April 9, 2020

Building Inspection - Ukiah  CalFire - Prevention  Cloverdale Rancheria
Assessor  Department of Fish and Wildlife  Redwood Valley Rancheria
Air Quality Management  Ukiah Valley Fire Protection District  Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0010  DATE FILED: 2/20/2020  OWNER: STEVE PARDINI
APPLICANT: Tower Engineering Professionals, Inc.
REQUEST: Administrative Permit to modify an existing telecommunication site. Replace six (6) LTE antennas, six (6) RRHs, one (1) Raycap, one (1) handrail, and one (1) hybrid cable. No electrical work to be completed.
LOCATION: 2.3± miles northwest of the City of Ukiah center, lying on the west side of Industry Rd. (Private), 0.1± miles northwest of its intersection with Orr Springs Rd. (CR 223), located at 2030 Industry Rd., Ukiah (APN: 00-169-190-35)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5  STAFF PLANNER: MARK CLISER
RESPONSE DUE DATE: April 23, 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: Steve Pardini

APPLICANT: Tower Engineering Professionals Inc.

AGENT: Tower Engineering Professionals Inc.

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APN/S: 169-190-35-00

PARCEL SIZE: 1.39± acres

GENERAL PLAN: Industrial (I)

ZONING: Division I: Industrial 1, 12,000 square foot minimum lot size (I1:12K)

EXISTING USES: Industrial

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES: U_2003-0026 (Wireless Communications Tower); AP_2016-0032 (Cell Tower Modification); AP_2017-0021 (Renew); AP_2017-0021 (Cell Tower Modification); AP_2019-0054 (Cell Tower Modification)

ADJACENT GENERAL PLAN
NORTH: Industrial (I)

EAST: Industrial (I)

SOUTH: Industrial (I)

WEST: Industrial (I)

ADJACENT ZONING
NORTH: Pinoleville (PI:12K)

EAST: Industrial (I1:12K)

SOUTH: Industrial (I1:12K)

WEST: Industrial (I1:12K)

ADJACENT LOT SIZES
NORTH: 7.28± acres

EAST: 4.5± acres

SOUTH: 1.01± acres

WEST: 1.15±; 1.08± acres

ADJACENT USES
NORTH: Industrial

EAST: Industrial

SOUTH: Industrial

WEST: Industrial

REFERRAL AGENCIES
LOCAL
- Air Quality Management District
- Assessor’s Office
- Building Division Ukiah
- Ukiah Valley Fire Protection District

STATE
- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife

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

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 4/2/2020
ENVIROMENTAL DATA

1. MAC:
   GIS

2. FIRE HAZARD SEVERITY ZONE:
   CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:
   CALFIRE FRAP maps/GIS
   Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:
   GIS

5. FLOOD ZONE CLASSIFICATION:
   FEMA Flood Insurance Rate Maps (FIRM)
   NO

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:
   Mendocino County Assessor’s Office
   NO

10. TIMBER PRODUCTION ZONE:
    GIS
    NO

11. WETLANDS CLASSIFICATION:
    GIS

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

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
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: PO Box 927 Redwood Valley, CA 95470
Mailing Address: 8410 W Bryn Mawr, Suite 700
City: Chicago State/Zip: IL 60631
Parcel Size: Address of Property: 2030 Industry Rd, Ukiah, Ca 95482
Assessor Parcel Number(s): 16919035

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 2/10/2020
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, raycap and handrail on existing cellular structure. No addition to height, and No electrical work to be completed.

2. Structures/Lot Coverage

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

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>
<tr>
<td>Existing Number of Spaces</td>
<td>_______</td>
<td></td>
</tr>
<tr>
<td>Proposed Additional Spaces</td>
<td>_______</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>_______</td>
<td></td>
</tr>
</tbody>
</table>

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
   Placement of structures in:
   Filling: ☐ Yes ☑ No open coastal waters
   Dredging: ☐ Yes ☑ No wetlands
   ☐ Yes ☑ No estuaries
   ☐ Yes ☑ No 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.

______________________________________________________________________________

______________________________________________________________________________

25. Project Height. Maximum height of existing structures 76 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): 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>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential Agricultural</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Commercial Industrial</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Institutional Timberland</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>
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

2/10/2020
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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
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<tbody>
<tr>
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<td></td>
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</tr>
<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
</tr>
</tbody>
</table>

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: 2/10/2020
Tower Engineering Professionals Inc.
Attn: Mary McGarity
10700 Sikes Place Ste 360
Charlotte, NC 28277

RE: Ukiah Cell_56360 Industry Road, Ukiah CA
    Ukiah Cap 3-568453-550 Redemeyer Road, Ukiah CA
    Talmage Capacity_568451-1800 1800 Ruddick Cunningham Road, Ukiah CA

Fire Safe Applicant:

The US Cellular, cell tower projects listed above, do not currently require a State Fire Safe
Regulation Application. The scope of the work proposed does not require a Conditions of
Approval be granted from this office.

If you have any further concerns or questions, please contact (707) 459-7424.

Sincerely,

Anthony Massucco
Fire Captain/ Pre-Fire Engineer