November 19, 2019

Building Inspection - Ukiah
Assessor
Agriculture Commissioner
Air Quality Management

Airport Land Use Commission
CalFire - Prevention
Ukiah Valley Fire Protection District
Cloverdale Rancheria

CASE#: AP_2019-0092
DATE FILED: 10/22/2019
OWNER: RUDDICK RANCH INCORPORATED
APPLICANT: TOWER ENGINEERING PROFESSIONALS
AGENT: MARY MCGARITY
REQUEST: Administrative Permit to add six (6) LTE antennas, and associated equipment to an existing telecommunications tower. The existing CDMA panels are to be rotated to design azimuths or relocated to middle mount pipe. Additionally, panel equipment is scheduled for decommissioning and removal.
LOCATION: 1.1± miles southwest of Talmage town center on the west side of Ruddick Cunningham Road (CR 205) 0.9± mile south of its intersection with State Highway 222 (SH 222), located at 1800 Ruddick Cunningham Rd., Talmage (APN:183-030-02).
ENVIRONMENTAL DETERMINATION: Categorically Exempt.
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: KEITH GRONENDYKE
RESPONSE DUE DATE: December 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_2019-0092 (US Cellular)

OWNER: RUDDICK RANCH INCORPORATED
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AGENT: TOWER ENGINEERING PROFESSIONALS INC.
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APN/S: 1830300200
PARCEL SIZE: 50 ± Acres
GENERAL PLAN: AG40
ZONING: AG:40
EXISTING USES: Agricultural/Residential
SUPERVISORAL DISTRICT: 1
RELATED CASES: U_2008-0016, AP_2017-0013; AP_2019-0053

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH: AG40</td>
<td>AG:40</td>
<td>16.78 ± Acres</td>
<td>Agricultural/Residential</td>
</tr>
<tr>
<td>EAST: AG40</td>
<td>AG:40</td>
<td>101.31 ± Acres</td>
<td>Agricultural/Residential</td>
</tr>
<tr>
<td>SOUTH: AG40</td>
<td>AG:40</td>
<td>41.01 ± Acres</td>
<td>Agricultural/Residential</td>
</tr>
<tr>
<td>WEST: AG40</td>
<td>AG:40</td>
<td>53.21 ± Acres</td>
<td>Agricultural/Residential</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Assessor’s Office

STATE
- Ukiah Valley Fire Protection Dist. (UVFD)
- CALFIRE (Land Use)

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indian

STAFF PLANNER: KEITH GRONENDYKE
DATE: 11/13/19

ENVIRONMENTAL DATA

1. MAC: N/A
2. FIRE HAZARD SEVERITY ZONE: N/A
3. FIRE RESPONSIBILITY AREA: Local Responsibility Area (UVFD)
4. FARMLAND CLASSIFICATION: Prime
5. FLOOD ZONE CLASSIFICATION: Regulatory Floodway
6. COASTAL GROUNDWATER RESOURCE AREA: N/A
7. SOIL CLASSIFICATION: Eastern Study Soils (113)
8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: N/A
9. WILLIAMSON ACT CONTRACT: Adjacent
10. TIMBER PRODUCTION ZONE: N/A
11. WETLANDS CLASSIFICATION: N/A
12. EARTHQUAKE FAULT ZONE: N/A
13. AIRPORT LAND USE PLANNING AREA: Zone C
14. SUPERFUND/BROWNFIELD/HAZMAT SITE: N/A
15. NATURAL DIVERSITY DATABASE: N/A
16. STATE FOREST/PARK/RECREATION AREA ADJACENT: N/A
17. LANDSLIDE HAZARD: N/A
18. WATER EFFICIENT LANDSCAPE REQUIRED: N/A
19. WILD AND SCENIC RIVER: N/A
20. SPECIFIC PLAN/SPECIAL PLAN AREA:
21. STATE CLEARINGHOUSE REQUIRED: N/A
22. OAK WOODLAND AREA: N/A
23. HARBOR DISTRICT: N/A
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: mcmccarity@tepgroup.net

PROPERTY OWNER
Name: US Cellular Corporation Phone: **See redacted lease****
Mailing Address: 8410 W Bryn Mawr, Suite 700
City: Chicago State/Zip: IL 60631

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: mcmccarity@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 ☐ Flood Hazard ☐ Rezoning
☐ Agricultural Preserve ☐ General Plan Amendment ☐ Use Permit-Cottage
☐ Airport Land Use ☐ Land Division-Minor ☐ Use Permit-Minor
☐ CDP- Admin ☐ Land Division- Major ☐ Use Permit-Major
☐ CDP- Standard ☐ Land Division-Parcel ☐ Variance
☐ Certificate of Compliance ☐ Land Division-Resubdivision ☐ Other
☐ Development Review ☐ Modification of Conditions
☐ Exception ☐ Reversion to Acreage

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

Mary McGarity 10/17/2019
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.

   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

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cell tower</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Structures Paved Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaped Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel)
3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: __________
Estimated shifts per day: __________
Type of loading facilities proposed: __________
N/A

4. Will the proposed project be phased? ☐ Yes ☑ No
If yes, explain your plans for phasing:
______________________________________________
______________________________________________
______________________________________________
______________________________________________

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☑ No
Explain:
______________________________________________
______________________________________________
______________________________________________
______________________________________________

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☑ No
If yes, explain:
______________________________________________
______________________________________________
______________________________________________
______________________________________________

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

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Number</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Existing Number of Spaces: __________
Proposed Additional Spaces: __________
Total: __________

8. Is any road construction or grading planned? ☐ Yes ☑ No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).
______________________________________________
______________________________________________
______________________________________________
______________________________________________

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

A. Amount of cut __________ cubic yards
B. Amount of fill __________ cubic yards
C. Maximum height of fill slope __________ feet
D. Maximum height of cut slope __________ feet
E. Amount of import or export __________ cubic yards
F. Location of borrow or disposal site __________
10. Does the project involve sand removal, mining or gravel extraction? □ Yes ☑ No
   If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
    □ Yes ☑ No
   If yes, how many acres will be converted? ________ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? □ Yes ☑ No
    If yes, explain below:
    __________________________________________________________
    __________________________________________________________
    __________________________________________________________
    __________________________________________________________

13. Is the proposed development visible from State Highway 1 or other scenic route? □ Yes ☑ No
14. Is the proposed development visible from a park, beach or other recreational area? □ Yes ☑ No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?
    Diking: □ Yes ☑ No
    Filling: □ Yes ☑ No
    Dredging: □ Yes ☑ No
    Placement of structures in:
    □ open coastal waters
    □ wetlands
    □ estuaries
    □ lakes
    If so, amount of material to be dredged or filled? __________ cubic yards.
    Location of dredged material disposal site?
    __________________________________________________________
    __________________________________________________________
    __________________________________________________________
    Has a U.S. Army Corps of Engineers permit been applied for? □ Yes ☑ No

16. Will there be any exterior lighting? □ Yes ☑ No
    If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
    __________________________________________________________
    __________________________________________________________
    __________________________________________________________

17. Utilities will be supplied to the site as follows: N/A
    A. Electricity:
       □ Utility Company (service exists to the parcel)
       □ Utility Company (requires extension of service to site: _______ feet _______ miles)
       □ On Site Generation - Specify:
       __________________________________________________________
    B. Gas:
       □ Utility Company/Tank
       □ On Site Generation - Specify:
       __________________________________________________________
       □ None
    C. Telephone: □ Yes ☑ No

18. What will be the method of sewage disposal? N/A
    □ Community sewage system - Specify supplier
    □ Septic Tank
    □ Other - Specify:
    __________________________________________________________

19. What will be the domestic water source? N/A
    □ Community water system - Specify supplier
    □ Well
    □ Spring
    □ Other - Specify:
    __________________________________________________________
20. Are there any associated projects and/or adjacent properties under your ownership?  
☐ Yes  ☑ No  
If yes, explain (e.g., 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:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

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

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

23. Are there existing structures on the property?  ☑ Yes  ☐ 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:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

24. Will any existing structures be demolished or removed?  ☑ Yes  ☐ No  
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________


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):  _____ square feet  _____ 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.

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

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.

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th>Vacant</th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
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<tr>
<td>Industrial</td>
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<tr>
<td>Institutional</td>
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<tr>
<td>Timberland</td>
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<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
NOTE:
SITE SURVEY COMPLETED BY WILLIAM P. COUSCH DATED MAY 27, 2013. PROVIDED BY USCC.
CASE: AP 2019-0092
OWNER: Ruddick Ranch, Inc.
APN: 183-030-02
APLCT: Tower Eng. Professionals, Inc.
AGENT: Tower Eng. Professionals, Inc.
ADDRESS: 1800 Ruddick Cunningham Road, Talmage

UKIAH VALLEY FIRE PROTECTION DISTRICT

CITY OF UKIAH

Local Responsibility Areas
Local Responsibility Area
County Fire Districts

FIRE RESPONSIBILITY AREAS
FLOODWAY Zone AE

Base Flood Elevations

% Annual Chance Flood Hazard

Regulatory Floodway

% Annual Chance Flood Hazard

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APN: 1B3-030-02
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AGENT: Tower Eng. Professionals, Inc.
ADDRESS: 1800 Ruddick Cunningham Road, Talmage