



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, 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

August 16, 2022

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Air Quality Management
Department of Forestry/ CalFire
-Land Use
-Resource Management

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UR_2022-0004

DATE FILED: 7/20/2022

OWNER: GOLDEN RULE CHURCH ASSOCIATION

APPLICANT/AGENT: VIRTUAL SITE WALK/SYDNEY SIGMUND

REQUEST: Renewal of previously Modified Use Permit UM 6-2001 / 2021, which administratively changed the expiration date to May 17, 2022. There are no proposed changes to the 140 ft. tall monopole tower, ground equipment or requests for any physical modifications to the Wireless Communications Facility (WCF) owned and operated by Crown Castle.

LOCATION: 5± miles northwest of Redwood Valley town center, 1.2± miles east of Highway 101, 1.4± miles south of its intersection with Black Bart Drive (CR370), located at 16111 N Highway 101, Willits; APN 106-150-34.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 30, 2022

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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 _____

CASE: UR_2022-0004

OWNER: GOLDEN RULE CHURCH ASSOCIATION

APPLICANT: Virtual Site Walk; Sydney Sigmund

AGENT: Virtual Site Walk; Sydney Sigmund

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APN/S: 106-150-34-00

PARCEL SIZE: 316± acres

GENERAL PLAN: Rangeland (RL160)

ZONING: Rangeland (RL:160)

EXISTING USES: Wireless Communication Facility

DISTRICT: Supervisorial District 1

RELATED CASES:

PARCEL DEVELOPMENT:

- Certificate of Compliance #CC 1992-0007 and Boundary Line Adjustment #B 2001-0110 created the parcel's current configuration.

USE PERMIT(S):

- Use Permit #U 2001-0006 was issued to Edge Wireless, now AT&T Mobility, for a 140-foot-tall tower supporting up to 9 panel antennas and up to 4 microwave dishes. The permit also included a 12 foot by 16 foot by 10 foot equipment shelter.
- Use Permit Modification #UM 6-2001/2004 was approved by the Planning Commission on September 2, 2004 allowing Edge Wireless, (now AT&T Mobility) and U.S. Cellular to add a total of 8 microwave dishes, measuring 3 to 6 feet in diameter, to the existing 140 foot tall tower.
- Use Permit Modification #UM 6-2001/2009 was approved by the Planning Commission on October 15, 2009 permitting T-Mobile to add 3 panel antennas and one microwave dish to the 140 foot tall tower.
- Use Permit Modification #UM 6-2001/2012 was approved by the Planning Commission on July 19, 2012 permitting Verizon Wireless to add 3 microwave dishes to an existing 140 foot tall tower. The permit also includes a 192 square foot equipment shelter, a backup generator, and a 500-gallon propane storage tank.

ADMINISTRATIVE PERMITS:

- #AP 2021-0017 Administrative Permit - Remove/Replace six (6) antennas, add three (3) antennas, remove/replace three (3) radios, add three (3) radios, remove/upgrade antenna mounts, remove three (3) diplexers, add three (3) 1-5/8" 6x24 HCS 4AWG, remove three (3) ground radios, add one (1) battery cabinet, and remove/upgrade cabinet equipment.
- #AP 2015-0002 Administrative Permit for installation of three (3) eight (8) foot tall panel antennas, three (3) Remote Radio Units (RRU) and three (3) diplexers at the 130-foot level of an existing 140 foot tall tower.
- #AP 2020-0043 Administrative Permit for installation of one (1) 25KW diesel generator with tank on a concrete slab and one (1) automatic transfer switch inside existing chain link fence enclosure.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Open Space	Open Space	157±; 200± acres	Open Space
EAST:	Public Space & Rangeland	Public Facility & Rangeland	6±; 347± acres	Rangeland
SOUTH:	Rangeland	Rangeland	249±; 200±; 217± acres	Rangeland
WEST:	Rangeland	Rangeland	146± acres	Rangeland

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)

TRIBAL

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

ADDITIONAL INFORMATION: The subject host parcel lies within the perimeter of the burn area from 2017 Complex fires.

STAFF PLANNER: MARK CLISER

DATE: 8/15/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley Municipal Advisory Council

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Very High & High Fire Severity

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Eastern

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
Riverines

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
YES

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
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO



Planning and Building Services

Case No:	UR 2022-0704
CalFire No:	-
Date Filed:	7-20-22
Fee:	5,387
Receipt No:	PRJ 050972
Received By:	KG
Office use only	

Mendocino County

APPLICATION FORM

JUL 20 2022

APPLICANT

Name: CCATT, LLC ("Crown Castle") Phone: 949-930-4360

Planning & Building Services

Mailing Address: 200 Spectrum Center Drive, Suite 1700

City: Irvine State/Zip: CA/92618 email: Jim.lee@crowncastle.com

PROPERTY OWNER

Name: Brian Bartholomew Phone:

Mailing Address: 11725 Orchard Lane

City: Willits State/Zip: CA/95490 email: cwbart85@gmail.com

AGENT

Name: Virtual Site Walk, LLC (Contact: Sydney Sigmund) Phone: 310-266-6676

Mailing Address: 7910 SE 60th Ave

City: Portland State/Zip: OR/97206 email: sydney@virtualsitewalk.com

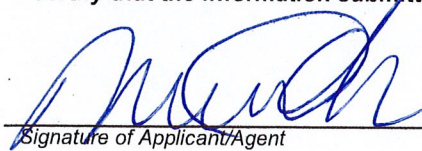
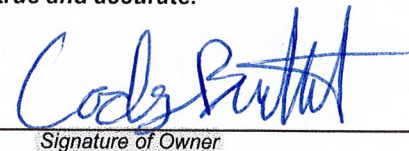
Parcel Size: (Sq. feet/Acres) Address of Property: 16111 North Hwy 101, Willits, CA 95490

Assessor Parcel Number(s): 106-150-34-00

TYPE OF APPLICATION: (RENEWAL of EXISTING USE PERMIT- NO CHANGES PROPOSED)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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


7/5/2022

7/12/22

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: 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:

N/A- No changes are proposed to the facility at this time.

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

N/A- No changes are proposed to the facility at this time.

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:

N/A- No changes are proposed to the facility at this time.

7. How much off-street parking will be provided? N/A

	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.).

N/A- No changes are proposed to the facility at this time.

9. For grading or road construction, complete the following: N/A

- 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 _____

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:
 N/A

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 The site is located atop a hillside, approximately 700 feet south of Ridgewood Ranch Road.

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 135 feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): <1 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.
 The wireless facility is already existing. PLEASE SEE ATTACHED PHOTO KEY FOR REFERENCE

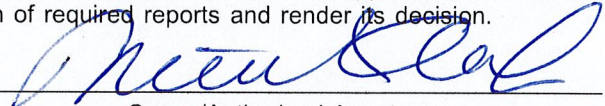
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 The wireless facility is located in the RL-160 Zone (Rangeland).
 The area is surrounded by some hills, trees and open space. PLEASE SEE ATTACHED PHOTO KEY FOR REFERENCE

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	_____	_____	_____	_____
Residential Agricultural	_____	_____	_____	_____
Commercial Industrial	_____	_____	_____	_____
Institutional Timberland	_____	_____	_____	_____
Other Rangeland for ALL	_____	_____	_____	_____

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.

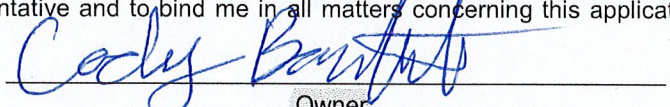

 Owner/Authorized Agent

7/5/2022
 Date

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

AUTHORIZATION OF AGENT

I hereby authorize Virtual Site Walk, LLC (Agent to the Applicant) to act as my representative and to bind me in all matters concerning this application.


 Owner

7/12/22
 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.

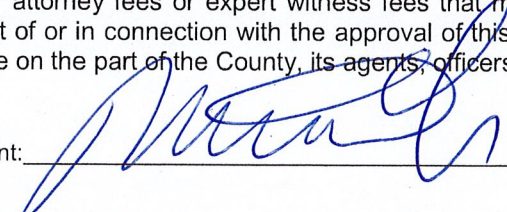
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

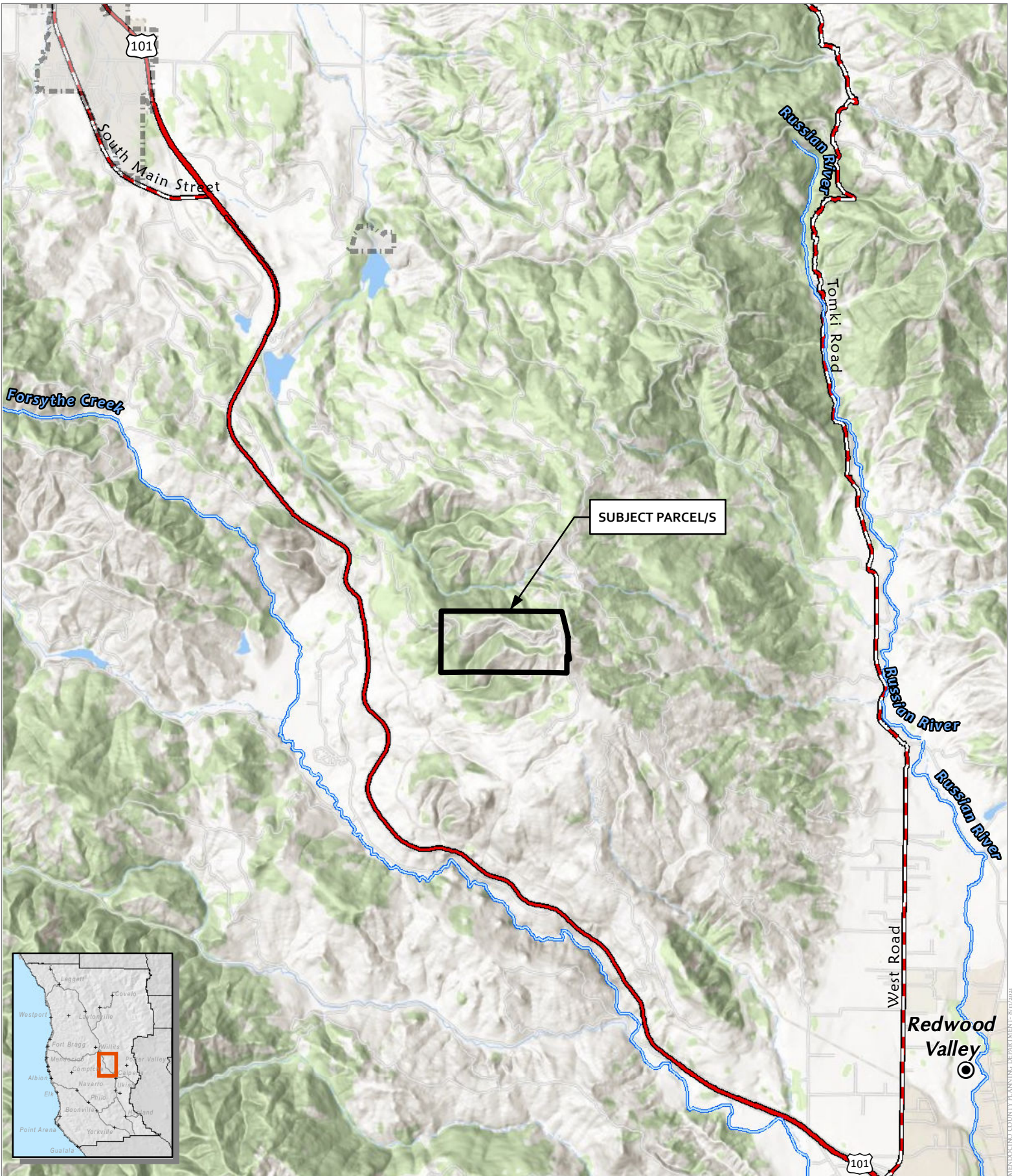
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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.

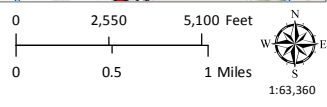
Applicant: 

Date: 7/5/2022

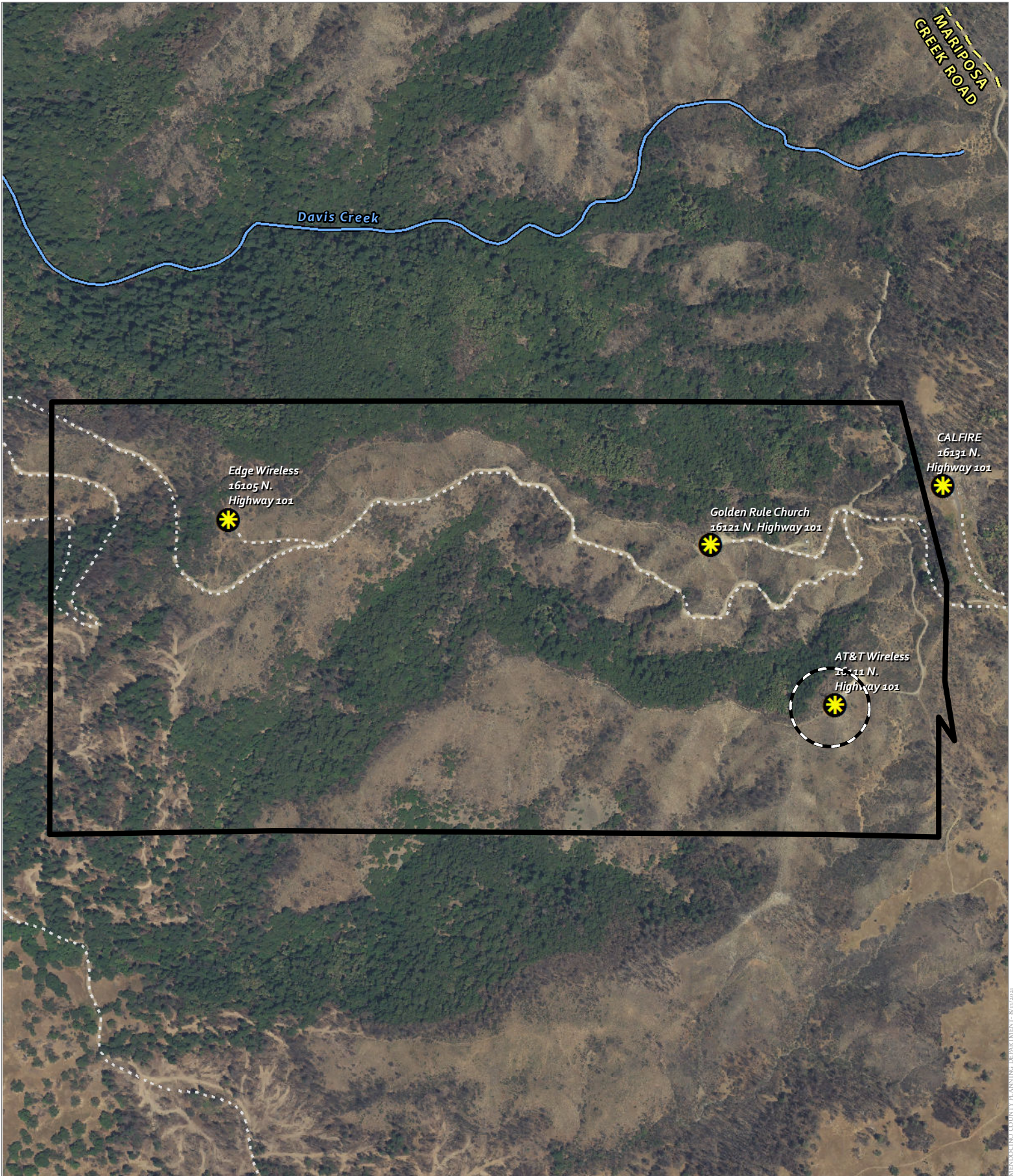


CASE: UR 2022-0004
 OWNER: Golden Rule Church Assn.
 APN: 106-150-34
 APLCT: Crown Castle
 AGENT: Virtual Site Walk, LLC 16111
 ADDRESS: N. Highway 101, Willits



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

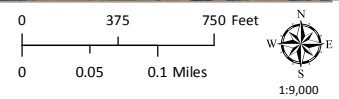


LOCATION MAP



CASE: UR 2022-0004
 OWNER: Golden Rule Church Assn.
 APN: 106-150-34
 APLCT: Crown Castle
 AGENT: Virtual Site Walk, LLC 16111
 ADDRESS: N. Highway 101, Willits

-  Named Rivers
-  Private Roads
-  Approved Wireless Sites



AERIAL IMAGERY



JUL 20 2022

Planning & Building Services

SITE NAME: CA277 - LAUGHLIN
SITE TYPE: SELF SUPPORT TOWER
TOWER HEIGHT: 138'-0"

BUSINESS UNIT #: 857648
SITE ADDRESS: 16111 NORTH HIGHWAY 101
 WILLITS, CA 95490
COUNTY: MENDOCINO
JURISDICTION: MENDOCINO COUNTY

JURISDICTIONAL APPROVAL:



BU #: 857648
CAZ77 - LAUGHLIN
 16111 NORTH HIGHWAY 101
 WILLITS, CA 95490
 EXISTING 138'-0" SELF SUPPORT TOWER

ISSUED FOR:

REV	DATE	BY	DESCRIPTION	DATE/REV
0	06-16-22	ML	CDP RENEWAL	JD

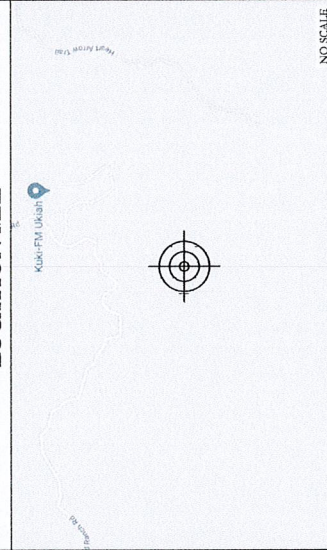
1505 WESTLAKE AVENUE, SUITE 800
 SEATTLE, WA 98107

3450 N HIGHWAY 101 SUITE 102,
 MESA, AZ 85215

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: 0

LOCATION MAP



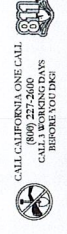
NO SCALE

DRIVING DIRECTIONS FROM UKIAH MUNICIPAL AIRPORT:
 GET ON US-101 N FROM AIRPORT RD AND AIRPORT PARK BLVD (1.0 MI), HEAD NORTH ON AIRPORT RD TOWARD COMMERCIE DR (0.3 MI), TURN LEFT ONTO AIRPORT PARK BLVD (0.2 MI), TURN RIGHT ONTO US-101 N (1.7 MI), DRIVE TO RIDGEWOOD RANCH RD (1.5 MI), TURN RIGHT ONTO MARIPOSA CREEK RD (0.4 MI), CONTINUE ONTO RIDGEWOOD RANCH RD

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORKS SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE CODE
 2018 CBC 2018 IBC W/AMENDMENTS
 2019 CBC 2019 IMC W/AMENDMENTS
 2019 CEC 2017 NEC W/AMENDMENTS
 2019 CPC 2018 IFC W/AMENDMENTS
 MECHANICAL
 ELECTRICAL
 FIRE



CALL CALIFORNIA ONE CALL
 CALL WORKING DAYS
 BEFORE YOU DIG!

APPROVALS

APPROVAL	SIGNATURE	DATE
CROWN CASTLE USA INC. SIGNATURE BLOCK		
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
PROJECT MANAGER		
UTILITY MANAGER		
LANDLORD		

DRAWING INDEX

SHEET #	TITLE SHEET	SHEET DESCRIPTION
T-1	OVERALL SITE PLAN	
C-1.1	SITE PLAN	
C-1.2	EXISTING ELEVATION	
C-2	EXISTING ANTENNA PLAN & SCHEDULE	
C-3	EXISTING ANTENNA PLAN & SCHEDULE	
C-4	EXISTING ANTENNA PLAN & SCHEDULE	
C-5	EXISTING ANTENNA PLAN & SCHEDULE	
C-6	EXISTING ANTENNA PLAN & SCHEDULE	
C-7	EXISTING ANTENNA PLAN & SCHEDULE	
C-8	EXISTING ANTENNA PLAN & SCHEDULE	
C-9	EXISTING ANTENNA PLAN & SCHEDULE	

ALL DRAWINGS CONTAINED HEREIN ARE UNRECORDED FOR RECORD. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE BEGINS WORK. THE WORKER SHALL BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO RENEW THE SPECIAL USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.

• NO CHANGES ARE PROPOSED TO THE PROJECT.

NOTE: TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 766-7011 & CROWN CONSTRUCTION MANAGER

SITE INFORMATION

SITE NAME: CA277 - LAUGHLIN
SITE ADDRESS: 16111 NORTH HIGHWAY 101
 WILLITS, CA 95490

COUNTY: MENDOCINO
MAP/PARCEL #: 166-190-34
AREA OF CONSTRUCTION: EXISTING
LONGITUDE: -123.273501
LAT/LONG TYPE: NAD83
CURRENT ZONING: 3.345-07
JURISDICTION: MENDOCINO COUNTY
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: H
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 THE GOLDEN RULE CHURCH ASSN.
 WILLITS, CA 95490

PROPERTY OWNER: CROWN CASTLE
TOWER OWNER/APPLICANT: 3450 N HIGHWAY 101, SUITE 102, CANONSBURG, PA 15717

ELECTRIC PROVIDER: PG&E
TELCO PROVIDER: ATT 611

PROJECT TEAM

AGE FIRM: TELCYTE INFRASTRUCTURE SERVICES
 3450 N HIGHWAY RD, SUITE 102
 MESA, AZ 85215
 CWOLF@TELCYTE.COM

CROWN CASTLE USA INC. DISTRICT CONTACTS: 4301 HACIENDA DRIVE, SUITE 410
 PLEASANTON, CA 94586
 CAMPBELL.AMZ.LLC - ENTITLEMENT CONSULTANT
 10000 WILLOW CAMPBELL
 402-661-8706
 CAMPBELLAZI@EARHILINK.NET

JURISDICTIONAL APPROVAL:

NO JURISDICTIONAL APPROVALS ARE SHOWN ON THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES.



CROWN CASTLE
1506 WESTLAKE AVENUE NORTH, SUITE 900
SEATTLE, WA 98109



TELOCYTE
INFRASTRUCTURE SERVICES
3400 N. HALEY STREET, SUITE 102,
MESA, AZ 85205

BU #: 857648
CAZ77 - LAUGHLIN
16111 NORTH HIGHWAY 101
WILLITS, CA 95490
EXISTING 138'-0" SELF SUPPORT
TOWER

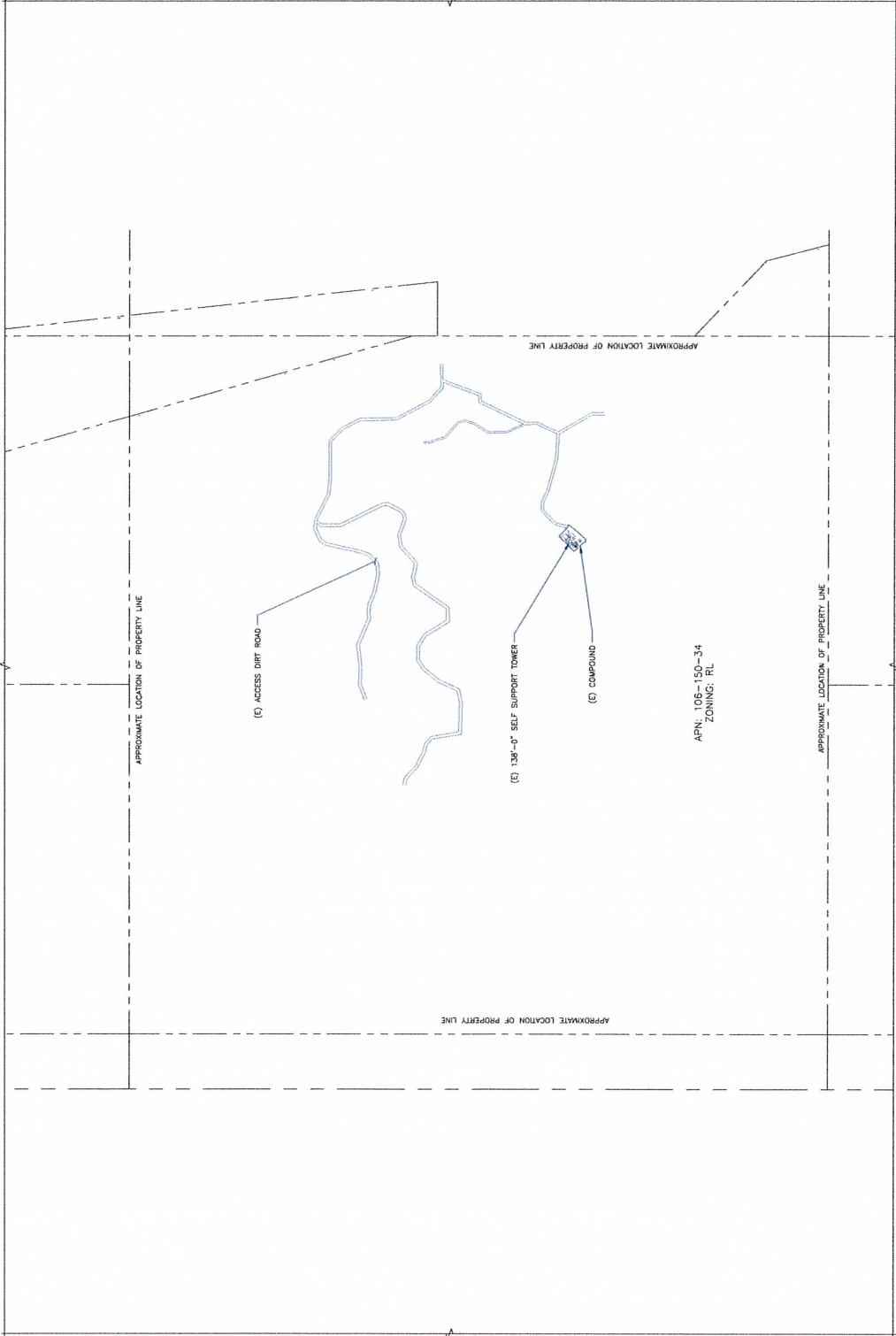
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	CHK. CO.
0	06/16/22	ML	CDP RENEWAL	JD


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-1.1**
REVISION: **0**

SITE PLAN DISCLAIMER:
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY CROWN CASTLE USA, INC. AND CROWN CASTLE USA, INC. HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS AS SHOWN ON THIS SHEET.



OVERALL SITE PLAN
1 / SCALE: 1" = 200'-0" (TALL SHEET)
1" = 400'-0" (TALL SHEET)



JURISDICTIONAL APPROVAL:

CROWN CASTLE
1306 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELECYTE
INFRASTRUCTURE SERVICES
3450 N HOLEY RD - SUITE 102,
ISSAQUAH, WA 98267

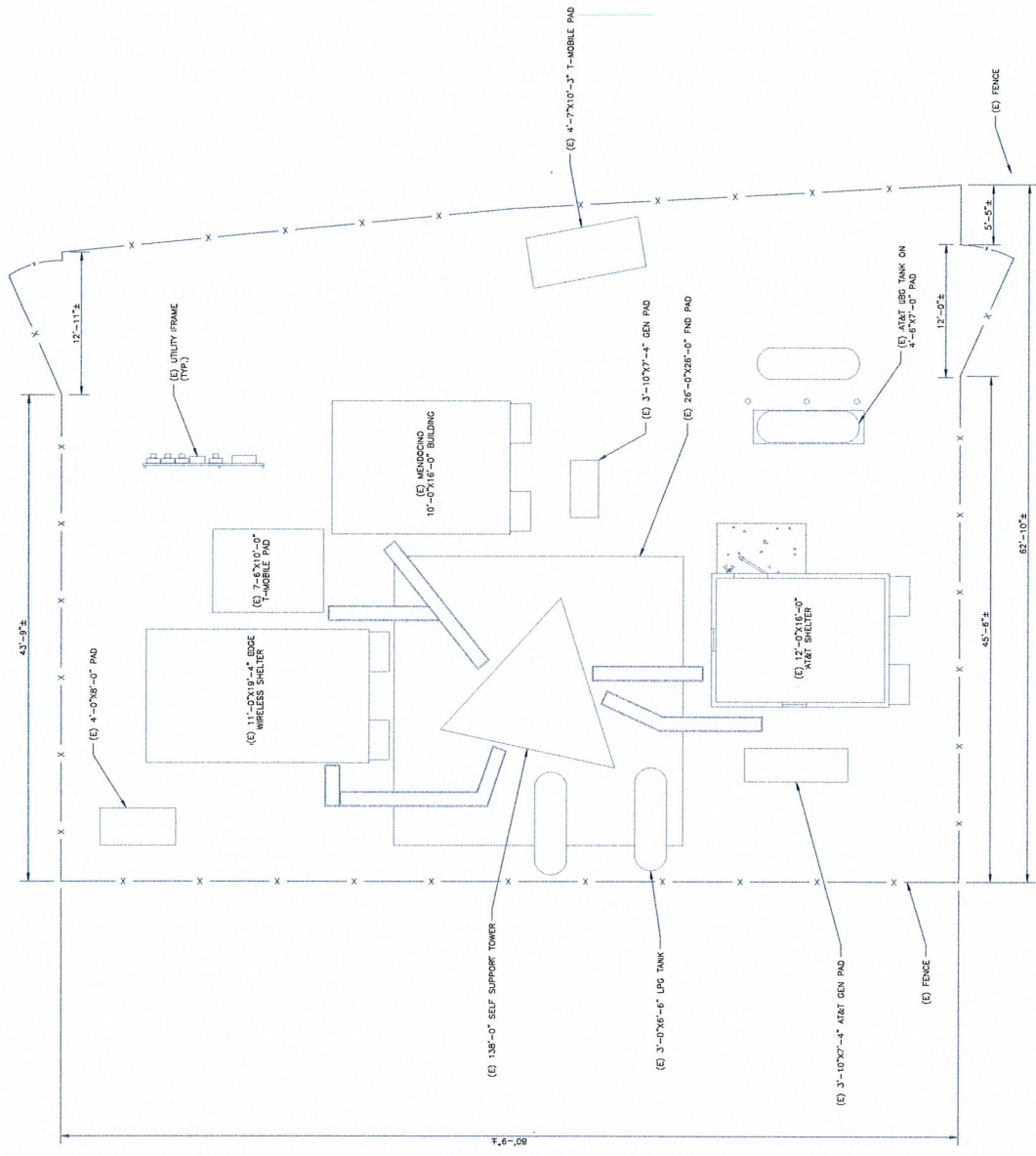
BU #: 857648
CA277 - LAUGHLIN
16111 NORTH HIGHWAY 101
WILLITS, CA 95490
EXISTING 138'-0" SELF SUPPORT
TOWER

ISSUED FOR:			
REV	DATE	DRWN	DESCRIPTION
0	06/16/22	MAL	CIP RENEWAL
			JD

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SHEET NUMBER: **C-1.2**

REVISION: **0**



1 SITE PLAN
SCALE: 1/8" = 1'-0" (MAX. DIM)
1/4" = 1'-0" (MIN.)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE, NORTH SUITE 800
SEATTLE, WA 98109

TELECYTE
INFRASTRUCTURE SERVICES
360 N HOLEY RD SUITE 102,
ISSAQUAH, WA 98287

BU #: 857648
CA277 - LAUGHLIN
16111 NORTH HIGHWAY 101
WILLITS, CA 95490
EXISTING 138'-0" SELF SUPPORT
TOWER

ISSUED FOR:			
REV	DATE	DRAWN	DESCRIPTION
0	06/16/22	MLI	CTP REVISION
			JD

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SHEET NUMBER: **C-2** REVISION: **0**

- TOP OF STRUCTURE
ELEV. = 143'-0"
- TOP OF TOWER
ELEV. = 143'-0"
- EXISTING A&E TOWER
ELEV. = 136'-0"
- EXISTING 1-MOBILE ROAD CENTER
ELEV. = 128'-0"

EXISTING MENDOCINO COUNTY MW ANTENNA
ELEV. = 110'-0"

EXISTING US CELLULAR MW ANTENNA
ELEV. = 75'-0"

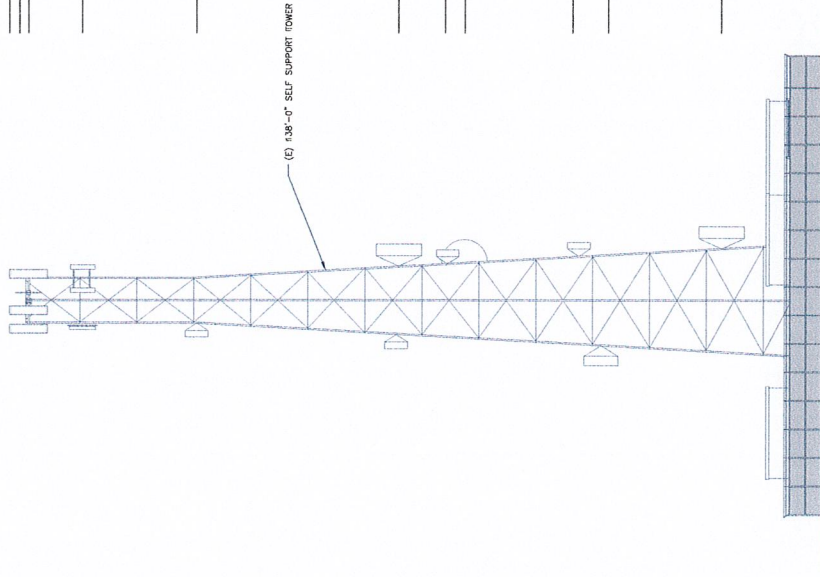
EXISTING MENDOCINO COUNTY MW ANTENNA
ELEV. = 69'-0"

EXISTING MENDOCINO COUNTY MW ANTENNA
ELEV. = 64'-0"

EXISTING US CELLULAR MW ANTENNA
ELEV. = 44'-0"

EXISTING MENDOCINO COUNTY MW ANTENNA
ELEV. = 38'-0"

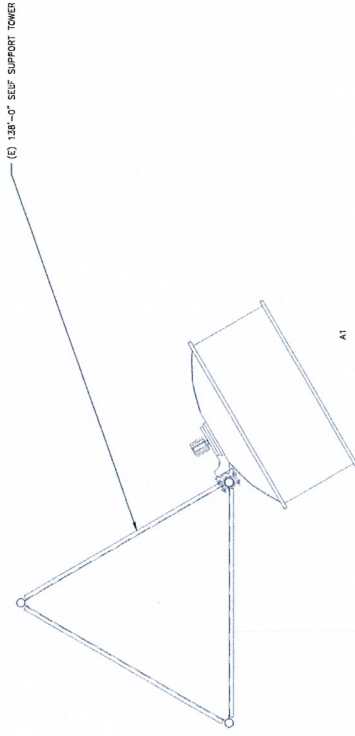
EXISTING US CELLULAR MW ANTENNA
ELEV. = 15'-0"



1 EXISTING ELEVATION
SCALE: NOT TO SCALE

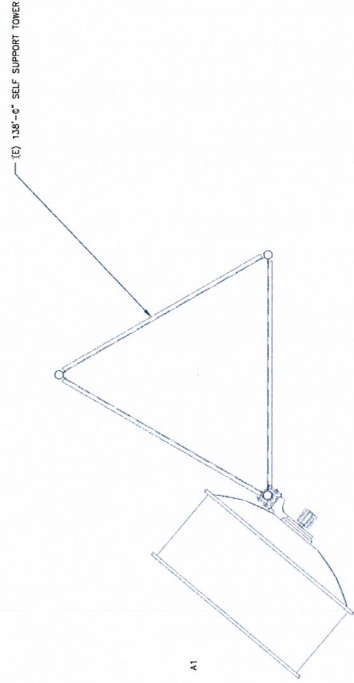
JURISDICTIONAL APPROVAL:

CLIENT	CUSTOMER	STATUS	MFG	ANTENNA			FEEDLINE			TOWER		
				MODEL	AZ	TECH	QTY	SIZE	QTY	TYPE	MFG	TYPE
A1	US CELLULAR	15	ANDREW	HP6-107-PJA	150		1	ETDS	0			



1 EXISTING US CELLULAR @15'-0"
SCALE: NOT TO SCALE

CLIENT	CUSTOMER	STATUS	MFG	ANTENNA			FEEDLINE			TOWER		
				MODEL	AZ	TECH	QTY	SIZE	QTY	TYPE	MFG	TYPE
A1	MENOCING COUNTY CA	18	RFS	PACF-SBRC	310	AW LINK	1	ESG	0			



2 EXISTING MENDOCINO COUNTY @38'-0"
SCALE: NOT TO SCALE

CROWN CASTLE
1305 WESTLAKE AVENUE NORTH SUITE 800
SEATTLE, WA 98109

TELECYTE
INFRASTRUCTURE SERVICES
3450 N HOLEY RD - SUITE 102
MESA, AZ 85205

BU #: 857648
CA277 - LAUGHLIN
16111 NORTH HIGHWAY 101
WILLITS, CA 95490
EXISTING 138'-0" SELF SUPPORT
TOWER

ISSUED FOR:

REV	DATE	DRAWN	DESCRIPTION	CHK/QA
0	06/16/22	AM	CLIP RENEWAL	JD

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SHEET NUMBER: **C-3** REVISIONS: **0**

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1506 WESTLAKE AVENUE NORTH SUITE 800
 SEATTLE, WA 98109

TELECYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD. SUITE 102,
 WISSA, AZ 85718

BU #: 857648
 CAZ77 - LAUGHLIN
 16111 NORTH HIGHWAY 101
 WILLITS, CA 95490
 EXISTING 138'-0" SELF SUPPORT
 TOWER

ISSUED FOR:

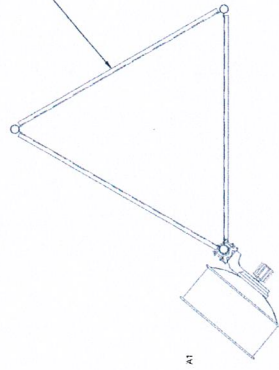
REV	DATE	BY	DESCRIPTION	CHKD BY
0	06/16/22	AM	CLIP RENEWAL	JD

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SHEET NUMBER: **C-4** REVISION: **0**

ORIENT	CUSTOMER	STATUS	MFG	ANTENNA				FEEDLINE				TOWER					
				MODEL	AZ	TECH	HW LINK	2	EWMS	0	0	0	0	MFG	MODEL		
A1	US CELLULAR	44	INSTALLED	ANDREW	PARIS-59	1316	HW LINK	2	EWMS	0	0	0	0	0	0	0	0

(E) 138'-0" SELF SUPPORT TOWER

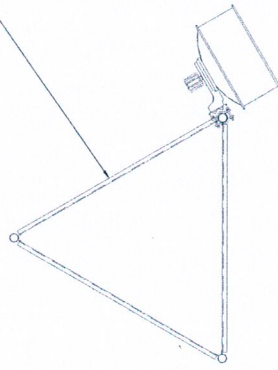


A1

1 EXISTING US CELLULAR @44'-0"
 SCALE: NOT TO SCALE

ORIENT	CUSTOMER	STATUS	MFG	ANTENNA				FEEDLINE				TOWER					
				MODEL	AZ	TECH	HW LINK	1	ES60	0 <td>0</td> <td>0</td> <td>0</td> <td>MFG</td> <td>MODEL</td>	0	0	0	MFG	MODEL		
A1	MENOCING COUNTY CA	64	INSTALLED	RIS	PA06-S9BC	1500	HW LINK	1	ES60	0	0	0	0	0	0	0	0

(E) 138'-0" SELF SUPPORT TOWER



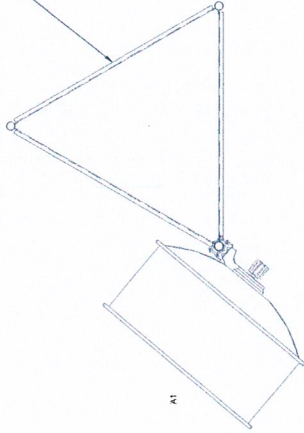
A1

2 EXISTING MENDOCINO COUNTY @64'-0"
 SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

ORIENT	CUSTOMER	STATUS	MFG	ANTENNA			FEEDLINE			TOWER		
				MODEL	AZ	TECH	QTY	SIZE	TYPE	MFG	TYPE	TYPE
A1	MENDOCINO COUNTY CA	69	INSTALLED	RS	UWA-59AC	110	1	1/2"	0			

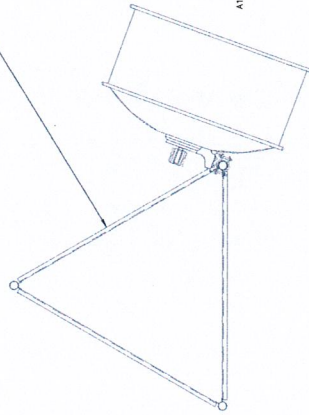
(E) 138'-0" SELF SUPPORT TOWER



1 EXISTING MENDOCINO COUNTY @69'-0"
SCALE: NOT TO SCALE

ORIENT	CUSTOMER	STATUS	MFG	ANTENNA			FEEDLINE			TOWER		
				MODEL	AZ	TECH	QTY	SIZE	TYPE	MFG	TYPE	MODEL
A1	US CELLULAR	75	INSTALLED	RS	UWA-1078C	110	1	1/2"	0			

(E) 138'-0" SELF SUPPORT TOWER



2 EXISTING US CELLULAR @75'-0"
SCALE: NOT TO SCALE

CROWN CASTLE
1505 WESTLAKE AVENUE, NORTH SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD. SUITE 102,
ISSAQUAH, WA 98287

BU #: 857648
CAZ77 - LAUGHLIN
16111 NORTH HIGHWAY 101
WILLITS, CA 95490
EXISTING 138'-0" SELF SUPPORT
TOWER

ISSUED FOR:

REV	DATE	DOWN	DESCRIPTION	DATE/QU
0	06/16/22	AM1	CLIP RENEWAL	JD

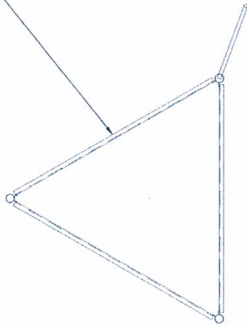
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SHEET NUMBER: **C-5** REVISION: **0**

JURISDICTIONAL APPROVAL:

ORIENT	CUSTOMER	STATUS	MFG	ANTENNA		FEEDLINE			TOWER		MODEL
				MFG	MODEL	AZ	TECH	QTY	SIZE	TYPE	
A1	MENDOCINO COUNTY CA	91	COMMANDER TECH	220-JAN	110			1	1/4"	0	

(E) 138'-0" SELF SUPPORT TOWER

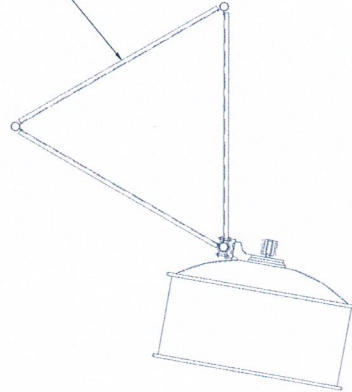


A1

1 EXISTING MENDOCINO COUNTY @91'-0"
SCALE: NOT TO SCALE

ORIENT	CUSTOMER	STATUS	MFG	ANTENNA		FEEDLINE			TOWER		MODEL
				MFG	MODEL	AZ	TECH	QTY	SIZE	TYPE	
A1	MENDOCINO COUNTY CA	110	ANDREW	JHKG-107	280	AWK	LINK	1	5/8"	0	

(E) 138'-0" SELF SUPPORT TOWER



A1

2 EXISTING MENDOCINO COUNTY @110'-0"
SCALE: NOT TO SCALE

CROWN CASTLE
INFRASTRUCTURE SERVICES
1505 WESTLAKE AVENUE, NORTH SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85205

BU #: 857648
CAZ77 - LAUGHLIN
16111 NORTH HIGHWAY 101
WILLITS, CA 95490
EXISTING 138'-0" SELF SUPPORT
TOWER

ISSUED FOR:

REV	DATE	BY	DESCR	ISSUE
0	06/16/22	AM	QIP RENEWAL	JD

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TO OTHER THIS DOCUMENT.

SHEET NUMBER: **C-6** REVISION: **0**

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH SUITE 800
 SEATTLE, WA 98107

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HOLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 857648
 CA277 - LAUGHLIN
 16111 NORTH HIGHWAY 101
 WILLITS, CA 95490
 EXISTING 138'-0" SELF SUPPORT
 TOWER

ISSUED FOR:

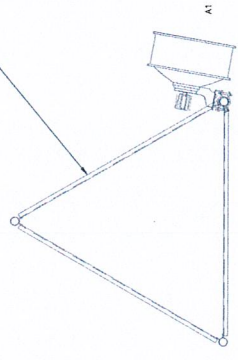
REV	DATE	DRAWN	DISCUSSION	DATE, QY
0	06/16/22	MAI	CRIP REBURNAL	JD

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SHEET NUMBER: **C-7** REVISION: **0**

DRENT	CUSTOMER	STATUS	MFG	ANTENNA		FEEDLINE		TOWER		MODEL											
				LIBQUINT NETWORK	AF-5023-SAS	AZ	TCH	QTY	SIZE		QTY	TYPE	MFG								
A1	DIGITAL PATH INC	1/3 INSTALLED					2	1/4"													05075-E AF-5040

(C) 138'-0" SELF SUPPORT TOWER



1 EXISTING DIGITAL PATH @ 1.3'-0"
 SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

--

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HOLEY RD - SUITE 102,
 MESA, AZ 85218

BU #: 857648
CAZ77 - LAUGHLIN
 16111 NORTH HIGHWAY 101
 WILLITS, CA 95490
 EXISTING 138'-0" SELF SUPPORT
 TOWER

REV	DATE	BY	DESCRIPTION	CHKD BY
0	06/16/22	MJ	CDP RENEWAL	JD

--

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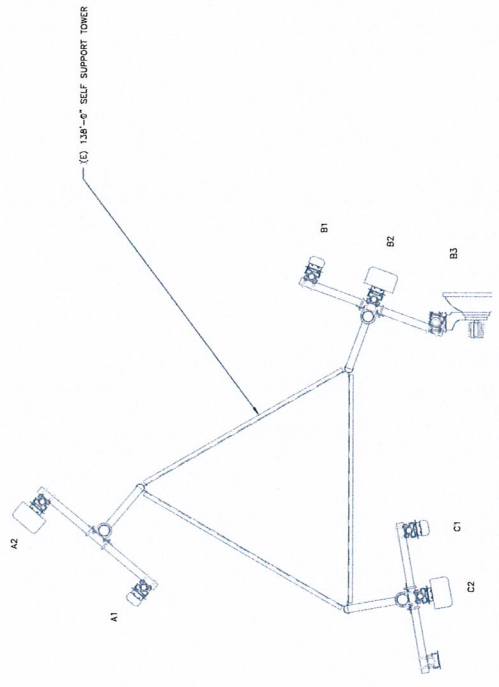
SHEET NUMBER: **C-8** REVISION: **0**

T-MOBILE EXISTING EQUIPMENT SCHEDULE

SITE	ANTENNA	HEIGHT		SECTOR		ORIENTATION		PATTERN		TYPE		STATUS	
		MIN	MAX	1	2	3	4	1	2	3	4	1	2
A1	MP3 - AN7111-208115-0-202	2'0"	138'-0"	-	-	-	-	3	ED	-	-	-	3
A2	COMPOSITE - LAR-851308-114	2'0"	138'-0"	-	-	-	-	-	-	-	-	-	3

SITE	ANTENNA	HEIGHT		SECTOR		ORIENTATION		PATTERN		TYPE		STATUS	
		MIN	MAX	1	2	3	4	1	2	3	4	1	2
B1	MP3 - AN7111-208115-0-202	1'0"	138'-0"	-	-	-	-	3	ED	-	-	-	3
B2	COMPOSITE - LAR-851308-114	1'0"	138'-0"	-	-	-	-	-	-	-	-	-	3
B3	ANTENNA - AN7111-208115-0-202	0'	138'-0"	1	-	-	-	-	-	-	-	-	3

SITE	ANTENNA	HEIGHT		SECTOR		ORIENTATION		PATTERN		TYPE		STATUS	
		MIN	MAX	1	2	3	4	1	2	3	4	1	2
C1	MP3 - AN7111-208115-0-202	1'0"	138'-0"	-	-	-	-	3	ED	-	-	-	3
C2	COMPOSITE - LAR-851308-114	1'0"	138'-0"	-	-	-	-	-	-	-	-	-	3



1 EXISTING T-MOBILE @126'-0"
 SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HOBLEY RD - SUITE 102
 BIRDA, AZ 85308

BU #: 857648
 CA277 - LAUGHLIN
 16111 NORTH HIGHWAY 101
 WILLITS, CA 95490
 EXISTING 138'-0" SELF SUPPORT
 TOWER

REV	DATE	BY	DESCRIPTION	CHK. QTY
0	06/16/22	ML	CLIP RENEWAL	JD

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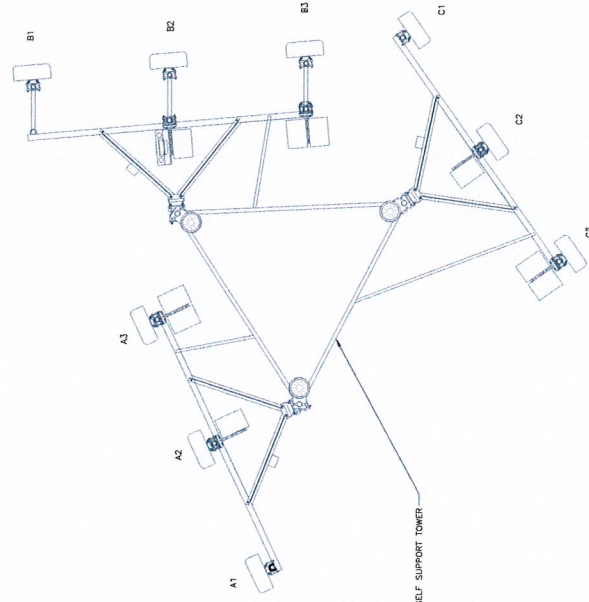
SHEET NUMBER: **C-9** REVISION: **0**

AT&T EXISTING EQUIPMENT SCHEDULE

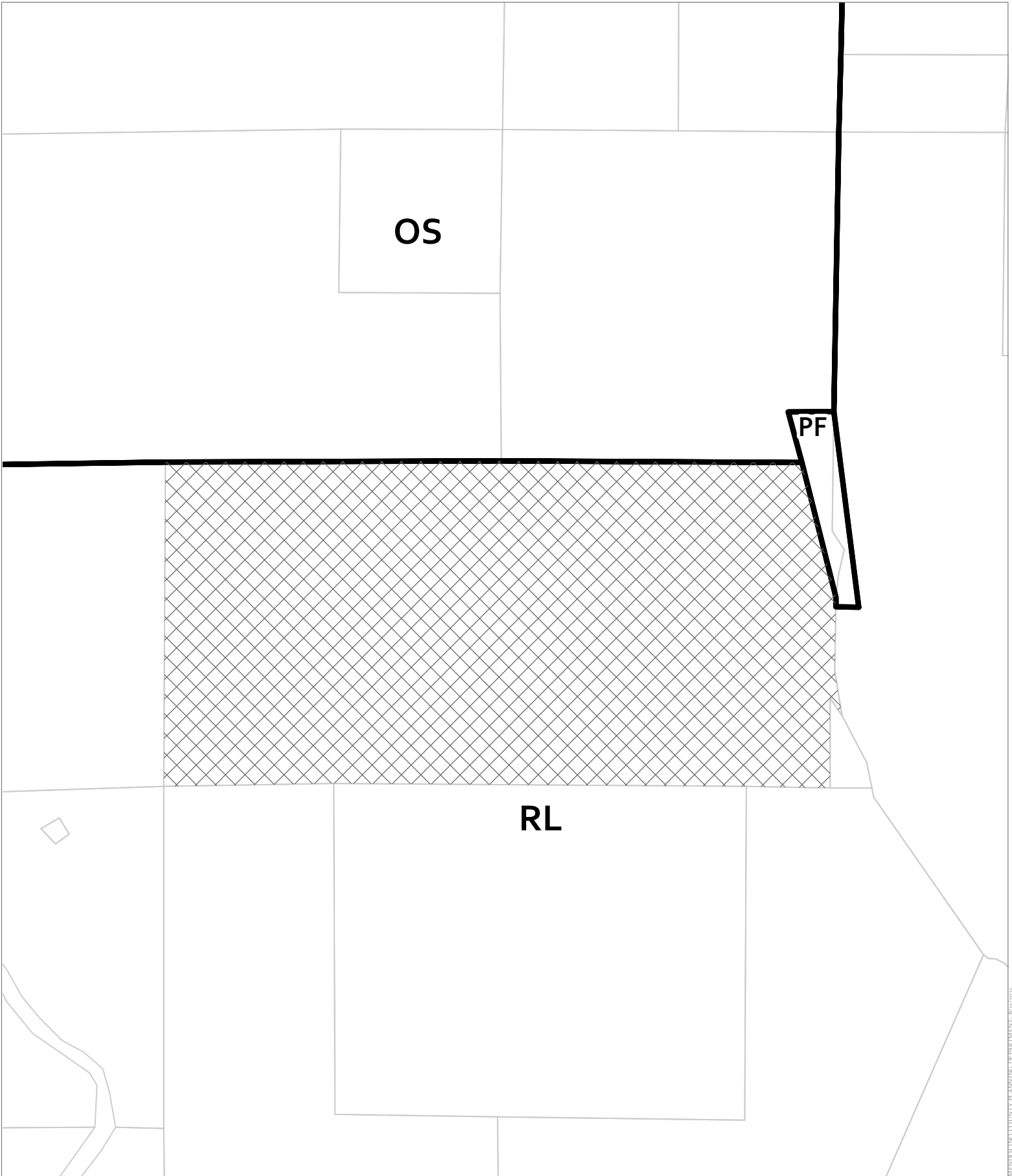
EQUIP	DESCRIPTION	SERIAL	MFG	TYPE	HEIGHT		WEIGHT		MOUNTING		DATE	STATUS
					FT	IN	LB	IN	TYPE	DATE		
A1	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM
A2	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM
A3	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM

EQUIP	DESCRIPTION	SERIAL	MFG	TYPE	HEIGHT		WEIGHT		MOUNTING		DATE	STATUS
					FT	IN	LB	IN	TYPE	DATE		
B1	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM
B2	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM
B3	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM

EQUIP	DESCRIPTION	SERIAL	MFG	TYPE	HEIGHT		WEIGHT		MOUNTING		DATE	STATUS
					FT	IN	LB	IN	TYPE	DATE		
C1	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM
C2	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM
C3	CONNECTOR - 8000-03-04	237	131-02	1	1	1	1	1	1	1	1	COM

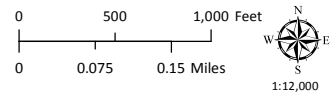


1 EXISTING AT&T @138'-0"
 SCALE: NOT TO SCALE



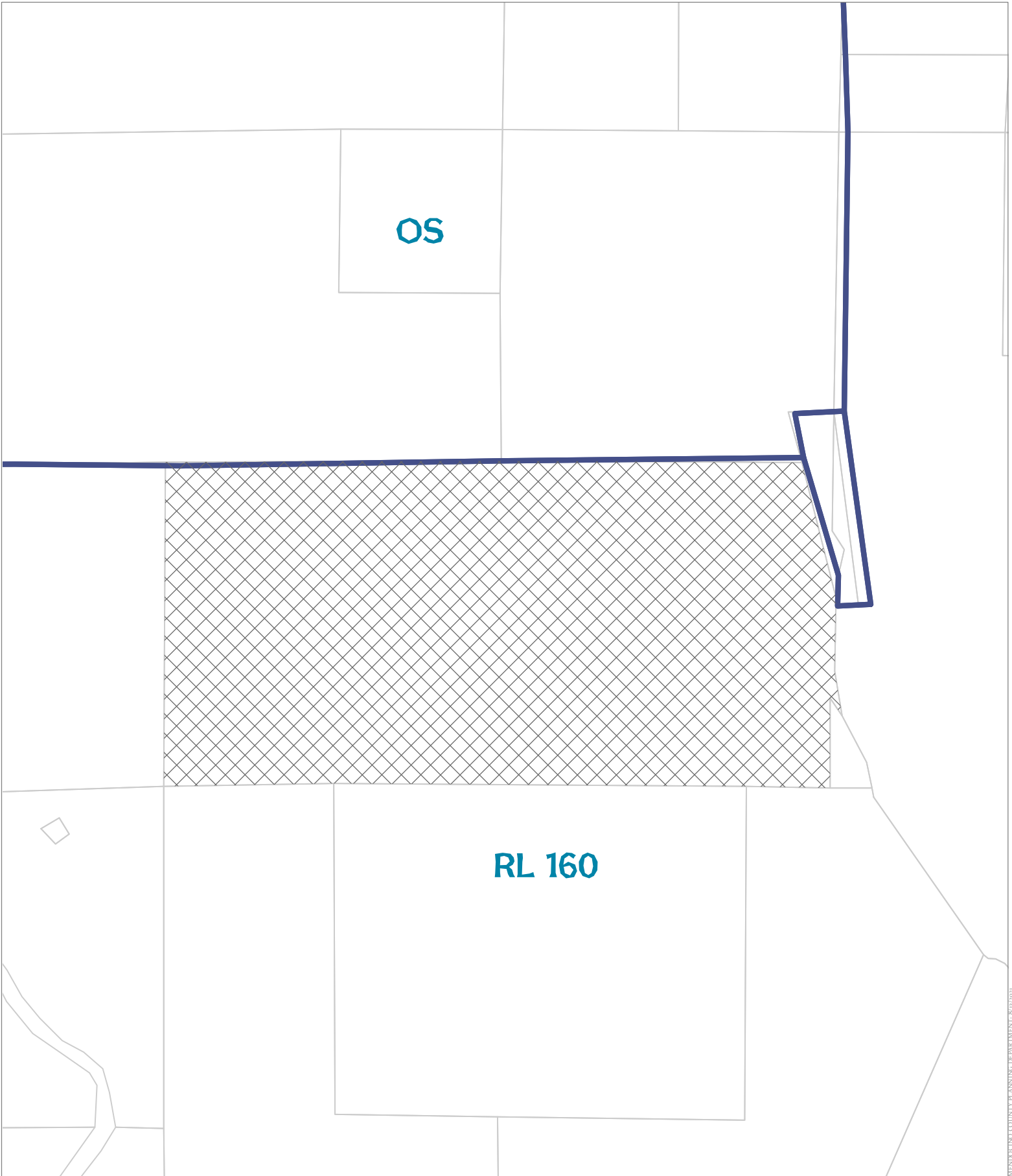
CASE: UR 2022-0004
 OWNER: Golden Rule Church Assn.
 APN: 106-150-34
 APLCT: Crown Castle
 AGENT: Virtual Site Walk, LLC 16111
 ADDRESS: N. Highway 101, Willits

 Zoning Districts




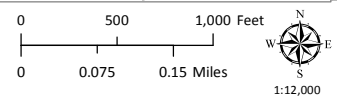
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2021

ZONING DISPLAY MAP

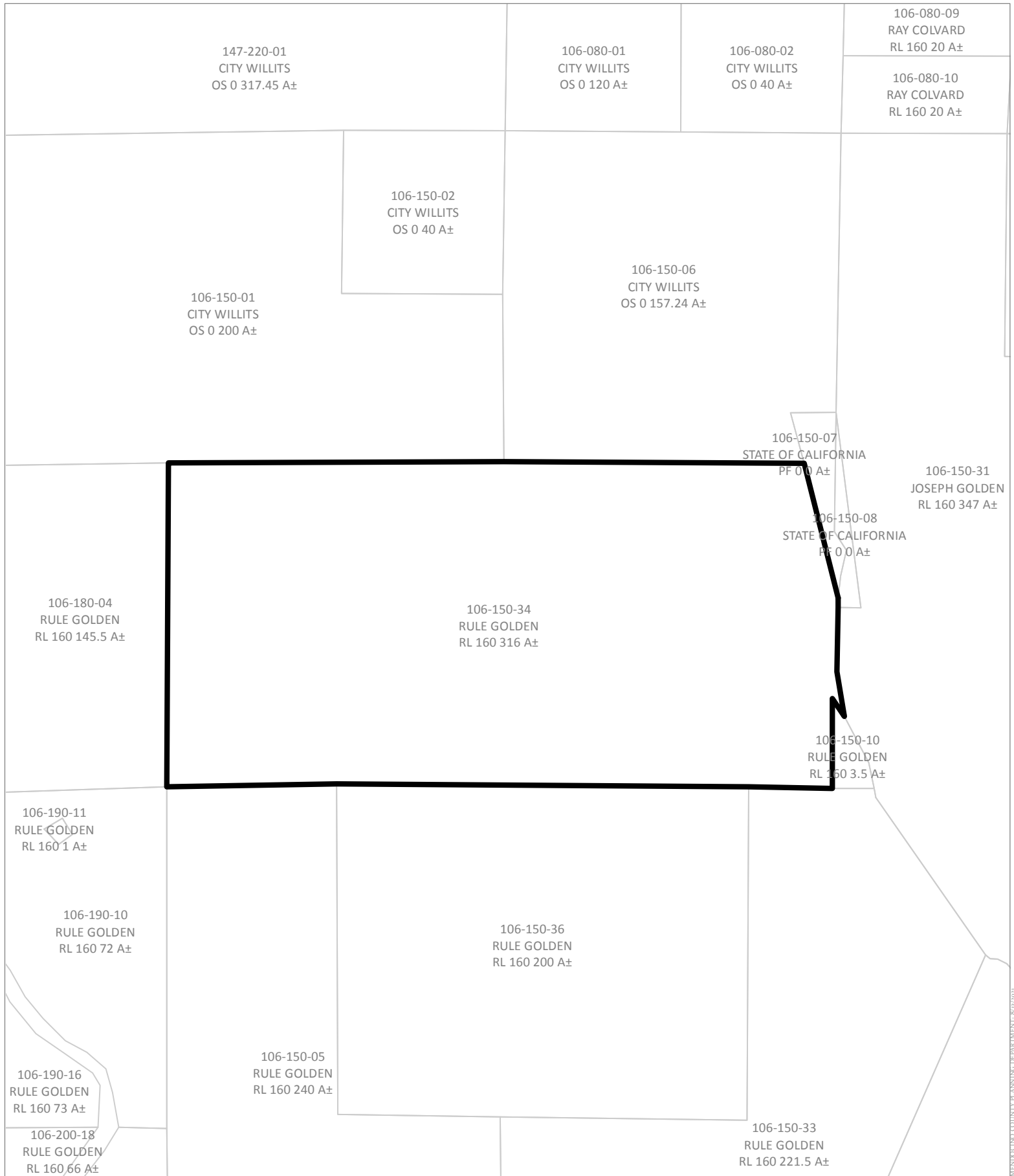


CASE: UR 2022-0004
 OWNER: Golden Rule Church Assn.
 APN: 106-150-34
 APLCT: Crown Castle
 AGENT: Virtual Site Walk, LLC 16111
 ADDRESS: N. Highway 101, Willits

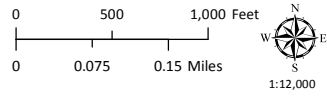
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



CASE: UR_2022-0004
 OWNER: Golden Rule Church Assn.
 APN: 106-150-34
 APLCT: Crown Castle
 AGENT: Virtual Site Walk, LLC
 ADDRESS: 16111 N. Highway 101, Willits



ADJACENT PARCELS