



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

July 28, 2020

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Air Quality Management

CalFire – Prevention
 CalFire – Resource Management
 Cloverdale Rancheria
 Potter Valley Tribe

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0024

DATE FILED: 7/8/2020

OWNER: HARTSTONE BIBLE CONFERENCE

APPLICANT/AGENT: KATHRYN LEAL C/O EPIC WIRELESS

REQUEST: Administrative Permit to increase emergency power capacity and add a 30 KW kilowatt Alternating Current (AC) diesel generator and 190 gallon diesel storage tank to a new Wireless Telecommunications Facility.

LOCATION: 4± miles north of the town of Potter Valley, on the west side of Van Arsdale Road (CR 242), 2± miles northwest of its intersection with Eel River Road (CR 240B), located at 17856 and 17840 Van Arsdale Rd., Potter Valley (APNs: 171-080-14 & 171-090-13).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: August 11, 2020

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@co.mendocino.ca.us. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: AP_2020-0024

OWNER: HARTSTONE BIBLE CONFERENCE

APPLICANT: Kathryn Leal c/o Epic Wireless for AT&T Wireless

AGENT: Kathryn Leal c/o Epic Wireless for AT&T Wireless

REQUEST: Administrative Permit to increase emergency power capacity and add a 30 KW kilow watt Alternating Current (AC) diesel generator and 190 gallon diesel storage tank to a new Wireless Telecommunications Facility (WCF).

LOCATION: 4± miles north of the town of Potter Valley, on the west side of Van Arsdale Road (CR 242), 2± miles northwest of its intersection with Eel River Road (CR 240B), located at 17856 and 17840 Van Arsdale Rd., Potter Valley (APNs: 171-080-14 & 171-090-13).

APN/S: 171-080-14 & 171-090-13

PARCEL SIZE: 17.6± Acres

GENERAL PLAN: Rangeland 160 (RL160), 160 acre minimum & Rural Residential (RR10), 10 acre minimum

ZONING: Rangeland 160 (RL:160), 160 acre minimum & Rural Residential (RR:10), 10 acre minimum

EXISTING USES: Hartstone Bible Camp and Telecommunications

SUPERVISORIAL DISTRICT: 1st

RELATED CASES: Use Permit U_2017-0038 to authorize construction and operation of a wireless communication facility consisting of: 175 ft. tall lattice tower with various appurtenant equipment and ground equipment, a generator, and an equipment cabinet within a 1,680 sq. ft. fenced compound. Associated improvements included establishment of access to the site via a gravel road and trenching power and fiber to the site location.

Use Permit #U 76-73

Use Permit #U 61-74

Use Permit #U 83-74

Use Permit Renewal #UR 61-74

Use Permit #U 30-76

Rezone #R 172-76

Boundary Line Adjustment #B 69-99 recognized APNs 171-080-14 and 171-090-13 as one legal parcel.

Boundary Line Adjustment #B 77-02

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR10)	Rural Residential (RR10)	25.4± acres	Recreation
EAST:	Rural Residential (RR10)	Rural Residential (RR10)	17.75± acres	Residential
SOUTH:	Rural Residential (RR10)	Rural Residential (RR:10)	34.5± acres	Recreation
WEST:	Rangeland (RL160)	Rural Residential (RR10)	1.5± acres	Residential

REFERRAL AGENCIES

LOCAL

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

STATE

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

TRIBAL

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

ADDITIONAL INFORMATION: Use Permit U_2017-0038 was approved by the Mendocino County Planning Commission on July 3, 2019 to allow for construction and operation of a new telecommunications facility. The purpose of this administrative permit is to allow for an increase in onsite emergency back-up generator power and fuel storage capacity.

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High & High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential & Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

SANHEDRIN-KEKAWAKA-SPEAKER

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

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

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512



PLANNING & BUILDING SERVICES

CASE NO:	_____
DATE FILED:	_____
FEE:	_____
RECEIPT NO:	_____
RECEIVED BY:	_____
<i>Office Use Only</i>	

APPLICATION FORM

APPLICANT:

Name: Kathryn Leal, Epic Wireless Group Phone: 530-313-8784

Mailing Address: 605 Coolidge Drive, Suite 100

City: Folsom State/Zip: CA, 95630 Email: kathryn.leal@epicwireless.net

PROPERTY OWNER:

Name: Hartstone Bible Conference, A California Corporation. Phone: 707-743-1621

Contact- Dave Dick

Mailing Address: 17856 Van Arsdale Road

City: Potter Valley State/Zip: CA 95469 Email: dave@hartstonebiblecamp.org

AGENT:

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ Email: _____

ASSESSOR'S PARCEL NUMBER/S: 171-080-14-00

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division – Minor | <input type="checkbox"/> Use Permit – Cottage |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division – Major | <input type="checkbox"/> Use Permit – Minor |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division – Parcel | <input type="checkbox"/> Use Permit – Major |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Land Division – Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |

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

 6/30/20 _____ _____

Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

In 40'x42' fenced lease area, gravel road access to site, construct 175' lattice tower, (12) antennas, (19) RRUs, (4) surge supressors, (2) future ~~4' microwave~~ dishes, and add 30kw AC diesel generator with 190 gallon diesel storage tank.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: (P) Unmanned Wireless Telecommunications Facility <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel): 599,315 sqft or approx 17.6 acres					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: N/a
 Estimated No. of shifts per day: N/a
 Type of loading facilities proposed: N/a

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

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

YES NO If no, explain:

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

YES NO If yes, explain:

190 Diesel generator fuel tank and (12) GNB Marathon M12 180FT batteries

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

Number

Size

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

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

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

Placing gravel to improve existing road to site. The site location is relatively flat with only minor grading required.
The access route has a moderate slope.

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

Amount of cut: 14.47 cubic yards

Amount of fill: 13.5 cubic yards

Max. height of fill slope: Max slope not to exceed 2:1 feet

Max. height of cut slope: Max height of cut or fill slope is; 1.5 feet

Amount of import/export: 0/97 cubic yards

Location of borrow or disposal site: Spread evenly around site.

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

YES NO

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

YES NO

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

YES NO If yes, explain how:

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

YES NO

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

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

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

Location of dredged material disposal site?: _____

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

16. Will there be any exterior lighting?

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

2 Shielded Down Tilt Lights with Motion Sensor and Auto Shutoff Timer, located on the Walk-In Equipment Cabinet.

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

Electricity: Utility Company (service exists to parcel)

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

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): N/a
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): N/a
- Well
- Spring
- Other (specify): _____

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

- YES
- NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

Encroachment permit, BLD- BU2019-1761

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

The Wireless Telecommunications Facility will be centrally located on a 17.6 acre parcel, APN 171-080-14, within a heavy forested area.

The Site is Adjacent to a water pump-house, which will not be removed or interrupted.

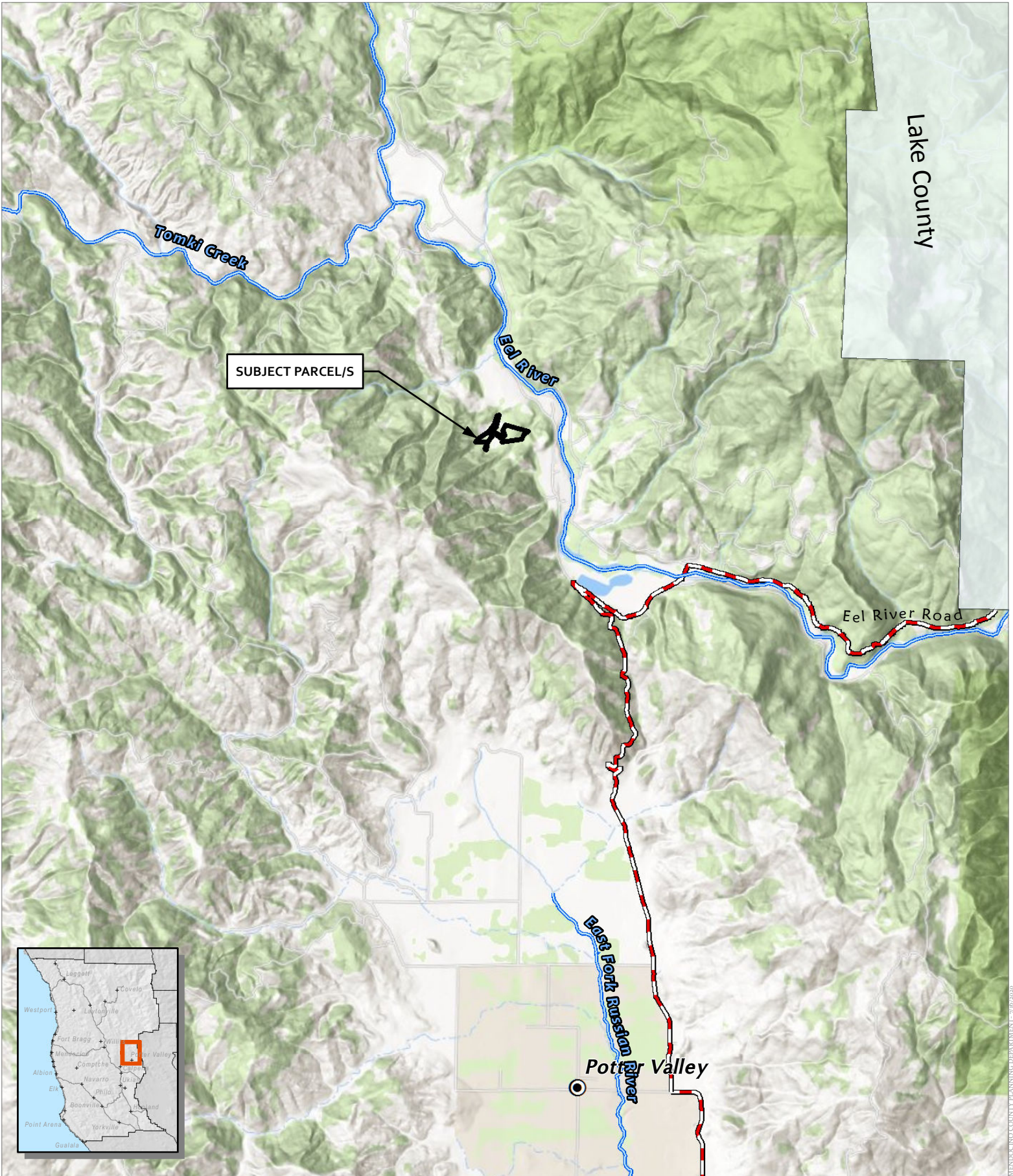
23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES
- NO

A well pump inside small shed

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

- YES
- NO



Lake County

SUBJECT PARCEL/S

45

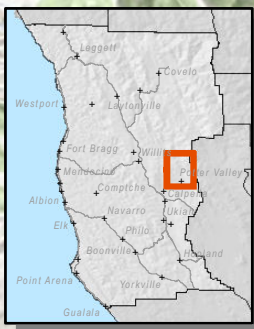
Tomki Creek

Eel River

Eel River Road

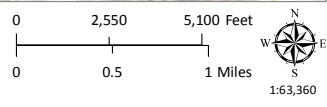
East Fork Russian River

Potter Valley



CASE: AP 2020-0024
 OWNER: Hartstone Bible Conference
 APN: 171-080-14
 APLCT: Epic Wireless Group
 AGENT: Kathryn Leal
 ADDRESS: 18450 Van Arsdale Road, Potter Valley

- Major Towns & Places
- Major Roads
- California Counties
- ~ Major Rivers



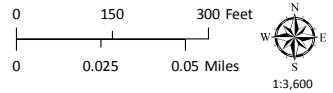
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 7/10/2023

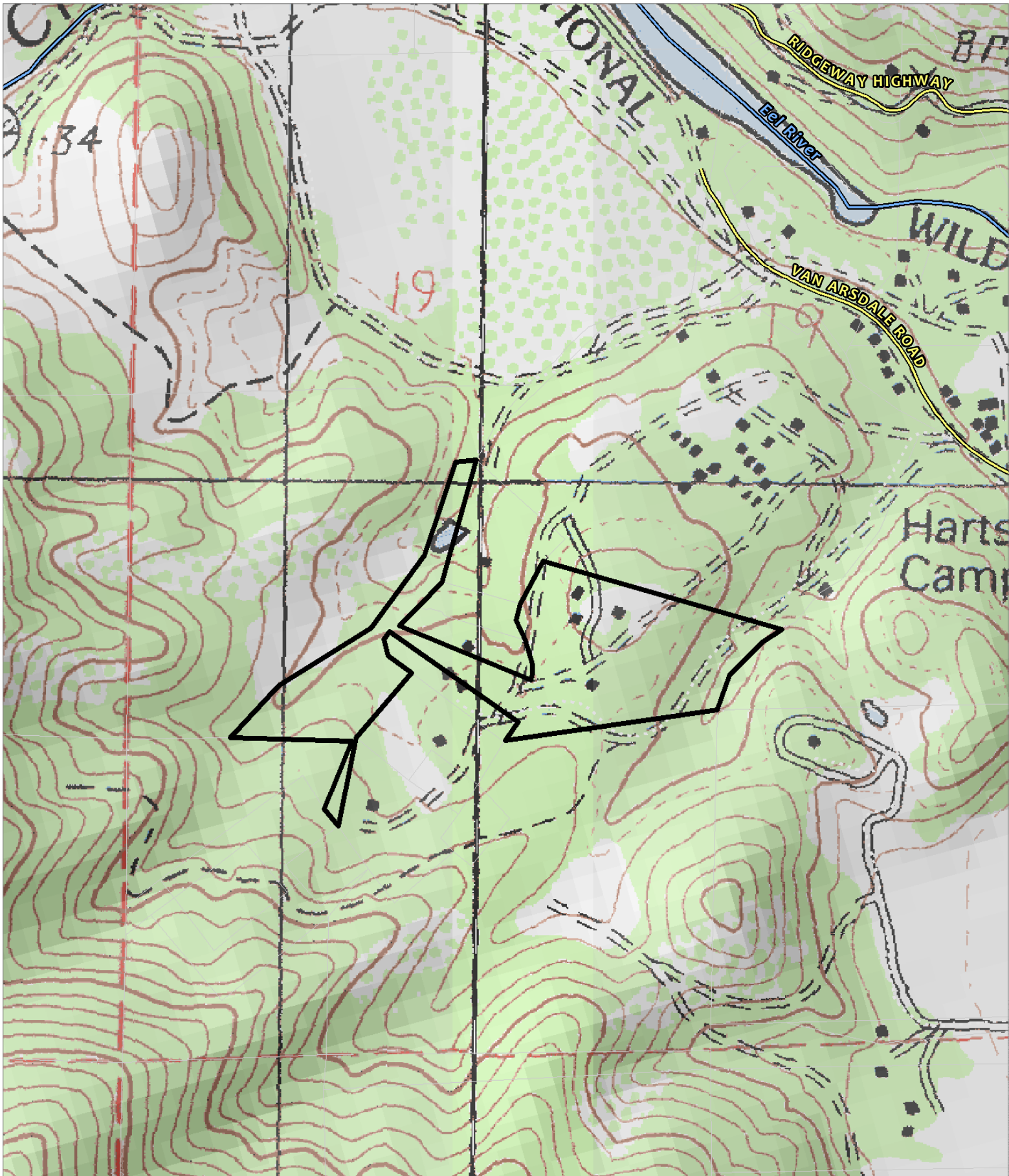


CASE: AP 2020-0024
OWNER: Hartstone Bible Conference
APN: 171-080-14
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AGENT: Kathryn Leal
ADDRESS: 18450 Van Arsdale Road, Potter Valley






..... Driveways/Unnamed Roads

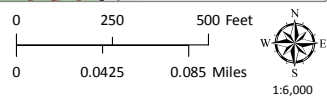


AERIAL IMAGERY



CASE: AP 2020-0024
 OWNER: Hartstone Bible Conference
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-  Named Rivers
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

YREKA COUNTY PLANNING DEPARTMENT 7/10/2023

RL

RIDGEWAY HIGHWAY

VAN ARSDALE ROAD




PF

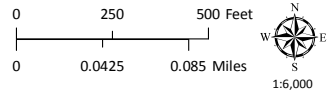
RR10

TP

PF

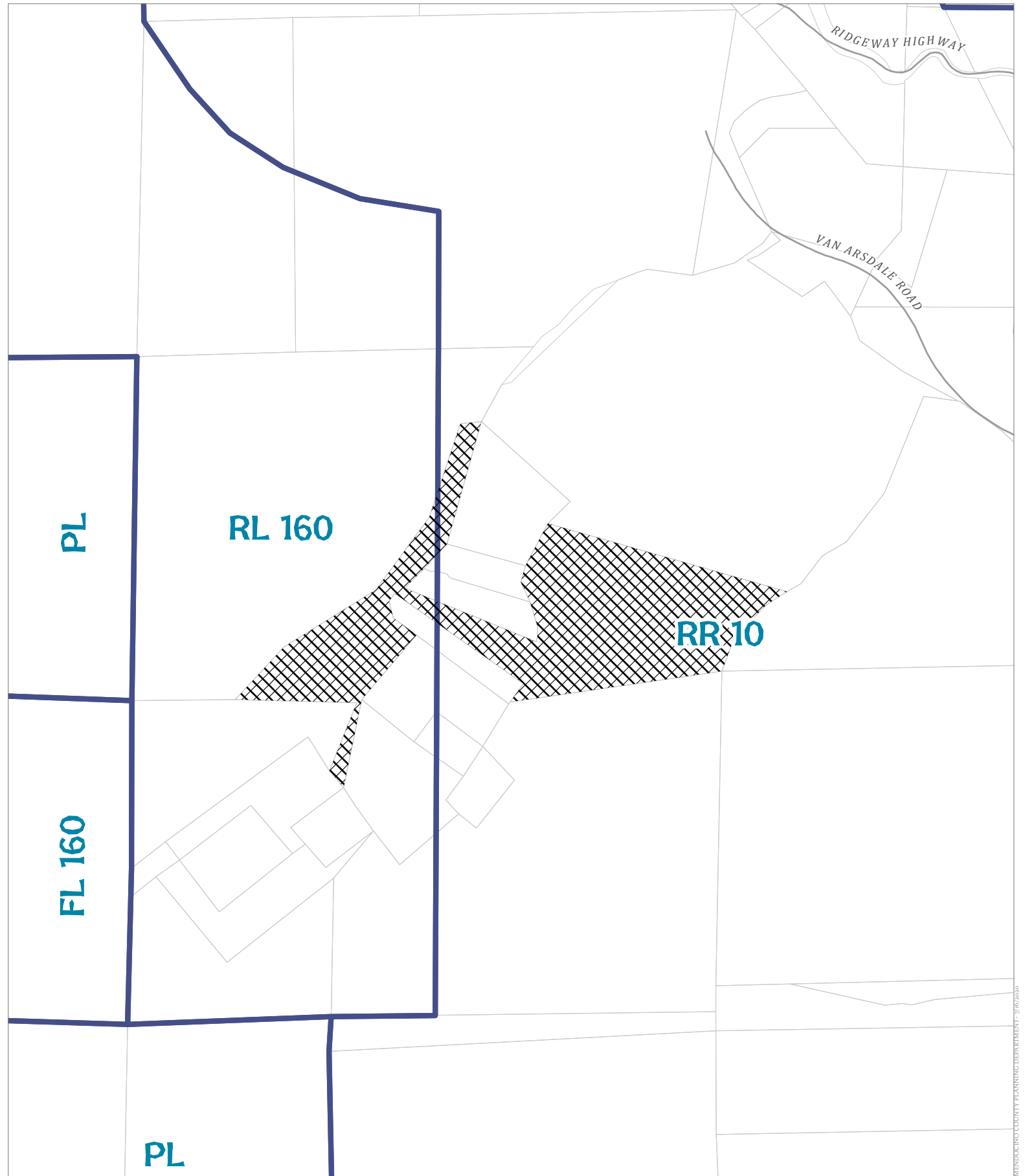
CASE: AP 2020-0024
OWNER: Hartstone Bible Conference
APN: 171-080-14
APLCT: Epic Wireless Group
AGENT: Kathryn Leal
ADDRESS: 18450 Van Arsdale Road, Potter Valley

-  Zoning Districts
-  Public Roads
-  Assessors Parcels






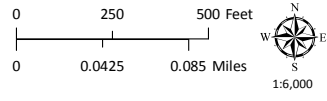
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2020



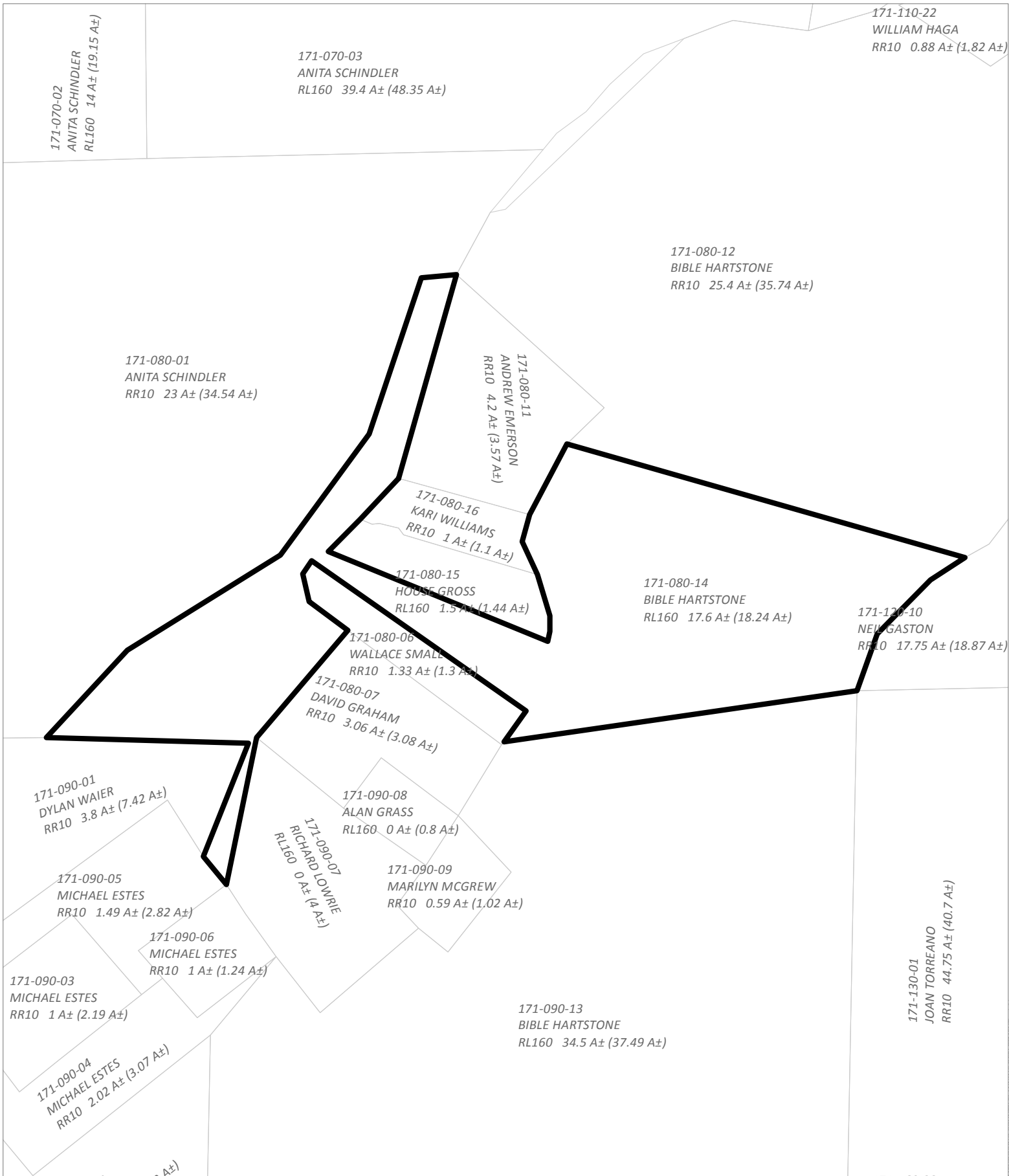
CASE: AP 2020-0024
 OWNER: Hartstone Bible Conference
 APN: 171-080-14
 APLCT: Epic Wireless Group
 AGENT: Kathryn Leal
 ADDRESS: 18450 Van Arsdale Road, Potter Valley

-  General Plan Classes
-  Public Roads
-  Assessor's Parcels



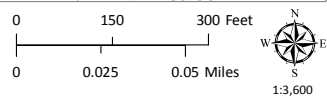
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2020



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 OWNER: Hartstone Bible Conference
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Assessors Parcels



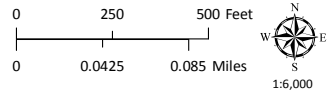
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/16/2020

POTTER VALLEY COMMUNITY SERVICES DISTRICT

CASE: AP 2020-0024
OWNER: Hartstone Bible Conference
APN: 171-080-14
APLCT: Epic Wireless Group
AGENT: Kathryn Leal
ADDRESS: 18450 Van Arsdale Road, Potter Valley

	Very High Fire Hazard		Assessors Parcels
	High Fire Hazard		County Fire Districts

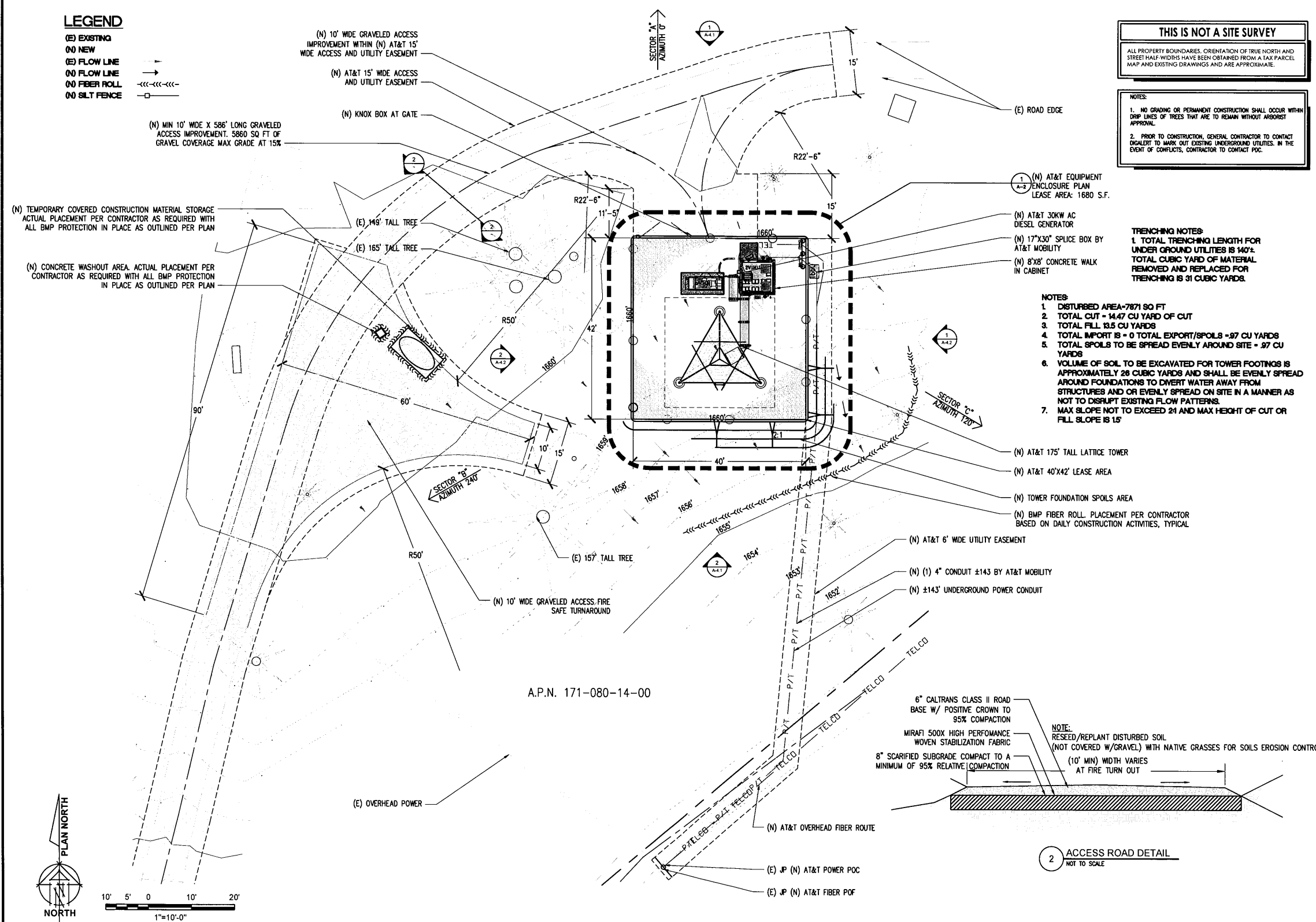


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

POTTER VALLEY COMMUNITY SERVICES DISTRICT

LEGEND

- (E) EXISTING
- (N) NEW
- (E) FLOW LINE
- (N) FLOW LINE
- (N) FIBER ROLL
- (N) SILT FENCE



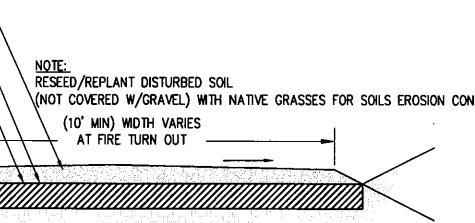
THIS IS NOT A SITE SURVEY
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:
 1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGILET TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT POC.

TRENCHING NOTES:
 1. TOTAL TRENCHING LENGTH FOR UNDER GROUND UTILITIES IS 140'±.
 2. TOTAL CUBIC YARD OF MATERIAL REMOVED AND REPLACED FOR TRENCHING IS 31 CUBIC YARDS.

NOTES:
 1. DISTURBED AREA-7871 SQ FT
 2. TOTAL CUT = 14.47 CU YARD OF CUT
 3. TOTAL FILL 13.5 CU YARDS
 4. TOTAL IMPORT IS = 0 TOTAL EXPORT/SPOILS = 97 CU YARDS
 5. TOTAL SPOILS TO BE SPREAD EVENLY AROUND SITE = 97 CU YARDS
 6. VOLUME OF SOIL TO BE EXCAVATED FOR TOWER FOOTINGS IS APPROXIMATELY 28 CUBIC YARDS AND SHALL BE EVENLY SPREAD AROUND FOUNDATIONS TO DIVERT WATER AWAY FROM STRUCTURES AND OR EVENLY SPREAD ON SITE IN A MANNER AS NOT TO DISRUPT EXISTING FLOW PATTERNS.
 7. MAX SLOPE NOT TO EXCEED 2:1 AND MAX HEIGHT OF CUT OR FILL SLOPE IS 15'

- (N) AT&T EQUIPMENT ENCLOSURE PLAN LEASE AREA: 1680 S.F.
- (N) AT&T 30KW AC DIESEL GENERATOR
- (N) 17"x30" SPLICE BOX BY AT&T MOBILITY
- (N) 8"x8" CONCRETE WALK IN CABINET
- (N) AT&T 175' TALL LATTICE TOWER
- (N) AT&T 40'x42' LEASE AREA
- (N) TOWER FOUNDATION SPOILS AREA
- (N) BMP FIBER ROLL PLACEMENT PER CONTRACTOR BASED ON DAILY CONSTRUCTION ACTIVITIES, TYPICAL
- (N) AT&T 6' WIDE UTILITY EASEMENT
- (N) (1) 4" CONDUIT ±143 BY AT&T MOBILITY
- (N) ±143' UNDERGROUND POWER CONDUIT



2 ACCESS ROAD DETAIL NOT TO SCALE

Issued For:
HARTSTONE BIBLE CAMP
 17856 VAN ARSDALE ROAD
 POTTER VALLEY, CA 95469

PREPARED FOR

 2600 Camino Ramon, 4W850 N
 San Ramon, California 94583

EPIC
 WIRELESS GROUP LLC
 CONSULTING & SERVICES

AT&T SITE NO: CCL05066
 PROJECT NO: 13787524
 DRAWN BY: CES
 CHECKED BY: CES

REV	DATE	DESCRIPTION
0	07/15/19	CD 90%
0	07/30/19	CD 100%
0	10/08/19	CD 100% REVA

Licenser:

 10/08/19
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

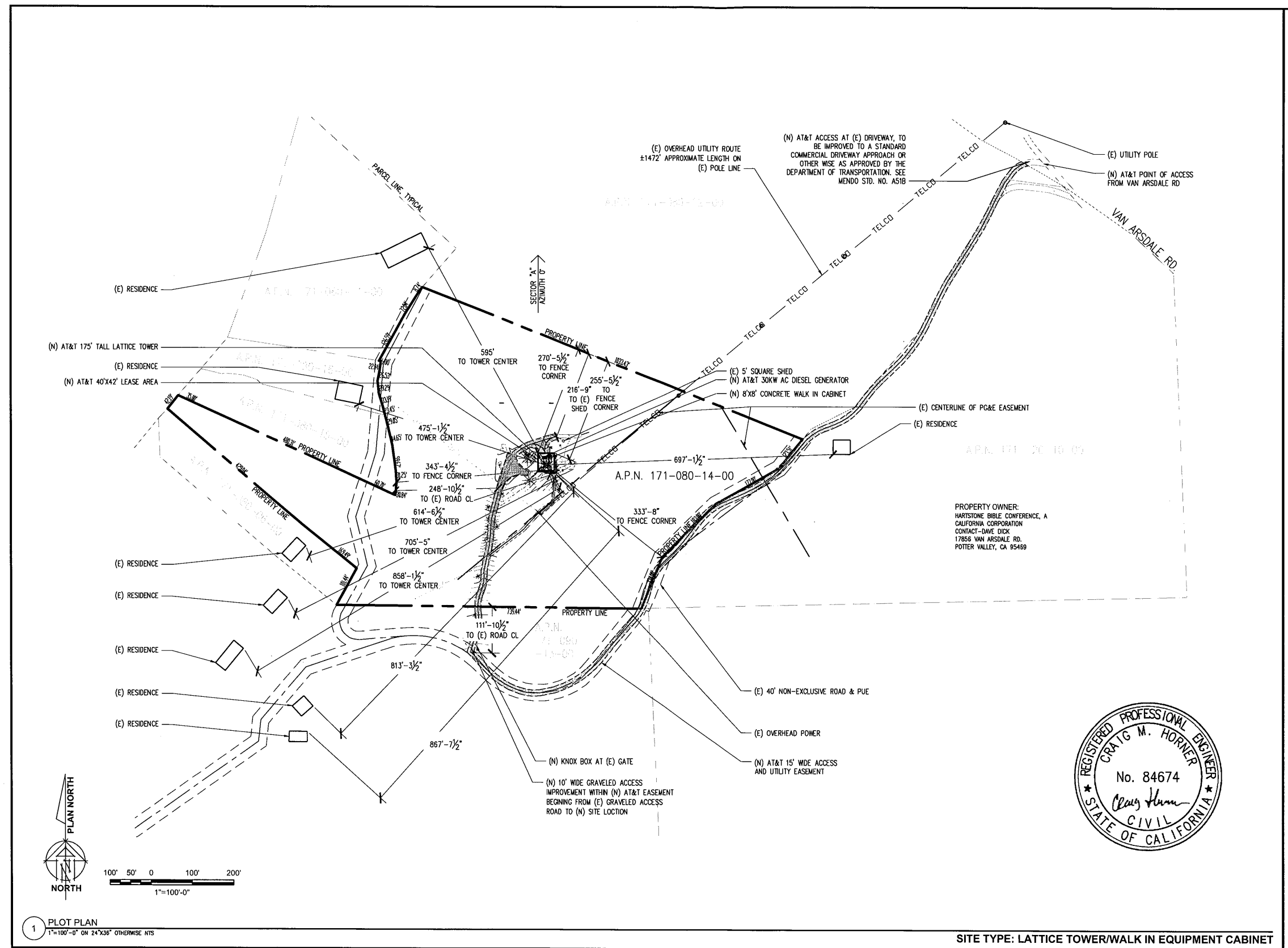
Engineer:
ADAPTIVE RE-USE ENGINEERING
 Craig Horner, PE 84674
 214-407-3184
 3112 LEATHA WAY
 SACRAMENTO, CA 95821
 craighorner@yahoo.com

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1.1

1 SITE PLAN 1"=10'-0"

SITE TYPE: LATTICE TOWER/WALK IN EQUIPMENT CABINET



Issued For:
HARTSTONE BIBLE CAMP
 17856 VAN ARSDALE ROAD
 POTTER VALLEY, CA 95469

PREPARED FOR

 2600 Camino Ramon, 4W850 N
 San Ramon, California 94583

EPIC
 WIRELESS GROUP LLC

AT&T SITE NO: CCL05066
 PROJECT NO: 13787524
 DRAWN BY: CES
 CHECKED BY: CES

REV	DATE	DESCRIPTION
0	07/15/19	CD 90%
0	07/30/19	CD 100%
0	10/08/19	CD 100% REVA
▲	10/24/19	CD 100% REVB

Licenser:

 10/24/19

Engineer:
ADAPTIVE RE-USE ENGINEERING
 Craig Horner, PE 84674
 214-407-3184
 3112 LEATHA WAY
 SACRAMENTO, CA 95821
 craighorner@yahoo.com

SHEET TITLE:
PLOT PLAN

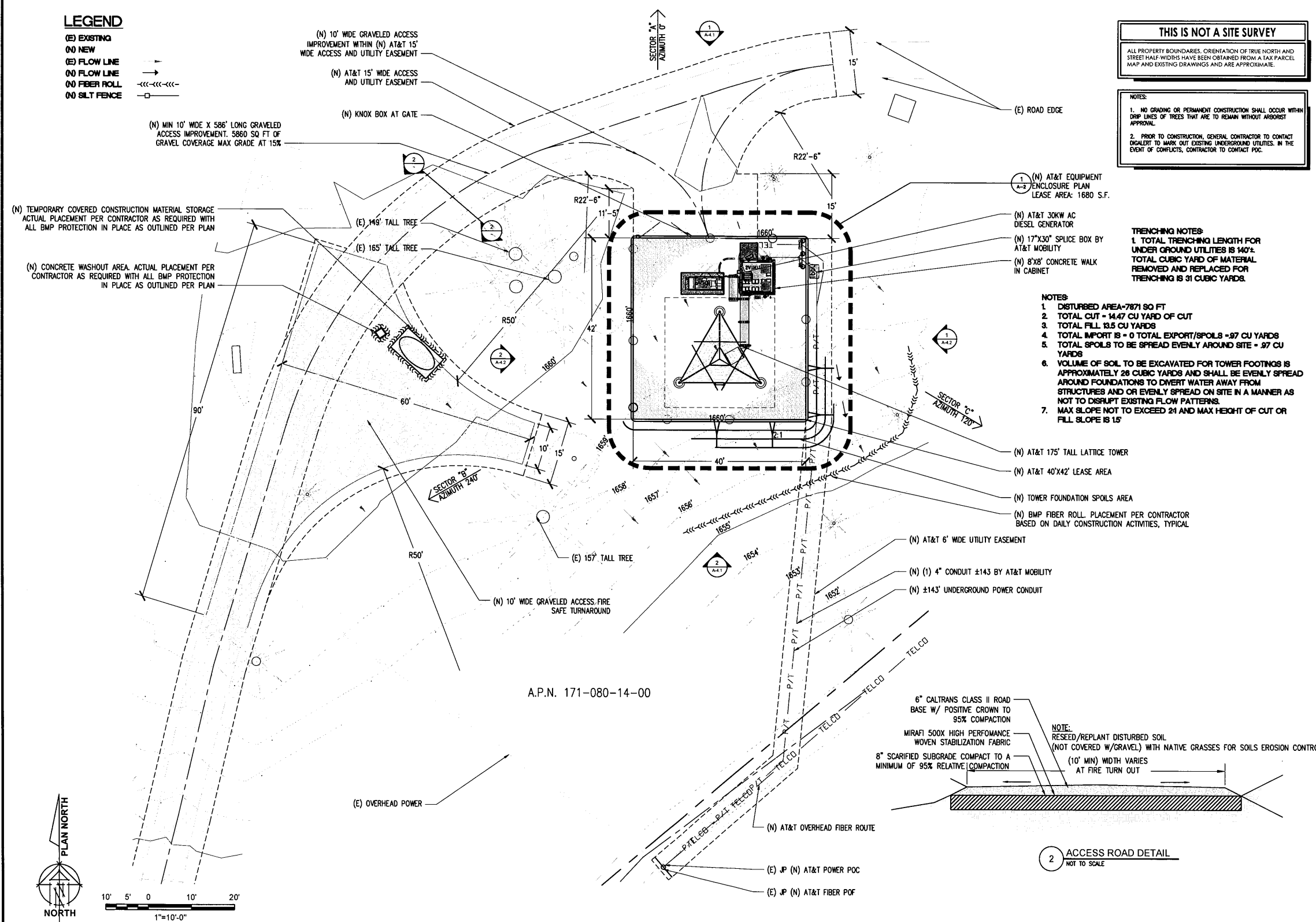
SHEET NUMBER:
A-1



SITE TYPE: LATTICE TOWER/WALK IN EQUIPMENT CABINET

LEGEND

- (E) EXISTING
- (N) NEW
- (E) FLOW LINE
- (N) FLOW LINE
- (N) FIBER ROLL
- (N) SILT FENCE



Issued For:
HARTSTONE BIBLE CAMP
17856 VAN ARSDALE ROAD
POTTER VALLEY, CA 95469

PREPARED FOR
at&t
2600 Camino Ramon, 4W850 N
San Ramon, California 94583

EPIC
WIRELESS GROUP LLC
CONSTRUCTION & UTILITIES

AT&T SITE NO: CCL05066
PROJECT NO: 13787524
DRAWN BY: CES
CHECKED BY: CES

REV	DATE	DESCRIPTION
0	07/15/19	CD 90%
0	07/30/19	CD 100%
0	10/08/19	CD 100% REVA

Licenser:
CRAIG M. HORNER
No. 84674
CIVIL ENGINEER
STATE OF CALIFORNIA
10/08/19
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:
ADAPTIVE RE-USE ENGINEERING
Craig Horner, PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craighorner@yahoo.com

SHEET TITLE:
SITE PLAN

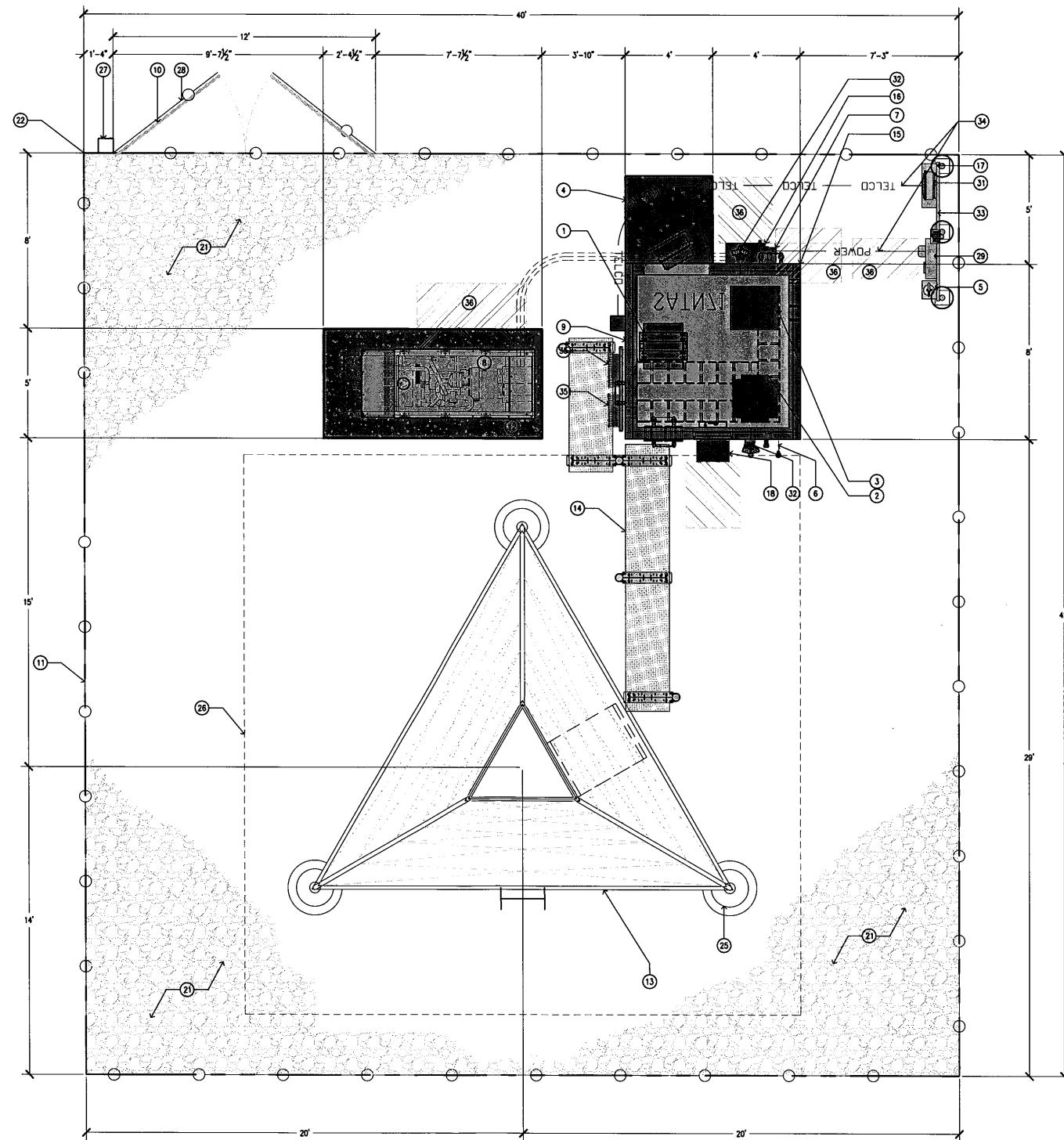
SHEET NUMBER:
A-1.1

1 SITE PLAN
1"=10'-0"

SITE TYPE: LATTICE TOWER/WALK IN EQUIPMENT CABINET

KEYNOTES

- 1 (1) #4 REINFORCING
- 2 (2) #4 REINFORCING
- 3 (3) POWER PLANT BACK W/ (3) STRANDS OF BATTERIES
- 4 (4) 4"X4" CONCRETE STUMP
- 5 (5) 2"X2" BATTED FIRE EXTINGUISHER IN WEATHER RESISTANT CABINET
- 6 (6) UPS UNIT
- 7 (7) CARLOAD GENERATOR INTERFACE
- 8 (8) 30KW AC DIESEL STANDBY GENERATOR W/ LEVEL 2 ACOUSTIC ENCLOSURE AND ATTACHED 150 GAL BILLY TANK
- 9 (9) 8"X8" SHELTER SLAB
- 10 (10) 12'-0" WIDE ACCESS GATE
- 11 (11) 8'-0" CHAIN LINK FENCE W/ 3 STRANDS AND CLAMP BARRIER AND GREEN VINYL SLATS
- 12 (12) 57X17' CEILING SLAB
- 13 (13) 175'-0" LATTICE TOWER
- 14 (14) 18" ICE BRIDGE
- 15 (15) AT&T 8'X4' WALK IN EQUIPMENT SHELTER
- 16 (16) 200A 30 CIRCUIT LOW VOLTAGE W/ AUTOMATIC TRANSFER SWITCH
- 17 (17) HOVTRUNK BOX BELOW CEILING
- 18 (18) 18"X18" PANEL PROVIDED WITH WALK IN EQUIPMENT SHELTER
- 19 (19) NOTE NOT USED
- 20 (20) NOTE NOT USED
- 21 (21) CHIMNEY BED OVER WARM WHEEL BARRIER
- 22 (22) AT&T ACCESS LEASE AREA
- 23 (23) NOTE NOT USED
- 24 (24) NOTE NOT USED
- 25 (25) TOWER PIER (DESIGN BY OTHERS)
- 26 (26) 1/2" TOWER WALK SLAB (DESIGN BY OTHERS)
- 27 (27) FIRE DEPARTMENT HOSE BOX
- 28 (28) CARRIER CONTACT SERVICE AT GATE
- 29 (29) 200A ELECTRICAL METER/WHM MAIN DISCONNECT ON (4) H-FRAME
- 30 (30) NOTE NOT USED
- 31 (31) CEILING CABINET BY AT&T LAMP/NEON ON (4) H-FRAME
- 32 (32) SHIELDED DOWN TILT LIGHT WITH MOTION SENSOR AND AUTO SHUTOFF (IFER PROVIDED WITH WALK IN EQUIPMENT SHELTER)
- 33 (33) UTILITY H-FRAME
- 34 (34) UNDERGROUND UTILITY CONDUITS
- 35 (35) SURGE SUPPRESSORS
- 36 (36) NEC CLEAR WORKING AREA TYPICAL



1 EQUIPMENT ENCLOSURE PLAN - EXTERIOR WALK IN EQUIPMENT CABINET
3/8"=1'-0"

SITE TYPE: LATTICE TOWER/WALK IN EQUIPMENT CABINET

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WIRELESS GROUP LLC
Connecting a Wireless World

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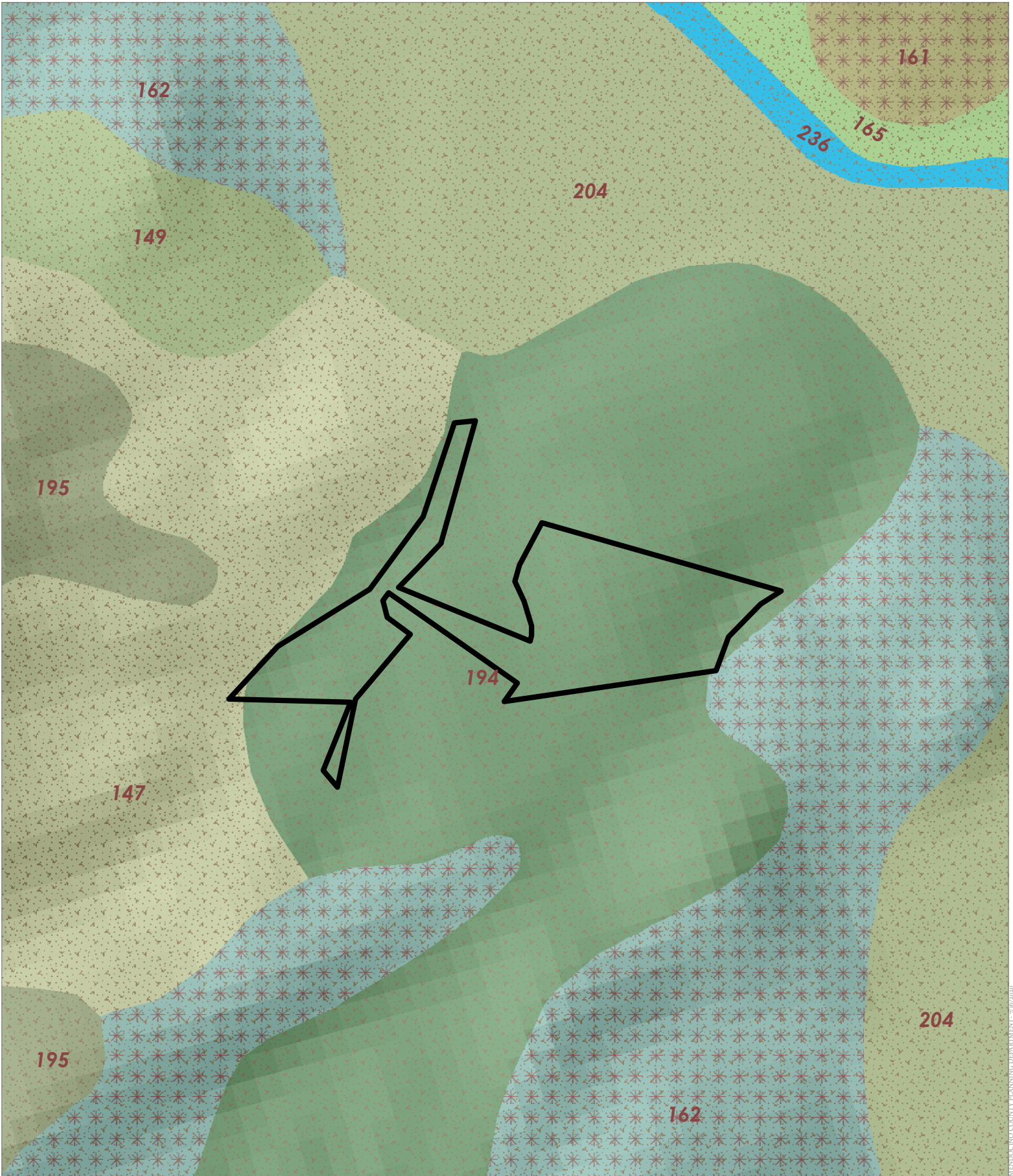
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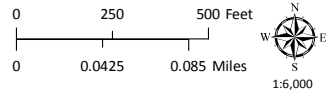
SHEET TITLE:
EQUIPMENT AREA PLAN

SHEET NUMBER:
A-2



CASE: AP 2020-0024
 OWNER: Hartstone Bible Conference
 APN: 171-080-14
 APLCT: Epic Wireless Group
 AGENT: Kathryn Leal
 ADDRESS: 18450 Van Arsdale Road, Potter Valley

 Naturally Occurring Asbestos
 Eastern Rock Inclusions



EASTERN SOIL CLASSIFICATIONS

TENDOCK COUNTY PLANNING DEPARTMENT 7/16/2024