



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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Memo

DATE: February 18, 2021

TO: Planning Commissioners

FROM: Keith Gronendyke, Planner III

RE: Use Permit Modification Application, UM_2020-0004 (AT&T)

The property owner, Crown Castle, has submitted correspondence clarifying property ownership of the tower site and site address along with a brief history of the site and comments regarding a neighboring property owner.



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

January 10, 2021

Via email

Brent Schultz, Director
Julia Acker, Senior Planner
Keith Gronendyke, Planner III

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Dear Mr. Schultz, Ms. Acker, and Mr. Gronendyke:

On behalf of Crown Castle USC Inc. (“Crown Castle”), I write regarding Use Permit Modification Application UM 2020-0004 (the “Application”), which is currently pending before the County. The Application seeks to amend existing Use Permit UM 3-2009/2014 for Crown Castle’s telecommunications facility located at 3750 Spyrock Road, Laytonville, CA 95454 (the “Site”). The Application seeks approval for certain modifications, including increasing the height of the existing monopine at the Site by twenty (20) feet, installing new equipment on the tower and on the ground (within the existing lease area), and installing a diesel generator and associated fuel tank. The Application will allow deployment of AT&T’s equipment as part of the FirstNet network, which is the first high-speed, nationwide wireless broadband network for first responders and public safety.

With this email, Crown Castle acknowledges – and apologizes – that the Application included certain inadvertent errors when originally submitted. Specifically, the Application contained a scrivener’s error in the street address, which then resulted in Marcia Miller being listed as the owner of the property under the Site. To the best of our knowledge, all other information in the Application is accurate. With this email, we confirm that Crown Castle GT Company, LLC, an affiliate of Crown Castle, is the fee owner of the real property where the Site is located and that the correct address of the Site is 3750 Spyrock Road.¹ Crown Castle’s predecessor-in-interest, Contel Cellular, purchased the Site in fee on or about January 20, 1995. Ms. Miller acquired an adjacent property (identified as 3760 Spyrock Road) at some point thereafter.

Ms. Miller has raised certain concerns to Crown Castle and to the County. We have reviewed Ms. Miller’s concerns and respectfully submit that none of them bear on whether the Application should be granted. Ms. Miller asserts that the tower “is in the wrong place and should be moved away” and that the tower is “against the zoning regulations” because it “just appeared one day.” Contrary to Ms. Miller’s assertions, the Site complies with all applicable law. The County approved the original construction of the tower in 1994. In 1999, the County approved

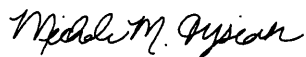
¹ The parcel upon which the Site is located was originally part of a 20 acre tract owned by Michelle Macias. The parcel, which is a 6,000 square foot parcel currently identified as APN 056-310-18, was conveyed to Contel Cellular, a California communications company, on January 20, 1995. Contel Cellular merged with GTE Wireless Inc., who subsequently conveyed the property to GTE Mobilnet of Central California Incorporated, who conveyed the parcel on April 1, 2000, to Crown Castle GT Company, LLC, an affiliate of Crown Castle.

Use Permit U 26-98 (Phase 1), which allowed the installation of certain antennas on the tower. Over the years, Use Permit Modifications have been legally obtained when necessary pursuant to applicable law.²

Ms. Miller has also raised concerns regarding notice of the Application and associated hearings. It is our understanding that sufficient notice has been provided.

We value our longstanding relationship with the County and ability to provide important infrastructure in that serves the local community. If you desire any further information, please do not hesitate to contact me at the contact information set forth below.

Yours very truly,



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² See Use Permit Modification UM 26-98/2002 (approving the installation of additional antennas and a 12x15 shelter on the ground); Use Permit U3-2009 (allowing replacement of the original 20 foot wooden monopole with a 50 foot monopine); Use Permit Modification U3-2009/2012 (approving the installation of additional antennas and extending the expiration date of U 26-98 to July 19, 2022); Administrative Permit AP 2016-0019 (approving installation of backup generator and associated fuel tank).