



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

October 1, 2020

City of Ukiah - Planning
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Air Quality Management
Office of Emergency Services
CalFire - Land Use
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0027

DATE FILED: 7/15/2020

OWNER: BRIAN H & DONNA J WILSEY

APPLICANT: CALIFORNIA RURAL SERVICE AREA #1

AGENT: DAN HOOVER C/O FAULK & FOSTER

REQUEST: Administrative Permit to install one new 27 Kilowatt (KW) Liquid Propane (LP) generator on a new concrete slab and a new 1000 gallon LP storage tank on a separate, new concrete slab.

LOCATION: 2.5± miles southwest of the City of Ukiah center, on the north side of Oak Knoll Road (CR 252), 1.8± miles west of its intersection with Spanish Canyon Road (CR 252G), located at 1600 Oak Knoll Rd., Ukiah (APN: 157-160-10).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: October 15, 2020

PROJECT INFORMATION CAN BE FOUND AT:

https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

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

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

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

REVIEWED BY:

Signature Department Date

CASE: AP_2020-0027

OWNER: Brian & Donna J Wilsey

APPLICANT: California Rural Service Area#1

AGENT: Dan Hoover c/o Faulk & Foster

REQUEST: Administrative Permit to install one new 27 Kilowatt (KW) Liquid Propane (LP) generator on a new concrete slab and a new 1000 gallon LP storage tank on a separate, new concrete slab.

LOCATION: 2.5± miles southwest of the City of Ukiah center, on the north side of Oak Knoll Road (CR 252), 1.8± miles west of its intersection with Spanish Canyon Road (CR 252G), located at 1600 Oak Knoll Rd. Ukiah (APN: 157-160-10).

APN: 157-160-10-00

PARCEL SIZE: 5,625 ft² leased of 34.64 ± Acre Parcel

GENERAL PLAN: Remote Residential 20 Acre Minimum (RMR20)

ZONING: Upland Residential 40 Acre Minimum (UR:40)

EXISTING USES: Telecommunications

SUPERVISORIAL DISTRICT: 5TH (Williams)

RELATED CASES:

- Minor Subdivision MS# 204-77 created 4 parcels including the subject parcel. Subsequent Boundary Line Adjustment B# 67-87 was approved resulting in the parcel's current configuration. General Plan Amendment GP# 21-87 (approved by Board of Supervisors July 22,1988) successfully changed the General Plan land use classification from Remote Residential – 40 acre minimum to Remote Residential – 20 acre minimum, however a Rezone application was never received and therefore, the Upland Residential – 40 acre minimum base zoning designation remains today.
- On January 4, 2001, the Planning Commission approved U# 22-2000 and granted conditional approval for US Cellular to construct a 150-foot tall telecommunication tower on the Wilsey property. The Commission's decision was not appealed to the Board of Supervisors. After the tower was constructed, numerous residents began to express concerns regarding aesthetic impacts, devalue of property and damage to Oak Knoll Road. Formal complaints were filed with the Department of Planning and Building Services claiming that the applicant supplied misleading written and verbal information at the public hearing which influenced the Commission to approve the project. Additional allegations from the public included constructing the tower in a different location than shown on the site plan and that the tower may be taller than the 150 foot approved height.
- The Commission met on May 2, 2002 to determine the validity of public concerns and possibly take action to modify condition terms or revoke the Use Permit entirely (Use Permit Modification/Revocation UM# 22-2000/2002). After much discussion, the Commission chose to add new and modify previous conditions reducing the overall tower height to less than 75 feet, limiting total panel and microwave antennas on tower by all wireless carriers to twelve or less, and restricting the use of a generator or propane tank at the site unless authorized by a future use permit modification.
- On July 16, 2009, the Planning Commission approved Use Permit Modification #UM 22-2000/2009 to add three (3) panel antennas and one (1) microwave dish to the existing 65 foot tall telecommunication tower and to place a battery backup power system, a GPS antenna and four (4) equipment cabinets within a 5,625 square foot leased area.
- December 31, 2014 the Zoning Administrator approved Administrative Permit AP_2014-0025 to add one (1) Long-Term Evolution (LTE) antenna, one (1) pipe mount and two (2) coax.
- On October 4, 2016 the Planning Commission approved Use Permit Modification UM_2016-0002 to add a backup generator, propane fuel tank and concrete pad to the existing telecommunications facility.
- On September 16, 2019 Administrative Permit AP_2019-0046 was approved to install three (3) new antennas and three (3) new radio units on the existing 70 foot tall lattice telecommunications tower.
- Use Permit Renewal UR_2019-0003 was administratively approved October 1, 2020 and authorized continue operation and use of the existing telecommunications facility.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential	Upland Residential (UR:40)	81.86± Acres	Vacant
EAST:	Remote Residential	Upland Residential (UR:40)	20± & 4± Acres	Residential
SOUTH:	Rangeland	Rangeland (RL:160)	17.47± & 23.61± Acres	Residential
WEST:	Rangeland 160	Rangeland (RL:160)	5.48± Acres	Telecommunications

REFERRAL AGENCIES

LOCAL

- City of Ukiah – Planning
- Environmental Health (Ukiah)
- Air Quality Management District
- Assessor’s Office
- Building Division Ukiah

- Office of Emergency Services

STATE

- CALFIRE (Land Use)

TRIBAL

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

ADDITIONAL INFORMATION: The applicant, California Rural Service Area #1, seeks authorization to increase back-up generator power at an existing U.S. Cellular telecommunication facility. A Generac™ Model RG027 liquid-cooled gaseous engine generator will be integrated with the existing main line circuit breaker. A new 200A automatic transfer switch will be installed as well. To accommodate the proposed equipment, two new concrete slabs are required. One 3.75 FT. X 6.25 FT. for the generator unit and 5FT X 11FT for the 1000 gallon liquid propane tank.

STAFF PLANNER: CHEVON HOLMES

DATE: 9/28/2020

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High and Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS
G

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
Maymen-Estel-Snook

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

NO

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
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
N/A

23. HARBOR DISTRICT:

Sec. 20.512
NO



**Planning and Building
Services**

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
<i>Office use only</i>	

APPLICATION FORM

APPLICANT

Name: California Rural Service Area #1, Inc. Phone: (319) 743-1201

Mailing Address: 8410 WEST BRYN MAWR AVE., STE. 700

City: CHICAGO State/Zip: IL 60631 email: Michael.Lindsay@USCellular.com

PROPERTY OWNER

Name: Brian H & Donna J Wilsey Phone: N/A

Mailing Address: 13750 MOUNTAIN HOUSE RD

City: HOPLAND State/Zip: CA 95449 email: N/A

AGENT

Name: Dan Hoover c/o Faulk & Foster Phone: 318-807-2639

Mailing Address: 1811 AUBURN AVENUE

City: MONROE State/Zip: LA71201 email: HooverD@faulkandfoster.com


Parcel Size: 34.64 ACRES (Sq. feet/Acres) Address of Property: 1600 OAK KNOLL ROAD, UKIAH CA 95482


Assessor Parcel Number(s): 157-160-10-00

TYPE OF APPLICATION:

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

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


07/08/2020


SEE ATTACHED LEASE

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.

US Cellular to add NEW 27 KW LP GENERATOR ON NEW 3.75 FT x 6.25 F7 CONCRETE SLAB
and NEW 1000 GALLON LP TANK ON NEW 5 F7 x 11 FT CONCRETE SLAB.

2. Structures/Lot Coverage	Number 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: EXISTING TELECOMMUNICATIONS TOWER <input type="checkbox"/> Other: _____					
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Unmanned Cell Tower Facility

4. Will the proposed 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 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:

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

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following: N/A
- A. Amount of cut _____ cubic yards
 - B. Amount of fill _____ cubic yards
 - C. Maximum height of fill slope _____ feet
 - D. Maximum height of cut slope _____ feet
 - E. Amount of import or export _____ cubic yards
 - F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or 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 plan and building plans.

17. Utilities will be supplied to the site as follows:
 A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____
 B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None
 C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 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:
 BUILDING PERMIT

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

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 EXISTING 70' SELF-SUPPORT TELECOMMUNICATION TOWER

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ feet.

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

27. Lot area (within property lines): 34.64 square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 SEE ATTACHED CONSTRUCTION DRAWINGS

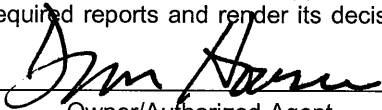
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 SEE ATTACHED CONSTRUCTION DRAWINGS

30. Indicate the surrounding land uses:

	North	East	South	West
<u>Vacant</u>	_____	_____	_____	_____
<u>Residential Agricultural</u>	_____	_____	_____	_____
<u>Commercial Industrial</u>	_____	_____	_____	_____
<u>Institutional Timberland</u>	_____	_____	_____	_____
<u>Other</u>	_____	_____	_____	_____

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

 07/08/2020
 Date

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

AUTHORIZATION OF AGENT

I hereby authorize Faulk & Foster to act as my representative and to bind me in all matters concerning this application.

US Cellular authorization letter and lease evidencing authorization of site enclosed.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

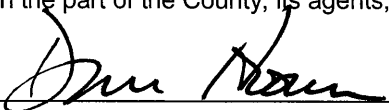
Name	Name N/A	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

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

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: 

Date: 07/08/2020

COASTAL ZONE DEVELOPMENT
COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

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

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP		

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

PAGE NOT APPLICABLE

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

Located at:

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

PAGE NOT APPLICABLE

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: _____

LOCATION: _____

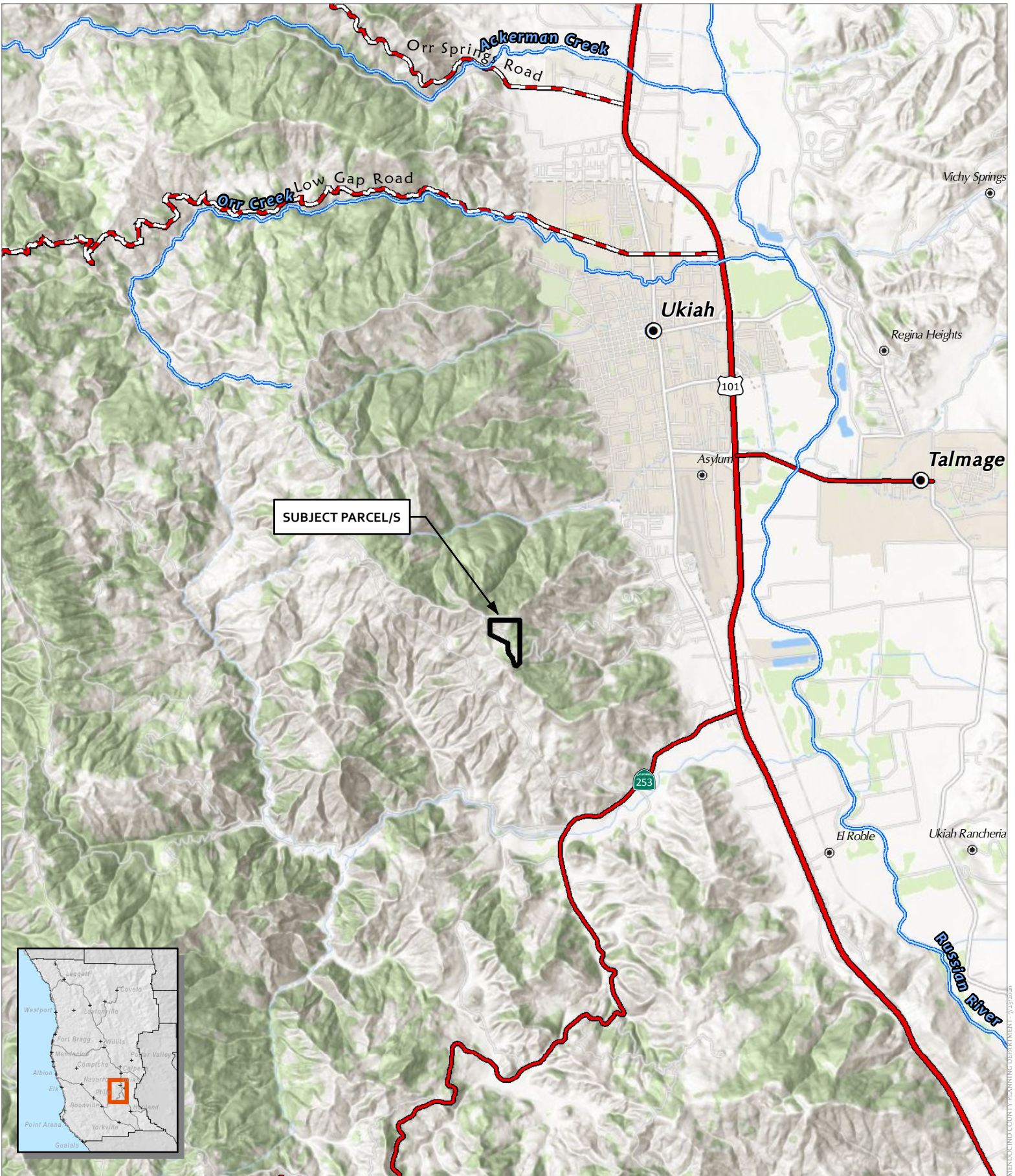
APPLICANT: _____

ASSESSOR'S PARCEL NUMBER: _____

DATE NOTICE POSTED: _____

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
www.co.mendocino.ca.us/planning
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00

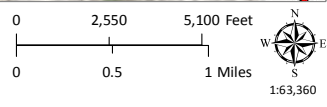


SUBJECT PARCEL/S



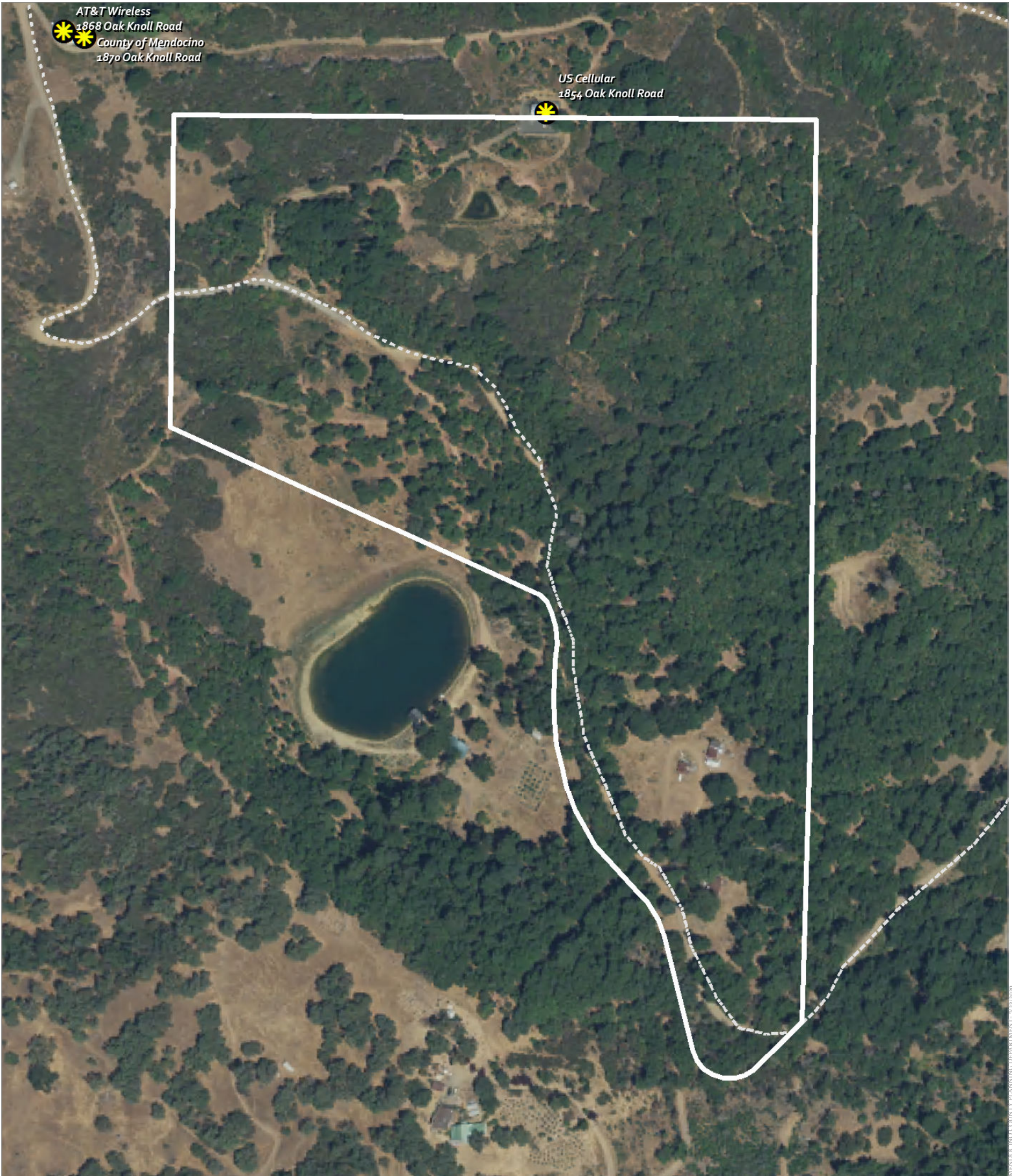
CASE: **AP 2020-0027**
 OWNER: **WILSEY, Brian & Donna**
 APN: **157-160-10**
 APLCT: **US Cellular**
 AGENT: **Dan Hoover**
 ADDRESS: **1600 Oak Knoll Road, Ukiah**

- Major Towns & Places
- Major Roads
- Major Roads
- Major Rivers
- Highways



LOCATION MAP


MENDOCINO COUNTY PLANNING DEPARTMENT 7/23/2020

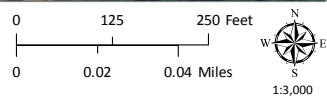


AT&T Wireless
1868 Oak Knoll Road
County of Mendocino
1870 Oak Knoll Road

US Cellular
1854 Oak Knoll Road

CASE: AP 2020-0027
OWNER: WILSEY, Brian & Donna
APN: 157-160-10
APLCT: US Cellular
AGENT: Dan Hoover
ADDRESS: 1600 Oak Knoll Road, Ukiah

----- Driveways/Unnamed Roads
 Wireless Sites



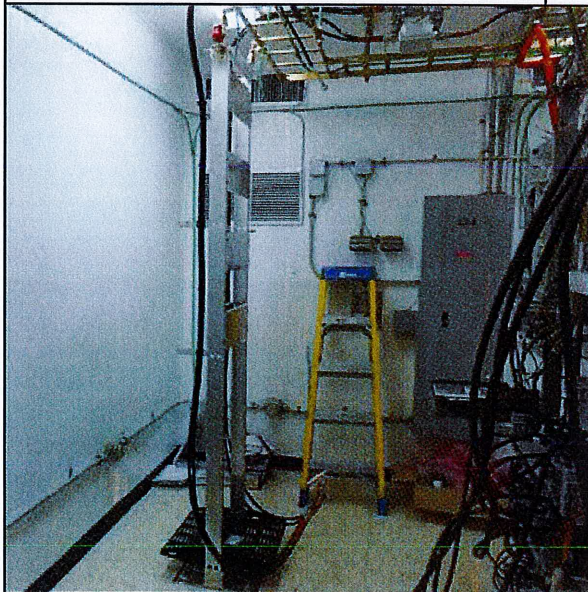
AERIAL IMAGERY



AERIAL OVERVIEW SCALE: N.T.S. 1

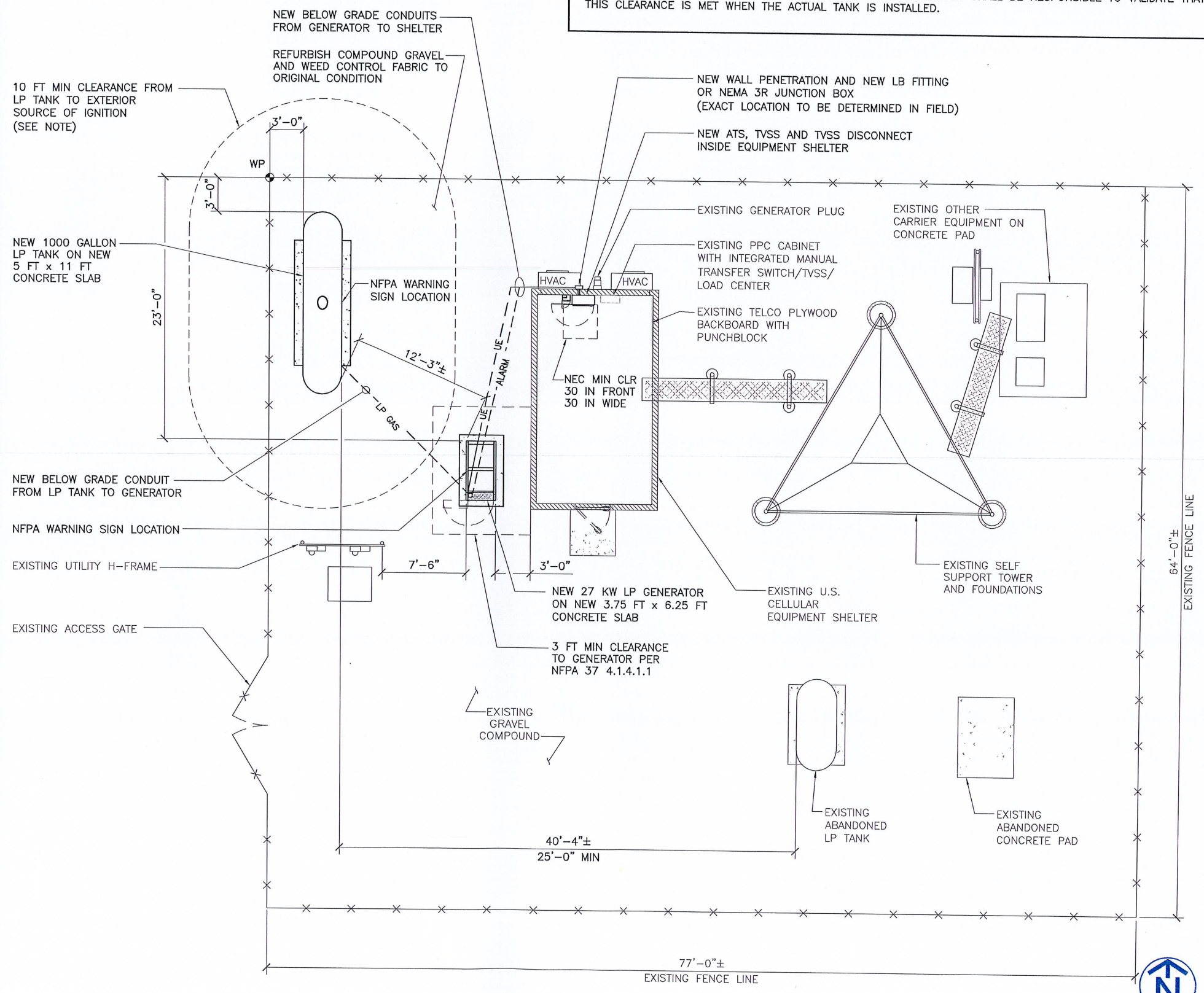


NEW GENERATOR PAD LOCATION SCALE: N.T.S. 2



NEW ATS LOCATION SCALE: N.T.S. 3

NOTE:
 THIS IS A REQUIREMENT OF NFPA 58 TABLE 6.4.4.3 "SEPARATION DISTANCE BETWEEN CONTAINER PRESSURE RELIEF VALVE AND BUILDING OPENINGS" FOR CONTAINER TYPE ASME WHICH WILL BE FILLED ON SITE AT THE POINT OF USE. THIS CLEARANCE SHALL BE BETWEEN THE TANK DISCHARGE RELIEF VALVE, VENT DISCHARGE, AND FILLING CONNECTION TO EXTERIOR SOURCE OF IGNITION, OPENINGS INTO DIRECT VENT APPLIANCES, AND MECHANICAL VENTILATION AIR INTAKES. THE SUPPLIER OF THE TANK FOR THIS PROJECT HAS NOT YET BEEN DETERMINED AT THE TIME OF DRAWING SUBMITTAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO VALIDATE THAT THIS CLEARANCE IS MET WHEN THE ACTUAL TANK IS INSTALLED.



ENLARGED SITE PLAN SCALE 1" = 10'-0" 4

U.S. Cellular
 8410 W BRYN MAWR AVE
 CHICAGO, IL 60631

Faulk & Foster
 1811 AUBURN AVE
 MONROE, LOUISIANA 71201

FULLERTON
 ENGINEERING + DESIGN
 1100 E. WOODFIELD ROAD, SUITE 500
 SCHAUMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	05/01/20	REV A	JS
0	6/15/20	REV 0	KR

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



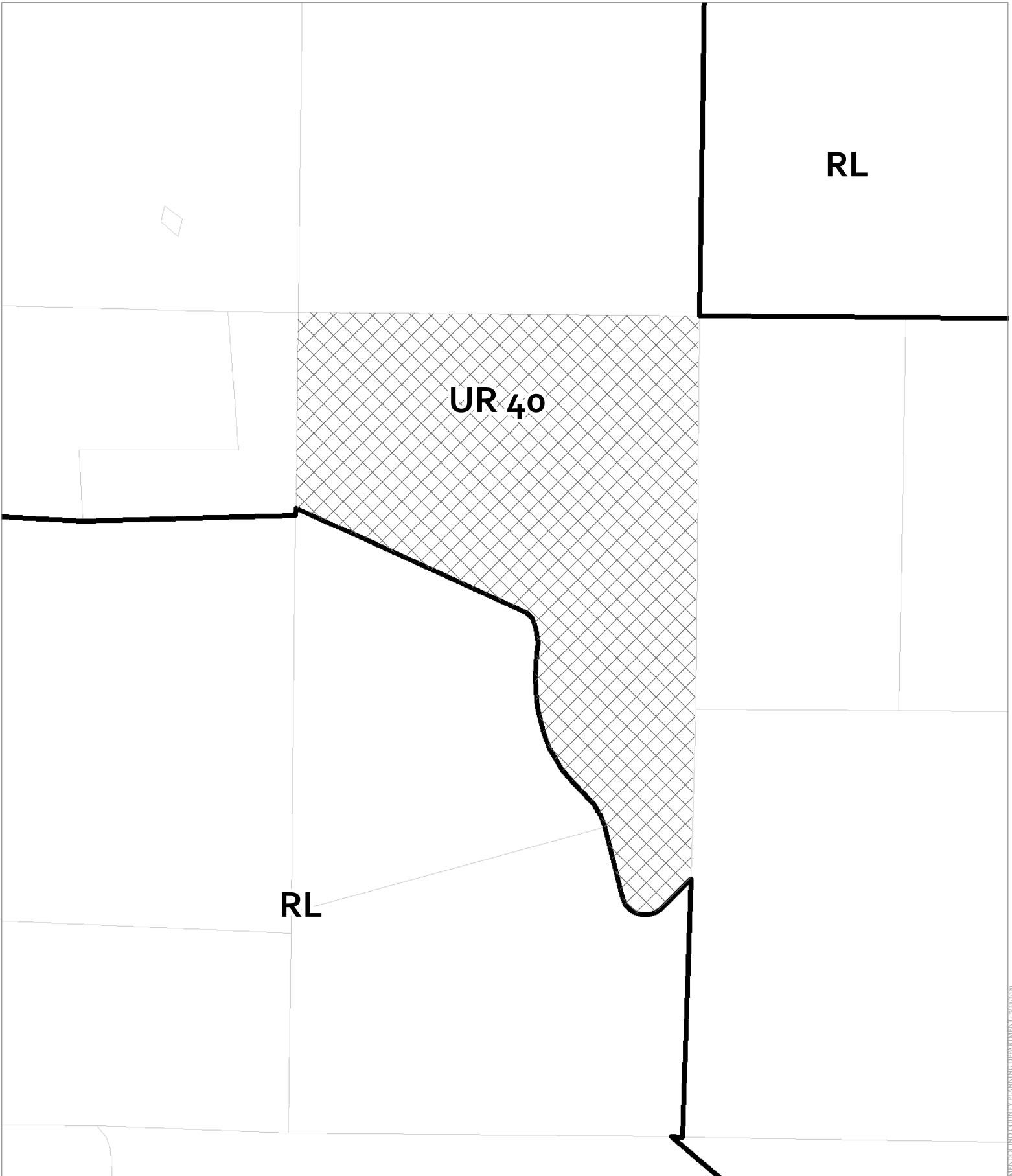
SITE NAME
SPANISH MT

SITE NUMBER:
568378

SITE ADDRESS
 1600 OAK KNOLL ROAD
 UKIAH, CA 95482

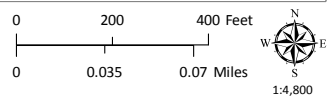
SHEET NAME
PHOTOS AND ENLARGED SITE PLAN

SHEET NUMBER
C-1

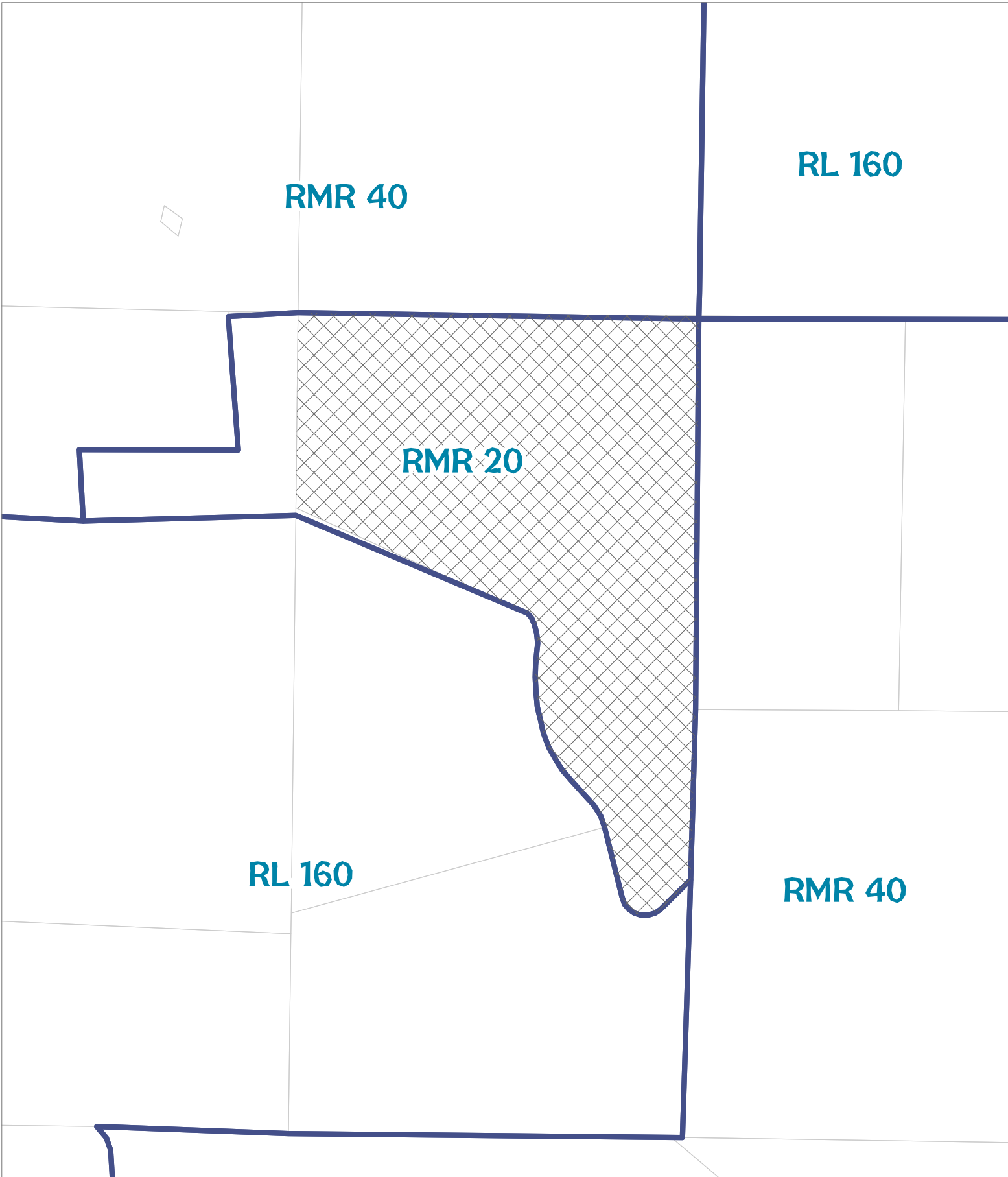


CASE: AP 2020-0027
 OWNER: WILSEY, Brian & Donna
 APN: 157-160-10
 APLCT: US Cellular
 AGENT: Dan Hoover
 ADDRESS: 1600 Oak Knoll Road, Ukiah



-  Zoning Districts
-  Assessors Parcels

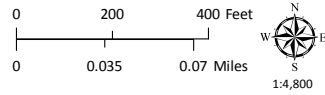


ZONING DISPLAY MAP



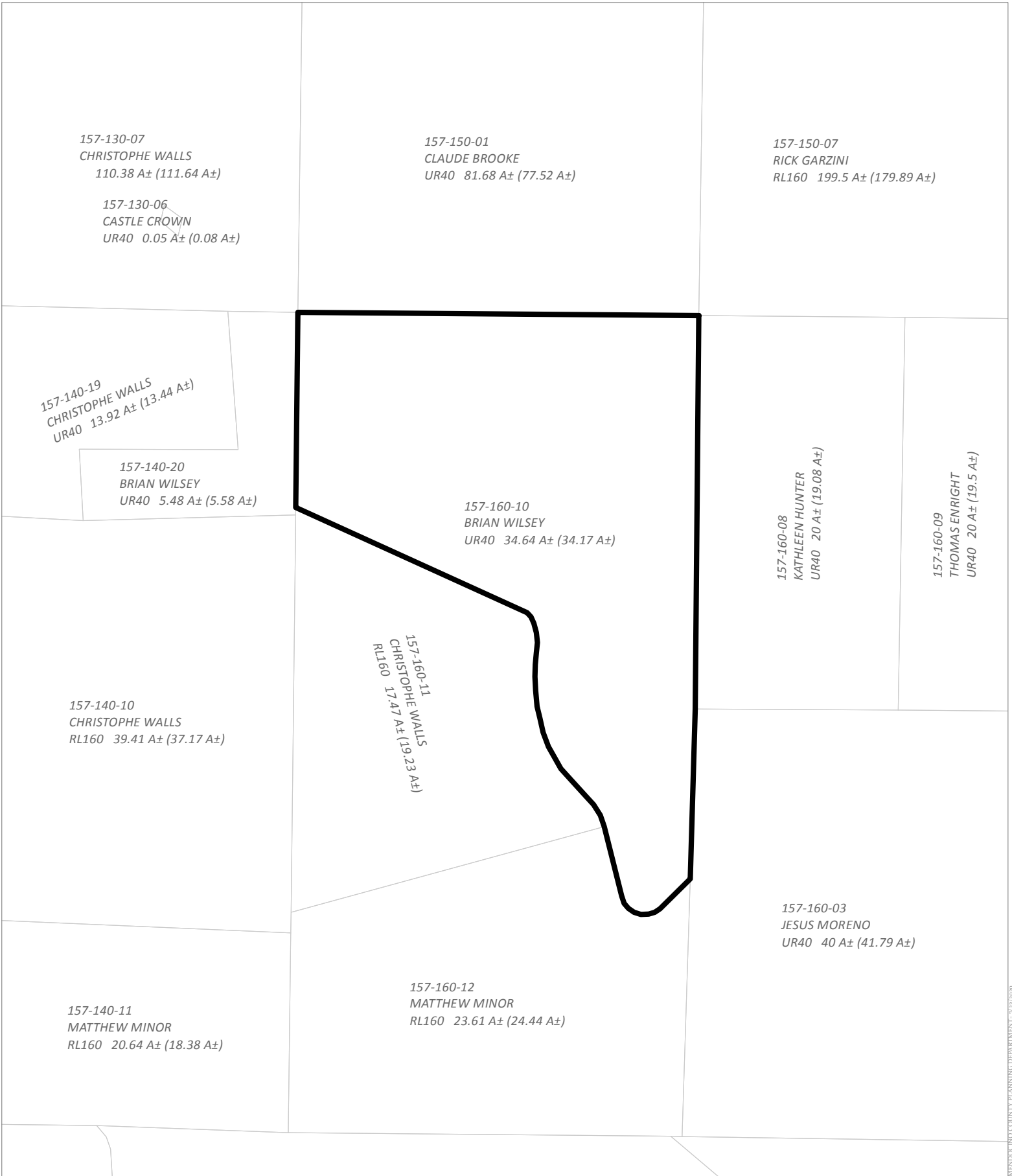
CASE: AP 2020-0027
 OWNER: WILSEY, Brian & Donna
 APN: 157-160-10
 APLCT: US Cellular
 AGENT: Dan Hoover
 ADDRESS: 1600 Oak Knoll Road, Ukiah

 General Plan Classes
 Assessor's Parcels



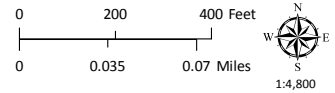
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2020

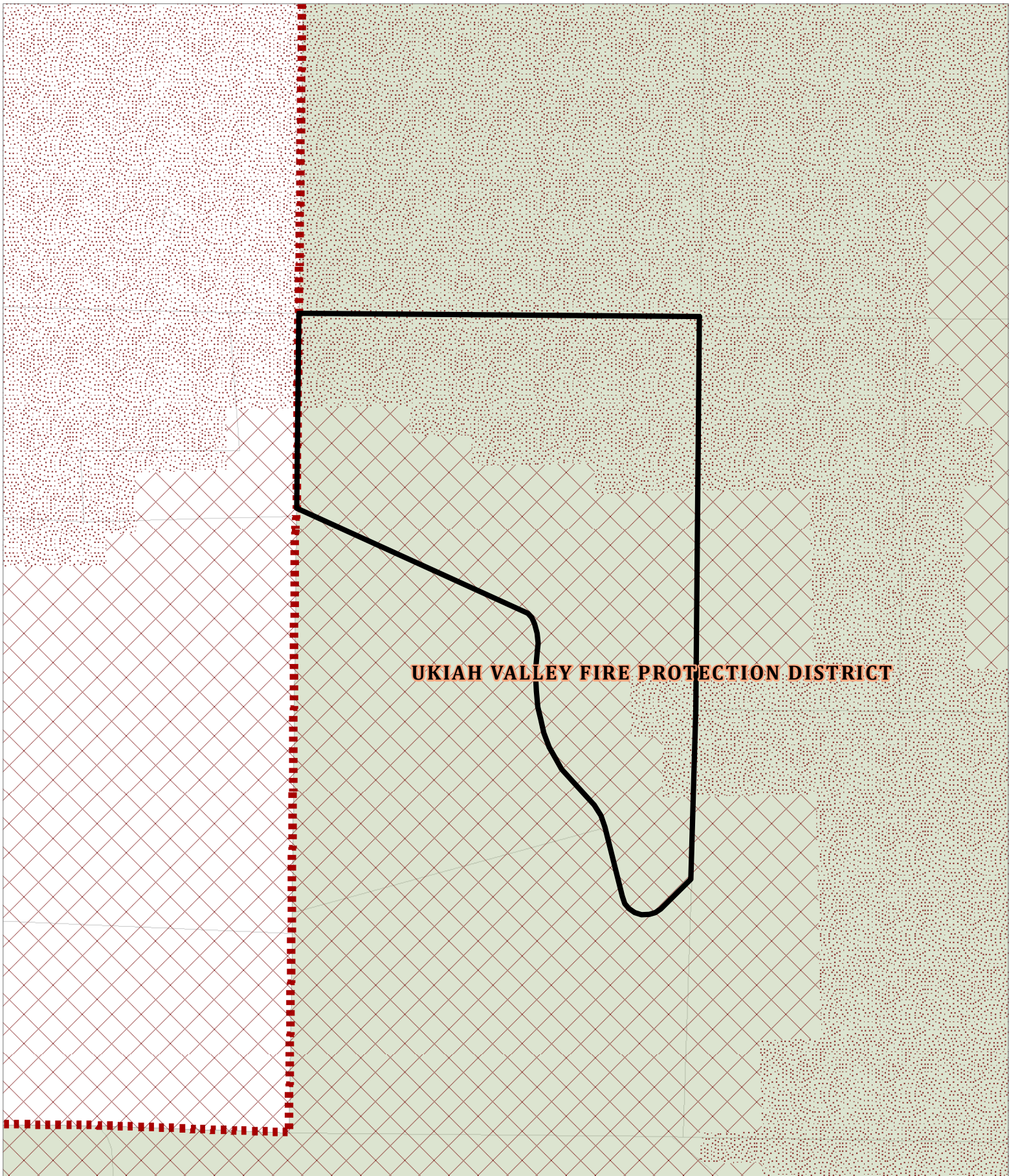


CASE: AP 2020-0027
 OWNER: WILSEY, Brian & Donna
 APN: 157-160-10
 APLCT: US Cellular
 AGENT: Dan Hoover
 ADDRESS: 1600 Oak Knoll Road, Ukiah

Assessors Parcels



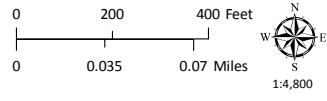
ADJACENT PARCELS



UKIAH VALLEY FIRE PROTECTION DISTRICT

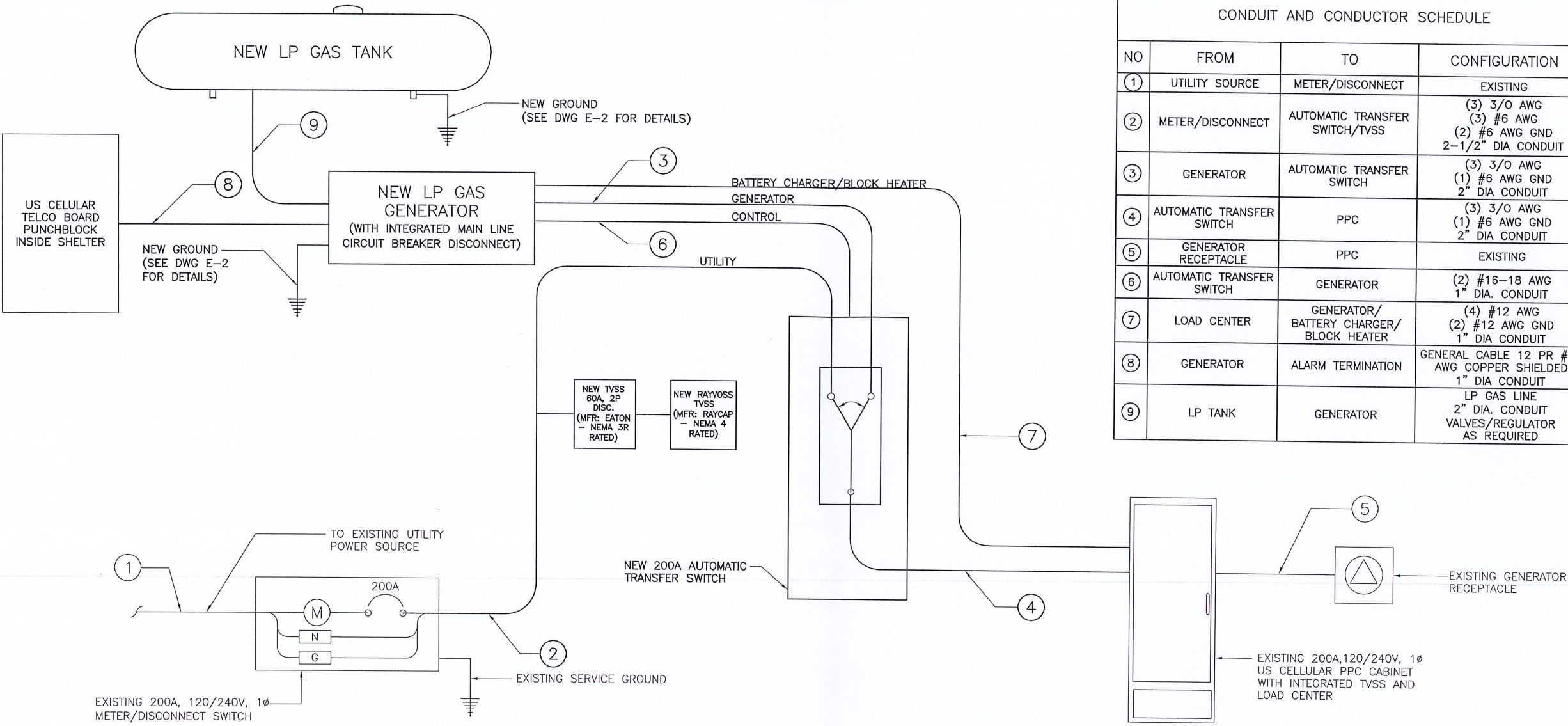
CASE: AP 2020-0027
 OWNER: WILSEY, Brian & Donna
 APN: 157-160-10
 APLCT: US Cellular
 AGENT: Dan Hoover
 ADDRESS: 1600 Oak Knoll Road, Ukiah

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



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

PREPARED BY COUNTY PLANNING DEPARTMENT 7/15/20



CONDUIT AND CONDUCTOR SCHEDULE			
NO	FROM	TO	CONFIGURATION
①	UTILITY SOURCE	METER/DISCONNECT	EXISTING
②	METER/DISCONNECT	AUTOMATIC TRANSFER SWITCH/TVSS	(3) 3/0 AWG (3) #6 AWG (2) #6 AWG GND 2-1/2" DIA CONDUIT
③	GENERATOR	AUTOMATIC TRANSFER SWITCH	(3) 3/0 AWG (1) #6 AWG GND 2" DIA CONDUIT
④	AUTOMATIC TRANSFER SWITCH	PPC	(3) 3/0 AWG (1) #6 AWG GND 2" DIA CONDUIT
⑤	GENERATOR RECEPTACLE	PPC	EXISTING
⑥	AUTOMATIC TRANSFER SWITCH	GENERATOR	(2) #16-18 AWG 1" DIA. CONDUIT
⑦	LOAD CENTER	GENERATOR/BATTERY CHARGER/BLOCK HEATER	(4) #12 AWG (2) #12 AWG GND 1" DIA CONDUIT
⑧	GENERATOR	ALARM TERMINATION	GENERAL CABLE 12 PR #24 AWG COPPER SHIELDED 1" DIA CONDUIT
⑨	LP TANK	GENERATOR	LP GAS LINE 2" DIA. CONDUIT VALVES/REGULATOR AS REQUIRED

U.S. Cellular
8410 W BRYN MAWR AVE
CHICAGO, IL 60631

Faulk & Foster
1811 AUBURN AVE
MONROE, LOUISIANA 71201

FULLERTON
ENGINEERING DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	05/01/20	REV A	JS
0	6/15/20	REV D	KR

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



ONE LINE DIAGRAM

SCALE: N.T.S. 1

- THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND OSHA REQUIREMENTS.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS AND TRANSPORTATION FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT AND INSPECTION FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION.
- MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, IEEE, NEMA AND NFPA.
- ALL MATERIALS SHALL BE U.L. LISTED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT.
- MATERIALS SHALL MEET WITH APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND STARTING CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF THE TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO THE PROJECT MANAGER.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE PROJECT MANAGER AT JOB COMPLETION.
- POST-INSTALLATION, ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- PROVIDE THE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS-INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS NOTING USE FUNCTION.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J-BOX, SWITCH BOX, ETC.
- ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
- ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED TO MATCH ORIGINAL RATING.
- BX OR ROMEX CABLE IS NOT PERMITTED.
- ALL ELECTRICAL/FIBER ENCLOSURES, JUNCTION BOXES, CONDUIT KNOCKOUTS, RACEWAYS, ETC. SHALL BE RODENT-PROOF.
- CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

ELECTRICAL NOTES

SCALE: N.T.S. 2

SITE NAME

SPANISH MT

SITE NUMBER:

568378

SITE ADDRESS

1600 OAK KNOLL ROAD
UKIAH, CA 95482

SHEET NAME

SINGLE LINE
AND NOTES

SHEET NUMBER

E-1

CONCRETE:

1. MEET OR EXCEED THE FOLLOWING CODES AND STANDARDS:

DESIGN	ACI 318
CONSTRUCTION	ACI 301
HOT WEATHER PLACEMENT	ACI 305
COLD WEATHER PLACEMENT	ACI 306
CEMENT	ASTM C-150 (TYPE I)
REINFORCING BARS	ASTM A-615
WIRE MESH	ASTM A-185
NORMAL WT AGGREGATE	ASTM C-33
MIXING	ASTM C-94
ADMIXTURES	ASTM C-494
AIR ENTRAINMENT	ASTM C-260
WATER	POTABLE
DETAILING	CRSI MANUAL OF STANDARD PRACTICE

2. CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. PROVIDE AIR ENTRAINED CONCRETE WITH AIR CONTENT OF 4% TO 7%. FOR ALL CONCRETE EXPOSED TO EARTH OR WEATHER
4. ALL REINFORCING STEEL SHALL BE GRADE 60.
5. MINIMUM CONCRETE COVER FOR REINFORCING BARS:
 A. CAST AGAINST AND EXPOSED TO EARTH: 3"
 B. EXPOSED TO EARTH OR WEATHER (NO. 5 AND SMALLER): 1 1/2"
 C. EXPOSED TO EARTH OR WEATHER (NO. 6 AND LARGER): 2"
6. NO ADMIXTURE SHALL CONTAIN CALCIUM CHLORIDE.
7. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT.

GENERAL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS PER OSHA IN CONNECTION WITH THE WORK.
2. THE CONTRACTOR SHALL BE EXPERIENCED IN THE PERFORMANCE OF WORK AS DETAILED IN THE DRAWINGS. BY ACCEPTANCE OF THIS PROJECT, THE CONTRACTOR IS ATTESTING THAT THEY DO HAVE SUFFICIENT EXPERIENCE AND ABILITY AND THAT THEY ARE KNOWLEDGEABLE OF THE WORK TO BE PERFORMED.
3. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER IF ANY WIRELESS CARRIER DOWNTIME SHALL BE REQUIRED FOR THIS WORK. DO NOT PERFORM ANY WORK UNLESS THIS DOWNTIME HAS BEEN APPROVED.
4. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE CONDITIONS AND UPON COMPLETION OF WORK REPAIR BACK TO ORIGINAL CONDITIONS ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL LEAVE THE PREMISES IN CLEAN CONDITION SUBJECT TO THE APPROVAL OF THE PROPERTY OWNER AND THE PROJECT MANAGER.
6. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN AND SUPPLY THE PROJECT MANAGER WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.

ATS, GENERATOR & FUEL TANK INSTALLATION:

1. ALL MATERIAL USED BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE NFPA STANDARDS 30, 37, 54, 58 AND 70. THIS INCLUDES BUT IS NOT LIMITED TO PIPING, CONDUIT, VALVES, REGULATORS, CONNECTIONS, FITTINGS, ELBOWS, JOINTS AND ANY OTHER ANCILLARY PARTS REQUIRED FOR THE INSTALLATION.
2. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND SAFETY AND INSTALLATION GUIDELINES TO ENSURE PROPER VENTILATION, FUEL SUPPLY, ENGINE EXHAUST AND SYSTEM OPERATION.
3. PROVIDE AND MAINTAIN ALL CLEARANCES AROUND EQUIPMENT AS INDICATED IN THE PLANS. IF THE CONTRACTOR ENCOUNTERS ANY FIELD CONDITIONS THAT PREVENT THE INSTALLATION AS SHOWN NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL FUEL SUPPLY LINES SHALL BE ROUTED AND INSTALLED SUCH THAT THEY ARE PROTECTED FROM POTENTIAL DAMAGE.

NOTES

SCALE: N.T.S.

1

GENERATOR SLAB

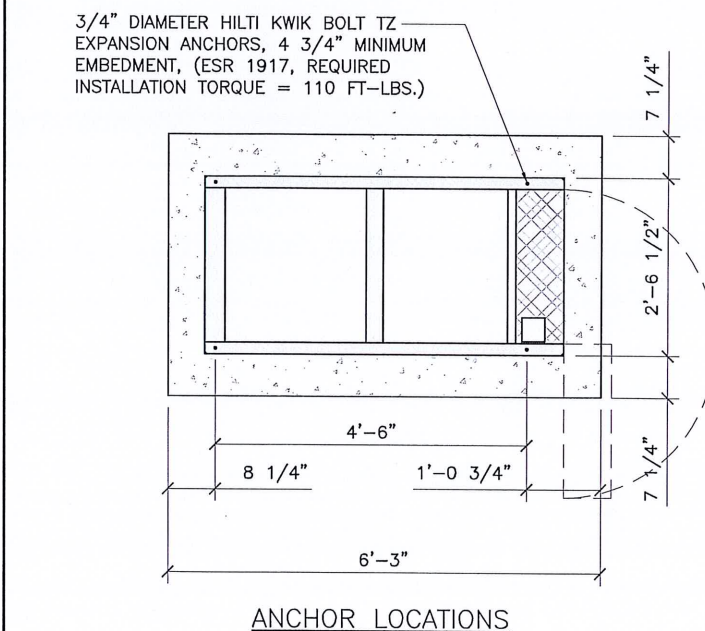
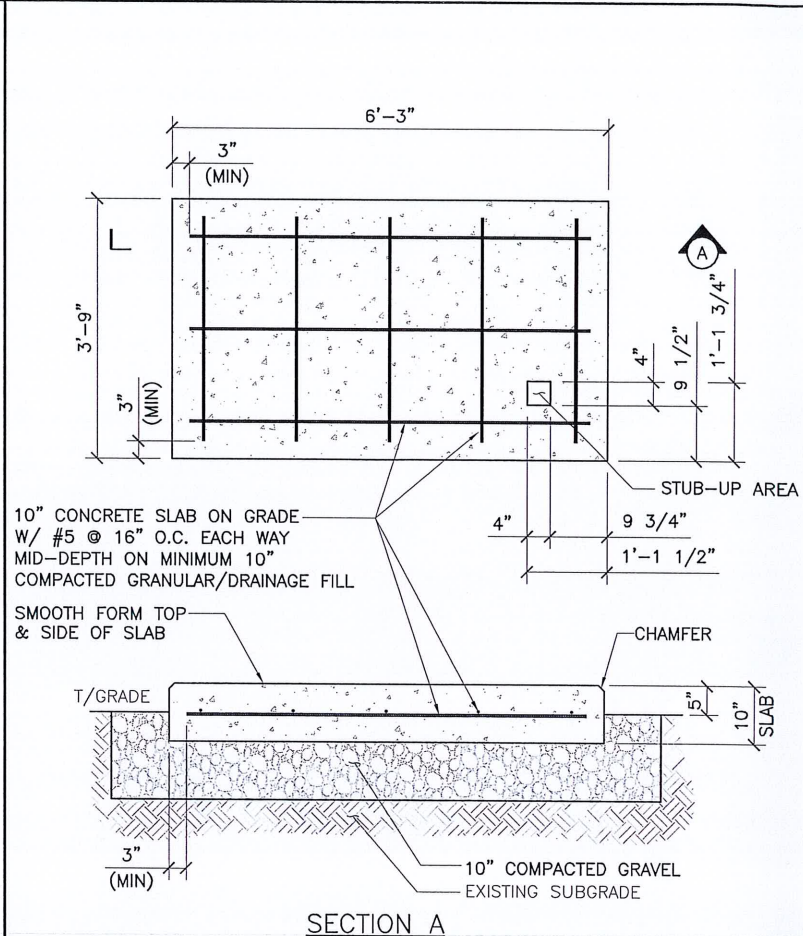
SCALE: 3/8" = 1'-0"

2

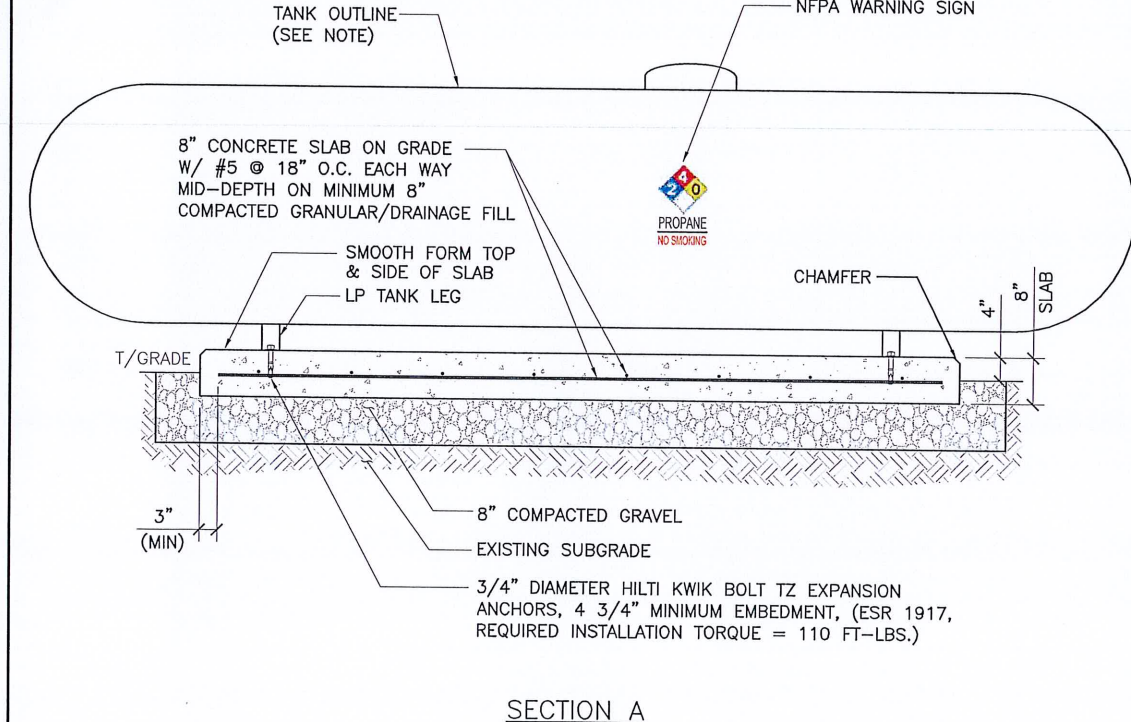
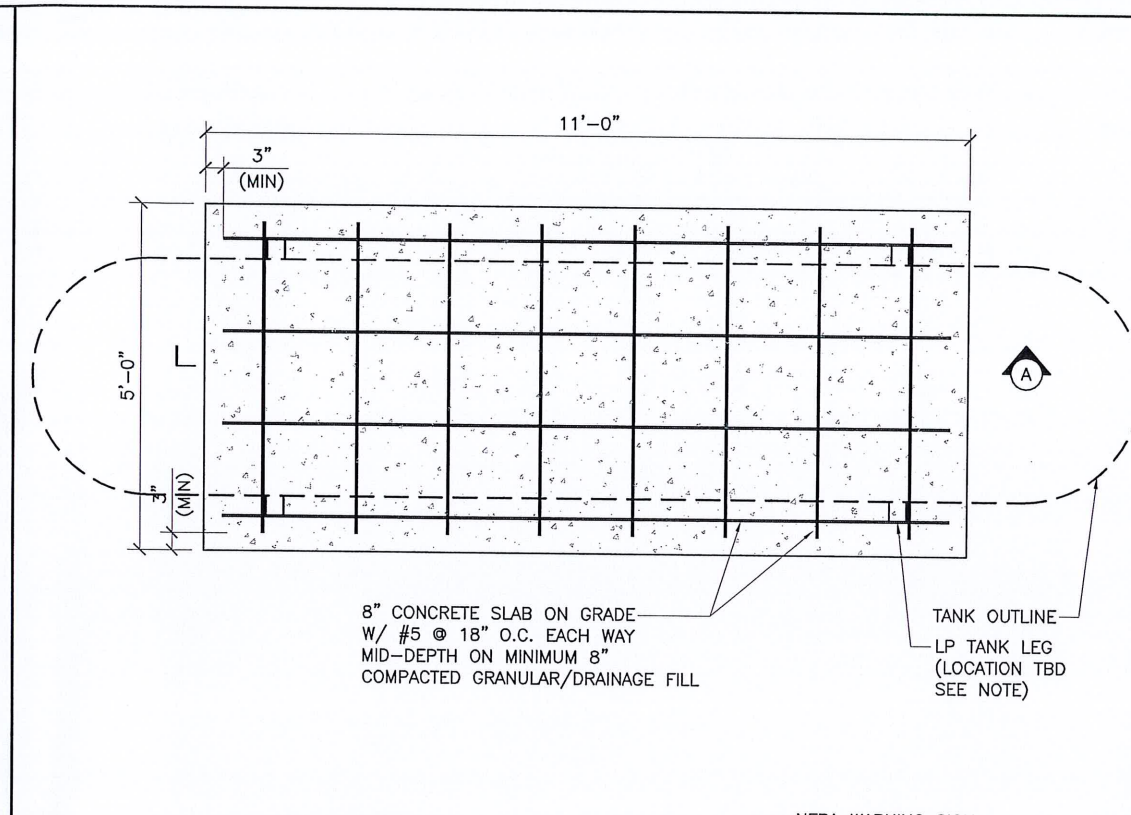
LP SLAB

SCALE: 3/8" = 1'-0"

3



ANCHOR LOCATIONS



SECTION A

NOTE:

THE SUPPLIER OF THE LP TANK FOR THIS PROJECT HAS NOT YET BEEN DETERMINED AT THE TIME OF DRAWING SUBMITTAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO VALIDATE THAT THIS SLAB LENGTH AND WIDTH WILL BE SUFFICIENT FOR TANK LEG ATTACHMENT, IF NOT THEN NOTIFY THE ENGINEER IMMEDIATELY.

U.S. Cellular
 8410 W BRYN MAWR AVE
 CHICAGO, IL 60631

Faulk & Foster
 1811 AUBURN AVE
 MONROE, LOUISIANA 71201

FULLERTON
 ENGINEERING DESIGN
 1100 E. WOODFIELD ROAD, SUITE 500
 SCHAUMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	05/01/20	REV A	JS
0	6/15/20	REV 0	KR

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



SITE NAME

SPANISH MT

SITE NUMBER:

568378

SITE ADDRESS

1600 OAK KNOLL ROAD
 UKIAH, CA 95482

SHEET NAME

SITE DETAILS

SHEET NUMBER

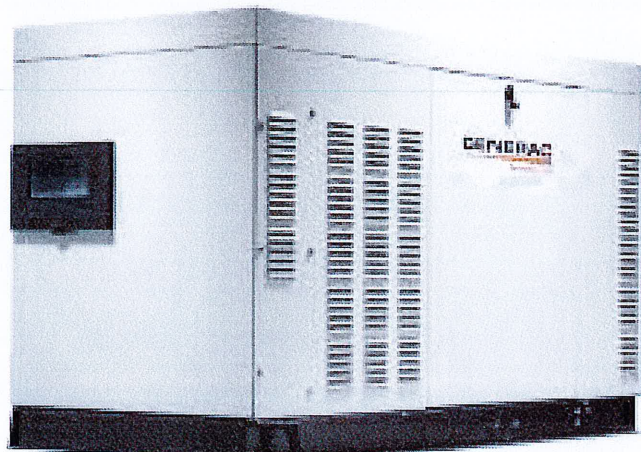
C-2

GENERAC®

PROTECTOR® QS SERIES Standby Generators Liquid-Cooled Gaseous Engine

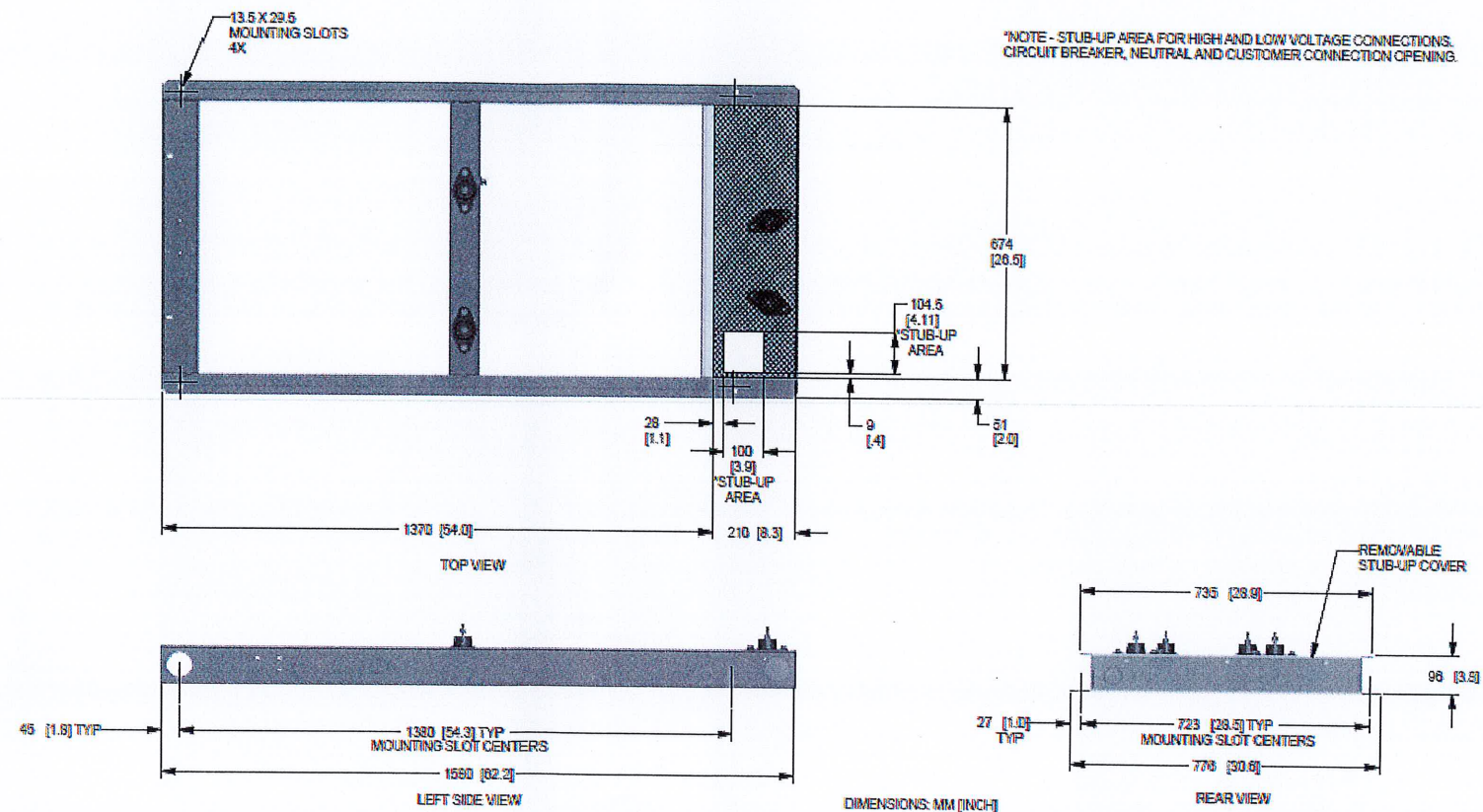
Standby Power Rating

Model RG027 (Aluminum - Bisque) - 27 kW 60 Hz



QUIET-TEST

Meets EPA Emission Regulations
22 & 27 kW are CA/MA emissions compliant
32 & 38 kW not for sale in CA / MA



FOR REFERENCE ONLY
(PROVIDED BY OTHERS)

22 & 27 kW

installation layout
GENERAC

U.S. Cellular
8410 W BRYN MAWR AVE
CHICAGO, IL 60631

Faulk & Foster
1811 AUBURN AVE
MONROE, LOUISIANA 71201

FULLERTON
ENGINEERING DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	05/01/20	REV A	JS
0	6/15/20	REV 0	KR

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



SITE NAME
SPANISH MT

SITE NUMBER:
568378

SITE ADDRESS
1600 OAK KNOLL ROAD
UKIAH, CA 95482

SHEET NAME
GENERATOR SPECS

SHEET NUMBER
C-4

SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF:

NEW 27 KW LP GENERATOR ON NEW 3.75 FT x 6.25 FT CONCRETE SLAB

NEW 1000 GALLON LP TANK ON NEW 5 FT x 11 FT CONCRETE SLAB

- CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF US CELLULAR SUPPLIED MATERIAL.
- ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE.