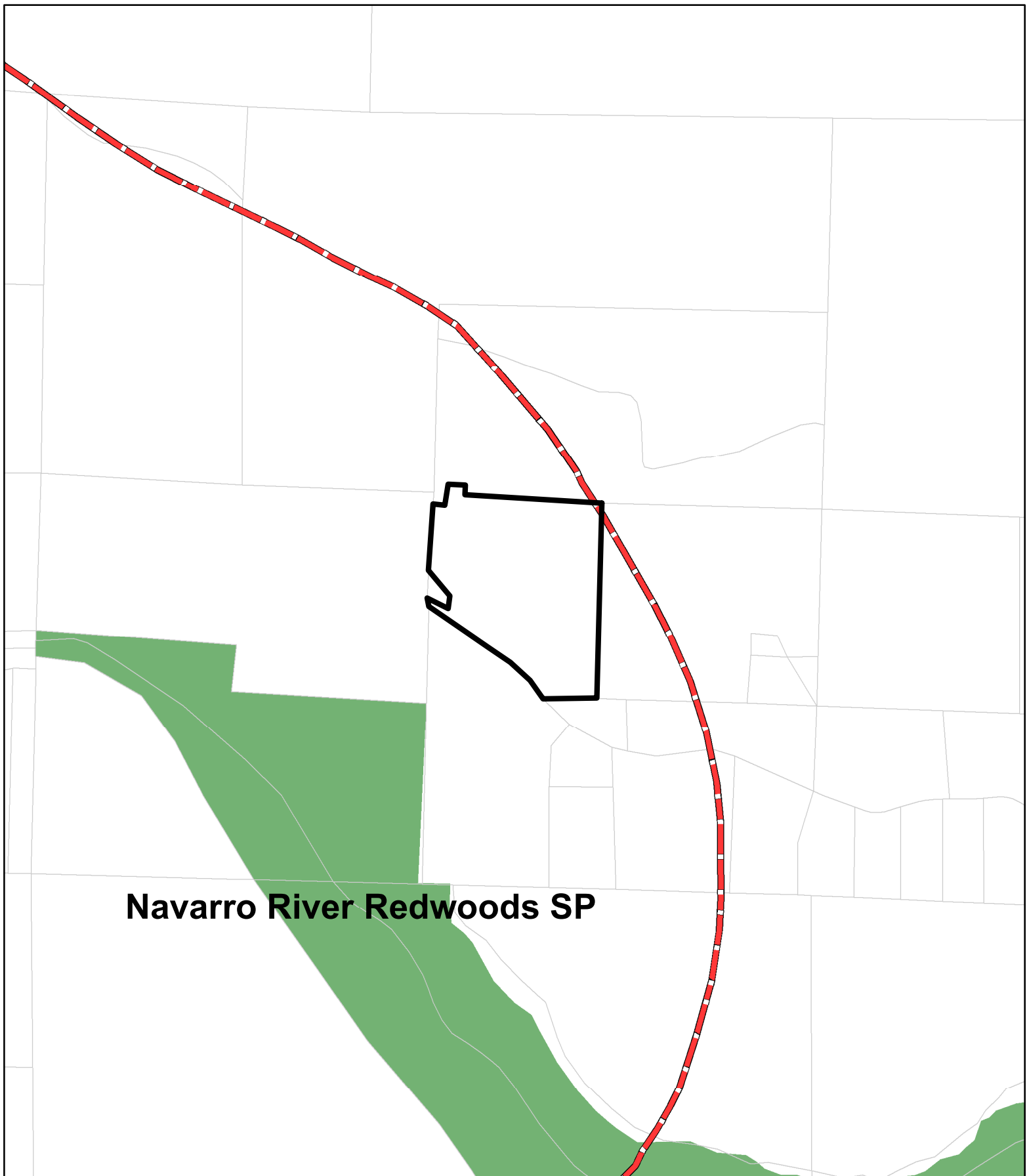
 Coastal Zone Boundary
 Assessors Parcels



1:10,000

SCHOOL DISTRICT

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AGENT: Lynda McClung
ADDRESS: 30660 Navarro Ridge Rd.

 Coastal Zone Boundary
 Assessor's Parcels
 State Parks

0 455 910 Feet
0 0.075 0.15 Miles



1:10,000

STATE PARKS

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