



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.gov
www.mendocinocounty.gov/pbs

October 31, 2024

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at its regular meeting on Thursday, November 14, 2024, at 1:30 PM, will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

CASE#: AP 2024-0029

DATE FILED: 9/11/2024

OWNER: Crown Castle GT Company LLC

APPLICANT/AGENT: Crown Castle/Tihtina Sintayehu

REQUEST: Administrative Permit to authorize an eligible facilities request for modifications to an existing wireless communication facility that includes the removal of one Commscope VHLP4-11W-6WH microwave dish, install one Ceragon C ODU, remove one microwave cable, install one Commscope VHLP4-18/C microwave dish, install one Ceragon fiber 1P-20A RFU-D ODU, install one Amphenol fiber optic-2CX14AWG TMO cable, install one Amphenol fiber optic-duplex armor I/O TMO CCIV2 cable, install one 2inch innerduct, install one Commscope highwind 6-KITIR

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 9± miles northeast of Laytonville, on the north side of Spyrock Road (CR 323) 4.4± miles northeast of its intersection with U.S. Route 101, located at 3750 Spyrock Road, Laytonville; APN: 056-310-18.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: Keith Gronendyke

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings by emailing comments to pbscommissions@mendocinocounty.gov by November 13, 2024, or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Zoning Administrator, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling 707-234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning and Building Services



**ZONING ADMINISTRATOR
STAFF REPORT- ADMINISTRATIVE PERMIT**

**NOVEMBER 14, 2024
AP_2024-0029**

SUMMARY

OWNER: Crown Castle Inc. USA
8020 Katy Freeway
Houston, TX 77024

APPLICANT/AGENT: T-Mobile West LLC
Crown Castle/Tihtina Sintayehu
8020 Katy Freeway
Houston, TX 77024

REQUEST: Administrative Permit to authorize an eligible facilities request for modifications to an existing wireless communication facility that includes the removal of one Commscope VHLP4-11W-6WH microwave dish, install one Ceragon C ODU, remove one microwave cable, install one Commscope VHLP4-18/C microwave dish, install one Ceragon fiber 1P-20A RFU-D ODU, install one Amphenol fiber optic-2CX14AWG TMO cable, install one Amphenol fiber optic-duplex armor I/O TMO CCIV2 cable, install one 2 inch innerduct, install one Commscope highwind 6-KITIR

LOCATION: 9± miles northeast of Laytonville, on the north side of Spyrock Road (CR 323) 4.4± miles northeast of its intersection with U.S. Route 101, located at 3750 Spyrock Road, Laytonville; APN: 056-310-18.

TOTAL ACREAGE: 0.5± Acres

GENERAL PLAN: Remote Residential 40-Acre Minimum (RMR:40)

ZONING: Upland Residential- 20 Acre Minimum (UR-20)

SUPERVISORIAL DISTRICT: 4 (Gjerde)

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Keith Gronendyke

PROJECT DESCRIPTION: Administrative Permit to authorize an eligible facilities request for modifications to an existing wireless communication facility that includes the removal of one Commscope VHLP4-11W-6WH microwave dish, install one Ceragon C ODU, remove one microwave cable, install one Commscope VHLP4-18/C microwave dish, install one Ceragon fiber 1P-20A RFU-D ODU, install one Amphenol fiber optic-2CX14AWG TMO cable, install one Amphenol fiber optic-duplex armor I/O TMO CCIV2 cable, install one 2 inch innerduct, install one Commscope highwind 6-KITIR

APPLICANT'S STATEMENT: "Tower scope of work: Remove one (1) Commscope VHLP4-11W-6WH microwave dish, remove one (1) Ceragon fibeair RFU-C ODU, remove one (1) microwave cable, install one (1) Commscope VHLP4-18/C microwave dish, install one (1) Ceragon-Fibeair 1P-20A RFU-D ODU, install one (1) Amphenol fiber optic-2CX4AWG TMO cable (21/64"), install one (1) Amphenol fiber optic-duplex armor I/O TMO CCIV2 cable (1/4"), install one (1) 2" innerduct and install one (1) Commscope highwind-6-KITIR.

RELATED APPLICATIONS:

- **U 26-98:** Use Permit in 2 phases: Phase 1 – to add three 15-foot antennas and one 3.88-inch GPS antenna to an existing 20-foot pole; Phase 2 – to replace the existing pole with a 75-foot monopole with nine 4-foot panel antennas, two 10-foot microwave dishes and four 15-foot whip antennas, not to exceed 90 feet. The Planning Commission approved only Phase 1 of this project on 05/06/1999.
- **UM 26-98/2002:** Modification of use permit to allow the construction of a 12 foot by 15-foot equipment shelter and to mount one 3-inch GPS antenna and three additional 15-foot omni antennas to an existing 20-foot monopole at an existing telecommunications facility, for a total of six 15-foot omni antennas at the facility. Total project height of 35 feet will not be increase. Approved 10/03/2002.
- **U 5-2005:** Use Permit to reinstate an expired Use Permit Modification (UM 26-98/2002) for a wireless telecommunication site. No change is proposed to the existing facility consisting of three (3) 15-foot whip antennas and three (3) 4-foot panel antennas attached to a 20-foot monopole (for a total height of 35 feet), an 11’6” x 15’ equipment shelter on a concrete slab, a generator, transformer and GPS antenna. Approved 10/20/2005.
- **U 3-2009:** Use Permit to replace an existing 30-foot-tall monopole with a wireless telecommunication facility able to support two wireless providers (T-Mobile and Verizon Wireless) consisting of a 50-foot tall “monopine” (monopole designed to resemble a pine tree), 6-panel antennas, 1-microwave dish and ground-based equipment. Approved 10/15/2009.
- **UM 3-2009/2012:** Use Permit Modification to add one (1) 52.4-inch diameter microwave dish to an existing 45 foot tall “monopine” (monopole designed to resemble a pine tree). Approved 07/19/2012.
- **UM 3-2009/2014:** Modification of existing Use Permit to extend the height of a tower from 50 feet to 70 feet. Also, installation of three (3) new antennas per sector for a total of nine (9) new antennas at the 58-foot centerline of the 70-foot monopole, and a 138 square foot equipment shelter to house a standard number of equipment cabinets and a 50-kilowatt diesel generator with a 132-gallon diesel fuel tank. Approved 12/18/2014.
- **UM_2020-0004:** Modification of an existing Use Permit (UM 3-2009/2014), permitting AT&T Mobility to install new equipment in the existing compound area and increase the height of the existing tower by 20 ft. The request also includes installation of a 30 KW Generac Diesel Generator with a 190-gallon associated fuel storage tank, as well as various equipment and antenna additions to the tower itself. No action was taken by the Planning Commission, but the project was deemed approved on 03/18/2021.
- **AP_2016-0019:** Administrative Permit to add a backup generator and propane fuel tank to an existing Cell Tower facility. Approved 10/06/2016.
- **AP_2024-0015** Administrative Permit to authorize an eligible facilities request for modifications to an existing wireless communication facility that includes the installation of one (1) microwave dish, one (1) microwave cable, and one (1) fiber cable on an existing sixty-five foot (65’) tall monopole tower.

SITE CHARACTERISTICS: The site is located on a one hundred sixteen (116) foot by one hundred twenty-six (126) foot rectangular lot that is an enclave surrounded entirely by a separate property. The surrounding property has an address of 3760 Spyrock Road (CR 323). The site is accessed by a twenty (20) foot easement running through APN: 056-310-17 which connects to Spyrock Road (CR 323). The site includes an access gate, pad, sixty-five (65) foot tall monopole tower, and other appurtenant equipment within a two thousand eight hundred nine (2,809) square foot compound area surrounded by a chain link fence. The surrounding parcel appears to contain residential and agricultural uses.

SURROUNDING LAND USE AND ZONING: The property is surrounded on the east and west by parcels in agricultural preserve and feature open space land for cattle grazing along with the planting of row crops on the parcel to the east. Many of the adjacent parcels are under the same ownership as the subject property as well. The following table summarizes adjacent land uses, zoning and property sizes:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR:20)	Upland Residential (UR-20)	22.40± Acres	Residential/Agricultural

EAST:	Remote Residential (RMR:20)	Upland Residential (UR-20)	24.66± Acres	Residential/Agricultural
SOUTH:	Remote Residential (RMR:20)	Upland Residential (UR-20)	20.00 and 37.95± Acres	Residential/Agricultural
WEST:	Remote Residential (RMR:20)	Upland Residential (UR-20)	28.52± Acres	Residential/Agricultural

PUBLIC SERVICES:

Access: Spyrock Road (CR 323)
 Water District: None
 Sewer District: None
 Fire District: Long Valley Fire Protection District

AGENCY COMMENTS: On August 12, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENT
Assessor’s Office	No Response
Building Inspection Ukiah	No Response
Mendocino County Air Quality Management	No Response
Department of Transportation	No Response
Environmental Health	No Response
Long Valley Fire District	No Response
Laytonville MAC	No Response
CalFire (Land Use)	No Response
California Department of Fish and Wildlife	No Response
Cloverdale Rancheria	No Response
Redwood Valley Little River Band of Pomo Indians	No Response
Sherwood Valley Band of Pomo Indians	No Response

ADMINISTRATIVE PERMIT REVIEW CRITERIA

The Zoning Administrator approves Administrative Permit (AP_2024-0029) subject to Conditions of Approval identified by staff and further finding:

1. Administrative Permit Findings MCC Chapter 20.236

That the project is consistent with the General Plan and standards for development within the Upland Residential (UR: 20) Zoning designation. The subject parcel is classified as RMR 20 with a 20-acre minimum parcel size by the Mendocino County General Plan. As a ‘General Use’, the Upland Residential use designation allows for utility installations, such as Wireless Communication Facilities with approval of a major use permit. Per Planning Principal 2-2b, this modification request is consistent with the County’s goal to “Promote telecommunications and information technology by supporting expanded opportunities for affordable high speed internet service to all areas of the county”. The Mendocino County Planning Commission originally approved Use Permit U 01-01 October 4, 2001, before the county adopted Resolution No. 15-121 on August 4, 2015, which codified requirements for new telecommunication towers and established the Mendocino County Wireless Guidelines. These guidelines are designed to protect local resources and minimize adverse impacts of communications facilities in conformity with goals and policies of the General Plan;¹ and

The project is consistent with California Government Code Section 65850.6 and Section 6409 of the Federal Middle Class Tax Relief and Job Creation Action of 2012. Staff determined that the removal and replacement of equipment to the existing wireless facility is consistent with California Government Code Section 6409 of the Federal Middle Class Tax Relief and Job Creation Action of 2012, which states: “a State or local government may not deny, and shall approve, any eligible facilities request or modification of any existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.” The project consists of modifications to an existing wireless communication facility that includes the removal of one Commscope VHLP4-11W-6WH microwave dish, install one Ceragon C ODU, remove one microwave cable, install one Commscope VHLP4-18/C microwave dish, install one Ceragon fibair 1P-20A RFU-D ODU, install one Amphenol fiber optic-2CX14AWG TMO cable, install one Amphenol fiber optic-duplex armor I/O TMO CCIV2 cable, install one 2” innerduct, install one Commscope highwind 6-KITIR. No lease area expansion is proposed; and

2. That the project qualifies for a Categorical Exemption under CEQA

The request for this Administrative Permit does not require expansion of the existing compound. The project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1b, Section 15301(b). This exemption covers the “minor alteration” of existing facilities involving negligible or no expansion of use. The project does not propose any major alterations, expansion of use, or change of use and therefore qualifies for this exemption; and

3. That the project is consistent with the governing Use Permit Modification UM 2020-0004.

Staff reviewed the application along with supplemental exhibits and determined that the project as proposed is consistent with all conditions of approval for previously approved Use Permit Modification UM 2020-0004 This Governing entitlement shall expire on **December 17, 2030**, as set forth in the Resolution. A subsequent Use Permit Renewal is required prior to the expiration date. **The County will not provide a notice prior to the expiration date.**

CONDITIONS OF APPROVAL

Previous Conditions of Approval for UM_2020-0004

** Mitigation Measure

Aesthetics

- 1.** Prior to the issuance of a building permit for the tower addition, the new branch design proposed for this modification shall be submitted for review and approval by the Planning Department. The faux branches of the tree shall extend **beyond** the antennas and fully conceal the supporting structure and antennas along the full height of the tower. The density of the branches shall be a minimum of 2.5 branches for each one vertical foot of pole and attachment of branches shall start at a height no greater than twenty-five feet above finished grade and continue to the top of the pole. The branch length at the lowest level shall be a minimum of eight feet and shall taper appropriately as the branches progress upwards. All effort shall be made to conceal the antennas at all elevations from view. Prior to final project sign off by the Mendocino County Building Division, an evaluation of the facility’s stealth capability shall be submitted for review and approval by the Mendocino County Planning Department.
- 2.** The total height of the facility shall not exceed seventy (75) feet in height above ground level. Upon completion of the installation of the facility and prior to final sign-off of the building permit, the applicant shall confirm that the height is no greater than approved and shall submit a written certification to the County of the actual height. Exceeding this height limitation shall require a modification of this Use Permit.

Air Quality

3. Any stationary onsite diesel 1C engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
4. Portable diesel-powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
5. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
6. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour.
7. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water or other means onto paved streets shall be promptly removed.
8. Asphalt, oil, water or suitable chemicals shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts.
9. All earthmoving activities shall cease when sustained winds exceed 15 miles per hour.
10. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
11. The operator shall keep a daily log of activities to control fugitive dust.

CAL FIRE

12. If any new buildings are constructed that are over 200 square feet in size, or new additions to buildings are constructed, or any changes to the existing driveway or roadway access, a State Fire Safe Regulations (PRC 4290) application will need to be completed and all conditions of approval met.

Noise

13. The generator shall be equipped with mufflers and spark arresters and shall not produce noise levels exceeding 50 dBA at the nearest off-site residence. Routine testing and maintenance shall be limited to weekdays between 8:30 a.m. and 4:30 p.m. Repairs and emergency use are not included in this limitation. If necessary, the generator shall be enclosed by a noise barrier shelter designed by an acoustical engineer and remain oriented and screened to limit excessive noise to surrounding residences.

Expiration

14. This permit is issued for a period of ten (10) years and shall expire on **December 17, 2030**. The applicant has the sole responsibility for renewing this permit before the expiration date. The County will not provide a notice prior to the expiration date. Previous Use Permit entitlement U 3-2009/2012, expiration date shall be modified to December 17, 2030, as well.

General

15. Prior to any construction commencing, a building permit shall be obtained from the Mendocino County Building Department.

16. The permit holder shall contact the Mendocino County Division of Environmental Health to update the California Environmental Reporting System (CERS).
17. The facility shall provide, if requested, space for any public emergency service provider to locate communication equipment of the tower, provided no interference to function will result at a minimum or no fee.
18. The antennas and supporting structure shall be inspected every ten (10) years, and following significant storm, fire or seismic events, by a structural engineer licensed in the State of California to assess their structural integrity, and a report of the engineer's findings shall be submitted to the Planning and Building Services Department.
19. By commencing work allowed by this permit, the permit holder agrees to negotiate in good faith with third parties requesting shared use of the site and to require no more than a reasonable charge for colocation.

Additional conditions for AP_2024-0029

1. This Administrative Permit is subject to the conditions of approval set forth in previous governing Use Permit Modification UM_2020-0004. The applicant shall submit to Planning and Building Services within 30 days of the approval a signed letter of acknowledgement stating that they have read all Conditions of Approval for previously approved Use and Administrative Permits and that the project will be consistent with all conditions.
2. This Administrative Permit shall expire and become null and void two (2) years after the effective date except where construction and use of this permit has been initiated within the prescribed timeframe. **The County will not provide a notice prior to the expiration date.**
3. The Permit holder shall enter the project site into the California Environmental Reporting Systems (CERS). The permit holder will furnish evidence from the Mendocino County Division of Environmental Health that either a Hazardous Materials Management Plan (HMMP) is not required or that one has been submitted to the satisfaction of the Division of Environmental Health.
4. Any stationary onsite diesel 1C engine 50 horsepower or greater (i.e., large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the Air Quality Management District.
5. Portable diesel-powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
6. Projects located adjacent to sensitive receptors (schools, childcare facilities, health care facilities, senior facilities, businesses, residences etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
7. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than five minutes.
8. Future modifications shall be considered cumulatively to determine if request constitutes a "substantial change" to the facility under applicable federal law.
9. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code.
10. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless a modification has been approved by the Zoning Administrator.

11. That this permit be subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction, including Building permits. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
12. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any one (1) or more of the following grounds:
 - a. That the permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which the permit was granted have been violated.
 - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.

Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.

13. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
14. Prior to the issuance of a building permit, the permit holder shall sign an Acknowledgement form agreeing to the conditional use approval and return it to the Planning and Building Services Department.

10-22-2024

DATE

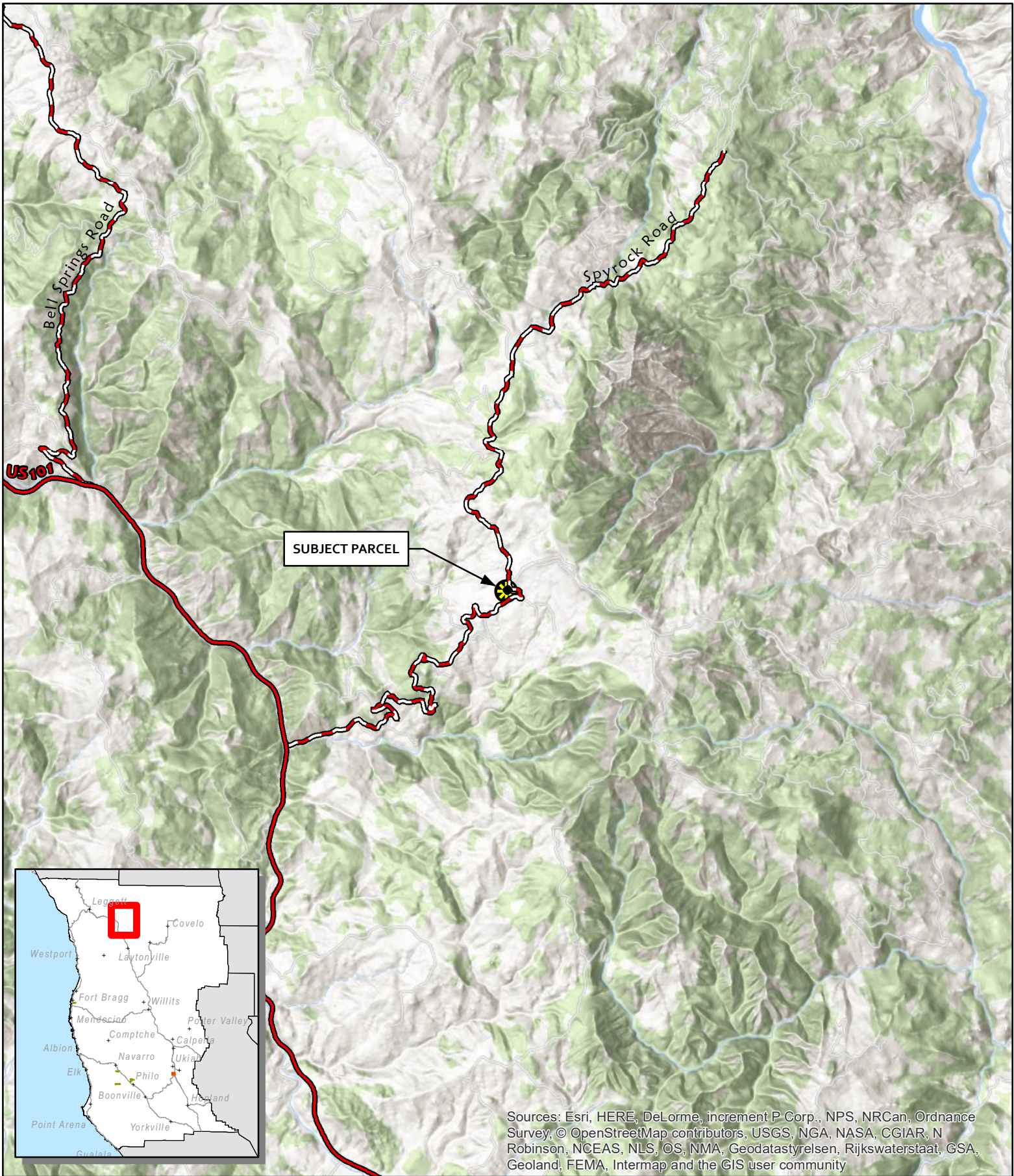

KEITH GRONENDYKE
PLANNER III

Appeal Period: 10 Days

Appeal Fee: \$2,674.00

ATTACHMENTS:

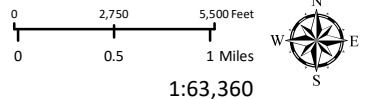
- A. Location Map
- B. Aerial Imagery (vicinity)
- C. Aerial Imagery
- D. Application
- E. Construction Drawings
- F. Zoning Display Map
- G. General Plan Classification Map
- H. FHZ Map
- I. MAC
- J. WUI
- K. Topographic Map
- L. Soil
- M. Slope
- N. Schools Map
- O. Important Farmlands Map
- P. Adjacent Parcels



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

-  Highways
-  Major Roads
-  Approved Wireless Sites



1:63,360


LOCATION

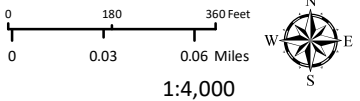
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

 Approved Wireless Sites



1:4,000


AERIAL IMAGERY

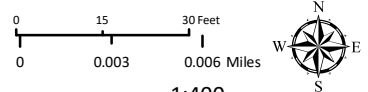
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OWNER: Crown Castle Inc. USA
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AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

 Approved Wireless Sites



1:400

AERIAL IMAGERY

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PLANNING & BUILDING SERVICES

Office Use Only box with fields for Case No, Date Filed, Fee, Receipt No, and Received By.

APPLICATION FORM

APPLICANT:

Name: T-Mobile West LLC by Agent c/o Crown Castle Inc, on behalf of Tihina Sintayehu
Phone: 206-336-3228
Mailing Address: 8020 Katy Freeway Houston, TX 77024
City: State/Zip: Email: tihtina.sintayehu@crowncastle.com

PROPERTY OWNER:

Name: Crown Castle INC. USA
Phone:
Mailing Address: 8020 Katy Freeway Houston, TX 77024
City: State/Zip: Email:

AGENT:

Name: Same as applicant
Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 056-310-18-00

TYPE OF APPLICATION:

- Administrative Permit (checked)
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

Agent Crown Castle Inc. Tihina Sintayehu 08/30/24 Same as applicant
Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

TOWER SCOPE OF WORK: •REMOVE (1) COMMSCOPE - VHLP4-11W-6WH MICROWAVE DISH •REMOVE (1) CERAGON - FIBEAIR RFU-C ODU •REMOVE (1) MICROWAVE CABLE •INSTALL (1) COMMSCOPE - VHLP4-18/C MICROWAVE DISH •INSTALL (1) CERAGON - FIBEAIR IP-20A RFU-D ODU •INSTALL (1) AMPHENOL FIBER OPTIC - 2CX14AWG TMO CABLE (21/64") •INSTALL (1) AMPHENOL FIBER OPTIC - DUPLEX ARMOR I/O_TMO_CCIV2 CABLE (1/4") •INSTALL (1) 2" INNERDUCT •INSTALL (1) COMMSCOPE - HIGHWIND-6-KITIR

2. Structures/Lot Coverage	NO. 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 type="checkbox"/> Other: <input checked="" type="checkbox"/> Other: Existing wirelss facilty			2,792 sq ft		2,792 sq ft
GRAND TOTAL (Equal to gross area of Parcel): 2,792 sq ft					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased? (Work being done over separate periods of time)

NO **YES** If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

NO **YES** If yes, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

NO **YES** If yes, explain:

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

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

NO **YES** Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: _____ cubic yards
Amount of fill: _____ cubic yards
Max. height of fill slope: _____ feet
Max. height of cut slope: _____ feet
Amount of import/export: _____ cubic yards
Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

NO YES

11. Will the proposed development convert land currently or previously used for agriculture to another use?

NO YES

12. Will the development provide public or private recreation opportunities?

NO YES If yes, explain how:

13. Is the proposed development visible from State Route 1 or other scenic route?

NO YES

14. Is the proposed development visible from a park, beach or other recreational area?

NO YES

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: NO YES

Filling: NO YES

Dredging: NO YES

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? NO YES

16. Will there be any exterior lighting?

NO YES If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

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

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): _____ feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: NO YES

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): No sewage on site

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): No water on site

20. Are there any associated projects and/or adjacent properties under your ownership?

- NO** **YES** If yes, list below (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? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.

- NO** **YES**

This is a modification to an existing cell tower, no subdivision.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- NO** **YES**

CERTIFICATION AND SITE VIEW AUTHORIZATION

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.

<u>Agent Crown Castle Inc. Tihtina Sintayehu</u> _____ Owner/Authorized Agent	08/30/2024 _____ Date
---	-----------------------------

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

AUTHORIZATION OF AGENT

I hereby authorize _____ Agent is applicant _____ to act as my representative and to bind me in all matters concerning this application.

<u>Agent c/o Crown Castle INC. Tihtina Sintayehu</u> _____ Owner	08/30/2024 _____ 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 Tihtina Sintayehu Agent c/o Crown Castle Inc, on behalf of T-Mobile West LLC	Name _____	Name _____
Mailing Address 8020 Katy Freeway Houston, TX 77024	Mailing Address _____	Mailing Address _____

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
pbs@mendocinocounty.org
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

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.

08/30/24

Tihtina Sintayehu Agent c/o Crown Castle Inc, on behalf of T-Mobile West LLC

Date

Applicant

Coastal Zone Development

Complete for projects located in the coastal zone only

List all property owners within 300 feet and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

APN Lastname, Firstname Street Address City, State Zip		

T Mobile

T-MOBILE SITE NUMBER: SF40873A
T-MOBILE SITE NAME: CCI-CUMMINGS
T-MOBILE PROJECT: MICROWAVE

BUSINESS UNIT #: 814448
SITE ADDRESS: 3750 SPYROCK ROAD
 LAYTONVILLE, CA 95454
COUNTY: MENDOCINO
SITE TYPE: MONOPOLE
TOWER HEIGHT: 64'-0"



T-MOBILE SITE NUMBER:
SF40873A

BU #: 814448
CUMMINGS

3750 SPYROCK ROAD
 LAYTONVILLE, CA 95454

EXISTING 64'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	7/31/24	NQM	CONSTRUCTION	MB
1	8/13/24	NQM	CONSTRUCTION	MB

SITE INFORMATION

CROWN CASTLE USA INC.
 SITE NAME: CUMMINGS
 BU NUMBER: 814448

TOWER OWNER: CROWN CASTLE
 2000 CORPORATE DRIVE
 CANONSBURG, PA 15317

CARRIER/APPLICANT: T-MOBILE
 1200 CONCORD AVENUE SUITE 500
 CONCORD, CA 94520

SITE ADDRESS: 3750 SPYROCK ROAD
 LAYTONVILLE, CA 95454
 COUNTY: MENDOCINO

LATITUDE: 39° 48' 57.81" / 39.8161°
 LONGITUDE: -123° 30' 33.89" / -123.5094°
 LAT/LONG TYPE: NAD83
 GROUND ELEVATION: 3372.8+/- AMSL

AREA OF CONSTRUCTION: EXISTING
 CURRENT ZONING: U-RL-20
 MAP/PARCEL #: 056-310-18-00

OCCUPANCY CLASSIFICATION: U
 TYPE OF CONSTRUCTION: IIB
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

PROPERTY OWNER: UNKNOWN

JURISDICTION: COUNTY OF MENDOCINO
 860 NORTH BUSH STREET
 UKIAH, CA 95482

ELECTRIC PROVIDER: PG&E
 (800) 743-5000

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SITE PLAN
C-2	TOWER ELEVATIONS
C-3	ANTENNA PLANS
C-4	MICROWAVE MOUNTING DETAILS AND SPECIFICATIONS
ATTACHED	COMMSCOPE - HIGHWIND-6-KIT SPECS
ATTACHED	MICROWAVE DATA CUT SHEETS

APPROVALS

APPROVAL	SIGNATURE	DATE
PROPERTY OWNER OR REP.	_____	_____
LAND USE PLANNER	_____	_____
T-MOBILE	_____	_____
OPERATIONS	_____	_____
RF	_____	_____
NETWORK	_____	_____
BACKHAUL	_____	_____
CONSTRUCTION MANAGER	_____	_____

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

LOCATION MAP



PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

- TOWER SCOPE OF WORK:
- REMOVE (1) COMMSCOPE - VHL P4-11W-6WH MICROWAVE DISH
 - REMOVE (1) CERAGON - FIBEAIR RFU-C ODU
 - REMOVE (1) MICROWAVE CABLE
 - INSTALL (1) COMMSCOPE - VHL P4-18/C MICROWAVE DISH
 - INSTALL (1) CERAGON - FIBEAIR IP-20A_RFU-D ODU
 - INSTALL (1) AMPHENOL FIBER OPTIC - 2CX14AWG_TMO CABLE (21/64")
 - INSTALL (1) AMPHENOL FIBER OPTIC - DUPLEX ARMOR 1/O_TMO_CCIV2 CABLE (1/4")
 - INSTALL (1) 2" INNERDUCT
 - INSTALL (1) COMMSCOPE - HIGHWIND-6-KIT

APPLICABLE CODES & REFERENCE DOCUMENTS

ALL WORK 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
BUILDING	2022 CALIFORNIA BUILDING CODE (CBC)
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE (CMC)
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE (CEC)

REFERENCE DOCUMENTS:

- STRUCTURAL ANALYSIS: TELAMON
DATED: 7/15/24
- MOUNT ANALYSIS: TOWER ENGINEERING PROFESSIONALS
DATED: 6/28/24
- MICROWAVE PATH: IQ.LINK
DATED: 3/18/24
- ORDER ID: 667049
- REVISION: 0

INSTALLER NOTE:

TWIST AND SWAY LIMITATIONS OF TIA 222 G ANNEX D FOR THIS DISH DO NOT MEET THE ALLOWABLE 3 DB DEGRADATION OR THE 10 DB DEGRADATION LIMIT.

PROJECT TEAM

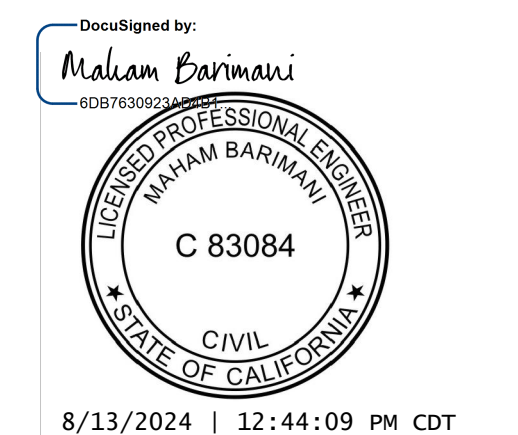
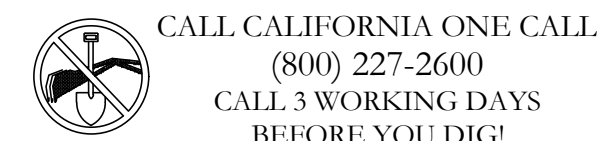
A&E FIRM: CROWN CASTLE USA, INC.
 2000 CORPORATE DRIVE
 CANONSBURG, PA 15317

CROWN CASTLE USA INC.
 CONTACTS:
 CANDI CONGER - PROJECT MANAGER
 CANDI.CONGER@CROWNCastle.COM

OLEG GAPONOV - AES
 OLEG.GAPONOV@CROWNCastle.COM

PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER.

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



CROWN CASTLE USA INC.
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: 1



T-MOBILE SITE NUMBER:
SF40873A

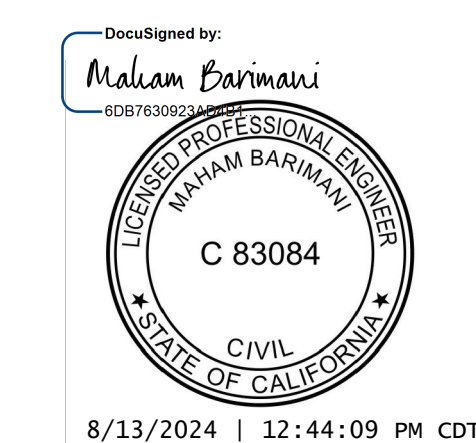
BU #: 814448
CUMMINGS

3750 SPYROCK ROAD
LAYTONVILLE, CA 95454

EXISTING 64'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	7/31/24	NQM	CONSTRUCTION	MB
1	8/13/24	NQM	CONSTRUCTION	MB



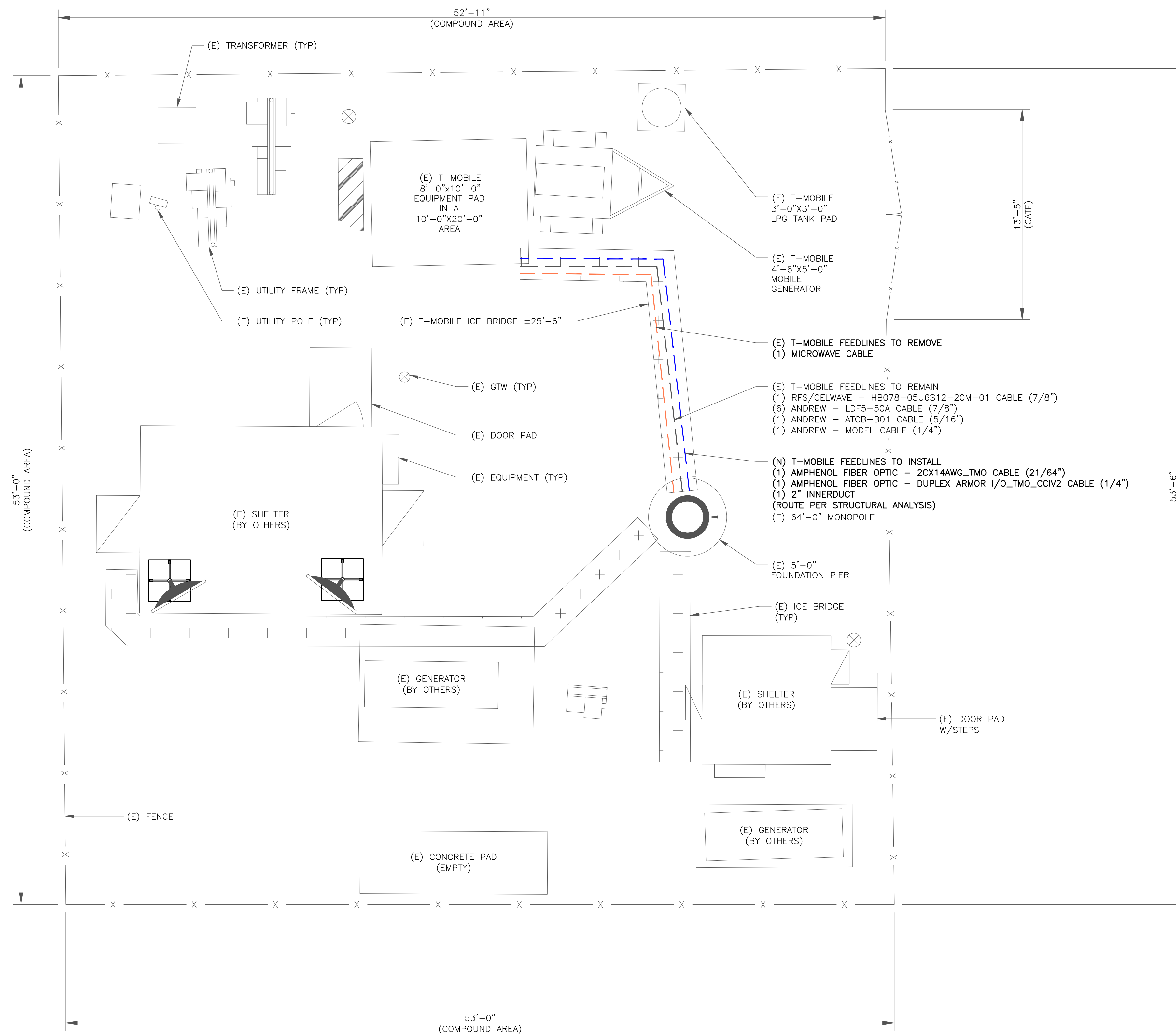
CROWN CASTLE USA INC.
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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:

C-1

REVISION:

1



1 SITE PLAN
SCALE: 1/4"=1'-0" (FULL SIZE)
1/8"=1'-0" (11x17)



EQUIPMENT LEGEND:

- EXISTING TO REMAIN
- TO BE RELOCATED/REMOVED

T-MOBILE EQUIPMENT

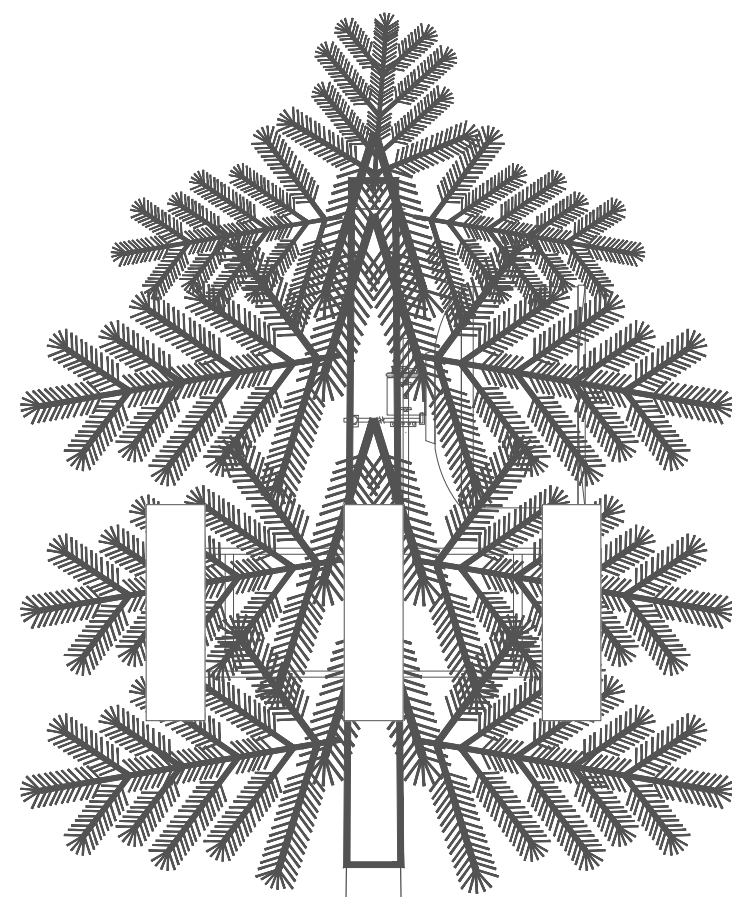
- (E) ANTENNA CL: 41'-0" & 40'-0"
- (E) MOUNT CL: 40'-0"
- NEW MW DISH CL: 40'-0"
- NEW MOUNT CL: 40'-0"

EQUIPMENT LEGEND:

- EXISTING
- NEW/RELOCATED

TOP OF STRUCTURE WITH APPURTENANCE
ELEV. = 68'-8"

TOP OF TOWER
ELEV. = 64'-0"



EXISTING EQUIPMENT BY OTHERS
MCL = 57'-0"

EXISTING EQUIPMENT BY OTHERS
MCL = 52'-0"

T-MOBILE ANTENNA CENTERLINE
ELEV. = 41'-0"

T-MOBILE MOUNT CENTERLINE
ELEV. = 40'-0"

T-MOBILE ANTENNA CENTERLINE
ELEV. = 40'-0"

- (E) T-MOBILE EQUIPMENT TO REMAIN
- (3) COMMSCOPE - HBX-3319DS-VTM ANTENNA
- (3) RFS/CELWAVE - APXVAARR24_43-U-NA20 ANTENNA
- (3) ERICSSON - RADIO 4449 B12/B71 RRH
- (3) COMMSCOPE - TMT1921XB68-21A RRH

EXISTING EQUIPMENT BY OTHERS
MCL = 29'-0"

(E) 64'-0" MONOPOLE

EXISTING EQUIPMENT BY OTHERS
MCL = 18'-0"

- (E) T-MOBILE FEEDLINES TO REMAIN
- (1) RFS/CELWAVE - HB078-05U6S12-20M-01 CABLE (7/8")
- (6) ANDREW - LDF5-50A CABLE (7/8")
- (1) ANDREW - ATCB-B01 CABLE (5/16")
- (1) ANDREW - MODEL CABLE (1/4")

- (E) T-MOBILE FEEDLINES TO REMOVE
- (1) MICROWAVE CABLE

BOTTOM OF TOWER
ELEV. = 0"

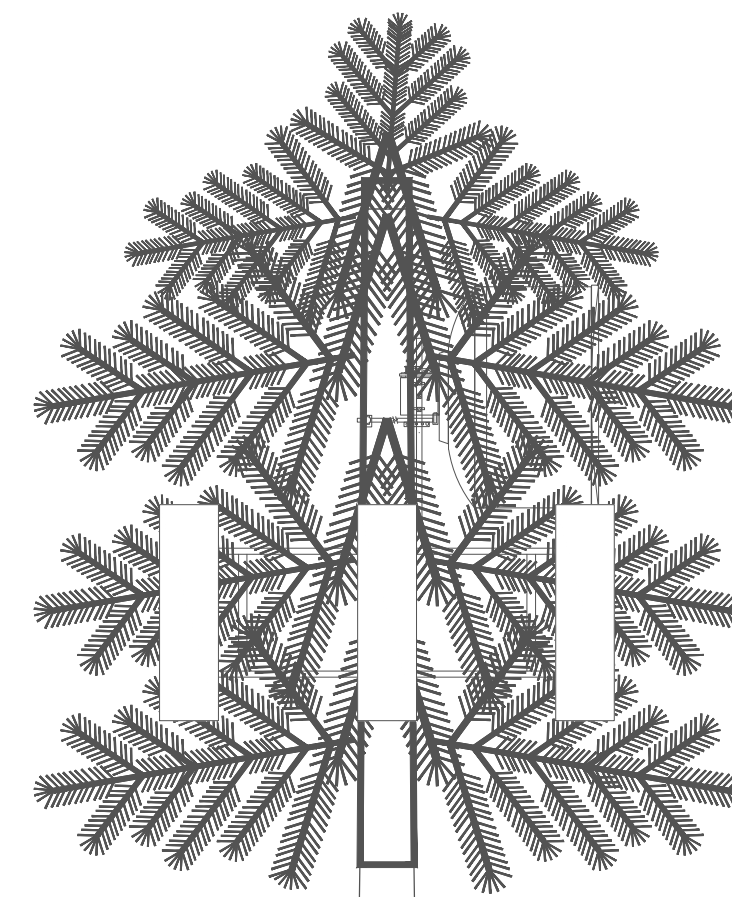
- (E) T-MOBILE EQUIPMENT TO REMOVE
- VHLP4-11W-6WH MICROWAVE DISH
- (1) CERAGON - FIBEAIR RFU-C ODU

1 EXISTING ELEVATION

SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)

TOP OF STRUCTURE WITH APPURTENANCE
ELEV. = 68'-8"

TOP OF TOWER
ELEV. = 64'-0"



EXISTING EQUIPMENT BY OTHERS
MCL = 57'-0"

EXISTING EQUIPMENT BY OTHERS
MCL = 52'-0"

T-MOBILE ANTENNA CENTERLINE
ELEV. = 41'-0"

T-MOBILE MOUNT CENTERLINE
ELEV. = 40'-0"

T-MOBILE ANTENNA CENTERLINE
ELEV. = 40'-0"

T-MOBILE MW CENTERLINE
ELEV. = 40'-0"

- (E) T-MOBILE EQUIPMENT TO REMAIN
- (3) COMMSCOPE - HBX-3319DS-VTM ANTENNA
- (3) RFS/CELWAVE - APXVAARR24_43-U-NA20 ANTENNA
- (3) ERICSSON - RADIO 4449 B12/B71 RRH
- (3) COMMSCOPE - TMT1921XB68-21A RRH

EXISTING EQUIPMENT BY OTHERS
MCL = 29'-0"

(E) 64'-0" MONOPOLE

EXISTING EQUIPMENT BY OTHERS
MCL = 18'-0"

- (E) T-MOBILE FEEDLINES TO REMAIN
- (1) RFS/CELWAVE - HB078-05U6S12-20M-01 CABLE (7/8")
- (6) ANDREW - LDF5-50A CABLE (7/8")
- (1) ANDREW - ATCB-B01 CABLE (5/16")
- (1) ANDREW - MODEL CABLE (1/4")

- (N) T-MOBILE FEEDLINES TO INSTALL
- (1) AMPHENOL FIBER OPTIC - 2CX14AWG_TMO CABLE (21/64")
- (1) AMPHENOL FIBER OPTIC - DUPLEX ARMOR 1/0_TMO_CCIV2 CABLE (1/4")
- (1) 2" INNERDUCT (ROUTE PER STRUCTURAL ANALYSIS)

BOTTOM OF TOWER
ELEV. = 0"

- (N) T-MOBILE EQUIPMENT TO INSTALL
- (1) COMMSCOPE - VHLP4-18/C MICROWAVE DISH
- (1) CERAGON - FIBEAIR IP-20A_RFU-D ODU
- (1) COMMSCOPE-HIGHWIND-6-KIT

2 FINAL ELEVATION

SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)

INSTALLER NOTE:

TWIST AND SWAY LIMITATIONS OF TIA 222 G ANNEX D FOR THIS DISH DO NOT MEET THE ALLOWABLE 3 DB DEGRADATION OR THE 10 DB DEGRADATION LIMIT.



T-MOBILE SITE NUMBER:
SF40873A

BU #: 814448
CUMMINGS

3750 SPYROCK ROAD
LAYTONVILLE, CA 95454

EXISTING 64'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	7/31/24	NQM	CONSTRUCTION	MB
1	8/13/24	NQM	CONSTRUCTION	MB

DocuSigned by:

Maham Barimani



8/13/2024 | 12:44:09 PM PDT

CROWN CASTLE USA INC.

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SHEET NUMBER:

C-2

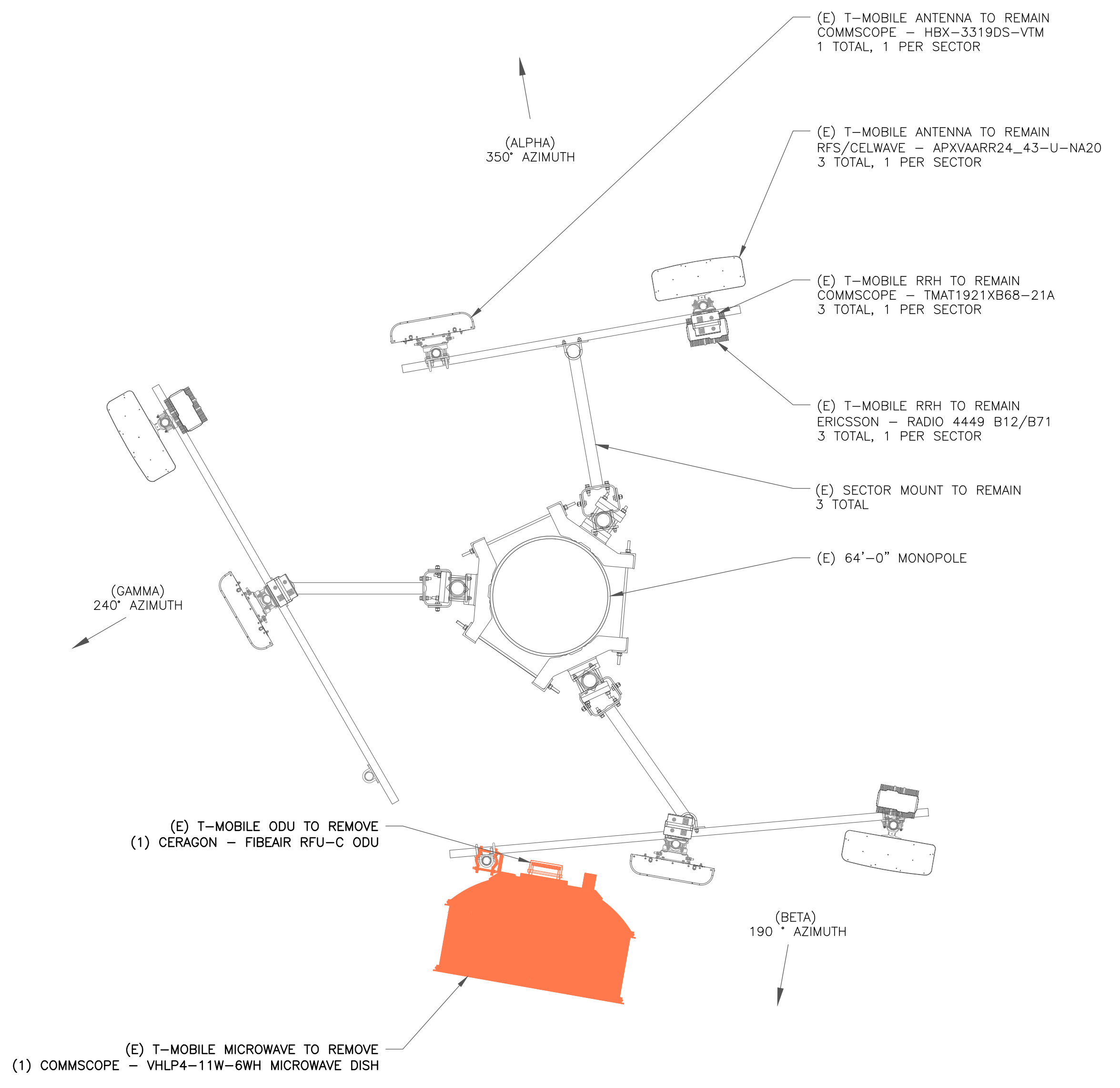
REVISION:

1

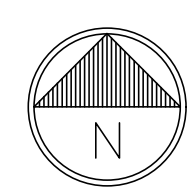
EQUIPMENT LEGEND:

EXISTING TO REMAIN

TO BE RELOCATED/REMOVED



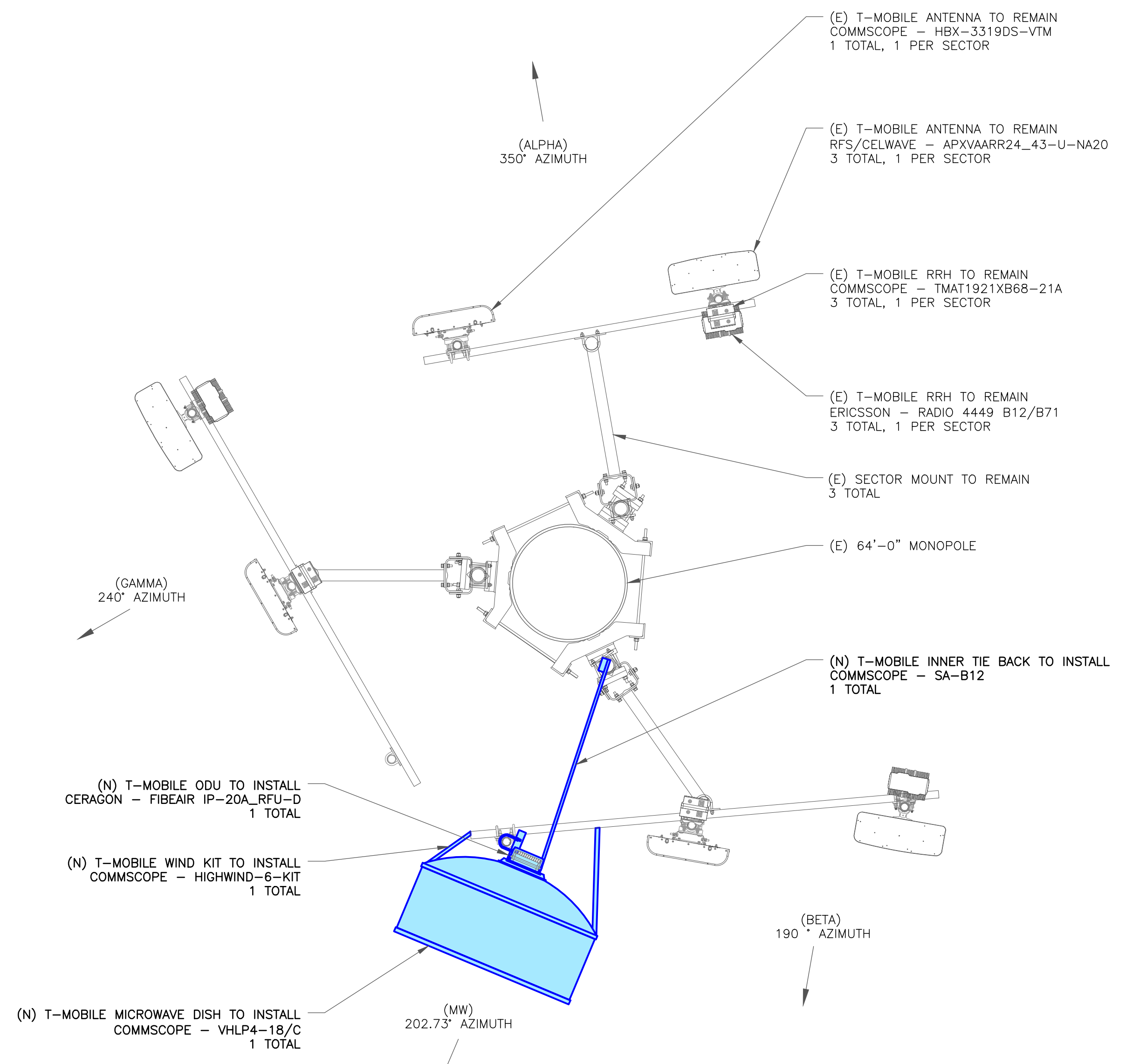
1 EXISTING ANTENNA PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



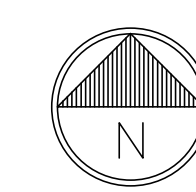
EQUIPMENT LEGEND:

EXISTING

NEW/RELOCATED



2 FINAL ANTENNA PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



INSTALLER NOTE:
TWIST AND SWAY LIMITATIONS OF TIA 222 G ANNEX D FOR THIS DISH DO NOT MEET THE ALLOWABLE 3 DB DEGRADATION OR THE 10 DB DEGRADATION LIMIT.



T-MOBILE SITE NUMBER:
SF40873A

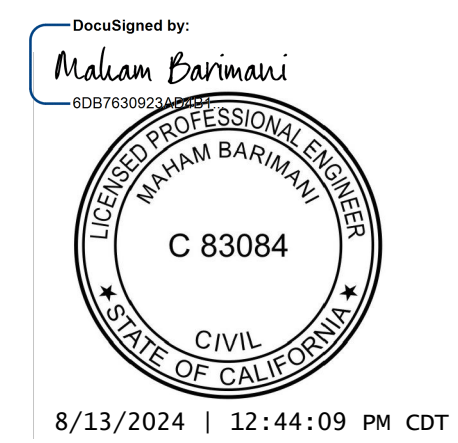
BU #: 814448
CUMMINGS

3750 SPYROCK ROAD
LAYTONVILLE, CA 95454

EXISTING 64'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	7/31/24	NQM	CONSTRUCTION	MB
1	8/13/24	NQM	CONSTRUCTION	MB



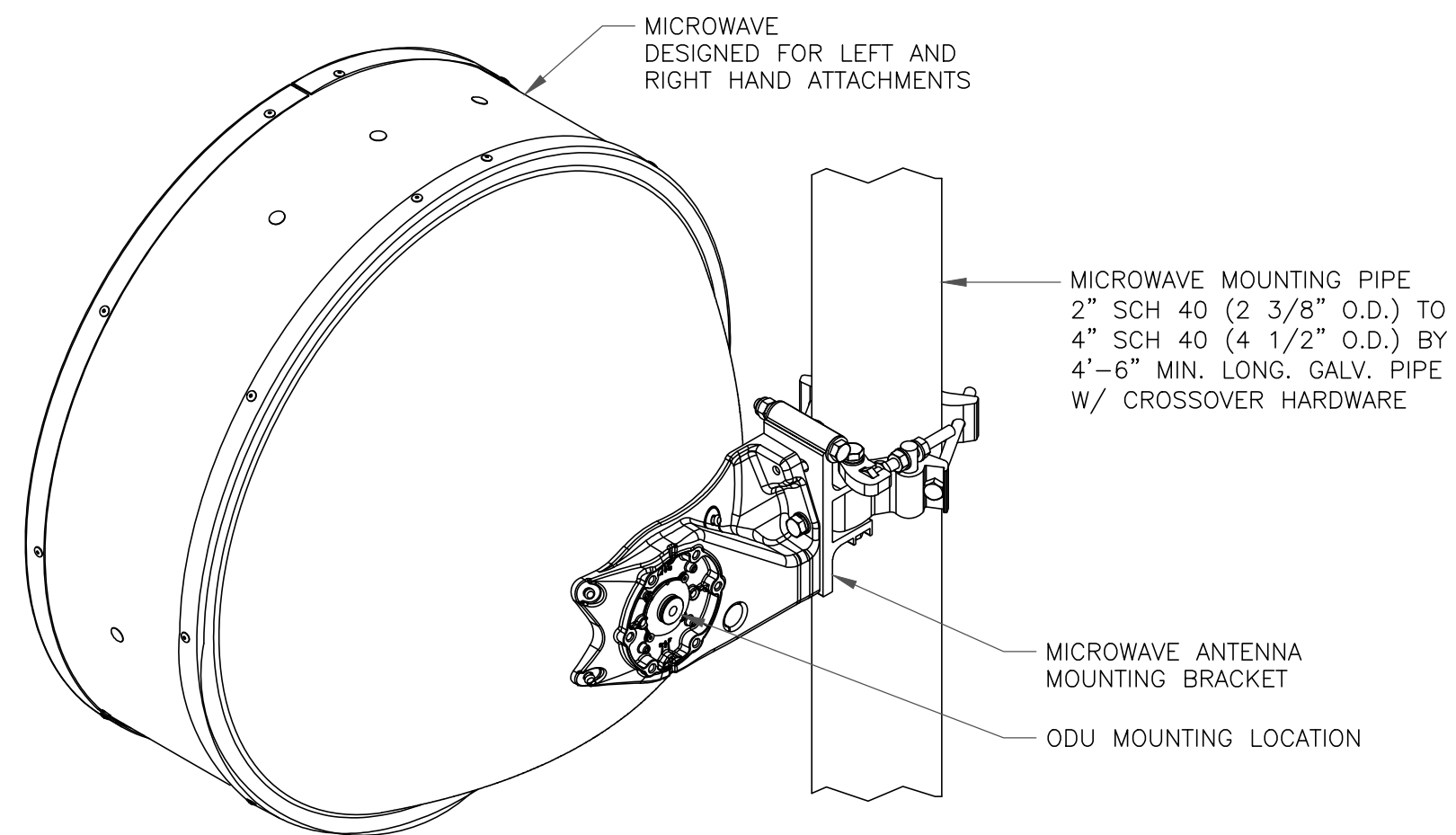
8/13/2024 | 12:44:09 PM CDT

CROWN CASTLE USA INC.
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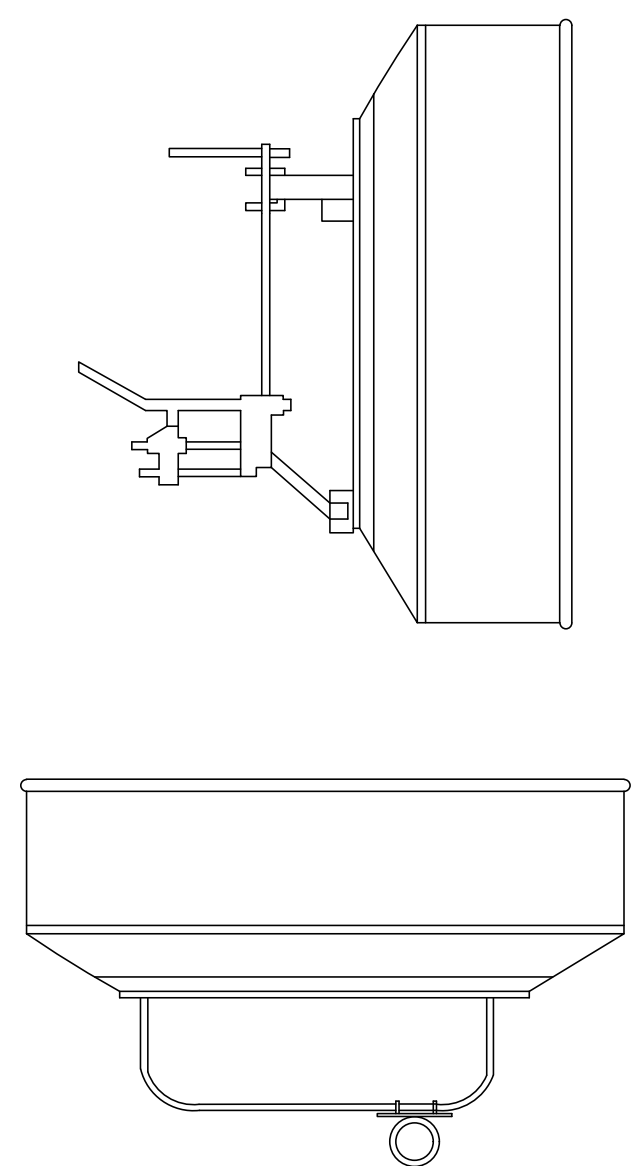
SHEET NUMBER:
C-3

REVISION:
1

TEMPLATENAME_DATEOFGENERATION

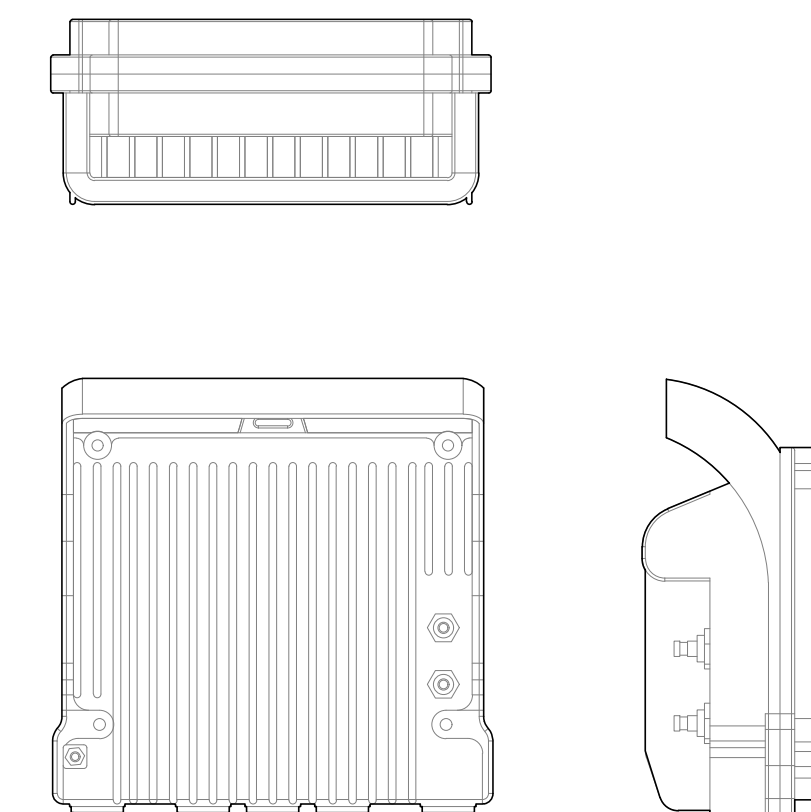


1 MICROWAVE & ODU MOUNTING DETAIL
SCALE: NOT TO SCALE



MICROWAVE SPECS	
MANUFACTURER	COMMSCOPE
MODEL #	VHLP4-18/C
ØxD	50.8"Ø x 29.50"
WEIGHT	70.54 LBS

2 COMMSCOPE - VHLP4-18/C
SCALE: NOT TO SCALE



ODU SPECS	
MANUFACTURER	CERAGON
MODEL #	FIBEAIR IP-20A RFU-D
HxWxD	9.05" x 9.17" x 3.85"
WEIGHT	14.33 LBS

3 CERAGON - FIBEAIR IP-20A RFU-D
SCALE: NOT TO SCALE



T-MOBILE SITE NUMBER:
SF40873A

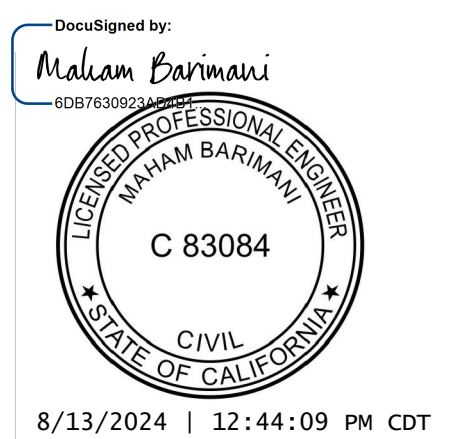
BU #: **814448**
CUMMINGS

3750 SPYROCK ROAD
LAYTONVILLE, CA 95454

EXISTING 64'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	7/31/24	NQM	CONSTRUCTION	MB
1	8/13/24	NQM	CONSTRUCTION	MB



8/13/2024 | 12:44:09 PM CDT

CROWN CASTLE USA INC.
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:
C-4

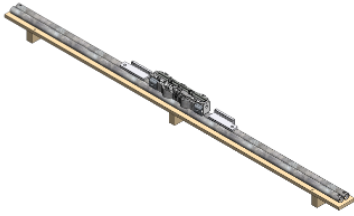
REVISION:
1

4 NOT USED
SCALE: NOT TO SCALE

5 NOT USED
SCALE: NOT TO SCALE

6 NOT USED
SCALE: NOT TO SCALE

HIGHWIND-6-KIT



High wind upgrade kit for LX6, HX6 & USX6 antennas.

Product Classification

Product Type Wind upgrade kit

Material Specifications

Material Type Galvanized steel

Mechanical Specifications

Wind Speed, survival 250 km/h | 155.343 mph

Packaging and Weights

Included Anchor bracket (2x) | Strut pipe, 3m (2x) | Tower clamp kit (2x)

Regulatory Compliance/Certifications

Agency	Classification
CHINA-ROHS	Above maximum concentration value
ROHS	Compliant/Exempted
UK-ROHS	Compliant/Exempted

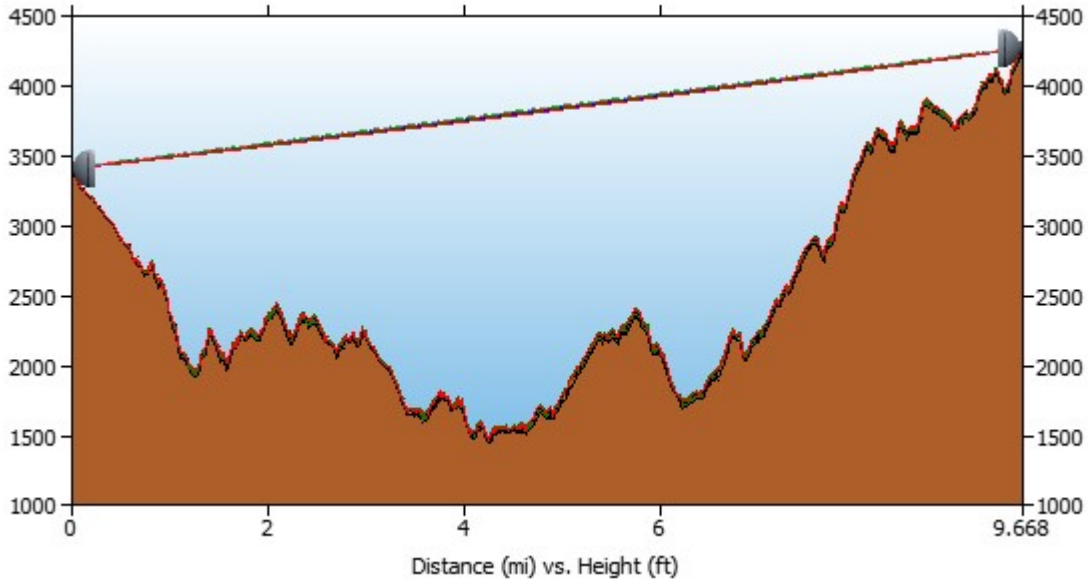


* Footnotes

Wind Speed, survival The maximum wind speed the antenna, including mounts and radomes, where applicable, will withstand without permanent deformation. Realignment may be required. This wind speed is applicable to antenna with the specified amount of radial ice.

iQ.link — Link Budget Report

Date Printed: 18-MAR-2024	Link ID: 4008172	Region: West
Create Date: 18-MAR-2024	Link Name: SF40873A_SF40872A	Created By: NCuenco1



Path length (9.67 mi)

SF40873A	
Latitude:	39-48-57.6 N
Longitude:	123-30-33.8 W
Azimuth:	202.73 Deg
Elevation:	3366.14 ft
Antenna CL:	40.00 ft AGL

Frequency (GHz) = 18.00 GHz	
K1:	1.33
%F1:	0.60
K2:	0.67
%F2:	0.30
K3:	1.33
%F3:	1.00

SF40872A	
Latitude:	39-41-12.2 N
Longitude:	123-34-46.1 W
Azimuth:	22.68 Deg
Elevation:	4212.60 ft
Antenna CL:	55.00 ft AGL

Transmission details		
SITE ID:	SF40873A	SF40872A
CLUSTER_ID:	SF40873A	SF40873A
CALL_SIGN:	WRPB317	WRPP509
ASR #:		
AAV_CONTRACT_ID:	GIL93	TMW01
AAV_CONTRACT_STATUS:	Selected	Selected
Ethernet Installed:	Ethernet	Ethernet
Latitude:	39-48-57.6 N	39-41-12.2 N
Longitude:	123-30-33.8 W	123-34-46.1 W
Azimuth (deg):	202.73 Deg	22.68 Deg
Vertical angle (deg):	0.91 Up	1.02 Down
Elevation:	3366.14 ft	4212.60 ft
Antenna model:	VHLP4-18C	VHLP4-18C
Antenna manufacturer:	ANDREW CORPORATION	ANDREW CORPORATION
Antenna Id:	232	232
Antenna gain (dBi):	44.70 dBi	44.70 dBi
Antenna diameter:	3.94 ft	3.94 ft
Antenna CL:	40.00 ft AGL	55.00 ft AGL
Diversity Antenna model:		
Diversity Antenna manufacturer:		
Diversity Antenna Id:		
Diversity Antenna gain (dBi):		
Diversity Antenna diameter:		
Diversity Antenna CL:		
Branch Loss Tx/Rx (dB):	0.50/0.50	0.50/0.50
Attenuator Common/Tx/Rx (dB):		
Waveguide #1 Model, Len, Loss(dB):		
Waveguide #2 Model, Len, Loss(dB):		
Waveguide #3 Model, Len, Loss(dB):		
Total Waveguide Loss (dB):		
Other Losses (dB):	0.00	0.00
Frequency (GHz):	18.00 GHz	
Path length:	9.67 mi	
Free space loss (dB):	141.39 dB	
Atmospheric absorption loss (dB):	0.84 dB	
Obstruction Loss (dB):	0.00 dB (Not Calculated)	
Field margin (dB):	1.00 dB	
Net path loss (dB):	54.33 dB	54.33 dB
Configuration:	2+0/DP/DM/OMT	2+0/DP/DM/OMT
Radio model:	IP20D-D18-80X-A_4501	IP20D-D18-80X-A_4501
Radio manufacturer:	Ceragon Networks	Ceragon Networks

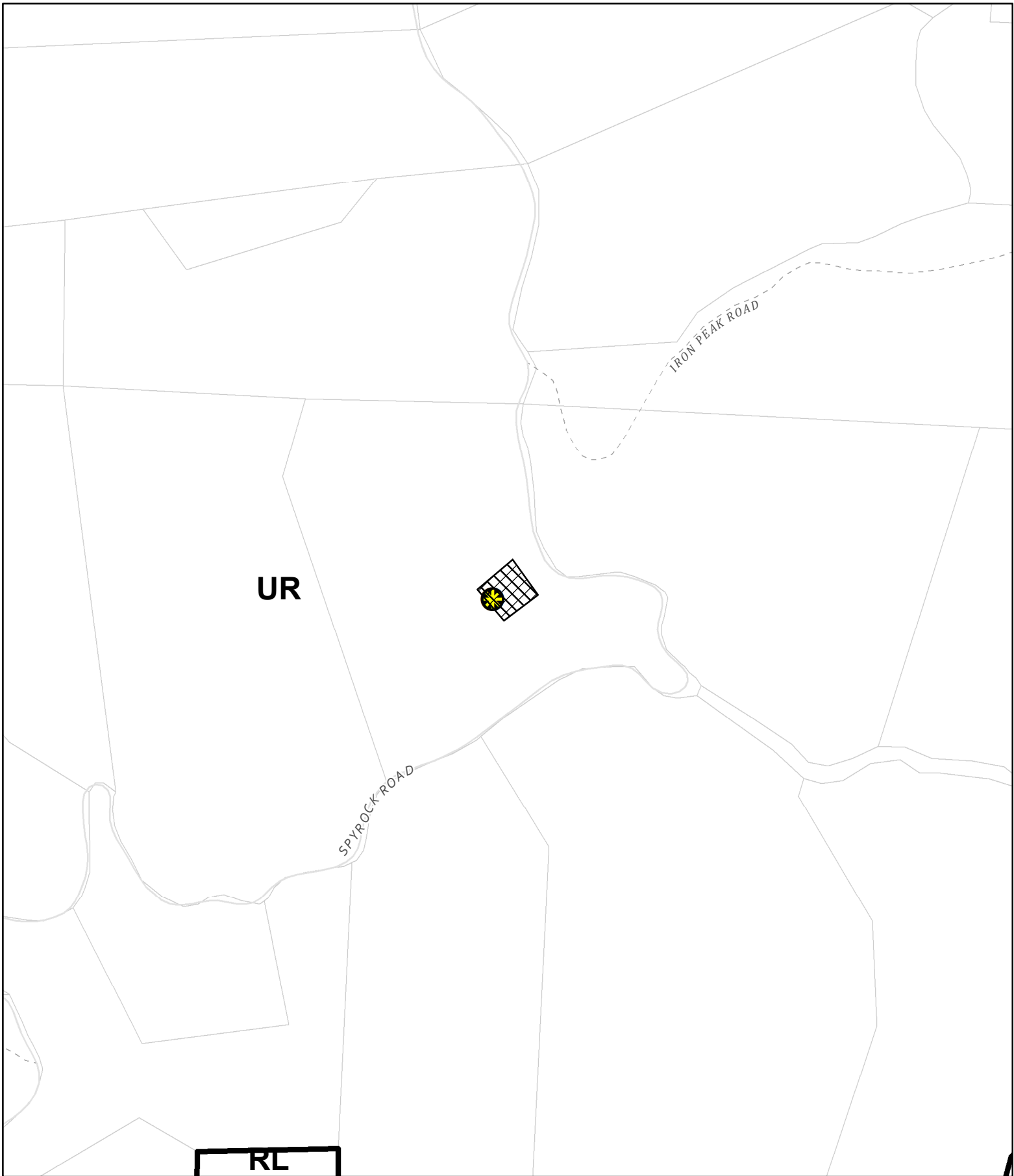
Radio Id:	749	749
Frequency Plan: Frequency (MHz):	Low: 17980.000 /18060.000	High: 19540.000 /19620.000
Polarization:	H/V	H/V
Emission designator:	80M0D7W	80M0D7W
Climatic factor:	1.00	
Terrain roughness factor:	0.25	
Average annual temperature:	55.13 degF	
Design Path Polarity:	Vertical	
Rain region:	Eureka, California	
0.01% Rain Rate:	23.3 mm/hr	
Passive Repeaters		
Antenna model:		
Antenna manufacturer:		
Antenna height:		

Modulation / Throughput	Tx Power A/B (dBm)		EIRP A/B (dBm)		Receive Signal A/B (dBm)		Composite Fade Margin A/B (dB)		Radio Threshold/ ACM Drop Level A/B (dBm)	
BPSK 67.00 Mbps	22.00	22.00	66.20	66.20	-31.83	-31.83	52.17	52.17	-85.00	-85.00
4QAM 136.00 Mbps	22.00	22.00	66.20	66.20	-31.83	-31.83	46.17	46.17	-79.00	-79.00
8QAM 195.00 Mbps	22.00	22.00	66.20	66.20	-31.83	-31.83	42.67	42.67	-75.50	-75.50
16QAM 279.00 Mbps	22.00	22.00	66.20	66.20	-31.83	-31.83	39.67	39.67	-72.50	-72.50
32QAM 368.00 Mbps	22.00	22.00	66.20	66.20	-31.83	-31.83	36.17	36.17	-69.00	-69.00
64QAM 451.00 Mbps	22.00	22.00	66.20	66.20	-31.83	-31.83	33.17	33.17	-66.00	-66.00
128QAM 533.00 Mbps	22.00	22.00	66.20	66.20	-31.83	-31.83	30.17	30.17	-63.00	-63.00
256QAM 614.00 Mbps	20.00	20.00	64.20	64.20	-33.83	-33.83	25.67	25.67	-60.50	-60.50
512QAM 675.00 Mbps	20.00	20.00	64.20	64.20	-33.83	-33.83	22.67	22.67	-57.50	-57.50
1KLQAM 735.00 Mbps	20.00	20.00	64.20	64.20	-33.83	-33.83	19.67	19.67	-54.50	-54.50
1KHQAM 780.00 Mbps	20.00	20.00	64.20	64.20	-33.83	-33.83	19.17	19.17	-54.00	-54.00
2KQAM 826.00 Mbps	18.00	18.00	62.20	62.20	-35.83	-35.83	14.17	14.17	-51.00	-51.00






Modulation/ Throughput	Worst Month Multipath		Worst Month Rain		Annual Multipath		Annual Rain		Total Annual		Total Active in Mode	
	(100-%)	(s)	(100-%)	(s)	(100-%)	(s)	(100-%)	(s)	(100-%)	(s)	(100-%)	(s)
BPSK 67.00 Mbps	99.999988	0.32	99.997575	63.73	99.999997	1.07	99.999705	92.96	99.999702	94.04	0.000251	79.05
4QAM 136.00 Mbps	99.999951	1.29	99.995926	107.06	99.999986	4.27	99.999465	168.82	99.999451	173.09	0.000256	80.72
8QAM 195.00 Mbps	99.999890	2.89	99.994383	147.60	99.999970	9.57	99.999226	244.24	99.999195	253.81	0.000341	107.63
16QAM 279.00 Mbps	99.999780	5.77	99.992467	197.98	99.999939	19.09	99.998914	342.35	99.998854	361.44	0.000644	203.21
32QAM 368.00 Mbps	99.999508	12.92	99.989130	285.67	99.999864	42.74	99.998345	521.91	99.998210	564.65	0.000927	292.32
64QAM 451.00 Mbps	99.99901	25.78	99.98472	401.38	99.99973	85.28	99.99755	771.69	99.99728	856.97	0.001557	490.95

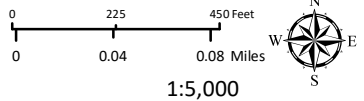
	9		7		0		3		3			
128QAM 533.00 Mbps	99.99804 3	51.44	99.97794 1	579.72	99.99946 0	170.15	99.99626 5	1177.77	99.99572 6	1347.92	0.004886	1540.92
256QAM 614.00 Mbps	99.99448 3	144.98	99.95889 6	1080.20	99.99847 9	479.55	99.99236 0	2409.30	99.99084 0	2888.85	0.006822	2151.28
512QAM 675.00 Mbps	99.98899 3	289.26	99.93497 0	1709.00	99.99696 6	956.83	99.98705 2	4083.30	99.98401 8	5040.13	0.013533	4267.76
1KLQAM 735.00 Mbps	99.97803 8	577.16	99.89095 8	2865.61	99.99394 6	1909.12	99.97653 9	7398.76	99.97048 5	9307.88	0.003474	1095.67
1KHQAM 780.00 Mbps	99.97535 8	647.58	99.87998 3	3154.05	99.99320 8	2142.07	99.97380 3	8261.48	99.96701 1	10403.55	0.071189	22450.12
2KQAM 826.00 Mbps	99.92207 6	2047.83	99.67388 4	8570.32	99.97852 0	6773.82	99.91730 1	26079.85	99.89582 2	32853.67	99.89582 2	3150314 6.33

Multipath fading method - VIGANTS
 Rain fading method - Auto Crane City/Eureka, California



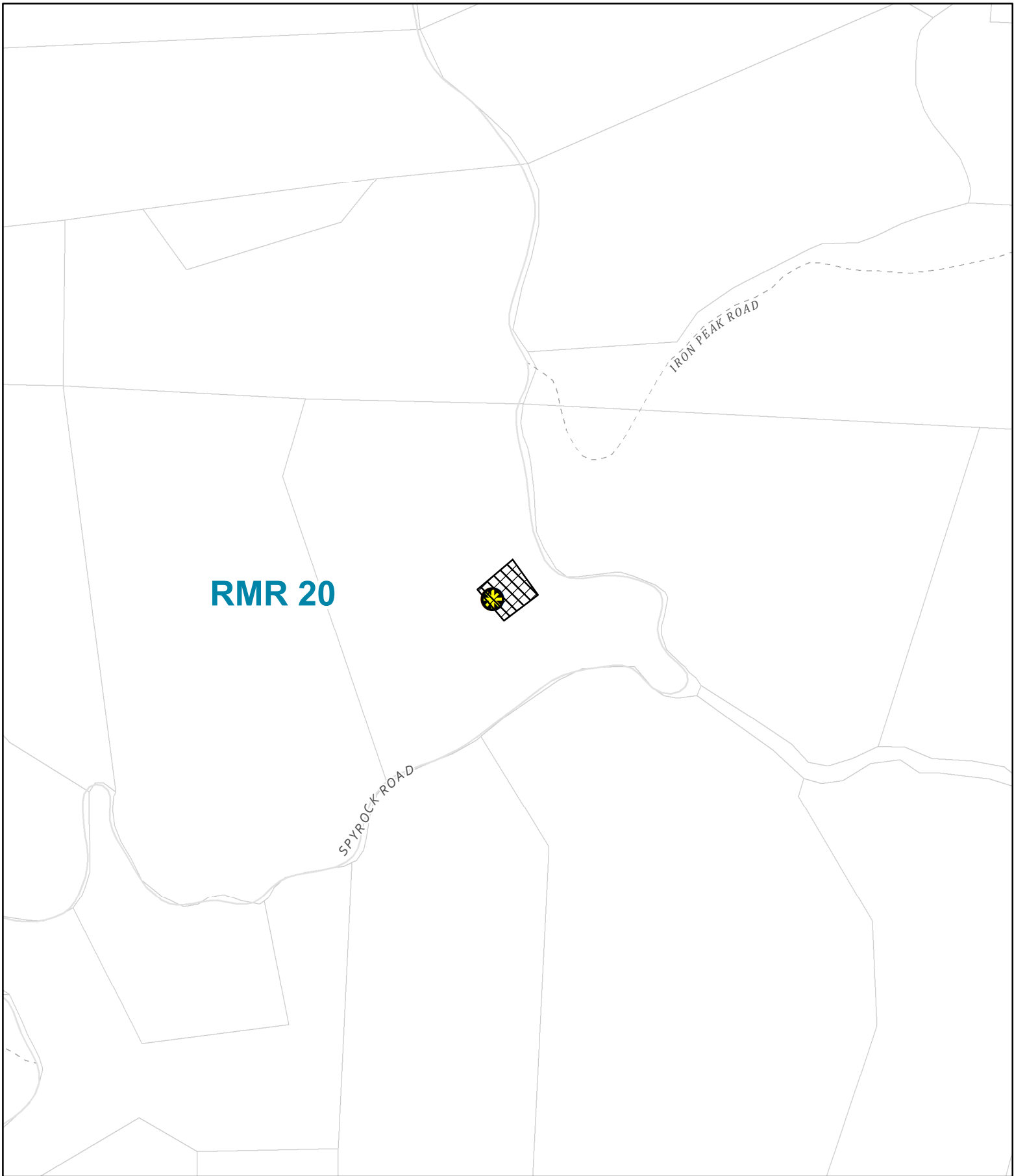
CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

-  Zoning Districts
-  Assessors Parcels
-  Public Roads
-  Private Roads
-  Approved Wireless Sites







ZONING

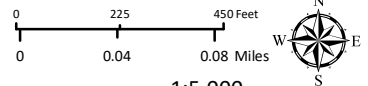
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-  Public Roads
-  Private Roads
-  Assessors Parcels

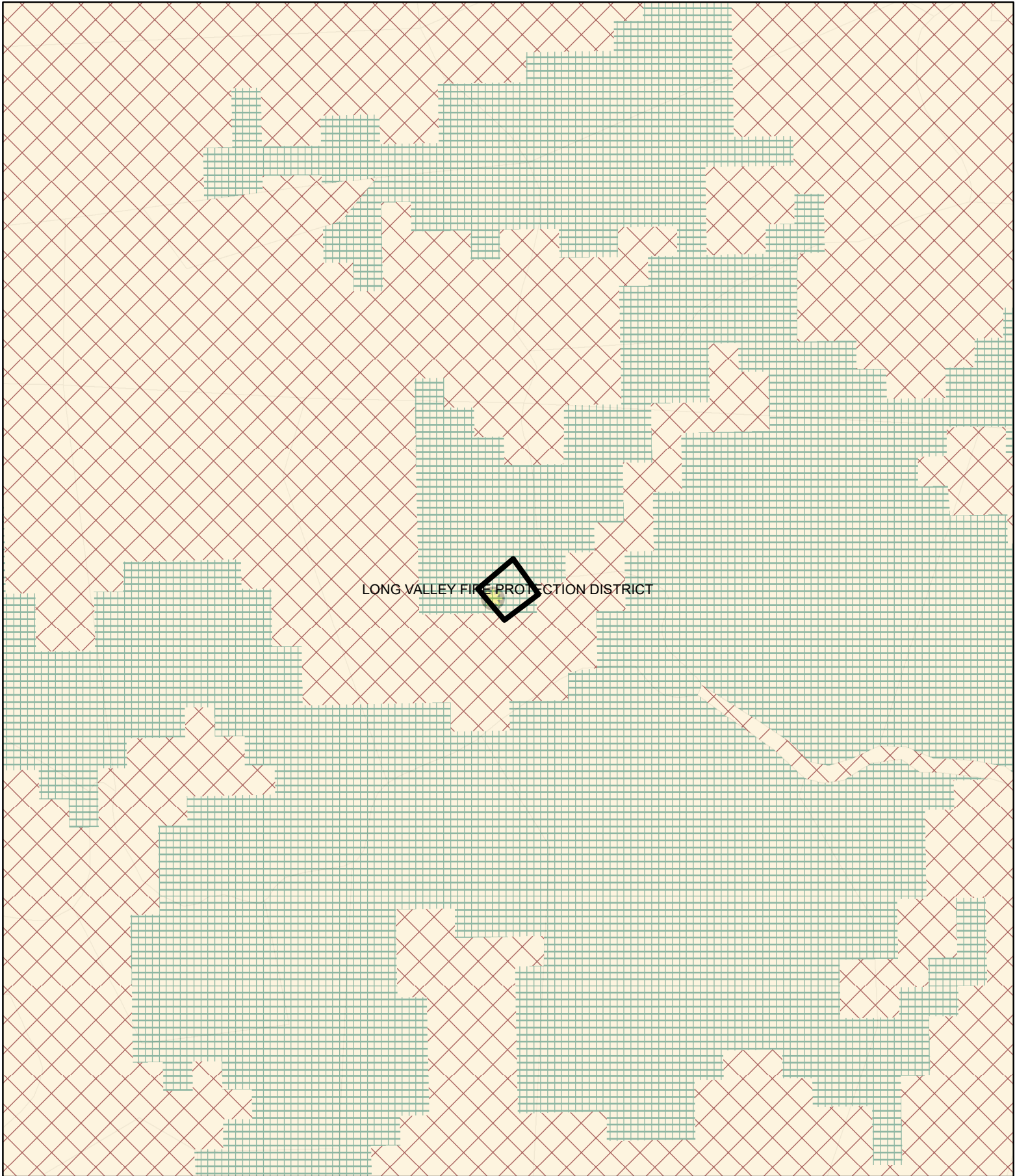
 Approved Wireless Sites



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GENERAL PLAN



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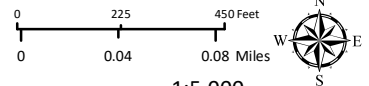


LONG VALLEY FIRE PROTECTION DISTRICT

CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

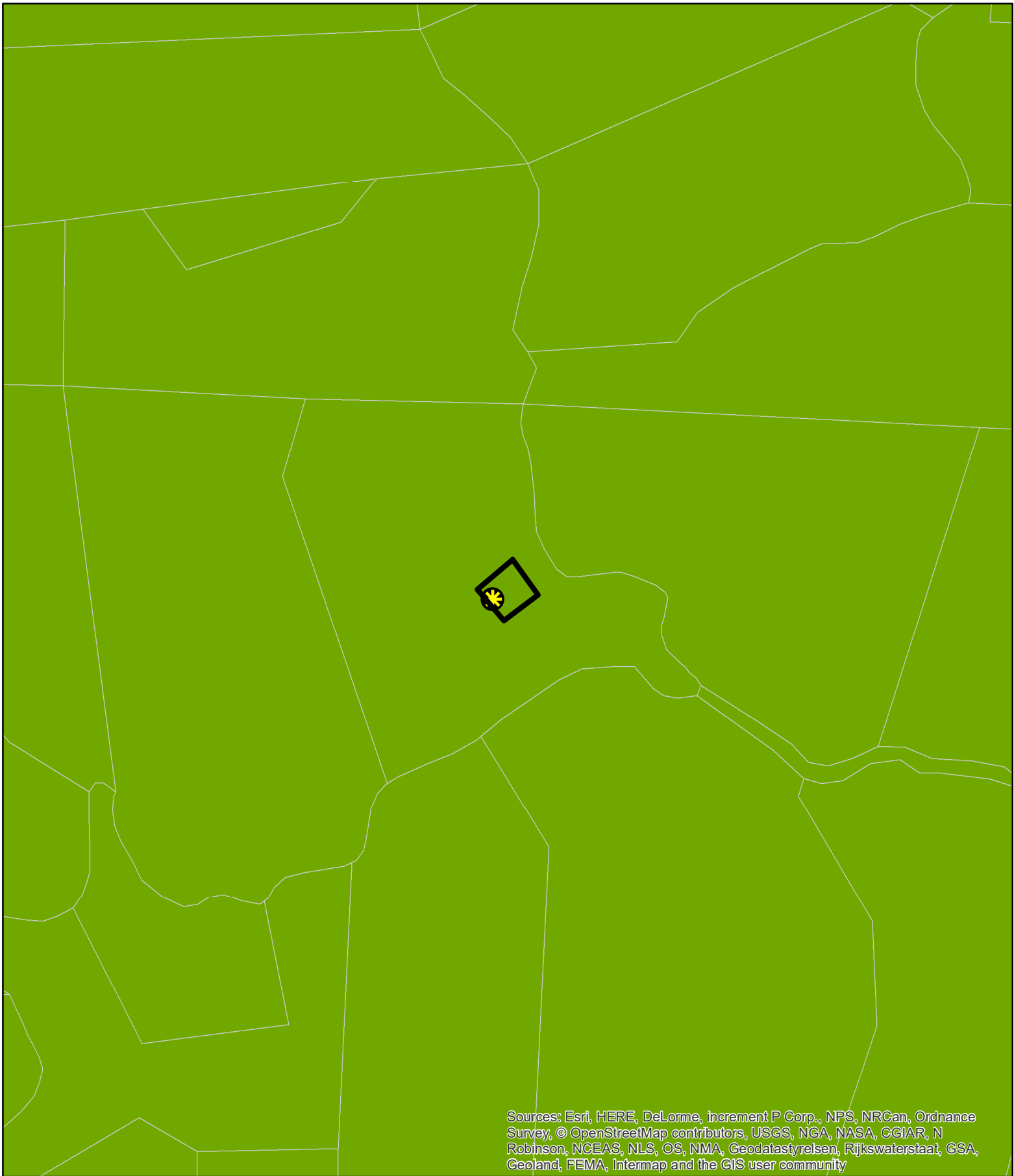
 High Fire Hazard
 Moderate Fire Hazard
 County Fire Districts

 Assessors Parcels
 Approved Wireless Sites





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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

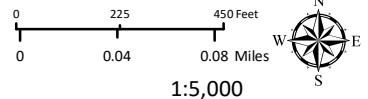
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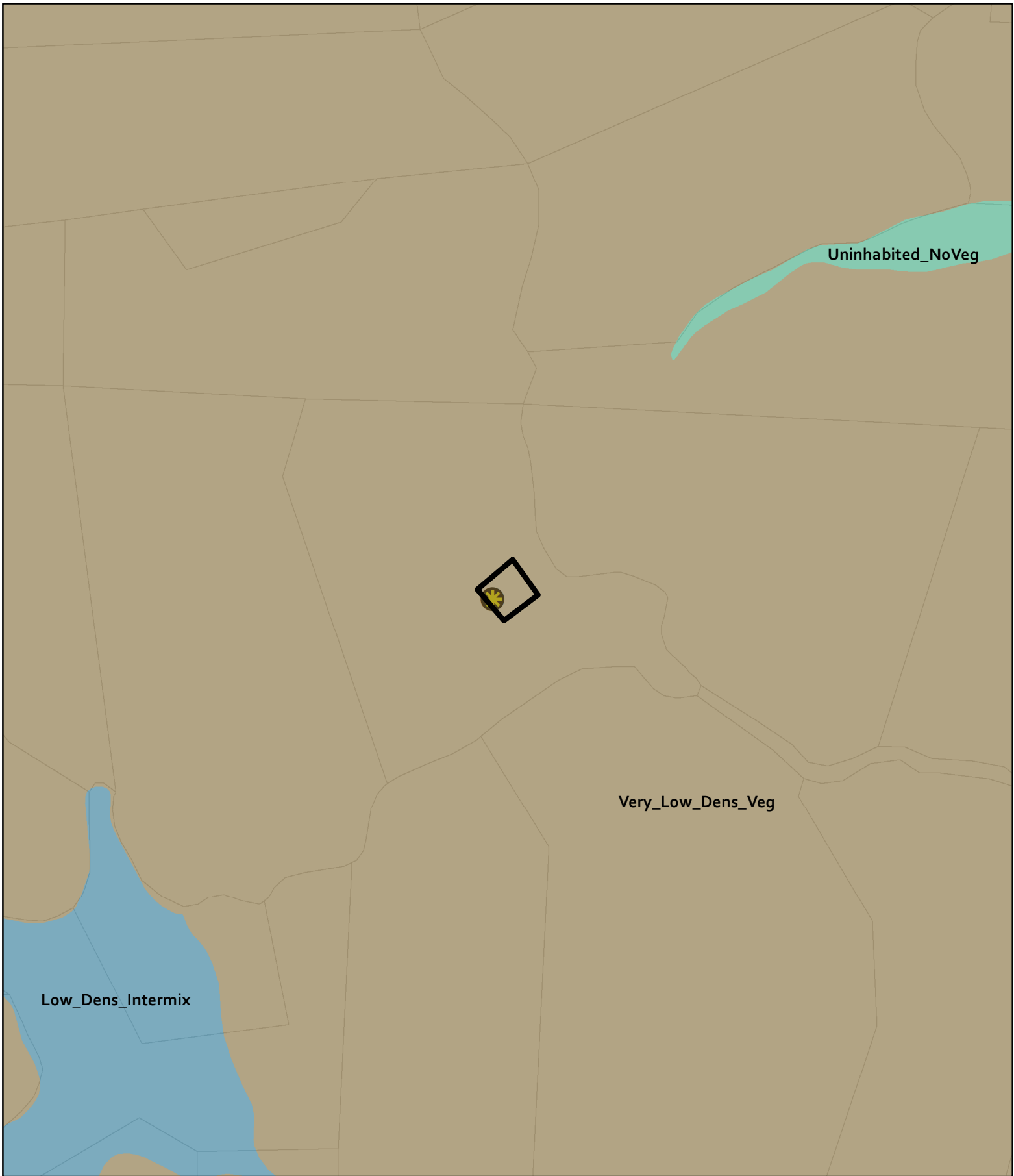
CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

-  Assessors Parcels
-  Approved Wireless Sites
-  Laytonville MAC





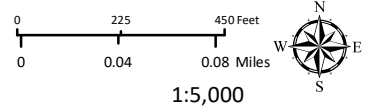
LAYTONVILLE MUNICIPAL ADVISORY COUNCIL

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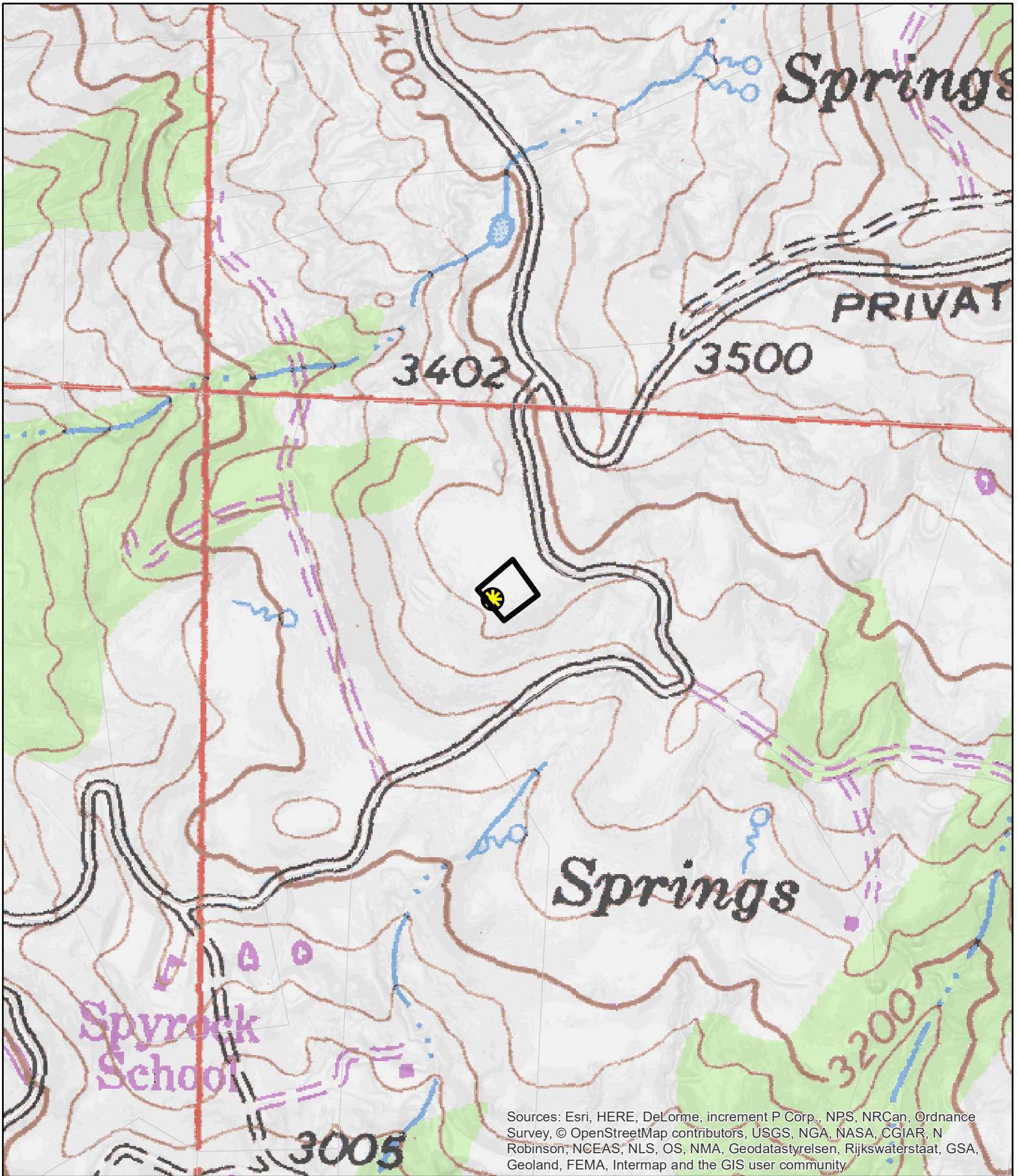
CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

-  Assessors Parcels
-  Approved Wireless Sites





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WILDLAND-URBAN INTERFACE

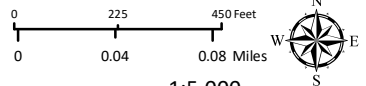
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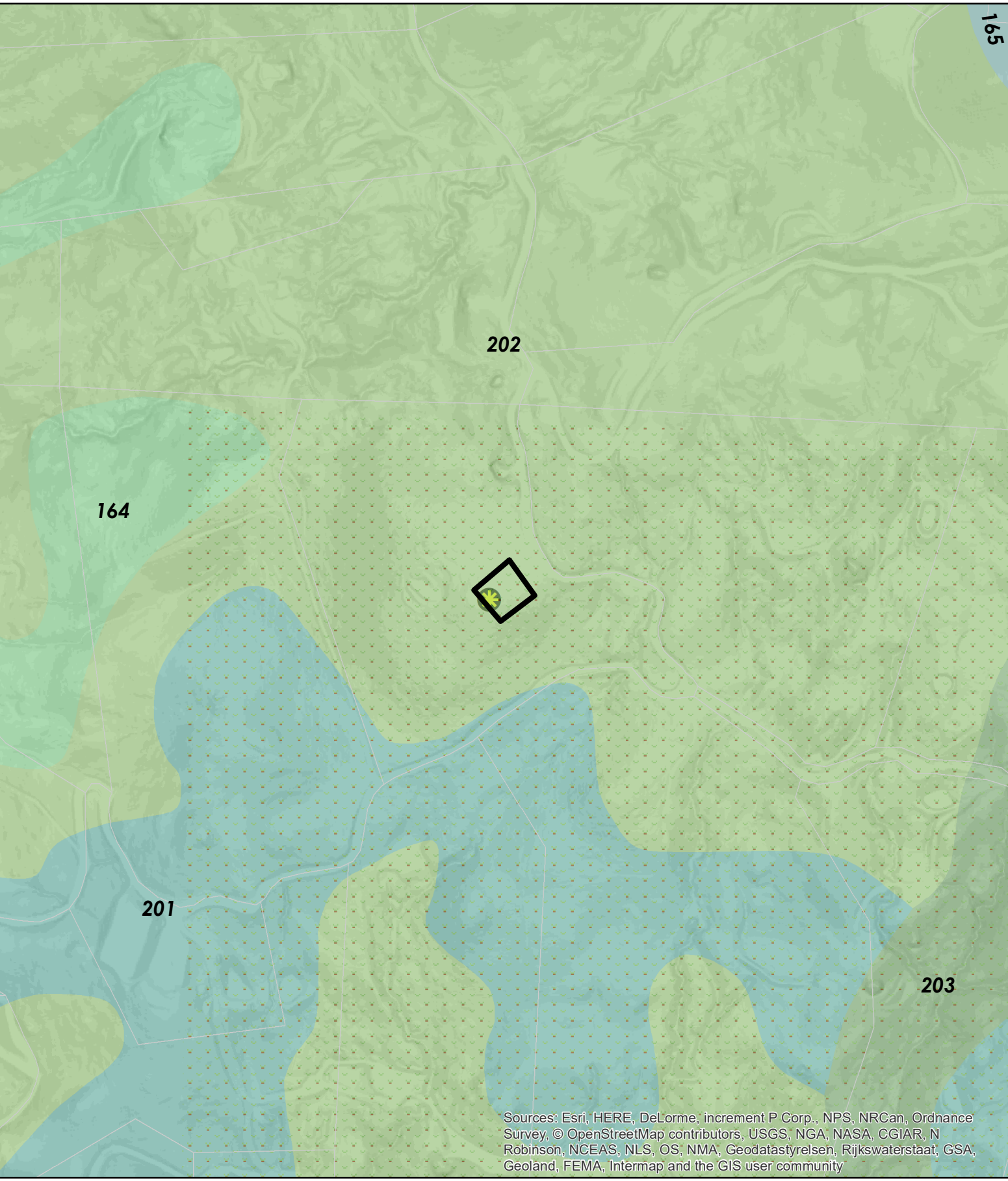
CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

-  Assessors Parcels
-  Approved Wireless Sites






1:5,000
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

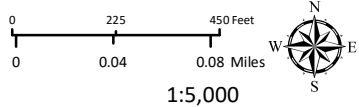
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CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
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ADDRESS: 3750 Spyrock Rd.

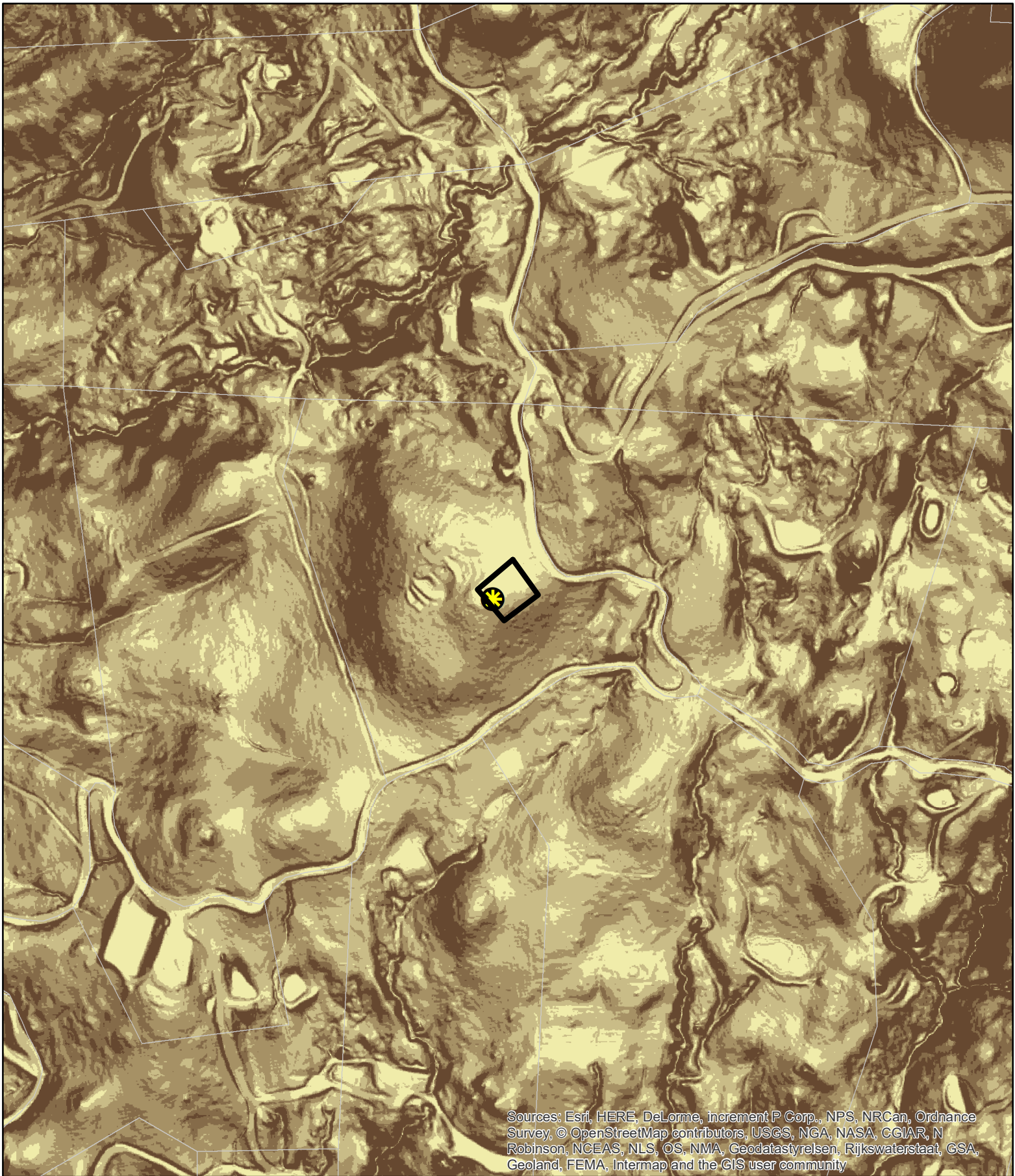
-  Assessors Parcels
-  Naturally Occurring Asbestos
-  Approved Wireless Sites



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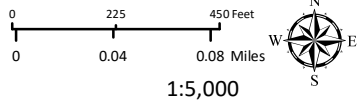
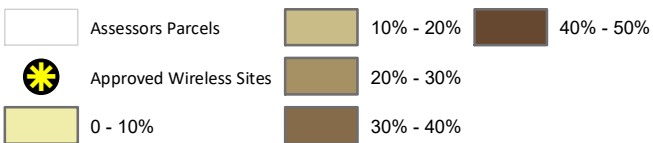
WESTERN SOIL CLASSIFICATIONS

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CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.



1:5,000
ESTIMATED SLOPE

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Laytonville Unified


Spy Rock Elementary School



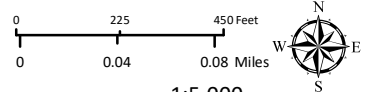
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CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

 Assessors Parcels

 Approved Wireless Sites

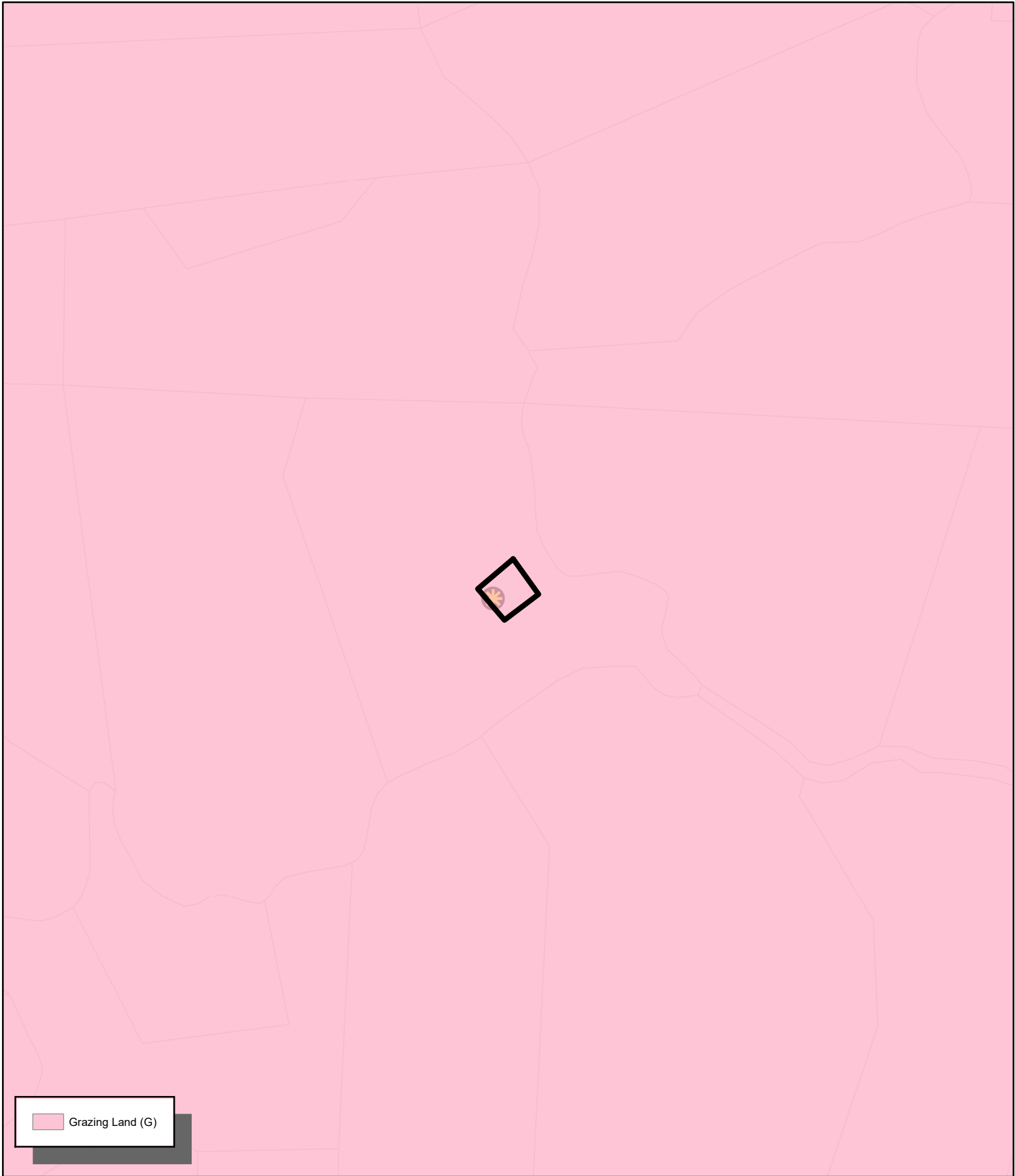
 School Buildings



1:5,000


SCHOOL DISTRICT


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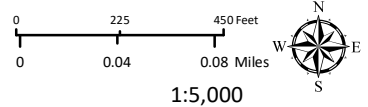


 Grazing Land (G)

CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

 Assessors Parcels

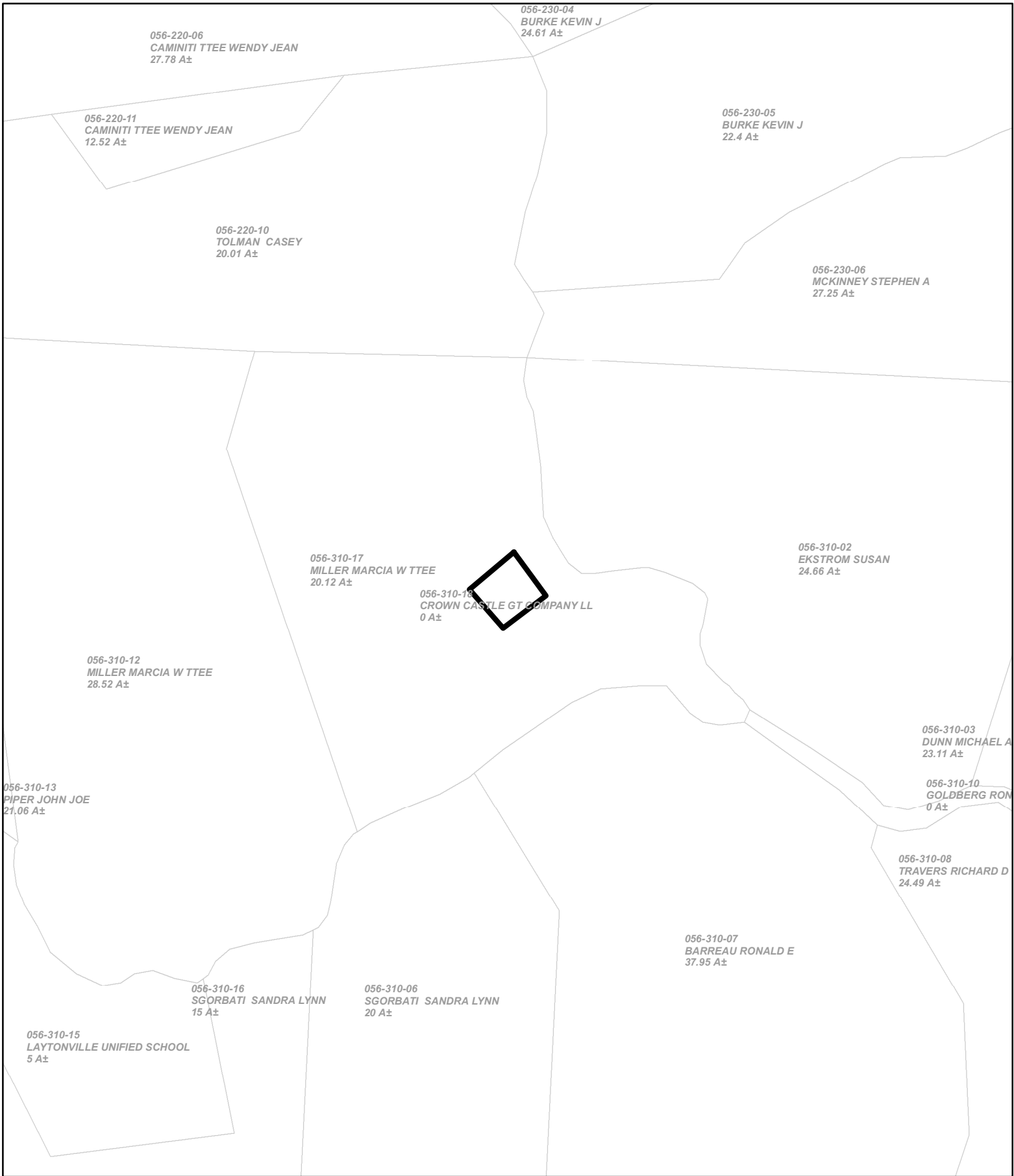
 Approved Wireless Sites




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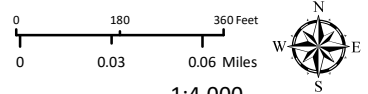
IMPORTANT FARMLANDS

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CASE: AP 2024-0029
OWNER: Crown Castle Inc. USA
APN: 056-310-18
APLCT: T-Mobile West LLC
AGENT: T-Mobile West LLC
ADDRESS: 3750 Spyrock Rd.

 Assessors Parcels



1:4,000

ADJACENT PARCELS

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Resolution Number _____

County of Mendocino
Ukiah, California

NOVEMBER 14, 2024

AP_2024-0029 - CROWN CASTLE GT COMPANY LLC

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, APPROVING A CATEGORICAL EXEMPTION AND GRANTING AN ADMINISTRATIVE PERMIT FOR THE ADDITION OF NEW EQUIPMENT TO AN EXISTING CELLULAR ANTENNA TOWER

WHEREAS, the permit holder, CROWN CASTLE GT COMPANY LLC and Tihtina Sintayehu, filed an application for an Administrative Permit with the Mendocino County Department of Planning and Building Services to authorize an eligible facilities request for modifications to an existing wireless communication facility that includes the removal of one Commscope VHLP4-11W-6WH microwave dish, install one Ceragon C ODU, remove one microwave cable, install one Commscope VHLP4-18/C microwave dish, install one Ceragon fiber 1P-20A RFU-D ODU, install one Amphenol fiber optic-2CX14AWG TMO cable, install one Amphenol fiber optic-duplex armor I/O TMO CCIV2 cable, install one 2 inch innerduct, install one Commscope highwind 6-KITIR, located 9± miles northeast of Laytonville, on the north side of Spyrock Road (CR 323) 4.4± miles northeast of its intersection with U.S. Route 101, located at 3750 Spyrock Road, Laytonville; (APN: 056-310-18); General Plan RMR:40; Zoning UR-20; Supervisorial District 4; (the "Project"); and

WHEREAS, a categorical exemption was prepared for the Project and noticed and made available for agency and public review on October 31, 2024, in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on November 14, 2024, at which time the Administrative Permit application was heard and received all relevant testimony and evidence presented orally or in writing regarding the categorical exemption and the Project. All interested persons were given an opportunity to hear and be heard regarding the categorical exemption; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Zoning Administrator regarding the categorical exemption and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, based upon the evidence in the record before it, makes the following findings;

1. General Plan and Zoning Findings: The property has a General Plan designation of Remote Residential (RMR 40) and is zoned Upland Residential 20 acre minimum (UR-20).

The proposed project is in conformity with the General Plan, which is classified as Remote Residential (RMR: 40). As a 'General Use', the Remote Residential use designation allows for utility installations, such as Wireless Communication Facilities. Per Planning Principal 2-2b, this request is consistent with the County's goal to "*Promote telecommunications and information technology by supporting expanded opportunities for affordable high speed internet service to all areas of the county.*"¹

2. Administrative Permit Findings:

- a. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan.*

Policy DE-4 of the Mendocino County General Plan states in part: “Zoning shall be consistent with this General Plan...” The Upland Residential zoning designation of the subject property (UR 20) is consistent with the Remote Residential General Plan designation (RMR40). As such this project is consistent with the Mendocino County General Plan.

- b. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;*

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. All proposed modifications would be located on the existing tower, ancillary equipment, or within the existing compound area. The facility does not require a water supply or sewage disposal system. Adequate utilities and facilities were established when the wireless communication facility was first permitted, and staff has found that the site continues to comply with the ongoing conditions of approval contained in prior entitlements

- c. *That such use will not, under the circumstances of that particular case constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary of the public health, safety or general welfare, the finding shall be to that effect.*

Such use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county. The proposed modifications would not substantially change the physical dimensions of the tower. The Project is not expected to utilize any hazardous materials or generate substantial noise

- d. *That such use preserves the integrity of the zoning district.*

Such use preserves the integrity of the zoning district. As shown in the submitted plans, the Project conforms to the requirements of the Upland Residential (UR 20) zoning district and prior entitlements, including setbacks, height limit, and residential density. The Project preserves the integrity of the zoning district because Project activities would be limited to the existing compound area and would not encroach upon other portions of the property. The project would be limited to the existing compound area. Therefore, additional agricultural or residential land would not be converted to non-agricultural or non-residential use

3. Environmental Protection: The project has been determined to be categorically exempt from CEQA per Section 15304 (e), Class 4, which allows “*Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees etc.*”.

4. Cultural Resources: The proposed project will not have any adverse impacts on any known archaeological or paleontological resource.

5. That the project is consistent with the governing Use Permit Modification UM 2020-0004.

Staff reviewed the application along with supplemental exhibits and determined that the project as proposed is consistent with all conditions of approval for previously approved Use Permit Modification UM 2020-0004 This Governing entitlement shall expire on **December 17, 2030**, as set forth in the Resolution. A subsequent Use Permit Renewal is required prior to the expiration date. The County will not provide a notice prior to the expiration date.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby approves the Categorical Exemption. The Zoning Administrator certifies that the Categorical Exemption has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Categorical Exemption reflects the independent judgment and analysis of the Zoning Administrator.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Administrative Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Zoning Administrator decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES FEENAN
 Commission Services Supervisor

JULIA KROG
Zoning Administrator

:_____

EXHIBIT A

CONDITIONS OF APPROVAL

AP_2024-0029 – CROWN CASTLE

NOVEMBER 14, 2024

APPROVED PROJECT DESCRIPTION: Administrative Permit to authorize an eligible facilities request for modifications to an existing wireless communication facility that includes the removal of one Commscope VHLP4-11W-6WH microwave dish, install one Ceragon C ODU, remove one microwave cable, install one Commscope VHLP4-18/C microwave dish, install one Ceragon fiber 1P-20A RFU-D ODU, install one Amphenol fiber optic-2CX14AWG TMO cable, install one Amphenol fiber optic-duplex armor I/O TMO CCIV2 cable, install one 2" innerduct, install one Commscope highwind 6-KITIR

CONDITIONS OF APPROVAL

Previous Conditions of Approval for UM_2020-0004

** Mitigation Measure

Aesthetics

- 1.** Prior to the issuance of a building permit for the tower addition, the new branch design proposed for this modification shall be submitted for review and approval by the Planning Department. The faux branches of the tree shall extend **beyond** the antennas and fully conceal the supporting structure and antennas along the full height of the tower. The density of the branches shall be a minimum of 2.5 branches for each one vertical foot of pole and attachment of branches shall start at a height no greater than twenty-five feet above finished grade and continue to the top of the pole. The branch length at the lowest level shall be a minimum of eight feet and shall taper appropriately as the branches progress upwards. All effort shall be made to conceal the antennas at all elevations from view. Prior to final project sign off by the Mendocino County Building Division, an evaluation of the facility's stealth capability shall be submitted for review and approval by the Mendocino County Planning Department.
- 2.** The total height of the facility shall not exceed seventy feet (75) in height above ground level. Upon completion of the installation of the facility and prior to final sign-off of the building permit, the applicant shall confirm that the height is no greater than approved and shall submit a written certification to the County of the actual height. Exceeding this height limitation shall require a modification of this Use Permit.

Air Quality

3. Any stationary onsite diesel 1C engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
4. Portable diesel-powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
5. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.

6. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour.
7. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water or other means onto paved streets shall be promptly removed.
8. Asphalt, oil, water or suitable chemicals shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts.
9. All earthmoving activities shall cease when sustained winds exceed 15 miles per hour.
10. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
11. The operator shall keep a daily log of activities to control fugitive dust.

CAL FIRE

12. If any new buildings are constructed that are over 200 square feet in size, or new additions to buildings are constructed, or any changes to the existing driveway or roadway access, a State Fire Safe Regulations (PRC 4290) application will need to be completed and all conditions of approval met.

Noise

13. The generator shall be equipped with mufflers and spark arrestors and shall not produce noise levels exceeding 50 dBa at the nearest off-site residence. Routine testing and maintenance shall be limited to weekdays between 8:30 a.m. and 4:30 p.m. Repairs and emergency use are not included in this limitation. If necessary, the generator shall be enclosed by a noise barrier shelter designed by an acoustic engineer and remain oriented and screened to limit excessive noise to surrounding residences.

Expiration

14. This permit is issued for a period of ten (10) years and shall expire on **December 17, 2030**. The applicant has the sole responsibility for renewing this permit before the expiration date. The County will not provide a notice prior to the expiration date. Previous Use Permit entitlement U 3-2009/2012, expiration date shall be modified to December 17, 2030, as well.

General

15. Prior to any construction commencing, a building permit shall be obtained from the Mendocino County Building Department.
16. The permit holder shall contact the Mendocino County Environmental Health Department to update the California Environmental Reporting System (CERS).
17. The facility shall provide, if requested, space for any public emergency service provider to locate communication equipment of the tower, provided no interference to function will result at a minimum or no fee.
18. The antennas and supporting structure shall be inspected every ten years, and following significant storm, fire or seismic events, by a structural engineer licensed in the State of California to assess

their structural integrity, and a report of the engineer's findings shall be submitted to the Planning and Building Services Department.

19. By commencing work allowed by this permit, the permit holder agrees to negotiate in good faith with third parties requesting shared use of the site and to require no more than a reasonable charge for colocation.

Additional conditions for AP_2024-0029

1. This Administrative Permit is subject to the conditions of approval set forth in previous governing Use Permit Modification UM_2020-0004. The applicant shall submit to Planning and Building Services within 30 days of the approval a signed letter of acknowledgement stating that they have read all Conditions of Approval for previously approved Use and Administrative Permits and that the project will be consistent with all conditions.
2. This Administrative Permit shall expire and become null and void two (2) years after the effective date except where construction and use of this permit has been initiated within the prescribed timeframe. **The County will not provide a notice prior to the expiration date.**
3. The Permit holder shall enter the project site into the California Environmental Reporting Systems (CERS). The permit holder will furnish evidence from the Mendocino County Division of Environmental Health that either a Hazardous Materials Management Plan (HMMP) is not required or that one has been submitted to the satisfaction of the Division of Environmental Health.
4. Any stationary onsite diesel 1C engine 50 horsepower or greater (i.e., large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the Air Quality Management District.
5. Portable diesel-powered equipment that may be used during the proposed project is required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
6. Projects located adjacent to sensitive receptors (schools, childcare facilities, health care facilities, senior facilities, businesses, residences etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
7. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than five minutes.
8. Future modifications shall be considered cumulatively to determine if request constitutes a "substantial change" to the facility under applicable federal law.
9. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code.
10. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless a modification has been approved by the Zoning Administrator.
11. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction, including Building permits. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.

12. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any one (1) or more of the following grounds:
 - a. That the permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which the permit was granted have been violated.
 - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.

Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.

13. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
14. Prior to the issuance of a building permit, the permit holder shall sign an Acknowledgement form agreeing to the conditional use approval and return it to the Planning and Building Services Department.