

Resolution Number PC_
County of Mendocino
Ukiah, California
NOVEMBER 5, 2026
UM_2025-0003 LORDS LAND MINISTRIES

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A MITIGATED
NEGATIVE DECLARATION AND GRANTING A COASTAL
DEVELOPMENT USE PERMIT MODIFICATION FOR A WIRELESS
COMMUNICATIONS TOWER

WHEREAS, the original applicant, AT&T Mobility, filed an application for a Coastal Development Use Permit with the Mendocino County Department of Planning and Building Services to construct a 135-foot tall wireless communications monopine tower and associated development, in the Coastal Zone, approximately 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); General Plan FL160, RMR20; Zoning FL:160, TP:160, RMR:20; Supervisorial District 5; (the "Project"); and

WHEREAS, an Initial Study and draft Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review on April 18, 2019 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on May 16, 2019, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

WHEREAS, on May 16, 2019, the Planning Commission adopted Resolution Number PC_2019-0007, which found the Mitigated Negative Declaration to be adequate and approved Coastal Development Use Permit U_2017-0034, subject to the conditions contained in Exhibit A of Resolution Number PC_2019-0007; and

WHEREAS, the applicant, T-Mobile, filed an application for a Coastal Development Use Permit Modification for the continued operation of a wireless communication facility and any site improvements that fall within the definition of Eligible Facilities Requests according to FCC Guidance, approximately 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); General Plan FL160, RMR20; Zoning FL:160, TP:160, RMR:20; Supervisorial District 5; (the "Project"); (the Initial Project and Modified Project together are referred to as the "Project"); and

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

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

1. The proposed development is in conformity with the certified local coastal program. Visual resources are protected by the use of a stealth design for the tower. There are no sensitive habitats documented on the parcel. The proposed development is in conformity with all other provisions of the local coastal program including public access, circulation, groundwater resources, archaeological resources and grading; and

2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The existing access to the parcel will be improved to commercial standards, internal access roads will be developed that meet fire district standards, utilities will be extended to the site and drainage has been considered and conditions of approval recommended to ensure no impacts will occur as a result of the project; and
3. The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. The proposed development is located entirely within the portion of the parcel zoned Remote Residential and is an allowed conditional use within the district with the granting of a coastal development use permit. The proposed development will not interfere with the continued residential and recreational/retreat use of the parcel; and
4. The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. An Initial Study has been prepared which identified potentially significant impacts, which can be reduced to less than significant levels with the incorporation of several mitigation measures. As a result, a Mitigated Negative Declaration has been prepared; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource. The Mendocino County Archaeological Commission accepted the submitted Revised Cultural Resources Investigation prepared by Archaeological Resources Technology dated November 25, 2018 at its February 13, 2019 meeting and recommended that only the standard discovery clause condition be applied; and
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Curbside pick-up is available to the parcel, additionally several Solid Waste Transfer Stations are located within 15 miles of the project site and can accommodate the solid waste disposal needs of the site. After construction is complete, maintenance workers are anticipated to visit the site approximately once per month, resulting in few additional vehicle trips per day than what presently exists from existing uses on the parcel. The subject property is located approximately 3 miles west of the intersection of Navarro Ridge Road (CR 518) and State Route 1, where the existing peak hour Level of Service is reported as "B" for the westbound approach and no data provided for the eastbound approach. Level of Service "B" notes only minor delays for traffic of 10 to 15 seconds and is considered acceptable.

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

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Coastal Development Use Permit Modification, subject to the Conditions of Approval in Exhibit "A", attached hereto.

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

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission.

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 Services Supervisor

By: _____

BY: NASH GONZOALEZ
Interim Chief Planner

CLIFF PAULIN, Chair
Mendocino County Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
NOVEMBER 5, 2026
LORDS LAND MINISTRIES - U_2025-0003

Coastal Development Use Permit Modification to authorize continued operation of a wireless communication facility and any site improvements that fall within the definition of Eligible Facilities Requests according to FCC Guidance in effect at the time the change is proposed. This includes, but is not limited to, the following: extension of an existing monopine wireless tower by 20 feet, with the addition of 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. Future changes to the facility that fall within the definition of Eligible Facilities Requests under FCC Guidance as in effect at the time the change is proposed shall also be authorized by this modified permit.

APPROVED PROJECT DESCRIPTION: Coastal Development Use Permit Modification to authorize continued operation of a wireless communication facility and any site improvements that fall within the definition of Eligible Facilities Requests according to FCC Guidance in effect at the time the change is proposed. This includes, but is not limited to, the following: extension of an existing monopine wireless tower by 20 feet, with the addition of 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. Future changes to the facility that fall within the definition of Eligible Facilities Requests under FCC Guidance as in effect at the time the change is proposed shall also be authorized by this modified permit.
CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by “”):**

Aesthetics

1. **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.
2. **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.
3. **Prior to issuance of a building permit, the applicant shall provide an irrevocable letter of credit, bond, certificate of deposit, or other reasonable form of security satisfactory to County Counsel, sufficient to fund the removal of the facility and restoration of the site in the event that the applicant abandons operations or fails to comply with requirements for removal of facilities and restoration of the site.

4. **Exterior surfaces of structures and equipment shall have subdued colors and non-reflective materials selected to blend with their surroundings. Color samples shall be submitted to the Department of Planning and Building for approval.
5. Exterior light fixtures shall be designed or located so that only reflected, non-glaring light is visible from beyond the immediate vicinity of the site, and shall be turned off except when in use by facility personnel. No aircraft warning lighting shall be installed unless required by agencies with jurisdiction over such a determination.
6. **An evaluation of the facility's stealth capability shall be submitted for review and approval by the Department of Planning and Building Services after the initial construction, one year following construction and every five years thereafter. The report shall assess surrounding vegetation growth, including height and density in the vicinity, and a color assessment to assess fading of material. Replacement or remediation of the wireless facility shall be performed by the applicant if required by the Department of Planning and Building Services.
7. **Branches of the "monopine" shall extend beyond the antennas and fully conceal the supporting structure and antennas. The branches must:
 - a. Be constructed to a density of 2.5 branches for each one vertical foot of pole, and
 - b. Start attachment at no greater than twenty-five (25) feet above finished grade and continue to the top of the pole, and
 - c. Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.

Air Quality

8. Prior to the development phase of the project, the applicant shall contact the Mendocino County Air Quality Management District for a determination as to the need for a permit from the District for the proposed generator or any of the other proposed construction activities.
9. The new access road leading from the existing road to the project site shall be graveled at a bare minimum. Any rock material used for surfacing, including rock from onsite sources, must comply with regulations regarding asbestos content.
10. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.

Biological Resources

11. The clearing of vegetation and initiation of construction shall be done during the bird non-breeding season between September and January. If this cannot be accomplished then a qualified biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. The survey shall be submitted for review and approval by California Department of Fish and Wildlife staff. Any recommendations of California Department of Fish and Wildlife Staff as a result of review of that survey shall be adhered to.
12. The clearing of vegetation and initiation of construction shall be done between September 1 and October 31. If this cannot be accomplished then preconstruction surveys for potential bat roost sites shall be conducted and submitted for review and approval by the California Department of Fish and Wildlife.

13. Heavy equipment undercarriages and tires shall be washed prior to entering the site in order to remove any invasive plant seed.
14. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Wildlife Code are submitted to the Mendocino County Department of Planning and Building Services. **Said fee of \$3,068.75 (fee will change after January 1st, 2027), shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any appeal period.** Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to ensure timely compliance with this condition.**

Cultural Resources

15. In the event that archaeological resources are encountered on the site, further disturbance in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

Geology and Soils

16. 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.
17. 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:
 - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1,524 mm) in height and steeper than 1 unit vertical in 1.5 units horizontal (66.7% slope).
 - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.

Hazardous Materials:

- 18. Should fuel storage at the site exceed thresholds established for when preparation of a Hazardous Materials Management Plan is required, a Hazardous Materials Management Plan (HMMP) shall be submitted to the satisfaction of the Division of Environmental Health. Prior to the issuance of any building permits in reliance of this Use Permit, the 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.

Noise

- 19. Any and all generators 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, any generator shall be enclosed by a noise barrier shelter designed by an acoustical engineer and remain oriented and screened to limit excessive noise to surrounding residences.

Public Services

- 20. The applicant shall complete Cal Fire standard fire safe requirements pursuant to Cal Fire #532-17. The applicant shall obtain written verification from Cal Fire stating that this condition has been met to the satisfaction of Cal Fire and submit it to the Department of Planning and Building Services.
- 21. If requested, the facility shall provide at minimum or no fee, space for any public emergency service provider to locate communication equipment on the tower, provided no interference to function will result.

Transportation/Traffic

- 22. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a standard commercial driveway at 30660 Navarro Ridge Road (CR 518), APN 126-230-33, in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted. The applicant shall obtain written verification from the Department of Transportation stating that this condition has been met to the satisfaction of the Mendocino County Department of Transportation and submit it to the Department of Planning and Building Services.
- 23. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County rights-of-way.

Wireless Guidelines

24. Prior to the final inspection by the Building Division of the Department of Planning and Building Services, an identification sign for each company responsible for operation and maintenance of facilities at the site, not larger than two square feet, shall be posted at a location from which it can be easily read from outside the perimeter of the communications facility, and shall provide the name, address, and emergency telephone number of the responsible company. The address assigned to the site by the Planning and Building Services Department shall be posted.
25. Antennas and antenna towers shall be inspected every ten years, and following significant storm or seismic events, by a structural engineer licensed in the state of California to assess their structural integrity, and a report of the engineer's findings shall be submitted to the Planning and Building Services Department. Costs of the inspection and report shall be borne by the applicant.
26. 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.
27. 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.
28. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower. The Wireless Communications Facility shall comply in all respects with the current standards of the American National Standards Institute (ANSI).
29. Equipment buildings and enclosures shall be equipped with automatic fire extinguishing systems acceptable to the responsible fire agency.

Standard Conditions

30. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
31. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless the Planning Commission has approved a modification.
32. 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.
33. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one or more of the following grounds:
 - a. That the permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which the permit was granted have been violated.
 - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.

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

34. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
35. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.