



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO 'NASH' GONZALEZ, INTERIM DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 3, 2021

Planning – Ukiah
 Department of Transportation
 Environmental Health Land Use – Ukiah
 Environmental Health Hazmat - Ukiah
 Building Inspection - Ukiah/Fort Bragg
 Assessor

Air Quality Management
 County Water Agency
 Caltrans
 CALFIRE Land Use
 Public Utilities Commission
 Federal Communication Commission

Federal Aviation Administration
 Millview County Water District
 Ukiah City Planning Department
 Ukiah Valley Fire Department
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: UM_2021-0002

DATE FILED: 1/15/2021

OWNER: KUKI AND LOVERS LANE PROPERTIES

APPLICANT: T-MOBILE WEST LLC

AGENT: LYNDA MCCLUNG-SYNERGY

REQUEST: Modification to existing T Mobile wireless telecommunications facility to install one (1) 25KW diesel generator with tank on a concrete slab inside a new chain link fence enclosure and one (1) automatic transfer switch.

LOCATION: 0.1± mile north of Ukiah, lying on the north side of Kuki Lane (CR 250A), approximately 300 feet west of its intersection with North State Street (CR 104) located at 1460 Lover's LN, Ukiah; APN: 170-120-12).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: February 17, 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. 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: UM_2021-0002

OWNER: KUKI AND LOVERS LANE PROPERTIES

APPLICANT: T-Mobile West LLC

AGENT: Lynda McClung of Synergy, a Division of Advantage Engineers

REQUEST: Modification to existing T Mobile wireless telecommunications facility to install one (1) 25KW diesel generator with tank on a concrete slab inside a new chain link fence enclosure and one (1) automatic transfer switch.

LOCATION: 0.1± mile north of Ukiah, lying on the north side of Kuki Lane (CR 250A), approximately 300 feet west of its intersection with North State Street (CR 104), located at 1460 Lover's LN., Ukiah; APN: 170-120-12.

APN: 1701201200

PARCEL SIZE: 84± Square Foot Facility on 4.32± Acre Parcel

GENERAL PLAN: Mixed Use (MU)

ZONING: General Commercial District (C2:6K)

EXISTING USES: Telecommunications/Automotive Sales and Services

SUPERVISORIAL DISTRICT: 1ST (McGourty)

RELATED CASES:

Parcel Development

- Boundary Line Adjustment #B 96-96 resulted in the current parcel configuration.

Use Permits

- Use Permit #U 3-2006 permitted Edge Wireless, now AT&T, to add three panel antennas and associated ground equipment to the 73-foot tall "76" gas station sign support structure.

Modifications

- Use Permit Modification #UM 3-2006/2009 was approved by the Planning Commission on August 20, 2009, permitting T-Mobile to add three panel antennas to the "76" gas station sign support structure.
- Use Permit Modification #UM 3-2006/2011 was approved by the Planning Commission on May 19, 2011, allowing for the addition of three panel antennas to the existing sign structure.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Mixed Use	Multiple-Family Residential	0.34± acre	Residential
EAST:	Mixed Use	General Commercial District	0.63± acre	Commercial
SOUTH:	Commerical	General Commercial District	0.21 & 0.45± acre	Commercial
WEST:	Mixed Use	Limited Industrial	1.51 & 0.72 & 1.47± acre	Mixed Use

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health-Land Use (Ukiah)
- Environmental Health-Hazmat (Ukiah)
- Ukiah Sanitation District
- Ukiah Valley Fire Department
- Assessor

- Millview County Water District
- Public Utilities Commission
- Ukiah City Planning Department
- Ukiah Valley Fire Department

STATE

- CALTRANS
- CalFire (Land Use)

FEDERAL

- Federal Communications Commission (FCC)
- Federal Aviation Administration (FAA)

TRIBAL

- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Modification to existing T Mobile wireless telecommunications facility to install one (1) 25KW diesel generator with tank on a concrete slab inside a new chain link fence enclosure and one (1) automatic transfer switch.

The subject telecommunications facility first functioned as a service sign for a gas station located on the subject property. On May 19, 2011 the Mendocino County Planning Commission approved UM_2011-0004 and established the sign as a telecommunications tower with an 84± square foot base station. In doing so, Condition of Approval #1 was included to restrict installation of generator power due to the project's proximity to residences. Since the tower was originally permitted bot T-Mobile LLC and AT&T have added equipment to the tower owned and operated by Fazian Cooperation. Due to the nature of wireless facility deployment, each co-locating entity provides emergency power for their own equipment. This results in the need for several onsite generators and corresponding fuel storage tanks.

Given the facility's exposure and openness to the public and new 48 unit housing development to be installed north of the subject facility, Mendocino County staff is seeking review and comment to be incorporated into further staff analysis.

STAFF PLANNER: CHEVON HOLMES

DATE: 2/2/2021

ENVIRONMENTAL DATA

1. MAC:

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

None-Local Responsibility Area

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Urban

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 Soil Types #210

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

None

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

Ukiah Valley Area Plan (UVAP)

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-2020-0031
CalFire No:	N/A - UVFPD
Date Filed:	08/31/2020
Fee:	\$2,282
Receipt No:	PRS-037003
Received By:	JLD3
<i>Office use only</i>	

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: Faizan Corp. Phone: _____

Mailing Address: 390 E. Gobbi Street

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: 4.32 AC (Sq. feet/Acres) Address of Property: 190 Kuki Road, Ukiah, CA 95482

Assessor Parcel Number(s): 170-120-12

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.

Lynda McClung

08/24/20

****See Leasing LOA**

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.

Modification of an existing T-Mobile wireless telecommunications facility: Install (1) 25 kW diesel generator with tank on (N) concrete slab inside a new chain link fence enclosure and install (1) automatic transfer switch.

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>	N/A	N/A	96 sq ft	93.64 sq ft	189.64 sq ft
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: 2-3

Estimated shifts per day: 1

Type of loading facilities proposed: Install generator, concrete pad, and automatic transfer switch

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:

No vegetation will be removed.

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.

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

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

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:

- 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:
 None

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 Intersection of Feed Lot Lane and Millview Lane, next to a sign for a gas station.

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.
 Yes, gas station building. See overall site plan, sheet A-1.

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).

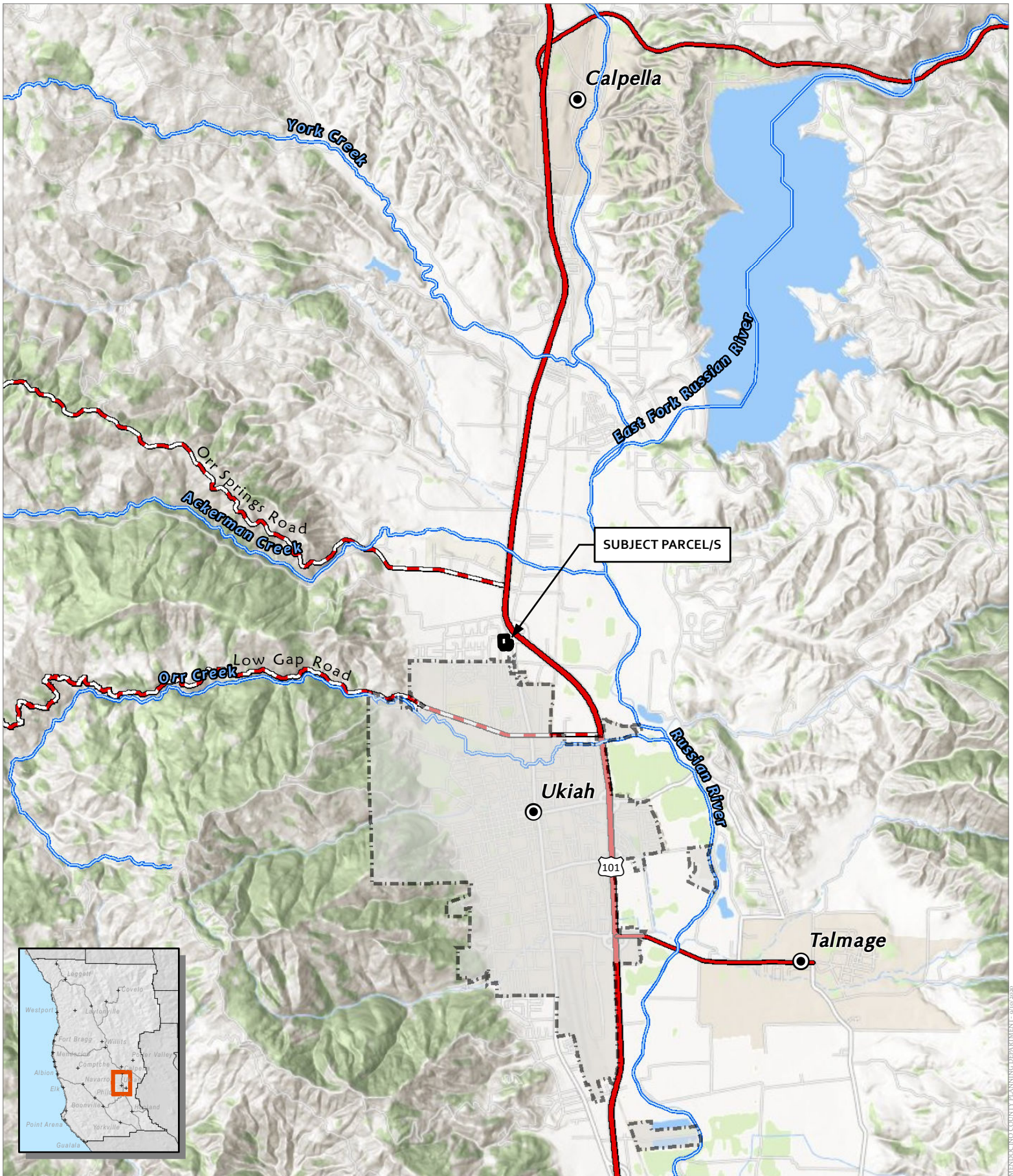
27. Lot area (within property lines): 4.32 square feet acres.

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.
Existing T-Mobile ground equipment with antennas located on Billboard sign on the gas station property. T-Mobile is proposing the installation of a back-up generator next to the existing 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.
Commercial properties surround the property with the existing T-Mobile facility with the proposed generator location.

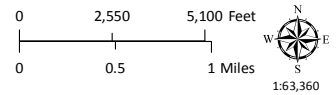
30. Indicate the surrounding land uses:

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



CASE: **UM 2021-0002**
 OWNER: **KUKI & Lover's Lane Properties, LLC**
 APN: **170-120-12**
 APLCT: **T-Mobile West, LLC**
 AGENT: **Lynda McClung**
 ADDRESS: **1580 Lovers Lane, Ukiah**

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






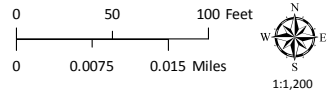
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2021



CASE: **UM 2021-0002**
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APN: **170-120-12**
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AGENT: **Lynda McClung**
ADDRESS: **1580 Lovers Lane, Ukiah**

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

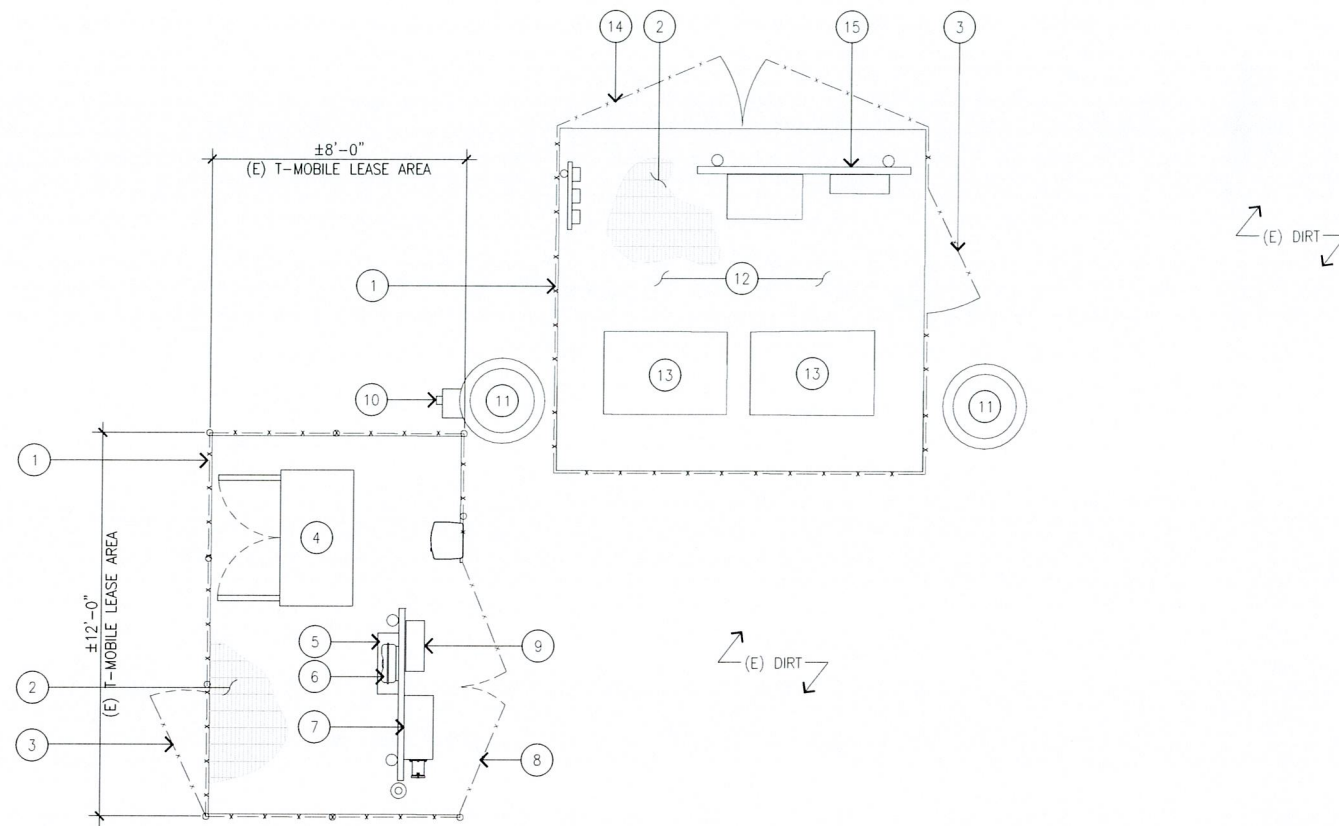


AERIAL IMAGERY

RENDERING BY PLANNING DEPARTMENT - 9/10/2021

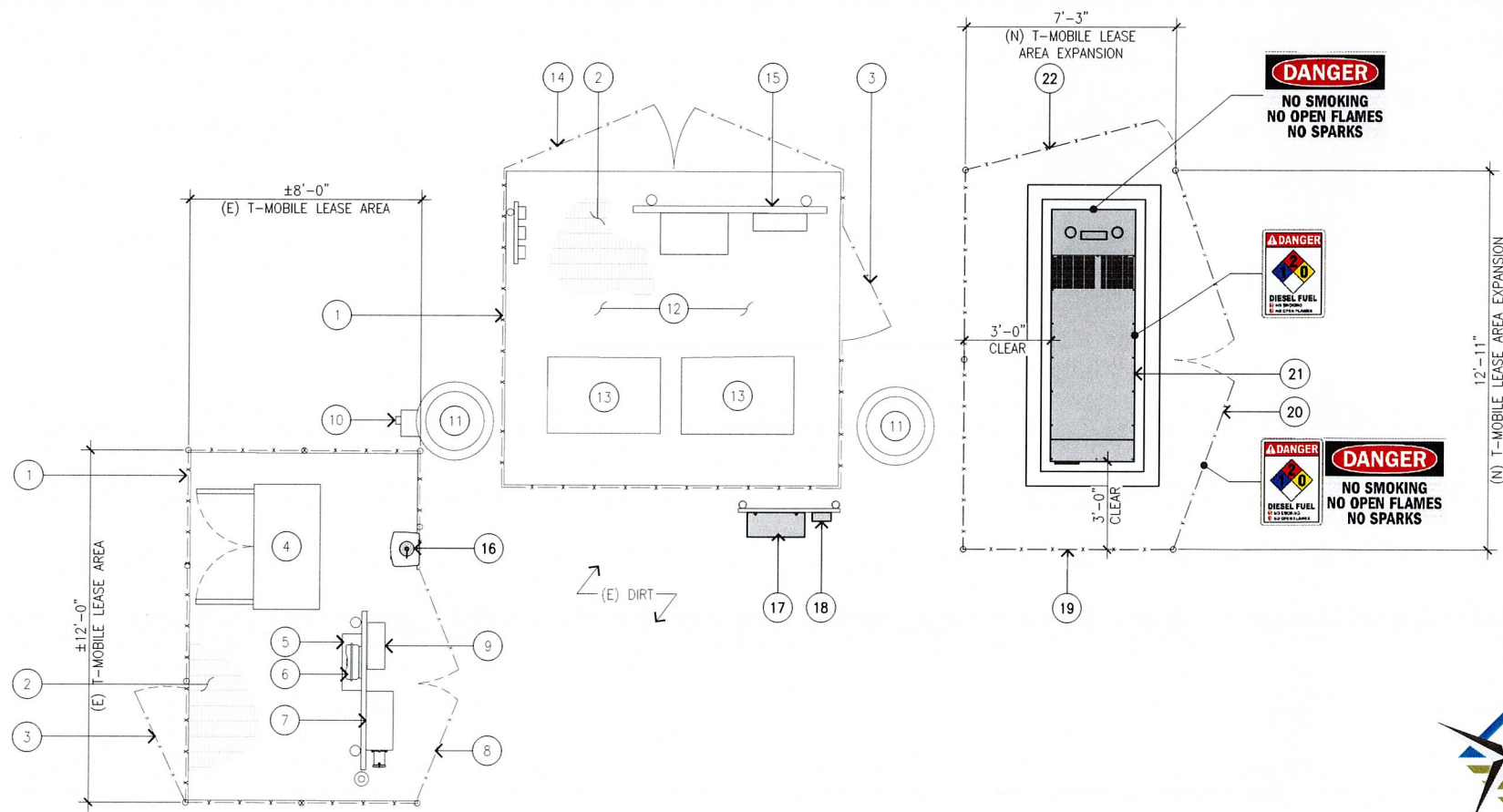
KEYNOTES:

- 1 (E) 6'-0" CHAIN LINK FENCE WITH BARBED WIRE ON TOP
- 2 (E) STEEL PLATFORM, TYP.
- 3 (E) 4'-0" WIDE CHAIN LINK FENCE GATE WITH BARBED WIRE ON TOP, TYP.
- 4 (E) T-MOBILE RBS 6102 EQUIPMENT CABINET
- 5 (E) T-MOBILE JUNCTION BOX
- 6 (E) T-MOBILE FIBER CIENA
- 7 (E) T-MOBILE PPC
- 8 (E) 8'-0" WIDE DOUBLE SWING CHAIN LINK FENCE GATE WITH BARBED WIRE ON TOP
- 9 (E) T-MOBILE TELCO PANEL
- 10 (E) T-MOBILE METER
- 11 (E) SIGN POLES, TYP. OF 2
- 12 (E) EQUIPMENT AREA, BY OTHERS
- 13 (E) EQUIPMENT CABINETS, BY OTHERS
- 14 (E) DOUBLE SWING CHAIN LINK FENCE GATE WITH BARBED WIRE ON TOP
- 15 (E) UTILITY H-FRAME, BY OTHERS
- 16 (N) PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY B:C RATING INSTALLED INSIDE APPROVED RED CABINET 4
D-1
- 17 (N) T-MOBILE ATS ON (N) H-FRAME 4
D-1
- 18 (N) T-MOBILE DISCONNECT SWITCH ON (N) H-FRAME 4
D-1
- 19 (N) 6'-0" CHAIN LINK FENCE WITH BARBED WIRE ON TOP 1
D-2
- 20 (N) T-MOBILE GENERAC 25 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB 1,2,3
D-1 D-1
- 21 (N) 12'-11" WIDE DOUBLE SWING CHAIN LINK FENCE GATE WITH BARBED WIRE ON TOP 3
D-2
- 22 (N) 7'-3" WIDE CHAIN LINK FENCE GATE WITH BARBED WIRE ON TOP 2
D-2



(E) EQUIPMENT LAYOUT PLAN

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



(N) EQUIPMENT LAYOUT PLAN

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

- 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-Mobile
Stick Together
1855 GATEWAY BLVD, SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:
(HARDENING NATIONAL - 25kW DIESEL)
SF40946C
UNION 76 STATION
190 KUKI ROAD
UKIAH, CA 95482
MENDOCINO COUNTY

CURRENT ISSUE DATE:
08/24/20

ISSUED FOR:
CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	04/09/20	90% CD, ISSUED FOR REVIEWED	VMW
B	07/09/20	90% CD, ISSUED FOR REVIEWED	VMW
1	08/24/20	REVISED CD PER PLANNING COMMENTS	VIA

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

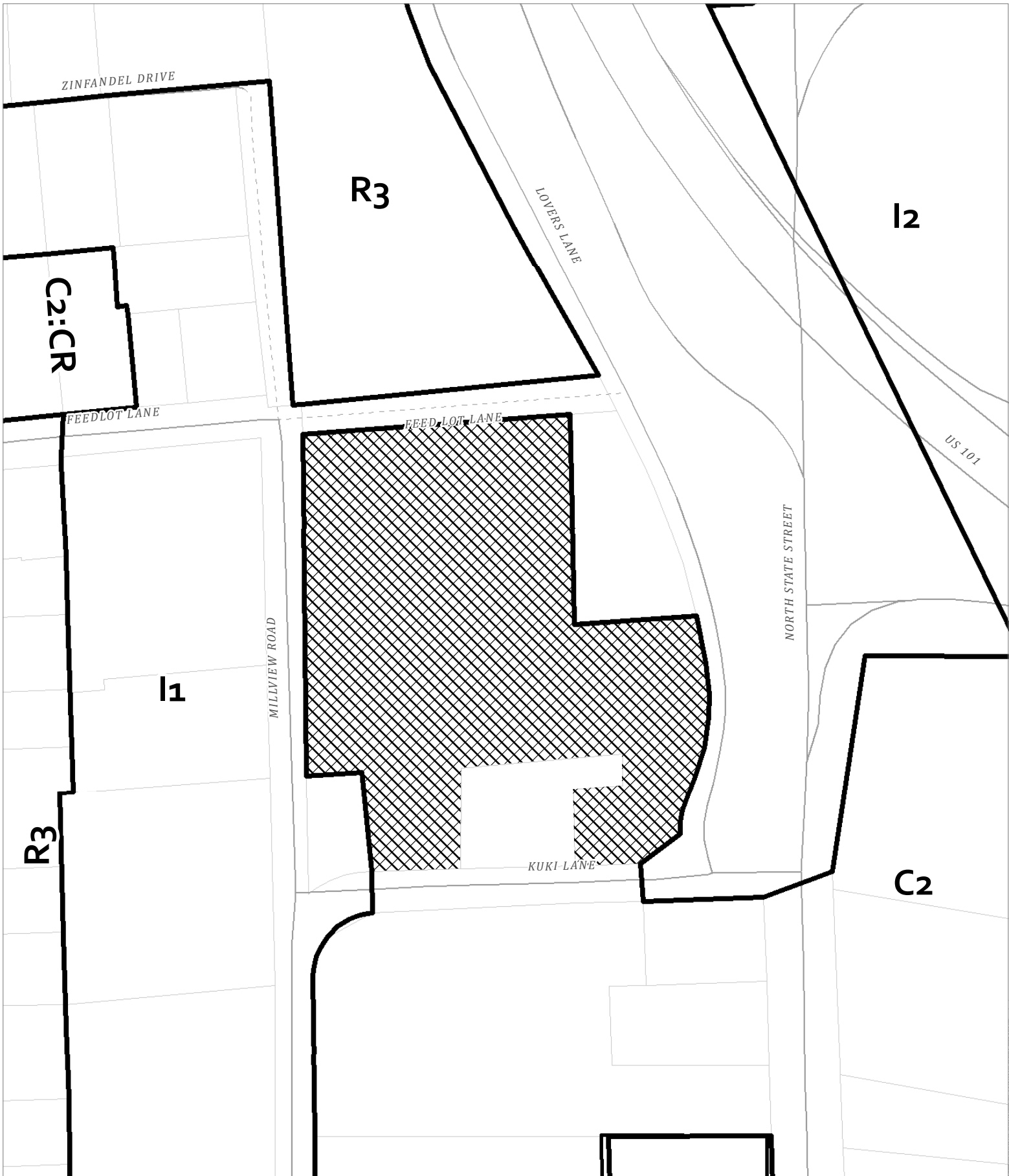
CONSULTANT:
Synergy
a division of **advantage engineers**
7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: VMW
CHK.: AB
APV.: AB




LICENSURE:

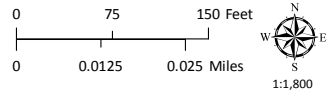
SHEET TITLE:
EQUIPMENT LAYOUT PLANS

SHEET NUMBER: **A-2**
REVISION: **1**
SF40946C



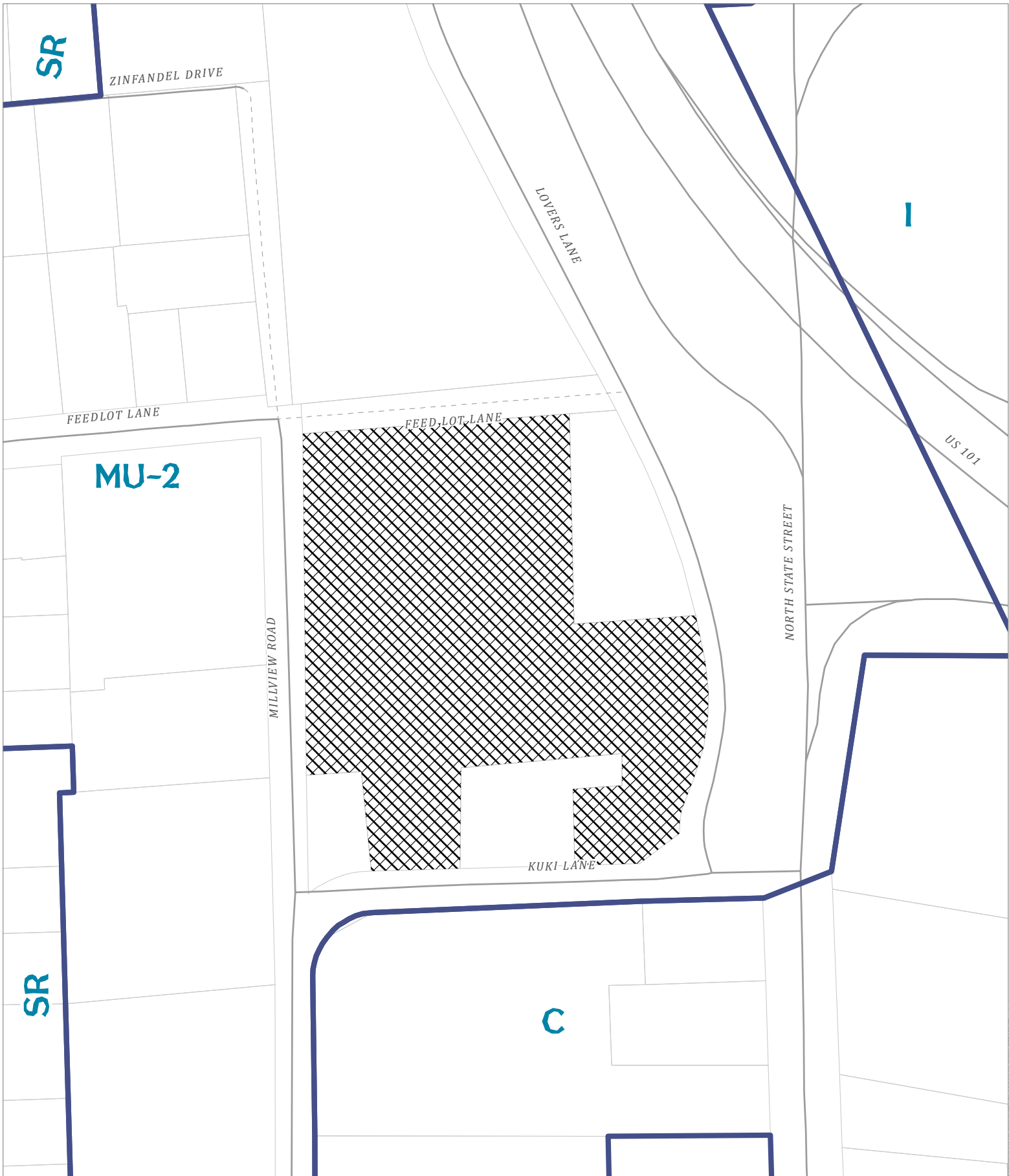
CASE: **UM 2021-0002**
 OWNER: **KUKI & Lovers Lane Properties, LLC**
 APN: **170-120-12**
 APLCT: **T-Mobile West, LLC**
 AGENT: **Lynda McClung**
 ADDRESS: **1580 Lovers Lane, Ukiah**

-  Zoning Districts
-  Public Roads
-  Assessors Parcels






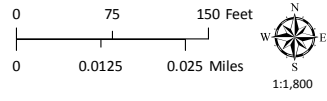
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2021

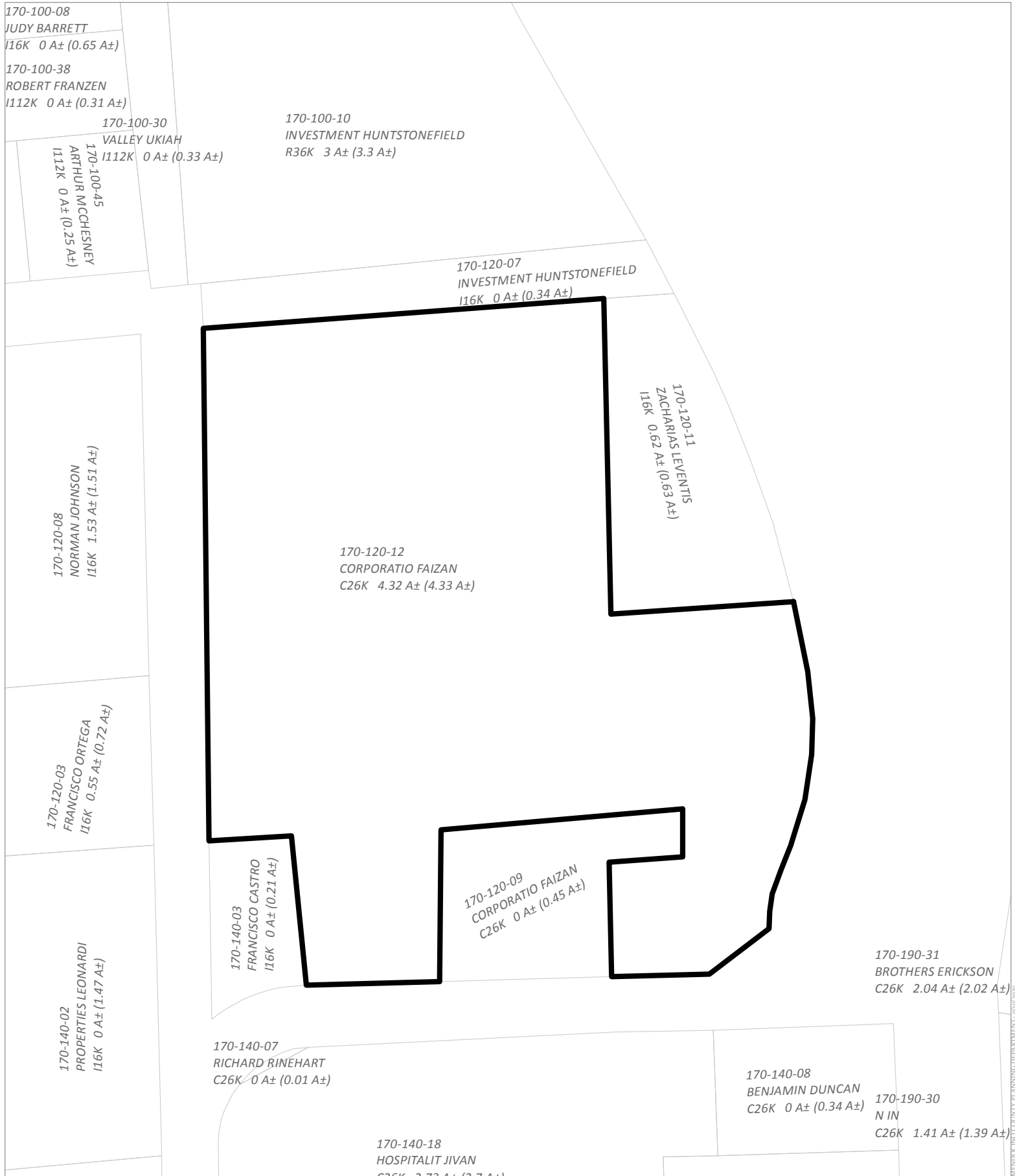


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-  General Plan Classes
-  Public Roads
-  Assessors Parcels

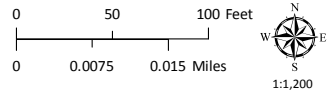


GENERAL PLAN CLASSIFICATIONS



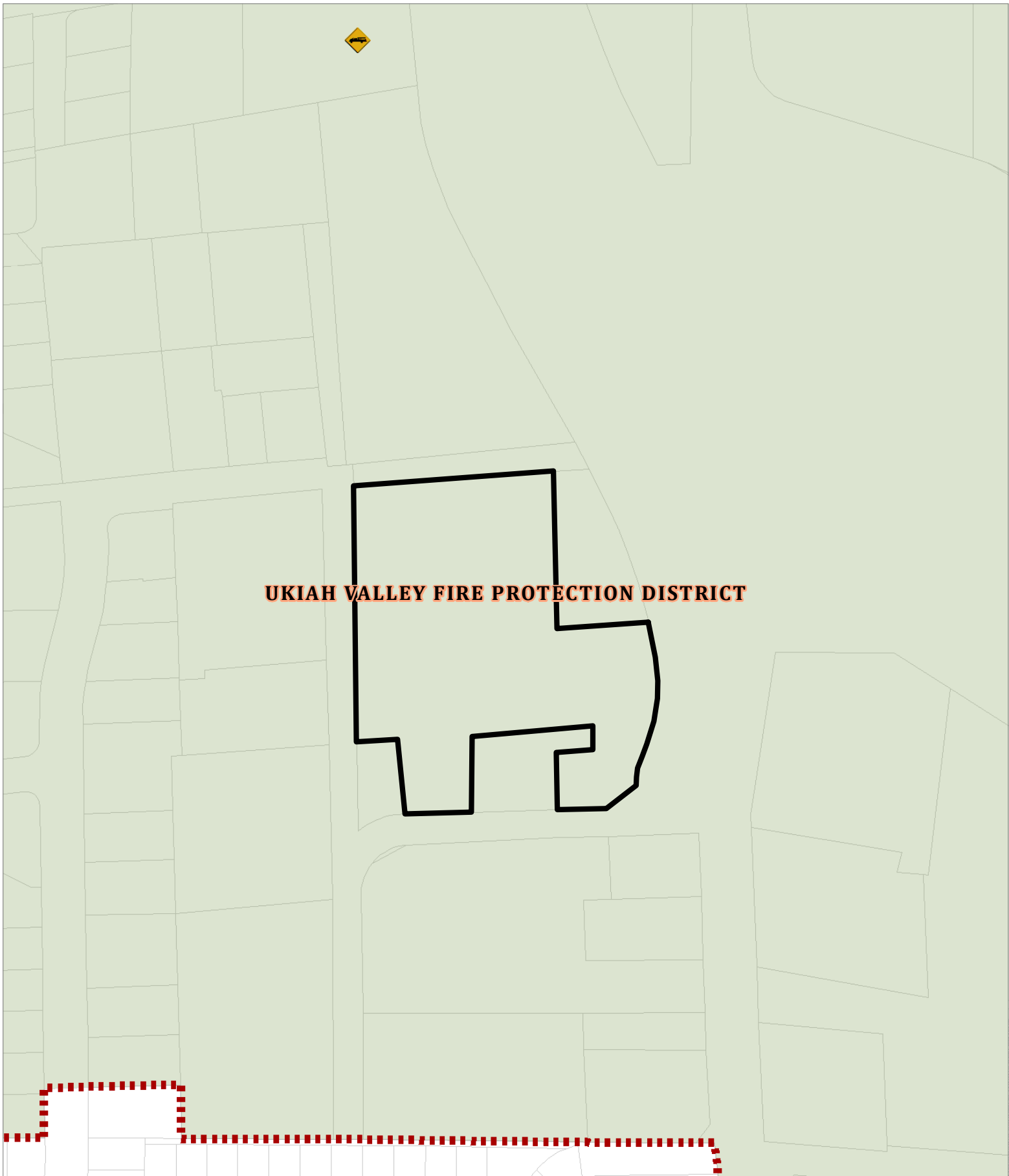
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 Assessor's Parcels



ADJACENT PARCELS

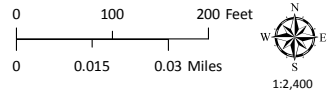
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2021

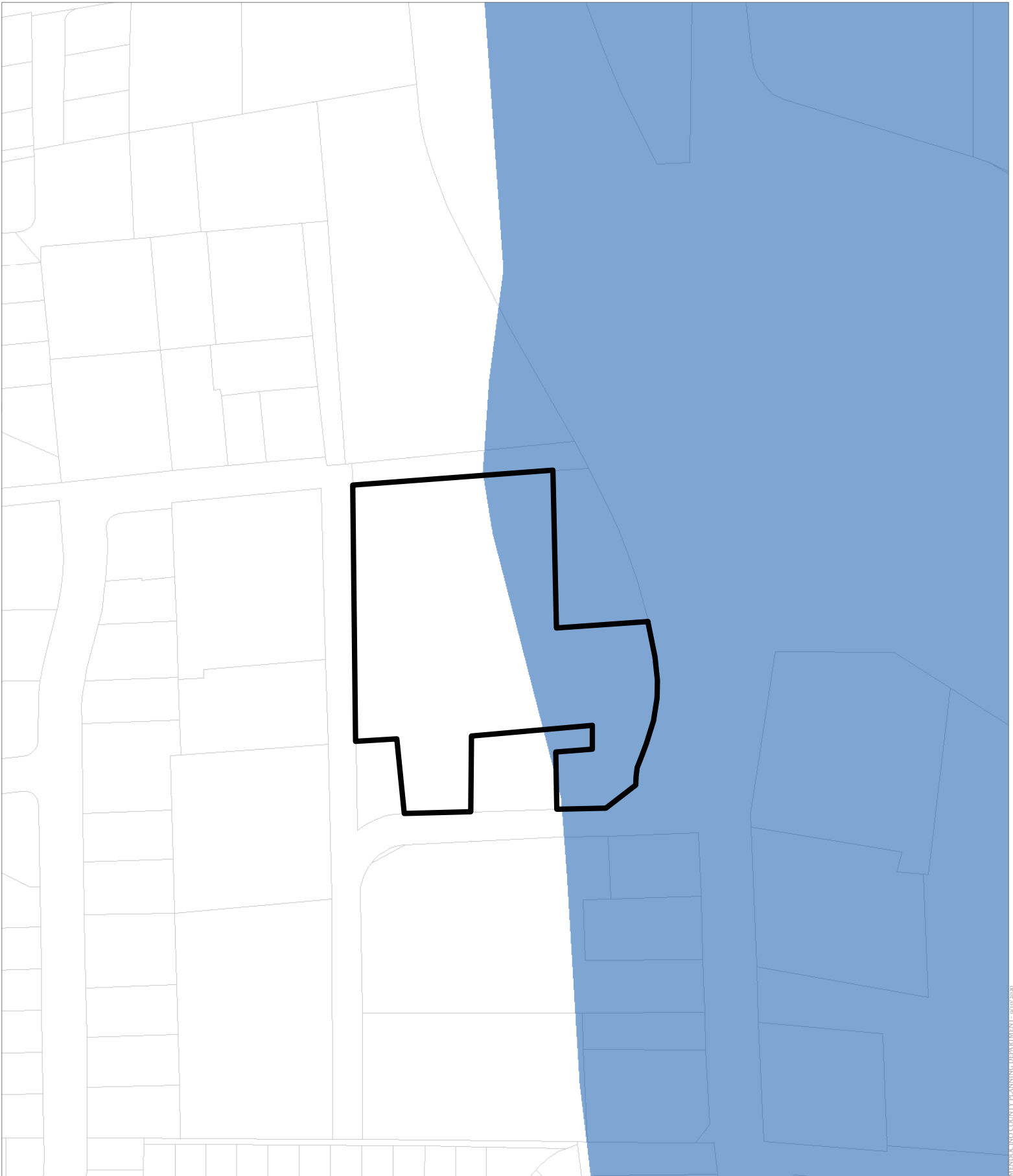


UKIAH VALLEY FIRE PROTECTION DISTRICT



CASE: UM 2021-0002
OWNER: KUKI & Lover's Lane Properties, LLC
APN: 170-120-12
APLCT: T-Mobile West, LLC
AGENT: Lynda McClung
ADDRESS: 1580 Lovers Lane, Ukiah

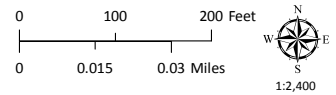
-  Fire Stations
-  County Fire Districts
-  Assessors Parcels





CASE: **UM 2021-0002**
OWNER: **KUKI & Lover's Lane Properties, LLC**
APN: **170-120-12**
APLCT: **T-Mobile West, LLC**
AGENT: **Lynda McClung**
ADDRESS: **1580 Lovers Lane, Ukiah**

 Estimated Inundation Zones
 Assessors Parcels

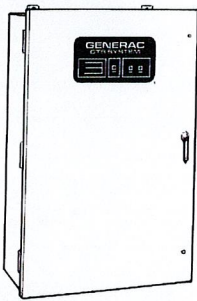


ESTIMATED INUNDATION ZONES

**100 - 400 Amps,
600 VAC**

GENERAC INDUSTRIAL POWER

Automatic Transfer Switches



- Standard time delay neutral will reduce switchover problems.
- Logic control with inphase monitor regulates switch functions and allows adjustable switch settings with LED indicators.
- Control switches located on the front of the door for ease of operation.
- All switches are UL 1008 listed and CSA certified.
- Electrically-operated, mechanically-held and interlocked main contacts with break before make design for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive with no derations.
- 2, 3, and 4 Pole 600 VAC contactors.
- 160 millisecond transfer time.

Standard Features

- Single coil design, electrically operated and mechanically held
- Programmable exerciser
- SPDT auxiliary contacts
- Main contacts are silver alloy to resist welding and sticking
- Conformal coating protects all printed circuit boards
- Indicating LEDs for switch position—Normal, Emergency, and Standby Operating
- NEMA 1 enclosure with hinged door and key-locking handle
- Three-position switch—Fast, Test, Auto, Normal test
- Arc chutes on main contacts

Optional Accessories

- NEMA 12 enclosure
- NEMA 3R enclosure
- NEMA 4 & 4X enclosure
- Exterior AC meter package
- Controls accessible through door in door design on NEMA type 3R and 4 enclosures—key lock provided on access door
- 4-pole design for neutral isolation
- Two (2) sets of auxiliary contacts
- Preferred source selector switch
- Manual 3 position selector switch
- Remote automatic control circuit
- Signal before transfer contacts
- Return to normal timer bypass

100 - 400 Amps, 600 VAC

GENERAC INDUSTRIAL POWER

GTS Control Systems

LOGIC CONTROL w / Inphase Monitor

Utility Voltage	75-95% (Adj.)
Dropout	85-95% (Adj.)
Pickup	0.1-1.0 Sec. (Adj.)
Line Inhibit	5-30 Min. (Adj.)
Engine Minimum Run	5 Sec-3 Min. (Adj.)
Engine Warmup	1-30 Min. (Adj.)
Return to Utility	1-30 Min. (Adj.)
Engine Cooldown	85-95% (Adj.)
Standby Voltage	80-90% (Adj.)
Time Delay Neutral	0.1-10 Sec. (Adj.)
Transfer on Exercise	On/Off Switch
Warmup Timer Bypass	On/Off Switch
Inphase Monitor	On/Off Switch

Withstand Current - 600 Volt GTS Series

GTS Rated Amps	100	150	200	300	400
FUSE PROTECTED Maximum RMS Symmetrical Fault Current - Amps	200,000	200,000	200,000	200,000	200,000
Maximum Fuse Size - Amps	200	400	400	600	600
Fuse Class	J.T.	J.T.	J.T.	J.T.	J.T.
CIRCUIT BREAKER PROTECTED (See separate sheet for specific circuit breakers) Maximum RMS Symmetrical Fault Current - Amps	14,000	25,000	25,000	35,000	35,000
Protective Device Continuous Rating (Max) - Amps	150	300	300	600	600

* Tested in accordance with the withstand and closing requirements of UL 1008 and CSA Standards
* Current ratings are listed @ 400 VAC

Unit Dimensions

GTS Rated Amps	Voltage	Enclosure Height	Enclosure Width	Wall Mount Bolt Pattern	Enclosure Depth	Weight (lbs.)
100	All	36	24	18	37.5	10
150-200	120/240	36	24	18	37.5	12
150-200	277/480	36	24	18	37.5	10
150-200	600	48*	30*	24	49.5	14.8
300-400	120/240	36	24	18	37.5	12
300-400	277/480	36	24	18	37.5	12
300-400	600	48*	30*	24	49.5	14.8

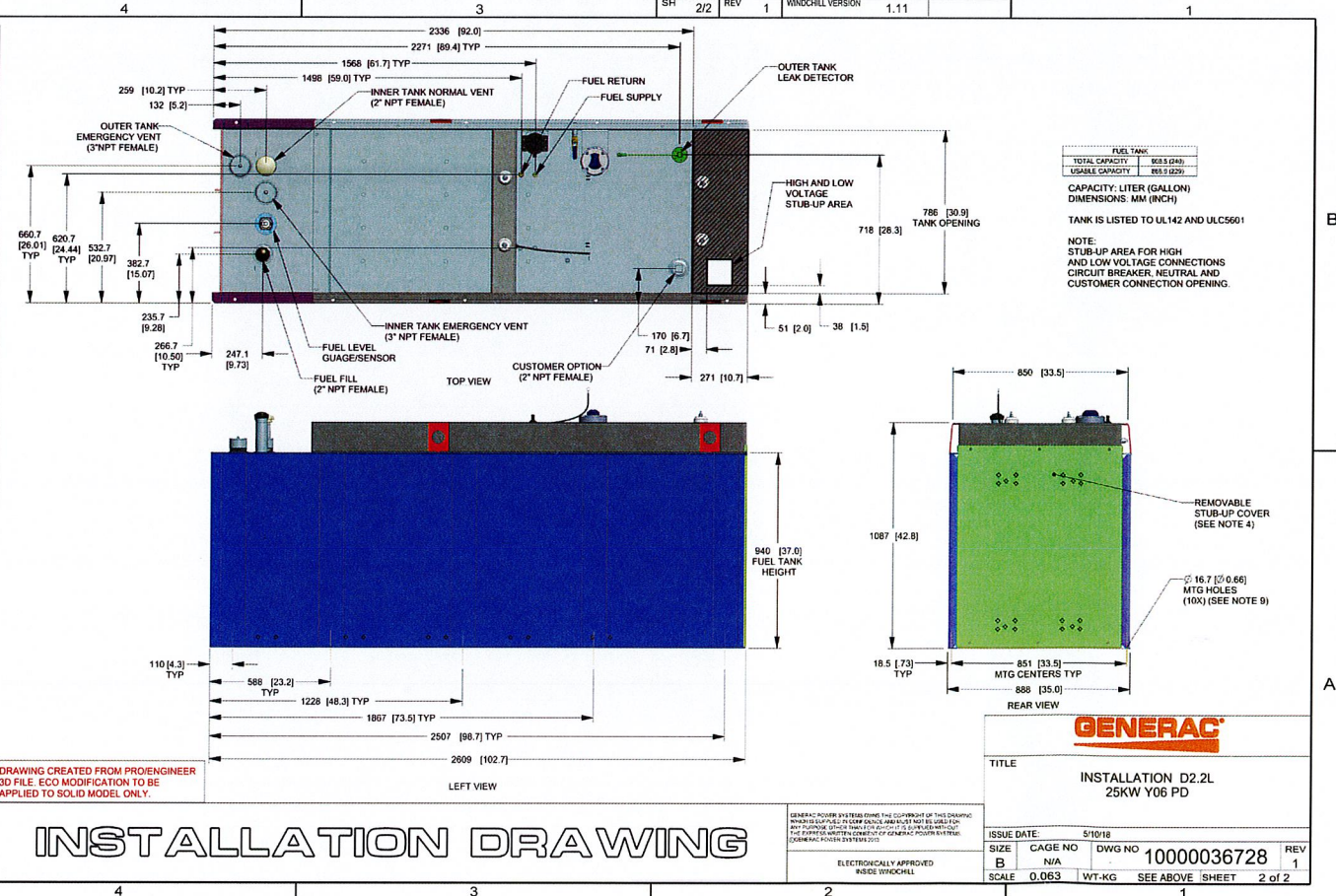
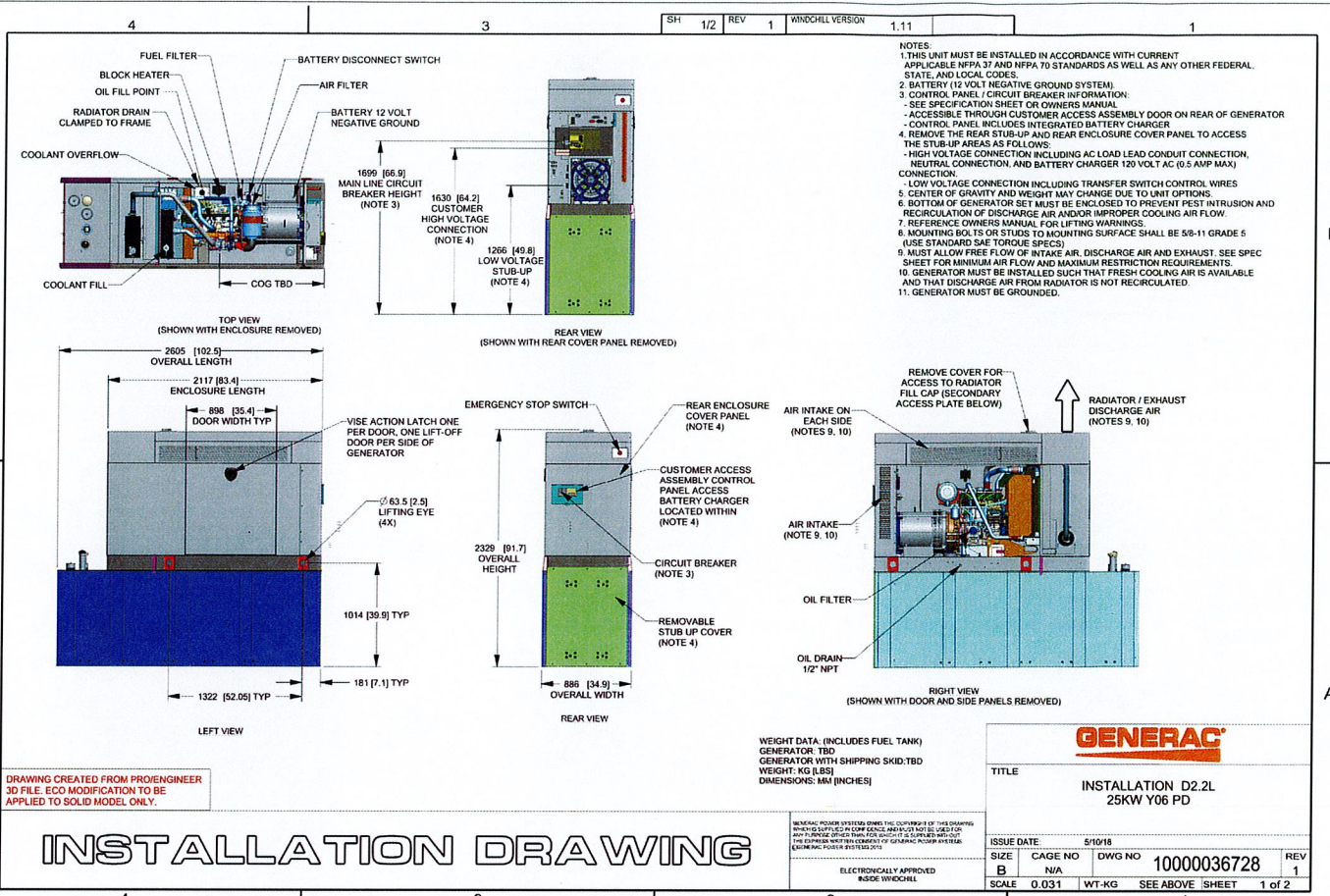
Terminal Lug Wire Ranges

GTS RATED AMPS	CONTRACTOR TERMINALS (1) (UG PER POINT)	LEAD WIRE RANGE	# LUGS	NEUTRAL BAR LEAD WIRE RANGE	GROUNDING LUGS (1) (FRACTION)
100	2/0 - 14 AWG	2/0 - 14 AWG	1	2/0 - 14 AWG	2/0 - 14 AWG
150	300KCM - 4 AWG	3	350KCM - 6 AWG	350KCM - 6 AWG	350KCM - 6 AWG
200	350KCM - 2 AWG	4	350KCM - 6 AWG	350KCM - 6 AWG	350KCM - 6 AWG
300	600KCM - 4 AWG	4	600KCM - 4 AWG	350KCM - 6 AWG	350KCM - 6 AWG
400	or 2 - (250KCM - 1/0 AWG) 600KCM - 4 AWG or 2 - (250KCM - 1/0 AWG)	4	(250KCM - 1/0 AWG)**	350KCM - 6 AWG	350KCM - 6 AWG

* Not included in GTS with switched neutral. ** Allowable wire range in brackets is for 2 wires per lug.

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T Mobile
Stick Together

1855 GATEWAY BLVD, SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:
(HARDENING NATIONAL - 25kW DIESEL)

SF40946C
UNION 76 STATION

190 KUKI ROAD
UKIAH, CA 95482
MENDOCINO COUNTY

CURRENT ISSUE DATE: 08/24/20

ISSUED FOR: CONSTRUCTION

REV.	DATE	DESCRIPTION	BY:
A	04/09/20	90% CD, ISSUED FOR REVIEWED	VMW
B	07/09/20	90% CD, ISSUED FOR REVIEWED	VMW
1	08/24/20	REVISED CD PER PLANNING COMMENTS	VJA

PLANS PREPARED BY: Synergy

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

Synergy
a division of advantage engineers

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

CONSULTANT: Synergy

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

DRAWN BY: VMW | CHK.: AB | APV.: AB

LICENSURE: REGISTERED PROFESSIONAL ENGINEER
C74190
EXP. 6/30/21
STATE OF CALIFORNIA

SHEET TITLE: SPECIFICATIONS

SHEET NUMBER: D-4 | REVISION: 1

SF40946C

Project Description

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