



**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  
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December 17, 2019

Department of Transportation Building  
Inspection - Ukiah  
Office of Emergency Services  
Assessor

Air Quality Management  
CalFire - Prevention  
Potter Valley Community Services District  
Cloverdale Rancheria

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

**CASE#:** AP\_2019-0089

**DATE FILED:** 10/11/2019

**OWNER:** GUNTLY PATRICIA LYNN TTEE

**APPLICANT/AGENT:** TOWER ENGINEERING PROFESSIONALS INC

**REQUEST:** Administrative Permit 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.

**LOCATION:** 9.5± miles northeast of the City of Ukiah center, 0.66± miles north of State Highway 20 (SH 20) on a mountain peak within Guntly Ranch, 3.75± miles southeast of the intersection of State Highway 20 and East Side Potter Valley Road (CR 240) accessed via a private road 0.2 ± mile northeast of the intersection of East Side Potter Valley Rd. and State Highway 20, located at 6100 East Side Potter Valley Rd., Potter Valley (APN: 177-270-32).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 1

**STAFF PLANNER:** CHEVON HOLMES

**RESPONSE DUE DATE:** December 31, 2019

**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 \_\_\_\_\_

CASE: AP\_2019-0089

OWNER:	PATRICIA LYNN GUNTLY
APPLICANT:	TOWER ENGINEERING PROFESSIONALS INC
AGENT:	MARY MCGARITY (TOWER ENGINEERING PROFESSIONALS INC)
REQUEST:	Administrative Permit 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.
LOCATION:	9.5± miles northeast of the City of Ukiah center, 0.66± miles north of State Highway 20 (SH 20) on a mountain peak within Guntly Ranch, 3.75± miles southeast of the intersection of State Highway 20 and East Side Potter Valley Road (CR 240) accessed via a private road 0.2 ± mile northeast of the intersection of East Side Potter Valley Rd. and State Highway 20, 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:	Rangeland 160 Acres Minimum (RL160)
ZONING:	Rangeland 160 Acres Minimum (RL:160)
EXISTING USES:	Telecommunications
SUPERVISORIAL DISTRICT:	1 <sup>ST</sup> (Brown)
RELATED CASES:	<div><ul style="list-style-type: none"><li>Variance (#V 8-96) - A 150 foot tower was constructed under previously applicable zoning regulations governing the establishment of a communication tower and was not subject to the use permit process. However at the time a Variance (#V 8-96) was granted to allow the tower to exceed the 50 foot height limitation for Range Land zoning district.</li><li>Use Permit (#U 27-2003) - authorized U.S. Cellular to place nine (9) panel antennas on the 150 foot tall tower.</li><li>Use Permit (#UM 27-2003/2008) - U.S. Cellular was granted this modification to allow for a 6 foot diameter microwave dish to be mounted at the 40 foot level of the 150 foot tower.</li><li>Use Permit Modification (#UM 27-2003/2009) - T-Mobile was granted this modification allowing them to add three (3) panel antennas and a microwave dish near the 125 foot level on the existing 150 foot tall lattice tower.</li><li>Use Permit Modification (#UM 27-2003/2013) - which would have allowed AT&amp;T to collocate twelve (12) panel antennas at the 105 foot center-line of the existing 150 foot tall self-support lattice tower as well as two (2) future 4 foot diameter microwave antennas to be mounted at the 97 foot centerline as well as associated equipment. Since project submittal, the Department has identified an alternative Administrative Permit process for certain collocation applications. The applicant was provided the option of continuing with the Use Permit process or converting the project to an Administrative Permit. The applicant submitted Administrative Permit #AP 9-2014 on May 4, 2014 to replace the previously submitted #UM 27-2003/2013.</li><li>Administrative Permit AP_2014-0009 was approved by the zoning administrator April 15, 2014 for AT&amp;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</li><li>Administrative Permit AP_2014-0028 was approved by the zoning administratorDecember 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.</li><li>Administrative Permit AP_2017-0007 was approved by the zoning administrator on July 18, 2017 to allow US Cellular to make modifications to an existing tower to include: decommissioning and removal from site: (3) antennae KMW-AM-X-CW-18-65-OOT-RET, (6) 7/8” coaxial cable. Install the following: (6) antennae KMW-AM-X-CD-17-65-OOT-RET, (1) ¼” Hybrid cable, (1) 1” power cable, (6) FRLB remote radio heads, (2) Raycap surge protectors, (12) Kaelus combiners, 2 stackable FXCB remote radio heads.</li></ul></div>

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

REFERRAL AGENCIES		
<b>LOCAL</b> <input checked="" type="checkbox"/> Assessor’s Office <input checked="" type="checkbox"/> Building Division (Ukiah) <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> Office of Emergency Services (OES) <input checked="" type="checkbox"/> Potter Valley Community Services District <b>STATE</b> <input checked="" type="checkbox"/> CALFIRE (Land Use)	<b>TRIBAL</b> <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians <input checked="" type="checkbox"/> Potter Valley Tribe

**ADDITIONAL INFORMATION:** There are no requests to conduct ground or electrical work on the tower or the compound and no addition to the tower height.

STAFF PLANNER: CHEVON HOLMES

DATE: 11/22/2019

ENVIRONMENTAL DATA

<b>1. MAC:</b> <small>GIS</small> N/A	NO
<b>2. FIRE HAZARD SEVERITY ZONE:</b> <small>CALFIRE FRAP maps/GIS</small> Moderate Fire Hazard	<b>13. AIRPORT LAND USE PLANNING AREA:</b> <small>Airport Land Use Plan; GIS</small> NO
<b>3. FIRE RESPONSIBILITY AREA:</b> <small>CALFIRE FRAP maps/GIS</small> Potter Valley Community Services District	<b>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</b> <small>GIS; General Plan 3-11</small> NO
<b>4. FARMLAND CLASSIFICATION:</b> <small>GIS</small> Williamson Act/Non Prime/G	<b>15. NATURAL DIVERSITY DATABASE:</b> <small>CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</small> NO
<b>5. FLOOD ZONE CLASSIFICATION:</b> <small>FEMA Flood Insurance Rate Maps (FIRM)</small> NO	<b>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</b> <small>GIS; General Plan 3-10</small> NO
<b>6. COASTAL GROUNDWATER RESOURCE AREA:</b> <small>Coastal Groundwater Study/GIS</small> N/A	<b>17. LANDSLIDE HAZARD:</b> <small>Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44</small> NO
<b>7. SOIL CLASSIFICATION:</b> <small>Mendocino County Soils Study Eastern/Western Part</small> Eastern Soils Yorkville-Yorktree-Squawrock	<b>18. WATER EFFICIENT LANDSCAPE REQUIRED:</b> <small>Policy RM-7; General Plan 4-34</small> NO
<b>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</b> <small>LCP maps, Pygmy Soils Maps; GIS</small> N/A	<b>19. WILD AND SCENIC RIVER:</b> <small><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</small> NO
<b>9. WILLIAMSON ACT CONTRACT:</b> <small>GIS/Mendocino County Assessor’s Office</small> YES	<b>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</b> <small>Various Adopted Specific Plan Areas; GIS</small> NO
<b>10. TIMBER PRODUCTION ZONE:</b> <small>GIS</small> NO	<b>21. STATE CLEARINGHOUSE REQUIRED:</b> <small>Policy</small> NO
<b>11. WETLANDS CLASSIFICATION:</b> <small>GIS</small> N/A	<b>22. OAK WOODLAND AREA:</b> <small>USDA</small> NO
<b>12. EARTHQUAKE FAULT ZONE:</b> <small>Earthquake Fault Zone Maps; GIS</small>	<b>23. HARBOR DISTRICT:</b> <small>Sec. 20.512</small> NO



Planning and Building  
Services

Case No: AP-2019-0089

CalFire No: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt No: \_\_\_\_\_

Received By: \_\_\_\_\_

Office use only

## APPLICATION FORM

**APPLICANT** Tower  
Name: Engineering Professionals Inc. (Mary McGarity) Phone: 980-202-5894

Mailing Address: 10700 Sikes Place, Ste 360

City: Charlotte State/Zip: NC email: mcmcgarity@tepgroup.net

**PROPERTY OWNER** US Cellular  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: 8410 W Bryn Mawr, Suite 700

City: Chicago State/Zip: IL email: \_\_\_\_\_

**AGENT** Tower Engineering Professionals Inc  
Name: \_\_\_\_\_ Phone: 980-202-5894

Mailing Address: 10700 Sikes Place, Ste 360

City: Charlotte State/Zip: NC email: mcmcgarity@tepgroup.net

Parcel Size: \_\_\_\_\_ (Sq. feet/Acres) Address of Property: 6100 E. Side Potter Valley Rd, Ukiah, CA 95482

Assessor Parcel Number(s): 171-270-32

### 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.

Mary McGarity

10/7/2019

Signature of Applicant/Agent

Date

Signature of Owner

Date

## SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

### THE PROJECT

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

US Cellular to add and replace antenna and RRU on existing cellular tower. No addition in height, no ground work and no electrical work

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family					
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>Cell tower</u>					
<input type="checkbox"/> Other: _____					
<b>Total Structures Paved</b>					
<b>Area Landscaped Area</b>					
<b>Unimproved Area</b> N/A					
<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: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_ N/A

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows: N/A</p> <p>A. Electricity:</p> <p><input type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal? N/A</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source: N/A</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	



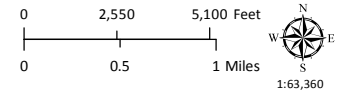
20.	Are there any associated projects and/or adjacent properties under your ownership? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  <hr/> <hr/> <hr/>																														
21.	List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  <hr/> <hr/>																														
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  <hr/> <hr/> <hr/>																														
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.  <hr/> <hr/> <hr/>																														
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.  <hr/> <hr/> <hr/>																														
25.	Project Height. Maximum height of existing structures <u>150</u> 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): _____ <input type="checkbox"/> square feet <input type="checkbox"/> 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.  <hr/> <hr/> <hr/>																														
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.  <hr/> <hr/>																														
30.	Indicate the surrounding land uses: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;"></th> <th style="width: 16.6%; text-align: center;">North</th> <th style="width: 16.6%; text-align: center;">East</th> <th style="width: 16.6%; text-align: center;">South</th> <th style="width: 16.6%; text-align: center;">West</th> </tr> </thead> <tbody> <tr> <td><u>Vacant</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Residential Agricultural</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Commercial Industrial</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Institutional Timberland</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Other</u></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		North	East	South	West	<u>Vacant</u>					<u>Residential Agricultural</u>					<u>Commercial Industrial</u>					<u>Institutional Timberland</u>					<u>Other</u>				
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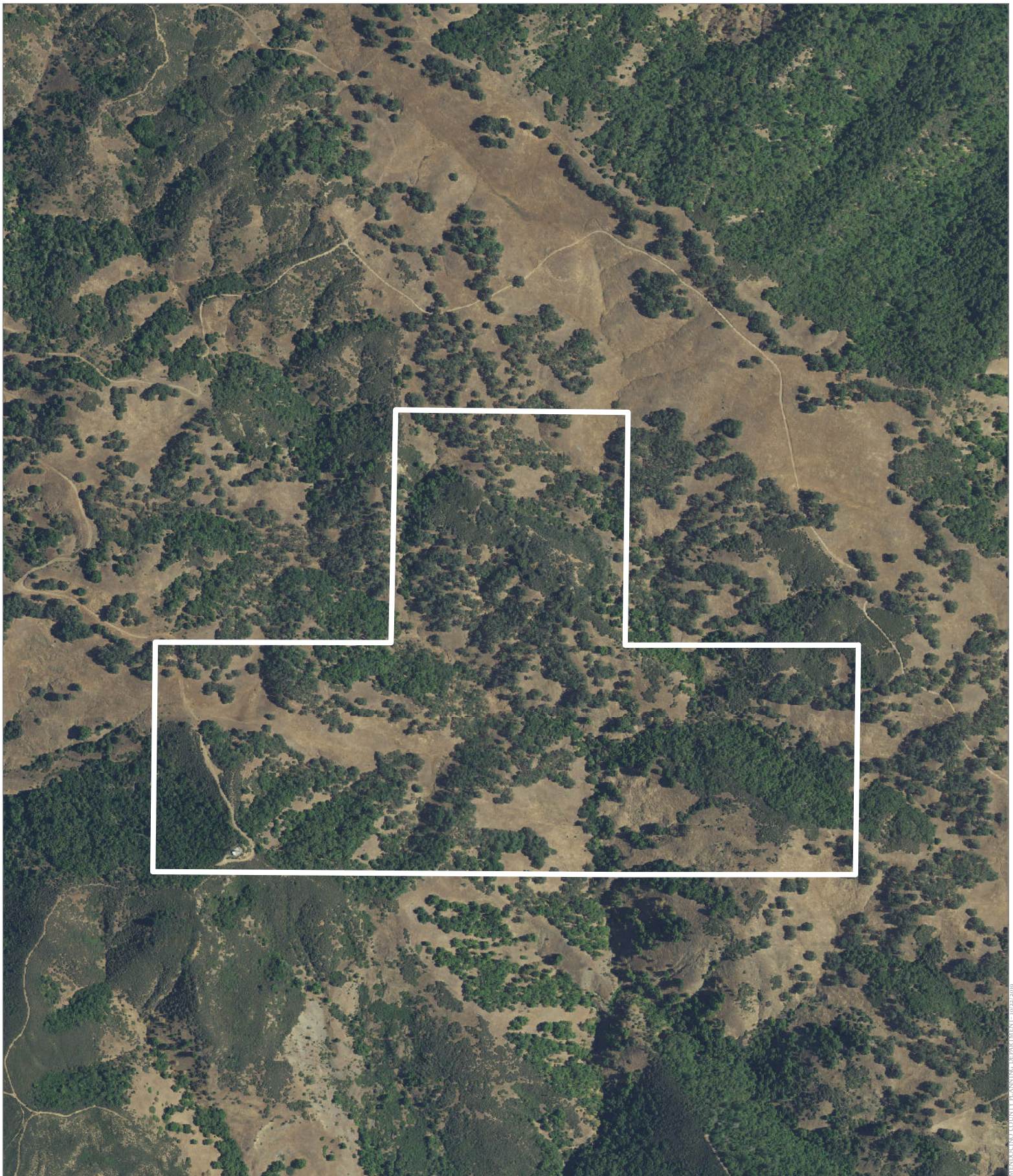
CASE: **AP 2019-0089**  
 OWNER: **GUNTLY, Patricia, ET AL**  
 APN: **177-270-32**  
 APLCT: **Tower Engineering Professionals, Inc.**  
 AGENT: **Tower Engineering Professionals, Inc.**  
 ADDRESS: **6100 East Side Potter Valley Road, Potter Valley**

- California Counties
- Major Roads
- Major Rivers
- Highways

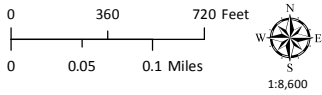


**LOCATION MAP**



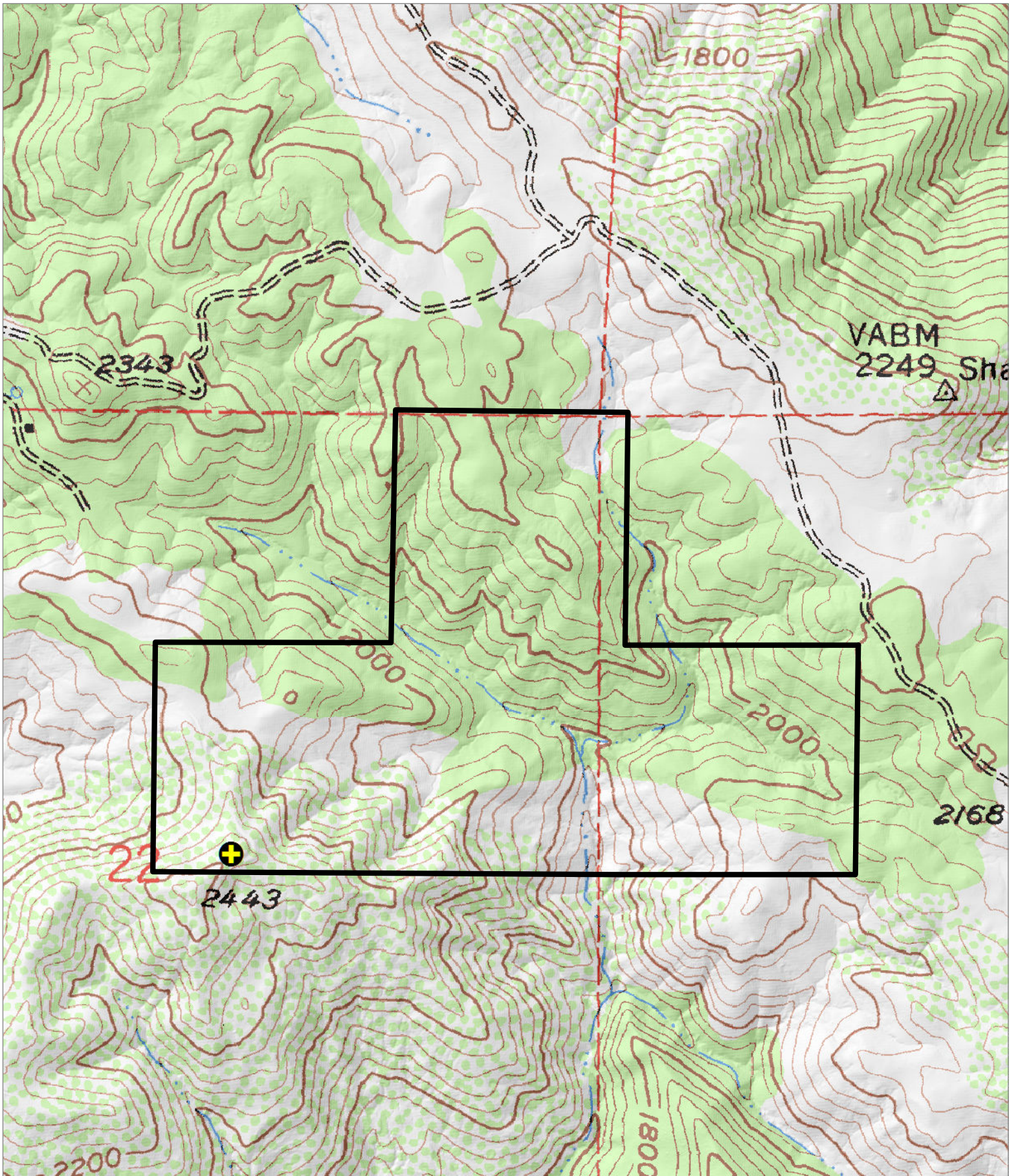


CASE: **AP 2019-0089**  
OWNER: **GUNTLY, Patricia, ET AL**  
APN: **177-270-32**  
APLCT: **Tower Engineering Professionals, Inc.**  
AGENT: **Tower Engineering Professionals, Inc.**  
ADDRESS: **6100 East Side Potter Valley Road, Potter Valley**




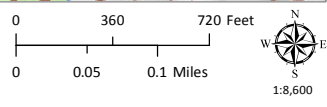
**AERIAL IMAGERY**





CASE: AP 2019-0089  
OWNER: GUNTLY, Patricia, ET AL  
APN: 177-270-32  
APLCT: Tower Engineering Professionals, Inc.  
AGENT: Tower Engineering Professionals, Inc.  
ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

 Existing Wireless Sites



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET



**NOTE:**

SITE SURVEY NOT AVAILABLE.



EXISTING USCC ACCESS ROAD

EXISTING USCC COMPOUND. SEE SHEET C-2 FOR DETAILS.

**SITE PLAN**

SCALE: N.T.S.

CASE: AP 2019-0089

OWNER: GUNTLY, Patricia, ET AL

APN: 177-270-32

APLCT: Tower Engineering Professionals, Inc.

AGENT: Tower Engineering Professionals, Inc.

ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

NO SCALE

SITE PLAN



PROPOSED RAYCAP QUANTITY IN SHELTER SPD:	1
EXISTING RAYCAP QUANTITY IN SHELTER SPD:	1
LENGTH FROM SHELTER RAYCAP SPD TO COAX PORT:	8-FT
ICE BRIDGE LENGTH:	14-FT
RAYCAP CENTERLINE + 12-FT BUFFER:	158-FT
<b>TOTAL ESTIMATED LENGTH OF HYBRID CABLE:</b>	<b>180-FT</b>
<b>TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):</b>	<b>200-FT</b>

## JUMPER INFO

FIBER/POWER JUMPER LENGTH FROM RAYCAP TO RRH

	B71/12	BAND 2/4	BAND 5
ALPHA SECTOR:	15-FT	15-FT	-
BETA SECTOR:	15-FT	15-FT	-
GAMMA SECTOR:	15-FT	15-FT	15-FT

1/2" JUMPER LENGTH FROM B71/12 RRHs TO ANTENNAS

ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

1/2" JUMPER LENGTH FROM B5 RRHs TO ANTENNAS

ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

1/2" JUMPER LENGTH FROM B2/4 RRHs TO ANTENNAS

ALPHA SECTOR:	25-FT
BETA SECTOR:	25-FT
GAMMA SECTOR:	25-FT

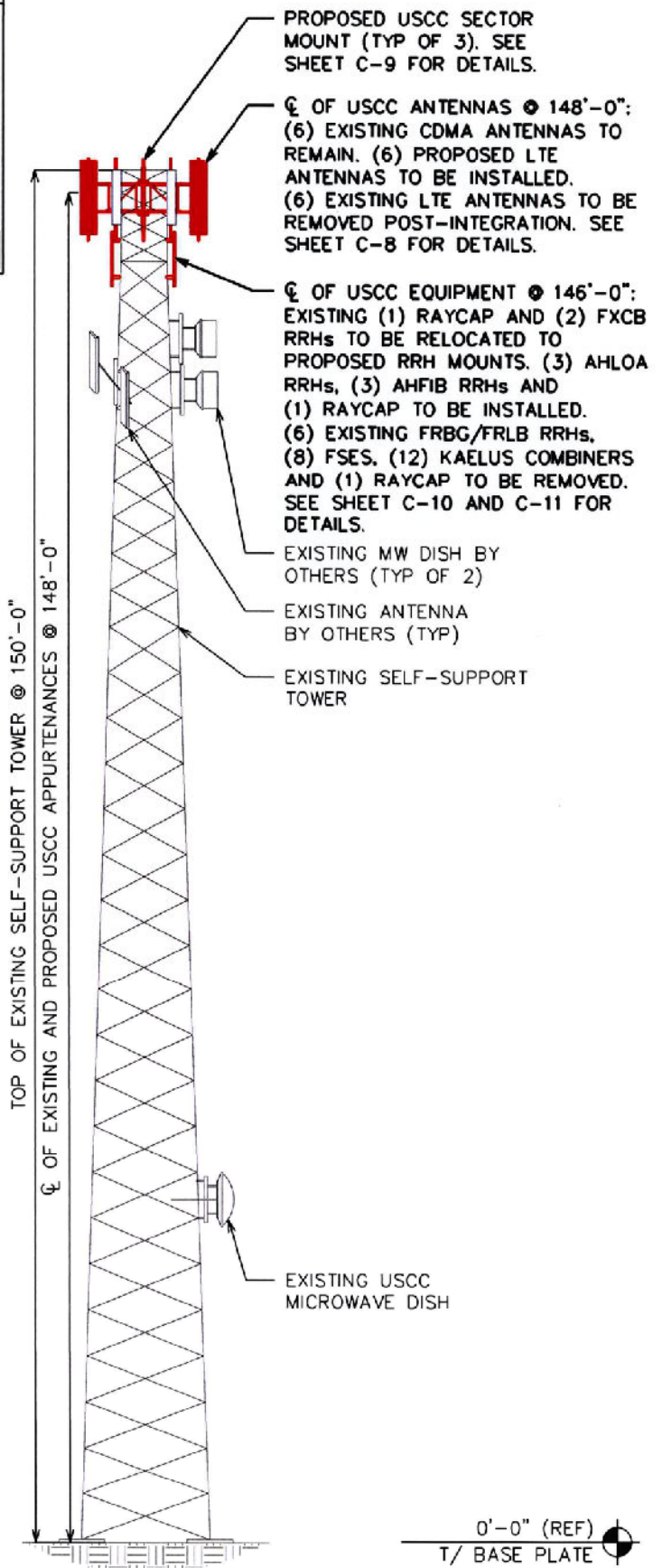
## RET JUMPER INFO

	RRH TO ANTENNA
ALPHA SECTOR:	10-M
BETA SECTOR:	10-M
GAMMA SECTOR:	10-M

## NOTES:

1. PROPOSED EQUIPMENT TO BE INSTALLED PRIOR TO EXISTING EQUIPMENT DECOMMISSION.
2. T/APPURTANCE = 150'-0"

PROPOSED LTE PANEL TO BE INSTALLED: ■  
EXISTING CDMA PANEL TO BE RELOCATED: ■



CASE: AP 2019-0089

OWNER: GUNTLY, Patricia, ET AL

APN: 177-270-32

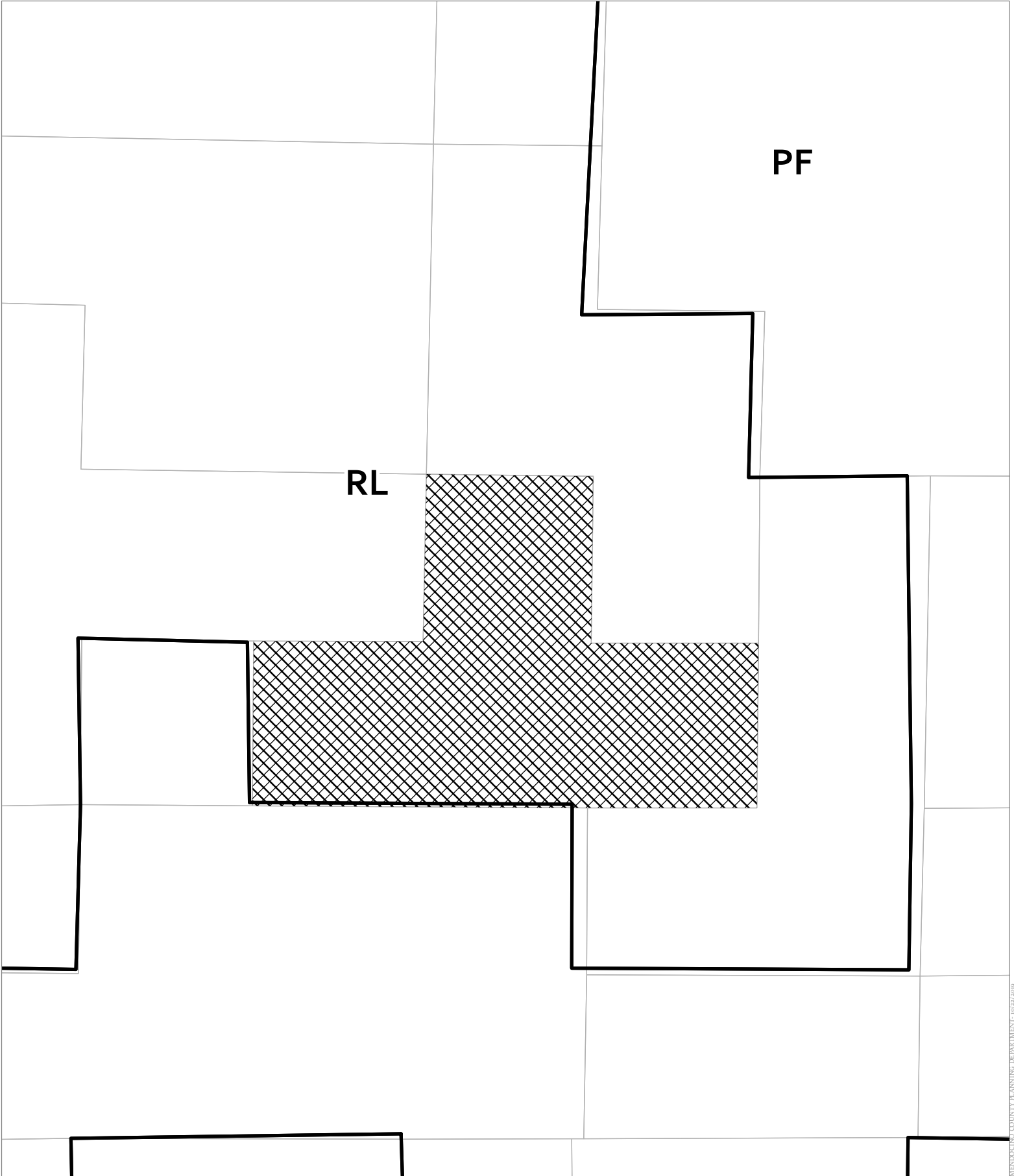
APLCT: Tower Engineering Professionals, Inc.

AGENT: Tower Engineering Professionals, Inc.


ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

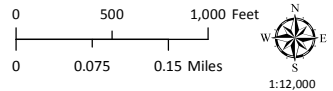
NO SCALE

ELEVATIONS

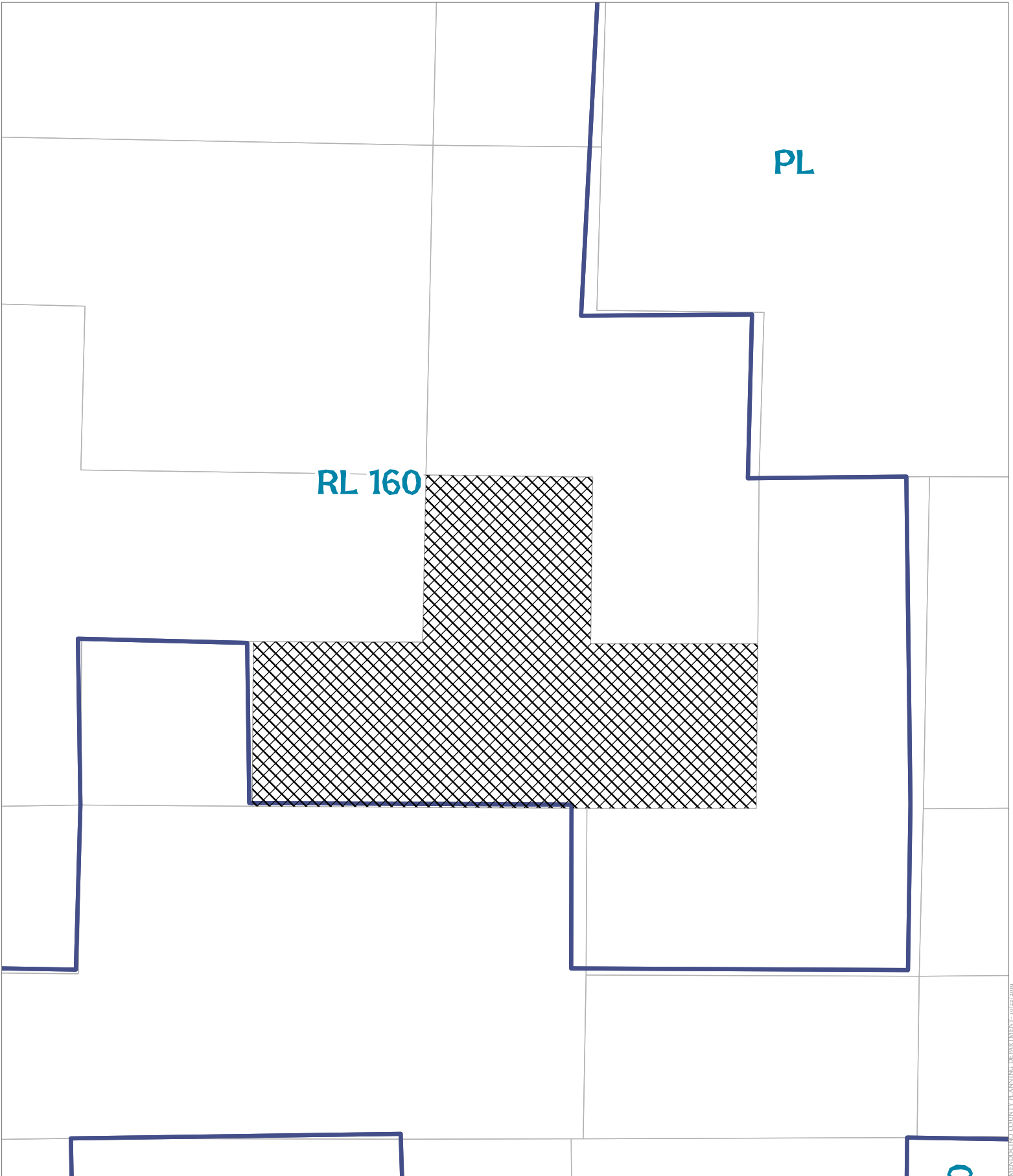


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 Zoning Districts

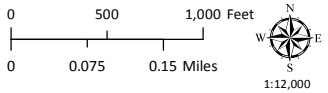


ZONING DISPLAY MAP



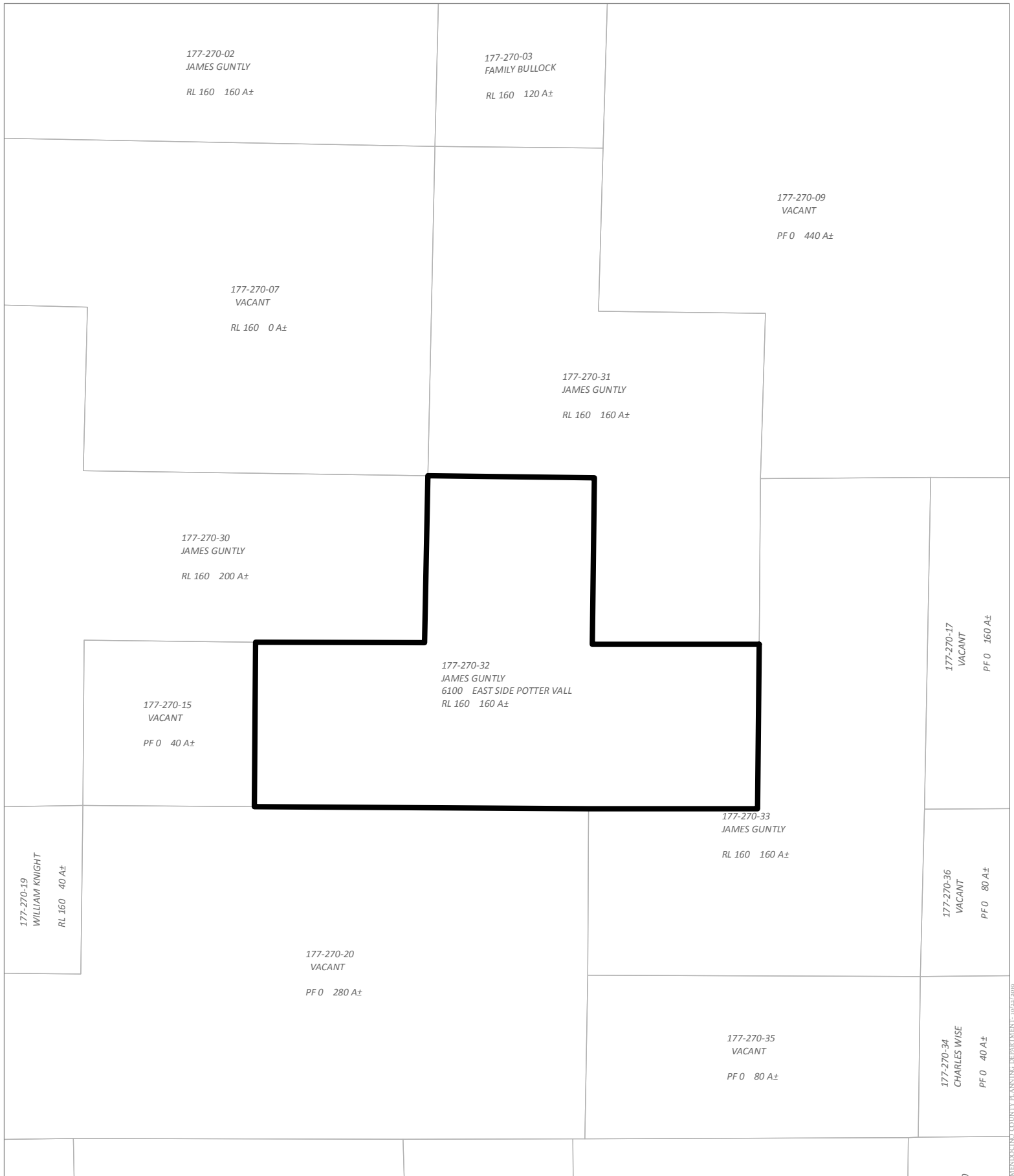
CASE: AP 2019-0089  
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 General Plan Classes

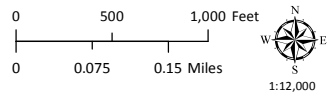


GENERAL PLAN CLASSIFICATIONS



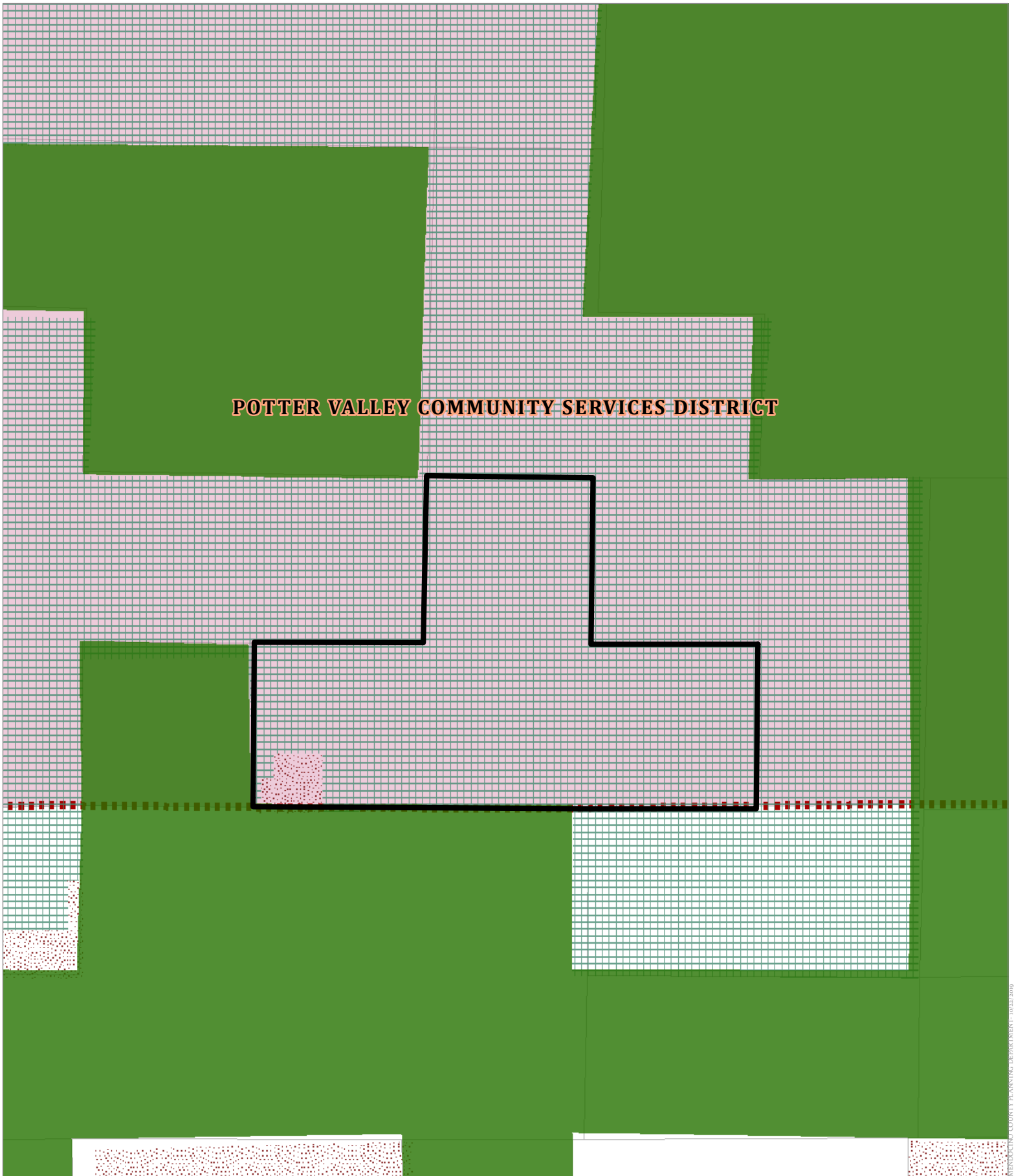


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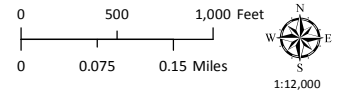
ADJACENT PARCELS

**POTTER VALLEY COMMUNITY SERVICES DISTRICT**

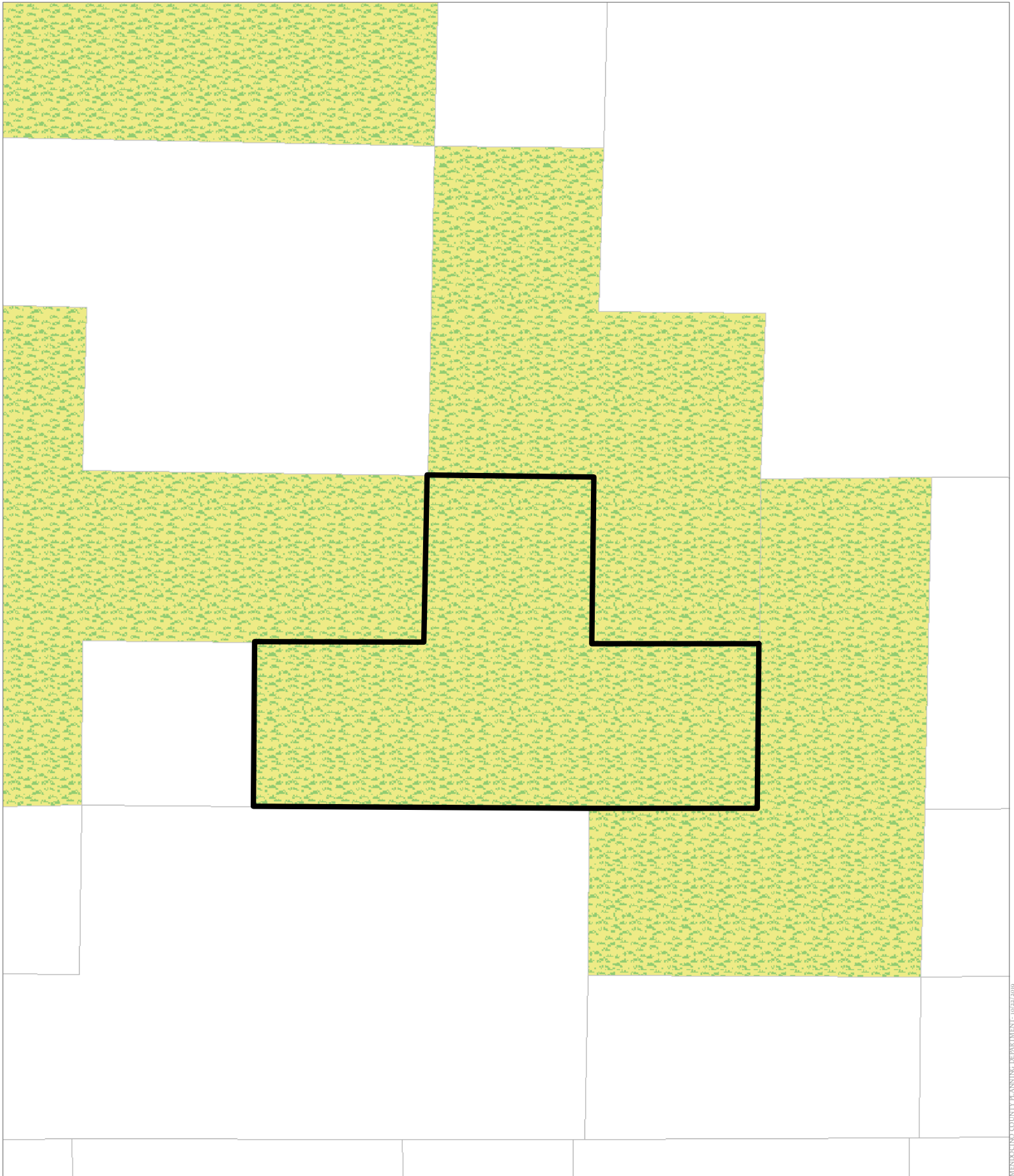


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ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

-  Very High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts





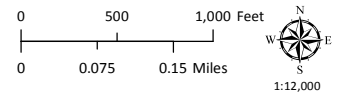
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2019

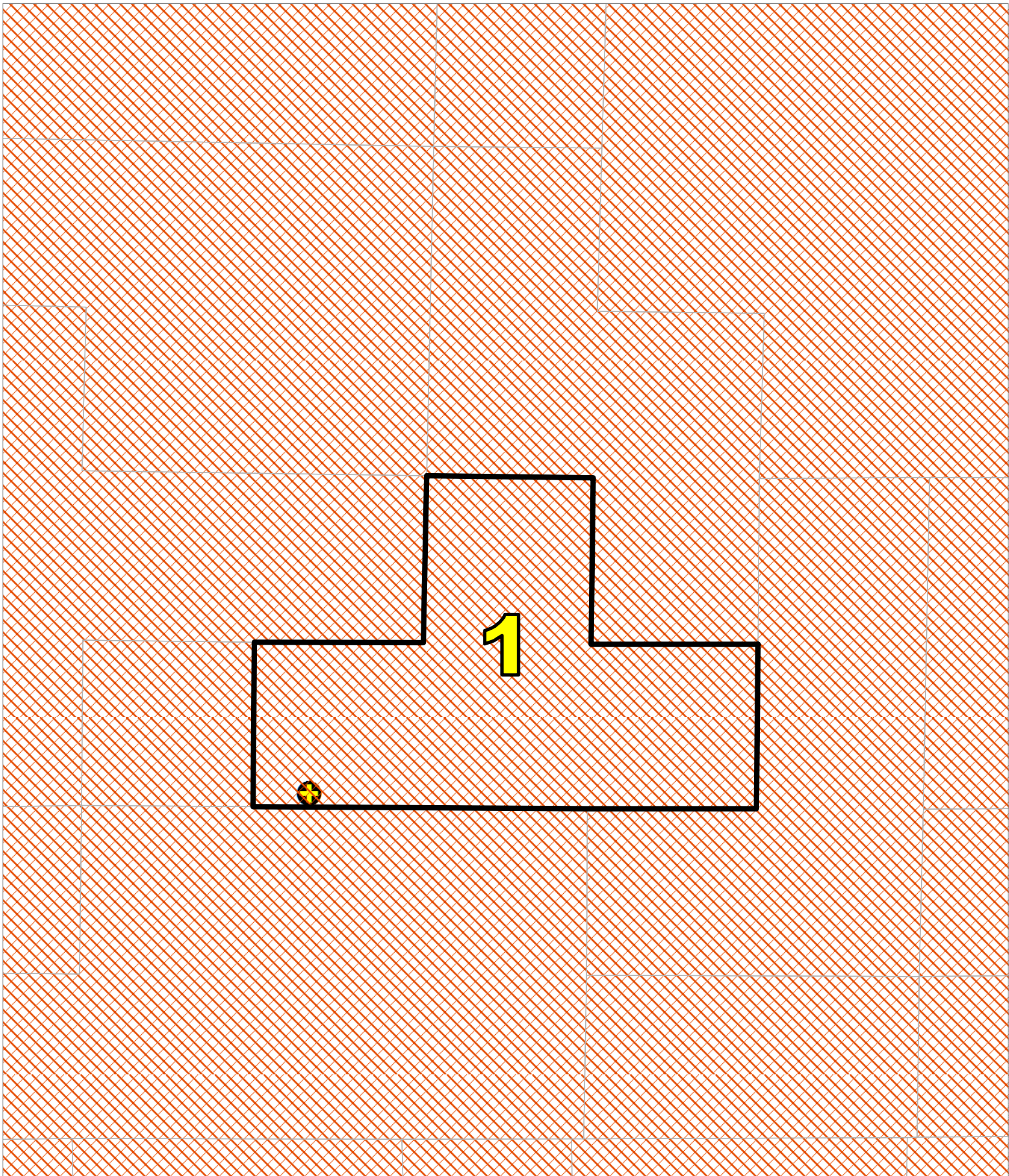
CASE: **AP 2019-0089**  
OWNER: **GUNTLY, Patricia, ET AL**  
APN: **177-270-32**  
APLCT: **Tower Engineering Professionals, Inc.**  
AGENT: **Tower Engineering Professionals, Inc.**  
ADDRESS: **6100 East Side Potter Valley Road, Potter Valley**

 Williamson Act 2018  
 Non-Prime Ag 2018






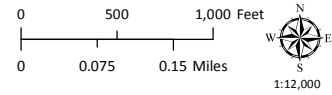
LANDS IN WILLIAMSON ACT CONTRACTS





CASE: AP 2019-0089  
OWNER: GUNTLY, Patricia, ET AL  
APN: 177-270-32  
APLCT: Tower Engineering Professionals, Inc.  
AGENT: Tower Engineering Professionals, Inc.  
ADDRESS: 6100 East Side Potter Valley Road, Potter Valley

-  Supervisorial Districts 2010
-  PV Tribe Ancestral Areas
-  Existing Wireless Sites



## Scope of Work

STRUCTURAL NOTE
STRUCTURAL STATUS: <ul style="list-style-type: none"><li>• MOUNT SA – FAILING (SEPTEMBER 13, 2019)</li><li>• TOWER SA – PASSING (SEPTEMBER 13, 2019)</li><li>• MOUNT REPLACEMENT SA – PASSING (SEPTEMBER 27, 2019)</li></ul>
SCOPE OF WORK
<b>TOWER SCOPE:</b> <p>EXISTING EQUIPMENT TO REMAIN:</p> <ul style="list-style-type: none"><li>(2) ANTEL LPD-4016 CDMA PANEL ANTENNAS</li><li>(2) ANTEL RWA-80015 CDMA PANEL ANTENNAS</li><li>(2) ANTEL RWA-80015/90 CDMA PANEL ANTENNAS</li><li>(6) FH 7/8" CDMA COAX</li><li>(1) 1 1/4" HYBRID CABLE</li><li>(1) RAYCAP RUSDC-6267-PF-48</li><li>(2) NOKIA FXCB B5 RRHs</li></ul> <p>PROPOSED EQUIPMENT:</p> <ul style="list-style-type: none"><li>(6) OCT8-2LX2HX-BW65 LTE PANEL ANTENNAS</li><li>(3) NOKIA AHLOA B71/B12 RRHs</li><li>(3) NOKIA AHFIB B2/B4 RRHs</li><li>(1) 1 1/4" HYBRID CABLE</li><li>(1) RAYCAP RUSDC-6267-PF-48</li></ul> <p>PROPOSED LTE JUMPERS:</p> <ul style="list-style-type: none"><li>(6) FIBER JUMPERS FROM B71/12 RAYCAP TO B71/12 RRHs</li><li>(6) FIBER JUMPERS FROM B2/4 RAYCAP TO B2/4 RRHs</li><li>(2) FIBER JUMPERS FROM B5 RAYCAP TO B5 RRHs</li><li>(3) POWER JUMPERS FROM B71/12 RAYCAP TO B71/12 RRHs</li><li>(3) POWER JUMPERS FROM B2/4 RAYCAP TO B2/4 RRHs</li><li>(2) POWER JUMPERS FROM B5 RAYCAP TO B5 RRHs</li><li>(12) 1/2" JUMPERS FROM B71/12 RRHs TO ANTENNAS</li><li>(12) 1/2" JUMPERS FROM B2/4 RRHs TO ANTENNAS</li><li>(12) 1/2" JUMPERS FROM B5 RRHs TO ANTENNAS</li></ul> <p>TOWER TOP GROUND BAR: CANNOT ACCOMMODATE ADDITIONAL GROUND LEADS. PROPOSED GROUND BAR REQUIRED.</p> <p>TOWER BOTTOM GROUND BAR: CAN ACCOMMODATE ADDITIONAL GROUND LEAD.</p> <p><b>SHELTER EXTERIOR SCOPE:</b></p> <p>ICE BRIDGE: CAN ACCOMMODATE ADDITION OF (1) HYBRID CABLE.</p> <p>SHELTER COAX PORT: CAN ACCOMMODATE ADDITION OF (1) HYBRID CABLE.</p> <p>SHELTER EXTERIOR GROUND BAR: CAN ACCOMMODATE ADDITIONAL GROUND LEAD.</p> <p><b>SHELTER INTERIOR SCOPE:</b></p> <p>EXISTING EQUIPMENT:</p> <ul style="list-style-type: none"><li>(1) RAYCAP RUSDC-6267-PF-48 TO REMAIN.</li><li>(1) RAYCAP RUSDC-8999-P-48 TO BE REMOVED.</li></ul> <p>PROPOSED EQUIPMENT:</p> <ul style="list-style-type: none"><li>(1) RAYCAP RUSDC-6267-PF-48</li></ul> <p>CABLE TRAY: PROPOSED HORIZONTAL AND VERTICAL CABLE TRAYS REQUIRED TO ACCOMMODATE PROPOSED (1) HYBRID CABLE</p> <p>SHELTER INTERNAL GROUND BAR: CAN ACCOMMODATE ADDITIONAL GROUND LEAD.</p> <p><b>SPECIAL REQUIREMENTS:</b></p> <p>ANTENNA AZIMUTHS: EXISTING CDMA PANEL ANTENNA TO BE ROTATE TO THE DESIGN AZIMUTH. AZIMUTH CHANGES MUST BE PRE SCHEDULED WITH USCC FOR POTENTIAL E911 TESTING</p> <p>ANTENNA MOUNT REPLACEMENT: CONTRACTOR TO REMOVE (3) SECTOR MOUNTS @ 149'-6" AND INSTALL (3) HD V-BOOM SECTOR MOUNTS BY SABRE (P/N: C10-857-777C)</p> <p><b>DECOMMISSIONED EQUIPMENT REMOVAL:</b></p> <p>EQUIPMENT REMOVAL:</p> <ul style="list-style-type: none"><li>* (6) KMW AM-X-CD-17-65-00T-RET LTE PANEL ANTENNAS</li><li>* (1) RAYCAP RUSDC-8999-P-48</li><li>* (1) 1 1/4" POWER GROWTH CABLE</li><li>* (12) KAEUS COMBINERS</li><li>* (8) NOKIA FSES</li><li>* (6) NOKIA FRLB</li></ul> <p>*POST-INTEGRATION</p>