



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 October 22, 2020

**SUBJECT:** Initial Study Application No. 7871 and Unclassified Conditional Use Permit Application No. 3678

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 1400 feet north of its intersection with Adams Avenue, approximately 1,400 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.

**LOCATION:** The subject parcel is located at the east side of Anchor Avenue between Adams Avenue and Clayton Avenue, approximately 1,400 feet north of the city limits of the City of Orange Cove (6700 S. Anchor Avenue) (Sup. Dist. 4) (APN 375-030-02).

**OWNER:** Daniel & Ruth Toews  
**APPLICANT:** Sara King (Epic Wireless – AT&T)

**STAFF CONTACT:** Ethan Davis, Planner  
(559) 600-9669  
  
David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7871; and
- Approve Unclassified Conditional Use Permit No. 3678 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 7871
9. Alternative Site Analysis

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agricultural	No Change
Zoning	AE-20	No Change
Parcel Size	15-acres	No Change
Project Site	N/A	1,600-foot fenced area
Structural Improvements	N/A	140-foot lattice tower and equipment closest
Nearest Residence	75 feet	No Change
Surrounding Development	Single- Family Residence	N/A
Operational Features	N/A	Unmanned Wireless Telecommunications Facility
Employees	N/A	At least one maintenance visit per month
Customers	N/A	N/A
Traffic Trips	Residential Traffic	Residential Traffic and on maintenance visit per month

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Lighting	Residential Lighting	Hooded motion activated lights
Hours of Operation	N/A	Unmanned telecommunications facility will be in operation 24 hours per day, seven days per week, year-round

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 7871 was prepared for the project by County Staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent of Mitigated Negative Declaration publication date: September 16, 2020.

**PUBLIC NOTICE:**

Notices were sent to 16 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission. The decision of the Planning Commission on an Unclassified Conditional Use Permit No. 3678 Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The proposal entails the construction of a 140-foot-high wireless communications tower and related facilities on an approximately 1,600 square-foot portion of the parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. According to the Applicants Operational statement, the intent of the project is to expand service coverage and provide enhanced wireless services.

*Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	AE-20	AE-20	Y

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
	Front: 35 feet Side: 20 feet Rear: 20 feet	Front:105 feet Side: 30 feet Rear: 475 feet	
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	No Requirement	No Requirement	Y
Wall Requirements	No Requirement	No Requirement	Y
Septic Replacement Area	N/A	N/A	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage pot: 150 feet	No Change	Y

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 02214H, this parcel is not subject to flooding from the 100-year storm.

According to U.S.G.S Quad Maps, there are no existing natural drainage channels adjacent or running through the parcel.

Typically, a grading permit or voucher is required for any grading proposed with this application. This is included as project note.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

The proposed telecommunications tower meets all setback requirements of the AE-20 (Exclusive Agricultural) Zone District. The proposed cell tower is located in excess of required setbacks.

**Recommended Conditions of Approval:**

*None.*

**Conclusion Finding 1:**

Based on the above analysis, staff finds that the proposed use is adequate in size and shape to

accommodate the proposed use. Finding 1 can be made.

***Finding 2:*** *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	Yes	Driveway to access site	No Change
Public Road Frontage	No	Anchor Avenue	No Change
Direct Access to Public Road	Yes	Anchor Avenue	No Change
Road ADT		700	No Change
Road Classification		Local Road	No Change
Road Width		24.2 feet paved	No Change
Road Surface		Good Condition	No Change
Traffic Trips		Residential Traffic	Residential traffic and two one-way trips once a month
Traffic Impact Study (TIS) Prepared	No	N/A	No significant increase in traffic expected
Road Improvements Required		N/A	None required

**Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Road Maintenance and Operations Section of the Fresno County Department of Public Works and Planning: The north driveway approach that will be shared with existing resident and this new development should mitigate any potential for sediment track out onto County maintained road.

Any modification or improvements to existing driveway should not disrupt existing roadway drainage patterns.

The north driveway approach that will be shared with existing resident and this new development should mitigate any potential for sediment track out on County maintained road.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.

If not already present, 10' x 10' corner cutoffs should be improved for sight distance purposes at the exiting driveway onto Anchor. This is included as a Project Note.

The comments above provided by reviewing Agencies and Departments will be included as project notes. No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

**Analysis:**

One round trip (two one-way trips) per month will occur once the proposed tower is constructed. The tower will be accessed via an existing private driveway. No reviewing County agency expressed concerns regarding impacts on County-maintained roads. Based on the existing nature and similar proposed use, staff believes that the section of Anchor Avenue at the project site will remain adequate to accommodate the proposed use.

Based on the above information, adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion Finding 2:**

Based on the above information, adequate to accommodate the proposed use. Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	5-acres	Orchard	AE-20	Approximately 1,300 feet
South	8.45- acres	Orchard	AE-20	Approximately 650 feet
East	58.08 acres	Orchard	AE-20	N/A
West	5-acres	Orchard	AE-20	Approximately 1,800 feet

**Reviewing Agency/Department Comments:**

No comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

**Analysis Finding 3:**

The project site is located on an existing residential parcel. Properties to the north, east, west and south are all orchards. Once construction is complete the surrounding landscape and fencing will effectively screen the project site from ground level. The proposed 140-foot lattice

tower will be approximately 1400 feet from the city limits of Orange Cove. Staff believes that the tower will have less than significant impact on the aesthetics of the surrounding properties.

All lighting for the project will be hooded and directed downward so as not to shine on public roads or surrounding properties.

Additionally, the Department of Public Health has reviewed the project proposal and has provide requirements that further reduce the potential of adverse effects hat the project could have on the abutting properties and surrounding residents.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion Finding 3:**

Based on the above information above, staff believes the proposal will not have an adverse effect upon surrounding properties. Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>Policy PF-J.4: The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County</p>	<p>Staff acknowledges that the applicant has provided supplemental project information in accordance with the County’s Wireless Communications Guidelines.</p>

**Reviewing Agency Comments:**

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Fresno County Department of Public Health, Environmental Health Division: All hazardous waste 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.

The proposed construction project has the potential to expose nearby residents to elevated noise levels. The proposed diesel emergency generator may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers’ specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to Fresno County Noise Ordinance and the City of Orange Cove municipal code.

As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County

Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

Facilities that 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 California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

**Analysis Finding 4:**

General Plan Policy PF-J.4 requires compliance with the Wireless Communications Guidelines, which address several concerns related to the development of cell towers, including site placement, colocation opportunities, and alternative site locations. The applicant indicates the proposal will expand capacity and coverage for the surrounding area.

County Wireless Communication Guidelines require that the towers should be sited to minimize aesthetic impact to adjacent homesites on surrounding properties. Based on the site plans submitted by the Applicant, the proposed tower is set back approximately 105 feet from the front property line and approximately 30 feet from the closest side property line.

The proposed unmanned telecommunications tower complies with the Fresno County Wireless Communications Guidelines and will have a less than significant effect on the surrounding environment.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion Finding 4:**

Based on the above information, and with adherence to the Mitigations Measures, Conditions and Projects Notes, staff believes that the proposed Unclassified Conditional Use Permit will not have an adverse effect upon surrounding properties and is consistent with the General Plan. Finding 4 can be made.

*Finding 5: That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.*

**PUBLIC COMMENT:**

None.

The Conditions of Approval for this project, included as Exhibit 1 are based upon comments and recommendations received from reviewing agencies and departments. Finding 1 addresses the adequacy of the subject parcel and determines whether or not the parcel is of sufficient size to accommodate the proposed use. Potential impacts to adjacent roadways were analyzed under Finding 2, impacts to surrounding property under Finding 3. Finding 4 addresses the project's consistency with the General Plan, which guides the development of the County through



conformance with the applicable goals and policies contained in the individual elements. The recommended Mitigation Measures under CEQA, Conditions of Approval and Project Notes are all considered mandatory conditions of approval upon adoption of the Mitigated Negative Declaration and approval of the Classified Conditional Use Permit for this project.

**Conclusion Finding 5:**

Based on staff's analysis, the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare. Finding 5 can be made.

**SUMMARY CONCLUSION:**

Staff believes that the proposed unmanned telecommunications towers are consistent with the Fresno County General Plan and will not have any significant impacts on the surrounding properties.

**SUMMARY RECOMMENDATION:**

Based on the factors cited in the analysis, all the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends adoption of Mitigated Negative Declaration prepared for Initial Study Application No. 7871, and approval of Unclassified Conditional Use Permit No. 3678, subject to the recommended mitigation measures and Conditions of Approval.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7871; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3678, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3678; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Mitigation Measures, Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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# EXHIBIT 1

## Mitigation Monitoring and Reporting Program Initial Study Application NO. 7799 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
5.	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					
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.				
2.	The approval shall expire in the event that use of the tower ceases for a period in excess of two years. At such time the tower and related facilities shall be removed and lease the area shall be restored as nearly as practical to its original conditions. This stipulation shall be recorded as a Covenant running with the land  Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50				
3.	Prior to building permits being issued for the project proposal, the Applicant submit an updated lease agreement that reflects the proposed lease area, and so that staff can verify colocation of the project site is accommodated in the agreement.				
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.					
Notes					
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>					
1.	10' x 10' corner cutoffs should be improved for sight distance purposes at the exiting driveway onto Anchor.				
2.	The north driveway approach that will be shared with existing resident and this new development should mitigate any potential for sediment track out onto County maintained road.				

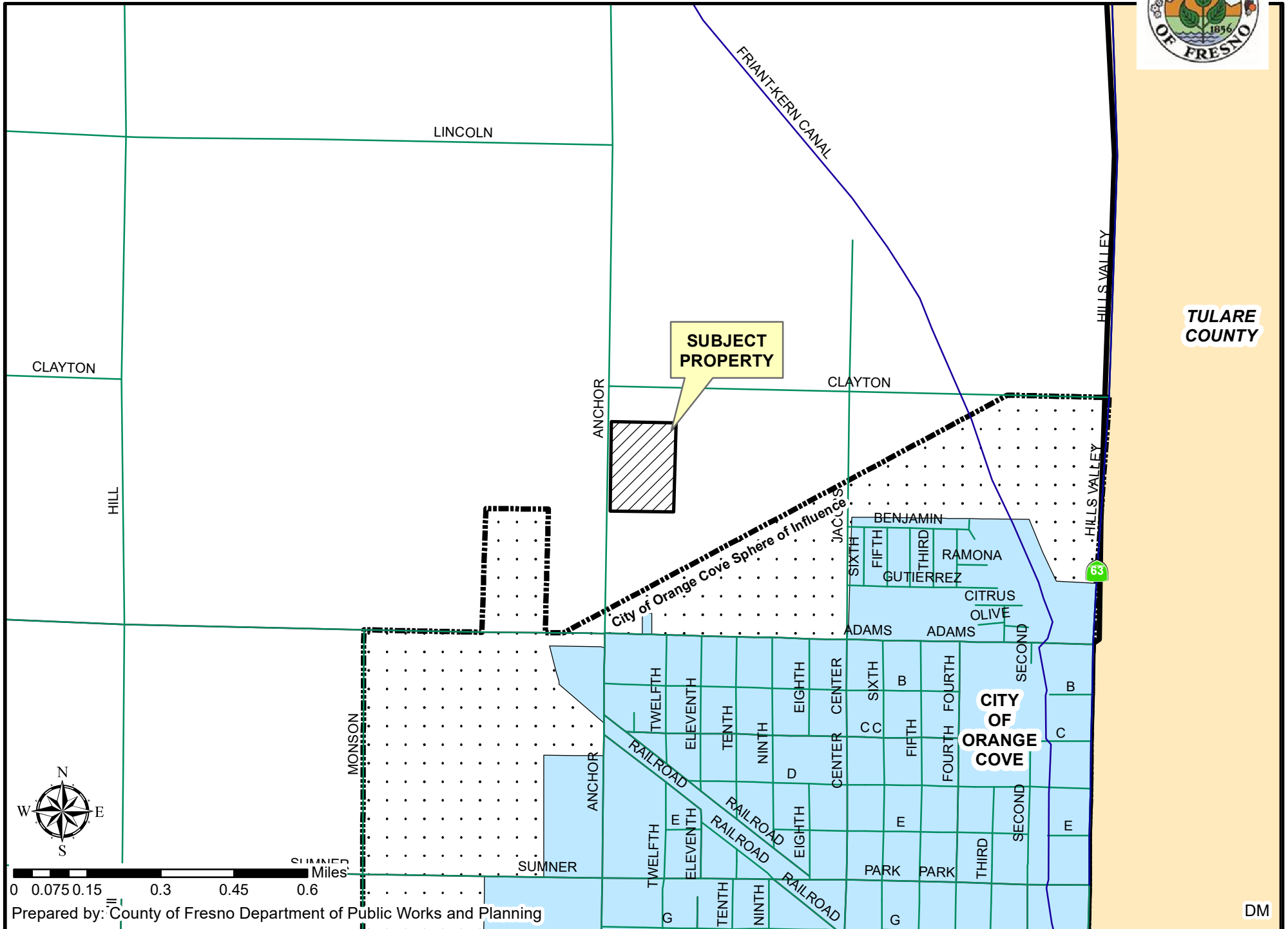
<b>Notes</b>	
3.	Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 ( <a href="http://cers.calepa.ca.gov/">http://cers.calepa.ca.gov/</a> ). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
4.	Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
6.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
7.	All hazardous waste 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
8.	The proposed construction project has the potential to expose nearby residents to elevated noise levels. The proposed diesel emergency generator may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to Fresno County Noise Ordinance and the City of Orange Cove municipal code
9.	All proposed improvements including fences/gates entrances exceeding 7 feet in height will require building permits.
10.	Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

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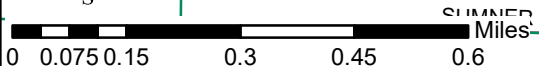
# LOCATION MAP

CUP 3678

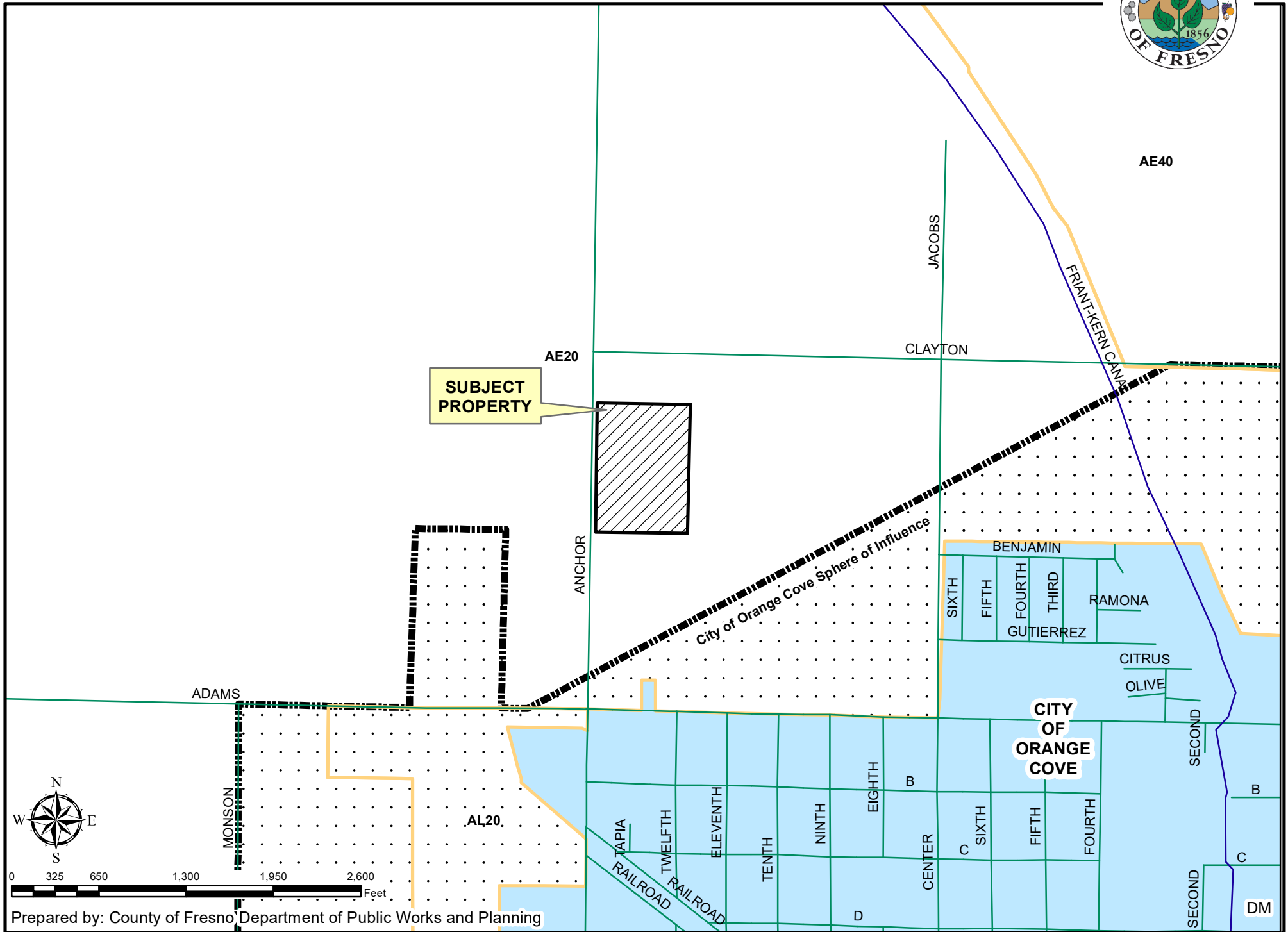


TULARE COUNTY

CITY OF ORANGE COVE



# EXISTING ZONING MAP



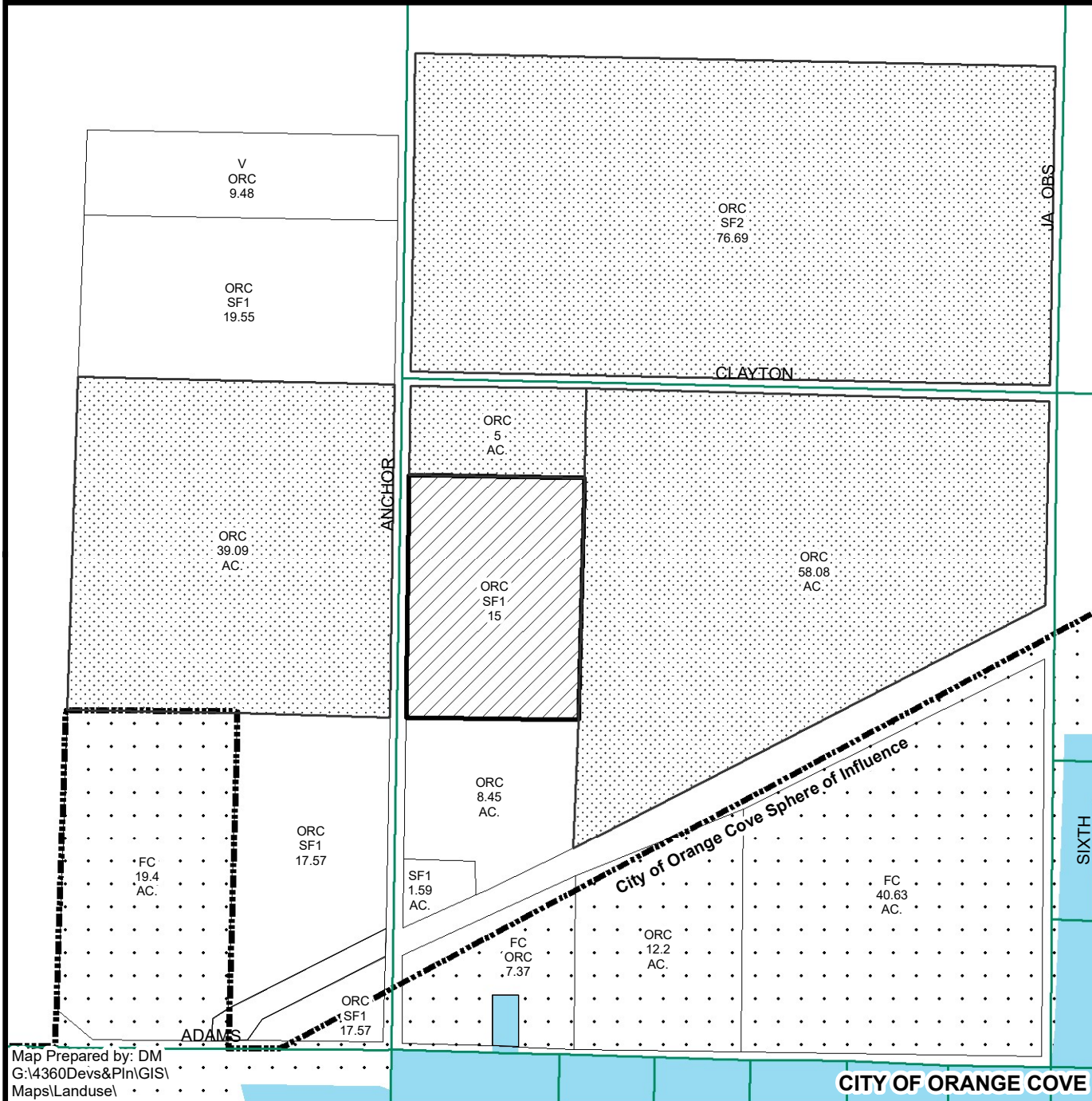
SUBJECT PROPERTY

CITY OF ORANGE COVE

City of Orange Cove Sphere of Influence


# EXISTING LAND USE MAP

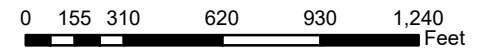
CUP 3678



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

LEGEND:

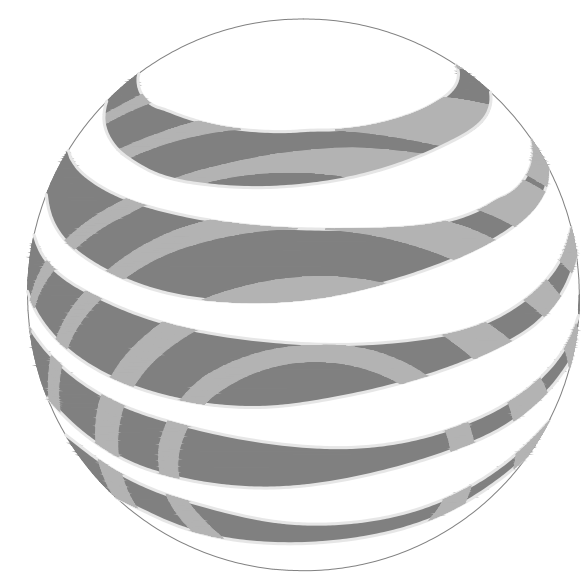
-  Subject Property
-  Ag Contract Land



Map Prepared by: DM  
 G:\4360Devs&Pln\GIS\Maps\Landuse\

CITY OF ORANGE COVE

Department of Public Works and Planning  
 Development Services Division



at&t

**SITE NUMBER: CVL02170**

**SITE NAME: NAVALENCIA**

6700 S. ANCHOR AVE.  
ORANGE COVE, CA 93646

JURISDICTION: FRESNO COUNTY

APN: 375-030-02

**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%
2	08/25/20	ZD 100% SITE MOVE

Licenser:  
 **CRAIG M. HORNER**  
No. 84674  
STATE OF CALIFORNIA  
REGISTERED PROFESSIONAL ENGINEER  
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:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1**

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																												
<p>PROPOSED SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> <li>BRING POWER / TELCO / FIBER TO SITE LOCATION</li> <li>40'X40' FENCED LEASE AREA</li> <li>INSTALL AT&amp;T APPROVED PRE-MANUFACTURED 8'x8' EQUIPMENT SHELTER WITH ASSOCIATED INTERIOR EQUIPMENT</li> <li>ADD (1) PROPOSED GPS UNITS</li> <li>ADD 140'-0" LATTICE TOWER</li> <li>ADD (9) ANTENNAS, (3) PER ALPHA, BETA, GAMMA SECTOR</li> <li>ADD (18) PROPOSED (6) FUTURE RRUS</li> <li>ADD (3) SURGE SUPPRESSORS</li> <li>ADD 6'-0" HIGH CHAIN LINK FENCE</li> <li>ADD 30KW AC DIESEL STANDBY GENERATOR W/ LEVEL 2 ACOUSTIC ENCLOSURE &amp; ATTACHED 190 GAL CAPACITY BELLY TANK</li> </ol>	<p>PROPERTY INFORMATION: SITE NAME: NAVALENCIA</p> <p>SITE NUMBER: CVL02170</p> <p>SEARCH RING: NAVALENCIA</p> <p>FA#: 14702825</p> <p>SITE ADDRESS: 6700 S. ANCHOR AVE. ORANGE COVE, CA 93646</p> <p>A.P.N. NUMBER: 375-030-02</p> <p>CURRENT USE: A1</p> <p>PROPOSED USE: (U) UNMANNED TELECOMMUNICATION FACILITY</p> <p>JURISDICTION: FRESNO COUNTY</p> <p>LATITUDE: N 36° 38' 08.47"</p> <p>LONGITUDE: W 119° 19' 19.16"</p> <p>GROUND ELEVATION: ± 425' AMSL</p>	<p>PROPERTY OWNER: TOEWS ANCHOR EAST RANCH 6040 HILL AVENUE ORANGE COVE, CA 93646</p> <p>POWER AGENCY: PG&amp;E CORPORATION 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105 PH: (800) 743-5000</p> <p>TELEPHONE AGENCY: AT&amp;T 525 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105 PH: 1-800-310-2355</p>	<p>APPLICANT / LESSEE: AT&amp;T 5001 EXECUTIVE PARKWAY SAN RAMON, CA 945834</p> <p>RF ENGINEER: AT&amp;T CONTACT: JAKE BALUYUT EMAIL: JB7714@ATT.COM</p> <p>PROJECT MGR.: EPIC WIRELESS CONTACT: ANDREW LESA EMAIL: ANDREW.LESA@EPICWIRELESS.NET PH: (530) 368-2357</p> <p>SITE ACQUISITION: EPIC WIRELESS CONTACT: SARA KING (ZONING MGR.) EMAIL: SARA.KING@EPICWIRELESS.NET PH: (916) 296-2011</p> <p>CONSTRUCTION MGR.: COMPANY: EPIC WIRELESS CONTACT: ANDREW MEDINA EMAIL: ANDREW.MADINA@EPICWIRELESS.NET PH: (530) 574-4773</p> <p>A&amp;E DESIGN GROUP: COMPANY: EPIC WIRELESS CONTACT: CARL SYLVESTER EMAIL: CARL.SYLVESTER@EPICWIRELESS.NET PH: (530) 933-2763</p> <p>ARCHITECT / ENGINEER: ADAPTIVE RE-USE ENGINEERING CONTACT: CRAIG HORNER, PE 84674 EMAIL: CRAIGHORNER@YAHOO.COM PH: (214) 407-3184</p> <p>CIVIL VENDOR: Mitchell Smith   Construction Coordinator Bechtel Infrastructure and Power Corporation 5000 Executive Pkwy, Ste 350, San Ramon, CA 94583 (New office Address) (925) 915-7814 / msmith21@bechtel.com</p>	<p>T-1 TITLE SHEET GN-1 GENERAL NOTES, ABBREVIATIONS, &amp; NOTES C-1 SITE SURVEY (BY OTHERS) FOR REFERENCE ONLY A-1 OVERALL SITE PLAN - EQUIPMENT SHELTER A-1.1 ENLARGED SITE PLAN - EQUIPMENT SHELTER A-2 EQUIPMENT AREA PLAN - EQUIPMENT SHELTER A-3 ANTENNA PLAN &amp; DETAILS - LATTICE TOWER A-4.1 NEW LATTICE TOWER - NORTH &amp; SOUTH ELEVATION A-4.2 NEW LATTICE TOWER - EAST &amp; WEST ELEVATION</p>																												
<b>CODE COMPLIANCE</b>	<p>RDFS DATED 01/20/20, ISSUE 1.00.00 REVISION 1.00.00</p>																															
<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:</p> <ol style="list-style-type: none"> <li>2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R. (CALIFORNIA CODE OF REGULATIONS)</li> <li>2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R. (VOLUMES 1 &amp; 2), (2018 INTERNATIONAL BUILDING CODE)</li> <li>2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R., (2017 NATIONAL ELECTRICAL CODE)</li> <li>2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R., (2018 UNIFORM MECHANICAL CODE)</li> <li>2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R., (2018 UNIFORM PLUMBING CODE)</li> <li>2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24, C.C.R.</li> <li>2019 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, TITLE 24, C.C.R., (2018 INTERNATIONAL BUILDING CODE)</li> <li>2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R., (2018 INTERNATIONAL FIRE CODE)</li> <li>2019 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24, C.C.R., (2018 INTERNATIONAL EXISTING BUILDING CODE)</li> <li>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R., (CALGreen)</li> <li>2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.</li> <li>ANSI/EIA-TIA-222-G</li> <li>ALONG WITH ANY OTHER APPLICABLE LOCAL &amp; STATE LAWS AND REGULATIONS.</li> </ol> <p><b>DISABLED ACCESS REQUIREMENTS</b> THIS FACILITY IS UNMANNED &amp; NOT FOR HUMAN HABITATION. DISABLED ACCESS &amp; REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 11B-203.4</p>	<p><b>VICINITY MAP</b></p>	<p><b>DIRECTIONS FROM AT&amp;T</b></p> <p>DIRECTIONS FROM AT&amp;T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA 94583</p> <ol style="list-style-type: none"> <li>DEPART EXECUTIVE PKWY TOWARD EXECUTIVE DRIVEWAY- 0.3 MI</li> <li>TURN RIGHT ONTO CAMINO RAMON- 0.6 MI</li> <li>TURN RIGHT ONTO BOLLINGER CANYON ROAD- 0.4 MI</li> <li>TAKE RAMP RIGHT FOR I-880 NORTH TOWARD SACRAMENTO- 36.1 MI</li> <li>TAKE RAMP RIGHT FOR I-80 EAST TOWARD SACRAMENTO- 41.4 MI</li> <li>TAKE RAMP RIGHT FOR I-80 EAST TOWARD AIRPORT / RENO- 4.4 MI</li> <li>TAKE RAMP RIGHT FOR I-5 NORTH TOWARD REDDING- 3.6 MI</li> <li>AT EXIT 525B, TAKE RAMP RIGHT FOR CA-99 TOWARD MARYSVILLE / YUBA CITY- 12.5 MI</li> <li>KEEP STRAIGHT ONTO CA-70 N- 22.0 MI</li> <li>TURN RIGHT ONTO CA-20 / CA-70- 0.5 MI</li> <li>TURN RIGHT ONTO CA-20 / 12TH ST- 11.8 MI</li> <li>TURN LEFT ONTO MARYSVILLE RD- 11.4 MI</li> <li>TURN RIGHT ONTO MARYSVILLE RD / CR-E20- 19.2 MI</li> <li>TURN LEFT ONTO CA-49- 21.7 MI</li> <li>TURN RIGHT ONTO NEVADA ST- 0.1 MI</li> <li>TURN RIGHT ONTO DURGAN FLAT WAY, AND THEN IMMEDIATELY TURN LEFT ONTO GALLOWAY ST UNPAVED ROAD- 0.2 MI</li> <li>ARRIVE AT GALLOWAY ST / COUNTY ROAD S40 6700 S. ANCHOR AVE. ORANGE COVE, CA 93646</li> </ol>																														
<b>OCCUPANCY AND CONSTRUCTION TYPE</b>	<p>OCCUPANCY : U (UNMANNED) CONSTRUCTION TYPE: V-B</p>																															
		<p><b>APPROVALS</b></p> <table border="1"> <thead> <tr> <th>APPROVED BY:</th> <th>INITIALS:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>AT&amp;T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&amp;E:</td> <td></td> <td></td> </tr> </tbody> </table>		APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p><b>GENERAL CONTRACTOR NOTES</b></p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>	
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AT&T:																																
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		<p><b>DIGI ALERT</b></p> <p>800-227-2600 Call 2 Full Working Days In Advance</p>																														

**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

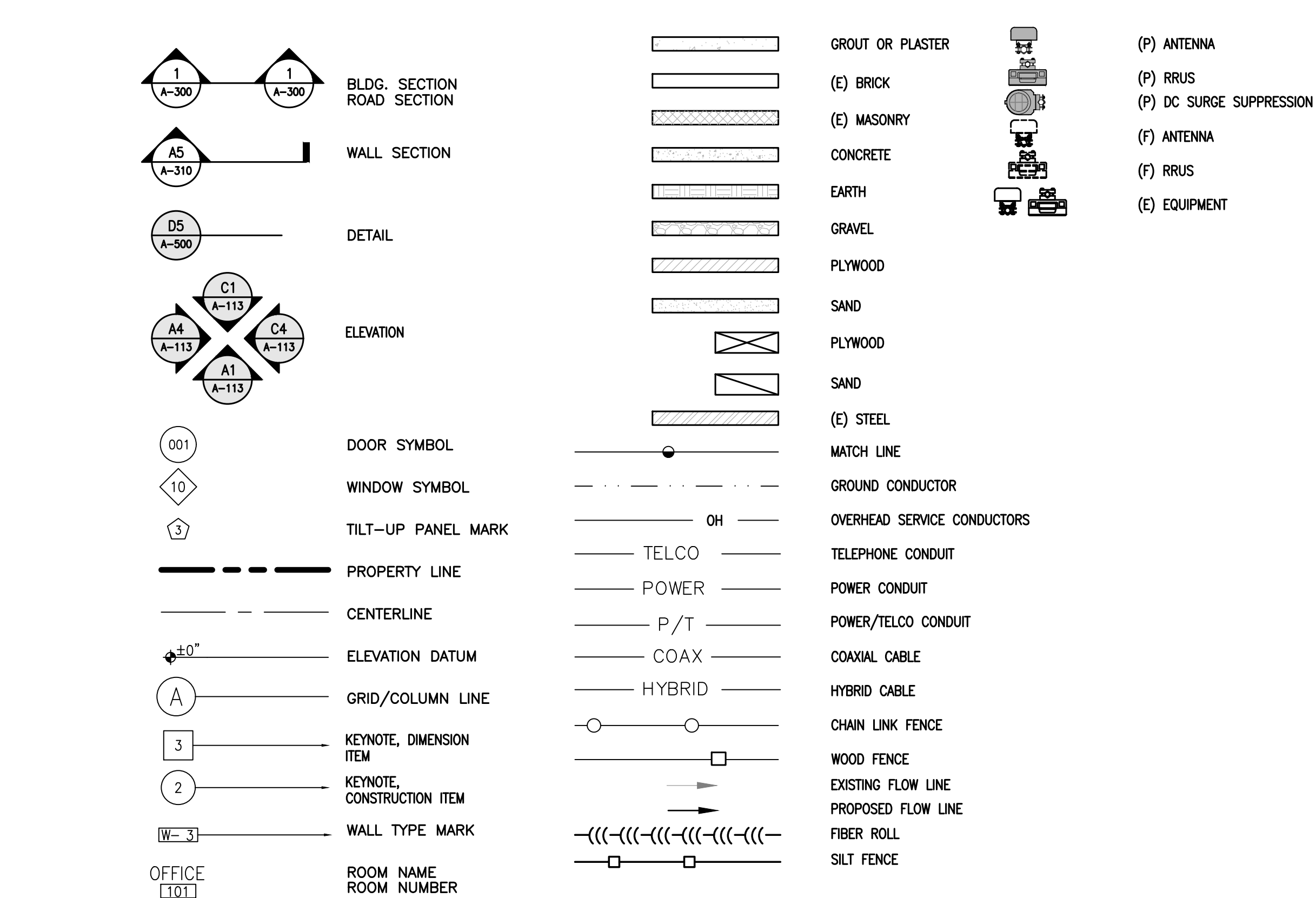
ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

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

**SYMBOLS LEGEND**



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%
2	08/25/20	ZD 100% SITE MOVE

Licensior:  
  
 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

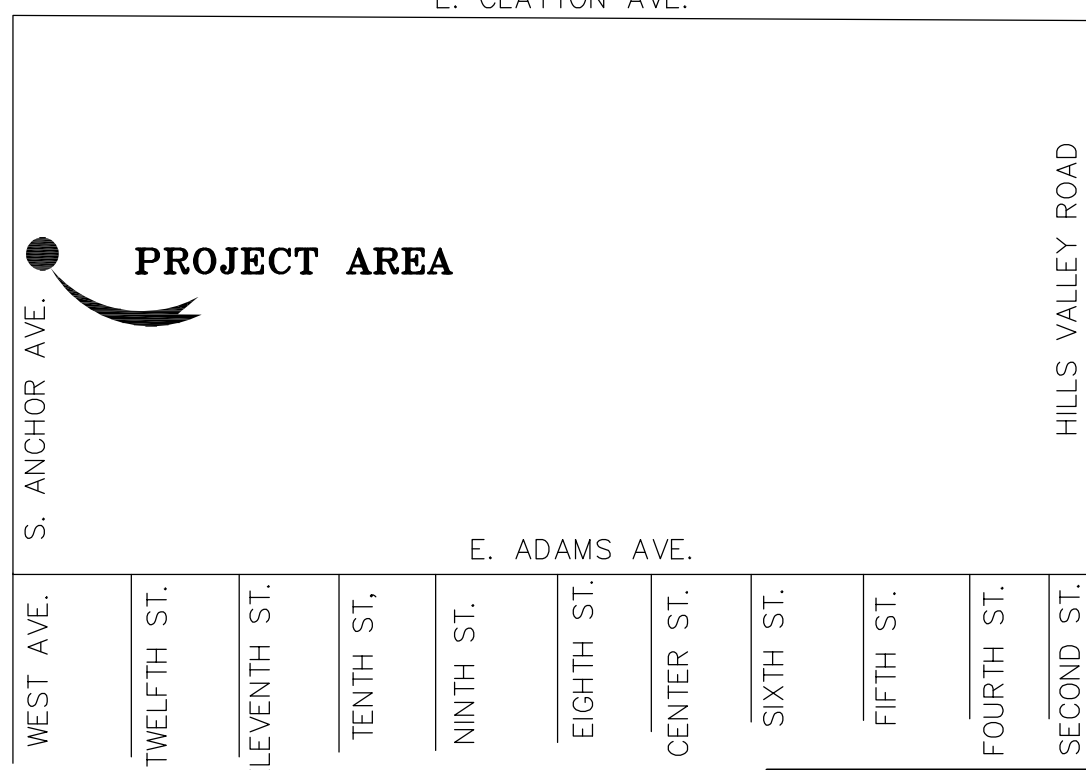
SHEET TITLE:  
**GENERAL NOTES**

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

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°56'28" East 1276.44 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 9.00 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' 08.47" (NAD83) N 36° 38' 08.65" (NAD27)  
 Longitude: W 119° 19' 19.16" (NAD83) W 119° 19' 15.73" (NAD27)

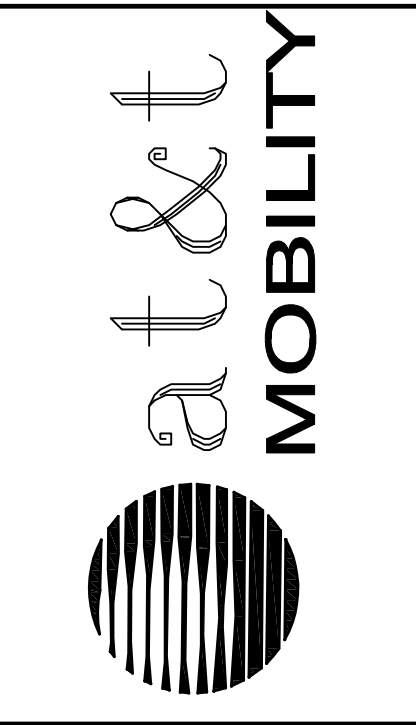
ELEVATION of Ground at Structure (NAVD88) 425' AMSL

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

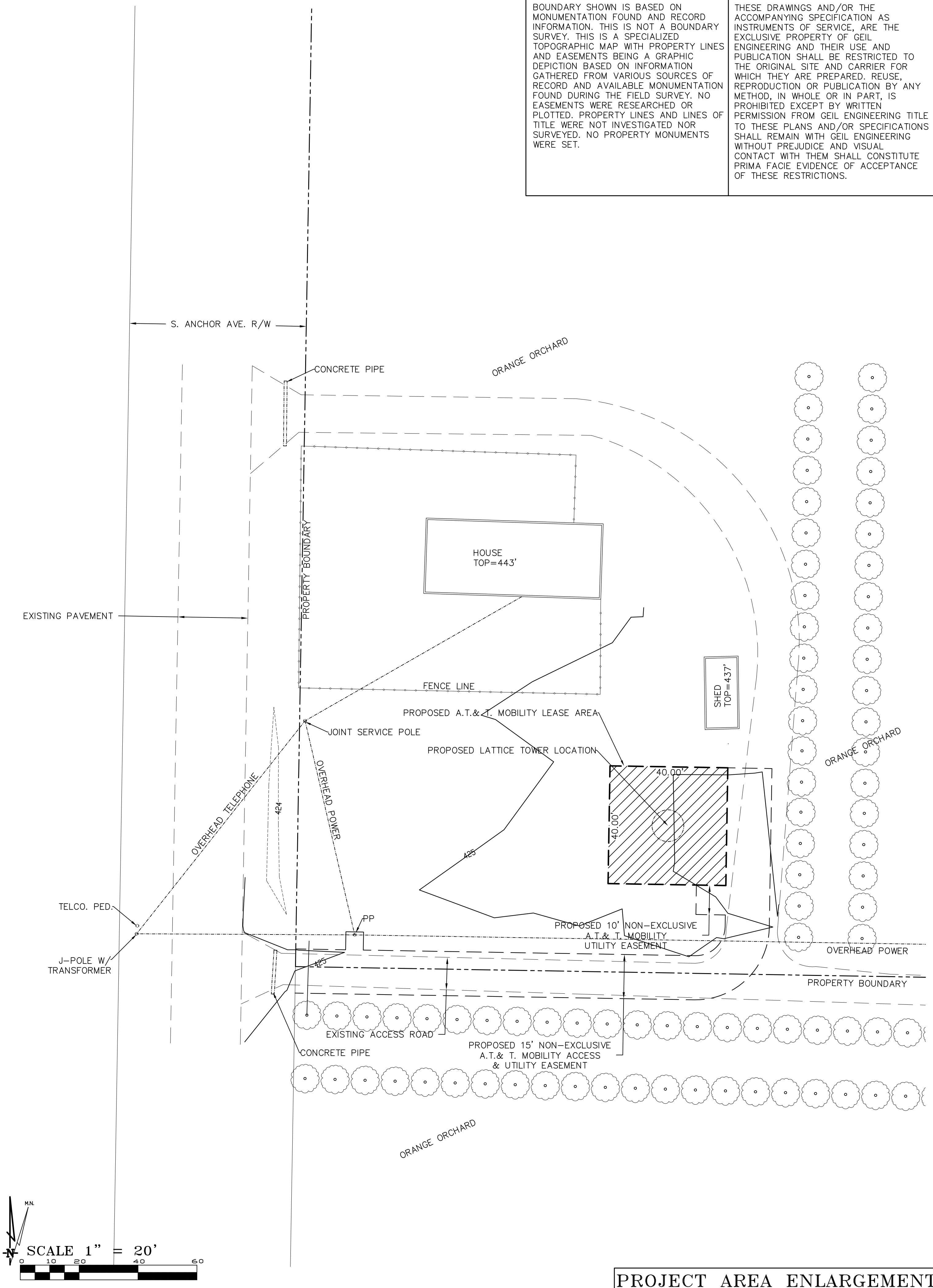
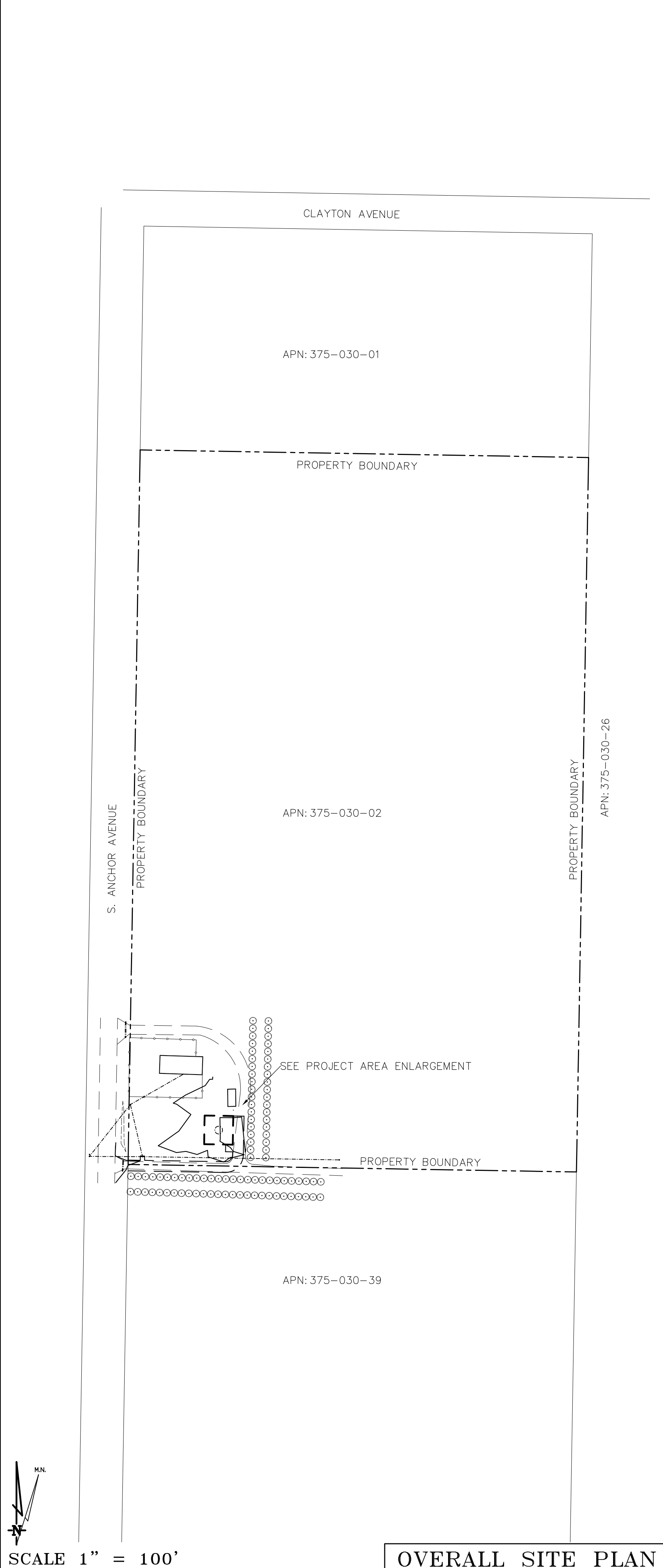


CVL02170  
**NAVALENCIA**  
 6700 S. ANCHOR AVE.  
 ORANGE COVE, CA 93646  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

Sheet  
**C-1**



**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.

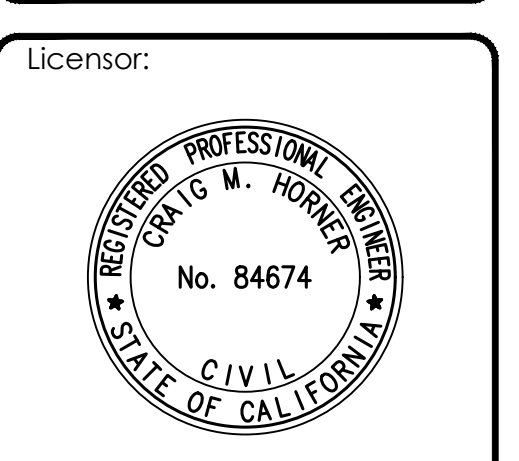
Issued For:  
**NAVALENCIA**  
 6700 S. ANCHOR AVE.  
 ORANGE COVE, CA  
 93646

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

  
 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%
2	08/25/20	ZD 100% SITE MOVE

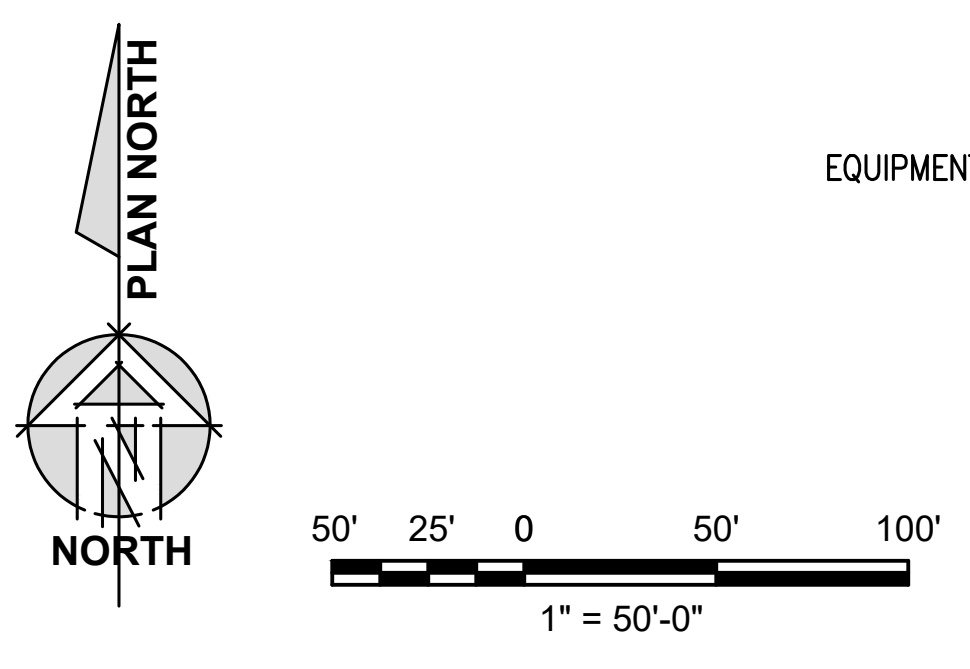
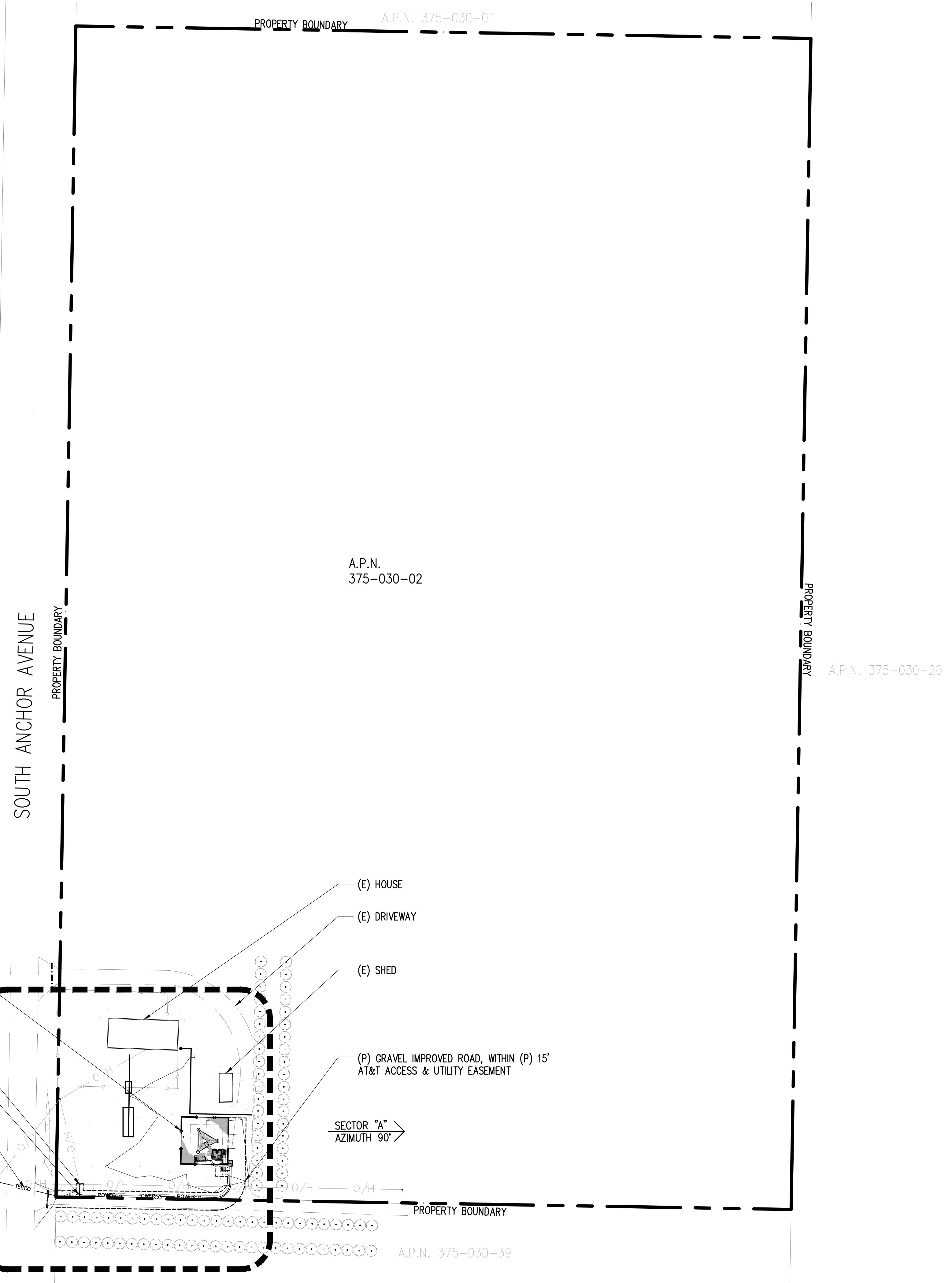


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

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**



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

**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.

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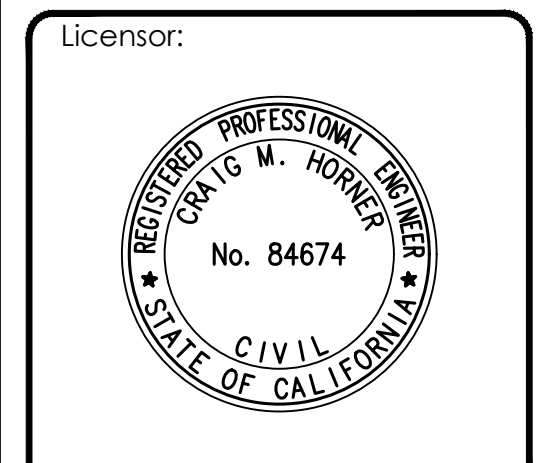
Issued For:  
**NAVALENCIA**  
 6700 S. ANCHOR AVE.  
 ORANGE COVE, CA  
 93646

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%
2	08/25/20	ZD 100% SITE MOVE

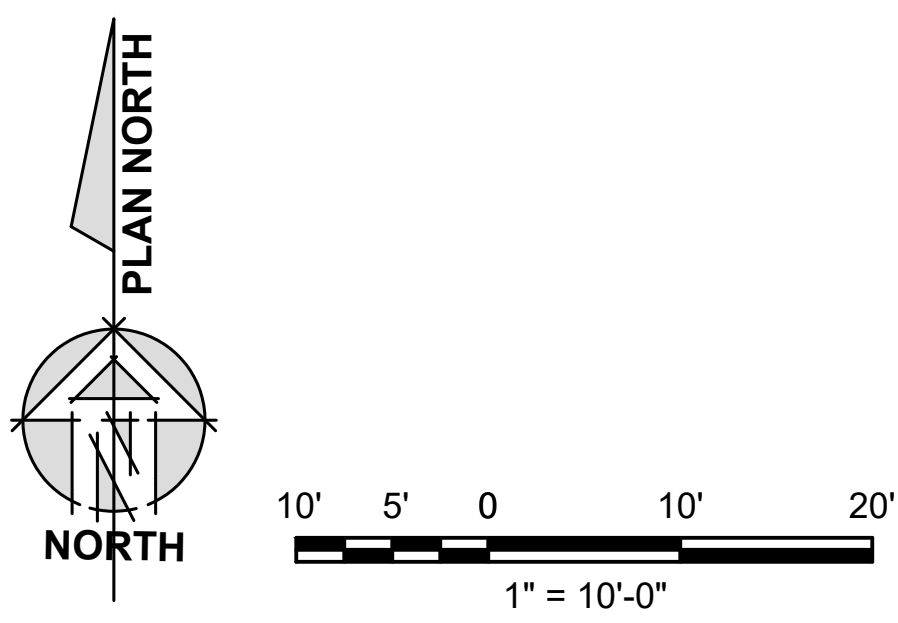
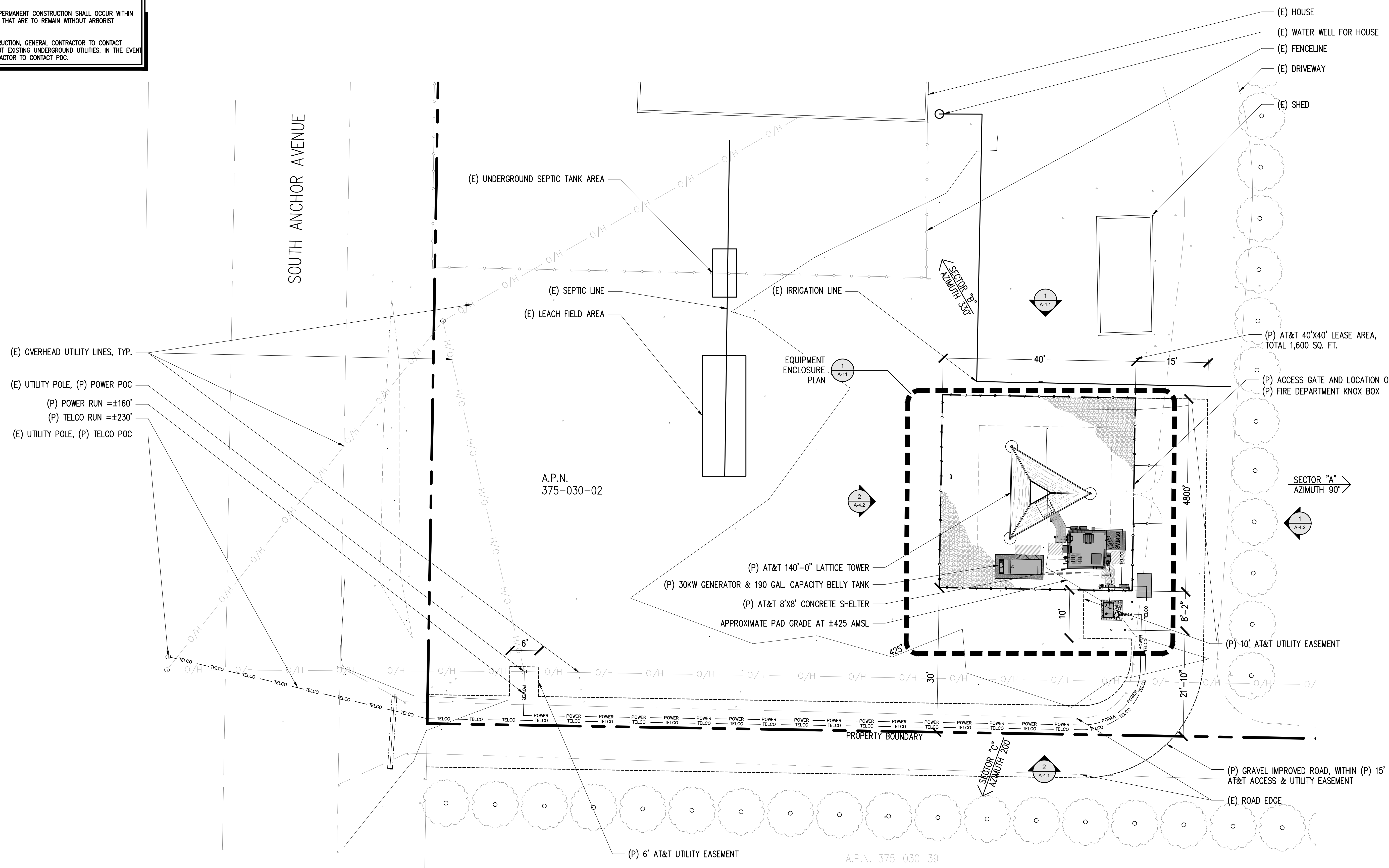


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 214-407-3184  
 3112 LEATHA WAY  
 SACRAMENTO, CA 95821  
 craighorner@yahoo.com

SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-1.1**

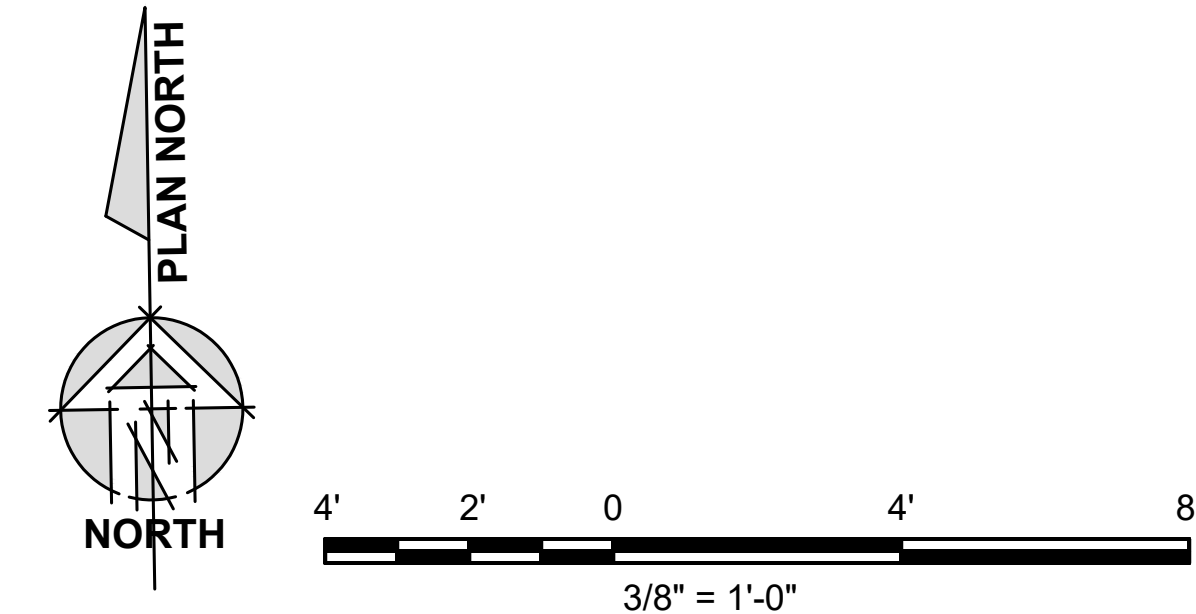
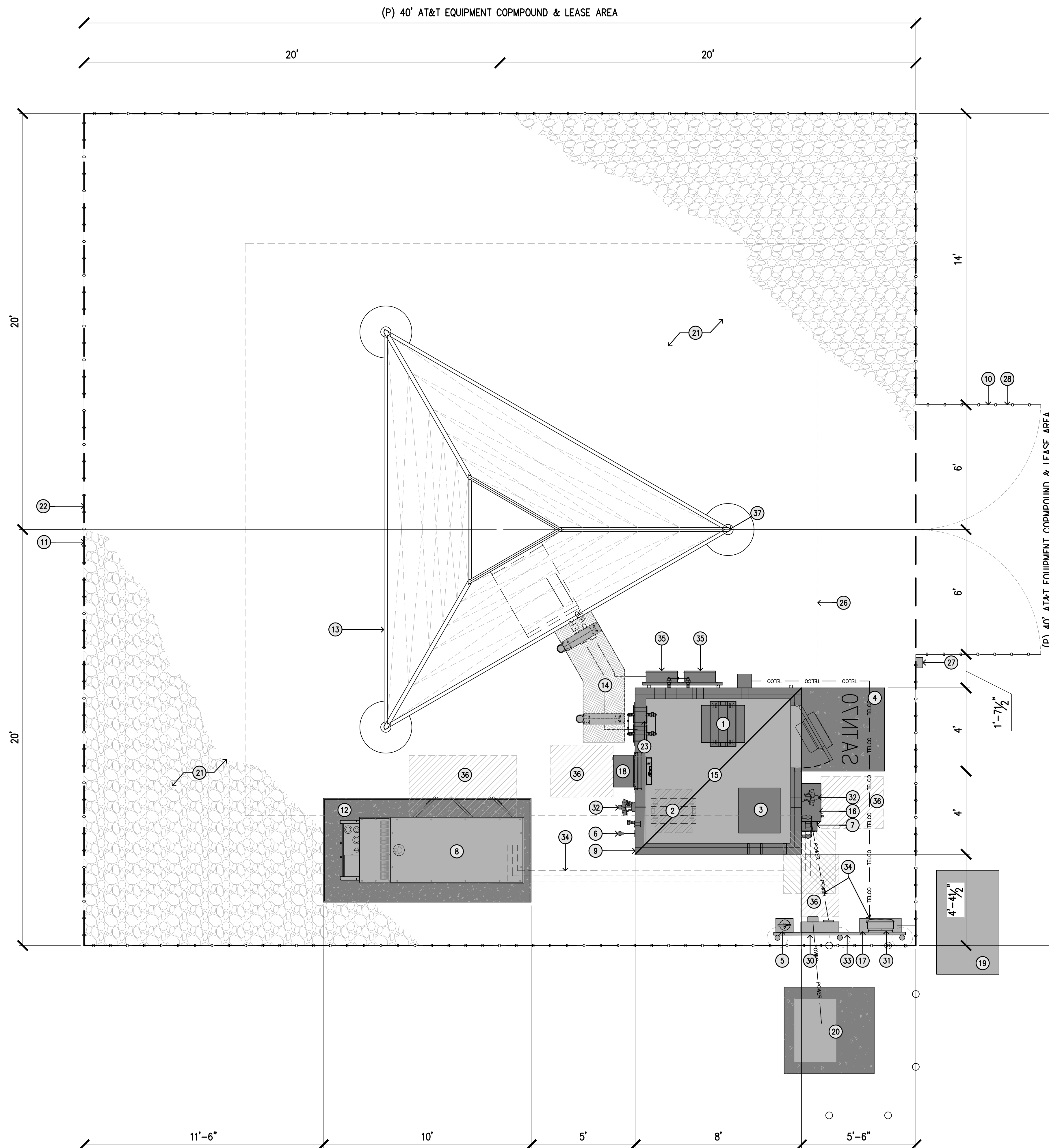


1 ENLARGED SITE PLAN  
 1"=10'-0"

**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) ±6'-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 MARIPOSA 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

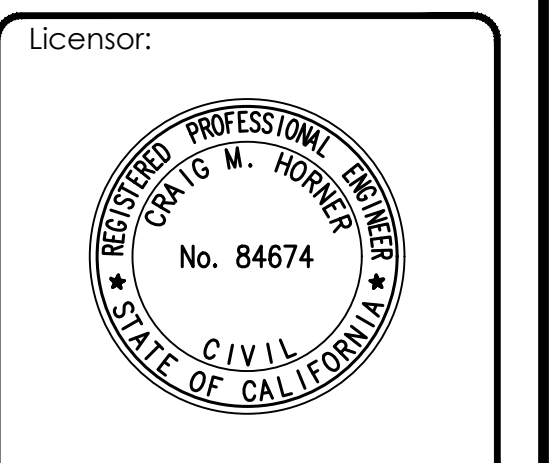
Issued For:  
**NAVALENCIA**  
6700 S. ANCHOR AVE.  
ORANGE COVE, CA  
93646

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%
2	08/25/20	ZD 100% SITE MOVE



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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**

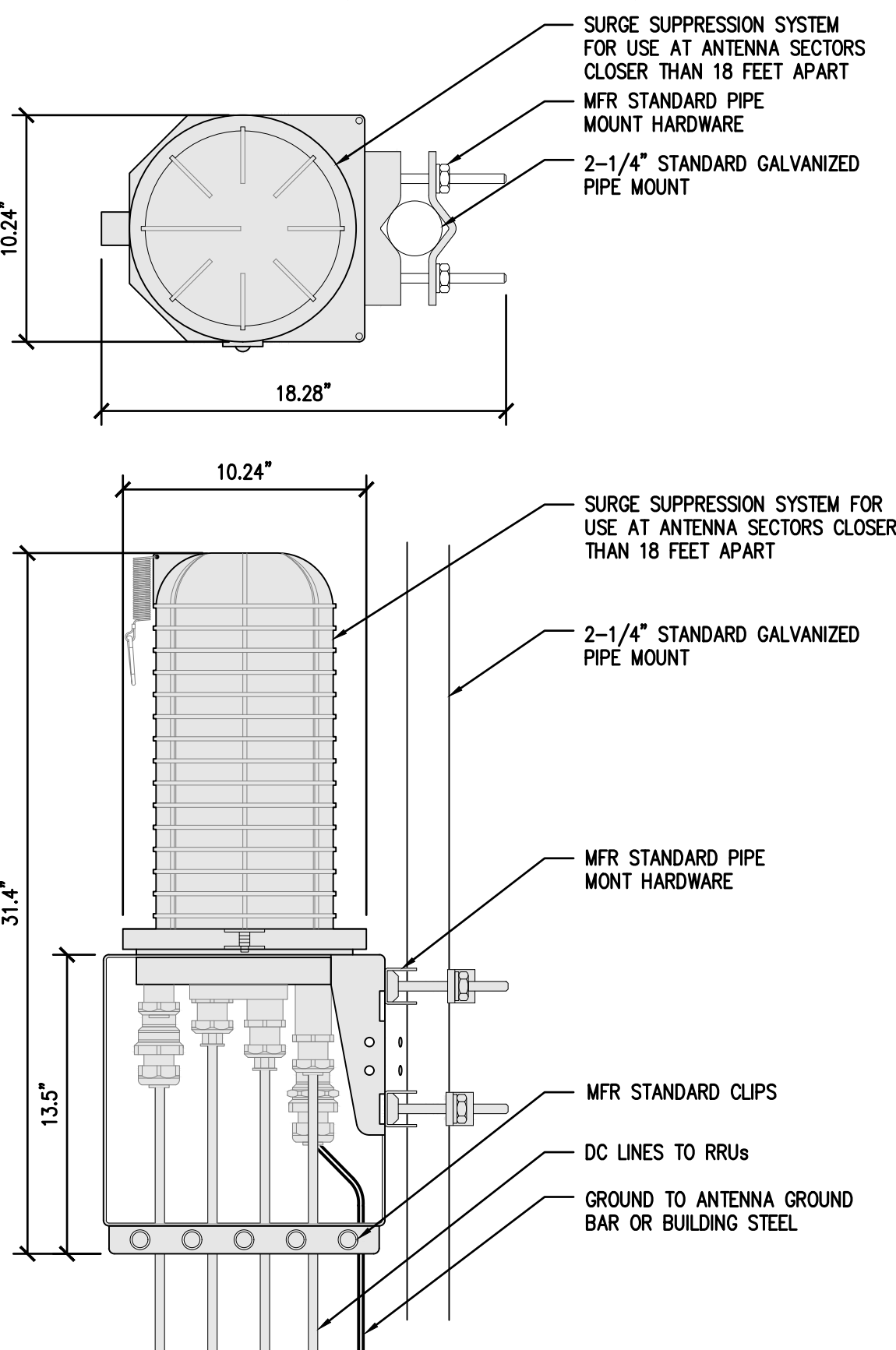
SHEET NUMBER:  
**A-2**

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

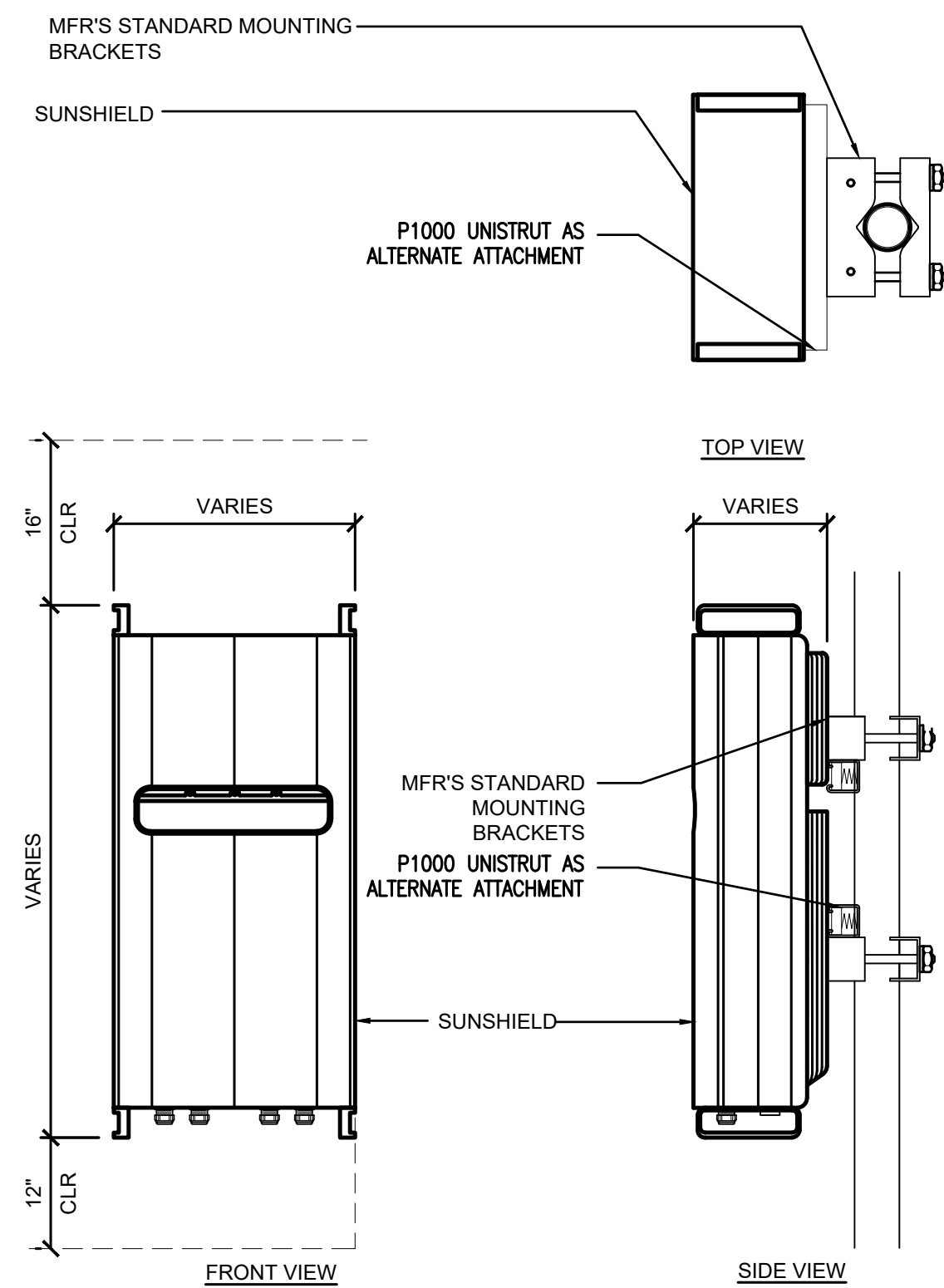
COLOR: BLACK/SILVER

ENCLOSURE DIMENSIONS: 18.28" X 10.24" X 31.41"

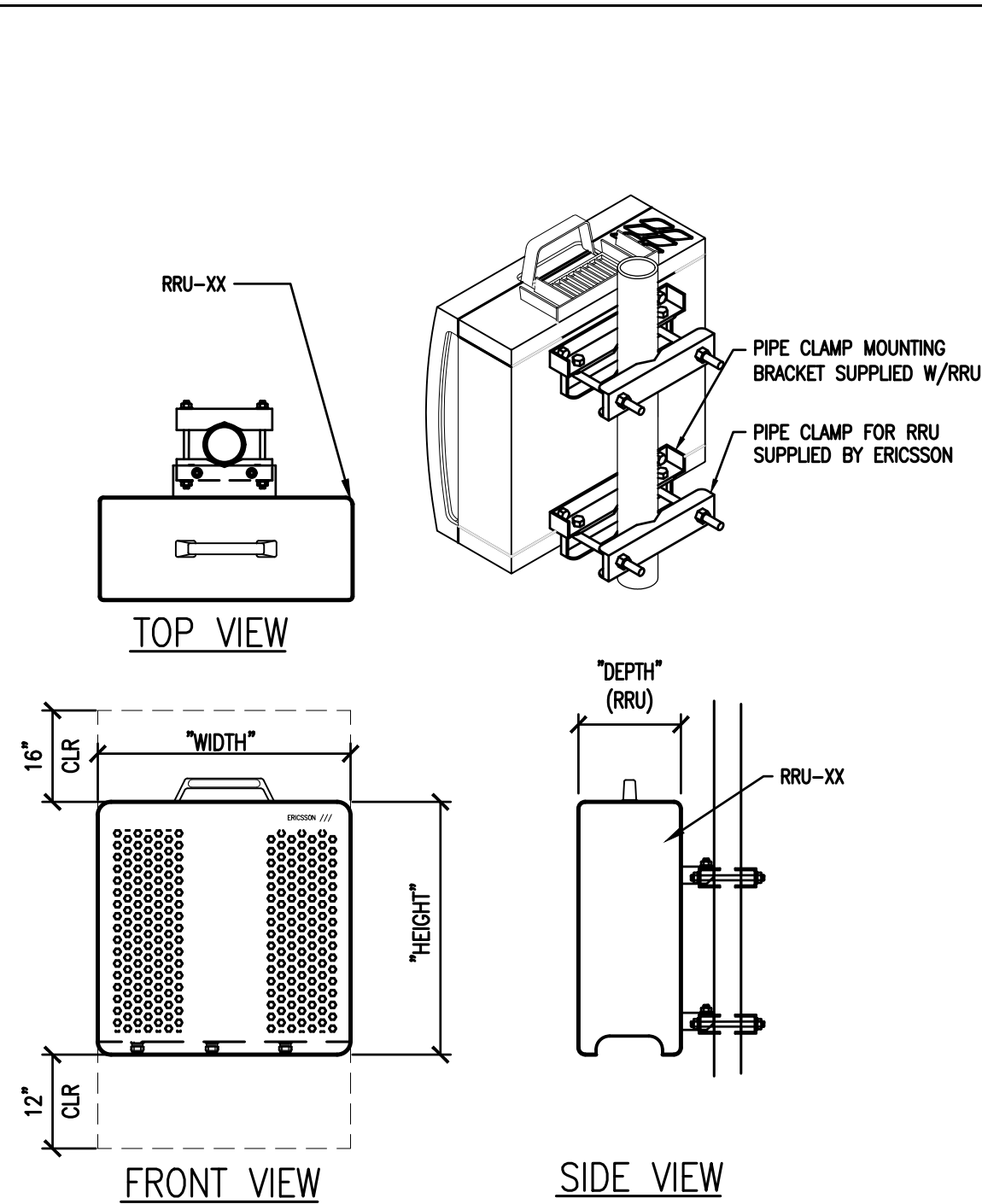
WEIGHT: 26.2 LBS. (INCLUDING MOUNTING HARDWARE)



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

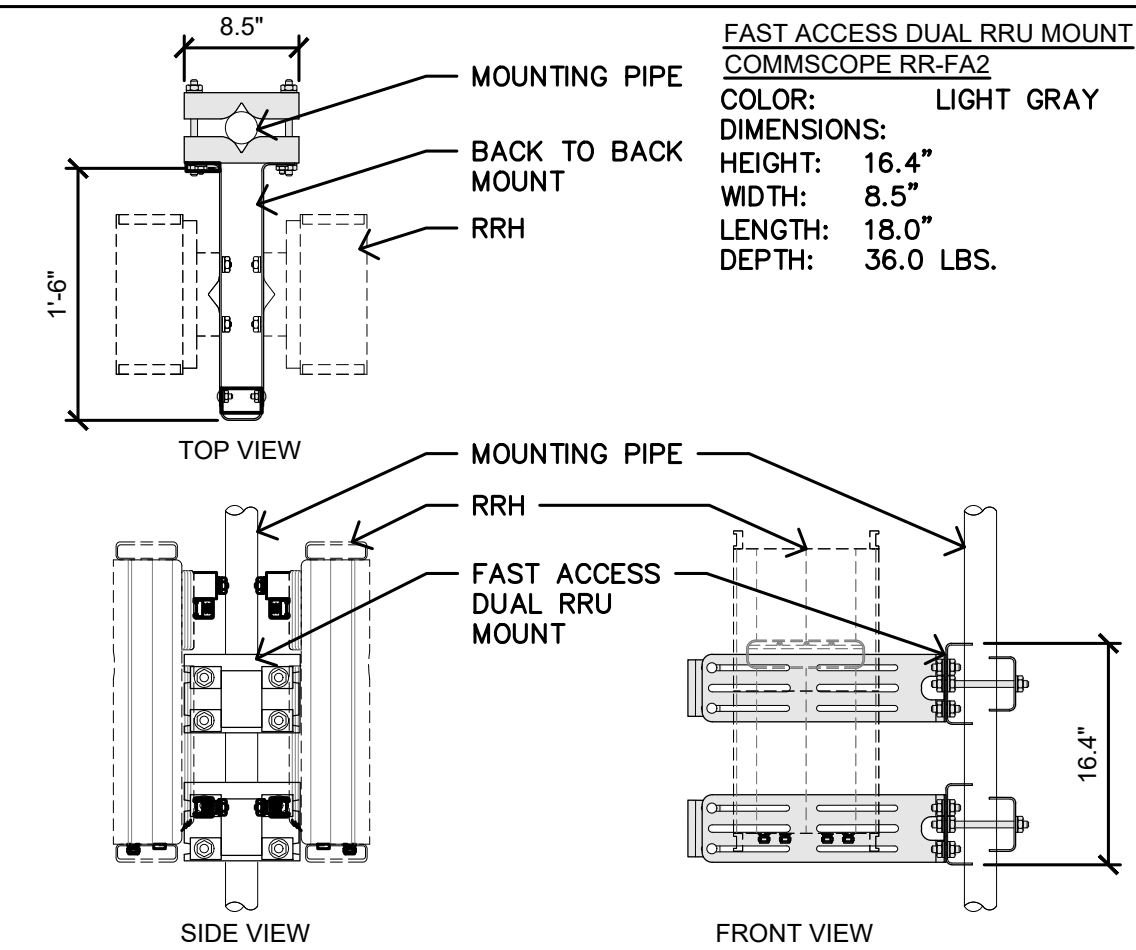


2 TYPICAL RRH MOUNTING DETAIL  
1 1/2"=1'-0"

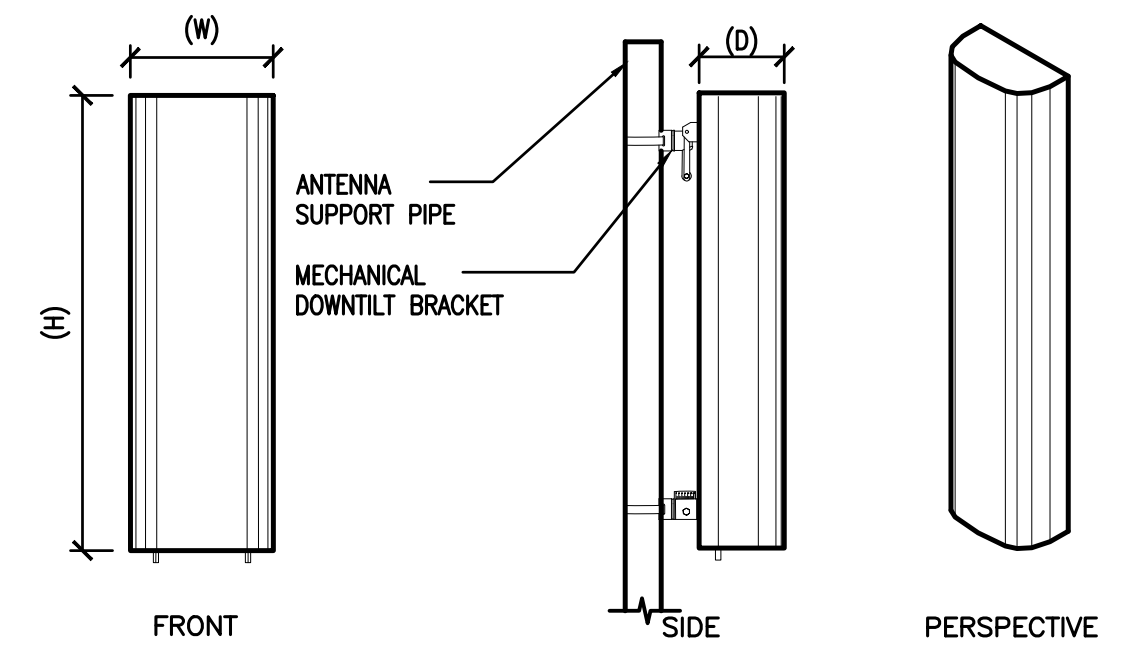


TYPE	HEIGHT	WIDTH	DEPTH	WEIGHT
RRUS-4415 B25	16.6"	13.5"	5.9"	44.0 LBS
RRUS-4449 B5/B12	17.9"	13.2"	10.6"	74.8 LB
RRUS-4478 B14	18.2"	13.2"	7.9"	56.1 LBS
RRUS-8843 B2/B66	15"	13.2"	10.9"	71.7 LB

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



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

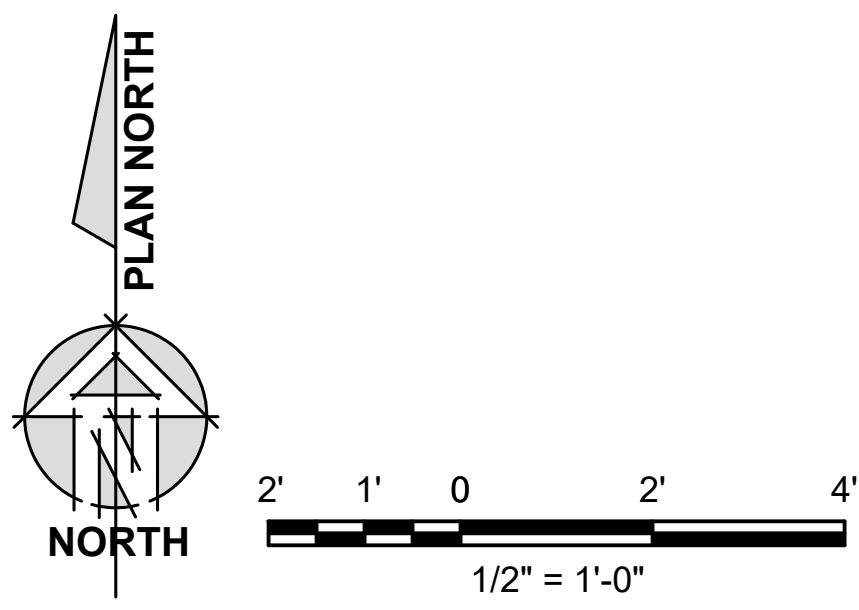
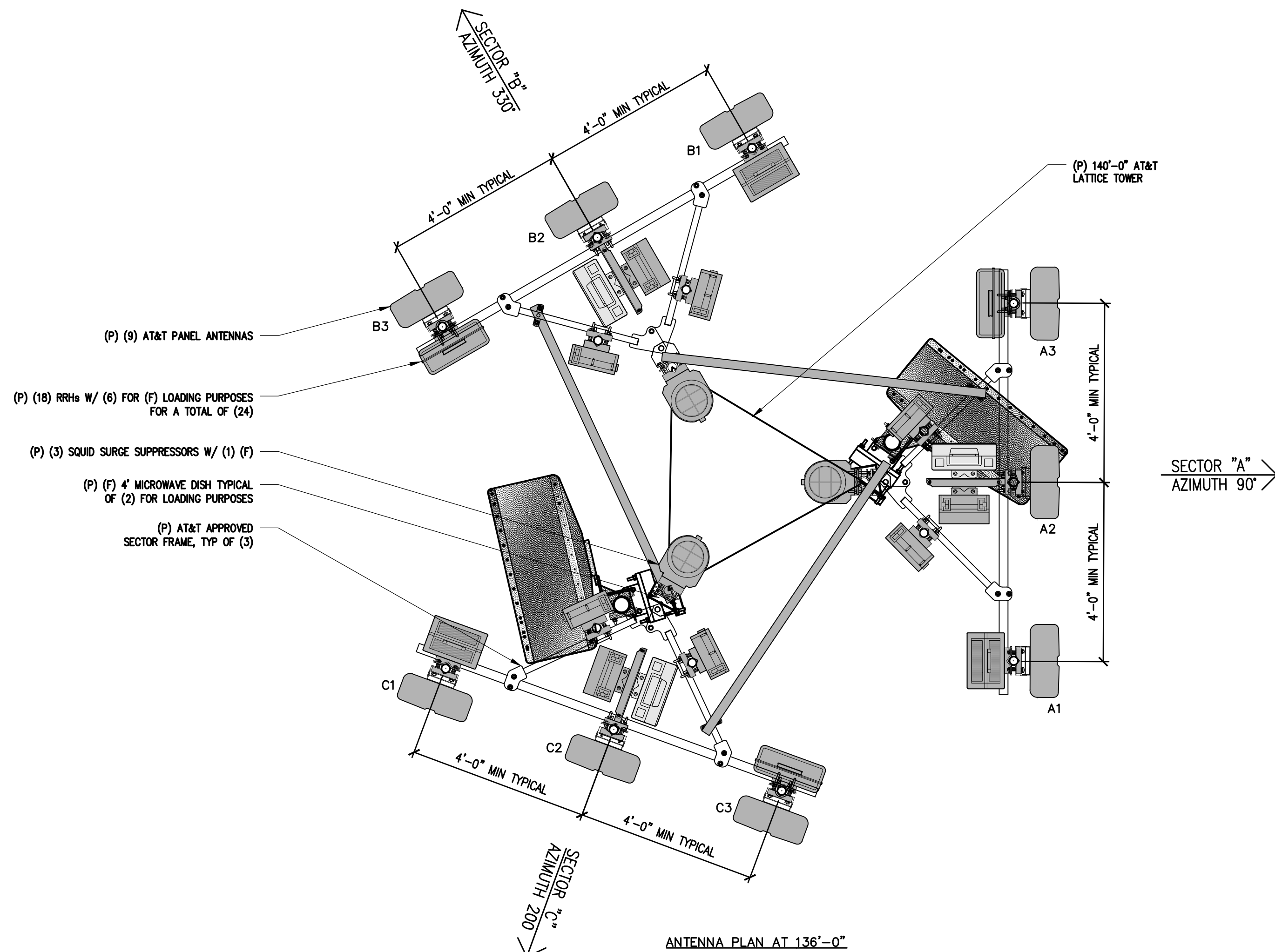


ANTENNA = COMMSCOPE NNHH-65C-R6-V3 WIND AREA = 13 SQ.FT. WEIGHT = 102.1 LBS DIMENSIONS = 96.0" (H) x 19.6" (W) x 7.8" (D)  
 ANTENNA = COMMSCOPE NNHH-65C-R4 WIND AREA = 13 SQ.FT. WEIGHT = 92 LBS DIMENSIONS = 96.0" (H) x 19.6" (W) x 7.8" (D)

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%
2	08/25/20	ZD 100% SITE MOVE

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

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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**

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

  
**WIRELESS GROUP LLC**  
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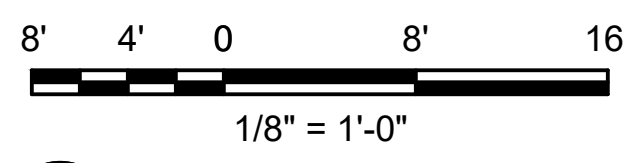
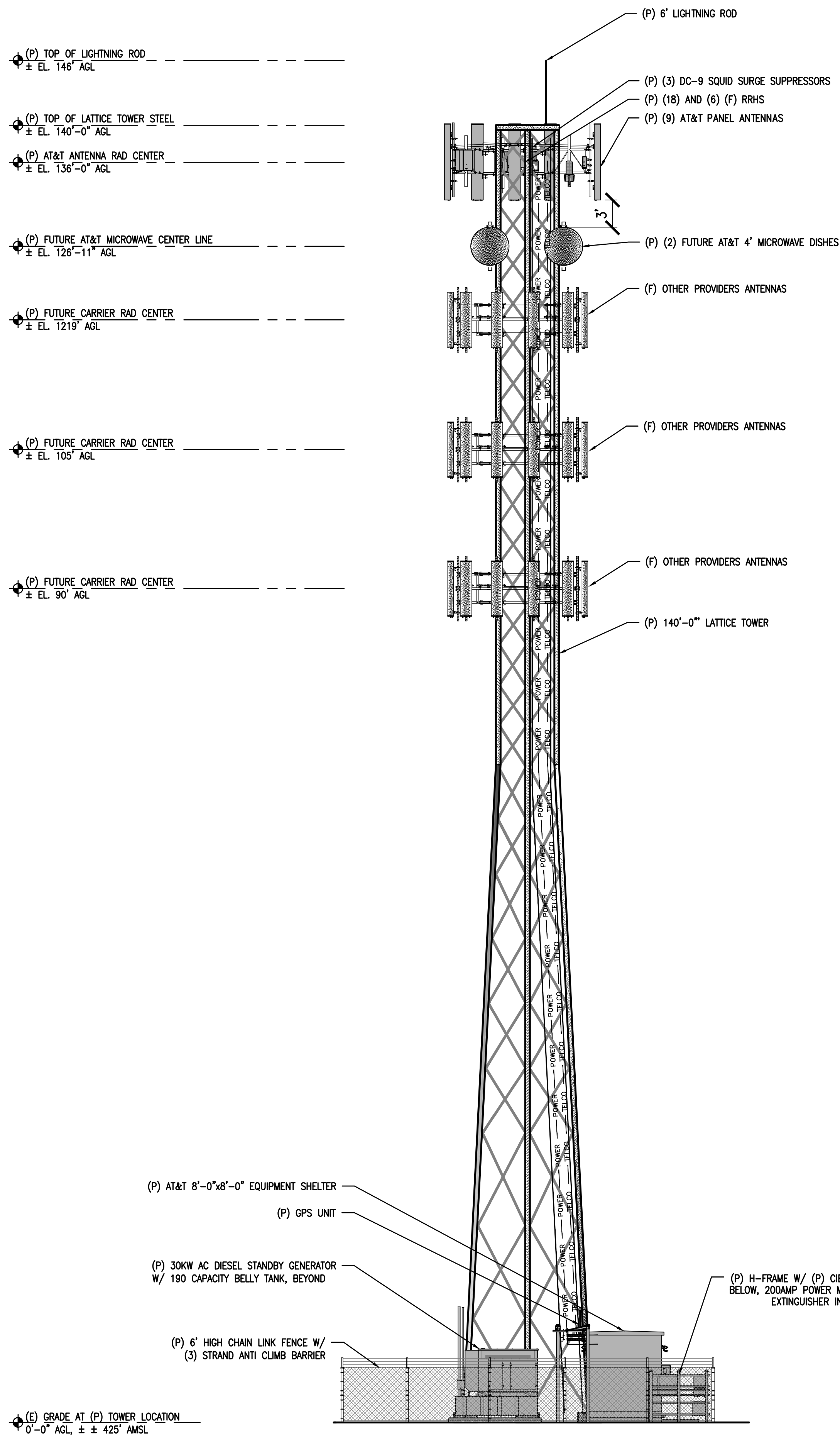
Licensors:  


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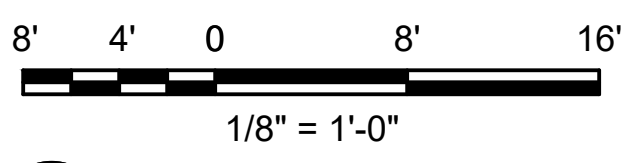
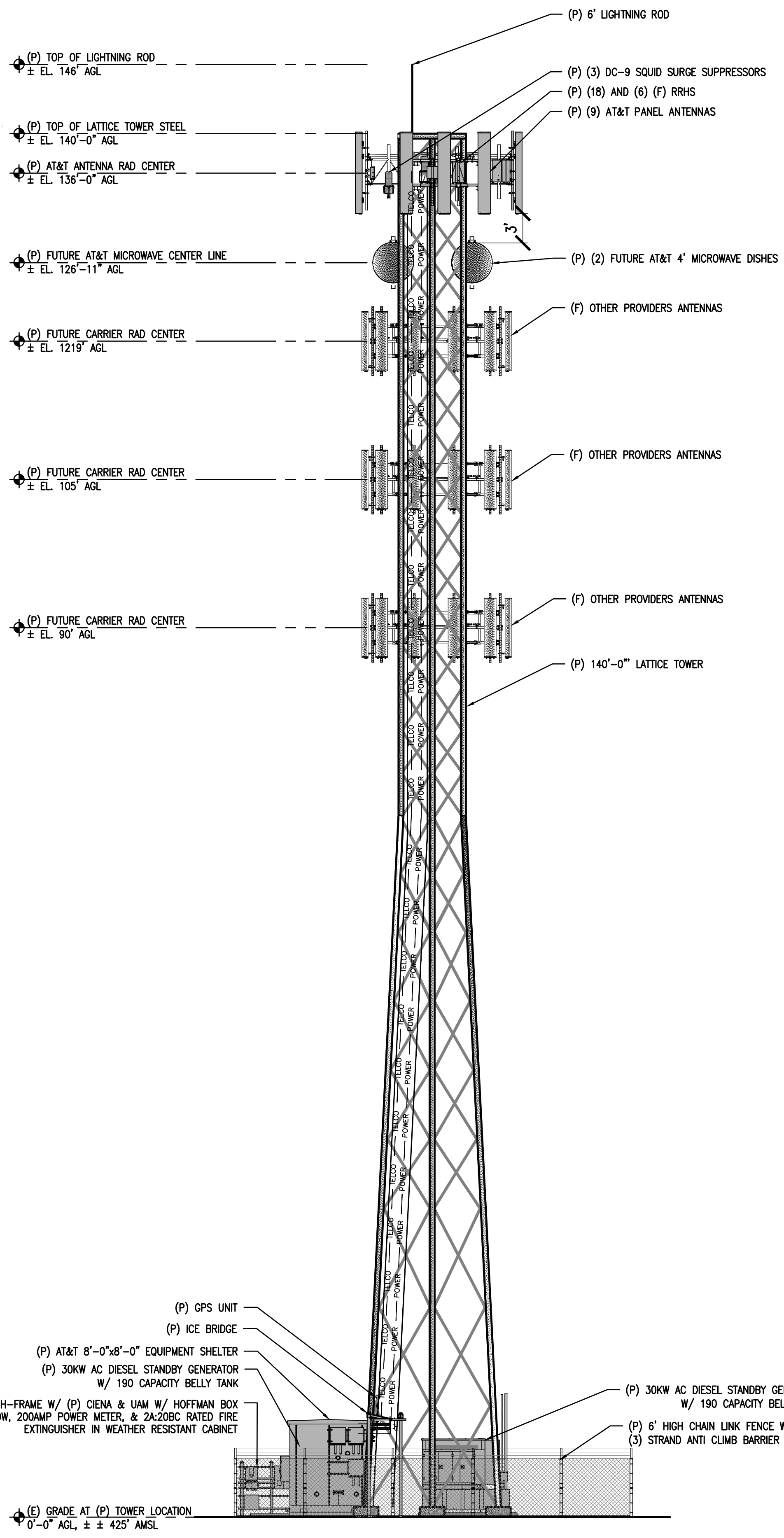
Engineer:  
**ADAPTIVE RE-USE ENGINEERING**  
 Craig Homer, PE 84674  
 214-407-3184  
 3112 LEATHA WAY  
 SACRAMENTO, CA 95821  
 craighomer@yahoo.com

SHEET TITLE:  
**PROPOSED LATTICE TOWER  
 NORTH & SOUTH ELEVATION**

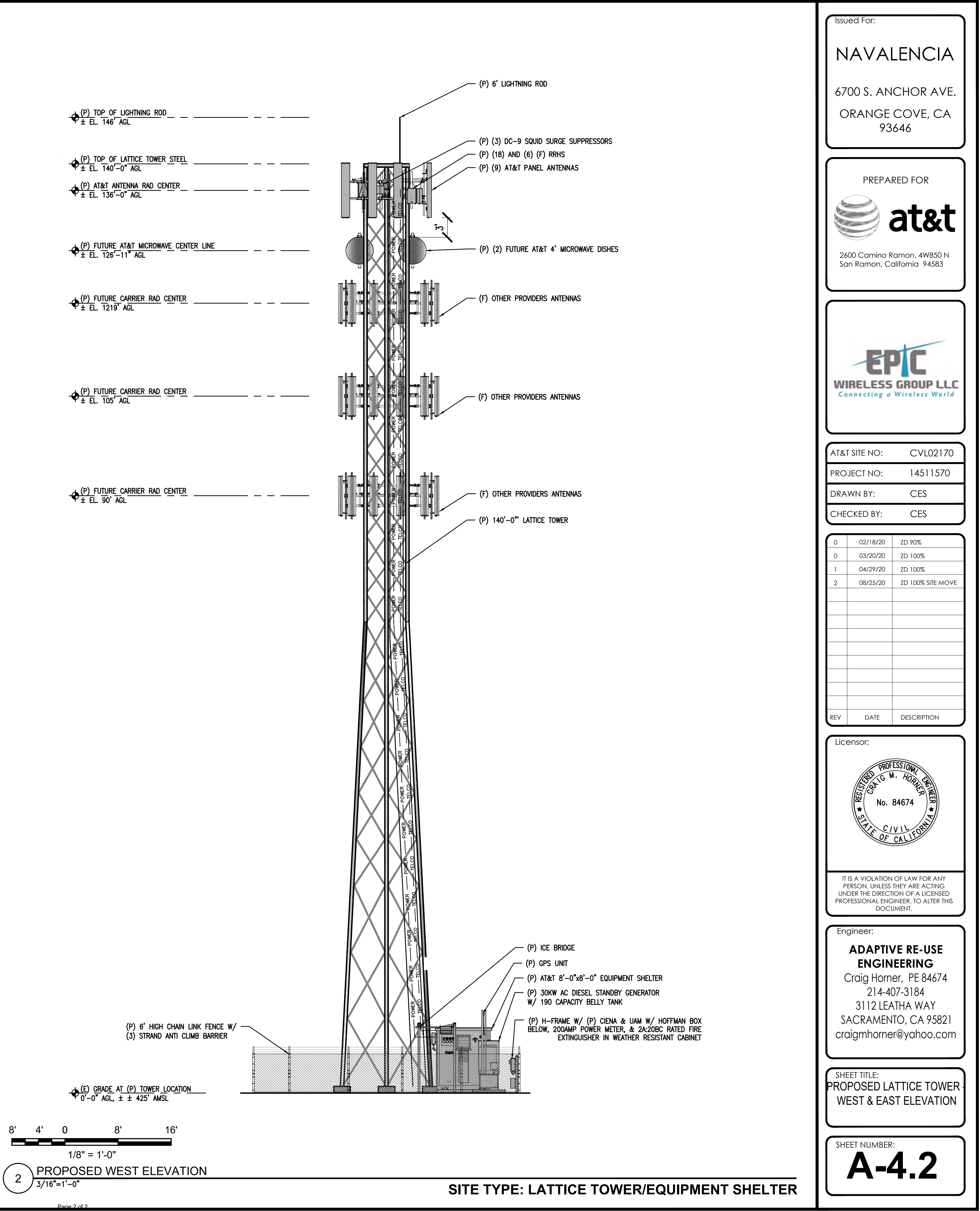
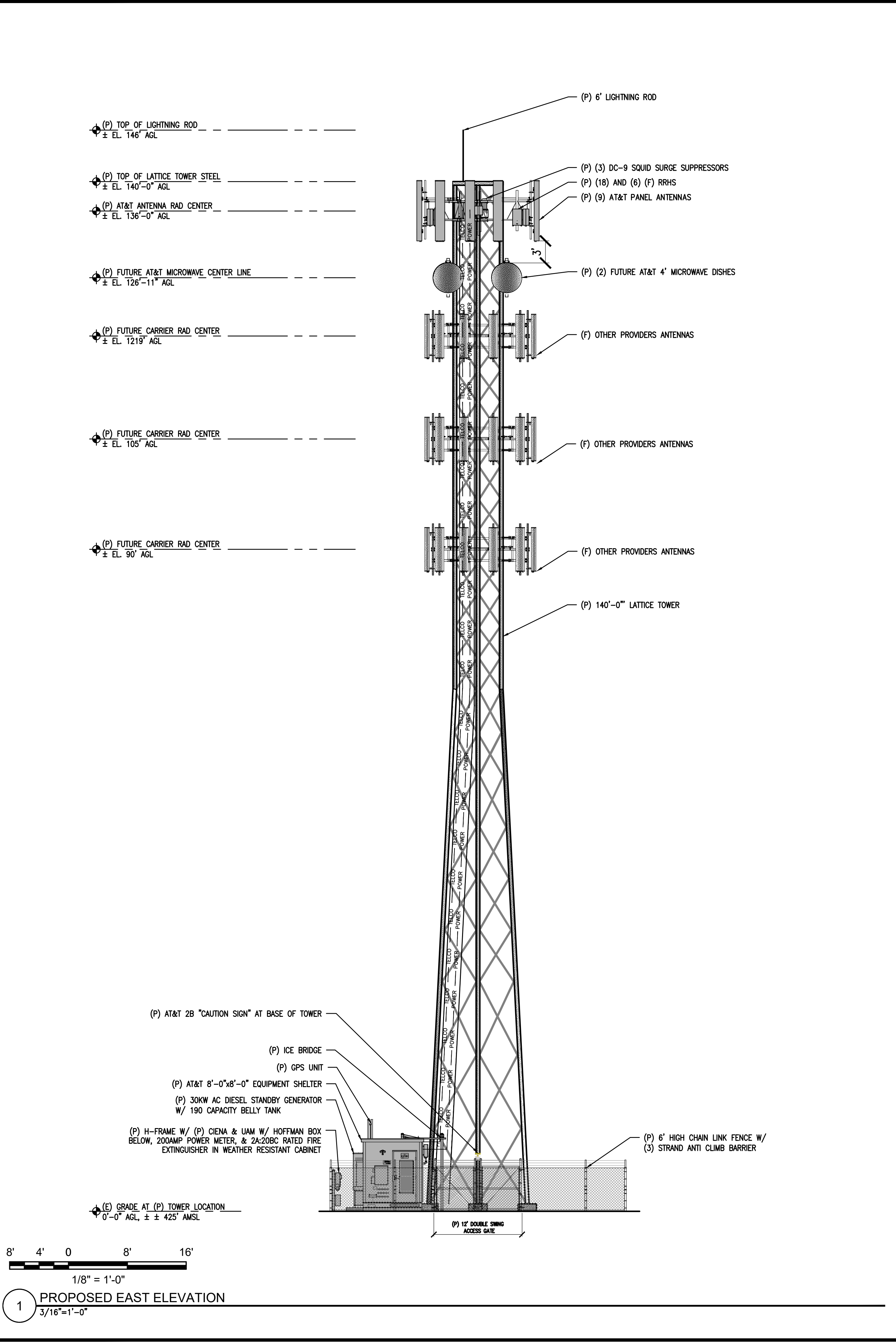
SHEET NUMBER:  
**A-4.1**



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



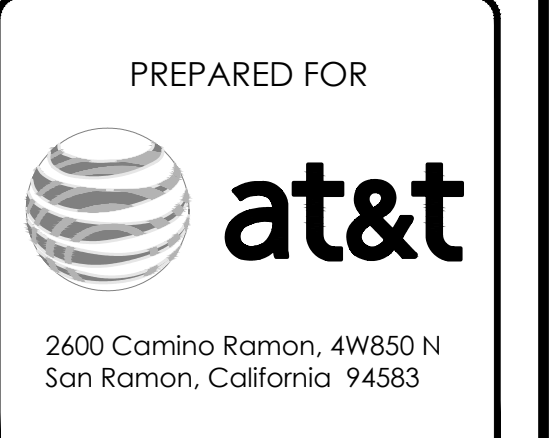
2 PROPOSED SOUTH ELEVATION  
 3/16"=1'-0"



Issued For:

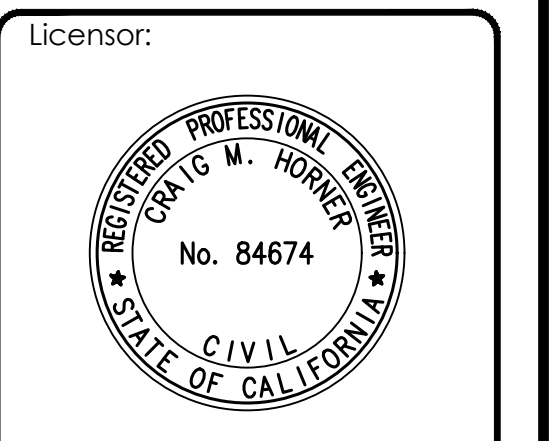
**NAVALENCIA**

6700 S. ANCHOR AVE.  
ORANGE COVE, CA  
93646



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

REV	DATE	DESCRIPTION
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0	03/20/20	ZD 100%
1	04/29/20	ZD 100%
2	08/25/20	ZD 100% SITE MOVE



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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**

# EXHIBIT 7



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**



# 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

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**EXHIBIT 9**



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**

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**I. Executive Summary**

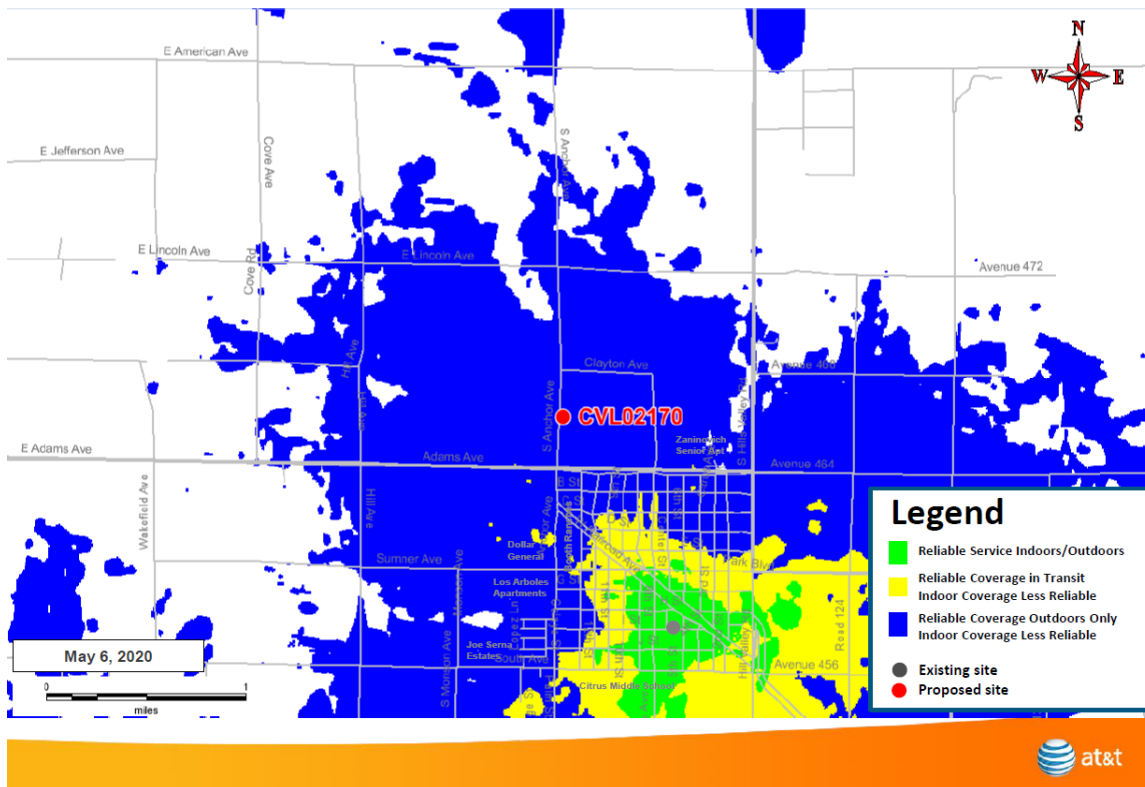
In the second quarter of 2019, Epic Wireless Group LLC was contracted by AT&T to identify a wireless site location and design to provide high speed internet and improve the wireless coverage and capacity in the area of Orange Cove, California. After conducting thorough research and evaluation of existing 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**

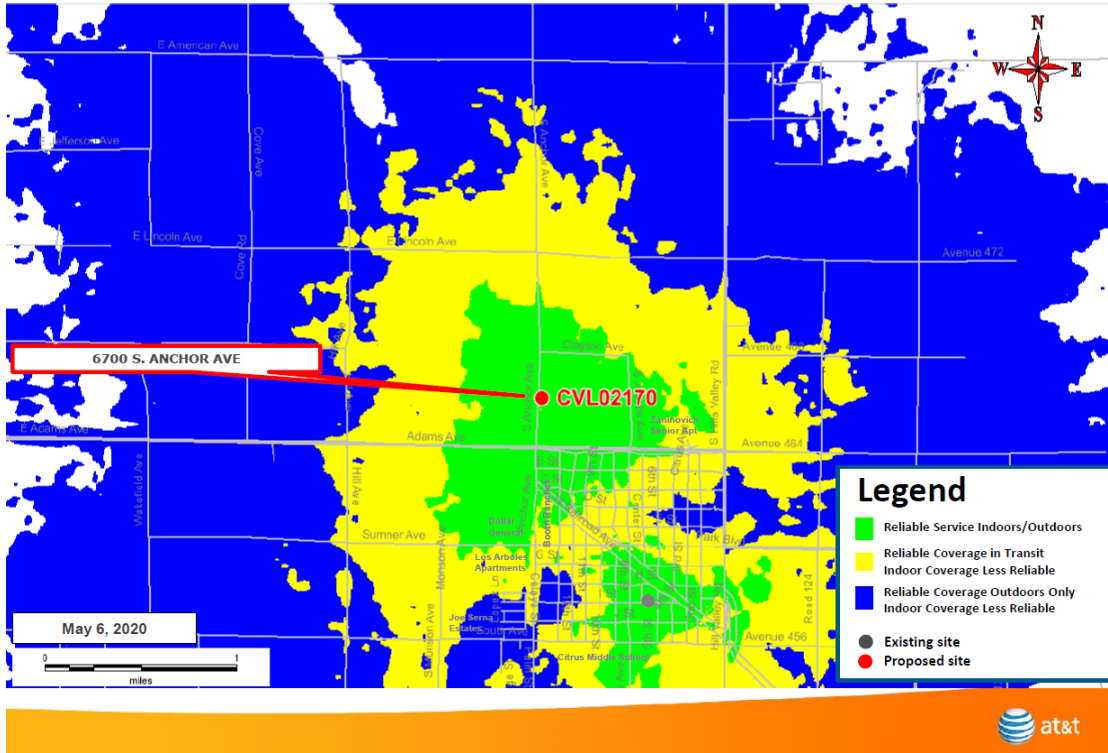
AT&T has determined that this is an area with insufficient internet and cell coverage service based on the service coverage map of their existing network provided below and the proposed coverage map and existing nearby AT&T sites map provided on the following page. As you can see from the current coverage 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**

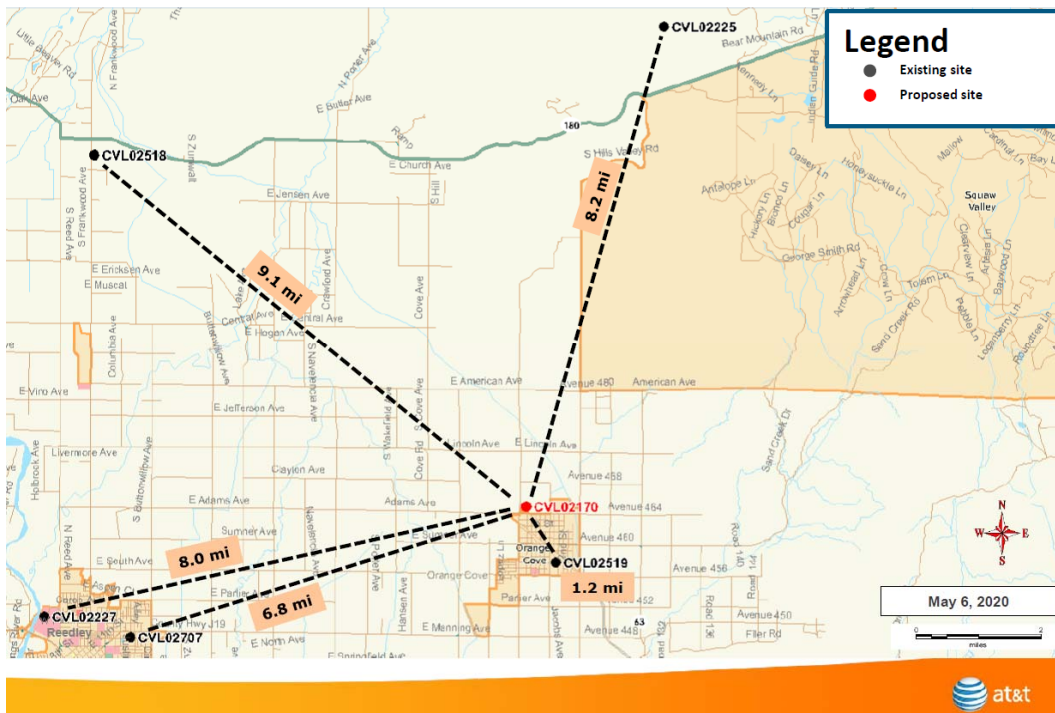
**Existing LTE 700 Coverage**



**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 2<sup>nd</sup> 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 6<sup>th</sup> 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.