December 17, 2019

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. 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 __________________________
OWNERS: PATRICIA LYNN GUNTLY

APPLICANT: TOWER ENGINEERING PROFESSIONALS INC

AGENT: MARY MCGARITY (TOWER ENGINEERING PROFESSIONALS INC)

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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: 1ST (Brown)

RELATED CASES:
- 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.
- 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) - 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.
- 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.
- Use Permit Modification (#UM 27-2003/2013) - which would have allowed AT&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.
- Administrative Permit AP_2014-0009 was 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_2014-0028 was 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 was approved by the zoning administrator on July 18, 2017 to allow US Cellular to make modifications to an existing tower to include: decommisioning and removal from site: (3) antennae KMW-AM-X-CW-1865-OOT-RET, (6) 7/8 coaxial cable. Install the following: (6) antennae KMW-AM-X-CD-1765-OOT-RET, (1) 3/8” Hybrid cable, (1) 1” power cable, (6) FRLB remote radio heads, (2) Raycap surge protectors, (12) Kaelus combiners, 2 stackable FXCB remote radio heads.
REFERRAL AGENCIES

LOCAL
- Assessor’s Office
- Building Division (Ukiah)
- Air Quality Management District
- Department of Transportation (DOT)

STATE
- Office of Emergency Services (OES)
- Potter Valley Community Services District

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

1. MAC: GIS
   N/A

2. FIRE HAZARD SEVERITY ZONE: CALFIRE FRAP maps/GIS
   Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA: CALFIRE FRAP maps/GIS
   Potter Valley Community Services District

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
    NO

15. NATURAL DIVERSITY DATABASE: CA Dept. of Fish & Wildlife/Redwood Volcano
    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
    NO

21. STATE CLEARINGHOUSE REQUIRED: Policy
    NO

22. OAK WOODLAND AREA: USDA
    NO

23. HARBOR DISTRICT: Sec. 20.512
    NO
APPLICATION FORM

APPLICANT
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
Name: US Cellular
Phone: 
Mailing Address: 8410 W Bryn Mawr, Suite 700
City: Chicago State/Zip: IL email: 

AGENT
Name: Tower Engineering Professionals Inc
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): 111-270-32

TYPE OF APPLICATION:
- [ ] Administrative Permit
- [x] Agricultural Preserve
- [ ] Airport Land Use
- [x] 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

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx
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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

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
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<tr>
<td>☑ Other: Cell tower</td>
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<td></td>
</tr>
<tr>
<td>☐ Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Structures Paved
Area Landscaped Area
Unimproved Area N/A

GRAND TOTAL (Equal to gross area of Parcel)
3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: ____________
Estimated shifts per day: ____________
Type of loading facilities proposed: 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?

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Number</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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_____________
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? □ 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
   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: N/A
   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? N/A
    □ Community sewage system - Specify supplier
    □ Septic Tank
    □ Other - Specify:

19. What will be the domestic water source:
    □ Community water system - Specify supplier
    □ Well
    □ Spring
    □ Other - Specify:
20. Are there any associated projects and/or adjacent properties under your ownership?  
   □ Yes  □ No  If yes, explain (e.g., Assessor’s Parcel Number, address, etc.):  

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  

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

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.  

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.  

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): ______ 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:  

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:  

30. Indicate the surrounding land uses:  
   North  East  South  West  
   Vacant  Residential Agricultural  Commercial Industrial  Institutional Timberland  Other
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
NOTE:
SITE SURVEY NOT AVAILABLE.
### Jumper Info

<table>
<thead>
<tr>
<th>Fiber/Power Jumper Length from Raycap to RRH</th>
<th>B71/12</th>
<th>BAND 2/4</th>
<th>BAND 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alpha Sector</td>
<td>15-Ft</td>
<td>15-Ft</td>
<td>-</td>
</tr>
<tr>
<td>Beta Sector</td>
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<tr>
<td>Gamma Sector</td>
<td>15-Ft</td>
<td>15-Ft</td>
<td>15-Ft</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>½&quot; Jumper Length from B71/12 RRHs to Antennas</th>
<th>25-Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alpha Sector</td>
<td>25-Ft</td>
</tr>
<tr>
<td>Beta Sector</td>
<td>25-Ft</td>
</tr>
<tr>
<td>Gamma Sector</td>
<td>25-Ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>½&quot; Jumper Length from B5 RRHs to Antennas</th>
<th>25-Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alpha Sector</td>
<td>25-Ft</td>
</tr>
<tr>
<td>Beta Sector</td>
<td>25-Ft</td>
</tr>
<tr>
<td>Gamma Sector</td>
<td>25-Ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>½&quot; Jumper Length from B2/4 RRHs to Antennas</th>
<th>25-Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alpha Sector</td>
<td>25-Ft</td>
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<tr>
<td>Beta Sector</td>
<td>25-Ft</td>
</tr>
<tr>
<td>Gamma Sector</td>
<td>25-Ft</td>
</tr>
</tbody>
</table>

### Ret Jumper Info

<table>
<thead>
<tr>
<th>RRH to Antenna</th>
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</thead>
<tbody>
<tr>
<td>Alpha Sector: 10-M</td>
</tr>
<tr>
<td>Beta Sector: 10-M</td>
</tr>
<tr>
<td>Gamma Sector: 10-M</td>
</tr>
</tbody>
</table>

### Notes:

1. Proposed equipment to be installed prior to existing equipment decommission.

2. T/Appurtenant = 150'-0"
POTTER VALLEY COMMUNITY SERVICES DISTRICT

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MENDOCINO COUNTY PLANNING DEPARTMENT- 10/22/2019

FIRE HAZARD ZONES & RESPONSIBILITY AREAS

STATE RESPONSIBILITY AREA

Very High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Scope of Work

STRUCTURAL NOTE

- MOUNT SA - FAILING (SEPTEMBER 13, 2019)
- TOWER SA - PASSING (SEPTEMBER 13, 2019)
- MOUNT REPLACEMENT SA - PASSING (SEPTEMBER 27, 2019)

SCOPE OF WORK

TOWER SCOPE:

EXISTING EQUIPMENT TO REMAIN:
1. ANTEL LDF-4016 CDMA PANEL ANTENNAS
2. ANTEL RWA-80215 CDMA PANEL ANTENNAS
3. ANTEL RWA-80215/90 CDMA PANEL ANTENNAS
4. FM 0° CDMA COAX
5. 1/2" HYBRID CABLE
6. RAYCAP RUSD-6267-PF-48
7. NOKIA FXOB B5 RRHs

PROPOSED EQUIPMENT:
1. OCTB-2X290-EWKS LTE PANEL ANTENNAS
2. NOKIA ANIOA B7/8 BRRs
3. NOKIA AMFEB B2/84 BRRs
4. 1/2" HYBRID CABLE
5. RAYCAP RUSD-6267-PF-48

PROPOSED SITE JUMPERS:
1. FIBER JUMPERS FROM B7/12 RAYCAP TO B7/12 BRRs
2. FIBER JUMPERS FROM B2/4 RAYCAP TO B2/4 BRRs
3. POWER JUMPERS FROM B7/12 RAYCAP TO B7/12 BRRs
4. POWER JUMPERS FROM B2/4 RAYCAP TO B2/4 BRRs
5. POWER JUMPERS FROM B5 RAYCAP TO B5 BRRs
6. 25 JUMPERS FROM B7/12 BRRs TO ANTENNAS
7. 25 JUMPERS FROM B2/4 BRRs TO ANTENNAS
8. 25 JUMPERS FROM B5 BRRs TO ANTENNAS

TOWER TOP GROUND BAR:
- CANNOT ACCOMMODATE ADDITIONAL GROUND LEADS.
- PROPOSED GROUND BAR REQUIRED.

TOWER BOTTOM GROUND BAR:
- CANNOT ACCOMMODATE ADDITIONAL GROUND LEAD.

SHELTER EXTERIOR SCOPE:

ICE BRIDGE:
- CAN ACCOMMODATE ADDITION OF (1) HYBRID CABLE.

SHELTER COAX PORT:
- CAN ACCOMMODATE ADDITION OF (1) HYBRID CABLE.

SHELTER EXTERIOR GROUND BAR:
- CAN ACCOMMODATE ADDITIONAL GROUND LEAD.

SHELTER INTERIOR SCOPE:

EXISTING EQUIPMENT:
1. RAYCAP RUSD-6267-PF-48 TO REMAIN.
2. RAYCAP RUSD-8599-P-48 TO BE REMOVED.

PROPOSED EQUIPMENT:
1. RAYCAP RUSD-6267-PF-48

CABLE TRAY:
- PROPOSED HORIZONTAL AND VERTICAL CABLE TRAYS REQUIRED TO ACCOMMODATE PROPOSED (1) HYBRID CABLE.

SHELTER INTERNAL GROUND BAR:
- CAN ACCOMMODATE ADDITIONAL GROUND LEAD.

SPECIAL REQUIREMENTS:

ANTENNA AZIMUTH:
- EXISTING CDMA PANEL ANTENNA TO BE ROTATED TO THE DESIGN AZIMUTH. AZIMUTH CHANGES MUST BE PRE SCHEDULED WITH USCC FOR POTENTIAL E911 TESTING.

ANTENNA MOUNT REPLACEMENT:
- CONTRACTOR TO REMOVE (3) SECTOR MOUNTS Ø 145°-6° AND INSTALL (3) HD V-ZOOM SECTOR MOUNTS BY SABRE (P/N: C10-857-777C)

DECOMMISSIONED EQUIPMENT REMOVAL:

- (6) KRM AN-X-CD-17-65-001-RET LTE PANEL ANTENNAS
- (1) RAYCAP RUSD-8599-P-48
- (1) 1/2" POWER GROWTH CABLE
- (12) KAESUS COMBINES
- (8) NOKIA FSE3
- (5) NOKIA FRB

*POST-INTEGRATION