CASE#: AP_2020-0027
DATE FILED: 7/15/2020
OWNER: BRIAN H & DONNA J WILSEY
APPLICANT: CALIFORNIA RURAL SERVICE AREA #1
AGENT: DAN HOOVER C/O FAULK & FOSTER
REQUEST: Administrative Permit to install one new 27 Kilowatt (KW) Liquid Propane (LP) generator on a new concrete slab and a new 1000 gallon LP storage tank on a separate, new concrete slab.
LOCATION: 2.5± miles southwest of the City of Ukiah center, on the north side of Oak Knoll Road (CR 252), 1.8± miles west of its intersection with Spanish Canyon Road (CR 252G), located at 1600 Oak Knoll Rd., Ukiah (APN: 157-160-10).
ENVIRONMENTAL DETERMINATION: Categorically Exempt.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: CHEVON HOLMES
RESPONSE DUE DATE: October 15, 2020

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_2020-0027

OWNER: Brian & Donna J Wilsey

APPLICANT: California Rural Service Area#1

AGENT: Dan Hoover c/o Faulk & Foster

REQUEST: Administrative Permit to install one new 27 Kilowatt (KW) Liquid Propane (LP) generator on a new concrete slab and a new 1000 gallon LP storage tank on a separate, new concrete slab.

LOCATION: 2.5± miles southwest of the City of Ukiah center, on the north side of Oak Knoll Road (CR 252), 1.8± miles west of its intersection with Spanish Canyon Road (CR 252G), located at 1600 Oak Knoll Rd. Ukiah (APN: 157-160-10).

APN: 157-160-10-00

PARCEL SIZE: 5,625 ft² leased of 34.64 ± Acre Parcel

GENERAL PLAN: Remote Residential 20 Acre Minimum (RMR20)

ZONING: Upland Residential 40 Acre Minimum (UR:40)

EXISTING USES: Telecommunications

SUPERVISORIAL DISTRICT: 5th (Williams)

RELATED CASES:

- Minor Subdivision MS# 204-77 created 4 parcels including the subject parcel. Subsequent Boundary Line Adjustment B# 67-87 was approved resulting in the parcel's current configuration. General Plan Amendment GP# 21-87 (approved by Board of Supervisors July 22,1988) successfully changed the General Plan land use classification from Remote Residential – 40 acre minimum to Remote Residential – 20 acre minimum, however a Rezone application was never received and therefore, the Upland Residential – 40 acre minimum base zoning designation remains today.

- On January 4, 2001, the Planning Commission approved UR 22-2000 and granted conditional approval for US Cellular to construct a 150-foot tall telecommunication tower on the Wilsey property. The Commission's decision was not appealed to the Board of Supervisors. After the tower was constructed, numerous residents began to express concerns regarding aesthetic impacts, devalue of property and damage to Oak Knoll Road. Formal complaints were filed with the Department of Planning and Building Services claiming that the applicant supplied misleading written and verbal information at the public hearing which influenced the Commission to approve the project. Additional allegations from the public included constructing the tower in a different location than shown on the site plan and that the tower may be taller than the 150 foot approved height.

- The Commission met on May 2, 2002 to determine the validity of public concerns and possibly take action to modify condition terms or revoke the Use Permit entirely (Use Permit Modification/Revocation UM# 22-2000/2002). After much discussion, the Commission chose to add new and modify previous conditions reducing the overall tower height to less than 75 feet, limiting total panel and microwave antennas on tower by all wireless carriers to twelve or less, and restricting the use of a generator or propane tank at the site unless authorized by a future use permit modification.

- On July 16, 2009, the Planning Commission approved Use Permit Modification #UM 22-2000/2009 to add three (3) panel antennas and one (1) microwave dish to the existing 65 foot tall telecommunication tower and to place a battery backup power system, a GPS antenna and four (4) equipment cabinets within a 5,625 square foot leased area.

- December 31, 2014 the Zoning Administrator approved Administrative Permit AP_2014-0025 to add one (1) Long-Term Evolution (LTE) antenna, one (1) pipe mount and two (2) coax.

- On October 4, 2016 the Planning Commission approved Use Permit Modification UM_2016-0002 to add a backup generator, propane fuel tank and concrete pad to the existing telecommunications facility.

- On September 16, 2019 Administrative Permit AP_2019-0046 was approved to install three (3) new antennas and three (3) new radio units on the existing 70 foot tall lattice telecommunications tower.

- Use Permit Renewal UR_2019-0003 was administratively approved October 1, 2020 and authorized continue operation and use of the existing telecommunications facility.

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<tr>
<td>NORTH: Remote Residential</td>
<td>Upland Residential (UR:40)</td>
<td>81.86± Acres</td>
<td>Vacant</td>
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<tr>
<td>EAST: Remote Residential</td>
<td>Upland Residential (UR:40)</td>
<td>20± &amp; 4± Acres</td>
<td>Residential</td>
</tr>
<tr>
<td>SOUTH: Rangeland</td>
<td>Rangeland (RL:160)</td>
<td>17.47± &amp; 23.61± Acres</td>
<td>Residential</td>
</tr>
<tr>
<td>WEST: Rangeland 160</td>
<td>Rangeland (RL:160)</td>
<td>5.48± Acres</td>
<td>Telecommunications</td>
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</tbody>
</table>

REFERRAL AGENCIES
ADDITIONAL INFORMATION: The applicant, California Rural Service Area #1, seeks authorization to increase back-up generator power at an existing U.S. Cellular telecommunication facility. A Generac ™ Model RG027 liquid-cooled gaseous engine generator will be integrated with the existing main line circuit breaker. A new 200A automatic transfer switch will be installed as well. To accommodate the proposed equipment, two new concrete slabs are required. One 3.75 FT. X 6.25 FT. for the generator unit and SFT X 11FT for the 1000 gallon liquid propane tank.

STAFF PLANNER: CHEVON HOLMES  
DATE: 9/28/2020

ENVIRONMENTAL DATA

1. MAC:  
N/A

2. FIRE HAZARD SEVERITY ZONE:  
High and Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:  
Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:  
G

5. FLOOD ZONE CLASSIFICATION:  
NO

6. COASTAL GROUNDWATER RESOURCE AREA:  
NO/A

7. SOIL CLASSIFICATION:  
Maymen-Estel-Snook

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:  
NO/A

9. WILLIAMSON ACT CONTRACT:  
NO

10. TIMBER PRODUCTION ZONE:  
NO

11. WETLANDS CLASSIFICATION:  
NO

12. EARTHQUAKE FAULT ZONE:  
NO

13. AIRPORT LAND USE PLANNING AREA:  
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:  
NO

15. NATURAL DIVERSITY DATABASE:  
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:  
NO

17. LANDSLIDE HAZARD:  
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:  
NO

19. WILD AND SCENIC RIVER:  
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:  
NO

21. STATE CLEARINGHOUSE REQUIRED:  
NO

22. OAK WOODLAND AREA:  
NO

23. HARBOR DISTRICT:  
NO
APPLICATION FORM

APPLICANT
Name: California Rural Service Area #1, Inc. Phone: (319) 743-1201
Mailing Address: 8410 WEST BRYN MAWR AVE., STE. 700
City: CHICAGO State/Zip: IL 60631 email: Michael.Lindsay@USCellular.com

PROPERTY OWNER
Name: Brian H & Donna J Wilsey Phone: N/A
Mailing Address: 13750 MOUNTAIN HOUSE RD
City: HOPLAND State/Zip: CA 95449 email: N/A

AGENT
Name: Dan Hoover c/o Faulk & Foster Phone: 318-807-2639
Mailing Address: 1811 AUBURN AVENUE
City: MONROE State/Zip: LA71201 email: HooverD@faulkandfoster.com
Parcel Size: 34.64 ACRES (Sq. feet/Acres) Address of Property: 1600 OAK KNOLL ROAD, UKIAH CA 95482
Assessor Parcel Number(s): 157-160-10-00

TYPE OF APPLICATION:

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

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

Signature of Applicant/Agent Date Signature of Owner Date

**SEE ATTACHED LEASE**
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 NEW 27 KW LP GENERATOR ON NEW 3.75 FT x 6.25 F7 CONCRETE SLAB
and NEW 1000 GALLON LP TANK ON NEW 5 F7 x 11 FT CONCRETE SLAB.

2. Structures/Lot Coverage

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Square Footage</th>
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<tbody>
<tr>
<td>Existing</td>
<td>Proposed</td>
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</tbody>
</table>

- Single Family
- Mobile Home
- Duplex
- Multifamily
- Other: EXISTING TELECOMMUNICATIONS TOWER
- Other: ________________________________

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: 
Estimated shifts per day: 
Type of loading facilities proposed:

**Unmanned Cell Tower Facility**

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? N/A

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<tr>
<td>Number of covered spaces</td>
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<td>Number of uncovered spaces</td>
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<td>Number of standard spaces</td>
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<td>Number of handicapped spaces</td>
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<td>Existing Number of Spaces</td>
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<tr>
<td>Proposed Additional Spaces</td>
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<tr>
<td>Total</td>
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</table>

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: N/A

- 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  
   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: ________________________________

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:
   BUILDING PERMIT
   
   

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

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.
   EXISTING 70' SELF-SUPPORT TELECOMMUNICATION TOWER
   
   

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): □ 3.4 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.
   **SEE ATTACHED CONSTRUCTION DRAWINGS**
   
   

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.
   **SEE ATTACHED CONSTRUCTION DRAWINGS**
   
   

30. Indicate the surrounding land uses:
   North  East  South  West
   Vacant    Residential    Agricultural    Commercial    Industrial    Institutional    Timberland    Other
CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent

[Signature] 07/08/2020

Date

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

AUTHORIZATION OF AGENT

Faulk & Foster

I hereby authorize______________________________to act as my representative and to bind me in all matters concerning this application.

US Cellular authorization letter and lease evidencing authorization of site enclosed.

Owner

[Signature] Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

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<tr>
<th>Name</th>
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INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: [Signature] Date: 07/08/2020
COASTAL ZONE DEVELOPMENT
COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

<table>
<thead>
<tr>
<th>AP# 000-000-00</th>
<th>LASTNAME, FIRSTNAME</th>
<th>STREET ADDRESS</th>
<th>CITY, STATE ZIP</th>
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DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must *Post*, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _______ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

____________________________________________________________________________________

(Description of development)

Located at:

____________________________________________________________________________________

(Address of development and Assessor’s Parcel Number)

The public notice was posted at:

____________________________________________________________________________________

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

____________________________________________________________________________________

Owner/Authorized Representative

____________________________________________________________________________________

Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.
NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT:

LOCATION:

APPLICANT:

ASSESSOR’S PARCEL NUMBER:

DATE NOTICE POSTED:

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
www.co.mendocino.ca.us/planning
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00
UKIAH VALLEY FIRE PROTECTION DISTRICT

CASE: AP 2020-0027
OWNER: WILSEY, Brian & Donna
APN: 157-160-10
APLCT: US Cellular
AGENT: Dan Hoover
ADDRESS: 1600 Oak Knoll Road, Ukiah

Very High Fire Hazard
High Fire Hazard
County Fire Districts

STATE RESPONSIBILITY AREA

FIRE HAZARD ZONES & RESPONSIBILITY AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2020

0 200 400 Feet
0 0.035 0.07 Miles
PROTECTOR® QS SERIES
Standby Generators
Liquid-Cooled Gaseous Engine

Standby Power Rating

Model RG027 (Aluminum - Bisque) - 27 kW 60 Hz

Meets EPA Emission Regulations
22 & 27 kW are CA/MA emissions compliant
32 & 38 kW not for sale in CA / MA

FOR REFERENCE ONLY
(PROVIDED BY OTHERS)
SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF:

NEW 27 KW LP GENERATOR ON NEW 3.75 FT x 6.25 FT CONCRETE SLAB
NEW 1000 GALLON LP TANK ON NEW 5 FT x 11 FT CONCRETE SLAB

- CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF US CELLULAR SUPPLIED MATERIAL.
- ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE.