



**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

October 14, 2020

Department of Transportation  
 Building Inspection - Ukiah  
 Emergency Services

Cal Fire - Prevention  
 Assessor  
 Air Quality Management

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

**CASE#:** AP 2019-0096

**DATE FILED:** 11/13/2019

**OWNER:** BECKSTOFFER VINEYARDS XV LLC

**APPLICANT/AGENT:** TOWER ENGINEERING PROFESSIONALS INC.

**REQUEST:** Administrative Permit to add four (4) LTE Panel Antennas, one (1) hybrid cable, one (1) raycap, four (4) RRU, 10 fiber jumpers from raycaps to RRUs, six (6) power jumpers from raycaps to RRUs, 24 jumpers from RRUs to antennas on, and replace one (1) raycap compound shelter. Remove four (4) antennas, one (1) power cable, eight (8) combiners, six (6) fuses, and four (4) RRUs.

**LOCATION:** 1.5± miles northeast of Ukiah 3, 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:** October 28, 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 \_\_\_\_\_

**OWNER:** BECKSTOFFER VINEYARDS XV LLC

**APPLICANT:** Tower Engineering Professionals Inc.

**AGENT:** Tower Engineering Professionals Inc.

**REQUEST:** Administrative Permit to add four (4) LTE Panel Antennas, one (1) hybrid cable, one (1) raycap, four (4) RRU, 10 fiber jumpers from raycaps to RRUs, six (6) power jumpers from raycaps to RRUs, 24 jumpers from RRUs to antennas on, and replace one (1) raycap compound shelter. Remove four (4) antennas, one (1) power cable, eight (8) combiners, six (6) fuses, and four (4) RRUs.

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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

**RELATED CASES:** U\_2007-0001 (New cell tower); AP\_2017-0004 (Cell tower modifications); UR\_2020-0002 (Wireless Communication Facility Renewal)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	AG40	AG40	49± acres	Agricultural
<b>EAST:</b>	AG40	AG40	29.25±; 12± acres	Agricultural
<b>SOUTH:</b>	AG40	AG40	43± acres	Agricultural
<b>WEST:</b>	AG40	AG40; I2	43±; 21.88± acres	Agricultural; Industrial

**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Assessor’s Office
- Building Division Ukiah

- Department of Transportation (DOT)
  - Office of Emergency Services
- STATE**
- CALFIRE (Land Use)

**TRIBAL**

- Cloverdale Rancheria
- Redwood Valley Rancheria
- 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)

**STAFF PLANNER:** MARK CLISER

**DATE:** 10/13/2020

## ENVIRONMENTAL DATA

### **1. MAC:**

GIS

*N/A*

### **2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*N/A*

### **3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Ukiah Valley Fire District*

### **4. FARMLAND CLASSIFICATION:**

GIS

*Prime Farmland*

### **5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

**YES**

### **6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

### **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

*N/A*

### **9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

**NO**

### **10. TIMBER PRODUCTION ZONE:**

GIS

**NO**

### **11. WETLANDS CLASSIFICATION:**

GIS

*N/A*

### **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

*N/A*

### **17. LANDSLIDE HAZARD:**

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

*N/A*

### **18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*N/A*

### **19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*N/A*

### **20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*N/A*

### **21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*N/A*

### **22. OAK WOODLAND AREA:**

USDA

*N/A*

### **23. HARBOR DISTRICT:**

Sec. 20.512

*N/A*



Planning and Building Services

Tower Engineering Professionals Inc

Case No:
CalFire No:
Date Filed:
Fee:
Receipt No:
Received By:
Office use only

APPLICATION FORM

APPLICANT 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

PROPERTY OWNER Name: US Cellular Corporation Phone:

Mailing Address: 8410 W Bryn Mawr, Suite 700
City: Chicago State/Zip: IL 60631 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: 550 Redemeyer Road, Ukiah, CA 95482

Assessor Parcel Number(s):

TYPE OF APPLICATION:

- Administrative Permit (checked)
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 Date Signature of Owner Date



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: \_\_\_\_\_

---

4. Will the proposed project be phased?  Yes  No If yes, explain your plans for phasing:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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	_____	_____
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?  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? <input type="checkbox"/> Yes <input type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> 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? \_\_\_\_\_

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: \_\_\_\_\_

B. Gas:  
 Utility Company/Tank  
 On Site Generation - Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

18. What will be the method of sewage disposal?  
 Community sewage system - Specify supplier \_\_\_\_\_  
 Septic Tank  
 Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
 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 \_\_\_\_\_ 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:

	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

\_\_\_\_\_  
Date

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

**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.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

**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: \_\_\_\_\_

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

### DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

\_\_\_\_\_  
\_\_\_\_\_  
(Description of development)

Located at:

\_\_\_\_\_  
\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

\_\_\_\_\_  
\_\_\_\_\_  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

\_\_\_\_\_  
Owner/Authorized Representative

\_\_\_\_\_  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## NOTICE OF PENDING PERMIT

**A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.**

**PROPOSED DEVELOPMENT:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_

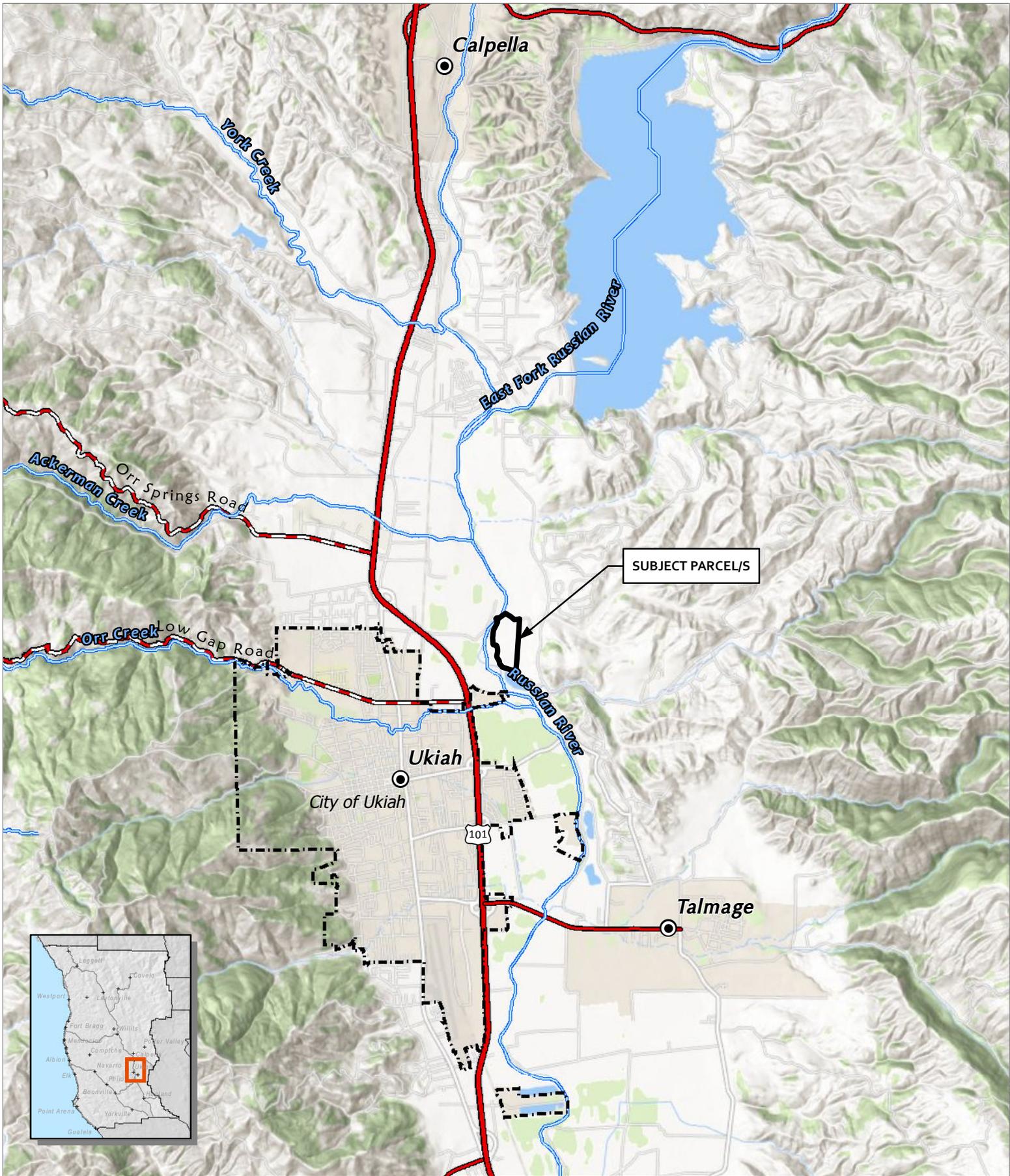
**APPLICANT:** \_\_\_\_\_  
\_\_\_\_\_

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_  
\_\_\_\_\_

**DATE NOTICE POSTED:** \_\_\_\_\_

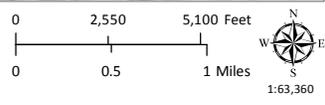
**FURTHER INFORMATION IS AVAILABLE AT:**

COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING & BUILDING SERVICES  
[www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning)  
860 North Bush Street, Ukiah, CA 95482, 707-234-6650  
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379  
HOURS: 8:00 - 5:00



CASE: AP 2019-0096  
 OWNER: Beckstoffer Vineyards XV, LLC  
 APN: 178-190-12  
 APLCT: Tower Engineering Professionals, Inc.  
 AGENT: Mary McGarity  
 ADDRESS: None Assigned, Ukiah

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



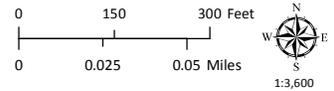
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019



CASE: AP 2019-0096  
OWNER: Beckstoffer Vineyards XV, LLC  
APN: 178-190-12  
APLCT: Tower Engineering Professionals, Inc.  
AGENT: Mary McGarity  
ADDRESS: None Assigned, Ukiah

-  Named Rivers
-  Driveways/Unnamed Roads



AERIAL IMAGERY

**NOTE:**

THE SURVEY COMPLETED BY WILLIAM P. COLISCH DATED OCTOBER 25, 2006. PROVIDED BY USCC.

**SITE PLAN**

Located in  
Lot 84 of Yokayo Rancho  
Mendocino County, California  
for  
**US Cellular**  
Site 568453, Ukiah Cap3  
October 25, 2006

N

SCALE  
1" = 20'

0      20

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 1994  
WILLIAM P. COLISCH  
2009  
RENEWS 12/31/07

**Legal Description**

Commencing at the 1/2" pipe designated "K3", located on the south boundary of Lot 84 of Yokayo Rancho in Mendocino County, California; thence North 33°26'29" West, 3828.75 feet, to the true point of beginning; thence North 86°52'00" West 40.00 feet; thence North 03°08'00" East 40.00 feet; thence South 86°52'00" East 40.00 feet; thence South 03°08'00" West 40.00 feet to the true point of beginning;

Containing 1600 square feet of land, more or less.

**Basis of Bearings**

True North as derived from GPS observations

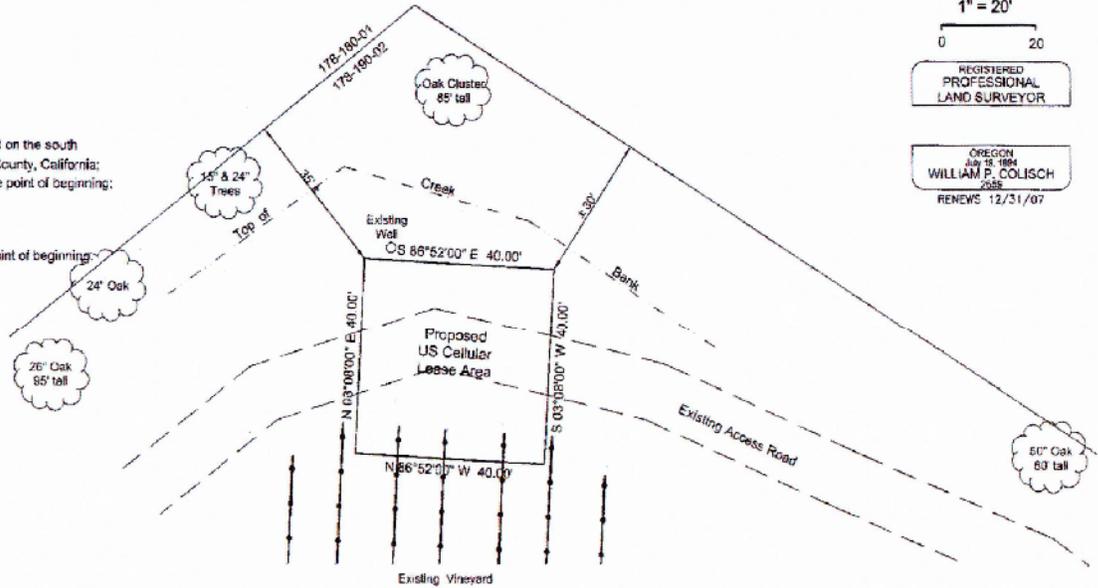
**Statement of Accuracy**

This is to certify that the center of the proposed site shown hereon has the following geographic location:

Latitude: N 39°10'10.1" (NAD83)  
Longitude: W 123°11'34.5" (NAD83)  
Accurate to within fifty (50') feet

Ground Elevation: 610 feet (NAVD 88)  
Accurate to within twenty (20') feet

Location determined using static GPS procedures.



NOTE: The boundaries shown are APPROXIMATE ONLY & are taken from the County GIS.

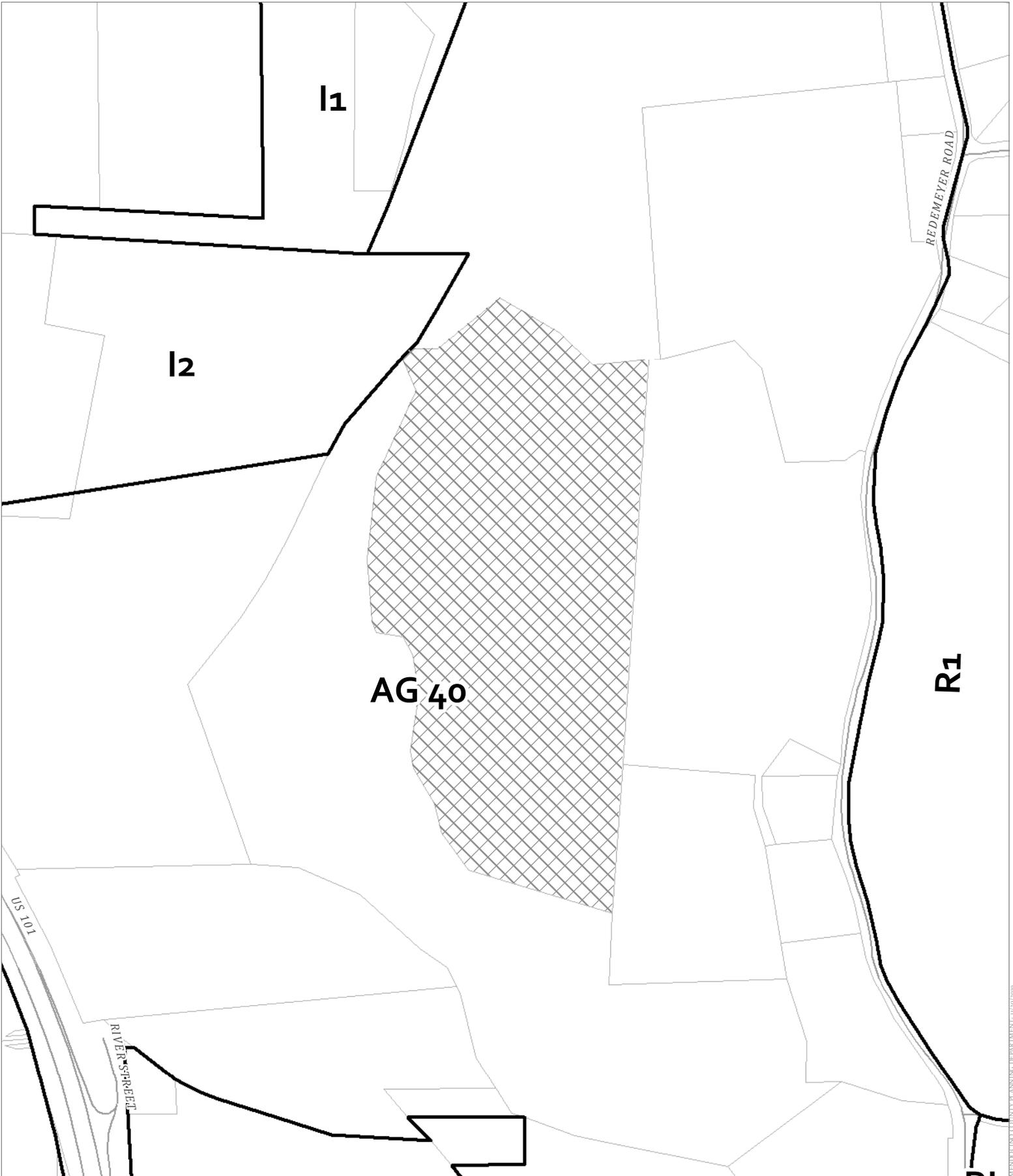
APR 17 2007 10:51 AM

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2009

CASE: AP 2019-0096  
OWNER: Beckstoffer Vineyards XV, LLC  
APN: 178-190-12  
APLCT: Tower Engineering Professionals, Inc.  
AGENT: Mary McGarity  
ADDRESS: None Assigned

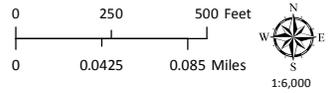
NO SCALE

SITE PLAN

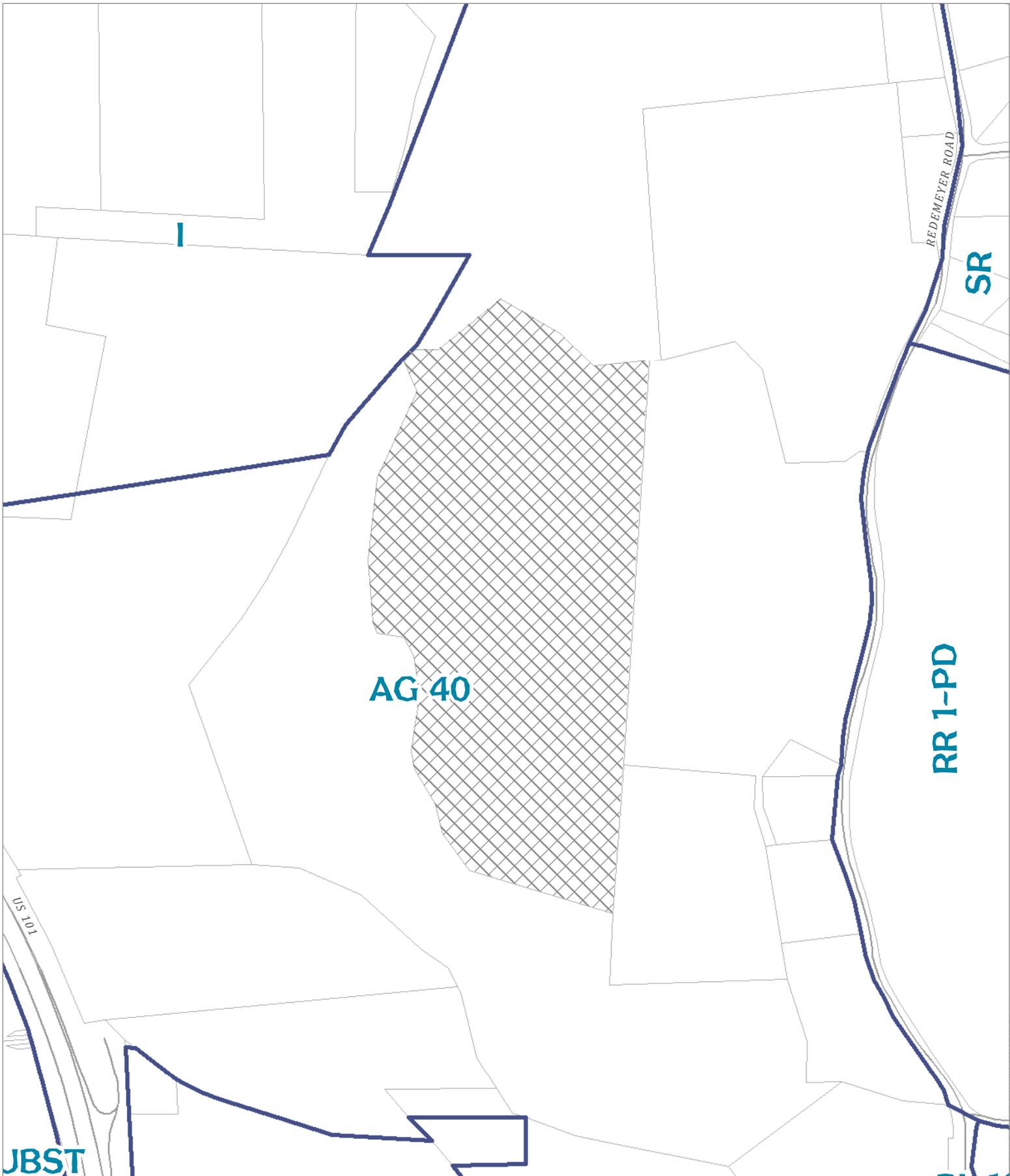


CASE: AP 2019-0096  
 OWNER: Beckstoffer Vineyards XV, LLC  
 APN: 178-190-12  
 APLCT: Tower Engineering Professionals, Inc.  
 AGENT: Mary McGarity  
 ADDRESS: None Assigned, Ukiah

 Zoning Districts  
 Public Roads

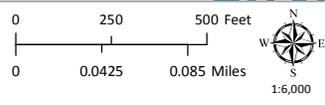


ZONING DISPLAY MAP



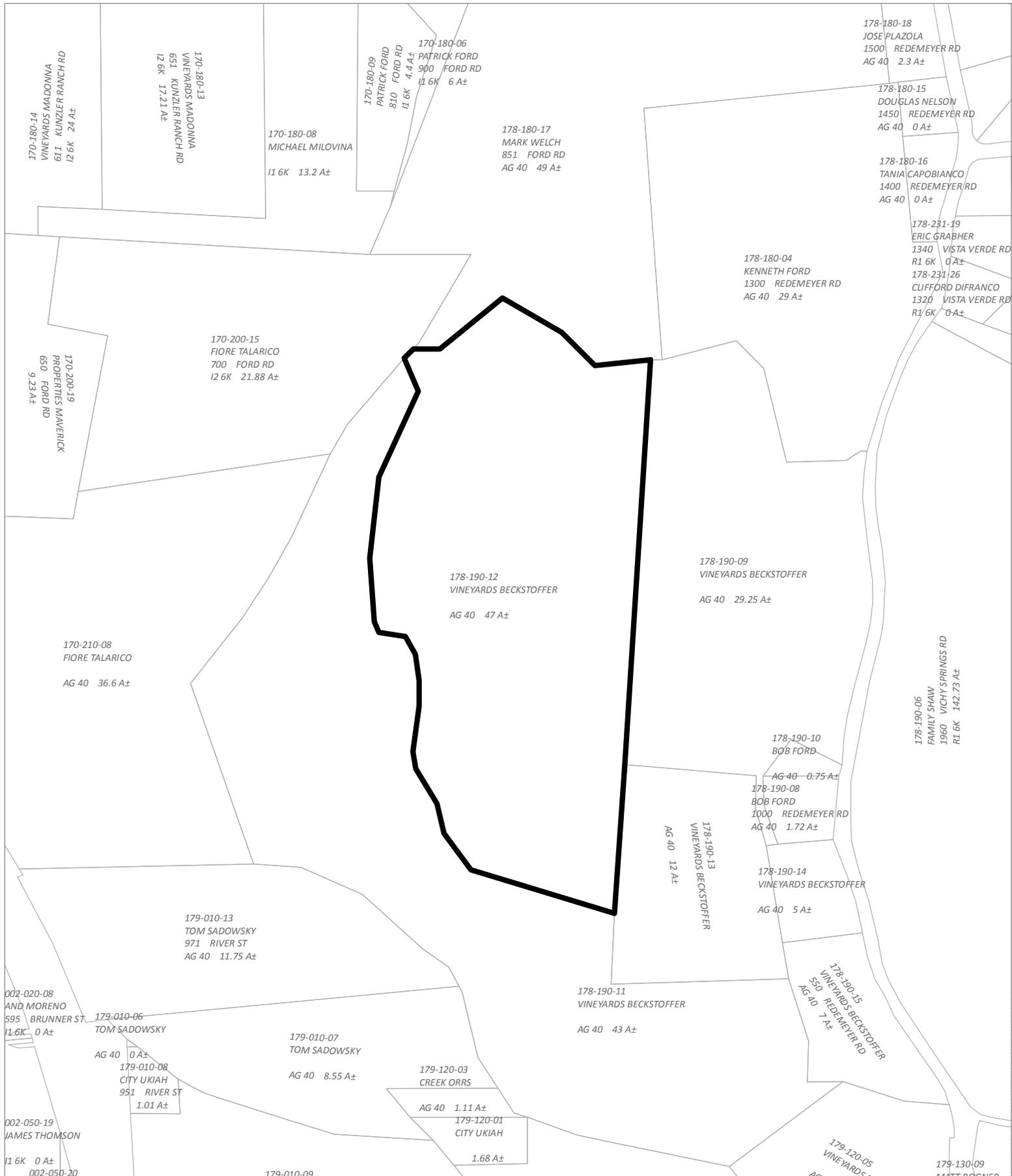
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 AGENT: Mary McGarity  
 ADDRESS: None Assigned, Ukiah

 General Plan Classes  
 Public Roads

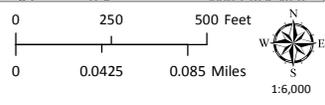


GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019



CASE: **AP 2019-0096**  
 OWNER: **Beckstoffer Vineyards XV, LLC**  
 APN: **178-190-12**  
 APLCT: **Tower Engineering Professionals, Inc.**  
 AGENT: **Mary McGarity**  
 ADDRESS: **None Assigned, Ukiah**



**ADJACENT PARCELS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019

# EUPEN HYBRID CABLE LENGTH

PROPOSED RAYCAP QUANTITY IN SHELTER SPD:	1
EXISTING RAYCAP QUANTITY IN SHELTER SPD:	1
LENGTH FROM SHELTER RAYCAP SPD TO COAX PORT:	15-FT
ICE BRIDGE LENGTH:	3-FT
RAYCAP CENTERLINE + 12-FT BUFFER:	90-FT
<b>TOTAL ESTIMATED LENGTH OF HYBRID CABLE:</b>	<b>108-FT</b>
<b>TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):</b>	<b>110-FT</b>

## JUMPER INFO

FIBER/POWER JUMPER LENGTH FROM RAYCAP TO RRH			
	B71/12	BAND 2/4	BAND 5
ALPHA SECTOR:	10-FT	10-FT	-
BETA SECTOR:	10-FT	10-FT	6-FT

$\frac{1}{2}$ " JUMPER FROM B71/B12 RRH TO ANTENNA	
ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT

$\frac{1}{2}$ " JUMPER FROM B2/B4 RRH TO ANTENNA	
ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT

$\frac{1}{2}$ " JUMPER FROM B5 RRH TO ANTENNA	
ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT

## RET JUMPER INFO

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

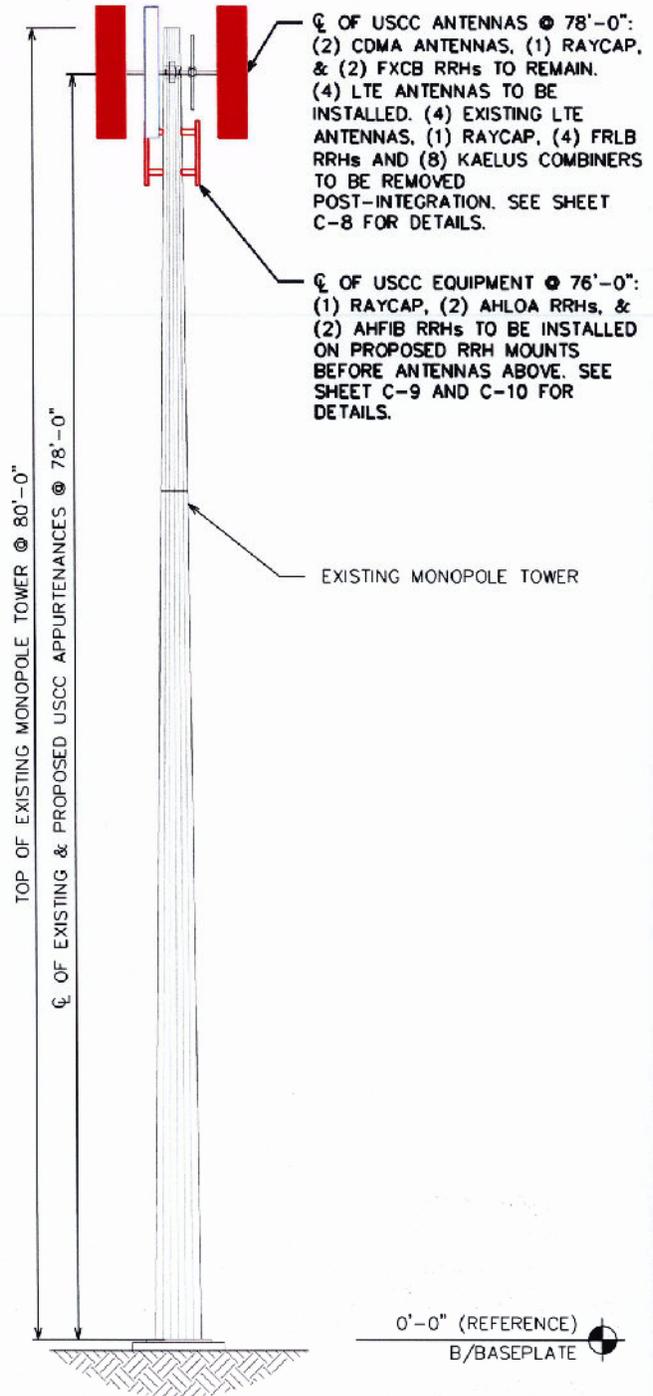
### NOTES:

- PROPOSED EQUIPMENT TO BE INSTALLED PRIOR TO EXISTING EQUIPMENT DECOMMISSION.
- T/APPURTENANCE = 82'-5"

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

## PROPOSED TOWER ELEVATION

SCALE:  $\frac{3}{32}$ " = 1'-0"



EXIS

CASE: AP 2019-0096  
 OWNER: Beckstoffer Vineyards XV, LLC  
 APN: 178-190-12  
 APLCT: Tower Engineering Professionals, Inc.  
 AGENT: Mary McGarity  
 ADDRESS: None Assigned

NO SCALE

ELEVATIONS

## STRUCTURAL NOTE

### STRUCTURAL STATUS:

- TOWER SA - PASSING (SEPTEMBER 20, 2019)
- MOUNT SA - PASSING (SEPTEMBER 20, 2019)

## SCOPE OF WORK

### TOWER SCOPE:

#### EXISTING EQUIPMENT TO REMAIN:

- (2) ANTEL BXA 80040 CDMA PANEL ANTENNAS
- (4) FH 3/8" CDMA COAX
- (1) 1 1/2" HYBRID CABLE
- (1) RAYCAP RUSDC-6267-PF-48
- (2) NOKIA FXCB B5 RRHs

#### PROPOSED EQUIPMENT:

- (2) DENGYO OCT8-2LX2HX-BW65 LTE PANEL ANTENNAS
- (2) DENGYO OCT8-2LX2HX-BW45 LTE PANEL ANTENNAS
- (1) 1 1/2" HYBRID CABLE
- (1) RAYCAP RUSDC-6267-PF-48
- (2) NOKIA AHL0A B71/B12 RRHs
- (2) NOKIA AHFIB B2/B4 RRHs

#### PROPOSED LTE JUMPERS:

- (4) FIBER JUMPERS FROM B71/12 RAYCAP TO B71/12 RRHs
- (4) FIBER JUMPERS FROM B2/4 RAYCAP TO B2/4 RRHs
- (2) FIBER JUMPERS FROM B5 RAYCAP TO B5 RRHs
- (2) POWER JUMPERS FROM B71/12 RAYCAP TO B71/12 RRHs
- (2) POWER JUMPERS FROM B2/4 RAYCAP TO B2/4 RRHs
- (2) POWER JUMPERS FROM B5 RAYCAP TO B5 RRHs
- (8) 1/2" JUMPERS FROM B71/12 RRHs TO ANTENNAS
- (8) 1/2" JUMPERS FROM B2/4 RRHs TO ANTENNAS
- (8) 1/2" JUMPERS FROM B5 RRHs TO ANTENNAS

#### TOWER TOP GROUND BAR:

CANNOT ACCOMMODATE ADDITIONAL GROUND LEADS.  
PROPOSED GROUND BAR REQUIRED.

#### TOWER BOTTOM GROUND BAR:

CANNOT 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:

- (1) RAYCAP RUSDC-6267-PF-48
- (1) RAYCAP RUSDC-8999-P-48 TO BE REMOVED

#### PROPOSED EQUIPMENT:

- (1) RAYCAP RUSDC-6267-PF-48

#### CABLE TRAY:

PROPOSED HORIZONTAL AND VERTICAL CABLE TRAYS REQUIRED TO ACCOMMODATE PROPOSED (1) HYBRID CABLE

#### SHELTER INTERNAL GROUND BAR:

CAN ACCOMMODATE ADDITIONAL GROUND LEAD.

### SPECIAL REQUIREMENTS:

#### ANTENNA AZIMUTHS:

EXISTING CDMA ANTENNAS TO BE ROTATED TO THE DESIGN AZIMUTH. AZIMUTH CHANGE MUST BE PRE-SCHEDULED WITH USCC FOR POTENTIAL E911 TESTING REQUIRED.

### DECOMMISSIONED EQUIPMENT REMOVAL:

#### EQUIPMENT REMOVAL:

- \*(2) KMW AM-X-CD-17-65-00T-RET LTE PANEL ANTENNAS
- \*(2) AMPHENOL HTXCW451720R000G LTE PANEL ANTENNAS
- \*(1) RAYCAP RUSDC-8999-P-48 FROM INSIDE SHELTER
- \*(1) RAYCAP RUSDC-8000-P-18 FROM TOP OF TOWER
- \*(1) 1" POWER CABLE
- \*(8) KAELUS COMBINERS
- \*(4) NOKIA FRLB B12 RRHs
- \*(6) NOKIA FSES

\*POST-INTEGRATION

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

P.O. Box 944246

SACRAMENTO, CA 94244-2460

(916) 653-7772

Website: [www.fire.ca.gov](http://www.fire.ca.gov)

May 28, 2019

Tower Engineering Professional Inc.  
10700 Sikes Place, Suite 360  
Charlotte, NC 28277

Fire Safe Applicant,

Cal Fire has received and reviewed your applications for your work being conducted to cellular towers. The projects you described are not required to meet State Fire Safe Regulations (PRC 4290) and therefore does not require any Conditions of Approval be granted from this office.

If there are any new buildings, additions to buildings, changes to driveway or roadway access, a State Fire Safe Regulations Application will need to be completed and all conditions of approval met.

Please retain this letter with your project records.

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

Thank you,

A handwritten signature in blue ink that reads "Anthony Massucco".

Anthony Massucco

CAL FIRE – Mendocino Unit

Fire Captain / Pre-Fire Engineer