



**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 10, 2020

Department of Transportation  
Building Inspection - Ukiah  
Air Quality Management  
CalFire – Prevention

CalFire – Resource Management  
Department of Fish and Wildlife  
Cloverdale Rancheria  
Round Valley Rancheria

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2020-0012

**DATE FILED:** 2/25/2020

**OWNER:** CAPISTRAN RANCH LLC

**APPLICANT/AGENT:** Tower Engineering Professionals, Inc.

**REQUEST:** Administrative Permit to modify an existing telecommunication site. Add six (6) LTE antennas, one (1) Raycap, one (1) hybrid cable, one (1) antenna mount, and six (6) RRHs. Remove one (1) panel antenna, three (3) RRHs, and two (2) combiners. No electrical or ground work to be completed. No change to tower height.

**LOCATION:** 8± miles east of the town of Covelo, lying on the west side of Etsel Ridge Road (private), and 4.5± miles south of its intersection with Mendocino Pass Road (CR 338), located at 48150 Etsel Ridge Rd., Covelo (APN: 034-030-22).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** MARK CLISER

**RESPONSE DUE DATE:** April 24, 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](mailto: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 \_\_\_\_\_

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**APN/S:** 034-030-22-00

**PARCEL SIZE:** 600± acres

**GENERAL PLAN:** Forest Lands (FL160)

**ZONING:** Division I: Forest Land, 160 acre minimum (FL:160)

**EXISTING USES:** Commercial

**DISTRICT:** Supervisorial District 3 (Haschak)

**RELATED CASES:** U\_2004-0003 (Construction of a telecommunication facility); UM\_2014-0006 (tower modifications); AP\_2018-0017 (tower modifications)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Forest Lands (FL160)	Forest Land (FL:160)	155±; 409± acres	Institutional
EAST:	Public Lands (PL)	Public Facilities (PF)	480± acres	Public Facilities
SOUTH:	Range Lands (RL)	Rangeland (RL:160)	154±; 160± acres	Agricultural
WEST:	Range Lands (RL)	Rangeland (RL:160)	240± acres	Agricultural

REFERRAL AGENCIES		
<u>LOCAL</u>	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Round Valley Reservation
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Redwood Valley Rancheria
		<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

High – Very High

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:

GIS/Mendocino County Assessor’s Office

YES

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](http://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

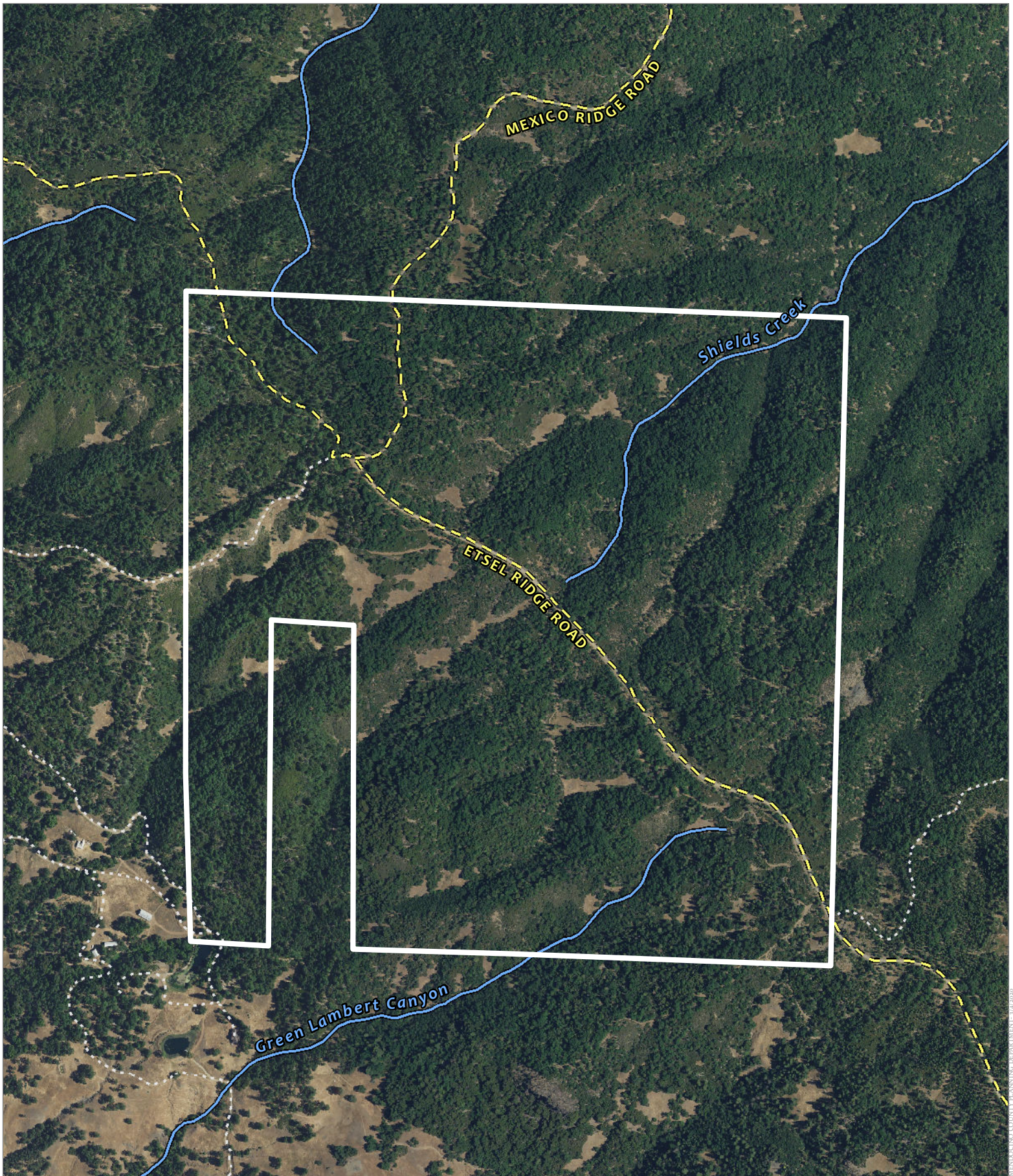
23. HARBOR DISTRICT:

Sec. 20.512






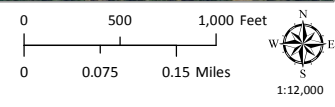






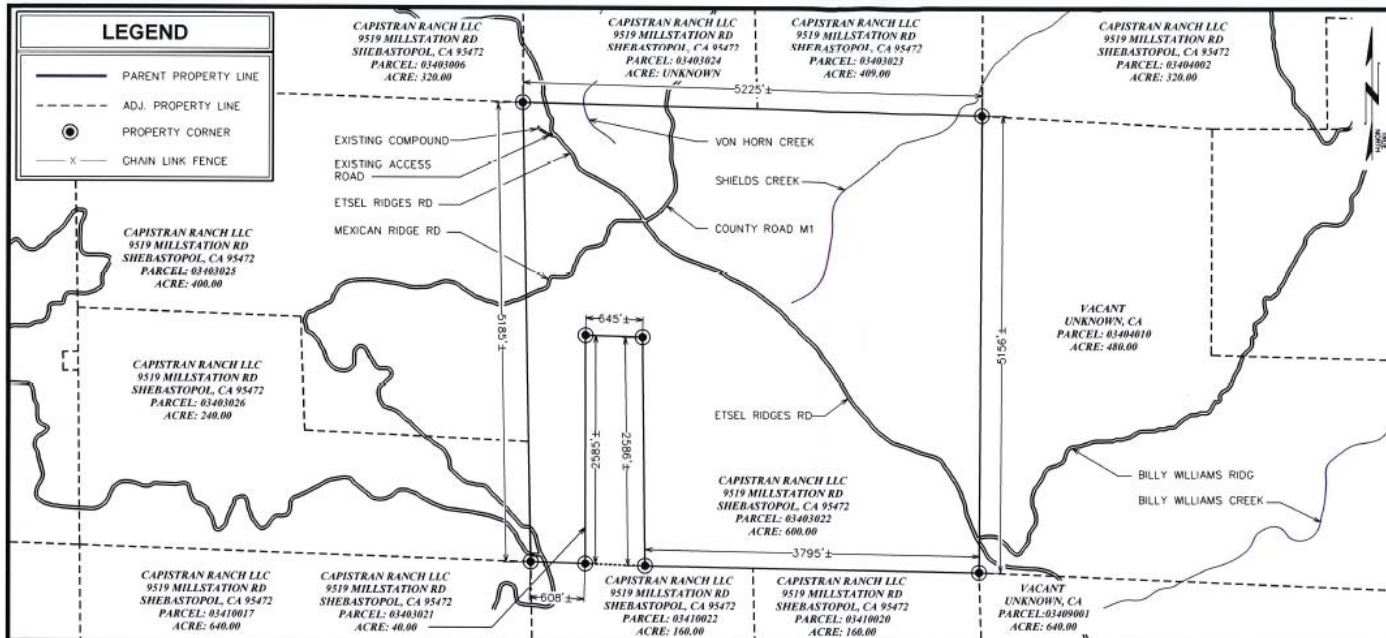
CASE: AP 2020-0012  
OWNER: Capistran Ranch, LLC  
APN: 034-030-22  
APLCT: Tower Engineering Professionals  
AGENT: Lauren Oteri  
ADDRESS: 48150 Etsel Ridge Road, Covelo

-  Named Rivers
-  Private Roads
-  Driveways/Unnamed Roads



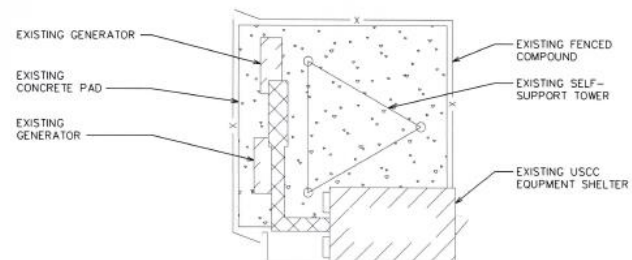
AERIAL IMAGERY





### PARCEL PLAN

SCALE: N.T.S.



### COMPOUND PLAN

SCALE: N.T.S.

### LOCATION

LATITUDE: N 39° 47' 7.60" \*\*  
LONGITUDE: W 123° 5' 50.0" \*\*  
GROUND ELEVATION: 3,750'± (AMSL) \*\*  
\* INFORMATION PROVIDED BY USCC  
\*\* INFORMATION FROM GOOGLE EARTH

FROM NORTH PROPERTY LINE: 280'±  
FROM SOUTH PROPERTY LINE: 4,903'±  
FROM EAST PROPERTY LINE: 7,662'±  
FROM WEST PROPERTY LINE: 175'±  
NEAREST ROAD: 203'±

### SITE INFORMATION

### NOTES:

- ALL DISTANCE MEASUREMENTS TO PROPERTY LINES TAKEN FROM TOWER CENTER.
- DISTANCE TO NEAREST ROAD IS APPROXIMATE LENGTH OF ACCESS ROAD (UNNAMED) TO ETSEL RIDGES RD.
- PROPOSED CHANGES AT LOCATION CONSIST OF REMOVAL AND ADDITION OF ANTENNAS & RELATED EQUIPMENT ON EXISTING CELL TOWER AND INSIDE EXISTING SHELTER.

PLANS PREPARED FOR:



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

PROJECT INFORMATION:

**568358  
COVELO**

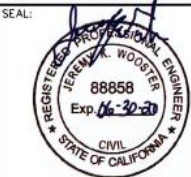
48150 ESTEL RIDGE ROAD  
COVELO, CA 95428  
(MENDOCINO COUNTY)

PLANS PREPARED BY:



**TOWER ENGINEERING PROFESSIONALS**  
326 TRYON ROAD  
RALEIGH, NC 27803-3630  
OFFICE: (919) 861-6351  
www.tepgroup.net

SEAL:



January 14, 2020

3	01-14-20	CONSTRUCTION
2	12-17-19	CONSTRUCTION
1	12-11-19	PRELIMINARY
0	11-22-19	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY:	RSR	CHECKED BY: A.J.L.

SHEET TITLE:

**PLOT PLAN**

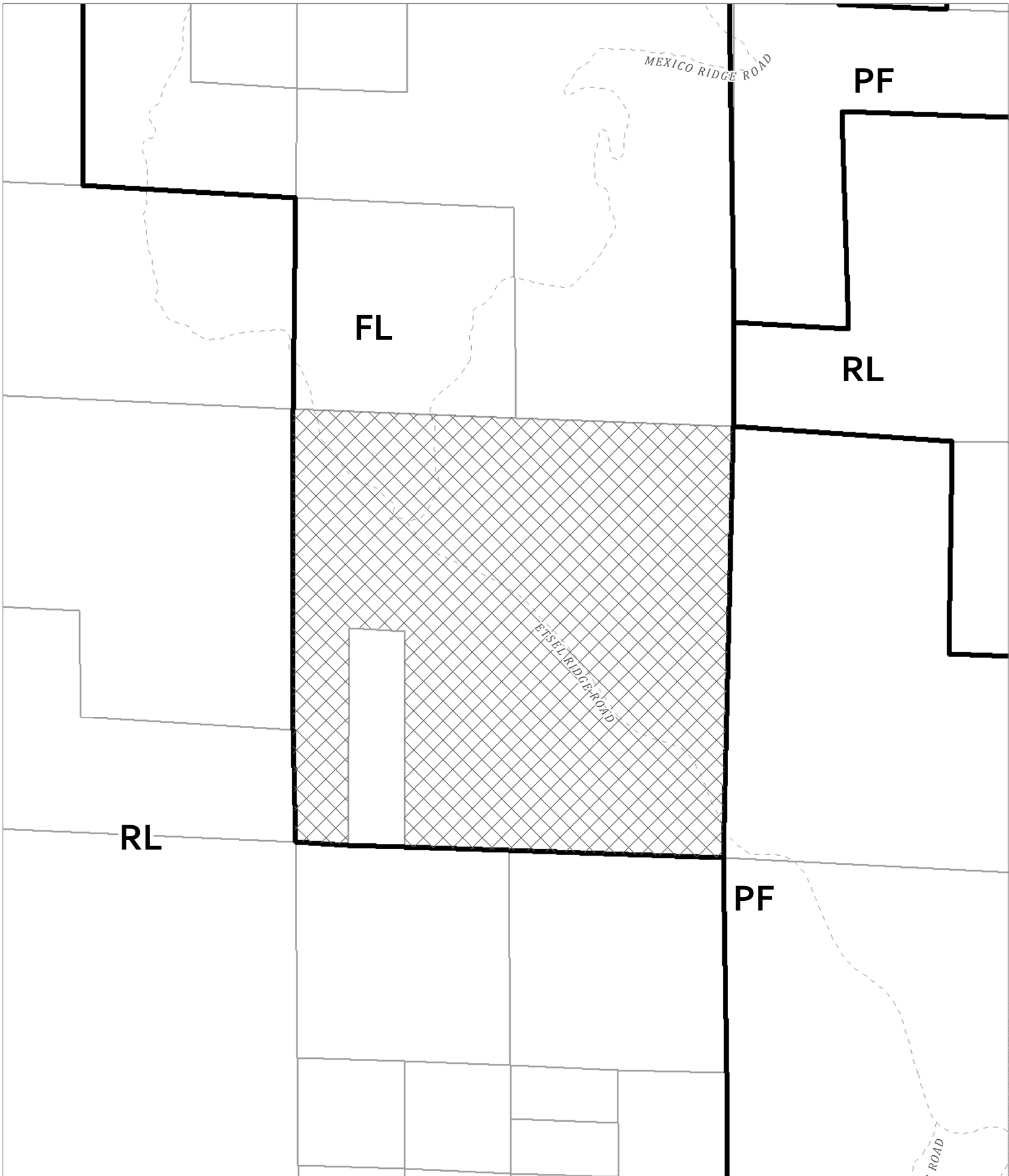
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**P-1**

REVISION:

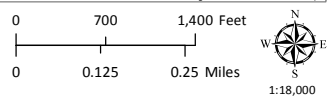
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TEP#: 45155.302659

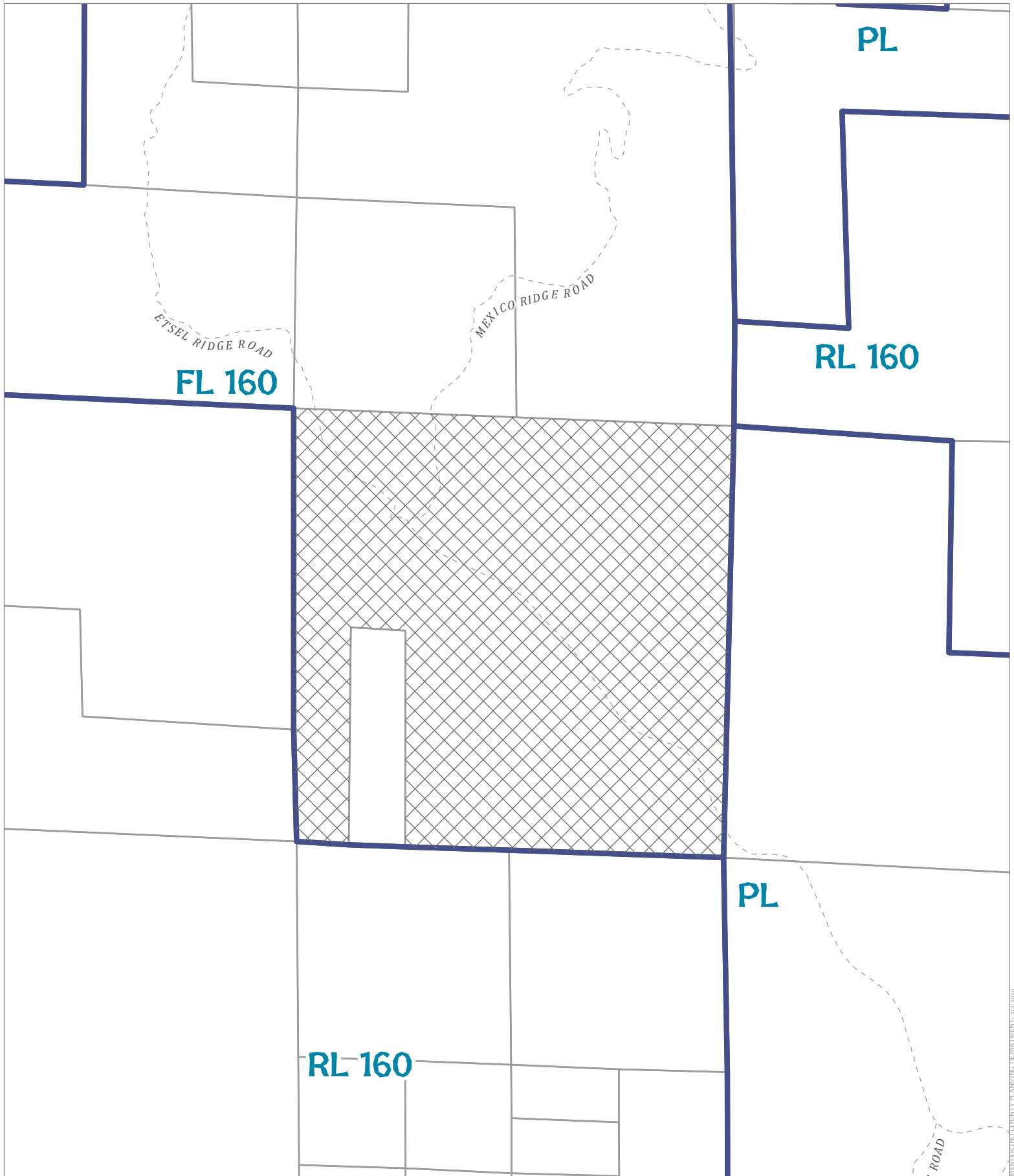


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APN: **034-030-22**  
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AGENT: **Lauren Oteri**  
ADDRESS: **48150 Etsel Ridge Road, Covelo**



 Zoning Districts  
 Assessors Parcels

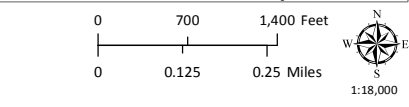


**ZONING DISPLAY MAP**



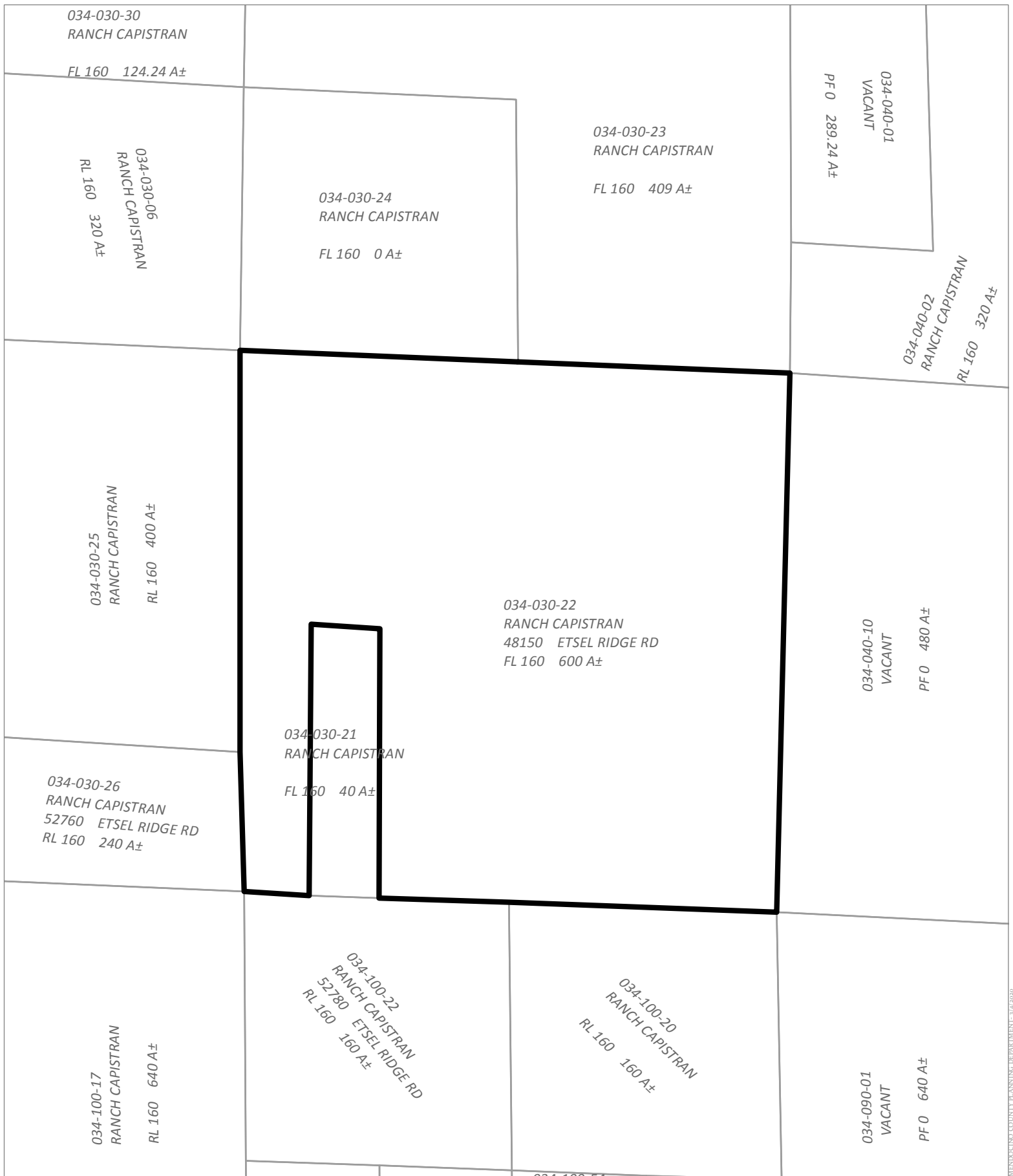
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 General Plan Classes  
 Assessors Parcels



GENERAL PLAN CLASSIFICATIONS

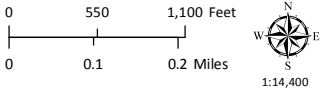




RENDERING COUNTY PLANNING DEPARTMENT 3/17/2020

CASE: AP 2020-0012  
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APN: 034-030-22  
APLCT: Tower Engineering Professionals  
AGENT: Lauren Oteri  
ADDRESS: 48150 Etsel Ridge Road, Covelo

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:	20-FT
RAYCAP CENTERLINE + 12-FT BUFFER:	149-FT
TOTAL ESTIMATED LENGTH OF HYBRID CABLE:	182-FT
<b>TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):</b>	<b>200-FT</b>

## 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

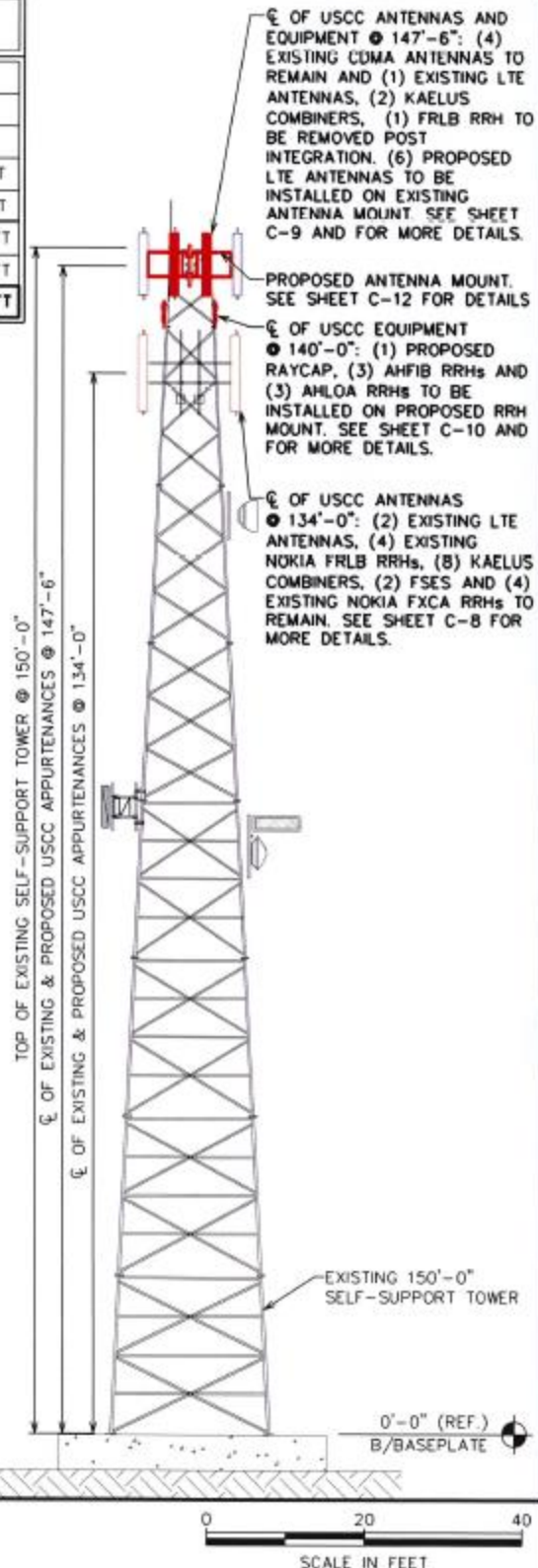
### NOTE:

PROPOSED EQUIPMENT TO BE INSTALLED PRIOR TO EXISTING EQUIPMENT DECOMMISSION.

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

## PROPOSED TOWER ELEVATION

SCALE: 1" = 20'





GS

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before you dig.

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## STRUCTURAL NOTE

### STRUCTURAL STATUS:

- MOUNT REPLACEMENT SA - PASSING (OCTOBER 22, 2019)
- TOWER SA - PASSING (OCTOBER 22, 2019)

## SCOPE OF WORK

### TOWER SCOPE:

#### EXISTING EQUIPMENT TO REMAIN:

- (2) ANTEL BXA-80040-8CF-EDIN CDMA PANEL ANTENNA
- (2) ANTEL WPA-800120-8CF-EDIN LTE PANEL ANTENNAS
- (2) CCI BSA-S65R-B-H6 LTE PANEL ANTENNAS.
- (1) RAYCAP RUSDC-6267-PF-48
- (1) RAYCAP RUSDC-8999-PF-48
- (4) NOKIA FXCA RRHs
- (4) NOKIA FRLB RRHs
- (8) KAEUS COMBINERS DBC0056F1V1-1
- (12) FH 7/8" CDMA COAX
- (1) 1 1/4" HYBRID CABLE
- (1) 1" POWER CABLE

#### PROPOSED EQUIPMENT:

- (6) OCT8-2LX2HX-BW65 LTE PANEL ANTENNAS
- (1) RAYCAP RUSDC-6267-PF-48
- (1) 1 1/4" HYBRID CABLE
- (3) NOKIA AHLOA B71/B12 RRHs
- (3) NOKIA AHFIB B2/B4 RRHs

#### PROPOSED LTE JUMPERS:

- (6) FIBER JUMPERS FROM RAYCAP TO B71/12 RRHs
- (6) FIBER JUMPERS FROM RAYCAP TO B2/4 RRHs
- (3) POWER JUMPERS FROM RAYCAP TO B71/12 RRHs
- (3) POWER JUMPERS FROM RAYCAP TO B2/4 RRHs
- (12) 1/2" JUMPERS FROM B71/12 RRHs TO ANTENNAS
- (12) 1/2" JUMPERS FROM B2/4 RRHs TO ANTENNAS
- (12) 1/2" JUMPERS FROM B5 RRHs TO ANTENNAS
- (3) RET JUMPERS FROM B71/12 RRHs TO ANTENNAS
- (3) RET JUMPERS FROM B2/4 RRHs TO ANTENNAS

#### TOP TOWER GROUND BAR:

PROPOSED GROUND BAR REQUIRED.

#### TOWER BOTTOM 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:

#### EXISTING EQUIPMENT:

- (2) EXISTING RAYCAP TO REMAIN. CONTRACTOR TO VERIFY WITH USCC.

#### PROPOSED EQUIPMENT:

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

#### CABLE TRAY:

NO PROPOSED CHANGES.

#### SHELTER INTERNAL GROUND BAR:

NO PROPOSED CHANGES.

### SPECIAL REQUIREMENTS:

#### ANTENNA AZIMUTHS:

PROPOSED LTE PANEL ANTENNA TO BE INSTALLED AT THE DESIGN AZIMUTH.

#### ANTENNA MOUNT:

(3) PROPOSED SABRE C10857777C HD V-BOOM SECTOR MOUNT KITS WITH (5) 2.5 SCH40 x 9'-0" MOUNT PIPES TO REPLACE EXISTING SECTOR MOUNTS @ 147'-6".

#### ANTENNA CONFIGURATION:

EXISTING CDMA PANEL ANTENNAS TO REMAIN. PROPOSED LTE PANEL ANTENNAS TO BE INSTALLED @ 147'-6" IN PLACE OF A1, A3, B1, B3, G1, AND G3.

### DECOMMISSIONED EQUIPMENT REMOVAL:

#### EQUIPMENT REMOVAL:

- \*(1) ANTEL BXA-70090-8CF-EDIN CDMA PANEL ANTENNA
- \*(1) NOKIA FRLB RRHs
- \*(2) KAEUS COMBINERS DBC0056F1V1-1
- \*(2) NOKIA FSES RRHs

\*POST-INTEGRATION

PLANS PREPARED FOR:



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

PROJECT INFORMATION:

**568358  
COVELO**

48150 ESTEL RIDGE ROAD  
COVELO, CA 95428  
(MENDOCINO COUNTY)

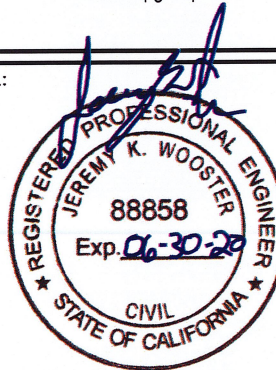
PLANS PREPARED BY:



### TOWER ENGINEERING PROFESSIONALS

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

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DRAWN BY: RSR CHECKED BY: AJL

SHEET TITLE:

## TITLE SHEET

SHEET NUMBER:	REVISION:
<b>T-1</b>	<b>3</b>
	TEP#: 45155.302859