

**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: Use Permit 22-009 Chalfant Cell Tower

Project Applicant: Eukon Group for AT&T mobility

Project Location - Specific:

500 Locust Street, Chalfant CA 93546

Project Location - City: (026-282-005-000) Project Location - County: Mono

Description of Nature, Purpose and Beneficiaries of Project:

Install, operate and maintain a wireless telecommunications tower to improve service levels and safety for residents of Chalfant Valley and travelers on US Highway 6.

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
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

This project qualifies as a Class 3 exemption because the project proposes 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' (625 sq ft) 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 1 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: \_\_\_\_\_

*NOE – UP22-009 Chalfant Cell Tower*

**ATTACHMENTS**

**Attachment 1 - ANALYSIS OF EXCEPTIONS TO THE EXEMPTION**

**Attachment 2 – LETTER FROM ENVIRONMENTAL HEALTH**

**Attachment 3 – SITE PLAN**

## ATTACHMENT 1 – ANALYSIS OF EXCEPTIONS TO THE EXEMPTION

Per Title 14 California Code of Regulations (CCR) §15300.2 - Exceptions, projects would not qualify for a Class 3 categorical exemption if any of the six Exceptions apply to the project. Analysis of the Exceptions to the Class 3 Exemption is below; the project remains qualified for a Class 3 Exemption because none of the six exceptions (below) apply to the project.

**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. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project is located at the Chalfant Transfer Station and closed Chalfant landfill which is not an environmentally sensitive area. Jill Kearny with the Environmental Health Department confirmed the location is not a hazardous waste site. (Attachment 2)

**2. Cumulative Impact** - All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

At the time this staff report was written there are no reasonably foreseeable cell tower projects in Chalfant that would have cumulative impacts in the community

**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.

The project is located on the site of a closed landfill and existing transfer station. Mono County Solid Waste deemed the project site (see Attachment 3 – Site Plan) acceptable with no 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.

Per the Mono County Regional Transportation Plan, Appendix B: County Designated Scenic Highway System

([https://monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/9617/rtp\\_w-appdx\\_2015\\_final.pdf](https://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/9617/rtp_w-appdx_2015_final.pdf); page 170-171), there are no State or County designated scenic highways in Chalfant that would be impacted by the proposed cell tower project.

**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.

The project parcel is not on any of the state lists of contaminated hazardous waste sites. Correspondence from Jill Kearney with Mono County Public Health Department was obtained confirming this fact.

**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.

The project is located at the Chalfant Transfer Station and closed Chalfant landfill. Therefore, there would be no additional impacts to historical or cultural resources.

This project qualifies as a Class 3 Exemption because it consists of the installation of utility extensions, accessory structures (fences) which are specifically listed as exempt and because none of the six Exceptions to the Exemption apply to the project.

**From:** [Jill Kearney](#)  
**To:** [Stacey Simon](#)  
**Subject:** Re: Question re Chalfant cell site  
**Date:** Tuesday, August 30, 2022 5:10:42 PM  
**Attachments:** [image001.ipa](#)  
  [image002.png](#)

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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

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**APPLICANT:**

**at&t**  
The new  
1452 ENGINEER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

**ENGINEER:**

**Eukon**  
an STC Communications, Inc. Company  
651 POST, SUITE 1000  
IRVINE, CA 92616  
TEL: (949) 855-8666  
www.eukongroup.com

**LO**  
**DRAWN BY:**  
**P.D.**  
**CHECKED BY:**  
**REVISIONS:**

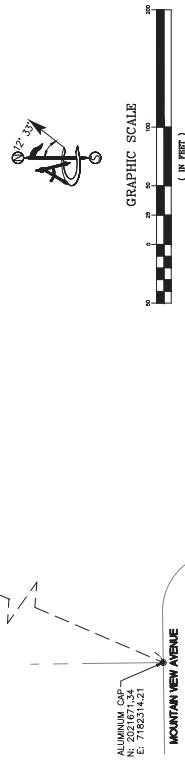
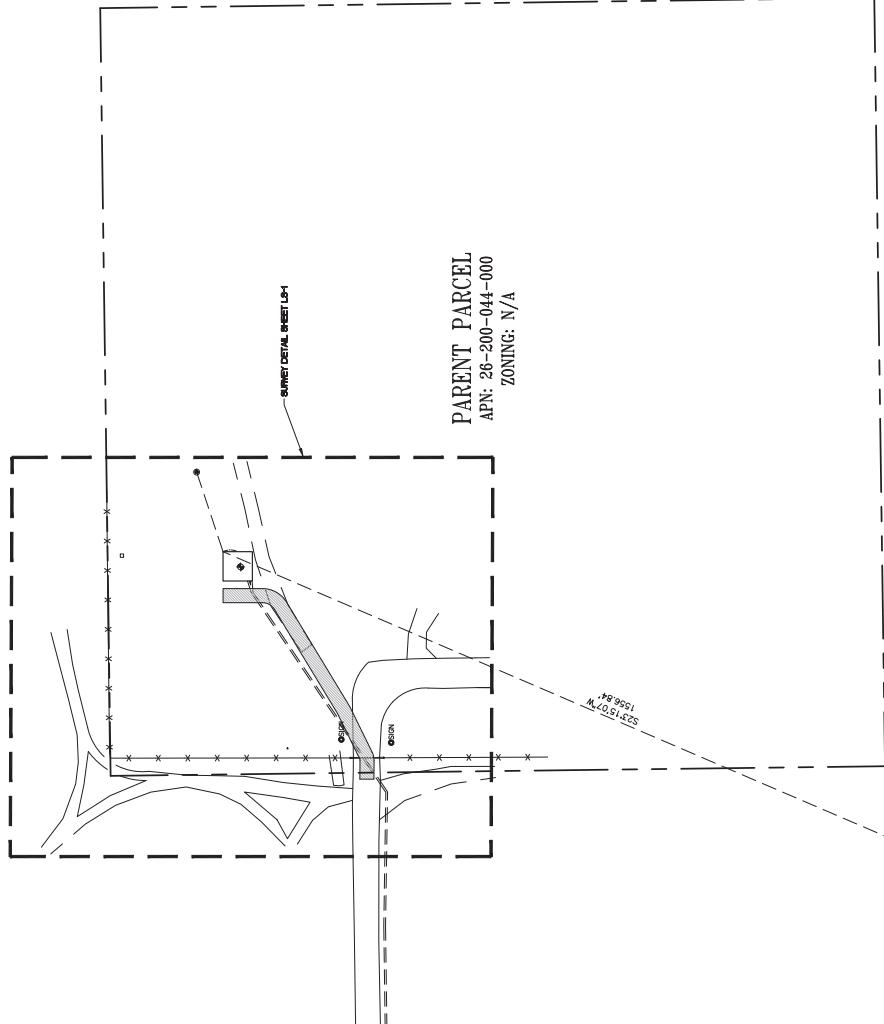

**PARENT PARCEL**  
APN: 26-200-044-000  
ZONING: N/A

**CSL02379**  
500 LOCUST ST  
CHALFANT CA 93514  
MONO COUNTY

**PROJECT INFORMATION:**

**SHEET TITLE:**  
**SITE SURVEY**

**SHEET NUMBER:**  
**LS-1**



**LEGEND:**

- LINE OF ROAD
- SPOT ELEVATION
- TOP OF PILE, PALLET
- POSITION OF GEODETIC COORDINATES
- ADJACENT PROPERTY LINE
- MAJOR CANTUR INTERVAL
- SECTION LINE

**SCHEDULE "B"**  
NOTE: THIS SURVEY WAS MADE TO THE TITLE REPORT ORDER #M#-000982-A, ISSUED BY INTO-MONO TITLE COMPANY, DATED JULY 20, 2008, WHICH COVERS THE PROPERTY OWNED BY THE LESSOR, AND THE DATE OF SURVEY IS THE SAME DATE AS THE LEASE BEGAN. NO SURVEY MATTERS AND HAVE NOT BEEN PLOTTED.

ITEMIZED NOTES, EXCEPTEONS AND PROHIBITIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUEANCE THEREOF, RECORDING NO. 101, BUREAU OF LAND MANAGEMENT, PAGE 99, OFFICIAL RECORDS (O.R.), BUREAU OF LAND MANAGEMENT, PAGE 99, (NOTHING TO PLOT)

**LEASE AREA, LEGAL DESCRIPTION:**

IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, 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 NAD3 CORRELATE SYSTEM CALIFORNIA STATE OBSERVER AVERAGE FOR ONE THREE, DETERMINED BY GPS

BEGINNING AT THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, 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 NAD3 CORRELATE SYSTEM CALIFORNIA STATE OBSERVER AVERAGE FOR ONE THREE, DETERMINED BY GPS

RECORDED BY THE LESSOR AS A CONCERN WITH THE LAND, MORE OR LESS, NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMERCIAL FACILITY FOR PARKING, VEHICULAR MANUFACTURING, LOGISTICS, AND UTILITIES.

SURVEYOR'S STATEMENT: I, PATRICK B. DONOHUE, PRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S CODE OF ETHICS, IN THE REQUEST OF A & I IN FEBRUARY OF 2022.  
PATRICK B. DONOHUE, P.L.S. NO. 93322  
Date: 06/06/2022  
Signature:

**APPLICANT:**

**at&t**  
The new  
1452 EININGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

**ENGINEER:**

**Eukon**  
an SPC Communications, Inc. Company  
651 POST, SUITE 1000  
IRVINE, CA 92616  
TEL: (949) 555-8616  
www.eukongroup.com

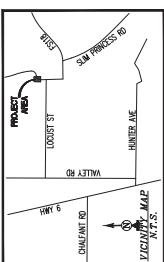
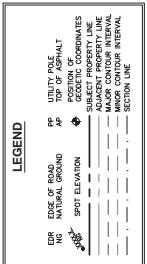
**DRAWN BY:**  
CHECKED BY:  
REVISIONS:  
LO PD



**APPROVED:**  
DRAWN BY:  
CHECKED BY:  
REVISIONS:  
D 06/06/22 ADDRESS (C)  
C 04/29/22 REVERSE DESIGN (CK)  
B 04/13/22 ADD DESIGN (RAG)  
A 02/15/22 PRELIMINARY (LO)  
REV DATE DESCRIPTION

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

**SHEET TITLE:**  
**SITE SURVEY**  
**SHEET NUMBER:**  
**LS-2**



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 DERIVED FROM GPS DETERMINED GEODETIC SPOT HEIGHTS ON THE U.S. COGS 1983 STATE PLANE COORDINATE SYSTEM. SPOT HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NSIS COGS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

**GRID TO GROUND SCALE FACTOR NOTE:**

ALL ELEVATIONS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE DISTANCES SHOWN BY 0.9897374.

**FLOOD ZONE:**

THIS PROJECT APPEARS TO BE LOCATED WITHIN "FLOOD AREAS ZONE D", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP ID #06031C, DATED 12/18/2012.

**UTILITY NOTES:**

CONTRACTORS AND OTHERS GUARANTEE THAT ALL UTILITIES ARE SHOWN OR QUOTED AS DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OTHERS TO CONTACT LOCAL UTILITIES PROVIDE CORROBORATION, REQUEST SERVICES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, AND REPORT FINDINGS TO THE CONTRACTOR. THE CONTRACTOR IS THE RESPONSIBILITY OF THE CONTRACTOR.

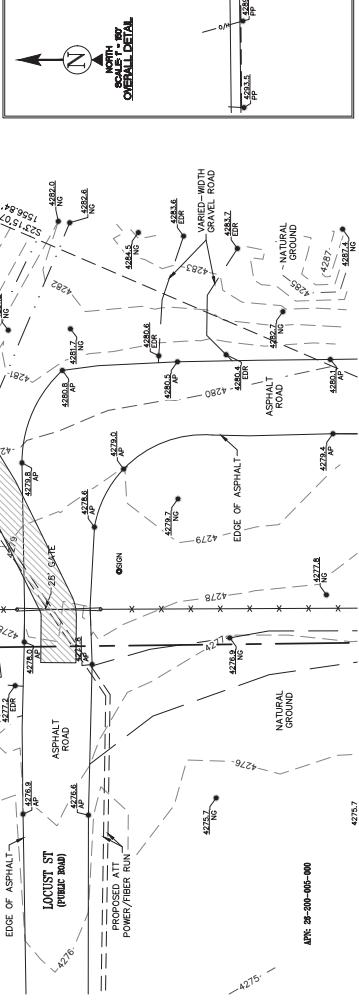
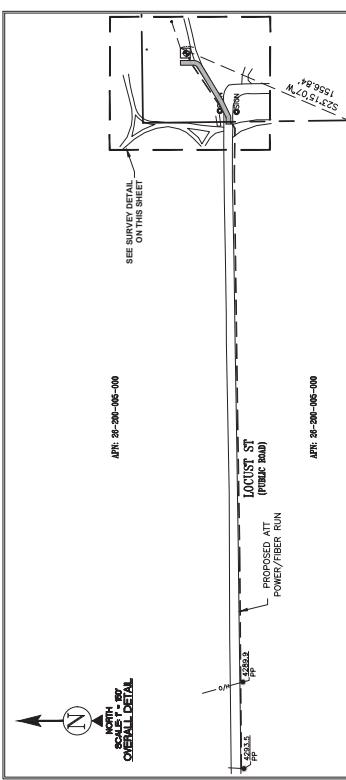
**SURVEYOR'S NOTES:**

SURVEY WORK WAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY EFFECT IN TITLE ISSUED.  
THE BOUNDARY SHOWN HEREON WAS FLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.  
CONTOURS SHOWN FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

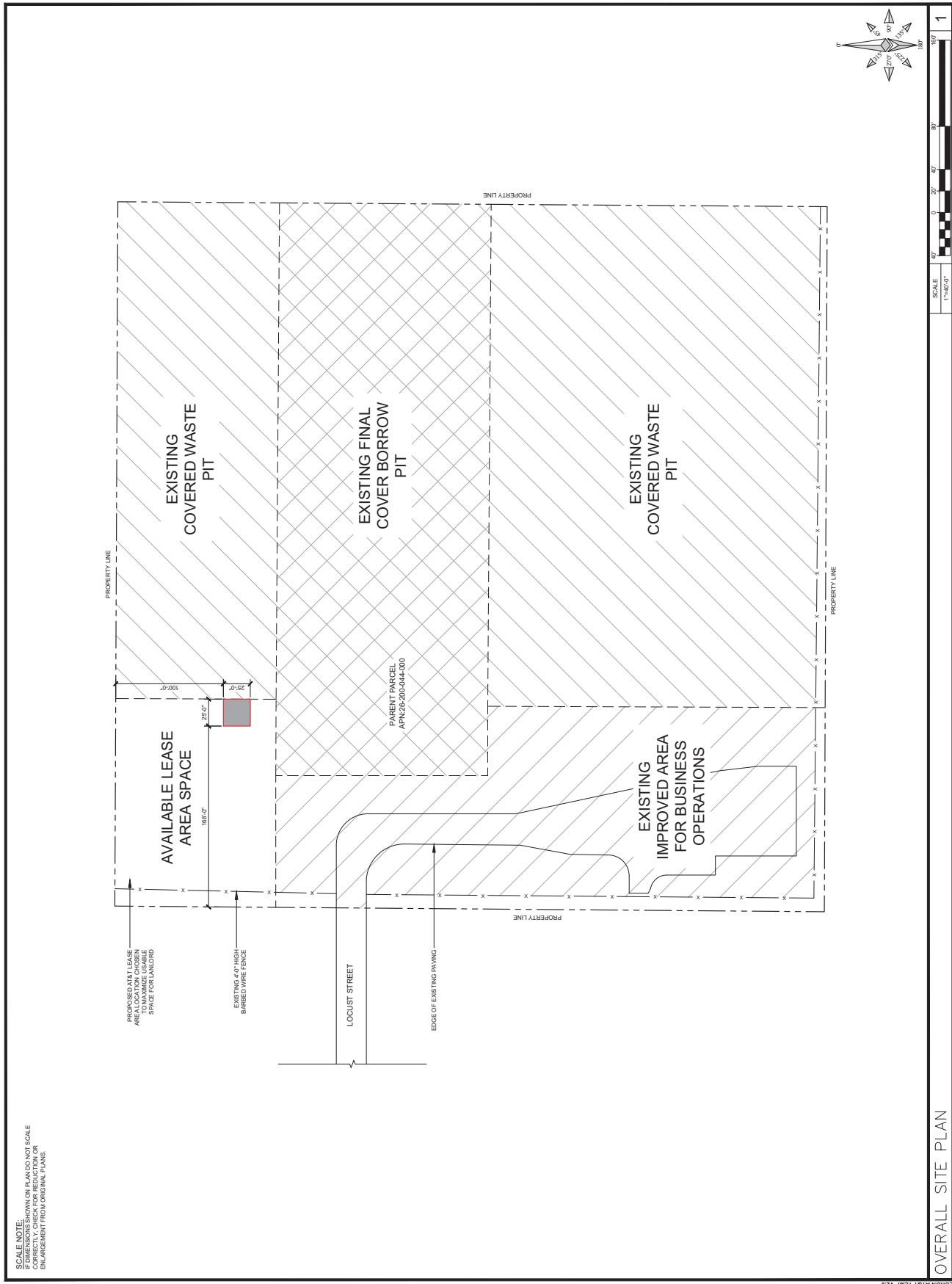
POSITION OF GEODETIC COORDINATE  
APN: 26-20-040-000  
LONGITUDE 37° 31' 53.20" (37.53144°) NORTH (NAD83)  
LATITUDE 118° 21' 26.44" (118.35734°) WEST (WAD83)

POSITION OF GEODETIC COORDINATE  
APN: 26-20-040-000  
LONGITUDE 37° 31' 53.20" (37.53144°) NORTH (NAD83)  
LATITUDE 118° 21' 26.44" (118.35734°) WEST (WAD83)

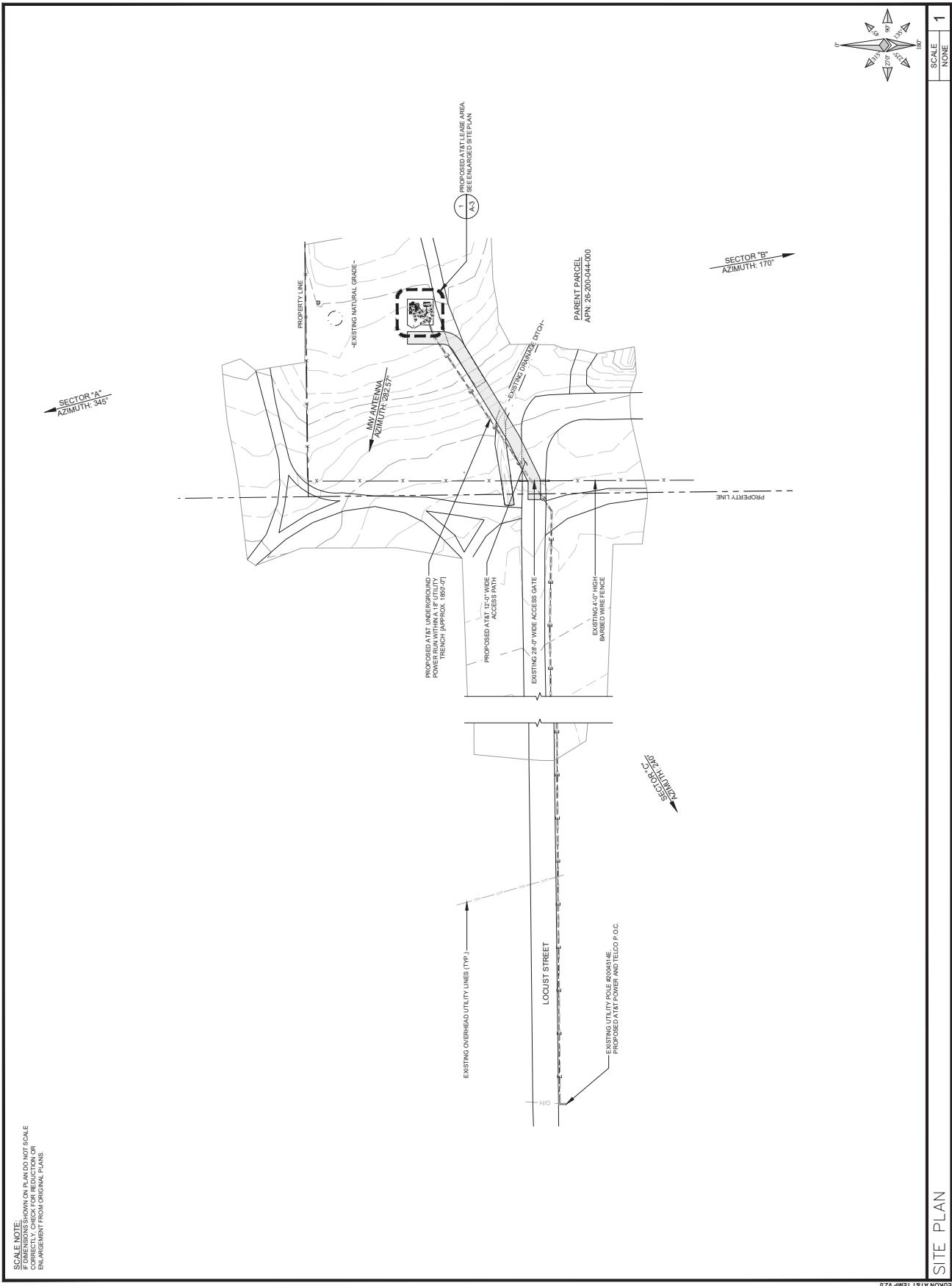
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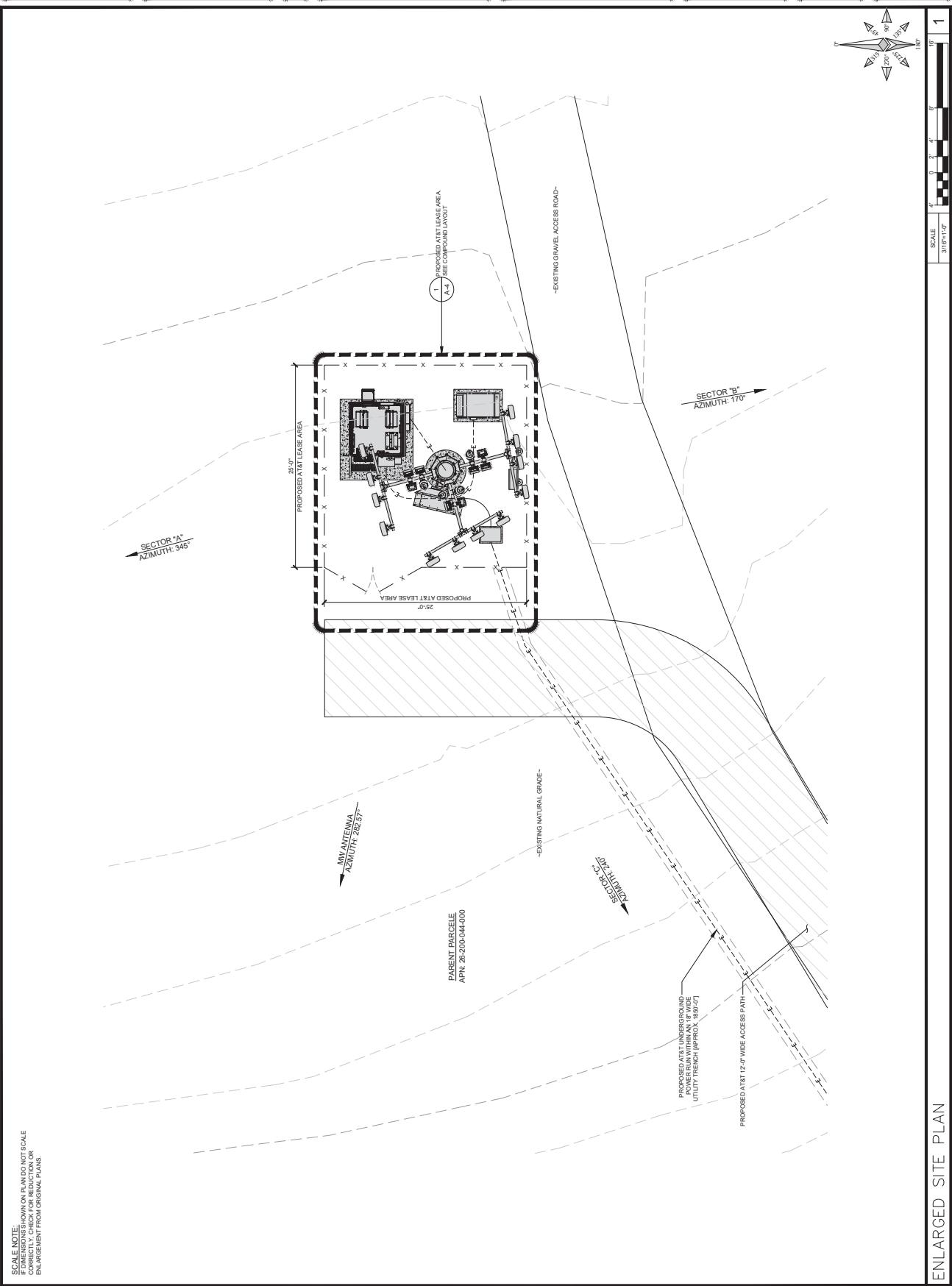
APPLICANT:  The new <b>at&amp;t</b>	1402 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780
ENGINEER:  <b>Eukon</b> an SFC Communications, Inc. Company	65-1007, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8966 <a href="http://www.eukongroup.com">www.eukongroup.com</a>
DRAWN BY: A3	REVISIONS:  C B A D E F G H I J K L M N O P Q R S T U V W X Y Z
DRAWN BY: CHECKED BY:	REVISIONS:  C B A D E F G H I J K L M N O P Q R S T U V W X Y Z
DS/MRW	REVISIONS:  C B A D E F G H I J K L M N O P Q R S T U V W X Y Z
LICENSEE:  <b>CONSTRUCTION</b>	PROJECT INFORMATION:  CSL02379 500 LOCUST STREET CHALFANT, CA 93514 SHEET TITLE: OVERALL SITE PLAN SHEET NUMBER: A-1



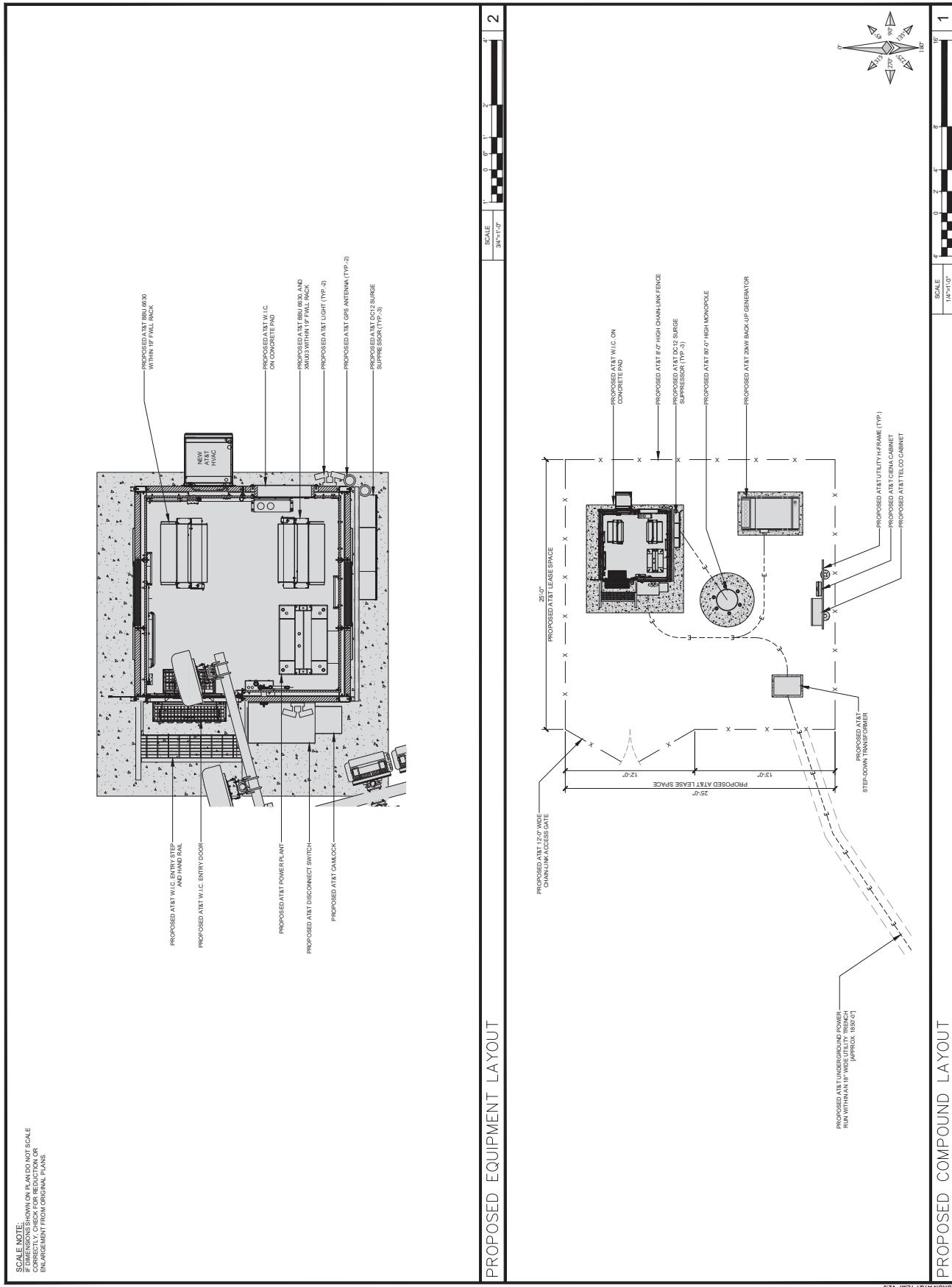
APPLICANT:  The new <b>at&amp;t</b>	1402 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780
ENGINEER:  <b>Eukon</b> an SFC Communications, Inc. Company	65 POST, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8966 <a href="http://www.eukongroup.com">www.eukongroup.com</a>
DRAWN BY: CHECKED BY: REVISIONS:	A3
DS/MBW	
LICENSER:	
<b>CONSTRUCTION</b>	
PROJECT INFORMATION: CSL02379 500 LOCUST STREET CHALFANT, CA 93514	SHEET TITLE:  <b>SITE PLAN</b>
SHEET NUMBER:  <b>A-2</b>	



APPLICANT: <b>at&amp;t</b> The new	1402 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780																														
ENGINEER: <b>Eukon</b> an SFC Communications, Inc. Company 651 POST, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8966 <a href="http://www.eukongroup.com">www.eukongroup.com</a>	DISMISSED AUG																														
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SHEET TITLE:	ENLARGED SITE PLAN																														
SHEET NUMBER:	A-3																														



 <b>The new</b> 1402 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780	<b>Eukon</b> an SFC Communications, Inc. Company 65-1007, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566 <a href="http://www.eukongroup.com">www.eukongroup.com</a>	APPLICANT:  ENGINEER:  DRAWN BY: CHECKED BY: REVISED BY: APPROVED BY: DATE: FEES: DESCRIPTION:  <b>CONSTRUCTION</b>
		DS/MRW A3  PROJECT INFORMATION: <b>CSL02379</b> 500 LOCUST STREET CHALFANT, CA 93314
		SHEET TITLE: <b>PROPOSED COMPOUND AND EQUIPMENT LAYOUTS</b> SHEET NUMBER: <b>A-4</b>



SCALE NOTE:  
DIMENSIONS SHOWN ON PLANS NOT SCALE  
EQUIVALENT TO DIMENSIONS SHOWN ON GRADING PLANS  
FOR ARRANGEMENT FROM GRADE LINE

 <p>The new at&amp;t</p> <p>1402 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780</p>	 <p>Eukon an SFC Communications, Inc. Company</p> <p>65-POST SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566 <a href="http://www.eukongroup.com">www.eukongroup.com</a></p>	<p>APPLICANT:</p> <p>DISMISBY:</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>REVISED:</p> <p>PROJECT INFORMATION:</p> <p>FEES:</p> <p>DATE:</p> <p>DESCRIPTION:</p>
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<b>OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)</b>										
SECTOR		TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER CABLE LENGTH	NUMBER	TRANSMISSION		
A1		LTE	PANEL ANTENNA	8'	345°	76'-0"				
A2		LTE	PANEL ANTENNA	8'	345°	76'-4"				
A3		LTE	PANEL ANTENNA	8'	345°	76'-0"				
A4		LTE	PANEL ANTENNA	8'	345°	76'-0"				
B1		LTE	PANEL ANTENNA	8'	170°	76'-4"				
B2		LTE	PANEL ANTENNA	8'	170°	76'-0"				
B3		LTE	PANEL ANTENNA	8'	170°	76'-4"				
B4		LTE	PANEL ANTENNA	8'	170°	76'-0"				
C1		LTE	PANEL ANTENNA	8'	240°	76'-0"				
C2		LTE	PANEL ANTENNA	8'	240°	76'-4"				
C3		LTE	PANEL ANTENNA	8'	240°	76'-0"				
C4		LTE	PANEL ANTENNA	8'	240°	76'-4"				

SECTOR		RRU TYPE		RRU LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE / BELOW SIDES			
A1		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
A1		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
A2		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
A2		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
A3		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
A3		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
A4		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
A4		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B1		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B1		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B2		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B2		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B3		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B3		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B4		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
B4		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C1		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C1		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C2		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C2		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C3		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C3		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C4		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			
C4		ERICSSON RRU (LTE)		±15'		16' B <sup>+</sup> 0"			

SURFACE SUPPRESSION SYSTEM			LOCATION		
MANUFACTURER	PART NUMBER	QTY			
RAYCAP	DC1248-80-RM	3	MOUNTED ON PROPOSED UNSTRUT ON SIDE OF W.I.C.		
RAYCAP	DC3-48-48-24-8C-EV	4	MOUNTED ON PROPOSED MONPOLE		

**NOTES TO CONTRACTOR**

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

**ANTENNA AND RRU SCHEDULE**

**PROPOSED ANTENNA PLAN / ANTENNA AND RRU SCHEDULE**

**A-5**

APPLICANT: <b>at&amp;t</b> The new	1402 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780	ENGINEER: <b>Eukon</b> an SFC Communications, Inc. Company 65-107, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566 www.eukongroup.com	DISMISSED: AU
DRAWN BY: CHECKED BY:	REVISIONS:	PROJECT INFORMATION:	SHEET TITLE: <b>PROPOSED WEST AND SOUTH ELEVATION</b>
CONSTRUCTION DRAWING		SHEET NUMBER: <b>A-6</b>	

