

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021100093

Project Title: USE PERMIT APPLICATION NO. PLN2021-0070 – VELOCITER WIRELESS, INC – PIONEER AVENUE

Lead Agency: Stanislaus County Planning & Community Development

Contact Name: Teresa McDonald, Associate Planner

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Project Location: Oakdale, Stanislaus  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Request to permit an existing wireless communication facility constructed in 2021, on a 9.88± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposal includes an existing 100-foot-tall lattice-style tower used to deliver broadband internet. In accordance with Section 21.91.020(B) of the County Code, a use permit would be required for a lattice-style communication tower. The existing tower did not receive appropriate land use entitlements or building permits prior to construction. As such, a use permit is required to operate the existing unmanned communication facility. The existing tower includes 16 antennas, between the 55 and 95-foot centerlines, which will be connected to an existing utility cabinet mounted on the tower. Existing fencing around the perimeter of the tower will consist of a combination of cattle fencing and barbed-wire. The tower is setback approximately 258± feet from the nearest adjacent offsite residential structure. No additional ground equipment is proposed. The project site is improved with a single-family dwelling and accessory structures and is served by private well and septic. The site has access to County-maintained Pioneer Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

None identified.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified.

Provide a list of the responsible or trustee agencies for the project.