



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 19, 2019

Department of Transportation
Building Inspection - Ukiah
Assessor
Agriculture Commissioner
Farm Advisor

Air Quality Management
Resource Lands Protection Committee
Airport Land Use Commission
CalFire - Prevention
Department of Fish and Wildlife

County Addresser- Russ Ford
Ukiah Valley Fire Protection District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2019-0053

DATE FILED: 5/21/2019

OWNER: RUDDICK RANCH INCORPORATED

APPLICANT/AGENT: TOWER ENGINEERING PROFESSIONALS INC.

REQUEST: Administrative Permit to add three (3) Nokia FRIJ B66 RRHs, three (3) Fiber Jumpers, three (3) Power Jumpers and twelve (12) 1/2 inch Jumpers from Band 66 RRHs to antennas to existing telecommunications tower.

LOCATION: 1.1± miles southwest of Talmage town center on the W side of Ruddick Cunningham Road 0.9± miles south of its intersection with State Highway 222 (SH 222), located at 1800 Ruddick Cunningham Rd., Talmage (APN: 180-030-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: July 3, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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: AP_2019-0053

OWNER:	RUDDICK RANCH INCORPORATED
APPLICANT:	Tower Engineering Professionals Inc.
AGENT:	Tower Engineering Professionals Inc.
REQUEST:	Administrative Permit to add three (3) Nokia FRIJ B66 RRHs, three (3) Fiber Jumpers, three (3) Power Jumpers and twelve (12) 1/2 inch Jumpers from Band 66 RRHs to antennas to existing telecommunications tower.
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APN/S:	1830300200
PARCEL SIZE:	50 ± Acres
GENERAL PLAN:	AG40
ZONING:	AG:40
EXISTING USES:	Agricultural/Residential
SUPERVISORY DISTRICT:	1
RELATED CASES:	U_2008-0016, AP_2017-0013

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	AG40	AG:40	16.78 ± Acres	Agricultural/Residential
EAST:	AG40	AG:40	101.31 ± Acres	Agricultural/Residential
SOUTH:	AG40	AG: 40	41.01 ± Acres	Agricultural/Residential
WEST:	AG40	AG: 40	53.21 ± Acres	Agricultural/Residential

REFERRAL AGENCIES

<u>LOCAL</u> <input checked="" type="checkbox"/> Agricultural Commissioner <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Airport Land Use Commission <input checked="" type="checkbox"/> Assessor’s Office <input checked="" type="checkbox"/> Building Division <input checked="" type="checkbox"/> County Addresser <input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> Farm Advisor <input checked="" type="checkbox"/> Ukiah Valley Fire Protection Dist. <input checked="" type="checkbox"/> Resource Lands Protection Com. <u>STATE</u> <input checked="" type="checkbox"/> CALFIRE (Land Use) <input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<u>TRIBAL</u> <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
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STAFF PLANNER: CHEVON HOLMES

DATE: 6/11/19

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

10. TIMBER PRODUCTION ZONE:

GIS

11. WETLANDS CLASSIFICATION:

GIS

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512



Planning and Building
Services

Case No:	AP 2019-0053
CalFire No:	N/A
Date Filed:	5-21-19
Fee:	\$2,213.00
Receipt No:	PRJ 027634
Received By:	Keith Cronanbyke
Office use only	

APPLICATION FORM

APPLICANT

Name: Tower Engineering Professionals Inc. (Mary McGarity) Phone: 980-202-5894

Mailing Address: 10700 Sikes Place, Suite 360,

City: Charlotte State/Zip: NC 28277 email: mcmcgarity@tepgroup.net

(Land owner is: Ruddick Ranch Inc.

PROPERTY OWNER

Name: US Cellular Corporation

Phone: 2201 Ruddick Cunningham Rd

Ukiah, CA 95482)

See redacted lease**

Mailing Address: 8410 W Bryn Mawr, Suite 700

City: Chicago State/Zip: IL 60631 email:

AGENT

Name: Tower Engineering Professionals Inc. (Mary McGarity) Phone: 980-202-5894

Mailing Address: 10700 Sikes Place, Suite 360

City: Charlotte State/Zip: NC 28277 email: mcmcgarity@tepgroup.net

Parcel Size: (Sq. feet/Acres) Address of Property: 1800 Ruddick Cunningham Rd, Ukiah, CA

Assessor Parcel Number(s): 18303002

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☒ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Mary McGarity
Signature of Applicant/Agent

5/8/2019
Date

Signature of Owner

Date

Mendocino County

MAY 21 2019

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

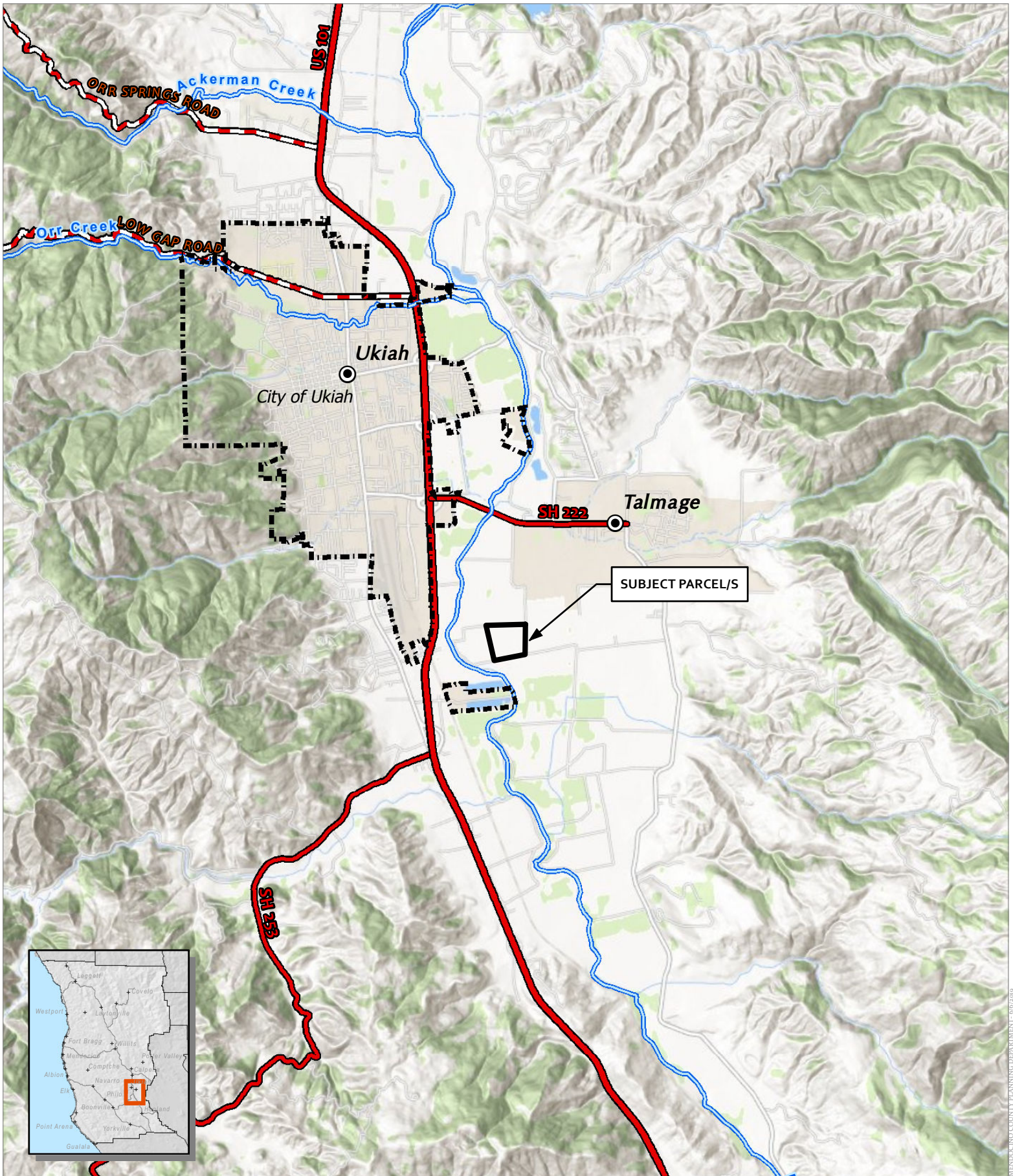
1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

US Cellular to add /replace antenna and RRU on existing cell tower. No addition to height,

No ground work, and No electrical work to be completed.

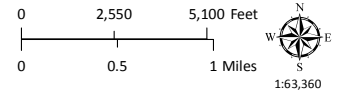
2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: Cell tower <input type="checkbox"/> Other:					
Total Structures Paved Area Landscaped Area Unimproved Area					
N/A					
GRAND TOTAL (Equal to gross area of Parcel)					

20.	Are there any associated projects and/or adjacent properties under your ownership? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain (e.g., Assessor's Parcel Number, address, etc.): <hr/> <hr/> <hr/>																														
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: <hr/> <hr/>																														
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): <hr/> <hr/> <hr/>																														
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision. <hr/> <hr/> <hr/>																														
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable. <hr/> <hr/> <hr/>																														
25.	Project Height. Maximum height of existing structures <u>59</u> feet. Maximum height of proposed structures _____ feet.																														
26.	Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).																														
27.	Lot area (within property lines): _____ <input type="checkbox"/> square feet <input type="checkbox"/> acres.																														
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. <hr/> <hr/> <hr/>																														
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. <hr/> <hr/>																														
30.	Indicate the surrounding land uses: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;"></th> <th style="width: 15%; text-align: center;">North</th> <th style="width: 15%; text-align: center;">East</th> <th style="width: 15%; text-align: center;">South</th> <th style="width: 20%; text-align: center;">West</th> </tr> </thead> <tbody> <tr> <td>Vacant</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Residential Agricultural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial Industrial</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Institutional Timberland</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		North	East	South	West	Vacant					Residential Agricultural					Commercial Industrial					Institutional Timberland					Other				
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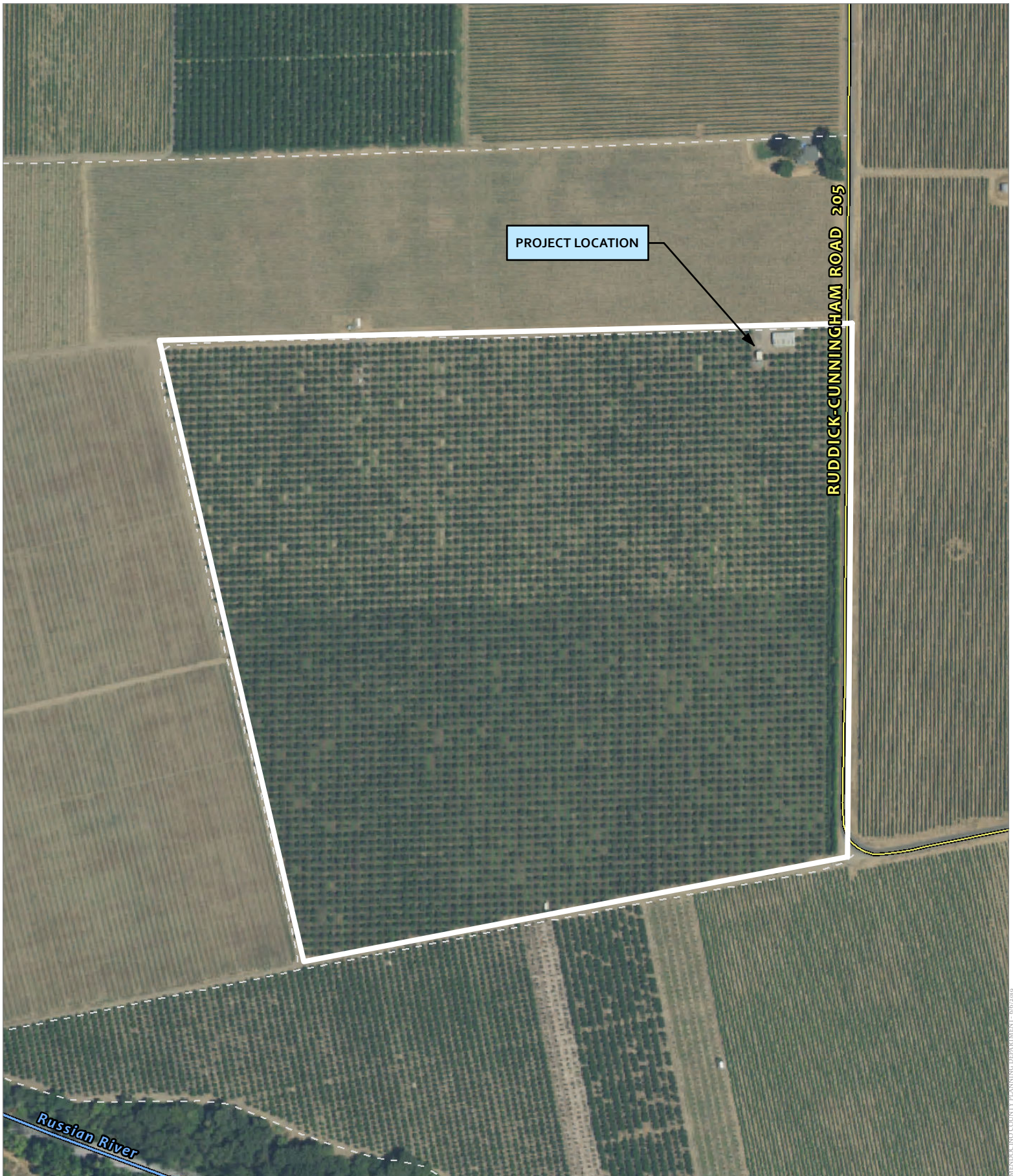


CASE: AP 2019-0053
 OWNER: Ruddick Ranch, Inc.
 APN: 183-030-02
 APLCT: Tower Eng. Professionals, Inc.
 AGENT: Tower Eng. Professionals, Inc.
 ADDRESS: 1800 Ruddick Cunningham Road, Talmage




- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads

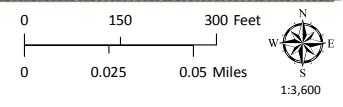


LOCATION MAP

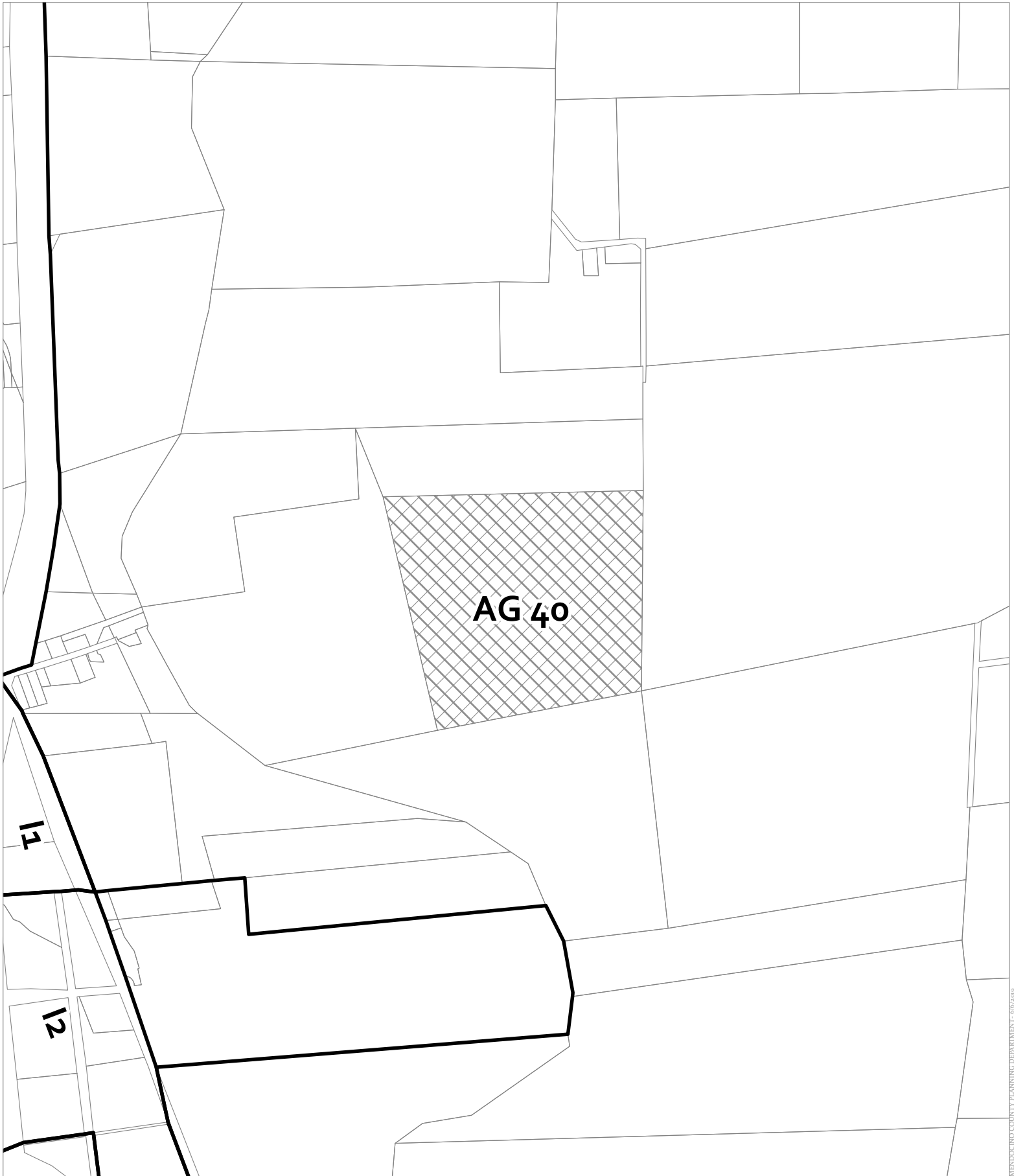


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-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



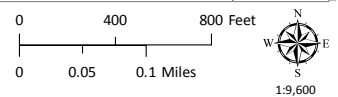
AERIAL IMAGERY



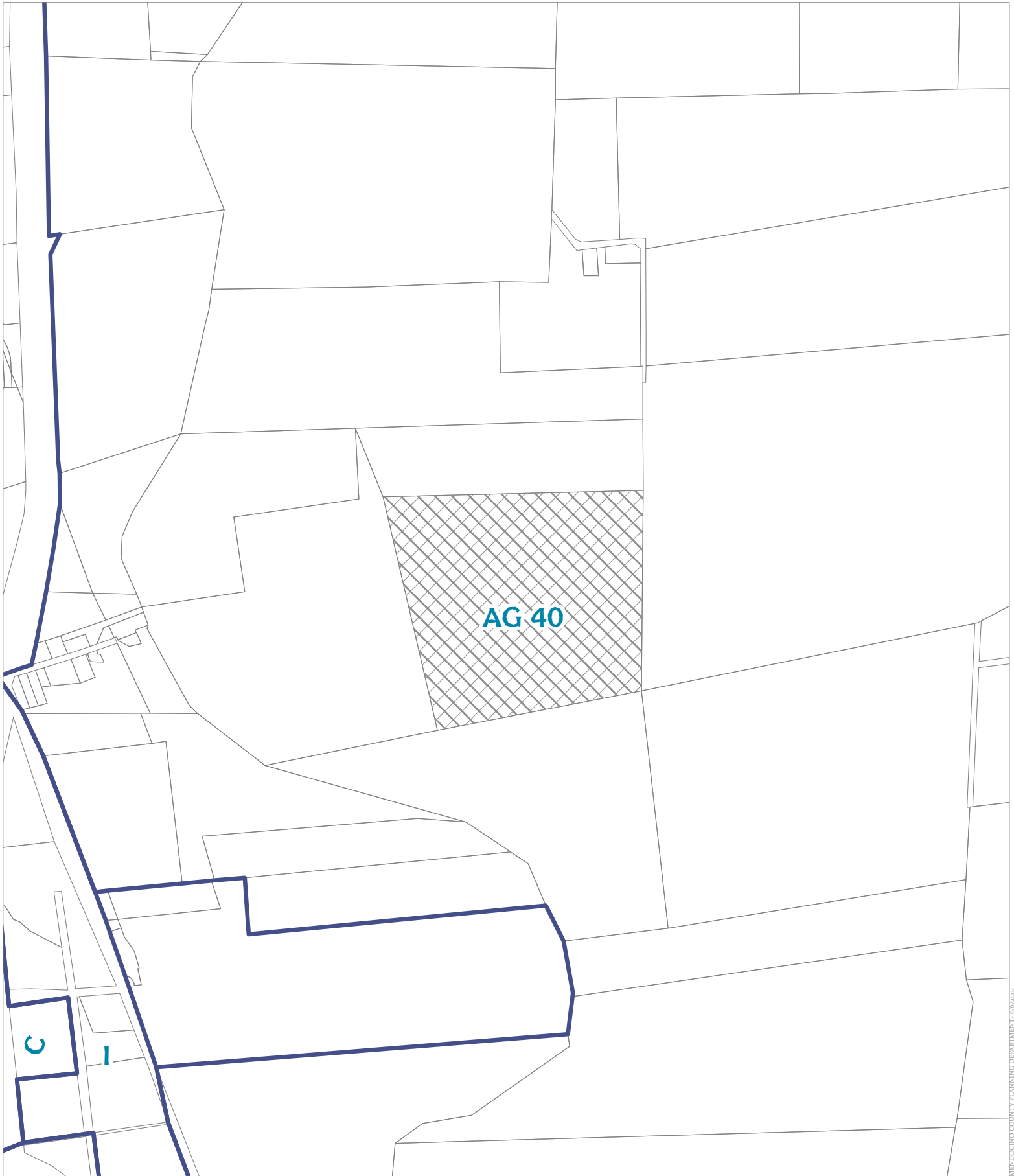
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2019

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 Zoning Districts




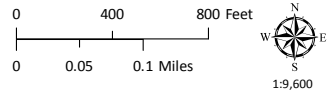
ZONING DISPLAY MAP



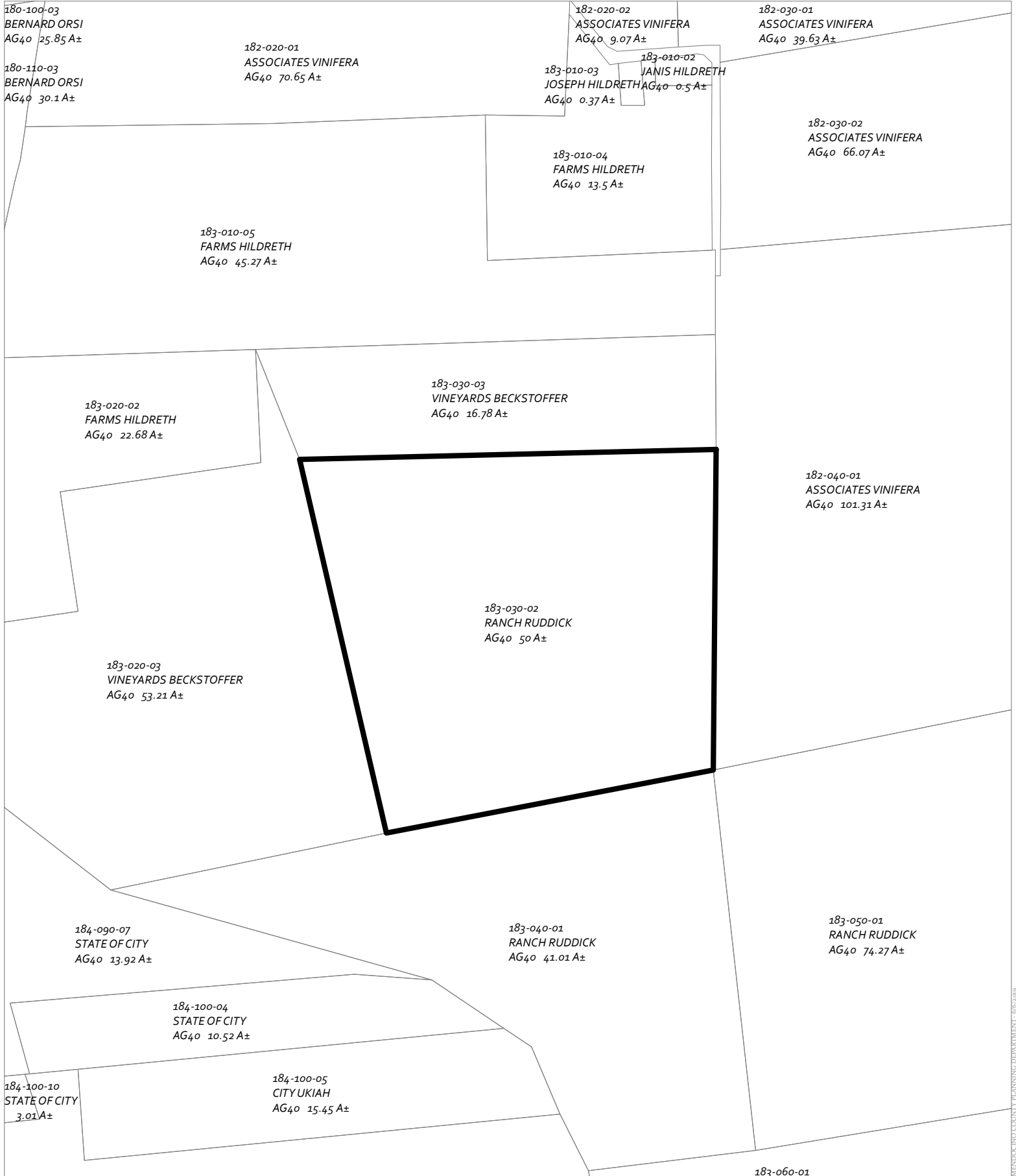
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2019

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 General Plan Classes



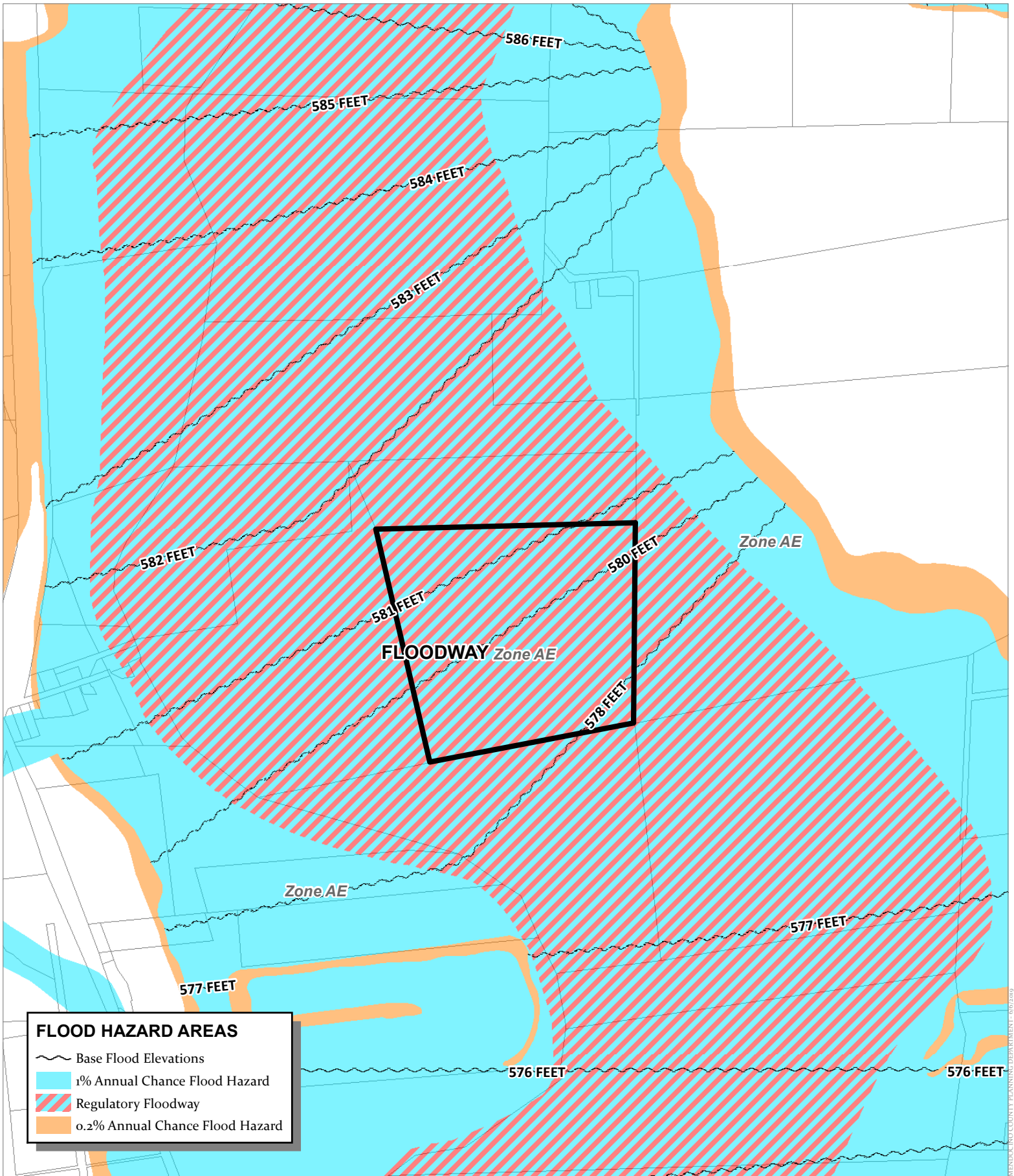
GENERAL PLAN CLASSIFICATIONS



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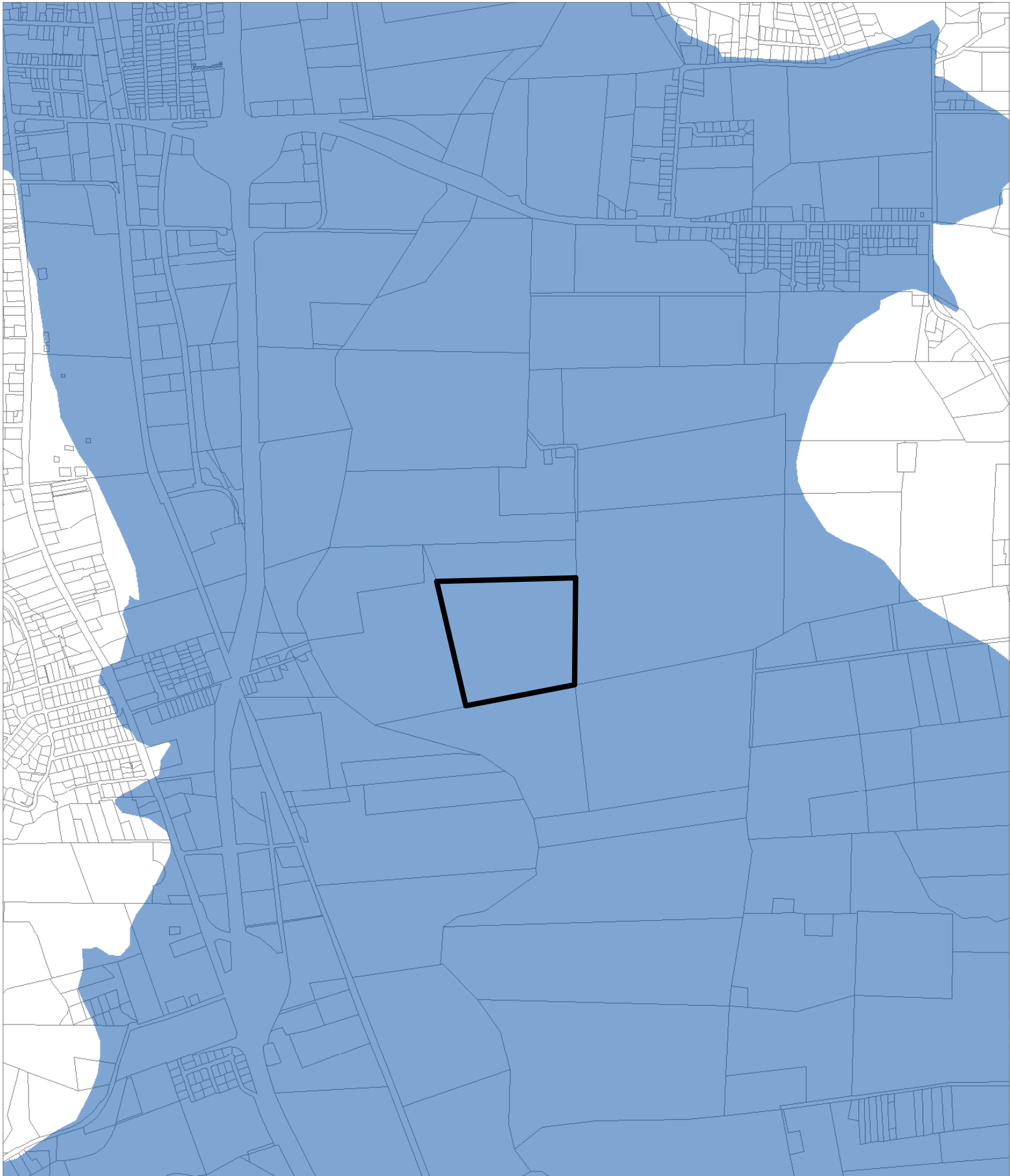


ADJACENT PARCELS




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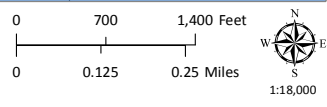
0 400 800 Feet
0 0.05 0.1 Miles
N
W
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1:9,600
SPECIAL FLOOD HAZARD AREAS



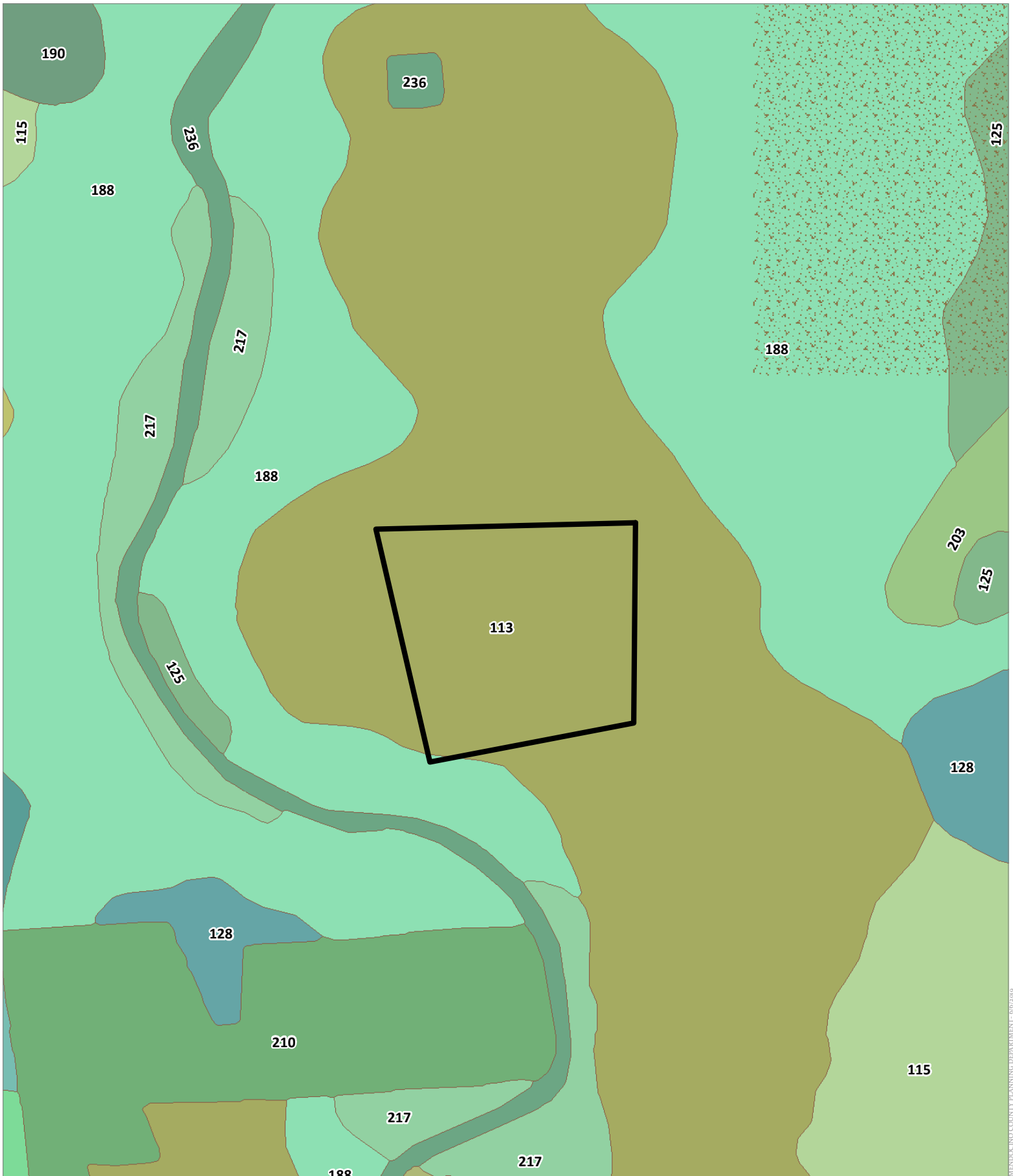
RENO COUNTY PLANNING DEPARTMENT - 6/17/2019

CASE: AP 2019-0053
OWNER: Ruddick Ranch, Inc.
APN: 183-030-02
APLCT: Tower Eng. Professionals, Inc.
AGENT: Tower Eng. Professionals, Inc.
ADDRESS: 1800 Ruddick Cunningham Road, Talmage



 Estimated Inundation Zones

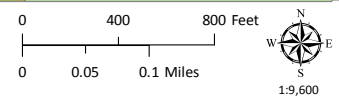


INUNDATION ZONES

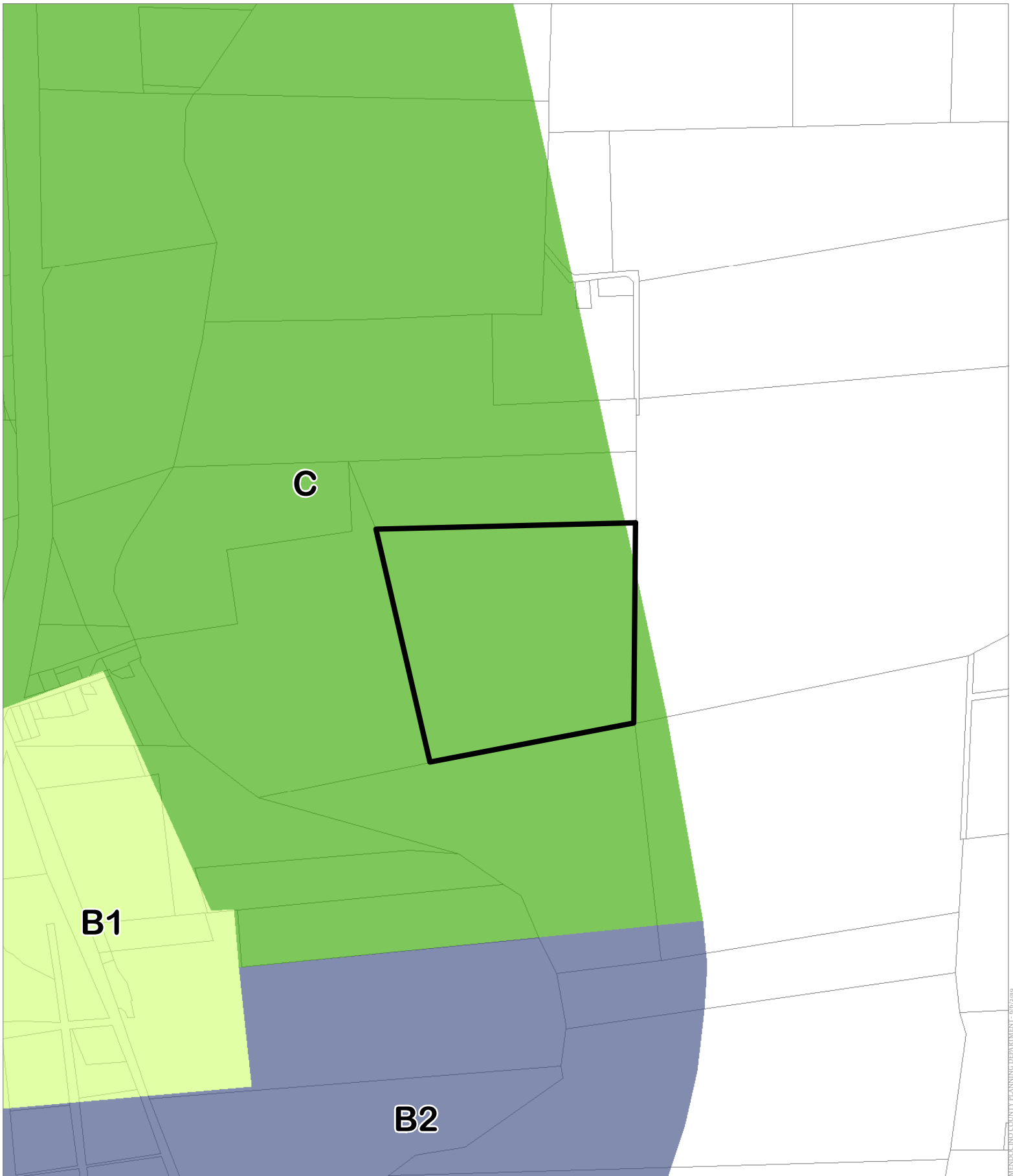


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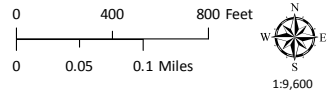
 Naturally Occurring Asbestos
 Eastern Study Soil Types



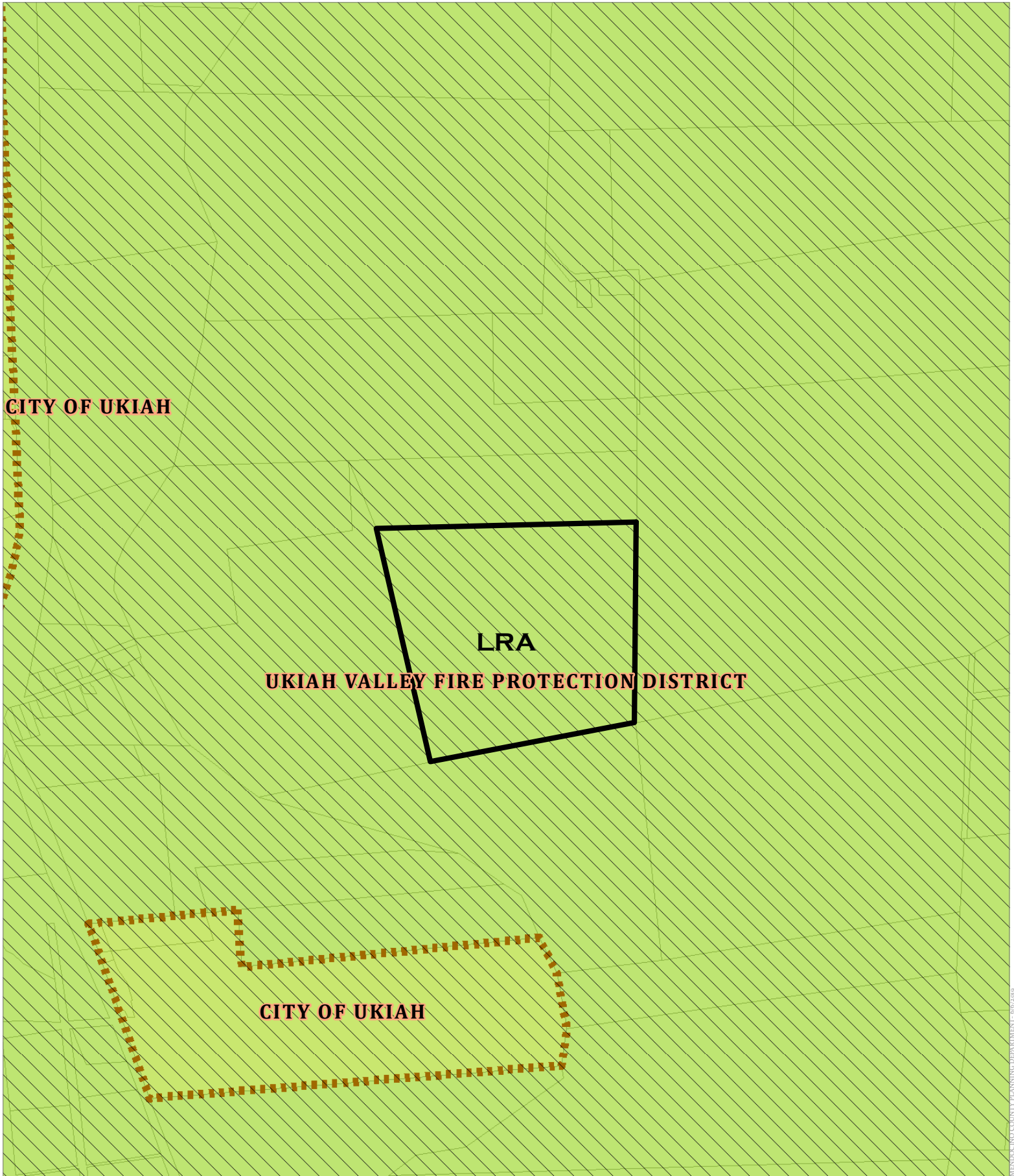
LOCAL SOILS



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AIRPORT ZONES



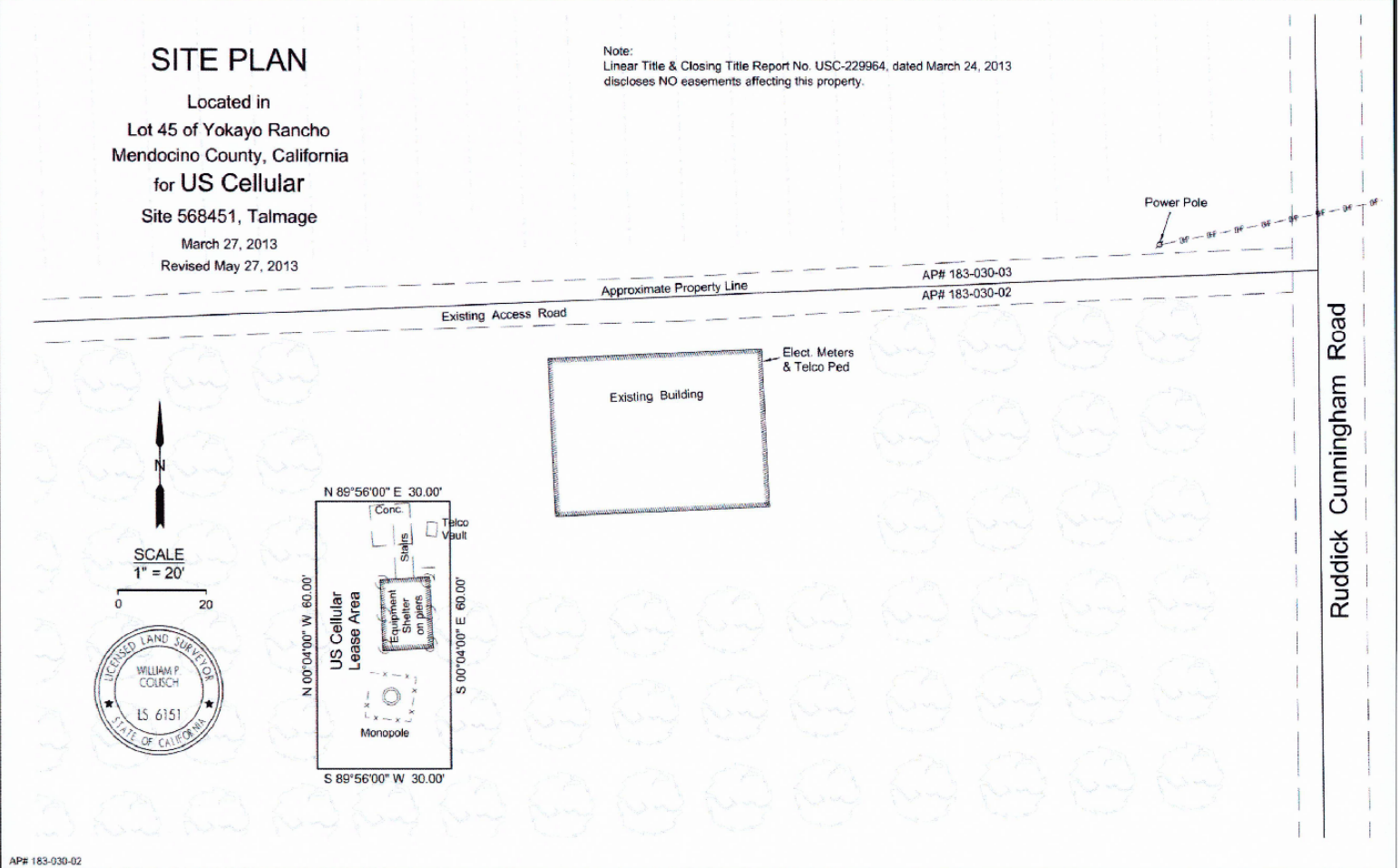
NOTE:

SITE SURVEY COMPLETED BY WILLIAM P. COLISCH DATED
MAY 27, 2013. PROVIDED BY USCC.

SITE PLAN

Located in
Lot 45 of Yokayo Rancho
Mendocino County, California
for US Cellular
Site 568451, Talmage
March 27, 2013
Revised May 27, 2013

Note:
Linear Title & Closing Title Report No. USC-229964, dated March 24, 2013
discloses NO easements affecting this property.



SITE SURVEY

SCALE: N.T.S

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OWNER: Ruddick Ranch, Inc.
APN: 183-030-02

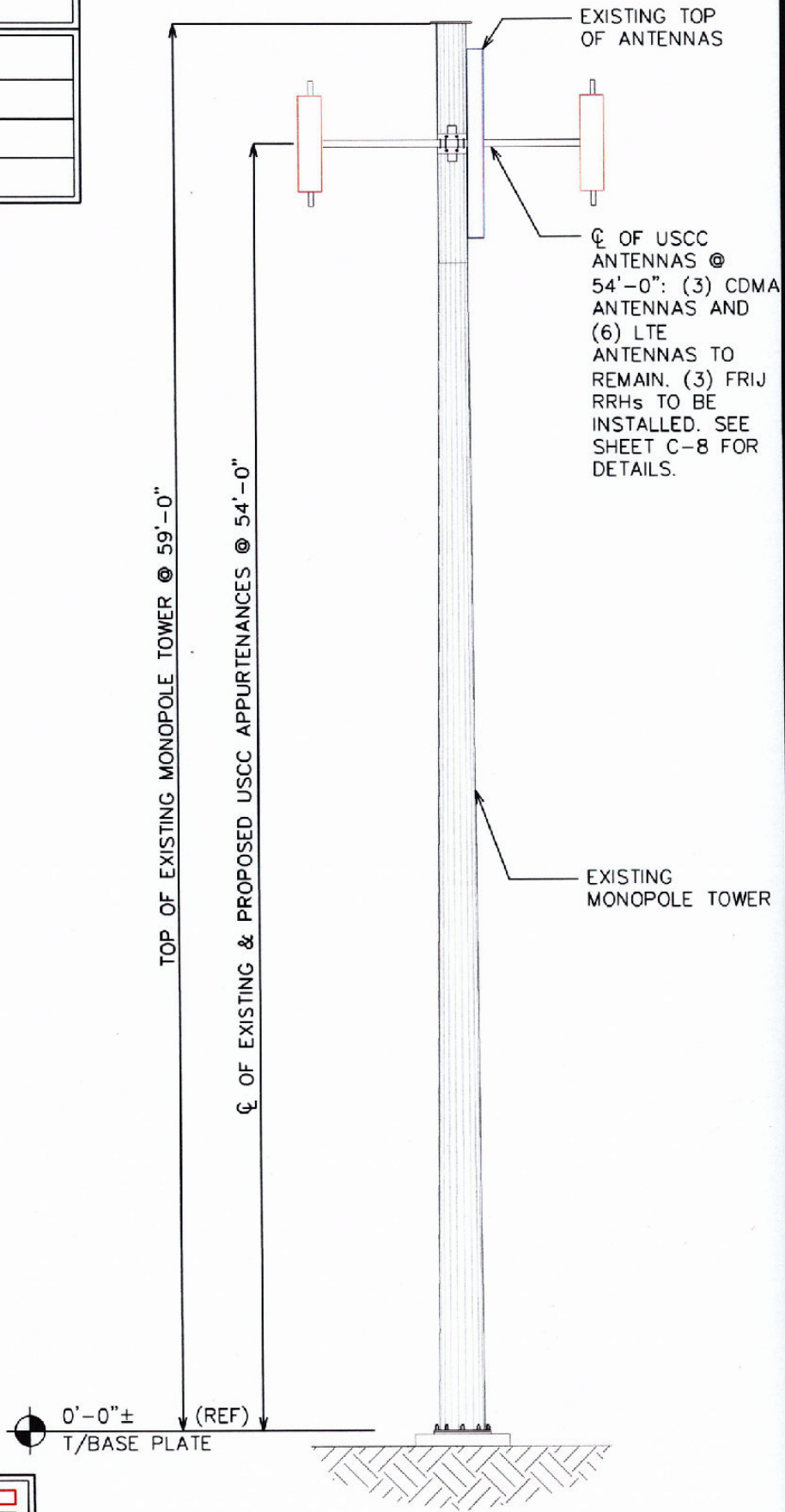
APLCT: Tower Eng. Professionals, Inc.
AGENT: Tower Eng. Professionals, Inc.

ADDRESS: 1800 Ruddick Cunningham Road, Talmage

NO SCALE

SITE PLAN

	20-FT
R FROM B66 RRH TO ANTENNA	
	20-FT
	20-FT
	20-FT



PANEL TO REMAIN:	<input checked="" type="checkbox"/>
MA PANEL TO REMAIN:	<input type="checkbox"/>

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NO SCALE