



## Referral Early Consultation

**Date:** January 9, 2025  
**To:** Distribution List (See Attachment A)  
**From:** Marcus Ruddicks, Assistant Planner  
 Planning and Community Development  
**Subject:** STAFF APPROVAL APPLICATION NO. PLN2024-0126 – AT&T- OHIO AVENUE  
**Respond By:** January 24, 2025

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

**Applicant:** AT&T Mobility c/o Epic Wireless Group, LLC  
**Project Location:** 1535 Ohio Avenue, between Beverly and Waverly Drives, in the Modesto area.  
**APN:** 017-013-029  
**Williamson Act Contract:** 78-3129  
**General Plan:** Urban Transition  
**Current Zoning:** General Agriculture (A-2-10)

**Project Description:** Request to establish a wireless communication facility on a 9.89± acre parcel in the General Agriculture (A-2-10) zoning district. This proposal includes the installation of a 103-foot-tall monopole, which will include: 12 panel antennas and 12 RRUs. Proposed ground equipment includes: a 64± square-foot walk in closet equipment shelter and a 30kw diesel generator with 190-gallon fuel tank. The project lease area will be 1,600± square feet in size and will be enclosed by a 6-foot-tall chain-link fence, located adjacent to agricultural accessory structures. A 15-foot non-exclusive access easement is proposed, which will provide access to Ohio Avenue. The facility will be generally unstaffed, however, up to two technicians are anticipated to access the site one day a month for routine maintenance as needed. The proposed facility would meet the County’s siting standards of Chapter 21.91 – Communication Facilities of the County Code. The site is currently improved with a single-family dwelling and accessory agricultural structures. The project site is within the LAFCO adopted Sphere of Influence for the City of Modesto.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>



**STAFF APPROVAL APPLICATION NO. PLN2024-0126 – AT&T- OHIO AVENUE**

Attachment A

Distribution List

X	CROP DUSTERS	X	MOSQUITO ABATEMENT DISTRICT: EASTSIDE
X	FIRE PROTECTION DIST: WOODLAND	X	STANCO BUILDING PERMITS DIVISION
X	IRRIGATION DIST: MID	X	STANCO HAZARDOUS MATERIALS
X	STANCO PUBLIC WORKS	X	CITY OF MODESTO
X	SURROUNDING LANDOWNERS	X	STANISLAUS FIRE PREVENTION BUREAU
X	PACIFIC GAS & ELECTRIC		
X	STANISLAUS LAFCO		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2024-0126 – AT&T- OHIO AVENUE**

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

\_\_\_\_\_  
Name Title Date

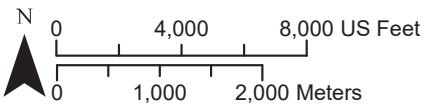
# AT&T - OHIO AVE

## SAA PLN2024-0126

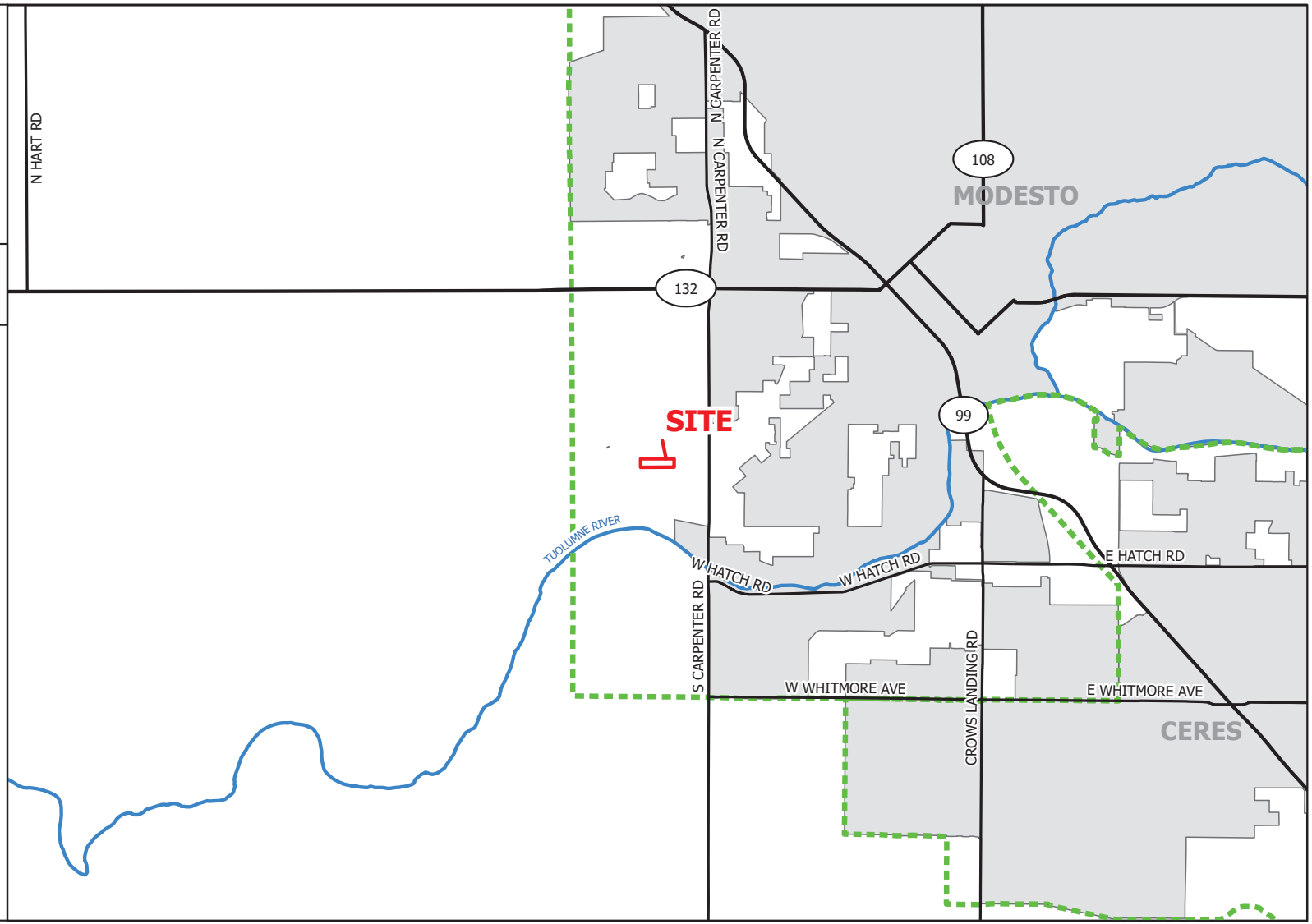
### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



Source: Planning Department GIS Date Exported: 1/6/2025







# AT&T - OHIO AVE








## SAA PLN2024-0126

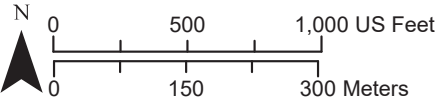
### GENERAL PLAN MAP

#### LEGEND

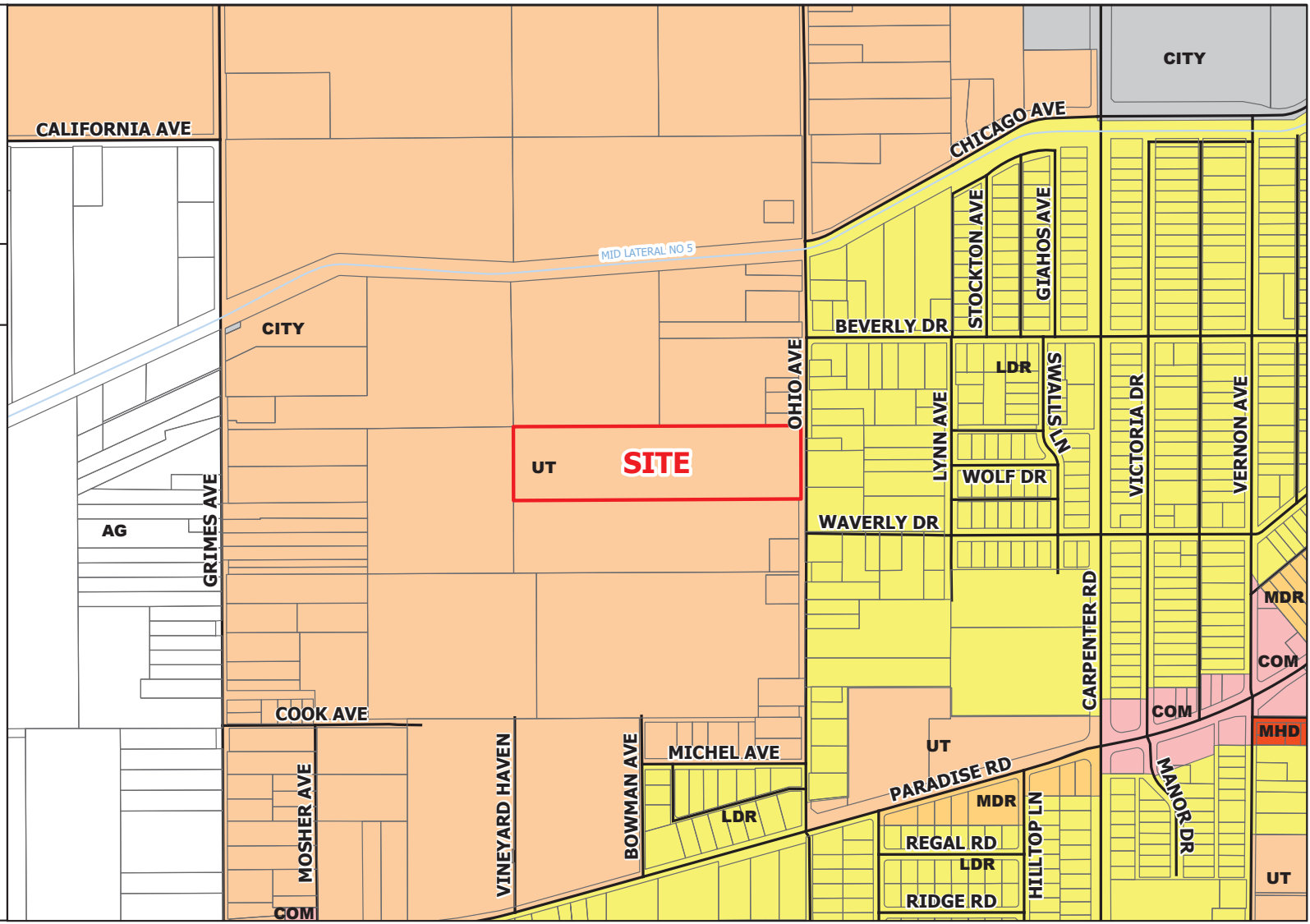
-  Project Site
-  Parcel
-  Street
-  Canal

#### General Plan

-  Agriculture (AG)
-  City
-  Commercial (COM)
-  Residential - Low Density (LDR)
-  Residential - Medium Density (MDR)
-  Residential - Medium/High Density (MHD)
-  Urban Transition (UT)



Source: Planning Department GIS Date Exported: 1/6/2025







# AT&T - OHIO AVE










## SAA PLN2024-0126

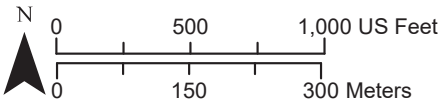
### ZONING MAP

#### LEGEND

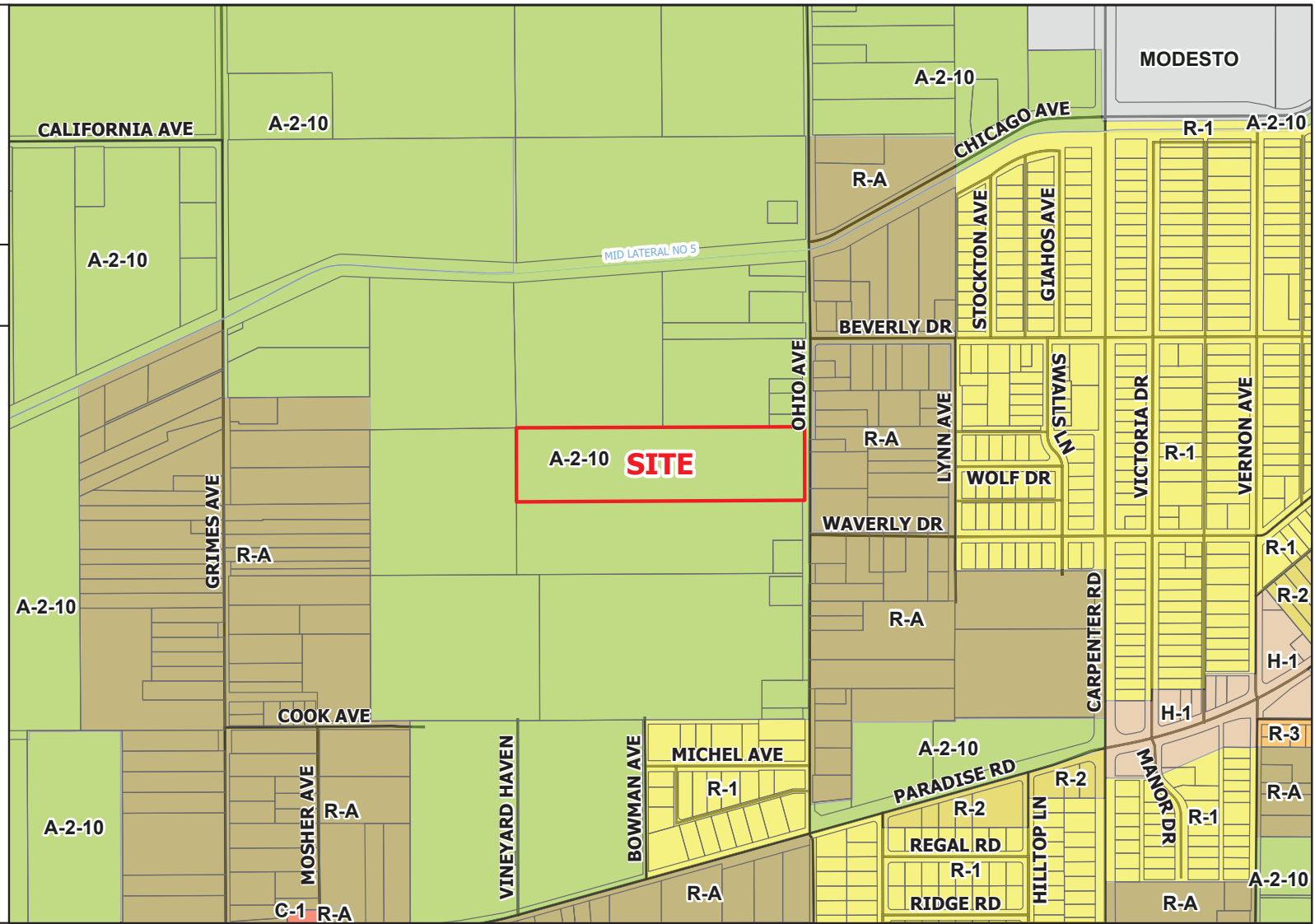
-  Project Site
-  Parcel
-  Street
-  Canal

#### Zoning Designation

-  City of Modesto
-  General AG 10 Acre (A-2-10)
-  General AG 10 Acre UT (A-2-10)
-  Highway Frontage (H-1)
-  Medium Density Residential (R-2)
-  Multiple Family (R-3)
-  Neighborhood Commercial (C-1)
-  Rural Residential (R-A)
-  Single Family Residential (R-1)



Source: Planning Department GIS Date Exported: 1/6/2025









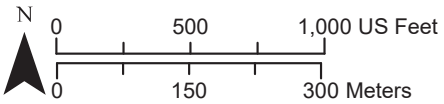
# AT&T - OHIO AVE

## SAA PLN2024-0126

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 1/6/2025






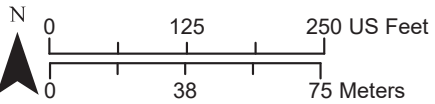
**AT&T - OHIO AVE**

**SAA  
PLN2024-0126**

*2023 AERIAL SITE MAP*

**LEGEND**

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS

Date Exported: 1/6/2025







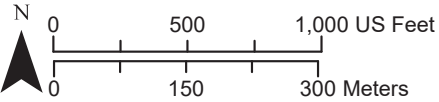
# AT&T - OHIO AVE

## SAA PLN2024-0126

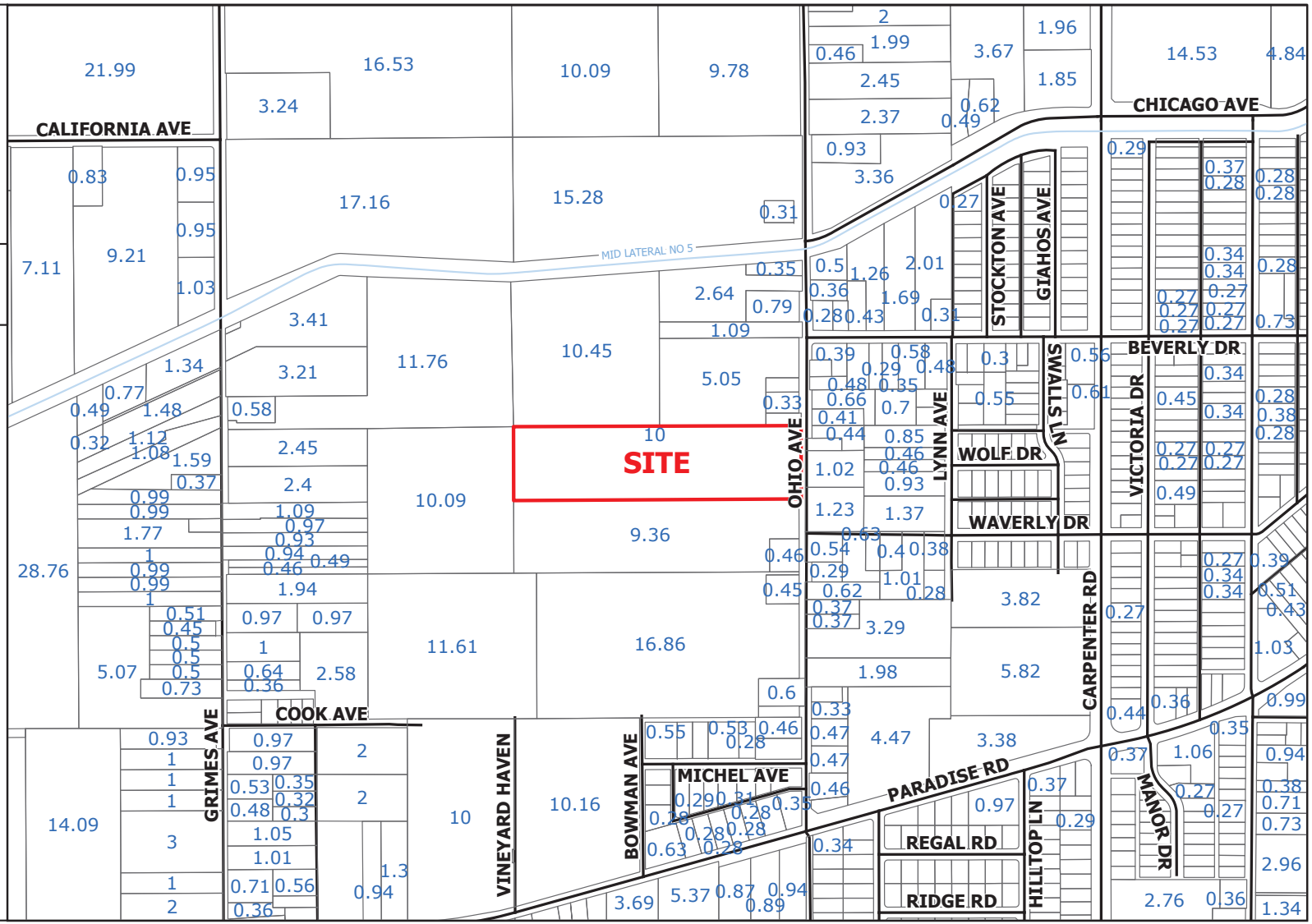
### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 1/6/2025





at&t

IWM# WSSFR0018746
FA# 15541193
USID# 333999
PACE # MRSFR079341

SITE NUMBER: CVL01727
SITE NAME: SAN JUDAS RANCH

1535 OHIO AVENUE
MODESTO, CA 95358

JURISDICTION: STANISLAUS COUNTY
APN: 017-013-029-000

SITE TYPE: COLO-MONOPOLE
/ WUC CABINET

Issued For: CVL01727
SAN JUDAS RANCH
1535 OHIO AVENUE
MODESTO, CA 95358
Prepared For: at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor: EPIC
WIRELESS GROUP LLC
505 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: CVL01727
PROJECT NO: 23-023
DRAWN BY: BW
CHECKED BY: BW

Table with columns: REV, DATE, DESCRIPTION. Contains revision history for sheets 1-3.

Professional Engineer Seal: Norman Schuel Structural Engineer, No. 2567, Exp. 12-31-25

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.

Designer / Engineer: Norman Schuel Structural Engineer, 5022 Sunrise Blvd, Fair Oaks, California 95628

Sheet Title: TITLE SHEET

Sheet Number: T-1

Main project information table with columns: PROJECT DESCRIPTION, PROJECT INFORMATION, PROJECT TEAM, SHEET INDEX, REV. Includes details on site build, property info, team members, sheet index, code compliance, vicinity map, special inspections, approvals, and general contractor notes.



DO NOT SCALE DRAWINGS
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.

**Lease Area Description**

All that certain lease area being a portion of that certain Parcel "A" as is shown on that certain Parcel Map filed for record at Book 13 of Parcel Maps, Page 15, Official Records of Stanislaus County, being located in the City of Modesto, County of Stanislaus, State of California, being a portion of the S 1/2 of the N 1/2 of Section 1, Township 4 South, Range 8 East, M.D.B. & M.; being more particularly described as follows:

Commencing at a found brass cap monument in well set at the SW Corner of the SE 1/4 of the above referenced Section 1 as shown on that certain County Survey No. 1222 filed for record at C.S. #1222, Official Records, from which a brass cap monument in well set at the E 1/4 1/4 corner of said Section 1 bears North 02°2' West 2641.80 feet; thence from said point of commencement North 15°05'33" West 1171.69 feet to the True Point of Beginning; thence from said point of beginning North 04°41'46" West 40.00 feet; thence South 85°18'14" West 40.00 feet; thence South 04°41'46" East 40.00 feet; thence North 85°18'14" East 40.00 feet to the point of beginning.

Together with a non-exclusive easement for access purposes being fifteen feet in width, the centerline of which is described as follows: beginning at a point which bears South 85°18'14" West 7.50 feet from the Northwest corner of the above described lease area and running thence South 04°41'46" East 40.00 feet; thence South 00°06'19" East 34.76 feet; thence through a tangent curve to the left having a central radius of 85.00 feet and running through an arc distance of 121.12 feet; thence tangent to the last curve South 86°50'58" East 218.68 feet; thence North 89°25'02" East 43.1 feet more or less to the public right of way more commonly known as Ohio Avenue.

Also together with a non-exclusive easement for utility purposes being six feet in width, the centerline of which is described as follows: beginning at a point which bears North 85°18'14" East 10.54 feet from the Southwest corner of the above described lease area and running thence South 04°31'35" East 4.03 feet; thence North 85°28'25" East 270.39 feet; thence South 79°43'09" East 21.48 feet; thence South 55°19'48" East 22.35 feet; thence South 00°32'00" East 41.55 feet; thence East 8.8 feet more or less to the public right of way more commonly known as Ohio Avenue.

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

A.T.& T. Mobility  
 Project No./Name: CVL01727 / San Judas Ranch  
 Project Site Location: 1535 Ohio Avenue  
 Modesto, CA 95358  
 Stanislaus County

Date of Observation: 09-17-24  
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.  
 Type of Antenna Mount: Proposed Monopole  
 Coordinates (Tower) (NAD83)  
 Latitude: N 37° 37' 11.90" N 37.619986°  
 Longitude: W 121° 02' 10.14" W 121.036150°  
 ELEVATION of Ground at Structure (NAVD88) 68' 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. Gell California RCE 14803

DATE OF SURVEY: 09-17-24

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GELL, R.C.E. 14803  
 LOCATED IN THE COUNTY OF STANISLAUS, 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.

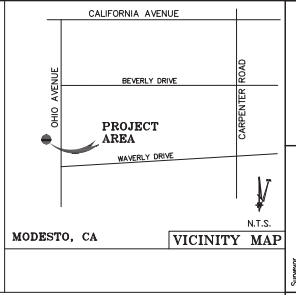
N.G.V.D. 1928 CORRECTION: SUBTRACT 2.39" FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 017-013-029-000

OWNER(S): HECTOR PATINO  
 3421 BRIDGEFORD LANE  
 MODESTO, CA 95350

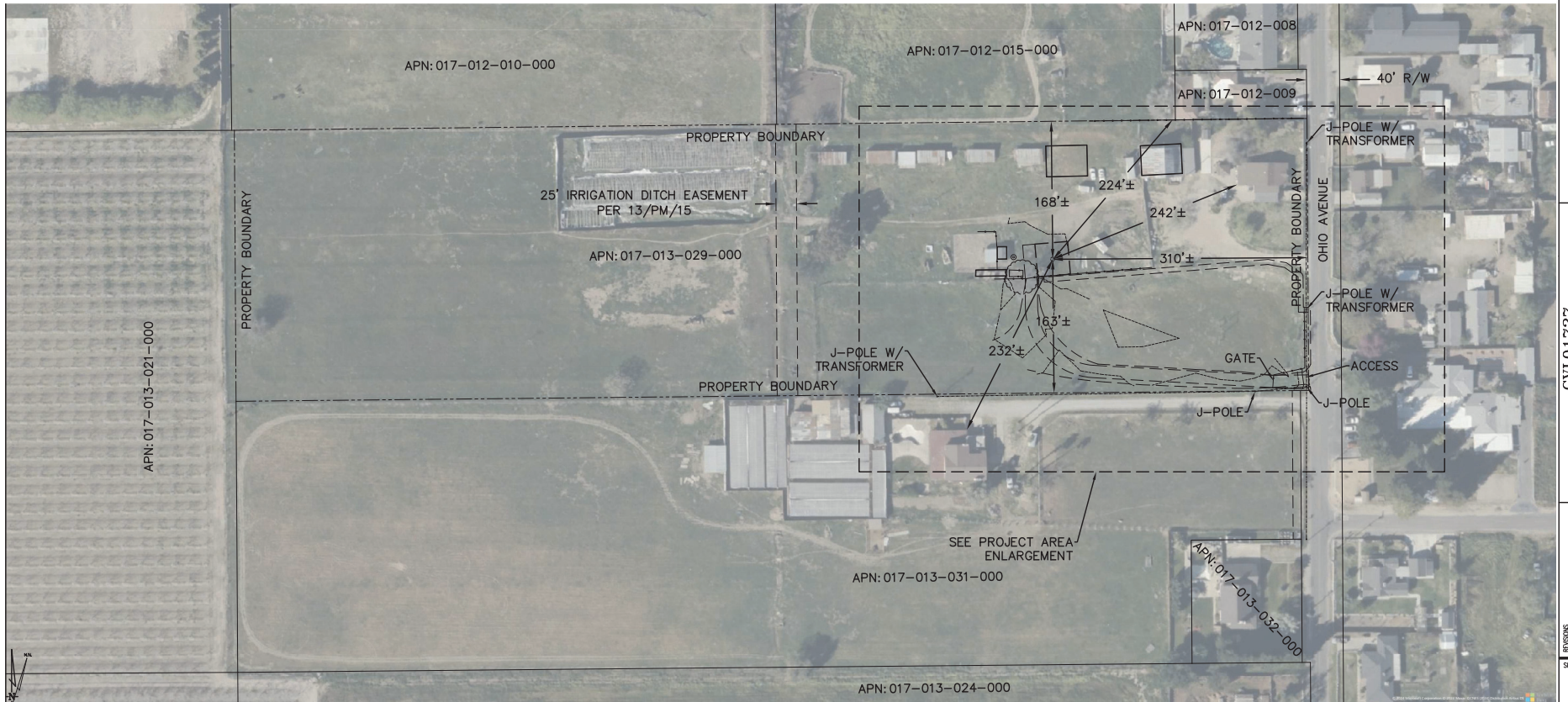


DEPT	APPROVED	DATE
ASAC		
SE		
CS		
INT		
FEV/IN		
OPS		
EE/OUT		

Surveyor  
**GELL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 PH: (530) 885-0426  
 FAX: (530) 823-1309

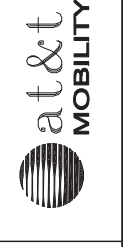
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GELL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR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

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 DEFINITION 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.



SCALE 1" = 60'

OVERALL SITE PLAN



CVL01727  
 SAN JUDAS RANCH  
 1535 OHIO AVENUE  
 MODESTO, CA 95358  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

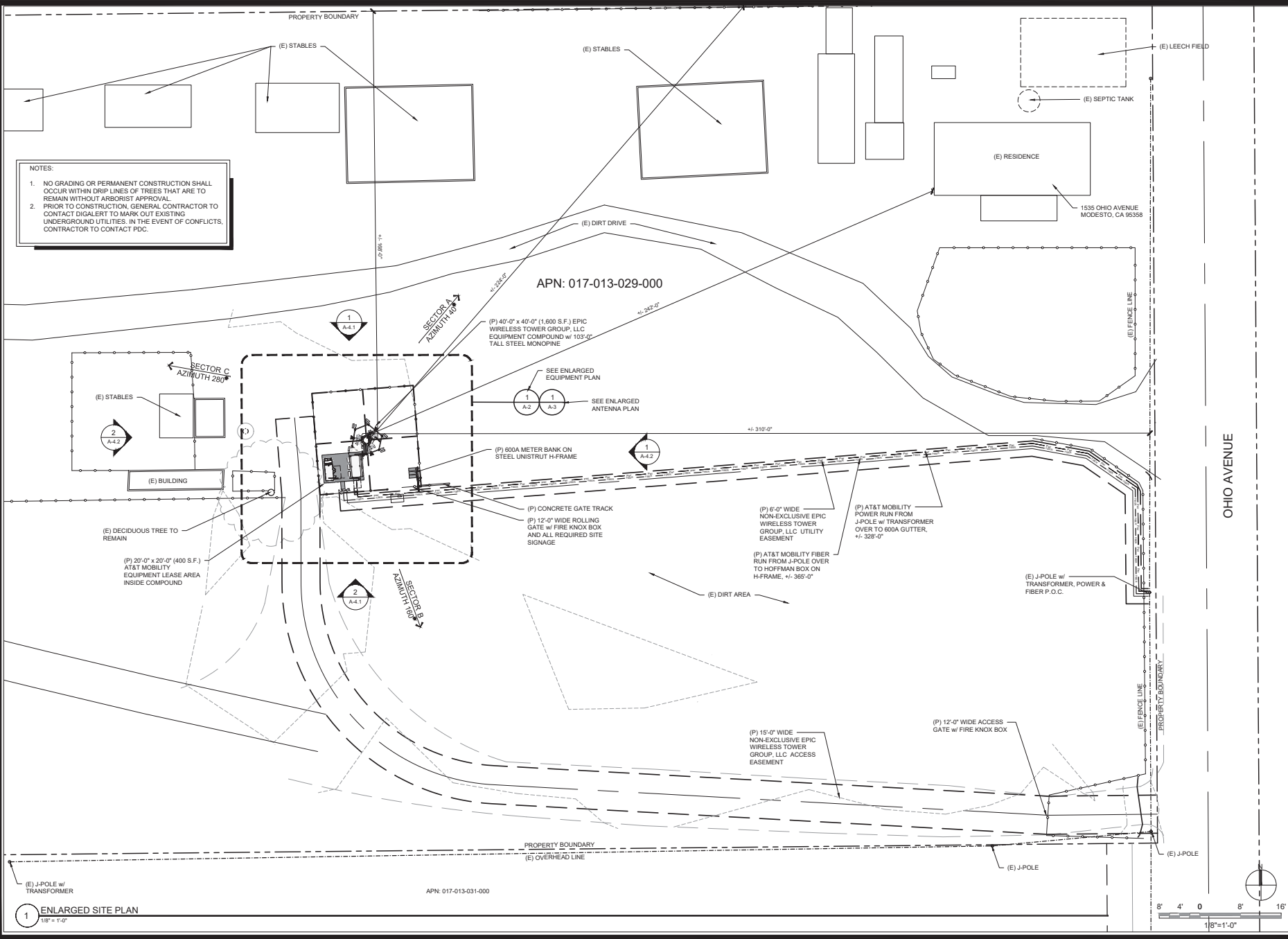
REVISIONS	DATE	DRAWING SUBMITTAL
REV	09-18-24	LEASE AREA W.D.
REV	10-07-24	LEASE AREA W.D.
REV	11-06-24	REVISES
REV	12-05-24	TITLE WORK
REV	01-03-25	REVISES

Sheet  
**C-1**



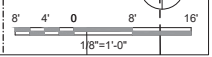
**NOTES:**

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



**1 ENLARGED SITE PLAN**  
1/8" = 1'-0"

APN: 017-013-031-000



Issued For:  
**CVL01727**  
**SAN JUDAS RANCH**  
1535 OHIO AVENUE  
MODESTO, CA 95358  
FAX 55841103  
USD# 333990

Prepared For:  
  
5001 Executive Parkway  
San Ramon, California 94583

Vendor:  
  
**WIRELESS GROUP LLC**  
Connecting a Wireless World  
605 Coolidge Drive, Suite 100  
Folsom, California 95630

AT&T SITE NO: CVL01727  
PROJECT NO: 23-023  
DRAWN BY: BW  
CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0		
C		
B	1/3/2025	100% ZD SUB.
A	10/4/2024	90% ZD SUB.

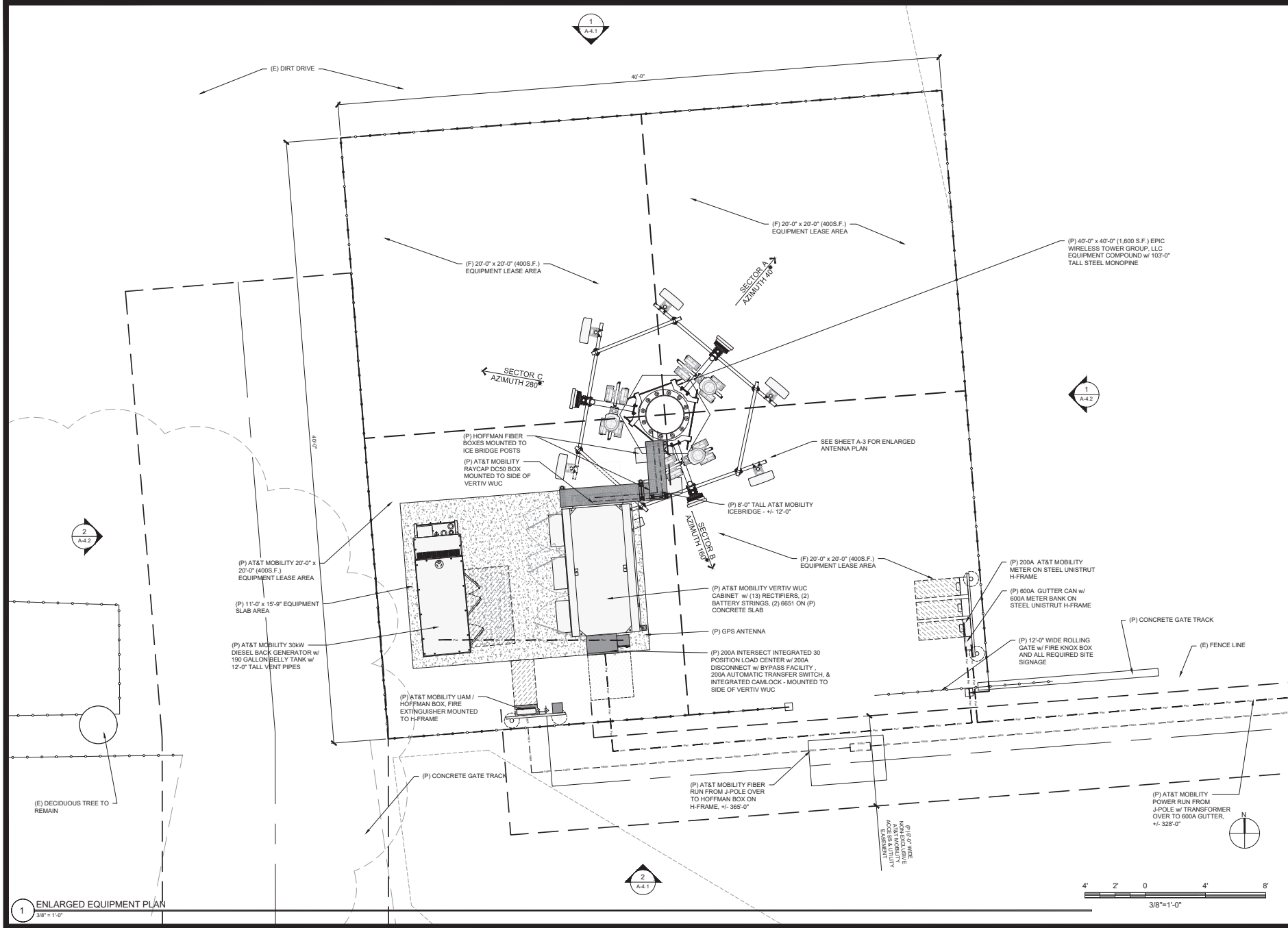
Licensee:  
  
It is a violation of law for any person unless they are acting under the direction of a licensed professional engineer to alter this document.

Designer / Engineer:  
**Norman Scheel Structural Engineer**  
1938 - 2024  
36 YEARS OF EXCELLENCE  
Norman Scheel Structural Engineer  
5022 Sunrise Blvd  
Fair Oaks, California 95628

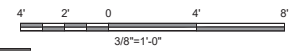
Sheet Title:  
**ENLARGED SITE PLAN**

Sheet Number:  
**A-1.1**





1 ENLARGED EQUIPMENT PLAN  
3/8" = 1'-0"



Issued For:  
**CVL01727**  
**SAN JUDAS RANCH**  
1535 OHIO AVENUE  
MODESTO, CA 95358  
FA# 15541155  
USDF# 333999

Prepared For:  
  
5001 Executive Parkway  
San Ramon, California 94583

Vendor:  
  
**WIRELESS GROUP LLC**  
Connecting a Wireless World  
805 Coolidge Drive, Suite 100  
Folsom, California 95630

AT&T SITE NO: CVL01727  
PROJECT NO: 23-023  
DRAWN BY: BW  
CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0		
C		
B	11/13/2024	100% ZD SUB.
A	10/4/2024	90% ZD SUB.

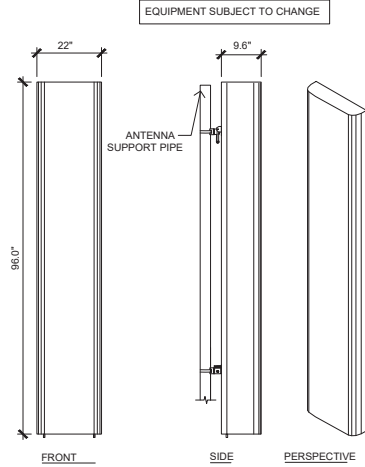
Licensee:  
  
No. 2567  
Exp. 12/31/25  
PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA

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

Designer / Engineer:  
**Norman Scheel Structural Engineer**  
1939 - 2024  
**35**  
YEARS OF EXPERIENCE  
Norman Scheel  
Structural Engineer  
5022 Sunrise Blvd.  
Fair Oaks, California 95628

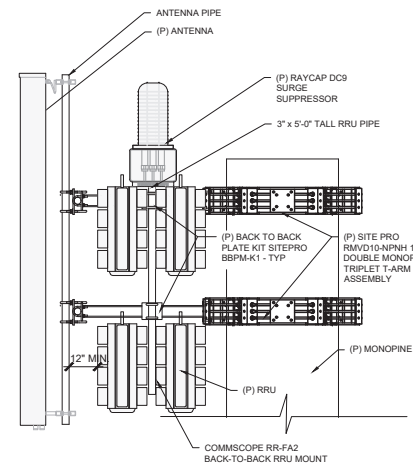
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**EQUIPMENT AREA PLAN**

Sheet Number:  
**A-2**

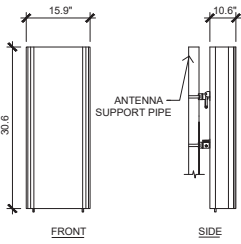


ANTENNA = QUILTEL - QD8612-2  
 WEIGHT = 109 LBS  
 DIMENSIONS = 96.0" (H) x 22" (W) x 9.6" (D)

4 PROPOSED ANTENNA SPEC  
 NOT TO SCALE



ANTENNA = ERICSSON - AIR6419 B77G  
 WEIGHT = 66.2 LBS  
 DIMENSIONS = 28.3" (H) x 16.1" (W) x 7.9" (D)



ANTENNA = ERICSSON - AIR6449 B77D  
 WEIGHT = 83.8 LBS  
 DIMENSIONS = 30.6" (H) x 15.9" (W) x 10.6" (D)

3 PROPOSED ANTENNA SPEC  
 NOT TO SCALE

6 ANTENNA / RRU ELEVATION  
 NOT TO SCALE

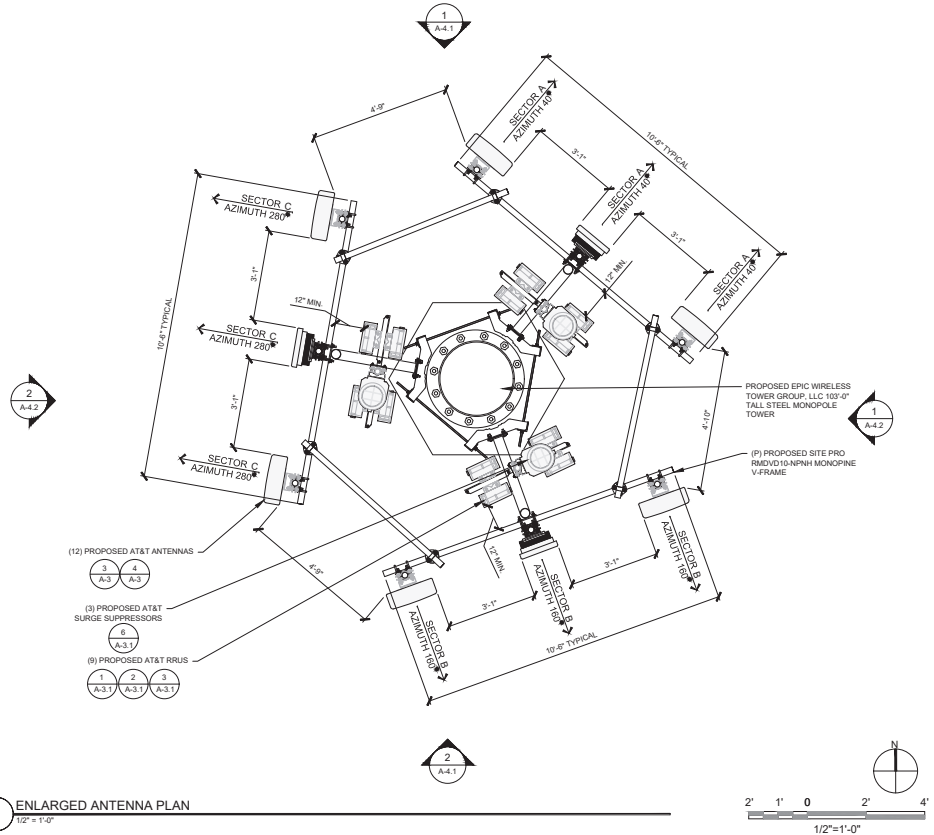
RF SCHEDULE											
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	DC TRUNK SIZE	DC TRUNK DISTANCE	DC JUMPER TYPE	COAX LENGTH	JUMPER TYPE	RRU NO.	
ALPHA	A1	QUINTEL - QD8612-2	40°	± 99°-0"	(1) 4490 B5/B12A / (1) 4890 B25/B66	6 AWG	100'-0"	8 AWG	-	LDF4	(2)
	A2	ERICSSON - AIR 6419 B77G +AIR 6419 B77D STACKED	40°	± 101°-10', ± 97°-2"	INTEGRATED				-	-	-
	A3	QUINTEL - QD8612-2	40°	± 99°-0"	(1) 4494 B14/B29 / (1) 4890 B25/B66				-	-	LDF4
BETA	B1	QUINTEL - QD8612-2	160°	± 99°-0"	(1) 4490 B5/B12A / (1) 4890 B25/B66	6 AWG	100'-0"	8 AWG	-	LDF4	(2)
	B2	ERICSSON - AIR 6419 B77G +AIR 6419 B77D STACKED	160°	± 101°-10', ± 97°-2"	INTEGRATED				-	-	-
	B3	QUINTEL - QD8612-2	160°	± 99°-0"	(1) 4494 B14/B29 / (1) 4890 B25/B66				-	-	LDF4
GAMMA	C1	QUINTEL - QD8612-2	280°	± 99°-0"	(1) 4490 B5/B12A / (1) 4890 B25/B66	6 AWG	100'-0"	8 AWG	-	LDF4	(2)
	C2	ERICSSON - AIR 6419 B77G +AIR 6419 B77D STACKED	280°	± 101°-10', ± 97°-2"	INTEGRATED				-	-	-
	C3	QUINTEL - QD8612-2	280°	± 99°-0"	(1) 4494 B14/B29 / (1) 4890 B25/B66				-	-	LDF4

(3) DC-9 SQUID SURGE SUPPRESSORS  
 (2) 6651, w/ (11) RECTIFIERS

2 RF SCHEDULE  
 NO SCALE

RF DATA SHEET 1, v.1.00 DATED

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF ANTENNA  
 EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.



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

Issued For:

CVL01727

SAN JUDAS RANCH

1535 OHIO AVENUE  
 MODESTO, CA 95358  
 754 1541108  
 USDF 333999

Prepared For:



5001 Executive Parkway  
 San Ramon, California 94583

Vendor:



WIRELESS GROUP LLC

805 Coolidge Drive, Suite 100  
 Folsom, California 95630

AT&T SITE NO: CVL01727

PROJECT NO: 23-023

DRAWN BY: BW

CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0		
C		
B	11/8/2024	100% ZD SUB.
A	10/4/2024	90% ZD SUB.

Licensee:



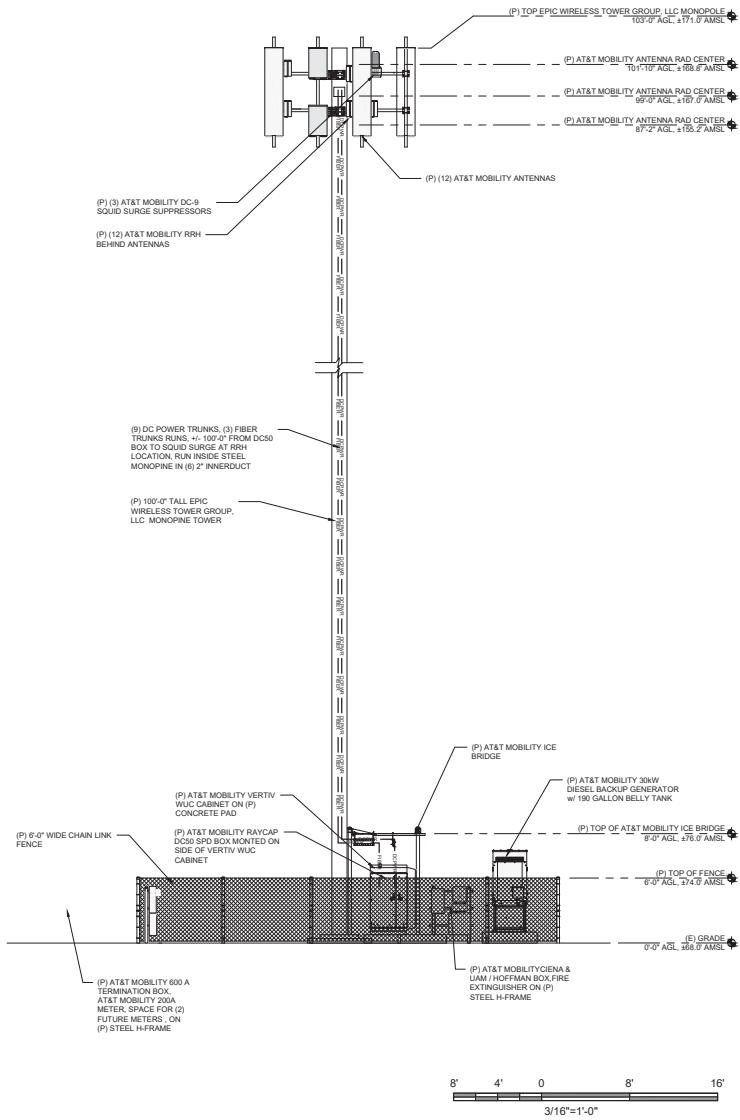
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Designer / Engineer:

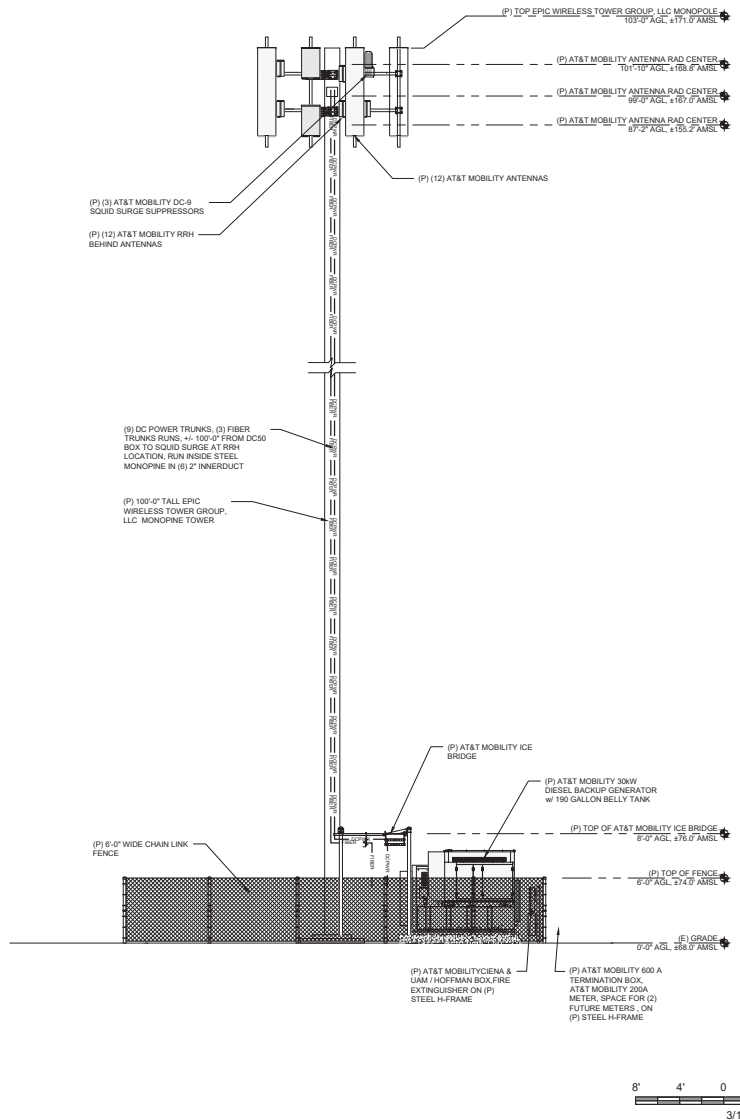


Sheet Title:  
 ANTENNA PLAN,  
 SCHEDULE &  
 DETAILS

Sheet Number:  
**A-3**



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



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

Issued For:

CVL01727

SAN JUDAS RANCH

1535 OHIO AVENUE  
MODESTO, CA 95358  
FAX 15541193  
USDF 333990

Prepared For:



5001 Executive Parkway  
San Ramon, California 94583

Vendor:



WIRELESS GROUP LLC  
Connecting a Wireless World  
605 Coolidge Drive, Suite 100  
Folsom, California 95630

AT&T SITE NO: CVL01727

PROJECT NO: 23-023

DRAWN BY: BW

CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0		
C		
B	11/6/2024	100% 2D SUB.
A	10/4/2024	90% 2D SUB.

Licensee:



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Designer / Engineer:



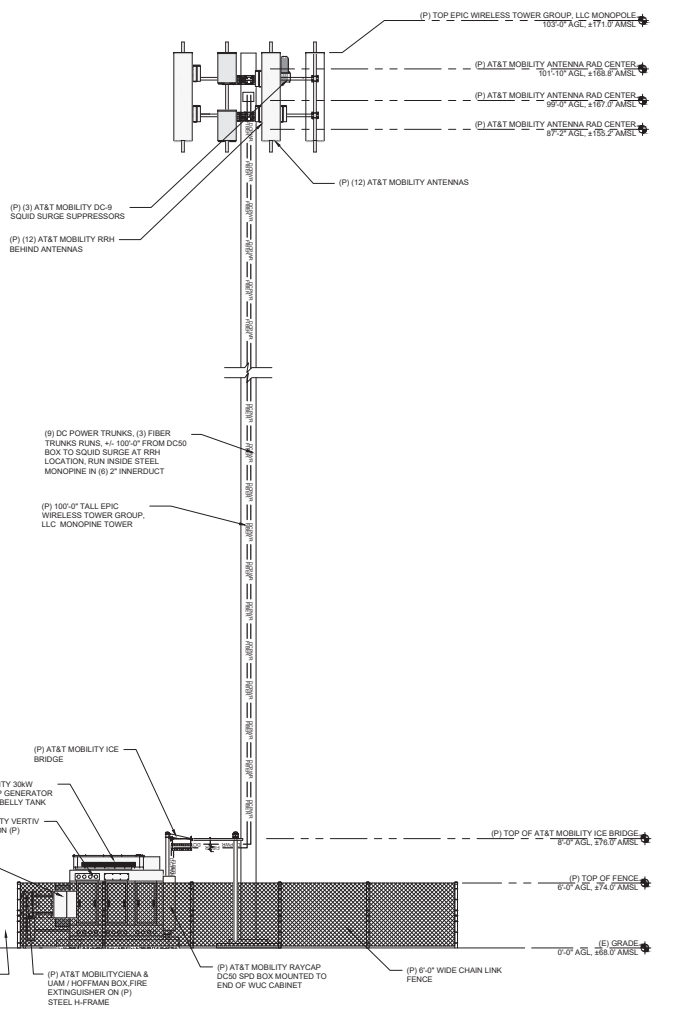
5022 Sunrise Blvd.  
Fair Oaks, California 95628

Sheet Title:

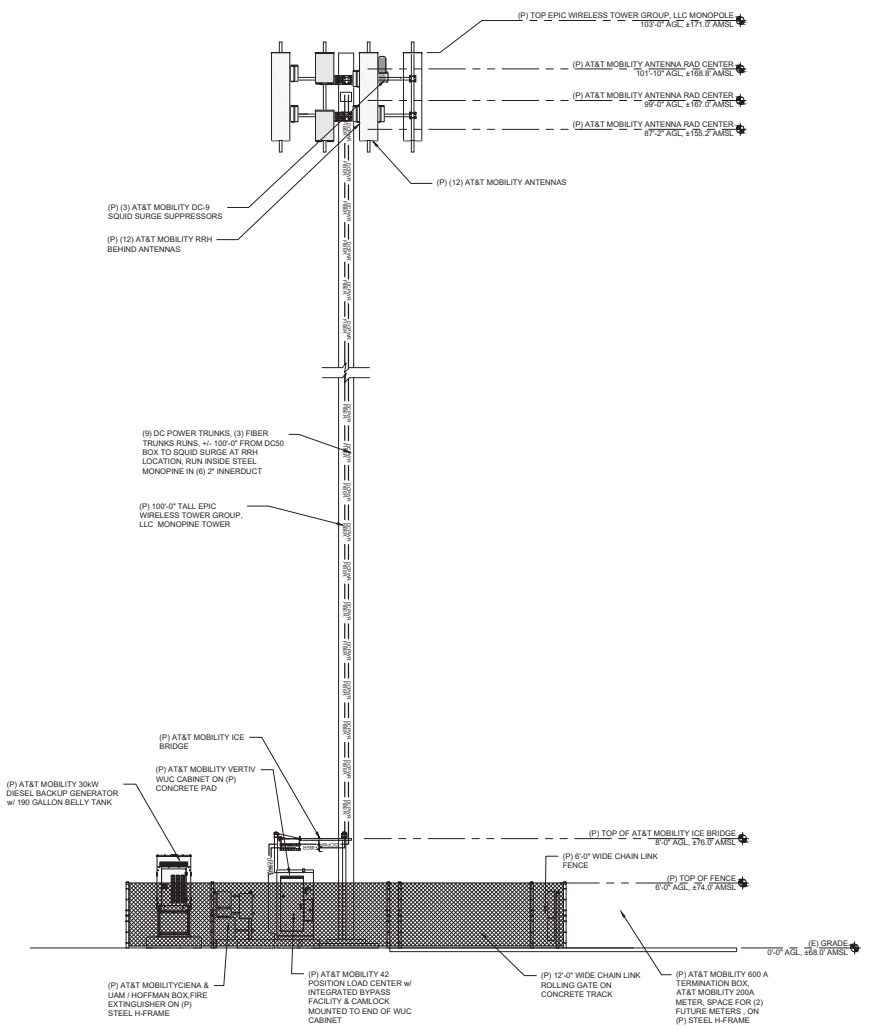
PROPOSED  
ELEVATIONS

Sheet Number:

A-4.1



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



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

Issued For:  
**CVL01727**  
**SAN JUDAS RANCH**  
1535 OHIO AVENUE  
MODESTO, CA 95358  
FA# 15541193  
USDF 333999

Prepared For:  
  
5001 Executive Parkway  
San Ramon, California 94583

Vendor:  
  
**WIRELESS GROUP LLC**  
*Connecting a Wireless World*  
805 Coolidge Drive, Suite 100  
Folsom, California 95630

AT&T SITE NO: CVL01727  
PROJECT NO: 23-023  
DRAWN BY: BW  
CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0		
C		
B	11/8/2024	100% ZD SUB.
A	10/4/2024	90% ZD SUB.

Licensee:  
  
No. 2567  
Exp. 12-31-25  
NORMAN J. SCHEEL  
PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA

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

Designer / Engineer:  
**Norman J. Scheel**  
**Structural Engineer**  
35 YEARS OF EXPERIENCE  
Norman Scheel  
Structural Engineer  
5022 Sunrise Blvd.  
Fair Oaks, California 95628

Sheet Title:  
**PROPOSED ELEVATIONS**

Sheet Number:  
**A-4.2**



# **CVL01727 Zoning Propagation Map**

November 26, 2024

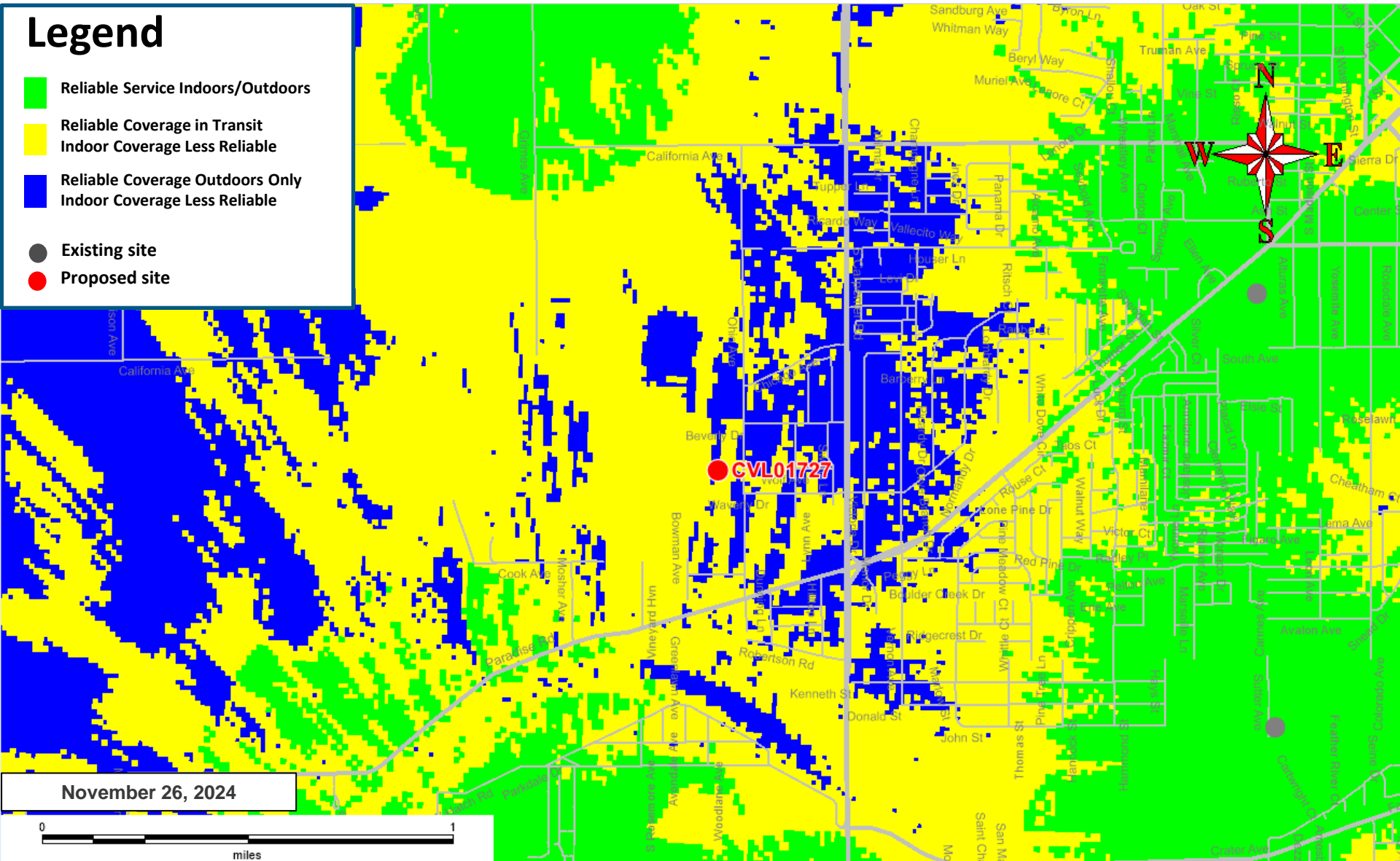
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# Existing LTE 700 Coverage

## Legend

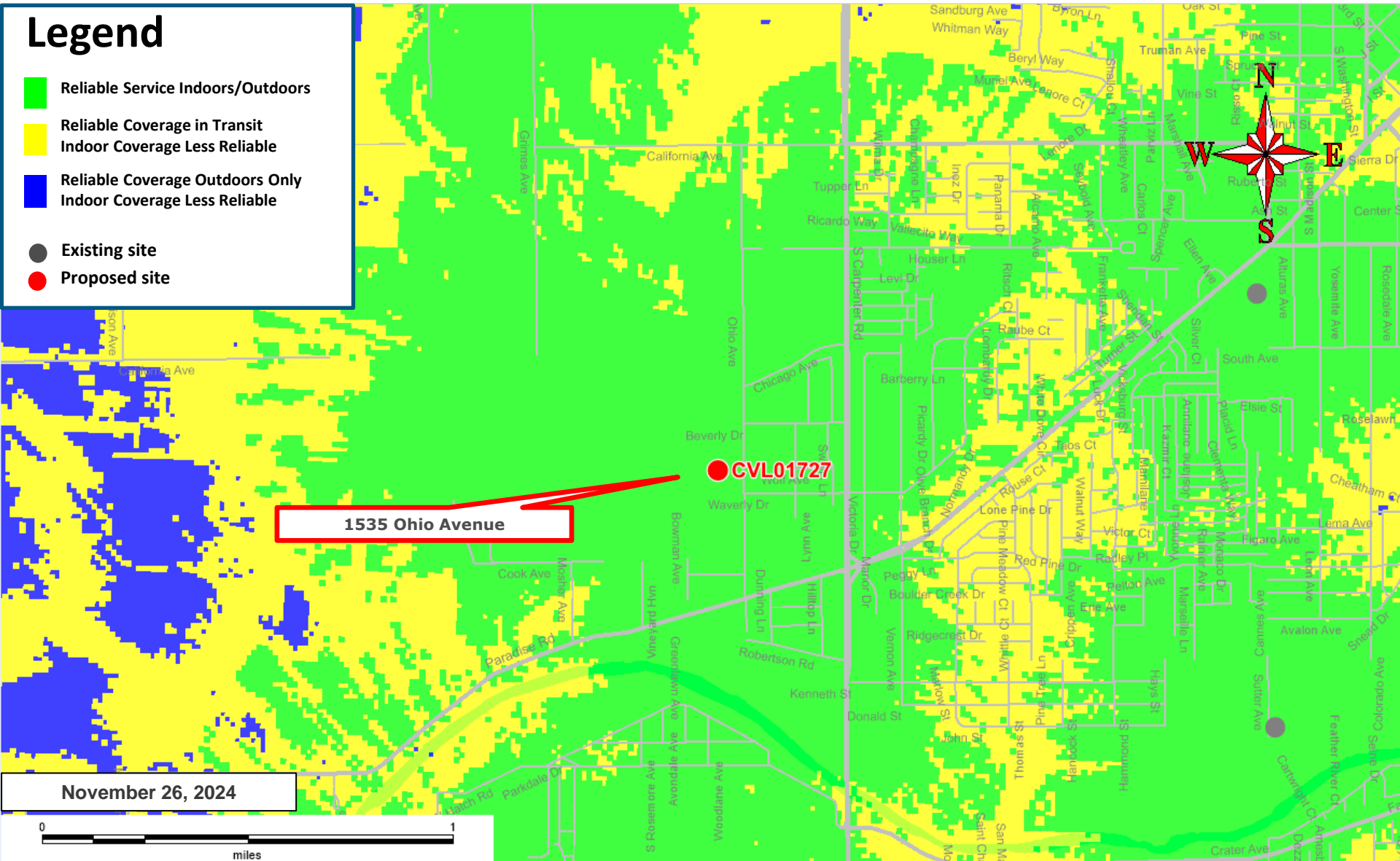
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit  
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only  
Indoor Coverage Less Reliable
- Existing site
- Proposed site



# Proposed LTE 700 Coverage – 1535 Ohio Avenue @ RC = 99 ft

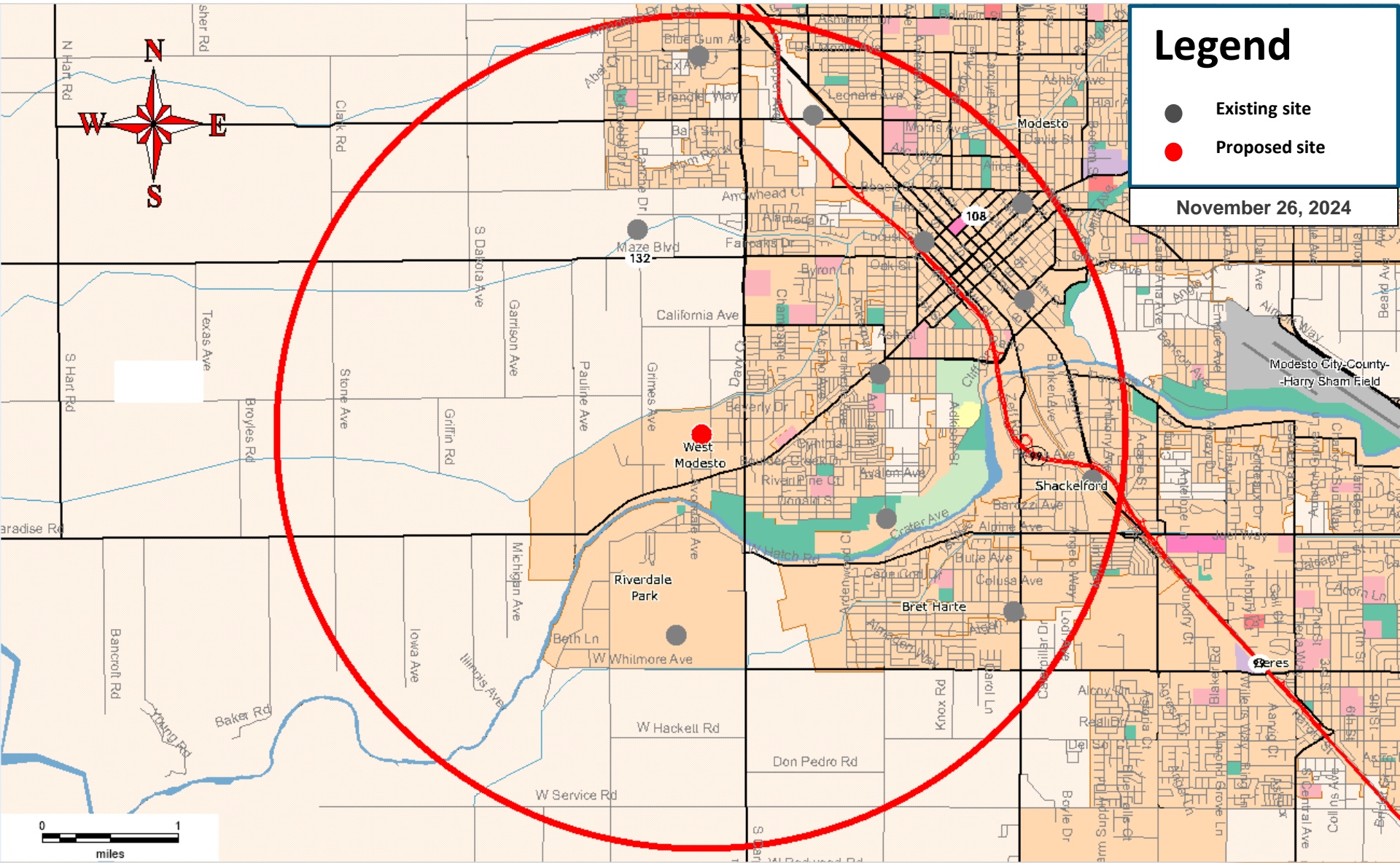
## Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit  
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only  
Indoor Coverage Less Reliable
- Existing site
- Proposed site





# Existing and proposed sites within 3-mile radius





on behalf of



DATE: 11/17/2024

Stanislaus County | Planning & Community Development  
 1010 10th Street,  
 Suite 3400, Modesto, CA 95354

### Operation And project Justification Statement

Re: Proposed "New" AT&T Telcom Facility (cell site) Site Ref# CVL01727/San Judas Ranch  
 Located at: 1535 Ohio Ave, Modesto, CA 95358 APN: 017-013-029-000

#### Introduction

New AT&T proposed Monopole Tower. AT&T proposes to install a new wireless communications facility ("WCF") located at 1535 Ohio Ave, Modesto in the county of Stanislaus. The proposal includes the construction of (1) New 103 ft. tall co-locatable Monopole tower with (12) panel antennas, (12) remote radio units, and associated equipment installed on the tower. Install (1) new 8.0' x 8.0' (WIC) walk in closet equipment shelter & 30kw back up Diesel generator inside a 1,600 sq. ft. (40'x40') multi carrier fenced in compound/leased ground space located towards the middle of the property.

#### Colocation

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the Stanislaus County siting standards for Wireless Communication Facilities. Thus, AT&T is guided by the County Code Siting Standards for WCFs found in section 21.91.030 of the code.

*"The tower shall be a monopole design unless the planning director determines that it would not be visible to the general public, in which case a lattice tower design may be approved".*

AT&T seeks to meet the Code requirements and provide the best available design by placing this Monopole structure (WCF) in a (AG) General Agriculture 10 Acre Use zone district at the minimum height needed to address the significant service coverage gap.

#### Visual Considerations

AT&T's engineering (Tower Manufacturer) has reviewed the proposed location to determine the appropriate type of Monopole tower structure, and in research suggest the proposed grey non-metallic tower would have the least visual impact on the local area, and blend best with the surroundings for the proposed AT&T antennas and equipment. The proposed site location will have minimal to No environmental impact with ease of access and utilities/trenching provided via an existing dirt access driveway directly to the site. Additionally, the site location will have little to no negative effect on the aesthetic quality of its surroundings due to the location of the proposed tower site set back towards the middle of the property adjacent to an existing tall mature tree. Effectively the existing tall tree will screen much of the facility and the ground equipment from the neighboring properties and the public right of way.





on behalf of



### Project Justification.

AT&T Wireless is currently improving the existing wireless network in Stanislaus County. The new proposed telecom facility and installation of AT&T's telecommunication equipment will improve wireless and broadband internet coverage for the local area and provide First Net capability. The First Net program also known as First Responders Network <https://www.firstnet.gov/> is the country's first nationwide public safety communications platform dedicated to first responders. Being built with AT&T, in public-private partnership with the [First Responder Network Authority](#) AT&T seeks to engage and work with federal, state and local governmental agencies as part of FirstNet buildout to enhance coverage for first responders. Additionally, the improved 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.

- 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.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will attend the facility. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
- The equipment located within AT&T's lease area will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- There will be no noise, glare, dust or odors associated with the facility.
- The proposed-on site 190-gallon diesel backup generator will ONLY run in the event of an emergency and for maintenance purposes approx. (1) time per month for approx. (20) to (30) mins. In the event of power outage, the generator has the capacity to power the site for up to (3) days before refueling is required.



on behalf of



**Conclusion**

AT&T would like to apply for a Use Permit for the project. The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of Stanislaus County. Denial of AT&T's application would materially inhibit AT&T's ability to provide and improve service in this portion of the county.

Should you have questions regarding this project, please do not hesitate to contact my office directly at the undersigned

Sincerely,  
**Carl Jones**  
**Project Manager**  
Epic Wireless Group LLC  
(916) 798-2275 [carl.jones@epicwireless.net](mailto:carl.jones@epicwireless.net)

605 Coolidge Drive Suite 100  
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