



Zoning Administrator

Regular Meeting AGENDA

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/751549517>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 751-549-517

September 23, 2021 - 10:00 AM

1. CALL TO ORDER

2. VERIFICATION OF NOTICE

3. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Zoning Administrator welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

4. APPROVAL OF MINUTES

4.a. Consider the Zoning Administrator Minutes of the July 6, 2021 hearing.

Recommended Action: Approve the Minutes of July 6, 2021, a Regular Meeting, as submitted.

Attachments:

1. 07.06.21 Minutes - Draft

5. APPEAL PROCESS

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by October 4, 2021 at 5:00 PM.

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

- 7.a. Request for a Minor Use/Site Development Permit to allow a 90' broadcast radio tower, as well as a 'Determination of Appropriate Use' to permit a broadcast and recording studio within an existing structure at 390 West Clay Street; APN 002-257-01; File No. 21-6422.

Recommended Action: *Staff recommends the Zoning Administrator approve the Minor Use/Site Development Permit to allow a 90' broadcast radio tower, as well as approve a 'Determination of Appropriate Use' to permit a broadcast and recording studio within an existing structure, based on the Findings, and subject to the Conditions found with the associated Staff Report.*

Attachments:

1. Findings
2. Conditions of Approval
3. Application Materials, Site Development Plans, FAA Documentation
4. Agency_Responses
5. Letters_Of_Support
6. Correspondence - Belesis
7. Correspondence - Johnson
8. Correspondence - Caminiti

8. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

CITY OF UKIAH
ZONING ADMINISTRATOR MINUTES
Meeting Held Remotely through
Teleconference
July 6, 2021 @ 2:00 p.m.

STAFF PRESENT

Craig Schlatter, Zoning Administrator
Jesse Davis, Planning Manager

OTHERS PRESENT

Julie Noia
Joshua Keats

1. CALL TO ORDER

The Zoning Administrator called the meeting to order at 2:03 p.m. via a GoToMeeting teleconference.

Zoning Administrator/Community Development Director Craig Schlatter presiding.

2. SITE VISIT VERIFICATION

Zoning Administrator Craig Schlatter stated that he had performed a site visit to the Project Site at 120 Brush Street.

3. VERIFICATION OF NOTICE

Planning Manager Jesse Davis confirmed the timely noticing for all public hearing items on the agenda for July 6, 2021.

4. APPEAL PROCESS

For matters heard at this meeting the final date to appeal is July 16, 2021, at 5:00 p.m.

Zoning Administrator Craig Schlatter confirmed the final date of appeal with Planning Manager Jesse Davis.

5. APPROVAL OF MINUTES – June 7, 2021

Zoning Administrator Craig Schlatter approved the minutes of the Zoning Administrator Hearing that occurred on June 7, 2021 with no corrections or alterations.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

7. PUBLIC HEARING

- a. *Request to consider a Minor Use Permit for a Cannabis Related Business that includes Cannabis Processing and Cannabis Distribution uses within two existing buildings at 120 Brush Street, Ukiah, CA, 95482; APN (002-040-32); File No. 21-6195.*

Planning Manager Jesse Davis presented the staff report, shared a presentation, and reviewed the project for the Zoning Administrator and audience.

At 2:13 PM, Zoning Administrator Craig Schlatter opened the public hearing. After

opening the public hearing, he submitted inquiries to both Staff and the Applicant.

After discussing concerns regarding the hours of operation, noise, and use of heavy-vehicles, the Zoning Administrator inquired with Staff as to how best to address concerns identified during the public hearing.

Staff noted that all cannabis related businesses are reviewed annually, and that concerns regarding noise could be cataloged over the course of the year and then presented to the Zoning Administrator for consideration.

Zoning Administrator Craig Schlatter approved the minor use permit at 120 Brush Street; APN (002-040-32); File No. 21-6195; based on the findings and subject to the conditions of approval in the staff report and presented to the Zoning Administrator on July 6, 2021.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 3:07 p.m.



DATE: September 23, 2021
TO: Zoning Administrator
FROM: Jesse Davis, Planning Manager
SUBJECT: Request for a Minor Use/Site Development Permit to allow a 90' broadcast radio tower within the C-1 Zoning District per Ukiah City Code (UCC) §9178(A), as well as a 'Determination of Appropriate Use' to allow for a broadcast and recording studio within an existing structure per UCC §9088 at 390 West Clay Street; APN 002-257-01; File No. 21-6422.

SUMMARY

OWNERS: Mendocino County Public Broadcasting (MCBP) – *Aug.31, 2021*
APPLICANT: Mendocino County Public Broadcasting (MCBP)
AGENT: Richard Ruff
LOCATION: 390 West Clay Street (APN 002-257-01)
TOTAL ACREAGE: ±0.49 acre
GENERAL PLAN: C (Commercial)
ZONING DISTRICT: C-1 (Community Commercial)
AIRPORT COMPATIBILITY: Zone 6 (Traffic Pattern Zone)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, CEQA Guidelines Article 19, Class 1, Section 15301, Existing Facilities (a) – Minor interior or exterior alterations; Class 3(e), Section 15332, New Construction – Appurtenant Structures
RECOMMENDATION: Conditional Approval (see Draft Findings in **Attachment 1** and Draft Conditions of Approval in **Attachment 2**)

BACKGROUND

The proposed project is not associated with any previous Use Permit. The existing structures at 390 West Clay Street were originally constructed in the 1940's and most recently utilized as a professional office for acupuncture services. The Applicant, Mendocino County Public Broadcasting (MCBP), is a non-profit community radio station that operates KZYX/KZY, and seeks to relocate from their current location in Philo to Ukiah to ensure greater signal reliability and enhanced operability.

PROJECT DESCRIPTION

A Minor Use/Site Development Permit application was received on July 26, 2021 to convert an existing commercial structure to accommodate a broadcast and recording studio at 390 West Clay Street, Ukiah, CA; APN 002-257-01. In addition, the Applicant proposes to install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow for operation during emergency situations. No fuel or hazardous material storage is required on-site, nor will tree removal

be necessary, but maintenance and limited delimbing may be necessary upon installation and during the tower's life-cycle.

No expansion of the building footprint is requested or required to accommodate the proposed use of the existing structure as a broadcast and recording studio. Application materials are included as **Attachment 3**. The project includes the following development components:

- Conversion of an existing structure for use as a public radio broadcast and recording studio;
- Upgrades of the electrical and communication systems, bathroom, parking area and tenant improvements for accessibility compliance;
- Installation of an 8' satellite dish and a 90' radio tower with secure fencing and required regulatory signage;
- Installation of a 20 KW backup generator for continued operation during emergency situations;
- Surfacing of an existing off-street parking area that provides 5 spaces (4 Regular, 1 ADA) as required by UCC §9194, as well as improvements to associated sidewalks and encroachments per UCC §9181;

PROJECT UPDATE: Upon review and discussion with adjacent property owners, the Applicant provided the following updates to the project request on September 9, 2021:

- Relocate the proposed 90' radio tower ± 27 feet south of the original location to further obscure its ground-level visibility;
- Utilize 6' wood fencing to secure the associated the areas surrounding the radio tower and satellite dish.

This update is the result of discussions with adjacent property owner(s) and further reduces the visual impact to adjacent properties. Staff reviewed an updated site plan and modification to the project request and determined that the proposed changes were minimal and did not alter the Staff recommendation. Revised documents are labeled and included within **Attachment 3**.

EXISTING FACILITY & SURROUNDING LAND USES

The project site is located at 390 West Clay Street, just within Ukiah's Downtown Design District, but outside the Downtown Zoning District. The ± 0.49 acre site is developed with two (2) commercial structures and features a shared patio, courtyard and gravel parking area. The existing development is served by utilities provided by the City of Ukiah (Electric, Water and Sewer), as well as Pacific Gas & Electric (Natural Gas). Access to broadband and telecommunication infrastructure is available from AT&T. The site is landscaped with mature vegetation, and various tree species are scattered throughout its interior and perimeter. There are no water courses, wildlife, wildlife-habitat, floodway or flood plain on-site, nor are there any identified environmentally sensitive habitat areas. Neither the property, nor its structures, are included on the City of Ukiah's Historic and Architectural Inventory Table.

Located at the northeast corner of West Clay St. and Pine Ave., the project site is considered a 'Corner Lot' with multiple frontages along public streets. Pedestrian access to the property is provided via West Clay St. and vehicular access is provided via Pine Ave. Existing sidewalks are located along Pine Ave and Clay St. There is presently no sidewalk along West Stephenson St. While there is frontage along West Stephenson St., no access to the subject property is provided or available to the subject property, and vegetation obscures the site from the adjacent ground level view-shed. An access easement for use of the structure at 305 West Stephenson St. extends from Clay St. to Stephenson St. This easement separates the project site from the existing Pacific Bell Switch Facility, which is a multi-level structure that spans the block along South Oak Street. That adjacent structure also features a roof-mount microwave antenna $\pm 36'$ in height.

The project site is comparatively urban, yet contains a significant number of trees and landscaping. Surrounding land uses feature a mixture of commercial, residential and institutional activities. The City of Ukiah's Civic Center is an adjacent land use developed with landscaping, multiple parking lots, communication towers, large fire training apparatus, and small outbuildings, typical of a municipal complex. Nearby Wireless Communication Facilities (WCFs), some of which are towers, are located on adjacent properties to the south and east, and are further described within **Table 1**:

Table 1, Adjacent Towers & Antennas

Tower Location	Height	Type
300 Seminary: AT&T	105 feet	Mono-pole
300 Seminary: City of Ukiah	100.1 feet	Mono-pole
305 West Stephenson: Pacific Bell	71.5 feet	Roof-Mount
270 North Pine: T-Mobile	101 feet	Steeple

The project site has a General Plan land use designation of Commercial (C) and a zoning designation of Community Commercial (C-1). A summary of zoning designations and the existing uses are provided below in **Table 2**.

Table 2, Surrounding Zoning and Land Uses

	Zoning	Use
NORTH	Neighborhood Commercial (C-N)	Residential; Public Parking
EAST	Community Commercial (C-1)	Communication Infrastructure
SOUTH	Public Facility (PF)	City Hall; Ukiah Police Department
WEST	Medium Density Residential (R-2)	Residential

A General Plan Land Use Map is depicted in **Figure 1**, a Zoning Map is depicted in **Figure 2**, and an aerial map of the site is included in **Figure 3**.

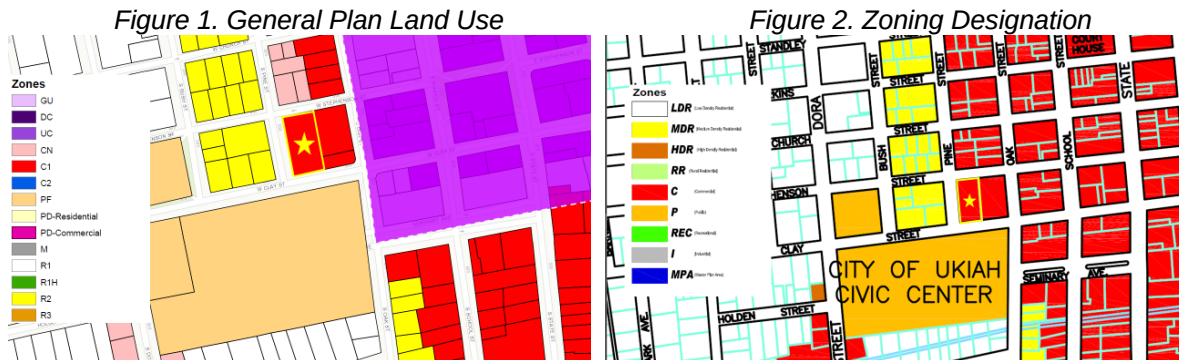


Figure 3. Aerial View



AGENCY COMMENTS AND LETTERS OF SUPPORT

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Dept., City of Ukiah

Electrical Utility, Office of Emergency Management – City of Ukiah, Office of Emergency Services – Mendocino County, City of Ukiah Building Official, City of Ukiah Municipal Airport Operations Manager, Mendocino County Airport Land Use Committee, the Mendocino County Air Quality Management District. The agencies' comments and recommended Conditions of Approval are contained in **Attachment 4**. A number of public agencies and entities, including CALFIRE, the Mendocino County Sheriff's Office, and the Ukiah Valley Fire Authority provided Letters of Support for the project. Letters of Support can be reviewed as **Attachment 5**.

STAFF ANALYSIS

General Plan: The General Plan land use designation of the parcel is "C" (Commercial). The proposed request is aligned with the intent of this designation and the subject parcel is appropriately served by existing utilities and infrastructure. The request is further supported by the following General Plan Goals listed in **Table 3**:

Table 3: General Plan Analysis	
General Plan Goal, Policy Implementation	Staff Analysis
Goal SF-9: Coordinate equipment and inter-agency communications.	While this general plan goal is directed towards inter-linked public safety communication technology between agencies and departments, the installation of a radio tower supports and strengthens the dissemination of public safety messages, evacuation orders, and alerts within the City of Ukiah and the County of Mendocino more broadly.
Goal HA-3: Maintain, protect, and enhance the area's heritage, including and not limited to its cultural, historical, spiritual, social, economic, architectural, agricultural, archaeological, and scenic heritage.	The adaptive reuse of this site is compatible with the surrounding neighborhood, as it continues the existing landscaping and site layout. It also facilitates upgrades to the existing commercial structures, which are to remain in use. The project does not propose to significantly alter the existing structures, and no expansion or significant exterior alterations are proposed.
Goal HA-4: Conserve the character and architecture of neighborhoods.	The visual character of surrounding developments was reviewed and further evaluated through the submitted application materials within Attachment 3 . The tower is self-supporting, and does not feature guywires or similar support mechanisms. The request features comparatively minimal ground disturbance, as the tower's footprint is approximately 72 square feet. Existing landscaping and the multi-level structure at 305 W Stephenson effectively obscure the tower from many adjacent and ground-level viewpoints. While the tower may be more visible in the background view-shed from surrounding terrain, it is adjacent to similar towers and facilities described in Table 1 .
Goal GP-2: Promote business development, emphasizing local ownership of businesses in order to keep capital and growth within the community.	While a non-profit, the Applicant provides an important communication platform for local businesses and facilitates needed exposure via advertisements.
Goal GP-9: Coordinate connecting of community services, resource persons, and programs and activities.	MCPB facilitates a variety of community programming, such as <i>Trading Time</i> . Each week listeners coordinate and connect with hosts offering to buy, sell, trade, items such as automobiles, furniture, livestock, electronic equipment, lumber, professional services, and rental properties within Ukiah and the County of Mendocino more broadly.

Zoning Consistency: A request for a 'Determination of Appropriate Use' to allow for a 'Radio Broadcast and Recording Studio' per UCC §9088 was included with this request. Whenever a use is not listed as permitted in the C-1 zoning district, the Planning Director shall determine whether the use is appropriate. In this instance, the Planning Division requests that the Planning Commission facilitate this determination. In making this determination, the Planning Commission shall find as follows:

A. That the use would not be incompatible with other existing or allowed uses in the C-1 zoning district.

The City of Ukiah's Zoning Code does not identify, define or discuss the use of a structure or property for radio broadcast or recording activities. That being said, there are similar uses occurring within the City, particularly within the 'Downtown Zoning District'. With the exception of the appurtenant radio tower, the requested use is most similar to 'Professional Office', which is an Allowed Use within the C-1 Zoning District. Until recently, the property was utilized by an acupuncturist, and was similarly categorized under the 'Professional Office' designation. The project request does not include any outdoor usage of the property for recording or production activities, which limits the potential impacts and incompatibilities with other uses within the C-1 Zoning District. Similar radio broadcast uses occur within the 'Downtown Zoning District' at 106 West Standley Street, and multiple properties within the C-1 zoning district feature similar appurtenant communication infrastructure, such as towers or satellite dishes, 1060 North State St. and 542 South Orchard Ave, both of which are adjacent to residential areas.

B. That the use would not be detrimental to the continuing development of the area in which the use would be located.

The use would not be detrimental to the nearby area, as there exists a mixture of commercial, residential and institutional land uses occurring nearby, including Wireless Communication Facilities and towers identified in **Table 1**. The requested use is occurring within an existing structure(s) and does not require additional parking. Furthermore, no expansion of the existing commercial structure is requested, and the project has been conditioned to ensure removal of the tower through provision of a surety bond in the event that MCPB no longer seeks to operate a radio broadcast facility. The use of this structure is not expected to engender significant increases in traffic or demand on City provided services and utilities.

Radio Tower: Staff reviewed the project and determined that the radio tower complies with all applicable uses and development standards for the C-1 Zoning District in which it is located, with the exception of the standard for building height. The tower was determined to meet all applicable setbacks for zoning and safety standards. Staff affirmed that the tower is not considered a Wireless Communication Facility and notes that the proposed tower is outside of the 'Downtown Zoning District', which separately considers 'Telecommunications Towers'. Review of the radio tower therefore is subject to Ukiah City Code Section 9178(a). If a use permit is secured in accordance with the provisions outlined in Section 9178(a), radio towers are permitted to exceed the maximum height of the zoning district in which they are located. No specific findings or requirements, beyond obtaining a Use Permit are identified. Under UCC Section 9178(a), radio towers are associated with chimneys, cupolas, flag poles, monuments, steeples, other towers, and water tanks. Per the application materials, the tower and satellite dish are to be enclosed by a 6' wooden fence to further obscure the improvements from view. The required Site Development and Use Permit Findings are provided within **Attachment #1 (Draft Findings)**.

Federal Communications Act - Radio Frequency: The Federal Telecommunications Act (FTA) limits the review authority that local agencies have over communications facilities. Any rejection of a wireless facility must be in writing and supported by substantial evidence in the record. Local authorities cannot deny the wireless facility based on health concerns when the facility meets the Federal Communication Commission's regulations concerning radio frequency emissions. The local authority can require that information demonstrating compliance with the FCC's requirements be provided, or that compliance with the FCC is conditioned.

Design Guidelines: The Project is located within the boundaries of the Downtown Design District, and was reviewed with consideration of the Downtown District Guidelines. Few of the guidelines, however, are applicable to development of a radio tower. For example, the proposal does not involve any of the following:

- New development or substantial modification to existing structures;
- Modification to a roof, façade, or store front opening;
- New exterior lighting or substantial modification to existing landscaping;
- New or supplemental parking areas or spaces;
- Properties or structures on the historic and architectural inventory table.

While a similar Wireless Communication tower at 300 Seminary Ave. was referred to the Design Review Board #266-SDP/UP-PC) in 2015, it was stated within the associated Staff Report and minutes that it was “unclear how the Design Guidelines apply to a [tower].”¹ When referred, at that time the Design Review Board unanimously stated a preference for a mono-pole, rather than the “faux” tree mono-pine alternative.” Radio towers, however, are not considered Wireless Communication Facilities, which are otherwise regulated per UCC Chapter 2, Article 10. Staff, however, reviewed the request in association with the Design Guidelines and required Site Development Findings. Accordingly, Staff requested additional visual analysis from the Applicant, which is included as **Attachment 3**.

Per Ukiah City Code, Site Development Permits are required for the construction of “...*new multiple-family residential, commercial, and industrial structures, or the substantial exterior modification of existing multiple-family residential, commercial, and industrial structures. Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, minor alterations on building exteriors, and minor accessory structures to established, multiple-family residential, commercial, and industrial buildings.*” While 90’ in height, the radio tower is considered an appurtenant structure to the proposed use of the existing structure. As proposed, it disturbs a ground-area of less than one hundred fifty (150) square feet. Staff determined that the request constituted a Minor Site Development Permit, and provides associated findings within **Attachment 1**.

The visual character of surrounding developments was reviewed and further evaluated through the submitted application materials within **Attachment 3**. The tower is self-supporting, and does not feature guywires or similar mechanisms for support. Staff determined that the existing landscaping/vegetation and the multi-level structure at 305 W Stephenson obscure the tower from many adjacent and ground-level viewpoints. While the tower may be visible in the background view-shed of surrounding terrain, it is nearby similar towers and facilities described in **Table 1**.

Ukiah Municipal Airport Master Plan: The Site is located approximately ±6,446 feet northwest of the Ukiah Municipal Airport runway, and is within Zone 6 (Approach/Departure Zone and Adjacent to Runway).

In February 2019, the City of Ukiah, with support from the County of Mendocino and the Airport Land Use Commission (ALUC) initiated a planning effort to facilitate the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The plan was formally adopted by the City of Ukiah in July 2021.

The project was referred to the County of Mendocino, as well as the ALUC’s staff liaison for review on August 4, 2021. On August 9, 2021 the ALUC staff responded that a consistency determination was not required by the ALUC. On August 11, 2021, County Staff determined that the broadcast towers are considered communication facilities per Section 3.5.5(c)(1) of the UKICLUP, and permitted within Compatibility Zone 6.

Notification to the FAA is required for any tower construction or alteration of an antenna structure that is registered with the Commission’s Antenna Structure Registration system. Towers that meet certain height and location criteria (generally towers more than 200 feet above ground level or located near an airport) require notice to the FAA and ASR registration with the FCC. Prior to completing registration with the Commission, an antenna structure owner must have notified the FAA (via FAA Form 7460-1) and received a final determination of ‘no hazard’ from the FAA.

¹ AT&T Cell Tower Project; Major Site Development Permit and Use Permit; Ukiah Civic Center Site; PC Staff Report, Mach 11, 2015. Pg. 7

An application for a 'Determination of No Hazard to Air Navigation' was accepted by the Federal Aviation Administration on June 18, 2021. An aeronautical study was conducted by the FAA and revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation. No Conditions of Approval, recommendations or further referral were identified.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Interior or exterior alterations, as well as Class 3(e), Section 15332, New Construction – Appurtenant Structures. The project involves renovations to an existing commercial structure that was historically used for professional office activities. The existing footprint of the subject structure will not be altered or expanded, and the associated tower has been determined to be an appurtenant structure with minimal ground disturbance require for installation. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and use permit regulations.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on September 10, 2021
- Posted on the Project site on September 10, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Mailed to property owners within 300 feet of the project parcels, as well as Public Agencies on September 10, 2021

RECOMMENDATION

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) adopt the findings and conditionally approve a Minor Use/Site Development Permit for the project.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Project Application Materials, Site Development Plans, FAA Documentation
4. Agency Comments
5. Letters of Support

DRAFT FINDINGS TO ALLOW A 90' BROADCAST RADIO TOWER WITHIN THE C-1 ZONING DISTRICT PER UKIAH CITY CODE (UCC) §9178(A); A 'DETERMINATION OF APPROPRIATE USE' FOR A BROADCAST AND RECORDING STUDIO WITHIN AN EXISTING STRUCTURE PER UCC §9088 AT 390 WEST CLAY STREET; APN 002-257-01; FILE NO. 21-6422.

Recommendation for the Approval of the Minor Use Permit and Findings: To allow a 90' broadcast radio tower within the C-1 Zoning District per Ukiah City Code (UCC) §9178(A), and to provide a determination of appropriate use for a broadcast and recording studio within an existing structure per UCC §9088 at 390 West Clay Street;

Minor Use Permit Findings

- 1. The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.**

The City of Ukiah's Zoning Code does not identify, define or discuss the use of a structure or property for radio broadcast or recording activities. There are, however, similar uses occurring within the City, particularly within the 'Downtown Zoning District'. With the exception of the appurtenant radio tower, the requested use is most similar to 'Professional Office', which is an Allowed Use within the C-1 Zoning District. Until recently, the property was utilized by an acupuncturist, and was similarly categorized under the 'Professional Office' designation. The project request does not include any outdoor usage of the property for recording or production activities, which limits the potential impacts and incompatibilities with other uses within the C-1 Zoning District. Similar radio broadcast uses occur within the 'Downtown Zoning District' at 106 West Standley Street, and multiple properties within the C-1 zoning district feature similar appurtenant communication infrastructure, such as towers or satellite dishes, 1060 North State St. and 542 South Orchard Ave, both of which are adjacent to residential areas. Furthermore, the tower is subject to a Condition of Approval to facilitate removal should its use no longer be required.

- 2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.**

The use would not be detrimental to the nearby area, as there exists a mixture of commercial, residential and institutional land uses occurring nearby, including Wireless Communication Facilities and towers identified in **Table 1**. The requested use is occurring within an existing structure(s) and does not require additional parking. Furthermore, no expansion of the existing commercial structure is requested, and the project has been conditioned to ensure removal of the tower and related facilities through provision of a surety bond in the event that the Applicant no longer seeks to operate a radio broadcast facility. The use of this structure is not expected to engender significant increases in traffic or demand on City provided services and utilities. Furthermore, the tower is subject to a Condition of Approval to facilitate removal should its use no longer be required.

Minor Site Development Permit Findings

- 1. The proposal is consistent with the goals, objectives, and policies of the City General Plan.**

As described in the Staff Report per **Table 3**, the proposal is consistent with multiple goals, objectives and policies of the General Plan, including goals related to safety and economic development.

- 2. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.**

The location, size and intensity of the project would not create hazards to vehicular or pedestrian traffic because only limited work would be performed in the public right-of-way and the tower would not be located in a way that conflicts with vehicular or pedestrian movements. The use of the

subject structure would be of similar intensity to past professional office uses. As conditioned, the Applicant is required to improve and upgrade associated sidewalk infrastructure surrounding the project site.

3. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

The existing off-street parking areas are to remain, and have not been documented as hazardous or inconvenient to adjacent or surrounding uses. As conditioned, the Applicant is required to improve the existing encroachments and improve the surface of the off-street parking area.

4. Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.

The subject property contains extensive vegetation and landscaping. No new parking spaces are required to accommodate the proposed development and improvements.

5. The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.

The proposed development will not cut out light and air on the property, or on property in the neighborhood. The neighborhood features existing mature trees located, some of which are taller than the proposed tower. The slender profile of the new development will not hinder development in the neighborhood, as no undeveloped or under-developed sites are available nearby for new construction. The proposed development will not engender nuisances, such as increased traffic or noise that will be detrimental to the value of properties within the neighborhood.

6. The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.

The proposed tower and satellite dish are to be well obscured by existing structures, vegetation and proposed fencing. There are similar communication towers within the vicinity of the project site, and the area features a mixture of commercial and institutional uses. As conditioned, construction of a new sidewalk and improvements to existing infrastructure will enhance circulation around the neighborhood.

7. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.

The proposed development will not require the removal of any tree, nor will it destroy natural features associated with the site. While minor delimbing may be necessary for the installation and maintenance of the appurtenant communication infrastructure, the proposed development will not alter the existing landscaping and natural vegetation associated with the site.

8. There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.

The existing structures are to remain unchanged, as no new development is proposed that would alter their existing external appearance. There is limited signage proposed with this request, and staff has determined it conforms to the Design Guidelines for projects within the Downtown Design District. The proposed tower and satellite dish will be well obscured by existing structures, vegetation and proposed fencing. All proposed development meets or exceeds the designated zoning requirements.

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on July 10, 2021
- Posted on the Project site on July 10, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Mailed to property owners within 300 feet of the project parcels, as well as Public Agencies on July 10, 2021

Based on the above analysis, the findings required for the Minor Use/Site Development Permit can be made.

DRAFT

DRAFT CONDITIONS OF APPROVAL TO ALLOW A 90' BROADCAST RADIO TOWER WITHIN THE C-1 ZONING DISTRICT PER UKIAH CITY CODE (UCC) §9178(A); A 'DETERMINATION OF APPROPRIATE USE' FOR A BROADCAST AND RECORDING STUDIO WITHIN AN EXISTING STRUCTURE PER UCC §9088 AT 390 WEST CLAY STREET; APN 002-257-01; FILE NO. 21-6422.

The following Conditions of Approval shall be made a permanent part of the Minor Use/Site Development Permit, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Approved Project Description: A Minor Use Permit to allow a 90' broadcast radio tower within the C-1 Zoning District per Ukiah City Code (UCC) §9178(A), and a determination of appropriate use for a broadcast and recording studio within an existing structure per UCC §9088 at 390 West Clay Street; APN (002-257-01).

Application materials, including a detailed project description and plans, can be found in **Attachment 3**.

CITY OF UKIAH SPECIAL CONDITIONS

1. Prior to issuance of a building permit, the applicant shall provide an irrevocable letter of credit, bond or certificate of deposit to the City Attorney, sufficient to fund and guarantee the removal of the tower and related facilities, as well as restore the site in the event that the applicant abandons operations or fails to comply with the requirements of this Use/Site Development Permit.
2. All required landscaping shall be properly maintained to ensure the long-term health and vitality of the plants, shrubs and trees located on-site. Should supplemental or replacement landscaping be needed or desired, the Applicant should utilize native trees or vegetation identified on the City of Ukiah's website.
3. All trees shall be properly pruned as appropriate. No topping cuts shall be made. All pruning shall follow standard industry methods and techniques to ensure the health and vitality of the tree.
4. All off-street parking areas shall be surfaced with asphaltic concrete (2 inch asphalt 6 inch aggregate base), concrete or other surfacing so as to provide a durable, dust free all weather surface which shall meet the requirement of all applicable laws and the approval of the Director of Public Works per UCC §9194 (Ord. 793, §2, adopted 1982)
5. Prior to the placement/installation of any sign(s), the applicant shall make application for and receive approval of a sign permit. Any signage shall be in substantial conformance with the 'Downtown Design District' Guidelines.

CITY OF UKIAH STANDARD CONDITIONS

6. This approval is not effective until the 10-day appeal period applicable to this Minor Use/Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
7. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
8. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.

9. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
10. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.
11. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.

ELECTRIC UTILITY DEPARTMENT CONDITIONS

12. Should the applicants decide to upgrade to a larger panel or increase the electric load in the future, they will need to contact the Electric Utility Office.
13. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service Voltage and developer costs and requirements will be determined.
14. Developer will need to provide EUSERC approved electrical equipment that is to be used on this project.
15. In the event that the existing Electric Main Service Panel/s need to be upgraded to a larger size, applicant shall provide projected load calculations to the COUEUD for their project.
16. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment).

PUBLIC WORKS CONDITIONS

17. There is currently no existing sidewalk along a subject property frontage. New sidewalk shall be constructed along the subject property frontage where there is no sidewalk and constructed to meet ADA requirements. Any damaged portions of sidewalk shall be repaired. Any existing curb and gutter in disrepair that is adjacent to the subject property shall be repaired. The applicant shall upgrade existing sidewalk along subject property frontage to meet ADA requirements, including at the existing driveway approach and the curb ramps at intersecting street corners. The existing driveway approach onto the public street shall be reconstructed to meet ADA requirements, with a minimum 4 foot wide level sidewalk for wheelchair accessibility, behind a sloped driveway apron. A sidewalk easement shall be dedicated to the City if portions of the sidewalk at the driveway are constructed outside of the street right-of-way. All work shall be done in conformance with the City of Ukiah Standards or as directed by the City Engineer.
18. **Sewer Lateral Test:** Existing sewer laterals planned to be utilized as part of this project shall be cleaned, tested, and replaced (if required), in accordance with City of Ukiah Ordinance No. 1105. If an existing lateral is to be abandoned, it shall be abandoned at the sewer main to the satisfaction of the Public Works Department or as directed by the City Engineer.

BUILDING DEPARTMENT CONDITIONS

19. A permit will be required. Please submit four complete plan sets, two wet stamped and signed.
20. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and

Amendments.

UKIAH POLICE DEPARTMENT

21. Should there be any changes to the frequencies, power output, or tower mounted equipment, the Applicant shall inform and consult with the Ukiah Police Department.
22. The Applicant shall provide emergency contact information for this location to the Ukiah Police Department for use with their Computer Aided Dispatch System.

DRAFT



City of Ukiah

Community Development Department
Planning Division
300 Seminary Ave., Ukiah CA 95482
Email: planning@cityofukiah.com
Web: www.cityofukiah.com
Phone: (707) 463-6268
Fax: (707) 463-6204

Planning Permit Application

Application Number: **21-422**
CID Number:
Date Received (place CDD stamp below):

PROJECT NAME: MENDOCINO CO. PUBLIC BROADCASTING(MCBP)					
PROJECT ADDRESS/CROSS STREETS: 390 W. CLAY		Assessor Parcel NUMBER(S): 002-257-01			
APPLICANT/AUTHORIZED AGENT NAME: RICHARD P. RUFF	PHONE No: 707 391-7548	E-MAIL ADDRESS: RICHARD@RUFFARCHITECT.COM			
APPLICANT/AUTHORIZED AGENT ADDRESS: 100 W. STANDLEY ST.		CITY: UKIAH	STATE/ZIP: CA 95482		
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT:	PHONE No:	FAX No:	E-MAIL ADDRESS:		
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT		CITY:	STATE/ZIP:		
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING - PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT - AMENDMENT 100.0400.449.001	\$
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT - MAJOR 100.0400.449.001	\$
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	\$	☒ USE PERMIT - MINOR 100.0400.449.001	\$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	\$	☐ VARIANCE - MAJOR 100.0400.449.001	\$
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE - MINOR 100.0400.449.001	\$
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ TELECOMMUNICATIONS ADMINISTRATIVE REVIEW PERMIT(1-15 LOCATIONS)	\$	☐ OTHER	\$

NOTE: OTHER PLANNING PERMIT FEES WILL INCLUDE COUNTY RECORDER FEES AND CALIFORNIA ENVIRONMENTAL QUALITY ACT FILING FEES. TYPICALLY, THESE ARE DUE PRIOR TO HEARING OF THE PROJECT. FOR INITIAL STUDIES AND ENVIRONMENTAL IMPACT REPORTS, FEES WILL BE DUE AT THE TIME OF APPLICATION.

To Be Completed by Staff

General Plan Designation: Commercial	Zoning District: C-1: Comm. Commercial	Airport Land Use Designation: Zone - 6
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building (if proposing demolition): N/A	Flood Designation: N/A

Notes:

Submittal Requirements

1. Items marked (X) are required for a complete application unless their deletion is approved by staff.
2. Other information may be required at the discretion of staff in order to fully evaluate the project and/or to conduct required environmental review for the project.
3. Please review the application packet prior to submittal to the City. Application packets that do not include the required materials may not be accepted for processing or may be deemed "Incomplete."
4. For cannabis and telecommunication projects, please contact Staff for additional checklist and submittal requirements.

Submittal Document	Application Type									
	LLA/VM	GPA	PRELIM	REZ	REZ-PD	SDP	Sub/TM	UP	VAR	TEL
Written Project Description	X	X	X	X	X	X	X	X	X	X
Building Elevations			X		X	X		X	X	X
Floor Plan			X		X	X		X	X	
Grading and Drainage Plan and SUSMP (7)					X	X	X			
Landscape Plan			X CONCEPT		X	X			X	
Site Plan	X	X	X	X	X	X		X	X	X
Details – Structural/ Architectural						X				X
Details – Fence					X	X		X		
Details – Sign					X	X		X		
Site Contours					X	X	X			
Parking/Circulation Details	X				X	X	X	X		
Tentative Map (3)							X			
Preliminary Title Report	X			X			X			
Colors & Materials Board			X CONCEPT		X	X				
Number of Plan Sets – Initial Submittal (5)										

- (1) **Building Elevations.** Drawing must include all elevations (front, rear, and sides) and identify dimensions, materials and colors. One set of colored drawings is required.
- (2) **Landscape Plan.** Plan must show all proposed trees, shrubs, and ground covers. Location, size and species must be indicated. Include calculation of total square footage of landscaping.
- (3) **Site Plan.** Must be prepared to scale and include: a north arrow, all property lines, adjoining streets, creeks, ponds, drainage ditches, existing curb, gutter, and sidewalk, existing and proposed buildings (with square footage noted), parking spaces, all existing trees, existing and proposed fences, buildings on adjacent parcels, existing fire hydrants within 600- feet, access and utility easements (with widths), location and width of all easements (access, drainage, utility, etc.) location of existing and proposed trash enclosures, and the percentage of average slope of the property. Site contours may also be required (see table above).
- (4) **Site Contours.** When required, site contours should be indicated on the site plan and grading plan. A separate site contour plan is not required.
- (5) Staff will determine the number of plans needed for the initial submittal. Once the application is complete, the number of plans sets required for the public hearing will be determined by staff. Plans are required to be provided prior to the hearing.
- (6) See Minor Subdivision Submittal Requirements or Major Subdivision Submittal Requirements handout for Tentative Map requirements.
- (7) **SUSMP** – Standard Urban Storm Water Mitigation Plan – Required unless specifically exempt (Consult with Public Works Staff)

LLA – Lot Line Adjustment
 REZ – Rezoning
 TM – Tentative Map
 VAR – Variance

VM-Voluntary Merger
 REZ-PD- Rezoning to Planned Development
 Sub- Subdivision
 UP – Use Permit

Prelim – Preliminary Review
 SDP – Site Development Permit
 GPA- General Plan Amendment
 TEL-Telecommunications Permit

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information (Not applicable to Telecommunication Administrative Review Permits)

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: 21,293 SF	Building Size: 1512 SF	Number of Floors: 1	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☒ Office (medical/dental) RADIO STATION		1512 SF	
☐ Retail			
☐ Light Industrial			
☐ Residential			
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: 7 DAYS/WK 24^h/DAY			
Number of Shifts: 3	Days and Hours of Shifts: 8^h/SHIFT		
Number of Employees/Shift: 2 TO FIVE			
Loading Facilities: ☐ Yes ☒ No		Type/Vehicle Size:	
Deliveries: ☐ Yes ☒ No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☐ Yes ☒ No Square Footage:	Storage: ☐ Yes ☒ No Square Footage:
Noise Generating Use? ☐ Yes ☒ No		Description:	

AUTHORIZED AGENT

I, THOMAS M DOW, owner authorize RICHARD RUFF to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

THOMAS M DOW
PROPERTY OWNER SIGNATURE

7-6-21
DATE

I, RICHARD P. RUFF, am the ☐ owner / ☒ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

RICHARD P. RUFF
☐ OWNER / ☒ AUTHORIZED AGENT

7/23/21
DATE

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council 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 any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions or Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

RICHARD P. RUFF
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

(PLEASE PRINT NAME)

RICHARD P. RUFF
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

(SIGNATURE)

7/23/21
DATE

Revised 09/03/2019

Mendocino County Public Broadcasting (MCPB) Station Relocation

MCPB operates KZYZ/KZYZ, Community Radio for Mendocino County. MCPB is a non-profit community radio station, which has been located in Philo, CA for over 30 years. For several years the growth of trees on mountains near transmitter towers has compromised signal strength. It is now necessary to relocate the station to ensure signal reliability by the time the existing lease in Philo terminates in October, 2022. MCPB has a contract to purchase the property located at 390 W. Clay Street Ukiah, which formerly served as an Acupuncture Clinic. The Escrow is currently set to close on August 31, 2021.

MCPB intends to convert the building to accommodate a broadcast studio, a recording studio, administrative offices, a conference room, a staff break room, an equipment room and conversion of an existing bathroom to ADA compliance. The building will require upgrade of the electrical system. MCPB anticipates design and construction would be accomplished within one year.

In addition to building modifications, MCBP will need to install a satellite dish to receive National Public Broadcasting programming, and a transmission tower to send the signal to transmission towers located atop Lofland Peak (?) and possibly Cow Mountain.

Both the satellite dish and the transmission tower will be located north of the buildings, as diagramed on the enclosed plot plan.

Jesse Davis

From: Thomas Dow <2tomdow@gmail.com>
Sent: Thursday, September 09, 2021 2:49 PM
To: Jesse Davis
Cc: Richard Ruff; Rob Borcich
Subject: KZYX-390 W Clay Street Plan Revision
Attachments: SRuffArchit21090914230.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Jesse,

Attached is a revised plot plan that reflects relocation of the 90' tower to a location closer to the east building and the AT&T building. This relocation is a result of discussions with a neighbor on Pine Street who expressed concern with the visual impact of the prior location.

The new tower location is as far south and east as possible without removal of large trees.

The revised Plan also calls for wood fences rather than chain-link around both the tower and the satellite dish. This is also a result of discussions with a neighbor.

As I have mentioned, I personally met with all adjacent neighbors. All indicated either support or no objection, with the exception mentioned above.

Please feel free to contact me if you have questions or comments.

Regards,

Tom Dow
KZYX Board President

Sent from my iPad

GENERAL NOTES		GENERAL NOTES		SYMBOLS AND ABBREVIATIONS		PROJECT TEAM	
REGULATORY AGENCIES 1. ALL WORK SHALL CONFORM TO THE MOST CURRENT APPLICABLE CALIFORNIA CODE OF REGULATIONS (TITLE 24) PART 51-12, INCLUDING BUT NOT LIMITED TO: CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA HISTORIC BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, & 2019 CALIFORNIA REFERENCED STANDARDS CODE. 2. SEPARATE DRAWINGS, CALCULATIONS AND SUBMITTAL MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL OF SIGNAGE. 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. INSPECTION REQUESTS SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' REQUIREMENTS. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. 4. A RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REGULATORY AGENCY REQUIREMENTS. 5. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT. A REPRODUCIBLE AS-BUILT SET SHALL BE PROVIDED TO THE OWNER WHEN COMPLETED. PREPARATION FOR CONSTRUCTION 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION. 2. DO NOT SCALE DRAWINGS. 3. DIMENSIONS ARE TO FACE LINE OF STUD (P.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED. SEE COVER SHEET FOR GRAPHIC EXPLANATION. 4. ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF WORK. 5. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILLED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. 6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE ARCHITECT AND HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK AND, WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. 7. THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION. 8. BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT AND/OR OWNER. 10. CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, UTILITIES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE WORK IN ACCORDANCE WITH THE PROPERTY LINES AND ELEVATIONS PER THE SURVEY DRAWING AND GRADING/RAINAGE PLAN. 12. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION. 13. CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL CONFIRM EQUIPMENT LIST WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK. 14. RUFF + ASSOCIATES, INC. SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.		QUALITY AND JOB MANAGEMENT 1. THE CONTRACTOR SHALL CONSULT THE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR MATERIALS COORDINATION, CABINETS, ETC. 2. ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERRECTED WITH TIGHT-FITTING JOINTS, CAREFULLY CUT AND SECURED. EXPOSED NAILS OR SCREWS SHALL BE SET IN PUTTY. BACK PRIME ALL MILLWORK BEFORE INSTALLATION AND PROTECT AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. ALL WORK SHALL BE THOROUGHLY CLEANED AND SANDED TO RECEIVE THE FINISH. SHARP CORNERS OF SMALL MEMBERS OF FINISH WOODWORK SHALL BE SLIGHTLY ROUNDED. 3. ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBERS BY CUTTING OR DRILLING - CONSULT ARCHITECT. 4. ALL PROPRIETARY PRODUCTS NOTED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND HAVE PRIOR APPROVAL FROM THE LOCAL GOVERNING AGENCIES. 5. THE ARCHITECT AND THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK. THE ARCHITECT AND ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR FAILURE OF ANY OF THOSE PARTIES TO CARRY OUT THE WORK IN CONFORMANCE WITH CONTRACT DOCUMENTS. 6. CUTTING & PATCHING: AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION. 7. TEMPORARY SHORING: STRUCTURALLY BRACE AND SUPPORT ALL MATERIALS REQUIRING THE SAME FOR THE WORK TO OCCUR SAFELY AND IN COMPLIANCE WITH JURISDICTIONAL REGULATIONS. CHANGES TO WORK & SUBMITTALS 1. CHANGES OR MODIFICATIONS TO THE WORK DURING CONSTRUCTION SHALL BE RECORDED WITH THE APPROPRIATE REGULATORY AGENCIES, AND APPROVALS FROM SUCH AGENCIES SHALL BE OBTAINED PRIOR TO MAKING SUCH CHANGES. REGULATORY AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR OF ALL SUCH CONSTRUCTION CONTRACT CHANGES AFTER PERMITS ARE ISSUED. 2. THE ARCHITECT SHALL BE INFORMED, IN WRITING, OF ALL CHANGES OR SUBSTITUTIONS MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR CHANGES IMPLEMENTED WITHOUT THE ARCHITECT'S PRIOR APPROVAL. 3. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH A MINIMUM OF TWO (2) COPIES OF CHECKED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE, A MINIMUM OF THREE (3) WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT IMPLY THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. 4. SUBSTITUTIONS: PROPRIETARY ARTICLES MAY BE SUBSTITUTED IF, IN THE OPINION OF THE ARCHITECT AND OWNER, THE MATERIAL OR ARTICLE IS EQUAL TO THAT SPECIFIED. REQUEST FOR SUBSTITUTIONS SHALL NOT DELAY WORK. CONTRACTOR SHALL COORDINATE ACCEPTED SUBSTITUTIONS WITHOUT ADDITIONAL COST TO OWNER. ALL SUBSTITUTIONS MUST HAVE WRITTEN PERMISSION. COLOR SAMPLES OF ALL MATERIALS THAT AFFECT THE AESTHETICS OF THE DESIGN MUST BE SUBMITTED. WHEN A MANUFACTURED PRODUCT IS NOT SPECIFIED, CONTRACTOR WILL UTILIZE THE HIGHEST QUALITY PRODUCT AVAILABLE ON THE MARKET IN THE MIDDLE PRICE RANGE. CONTRACTOR SHALL ON NO ACCOUNT USE LOWER-END PRODUCTS AT THE BOTTOM PRICE RANGE WHEN BETTER QUALITY PRODUCT IN THE MIDDLE PRICE RANGE EXISTS. 5. ONLY DRAWINGS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE. 6. ADDENDA WILL BE ISSUED DURING BIDDING TO CLARIFY DRAWINGS (AND SPECIFICATIONS) AS REQUIRED. THESE WILL BECOME A PART OF THE CONTRACT - CONSULT ARCHITECT. 7. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES. COMPLETION 1. ALL WORK SHALL BE CLEAN AND READY FOR USE UPON COMPLETION. EXPOSED AND SEMI-EXPOSED SURFACES BE DUSTED, MOPPED, WASHED, WIPED AND BUFFED AS NECESSARY TO LEAVE WORK IN A NEW, CLEAN, IMMACULATE CONDITION. 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OWNER(S) WITH RECORD CONSTRUCTION/AS-BUILT SET OF DRAWINGS AND ALL WARRANTIES FOR PRODUCTS USED AFTER COMPLETION OF PROJECT.		ABBREVIATION TERM: B AND ANGLE L FIN. FINISH # AT FLOOR A.B. ANCHOR BOLTS A.V. ABOVE A.C. AIR CONDITIONING A.C.T. ACQUISITION CEILING TILE ACOUS. ACOUSTIC ADJ. ADJUSTABLE OR ADJACENT A.F.F.L. ABOVE FINISHED FLOOR AL. ALUMINUM ALT. ALTERNATE A.P. ACCESS PANEL APPL. APPLIANCE APPROX. APPROXIMATELY ARCH. ARCHITECT BD. BOARD BLDG. BUILDING BLKS. BLOCKING BM. BEAM B.N. BOUNDARY NAILING BOT. BOTTOM CG. CORNER GUARD C.J. CONTROL JOINT C.L. CENTER LINE CLR. CLEAR CLO. CLOSET CL.M. CLEAR C.M.U. CONCRETE MASONRY UNIT CNTR. COUNTERTOP COL. COLUMN CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CRT. CARPET CTR. CENTER CTSK. COUNTERSINK DBL. DOUBLE DN.F. DOWN DIA. DIAMETER DIM. DIMENSION DISP. DISPENSER DIST. DISTANCE DN. DOWN D.O.G.R. DOUGLAS FIR DR. DOOR DS. DOWNSPOUT DT.L. DETAIL DWG. DRAWING (E) EXISTING FA. EACH ELEC. ELECTRICAL ELEV. ELEVATION EMRGY EMERGENCY ENG. ENGINEERED E.P. ELECTRICAL PANELBOARD EQ. EQUAL EQUIP. EQUIPMENT EXC. EXCEPT EXT. EXTERIOR F.B.O. FURNISHED BY OTHERS F.D. FLOOR DRAIN FDN. FOUNDATION F.F. FINISH TO FINISH F.F.L. FINISH FLOOR FIN. FINISH FLR. FLOOR FLOUR. FLOURESCENT F.O. FACE OF F.O.F. FACE OF FINISH F.O.S. FACE OF STUD F.R.P. FIBERGLASS REINFORCED PANEL F.S.E.C. FOOD SERVICE EQUIPMENT FTG. FOOTING FT. FOOT OR FEET GA. GAUGE GALV. GALVANIZED G.F.R.C. GLASS FIBER REINFORCED CONCRETE G.B. GRAB BAR G.C. GENERAL GL. GLASS GND. GROUND G.S.M. GALVANIZED SHEET METAL G.W.B. GYPSUM WALL BOARD H.B. HOSE BIBB HDWD. HARDWOOD HDWR. HARDWARE HGT. HEIGHT HORIZ. HORIZONTAL HR. HOUR, HOURS INSULATION INT. INTERIOR JAN. JANITOR JOINT J.E.C. KITCHEN EQUIPMENT CONTRACT			

PROPERTY LINE
BUILDING ENVELOPE
EDGE OF PAVEMENT
FENCE LINE
BUILDING SETBACK LINE
CONTOUR LINES

NOTATION:
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.....

TOTAL REQUIRED
5 - 1 ADA, PLUS 4
TOTAL PROVIDED
5 - 1 ADA, PLUS 4

BUILDING 1
1512 SQ FT

NOTATION: EXISTING LANDSCAPING TO REMAIN

LOCATION OF BROADCAST TOWER	
-----------------------------------	--

EAST SETBACK 35'-6" TO C/L

SEE SHEETS ADA2 / ADA3
FOR ADA PARKING

SOUTH SETBACK 167'

LOCATION OF SATELLITE DISH

6' CHAIN LINK
FENCE W/ GATE
(SEE SHEET A3.0 / DETAIL 4)

BUILDING 2
756 SQ FT

<<< WEST CLAY STREET >>>

Site Plan
1/16" = 1'

APN: 002-257-01

MENDOCINO COUNTY PUBLIC BROADCASTING		USE PERMIT PLAN SET		390 CLAY STREET UKIAH, CA 95482						RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.		#	REVISIONS	DATE	BY				
SHEET TITLE																			
SITE PLAN																			
DRAWN BY		PSM		CHECKED BY		RPR		DATE SUBMITTED		7-26-2021		DATE CREATED		7-26-2021		SCALE		AS NOTED	
PAGE		A1		SHEET		2		OF		15									

BUILDING 1 = 1512 SQUARE FEET

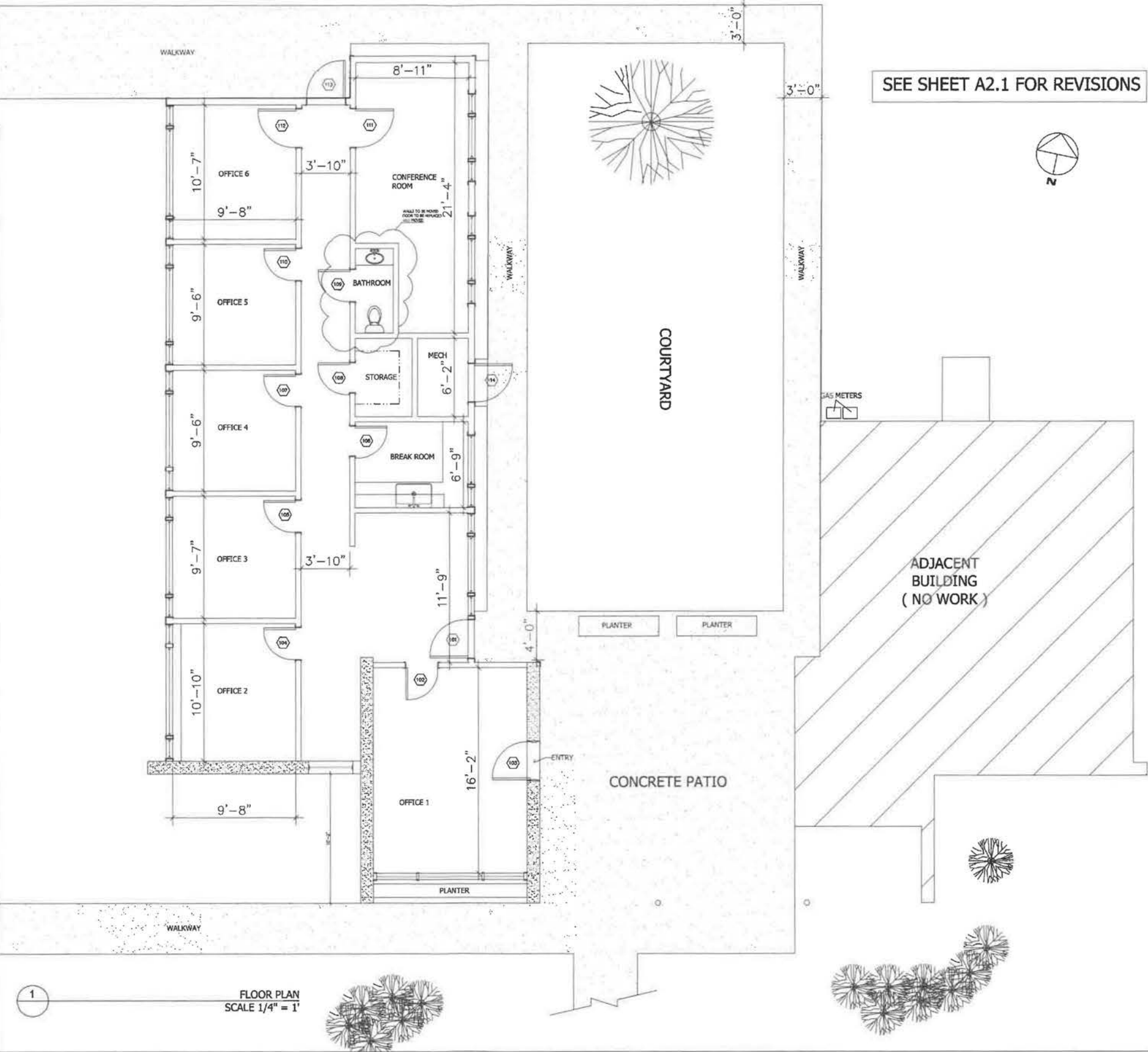
EXISTING DOOR SCHEDULE

- 101 - 3'-0" X 6'-8" - EXTERIOR WOOD LOCKABLE LEVER HANDLE
- 102 - 2'-6" X 6'-8" - INTERIOR WOOD SOLID CORE
- 103 - 3'-0" X 6'-8" - EXTERIOR WOOD LOCKABLE LEVER HANDLE
- 104 - 2'-6" X 6'-8" - INTERIOR WOOD SOLID CORE
- 105 - 2'-6" X 6'-8" - INTERIOR WOOD SOLID CORE
- 106 - 2'-4" X 6'-8" - INTERIOR WOOD SOLID CORE
- 107 - 3'-0" X 6'-8" - INTERIOR WOOD SOLID CORE
- 108 - 3'-0" X 6'-8" - INTERIOR WOOD SOLID CORE
- 109 - 3'-0" X 6'-8" - INTERIOR WOOD SOLID CORE LOCKABLE LEVER HANDLE
- 110 - 2'-8" X 6'-8" - INTERIOR WOOD SOLID CORE
- 111 - 2'-8" X 6'-8" - INTERIOR WOOD SOLID CORE
- 112 - 2'-8" X 6'-8" - INTERIOR WOOD SOLID CORE
- 113 - 3'-0" X 6'-8" - EXTERIOR WOOD LOCKABLE LEVER HANDLE

EXISTING WINDOW SCHEDULE

- 101 - 3'-2" X 5'0" - SINGLE PANE TEMPERED
- 102 - 1'6",5'8",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 103 - 1'6",5'8",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 104 - 1'6",5'8",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 105 - 1'6",5'8",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 106 - 1'6",6'8",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 107 - 1'6",3'3",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 108 - 1'6",3'9",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 109 - 1'6",3'6",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 110 - 1'6",4'6",1'6" X 4'0" - TRIPLE PANE TEMPERED LOW E
- 111 - 3'2" X 6'4" - SINGLE PANE TEMPERED LOW E
- 112 - 3'3",5'0",3'2" X 7'0" - TRIPLE PANE TEMPERED LOW E

NOTE: ALL EXTERIOR GLAZING TO MEET THE REQUIREMENTS OF CBC 2019 SECTION 708A.2



BY	DATE	REVISIONS

RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: ruff@ruffandassociates.com
COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.

CA License # C11736 - 6597217
RICHARD RUFF
NO. C11736
EXPI. 11-30-21
STATE OF CALIFORNIA

MENDOCINO COUNTY PUBLIC BROADCASTING
USE PERMIT PLAN SET
390 CLAY STREET
UKIAH, CA 95482

SHEET TITLE	
EXISTING FLOOR PLAN / DEMO PLAN	
DRAWN BY	PSM
CHECKED BY	RPR
DATE SUBMITTED	7-26-2021
DATE CREATED	7-26-2021
SCALE	AS NOTED
PAGE	A2.0
SHEET 3 OF 15	

SS SELF-SUPPORTING TOWERS

FOUNDATION INFORMATION

Horizontal Bracing used for bracing

Double nut case used for bracing

2" Flat Steel

Horizontal 8/7 bars only spaced with 1/2" max

ANCHOR BASE

Full size template

Center of Foundation and Tower

Center of Foundation and Tower

Anchor base includes full size template or anchor base plate, anchor bolts, and leveling bolts

SHORT BASE

Center of Foundation and Tower

Shear Flow Leg

SHORT BASE

Ordered separately from tower

ANCHOR BASE

Ordered separately from tower

Short Base Sections	Top	Base	Dimensions	Concrete	Bar Size	Log Stubs & Anchors	
RSB02	2	7'-6"	3'-9"	2'-5"	9.0	32	RAL02
RSB03	3	7'-9"	3'-10"	2'-5"	9.6	40	RAL03
RSB04	4	8'-0"	4'-0"	2'-5"	10.3	40	RAL04
RSB05	5	8'-3"	4'-11"	2'-5"	10.9	40	RAL05
RSB06	6	8'-6"	4'-3"	2'-4"	11.6	40	RAL06
RSB07	7	8'-9"	4'-3"	2'-3"	11.6	40	RAL07
RSB08	8	9'-0"	4'-9"	2'-7"	14.5	40	RAL08
RSB09	9	9'-9"	5'-10"	2'-7"	15.3	48	RAL09
RSB10	10	10'-0"	5'-0"	2'-7"	16.0	48	RAL10

Standard foundations illustrated are for general information purposes only. Actual details are provided with tower assembly drawings.

SS SELF-SUPPORTING TOWERS

OPTIONAL ITEMS MUST BE ORDERED SEPARATELY

TOWER HEIGHT (FT)	NO. SECTIONS	NO. BRACES	NO. PLATE KIT	NO. 2" FLAT STEEL	NO. 8/7 BARS	NO. ANCHOR BASE KIT	NO. ANCHOR BASE KIT	NO. ANCHOR BASE KIT	NO. ANCHOR BASE KIT
10	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
20	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
30	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
40	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
50	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
60	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
70	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
80	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
90	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12
100	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12	1-12

ROHN standard RSL tower kits are supplied with rock washers as nutlocking devices. Patents (P), ANCHOR (A) and Td (T) are alternative nutlocking devices that may be obtained by adding the indicated suffix to the standard RSL tower kit part number. Nut locking devices are required in accordance with ANSI/TIA-222-G.

SSV SELF-SUPPORTING TOWERS

SSV STANDARD

GENERAL USE

The ROHN SSV tower has been in service for over 50 years. The design utilizes standard parts arranged to create a unique structure. The legs are tubular with angle braces at the bottom and solid legs and braces in the top sections. This tower is used in a variety of applications, from PCS structures and broadband to security, sports, lighting and more. The SSV has proven to be one of the industry's most efficient and preferred structures. All ROHN SSV towers are hot dip galvanized inside and out for corrosion protection.

Section Number	Spaced Dimensions	Lower
1WB	1'-2"	1'-2"
2WB	1'-2"	1'-6"
3WB	1'-6"	1'-10"
4WB	1'-10"	2'-2"
5WB	2'-2"	2'-6"
6WB	2'-6"	4'-0"
7WB	3'-0"	6'-3"
8WB	3'-0"	8'-6"
9WB	3'-0"	10'-9"
10WB	3'-0"	12'-11"
11WB	3'-0"	14'-2"
12WB	3'-0"	16'-5"
13WB	3'-0"	18'-8"
14WB	3'-0"	20'-9"
15WB	3'-0"	22'-9"
16WB	3'-0"	24'-9"

Do not use for construction. See tower assembly drawings.

Per R/G requirements, any structure greater than 18' requires a climber safety device. Please contact ROHN for ordering information.

SS SELF-SUPPORTING TOWERS

SELF-SUPPORTING STANDARD TOWERS

TOWER HEIGHT (FT)	TOWER ASSEMBLY NUMBER	SECTIONS		EFFECTIVE PROJECTED AREA (SQ. FT.)			
		TOP	BASE	EXP. B	EXP. C	EXP. D	EXP. E
10	SSS-00000	2W	2W	11	13	8	18
20	SSS-00000	2W	2W	11	13	8	18
30	SSS-00000	2W	2W	11	13	8	18
40	SSS-00000	2W	2W	11	13	8	18
50	SSS-00000	2W	2W	11	13	8	18
60	SSS-00000	2W	2W	11	13	8	18
70	SSS-00000	2W	2W	11	13	8	18
80	SSS-00000	2W	2W	11	13	8	18
90	SSS-00000	2W	2W	11	13	8	18
100	SSS-00000	2W	2W	11	13	8	18

General Notes:

- Standard tower designs are in accordance with approved national standard ANSI/TIA 222-G, Structure Class II, Topographic Category 1, 3/4" design ice thickness, seismic coefficient $S_s \leq 1.0$.
- Tower design to assume allowable projected areas are symmetrically placed on the tower.
- Designs assume one 7/8" line to top and two 7/8" lines to 30 feet below top, one line on each face.
- All towers are provided with step bolts and a tapered top.
- Grounding kit must be ordered separately.
- Assembly drawings and standard foundation details are supplied with the tower.
- Custom designs for site specific applications are available upon request.

1 3/8" O.D. Tube

14"

Tapered Top

1 3/8" O.D. Tube

14"

Tapered Top

SS SELF-SUPPORTING TOWERS

SELF-SUPPORTING STANDARD TOWERS

TOWER HEIGHT (FT)	TOWER ASSEMBLY NUMBER	SECTIONS		EFFECTIVE PROJECTED AREA (SQ. FT.)			
		TOP	BASE	EXP. B	EXP. C	EXP. D	EXP. E
10	SSS-00000	2W	2W	11	13	8	18
20	SSS-00000	2W	2W	11	13	8	18
30	SSS-00000	2W	2W	11	13	8	18
40	SSS-00000	2W	2W	11	13	8	18
50	SSS-00000	2W	2W	11	13	8	18
60	SSS-00000	2W	2W	11	13	8	18
70	SSS-00000	2W	2W	11	13	8	18
80	SSS-00000	2W	2W	11	13	8	18
90	SSS-00000	2W	2W	11	13	8	18
100	SSS-00000	2W	2W	11	13	8	18

General Notes:

- Standard tower designs are in accordance with approved national standard ANSI/TIA 222-G, Structure Class II, Topographic Category 1, 3/4" design ice thickness, seismic coefficient $S_s \leq 1.0$.
- Tower design to assume allowable projected areas are symmetrically placed on the tower.
- Designs assume one 7/8" line to top and two 7/8" lines to 30 feet below top, one line on each face.
- All towers are provided with step bolts and a tapered top.
- Grounding kit must be ordered separately.
- Assembly drawings and standard foundation details are supplied with the tower.
- Custom designs for site specific applications are available upon request.

SS SELF-SUPPORTING TOWERS

SELF-SUPPORTING HEAVY DUTY SECTIONS

Bracing Detail for Sections 1W-3WB

Bracing Detail for Sections 4WB-5WB

Bracing Detail for Straight Sections 6WB-11WB

Bracing Detail for Tapered Sections 12WB-13WB

Bracing Detail for Tapered Sections 14WB-15WB

Are hot roll configurations are provided with legs to tower.

SS SELF-SUPPORTING TOWERS

SELF-SUPPORTING HEAVY DUTY SECTIONS

Bracing Detail for Sections 1W-3WB

Bracing Detail for Sections 4WB-5WB

Bracing Detail for Straight Sections 6WB-11WB

Bracing Detail for Tapered Sections 12WB-13WB

Bracing Detail for Tapered Sections 14WB-15WB

Are hot roll configurations are provided with legs to tower.

SS SELF-SUPPORTING TOWERS

SELF-SUPPORTING HEAVY DUTY SECTIONS

Bracing Detail for Sections 1W-3WB

Bracing Detail for Sections 4WB-5WB

Bracing Detail for Straight Sections 6WB-11WB

Bracing Detail for Tapered Sections 12WB-13WB

Bracing Detail for Tapered Sections 14WB-15WB

Are hot roll configurations are provided with legs to tower.

DATE

REVISIONS

RUFF + ASSOCIATES

CA License # C1736 - 850727

ARCHITECT

STATE OF CALIFORNIA

MENDOCINO COUNTY PUBLIC BROADCASTING

USE PERMIT PLAN SET

390 CLAY STREET

UKIAH, CA 95482

SHEET TITLE

ROHN SSV TOWER SPEC SHEETS

DRAWN BY

PSM

CHECKED BY

RPR

DATE SUBMITTED

7-26-2021

DATE CREATED

7-26-2021

SCALE

AS NOTED

PAGE

A2.3

SHEET 6 OF 15

Page 30 of 72



Reasonable prices. priceless reasoning.

#D37F48-4PC-5.5

3.7 meter stationary AZ/EL satellite antenna

Antenna, sat 3.7m polar fixed or motor, 4-petal (PS: D37F48-4PC-5.5)

ANTENNA GAIN FOR RX	(12.3 dbi @ 14GHz, 15.1 dbi @ 12GHz)
DIAMETER	(1.7 meter x 12.2 feet)
MOUNT TYPE	Fixed AZ/EL
ISOLATION	15 db
MATERIAL METALS	Spun aluminum, 4 piece w/ PROTECT, ALIGN Gate

Stationary 3.7 meter satellite antenna with a prime focus 4-petal aluminum reflector with PRECISE ALIGN reflector joining flange, Multi-petal reflector for easy carry to dish location. Fixed AZ/EL mount that attaches to 5.5" OD pipe extending 60" above surface, specify feed support to hold C or Ka feedhorn. C band gain = 42.3 dBi / Ku band gain = 51.5 dBi. Feedhorn, LNB and pipe sold separately.

Specifications	3.7m
C Band Gain @ 4 GHz	42.3 db
Ku Band Gain @ 12 GHz	51.1 db
Thickness	.090
F/D Ratio	.4
Wind Force at 60°F at 90 MPH	4,200 lbs
First Side Lobe	2.4°
All Side Lobes	<22 db
3db Beam Width	1.4°
F/L	57.6"
Antenna Weight	165 lbs
Crate Dims w/Antenna	76"x36"x78"
Approximate Weight	348 lbs
Mount Weight	208 lbs
Pallet Dims w/Mount	50"x50"x23"
Approximate Weight	212 lbs



You are entitled to the manufacturer's limited express warranty, if any, that accompanies the product. DAWNco makes no additional or independent warranty. All other warranties, express or implied, including the warranties of merchantability and fitness for a particular purpose are disclaimed. We do our best to be accurate. We are not responsible for any typographical, photographic or technical errors. See "Policies for DAWNco" under the "Answers" button at the DAWNco website.

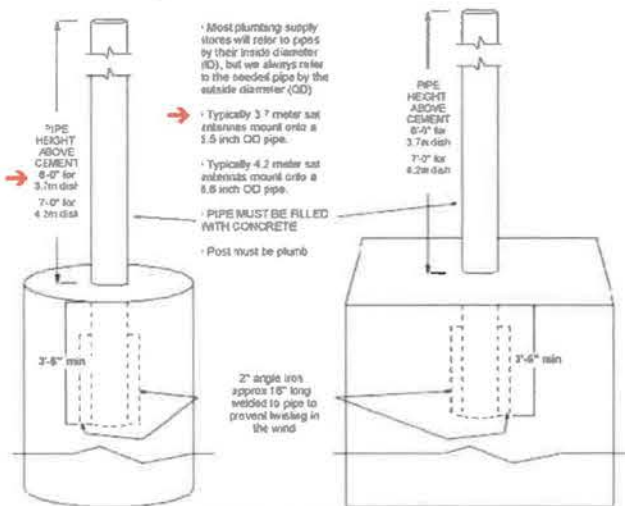
3340 S. Lapeer Rd • Orion, MI 48359-1320 • Ph (248) 391-9200 • Fax (248) 391-9206 • sales@DAWNco.com



Reasonable prices. priceless reasoning.

Base Post on Concrete • Pad Preparation

Preparation of in-ground base post to support a satellite antenna. Customer must verify the proper pipe OD needed for the new satellite antenna that may have ordered, which is usually stated on the quote.



FOUNDATION REQUIREMENTS			
ANTENNA SIZE	WIND LOAD 30 MPH SQUARE FOOT	WIND LOAD 60 MPH SQUARE FOOT	SOIL TYPE 3600-020 PSF
30M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	
37M	5' x 5' x 3" DEEP	3' DIA X 3'	

NOTES
1. All 43 Rebar used in Footings
2. Rebar distributed evenly in two directions
3. Center of Rebar steel bar in 2" above bottom of post
4. Rebar steel bar run 12" away from edge of concrete
5. Post must extend 18" from base
6. Dimensions for concrete may vary depending on soil types and wind conditions, check with local engineer
7. Post must be set out of ground min. of 6" 6"
8. Post must have concrete on side to prevent sand from falling in the vent
9. Post must be clear 30" from top

3340 S. Lapeer Rd • Orion, MI 48359-1320 • Ph (248) 391-9200 • Fax (248) 391-9206 • sales@DAWNco.com
You are entitled to the manufacturer's limited express warranty, if any, that accompanies the product. DAWNco makes no additional or independent warranty. All other warranties, express or implied, including the warranties of merchantability and fitness for a particular purpose are disclaimed. We do our best to be accurate. We are not responsible for any typographical, photographic or technical errors. See "Policies for DAWNco" under the "Answers" button at the DAWNco website.



48" MOUNT BOLT KIT

3.0m, 3.7m & 3.8m w/48" Mount

Antenna to Ring	Support Post	Endbracket Hardware Config
4 1/2" x 1/2" Bolts	1 Set of Support Post	1 1/4" x 1/4" Bolts
4 1/2" Nuts	1 C-Bracket	1 1/4" Flat Washers
4 1/2" Lock Washers	8 1/4" x 1/2" Bolts	1 1/2" Nuts
4 1/2" Flat Washers	8 1/4" x 1/2" Bolts	1 1/2" Lock Washers
16 1/2" Rubber Washers	1 1/4" x 1/4" Bolts	1 1/4" Flat Washers

NOTE: SECTIONAL ANTENNAS INCLUDE ADDITIONAL HARDWARE, SEE TABLES BELOW

4 1/2" x 1/2" Washers 4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers

4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers 4 1/2" Rubber Washers

4 1/2" Lock Washers 4 1/2" Flat Washers 4 1/2" Rubber Washers 4 1/2" Nuts

4 1/2" Flat Washers 4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers

4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers

4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers 4 1/2" Rubber Washers

4 1/2" Flat Washers 4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers

4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers

4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers 4 1/2" Rubber Washers

4 1/2" Flat Washers 4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers

4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers

4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers 4 1/2" Rubber Washers

4 1/2" Flat Washers 4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers

4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers

4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers 4 1/2" Rubber Washers

4 1/2" Flat Washers 4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers

4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers

4 1/2" Nuts 4 1/2" Lock Washers 4 1/2" Flat Washers 4 1/2" Rubber Washers

4 1/2" Flat Washers 4 1/2" Rubber Washers 4 1/2" Nuts 4 1/2" Lock Washers

90'

80'

60'

40'

20'

90' ROHN SSV
TOWER
(SEE SHEET A2.2)

MIWAVE 940-960 MHZ
PARABOLIC GRID
ANTENNA
(SEE SHEET A2.4)

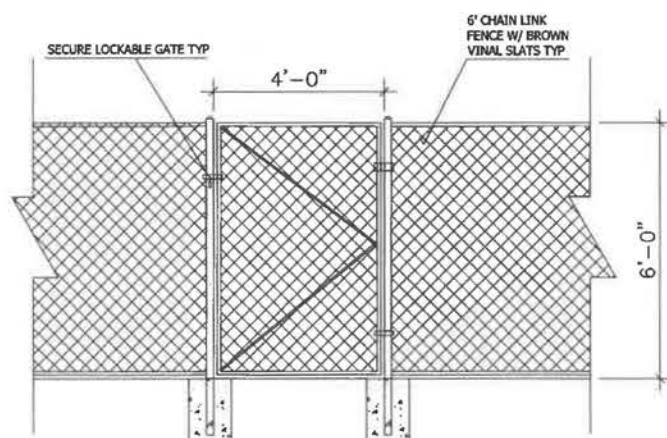
NOTATION: ALSO SEE PHOTO SIMULATION SHEETS A3.2, A3.3, AND A3.4

1

PROPOSED WEST ELEVATION
SCALE 3/32" = 1'

STEPHENSEN
STREET

CLAY
STREET



3

FENCE DETAIL TOWER AND SATELLITE DISH
SCALE 1/2" = 1'

3' SIGN ATTACHED TO WALL



90'

80'

60'

40'

20'

2

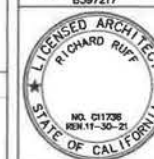
PROPOSED SOUTH ELEVATION
SCALE 3/32" = 1'

PINE
STREET

90' ROHN SSV
TOWER
(SEE SHEET A2.2)

BY	DATE	REVISIONS

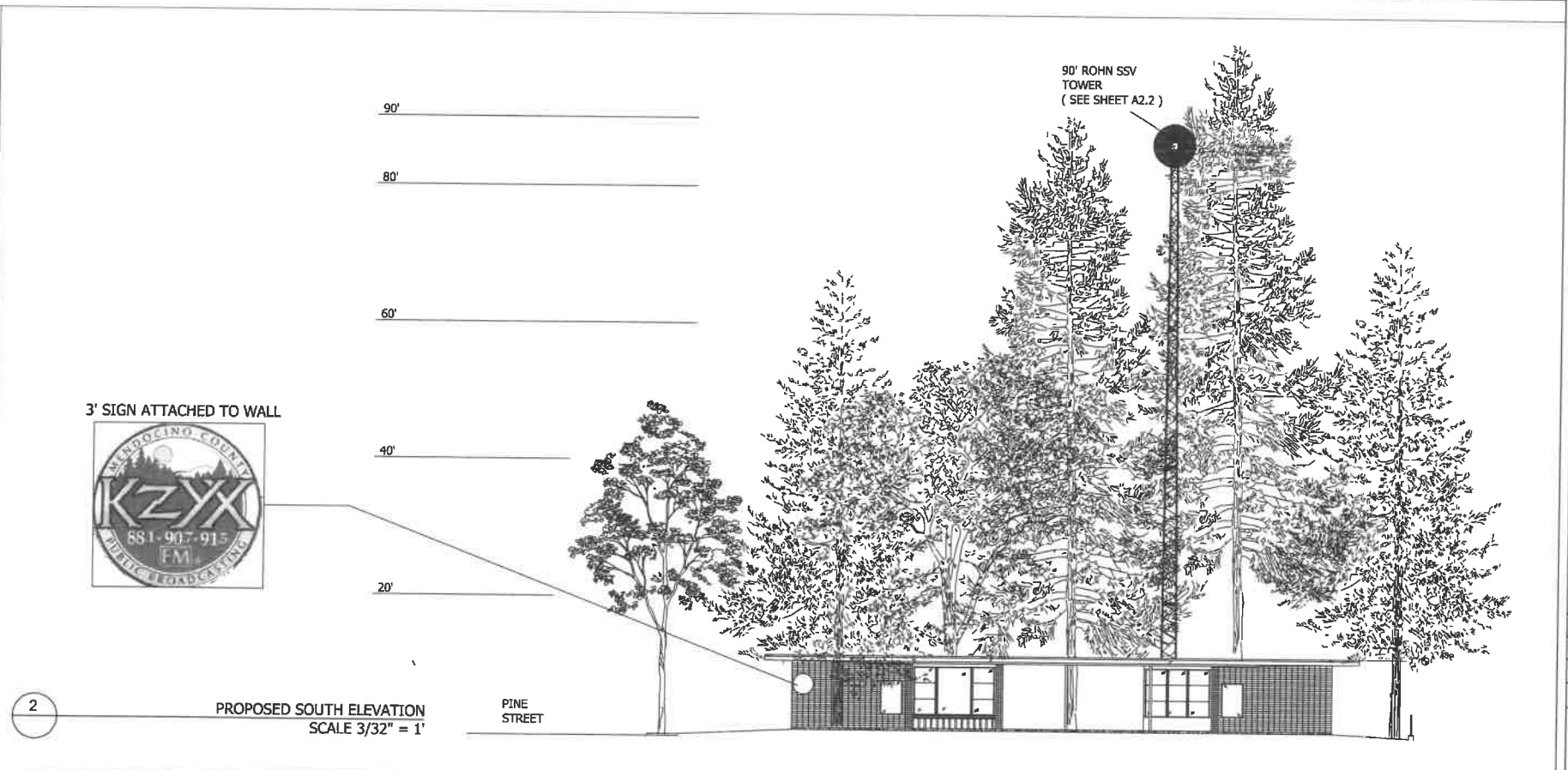
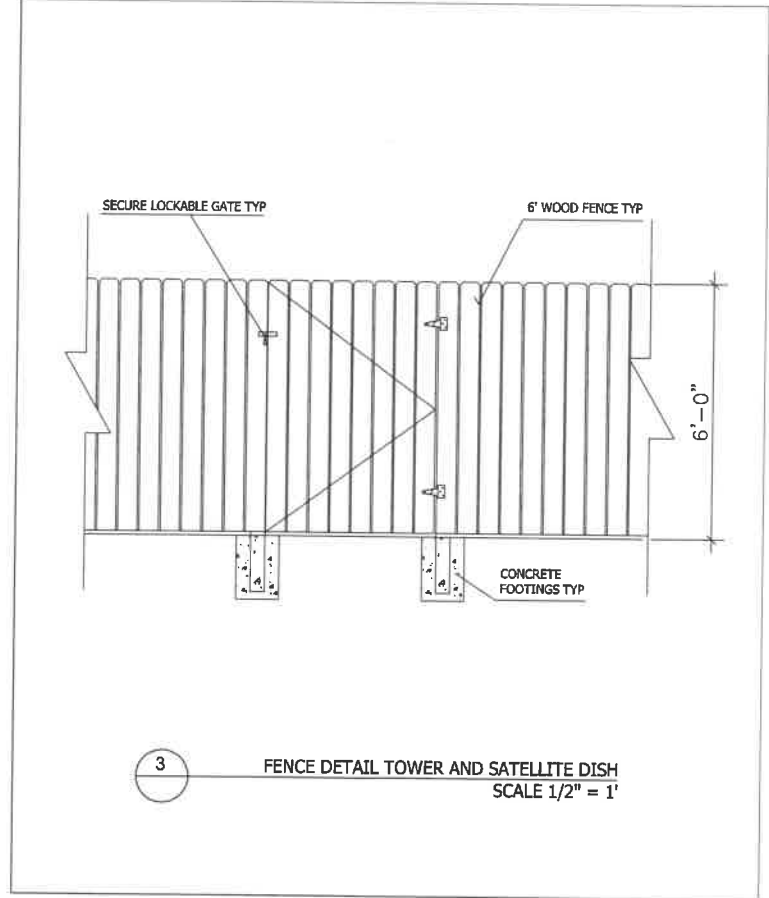
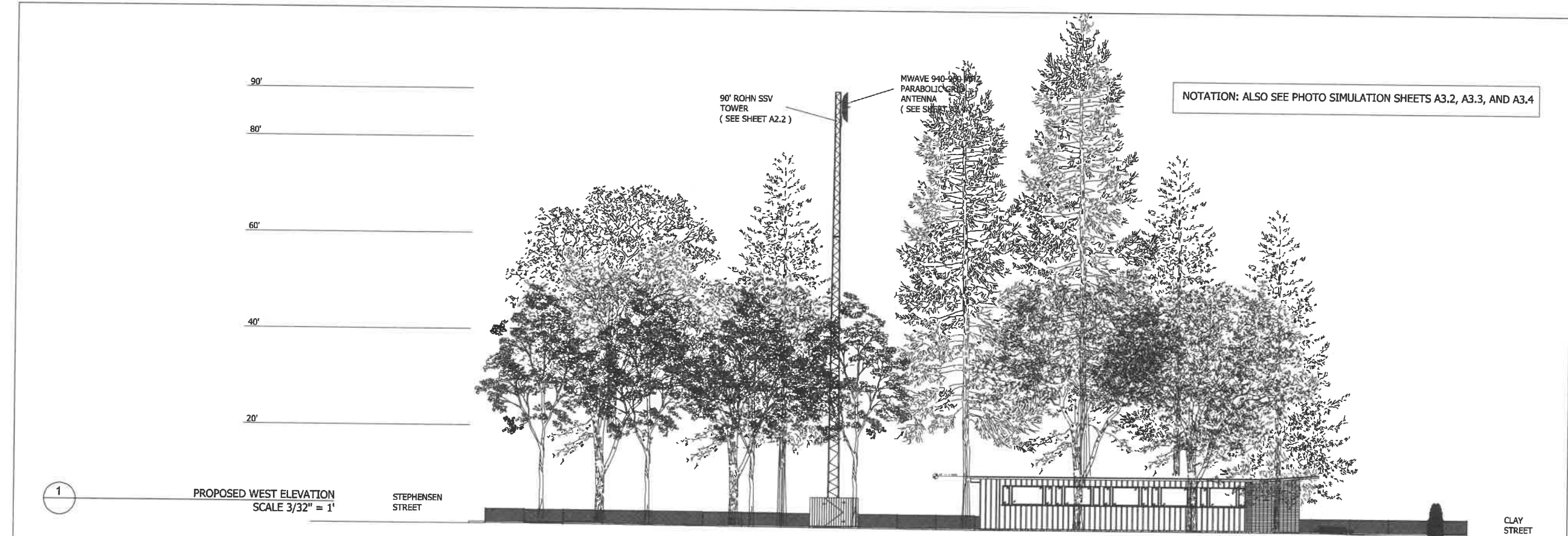
RUFF + ASSOCIATES



MENDOCINO COUNTY PUBLIC BROADCASTING
USE PERMIT PLAN SET
390 CLAY STREET
UKIAH, CA 95482

SHEET TITLE
ELEVATIONS
DRAWN BY PSM
CHECKED BY RPR
DATE SUBMITTED 7-26-2021
DATE CREATED 7-26-2021
SCALE AS NOTED

PAGE
A3.0
SHEET 8 OF 15



REVISIONS	DATE	BY

RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com
COPYRIGHT © BY RUFF + ASSOCIATES, ALL RIGHTS RESERVED.

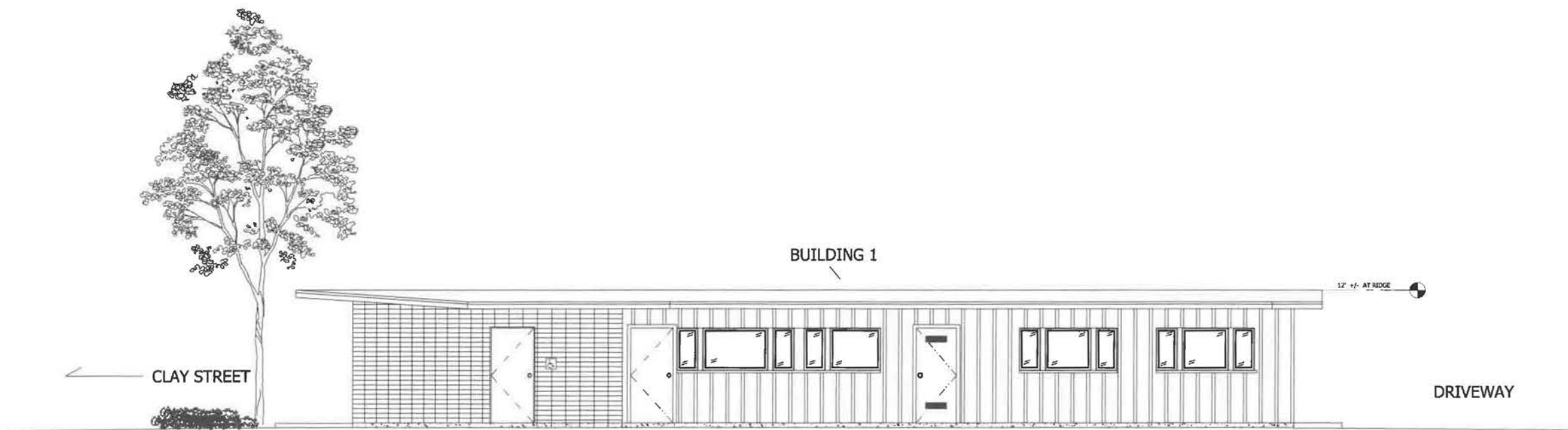
LICENSED ARCHITECT
RICHARD RUFF
NO. 01726
EXPI. 11-30-21
STATE OF CALIFORNIA

MENDOCINO COUNTY PUBLIC BROADCASTING
USE PERMIT PLAN SET
390 CLAY STREET
UKIAH, CA 95482

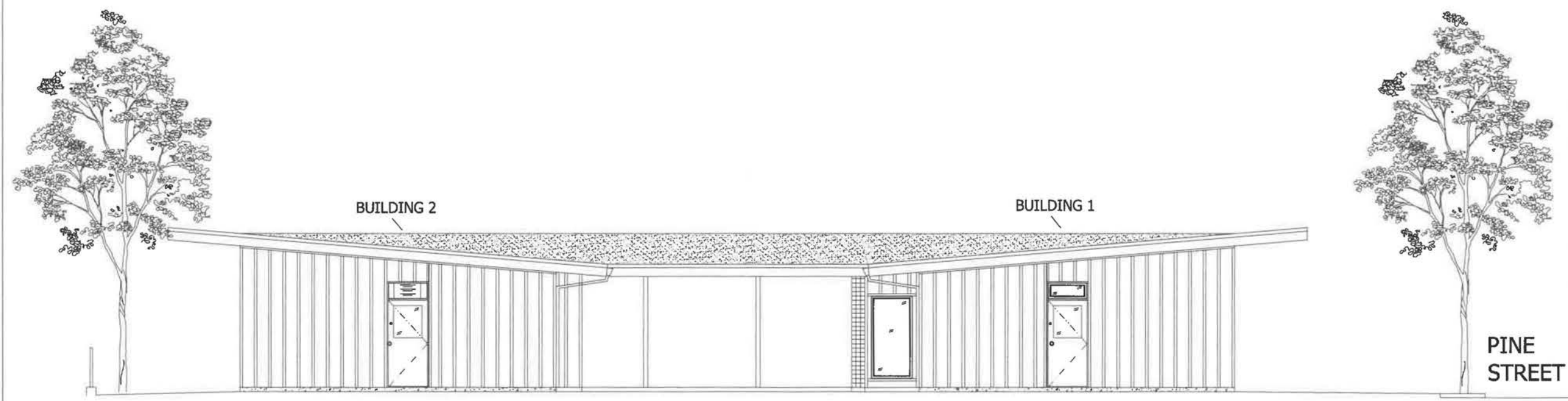
SHEET TITLE	
ELEVATIONS	

DRAWN BY	PSM
CHECKED BY	RPR
DATE SUBMITTED	9-9-2021
DATE CREATED	9-9-2021
SCALE	AS NOTED

PAGE
A3.0
SHEET 8 OF 15



1 BUILDING 1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'



2 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'

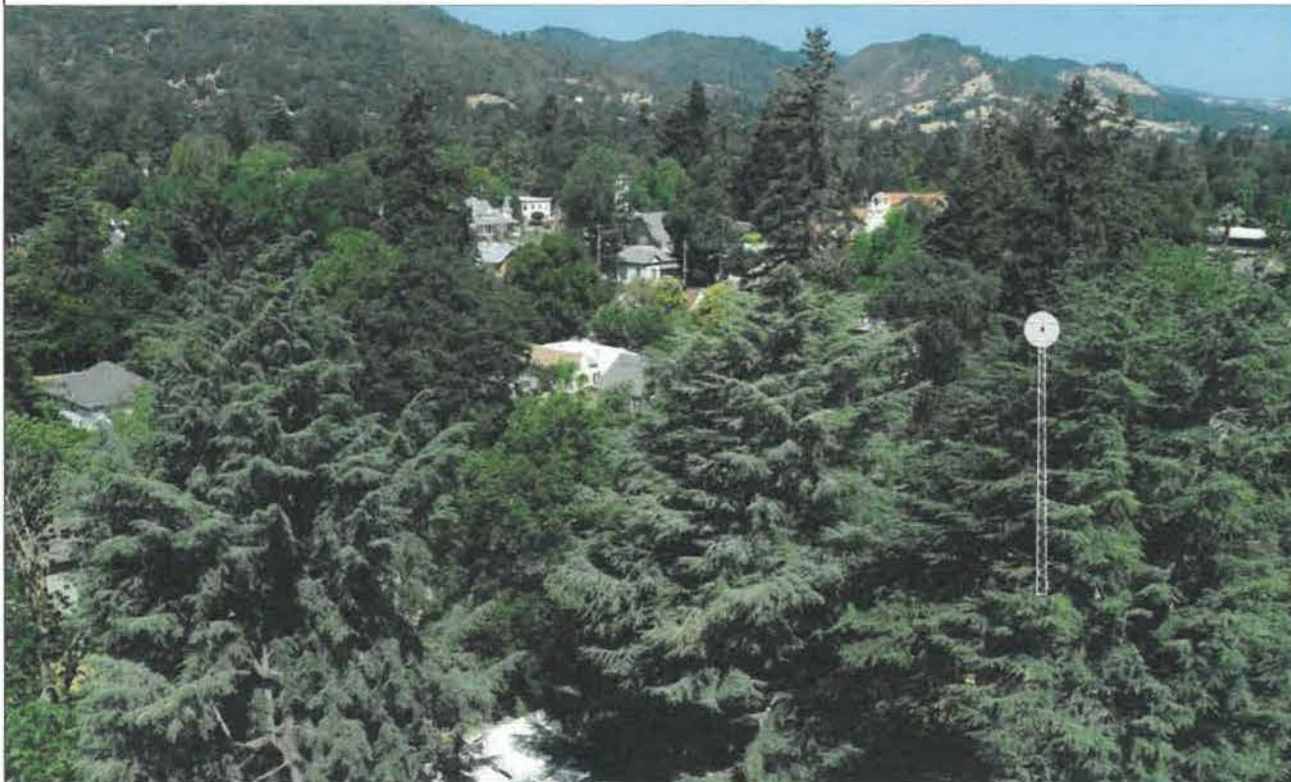
BY	DATE	REVISIONS
RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.		
CA License # C11736 - 8597217 		
MENDOCINO COUNTY PUBLIC BROADCASTING USE PERMIT PLAN SET 390 CLAY STREET UKIAH, CA 95482		
SHEET TITLE		
ELEVATIONS		
DRAWN BY	PSM	
CHECKED BY	RPR	
DATE SUBMITTED	7-26-2021	
DATE CREATED	7-26-2021	
SCALE	AS NOTED	
PAGE	A3.1	
SHEET 9 OF 15		



DRONE PHOTO SIMULATION LOOKING SOUTH AT 90' ELEVATION



DRONE PHOTO SIMULATION LOOKING EAST AT 90' ELEVATION



DRONE PHOTO SIMULATION LOOKING NORTHWEST AT 90' ELEVATION



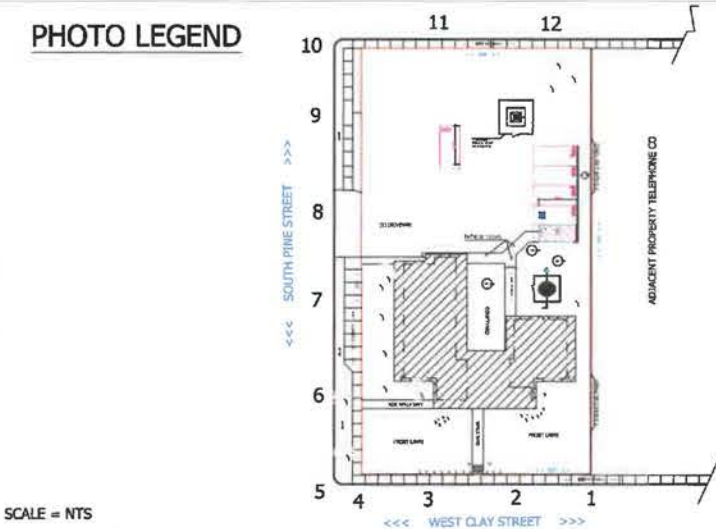
DRONE PHOTO SIMULATION LOOKING WEST AT 90' ELEVATION

REVISIONS	DATE	BY
		
RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: ruffard@ruffarchitect.com COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.		
CA License # C11736 - B597217		
		
MENDOCINO COUNTY PUBLIC BROADCASTING USE PERMIT PLAN SET 390 CLAY STREET UKIAH, CA 95482		
SHEET TITLE		
PHOTO SIMULATION SHEET 1		
DRAWN BY	PSM	
CHECKED BY	RPR	
DATE SUBMITTED	7-26-2021	
DATE CREATED	7-26-2021	
SCALE	AS NOTED	
PAGE	A3.2	
SHEET	10	OF 15



PHOTO SIMULATED VIEW AT STREET LEVEL

PHOTO LEGEND



BY					
DATE					
REVISIONS					
RUFF + ASSOCIATES Architecture Planning Development 100 West Steadway Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: ruff@ruffassociates.com COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.					
CA License # C11736 - 8597217 					
MENDOCINO COUNTY PUBLIC BROADCASTING USE PERMIT PLAN SET 390 CLAY STREET UKIAH, CA 95482					
SHEET TITLE					
PHOTO SIMULATION SHEET 2					
DRAWN BY PSM					
CHECKED BY RPR					
DATE SUBMITTED 7-26-2021					
DATE CREATED 7-26-2021					
SCALE AS NOTED					
PAGE A3.3					
SHEET 11 OF 15					



NORTH EAST

NORTH EAST

EAST

SOUTH

SOUTHWEST



EAST

SOUTHEAST

PARKING AREA

EAST

WEST



TOWER LOCATION

NORTH

TOWER LOCATION

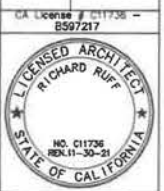
EAST

PANORAMIC VIEW AT 90'

REVISIONS	DATE	BY

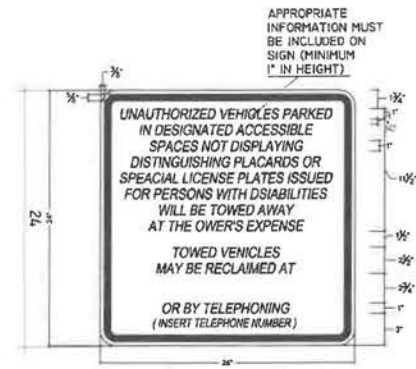


RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com
COPYRIGHT © BY RUFF + ASSOCIATES, ALL RIGHTS RESERVED.



MENDOCINO COUNTY PUBLIC BROADCASTING
USE PERMIT PLAN SET
390 CLAY STREET
UKIAH, CA 95482

SHEET TITLE
PHOTO SHEET 3
DRAWN BY PSM
CHECKED BY RPR
DATE SUBMITTED 7-26-2021
DATE CREATED 7-26-2021
SCALE AS NOTED
PAGE
A3.4
SHEET 12 OF 15



(SIGN TO BE MOUNTED ON 2" DIA. G.I. PIPE POST)
SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET FACILITY, NOT LESS THAN 24"x24" IN SIZE, WITH LETTERS NOT LESS THAN 1" IN HEIGHT WHICH CLEARLY AND CONSPICUOUSLY STATES THE ABOVE.

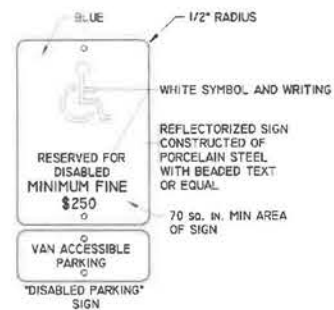
ADDITIONAL SIGNAGE

11B-502.8 ADDITIONAL SIGNAGE

AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2.) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

11-502-8-1 SIZE - THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH..

11B502.8.2 LETTERING- THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1" THE FOLLOWING: " UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: "

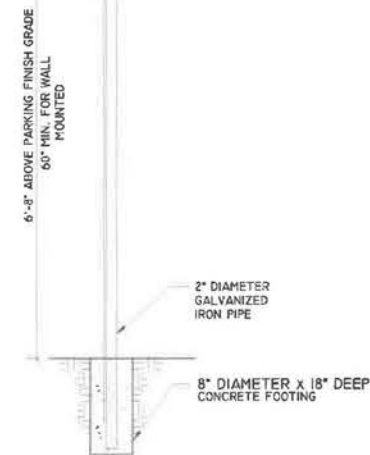
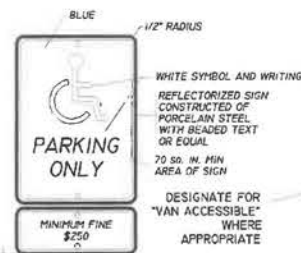


4 EXTERIOR ADA SIGNAGE 1 1/2" = 1'-0"

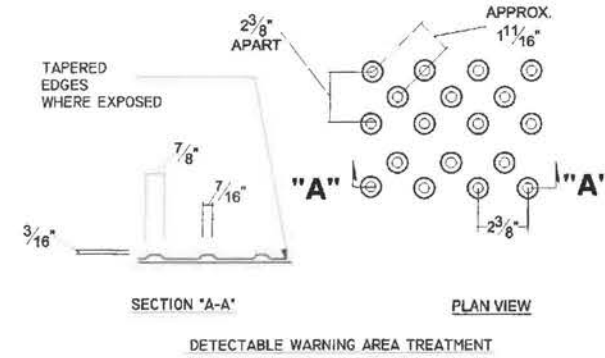
DISABLED PARKING SIGN



SIGN TO BE CENTERED AT THE EXTERIOR END OF THE PARKING SPACE.



6 POST MOUNTED SIGNAGE 3/4" = 1'-0"



2 DETECTABLE WARNING AREA 3" = 1'-0"

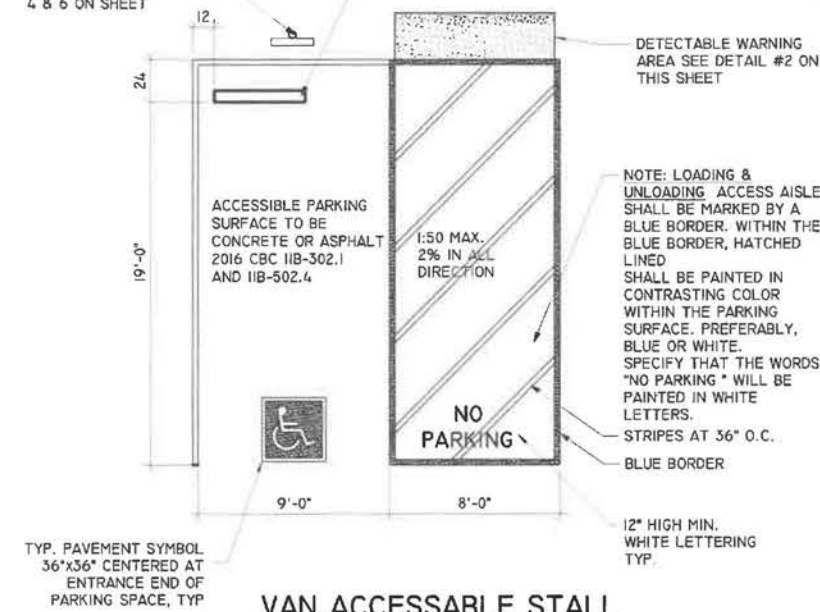
NOTES: GENERAL ACCESS TO BUILDINGS & FACILITIES
ALL EXTERIOR ENTRANCES TO BUILDINGS THAT ARE WITHIN 24' OF GRADE SHALL BE ACCESSIBLE.

POST MOUNTED SIGNAGE SEE DETAIL # 4 & 6 ON SHEET

A PARKING BUMPER IS REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER THE ADJOINING

NOTE WALKS & SIDEWALKS

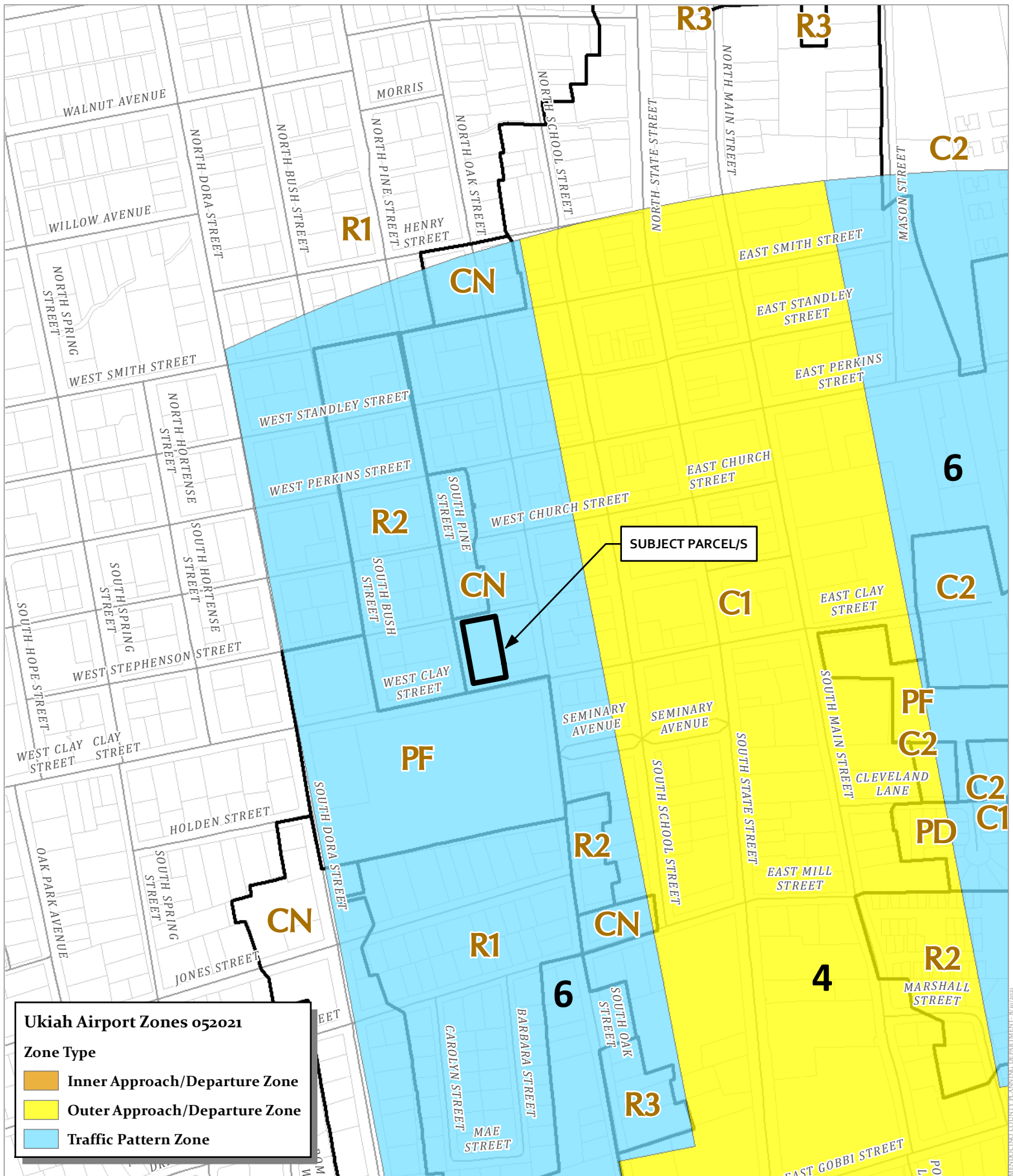
SURFACE UNINTERRUPTED BY STEPS OR CHANGES IN LEVEL EXCEEDING 1/2". PROVIDE SLIP RESISTANT SURFACES.



VAN ACCESSABLE STALL

7 ADA PARKING 2 1/4" = 1'-0"

BY	DATE	REVISIONS
RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.		
CA LICENSE # C11736 - B587217 		
MENDOCINO COUNTY PUBLIC BROADCASTING USE PERMIT PLAN SET 390 CLAY STREET UKIAH, CA 95482		
SHEET TITLE		
DISABLED ACCESSIBILITY DETAILS		
DRAWN BY	PSM	
CHECKED BY	RPR	
DATE SUBMITTED	7-26-2021	
DATE CREATED	7-26-2021	
SCALE	AS NOTED	
PAGE		
ADA3		
SHEET 15 OF 15		



CASE: 21-6422
 OWNER: LIU, Steve H, ET AL.
 APN: 002-257-01
 APLCT: Richard Ruff
 AGENT: Richard Ruff
 ADDRESS: 390 W. Clay Street, Ukiah



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-AWP-9573-OE

Issued Date: 08/31/2021

Brian J. Henry
Henry Communications
1414 Hill Avenue
Napa, CA 94559-1528

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Tower Proposed KZYX Tower
Location:	Ukiah, CA
Latitude:	39-08-53.56N NAD 83
Longitude:	123-12-35.33W
Heights:	650 feet site elevation (SE) 90 feet above ground level (AGL) 740 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 03/03/2023 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (424) 405-7641, or tameria.burch@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-AWP-9573-OE.

Signature Control No: 485197504-493334833

(DNE)

Tameria Burch
Technician

Attachment(s)
Additional Information
Frequency Data

cc: FCC

Additional information for ASN 2021-AWP-9573-OE

No Objection with Provision At a distance of 1.2 nautical miles from transmitter site spurious emissions signal levels from proposed transmitters must be less than -104 dBm in the 108-137, 225-400 MHz frequency bands.

For additional information, please contact John Hepsen at (480) 775-1026.

Frequency Data for ASN 2021-AWP-9573-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
455	456	MHz	100	W
944.1	951.9	MHz	1000	W



PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCPB) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com
Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed. In addition, MCPB will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests: - A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A); - A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.	



Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Building Inspection - CBO Matt Keizer

- ☐ No Comment
- ☒ Comments / Conditions of Approval Attached

Signature _____ Date _____

Comments / Conditions of Approval:

1. A permit will be required. Please submit four complete plan sets, two wet stamped and signed.

2. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCPB) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com
Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed. In addition, MCPB will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests: • A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A); • A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.	



Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Jason Benson (DPW)

☐ No Comment

☒ Comments / Conditions of Approval Attached

Signature Jason Benson

09/03/2021

Date

Comments / Conditions of Approval:

Tim and I reviewed the project referral. Below are the items to be addressed for Public Works.

1. ADA curb ramps, driveway, sidewalks repaired or replaced:

There is currently existing sidewalk along the subject property frontage. New sidewalk shall be constructed along the subject property frontage where there is no sidewalk in place and constructed to meet ADA requirements. Any damaged portions of sidewalk shall be repaired. Any existing curb and gutter in disrepair that is adjacent to the subject property shall be repaired. The applicant shall upgrade existing sidewalk along subject property frontage to meet ADA requirements, including at the existing driveway approach and the curb ramps at intersecting street corners. The existing driveway approach onto the public street shall be reconstructed to meet ADA requirements, with a minimum 4 foot wide level sidewalk for wheelchair accessibility, behind a sloped driveway apron. A sidewalk easement shall be dedicated to the City if portions of the sidewalk at the driveway are constructed outside of the street right-of-way. All work shall be done in conformance with the City of Ukiah Standards or as directed by the City Engineer.

2. Sewer lateral test:

Existing sewer laterals planned to be utilized as part of this project shall be cleaned, tested, and replaced (if required), in accordance with City of Ukiah Ordinance No. 1105. If an existing lateral is to be abandoned, it shall be abandoned at the sewer main to the satisfaction of the Public Works Department or as directed by the City Engineer.

Please let us know if you require additional information.

PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCBP) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com

Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed.

In addition, MCBP will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests:

- A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A);
- A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.



Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Tami Barotlomei Office of Emergency Management

☒ No Comment

☐ Comments / Conditions of Approval Attached

Tami Bartolomei

08/18/2021

Signature

Date

Comments / Conditions of Approval:

No Comments

PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCBP) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com
Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed. In addition, MCBP will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests: • A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A); • A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.	



Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Jimmy Lozano - COU Electric Utility

☐ No Comment

☒ Comments / Conditions of Approval Attached

Jimmy Lozano

Digitally signed by Jimmy Lozano
DN: cn=Jimmy Lozano, o=City of Ukiah, ou=Electric Utility
Department, email=jlozano@cityofukiah.com, c=US
Date: 2021.08.05 12:04:51 -07'00'

8/5/2021

Signature

Date

Comments / Conditions of Approval:

Hi Jesse,

Regarding Project Review Referral for Mendocino County Public Broadcasting (MCPB) # 21-6422 at 390 W. Clay Street,

The Electric Utility Department offers the following comments/conditions:

- 1) Should the applicants decide to upgrade to a larger panel or increase the electric load in the future, they will need to contact the Electric Utility Office.
- 2) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service Voltage and developer costs and requirements will be determined.
- 3) Developer will need to provide EUSERC approved electrical equipment that is to be used on this project.
- 4) In the event that the existing Electric Main Service Panel/s need to be upgraded to a larger size, applicant shall provide projected load calculations to the COUEUD for their project.
- 5) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment).

Should they have any questions, they can contact Jim Lozano at 467-5774.

Thank you, Jimmy

PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCPB) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com
Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed. In addition, MCPB will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests: • A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A); • A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.	



Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Vandy Vandewater - Mendocino County Planning & Building Services Dept.

☐ No Comment

☒ Comments / Conditions of Approval Attached

Signature

Date

8/11/21

Comments / Conditions of Approval:

Broadcast towers considered communication facilities per Section 3.5.5(c)(1) of the Ukiah Municipal Airport (UKI) Comprehensive Land Use Plan (CLUP). Communication facilities are permitted in Compatibility Zone 6 per Section 3.5.5(c)(2) of the UKI CLUP.

From: [Brentt Blaser](#)
To: [Jesse Davis](#)
Subject: Re: Public Agency Referral - KZYX Studio and Tower (390 West Clay Street)
Date: Thursday, August 05, 2021 10:03:42 AM
Attachments: [IMAGE.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Jesse,

Great to hear from you and hope you are doing well.

OES supports the intent, appreciates partners that are enhancing preparedness and communications capabilities throughout the county. We have no other comment. Obviously, you (city/county) would dictate the permitting issues. Sounds like a value add project though.

Thank you,

Brentt L. Blaser
Emergency Services Coordinator

Mendocino County Sheriffs Office
Office of Emergency Services
951 Low Gap Rd,
Ukiah, CA 95482

O: [\(707\) 463-5667](tel:(707)463-5667)
C: [\(707\) 489-2749](tel:(707)489-2749)
KN6ESP



>>> Jesse Davis <jdavis@cityofukiah.com> 8/5/2021 9:40 AM >>>

PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCBP) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com
Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed. In addition, MCBP will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests: • A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A); • A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.	



Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Greg Owen Airport Manager

☐ No Comment

☐ Comments / Conditions of Approval Attached

Greg Owen

Digitally signed by Greg Owen
DN: dc=net, dc=CityofUkiah, ou=Airport, cn=Greg Owen,
email=gowen@cityofukiah.com
Date: 2021.08.31 16:17:52 -07'00'

8/31/2021

Signature

Date

Comments / Conditions of Approval:

FAA form 7460 should be filed



"Safety, Professionalism & Community Service"

Justin Wyatt
Chief of Police

To: Jesse Davis
CC: Chief Wyatt
From: Captain Noble Waidelich
Subject: KZYX Studio & Tower, #21-6422

Date: 09/01/2021

On or about 09/01/2021, I reviewed the KZYX Studio & Tower project #21-6422 for the physical address of 390 West Clay Street. In reviewing this project proposal it appears that the proposed development would have limited effects, if any, on law enforcement services and traffic in the area and involves the use of a preexisting building.

The one area of concern is the proposed transmission tower and satellite dish infrastructure on the property. The property at 390 West Clay Street is in close proximity to the department's radio tower and infrastructure. The Ukiah Police Department has reviewed the current plans and proposed equipment. At this point we do not believe it would impact our infrastructure, however changes in things such as transmitter frequencies, power outputs could impact the Ukiah Police Department's Public Safety radio system, and therefore remains a concern.

The Ukiah Police Department would request to be kept apprised if there were to be any changes to the frequencies, power output, tower mounted equipment, etc. Additionally, we would request to be kept updated of emergency contact information for this location, so that this information can be entered into our CAD system.

A handwritten signature in blue ink that reads "Noble Waidelich" followed by a stylized "429".

Noble Waidelich
Captain
Ukiah Police Department

PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCPB) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com
Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed. In addition, MCPB will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests: • A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A); • A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Ian Broeske (UVFA)

- ☒ No Comment
☐ Comments / Conditions of Approval Attached



Date: 2021.08.05 11:01:21 -07'00' **08/05/2021**

Signature

Date

Comments / Conditions of Approval:

PROJECT REVIEW REFERRAL

Please provide comments by: August 19, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept - Jimmy Lozano & Scott Bozzoli	X	City Community Development Director – Craig Schlatter
X	City Building Official – Matthew Keiser	X	Office of Emergency Services – Mendocino County – Brentt Blaser
X	City Public Works Dept. – Tim Ericksen	X	Office of Emergency Management – City of Ukiah – Tami Bartolomei
X	Ukiah Valley Fire Authority – Ian Broeske	X	Mendocino County Airport Land Use Committee Staff – Keith Gronendyke
X	Ukiah Police Department – Nobel Waidelich	X	Air Quality Management District (MCAQMD)
X	Ukiah Municipal Airport – Greg Owen	X	City Manager's Office – Sage Sangiacomo
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Mendocino County Public Broadcasting (MCPB) (Project # 21 – 6422)
Site Address & APN:	390 West Clay Street, Ukiah, CA; APN 002-257-01
General Plan:	C (Commercial)
Zoning:	C-1 (Community Commercial)
Airport Compatibility Zone:	Zone 6 (Traffic Pattern Zone)
Date Filed:	07/26/2021
Resubmittal:	N/A
Date Referred:	08/04/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mendocino County Public Broadcasting; Richard Ruff (Agent)
Agent Phone:	707-272-1769
Agent Email:	richard@ruffarchitect.com
Project Summary: Mendocino County Public Broadcasting (MCPB) intends to convert an existing structure to accommodate a broadcast and recording studio. No modification or expansion of the building footprint is requested, however, upgrades of the electrical system, bathroom and tenant improvements for accessibility compliance are proposed. In addition, MCPB will install an 8' satellite dish and a 90' radio tower to receive and transmit programming. A 20 KW back-up generator will be installed to allow operation during emergency situations. No on-site fuel or hazardous material storage are required, nor will tree removal be necessary. The proposed project consists of the following entitlement requests: • A Use Permit to allow a broadcast radio tower to exceed the height limit of the C-1 Zoning District per Ukiah City Code (UCC) §9178(A); • A 'Determination of Appropriate Use' to allow for a broadcast and recording studio within the C-1 zoning district per UCC §9088.	



Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Keith Gronendyke Mendocino County
Planning Dept.

☐ No Comment

☐ Comments / Conditions of Approval Attached

Keith Gronendyke
Signature

8-9-2021
Date

Comments / Conditions of Approval:

The project site is within Zone D, which does not have restrictions on uses. County staff has concerns on the height of the tower, but it is in the City of Ukiah's jurisdiction.

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION****CAL FIRE Mendocino Unit**

17501 North Highway 101

Willits, CA 95490

(707) 459-7414

Website: www.fire.ca.gov

August 9, 2021

To Whom It May Concern:

CAL FIRE Mendocino Unit supports Mendocino County Public Broadcasting plans to relocate the Station from Philo to Ukiah.

The relocation of KZYYX from Philo to Ukiah will improve the long term reliability of their signal transmission. The Clay Street location allows for good access to mountain top transmitters that broadcast throughout Mendocino County. I am advised that this access is increasingly compromised from Philo.

An additional benefit is the more convenient access for County, Ukiah City, CAL FIRE and other public officials. This makes it much easier to visit the studio for interviews prior to, and during emergencies.

The result is improved reliability for delivery of timely information as well as public safety. For these reasons I support approval of the permit to install antennas that are essential to the relocation of the station.

Sincerely,

George Gonzalez
CAL FIRE- Mendocino Unit
Unit Chief

MATTHEW C. KENDALL
Sheriff-Coroner



Undersheriff Darren Brewster

Captain Gregory L. Van Patten
Field Services
Captain Tim Pearce
Corrections

County of Mendocino Office Of The Sheriff-Coroner

August 18, 2021

To Whom It May Concern;

It has come to my attention that Mendocino County Public Broadcasting (KZYX Radio) plans to relocate the Station from Philo to Ukiah. This will require installation of antennas. I support approval of the necessary permit to for these installations.

The most important aspect of the relocation of KZYX from Philo to Ukiah is the long term potential for reliable signal transmission. The Clay Street location allows for good access to mountain top transmitters that broadcast throughout Mendocino County. I am advised that this access is increasingly compromised from Philo.

An additional benefit is the more convenient access for County and Ukiah City officials. This would improve the ability to visit the studio for broadcasts to the public with information prior to, and during emergencies.

KZYX radio has partnered with public safety in Mendocino County on numerous occasions. From fires to the pandemic and other natural disasters, they have always helped myself as well as fire, police and the Office of Emergency Services with messaging to assist us in our goal of public safety. KZYX has proven to be a good partner on numerous occasions.

The relocation of the station and this equipment will enhance the delivery of timely information as well as public safety. For these reasons I support approval of the permit to install antennas that are essential to the relocation of the station.

Thank you,

A blue ink signature of Sheriff Matt Kendall.

Sheriff Matt Kendall
SHERIFF-CORONER



UKIAH VALLEY FIRE AUTHORITY

1500 SOUTH STATE STREET

UKIAH, CA 95482-6709

Phone: (707)462-7921 ♦ Fax: (707)462-2938 ♦ Email: uvfd@sonic.net

11 August 2021

To Whom It May Concern:

It has come to my attention that Mendocino County Public Broadcasting plans to relocate the Station from Philo to Ukiah. This relocation will require installation of antennas. I am writing to offer support for the approval of the necessary permit to for these installations.

The relocation of KZYYX from Philo to Ukiah will improve the long term reliability of their signal transmission. The Clay Street location allows for good access to mountain top transmitters that broadcast throughout Mendocino County. I am advised that this access is increasingly compromised from Philo.

An additional benefit is the more convenient access for County and Ukiah City officials. This makes it much easier to visit the studio for interviews prior to, and during emergencies.

The result is improved delivery of timely information as well as public safety. For these reasons I support approval of the permit to install antennas that are essential to the relocation of the station.

Thank you.

Doug Hutchison

Fire Chief

From: [Peter Belesis](#)
To: [Jesse Davis](#); [Craig Schlatter](#)
Cc: [Shannon Riley](#)
Subject: Re: 390 West Clay Street - KZYX Tower
Date: Wednesday, September 22, 2021 7:54:52 AM
Attachments: [radio tower concealment.png](#)
[concealed tower tree.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Jesse Davis and Craig Schlatter,

Thank you for sending out this information to me. It is very helpful.

I met with Tom Dow, president of the board at radio station KZYX on September 5th. We went over their plans for the property having walked around it, so I believe I have a good understanding of what they would like to do there. I appreciate Tom taking the time to go over things and exploring some options. It's understandable that being a public radio station, talking and listening to the community is important, especially since it's the community who oftentimes financially supports radio stations, such as KZYX, through donations. The hope is that they will want to be a good and considerate neighbor to us all.

I understand that most city and county agencies are in support of the station being in town, generally, with the UPD raising a concern over potential signal interference. However, on the other side of the street there are concerns being heard by those in the surrounding neighborhood, whom I have had conversations with. We all hope that the City of Ukiah officials keep in mind that their offices are located next to, and surrounded by, residential neighborhoods. While the property is zoned commercial, directly across the street is one of those residential neighborhoods, Ukiah's NorthWestside. So, it's important to remember that people do live here and are an important part of the community, with valid concerns for their neighborhood.

Beyond possible health and wellness questions heard from neighbors in relation to the tower looming tall and emitting a signal 24/7, there are aesthetic ones too. Generally large radio towers are seen as images relating to an urban landscape but also to urban blight. That is why they are often disguised as trees, helping to soften that effect, and makes them less noticeable when looking out one's living room window, or walking by. Questions of, 'will the property eventually be fenced? Will this be a chain link or something more visually acceptable? Will precious trees be removed exposing the tower even more?'

While these situations are sensitive issues, perhaps even potential firebrand issues at times when commercial zoning butts up against residential areas, there must be a happy medium somewhere that can be reached with the help of city government.

Personally as a homeowner who does pay his taxes here, I do have some concerns too since it will be directly across the street from my home, one that is historic and a part of Ukiah's history built by a prominent past resident (CA state senator), in 1904. Additionally, locals have fond memories of our house, also referred to as the *Sanford House B&B*. This was one of the reasons I purchased it, with plans of having it be returned to that use again. It is in the process of being registered as a historical landmark as well. I believe that a very visible tower directly across the street would be negative and damaging to business. We often see the phrase "historic Westside" when describing this part of Ukiah; shouldn't we all do what we can to preserve this phrase so it remains well-deserved?

The suggestions that could remedy all raised concerns are simple actually, and ones that are familiar. Please add these to the comments at the hearing.

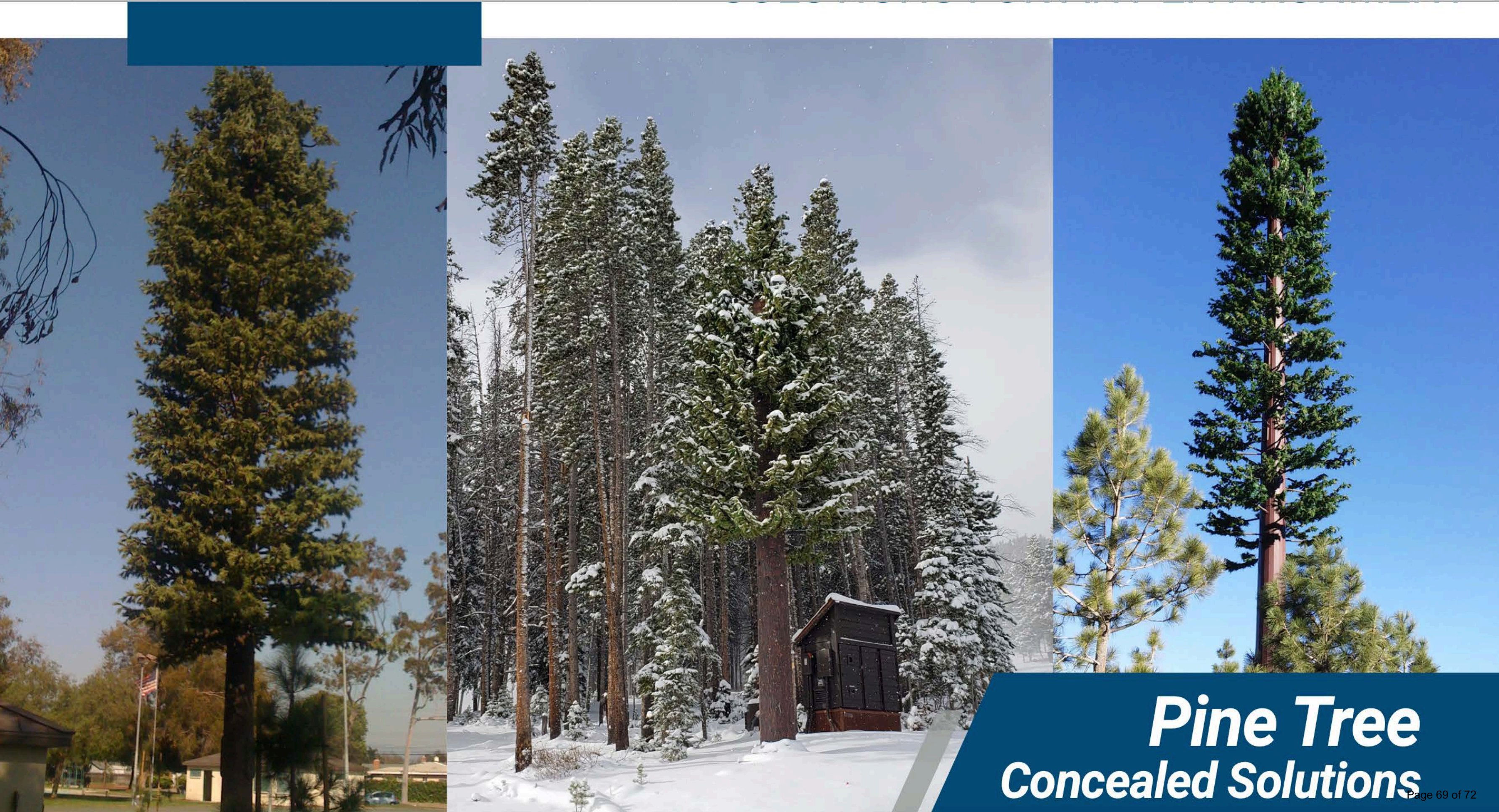
1. Erect a tower that is disguised as a tree, as done elsewhere in Ukiah (examples attached). Perhaps the city can provide guidance on possible grants?
2. Prohibit removal of any trees unless diseased so the radio tower appears less prominent.

3. No future chain link fencing along the perimeter of the property.
4. Plant landscaping and hedging to obscure the tower as much as possible on the sidewalk strip or property border.

I sincerely hope that the City of Ukiah officials can guide this process forward and set assurances so we can all coexist in harmony and be good neighbors to each other. Tom Dow with KZYX has been very easy to communicate with and has demonstrated his willingness to make adjustments, so the hope is that further collaboration is possible. We'd really like to welcome KZYX into the neighborhood as a welcome addition that blends into the neighborhood rather than stand out as an urban eyesore.

Best regards,

Peter Belesis
306 S Pine St
Ukiah, CA 95482
323-356-0945



Pine Tree Concealed Solutions



Trees and Natural Concealment

The first Mono-Pine camouflaged cellular tower was created in 1992 and bore the Larson brand. Ever since, the Larson product line from Valmont® Structures has led the industry with new and improved natural concealment designs. With unique features like antenna branches and matching antenna “socks,” the antennas are virtually invisible.

While it is important for the antennas to be “invisible” to people, it is just as important for the branches be “invisible” to the RF signal. That’s why we use only RF friendly materials to fabricate branches, resulting in extremely low insertion and return loss properties that are needed for today’s wireless networks to function at peak performance.

Check out some of our Trees and Natural solutions:

[Broadleaf](#)

[Palm Tree](#)

[Pine Tree](#)

Learn more about any of our concealment solutions by exploring our [Photo Gallery](#) or by contacting your [Valmont Structures representative](#).

From: [John and Wendy Johnson](#)
To: [Jesse Davis](#)
Subject: 90' Broadcast Tower
Date: Wednesday, September 22, 2021 1:34:20 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We would like to object to the permit request of an enormous 90' tower to be placed on our block. It may have a negative health impact on our community, not to mention having to look at it on a daily basis. Something like this belongs on the outskirts of either end of town maybe, if at all. We already have to endure the huge new City of Ukiah tower that was secretly erected last year....Ugly and bad for health. No thank you! Sincerely, The Johnsons

From: [Wendy Caminiti](#)
To: [Jesse Davis](#)
Subject: 90' Broadcast Radio Tower
Date: Wednesday, September 22, 2021 2:54:56 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

What kind of impact would this tower have on nearby real estate? It doesn't sound like it would be an asset. No thank you. -Jean