

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Mono

PO Box 237

Bridgeport, CA 93517

From: (Public Agency): Mono County Community Development

PO Box 347

Mammoth Lakes, CA 93546

(Address)

Project Title: Communications Site License Agreement - Chalfant

Project Applicant: Eukon Group for AT&T mobility

Project Location - Specific:

500 Locust Street, Chalfant CA 93514, (026-282-005-000)

Project Location - City: Chalfant Project Location - County: Mono

Description of Nature, Purpose and Beneficiaries of Project:

Establish a communications site license agreement with New Cingular Wireless PCS, LLC to develop a telecommunications site at the Chalfant Transfer Station to address the lack of cellular service for the Chalfant area.

Name of Public Agency Approving Project: Mono County

Name of Person or Agency Carrying Out Project: EukonGroup for AT&T mobility

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 3; Section 15303(c)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project qualifies as a Class 3 exemption because it consists of an agreement to lease a site for the proposed installation of utility extensions, accessory structures (fences) which are specifically listed as exempt. In addition, the facility will not involve the use of significant amounts of hazardous substances and the total lease area is 25' x 25' or 625-square feet which is significantly less than the 2,500-square foot max permitted under 15303(c). Thus, the project is not expected to cause any significant environmental impacts. See Attachment I for analysis of exceptions to the exemption.

Lead Agency

Contact Person: Laura Stark Area Code/Telephone/Extension: 760-924-1810

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 11/04/2022 Title: CDD Analyst I

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 11/04/2022

Attachment I

Analysis of Exceptions to Class 3 Exemption

Per Title 14 California Code of Regulations (CCR) §15300.2 (“Exceptions”), projects that would otherwise qualify for a Class 3 categorical exemption would be excluded from qualification if any of the following six criteria is met:

1. **Location** - Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. These classes of exemption are considered to apply in all instances, except where the project may impact an environmental resource of critical concern which is designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
2. **Cumulative Impact** – A categorical exemption is inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
3. **Significant Effect** - A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
4. **Scenic Highways** - A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
5. **Hazardous Waste Sites** - A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
6. **Historical Resources** - A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Based on the below analysis, none of the six criteria for an exception are met, thus the project is not disqualified from the Class 3 exemption.

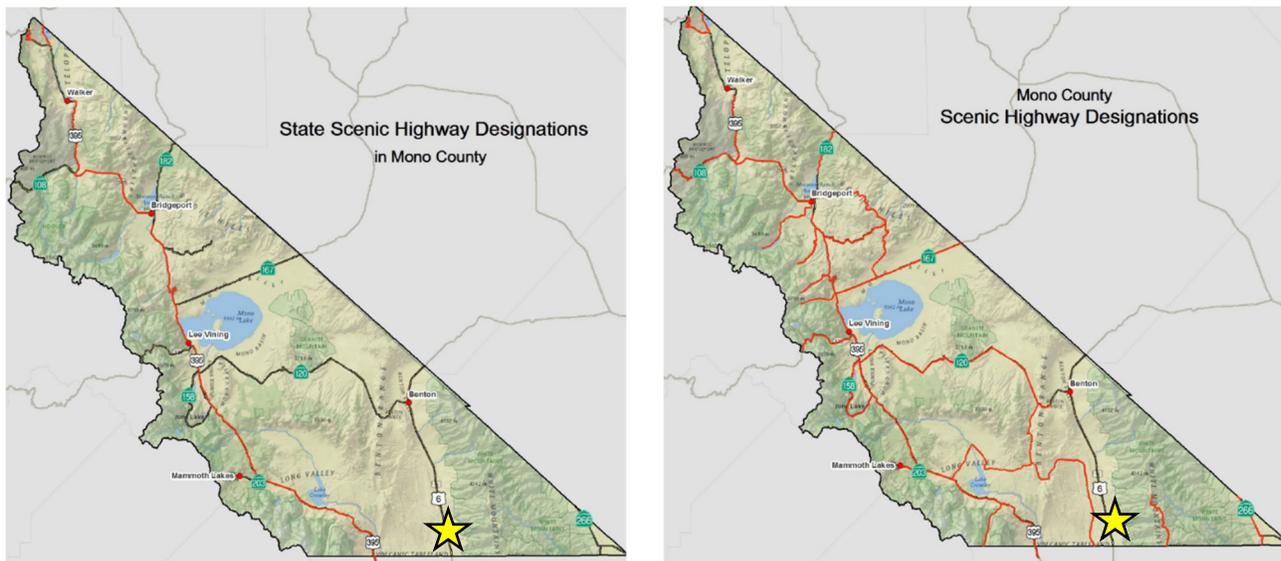
1. Location - Projects Located in Environmentally Sensitive Areas The project is located at the Chalfant Transfer Station and closed Chalfant landfill which is an already-impacted site. The project will not have any significant visual impacts to the community due to the site’s location at the farthest edge of the existing community. The project utilizes the flat topography on the edge of Chalfant to avoid placement on ridgelines which would create a silhouette against the skyline and cause more noticeable visual impacts. To further reduce any visual impacts, conditions of approval for this project will require the project to utilize non-reflective materials and to paint relevant project components a dark muted color that is compatible with the surrounding environment, similar to Dunn-Edwards Paints, Shaker Gray DE623 which has been used for other cell tower projects in Mono County.

2. Cumulative Impact - A Successive Project in the Same Area At the time this staff report was written there are no reasonably foreseeable communications tower projects in Chalfant that would have cumulative impacts in the community. There are currently two other discretionary approvals in process in the Tri- Valley area, which consists Chalfant, Hammil and Benton valleys. North of Chalfant Valley(near Benton) an application is pending for a cannabis project, Apogee Farms. The proposal includes a cannabis facility for cultivation, processing, and distribution. The project is located approximately 2.5 miles south of Benton and west of United States Route 6 (US 6 or Highway 6). The other project currently in process in the Tri-Valley area is a Map Modification for the Dakota Ranch Subdivision for parcels located north of Benton, ultimately resulting in a reduction in density. Neither of these projects contribute to cumulative impacts with the cell tower project proposed in Chalfant.

3. Significant Effect - Unusual Circumstances The project is located on the site of a closed landfill and existing solid waste transfer station. Mono County Solid Waste deemed the project site acceptable based on the layout of the closed waste pits and existing improved area for business operations (see Figure 1).

4. Scenic Highways - Project Which May Result in Damage to Scenic Resources Within a Highway Officially Designated as a State Scenic Highway Per Figure 2 below, there are no State or County designated scenic highways in Chalfant that would be impacted by the proposed cell tower project.

FIGURE 1 – STATE & COUNTY DESIGNATED SCENIC HIGHWAYS



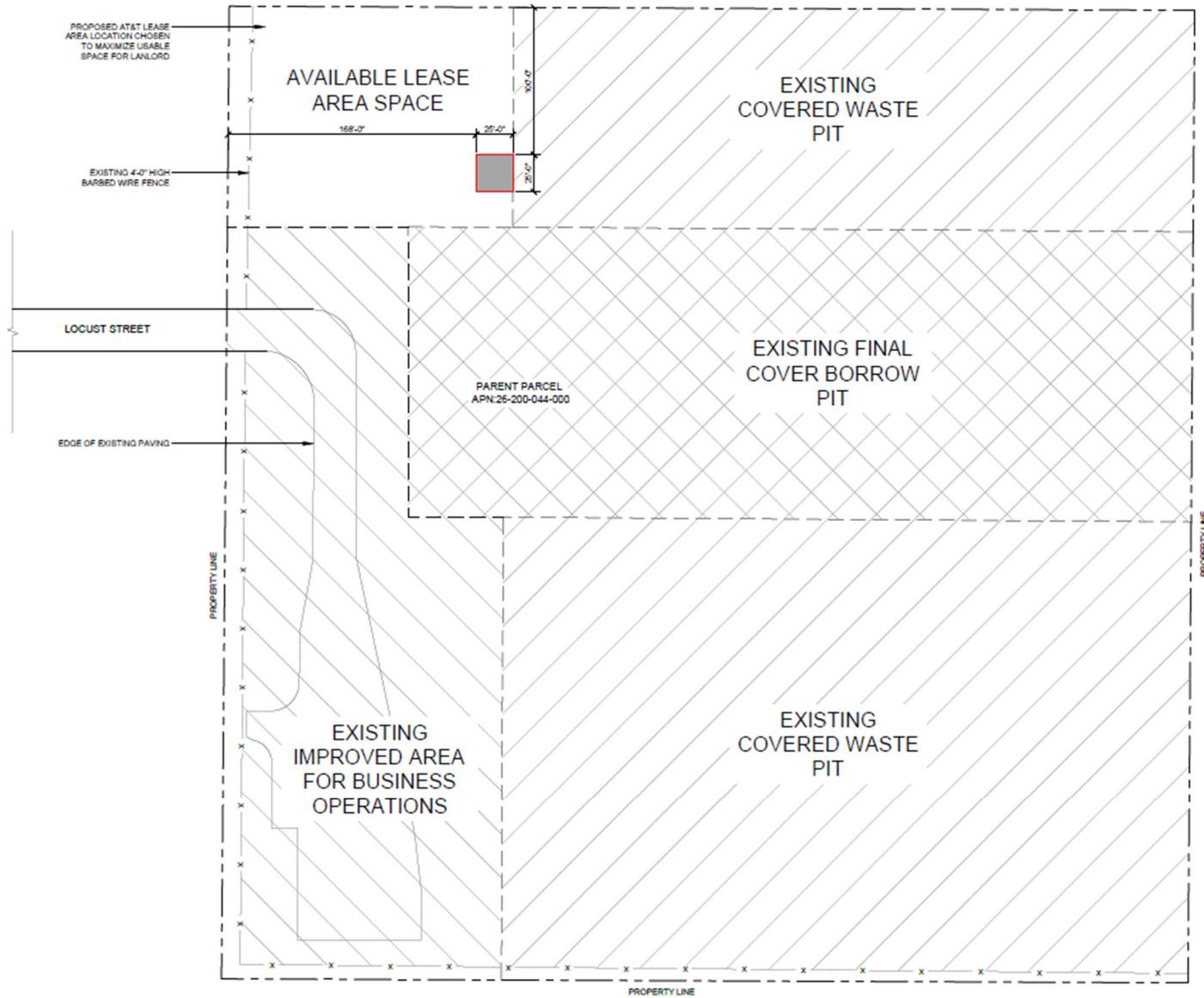
State and County designated Scenic Highways maps from the 2019 Mono County Regional Transportation Plan. Scenic highways are indicated in red and the Chalfant is indicated with a yellow star.

5. Hazardous Waste Sites – Projects Located on Property Listed on One of The Various State Lists of Contaminated Hazardous Waste Sites The project parcel is not on any of the state lists of contaminated hazardous waste sites. As confirmed by Jill Kearney with the Local Enforcement Agency and the California State Water Resources Control Board by email dated August 30, 2022 and attached to this staff report.
6. Historical Resources – Projects Impacting Historical or Cultural Resources. The project is located at the Chalfant Transfer Station and closed Chalfant landfill which is an already impacted site. There would be no additional impacts to historical or cultural resources beyond those already on site for the closed landfill and existing transfer station.

Attachments:

- A. Proposed License Agreement
- B. Zone Drawing
- C. Propagation Maps
- D. Correspondence with LEA

FIGURE 2 – SITE PLAN WITH LANDFILL AREAS IDENTIFIED



Attachment A - Proposed License Agreement

Attachment B - Zone Drawing

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

ZONING DRAWING

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.

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION AND IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE SECTION 11B-203.5

CODE COMPLIANCE

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

GENERAL NOTES



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-422-4133 OR
www.digalert.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below.
Call before you dig.

PROPERTY OWNER: MONO COUNTY & TOWN OF MAMMOTH LAKES, CA
PO BOX 7657
1290 TAVERN RD.
MAMMOTH LAKES, CA 93546
NATE GREENBERG
(760) 924-1819

APPLICANT: AT&T
1452 EDINGER AVENUE
TUSTIN, CA 92780

APPLICANT REPRESENTATIVE: EUKON GROUP
65 POST, SUITE 1000
IRVINE, CA 92618

LATITUDE (NAD 83): 37° 31' 53.20" N
37.531444°

LONGITUDE (NAD 83): 118° 21' 26.44" W
-118.357344°

GROUND ELEVATION (NAVD 88): 4288.8' AMSL

APN: 26-200-044-000

ZONING JURISDICTION: MONO COUNTY

USE: UNMANNED TELCOMMUNICATIONS FACILITY

LEASE AREA: ±625 sqft

OCCUPANCY TYPE: U

CONSTRUCTION TYPE: V-B

SITE INFORMATION

PROJECT MANAGER:
AT&T MOBILITY, LA MARKET
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: RYAN YOUNG
PHONE: (714) 488-4029
EMAIL: ry456p@att.com

LEASING:
EUKON
65 POST SUITE 1000
IRVINE, CA 92618
CONTACT: JON SILVA
PHONE: (714) 393-7963
EMAIL: jon.silva@eukongroup.com

RF ENGINEER:
AT&T
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780
CONTACT: SANDEEP MANGAT
PHONE: (530) 540-4201
EMAIL: sm2840@att.com

A&E CONTACT:
EUKON
65 POST SUITE 1000
IRVINE, CA 92618
CONTACT: RICH BRUNET
PHONE: (949) 553-8566
EMAIL: rich.brunet@eukongroup.com

ZONING:
EUKON
65 POST SUITE 1000
IRVINE, CA 92618
CONTACT: JOHN PAPPAS
PHONE: (949) 702-0666
EMAIL: john.pappas@eukongroup.com

CONSTRUCTION:
QUALTEK WIRELESS
10 PASTEUR, SUITE 100
IRVINE, CA 92618-3815
CONTACT: FERNANDO MARTINEZ
PHONE: (949) 408-8153
EMAIL: fmartinez@qualtek.com

PROJECT TEAM

SITE NUMBER: CSL02379

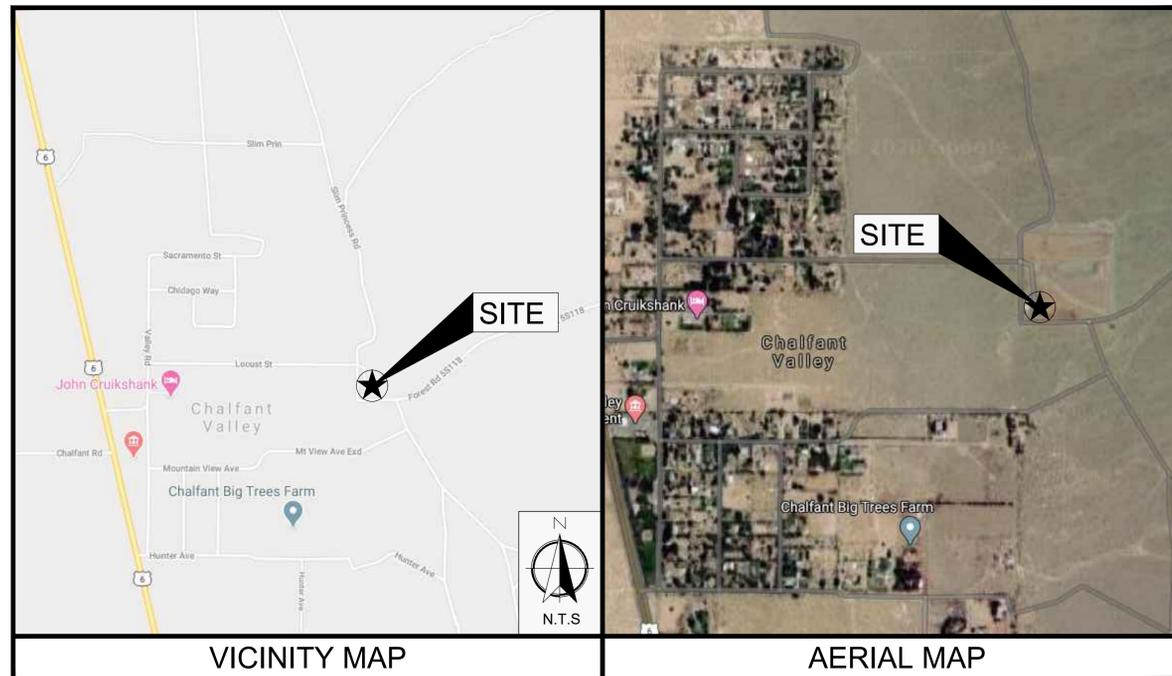
PACE#: MRLOS011946

FA#: 12853636

USID#: 283838



PROJECT: LTE-1C/2C/3C/4C/5C/6C/7C
SITE TYPE: RAWLAND
SITE ADDRESS: 500 LOCUST STREET
CHALFANT, CA 93514
MONO COUNTY



VICINITY MAP

AERIAL MAP

DIRECTIONS FROM AT&T OFFICE:
1452 EDINGER AVE, TUSTIN, CA 92780

HEAD NORTHEAST TOWARD AT&T. TURN LEFT TOWARD AT&T. TURN RIGHT ONTO AT&T. TURN LEFT ONTO EDINGER AVE. USE THE LEFT 2 LANES TO TURN LEFT ONTO DEL AMO AVE. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO CA-55 N/STATE RTE 55 N. MERGE ONTO CA-55 N/STATE RTE 55 N. MERGE ONTO CA-91 E. USE THE RIGHT 3 LANES TO TAKE EXIT 51 TOWARD BARSTOW. MERGE ONTO I-15 N. KEEP LEFT TO STAY ON I-15 N. KEEP LEFT TO STAY ON I-15 N. TAKE EXIT 141 FOR US-395 TOWARD ADELANTO/BISHOP. CONTINUE ONTO US-395 N. TURN RIGHT ONTO US-6 E/MAIN ST. CONTINUE TO FOLLOW US-6 E. TAKE LOCUST ST TO SLIM PRINCESS RD. TURN RIGHT ONTO BROWN SUBDIVISION RD. TURN LEFT ONTO VALLEY RD. TURN RIGHT ONTO LOCUST ST. CONTINUE STRAIGHT ONTO SLIM PRINCESS RD. DESTINATION WILL BE ON THE LEFT. 500 LOCUST ST CHALFANT, CA 93514

DRIVING DIRECTIONS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		

APPROVALS

AT&T WIRELESS PROPOSES TO CONSTRUCT A WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INDOOR EQUIPMENT**
- INSTALL (1) 80'-0" HIGH MONOPOLE
 - INSTALL (12) PANEL ANTENNAS
 - INSTALL (36) REMOTE RADIO UNITS (RRU)
 - INSTALL (4) DC-9 SURGE SUPPRESSORS
 - INSTALL (3) DC-12 SURGE SUPPRESSORS
 - INSTALL (1) 20kW BACKUP GENERATOR WITH 125gal TANK
 - INSTALL (1) 6' x 6' STEEL WALK IN CABINET (W.I.C.) WITHIN PROPOSED AT&T LEASE AREA
 - INSTALL (1) UTILITY TRENCHES
 - INSTALL (1) CHAIN-LINK FENCE ENCLOSURE
 - INSTALL (1) CIENA CABINET
 - INSTALL (1) TELCO CABINET
 - INSTALL (1) 6' Ø MICROWAVE ANTENNA
 - INSTALL (1) 12' WIDE CHAIN-LINK ACCESS GATE
 - INSTALL (1) 12' WIDE WROUGHT IRON ACCESS GATE

PROJECT DESCRIPTION

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	6
LS-1	TOPOGRAPHIC SURVEY	C
LS-2	TOPOGRAPHIC SURVEY	C
A-1	OVERALL SITE PLAN	6
A-2	SITE PLAN	6
A-3	ENLARGED SITE PLAN	6
A-4	PROPOSED COMPOUND AND EQUIPMENT LAYOUTS	6
A-5	PROPOSED ANTENNA PLAN / ANTENNA AND RRU SCHEDULE	6
A-6	PROPOSED WEST AND SOUTH ELEVATION	6

SHEET INDEX

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DO NOT SCALE DRAWINGS

APPLICANT:



1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: DS/MP/BW
CHECKED BY: AG

REVISIONS:

REV	DATE	DESCRIPTION
6	05/25/2022	REVISED ANTENNA DESIGN
5	06/25/2021	DRM COMMENTS
4	06/15/2021	ANTENNA CHANGE
3	10/13/2020	MICROWAVE DESIGN
2	05/01/2020	DRM COMMENTS
1	04/15/2020	PLANNING COMMENTS
0	03/06/2020	100% ZONING DRAWING
A	02/18/2020	90% ZONING DRAWING

LICENSER:

NOT FOR
CONSTRUCTION

PROJECT INFORMATION:

CSL02379

500 LOCUST STREET
CHALFANT, CA 93514

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

LEGEND			
EDR	EDGE OF ROAD	PP	UTILITY POLE
NG	NATURAL GROUND	AP	TOP OF ASPHALT
	SPOT ELEVATION		POSITION OF GEODETIC COORDINATES
	SUBJECT PROPERTY LINE		ADJACENT PROPERTY LINE
	MAJOR CONTOUR INTERVAL		MINOR CONTOUR INTERVAL
	SECTION LINE		

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #MT-00009582-M, ISSUED BY INYO-MONO TITLE COMPANY, DATED APRIL 20, 2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. NOTE: EXCEPTION ITEMS 1, 3 AND 4 ARE NOT SURVEY MATTERS AND HAVE NOT BEEN PLOTTED.

ITEMIZED NOTES:
 2. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.
 RECORDING DATE: DECEMBER 23, 1999
 RECORDING NO.: BOOK 0886 PAGE 519, OFFICIAL RECORDS (NOTHING TO PLOT)

LESSOR'S LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 33 EAST, M.D.B.&M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 33 EAST, M.D.B.&M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

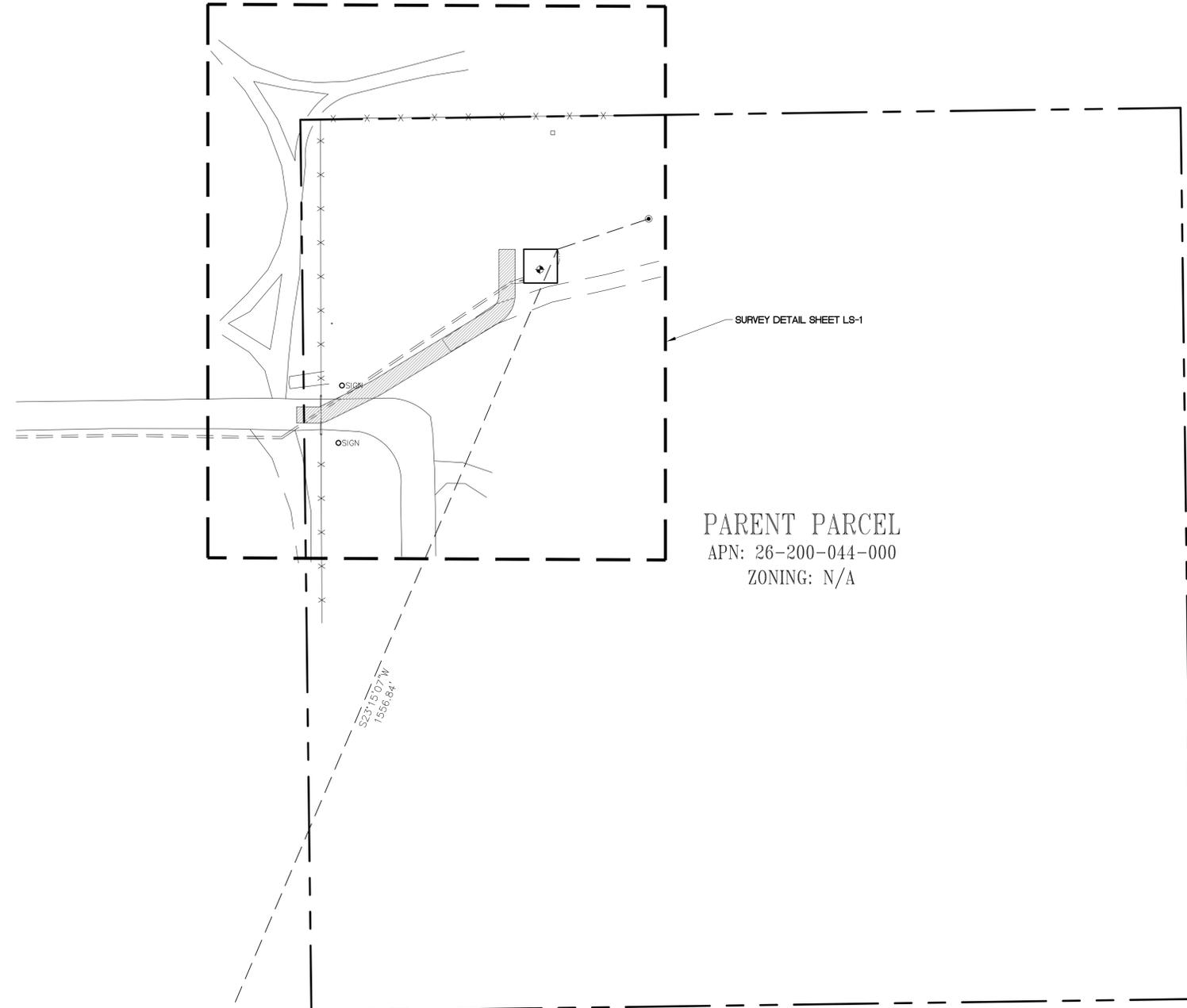
NOTE: COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE THREE, DETERMINED BY GPS OBSERVATIONS.

BEGINNING AT THE NORTHEAST CORNER OF SAID LEASE AREA, FROM WHICH A BRASS CAP IN CONCRETE STAMPED " MONO COUNTY S-03 2008 SETTLEMENT" WITH A NORTHING OF 2023124.21 AND AN EASTING OF 7182996.63 BEARS NORTH 71°39'33" EAST, 71.45 FEET, AND FROM WHICH AN ALUMINUM CAP STAMPED "LS 8007" AT THE NORTHERLY MOST SOUTHWEST CORNER OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 37-189, RECORDED IN PARCEL MAP BOOK 5, PAGE 78 OFFICIAL RECORDS OF SAID COUNTY, WITH A NORTHING OF 2021671.34 AND AN EASTING OF 7182314.21 BEARS SOUTH 23°15'07" WEST, 1556.84 FEET; THENCE FROM SAID POINT OF BEGINNING SOUTH 00°00'00" EAST, 25.00 FEET; THENCE NORTH 90°00'00" WEST, 25.00 FEET; THENCE NORTH 00°00'00" EAST, 25.00 FEET; THENCE NORTH 90°00'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET (0.01 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.



PARENT PARCEL
 APN: 26-200-044-000
 ZONING: N/A

S23°15'07" W
 1556.84'

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF AT&T IN FEBRUARY OF 2020.

Patrick B. Donohoe 06/06/2022
 PATRICK B. DONOHOE P.L.S. NO. 9332

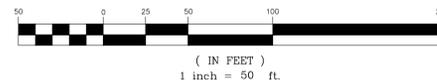


ALUMINUM CAP
 N: 2021671.34
 E: 7182314.21

MOUNTAIN VIEW AVENUE



GRAPHIC SCALE



APPLICANT:



1452 EDINGER AVENUE
 3RD FLOOR
 TUSTIN, CA 92780

ENGINEER:



65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8566
 www.eukongroup.com

DRAWN BY: LO
 CHECKED BY: PD

REVISIONS:

REV	DATE	DESCRIPTION
D	06/06/22	ADDRESS (C) (SB)
C	04/29/20	REVISE DESIGN (CK)
B	04/13/20	ADD DESIGN (RAG)
A	02/15/20	PRELIMINARY (LO)



4645 S. LAKESHORE DR. #14
 TEMPE, ARIZONA 85282
 PH. (480) 659-4072
 www.ambitconsulting.us

ambit consulting

PROJECT INFORMATION:

CSL02379

500 LOCUST ST
 CHALFANT CA 93514

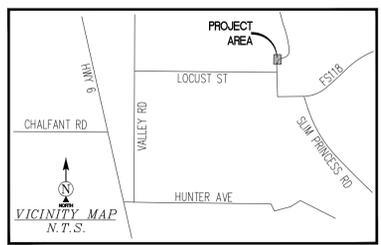
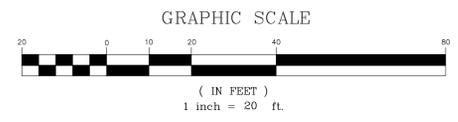
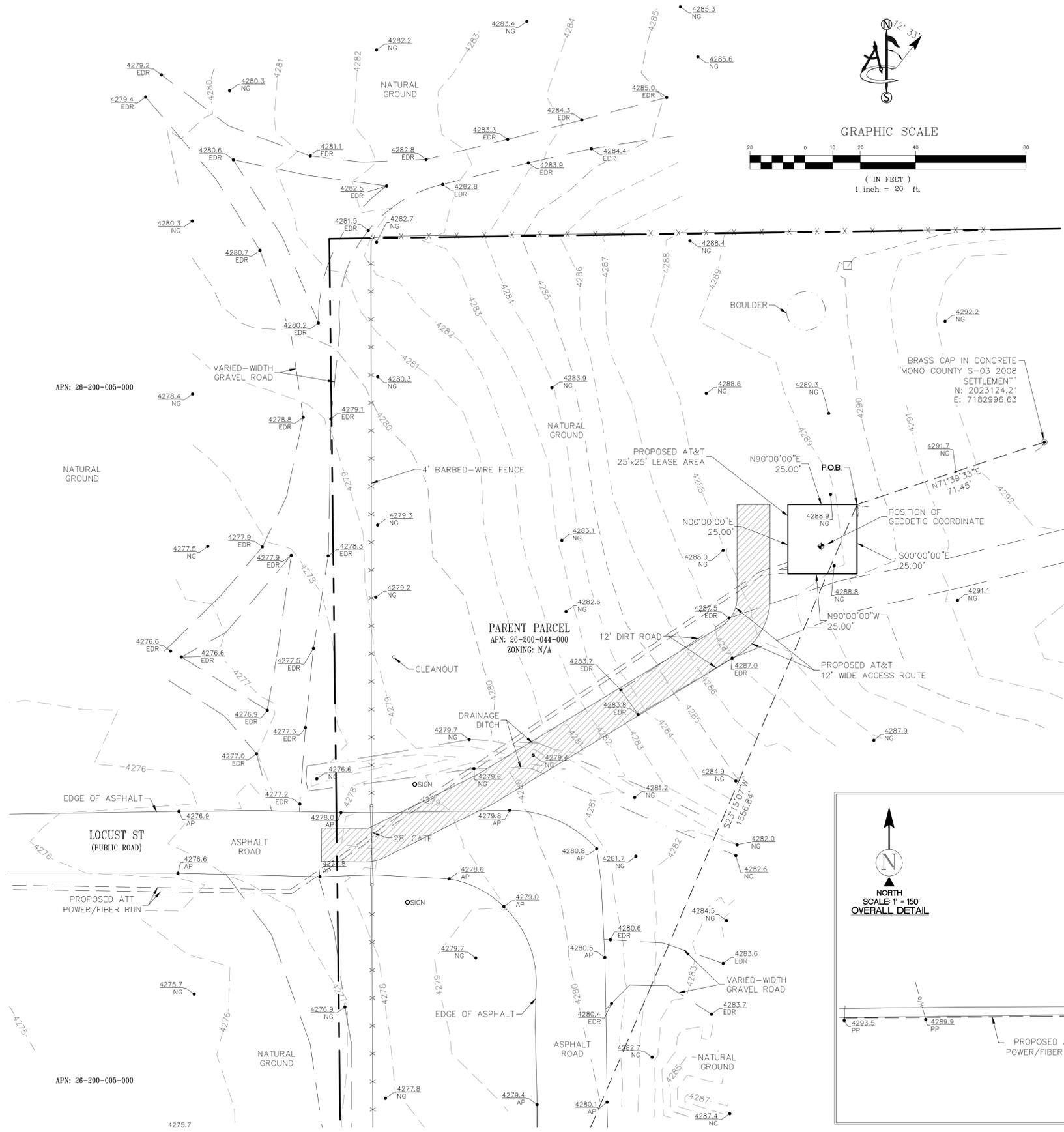
MONO COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



LEGEND

EDR	EDGE OF ROAD	PP	UTILITY POLE
NG	NATURAL GROUND	AP	TOP OF ASPHALT
	SPOT ELEVATION		POSITION OF GEODETIC COORDINATES
	SUBJECT PROPERTY LINE		ADJACENT PROPERTY LINE
	MAJOR CONTOUR INTERVAL		MINOR CONTOUR INTERVAL
	SECTION LINE		

SURVEY DATE
02/12/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE THREE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE THREE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99973714.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN "FLOOD AREAS ZONE D". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #06051C1750E, DATED 12/18/2012.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

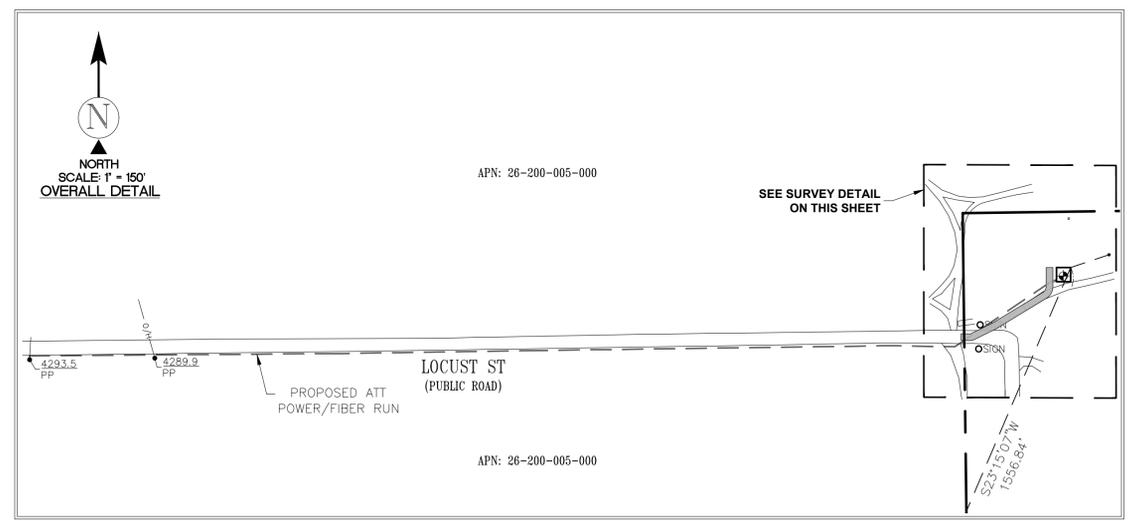
SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

POSITION OF GEODETIC COORDINATE
LATITUDE 37° 31' 53.20" (37.531444°) NORTH (NAD83)
LONGITUDE 118° 21' 26.44" (118.357344°) WEST (NAD83)
GROUND ELEVATION @ 4288.8' (NAVD88)



APPLICANT:
The new at&t
1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:
Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: LO
CHECKED BY: PD

REVISIONS:

REV	DATE	DESCRIPTION
D	06/06/22	ADDRESS (C) (SB)
C	04/29/20	REVISE DESIGN (CK)
B	04/13/20	ADD DESIGN (RAG)
A	02/15/20	PRELIMINARY (LO)

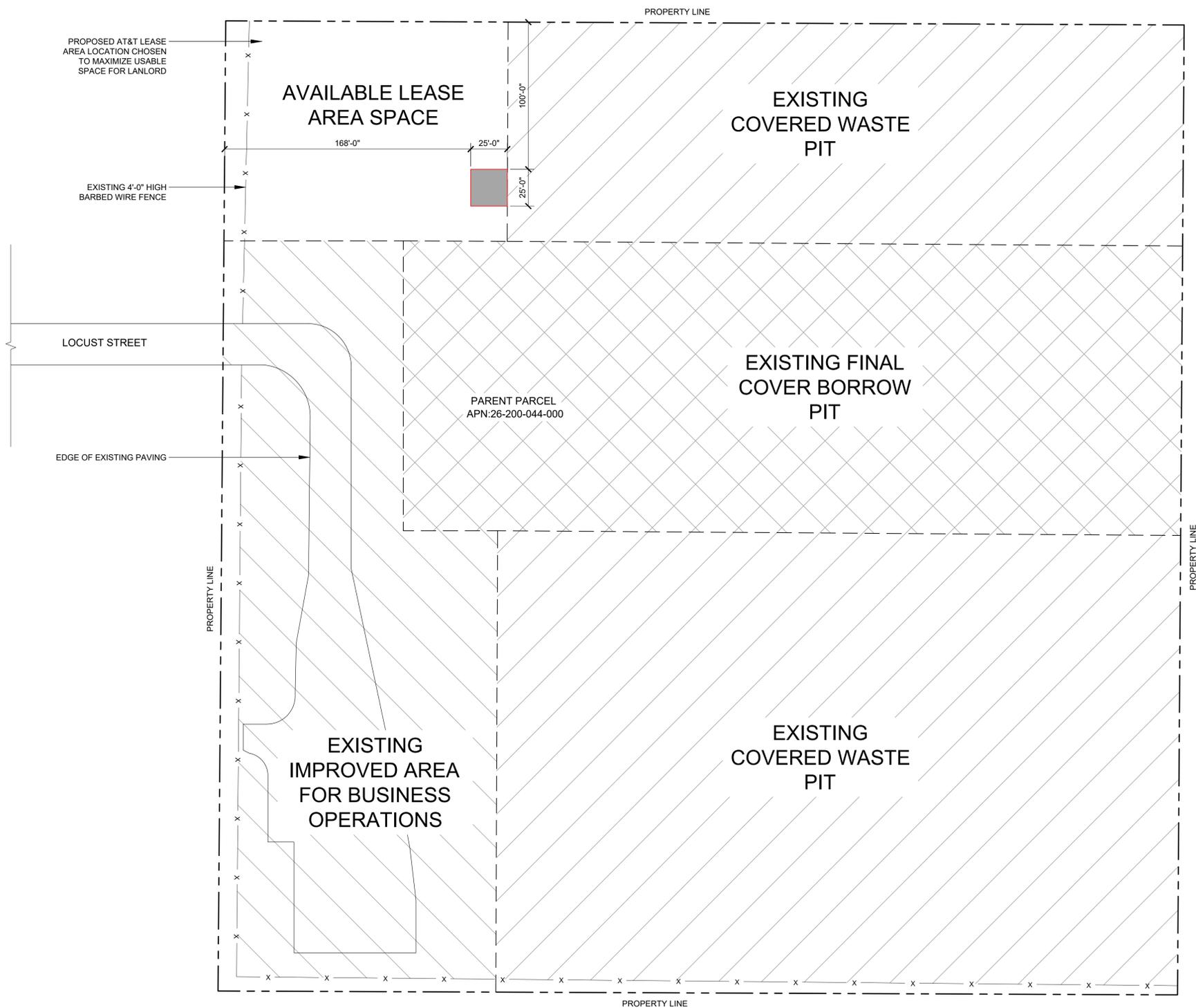
4645 S. LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:
CSL02379
500 LOCUST ST
CHALFANT CA 93514
MONO COUNTY

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-2

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE
CORRECTLY, CHECK FOR REDUCTION OR
ENLARGEMENT FROM ORIGINAL PLANS.



APPLICANT:



The new **at&t**

1452 EDINGER AVENUE,
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



Eukon
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: DS/MP/BW
CHECKED BY: AG

REVISIONS:

REV	DATE	DESCRIPTION
6	05/25/2022	REVISED ANTENNA DESIGN
5	06/25/2021	DRM COMMENTS
4	06/15/2021	ANTENNA CHANGE
3	10/13/2020	MICROWAVE DESIGN
2	05/01/2020	DRM COMMENTS
1	04/15/2020	PLANNING COMMENTS
0	03/06/2020	100% ZONING DRAWING
A	02/18/2020	90% ZONING DRAWING

LICENSER:

NOT FOR CONSTRUCTION

PROJECT INFORMATION:

CSL02379

500 LOCUST STREET
CHALFANT, CA 93514

SHEET TITLE:

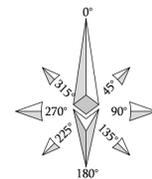
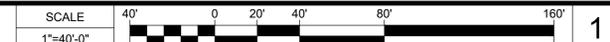
OVERALL SITE PLAN

SHEET NUMBER:

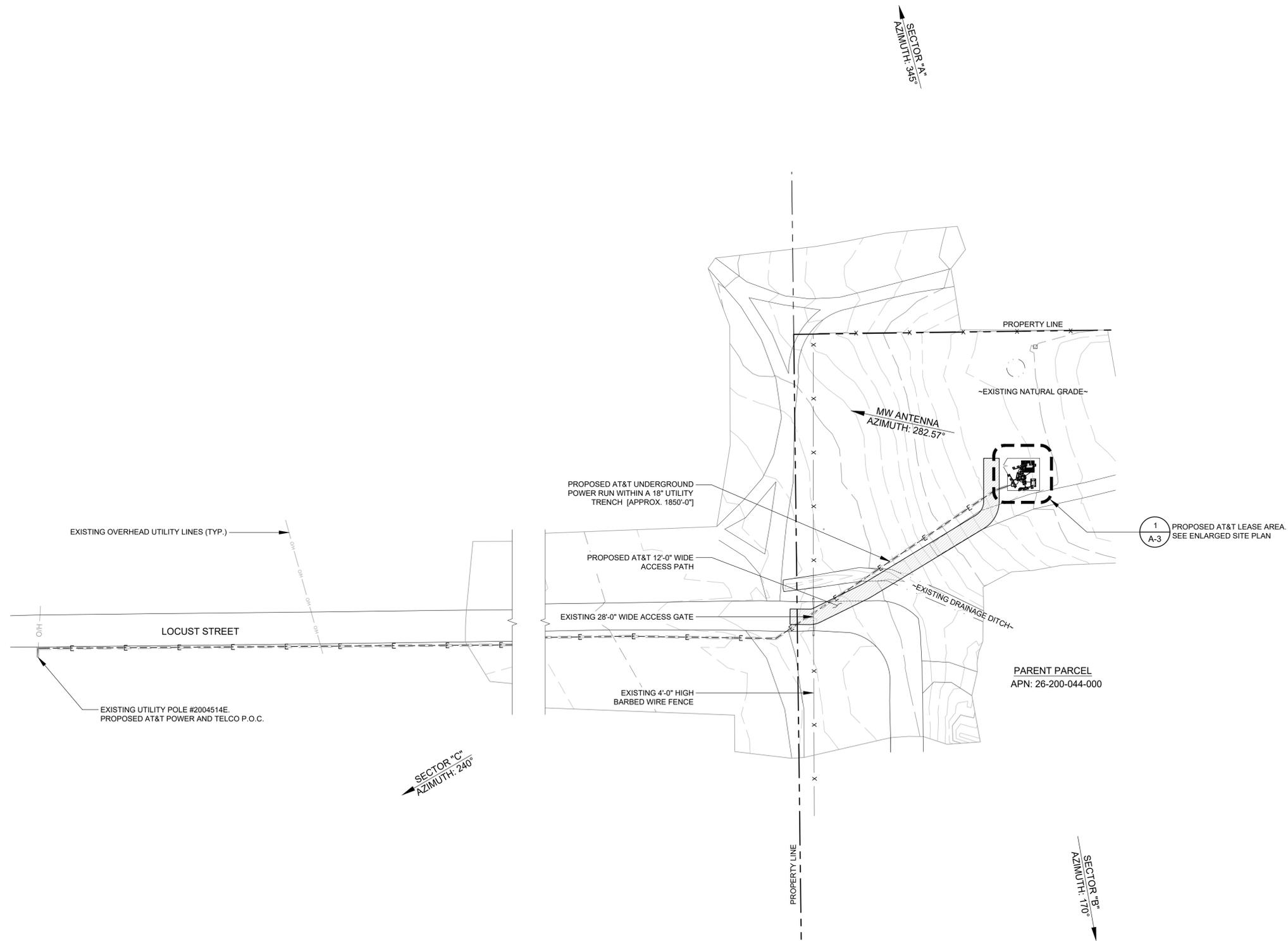
A-1

EUKON AT&T TEMP V2.0

OVERALL SITE PLAN



SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE
CORRECTLY, CHECK FOR REDUCTION OR
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**NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:

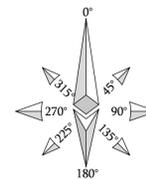
CSL02379
500 LOCUST STREET
CHALFANT, CA 93514

SHEET TITLE:

SITE PLAN

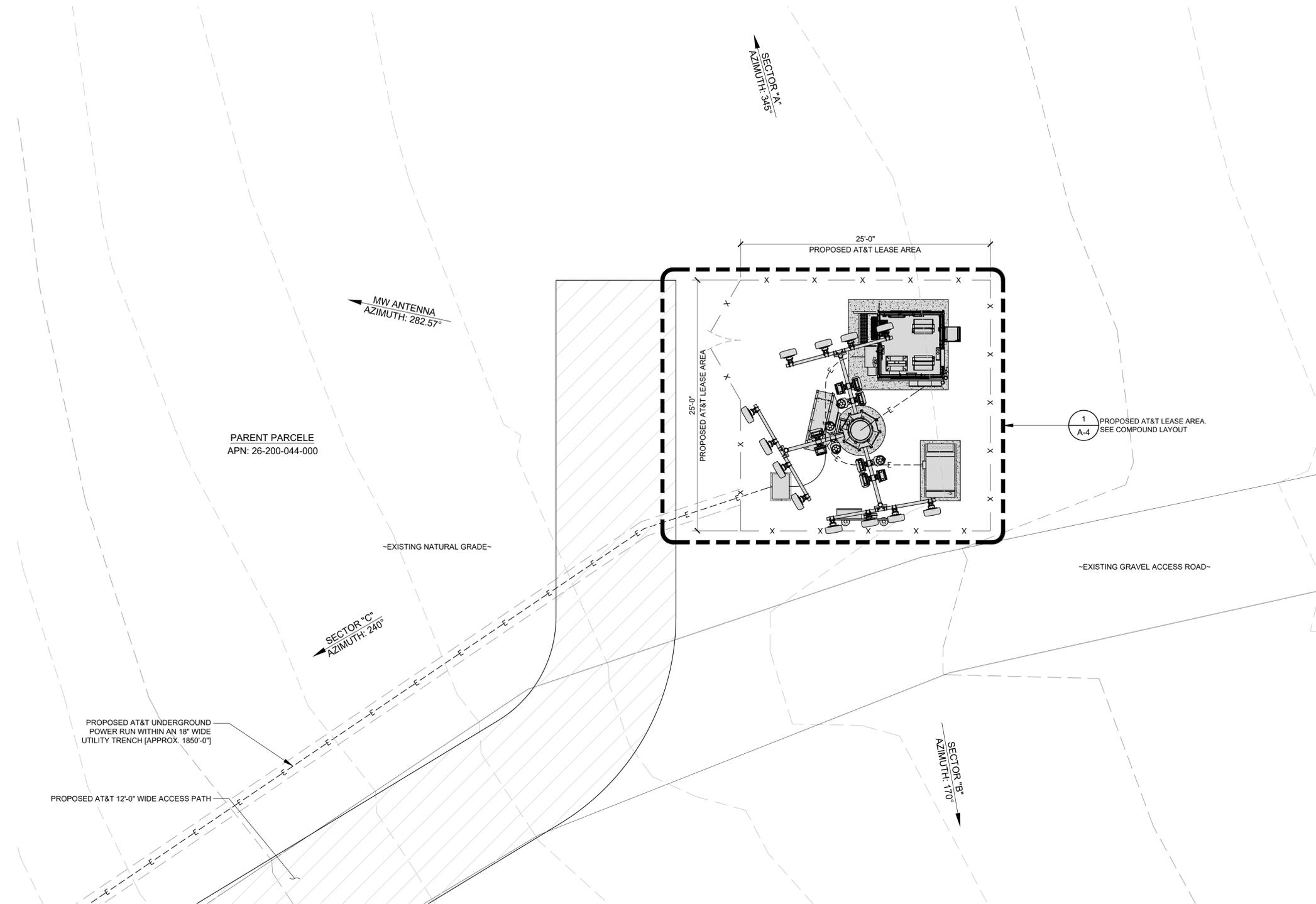
SHEET NUMBER:

A-2



SCALE
NONE 1

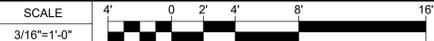
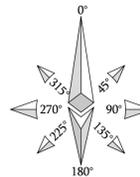
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PARENT PARCELE
APN: 26-200-044-000

PROPOSED AT&T UNDERGROUND
POWER RUN WITHIN AN 18" WIDE
UTILITY TRENCH [APPROX. 1850'-0"]

PROPOSED AT&T 12'-0" WIDE ACCESS PATH



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LICENSER:

**NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:

CSL02379

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CHALFANT, CA 93514

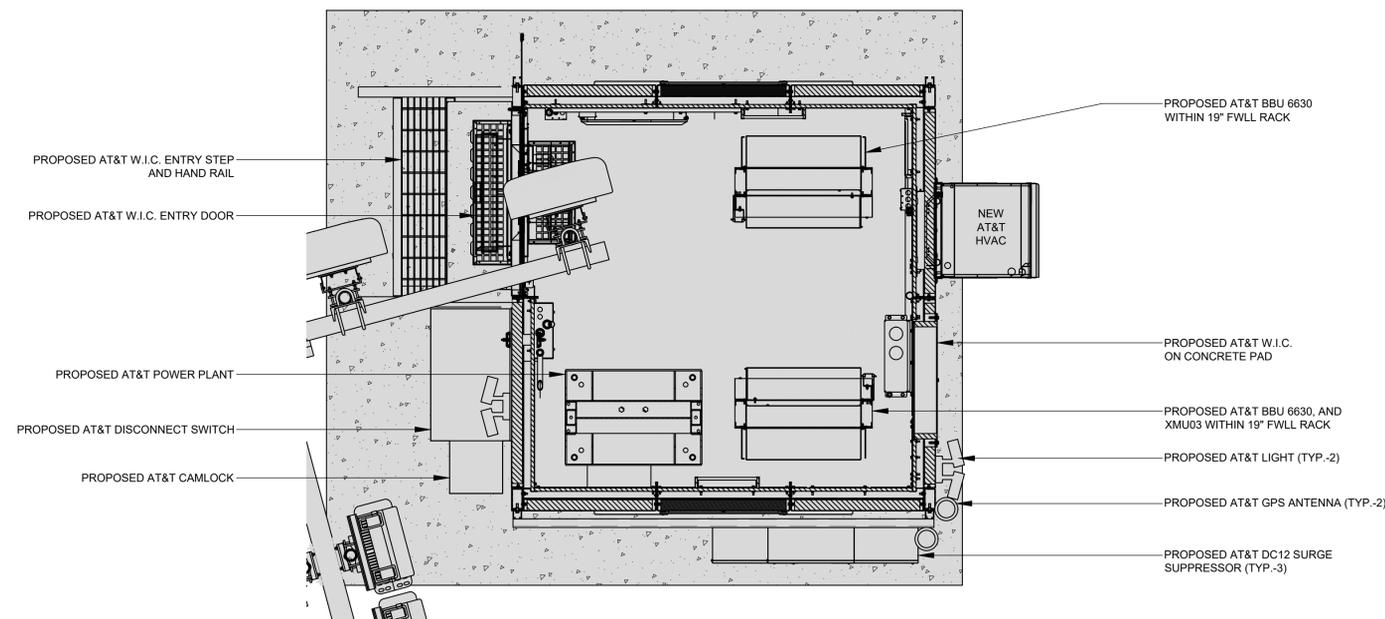
SHEET TITLE:

ENLARGED
SITE PLAN

SHEET NUMBER:

A-3

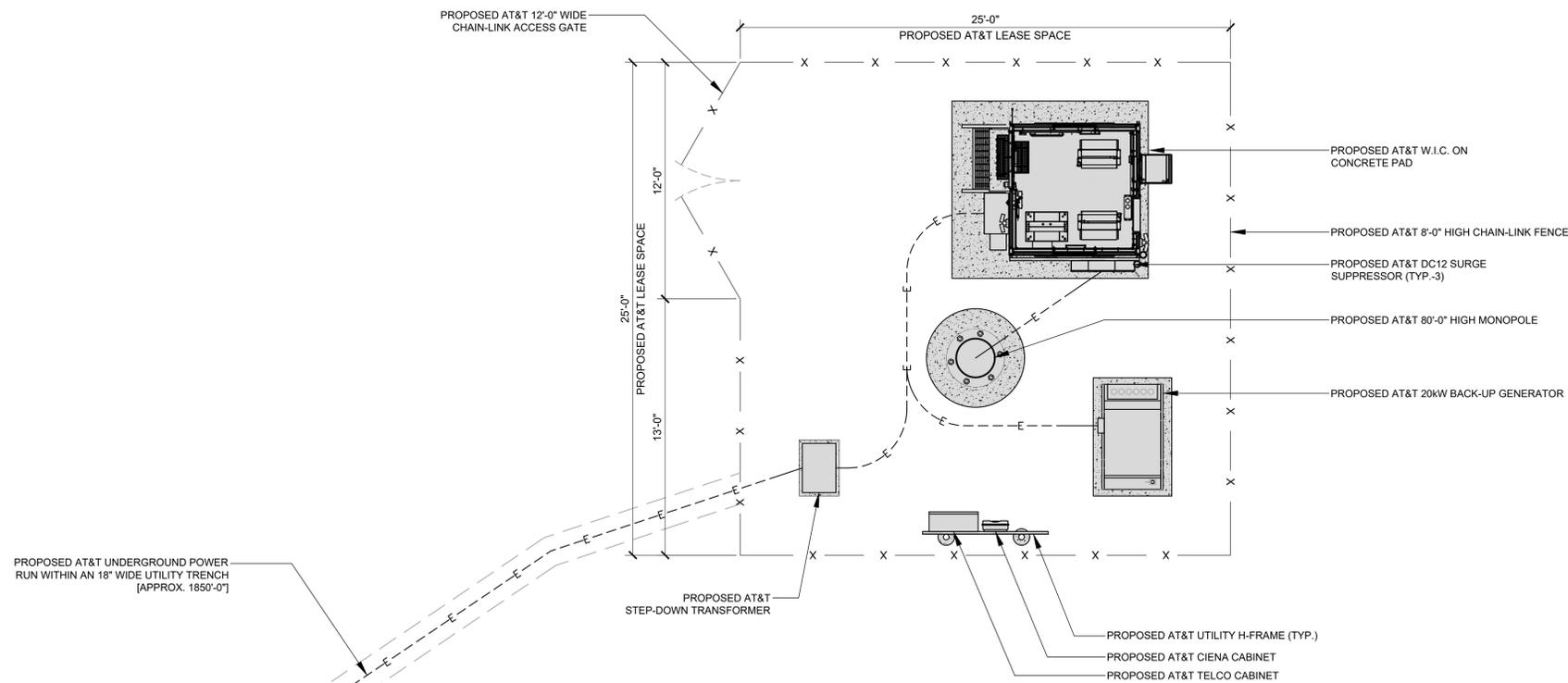
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE
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ENLARGEMENT FROM ORIGINAL PLANS.



PROPOSED EQUIPMENT LAYOUT

SCALE 3/4"=1'-0" 1' 0' 6" 1' 2' 4'

2



SCALE 1/4"=1'-0" 4' 0' 2' 4' 8' 16'

1

PROPOSED COMPOUND LAYOUT

APPLICANT:



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CONSTRUCTION

PROJECT INFORMATION:

CSL02379
500 LOCUST STREET
CHALFANT, CA 93514

SHEET TITLE:

PROPOSED COMPOUND
AND EQUIPMENT LAYOUTS

SHEET NUMBER:

A-4

OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)

SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
						LENGTH	NUMBER	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	345°	76'-0"	±150'	2 FIBER
	A2	LTE	PANEL ANTENNA	8'	345°	76'-0"	±150'	2 FIBER
	A3	LTE	PANEL ANTENNA	8'	345°	76'-0"	±150'	2 FIBER
	A4	LTE	PANEL ANTENNA	8'	345°	76'-0"	±150'	2 FIBER
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	170°	76'-0"	±150'	2 FIBER
	B2	LTE	PANEL ANTENNA	8'	170°	76'-0"	±150'	2 FIBER
	B3	LTE	PANEL ANTENNA	8'	170°	76'-0"	±150'	2 FIBER
	B4	LTE	PANEL ANTENNA	8'	170°	76'-0"	±150'	2 FIBER
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	240°	76'-0"	±150'	2 FIBER
	C2	LTE	PANEL ANTENNA	8'	240°	76'-0"	±150'	2 FIBER
	C3	LTE	PANEL ANTENNA	8'	240°	76'-0"	±150'	2 FIBER
	C4	LTE	PANEL ANTENNA	8'	240°	76'-0"	±150'	2 FIBER

REMOTE RADIO UNITS

SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
BETA SECTOR	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
GAMMA SECTOR	C1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"

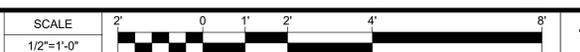
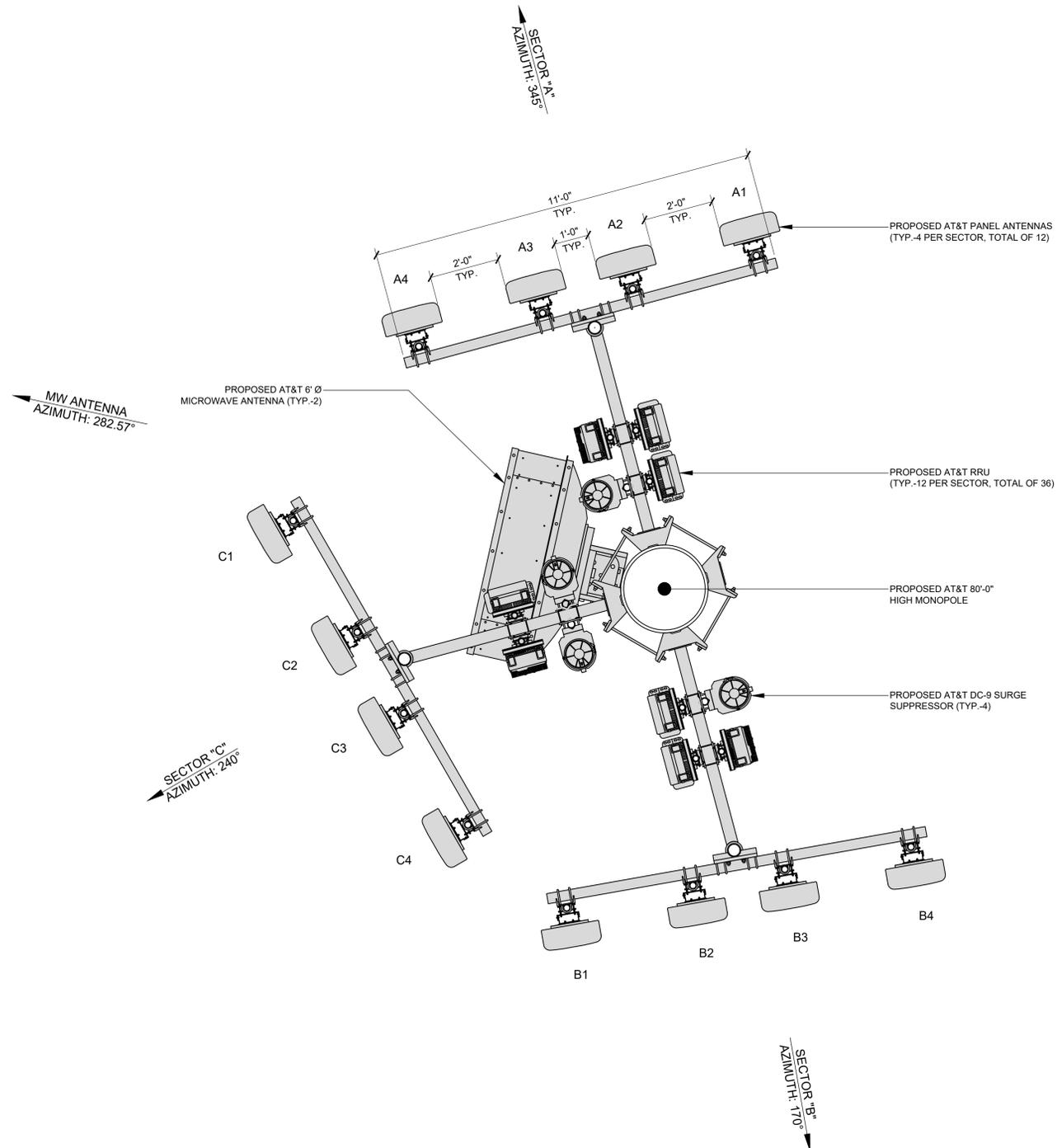
SURGE SUPPRESSION SYSTEM

SYSTEM	MANUFACTURER	PART NUMBER	QTY	LOCATION
	RAYCAP	DC12-48-60-RM	3	MOUNTED ON PROPOSED UNISTRUT ON SIDE OF W.I.C.
	RAYCAP	DC9-48-60-24-8C-EV	4	MOUNTED ON PROPOSED MONOPOLE

NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

SCALE NOTE:
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EUKON AT&T TEMP V2.0

APPLICANT:



ENGINEER:



DRAWN BY: DS/MP/BW
CHECKED BY: AG

REVISIONS:

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PROJECT INFORMATION:

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CHALFANT, CA 93514

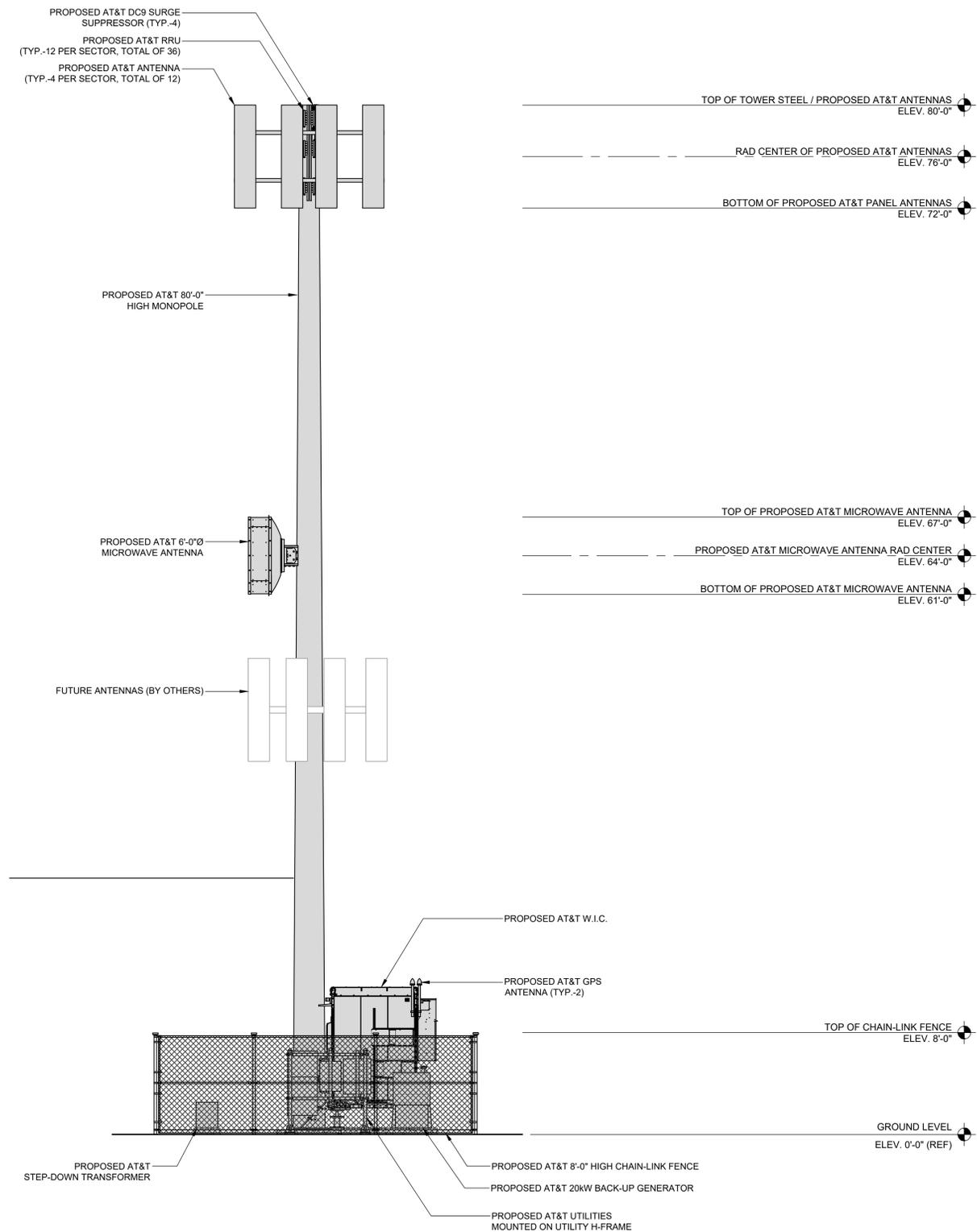
SHEET TITLE:

PROPOSED ANTENNA PLAN
/ ANTENNA AND RRU
SCHEDULE

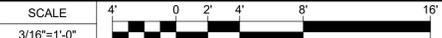
SHEET NUMBER:

A-5

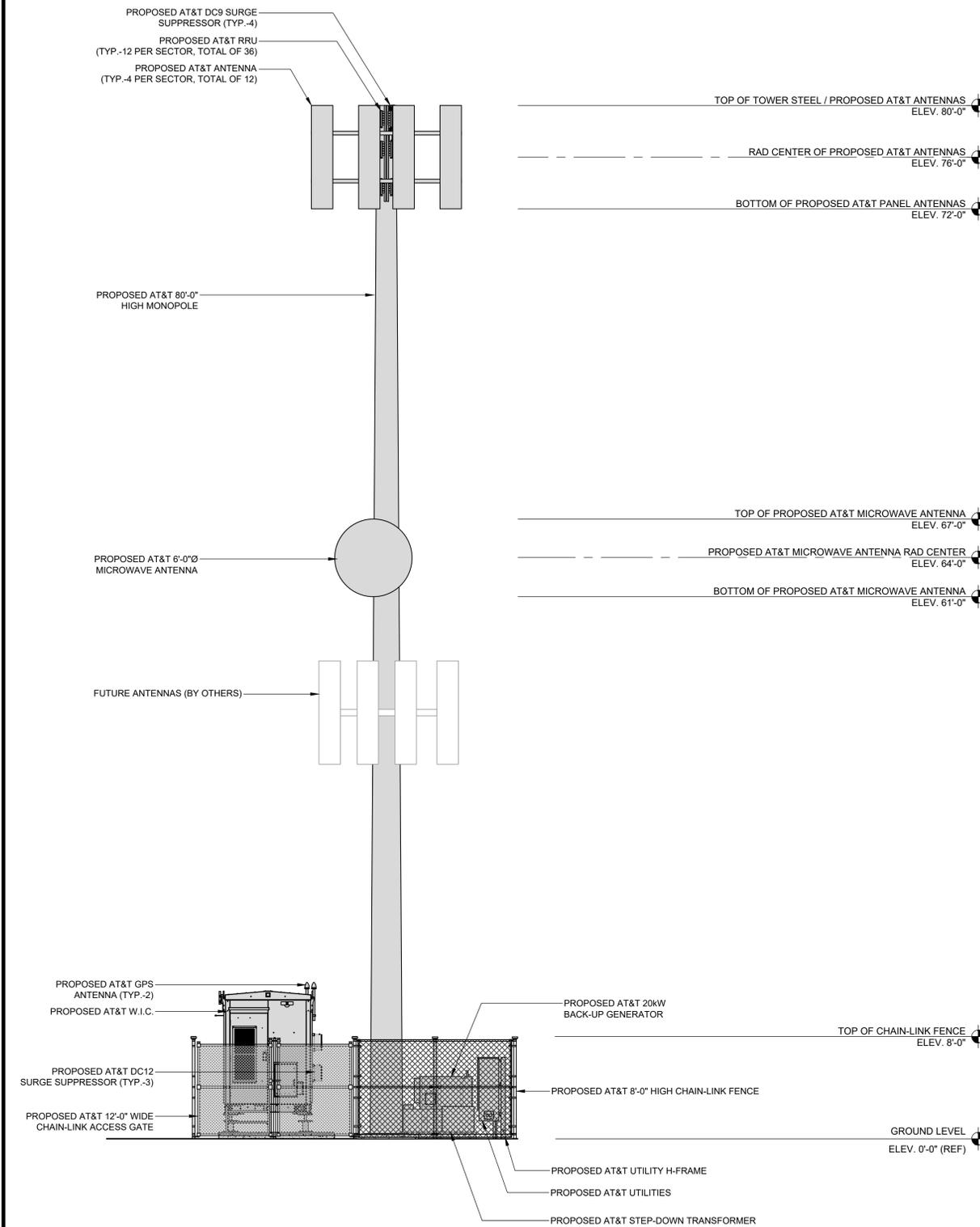
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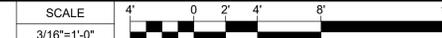
PROPOSED SOUTH ELEVATION



2



PROPOSED WEST ELEVATION



1

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CHALFANT, CA 93514

SHEET TITLE:

PROPOSED WEST
AND SOUTH
ELEVATION

SHEET NUMBER:

A-6

EUKON AT&T TEMP V2.0

Attachment C - Propagation Maps

LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL02379

Site Address: 500 Locust Street, Bishop CA 93514

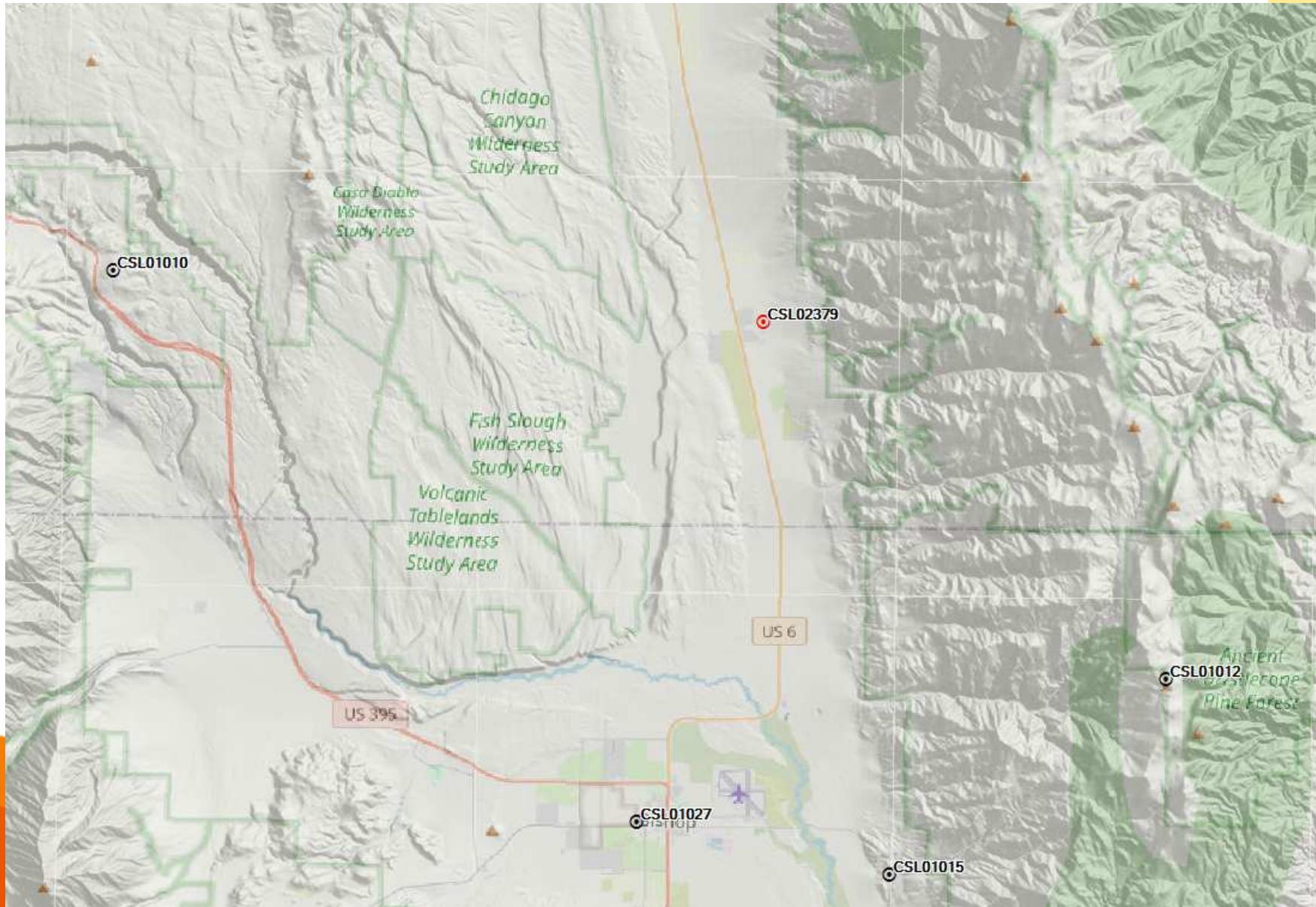
ATOLL Plots Completion Date: Jan 26, 2022



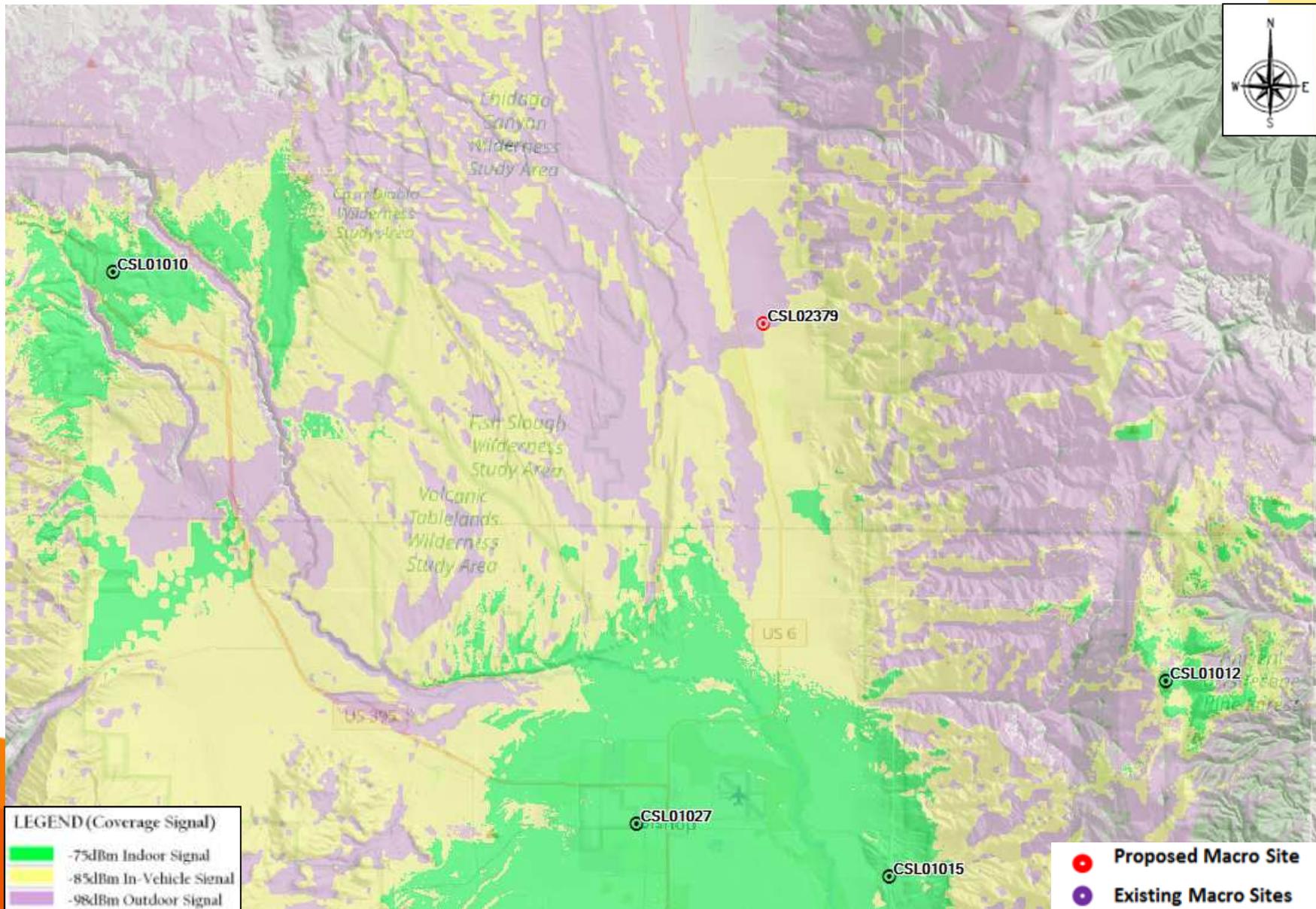
Assumptions

- ∇ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ∇ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ∇ The plots shown are based on the following criteria:
 - Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.

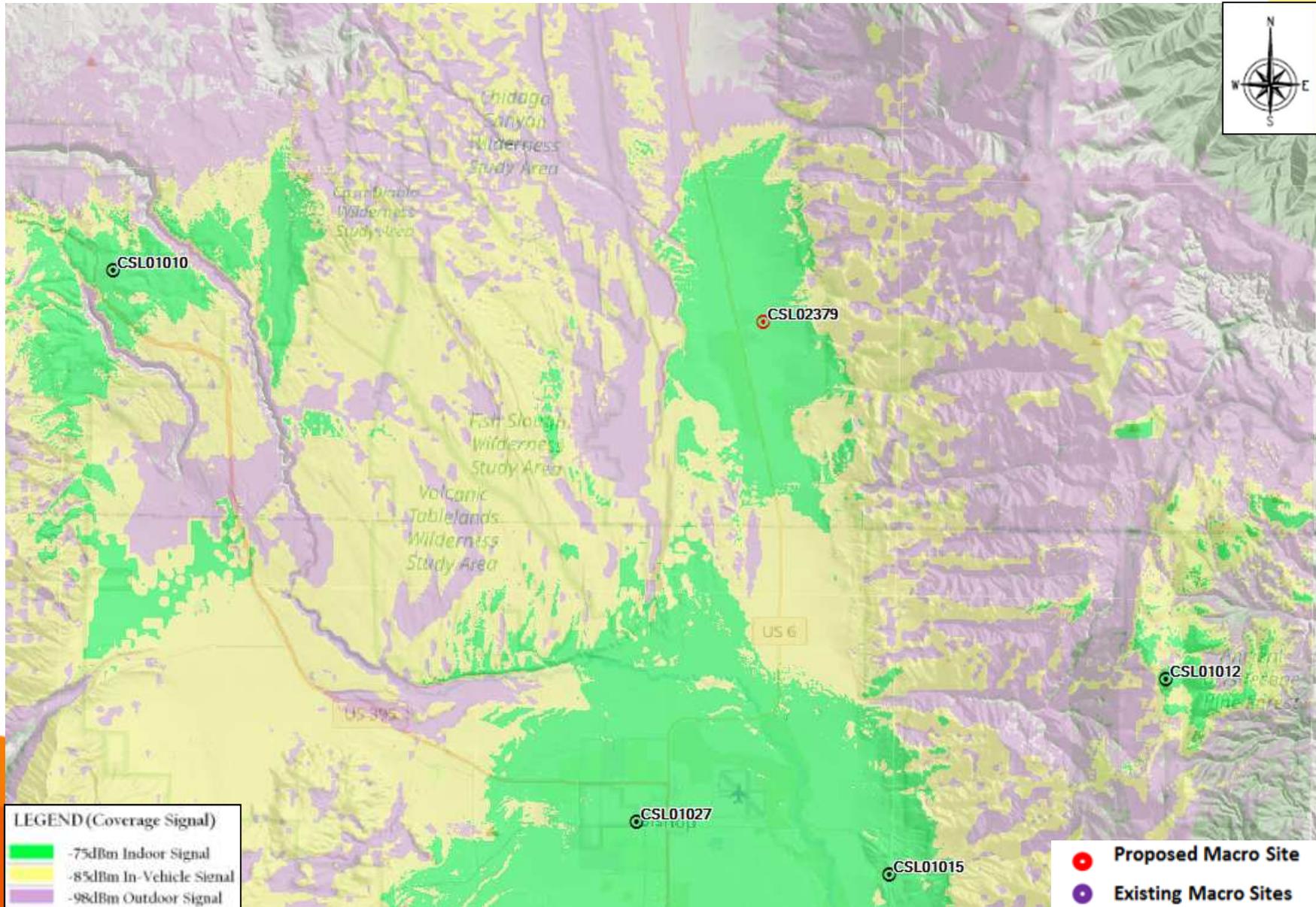




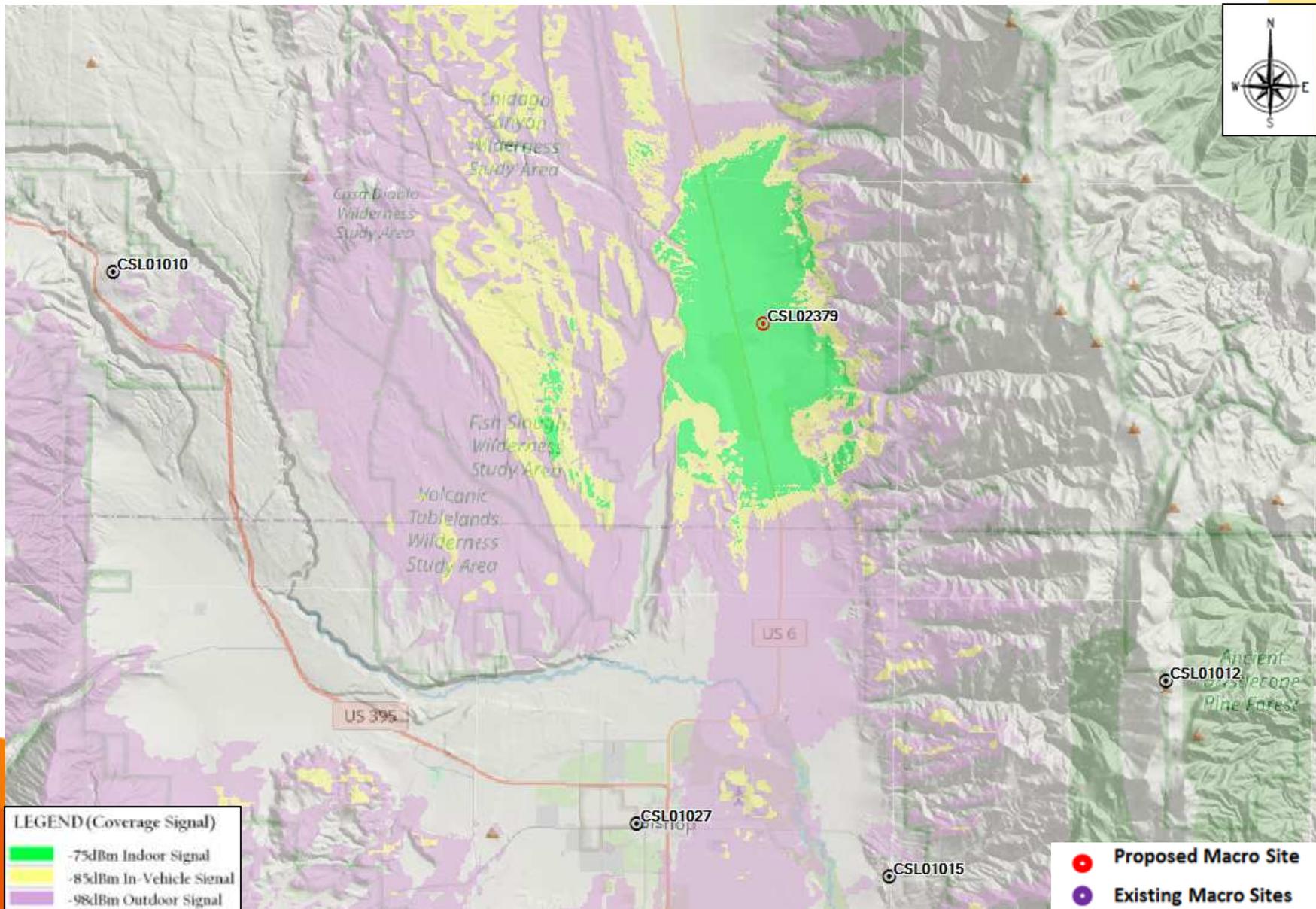
LTE Coverage Before site CSL02379



LTE Coverage After site CSL02379



LTE Coverage standalone site CSL02379



Coverage Legend

Rethink Possible®



In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

Attachment D - Correspondence with LEA

HAZARDOUS WASTE CORRESPONDENCE WITH LOCAL ENFORCEMENT AGENCY (LEA)

From: Jill Kearney <jkearney@mono.ca.gov>
Sent: Tuesday, August 30, 2022 5:11 PM
To: Stacey Simon <ssimon@mono.ca.gov>
Subject: Re: Question re Chalfant cell site

Hi Stacey - I heard back from the water board and the answer is no - Chalfant landfill is not on any of these lists.

I am compiling the other requirements and will forward to you and copy Justin.

Thanks!

Jill

From: Stacey Simon <ssimon@mono.ca.gov>
Sent: Friday, August 26, 2022 4:47 PM
To: Jill Kearney <jkearney@mono.ca.gov>
Subject: FW: Question re Chalfant cell site

Hi Jill! It's been a while!

Can you take a look at my question below, and Justin's answer to it, and let me know if you agree.

Thank you and I hope to run into you one of these days.

Stacey



Stacey Simon

Mono County Counsel

Direct: 760-924-1704

Office: 760-924-1700

Email: ssimon@mono.ca.gov

1290 Tavern Road

PO Box 2415

Mammoth Lakes, CA 93546

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From: Justin Nalder <jnalder@mono.ca.gov>
Sent: Friday, August 26, 2022 4:45 PM
To: Stacey Simon <ssimon@mono.ca.gov>
Subject: RE: Question re Chalfant cell site

Stacey,

Here's what I know:

Chalfant operates an ABOP (Aerosol Batter Oil Paint) Locker which is solely for transfer.
As required by the SWQCB for closed landfills we sample monitoring wells semi-annually.
There are no public drinking water wells.
There is no noted sub-surface migration of hazardous waste.
There are no sub-surface USTs
We are not under any corrective action for the site.

It would seem to me that the answer is No, but I would need to defer to Jill to be certain.

Justin Nalder

Solid Waste Superintendent / Environmental Manager
Public Works Department
(760)932-5453



From: Stacey Simon <ssimon@mono.ca.gov>
Sent: Friday, August 26, 2022 4:04 PM
To: Justin Nalder <jnalder@mono.ca.gov>
Subject: Question re Chalfant cell site

Justin:

Do you know if the Chalfant site is listed on any of the "lists of hazardous waste and substance facilities sites" set forth in Government Code section 65962.5 (attached)? If you don't know, would Jill Kearney be the one to ask?

Thanks!

Stacey



Stacey Simon
Mono County Counsel
Direct: 760-924-1704
Office: 760-924-1700
Email: ssimon@mono.ca.gov
1290 Tavern Road
PO Box 2415
Mammoth Lakes, CA 93546

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