

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study No. 7871 (Epic Wireless)

Lead Agency: County of Fresno Contact Person: Ethan Davis
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-9669
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Orange Cove
Cross Streets: Anchor Avenue and Adams Avenue Zip Code: 93646
Longitude/Latitude (degrees, minutes and seconds): 36 ° 38 ' 12.4 " N / 119 ° 19 ' 17.2 " W Total Acres: 15
Assessor's Parcel No.: 375-030-02 Section: 12 Twp.: 15 Range: 24 Base:
Within 2 Miles: State Hwy #: Waterways: Friant Kern Canal
Airports: Railways: Schools: 5 schools within 2 miles

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [X] Other: Telecommunications Tower

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

AE-20 (Exclusive Agricultural) Zone District

Project Description: (please use a separate page if necessary)

Allow the installation of a new unmanned telecommunications facility in a 40' x 40' AT&T lease area that includes a 140' tall lattice tower and an 8' x 8' walk in closet and an emergency back generator.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 18, 2020 Ending Date October 18, 2020

Lead Agency (Complete if applicable):

| | |
|---|-----------------------|
| Consulting Firm: <u>County of Fresno</u> | Applicant: _____ |
| Address: <u>2220 Tulare Street, Sixth Floor</u> | Address: _____ |
| City/State/Zip: <u>Fresno, CA 93721</u> | City/State/Zip: _____ |
| Contact: <u>Ethan Davis, Planner</u> | Phone: _____ |
| Phone: <u>(559) 600-9669</u> | |

Signature of Lead Agency Representative:  Date: 9.16.20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7871, Unclassified Conditional Use Permit Application No. 3678
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ethan Davis, Planner, (559) 600-9669
- 4. Project location:**
The subject parcel is located on the east side of Anchor avenue, between Clayton avenue and Adams avenue. (6700 S. Anchor Avenue) (Sup. Dist. 4) (APN: 375-030-02)
- 5. Project sponsor's name and address:**
Sara King
Epic Wireless
605 Coolidge Drive, Suite 100
Folsom, CA 95630
- 6. General Plan designation:**
Agricultural in the Orange Cove Community Plan
- 7. Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the installation of a new unmanned telecommunications facility in a 40' x 40' AT&T lease area that includes a 140' tall lattice tower and an 8' x 8' walk in closet and an emergency back generator.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The subject parcel is currently used as an orchard. The surrounding land in all directions are cultivated farming land.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:

REVIEWED BY:



Ethan Davis, Planner

David Randall, Senior Planner

Date: 9.16.20

Date: 9.16.20

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7871 and
Classified Conditional Use Permit
Application No. 3678)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1 i) Result in substantial erosion or siltation on or off site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 1 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XIII. NOISE

Would the project result in:

- 1 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
 - 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 2 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation

ED
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3678\IS-CEQA\Initial Study Checklist CUP 3678.docx



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Sara King (Epic Wireless)

APPLICATION NOS.: Initial Study Application No. 7871 and Conditional Use Permit Application No. 3678

DESCRIPTION: Allow the installation of a new unmanned telecommunications facility in a 40' x 40' AT&T lease area that includes a 140' tall lattice tower and an 8' x 8' walk in closet and an emergency back generator.

LOCATION: 6700 S. Anchor Avenue

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or
- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The only lighting for the project is two shielded, down tilted lights on the outside of the proposed equipment closet equipped with motion sensing and auto shut off timers. These lights are intended to provide light to technicians should a night visit for repair be required.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the clearing of vegetation, including the possible removal of some trees where necessary, and grading of the proposed equipment area. While it is expected that there will be some dust and particulate matter released into the air during construction activities, the overall area of ground disturbance would be limited to the proposed lease areas.

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan, or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under ambient air-quality standard. The proposal will be subject to General Plan Policy OS-G.14, which requires that all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of the use.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project will does not pose a significant impact on the two species (California Tiger Salamander and Molestan Blister Beetle) identified in the area of the project.

Both species are reported to be within 1 mile of the project site, however the proposed project will not have a significant impact on the habitat of the identified species in the area.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

No riparian habitat or other sensitive natural community has been identified on the project sire. Additionally, the project site has been a part of a farming operation. No impact is seen on riparian habitats or sensitive natural communities.

- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the National Wetlands Inventory administered by the USFWS, there are no identified wetlands on or near the project site.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or

FINDING: NO IMPACT:

The project is not expected to substantially interfere with the movement of any native resident or migratory fish. Also the project is not expected to interfere with a migratory wildlife corridor or impede use of a wildfire nursery site as no corridor or nursery was identified on or near the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The project site will not conflict with any local policies or ordinances protecting biological resources. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Community Plan, or other approved local, regional, or state Habitat conservation Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property is currently improved with a single-family residence and an actively farmed orchard. Due to the improvements made to the project site, ground disturbance has already occurred at the project site. A mitigation measure will be incorporated with the project to address cultural resources in the event they are unearthed during construction of the project. In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find, An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbances are to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes the installation of an unmanned telecommunications tower with related group equipment. According to information provided by the applicant, the project construction phase will take approximately two to three months depending on site specific conditions. No specific information was provided regarding the fuel efficient of the off road construction time frame, and the fact that the facility will be unmanned, the project is not anticipated to have a significant environmental impact due to wasteful,

inefficient, or unnecessary consumption of energy resources during construction or operation.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?

FINDING: NO IMPACT:

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. The project site is not located in an area at risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR).

- B. Result in substantial soil erosion or loss of topsoil; or
- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property; or

Finding: NO IMPACT:

The project site is not located in an area at risk of erosion according to Figure 7-3 of the Fresno County General Plan Background Report (FCGPBR). Grading activities could result in changes in topography and therefore potentially increase surface runoff at the project site; however, due to the limited size of the project area, the proposal is not expected to result in substantial erosion or loss of topsoil. In addition, such activities would be conducted in compliance with existing Fresno County regulations, further reducing potential erosion and loss of topsoil.

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. The project site is not located in an

area at risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR). The project is not located in an area of steep slopes per Figure 7-2 (FCGPBR), nor at risk of seismic hazards, per discussion above.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or
- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

The proposal is for an unmanned cell-phone tower and no septic tanks or other sanitary facilities are required or proposed as part of this project.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction of the project is anticipated to take approximately two or three months, and upon completion will be unmanned. After construction there will be one to two maintenance trips per month to service the tower and related facilities. Any greenhouse gas emissions generated from the operation of construction equipment and vehicles would be temporary and not anticipated to result in significant impacts on the environment. Additionally, the project would not conflict with any plans, policies or regulations adopted for the reduction of greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the applicant, the project will not produce any hazardous waste. The project will not present a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Additionally, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Department of Public Health, Environmental Health Division has reviewed the subject application and has commented on the project in the event that the project will use and/or store hazardous materials. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95 and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous wastes shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes. These requirements will be incorporated as project notes. Considering the Applicant's statements regarding the project proposal and the comments from the Environmental Health Division, a less than significant impact is seen

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school; or

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school.

- E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment; or

FINDING: NO IMPACT:

A NEPAAssist Report generated for the subject property showed that the site is not located on an identified hazardous materials site.

- F. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area; or

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public airport or private air strip.

- G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- H. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project will not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located in a rural residential area with vacant land directly to north. The proposal will not expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death involving wildland fire

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; or

FINDING: NO IMPACT:

The proposed wireless communication facility will be unmanned, will not require any water usage other than during construction, nor will it generate any waste discharge that would otherwise degrade surface water quality or violate quality standards or waste discharge requirements. The project will not affect groundwater supplies or recharge as no use of groundwater is proposed.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - 1. Result in substantial erosion or siltation on or off site?
 - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 - 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or

4. Impede or redirect flood flows?

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or

FINDING: NO IMPACT:

The project site is not located near a body of water of sufficient size to cause seiche (such as a large lake) or tsunami (such as the ocean). Figure 9-6 shows that the parcel is not located in an area of moderate or high landslide hazard and local topography is generally flat. There will be no impacts to risk of seiche, tsunami, or mudflow based on the parcel's location.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. The site will be generally unmanned, excepting one to two monthly visits by a technician. No sanitary facilities or potable water supplies are required. Project runoff will be retained on site or disposed of per County standards.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The project will not divide an established community and no conflicts with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigation an environment effect, were identified in the analysis.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or

- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis. The project site is not located in a mineral resources area identified in Figure 7-7 (FCGPBR).

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Once construction and demolition are completed, the project operations are not expected to substantially increase the amount of noise compared to the existing operation. A minor increase in noise may occur due to the additional operating equipment but is not expected to exceed noise standards brought forth in the Fresno County Noise Ordinance. The Fresno County Department of Public Health, Environmental Health Division has reviewed the project proposal and did not express any concerns with regards to noise.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or private airstrip.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

No housing is proposed to be added or displaced with this application.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
1. Fire protection;
 2. Police protection;
 3. Schools;
 4. Parks; or
 5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in the need for additional public services. The site will not be occupied excepting a few times each month for maintenance. Further, with the addition of broadband and high-speed internet, residents will have better internet access at home and this project may reduce use of internet-capable computers at local libraries. There are no schools or parks in the vicinity of the project site; the majority of public service facilities are available in the nearby community of Orange Cove.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

No impacts on the use of existing parks or recreational resources were identified in the project analysis. This project proposes an unmanned telecommunications facility.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or

FINDING: NO IMPACT:

The project will not conflict with programs or plans addressing transit facilities.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Once constructed, the operation of the project will require approximately one service trip per month, which will not result in a significant impact to vehicle miles traveled.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or

FINDING: NO IMPACT:

The project will not change the existing road geometry.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will not affect existing roadways, therefore emergency access will not be affected.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As stated, the project site has already experience multiple improvements that have resulted in ground disturbance. In the unlikely event that a cultural or tribal cultural resource be located during project construction, a mitigation measure will be incorporated to address cultural and/or tribal cultural resources.

Participating California Native American tribes were notified of the project proposal and given an opportunity to enter consultation with the County for this project per Assembly Bill 52 (AB52). No participating Native American Tribe expressed concern with the project proposal and therefore no impact on cultural resources is seen.

* **Mitigation Measure(s)**

1. 1. See Section V. Cultural Resources A., B., and C. Mitigation Measures

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or
- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project will not require wastewater treatment, utilize any local water source, generate any solid waste, except that which would be incidental to construction, and would be required to be removed and disposed of at any appropriate landfill, or other facility authorized to handle such construction waste. Additionally, the project will be required to comply with all applicable regulations pertaining to the reduction of solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the 2007 Fire Hazard Severity Zone in LRA by the California Department of Forestry and Fire Protection (CalFire), the project site is not located in a fire hazard severity zone and is not located in or near a State Responsibility Area.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or

FINDING: NO IMPACT:

The project is not expected to have any impact on any listed wildlife species.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects); or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Cumulative impacts identified in the analysis were related to Cultural Resources and Tribal Cultural Resources. These impacts are seen as being reduced to less than significant impact with incorporated Mitigation Measures discussed in sections V.C and XXI. B and C.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the project analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3678, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Forestry Resources, Air Quality, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Utilities and Service Systems, and Wildfire.

Potential impacts related to Aesthetics, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Mandatory Findings of Significance have been determined to be less than significant.

Potential impacts relating to Cultural Resources have determined to be less than significant with mitigation.

A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and “M” Street, Fresno, California.

ED

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3678\IS-CEQA\Initial Study WP.docx

**Mitigation Monitoring and Reporting Program
IS/Unclassified Conditional Use Permit Application No. 3678
(Including Conditions of Approval and Project Notes)**

| Mitigation Measures | | | | | |
|--------------------------------|--------------------|--|--------------------------------------|----------------------------------|-------------------------------------|
| Mitigation Measure No.* | Impact | Mitigation Measure Language | Implementation Responsibility | Monitoring Responsibility | Time Span |
| 1. | Cultural Resources | In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours. | Applicant | Applicant/PW&P | During ground-disturbing activities |
| Conditions of Approval | | | | | |

ED

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3678\IS-CEQA\UCUP 3678 MMRP.docx



E26761 0000326
County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

FILED

SEP 16 2020 TIME

FRESNO COUNTY CLERK

By *[Signature]*
For County Clerk's Stamp DEPUTY

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7781 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7871 and UNCLASSIFIED Conditional Use Permit **APPLICATION NO. 3678** filed by **Sara King**, proposing to allow the installation of a new unmanned telecommunications facility in a 40' x 40' AT&T lease area that includes a 140' tall lattice tower and an 8' x 8' walk in closet and an emergency back generator. The project site is located on the east side of S. Anchor Avenue, approximately 1500 feet north of its intersection with Adams Avenue, approximately 1,500 feet north of the nearest city limits of the City of Orange Cove (SUP. DIST. #4) (APN: 375-030-02). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7871 and take action on Unclassified Conditional Use Permit Application No. 3678 with Findings and Conditions

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7781 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from September 18, 2020 through October 18, 2020.

Email written comments to thdavis@fresnocountyca.gov, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ethan Davis
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7781 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the

E202010000326

draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ethan Davis, Planner at the addresses above.

*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 ***

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
 - *Planning Commission Date*
 - *Item Number*
 - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*
- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*
 - *If the agenda item involves a quasi-judicial matter or other matter that includes*

E 20201000326

members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-9668 or imoreno@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on October 22, 2020, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

Published: September 18, 2020

| | | | |
|---|---|---|------------------------------------|
| File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721 | | Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00 | |
| Agency File No: IS 7871 | LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION | | County Clerk File No: E- |
| Responsible Agency (Name): Fresno County | Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor | City: Fresno | Zip Code: 93721 |
| Agency Contact Person (Name and Title): Ethan Davis, Planner | Area Code: 559 | Telephone Number: 600-9669 | Extension: N/A |
| Project Applicant/Sponsor (Name): Sara King - Epic Wireless | Project Title: Unclassified Conditional Use Permit No. 3678 | | |
| Project Description: Allow the installation of a new unmanned telecommunications facility in a 40' x 40' AT&T lease area that includes a 140' tall lattice tower and an 8' x 8' walk in closet and an emergency back generator. | | | |
| Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3678, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Air Quality, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Utilities and Service Systems, and Wildfire. Potential impacts related to Aesthetics, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Mandatory Findings of Significance. have been determined to be less than significant. Potential impacts to Cultural Resources and Tribal Cultural Resources have been determined to be less than significant with the identified Mitigation measures. | | | |
| FINDING: The proposed project will not have a significant impact on the environment. | | | |
| Newspaper and Date of Publication: Fresno Business Journal – September 18, 2020 | | Review Date Deadline: Planning Commission – October 22, 2020 | |
| Date: | Type or Print Signature: David Randall Senior Planner | Submitted by (Signature): Ethan Davis Planner | |

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: June 22, 2020

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Community Development Division, Attn: Glenn Allen, Division Manager
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Melissa Cregan
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole, Biologist & Sarah D. Yates
CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla
Sierra Resource Conservation District, Attn: Steve Haze, District Manager
Orange Cove Fire Protection District, Attn: Bob Terry, Fire Chief

FROM: Ethan Davis, Planner
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit (CUP) Application No. 3678, Initial Study Application No. 7871

APPLICANT: Sara King (Epic Wireless – AT&T)

DUE DATE: July 8, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division, is reviewing the subject applications proposing to allow the installation of a new wireless

communication facility in a 40'x40' AT&T lease area that includes a 140' tall lattice tower, a 8'x8' walk in equipment closet and an emergency back up generator on a 15-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
(APN: 375-030-02) (Sup. Dist. 4)

The Department is also reviewing for environmental effects as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

Please return your comments by **July 8, 2020**. If your agency or department has no comments, please return a "no comments" response. If you need extra time to review the proposed project, please let me know before the comment deadline.

If you have any questions, contact Ethan Davis, Planner, Fresno County Department of Public Works and Planning at (559) 600-9669 or at thdavis@fresnocountyca.gov

ED

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3678\ROUTING\CUP 3678 Routing Master.doc

Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 6/3/2020 UCUP 3678 IS 7871 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) Amendment Application Amendment to Text Conditional Use Permit Variance (Class)/Minor Variance Site Plan Review/Occupancy Permit No Shoot/Dog Leash Law Boundary General Plan Amendment/Specific Plan/SP Amendment Time Extension for Director Review and Approval for 2nd Residence Determination of Merger Agreements ALCC/RLCC Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Installing a new unmanned telecommunications facility in a 40' x 40' AT&T lease area that includes a 140' tall lattice tower, an 8' x 8' walk in equipment closet, and an emergency back up generator.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: East side of S Anchor Avenue between Adams Avenue and Clayton Avenue Street address: 6700 S Anchor Avenue, Orange Cove, CA 93646

APN: 375-030-02 Parcel size: 15 acres Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Daniel & Ruth Toews, New Cingular Wireless PCS, Epic Wireless Group.

CONTACT EMAIL: sara.king@epicwireless.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: UCUP 3678 Fee: \$9,123.00 Application Type / No.: Fee: \$ Application Type / No.: Fee: \$ Application Type / No.: Fee: \$ PER/Initial Study No.: IS 7871 Fee: \$5,151.00 Ag Department Review: Ag Comm Fee: \$93.00 Health Department Review: HD Fee: \$992.00 Received By: Ethan Davis Invoice No.: 130196 TOTAL: \$15,112.00

UTILITIES AVAILABLE:

WATER: Yes [] / No [x] Agency: No need for water at this facility. SEWER: Yes [] / No [x] Agency: No need for sewer at this facility.

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):

APN # - -

Zone District: AE-20

APN # - -

Parcel Size:

APN # - -

APN # - -



**Development Services
and
Capital Projects
Division**

Mail To:
Sara King
605 COOLIDGE DR.,
STE. #100
FOLSOM, CA 95630

Email To:
sara.king@epicwir
eless.net

Pre-Application Review

Department of Public Works and Planning

NUMBER: 20-102584

APPLICANT: New Cingular Wireless PCS (dba AT&T Mobility)

PHONE: Sara King (916) 296-2011

PROPERTY LOCATION: 6700 S. ANCHOR AVE., ORANGE COVE, CA 93646
APN: 375 - 030 - 02 **ALCC:** No Yes # **VIOLATION NO.** N/A
CNEL: No Yes (level) **LOW WATER:** No Yes **WITHIN 1/2 MILE OF CITY:** No Yes ORANGE COVE
ZONE DISTRICT: AE-20; **SRA:** No Yes **HOMESITE DECLARATION REQ'D.:** No Yes
LOT STATUS:

Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes **ZM#** **Initiated** **In process**
Map Act: () Lot of Rec. Map; (X) On '72 rolls; (X) Other Permit History; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes **DISTRICT:** **PERMIT JACKET:** No Yes
FMFCD FEE AREA: (X) Outside () District No.: **FLOOD PRONE:** No Yes

PROPOSAL UCUP TO ALLOW THE INSTALLATION OF A (N) TELECOMMUNICATIONS FACILITY TO INCLUDE A LATTICE TOWER, EQUIPMENT CLOSET & EMERGENCY BACKUP GENERATOR ON A 15 ACRE PARCEL LOCATED WITHIN THE AE-20 ZONE DISTRICT.

COMMENTS:
ORD. SECTION(S): 853-B.14 **BY:** O. RAMIREZ **DATE:** 04/21/2020

GENERAL PLAN POLICIES:

LAND USE DESIGNATION:
COMMUNITY PLAN:
REGIONAL PLAN:
SPECIFIC PLAN:
SPECIAL POLICIES:
SPHERE OF INFLUENCE:
ANNEX REFERRAL (LU-G17/MOU):

PROCEDURES AND FEES:

() GPA: () MINOR VA:
() AA: (X) HD: 992.00
(X) CUP: 9,123.00 (X) AG COMM: 93.00
() DRA: () ALCC:
() VA: (X) IS/PER*: 5,151.00
() AT: () Viol. (35%):
() TT: () Other:

COMMENTS:
Filing Fee: \$
Pre-Application Fee: - \$247.00
Total County Filing Fee: 15,112.00

FILING REQUIREMENTS:

- (X) Land Use Applications and Fees
- (X) This Pre-Application Review form
- (X) Copy of Deed / Legal Description
- (X) Photographs
- () Letter Verifying Deed Review
- (X) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of
Referral Letter #

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,406.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: Ethan Davis **DATE:** 4/23/20
PHONE NUMBER: (559) 600-9669

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- (X) BUILDING PLANS
- (X) BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- () SCHOOL FEES
- () OTHER (see reverse side)

PLU # 113 **Fee: \$247.00**
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

97135545

2

RECORDED IN OFFICIAL RECORDS OF
FRESNO COUNTY, CALIFORNIA
AT 50 MIN PAST 2 P M

Toews Anchor East Ranch
6184 South Hill Avenue
Orange Cove, CA 93646



OCT 10 1997

FRESNO COUNTY, CALIFORNIA
WILLIAM C. GREENWOOD, County Recorder

BY DEPUTY RECORDER

FEE \$10

Escrow No. 473180 - PB
Order No. 473180 - KA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:
375-030-22

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$154.00

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAMES M. WELDON, Trustee of the James M. Weldon 1993 Trust dated December 21, 1993

hereby GRANT(S) to
TOEWS ANCHOR EAST RANCH, a general partnership

the following described real property in the
County of Fresno, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated: September 8, 1997

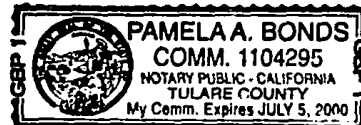
James M. Weldon
James M. Weldon, Trustee

STATE OF CALIFORNIA
COUNTY OF Fresno) SS.

On Sept. 16, 1997 before me,
the undersigned

a Notary Public in and for said County and State, personally appeared
James M. Weldon

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary

7/5/00
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

U L I V E

Page 1

Escrow No. 473180 -PB

LEGAL DESCRIPTION EXHIBIT

Unincorporated

Lot 8 of Orange Cove Tract No. 1 in Section 12, Township 15 South, Range 24 East, Mount Diablo Base and Meridian; Excepting therefrom the North 5 acres of said Lot, according to the map thereof recorded in Book 9, Page 33 of Record of Surveys, Fresno County Records.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

| OFFICE USE ONLY | |
|---------------------|-------|
| IS No. | _____ |
| Project No(s). | _____ |
| Application Rec'd.: | _____ |

GENERAL INFORMATION

1. **Property Owner :** Toews Anchor East Ranch **Phone/Fax** 559-647-5642

Mailing

Address: 6040 Hill Avenue, Orange Cove, CA 93646
Street City State/Zip

2. **Applicant :** New Cingular Wirelss PCS LLC dba AT&T Mobility **Phone/Fax:** N/A - Contact representative

Mailing

Address: 5001 Executive Parkway, San Ramon, CA 94583
Street City State/Zip

3. **Representative:** Epic Wireless Group (ATTN: Sara King) **Phone/Fax:** 916-296-2011

Mailing

Address: 605 Coolidge Drive, #100, Folsom, CA 95630
Street City State/Zip

4. **Proposed Project:** The proposed project consists of installing a new unmanned telecommunication facility consisting of a 40' x 40' AT&T lease area with 9 panel antennas and 18 remote radio units installed on a proposed 140' tall lattice tower. The proposal will also install an 8' x 8' walk in equipment closet and emergency back up generator.

5. **Project Location:** Approximately 4,700 feet northwest of the city center of Orange Cove. North of the intersection between Adams Avenue and S Anchor Avenue.

6. **Project Address:** 6700 S Anchor Avenue, Orange Cove, CA 93646

7. **Section/Township/Range:** S12 / T15 / R24 8. **Parcel Size:** ~15 acres

9. **Assessor's Parcel No.** 375-030-02 OVER.....

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

- | | |
|--|--|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: Use: Orchard -- Zoning: A1

14. Existing General Plan Land Use Designation¹: Use: Orchard -- Zoning: A1

ENVIRONMENTAL INFORMATION

15. Present land use: Orchard with a single family residence on the property.

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

The property is primarily composed of an extensive orchard with the one exception of a clear corner of the lot that currently has a small single family residence.

Describe the major vegetative cover: Orchard on most lot but flat grassland in the area we want to place our site.

Any perennial or intermittent water courses? If so, show on map: None.

Is property in a flood-prone area? Describe:

No.

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Orchard.

South: Orchard.

East: Orchard.

West: Orchard.

17. **What land use(s) in the area may be impacted by your Project?:** Our project should not significantly impact the local land use in any way.

18. **What land use(s) in the area may impact your project?:** Local land uses are unlikely to impact our project in any way.

19. **Transportation:**

NOTE: *The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.*

A. **Will additional driveways from the proposed project site be necessary to access public roads?**
 Yes X No

B. **Daily traffic generation:**

| | | |
|-----|---|-----------|
| I. | Residential - Number of Units | <u>0</u> |
| | Lot Size | <u>0</u> |
| | Single Family | <u>0</u> |
| | Apartments | <u>0</u> |
| II. | Commercial - Number of Employees | <u>0</u> |
| | Number of Salesmen | <u>0</u> |
| | Number of Delivery Trucks | <u>0</u> |
| | Total Square Footage of Building | <u>64</u> |

III. **Describe and quantify other traffic generation activities:** This is an unmanned facility. It will be checked by a single car technician approximately once a month but otherwise will generate no traffic.

20. **Describe any source(s) of noise from your project that may affect the surrounding area:** The site will have an emergency back up generator that will be test run for 15-30 minutes approximately once a week during daylight hours to ensure it remains functional in case of an emergency.

21. **Describe any source(s) of noise in the area that may affect your project:** None.

22. **Describe the probable source(s) of air pollution from your project:** Just the minimal impact of the emergency back up generator.

23. **Proposed source of water:**

() private well

() community system³--name: N/A - no water needed for this project.

OVER.....

24. *Anticipated volume of water to be used (gallons per day)*²: N/A
25. *Proposed method of liquid waste disposal:*
 septic system/individual
 *community system*³-name N/A - no waste disposal needed for this project.
26. *Estimated volume of liquid waste (gallons per day)*²: N/A
27. *Anticipated type(s) of liquid waste:* N/A
28. *Anticipated type(s) of hazardous wastes*²: Diesel fuel (generator) and battery packs also for back up power.
29. *Anticipated volume of hazardous wastes*²: 190 gallon diesel fuel tank (generator) and approximately twelve (12V) battery packs.
30. *Proposed method of hazardous waste disposal*²: Unknown - but AT&T will happily comply with all current regulatory standards many years from now when and if replacement is needed.
31. *Anticipated type(s) of solid waste:* Minimal to none - much of our design is prebuilt specifically to eliminate waste on site.
32. *Anticipated amount of solid waste (tons or cubic yards per day):* Less than 5 cubic yards
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* None.
34. *Proposed method of solid waste disposal:* Local disposal facility (dump) off site unless it needs special handling.
35. *Fire protection district(s) serving this area:* Orange Cove Fire Protection District
36. *Has a previous application been processed on this site? If so, list title and date:* N/A
37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
38. *If yes, are they currently in use?* Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


 SIGNATURE

5/28/20
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature

5/20/20

Date



April 28, 2020

Operational Statement

Re: Proposed new AT&T Wireless Facility at: 6700 S. Anchor Avenue, Orange Cove, CA 93646;
APN: 375-030-02

Project Description

The proposed project consists of installing a new unmanned telecommunication facility consisting of a 40' x 40' AT&T lease area with 9 panel antennas and 18 remote radio heads/units installed on a proposed 140' tall lattice tower. The proposal will also install an 8' x 8' walk in equipment closet and backup generator within the proposed AT&T lease area.

AT&T Wireless is currently improving the existing wireless network in Fresno County. The proposed installation of this new telecommunications facility will improve wireless coverage to the area and will also increase the network capacity. This network will provide an extremely valuable service to those who live, travel, and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

Per the application procedures of Fresno, please find below the answers to the Operation Statement Checklist:

1. See Project Description, first paragraph above.
2. Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
3. This facility is unmanned and will receive no customers or visitors.
4. The facility is "unmanned" and will be visited on an "as needed" basis only for maintenance and repairs. No more than two technicians will ever attend the facility. Their schedule will be on a 24 hour basis.
5. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility.
6. Access to the facility will be via the paved public right of way of S Anchor Avenue. Technicians will then turn east off of S Anchor Avenue and make use of less than 200' of a very short existing dirt access road that goes directly to the proposed site location.
7. The dirt road access area indicated in item #6 will also be used for parking on the rare occasions when site visits are needed.
8. No goods will be sold or produced on site.
9. Communication equipment to run the facility will be placed on site. This equipment will be located inside the proposed 8' wide by 8' long by 10' high walk-in-equipment closet.



10. There will be no supplied or materials stored on site.
11. In the applicants opinion the proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure to ensure local law enforcement and fire officials as well as community members can continue to communicate during an emergency.
12. No solid or liquid wastes will be produced at this facility.
13. No water is needed or will be used at this facility.
14. No advertising will be placed on site. The only signs will be government mandated signs on the front of the facility to meet safety standards.
15. A new neutral colored walk-in-equipment closet will be installed for protecting the communication equipment. This equipment closet is a 8' wide by 8' long by 10' high "modular" building.
16. The walk-in-equipment closet will be used during operation to house the communication equipment that runs the antennas that will be installed on the tower.
17. The only lighting planned for the facility is two, shielded, down tilted lights on the outside of the equipment closet equipped with motion sensing and auto shutoff timers. These lights intended purpose is solely to provide light to technicians should a night visit for repair be required. No sound amplifications systems will be used.
18. No landscaping is proposed. The site will be fenced in by a 6' chain link fence with three anti-climb barriers around the outside of the 40' x 40' compound.
19. None.
20. The only other entity involved other than AT&T Mobility and Epic Wireless (as AT&T Mobility's representative) is the property owner who we are arranging to lease space from. The property owner is Toews Anchor East Ranch.

Should you have questions regarding this project, please do not hesitate to contact me at (916) 296-2011.

Sincerely,

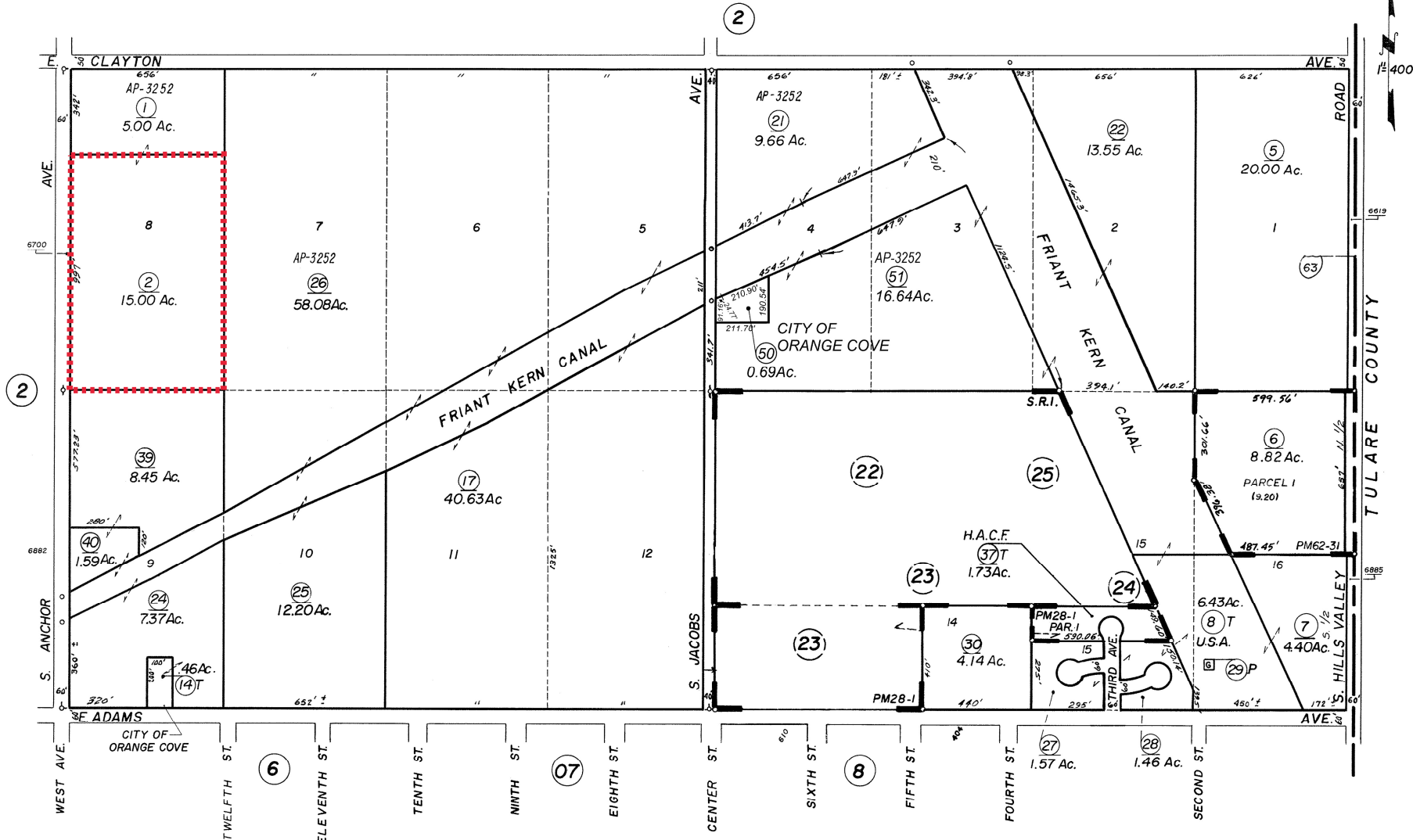
Sara King
Site Acquisition Specialist
Epic Wireless Group LLC

--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 12, T. 15 S., R. 24 E., M.D.B.&M.

Tax Area
 14-000
 169-013

375-03

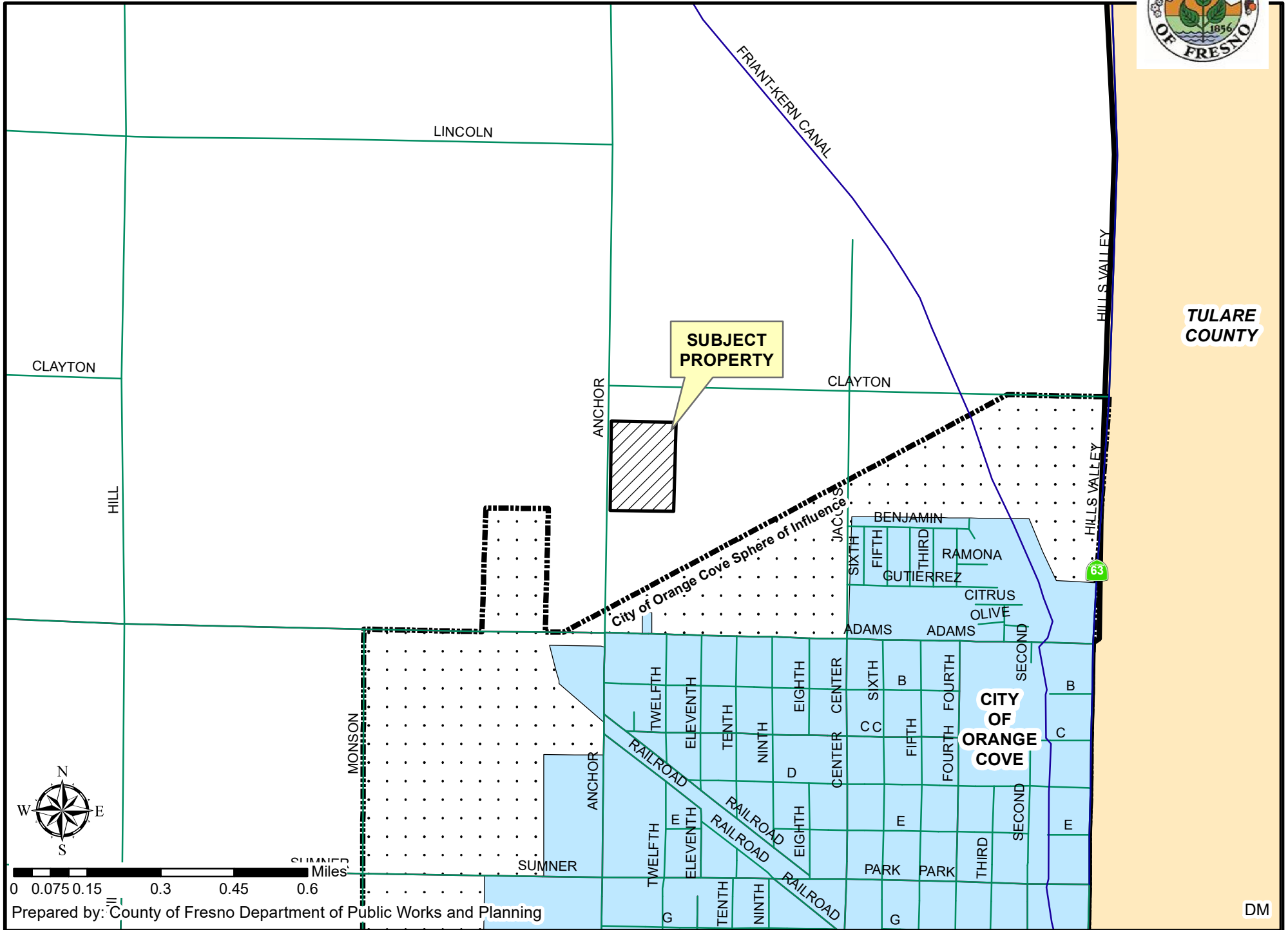


Orange Cove Tract No.1 - R.S. Bk.9, Pg.33
 Parcel Map No. 77-1 - Bk.28, Pg.1
 Parcel Map No. 7858 - Bk.62, Pg.31
 Summit Ranch, Phase 1, Tr. No.5293 - Plat Bk.73, Pgs.83-84

Assessor's Map Bk.375-Pg.03
 County of Fresno, Calif.

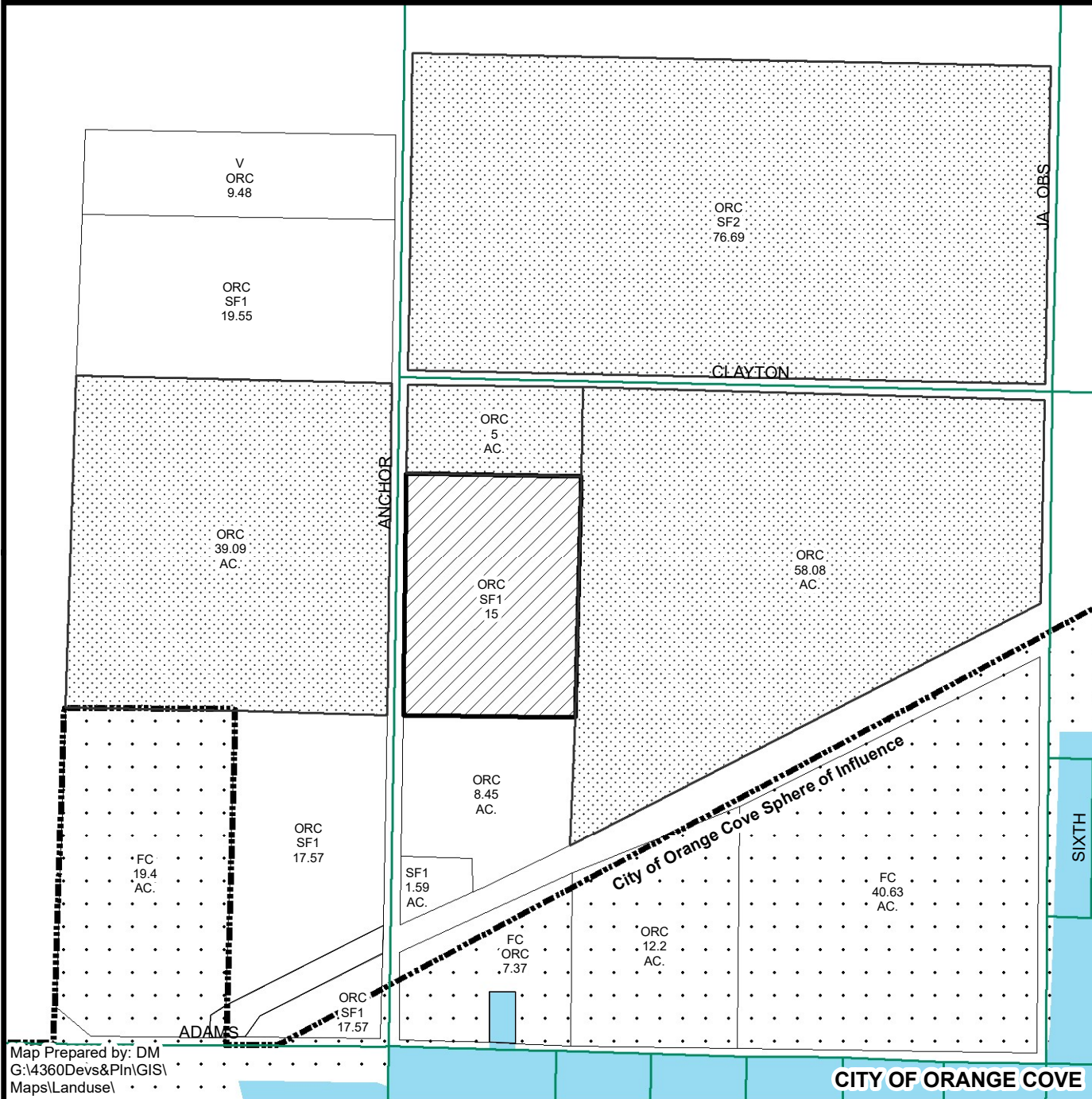
NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

LOCATION MAP





0 0.075 0.15 0.3 0.45 0.6 Miles

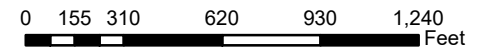
EXISTING LAND USE MAP



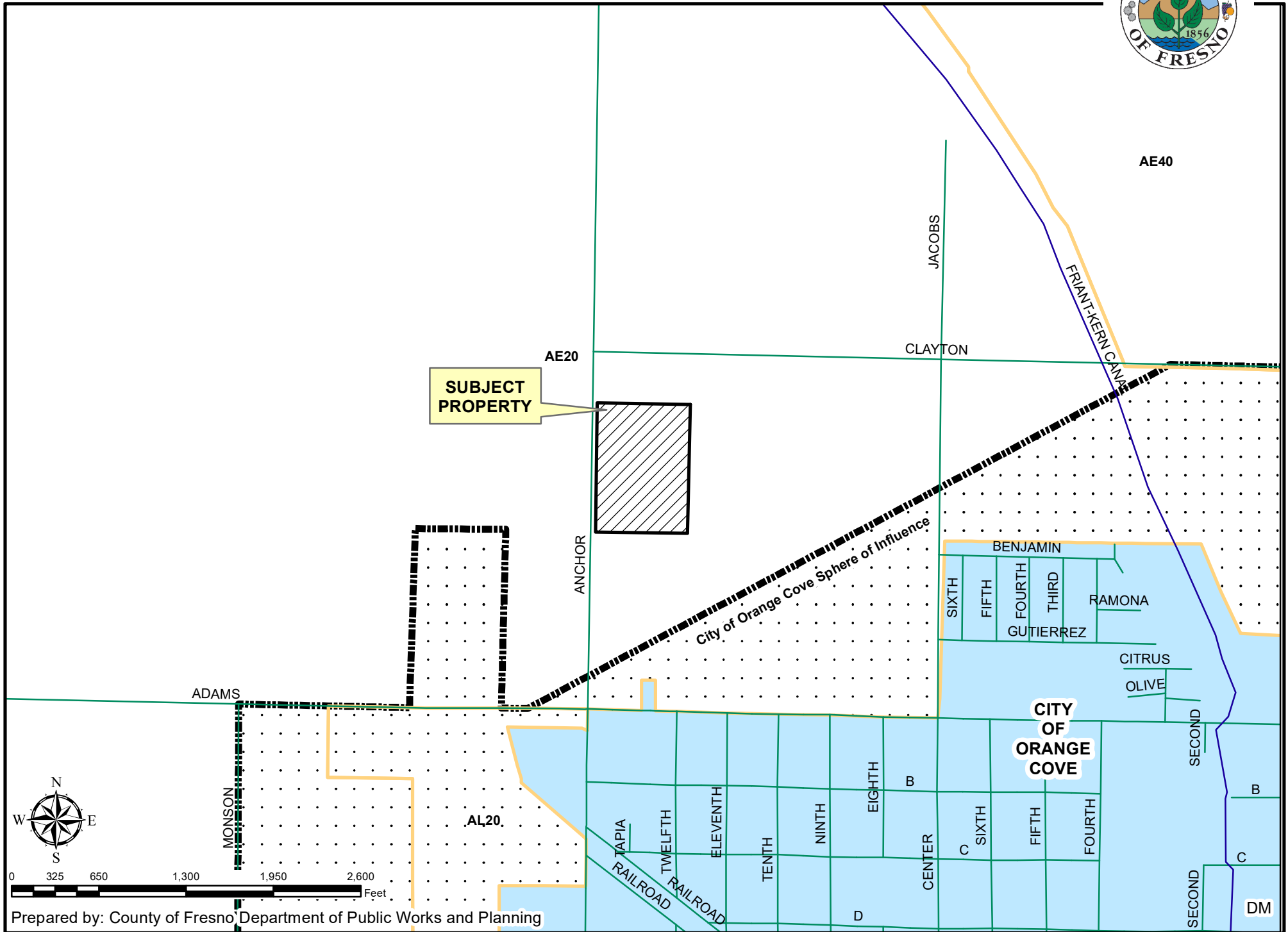
| LEGEND |
|------------------------------|
| FC - FIELD CROP |
| ORC - ORCHARD |
| SF#- SINGLE FAMILY RESIDENCE |
| V - VACANT |

LEGEND:

-  Subject Property
-  Ag Contract Land



EXISTING ZONING MAP



GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL PROPOSED AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
 TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS





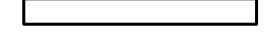






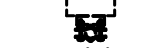





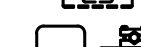


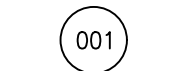


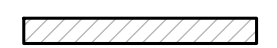




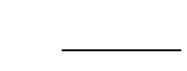

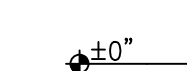




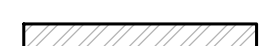
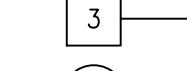
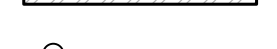

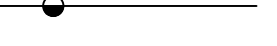
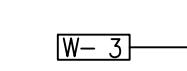
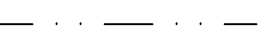
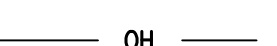
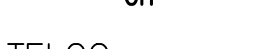
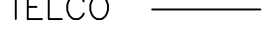
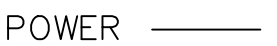

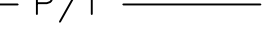
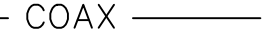
ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

| | | | |
|--|--|--|--|
| A.B. AVY. ACCA ADD. A.F.F. A.F.G. ALUM. ALT. ANT. APPRX. ARCH. AWG. BLDG. BLK. BLKG. BM. B.N. BTOW. B.O.F. B/U CAB. CANT. C.I.P. CLG. CLR. COL. CONC. CONN. CONST. CONT. d DBL DEPT. D.F. DIA. DIAG. DIM. DWS. DWL EA EL. ELEC. ELEV. EMT. E.N. ENG. EQ. EXP. EXST.(E) EXT. (F) FAB. F.F. F.G. FIN. FLR. FDN. F.O.C. F.O.M. F.O.S. F.O.W. F.S. FT.(') FTG. G. GA. GI. G.F.I. GLB. GPS GRND. HDR. HGR. | ANCHOR BOLT ABOVE ANTENNA CABLE COVER ASSEMBLY ADDITIONAL ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ALUMINUM ALTERNATE ANTENNA APPROXIMATE(LY) ARCHITECTURAL AMERICAN WIRE GAUGE BUILDING BLOCK BLOCKING BEAM BOUNDARY MAILING BARE TINNED COPPER WIRE BOTTOM OF FOOTING BACK-UP CABINET CABINET CANTILEVER(ED) CAST IN PLACE CEILING CLEAR COLUMN CONCRETE CONNECTION(OR) CONSTRUCTION CONTINUOUS PENNY (NAILS) DOUBLE DEPARTMENT DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DRAWING(S) DOUBLE EACH ELEVATION ELECTRICAL ELEVATOR ELECTRICAL METALLIC TUBING EDGE NAIL ENGINEER EQUAL EXPANSION EXISTING EXTERIOR FUTURE FABRICATION(OR) FINISH FLOOR FINISH GRADE FINISH(ED) FLOOR FOUNDATION FACE OF CONCRETE FACE OF MASONRY FACE OF STUD FACE OF WALL FINISH SURFACE FOOT (FEET) FOOTING GROWTH (CABINET) GAUGE GALVANIZE(D) GROUND FAULT CIRCUIT INTERRUPTER GLUE LAMINATED BEAM GLOBAL POSITIONING SYSTEM GROUND HEADER HANGER | HT. ICGB. IN. (") INT. INT.(#) L.B.(#) L.F. L. MAS. MAX. M.B. MECH. MFR. MIN. MISC. MTL. (N) NO.(#) N.T.S. O.C. OPNG. (P) P/C PCS PLY. PPC PRC P.S.F. P.S.I. P.T. PWR. QTY. RAD.(R) REF. REINF. REQ'D/ RGS. SCH. SHT. SIM. SPEC. SQ. S.S. STD. STL. STRUC. TEMP. THK. T.N. T.O.A. T.O.C. T.O.F. T.O.P. T.O.S. T.O.W. TYP. U.G. U.L. U.N.O. V.I.F. W w/ WD. WP. WT. C P | HEIGHT ISOLATED COPPER GROUND BUS INCH(ES) INTERIOR POUNDS LAG BOLTS LINEAR FEET (FOOT) LONG(ITUINAL) MASONRY MAXIMUM MACHINE BOLT MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS METAL PROPOSED NUMBER NOT TO SCALE ON CENTER OPENING PROPOSED PRECAST CONCRETE PERSONAL COMMUNICATION SERVICES PLYWOOD POWER PROTECTION CABINET PRIMARY RADIO CABINET POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POWER (CABINET) QUANTITY RADIUS REFERENCIAL REINFORCEMENT(ING) REQUIRED RIGID GALVANIZED STEEL SCHEDULE SHEET SIMILAR SPECIFICATIONS SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL TEMPORARY THICK(NESS) TOE NAIL TOP OF ANTENNA TOP OF CURB TOP OF FOUNDATION TOP OF PLATE (PARAPET) TOP OF STEEL TOP OF WALL TYPICAL UNDER GROUND UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE VERIFY IN FIELD WIDE (WIDTH) WITH WOOD WEATHERPROOF WEIGHT CENTERLINE PLATE, PROPERTY LINE |
|--|--|--|--|

SYMBOLS LEGEND

| | | | | | |
|---|----------------------------|---|-----------------------------|---|--------------------------|
|  | BLDG. SECTION |  | GROUT OR PLASTER |  | (P) ANTENNA |
|  | ROAD SECTION |  | (E) BRICK |  | (P) RRUS |
|  | WALL SECTION |  | (E) MASONRY |  | (P) DC SURGE SUPPRESSION |
|  | DETAIL |  | CONCRETE |  | (F) ANTENNA |
|  | ELEVATION |  | EARTH |  | (F) RRUS |
|  | |  | GRAVEL |  | (E) EQUIPMENT |
|  | |  | PLYWOOD | | |
|  | DOOR SYMBOL |  | SAND | | |
|  | WINDOW SYMBOL |  | PLYWOOD | | |
|  | TILT-UP PANEL MARK |  | SAND | | |
|  | PROPERTY LINE |  | (E) STEEL | | |
|  | CENTERLINE |  | MATCH LINE | | |
|  | ELEVATION DATUM |  | GROUND CONDUCTOR | | |
|  | GRID/COLUMN LINE |  | OVERHEAD SERVICE CONDUCTORS | | |
|  | KEYNOTE, DIMENSION ITEM |  | TELEPHONE CONDUIT | | |
|  | KEYNOTE, CONSTRUCTION ITEM |  | POWER CONDUIT | | |
|  | WALL TYPE MARK |  | POWER/TELCO CONDUIT | | |
|  | ROOM NAME ROOM NUMBER |  | COAXIAL CABLE | | |
| | |  | HYBRID CABLE | | |
| | |  | CHAIN LINK FENCE | | |
| | |  | WOOD FENCE | | |
| | |  | EXISTING FLOW LINE | | |
| | |  | PROPOSED FLOW LINE | | |
| | |  | FIBER ROLL | | |
| | |  | SILT FENCE | | |

Issued For:

NAVALENCIA

6700 S. ANCHOR AVE.
 ORANGE COVE, CA
 93646

PREPARED FOR



2600 Camino Ramon, 4W850 N
 San Ramon, California 94583



AT&T SITE NO: CVL02170

PROJECT NO: 14511570

DRAWN BY: CES

CHECKED BY: CES

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 02/18/20 | ZD 90% |
| 0 | 03/20/20 | ZD 100% |
| 1 | 04/29/20 | ZD 100% |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Licensee:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:

ADAPTIVE RE-USE ENGINEERING
 Craig Horner, PE 84674
 214-407-3184
 3112 LEATHA WAY
 SACRAMENTO, CA 95821
 craigmhorner@yahoo.com

SHEET TITLE:

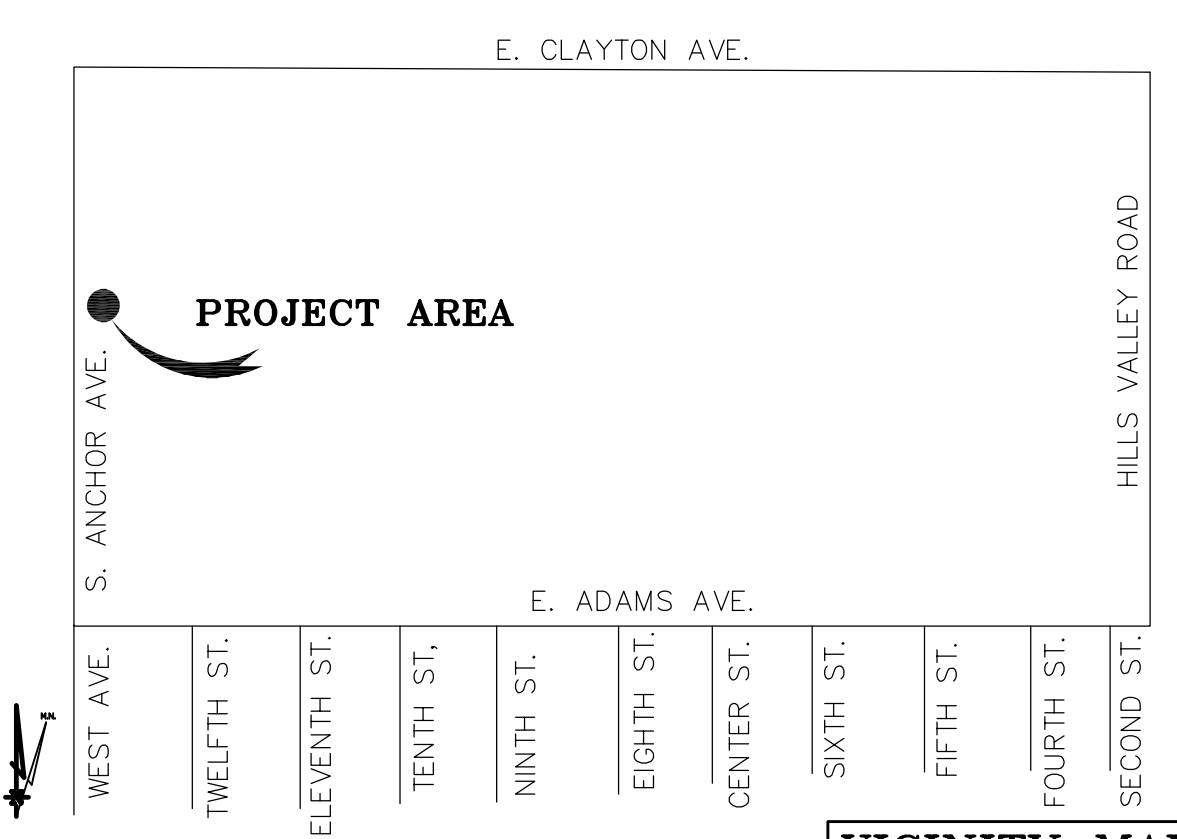
GENERAL NOTES

SHEET NUMBER:

GN-1

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



N.T.S. ORANGE COVE, CA VICINITY MAP

DATE OF SURVEY: 01-16-20
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
 LOCATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.66' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1'
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 375-030-02
 OWNER(S): TOEWS ANCHOR EAST RANCH
 6040 HILL AVENUE
 ORANGE COVE, CA 93646

Lease Area Description

All that certain lease area being a portion of Lot 8, Section 12 as is shown on that certain Map of Orange Cove Tract No. 1 as filed for record at Book 9 of Surveys at Page 33, Official Records of Fresno County, California, and being a portion of Section 12, Township 15 South, Range 24 East M.D.B. & M. being more particularly described as follows:

Commencing at an Iron Pipe Monument set at the West 1/4 corner of the above referenced Section 12 from which a similar monument bears South 00°58'07" West 2668.38 feet; thence from said point of commencement South 06°59'31" East 1268.36 feet to the True Point of Beginning; thence from said point of beginning South 00°58'07" West 40.00 feet; thence North 89°01'53" West 40.00 feet; thence North 00°58'07" East 40.00 feet; thence South 89°01'53" East 40.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes fifteen feet in width the centerline of which is described as follows: Beginning at a point which bears South 89°01'53" East 7.50 feet from the Northeast corner of the above described lease area and running thence South 00°58'07" West 45.00 feet to a point hereafter defined as Point "A"; thence continuing South 00°58'07" West 17.17 feet; thence through a tangent curve to the right having a radius of 17.50 feet through an arc distance of 27.49 feet; thence North 89°01'53" West 135.7 feet more or less to the public right of way.

Also together with a non-exclusive easement for utility purposes ten feet in width the centerline of which is described as follows: Beginning at Point "A" as previously defined and running thence North 89°01'53" West 17.50 feet.

Geil Engineering
 Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309

A.T. & T. MOBILITY

Project Number/Name: CVL02170 / Navalencia

Project Site Location: 6700 S. Anchor Ave.
 Orange Cove, CA 93646
 Fresno County

Date of Observation: 01-16-20

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo XT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Lattice Tower

Latitude: N 36° 38' 08.55" (NAD83) N 36° 38' 08.73" (NAD27)
 Longitude: W 119° 19' 19.16" (NAD83) W 119° 19' 15.73" (NAD27)

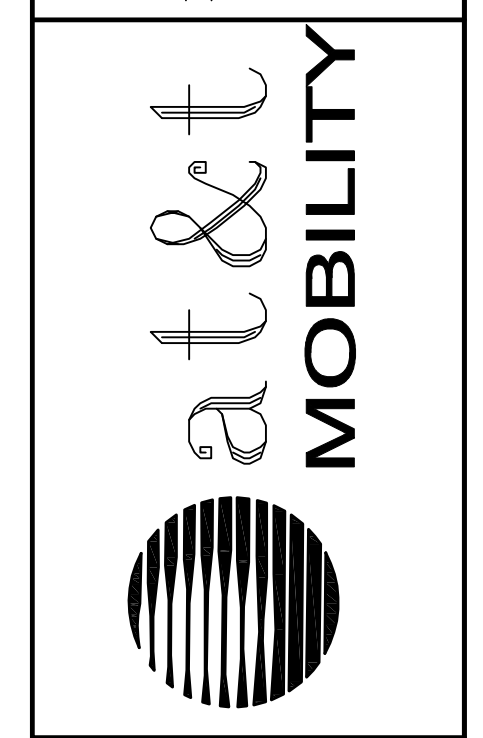
ELEVATION of Ground at Structure (NAVD88) 425' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

| DEPT | APPROVED | DATE |
|--------|----------|------|
| ARC | | |
| RE | | |
| RF | | |
| INT | | |
| EE/IN | | |
| OPS | | |
| EE/OUT | | |

Surveyor
GEIL ENGINEERING
 ENGINEERING * SURVEYING * PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426
 Fax: (530) 823-1309

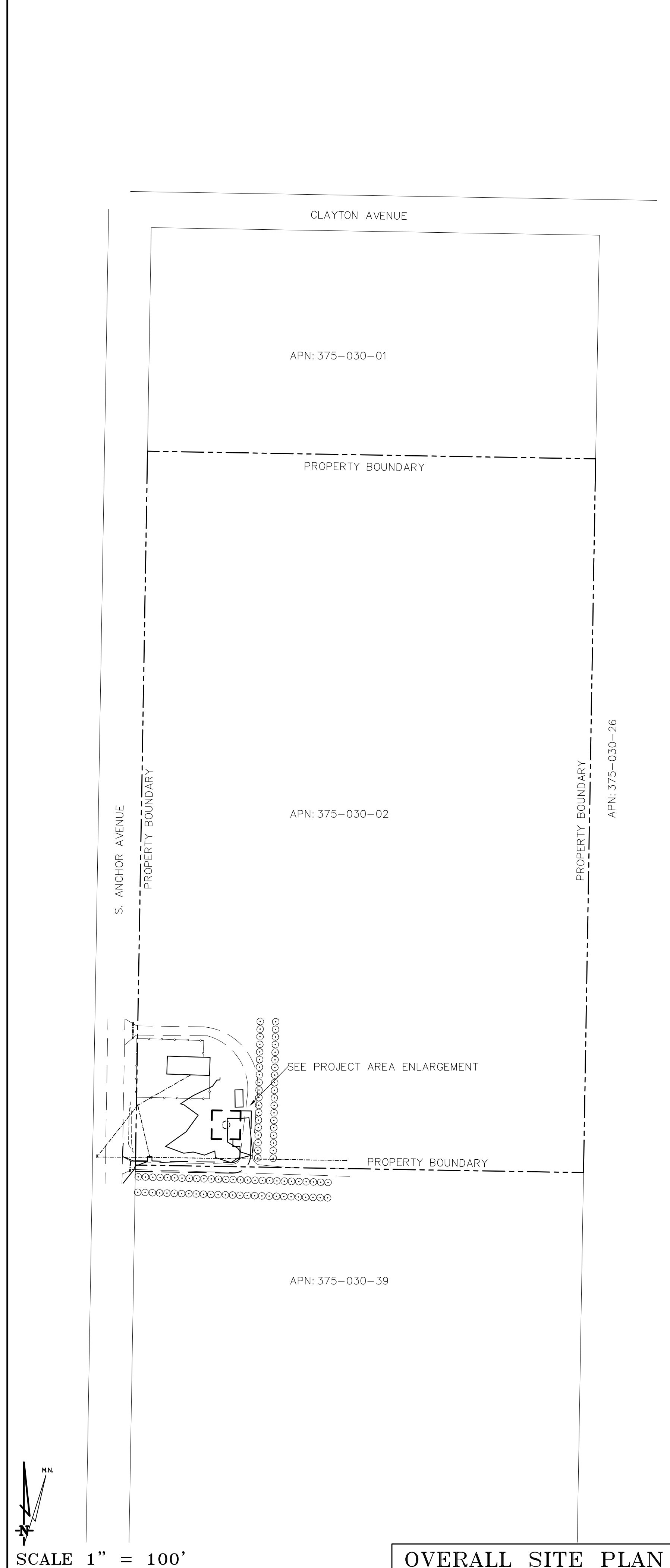


CVL02170
NAVALENCIA
 6700 S. ANCHOR AVE.
 ORANGE COVE, CA 93646
 PLOT PLAN AND
 SITE TOPOGRAPHY

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

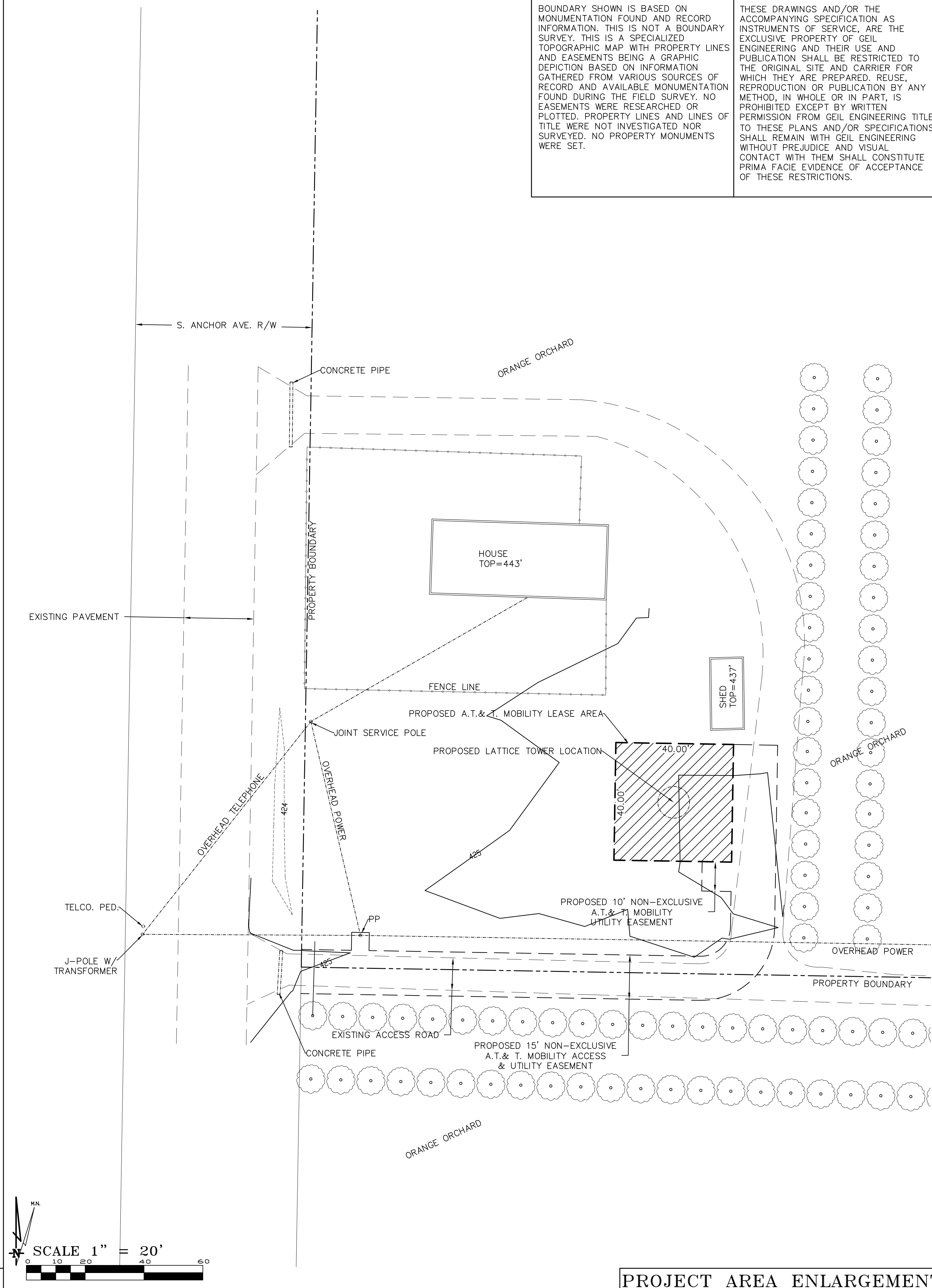
| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|-------------------|
| 01-20-20 | N. ROHDE | DRAWING SUBMITTAL |
| 02-19-20 | N. ROHDE | LEASE AREA ADDED |
| | | |
| | | |
| | | |

Sheet
C-1



SCALE 1" = 100'

OVERALL SITE PLAN



SCALE 1" = 20'

PROJECT AREA ENLARGEMENT

THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:

- 1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
- 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALETT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

PROPERTY BOUNDARY A.P.N. 375-030-01

A.P.N. 375-030-02

A.P.N. 375-030-26

SOUTH ANCHOR AVENUE

SECTOR "B"
AZIMUTH 330°

SECTOR "A"
AZIMUTH 90°

SECTOR "C"
AZIMUTH 200°

(P) AT&T 40'X40' LEASE AREA, TOTAL 1,600 SQ. FT. W/ (P) 8'X8' SHELTER, (P) 30KW GENERATOR, & (P) 140'-0" LATTICE TOWER

(E) UTILITY POLE, (P) POWER POC

(P) POWER RUN =±170'

(P) TELCO RUN =±240'

(E) UTILITY POLE, (P) TELCO POC

(E) HOUSE

(E) DRIVEWAY

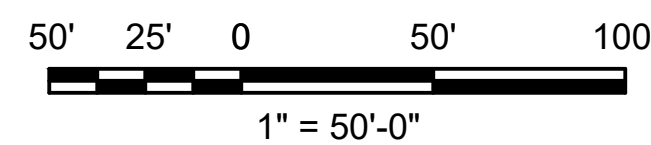
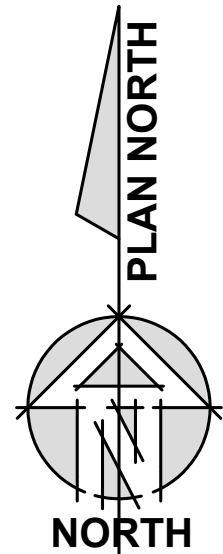
(E) SHED

(P) GRAVEL IMPROVED ROAD, WITHIN (P) 15' AT&T ACCESS & UTILITY EASEMENT

EQUIPMENT ENCLOSURE PLAN 1 A-1.1

PROPERTY BOUNDARY

A.P.N. 375-030-39



1 OVERALL SITE PLAN
1" = 50'-0"

Issued For:

NAVALENCIA

6700 S. ANCHOR AVE.
ORANGE COVE, CA
93646

PREPARED FOR



2600 Camino Ramon, 4W850 N
San Ramon, California 94583



AT&T SITE NO: CVL02170

PROJECT NO: 14511570

DRAWN BY: CES

CHECKED BY: CES

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 02/18/20 | ZD 90% |
| 0 | 03/20/20 | ZD 100% |
| 1 | 04/29/20 | ZD 100% |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Licensors:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:

ADAPTIVE RE-USE ENGINEERING
Craig Horner, PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craigmhorner@yahoo.com

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

SITE TYPE:LATTICE TOWER/EQUIPMENT SHELTER


THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.


Issued For:
NAVALENCIA
 6700 S. ANCHOR AVE.
 ORANGE COVE, CA
 93646

PREPARED FOR

 2600 Camino Ramon, 4W850 N
 San Ramon, California 94583


WIRELESS GROUP LLC
 Connecting a Wireless World

AT&T SITE NO: CVL02170
 PROJECT NO: 14511570
 DRAWN BY: CES
 CHECKED BY: CES

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 02/18/20 | ZD 90% |
| 0 | 03/20/20 | ZD 100% |
| 1 | 04/29/20 | ZD 100% |

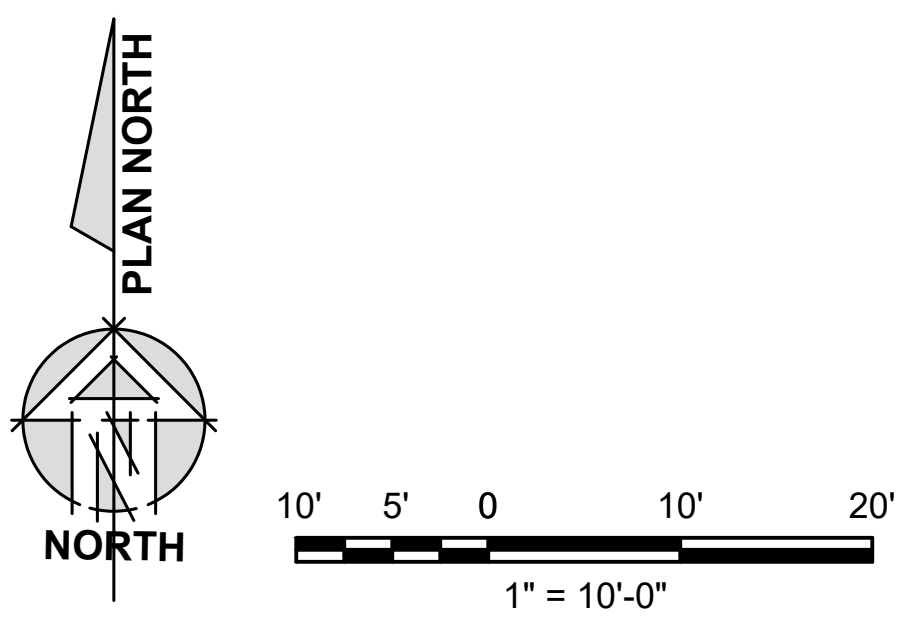
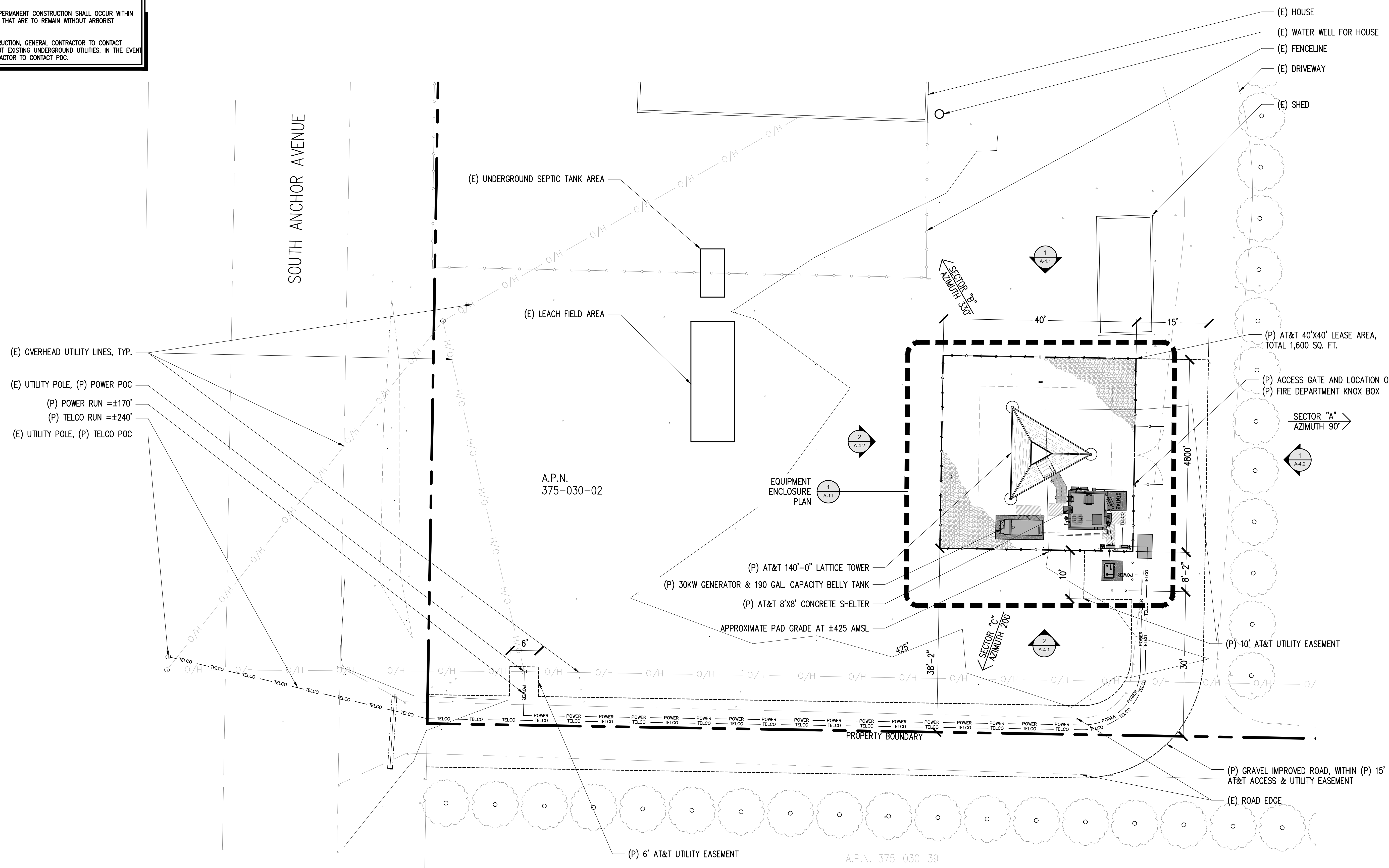
Licensors:


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:
ADAPTIVE RE-USE ENGINEERING
 Craig Horner, PE 84674
 214-407-3184
 3112 LEATHA WAY
 SACRAMENTO, CA 95821
 craighorner@yahoo.com

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.1

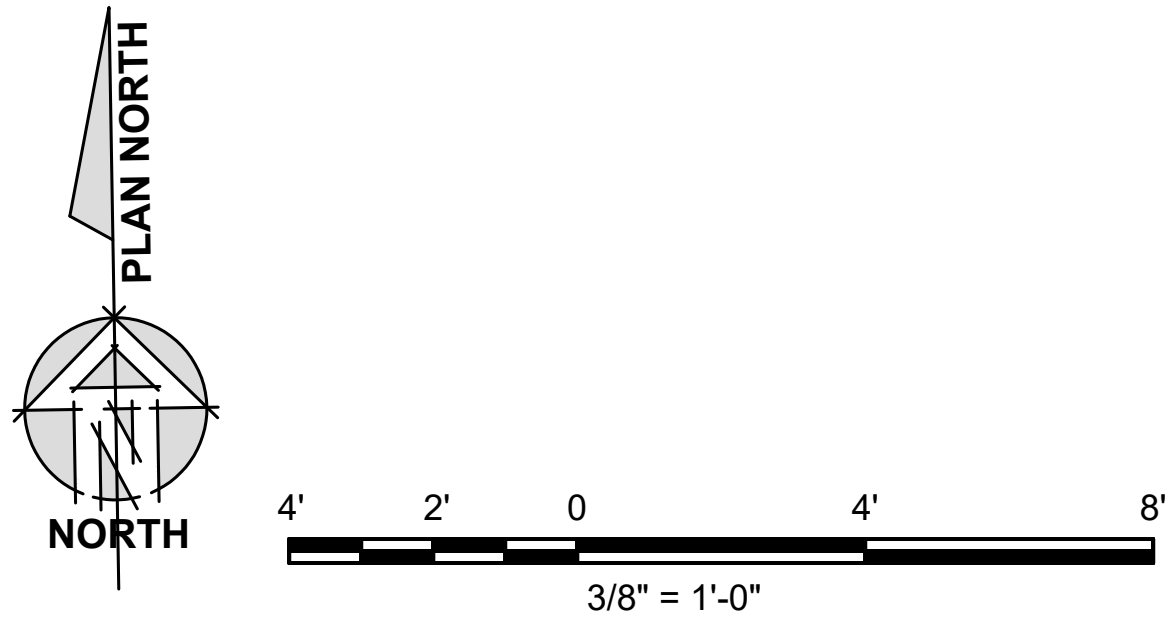
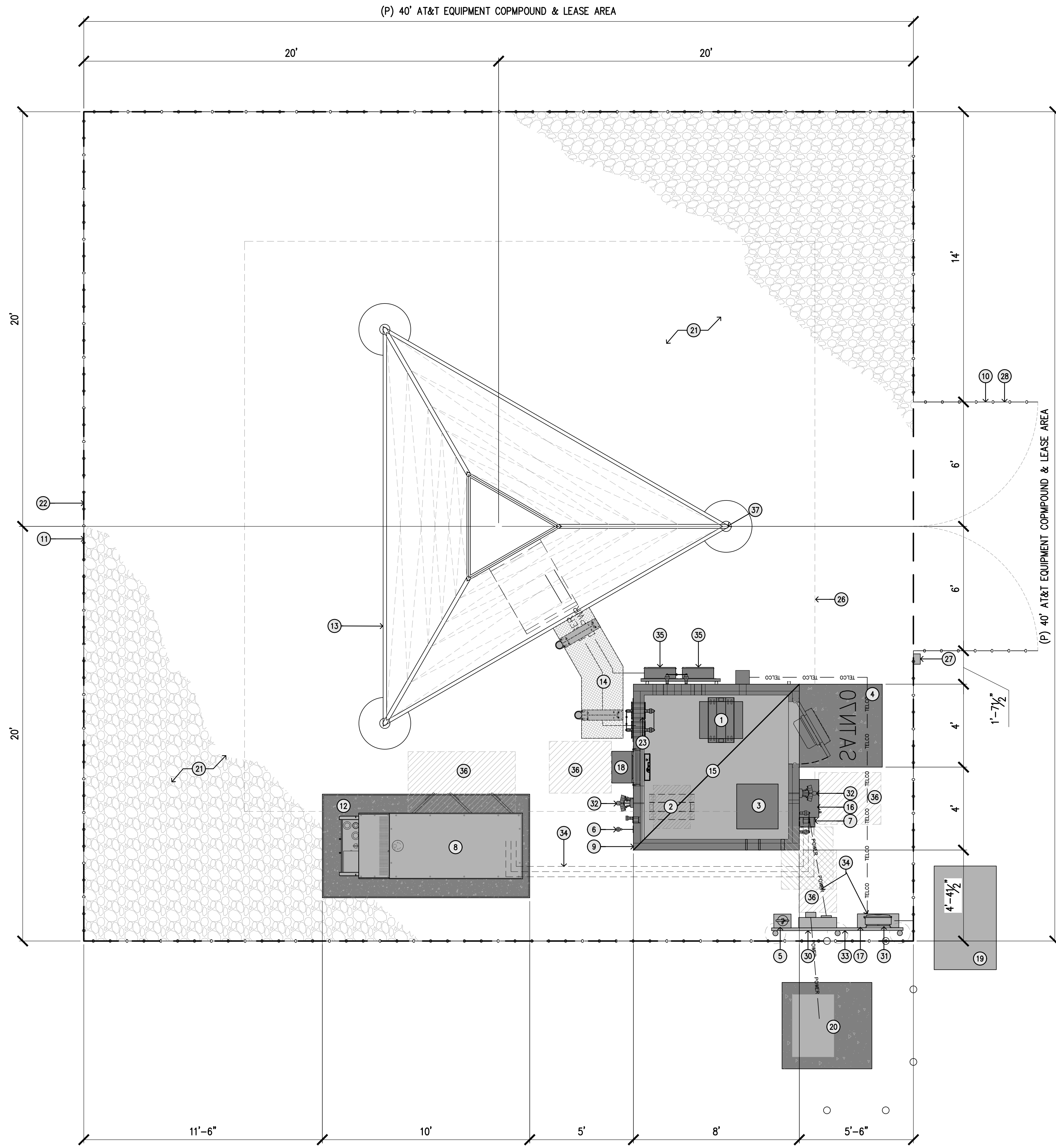


1 ENLARGED SITE PLAN
 1"=10'-0"

SITE TYPE: LATTICE TOWER/EQUIPMENT SHELTER

KEYNOTES

- (1) (N) RF RACK #1
- (2) (F) RF RACK #2
- (3) (N) POWER PLANT RACK W/ (3) STRING OF BATTERIES
- (4) (P) 4'x4' CONCRETE STOOP
- (5) (N) 2A2000 RATED FIRE EXTINGUISHER IN WEATHER RESISTANT CABINET
- (6) (N) GPS UNIT
- (7) (N) CAMLOCK GENERATOR INTERFACE
- (8) (N) 30KW AC DIESEL STANDBY GENERATOR W/ LEVEL 2 ACOUSTIC ENCLOSURE & ATTACHED 150 GAL CAPACITY BELLY TANK
- (9) (N) 8'x8' SHELTER SLAB
- (10) (N) 12'-0" WIDE ACCESS GATE
- (11) (N) 8'-0" CHAIN LINK FENCE W/ 3 STRANDS OF ANTI CLIMB BARRIER
- (12) (N) 5'x10' GENERATOR SLAB
- (13) (N) 140'-0" LATTICE TOWER
- (14) (N) 16'-0" ICE BRIDGE
- (15) (N) AT&T 8'x8' CONCRETE EQUIPMENT SHELTER
- (16) (N) 200A PANEL W/ MAIN DISCONNECT & AUTOMATIC TRANSFER SWITCH
- (17) (N) HOFFMAN BOX BELOW CIENNA
- (18) (N) HVAC UNIT PROVIDED WITH WALK IN EQUIPMENT SHELTER
- (19) (P) 3'x5' TELCO VAULT
- (20) (P) TRANSFORMER LOCATION IF REQUIRED FOR FINAL POWER DESIGN
- (21) (N) GRAVEL BED OVER WARP WEED BARRIER THROUGHOUT AT&T COMPOUND
- (22) (N) AT&T 40'x40' LEASE AREA
- (23) (N) TOWER PIER (DESIGN BY OTHERS)
- (24) NOTE NOTE USED
- (25) NOTE NOTE USED
- (26) (N) 1/2 TOWER MATT SLAB (DESIGN BY OTHERS)
- (27) (N) FIRE DEPARTMENT KNOX BOX
- (28) (N) CARRIER CONTACT SIGNAGE AT GATE
- (29) NOTE NOT USED
- (30) (P) 200A ELECTRICAL METER WITH MAIN DISCONNECT AND TEST BYPASS FACILITIES ON (P) H-FRAME
- (31) (N) CIENNA CABINET BY AT&T LANDLINE ON (N) H-FRAME
- (32) (N) SHIELDED DOWN TILT LIGHT WITH MOTION SENSOR AND AUTO SHUTOFF TIMER PROVIDED WITH WALK IN EQUIPMENT SHELTER
- (33) (N) UTILITY H-FRAME
- (34) (N) UNDERGROUND UTILITY CONDUITS
- (35) (N) SURGE SUPPRESSORS, TYP OF (3) STACKED, TOTAL
- (36) NEC CLEAR WORKING AREA TYPICAL
- (37) (N) AT&T 2B "CAUTION SIGN" AT BASE OF TOWER



1 EQUIPMENT ENCLOSURE PLAN - EXTERIOR WALK IN EQUIPMENT CABINET
3/8"=1'-0"

SITE TYPE: LATTICE TOWER/EQUIPMENT SHELTER

Issued For:
NAVALENCIA
6700 S. ANCHOR AVE.
ORANGE COVE, CA
93646

PREPARED FOR
at&t
2600 Camino Ramon, 4W850 N
San Ramon, California 94583

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

AT&T SITE NO: CVL02170
PROJECT NO: 14511570
DRAWN BY: CES
CHECKED BY: CES

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 02/18/20 | ZD 90% |
| 0 | 03/20/20 | ZD 100% |
| 1 | 04/29/20 | ZD 100% |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Licensors:
CRAIG M. HORNER
REGISTERED PROFESSIONAL ENGINEER
No. 84674
CIVIL
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:
ADAPTIVE RE-USE ENGINEERING
Craig Horner, PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craigmhorner@yahoo.com

SHEET TITLE:
EQUIPMENT AREA PLAN

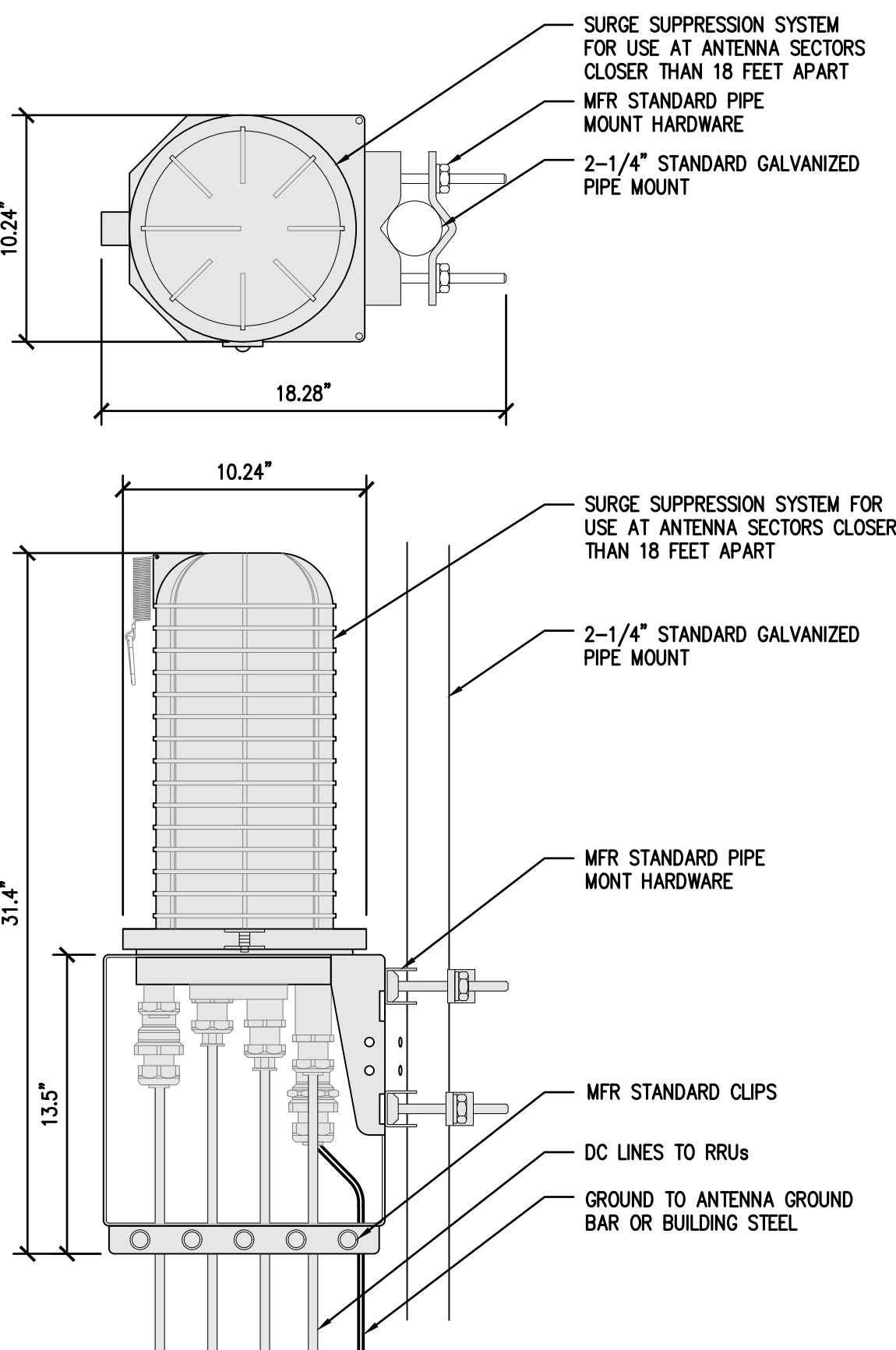
SHEET NUMBER:
A-2

RAYCAP DC9-48-60-24-8C SURGE SUPPRESSION SOLUTION

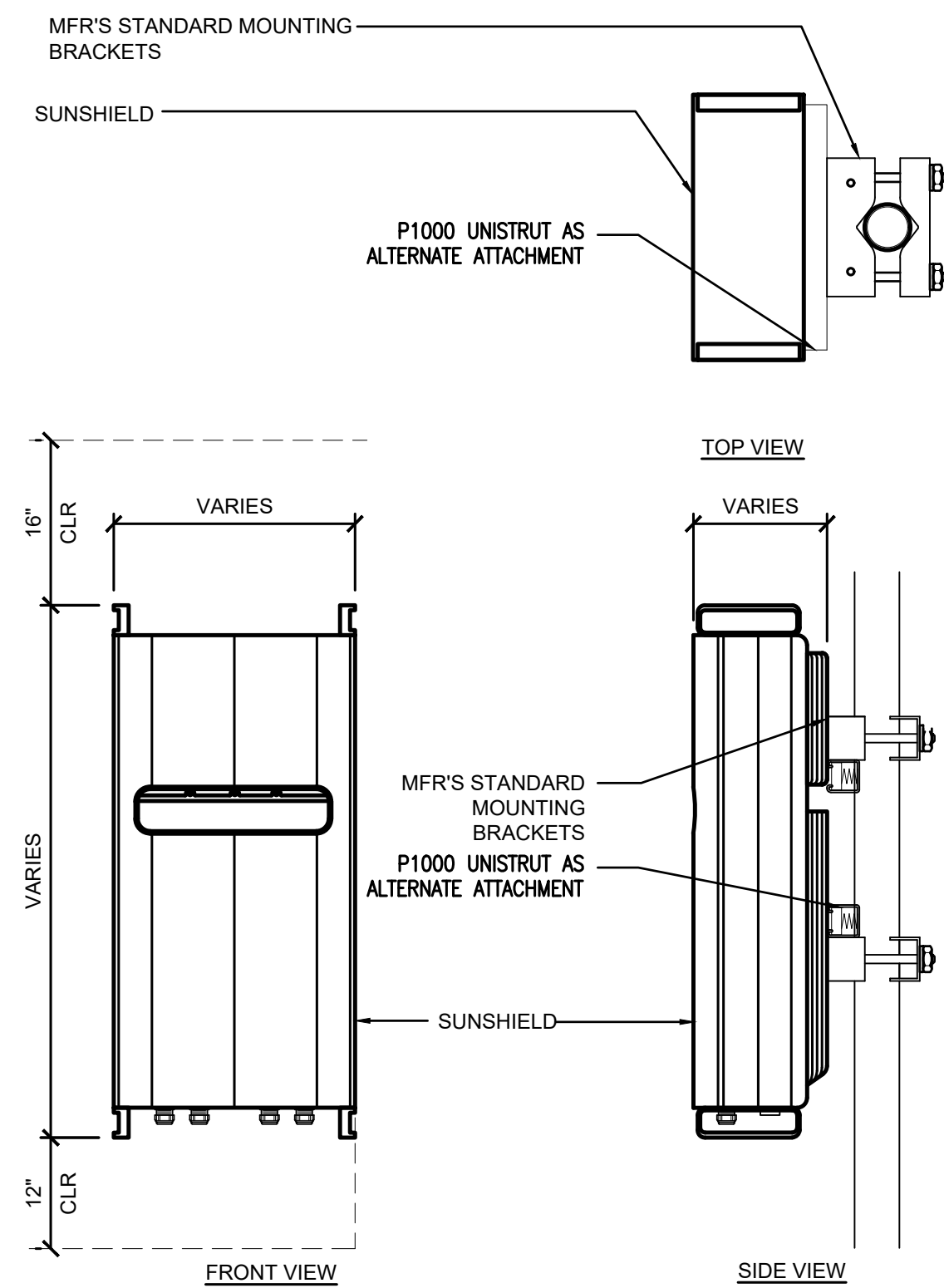
COLOR: BLACK/SILVER

ENCLOSURE DIMENSIONS: 18.28" X 10.24" X 31.41"

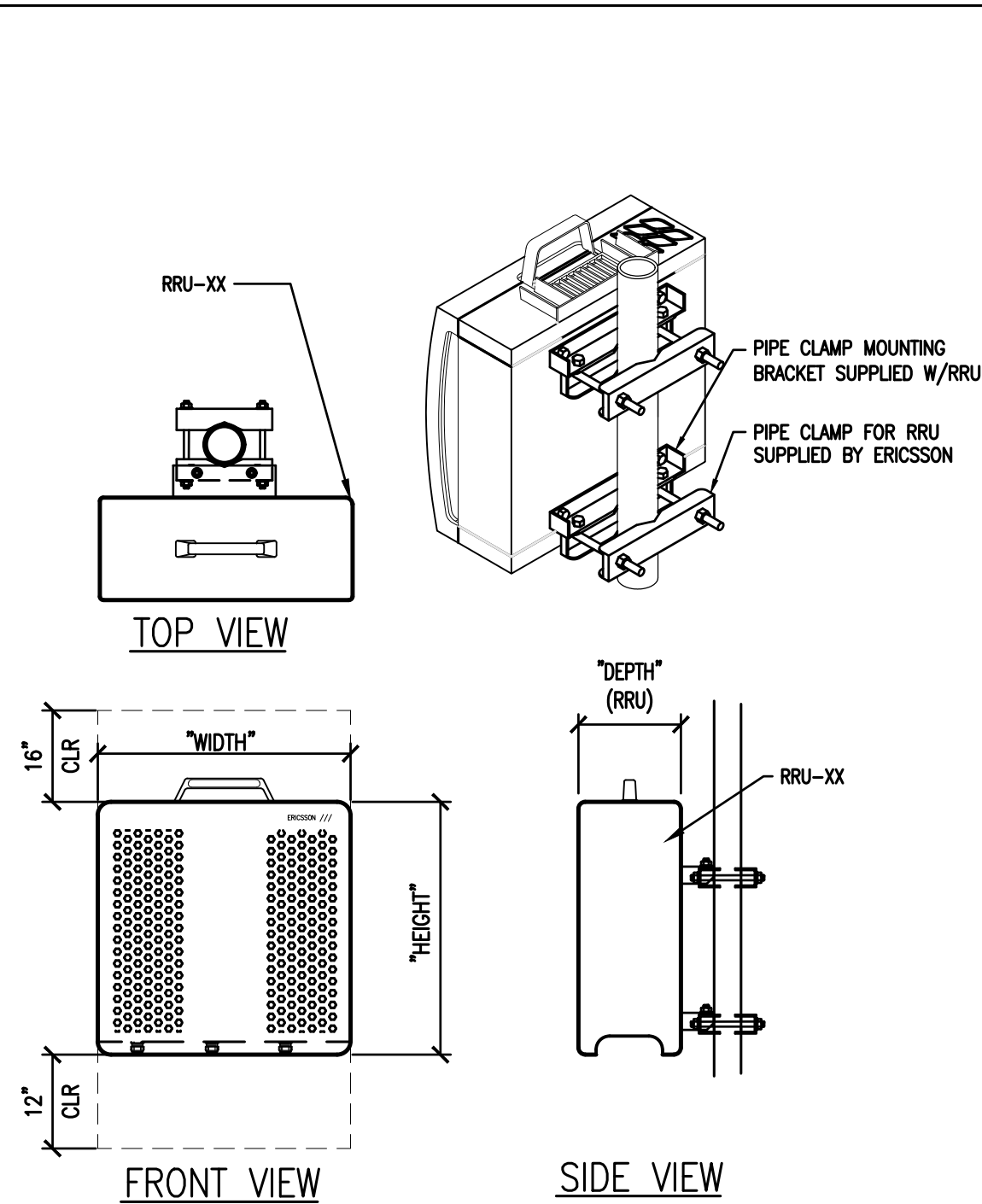
WEIGHT: 26.2 LBS. (INCLUDING MOUNTING HARDWARE)



1 DC SURGE SUPPRESSION (SQUID)
1 1/2"=1'-0"

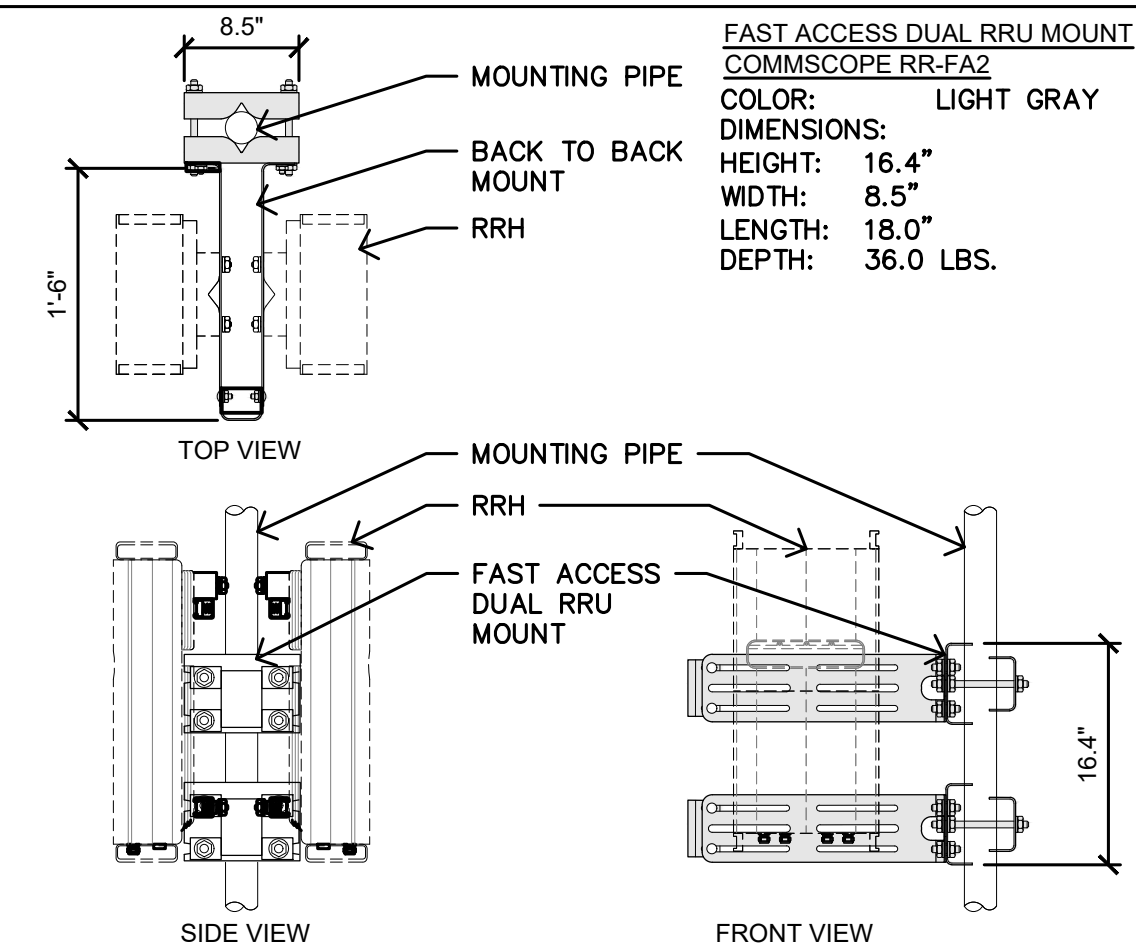


2 TYPICAL RRH MOUNTING DETAIL
1 1/2"=1'-0"

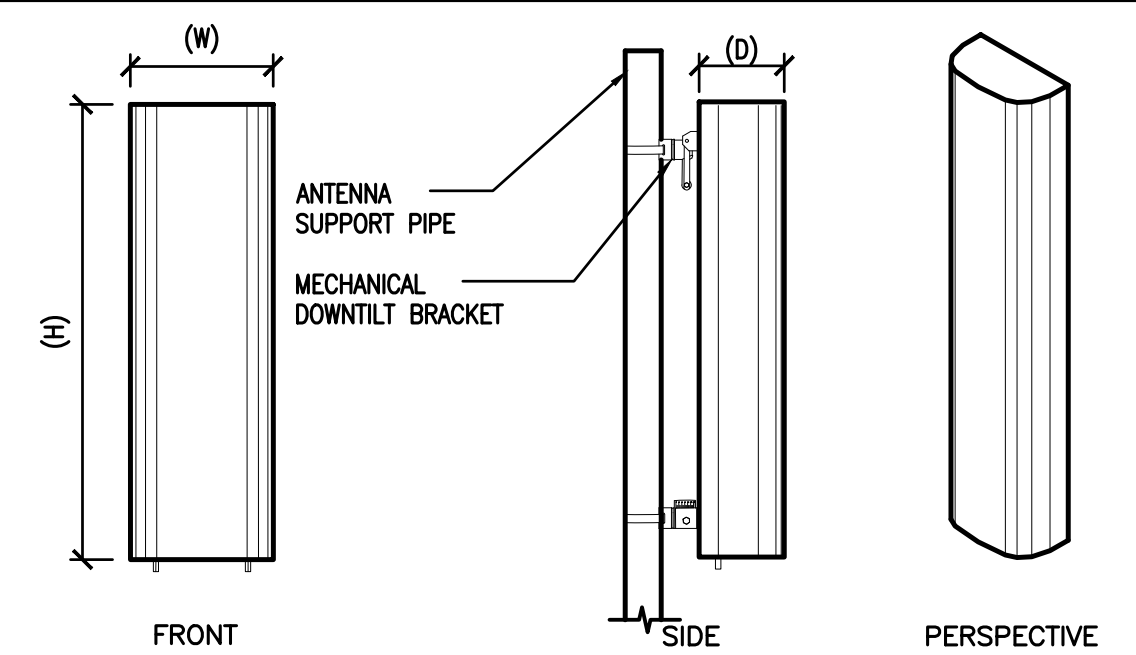


| TYPE | HEIGHT | WIDTH | DEPTH | WEIGHT |
|------------------|--------|-------|-------|----------|
| RRUS-4415 B25 | 16.6" | 13.5" | 5.9" | 44.0 LBS |
| RRUS-4449 B5/B12 | 17.9" | 13.2" | 10.6" | 74.8 LB |
| RRUS-4478 B14 | 18.2" | 13.2" | 7.9" | 56.1 LBS |
| RRUS-8843 B2/B66 | 15" | 13.2" | 10.9" | 71.7 LB |

3 ERICSSON RRUS- REMOTE RADIO UNIT
1 1/2"=1'-0"



4 TYPICAL DUAL RRU MOUNT
3/4"=1'-0"

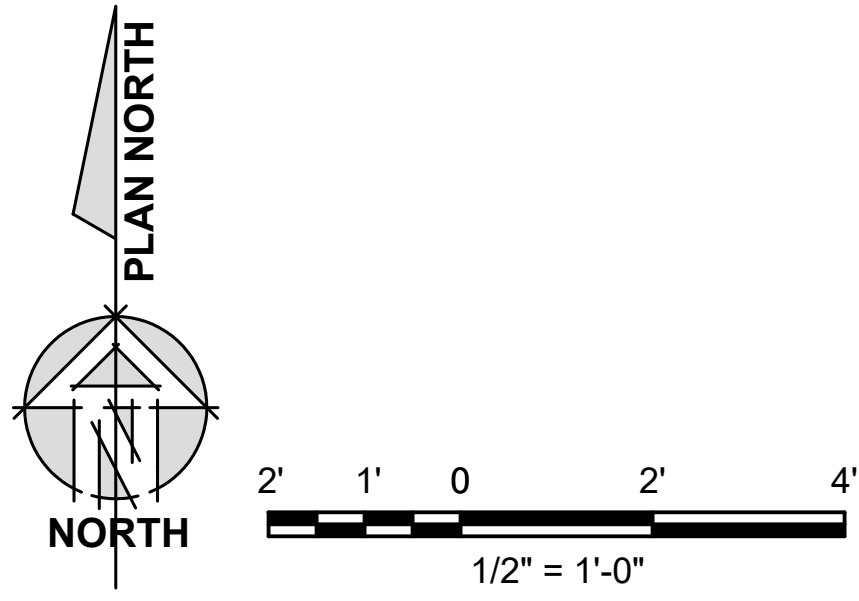
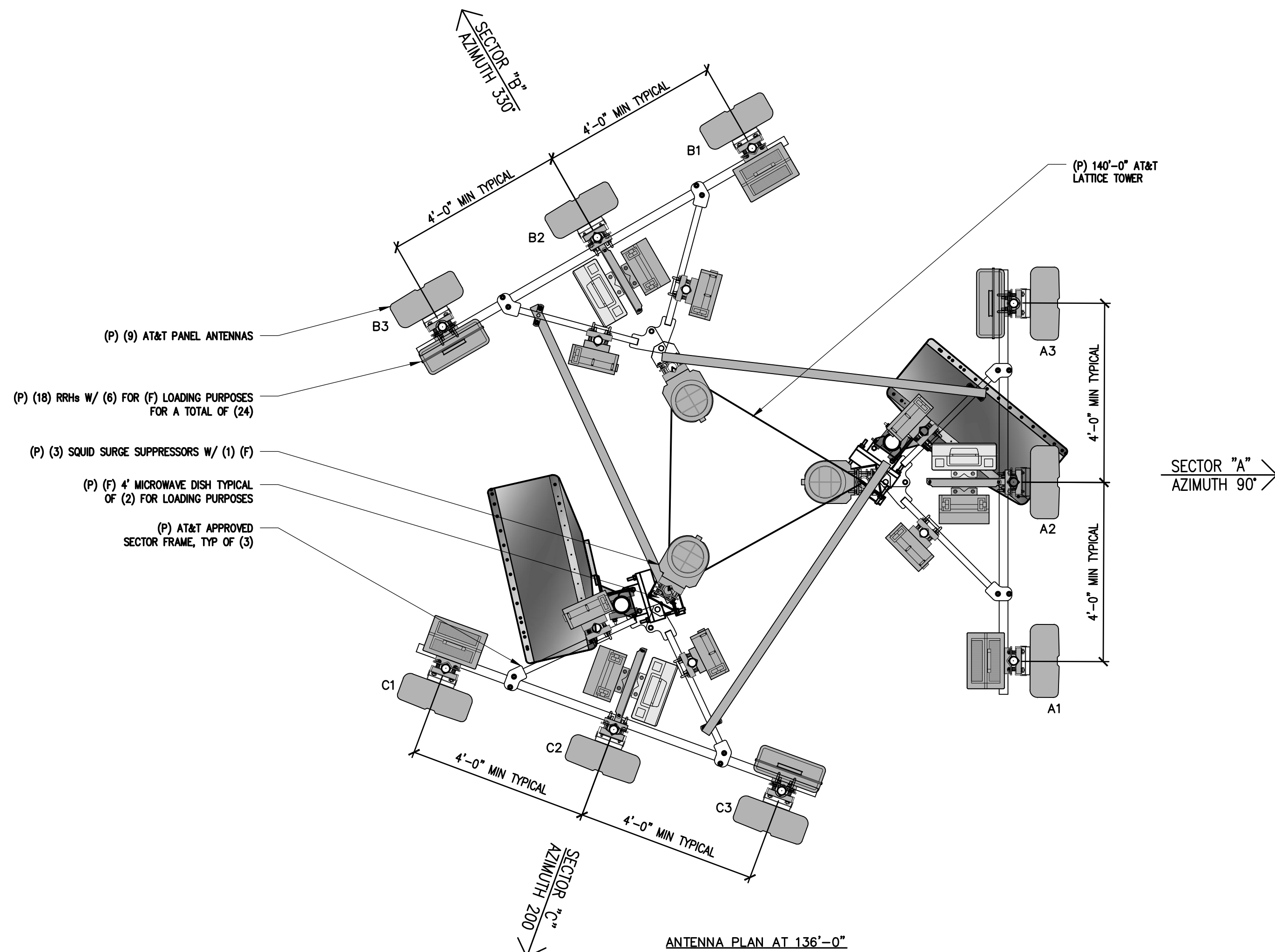


| | |
|---|---|
| ANTENNA = COMMSCOPE NNHH-65C-R6-V3 | ANTENNA = COMMSCOPE NNHH-65C-R4 |
| WIND AREA = 13 SQ.FT. | WIND AREA = 13 SQ.FT. |
| WEIGHT = 102.1 LBS | WEIGHT = 92 LBS |
| DIMENSIONS = 96.0" (H) x 19.6" (W) x 7.8" (D) | DIMENSIONS = 96.0" (H) x 19.6" (W) x 7.8" (D) |

5 ANTENNA SPEC
3/4"=1'-0"

| RF SCHEDULE | | | | | | | | | | |
|---------------------------------------|-------------------|--------------------------|---------------------|-----------------------------|-----------|---------------------|--------------|-------------|-----------|---------|
| SECTOR | ANTENNA MODEL NO. | TECHNOLOGY | AZIMUTH | RAD CENTER | RRU | DIPLEXER | FIBER LENGTH | COAX LENGTH | FIBER NO. | |
| A L P H A | A1 | COMMSCOPE NNH4-65C-R6-V3 | 700/800/PCS1/AWS1&3 | 90° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 1 |
| | A2 | COMMSCOPE NNHH-65C-R4 | B29/B30 | 90° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 1 |
| | A3 | COMMSCOPE NNHH-65C-R4 | B14/PCS2 | 90° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 1 |
| B E T A | B1 | COMMSCOPE NNH4-65C-R6-V3 | 700/800/PCS1/AWS1&3 | 330° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 2 |
| | B2 | COMMSCOPE NNHH-65C-R4 | B29/B30 | 330° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 2 |
| | B3 | COMMSCOPE NNHH-65C-R4 | B14/PCS2 | 330° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 2 |
| G A M M A | C1 | COMMSCOPE NNH4-65C-R6-V3 | 700/800/PCS1/AWS1&3 | 200° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 3 |
| | C2 | COMMSCOPE NNHH-65C-R4 | B29/B30 | 200° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 3 |
| | C3 | COMMSCOPE NNHH-65C-R4 | B14/PCS2 | 200° | ±136'-0" | (2) RRUS | N/A | ± 184' | ± N/A | TRUNK 3 |
| RF DATA SHEET v1.00.00 DATED 01/20/20 | | | | | | (P) (16) RRUS TOTAL | | | | |
| | | | | | | (F) (6) RRUS TOTAL | | | | |
| | | | | | | (24) RRUS TOTAL | | | | |
| | | | | (F) (2) 4' MICROWAVE DISHES | ±126'-11" | | | | | |

6 RF SCHEDULE
NOT TO SCALE



7 ENLARGED ANTENNA PLAN
1/2"=1'-0"

Issued For:
NAVALENCIA
6700 S. ANCHOR AVE.
ORANGE COVE, CA
93646

PREPARED FOR
at&t
2600 Camino Ramon, 4W850 N
San Ramon, California 94583

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

AT&T SITE NO: CVL02170
PROJECT NO: 14511570
DRAWN BY: CES
CHECKED BY: CES

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 02/18/20 | ZD 90% |
| 0 | 03/20/20 | ZD 100% |
| 1 | 04/29/20 | ZD 100% |

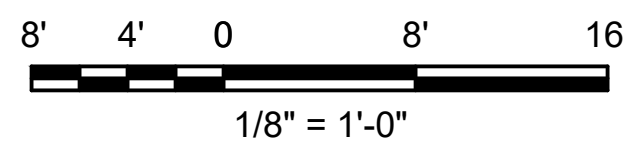
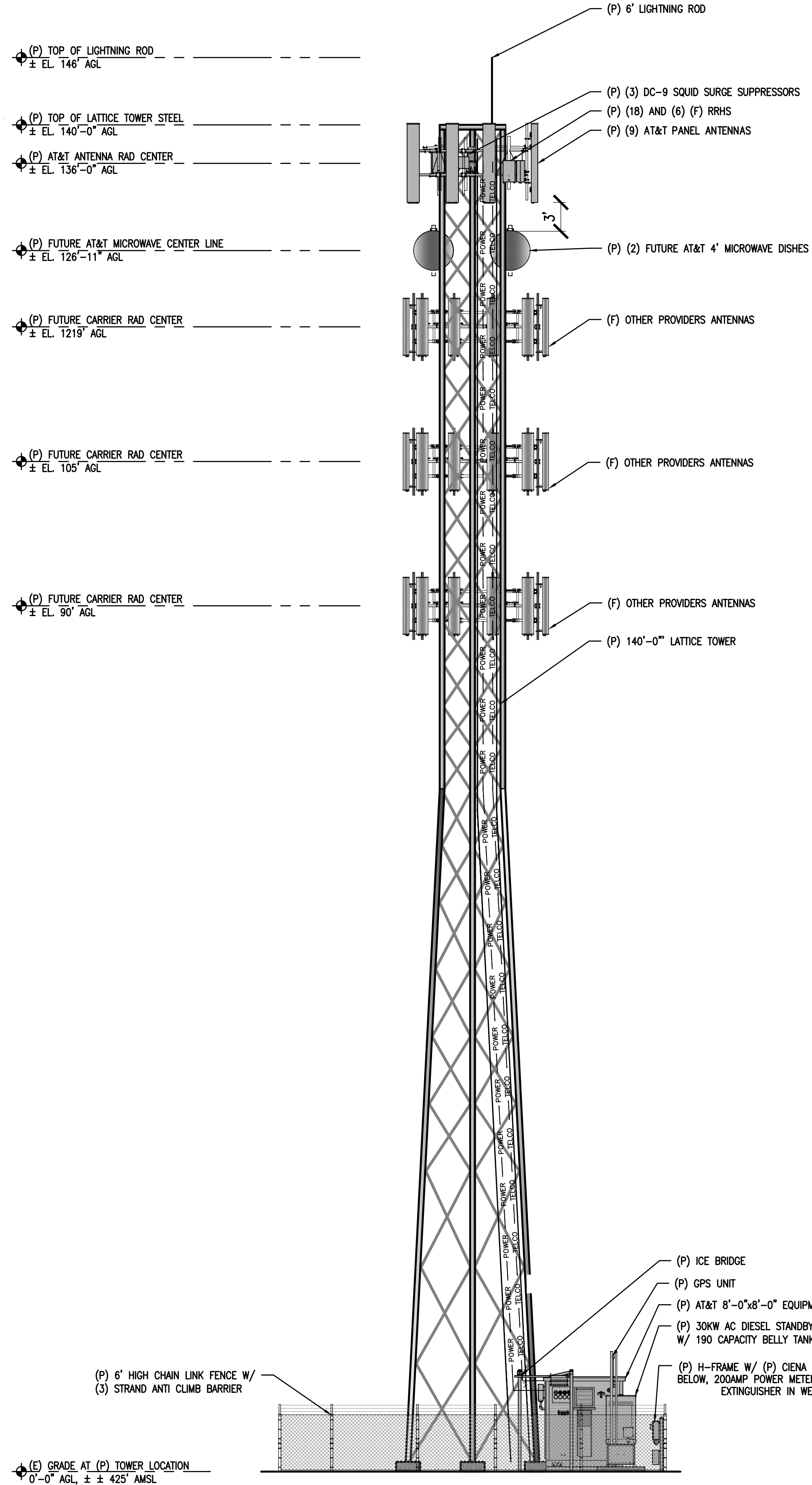
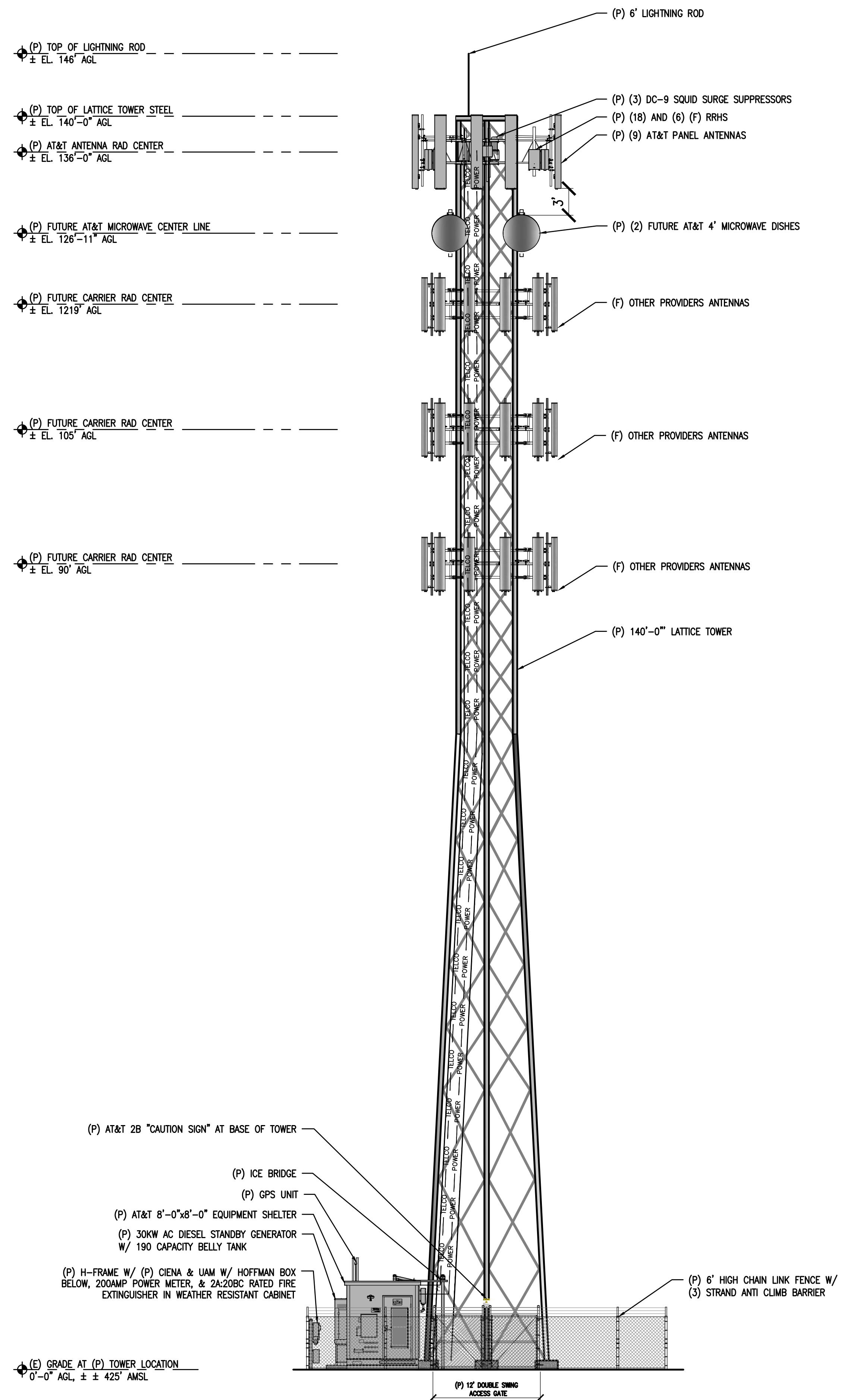
Licensor:
CRAIG M. HORNER
No. 84674
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

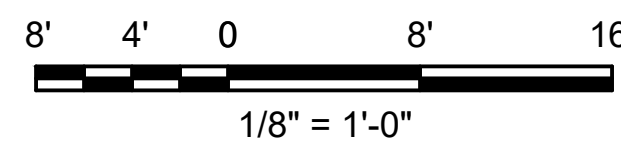
Engineer:
ADAPTIVE RE-USE ENGINEERING
Craig Horner, PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craigmhorner@yahoo.com

SHEET TITLE:
ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-3



1 PROPOSED EAST ELEVATION
3/16"=1'-0"



2 PROPOSED WEST ELEVATION
3/16"=1'-0"

SITE TYPE: LATTICE TOWER/EQUIPMENT SHELTER

Issued For:

NAVALENCIA

6700 S. ANCHOR AVE.
ORANGE COVE, CA
93646

PREPARED FOR



2600 Camino Ramon, 4W850 N
San Ramon, California 94583



AT&T SITE NO: CVL02170

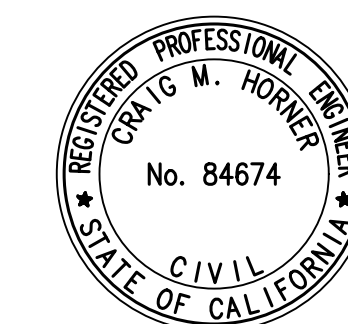
PROJECT NO: 14511570

DRAWN BY: CES

CHECKED BY: CES

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 02/18/20 | ZD 90% |
| 0 | 03/20/20 | ZD 100% |
| 1 | 04/29/20 | ZD 100% |

Licensor:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:

ADAPTIVE RE-USE ENGINEERING

Craig Horner, PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craigmhorner@yahoo.com

SHEET TITLE:
PROPOSED LATTICE TOWER
WEST & EAST ELEVATION

SHEET NUMBER:

A-4.2



On Behalf Of



**PROJECT SUPPORT STATEMENT
ALTERNATIVE SITE ANALYSIS
Summary of Site Evaluations and Technical Evidence
Conducted by Epic Wireless Group, LLC**

AT&T TELECOMMUNICATIONS FACILITY "NAVALENCIA"

AT&T SITE NUMBER: CVL02170

AUTHORIZED AGENT:

EPIC WIRELESS GROUP, LLC

ZONING MANAGER:

Sara King; (916) 296-2011; sara.king@epicwireless.net

PROPERTY OWNER:

TOEWS ANCHOR EAST RANCH

APN: 375-030-02

6700 S ANCHOR AVENUE, ORANGE COVE, CA 93646



I. Executive Summary

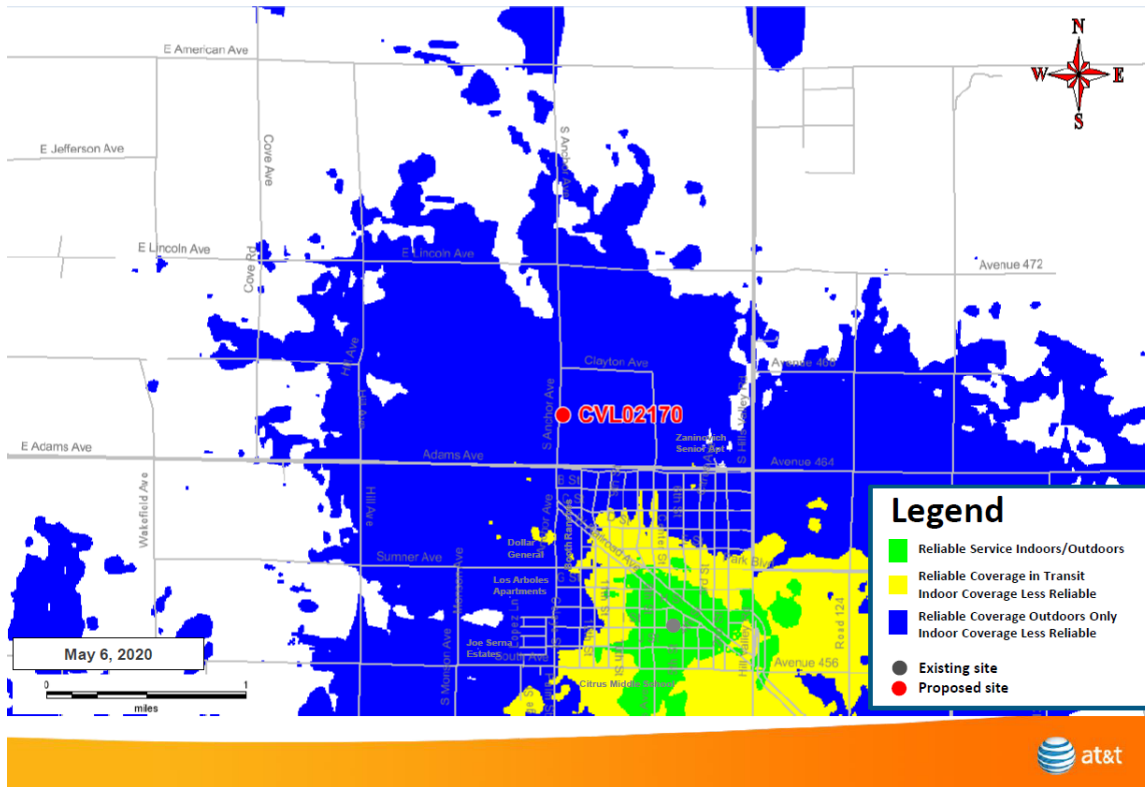
In the second quarter of 2019, Epic Wireless Group LLC was contracted by AT&T to identify a wireless site location and design to provide high speed internet and improve the wireless coverage and capacity in the area of Orange Cove, California. After conducting thorough research and evaluation of existing properties and structures in the area that would accommodate a collocation, AT&T determined a new tower must be constructed to adequately meet the internet service goals and wireless coverage and capacity goals. Epic Wireless investigated the areas within the given ring, in order to find a feasible location for AT&T's and the community's needs and identified site location 6700 S Anchor Avenue, Orange Cove, California as the best location for the tower that meets all of the project objectives.

II. Coverage Objective

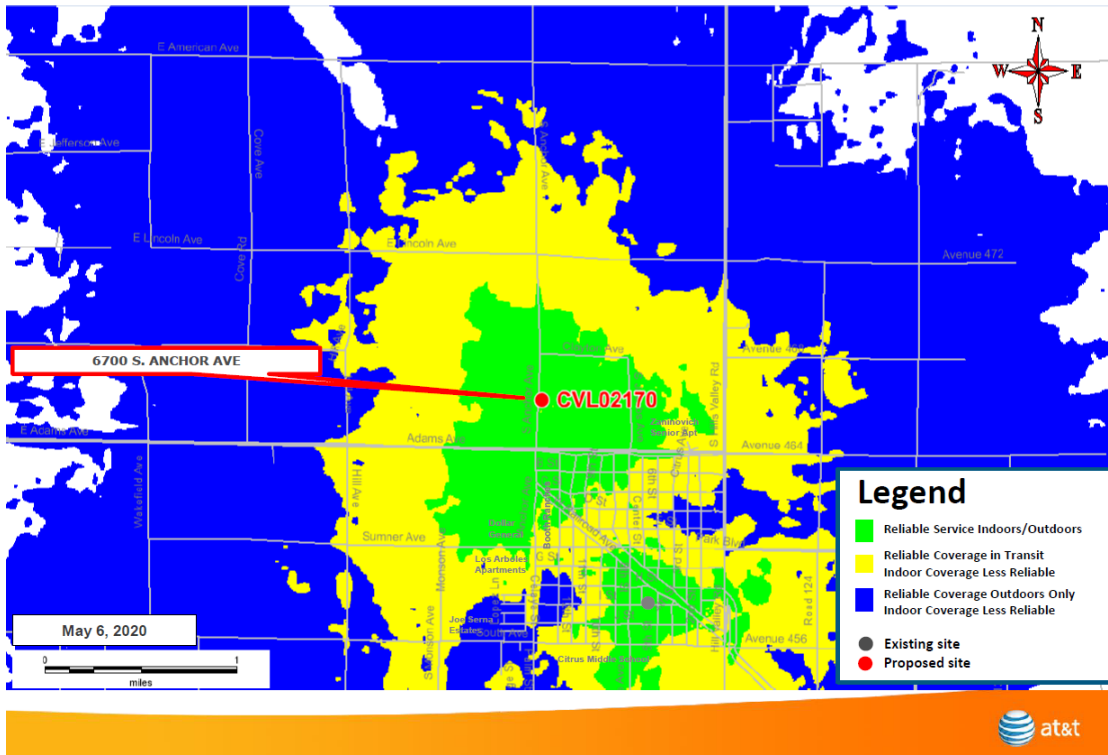
AT&T has determined that this is an area with insufficient internet and cell coverage service based on the service coverage map of their existing network provided below and the proposed coverage map and existing nearby AT&T sites map provided on the following page. As you can see from the current coverage map, this area has mostly blue ranked coverage which is weak and limited outdoor coverage because of its distance to AT&T's nearest existing antenna installation that is located approximately 1.2 miles to the southeast (marked as CVL02519 on the Existing Sites map). This limited coverage means that only calls taken outside of structures or while holding still are generally stable and any calls made in less than ideal conditions or made indoors suffer from choppy audio or dropped calls. This purpose of this project is to remedy this weakness in the network, bring high speed internet to this underserved community, and improve general cellular coverage services in the area. Due to the rural nature of this area, the tower will also include the FirstNet program. FirstNet is a single, nationwide network strictly dedicated to public safety communications. The FirstNet program allows first responders to get information quickly to help them make decisions in a timely manner. In times of emergency or planned public events when the data capacity is full, FirstNet will throttle the data to provide the needed bandwidth to public safety workers. This network will allow first responders and public safety workers to send and receive voice, data, and text without concerns of network congestion.

EXISTING CELLULAR SERVICE COVERAGE FOR THIS AREA

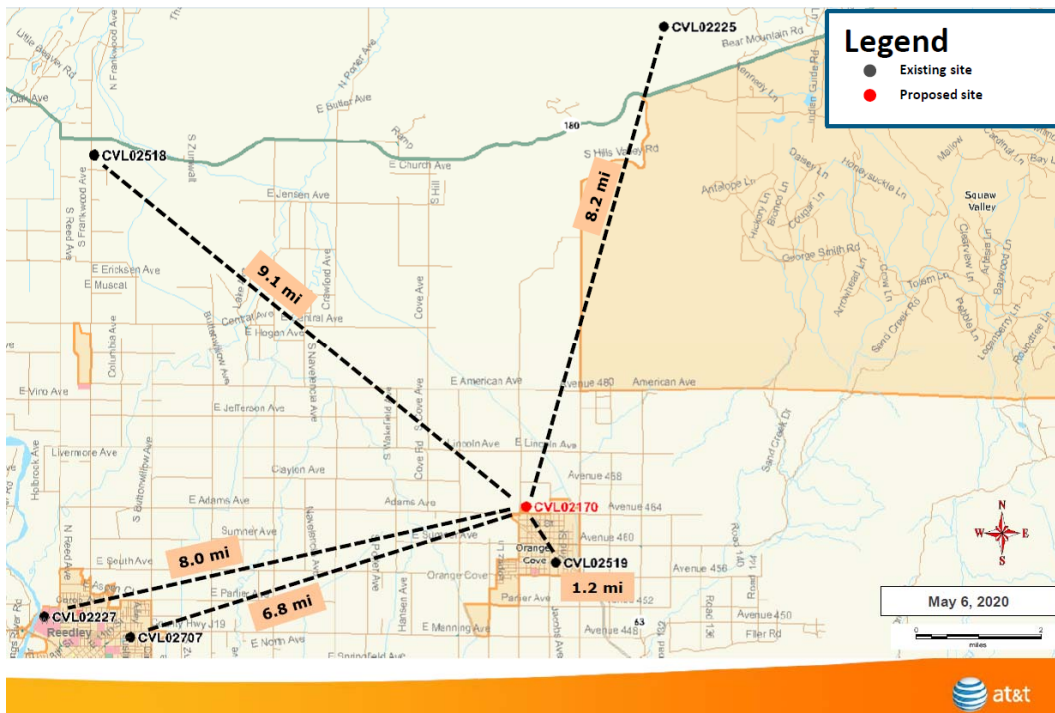
Existing LTE 700 Coverage



PROPOSED RESULTING COVERAGE AREA IF THIS NEW TOWER WERE INSTALLED
Proposed LTE 700 Coverage – 6700 S. Anchor Ave @ RC = 136 ft



NEAREST EXISTING AT&T SITE LOCATIONS
Existing surrounding sites



III. Project Description

The proposed site is approximately 4,700 feet from the city center of Orange Cove, California. Our intended goal for this project was to place the New Site Build as far northwest of the already existing CVL02519 site so that we balance the network by having only minor overlap between the coverage of the two towers while providing as much yellow (moderate strength coverage) and green (very strong coverage) as possible to the area so that citizens moving from the area near the southeast tower will not suffer dropped calls or other issues while moving northwest into the new proposed tower's coverage area. The property where the tower is to be located is on the property of the Toews Anchor East Ranch owned by the Toews Family. This area is surrounded by orchards on all sides and those orchards provide a useful buffer between the tower and the more densely packed residential area of Orange Cove. This property is zoned A1 (Agricultural) where major wireless communications facilities involve obtaining a permit. The Tower will be a 140' Lattice Tower situated within a 1,600 square foot fenced in compound. The compound will also contain a small 8' x 8' walk in equipment closet and a 30kW emergency back up generator.

For reference and to satisfy County requirements, please note that the nearest residence (not including the home that is on the site parcel) is located approximately 650' to the south of the site, the 2nd closest residence is approximately 1,300' to the north and then there is a significant block of homes approximately 1,350' to the south of the site area. The nearest airport is Reedley Municipal Airport located approximately 7.3 miles to the northwest of the proposed site location. All towers identified within a five mile radius are discussed in the Potential Co-locations Research section below.

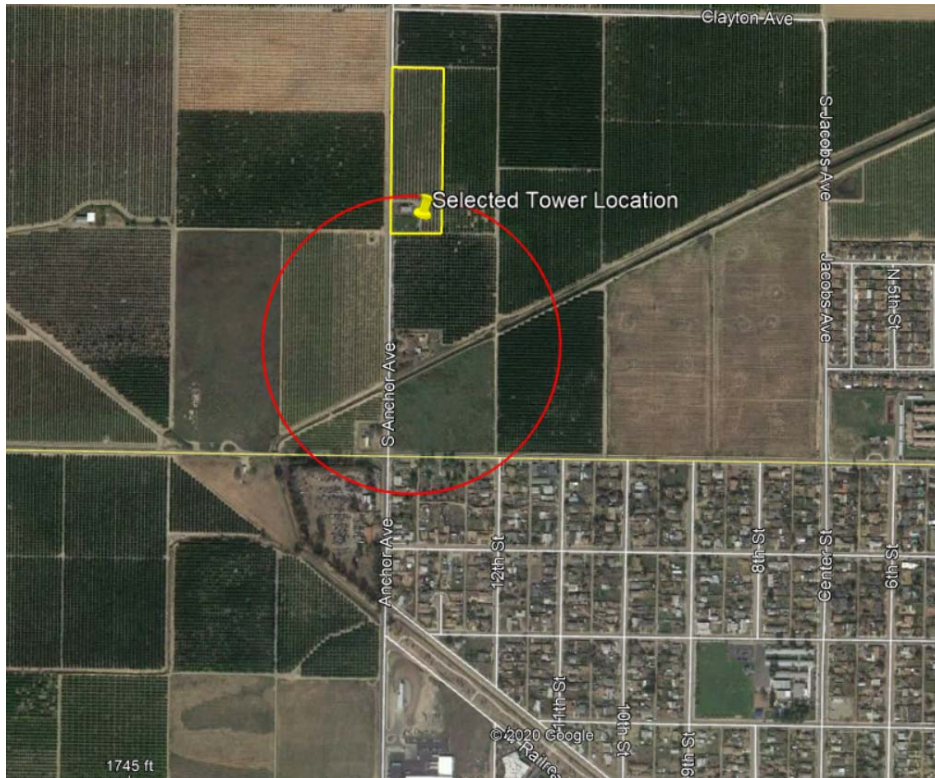
IV. Methodology

AT&T provides the new project when they identify an area that is in need of service such as this one. The way the area is presented to Epic Wireless is by an identified search ring in the area. This ring can be as small as .15 miles or as large as 1 mile. An image of the search ring area is included on the following page. The site acquisition specialists (Epic Wireless) are to then find a parcel within the given ring. It is vital to the project goals that the candidates investigated are within the ring provided. If the location is even 100 ft. outside of the search ring the candidate will be deemed inadequate by not meeting the Radio Frequency Engineers goals for the project.

In identifying the least intrusive site location and design, AT&T looks to topography, local code, ordinances, and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of fulfilling coverage objectives, a willing landlord, feasible construction, road access, available telephone and electrical utilities as well as compliance with local zoning requirements.

Epic Wireless always starts by reviewing the ring area and the surrounding region for existing towers or other tall structures that might be used in place of towers where we could collocate our equipment with minimal impact. Only after this option has been exhausted, do we start looking for potential new properties on which to build a brand new tower.

SEARCH RING AREA



V. Potential Co-locations Research:

Before finding a location in the designated search ring issued by AT&T, Epic wireless first looks to see if there are any feasible existing telecommunications facilities in the area. According to the data found on Tower sites, there were two facilities that are within a five mile radius. The first is a set of four very large guyed radio towers located at the cross streets of American Avenue and Cove Road. These guyed towers are over 2 miles to the northwest of our proposed location and due to this displacement distance antennas placed there would not provide coverage to the northern portion of Orange Cove and meet our project objectives and therefore do not make a viable collocation opportunity for our project. The second tower is located at a watertank on an industrial lot located near the crossing of Center Street and 6th Street in Orange Cove which is also the location which AT&T already has equipment installed (identified previously as CVL02519 on the Existing Sites Map) and from which we are trying to expand our network coverage outward. Thus, AT&T already has antennas and equipment as fully loaded as they can at this watertank location and naturally it would not make a useful collocation site since AT&T already has equipment there.

VII. Raw Land Research

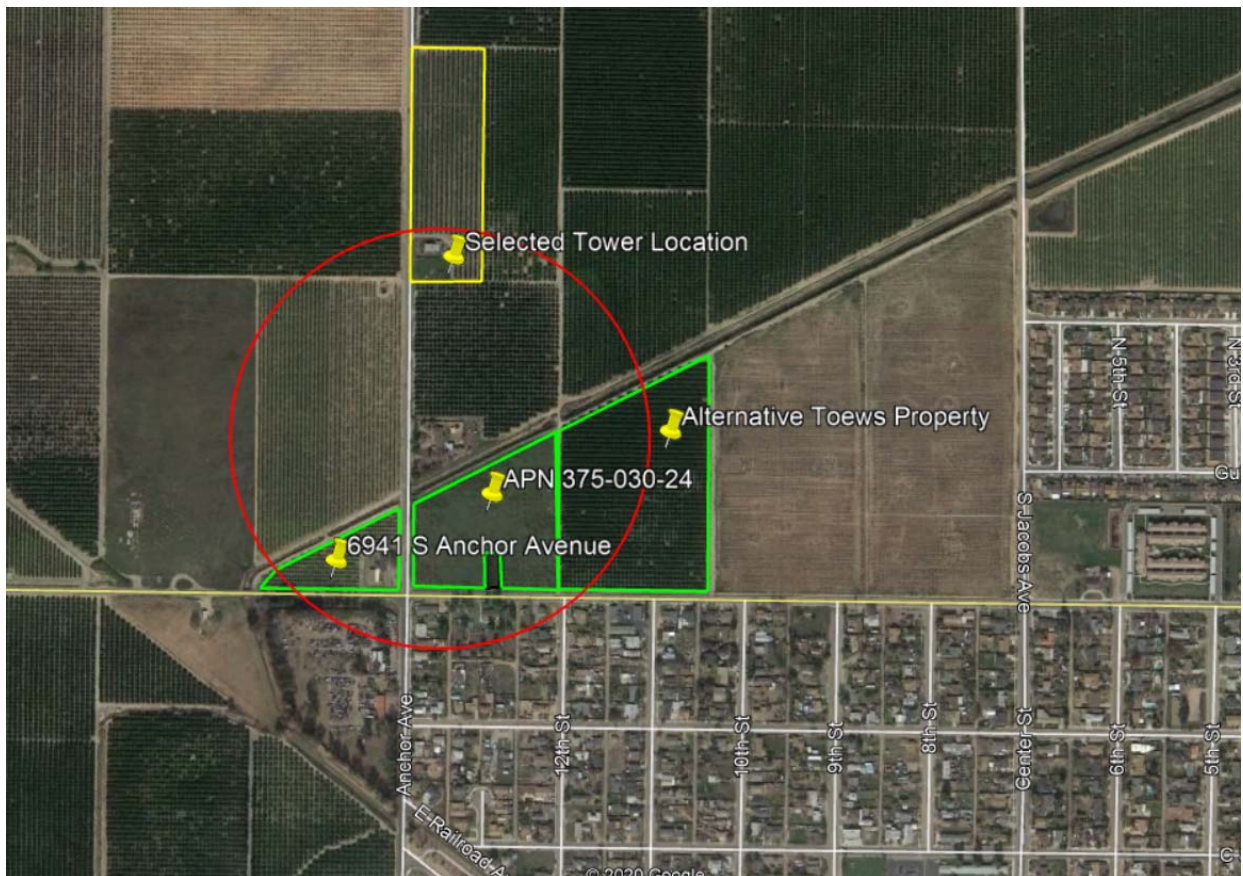
Once it was determined there were no viable collocation opportunities that would meet our coverage objective, Epic Wireless performed outreach and research to local property owners within the search ring area to try and identify interested parties. AT&T reached out to five properties in total and three of them responded positively with interest in installing the tower.

One interested property owner was the Toews family who presented two possible locations for install to us. The first was our proposed site location at 6700 S Anchor Avenue and the second was another property they also owned southeast of our proposed location at APN 375-030-25 (no street address available). Per the map below, you can see that the APN 375-030-25 property was closer to the dense residential of Orange Cove and, and also by being closer to our tower to the southeast, resulted in more overlap than desired in coverage. Therefore, of these two locations we determined the 6700 S Anchor Avenue was superior.

The second interested property owner was a property located south of our proposed location at APN 375-030-24 (no street address available) which also was closer to the existing site resulting in more overlap of coverage than we wanted as well as being closer to the denser residential areas that may have concern about its installation.

The third interested property owner was a property located at 6941 S Anchor Avenue, Orange Cove, CA 93646. This property is southwest of our proposed site location and also had the same two concerns which is it was closer to the dense residential zone and was closer to our existing tower to the southeast than preferred.

Of these locations we determined that the 6700 S Anchor Avenue provided the best coverage for our objective while taking into account the layout of the city and attempts to minimize the visual impact of the tower's presence on local residents. This location was selected and has been proposed to your agency.



IX. OPERATIONAL STATEMENT

This project is an AT&T Mobility unmanned Telecommunications Wireless Facility. It will consist of the following:

1. **BRING POWER / TELCO / FIBER TO SITE LOCATION**
2. **40'X40' FENCED LEASE AREA**
3. **INSTALL AT&T APPROVED PRE-MANUFACTURED 8'x8' EQUIPMENT SHELTER WITH ASSOCIATED INTERIOR EQUIPMENT**
4. **ADD (1) PROPOSED GPS UNITS**
5. **ADD 140'-0" LATTICE TOWER**
6. **ADD (9) ANTENNAS, (3) PER ALPHA, BETA, GAMMA SECTOR**
7. **ADD (18) PROPOSED (6) FUTURE RRUS**
8. **ADD (3) SURGE SUPPRESSORS**
9. **ADD 6'-0" HIGH CHAIN LINK FENCE**
10. **ADD 30KW AC DIESEL STANDBY GENERATOR W/ LEVEL 2 ACOUSTIC ENCLOSURE & ATTACHED 190 GAL CAPACITY BELLY TANK**

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month or once a quarter. There will be minimal noise from the standby generator, turning on once a month for 15-30 minutes for maintenance purposes limited to Monday through Friday between 8am and 5pm and during emergency power outages.

VII. Conclusion

The identified site location and design of the proposed facility represents a thorough and responsible investigation of alternative site locations. AT&T, with the help of Epic Wireless and AT&T Wireless RF Engineers, has determined the proposed site to be the least intrusive means to service the maximum number of properties. This facility is believed to have the least impacts to the community while offering future opportunity for other carriers to collocate.

The area of Orange Cove will benefit immensely from this tower in this specified location. From the broadband internet and the wireless capacity, to the FirstNet Program, all of which is greatly needed in this area. For this reason, Epic Wireless is requesting review and approval on this project.



LETTER OF AUTHORIZATION
TO FILE PERMIT APPLICATIONS

Re: Fresno County A.P.N. 375-030-02

To Whom It May Concern:

The undersigned, Landlord(s), are the owners of the property located at 6700 S Anchor Avenue, Orange Cove, CA 93646, County Assessor's Parcel No. 375-030-02 that is the subject of a permit application for a new AT&T Mobility Telecommunications Facility. The undersigned, Landlord, authorizes AT&T Mobility, C/O Epic Wirelss Group, and hereby authorizes Epic Wireless Group, its agent, to act as applicant to obtain any and all permits required for the approval and construction of this antenna/communication facility.

Landlord/Lessor: Toews Anchor East

[Handwritten Signature]
Signature One

Daniel Toews
Printed Name

3/18/2020
Date

[Handwritten Signature]
Signature Two

Ruth Toews
Printed Name

3/18/20
Date



CVL02170 - Navalencia

6700 S. Anchor Avenue, Orange Cove, CA 93646

Preapplication Review No. 20-102584

Site Photos

Close Up Picture of Site Location Facing Northeast



**Picture of the Site Area Facing East from S. Anchor Avenue
(include entrance of proposed access road as well as base of
power pole we are pulling power from)**



Picture of the Site Area Facing Northwest from Near the Crossing of Adams Street and 10th Street



Photo Facing North from Adams Street



Photo Facing South from Crossing of Clayton Avenue and S Anchor Avenue

