



**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

December 29, 2020

Environmental Health - Ukiah  
 Building Inspection - Ukiah  
 Air Quality Management

CALFIRE - Prevention  
 Potter Valley Tribe  
 Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians  
 Potter Valley Community Services District

**CASE#:** AP\_2020-0043

**DATE FILED:** 10/19/2020

**OWNER:** PATRICIA LYNN GUNTLY

**APPLICANT:** T-MOBILE WEST LLC

**AGENT:** LYNDA MCCLUNG-SYNERGY

**REQUEST:** Install one (1) Generac® 25KW diesel generator with tank on a concrete slab and one (1) automatic transfer switch inside existing chain link fence enclosure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 9.5± miles northeast of the City of Ukiah center, on a mountain peak within Guntly Ranch, 0.2± mile northeast of the intersection of East Side Potter Valley Road (CR 240) and State Highway 20 (SH20), located at 6100 East Side Potter Valley Rd., Potter Valley; APN: 177-270-32.

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** CHEVON HOLMES

**RESPONSE DUE DATE:** January 12, 2021

**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](mailto: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 \_\_\_\_\_

GUNTLY PATRICIA LYNN TTEE 1/6 AP\_2020-0043  
11615 PINE AVE  
POTTER VALLEY, CA 95469

[OWNER2 NAME] AP\_2020-0043

[OWNER2 ADDRESS]

[OWNER2 CITY], [OWNER2 STATE] [OWNER2 ZIP]

[OWNER3 NAME] AP\_2020-0043

[OWNER3 ADDRESS]

[OWNER3 CITY], [OWNER3 STATE] [OWNER3 ZIP]

T-MOBILE WEST LLC AP\_2020-0043  
1855 GATEWAY BLVD.  
CONCORD, CA 94520

LYNDA MCCLUNG-SYNERGY AP\_2020-0043  
7543 WOODLEY AVENUE  
VAN NUYS, CA 91406

## CASE: AP\_2020-0043

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**OWNER:** PATRICIA LYNN GUNTLY TTEE 1/6

**APPLICANT:** T-Mobile West LLC

**AGENT:** Synergy- Lynda McClung

**REQUEST:** Install one (1) Generac® 25KW diesel generator with tank on a concrete slab and one (1) automatic transfer switch inside existing chain link fence enclosure.

**LOCATION:** 9.5± miles northeast of the City of Ukiah center, on a mountain peak within Guntly Ranch, 0.2± mile northeast of the intersection of East Side Potter Valley Road (CR 240) and State Highway 20 (SH20), located at 6100 East Side Potter Valley Rd., Potter Valley; APN: 177-270-32.

**APN/S:** 1772703200

**PARCEL SIZE:** Leased area of 3,600 square feet of 160 Acre Parcel

**GENERAL PLAN:** Range Land 160 Acres Minimum (RL160)

**ZONING:** Rangeland 160 Acres Minimum (RL:160)

**EXISTING USES:** Telecommunications Facility

**SUPERVISORIAL DISTRICT:** 1<sup>ST</sup> (Brown)

### RELATED CASES:

#### Land Use Consistency

- Variance (#V 8-96) – The subject Wireless Communications Facility (WCF) was established under previously applicable zoning regulations when Mendocino County did not require a Use Permit to erect communication towers. Variance (#V 8-96) was granted to allow the existing tower height to exceed 50 feet.

#### Use Permits

- Use Permit (#U 27-2003) - Authorized U.S. Cellular to place nine (9) panel antennas on the 150 foot tall tower.
- Use Permit (#UM 27-2003/2008) – Authorized U.S. Cellular this modification to allow for a 6 foot diameter microwave dish to be mounted at the 40 foot level of the 150 foot tower.
- Use Permit Modification (#UM 27-2003/2009) - T-Mobile was approved to add three (3) panel antennas and a microwave dish near the 125 foot level on the existing 150 foot tall lattice tower.
- Use Permit Modification (#UM 27-2003/2013) – Replaced and processed as Administrative Permit #AP 9-2014, approved on May 4, 2014 after county implementation of the Wireless Guidelines. Allowed for AT&T to collocate twelve (12) panel antennas at the 105 foot center-line of the existing 150 foot tall self-support lattice tower and two (2) future 4 foot diameter microwave antennas to be mounted at the 97 foot centerline as well as associated equipment.
- Use Permit Renewal UR\_2020-0005 of previously Modified Use Permit UM 27-2003/2009 approved December 17, 2020 allowed for continued operation of the existing telecommunication facility.

#### Administrative Permits

- Administrative Permit #AP 9-2014 - Approved by the zoning administrator April 15, 2014 for AT&T Mobility to collocate twelve (12) panel antennas at the 105 foot center-line on an existing 150 foot tall U.S. Cellular self-support lattice tower
- Administrative Permit #AP 28-2014 - Approved by the zoning administrator December 11, 2014 for T-Mobile to relocate two (2) and add three (3) panel antennas at 125 feet and relocate one (1) microwave antenna at 133 feet on an existing 150 foot tall wireless communications tower.
- Administrative Permit #AP\_2017-0007 – Approved by the zoning administrator July 18, 2017 to decommission three (3) antennas, six (6) 7/8" coaxial cables and install (6) new antennas, one (1) ¼" Hybrid cable, one (1) 1" power cable, six (6) FRLB remote radio heads, two (2) Raycap surge protectors, twelve (12) Kaelus combiners and two (2) stackable FXCB remote radio heads.
- Administrative Permit #AP\_2019-0089 to install six (6) Long Term Evolution (LTE) Panel Antennas, six (6) Remote Radio Head (RRH) units and associated fiber and power jumpers to an existing 150 ft. tall self-supporting lattice tower.

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	<b>ADJACENT GENERAL PLAN</b>	<b>ADJACENT ZONING</b>	<b>ADJACENT LOT SIZES</b>	<b>ADJACENT USES</b>
<b>NORTH:</b>	Rangeland 160 Acre Minimum (RL160)	Rangeland 160 Acre Minimum (RL:160)	160± Acres	Vacant/Rangeland
<b>EAST:</b>	Rangeland 160 Acre Minimum (RL160)	Rangeland 160 Acre Minimum (RL:160)	160± Acres	Vacant/Rangeland
<b>SOUTH:</b>	Public Lands (PL)	Rangeland 160 Acre Minimum (RL:160)	280± Acres	Vacant/Rangeland
<b>WEST:</b>	Rangeland 160 Acre Minimum (RL160)	Public Facilities (PF)	200± Acres & 40± Acres	Vacant/Rangeland

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## REFERRAL AGENCIES

### LOCAL

- Air Quality Management District
- Building Division (Ukiah)
- Environmental Health (Ukiah)

- Potter Valley Community Services District

### STATE

- CALFIRE (Land Use)

### TRIBAL

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

**STAFF PLANNER:** CHEVON HOLMES

**DATE:** 12/29/2020

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

N/A

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Moderate Fire Hazard*

*Very High Fire Hazard (Southwest Corner)*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Potter Valley Community Services District & State Responsibility Area (SRA)*

**4. FARMLAND CLASSIFICATION:**

GIS

*Williamson Act/Non Prime/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

*Eastern Soils*

*Yorkville-Yorktree-Squawrock*

**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

YES

**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](http://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

NO

**23. HARBOR DISTRICT:**

Sec. 20.512

NO





Planning and Building Services

Case No:	AP-2020-0043
CalFire No:	
Date Filed:	10-19-2020
Fee:	\$ 2,282-00
Receipt No:	PRJ-037786
Received By:	CCH
Office use only	

### APPLICATION FORM

**APPLICANT**

Name: T-Mobile West LLC Phone:

Mailing Address: 1855 Gateway Blvd., Suite 900

City: Concord State/Zip: CA / 94520 email:

**PROPERTY OWNER**

Name: Miller Donald E Jr/ Miller Jeanette M Phone:

Mailing Address: 6281 Horseshoe Cir.,

City: Ukiah State/Zip: CA/ 95482 email:

**AGENT**

Name: Lynda McClung - Synergy, a Division of Advantage Engineers Phone: 714-328-3385

Mailing Address: 7543 Woodley Avenue, Suite 201

City: Van Nuys State/Zip: CA / 91406 email: lmcclung@synergy.cc

Parcel Size: (Sq. feet/Acres) Address of Property: 6100 E Side Potter Valley RD

Assessor Parcel Number(s): 177-270-32

**TYPE OF APPLICATION:**

- Administrative Permit
- Agricultural Preserve
- Airport Land Use
- CDP- Admin
- CDP- Standard
- Certificate of Compliance
- Development Review
- Exception
- Flood Hazard
- General Plan Amendment
- Land Division-Minor
- Land Division- Major
- Land Division-Parcel
- Land Division-Resubdivision
- Modification of Conditions
- Reversion to Acreage
- Rezoning
- Use Permit-Cottage
- Use Permit-Minor
- Use Permit-Major
- Variance
- Other

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

Lynda McClung 9/28/2020  
Signature of Applicant/Agent Date

\*\*See Property Owner signed LOA  
Signature of Owner Date

RECEIVED  
OCT 05 2020

Planning & Building Services

## 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.

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**Modification of an existing T-Mobile wireless telecommunications site: Install (1) diesel generator on (N) concrete slab inside existing chain link fence enclosure. Install (1) automatic transfer switch.**

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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 type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> Other: <u>unmanned wireless telecommunications facility</u>			16	25	41
<b>Total Structures Paved</b> <b>Area Landscaped Area</b> <b>Unimproved Area</b>					
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					

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

Estimated employees per shift: 2-3  
 Estimated shifts per day: 1  
 Type of loading facilities proposed: Install generator, concrete pad, and automatic transfer switch

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4. Will the proposed project be phased?  Yes  No If yes, explain your plans for phasing:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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5. Will vegetation be removed on areas other than the building sites and roads?  Yes  No Explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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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:

installing diesel fueled generator. No fuel will be stored on site.

\_\_\_\_\_

\_\_\_\_\_

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

	Number	Size
Number of covered spaces	<u>N/A</u>	_____
Number of uncovered spaces	<u>N/A</u>	_____
Number of standard spaces	<u>N/A</u>	_____
Number of handicapped spaces	<u>N/A</u>	_____
Existing Number of Spaces	<u>N/A</u>	
Proposed Additional Spaces	<u>N/A</u>	
Total	<u>N/A</u>	

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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.).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

A. Amount of cut N/A cubic yards  
 B. Amount of fill N/A cubic yards  
 C. Maximum height of fill slope N/A feet  
 D. Maximum height of cut slope N/A feet  
 E. Amount of import or export N/A cubic yards  
 F. Location of borrow or disposal site N/A

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
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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: N/A \_\_\_\_\_

19. What will be the domestic water source:  
 Community water system - Specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other - Specify: N/A \_\_\_\_\_

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.):  
This location is in an isolated area away from any residential or commercial properties. This location is surrounded by trees.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
There is an existing T-Mobile lattice tower and equipment cabinet. The proposed generator will be located next to the equipment cabinet, enclosed behind the existing chain link fence.  
\_\_\_\_\_  
\_\_\_\_\_

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 ~<sup>8</sup> \_\_\_\_\_ feet.

26. Gross floor area of existing structures <sup>16</sup> \_\_\_\_\_ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <sup>25</sup> \_\_\_\_\_ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 41       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.  
The area is isolated surrounded by trees. There is an existing telecommunications facility.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
There are no close surrounding properties, the area is surrounded by trees.  
\_\_\_\_\_

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other	RL	RL	RL	RL

**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.

Lynda McClung

9/28/2020

Owner/Authorized Agent

Date

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

**AUTHORIZATION OF AGENT**

I hereby authorize \*\*See property owner signed LOA to act as my representative and to bind me in all matters concerning this application.

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.

<b>Name</b> Lynda McClung Synergy, a division of Advantage Engineers LLC	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b> 7543 Woodley Avenue Van Nuys, CA 91406	<b>Mailing Address</b>	<b>Mailing Address</b>

**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: Lynda McClung

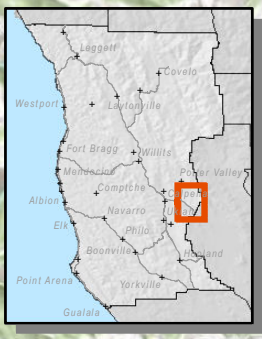
Date: 9/28/2020

Lake County




East Side Potter Valley Road

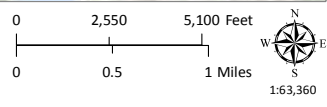
East Fork Russian River

SUBJECT PARCEL/S



CASE: AP 2020-0043  
OWNER: GUNTLY, Patricia, ET AL  
APN: 177-270-32  
APLCT: T-Mobile West, LLC  
AGENT: Lynda McClung  
ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

-  California Counties
-  Highways
-  Major Roads

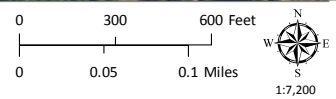


LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



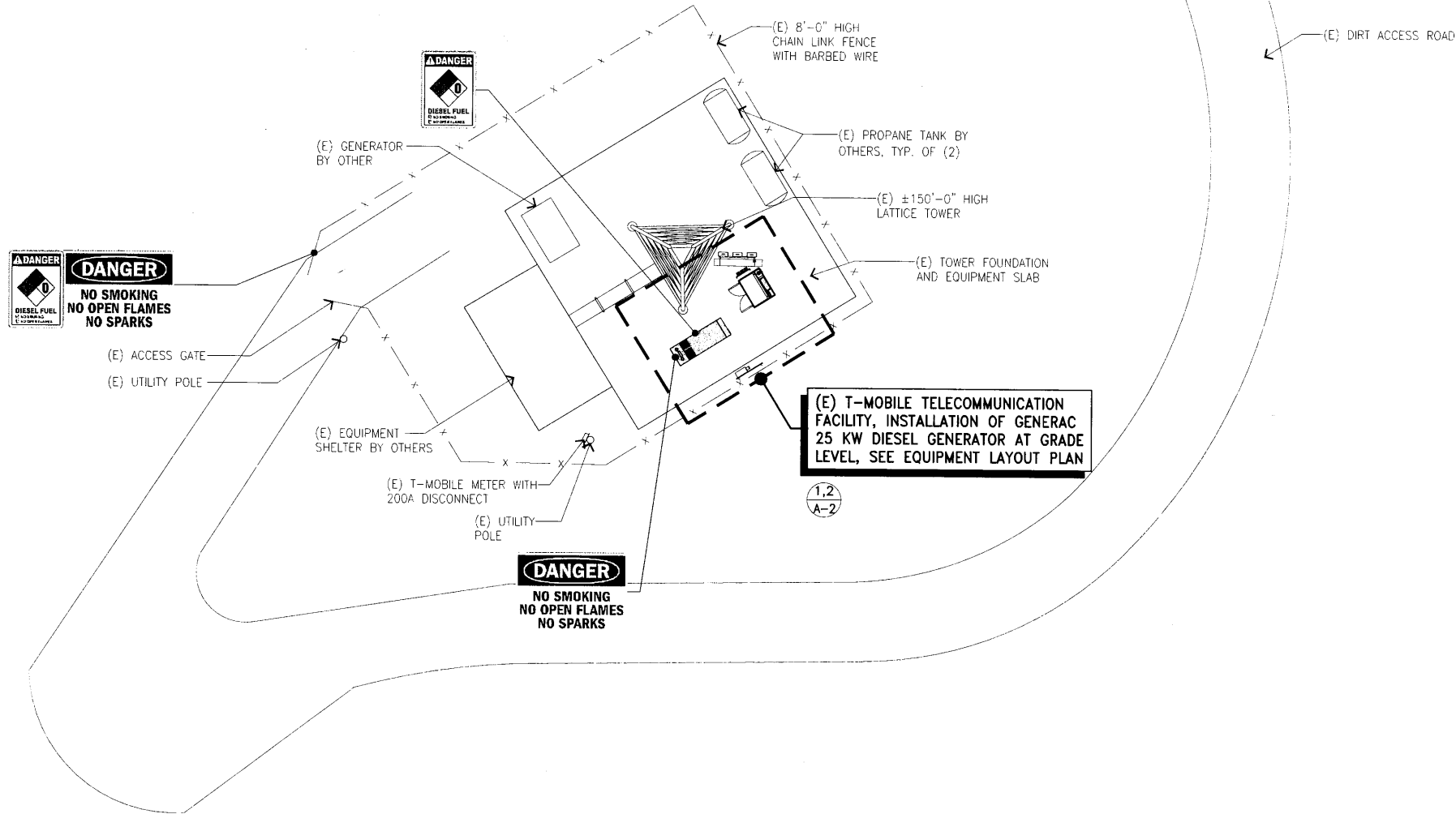
CASE: AP 2020-0043  
OWNER: GUNTLY, Patricia, ET AL  
APN: 177-270-32  
APLCT: T-Mobile West, LLC  
AGENT: Lynda McClung  
ADDRESS: 6100 East Side Potter Valley Road, Potter Valley



AERIAL IMAGERY



**NOTE:**  
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM  
 (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE  
 VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND  
 CONDUIT RUNS.




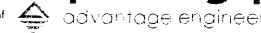
**T**  
 Stick Together  
 1855 GATEWAY BLVD., SUITE 900  
 CONCORD, CA 94520

PROJECT INFORMATION:  
 (HARDENING NATIONAL - 25kW DIESEL)  
**SF40855A**  
**US CELL-HWY 20 GUNTLY**  
 6100 E SIDE POTTER VALLEY RD,  
 REDWOOD, CA 95469  
 MENDOCINO COUNTY

CURRENT ISSUE DATE:  
**04/18/20**

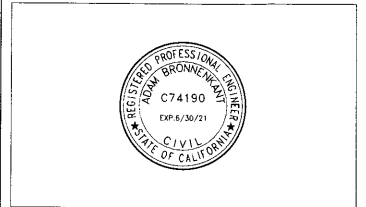
ISSUED FOR:  
**CONSTRUCTION**

REV.:	DATE:	DESCRIPTION:	BY:
A	04/18/20	90% CD, ISSUED FOR REVIEW	VJA

PLANS PREPARED BY:  
  
 a division of   
 7543 Woodley Ave., #201, Van Nuys, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:  
  
 a division of   
 7543 Woodley Ave., #201, Van Nuys, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: VJA      CHK.: SYNERGY      APV.: AB



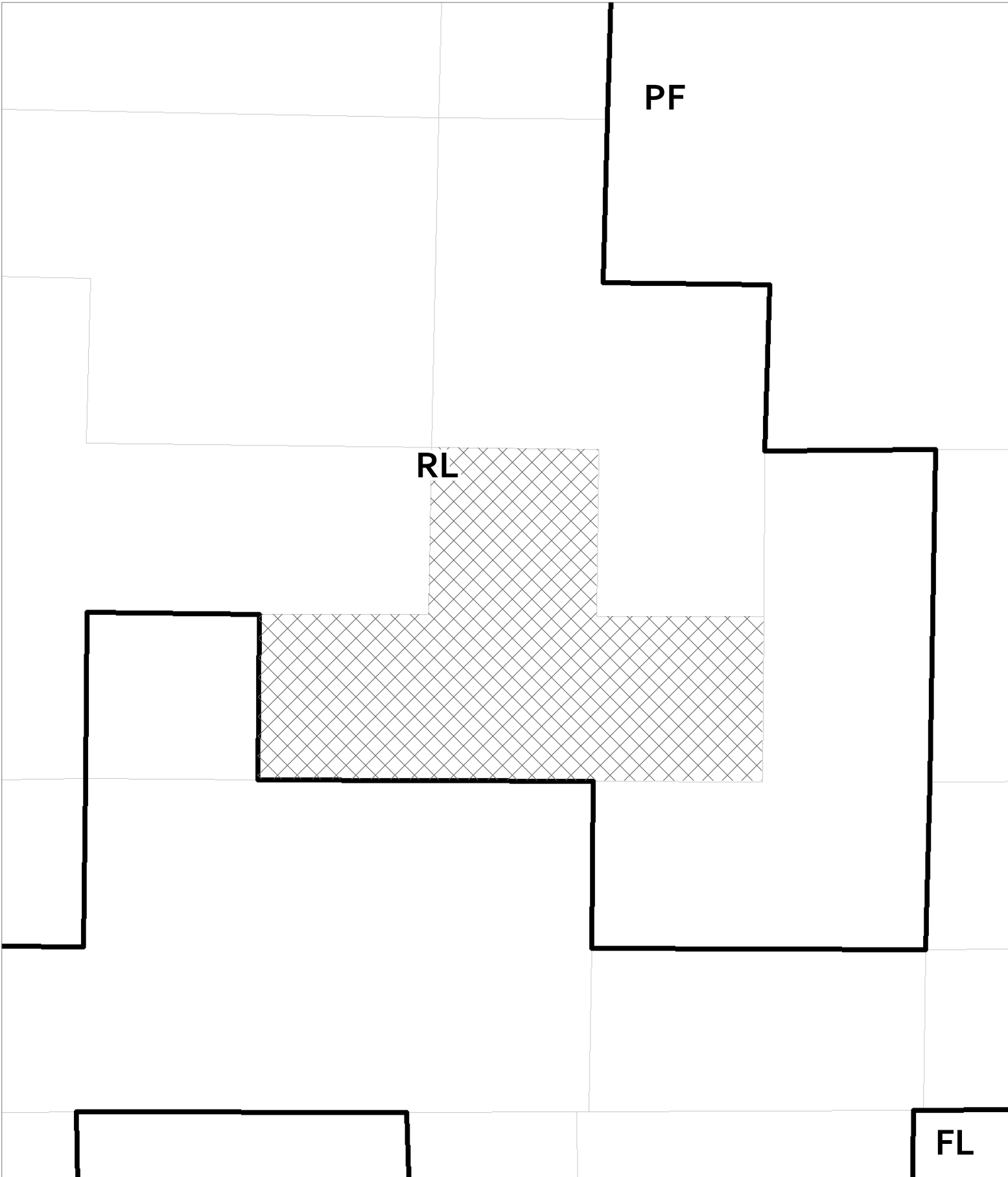
SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A-1**      REVISION: **A**  
 SF40855A

OVERALL SITE PLAN

SCALE: 1"=10'-0"  
 0 5' 10' 20' 1



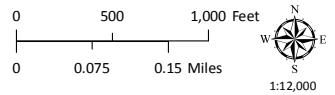


RL

PF

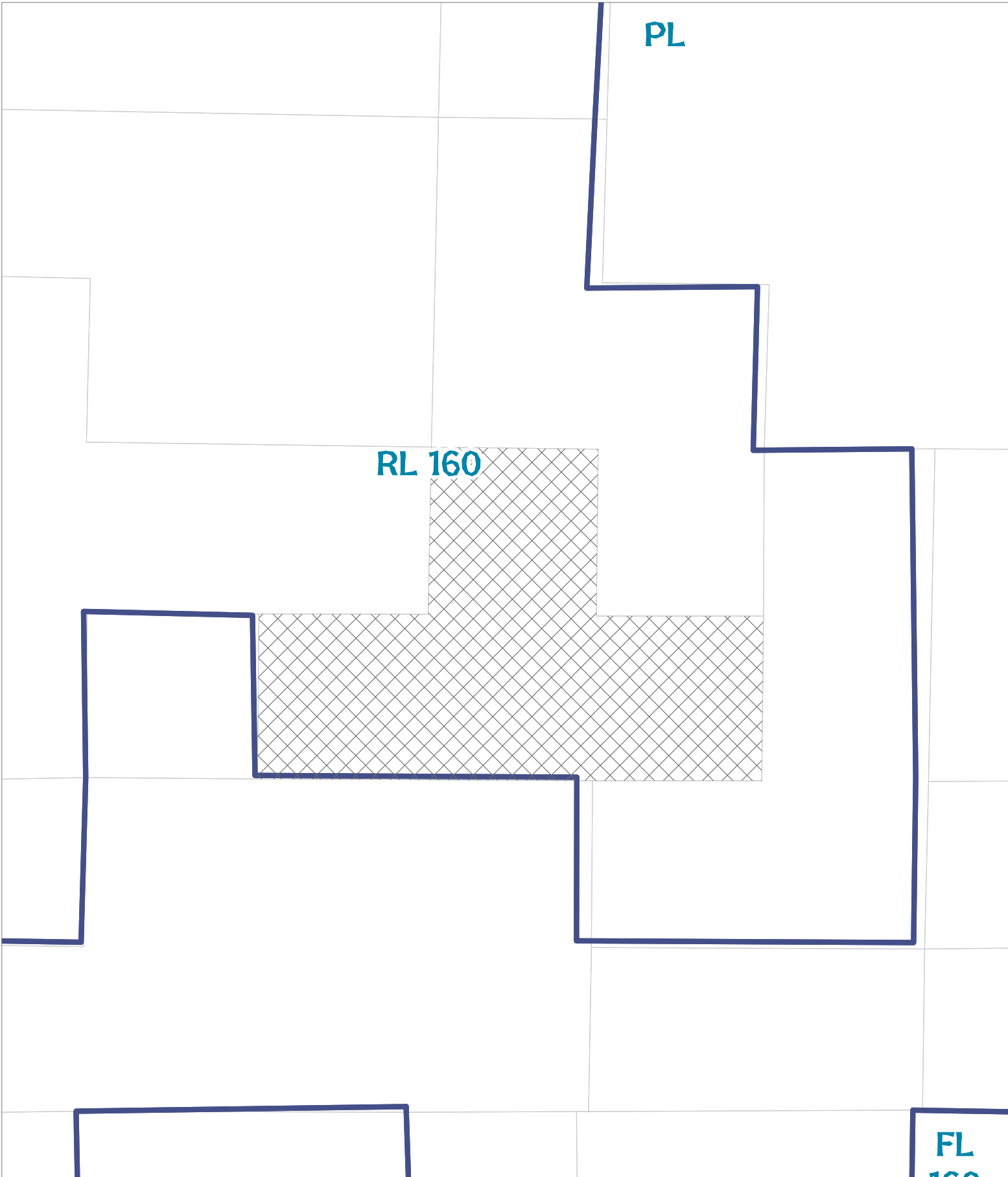
FL

 Zoning Districts




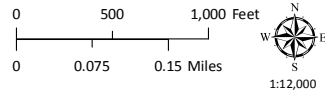
CASE: AP 2020-0043  
 OWNER: GUNTLY, Patricia, ET AL  
 APN: 177-270-32  
 APLCT: T-Mobile West, LLC  
 AGENT: Lynda McClung  
 ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

ZONING DISPLAY MAP



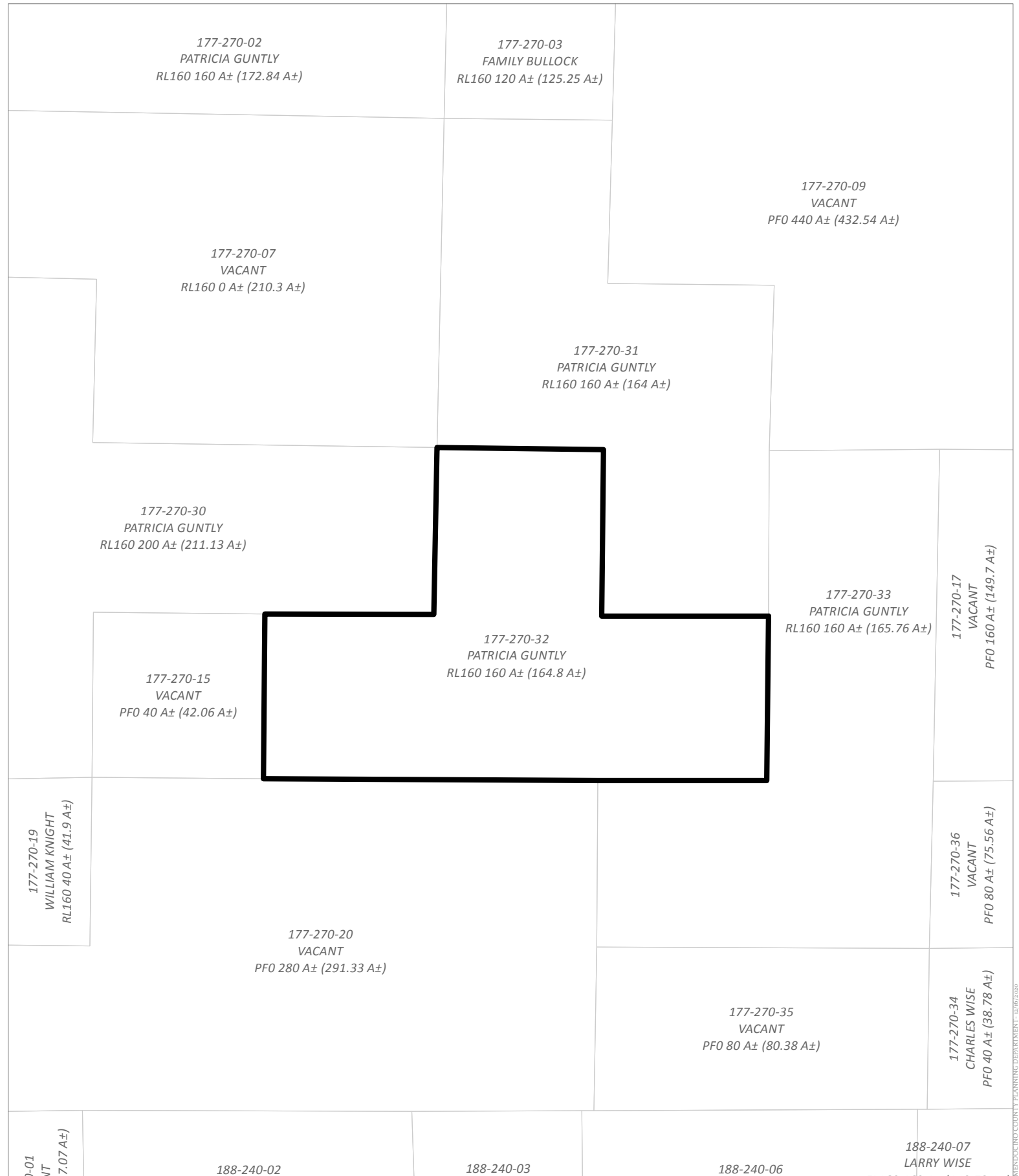
CASE: AP 2020-0043  
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 APN: 177-270-32  
 APLCT: T-Mobile West, LLC  
 AGENT: Lynda McClung  
 ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

 General Plan Classes

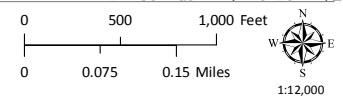


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020

**GENERAL PLAN CLASSIFICATIONS**



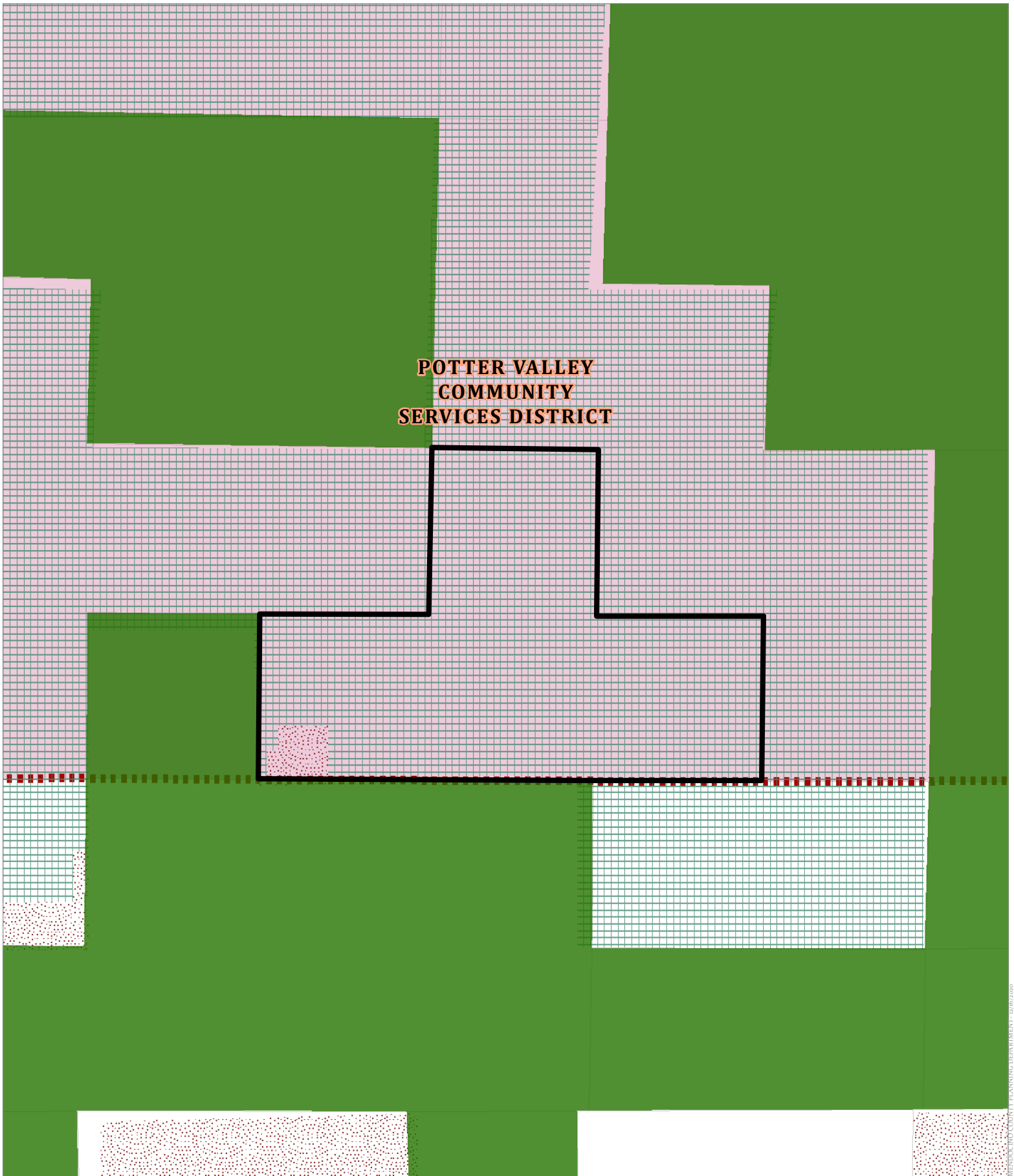
CASE: AP 2020-0043  
 OWNER: GUNTLY, Patricia, ET AL  
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 AGENT: Lynda McClung  
 ADDRESS: 6100 East Side Potter Valley Road, Potter Valley




ADJACENT PARCELS


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020


**POTTER VALLEY  
COMMUNITY  
SERVICES DISTRICT**




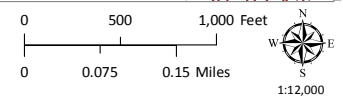
CASE: AP 2020-0043  
OWNER: GUNTLY, Patricia, ET AL  
APN: 177-270-32  
APLCT: T-Mobile West, LLC  
AGENT: Lynda McClung  
ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

 Very High Fire Hazard

 FRA

 Moderate Fire Hazard

 County Fire Districts

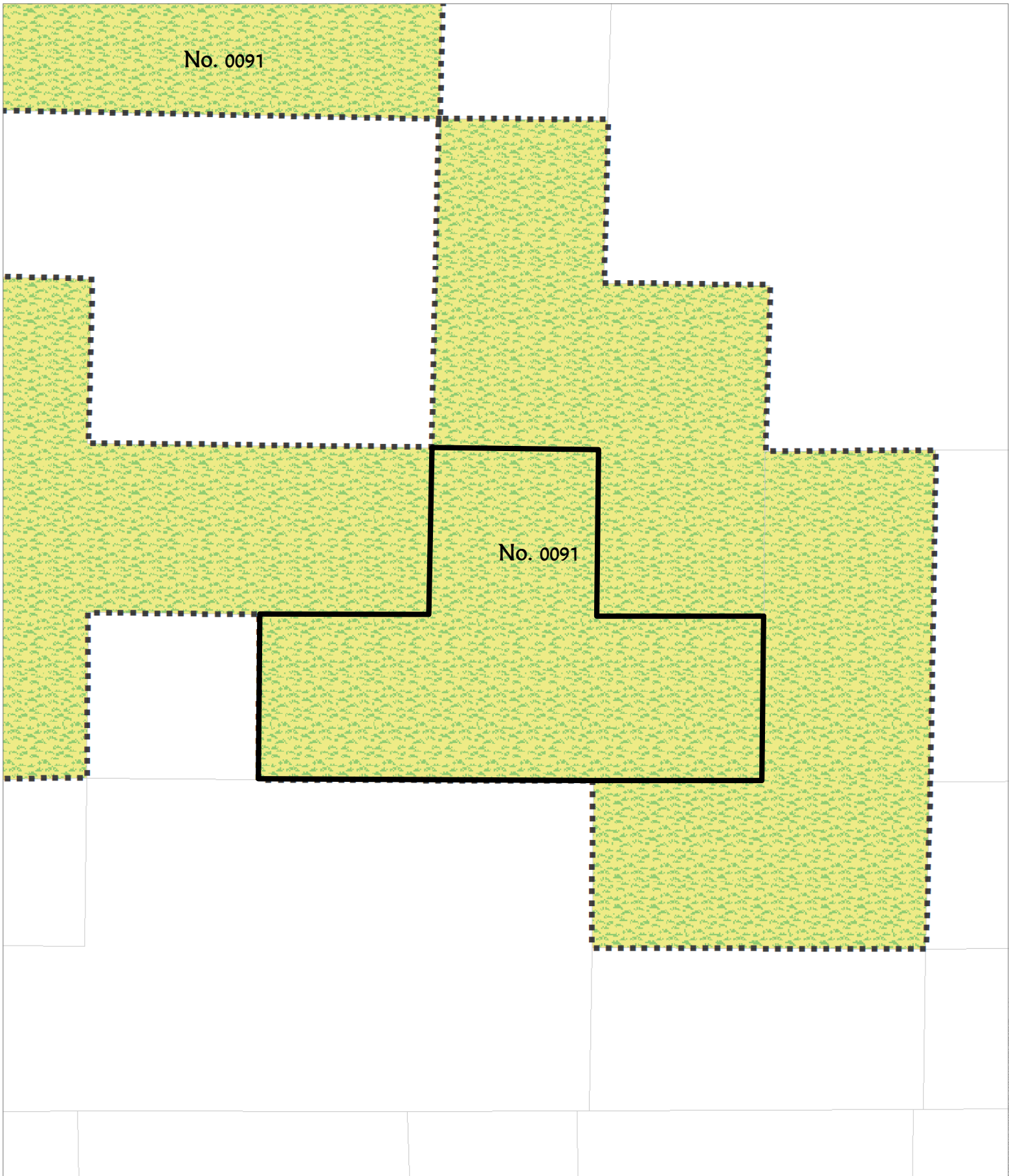


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA




POTTER VALLEY COMMUNITY SERVICES DISTRICT - 12/10/2020

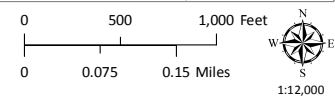
No. 0091

No. 0091



CASE: AP 2020-0043  
 OWNER: GUNTLY, Patricia, ET AL  
 APN: 177-270-32  
 APLCT: T-Mobile West, LLC  
 AGENT: Lynda McClung  
 ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

-  Williamson Act 2018
-  Non-Prime Ag 062920
-  Contract Boundaries



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020

LANDS IN WILLIAMSON ACT CONTRACTS

KEYNOTES:

- 1 (E) CABLE BRIDGE BY OTHERS
- 2 (E) ±150'-0" HIGH LATTICE TOWER
- 3 (E) PROPANE TANK BY OTHERS, TYP. OF (2)
- 4 (E) T-MOBILE CABLE BRIDGE
- 5 (E) T-MOBILE RRUS, TYP. OF (2)
- 6 (E) T-MOBILE DIPLEXERS, TYP. OF (6)
- 7 (E) T-MOBILE GPS ANTENNA
- 8 (E) T-MOBILE RBS 6102 EQUIPMENT CABINET
- 9 (E) T-MOBILE PPC
- 10 (E) 8'-0" HIGH CHAIN LINK FENCE WITH BARBED WIRE
- 11 (N) PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY B:C RATING INSTALLED INSIDE APPROVED RED CABINET ON (N) H-FRAME  $\frac{2}{D-1}$
- 12 (N) T-MOBILE ATS ON (N) H-FRAME POST  $\frac{2}{D-1}$
- 13 (N) T-MOBILE DISCONNECT SWITCH ON (N) H-FRAME POST  $\frac{2}{D-1}$
- 14 (N) T-MOBILE GENERAC 25 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB  $\frac{1,4}{D-1}$

FIRE DEPARTMENT NOTES:

- 1. AT NO TIME WILL ANY FLAMMABLE OR COMBUSTIBLE LIQUID (e.g. PETROLEUM GASOLINE, DIESEL, OR SIMILAR) WILL BE STORED ON SITE.
- 2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY AND A B:C RATING. EXTINGUISHER WILL BE PROVIDED IS SUFFICIENT.
- 3. THE AREA NEEDS TO BE CLEAR OF WEEDS, GRASS, BRUSH, TRASH AND ANY OTHER COMBUSTIBLE MATERIALS WITH A MINIMUM OF TEN (10) FEET IN ALL DIRECTIONS FROM GENERATOR.

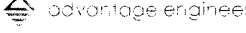
**T**  
 Work Together  
 1855 GATEWAY BLVD., SUITE 900  
 CONCORD, CA 94520

PROJECT INFORMATION:  
 (HARDENING NATIONAL - 25KW DIESEL)  
**SF40855A**  
**US CELL-HWY 20 GUNTLY**  
 6100 E SIDE POTTER VALLEY RD.  
 REDWOOD, CA 95469  
 MENDOCINO COUNTY

CURRENT ISSUE DATE:  
 04/18/20


ISSUED FOR:  
**CONSTRUCTION**

REV.	DATE	DESCRIPTION	BY
A	04/18/20	90% CD, ISSUED FOR REVIEW	VJA

PLANS PREPARED BY:  
  
 a division of  advantage engineers  
 7543 Woodley Ave., #201, Van Nuys, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:  
  
 a division of  advantage engineers  
 7543 Woodley Ave., #201, Van Nuys, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

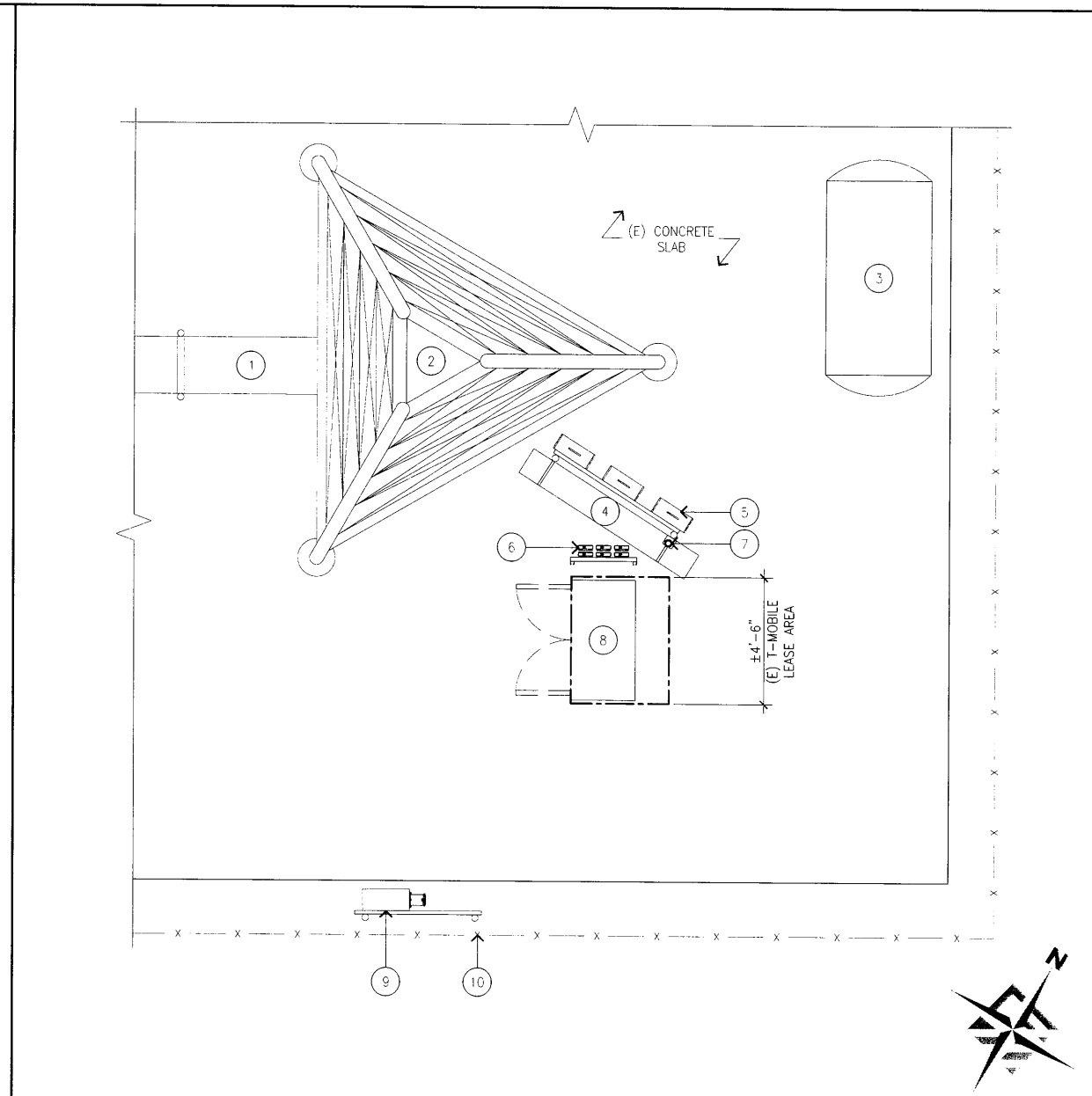
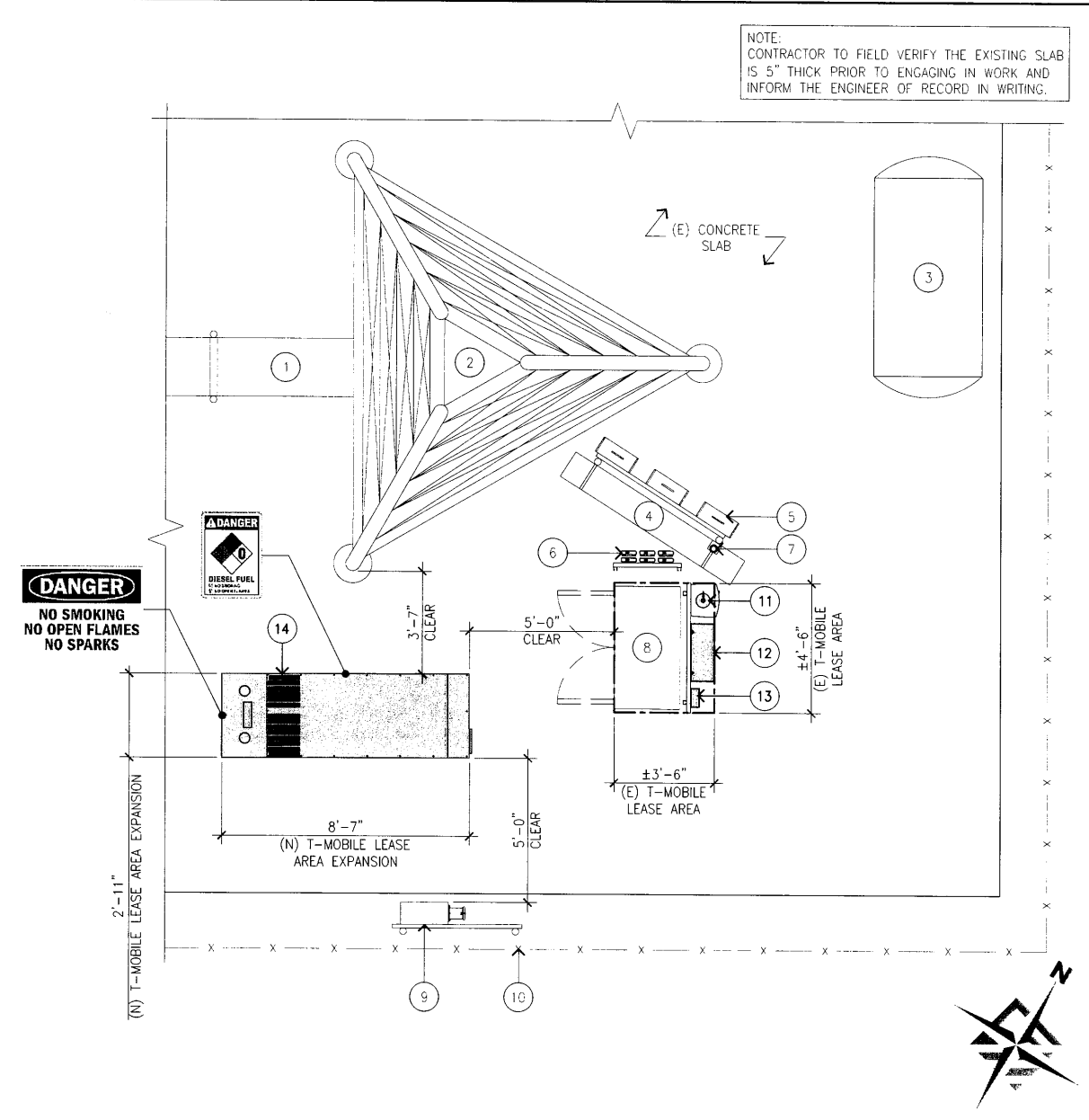
DRAWN BY: VJA      CHK.: SYNERGY      APV.: AB

LICENSURE:  


SHEET TITLE:  
**EQUIPMENT LAYOUT PLAN**

SHEET NUMBER: **A-2**      REVISION: **A**  
 SF40855A

NOTE:  
 CONTRACTOR TO FIELD VERIFY THE EXISTING SLAB IS 5" THICK PRIOR TO ENGAGING IN WORK AND INFORM THE ENGINEER OF RECORD IN WRITING.



(N) EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0"  
 0 1' 2' 5'

(E) EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0"  
 0 1' 2' 5'

RD025 | 25kW  
INDUSTRIAL DIESEL GENERATOR SET



Model Numbers  
25kW: G0071920

Standby Power Rating  
25 kW, 31.25 kVA, 60 Hz

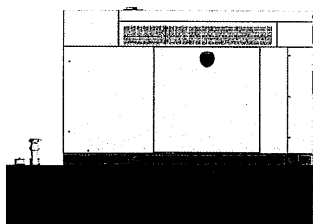


Image used for illustration purposes only.

CODES AND STANDARDS  
Not all codes and standards apply to all configurations.  
Contact factory for details.

- UL: UL2200, UL489, UL142
CSA: CSA C22.2
DIN: BS5514 and DIN 6271
SAE: SAE J1349
NFPA: NFPA 37, 70, 99
ISO: ISO 3046, 8528, 9001
NEMA: NEMA ICS1, ICS10, MG1, 250, ICS6, AB1
ANSI: ANSIMEEE C62.41

POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing. Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application. Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

RD025 | 25kW  
INDUSTRIAL DIESEL GENERATOR SET



OPERATING DATA

POWER RATINGS

Table with 3 columns: Rating Type, kW, Amps, and Circuit Breaker Size (Amps). Includes Standby and Single-Phase 208VAC @ 1-ØP ratings.

MOTOR STARTING CAPABILITIES (sKVA)

Table showing sKVA vs. Voltage Drop at 90% and 120% for single-phase at 0-90 degrees.

FUEL CONSUMPTION RATES\*

Table with 2 columns: Percent Load and Diesel Fuel (L/hr) and (gal/hr). Shows fuel consumption at 25%, 50%, 75%, and 100% load.

\*Fuel supply conditions meet ANSI standard fuel consumption rates at 100% load.

COOLING

Table with 2 columns: Parameter and Standby value. Includes Air Flow, Cooling System Capacity, Temperature Decision, Ambient Decision, and Maximum Radiator Backpressure.

COMBUSTION AIR REQUIREMENTS

Table showing Flow at Rated Power (cfm) and Standby (cfm) values.

ENGINE

EXHAUST

Table with 3 columns: Parameter, Standby, and Standby values. Includes Rated Engine Speed, Exhaust Flow, and Exhaust Temp.

Disclaimer: Operational characteristics under standard conditions. Data subject to change without notice. Please contact a Generac Power Systems Dealer for additional details. Performance subject to change without notice.

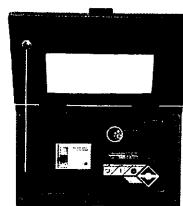
RD025 | 25kW  
INDUSTRIAL DIESEL GENERATOR SET



STANDARD FEATURES

- ENGINE SYSTEM: Block Heater, Oil Drain Extension, Fan Guards, Factory Filled Oil and Coolant, Rubber-Booted Engine Electrical Connections, Solenoid Actuated Starter Motor, Smart Battery Charger, Battery Disconnect.
ALTERNATOR SYSTEM: 2/3 Pitch, Grounded Starter, Sealed Bearings, Low Temperature Rise < 120°C, Low THD < 5%.
ENCLOSURE: Lockable Doors - Keyed Lock with Padlock Hasp, Rust Proof Hardware, FlameGuard™ Textured Polyester Powder Coat.
Cooling System: Closed Coolant Recovery System, Factory Installed Radiator, 50/50 Ethylene Glycol Antifreeze, Radiator Drain Extension, Can Operate at up to 122°F (50°C) Ambient Temperature.
FUEL SYSTEM: Primary Fuel Filter, Stainless Steel Fuel Lines.
FUEL TANK: 48 Minimum Hour Run Time, UL142 Listed, Lockable Fuel Cap.

CONTROL SYSTEM



- Evolution™ Controller: Two-Line Plain Text LCD Display, Programmable Start Delay Between 10-300 seconds, 10 Second Engine Start Sequence, 5 Second Engine Warm Up, 1 Minute Engine Cool-Down, Starter Lock-Out, Smart Battery Charge, Automatic Voltage Regulation with over and under protection, Automatic Low Oil Pressure Shutdown, Overspeed Shutdown, Overcurrent Protection, Safety Fused, Failure to Transfer Protection, Low Battery Protection, 50 Event Run Log, Future Settable Exercise, Incomet Wiring Protection, Internal Fault Protection.
Common External Fault Capability, Governor Failure Protection, D802 Diagnostic Port.
Alarms: Door Open, Fuel Level, 90% Full, 50% Low Fuel, 10% Shutdown, Generator Running, Not in Auto, Common Shutdown.

OPTIONAL SHIPPED LOOSE AND FIELD INSTALL KITS

- GENERATOR SET: Paint Kit, Scheduled Maintenance Kit.
FUEL TANK: Fuel Fill Drop Tube, Spill Box, 90% Fuel Audible Alarm Tank Risers, Spill Box Drainback Kit, Vent Extension Support Kit, Overflow Prevention Valve.

RD025 | 25kW  
INDUSTRIAL DIESEL GENERATOR SET



DIMENSIONS AND WEIGHTS\*

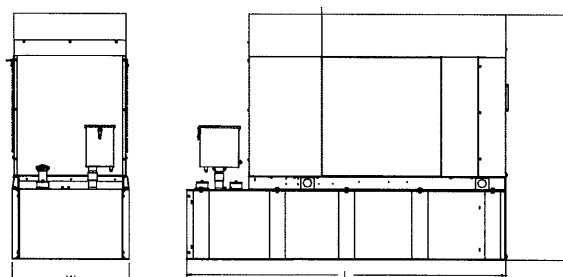


Table with 3 columns: Unit Weight - lbs, Unit Weight with Skid - lbs, and Dimensions (L x W x H) - in. Values: 2,946, 2,984, 103.4 x 35.0 x 91.7.

25kW Fuel Consumption table showing Fuel Tank Gross Total Capacity (240), Fuel Tank Gross Usable Capacity (229), Fuel Tank Net Usable Capacity (206), and Run Hours at various loads (100%, 75%, 50%).

Sound Emission Data table showing Rated Load Sound Output at 23ft: 65 dB(A).

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Small text disclaimer regarding performance and specifications.

RD025 | 25kW  
INDUSTRIAL DIESEL GENERATOR SET



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

Table of engine specifications including General, Cooling System, Fuel System, Engine Governing, and Lubrication System details.

ALTERNATOR SPECIFICATIONS

Table of alternator specifications including Standard Model, Poles, Field Type, Insulation Class, Voltage Regulator Type, Total Harmonic Distortion, and Telephone Interference Factor.

STATEMENT OF EXHAUST EMISSIONS  
2018 PERKINS DIESEL FUELED GENERATOR

The measured emissions values provided here are proprietary to Generac and its authorized dealers. This information may only be disseminated upon request to regulatory governmental bodies for emissions permitting purposes or to specifying organizations as submittal data when expressly required by project specifications, and shall remain confidential and not open to public viewing.

Table with 3 columns: Parameter, RD025 value, and EPA Certificate Number. Includes Generator Model, kW Rating, Engine Family, Engine Model, Rated Engine Power, Fuel Consumption, Aspiration, and Rated RPM.

\*Engine Power and Fuel Consumption are declared by the Engine Manufacturer of Record and the U.S. EPA

Emissions based on engine power of specific Engine Model. (These values are actual composite weighted exhaust emissions results over the EPA 5-mode test cycle.)

Table showing CO, NOx + NMHC, and PM emissions values in Grams/kWh and Grams/bhp-hr.

- The stated values are actual exhaust emission test measurements obtained from an engine representative of the type described above.
Values based on Smoke testing are official data of record as submitted to regulatory agencies for certification purposes. Testing was conducted in accordance with prevailing EPA protocol, which is typically accepted by SCAGMD and other regional authorities.
No emissions values provided above are to be construed as guarantees of emission levels for any given Generac generator unit.
Generac Power Systems, Inc. reserves the right to revise this information without prior notice.
Consult state and local regulatory agencies for specific permitting requirements.
The emission performance data supplied by the equipment manufacturer is only one element required toward completion of the permitting and installation process. State and local regulations may vary on a case-by-case basis and local agencies must be consulted by the permit application/equipment owner prior to equipment purchase or installation. The data supplied herein by Generac Power Systems cannot be construed as a guarantee of insifiability of the generating set.

Project Information: HARDENING NATIONAL - 25kW DIESEL, SF40855A, US CELL-HWY 20 GUNTLY, 6100 E. SIDE POTTER VALLEY RD., REDWOOD, CA 95469, MENDOCINO COUNTY.

Current Issue Date: 04/18/20

Table with 4 columns: REV., DATE, DESCRIPTION, and BY. Row 1: A, 04/18/20, 90% CD, ISSUED FOR REVIEW, VJA.

PLANS PREPARED BY: Synergy, a division of advantage engineers. 7543 Woodley Ave., #201, Van Nuys, CA 91406. Office: (818) 840-0808 Fax: (818) 840-0708.

CONSULTANT: Synergy, a division of advantage engineers. 7543 Woodley Ave., #201, Van Nuys, CA 91406. Office: (818) 840-0808 Fax: (818) 840-0708.

DRAWN BY: VJA, CHK.: SYNERGY, APV.: AB.

LICENSURE: Professional Engineer Seal for VJA, State of California, License No. C74190, Exp. 6/30/21.

SHEET TITLE: GENERATOR SPECIFICATIONS

SHEET NUMBER: D-2, REVISION: A

Large sheet identifier: D-2 A SF40855A

GENERATOR SPECIFICATIONS



## PROJECT DESCRIPTION

THE PROJECT ENTAILS:

T-MOBILE PROPOSED TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:

1. INSTALL (1) GENERATOR, GENERAC 25 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB
2. INSTALL (1) AUTOMATIC TRANSFER SWITCH