July 2, 2020

CASE#: UR_2020-0002
DATE FILED: 1/9/2020
OWNER: BECKSTOFER VINEYARDS XV LLC
APPLICANT: US CELLULAR
AGENT: TOWER ENGINEERING PROFESSIONALS
REQUEST: Use Permit Renewal for continued operation of an existing 80 ft. tall wireless communication tower with various antennae and ground based equipment located within a 1,600 sq. ft. leased area. Only extension of expiration date is requested; no modifications are proposed.
LOCATION: 1.5± miles northeast of the City of Ukiah, lying on the west side of Redemeyer Road (CR 215A), and 0.4± miles north of its intersection with Vichy Springs Road (CR 215) within the northwest corner of the vineyard, located at 650 Redemeyer Rd., Ukiah (APN: 178-190-12).
ENVIRONMENTAL DETERMINATION: Categorically Exempt

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 ___________________
REPORT FOR: USE PERMIT RENEWAL

OWNER: BECKSTOFFER VINEYARDS XV LLC

APPLICANT: US Cellular

AGENT: Tower Engineering Professionals

REQUEST: Use Permit Renewal for continued operation of an existing 80 ft. tall wireless communication tower with various antennae and ground based equipment located within a 1,600 sq. ft. leased area. Only extension of expiration date is requested; no modifications are proposed.

LOCATION: 1.5± miles northeast of the City of Ukiah, lying on the west side of Redemeyer Road (CR 215A), and 0.4± miles north of its intersection with Vichy Springs Road (CR 215) within the northwest corner of the vineyard, located at 650 Redemeyer Rd., Ukiah (APN: 178-190-12).

APN/S: 178-190-12-00

PARCEL SIZE: 47± Acres

GENERAL PLAN: AG40:

ZONING: AG:40

EXISTING USES: Agricultural, Commercial

DISTRICT: 1 (Brown)

RELATED CASES: U_2007-0001 (New cell tower); AP_2017-0004 (Cell tower modifications); AP_2019-0096 (Cell tower modifications – pending renewal)

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG40</td>
<td>AG:40</td>
<td></td>
<td>49± acres</td>
<td>Agricultural</td>
</tr>
<tr>
<td>EAST</td>
<td>AG40</td>
<td>AG:40</td>
<td>29.3±; 12± acres</td>
<td>Agricultural</td>
</tr>
<tr>
<td>SOUTH</td>
<td>AG40</td>
<td>AG:40</td>
<td>43± acres</td>
<td>Agricultural</td>
</tr>
<tr>
<td>WEST</td>
<td>AG40; I2</td>
<td>AG:40</td>
<td>43±; 21.88± acres</td>
<td>Agricultural; Industrial</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION: Parcel located in Prime Farmland (P) and in area with 0.2 - 1 percent annual chance flood hazard and Inundation zone. New address assigned (650 Redemeyer Road). 550 Redemeyer Road is a home.

STAFF PLANNER: MARK CLISER

DATE: 1/16/2020
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
   PRIME

5. FLOOD ZONE CLASSIFICATION:
   FEMA Flood Insurance Rate Maps (FIRM)
   YES

6. COASTAL GROUNDWATER RESOURCE AREA:
   Coastal Groundwater Study/GIS
   NA

7. SOIL CLASSIFICATION:
   Mendocino County Soils Study Eastern/Western Part
   EASTERN SOILS

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
    RIVERINE

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
APPLICATION FORM

APPLICANT
Name: Tower Engineering Professionals Phone: 980-202-5894
Mailing Address: 10700 Sikes Place, Suite 360
City: Charlotte State/Zip: NC email: mcmcgarity@tepgroup.net

PROPERTY OWNER
Name: US Cellular Corporation Phone: 773-399-8900
Mailing Address: 8400 West Bryn Mawr, Suite 700
City: Chicago State/Zip: IL email: 

AGENT
Name: Tower Engineering Professionals Inc (Mary McGarity, agent) 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: 560 Redeneyer Rd, Ukiah, CA 95482 (also referenced 520) and 550
Assessor Parcel Number(s): 178 190 12

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

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

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.

Renewal of existing tower which expired February 15, 2017 (#U_2007-0001)

The original Use Permit expired February 15, 2017.

By granting this Use Permit, US Cellular agrees to continue to negotiate in good faith with third parties, as well as public agencies, requesting shared use of this cellular site for collocation.


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></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: 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></td>
</tr>
<tr>
<td>GRAND TOTAL (Equal to gross area of Parcel)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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Page - 2
3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: N/A
Estimated shifts per day: N/A
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>none</td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Existing Number of Spaces</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Proposed Additional Spaces</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>none</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 0 cubic yards
B. Amount of fill 0 cubic yards
C. Maximum height of fill slope 0 feet
D. Maximum height of cut slope 0 feet
E. Amount of import or export 0 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?
   ______________________________________________________

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:
   A. Electricity:
      ☐ Utility Company (service exists to the parcel)
      ☐ Utility Company (requires extension of service to site: _______ feet _______ miles)
      ☐ On Site Generation - Specify: N/A
   B. Gas:
      ☐ Utility Company/Tank
      ☐ On Site Generation - Specify: N/A
      ☐ None
   C. Telephone: ☐ Yes ☐ No

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

19. What will be the domestic water source?
   ☐ Community water system - Specify supplier N/A
   ☐ Well
   ☐ Spring
   ☐ Other - Specify: N/A
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.

Mary McGarity
Owner/Authorized Agent

5/11/2020

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

AUTHORIZATION OF AGENT

I hereby authorize Tower Engineering Professionals Inc. to act as my representative and to bind me in all matters concerning this application.

Mary McGarity
Owner

5/11/2020

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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</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: 5/11/2020

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CASE: UR 2020-0002
OWNER: Beckstoffer Vineyards XV, LLC
APN: 178-190-12
APLCT: Tower Engineering Professionals
AGENT: Mary McGarity
ADDRESS: 650 Redemeyer Road, Ukiah

PROJECT SITE

Named Rivers

Driveways/Unnamed Roads

AERIAL IMAGERY
CASE: UR 2020-0002
OWNER: Beckstoffer Vineyards XV, LLC
APN: 178-190-12
APLCT: Tower Engineering Professionals
AGENT: Mary McGarity
ADDRESS: 650 Redemeyer Road, Ukiah

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
CASE: UR 2020-0002
OWNER: Beckstoffer Vineyards XV, LLC
APN: 178-190-12
APLCT: Tower Engineering Professionals
AGENT: Mary McGarity
ADDRESS: 650 Redemeyer Road, Ukiah

Zoning Districts
Assessors Parcels
CASE: UR 2020-0002
OWNER: Beckstoffer Vineyards XV, LLC
APN: 178-190-12
APLCT: Tower Engineering Professionals
AGENT: Mary McGarity
ADDRESS: 650 Redemeyer Road, Ukiah

GENERAL PLAN CLASSIFICATIONS

- General Plan Classes
- Assessors Parcels
UKIAH VALLEY FIRE PROTECTION DISTRICT

CASE: UR 2020-0002
OWNER: Beckstoffer Vineyards XV, LLC
APN: 178-190-12
APLCT: Tower Engineering Professionals
AGENT: Mary McGarity
ADDRESS: 650 Redemeyer Road, Ukiah

FIRE RESPONSIBILITY AREAS (04-2018)

SRA
LRA
SRA

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/14/2020

Moderate Fire Hazard
County Fire Districts
Assessors Parcels

FIRE RESPONSIBILITY AREAS
CASE: UR 2020-0002
OWNER: Beckstoffer Vineyards XV, LLC
APN: 178-190-12
APLCT: Tower Engineering Professionals
AGENT: Mary McGarity
ADDRESS: 650 Redemeyer Road, Ukiah

NATIONAL WETLANDS INVENTORY
- Freshwater Forested/Shrub Wetland
- Riverine

Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/14/2020
CASE: UR 2020-0002
OWNER: Beckstoffer Vineyards XV, LLC
APN: 178-190-12
APLCT: Tower Engineering Professionals
AGENT: Mary McGarity
ADDRESS: 650 Redemeyer Road, Ukiah

ELEVATIONS

NO SCALE

EXISTING MONOPOLE TOWER

© OF EXISTING & PROPOSED USCC APPURTENANCES @ 78'-0"

© OF USCC EQUIPMENT @ 78'-0": EXISTING
(2) CDMA ANTENNAS, (1) EXISTING RAYCAP, (2) EXISTING FXCBB RRHS, (4) EXISTING LTE ANTENNAS, (4) EXISTING FRLB RRHS AND (8) EXISTING KAEUS COMBINERS. SEE SHEET C-0 FOR DETAILS.
United States Cellular Corporation
C/o Stephen Schanck
649 Oakwood Drive
Eagle Point, OR 97524

SUBJECT: SUMMARY LETTER, CONSTRUCTION OBSERVATION SERVICES, UNITED STATES CELLULAR CORPORATION, UKIAH CAP 3 CELLULAR COMMUNICATIONS TOWER SITE, SITE NO. 568453, MENDOCINO COUNTY, CALIFORNIA (COUNTY PERMIT NO. 2008-0061)

At your request, Applied Geotechnical Engineering and Geologic Consulting LLC (AGEGC) has provided construction observation services for US Cellular’s new cell tower, site no. 568453 located at 520 Redemeyer Road in Mendocino County, California. The tower will be an 80 ft monopole structure on a raft foundation. Our work included a site visit to evaluate foundation subgrade and steel reinforcement placement for the tower’s spread footing foundation, observation of concrete placement for the foundation, and casting and testing of concrete samples (one set of four cylinders) for the foundation. General geotechnical recommendations for development of the site are provided in our January 27, 2007, report to you entitled “Geotechnical Investigation, Proposed US Cellular’s Communications Tower, Ukiah Cap 3 Site No. 568453, Mendocino County, California.” Since completion of our geotechnical report, the tower’s foundation design has been changed from a drilled pier to a raft foundation.

The project contractor is HPS Construction. AGEGC completed a site visit on June 13, 2008, to evaluate the subgrade for the tower foundation, evaluate the steel reinforcement and concrete placement, and cast concrete test cylinders.

Structural design for the tower foundation is provided in the January 11, 2008, plans by Valmont Structures. The design of the raft foundation is based on a soil bearing pressure of 2,500 psf, increased by one-third for transient loading (seismic and wind). The foundation excavation was completed and the steel reinforcement was in place at the time of our site visit. Based on the materials exposed in the excavation sidewalls, subgrade consists of medium stiff to stiff brown silt. After final grading of the site, we understand that subgrade for the tower foundation will be at least 6 ft below the final grades adjacent to the foundation excavation. In our opinion, the subgrade is suitable for support of spread footing foundations designed based on a transient soil bearing pressure of up to 3,334 psf.

Steel reinforcement for the tower foundation consists of top and bottom mats. The foundation is 18 ft by 18 ft in plan and 2-ft-thick. The upper mat consists of two layers of fifteen No. 6 bars oriented at 90° to each other. The lower mat consists of two layers of thirteen No. 9 bars oriented at 90° to each other. The pier has twenty-one No. 9 deformed steel bars. In our opinion, based on our review of the project
plans, the steel reinforcement has been placed in substantial conformance with the project plans and specifications.

AGEGC also observed placement of the concrete for the foundation. The concrete consists of a 4,000 psi mix provided by Granite Construction of Ukiah, California. The concrete was vibrated as the concrete was placed. Four concrete test cylinders were made by AGEGC from a concrete sample collected from the second concrete truck. The cylinders will be tested at 7 days (one cylinder) and 14 days (two cylinders).

Please contact AGEGC if you have any questions or require additional information.

Sincerely,

Applied Geotechnical Engineering and Geologic Consulting, LLC

[Signature]

Robin L. Warren, P.E., G.E., R.G.
Principal
Area determined to be best served from Spanish Mt. New site needed in this area to make up for coverage lost when Spanish Mt.'s coverage reduced to just one south facing sector.

Spanish Mt. is quickly approaching capacity limitations and is forecasted to start blocking calls in late 2007.

Sectors that point toward Ukiah must be shut off. Lost coverage must be duplicated by new sites.

CURRENT USCC COVERAGE IN UKIAH AREA FROM SPANISH MT.
Coverage from Spanish Mt. after two north facing sectors turned down.

Coverage and capacity from new site that will make up for lost coverage from Spanish Mt.

USCC COVERAGE FROM NEW UKIAH CAP 3 SITE

OWNER: BECKSTOFER VINEYARD
APPLICANT: U.S. CELLULAR
AGENT: POTTER, Allen
CASE: U-1-2007
APN: 178-190-12

Not To Scale
To Whom It May Concern:

REQUEST: Major Use Permit to authorize tower renewal and continued operation of the telecommunication facility to support the wireless carrier (U.S. Cellular) which consists of an 80-foot monopole, six panel antennas and an equipment shelter.

LOCATION: 1.5+/- miles northeast of Ukiah, lying on the west side of Redemeyer Road (CR# 215A), and 0.4 miles north of its intersection with Vichy Springs Road (CR# 215) within the northwest corner of the vineyard, located at 650 Redemeyer Rd (also referenced 520 and 550); APN 178-190-12.

The objective of this tower is to provide added coverage and capacity in the City of Ukiah and improve coverage on Highway 101 between Ukiah and Calpella. The facility remains an unmanned facility that will operate 24 hours a day, 7 days a week. The facility is located on a 1,600 square foot leased area within a 53.4 acres “host” parcel and is secured with a 6 foot high chain link fence around the perimeter. The property is being utilized as a working vineyard.

Prior to building this tower in 2007, local searches were performed to locate existing structures that would be adequate for the coverage needs. Unfortunately, no such structures were in the area that met the criteria. This site offers the least obtrusive location in this area of Mendocino County as it is not a highly visible site, nor is it near residential areas or schools.

There are no nearby facilities for US Cellular to collocate to and still meet their coverage objective. By allowing this Use Permit, US Cellular agrees to negotiate in good faith with third parties requesting shared use of this tower.

This letter shall confirm that the tower located at the above address meets or exceeds applicable American National Standards Institute (ANSI) standards as adopted by the Federal Communication Commission (FCC) in order to protect the public from unnecessary exposure to electromagnetic radiation and will not cause interference with other telecommunications devices.

U.S Cellular will comply with FCC regulations regarding susceptibility to radio frequency interference (RFI), frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any other federal statutory and regulatory requirements relating to RFI.

U.S. Cellular will comply with Good Engineering Practices as defined by the FCC in its Rules and Regulations. Equipment will comply with all applicable FAA regulations.