

Major Use Permit Renewal

UR_2023-0005

Applicant: John Scandola (Camp & Associates)

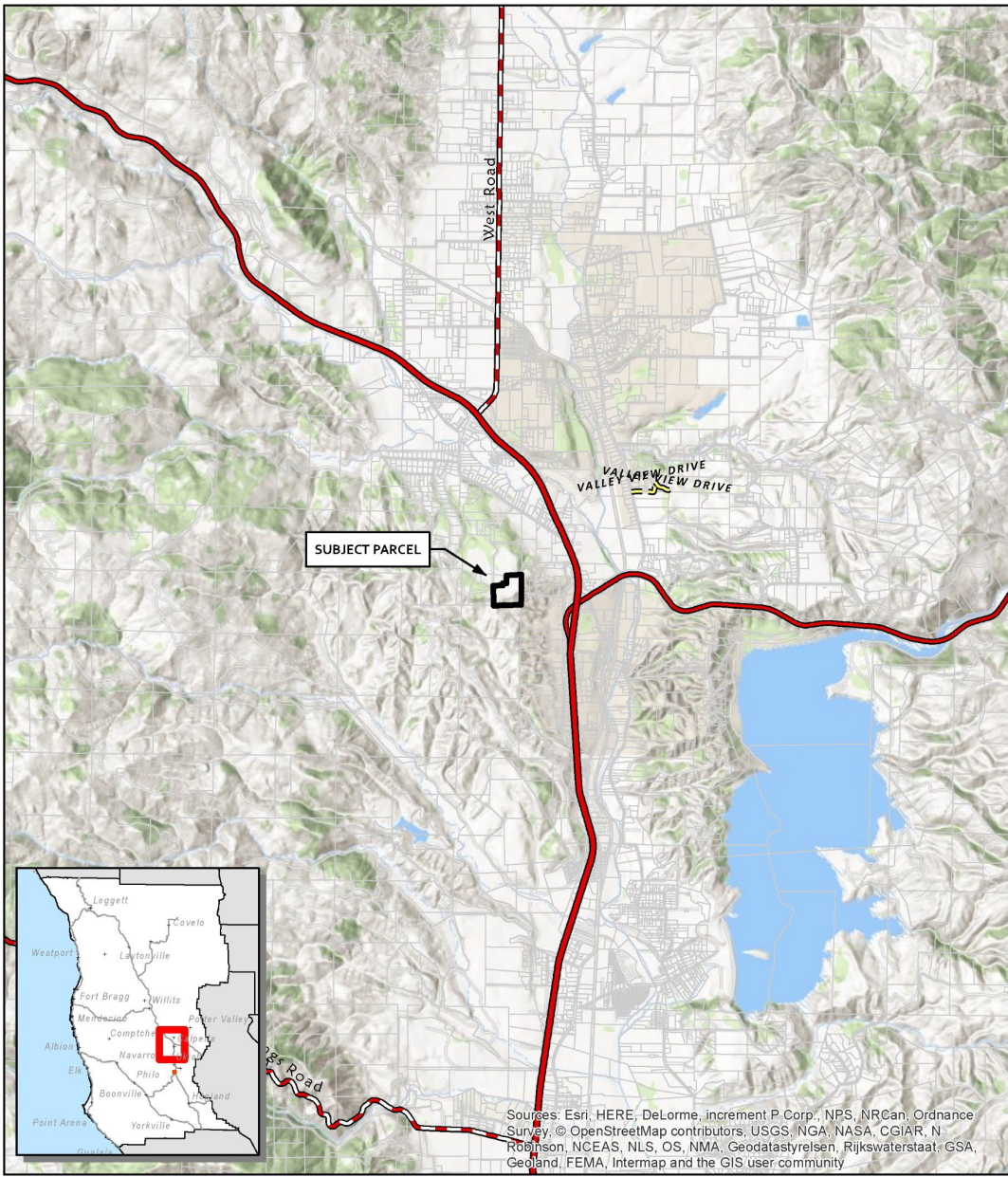
Owner: Richard & Judy Murphy

Tower Owner: US Cellular

Staff Planner: Liam Crowley

Background

1. Wireless Telecommunication Facility use established by Major Use Permit U 21-2004
2. U 21-2004 expired March 21, 2023
3. Administrative renewal process
4. Notice of Renewal sent, Objection Letter received
5. Public hearing required

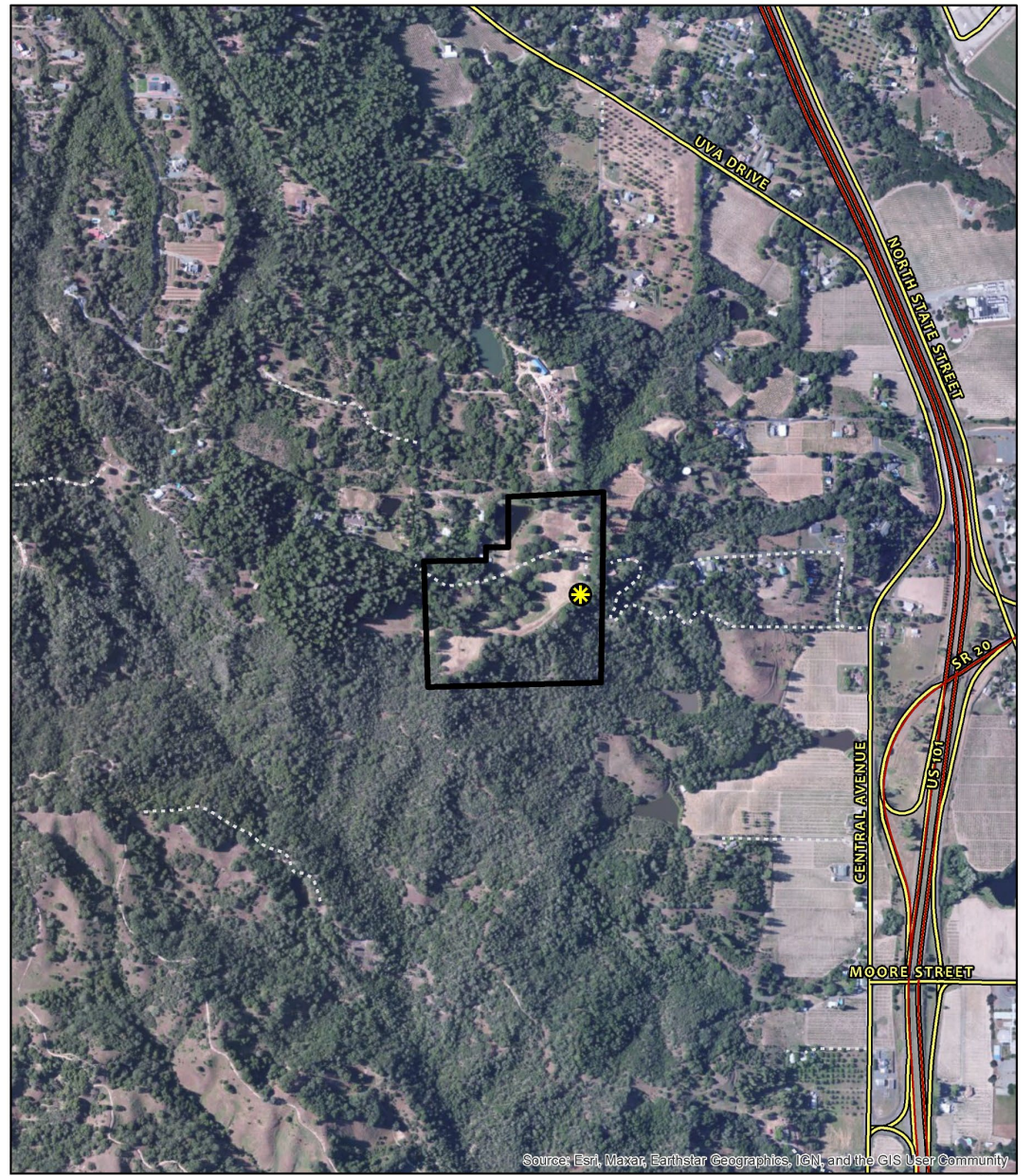


CASE: UR_2023-0005
OWNER: US CELLULAR
APN: 151-220-05
APLCT: John Scandala
AGENT: John Scandala
ADDRESS: 821 Finne Road

— Highways
— Major Roads
— PRIVATE
 Assessors Parcels

0 2,800 5,600 Feet
 0 0.5 1 Miles
 1:63,360
 LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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— Highways (2017)
— Public Roads
— Driveways/Unnamed Roads
★ Approved Wireless Sites

0 455 910 Feet
 0 0.075 0.15 Miles
 1:10,000
 AERIAL IMAGERY

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Facility Information

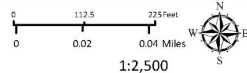
- 30± acre property, AG GP/zoning
- ~80 ft. tall “monopine” tower
- Equipment shelter and diesel generators
- Transformers, cabinets, propane tank
- 3,600 square foot leased area surrounded by chain link fence



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

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----- Driveways/Unnamed Roads
* Approved Wireless Sites



1:2,500

AERIAL IMAGERY

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PROJECT INFORMATION:
 160751
 CALPELLA
 821 FINNE ROAD
 REDWOOD VALLEY, CA 95470
 MENDOCINO COUNTY

CURRENT ISSUE DATE:
 08-15-07

ISSUED FOR:
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
0	08-15-07	ISSUED FOR CONSTRUCTION	DH

PLANS PREPARED BY:
TelecomPlus
 A Bay Area Construction Company
 TELECOMMUNICATION ENGINEERS
 7077 Dublin Blvd. Ste. 621, Dublin, Ca 94568
 Phone (925) 556-6600
 Fax (925) 556-6666

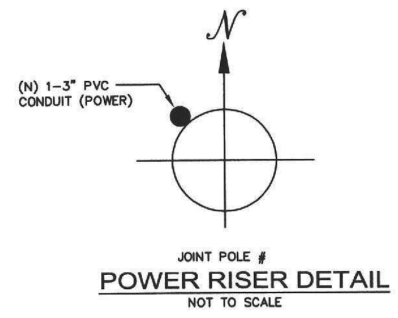
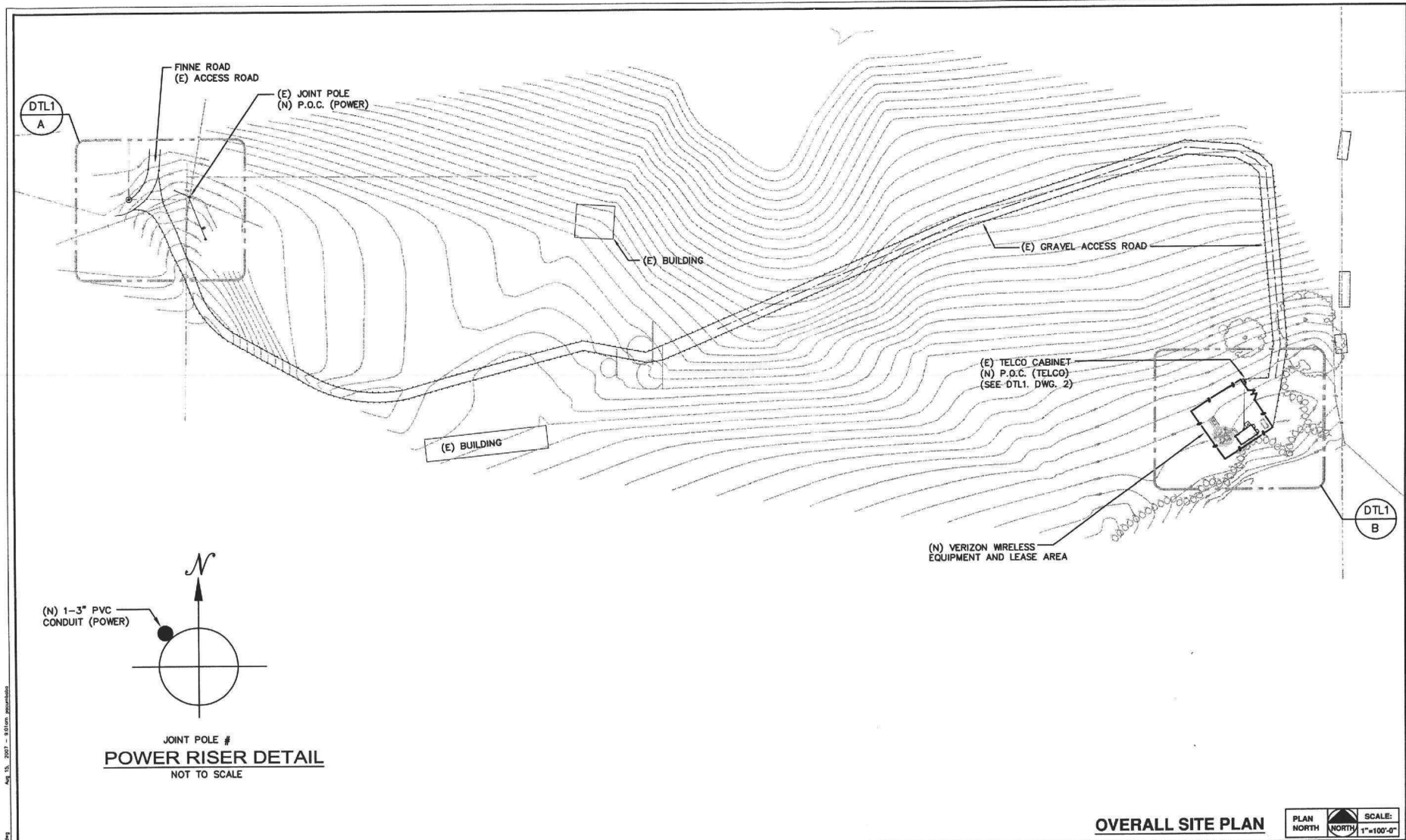
CONSULTANT:
 SITE DESIGN
 BY: DAVID HERRERA
 CELL: (925) 698-1633
 PAGER: (925) 975-8569
 FAX NO. (925) 556-6605

DRAWN BY: _____ CHK.: _____ APV.: _____
 EPAC

LICENSURE:

SHEET TITLE:
 SITE PLAN
 CONDUIT DRAWING

SHEET NUMBER: _____ REVISION:
TP2 0
 DWG. NO. 1 OF 3 160751 TP2



MATERIAL LIST

ALL CONDUIT SHALL BE SCHEDULE 40 OR BETTER (PVC).
 RISER CONDUIT INTO CABINET SHALL BE SCHEDULE 80 U.V. RATED.

TELCO:	POWER:
50'± 1-2" PVC	45'± 1-3" PVC
2-90° 2" BENDS (24" MIN. RADIUS)	2-90° 3" BENDS (36" MIN. RADIUS)
1-WESTELL OF52BMT ENCLOSURE	1-200AMP 120/240 1-PHASE
14"tk 18"Wx 8"D	3 WIRE METER PEDESTAL
1-12"x 12"x 10"D PULL CAN	

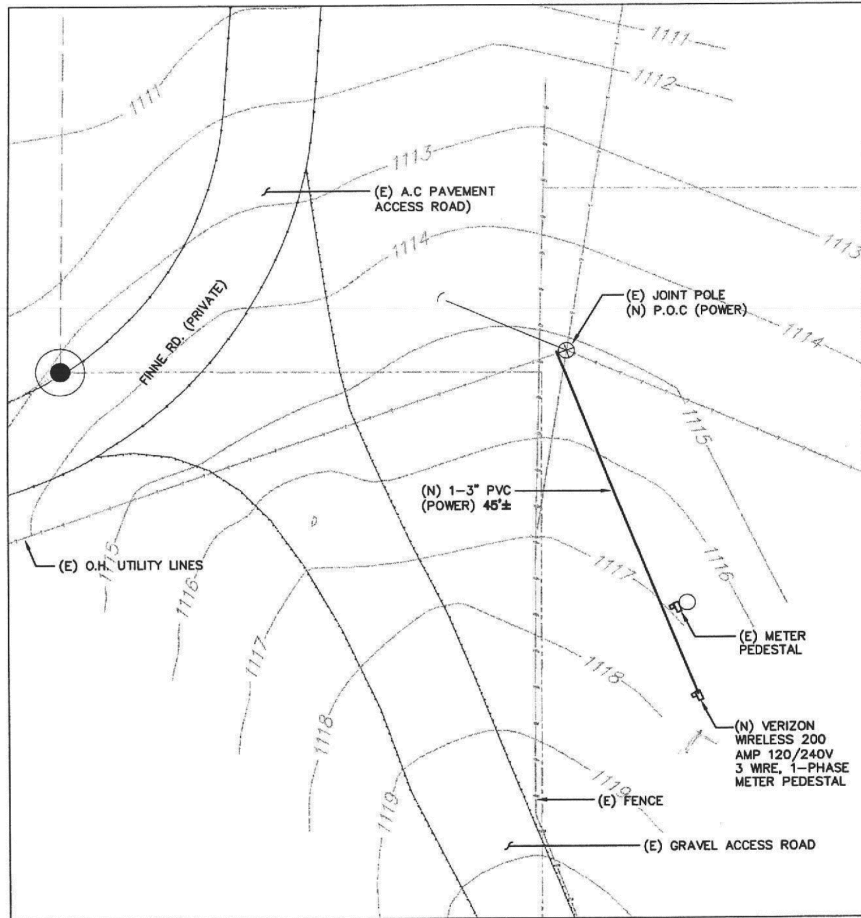
CONSTRUCTION NOTES

- MINIMUM COVER ON ALL TRENCHES IN PUBLIC WAY SHALL BE 30" W/ 12" RANDOM SEPARATION. MINIMUM COVER ON ALL TRENCHES IN PRIVATE PROPERTY SHALL BE 24" MIN. W/ 12" RANDOM SEPARATION.
- PLACE CONTINUOUS 3/8" PULL ROPE & TRUE TAPE IN ALL CONDUITS.
- ALL MATERIALS AND MOUNTING CONFIGURATION MUST CONFORM TO THE AT&T SPOC BINDER AND PG&E GREEN BOOK SPECIFICATIONS.
- TELCO PULL BOXES ON PRIVATE PROPERTY TO BE MARKED "TELEPHONE" NOT "AT&T".
- ENCROACHMENT PERMIT REQUIRED IN PUBLIC RIGHT OF WAY.
- CALL (925) 556-6608 TO ARRANGE PRE-BID MEETINGS (72HR NOTICE).
- CALL (925) 556-6608 TO ARRANGE ALL TELCO INSPECTIONS.
- CALL (925) 556-6620 FOR ALL PG&E INSPECTIONS & PRE CONSTRUCTION MEETINGS (72HR NOTICE).
- CALL (925) 556-6620 FOR GROUND RING VERIFICATION AND THIRD PARTY TESTING.
- TELCO CABINETS MAY BE OBTAINED FROM TELECOMPLUS.
CONTACT NUMBER: (925) 556-6618

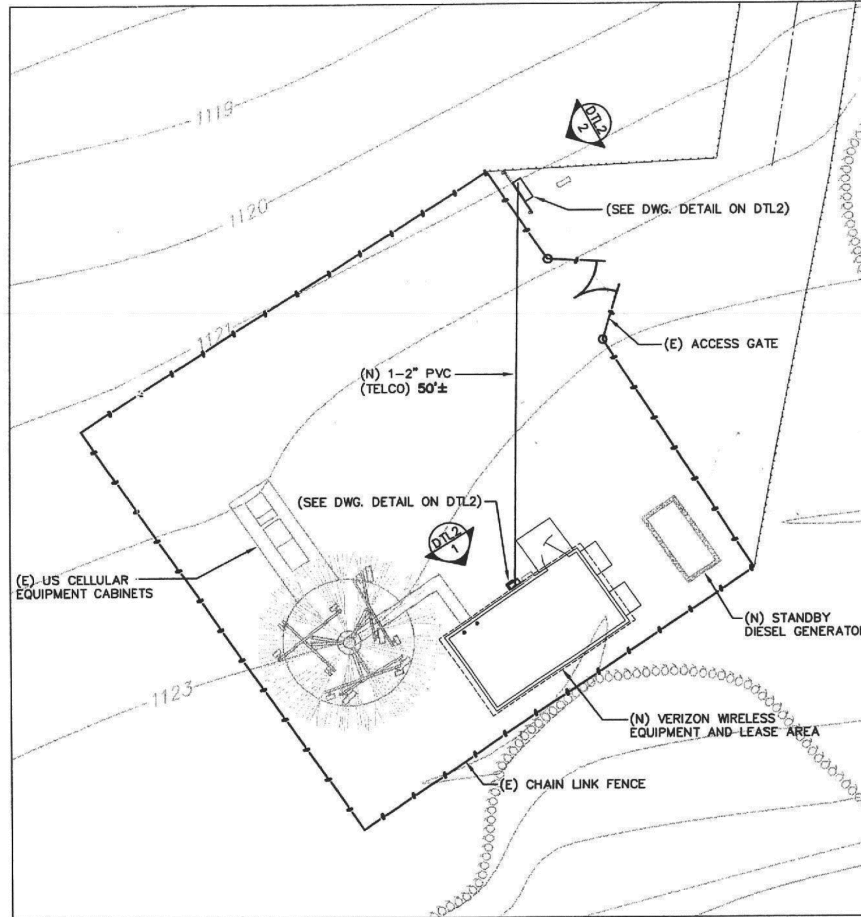
OVERALL SITE PLAN PLAN NORTH SCALE: 1"=100'-0"

Aug 15, 2007 8:05am 20070815_102.dwg

V9A.55521



DETAIL - A PLAN NORTH SCALE: 1/16"=1'-0"



DETAIL - B PLAN NORTH SCALE: 1/16"=1'-0"

verizon wireless
 2285 Mutual Dr.
 Walnut Creek, CA 94598 (925) 279-6333

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DRAWN BY: EPAC
 CHK.:
 APV.:

LICENSURE:
 SHEET TITLE:

PARTIAL SITE PLAN
 CONDUIT DRAWING
 SHEET NUMBER: 2 OF 3 REVISION:

DTL1 0
 DWG. NO. 2 OF 3 160751 DTL1

Key Issues

- Agency Comments
- General Plan & Zoning Consistency
- Wireless Communication Facility Guidelines
- Objection Letter (page 45)
- Response to Objection Letter (page 46-49)

Recommendation

- By resolution, approve Use Permit Renewal UR_2023-0005 based on the facts and findings and subject to the conditions of approval contained in Exhibit A