



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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March 11, 2021

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 - Prevention
 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#: AP_2020-0047

DATE FILED: 12/1/2020

OWNER: KUKI AND LOVERS LANE PROPERTIES

APPLICANT/AGENT: AT&T - AMY LY

REQUEST: Administrative Permit to install one (1) Generac® Standby diesel generator (Generac® SD030) with base fuel tank on concrete pad and 200A ATS/Camlock (Generac® TAS200) near existing AT&T equipment area.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: March 25, 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: AP_2020-0047

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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).

APN/S: 1701201200

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

GENERAL PLAN: Mixed Use (MU-2)

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:	Commercial	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 - Prevention

FEDERAL

- Federal Communications Commission (FCC)
- US Department of Fish & Wildlife

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: 3/10/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

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 and Built Up (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Type 210

Hopland Series Talmage Gravelly Loam

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

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

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 & BUILDING SERVICES

Office Use Only stamp with handwritten case details: CASE NO: AP 2020-0047, DATE FILED: 12-01-2020, FEE: \$2,282.00, RECEIPT NO: PRJ-038525, RECEIVED BY: Jesse Davis

APPLICATION FORM

APPLICANT:

Name: Amy Ly Phone: 408-480-3571
Mailing Address: 1387 Calle Avanzado
City: San Clemente State/Zip: CA/92673 Email: amy.ly@msquaredwireless.com

PROPERTY OWNER:

Name: Haji Alam Phone: 510-862-3333
Mailing Address: 390 E Gobbi St
City: Ukiah State/Zip: CA 95482 Email: halam@faizan.com

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 170-120-12

TYPE OF APPLICATION:

- Administrative Permit (checked), Agricultural Preserve: New Contract, Flood Hazard Development Permit, General Plan Amendment, Reversion to Acreage, etc.

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



Signature of Applicant/Agent: Amy Ly Date: 11/3/20 Signature of Owner: See LOA 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.

Installation of one (1) diesel generator with base fuel tank on new concrete pad (4' x 10') and ATS/
equipment near existing AT&T equipment area. No changes or alterations to the tower, mounts, antennas,
feedlines, etc. for this scope of work.

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2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: _____

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

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

YES NO If no, explain:

We will not be removing any vegetation since this site does not have any vegetation surrounding the area

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:

This generator involves the use of diesel as it is powered by it.

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

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

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

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

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

Amount of cut: _____ cubic yards
Amount of fill: _____ cubic yards
Max. height of fill slope: _____ feet
Max. height of cut slope: _____ feet
Amount of import/export: _____ cubic yards
Location of borrow or disposal site: _____

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

YES NO

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

YES NO

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

YES NO If yes, explain how:

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

YES NO

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

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

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

Location of dredged material disposal site?: _____

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

16. Will there be any exterior lighting?

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

17. Utilities will be supplied to the site as follows: N/A existing

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

Telephone: YES NO

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18. What will be the method of sewage disposal?

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

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19. What will be the domestic water source:

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

Building Services

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.)

An existing wireless facility

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:

In progress with the application form, and fire safe application

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

Directly west of the site is Aceyedo's Truck Repair, southeast from the site is a Chevron gas station.

The site is on the east side of Feed Lot Ln and Millview Rd. In between Millview Rd and N Lovers Ln

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

- YES NO

See above for the existing structures directly west and southeast of the site.

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

- YES NO

25. What is the maximum height of all structures?

Existing: _____ feet

Proposed: 12 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: _____ square feet

Proposed: _____ square feet

27. What is the total lot area within property lines?

Total Lot Area: _____ acres square feet

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:

Please see attached photographs

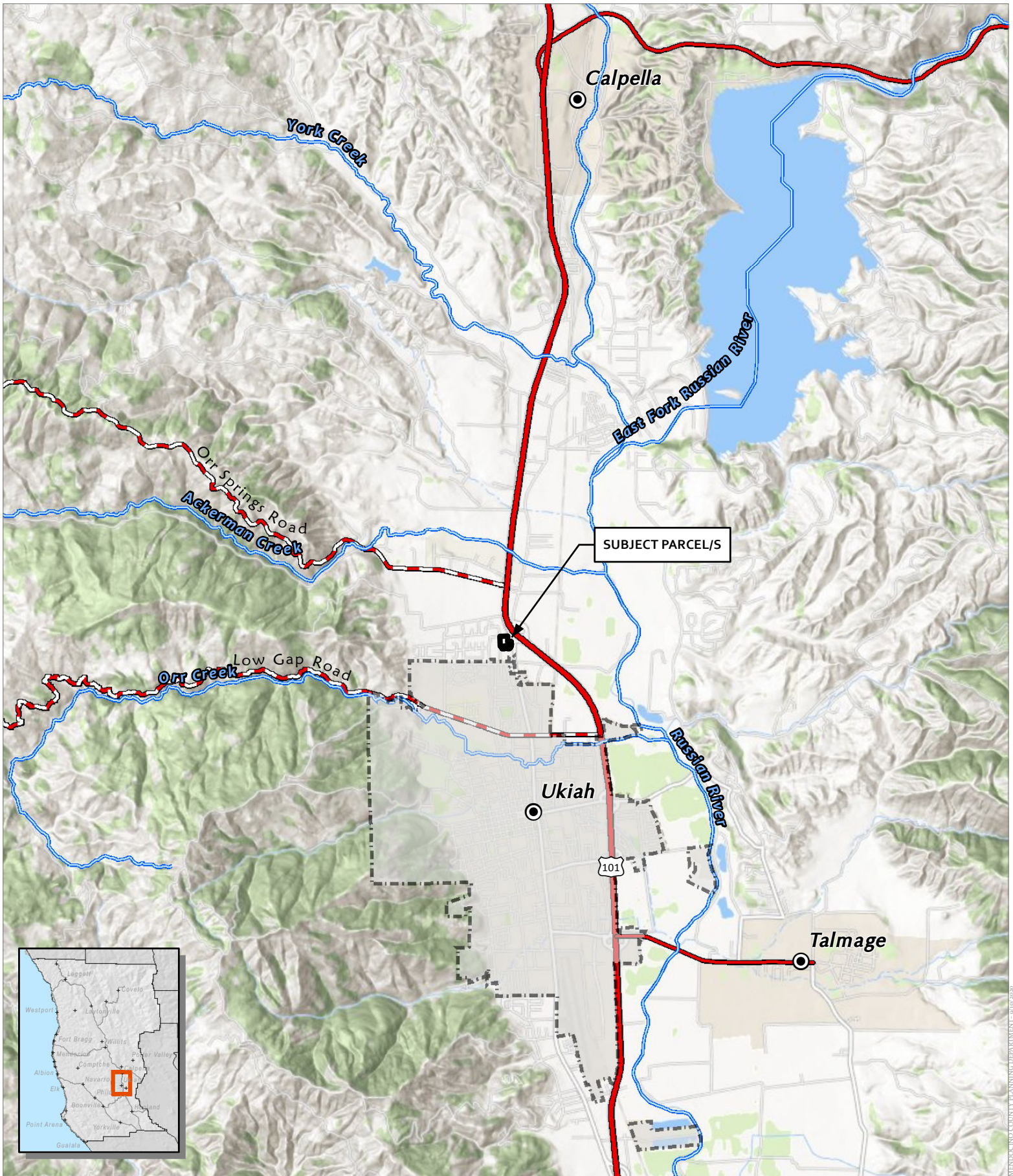
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

Please see attached photographs

30. Indicate the surrounding land uses:

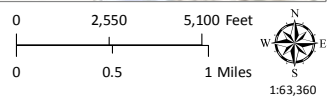
	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Planning & Building Services



CASE: AP 2020-0047
 OWNER: KUKI & Lover's Lane Properties, LLC
 APN: 170-120-12
 APLCT: Amy Ly
 AGENT: Amy Ly
 ADDRESS: 1580 Lovers Lane, Ukiah

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






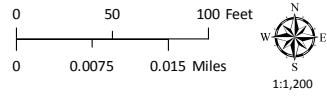
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2020



CASE: AP 2020-0047
OWNER: KUKI & Lover's Lane Properties, LLC
APN: 170-120-12
APLCT: Amy Ly
AGENT: Amy Ly
ADDRESS: 1580 Lovers Lane, Ukiah

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

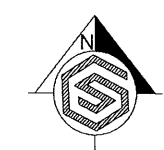
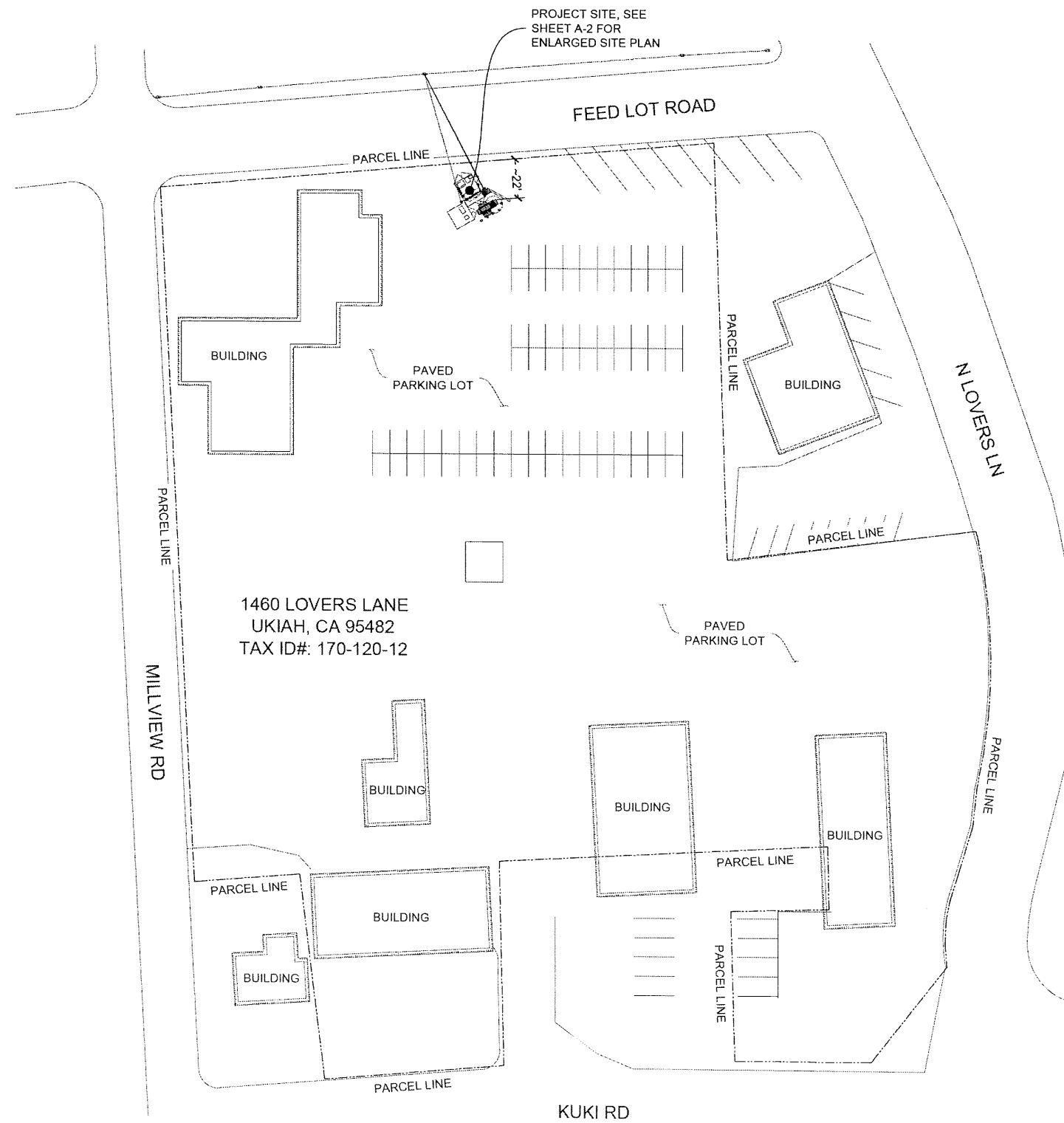
RENDERING BY PLANNING DEPARTMENT - 9/10/2021

EXISTING CONDITIONS:

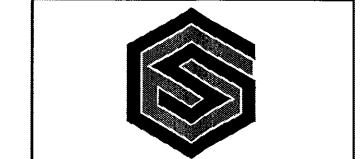
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NOTE:

EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED



GENERAL DYNAMICS
Information Technology

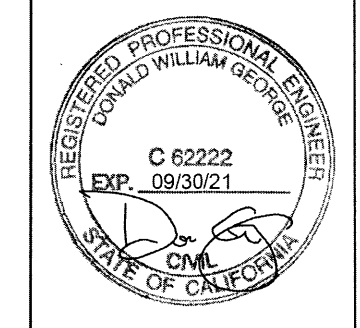


GEOSTRUCTURAL
PO BOX 2821, BOISE, ID 83701
530.539.4787
CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
0	08/12/20	ISSUED FOR CONSTRUCTION	JCM

CHECKED BY: GGD

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.



SITE INFORMATION:
CA131 - UKIAH NORTH
10130027
GENERATOR INSTALLATION PROJECT
1460 LOVERS LANE
UKIAH, CA 95482

JURISDICTION USE:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

UTILITY NOTE:

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM RECORD INFORMATION. THE INFORMATION PROVIDED IS IMPLIED NOT INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

EXISTING CONDITIONS:

THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION, GEOSTRUCTURAL DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINE, EASEMENTS AND SETBACKS.

SCOPE OF WORK DETAILS:

GENERAL:

- NEW GENERAC DIESEL GENERATOR PROVIDED BY GENERAL DYNAMICS & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-4.0, E-4.1, E-4.2.
- NEW CONCRETE PAD PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEET S-1.
- NEW GENERAC AUTOMATIC TRANSFER SWITCH PROVIDED BY GENERAL DYNAMICS & INSTALLED BY CONTRACTOR. SEE SHEETS S-2, E-5.0, E-5.1.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL RESTORE & REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
- INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED ONCE TANK IS IN PLACE ON SITE IN ACCORDANCE WITH NFPA 30.
- A CALIBRATION CHART OF PERMANENT AND DURABLE CONSTRUCTION SHALL BE LOCATED AT THE FILL BOX.

CONDUITS:

- INSTALL PULL STRING IN EACH CONDUIT.
- (1) NEW 2" AND (1) NEW 1" ELECTRICAL CONDUIT WITH CONDUCTORS TO BE INSTALLED FROM NEW GENERATOR TO NEW ATS. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.
- (2) NEW 1" ELECTRICAL CONDUITS WITH CONDUCTORS TO BE INSTALLED FROM NEW GENERATOR TO AC PANEL. CONDUIT PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.
- (1) NEW 1" ALARM CONDUIT & CABLING PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.

GROUNDING:

- NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY LOCATION IN FIELD. LOCATE GROUND RODS NO MORE THAN 8'-0" APART. SEE SHEET E-3.

H-FRAME:

- CONTRACTOR TO PROVIDE NEW H-FRAME FOR ATS INSTALLATION (IF REQUIRED). MATCH EXISTING H-FRAME MATERIAL FOR CONSTRUCTION OF NEW H-FRAME. SEE SHEET S-2.

POWER ROUTING KEYED NOTES:

- (M/D) EXISTING AT&T METER AND DISCONNECT
 - (INT) INTERCEPT EXISTING CONDUIT AND CONDUCTORS AND RE-ROUTE THROUGH PROPOSED ATS (~35'). COORDINATE PATH WITH CONSTRUCTION MANAGER
 - (AC) EXISTING AC LOAD CENTER
 - (CON) PROPOSED AT&T UNDERGROUND GENERATOR CONDUIT ROUTE (~15'). CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. SEE SHEETS E-1, E-2.
- SEE SHEET E-1 FOR SINGLE LINE DIAGRAM.

GENERATOR KEYED NOTES:

- (GEN) PROPOSED AT&T 30KW DIESEL GENERATOR W/ SOUND ATTENUATED ENCLOSURE, NORMAL/EMERGENCY TANK VENTING AND BASE FUEL TANK ON A CONCRETE PAD. SEE SHEETS S-1, S-2, E-3.
- 1 FUEL FILL SHALL BE PROVIDED WITH SPILL CONTROL, WITH A SOLID FILL CONNECTION, AND WITH OVERFILL PREVENTION
- 2 FUEL TANK NORMAL AND EMERGENCY VENTS SHALL TERMINATE AT LEAST 12'-0" ABOVE THE ADJACENT GRADE. SEE SHEET S-2.
- 3 NFPA 704 PLACARD AND OTHER SIGNAGE. SEE SHEET S-2.

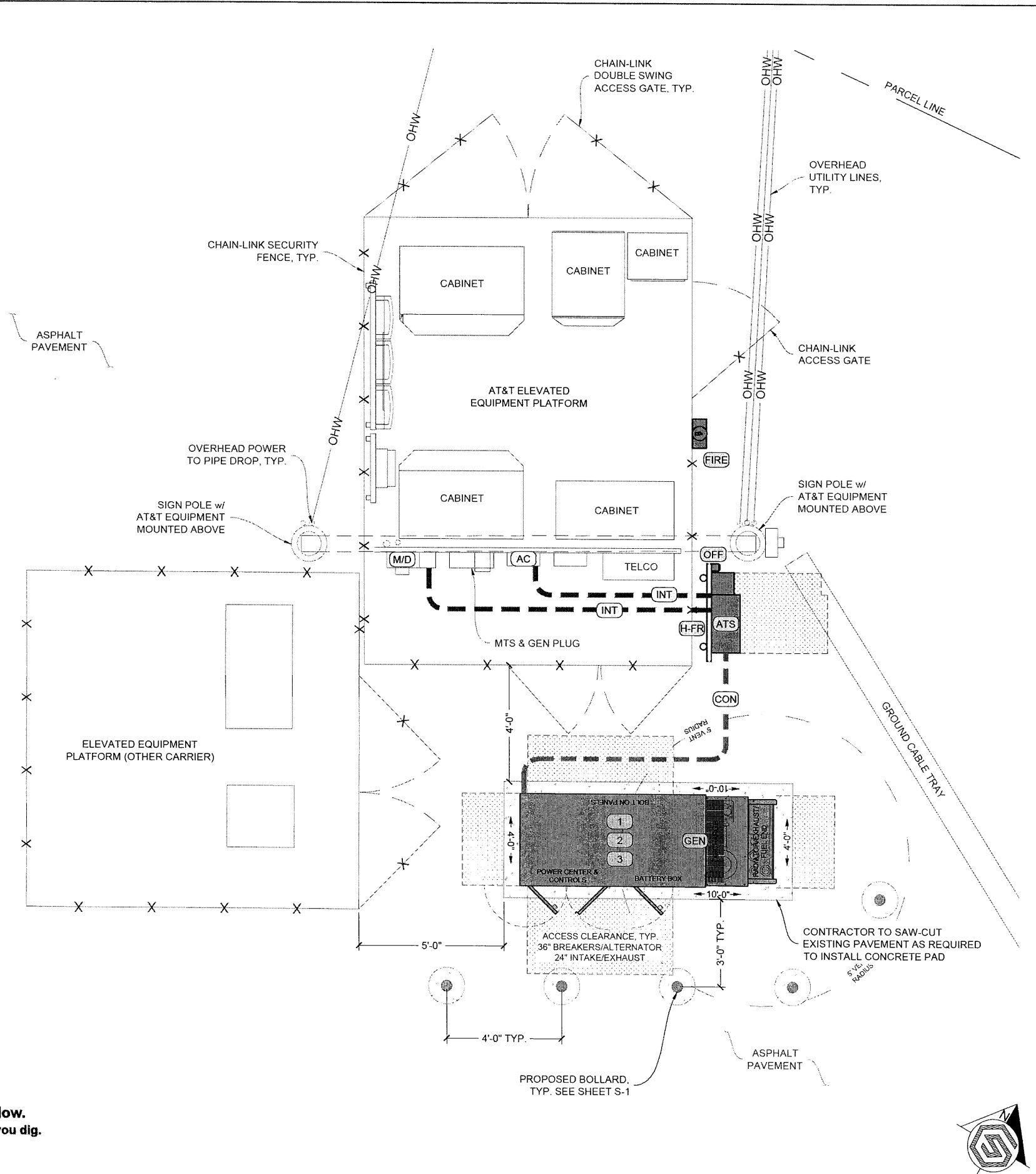
ATS / EQUIPMENT KEYED NOTES:

- (FIRE) -FIRE EXTINGUISHER, (2A-20BC OR APPROVED EQUAL) PER CFC 906.3
-FIRE EXTINGUISHER CABINET (BFC-7009 OR APPROVED EQUAL), MOUNT TO CHAIN-LINK FENCE PER CFC 906.9 (5'-0" MAX. ABOVE GRADE)
- (OFF) EMERGENCY SHUTOFF SWITCH, MOUNT TO H-FRAME PER CFC 906.9 (5'-0" MAX. ABOVE GRADE)
- (ATS) PROPOSED ATS W/ CAMLOCK MOUNTED ON NEW H-FRAME UNISTRUT RAILS WITH 36" FRONT CLEARANCE. SEE SHEET S-2.
- (H-FR) PROPOSED H-FRAME WITH UNISTRUT RAILS, SEE SHEET S-2.

NOTE:

EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED

ENLARGED SITE PLAN



SCALE: 1/4" = 1'-0" (11x17)

1



GENERAL DYNAMICS
Information Technology



GEOSTRUCTURAL
PO BOX 2621, BOISE, ID 83701
530.539.4787
CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
0	08/12/20	ISSUED FOR CONSTRUCTION	JCM

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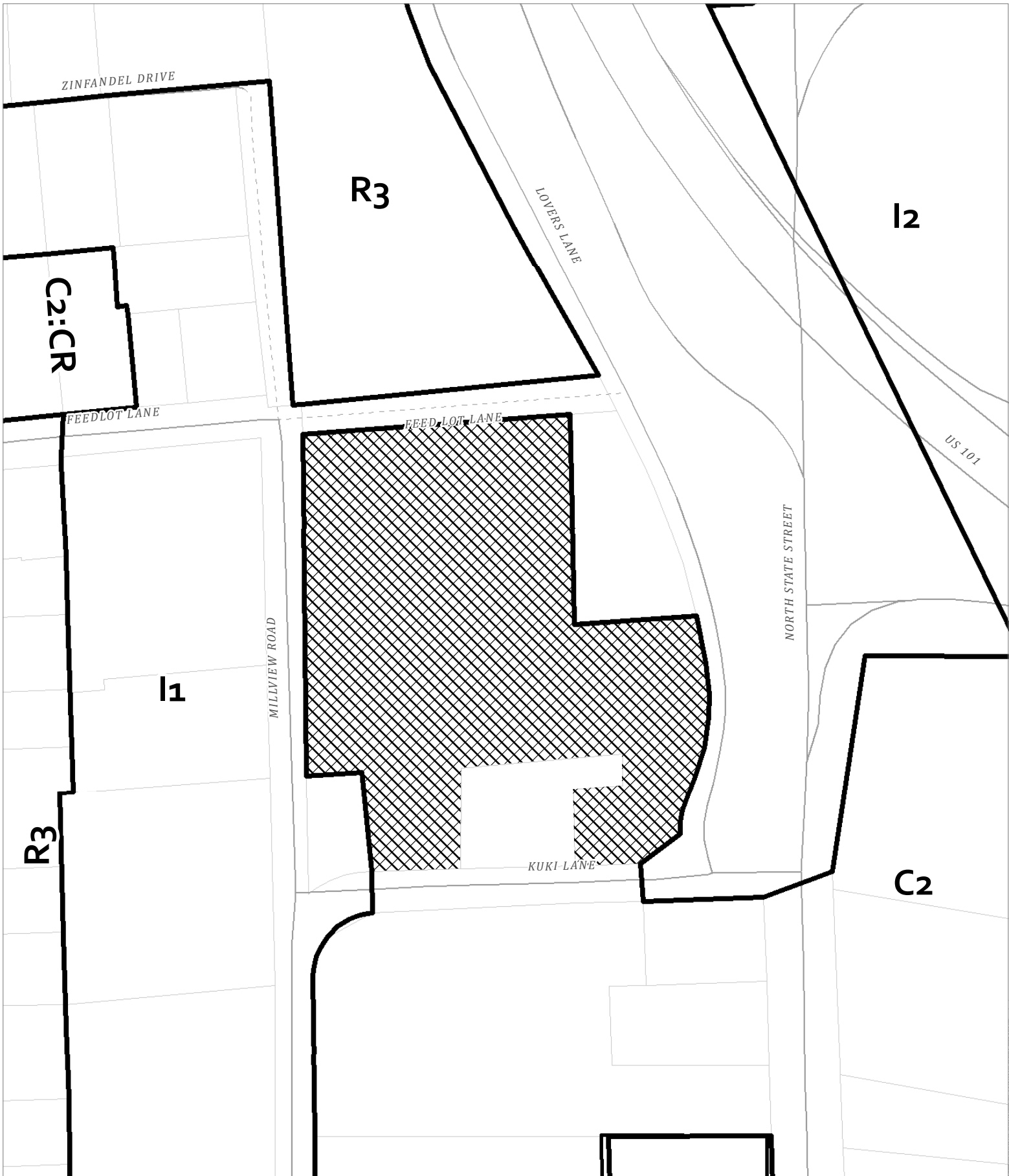


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CA131 - UKIAH NORTH
10130027
GENERATOR INSTALLATION PROJECT
1460 LOVERS LANE
UKIAH, CA 95482




JURISDICTION USE:

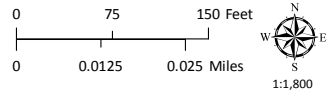
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

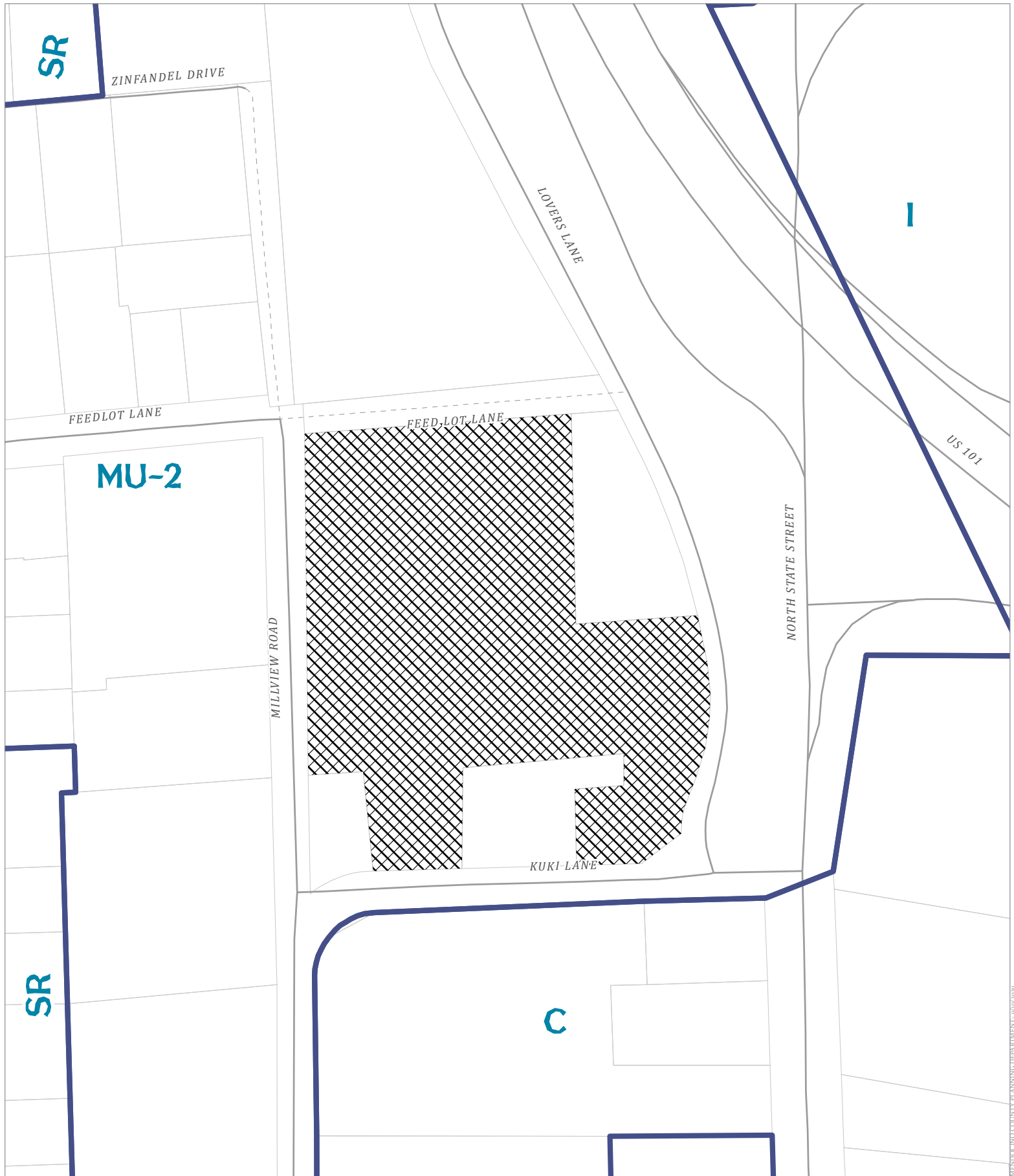


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 APLCT: Amy Ly
 AGENT: Amy Ly
 ADDRESS: 1580 Lovers Lane, Ukiah




-  Zoning Districts
-  Public Roads
-  Assessors Parcels



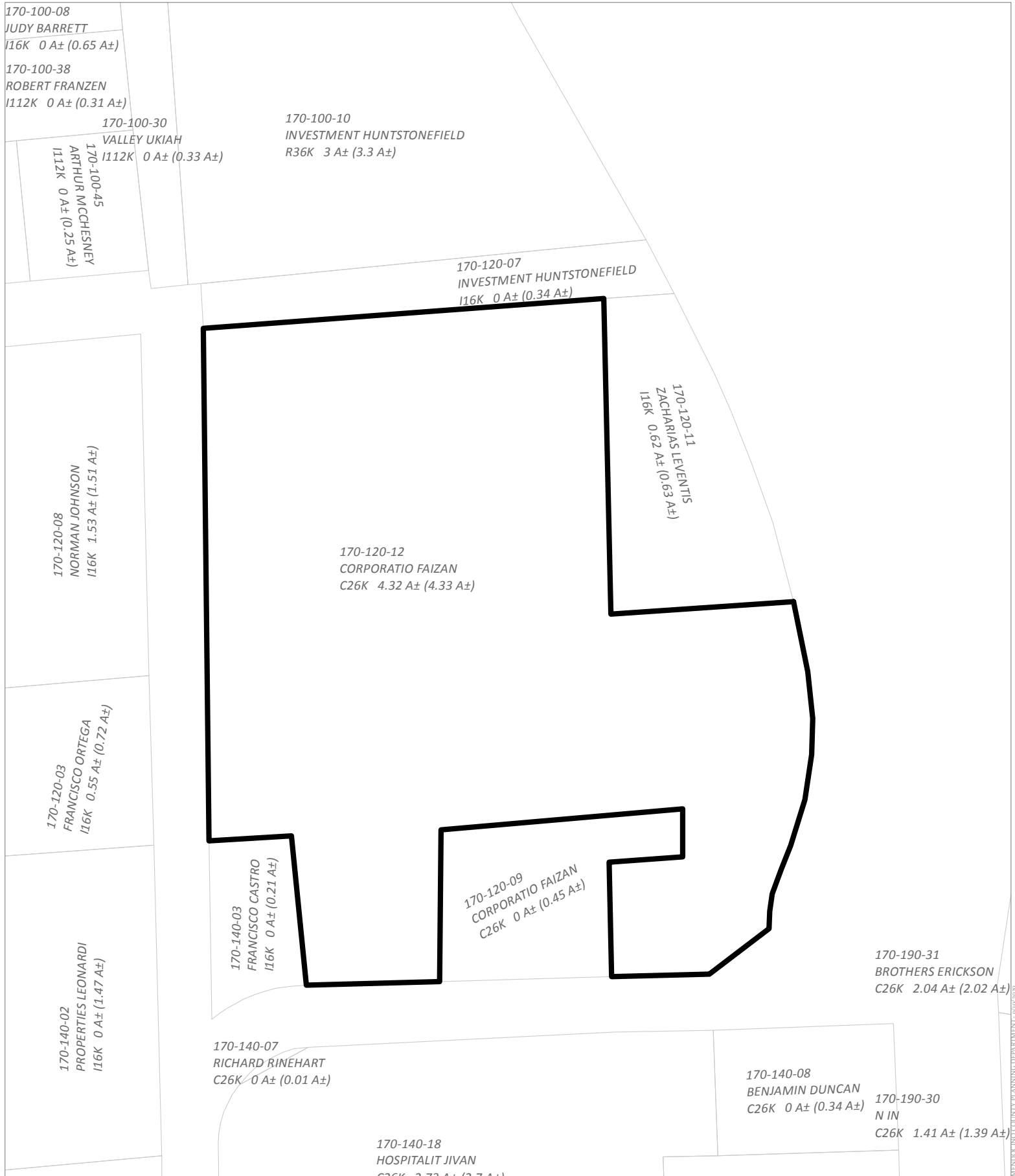
ZONING DISPLAY MAP



CASE: AP 2020-0047
 OWNER: KUKI & Lover's Lane Properties, LLC
 APN: 170-120-12
 APLCT: Amy Ly
 AGENT: Amy Ly
 ADDRESS: 1580 Lovers Lane, Ukiah

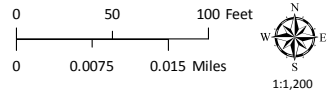
-  General Plan Classes
-  Public Roads
-  Assessors Parcels

GENERAL PLAN CLASSIFICATIONS



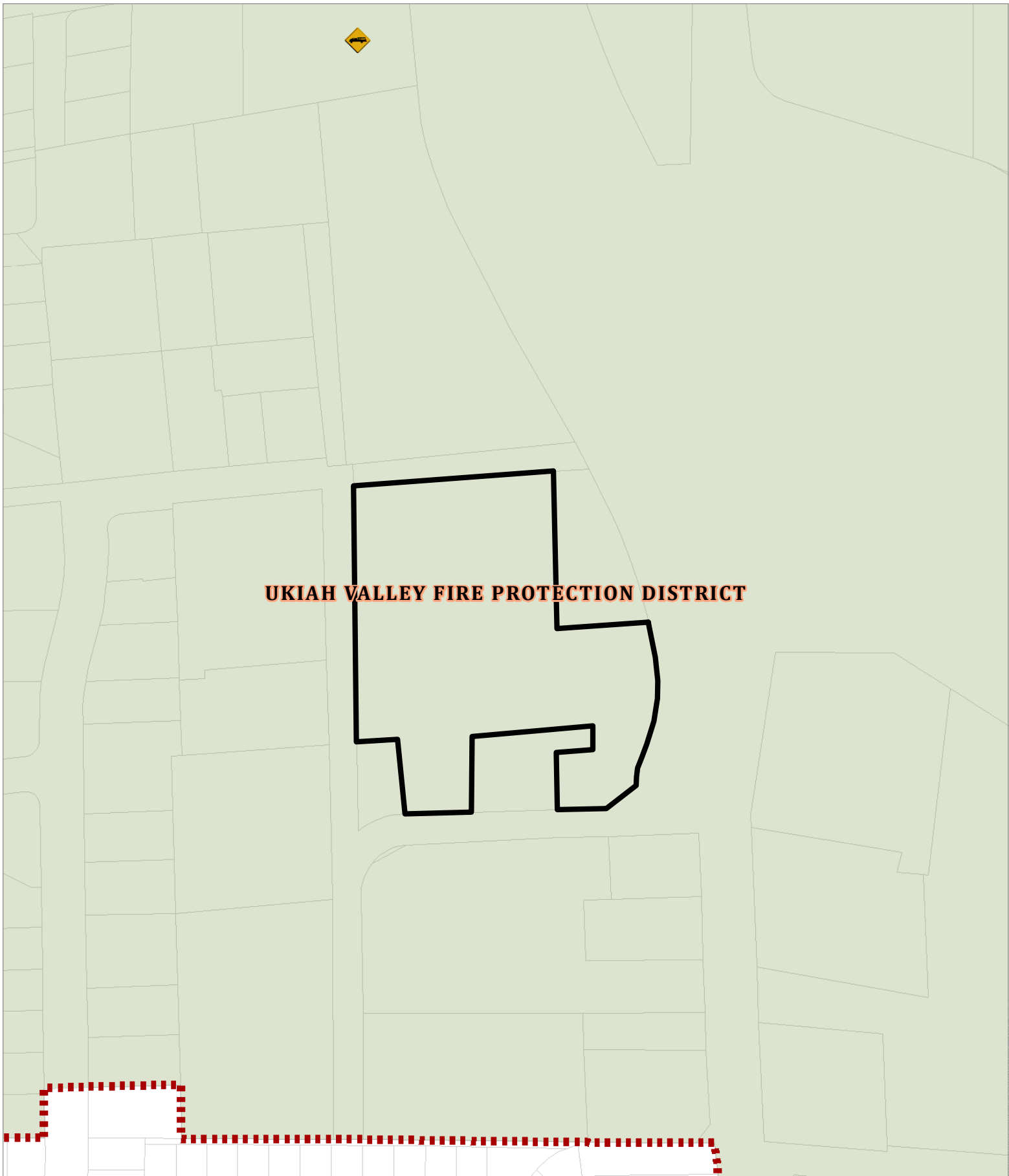
CASE: AP 2020-0047
 OWNER: KUKI & Lover's Lane Properties, LLC
 APN: 170-120-12
 APLCT: Amy Ly
 AGENT: Amy Ly
 ADDRESS: 1580 Lovers Lane, Ukiah

Assessors Parcels






ADJACENT PARCELS

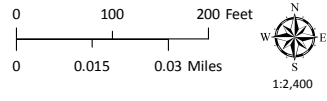
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2023



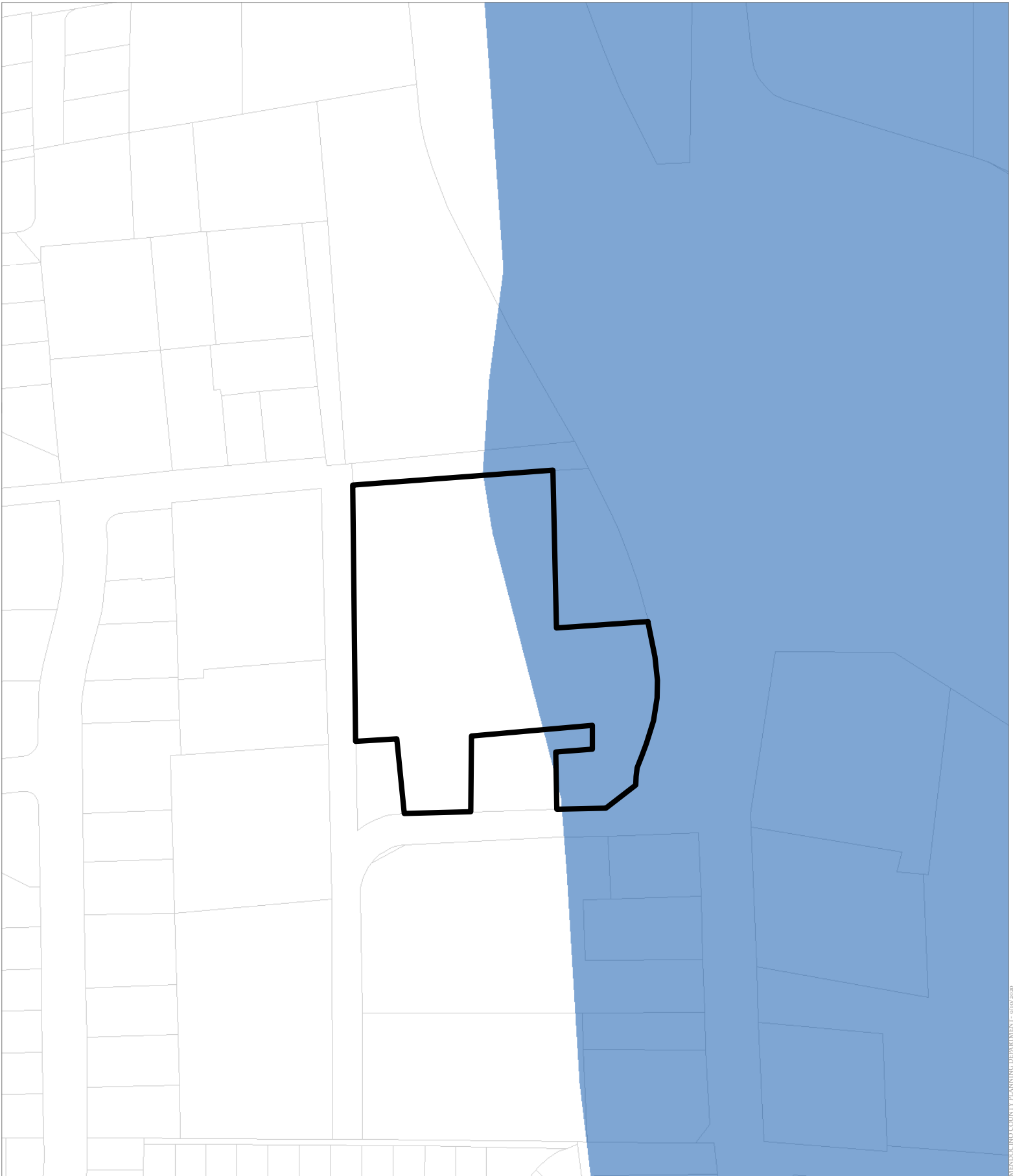
UKIAH VALLEY FIRE PROTECTION DISTRICT

CASE: AP 2020-0047
 OWNER: KUKI & Lover's Lane Properties, LLC
 APN: 170-120-12
 APLCT: Amy Ly
 AGENT: Amy Ly
 ADDRESS: 1580 Lovers Lane, Ukiah

-  Fire Stations
-  County Fire Districts
-  Assessors Parcels





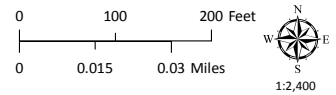
FIRE RESPONSIBILITY AREAS



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2025

CASE: AP 2020-0047
OWNER: KUKI & Lover's Lane Properties, LLC
APN: 170-120-12
APLCT: Amy Ly
AGENT: Amy Ly
ADDRESS: 1580 Lovers Lane, Ukiah

 Estimated Inundation Zones
 Assessors Parcels



ESTIMATED INUNDATION ZONES