



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

April 8, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
County Addresser

Assessor
Air Quality Management
CalFire - Prevention
Ukiah Valley Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0011

DATE FILED: 2/25/2020

OWNER: MENDOCINO LAKE CLUBHOUSE INC

APPLICANT/AGENT: TOWER ENGINEERING PROFESSIONALS, INC.

REQUEST: Administrative Permit to remove six (6) LTE antennas, six (6) RRHs, and twelve (12) combiners and add six (6) antennas and RRH mount. Two (2) Raycaps and two (2) RRHs to be relocated to proposed RRH mount. No electrical work to be completed.

LOCATION: 3.9± miles northeast of Ukiah City center, lying on the west side of Lake Mendocino Drive (CR 227B), 0.4± miles northeast of its intersection with East Side Calpella Road (CR 227), located at 1500 Lake Mendocino Drive, Ukiah (APN: 168-210-08).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: April 22, 2020

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 _____

OWNER: MENDOCINO LAKE CLUBHOUSE INC.

APPLICANT: Tower Engineering Professionals, Inc.

AGENT: Tower Engineering Professionals, Inc.

REQUEST: Administrative Permit to remove six (6) LTE antennas, six (6) RRHs, and twelve (12) combiners and add six (6) antennas and RRH mount. Two (2) Raycaps and two (2) RRHs to be relocated to proposed RRH mount. No electrical work to be completed.

LOCATION: 3.9± miles northeast of Ukiah City center, lying on the west side of Lake Mendocino Drive (CR 227B), 0.4± miles northeast of its intersection with East Side Calpella Road (CR 227), located at 1500 Lake Mendocino Drive, Ukiah, (APN: 168-210-08)

APN/S: 168-210-08-00

PARCEL SIZE: 5.31 ACRES

GENERAL PLAN: SR:

ZONING: SR:12K

EXISTING USES: Wireless Communicati

DISTRICT: Supervisorial District 1 (Brown)

RELATED CASES:

- Use Permit U 21-2006 - permitted the construction of the subject 60-foot tall monopine within a 2,500 square-foot lease area
- Use Permit Modification UM 21-2006/2013
- Administrative Permit AP 2017-0003 - Administrative Permit for US Cellular antenna modifications to an existing tower

	<u>ADJACENT GENERAL</u> <u>PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR5	RR:5	32.72± acres	Residential; Agriculture
EAST:	PL	PF	5.42± acres	Public Facilities
SOUTH:	RR1	RR:1	1.21±; 1.15±; 1.9±; 1.3± acres	Residential
WEST:	SR	SR:12K	4.9±; 1.5±; 1.35± acres	Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>	<input checked="" type="checkbox"/> Environmental Health (Ukiah)	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Ukiah Valley Fire District	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office		<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Building Division Ukiah	<u>STATE</u>	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> County Addresser	<input checked="" type="checkbox"/> CALFIRE (Land Use)	
<input checked="" type="checkbox"/> Department of Transportation (DOT)		

ADDITIONAL INFORMATION:

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

NA

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire District

4. FARMLAND CLASSIFICATION:

GIS

NA

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NA

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NA

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT:

Sec. 20.512

NA



**Planning and Building
Services**

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
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

PROPERTY OWNER

Name: US Cellular Corporation Phone:

****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: 1500 Lake Mendocino Dr., Mendocino, CA

Assessor Parcel Number(s): 168-210-08-00

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

Mary McGarity
Signature of Applicant/Agent

2/17/2020
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

[illegible]

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: <u>Cell tower</u> <input type="checkbox"/> Other: <u> </u>					
Total Structures Paved Area Landscaped Area Unimproved Area					
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain your plans for phasing: _____ _____ _____ _____																											
5.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explain: _____ _____ _____																											
6.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: _____ _____ _____																											
7.	How much off-street parking will be provided? <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%; text-align: center;">Number</th> <th style="width: 30%; text-align: center;">Size</th> </tr> </thead> <tbody> <tr> <td>Number of covered spaces</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Number of uncovered spaces</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Number of standard spaces</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Number of handicapped spaces</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Existing Number of Spaces</td> <td style="text-align: center;">_____</td> <td></td> </tr> <tr> <td>Proposed Additional Spaces</td> <td style="text-align: center;">_____</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: center;">_____</td> <td></td> </tr> </tbody> </table>		Number	Size	Number of covered spaces	_____	_____	Number of uncovered spaces	_____	_____	Number of standard spaces	_____	_____	Number of handicapped spaces	_____	_____				Existing Number of Spaces	_____		Proposed Additional Spaces	_____		Total	_____	
	Number	Size																										
Number of covered spaces	_____	_____																										
Number of uncovered spaces	_____	_____																										
Number of standard spaces	_____	_____																										
Number of handicapped spaces	_____	_____																										
Existing Number of Spaces	_____																											
Proposed Additional Spaces	_____																											
Total	_____																											
8.	Is any road construction or grading planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 _____																											

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows: N/A</p> <p>A. Electricity:</p> <p><input type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal? N/A</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source: N/A</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

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>60</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: 33%;"></th> <th style="width: 25%; text-align: center;">North</th> <th style="width: 25%; text-align: center;">East</th> <th style="width: 25%; text-align: center;">South</th> <th style="width: 25%; 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				
	North	East	South	West																											
Vacant																															
Residential Agricultural																															
Commercial Industrial																															
Institutional Timberland																															
Other																															

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Mary McGarity

Owner/Authorized Agent

2/17/2020

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

***See Signed Agent Authorization

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

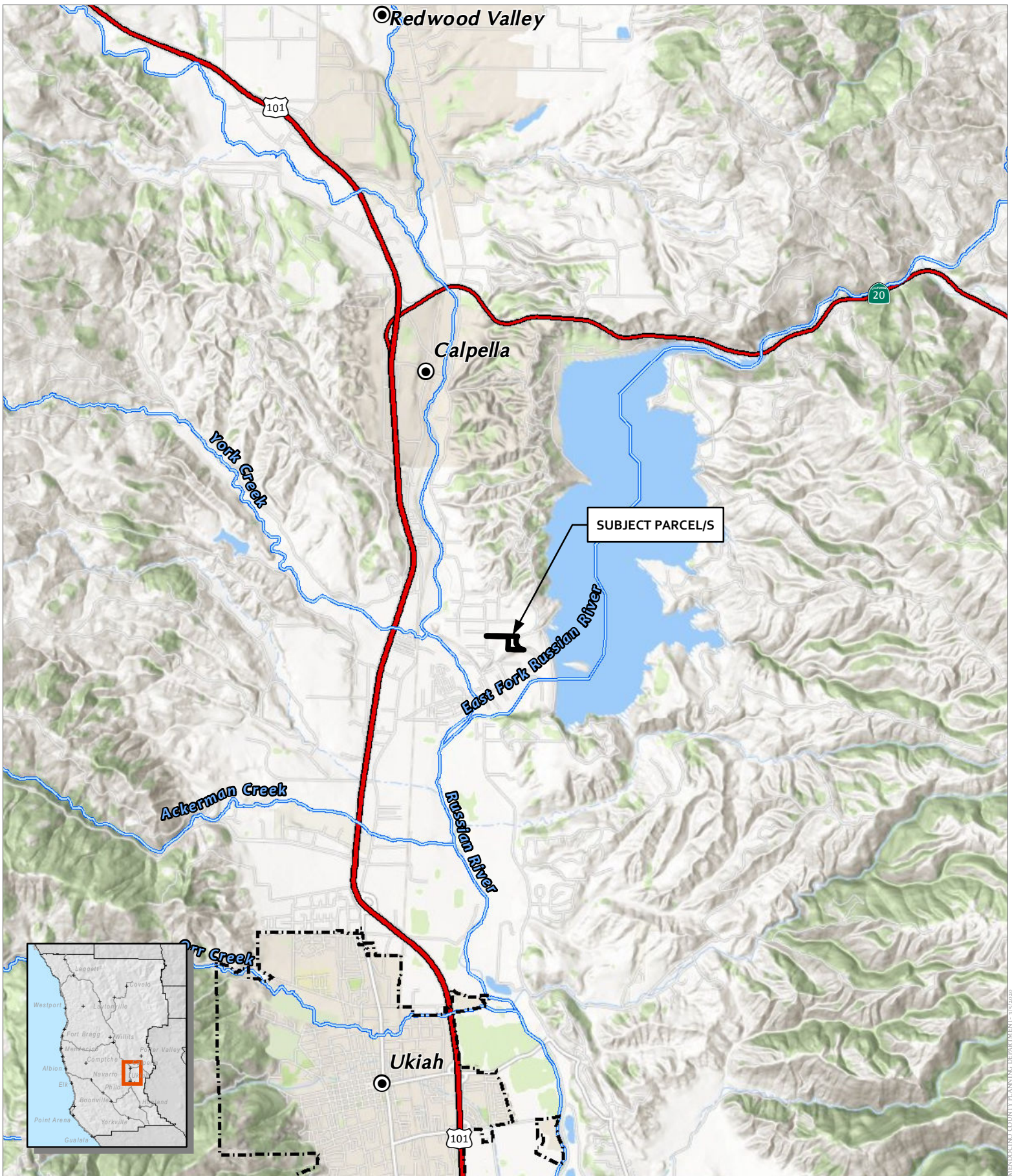
INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

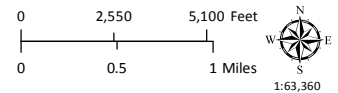
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: *Mary McGarity* Date: 2/17/2020



CASE: **AP 2020-0011**
OWNER: **Mendocino Lake Clubhouse**
APN: **168-210-08**
APLCT: **Tower Engineering Professionals, Inc.**
AGENT: **Mary McGarity**
ADDRESS: **1220 Lake Mendocino Drive, Ukiah**

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

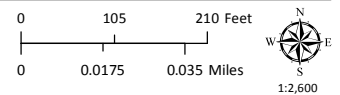


LOCATION MAP

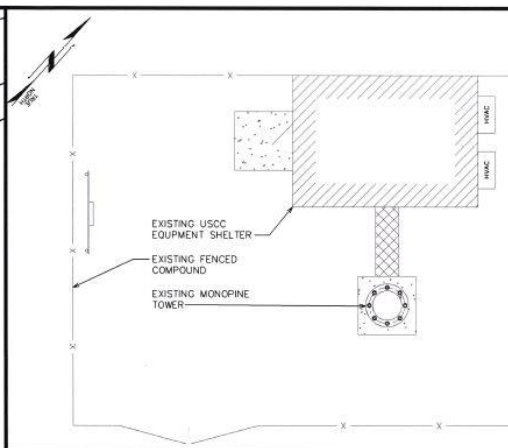
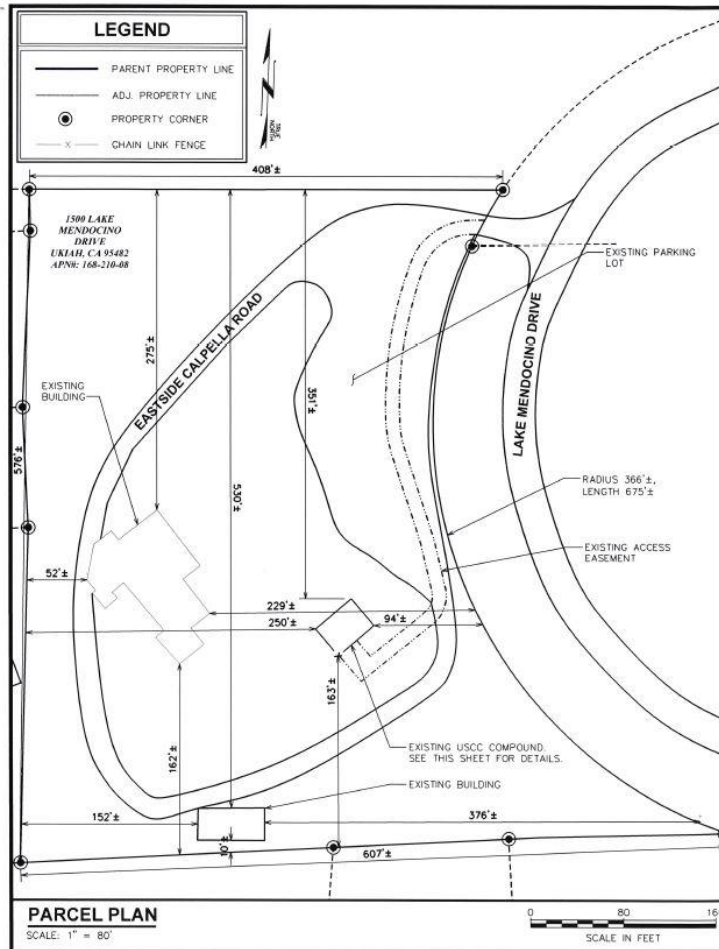


CASE: AP 2020-0011
OWNER: Mendocino Lake Clubhouse
APN: 168-210-08
APLCT: Tower Engineering Professionals, Inc.
AGENT: Mary McGarity
ADDRESS: 1220 Lake Mendocino Drive, Ukiah

- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY



COMPOUND PLAN

SCALE: 1/8" = 1'-0"

LOCATION

LATITUDE: N 39° 12' 5.78" ±
 LONGITUDE: W 123° 11' 20.40" ±
 GROUND ELEVATION: 765'± (AMSL) ±
 * INFORMATION PROVIDED BY USCC
 ** INFORMATION FROM GOOGLE EARTH

FROM NORTH PROPERTY LINE: 351'±
 FROM SOUTH PROPERTY LINE: 163'±
 FROM EAST PROPERTY LINE: 94'±
 FROM WEST PROPERTY LINE: 250'±
 NEAREST ROAD: 149'±

NOTES:

- ALL DISTANCE MEASUREMENTS ARE TAKEN FROM GOOGLE EARTH AND USCC SITE SURVEY BY WILLIAM P. COUSCH DATED JUNE 6, 2013
- DISTANCE TO NEAREST ROAD IS MEASURED TO LAKE MENDOCINO DRIVE.
- PROPOSED CHANGES AT LOCATION CONSIST OF REMOVAL AND ADDITION OF ANTENNAS & RELATED EQUIPMENT ON EXISTING CELL TOWER AND INSIDE EXISTING SHELTER.

SITE INFORMATION

PLANS PREPARED FOR:

U.S. Cellular
 8410 W BRYN MAWR SUITE 700
 CHICAGO, IL 60631
 (773) 399-8900

PROJECT INFORMATION:

568452
UKIAH CAP 2
 1500 LAKE MENDOCINO DRIVE
 UKIAH, CA 95482
 (MENDOCINO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net

SEAL:



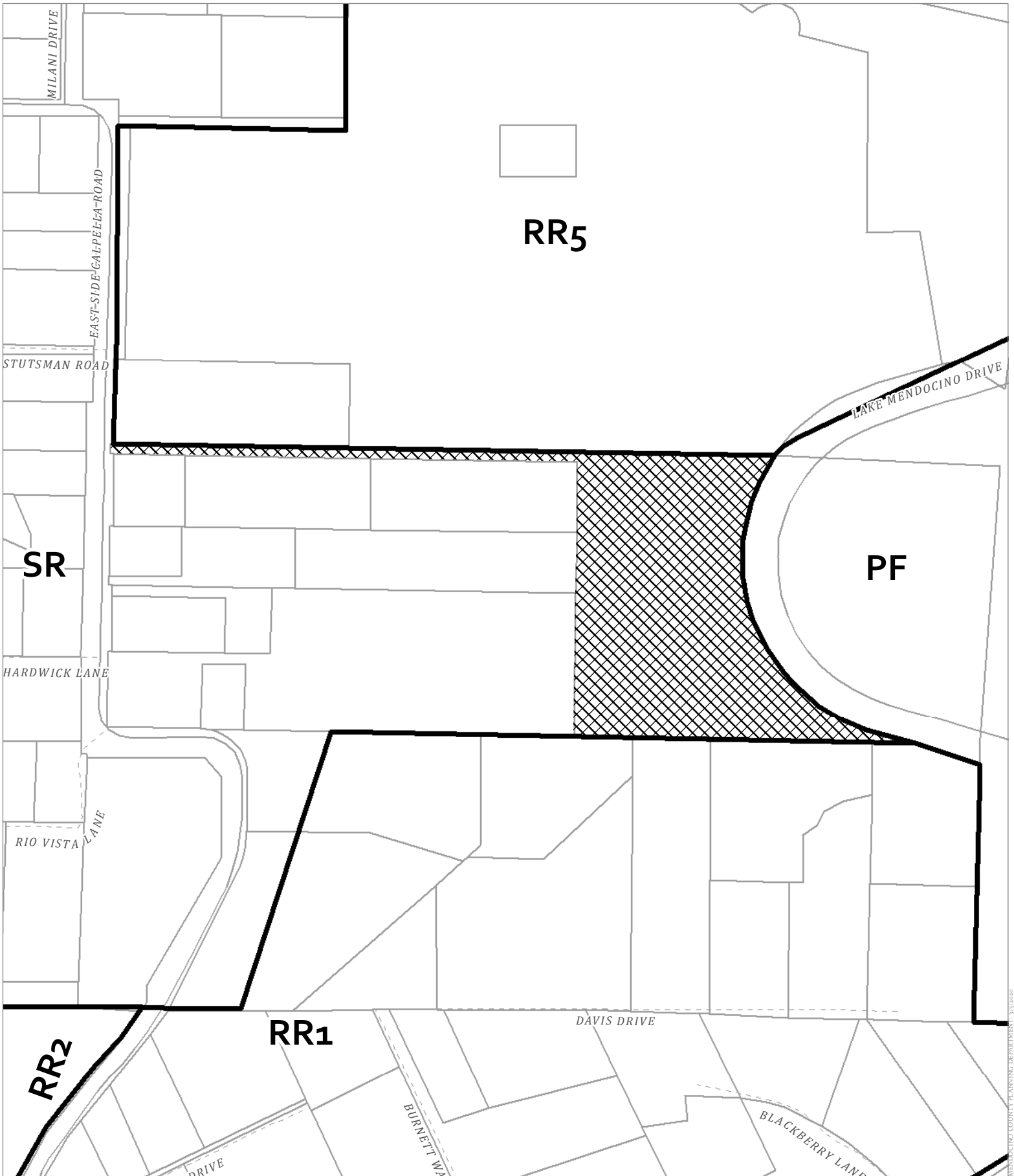
2	02-13-20	CONSTRUCTION
1	12-05-19	CONSTRUCTION
0	11-19-19	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: RLB CHECKED BY: AIL




SHEET TITLE:

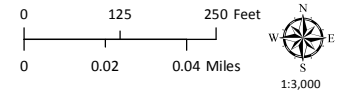
PLOT PLAN

SHEET NUMBER: **P-1** REVISION: **2**
 TEP#: 25217-302666

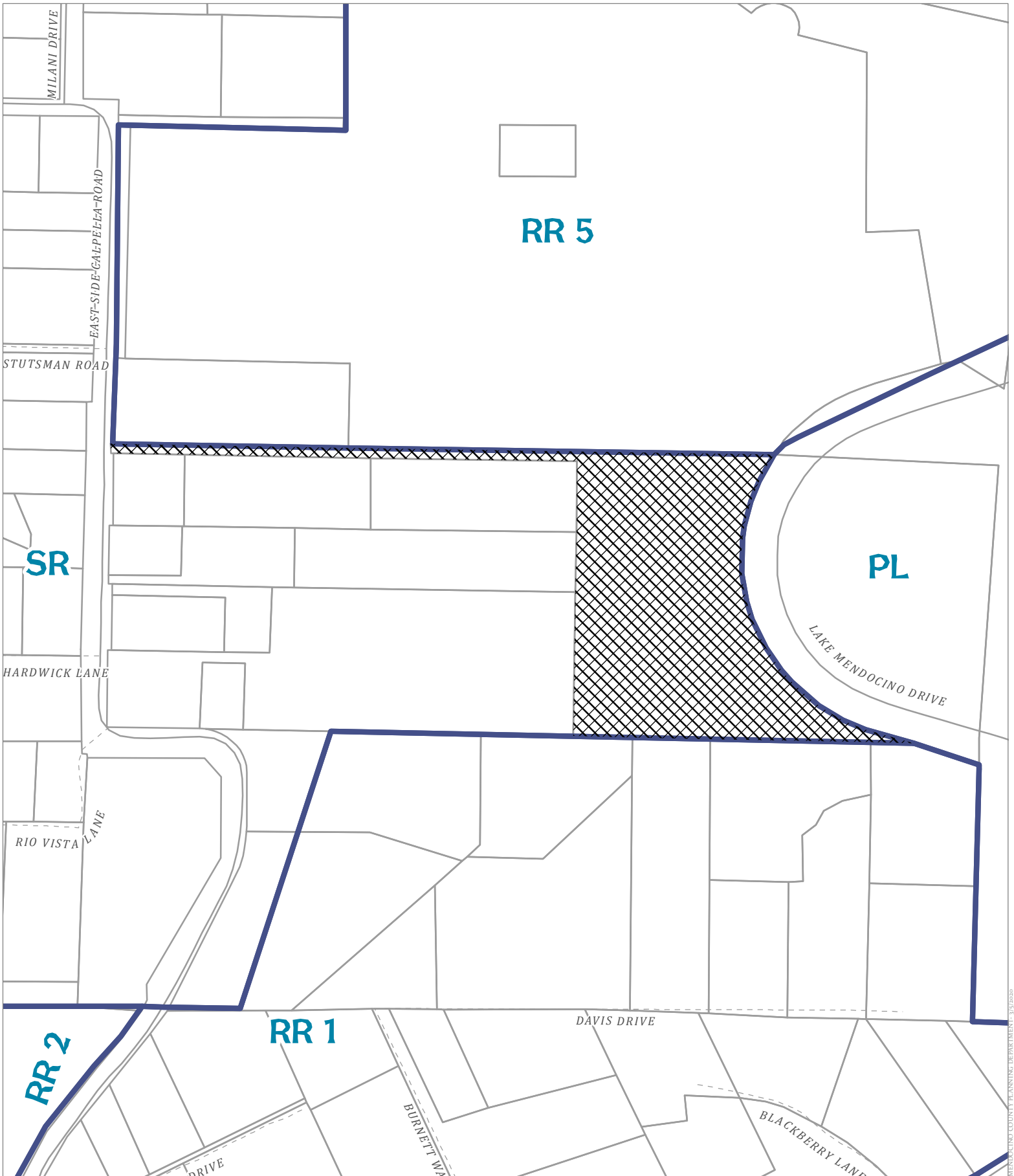


CASE: AP 2020-0011
OWNER: Mendocino Lake Clubhouse
APN: 168-210-08
APLCT: Tower Engineering Professionals, Inc.
AGENT: Mary McGarity
ADDRESS: 1220 Lake Mendocino Drive, Ukiah

-  Zoning Districts
-  Public Roads
-  Assessors Parcels

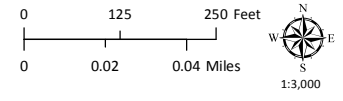


ZONING DISPLAY MAP

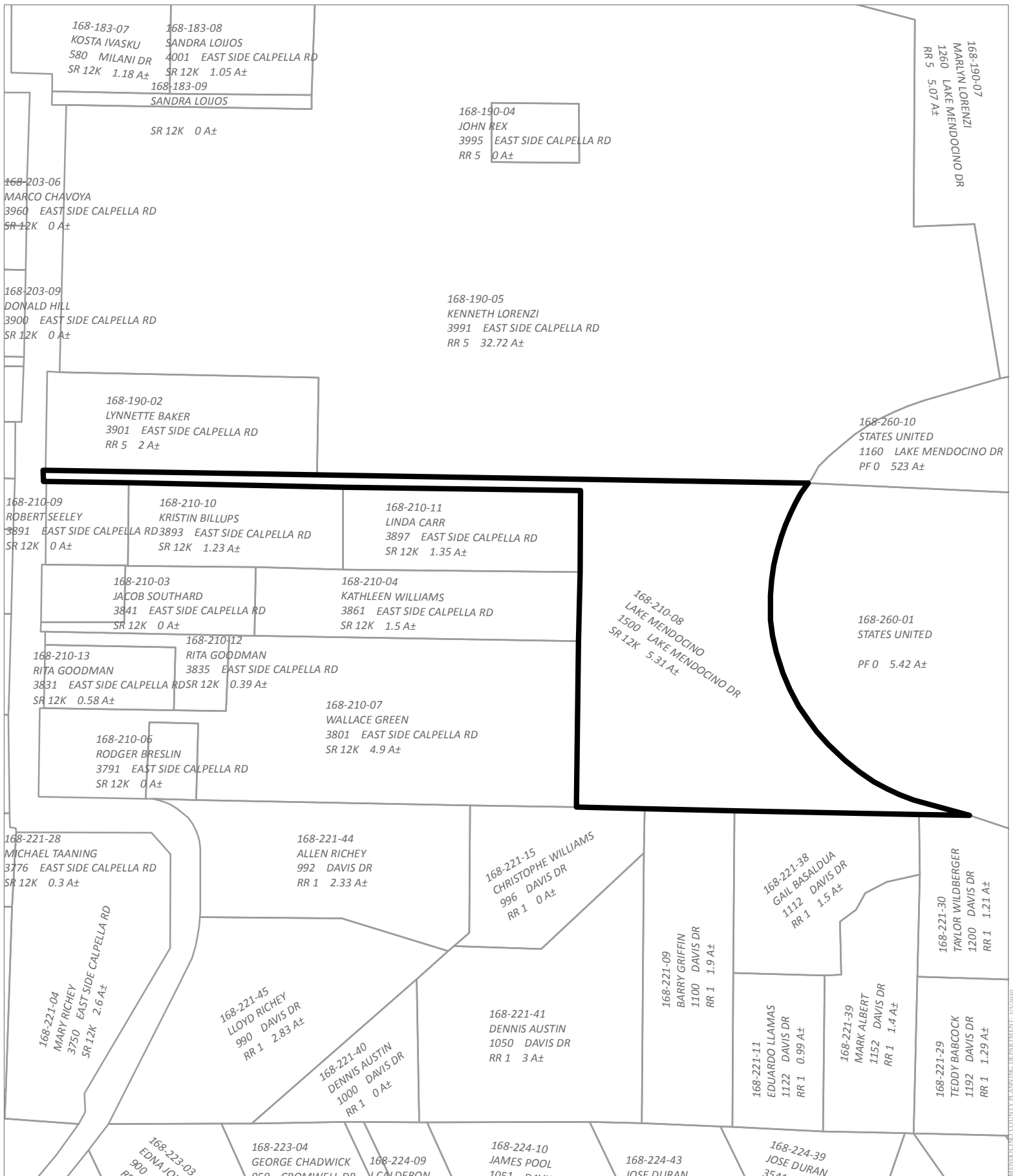


CASE: AP 2020-0011
 OWNER: Mendocino Lake Clubhouse
 APN: 168-210-08
 APLCT: Tower Engineering Professionals, Inc.
 AGENT: Mary McGarity
 ADDRESS: 1220 Lake Mendocino Drive, Ukiah

- General Plan Classes
- Public Roads
- Assessors Parcels



GENERAL PLAN CLASSIFICATIONS



CASE: AP 2020-0011

OWNER: Mendocino Lake Clubhouse

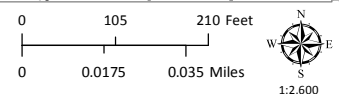
APN: 168-210-08

APLCT: Tower Engineering Professionals, Inc.

AGENT: Mary McGarity

ADDRESS: 1220 Lake Mendocino Drive, Ukiah

Assessors Parcels



ADJACENT PARCELS

EUPEN HYBRID CABLE LENGTH

PROPOSED HYBRID CABLE QUANTITY:	1
EXISTING HYBRID CABLE QUANTITY:	1
EXISTING POWER CABLE QUANTITY:	1
LONGEST ROUTE TO COAX PORT IN SHELTER:	13-FT
ICE BRIDGE LENGTH:	8-FT
RAYCAP CENTERLINE + 12-FT BUFFER:	70-FT
TOTAL ESTIMATED LENGTH OF HYBRID CABLE:	91-FT
TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):	100-FT

JUMPER INFO

JUMPER QUANTITIES

FIBER JUMPERS:	12
COAX JUMPERS:	36
RET JUMPERS:	6

FIBER JUMPER LENGTH FROM RAYCAP TO RRH

	B71/B12	B2/B4	B5
ALPHA SECTOR:	5-M	5-M	-
BETA SECTOR:	5-M	5-M	-
GAMMA SECTOR:	5-M	5-M	-

1/2" COAX JUMPER FROM B71/12 RRH TO ANTENNA

ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

1/2" COAX JUMPER FROM B2/4 RRH TO ANTENNA

ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

1/2" COAX JUMPER FROM B5 RRH TO ANTENNA

ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

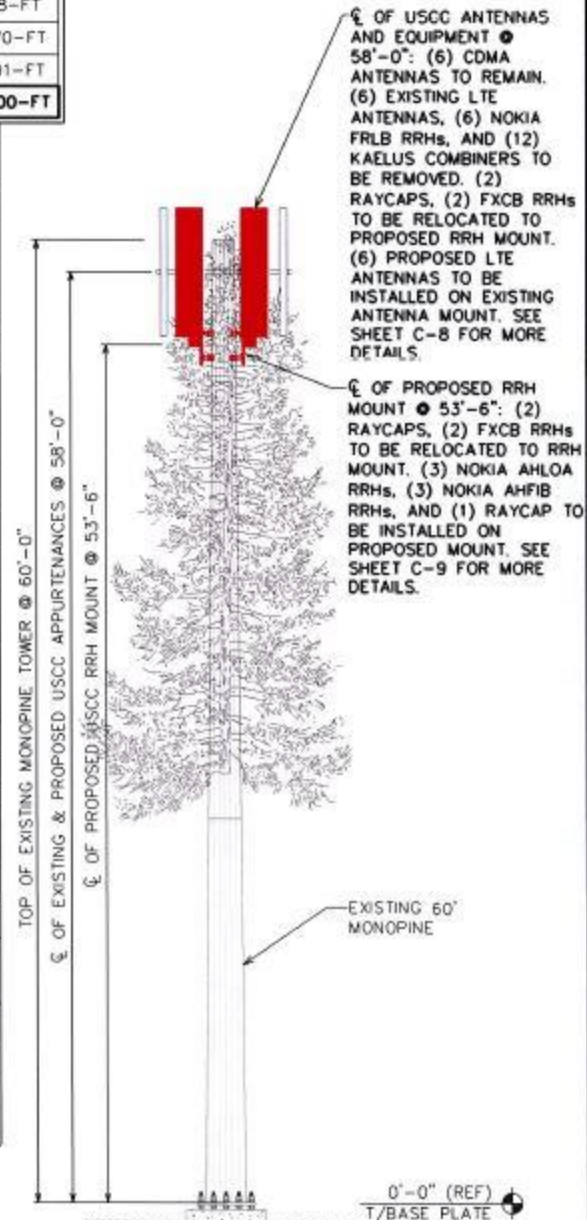
RET JUMPER INFO

	RRH TO ANTENNA
ALPHA SECTOR:	10-M
BETA SECTOR:	10-M
GAMMA SECTOR:	10-M

EXISTING LTE PANEL TO REMAIN:
 EXISTING CDMA PANEL TO REMAIN:
 PROPOSED LTE PANEL TO BE INSTALLED:

NOTES:

1. LCAP EQUIPMENT TO BE INSTALLED PRIOR TO LTE DECOMMISSION.
2. USCC CENTERLINE OVER 200-FT REQUIRES MIDDLE GROUND BAR.



PROPOSED TOWER ELEVATION

SCALE: 1" = 10'



SCOPE OF WORK

TOWER SCOPE:

EXISTING EQUIPMENT TO REMAIN:

- (4) ANTEL LPA-80063-8CF CDMA PANEL ANTENNAS
- (2) ANTEL RWA 80017 CDMA PANEL ANTENNAS
- (2) NOKIA FXCB B5 RRHs
- (5) FH 76 CDMA COAX
- (1) 1/2" HYBRID CABLE
- (1) 1" POWER CABLE
- (1) RAYCAP RUSDC-6267-PF-48
- (1) RAYCAP RUSDC-8999-P-48

PROPOSED EQUIPMENT:

- (6) DENCYO OCT8-2LX2HX-BW65 LTE PANEL ANTENNA
- (3) NOKIA AHL0A B71/B12 RRHs
- (3) NOKIA AHF1B B2/B4 RRHs
- (1) RAYCAP RUSDC-6267-PF-48
- (1) 1/2" HYBRID CABLE

LTE JUMPERS:

- (6) FIBER JUMPERS FROM RAYCAP TO BAND 71/12 RRHs
- (3) POWER JUMPERS FROM RAYCAP TO BAND 71/12 RRHs
- (12) 1/2" JUMPERS FROM BAND 71/12 RRHs TO ANTENNAS
- (6) FIBER JUMPERS FROM RAYCAP TO BAND 2/4 RRHs
- (3) POWER JUMPERS FROM RAYCAP TO BAND 2/4 RRHs
- (12) 1/2" JUMPERS FROM BAND 2/4 RRHs TO ANTENNAS
- (12) 1/2" JUMPERS FROM BAND 5 RRHs TO ANTENNAS
- (3) RET JUMPERS FROM B71/B12 RRHs TO ANTENNAS
- (3) RET JUMPERS FROM B2/B4 RRHs TO ANTENNAS

TOP TOWER GROUND BAR:

CANNOT ACCOMMODATE ADDITIONAL GROUND LEADS. PROPOSED GROUND BAR REQUIRED.

BOTTOM TOWER GROUND BAR:

CAN ACCOMMODATE ADDITIONAL GROUND LEAD.

SHELTER EXTERIOR SCOPE:

ICE BRIDGE:

CAN ACCOMMODATE ADDITION OF (1) HYBRID CABLE.

SHELTER COAX PORT:

CAN ACCOMMODATE ADDITION OF (1) HYBRID CABLE.

SHELTER EXTERIOR GROUND BAR:

CAN ACCOMMODATE ADDITIONAL GROUND LEAD.

SHELTER INTERIOR SCOPE:

PROPOSED EQUIPMENT:

- (1) PROPOSED RAYCAP SURGE/PDU BOX
- (1) PROPOSED RAYCAP FIBER SLACK TRAY

EXISTING EQUIPMENT:

- (2) RAYCAPS TO REMAIN IN SHELTER. CONTRACTOR TO VERIFY WITH USCC.

SHELTER INTERNAL GROUND BAR:

NO PROPOSED CHANGES.

SPECIAL REQUIREMENTS:

ANTENNA AZIMUTHS:

PROPOSED LTE ANTENNAS TO BE INSTALLED AT THE DESIGN AZIMUTH. AZIMUTH CHANGES MUST BE PRE SCHEDULED WITH USCC FOR POTENTIAL E911 TESTING.

ANTENNA MOUNT:

ANTENNA MOUNT HAS SUFFICIENT CAPACITY FOR PROPOSED LOADING.

ANTENNA CONFIGURATION:

PROPOSED LTE ANTENNAS TO BE INSTALLED AT 58'-0" AND PLACED ON MOUNT POSITIONS A2, A3, B2, B3, C2 AND C3.

DECOMMISSIONED EQUIPMENT REMOVAL:

EQUIPMENT REMOVAL:

- *(6) KMW AM-X-CD-17-65-00T-RET LTE PANEL ANTENNAS
- *(6) NOKIA FRLB B12 RRHs
- *(12) KAEUS COMBINERS

* POST-INTEGRATION