



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

July 2, 2020

Department of Transportation
Building Inspection – Ukiah
County Addresser

Air Quality Management
CalFire - Prevention
Ukiah Valley Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UR_2020-0002

DATE FILED: 1/9/2020

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).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: July 16, 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: BECKSTOFFER VINEYARDS XV LLC

APPLICANT: US Cellular

AGENT: Tower Engineering Professionals

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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)

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

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>	<input checked="" type="checkbox"/> Department of Transportation (DOT)	<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"/> Building Division Ukiah	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> County Addresser	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

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.

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



Planning and Building
Services

Case No:	<u>UR 2020-0002</u>
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

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: 650 Redemeyer Rd, Ukiah, CA 95482 (also referenced 520) and 550)

Assessor Parcel Number(s): 178 190 12

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☒ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Mary McGarity

Signature of Applicant/Agent

5/11/2020

Date

Mary McGarity

Signature of Owner

5/11/2020

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	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 checked="" type="checkbox"/> Other: Cell tower <input type="checkbox"/> Other: _____					
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: 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?

	Number	Size
Number of covered spaces	<u>none</u>	<u> </u>
Number of uncovered spaces	<u>none</u>	<u> </u>
Number of standard spaces	<u>none</u>	<u> </u>
Number of handicapped spaces	<u>none</u>	<u> </u>
Existing Number of Spaces	<u>none</u>	
Proposed Additional Spaces	<u>none</u>	
Total	<u>none</u>	

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.).

N/A

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

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

17. Utilities will be supplied to the site as follows:

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

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

5/11/2020

Date

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

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

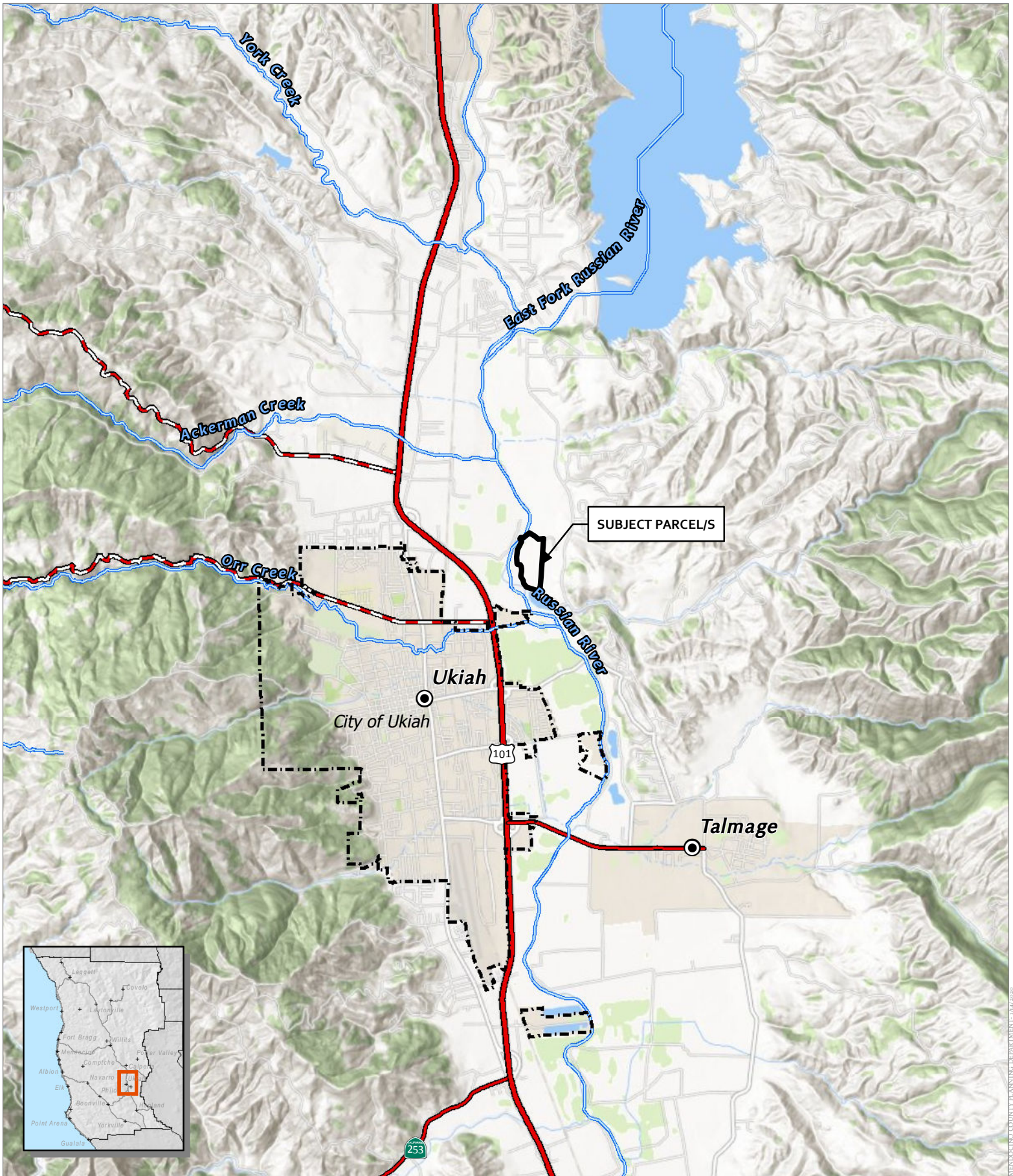
INDEMNIFICATION AND HOLD HARMLESS

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.

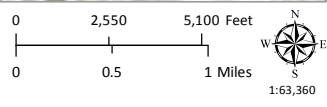
Applicant: *Mary McGarity* Date: 5/11/2020



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2020

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



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

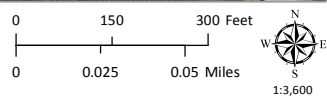


LOCATION MAP

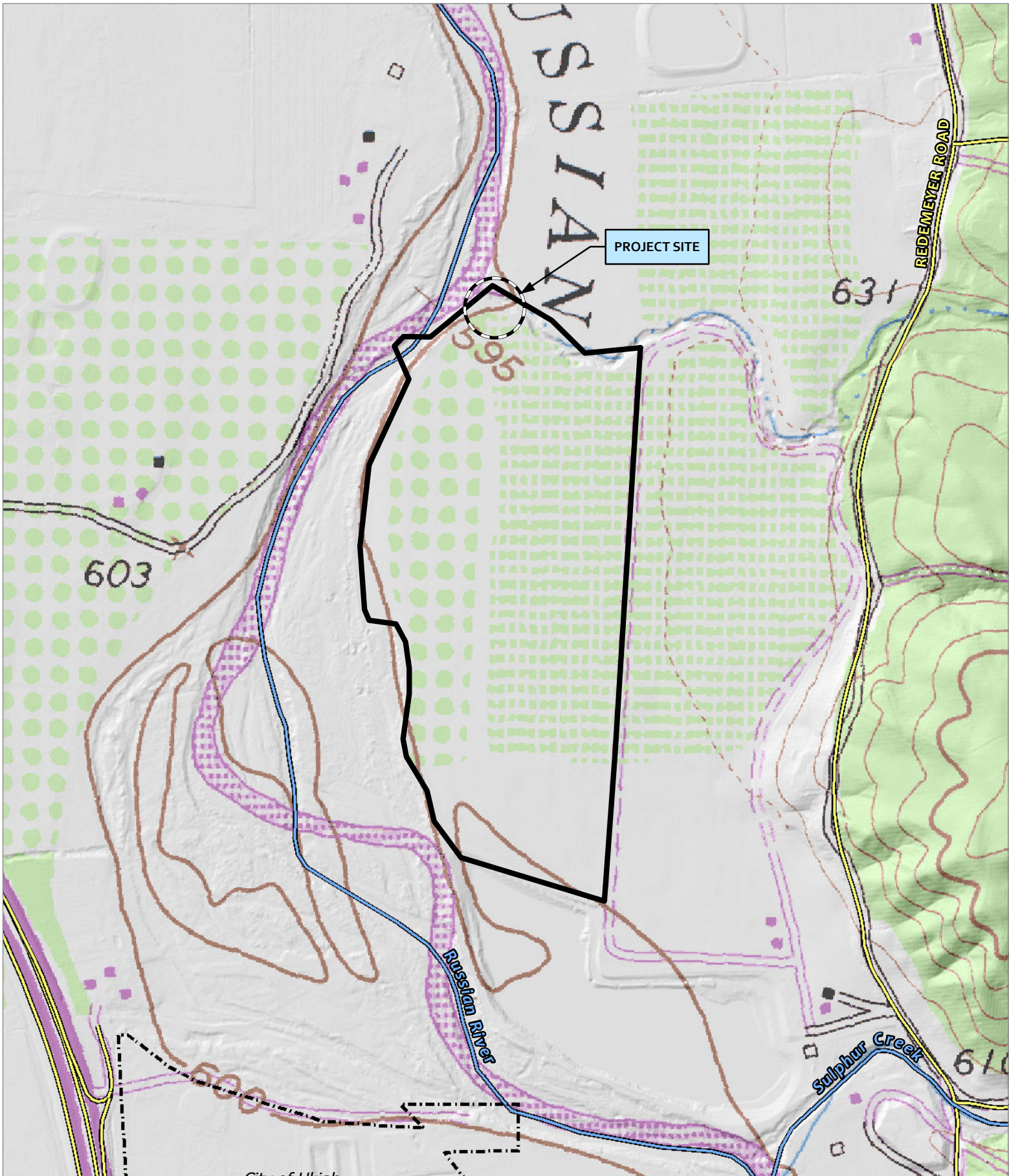


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 Named Rivers
 Driveways/Unnamed Roads

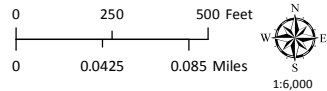


AERIAL IMAGERY

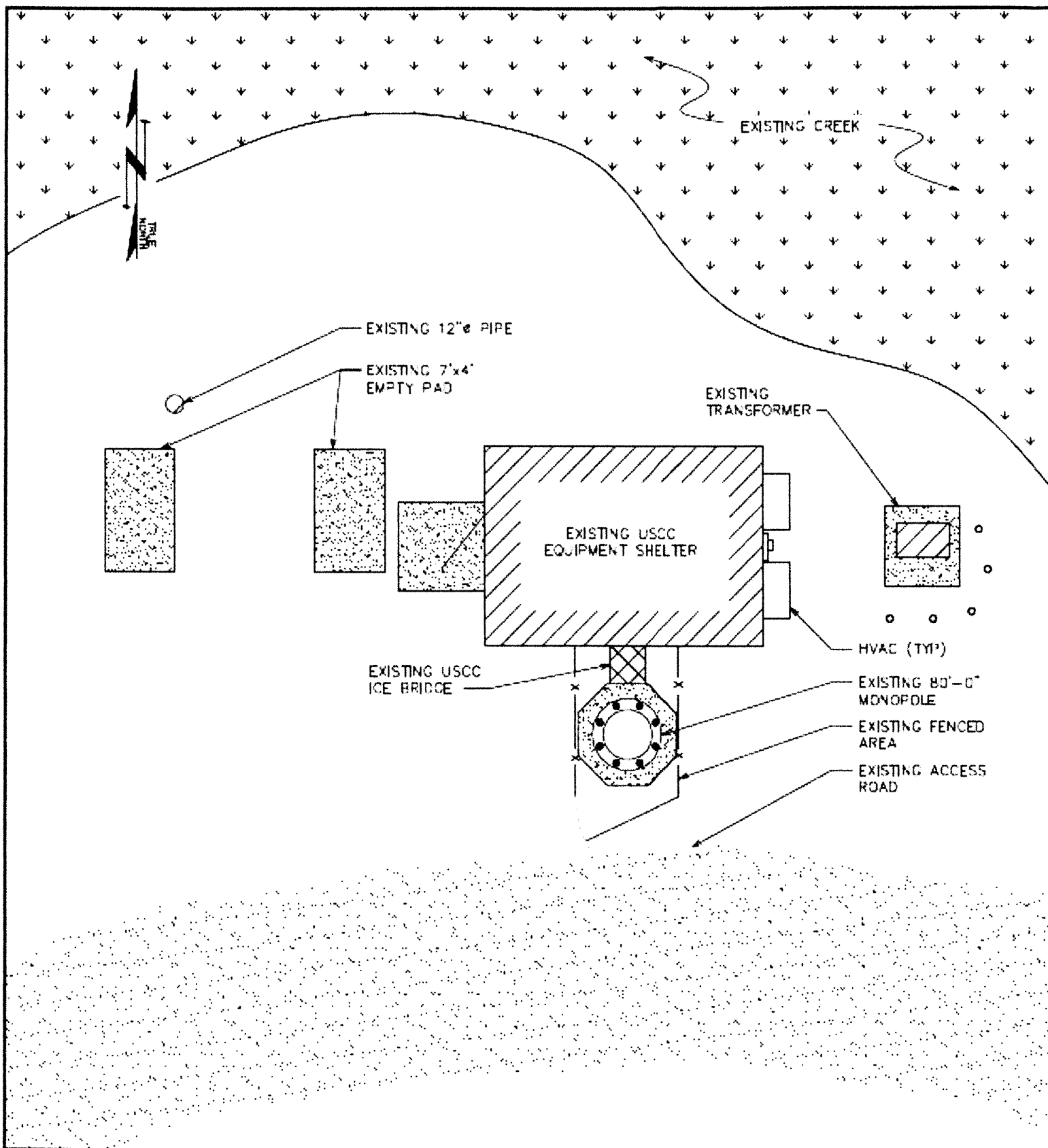


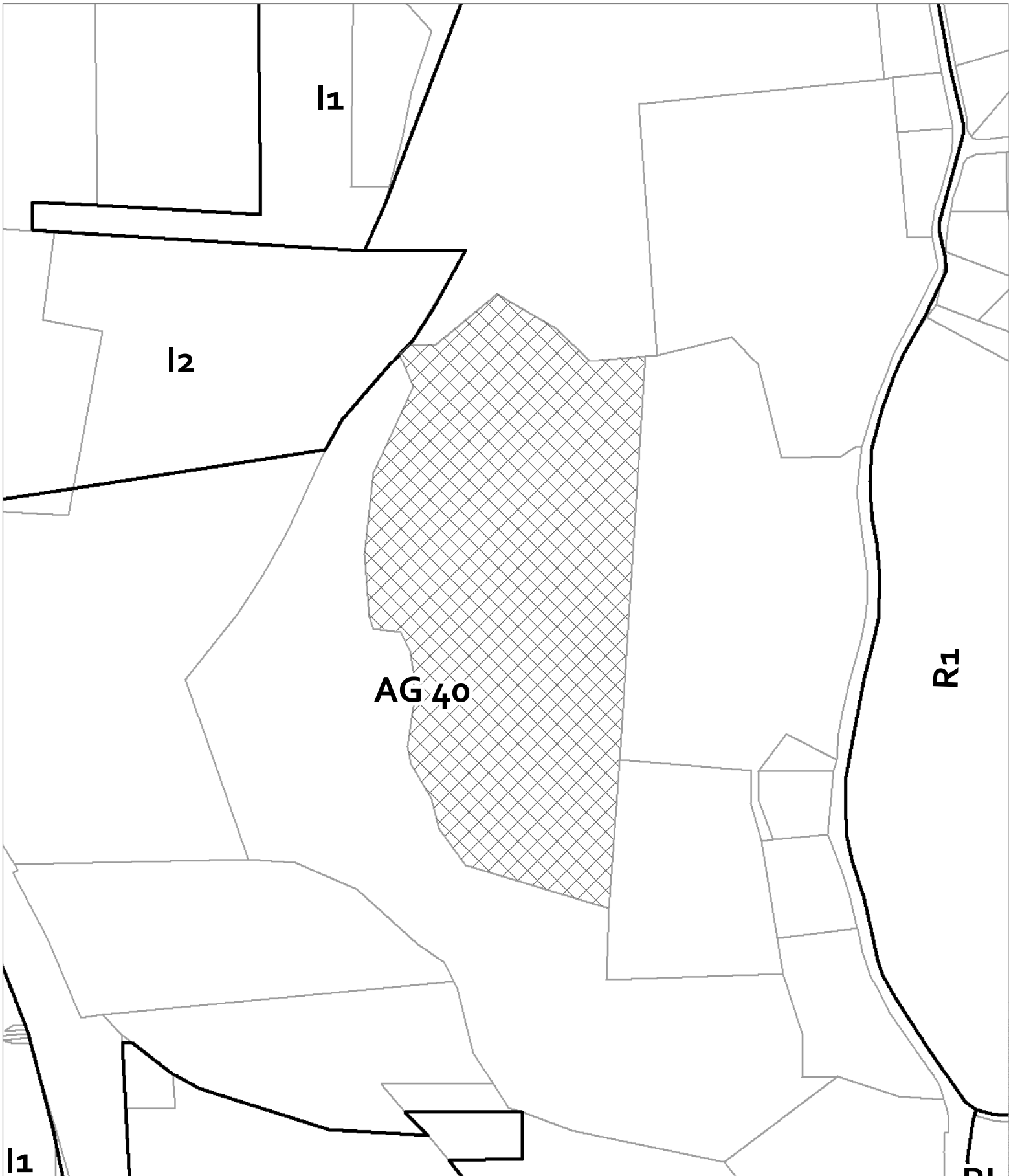
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- City Limits
- Driveways/Unnamed Roads
- Named Rivers
- Public Roads





TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

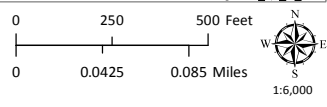




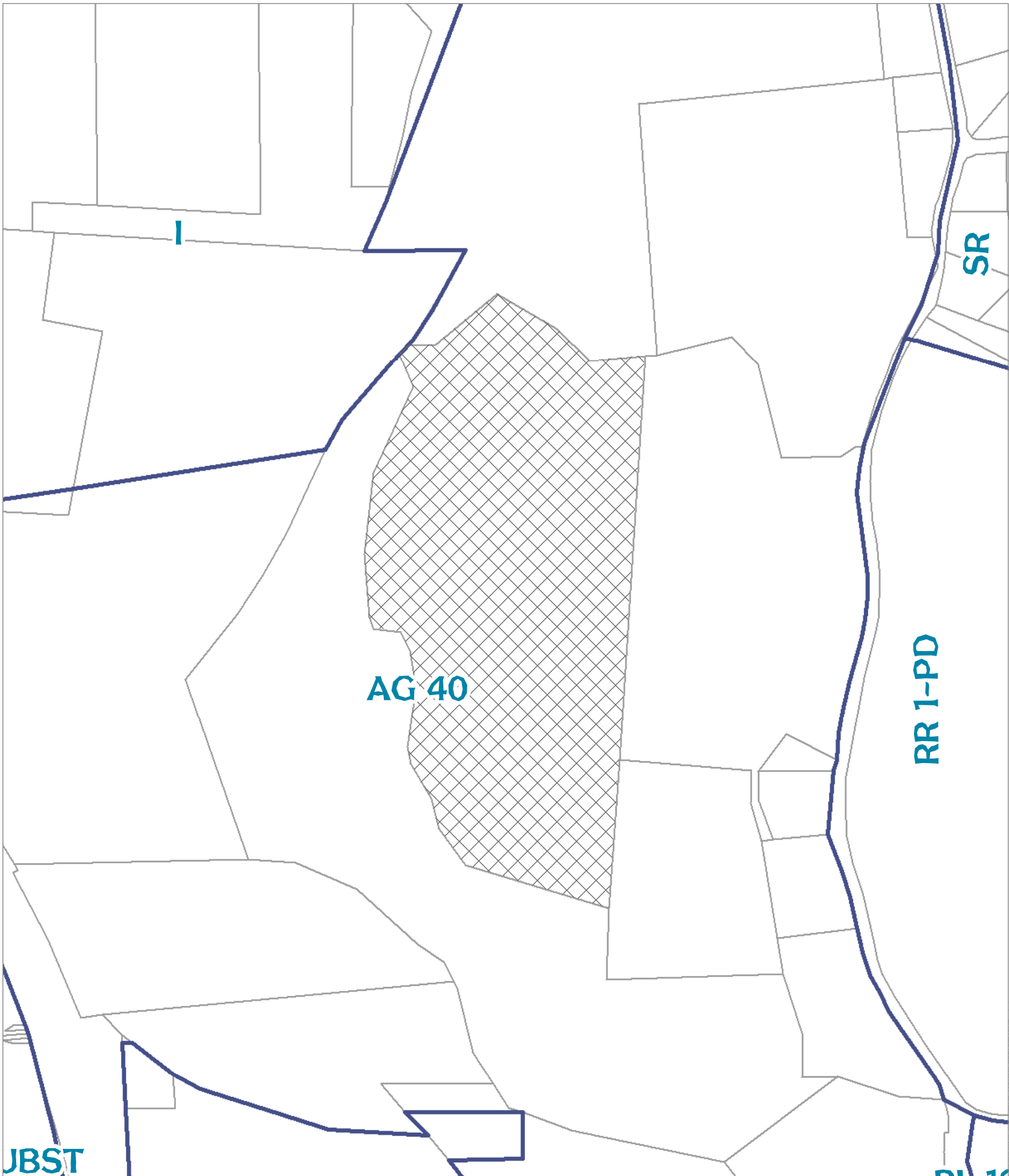
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2020

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OWNER: Beckstoffer Vineyards XV, LLC
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APLCT: Tower Engineering Professionals
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ADDRESS: 650 Redemeyer Road, Ukiah



-  Zoning Districts
-  Assessors Parcels

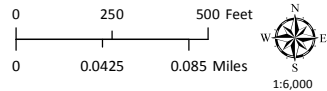


ZONING DISPLAY MAP

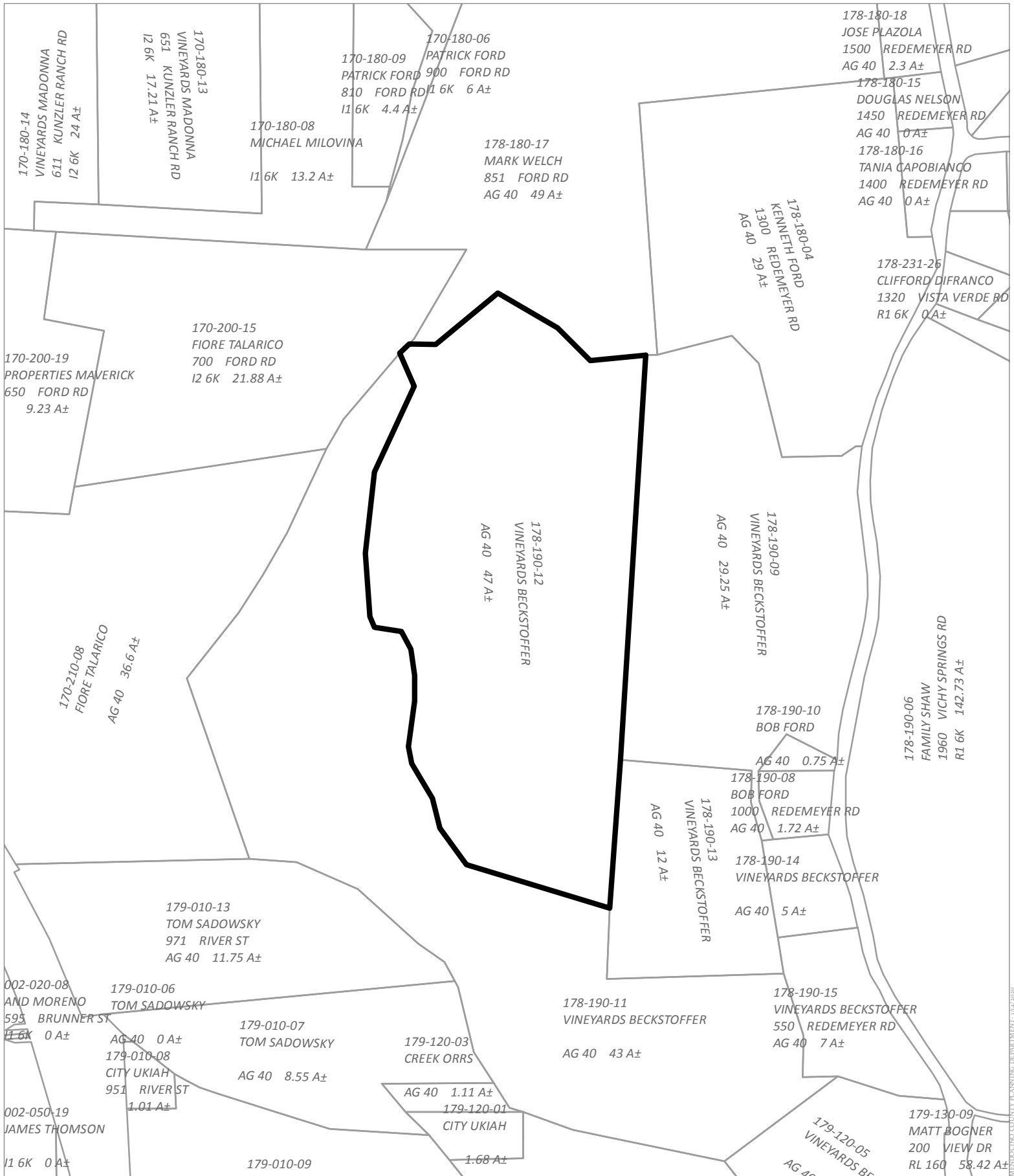


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-  General Plan Classes
-  Assessors Parcels



GENERAL PLAN CLASSIFICATIONS



CASE: UR 2020-0002

OWNER: Beckstoffer Vineyards XV, LLC

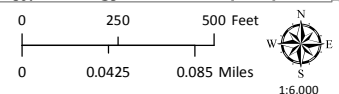
APN: 178-190-12

APLCT: Tower Engineering Professionals

AGENT: Mary McGarity

ADDRESS: 650 Redemeyer Road, Ukiah

Assessors Parcels



ADJACENT PARCELS

UKIAH VALLEY FIRE PROTECTION DISTRICT

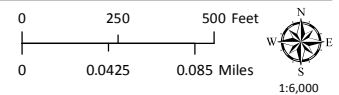
Fire Responsibility Areas (04-2018)

SRA

 LRA

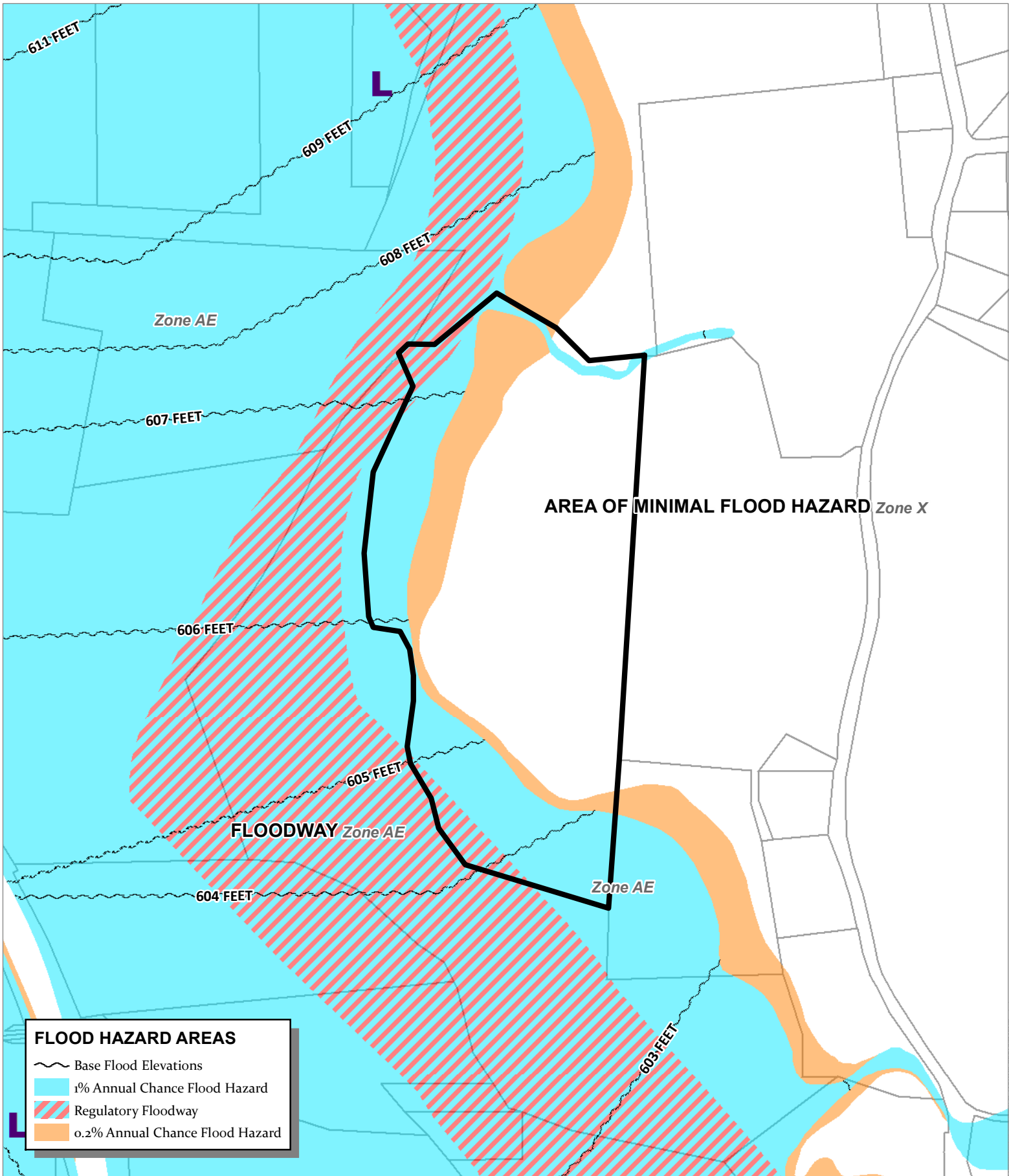
 SRA

-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels



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FIRE RESPONSIBILITY AREAS

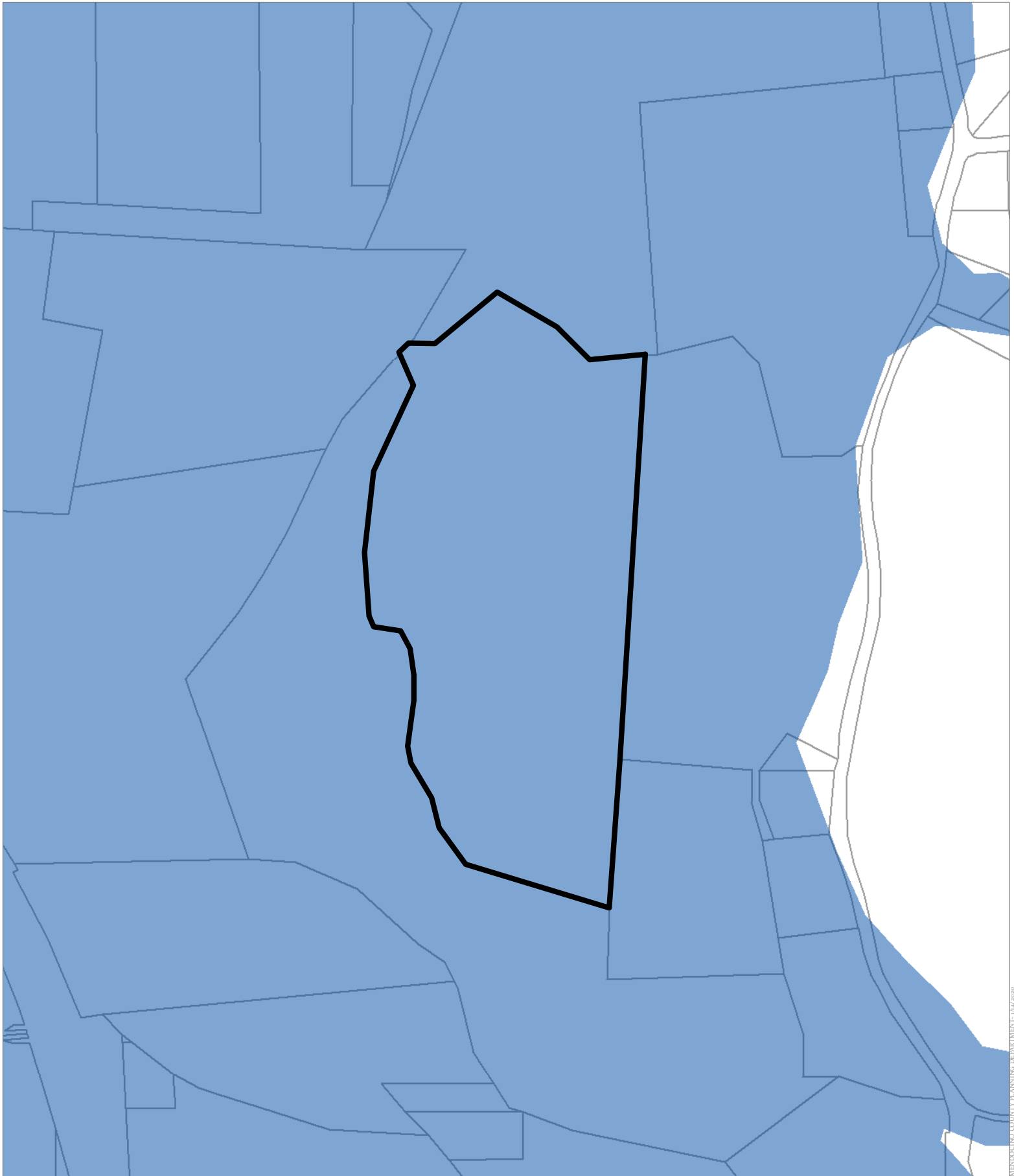


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L LOMA Letters
 [] Assessors Parcels



SPECIAL FLOOD HAZARD AREAS

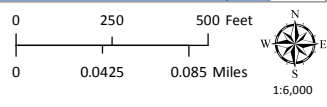
REDDING COUNTY PLANNING DEPARTMENT - 1/17/2020



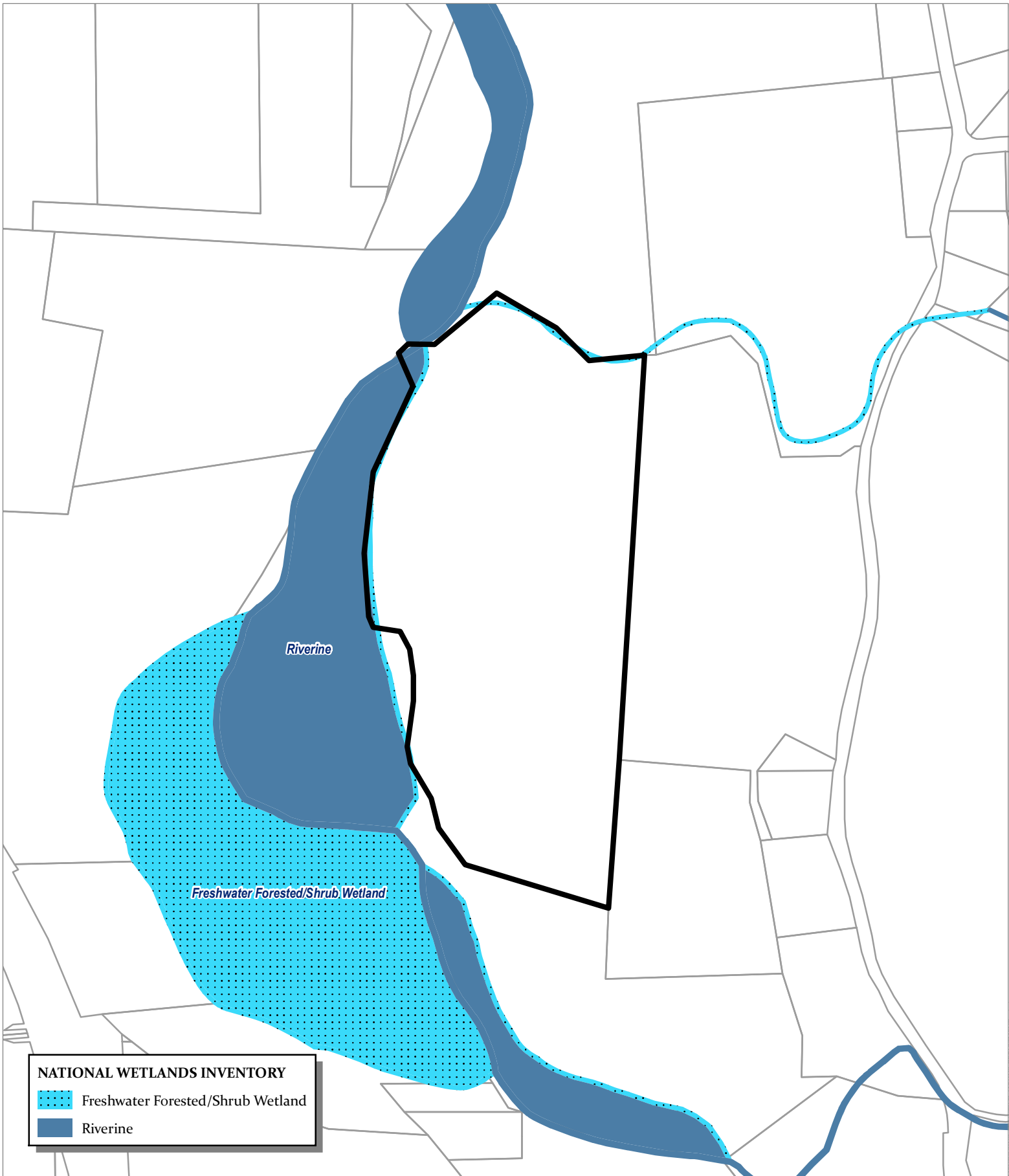
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2020

CASE: UR 2020-0002
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 Estimated Inundation Zones
 Assessors Parcels




INUNDATION ZONES




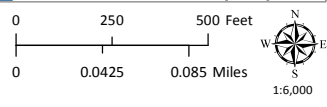
NATIONAL WETLANDS INVENTORY

 Freshwater Forested/Shrub Wetland

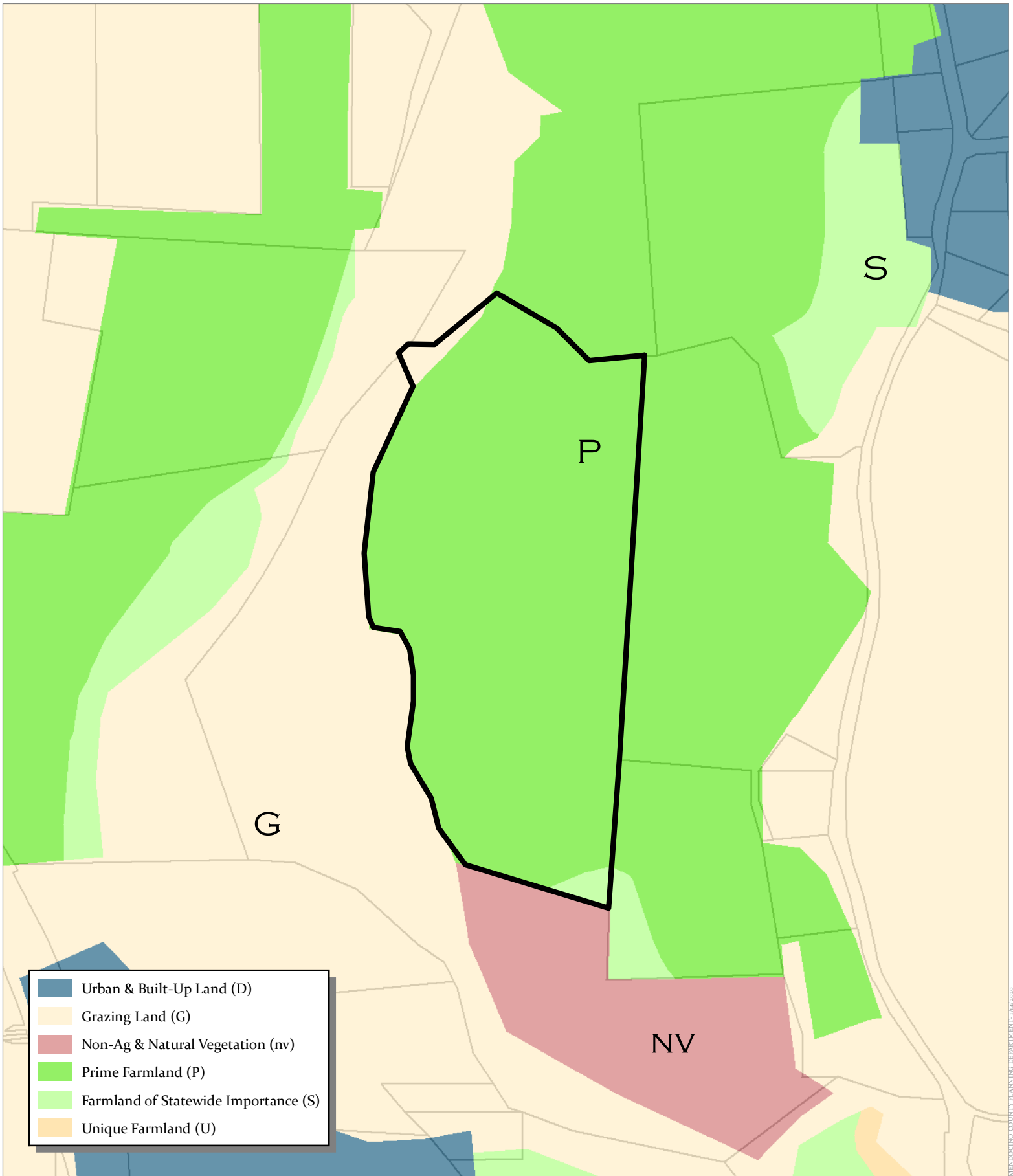
 Riverine

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 Assessors Parcels



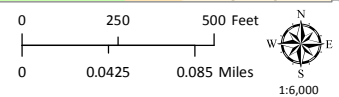
WETLANDS



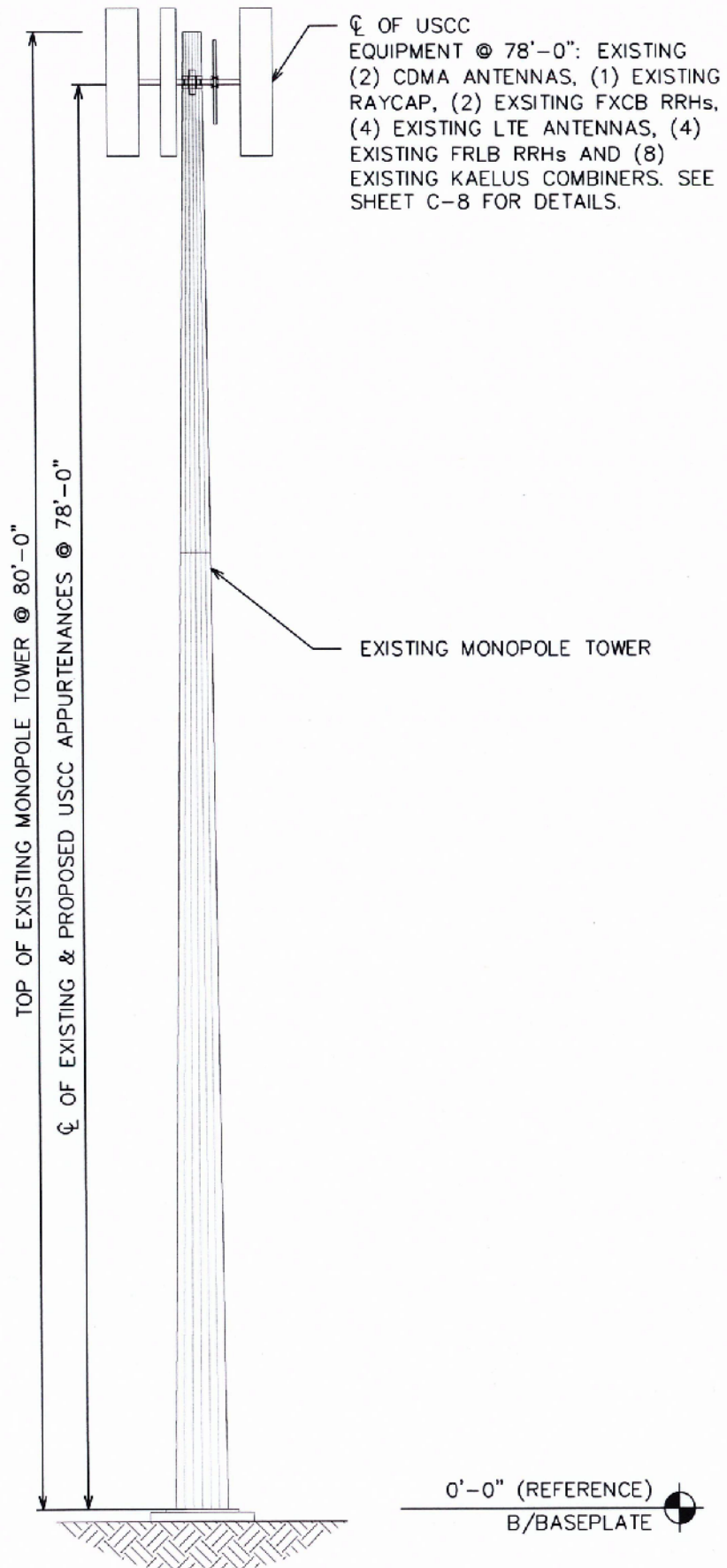
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Prime Farmland (P)
- Farmland of Statewide Importance (S)
- Unique Farmland (U)

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 APN: **178-190-12**
 APLCT: **Tower Engineering Professionals**
 AGENT: **Mary McGarity**
 ADDRESS: **650 Redemeyer Road, Ukiah**

Assessors Parcels



FARMLAND CLASSIFICATIONS

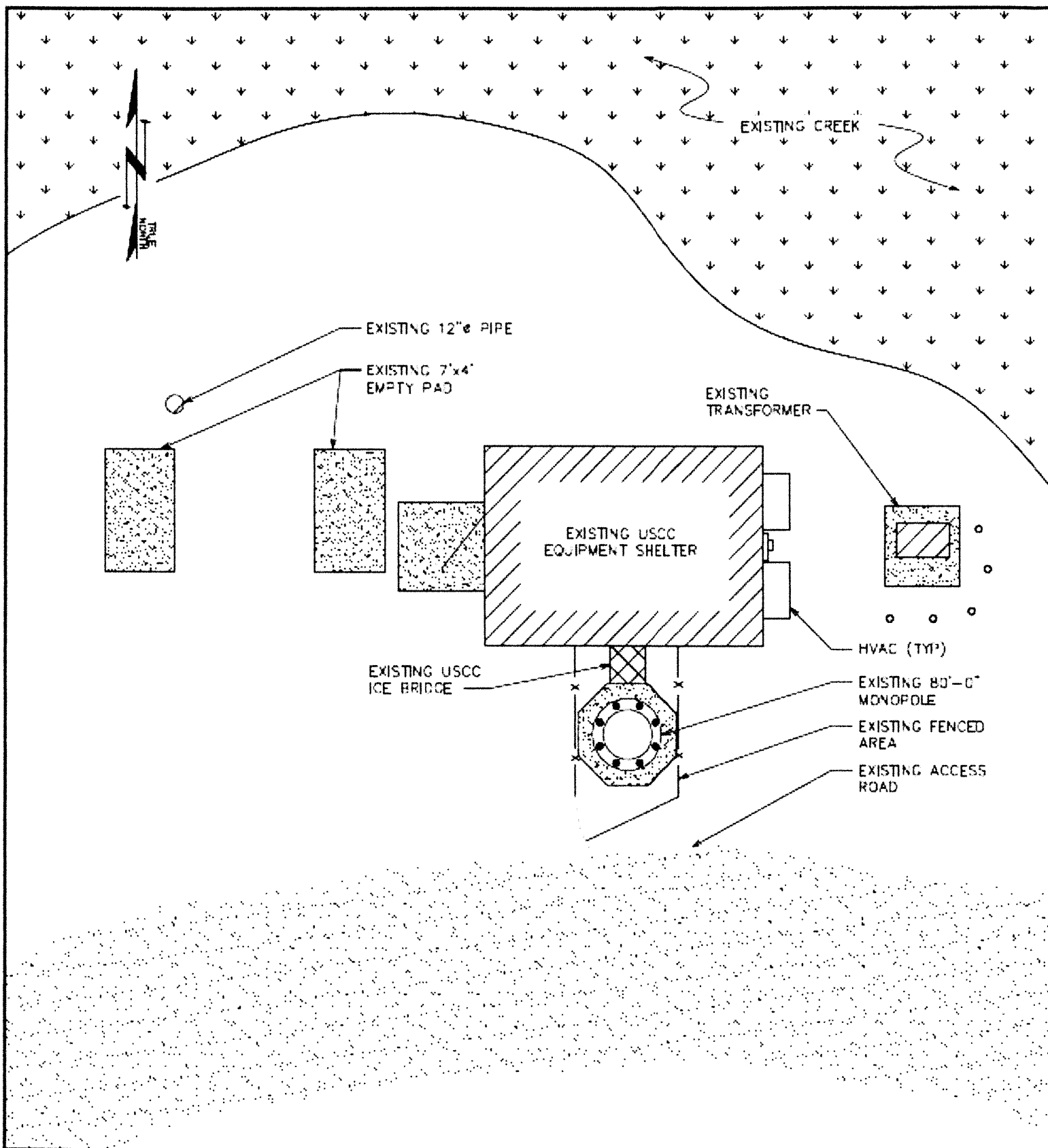


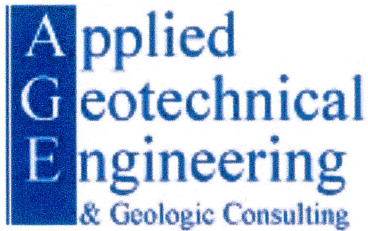
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NO SCALE

ELEVATIONS





June 15, 2008

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).

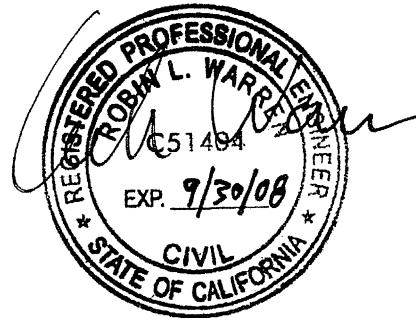
Please contact AGEGC if you have any questions or require additional information.

Sincerely,

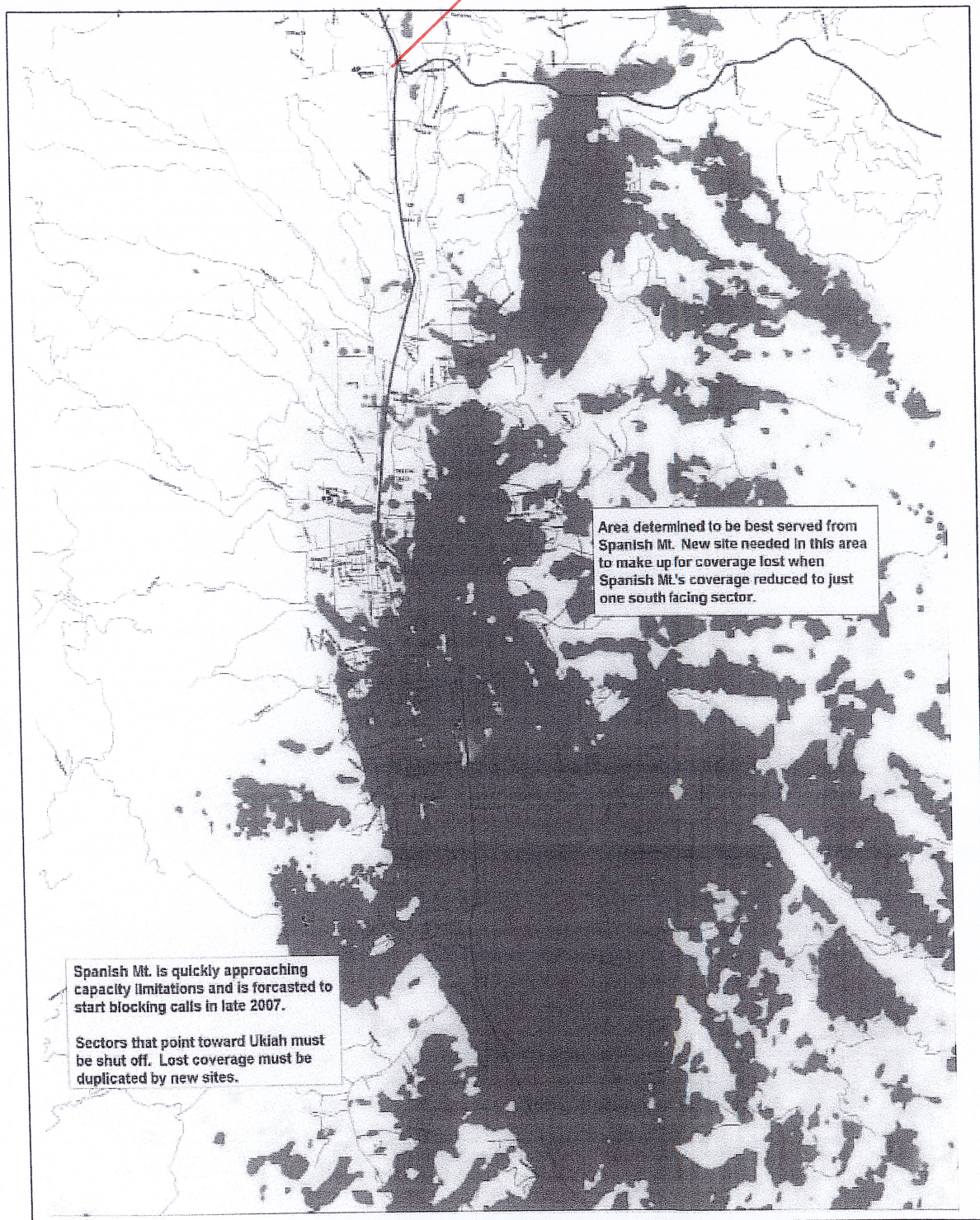
Applied Geotechnical Engineering and Geologic Consulting, LLC



Robin L. Warren, P.E., G.E., R.G.
Principal



US101 # S# 20

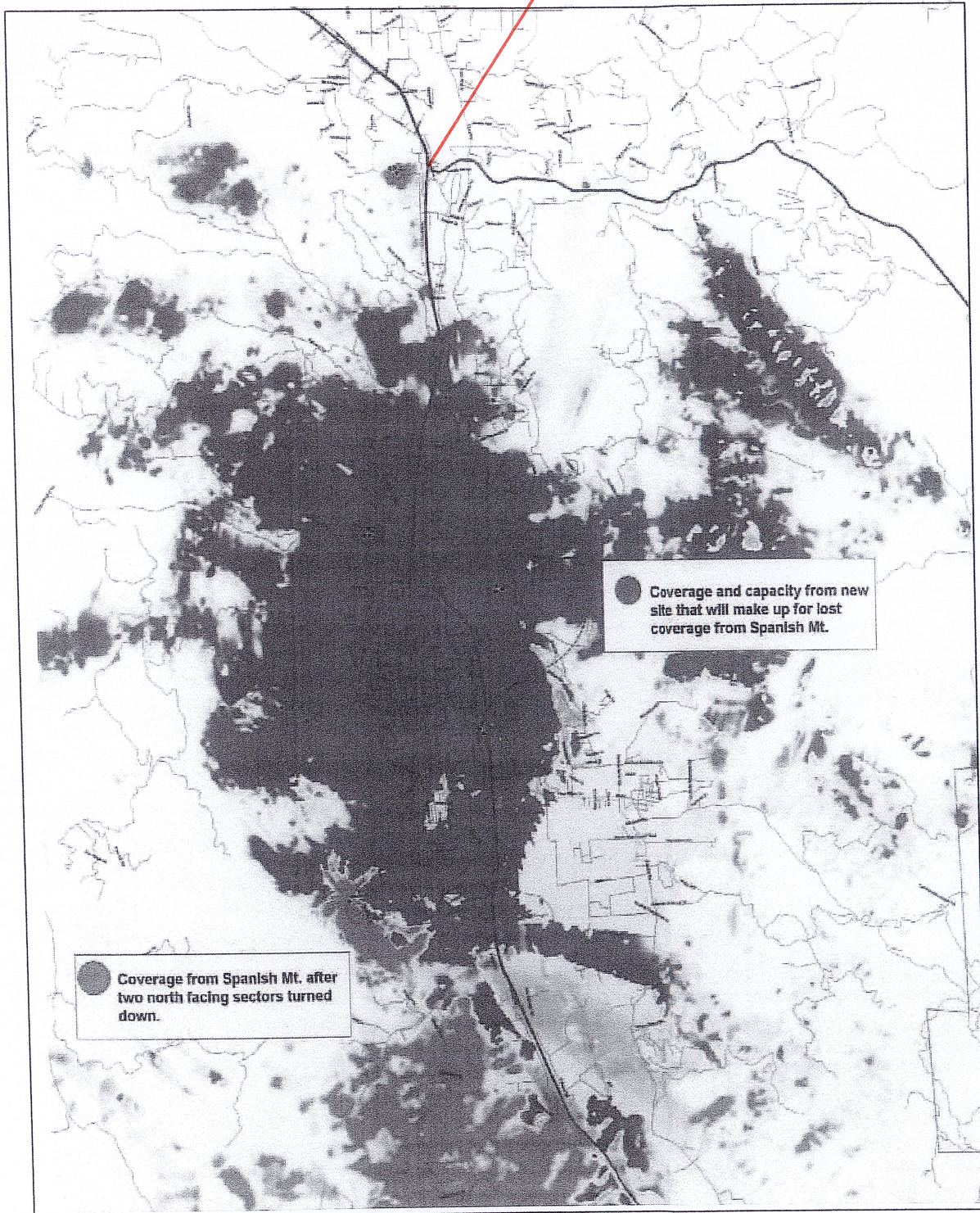


CURRENT USCC COVERAGE IN UKIAH AREA FROM SPANISH MT.

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

Not To Scale

US101 & SH20



USCC COVERAGE FROM NEW UKIAH CAP 3 SITE

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

Not To Scale



CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

RE: USCC Site Number:568453

USCC Site Name: Ukiah Cap 3

Project Site Address: 650 Redemeyer Rd., Ukiah, CA (also referenced 520 and 550)

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.



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(Signature) 
(Name) Mark Hudak
Division Manager