

Resolution Number _____

County of Mendocino
Ukiah, California

DECEMBER 17, 2025

AP_2025-0032 - US Cellular

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, GRANTING AN ADMINISTRATIVE PERMIT TO INSTALL ADDITIONAL ANTENNAS AND GROUND EQUIPMENT AT AN EXISTING WIRELESS TOWER SITE. INITIAL, TEMPORARY DEVELOPMENT INCLUDES THE ADDITION OF THREE ANTENNAS ON THE TOWER, RESULTING IN NO CHANGE IN HEIGHT, AND THE INSTALLATION OF A DIESEL GENERATOR, BATTERY TRAILER, FUEL TANK, AND EQUIPMENT PLATFORM. PERMANENT DEVELOPMENT PROPOSED INCLUDES THE ADDITION OF 12 NEW ANTENNAS, BRINGING THE TOWER HEIGHT TO 100 FEET, AND A NEW DIESEL GENERATOR AND FUEL TANK. ONCE THE PERMANENT COMPONENTS HAVE BEEN COMPLETED, THE TEMPORARY INSTALLATIONS WILL BE REMOVED.

WHEREAS, the applicant, Verizon Wireless C/O Complete Wireless Consulting, filed an application for an Administrative Permit with the Mendocino County Department of Planning and Building Services for additional antennas and ground equipment at an existing wireless tower site, with temporary and permanent components, 5.75 miles east of Manchester town center, 1.0 mile east of the intersection of Mountain View Road (CR 510) and Miller Court (private), located at 36900 Mountain View Rd, Manchester (APN 133-220-06), 8.5± miles west of Boonville, on a private road 1± mile south of Signal Ridge Road (CR 133), 4.25± miles south of its intersection with Philo-Greenwood Road (CR 132), located at 9817 Signal Ridge Road, Philo (APN: 026-450-42); General Plan Forest Land (FL); Zoning Timberland Production (TPZ); Supervisorial District 5; (the "Project"); 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 and 15303 for *Existing Facilities* and *New Construction of Small Structures*. The modifications proposed to the existing tower structure constitute a negligible expansion of use, meeting the criteria for an exemption under Section 15301, and the new ground structures, both temporary and permanent, are accessory to the wireless facility and thus meet the criteria for an exemption under Section 15303; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on December 17, 2025, at which time the Zoning Administrator 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 Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings based on the evidence in the record before it;

1. Pursuant to Mendocino County Code section 20.192.020(A), the proposed use is permitted within the applicable zone and complies with all other applicable provisions of this Division and all other titles of the Mendocino County Code, General Plan, and any applicable Specific Plan. The project involves modifications to an existing wireless communication facility, which falls under Towers

and Antennas, a subtype of Major Impact Services and Utilities, and is a permitted use in the Timberland Production zoning district upon issuance of a Use Permit pursuant to section 20.064.020(B). The existing tower was permitted under U_2015-0016, set to expire on January 21, 2026. Pursuant to MCC 20.236.020(B), modifications to existing facilities may be approved via an Administrative Permit rather than a Use Permit Modification provided the project is consistent with the Development Standards found in MCC 20.236.025. To the extent these standards are legally enforceable, the project is consistent. Although the proposed tower modifications are not consistent with the original Use Permit U_2015-0016 and would increase the height and width of the existing tower, they remain within the bounds of what the County is compelled to approve as an Eligible Facilities Request per 47 CFR § 1.6100 (the Spectrum Act), and the applicant has provided evidence that the combined level of radio frequency radiation for all arrays shall not exceed the maximum permissible exposure level set by the Federal Communications Commission. The temporary ground equipment, the sole portion of the project proposal that does not qualify as an Eligible Facilities Requests, does meet all applicable standards; and

2. Pursuant to Mendocino County Code section 20.192.020(B), the proposed use is necessary for the public health, safety or welfare. According to the applicant, the proposed modifications would preserve wireless coverage which would otherwise be lost. Although the wireless provider is a private corporation, the Mendocino County General Plan has recognized wireless communication services as publicly important. As such, the preservation of wireless coverage furthers public welfare; and
3. Pursuant to Mendocino County Code section 20.192.020(C), the proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this Division. The development standards applicable to the installation of additional antennas and associated equipment to be located on an existing wireless communication facility are found in MCC Section 20.236.025(A), as circumscribed by 47 CFR § 1.6100 (the Spectrum Act). As noted in finding No. 1 above, the proposed modifications meet the applicable, enforceable standards and would not result in a permanent substantial change to the facility; and
4. Pursuant to Mendocino County Code section 20.192.020(D), adequate utilities, access roads, drainage improvements and other necessary facilities have been or are being provided. The proposed development would include an increase in onsite diesel fuel generation capacity. No increase in road network usage or other utility demand is anticipated.
5. The project is consistent with Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012. As shown in the submitted plans, the modifications would not increase the height of the existing tower by more than ten percent (10%), would involve the installation of zero (0) new equipment cabinets or shelters, would not add any appurtenance to the tower which would protrude from the edge of the tower more than twenty (20) feet, and would not involve excavation outside the current tower site.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby approves the requested Administrative Permit (AP_2025-0032), subject to the Conditions of Approval in Exhibit A attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator 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 Zoning Administrator'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: Jocelyn Gonzales-Thies
Acting Commission Services Supervisor

By: _____

BY: Julia Krog
Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL

DECEMBER 17, 2025

AP_2025-0032 - MRC/VERIZON WIRELESS

Installation of additional antennas and ground equipment at an existing wireless tower site, with temporary and permanent components, 5.75 miles east of Manchester town center, 1.0 mile east of the intersection of Mountain View Road (CR 510) and Miller Court (private), located at 36900 Mountain View Rd, Manchester (APN 133-220-06), 8.5± miles west of Boonville, on a private road 1± mile south of Signal Ridge Road (CR 133), 4.25± miles south of its intersection with Philo-Greenwood Road (CR 132), located at 9817 Signal Ridge Road, Philo; APN: 026-450-42.

APPROVED PROJECT DESCRIPTION: Administrative Permit to install additional antennas and ground equipment at an existing wireless tower site. Initial, temporary development includes the addition of three antennas on the tower, resulting in no change in height, and the installation of a diesel generator, battery trailer, fuel tank, and equipment platform. Permanent development proposed includes the addition of 12 new antennas, bringing the tower height to 100 feet, and a new diesel generator and fuel tank. Once the permanent components have been completed, the temporary installations will be removed. (The "Project.")

CONDITIONS OF APPROVAL:

- ~~1. Exterior surfaces of structures and equipment shall have subdued colors and non-reflective materials selected to blend with their surroundings. Color(s) shall be reviewed by the Department of Planning and Building Services for approval prior to issuance of a building permit.~~

~~Prior to issuance of a building permit, the applicant shall provide samples of colors to be used to the Department of Planning and Building Services for approval along with a statement that exterior surface of structure and equipment will be made of non-reflective materials. Department of Planning and Building Services planning staff will verify compliance with this condition prior to final of any building permit.~~

- Existing trees and other vegetation, which will provide screening for the proposed facility and associated access roads, shall be protected from damage. No trees or other vegetation that provide visual screening of the communications facility shall be removed after project completion except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility. Activities such as removal of poison oak and mowing field are not included in this limitation.
- If use of any portion of the proposed facility is discontinued for more than one year, all parts of the facility not in use, above grade, shall be completely removed from the site, and the site shall be restored to a natural-appearing condition.

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

~~4. An evaluation of the facility's stealth capability shall be submitted for review and approval by the Department of Planning and Building Services within one year of issuance of this Administrative Permit. The report shall assess surrounding vegetation growth, including height and density in the vicinity, and a color assessment to assess fading of material. Replacement or remediation of the wireless facility shall be performed by the applicant if required by the Department of Planning and Building Services.~~

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

5. Except as required by State or Federal statute, exterior light fixtures shall be designed or located so that only reflected, non-glaring light is visible from beyond the immediate vicinity of the site, and shall be turned off except when in use by facility personnel.
6. All grading activities must comply with Mendocino County Air Quality Management District Regulation 1 Rule 430 regarding fugitive dust emissions
7. The applicant shall contact the Mendocino County Air Quality Management District for a determination as to whether an Asbestos Dust Mitigation Plan is required. If required, the applicant shall provide a copy of the Plan to the Department of Planning and Building Services along with a letter from the District stating the Plan is satisfactory to the District.
8. In the event that archaeological resources are encountered on the site, further disturbance in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
9. As soon as practical following completion of any earth disturbance, vegetative ground cover or driveway surfacing equal to or better than existing shall be reestablished on all disturbed portions of the site. Project construction activities are limited to the project footprint. Trenches will need to be filled and resurfaced to match the original surface.
10. All grading and site preparation, at a minimum, shall adhere to the following "Best Management Practices": The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion control measures shall be in place at the end of each day's work, and shall be maintained until permanent protection is established.
 - e. Erosion control measures shall include but are not limited to: seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless an Erosion and Sedimentation Prevention Plan, prepared by a registered civil engineer, has been submitted and approved by the Department of Planning and Building Services which outlines wet weather earthmoving and drainage control protocols. Such plan shall

include all appropriate Best Management Practices that shall be installed in accordance with the approved Erosion and Sediment Prevention Plan prior to the start of construction during the rainy season.

- g. Pursuant to the California Building Code and Mendocino County Building Regulations, a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 1. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1,524 mm) in height and steeper than 1 unit vertical in 1.5 units horizontal (66.7% slope).
 2. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.
11. Any generator used to support the facility shall be equipped with mufflers and spark arresters, and shall not produce noise levels exceeding 50 dBA at the nearest off-site residence. Routine testing and maintenance shall be limited to weekdays between 8:30 a.m. and 4:30 p.m. Repairs and emergency use are not included in this limitation. If necessary, the generator shall be enclosed by a noise barrier shelter designed by an acoustical engineer and remain oriented and screened to limit excessive noise to surrounding residences.
- ~~12. The facility shall provide if requested, space for any public emergency service provider to locate communication equipment on the tower, provided no interference to function will result at a minimum or no fee.—~~
13. In conformance with encroachment permit procedures administered by the Mendocino County Department of Transportation, the applicant shall maintain a standard driveway approach onto Mountain View Road (CR 510), to a minimum width of ten (10) feet, and improved length of fifteen (15) feet from the edge of the County road, to be surfaced with surfacing comparable to that on the County road.
14. Prior to any work within County rights of way, the applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation.
15. Prior to the final inspection by the Building Division of the Department of Planning and Building Services, an identification sign for each company responsible for operation and maintenance of facilities at the site, no larger than one square foot, shall be mounted on the fence exterior in a location visible when approached from the road, and shall provide the name, address, and emergency telephone number of the responsible companies. The address assigned to the site by the Planning and Building Services Department shall be posted.
16. 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.
17. Prior to commencement of operations, all surplus construction materials and debris, including cleared vegetation, shall be removed from the site to a proper disposal facility. Thereafter the site shall be kept free of refuse.
18. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower, to be confirmed by photographic evidence submitted to Planning and Building Services.

19. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of a Use Permit or Administrative Permit.
20. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless the Zoning Administrator has approved a modification.
21. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
22. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any one or more of the following grounds:
 - a. That the permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which the permit was granted have been violated.
 - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.

Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.

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

- ~~24. U_2015-0016 was issued for a period of ten years, and shall expire on January 21, 2026. AP_2025-0032 does not constitute a renewal of U_2015-0016. The applicant has the sole responsibility for renewing U_2015-0016 before the expiration date. The renewal of U_2015-0016 must incorporate the modifications of AP_2025-0032 and thus supersede AP_2025-0032.~~

25. This permit shall become effective after all applicable appeal periods have expired or appeal processes have been exhausted. Failure of the applicant to make use of this permit within two years shall result in the automatic expiration of this permit. This condition shall not be construed to extend the expiration date of U_2015-0016.

- ~~26. Future modifications shall be considered cumulatively with the modifications approved under AP_2025-0032 to determine if request constitutes a "substantial change" to the facility under applicable federal law, unless Federal regulations impose an alternative method of determining a substantial change.~~