



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-5002  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

### APPLICATION REFERRAL

**TO:** Ione Band of Miwok Indians\*\*  
Washoe Tribe of Nevada and California  
AFPD  
Environmental Health Department  
Building Department  
Surveying Department  
Undersheriff  
Amador Water Agency  
Cal Fire

Buena Vista Band of Me-Wuk Indians\*\*  
CDFW, Region 2  
Transportation and Public Works Department  
Waste Management/Air District  
County Counsel  
Amador Transit  
Caltrans, District 10  
ACTC

**DATE:** April 19, 2019

**FROM:** Ruslan Bratan, Planner

**PROJECT:** Request for a Use Permit (UP-19;4-2) to install a 123-foot-tall “monopine” commercial wireless service facility with associated tower and ground equipment.

Applicant: Epic Wireless Group, LLC on behalf of Verizon Wireless  
Property Owner: Cedar Mills Farms LLC  
Supervisory District 3

**LOCATION:** 25400 State Highway 88, Pioneer, CA 95666. Tower location will be approximately 2,300 feet south of the entrance to Cedar Mill Farms. (APN 031-010-117).

**REVIEW:** As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will *review the application for completeness* during its regular meeting on **Wednesday, May 1, 2019, at 3:00 p.m.** in Conference Room “A” of the County Administration Building, 810 Court Street, Jackson, California.

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact [planning@amadorgov.org](mailto:planning@amadorgov.org) to be added to the list).

\*\*In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



RECEIVED

APR 05 2019

AMADOR COUNTY  
PLANNING DEPARTMENT

April 4, 2019

Amador County  
Planning Department  
810 Court Street  
Jackson, CA 95642  
Ruslan Bratan  
Planner

RE: Verizon Wireless Cell Facility – APN 031-010-117 – 25400 State Highway 88, Pioneer, CA 95666

Hi Ruslan:

Please find enclosed the following:

1. Application
2. Letter of Authorization
3. Project Support Statement
4. Grant Deed
5. Parcel Map
6. Coverage Maps
7. Drawings
8. Check No. 19288 in the amount of \$1,503
9. Check No. 19289 in the amount of \$416
10. Check No. 19290 in the amount of \$500

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to read "Andrew Lesa", is written over a light blue horizontal line.

Andrew Lesa

530-368-2357



Date: 4/3/19

RE: Proposed Verizon Wireless Commercial Wireless Service Facility  
["Defender Ridge"]

To Whom It May Concern:

The purpose of this application is to obtain a use permit for a proposed Verizon Wireless 123 ft. tall "monopine" commercial wireless service facility. The primary objective of this facility is to fill in a significant gap in Verizon Wireless Voice over LTE (VoLTE) cell coverage along Hwy 88 in Pioneer, Amador County, CA.

APN: 031-010-117

Address: 25400 State Highway 88, Pioneer, CA 95666

Please let me know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Andrew Lesa", is written over a light blue horizontal line.

Andrew Lesa  
Director of Site Development  
Epic Wireless Group, LLC  
(916) 755-1799

## APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

- X   1. Complete the following:
- Name of Applicant Verizon Wireless (c/o Andrew Lesa, Epic Wireless Group)
- Mailing Address 605 Coolidge Dr., Suite 100, Folsom, CA 95630
- Phone Number 530-368-2357
- Assessor Parcel Number 031-010-117
- Zoning District Manufacturing (M) General Plan Designation Industrial (I)
- 
- X   2. Use Permit Applied For:
- Excessive Height
- Sea Land Container
- \*\*        Bed and Breakfast Inn
- \*\*        Sign Program
- \*\*   X   Other Commercial wireless service facility
- 
- X   3. Attach a letter explaining the purpose and need for the Use Permit.
- X   4. If Applicant is not the property owner, a consent letter must be attached.
- X   5. Attach a copy of the deed for the property (can be obtained from the County Recorder's Office).
- X   6. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- X   7. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- 
- X   8. Planning Department Filing Fee:     \$ 575.00
- Public Works Agency Review Fee:     \$                    Rep. Initials
- X   Environmental Health Review Fee:     \$ 288.00 Rep. Initials
- Amador Fire Protection District Fee: \$                    Rep. Initials
- 
9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).

**\*\* Public Works Agency, Environmental Health Department, and Amador Fire Protection Fees apply.**

**LETTER OF AUTHORIZATION  
TO FILE PERMIT APPLICATIONS**

Re: Amador County

To Whom It May Concern:

The undersigned, Landlord, is the owner of the property located at 25400 State Highway 88, Pioneer, CA 95666, County Assessor's Parcel No. 031-010-117, that is the subject of a Use Permit application for a new Verizon Wireless Commercial Wireless Service Facility. The undersigned, Landlord, authorizes Verizon Wireless, and hereby authorizes Epic Wireless Group LLC, its agent, to act as applicant to obtain any and all permits required for the approval and construction of this Verizon Wireless Commercial Wireless Service Facility.

Landlord/Lessor:

Bryan Scott Schoonover  
Signature MANAGING MEMBER CEDAR MILL FARMS

BRYAN SCOTT SCHOONOVER  
Printed Name

MANAGING MEMBER  
Title

3/25/19  
Date

## **PROJECT SUPPORT STATEMENT**

### **DEVELOPMENT APPLICATION FOR VERIZON SITE "DEFENDER RIDGE"**

**APN 031-010-117**

**25400 STATE HIGHWAY 88, PIONEER, CA 95666**

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#### **INTRODUCTION**

Verizon Wireless is seeking to improve communications service along Hwy 88 in Pioneer, Amador County, CA. This area is primarily characterized by rolling foothills with oak and pine trees. The subject parcel is zoned Manufacturing (M) and is located in Industrial (I) General Plan. Verizon would like to increase wireless coverage for current and future customers in the area by constructing a new 123 ft. tall faux pine tree tower ("monopine") commercial wireless service facility. This development to Verizon's wireless network will also serve to increase public safety by enhancing the communication capabilities of emergency services and first responders.

The proposed 123 ft. monopine will help alleviate an area of poor coverage along Hwy 88 in Pioneer, CA, which causes reoccurring dropped calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes to develop a wireless facility at 25400 State Highway 88 (APN 031-010-117). The proposed location of the tower is set within an unused portion of the 152.62-acre parcel and is designed to comply with Amador County's design guidelines for commercial wireless service facilities. The proposed Verizon Wireless monopine will be located within a 30 ft. x 30 ft. fenced compound that will also include a 9 ft. x 16 ft. concrete pad with (4) outdoor equipment cabinets, and H-Frame for utilities, and other ancillary equipment. The 123 ft. faux pine tree ("monopine") tower will accommodate Verizon's panel antennas, radios, surge protectors, cabling, and ancillary tower equipment. Additionally, there will be (2) Verizon microwave dishes below Verizon's antennas. The tower will also be designed to accommodate future collocations from other wireless carriers. The facility will be accessible via the property owner's existing 15 ft. wide access road off of Hwy 88.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide significantly improved wireless communication service, which is essential to modern day life, from commerce to recreation.

#### **SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE**

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install battery backup cabinets at this facility to keep it on-air during a power outage. Additionally, Verizon will have plenty of additional space inside the fenced compound for a temporary emergency generator, which can be brought to the site in the event of an emergency, such as a natural disaster.

## **CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE**

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

## **COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS**

This project has been carefully designed to comply with applicable standards. Verizon Wireless is proposing a Monopine design that will better blend with the existing surroundings.

## **COMPLIANCE WITH FCC STANDARDS**

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

## **TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS**

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

## **FUTURE COLLOCATION OPPORTUNITIES**

The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future collocations. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate multiple carriers and their associated ground equipment.

## **LIGHTING**

Unless tower lighting is required by the FAA, the only lighting in the facility will be an outdoor light standard on the ground to provide light for the cell technicians.

## **NOISE**

The noise produced from this facility will be very minimal and will not exceed any applicable decibel limits. The closest structure to the facility is approximately 2,000 ft. away.

## **HAZARDOUS MATERIAL**

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

## **ENVIRONMENTAL SETTING**

Verizon Wireless is proposing a Monopine to better blend with the natural surroundings. Additionally, Verizon is proposing to use a natural stone aggregate faced equipment shelter to better blend with the natural rocky surface of the hillside.

## **MAINTENANCE AND TEMPORARY GENERATOR**

A temporary generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, there is an Appleton plug and space for a temporary generator to be brought to the facility. This two-state back-up plan is an extremely important component of Verizon's wireless service facilities. Back-up batteries and temporary generators allow Verizon communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

## **CONSTRUCTION SCHEDULE**

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.

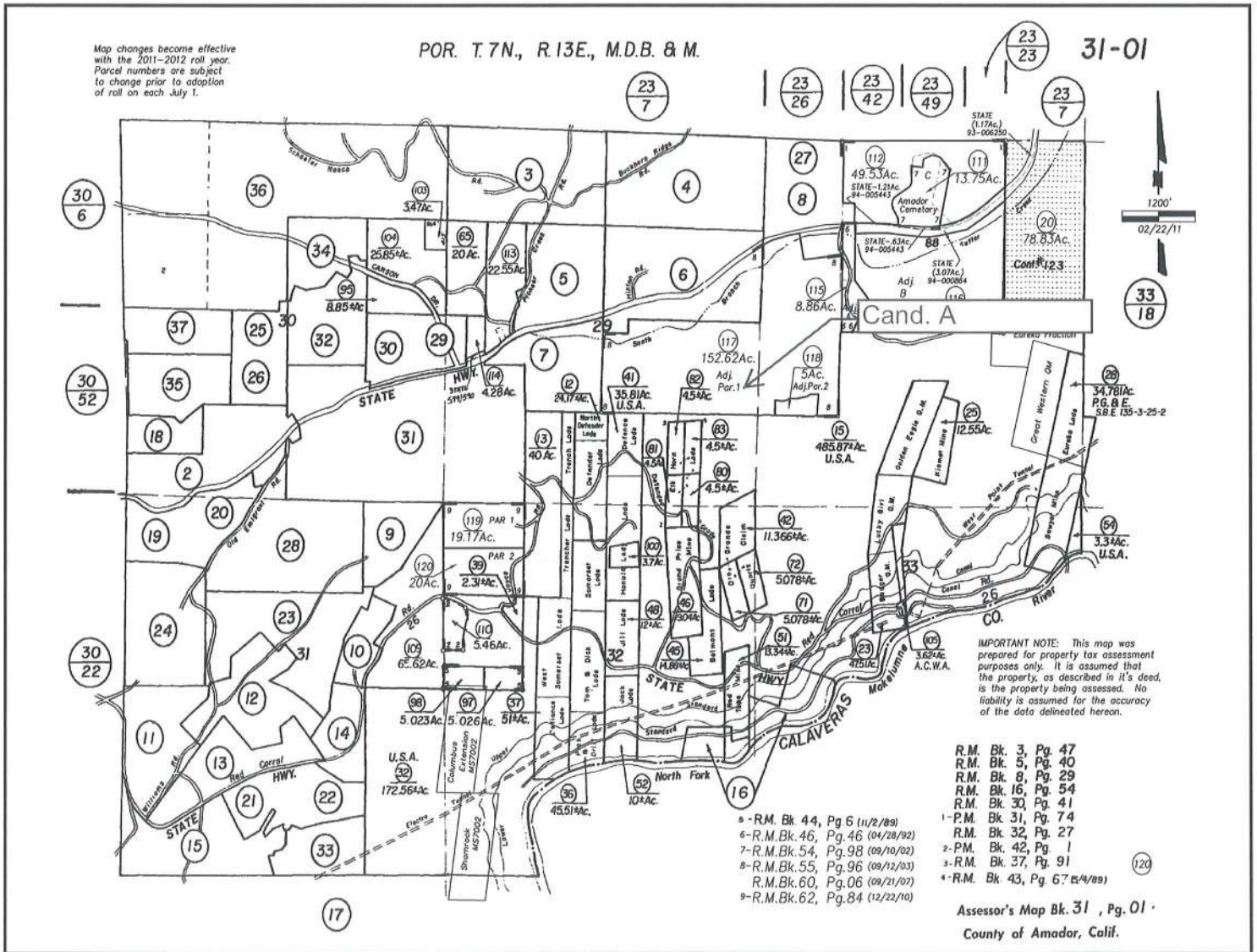




First American

myFirstAm® Tax Map

25400 State Highway 88, Pioneer, CA 95666

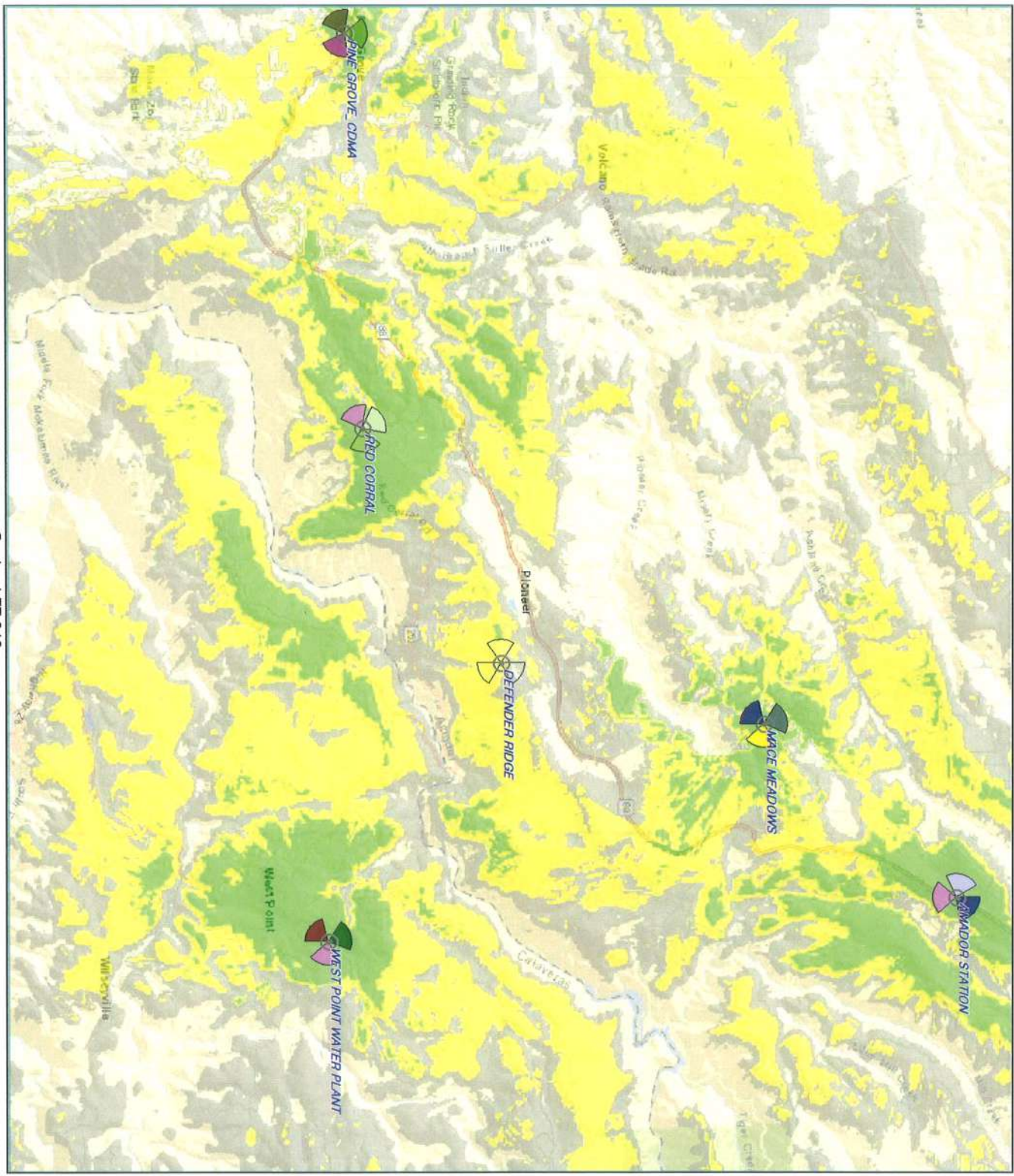


Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

# DEFENDER RIDGE

BEFORE

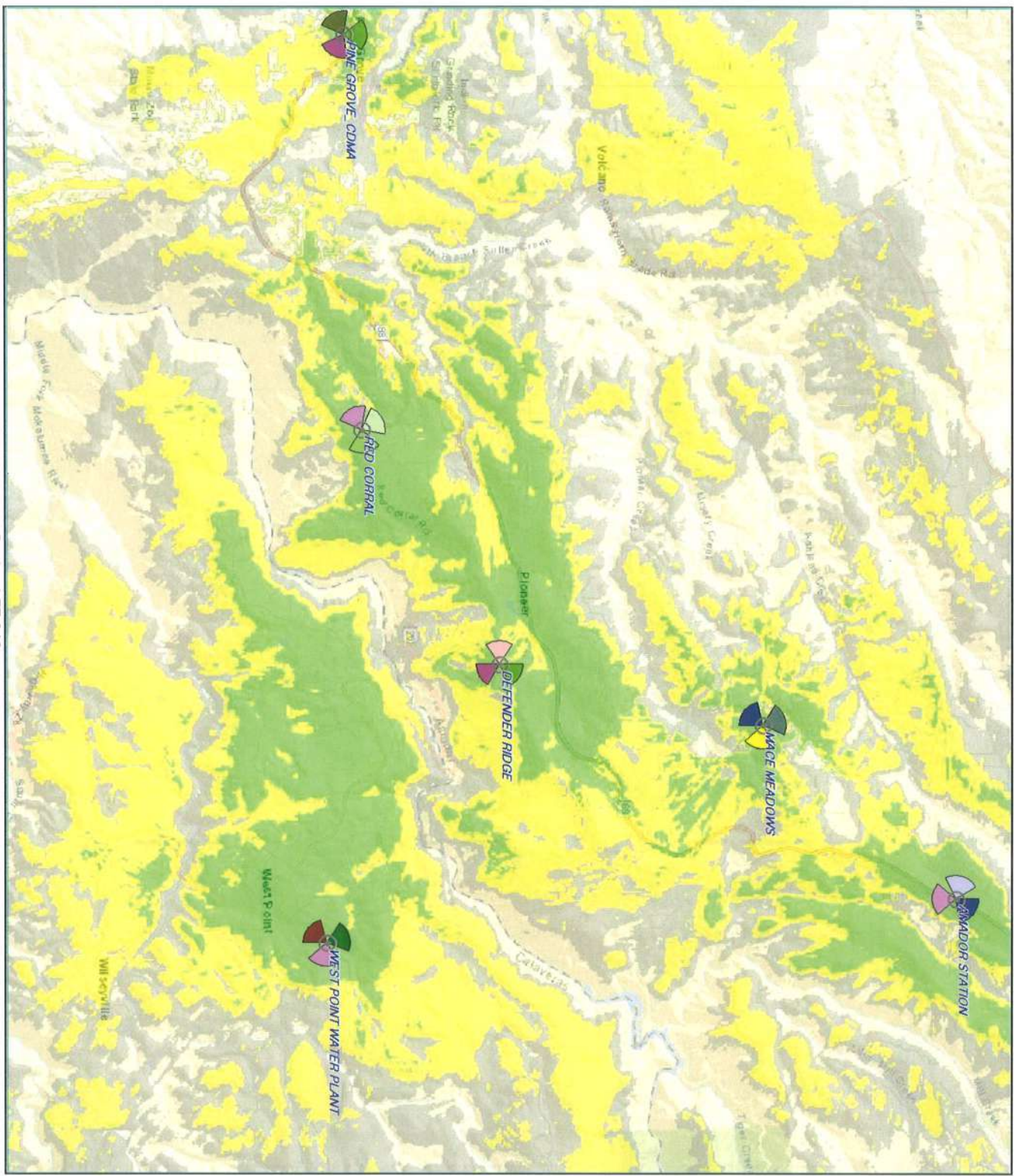


## 700 LTE: RSRP Existing

- Best Signal Level (dBm)  $\geq -85$
- Best Signal Level (dBm)  $\geq -95$
- Best Signal Level (dBm)  $\geq -105$

# DEFENDER RIDGE

AFTER



- 700 LTE: RSRP Proposed**
- Best Signal Level (dBm) >= -85
  - Best Signal Level (dBm) >= -95
  - Best Signal Level (dBm) >= -105

Z D DRAWING SIGN - OFF

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ % \_\_\_\_\_ EPIC-PLEASE RETURN BY: \_\_\_\_\_

	SIGNATURE _____	DATE _____
SITE ACQUISITION:	_____	_____
PLANNING:	_____	_____
CONSTRUCTION:	_____	_____
MANAGEMENT:	_____	_____

	SIGNATURE _____	DATE _____
CONSTRUCTION:	_____	_____
RF ENGINEER:	_____	_____
MW ENG./TRANSPORT:	_____	_____
EQUIPMENT ENGINEER:	_____	_____

OTHER (IF APPLICABLE)

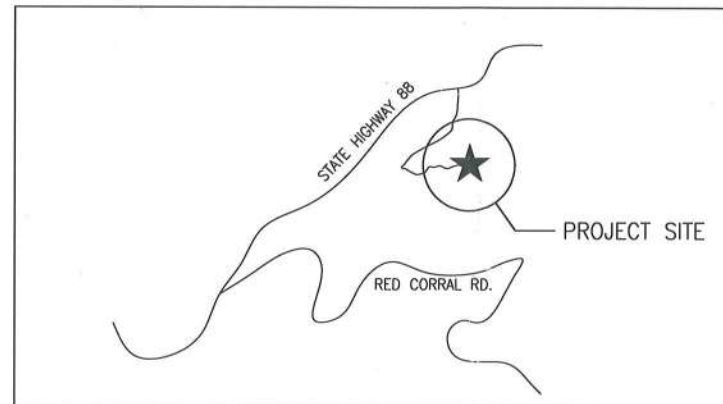
SIGNATURE _____	DATE _____
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295 Parkshore Drive, Folsom, CA 95630

## DEFENDER RIDGE

25400 STATE HIGHWAY 88  
 PIONEER, CA. 95666  
 APN: 031-010-117  
 LOCATION #: 421803



PIONEER, CA.

LOCATION PLAN 

### PROJECT DIRECTORY

<b>APPLICANT:</b> VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630  <b>PROPERTY OWNER:</b> CEDAR MILL FARMS LLC 968 SIERRA ST. #250 KINGSBURG, CA 93631  <b>ARCHITECT:</b> MANUEL S. TSIHLAS MST ARCHITECTS, INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-567-9630 manuel@mstarchitects.com	<b>APPLICANT:</b> CHET GOLDMAN EPIC WIRELESS ON BEHALF OF VERIZON WIRELESS 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 916-755-1799 chet.goldman@epicwireless.net  <b>CONSTRUCTION MANAGER:</b> JOSH JORDAN EPIC WIRELESS 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 916-704-0897 josh.jordan@epicwireless.net
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### PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 031-010-117

JURISDICTION: AMADOR COUNTY

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: M (MANUFACTURING DISTRICT)

### CODE COMPLIANCE

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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2017

- PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 2 CALIFORNIA BUILDING CODE
- PART 2.5 CALIFORNIA RESIDENTIAL BUILDING CODE
- PART 3 CALIFORNIA ELECTRICAL CODE
- PART 4 CALIFORNIA MECHANICAL CODE
- PART 5 CALIFORNIA PLUMBING CODE
- PART 6 CALIFORNIA ENERGY CODE
- PART 8 CALIFORNIA HISTORICAL BUILDING CODE
- PART 9 CALIFORNIA FIRE CODE
- PART 10 CALIFORNIA EXISTING BUILDING CODE
- PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
- PART 12 CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2016 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

### DIRECTIONS

FROM VERIZON OFFICE @ 295 PARKSHORE DRIVE, FOLSOM, CA 95630:

HEAD NORTHEAST ON PARKSHORE DR TOWARD COLNER CIR  
 TURN LEFT ONTO PLAZA DR  
 TURN RIGHT TO STAY ON PLAZA DR  
 TURN LEFT AT THE 1ST CROSS STREET ONTO BLUE RAVINE RD  
 TURN RIGHT ONTO PRAIRIE CITY RD  
 MERGE ONTO US-50 E VIA THE RAMP TO S LAKE TAHOE  
 TAKE EXIT 30A TO MERGE ONTO LATROBE RD  
 TURN LEFT ONTO CA-16 E  
 SLIGHT RIGHT TOWARD CA-49 S  
 SLIGHT RIGHT ONTO CA-49 S  
 TURN LEFT ONTO RIDGE RD  
 TURN LEFT TO STAY ON RIDGE RD  
 SLIGHT LEFT ONTO CA-88 E  
 TURN RIGHT ON DIRT ACCESS ROAD OFF OF CA-88  
 FOLLOW DIRT ROAD UNTIL YOU REACH EXISTING LATTICE TOWER.

### INDEX OF DRAWINGS

- |    |      |  |
|----|------|--|
| 1. | T1.1 | TITLE SHEET, LOCATION PLAN, PROJECT DATA |
| 2. | C-1  | CIVIL SURVEY SHEET                       |
| 3. | A1.1 | OVERALL AND ENLARGED SITE PLAN           |
| 4. | A2.1 | EQUIPMENT LAYOUT PLAN                    |
| 5. | A2.2 | ANTENNA LAYOUT PLAN                      |
| 6. | A3.1 | PROJECT ELEVATIONS                       |

### PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 30'-0"x30'-0" LEASE AREA.
- A FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A CABLE ICE BRIDGE.
- ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A NEW MONOPINE.


### PROJECT MILESTONES

01/05/2018	90% ZONING DOCUMENTS
01/25/2018	90% ZONING DOCUMENTS REV 1
04/04/2018	90% ZONING DOCUMENTS REV 2
04/10/2018	90% ZONING DOCUMENTS REV 3
04/23/2018	100% ZONING DOCUMENTS
12/17/2018	100% ZONING DOCUMENTS REV 1
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS




2020 River Park Drive, Sacramento, CA 95815  
 916-567-9630  
 www.mstarchitects.com

DEFENDER RIDGE  
 25400 STATE HIGHWAY 88  
 PIONEER, CA. 95666



SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:

△	---
△	---
△	---
△	---
△	---

File: 219.0030\_T11.dwg  
 Drawn By: ctc  
 Checked By: MB  
 Scale: AS NOTED  
 Date: 12/17/2018

Job No. 219.0030

**T1.1**

**LEGEND**

- PARCEL BOUNDARY
- - - - NEIGHBORING PARCEL BOUNDARY
- LEASE AREA BOUNDARY
- - - - UTILITIES
- - - - (E) EASEMENTS
- - - - (P) EASEMENTS
- FENCE LINE
- JP JOINT UTILITY POLE
- TP TELEPHONE POLE
- EP ELECTRICAL POLE
- 6" OAK TREE WITH DIAMETER BREAST HEIGHT (DBH)
- W WATER VALVE
- W WATER BOX
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- DI DROP INLET

DATE OF SURVEY: 12-20-17

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803 LOCATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

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 UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.75' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 031-010-117

LANDLORD(S): CEDAR MILLS FARMS LLC  
968 SIERRA STREET #250  
KINGSBURG, CA 93631

Project Name: Defender Ridge

Project Site Location: 25400 State Hwy 88  
Pioneer, CA 95666  
Amador County

Date of Observation: 12-13-18

Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates:  
Latitude: N 38°25'45.09" (NAD83) N 38°25'45.41" (NAD27)  
Longitude: W 120°33'24.15" (NAD83) W 120°33'20.41" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 3330' AMSL

Verizon Wireless  
Defender Ridge  
Lease Area Description

All that certain lease area being a portion of that certain "Adjusted Parcel One" as shown on the plat filed in Book 55 of Maps, Page 96, Amador County, California Records being more particularly described as follows:

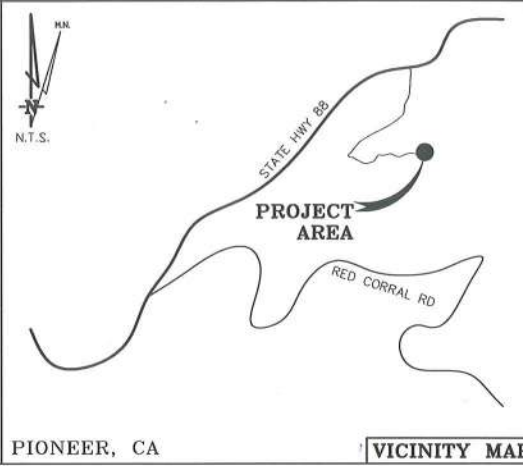
Commencing at the Southwest most corner of the aforementioned parcel of land; thence along the Southern boundary thereof South 89°39'59" East, 3231.31 feet; thence leaving said South boundary North 0°20'01" East, 363.05 feet to the True Point of Beginning; thence from said point of beginning North 14°14'16" West, 30.00 feet; thence North 75°45'44" East, 30.00 feet; thence South 14°14'16" East, 30.00 feet; thence South 75°45'44" West, 30.00 feet to the point of beginning.

Together with an easement for ingress and egress purposes, fifteen feet in width, from the above described lease area, over and across the existing roadway, to the public right of way.

Also together with an easement for utility purposes, six feet in width, the centerline of which is described as follows: Beginning at a point which bears North 14°14'16" West, 3.00 feet from the Southeast corner of the above described lease area; thence from said point of beginning South 86°52'58" East, 43.34 feet; to a point which lies 3.0 feet Northerly of the Southern parcel boundary; thence parallel to said boundary South 89°25'39" East, 132.47 feet; thence South 13°14'34" East, 26.57 feet more or less to an existing utility service connection location.

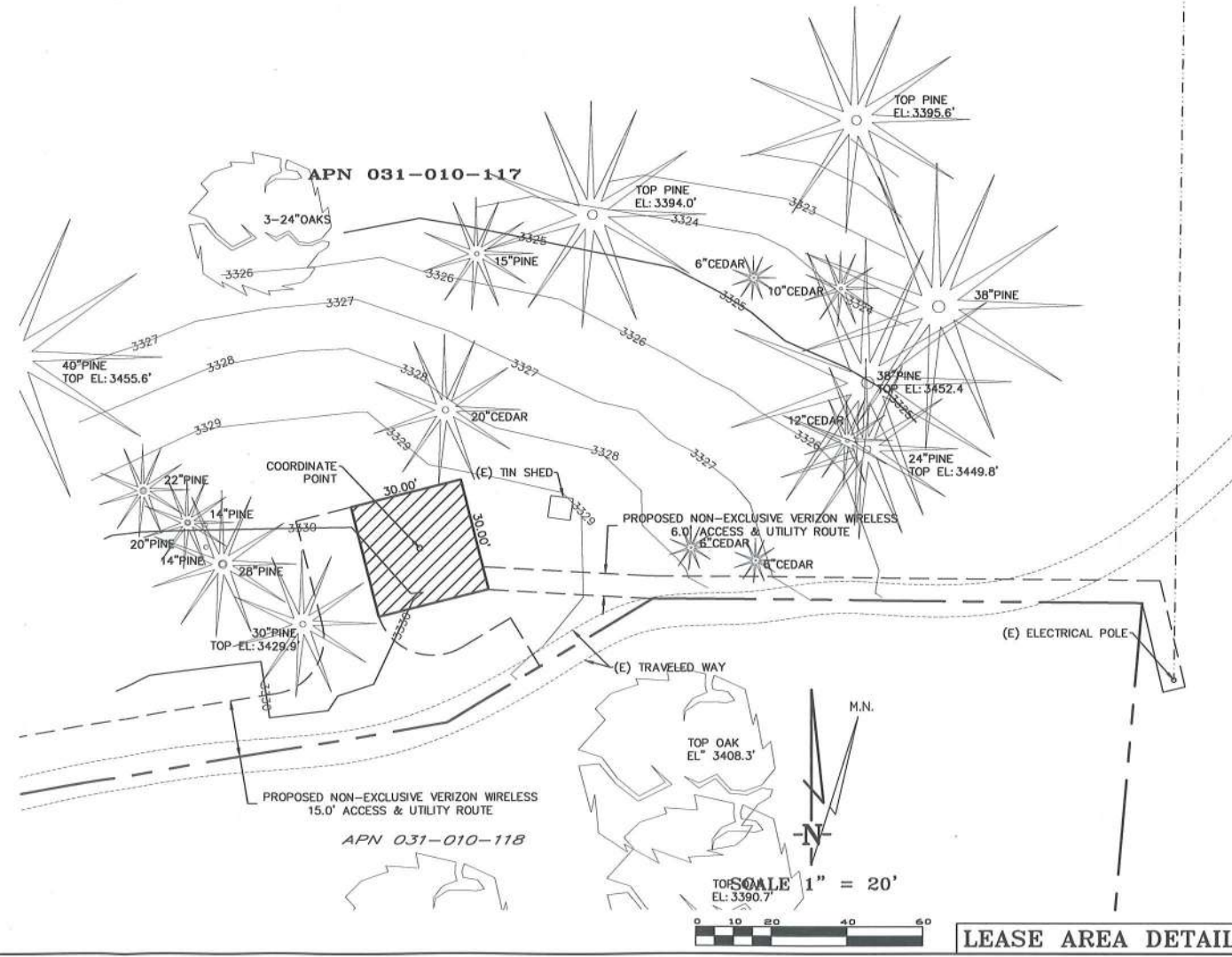
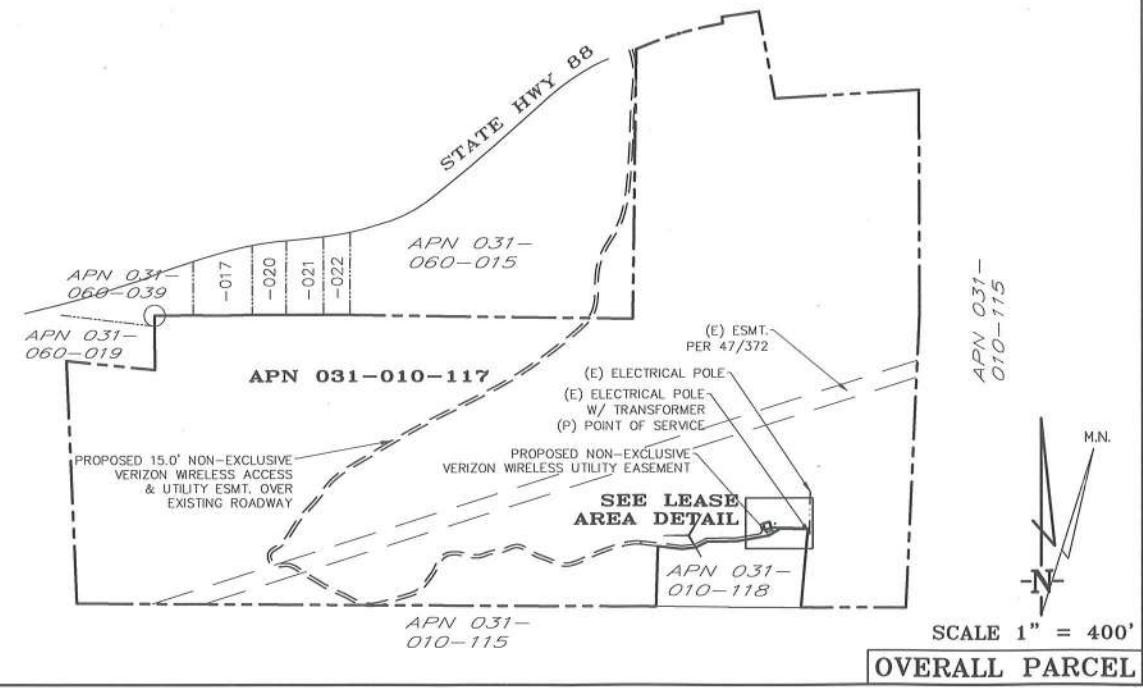
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR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

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



DEPT	APPROVED DATE
AAC	
RE	
RF	
INT	
EE\IN	
OPS	
EE\OUT	

Surveyor  
**GEIL ENGINEERING**  
 968 SIERRA STREET #250  
 KINGSBURG, CALIFORNIA 93631  
 Phone: (530) 804-0428  
 Fax: (530) 804-1309



**verizon**

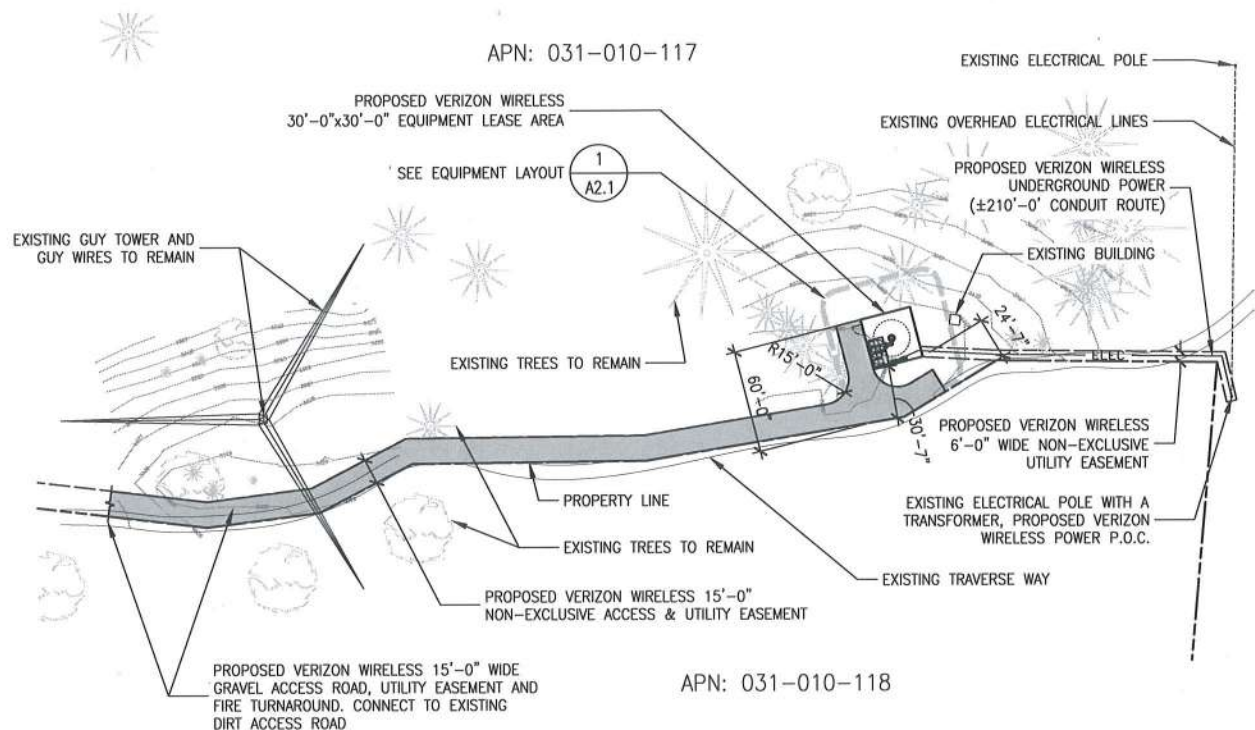
Defender Ridge  
25400 State Highway 88  
Pioneer, CA 95666

PLOT PLAN AND  
SITE TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
DG	12-27-17	Preliminary Drawing
DG	01-04-18	rev. esmt.
DG	01-25-18	rev. lease area
DG	04-05-18	rev. lease area
DG	04-09-18	corr. tower type
DG	04-10-18	redlines

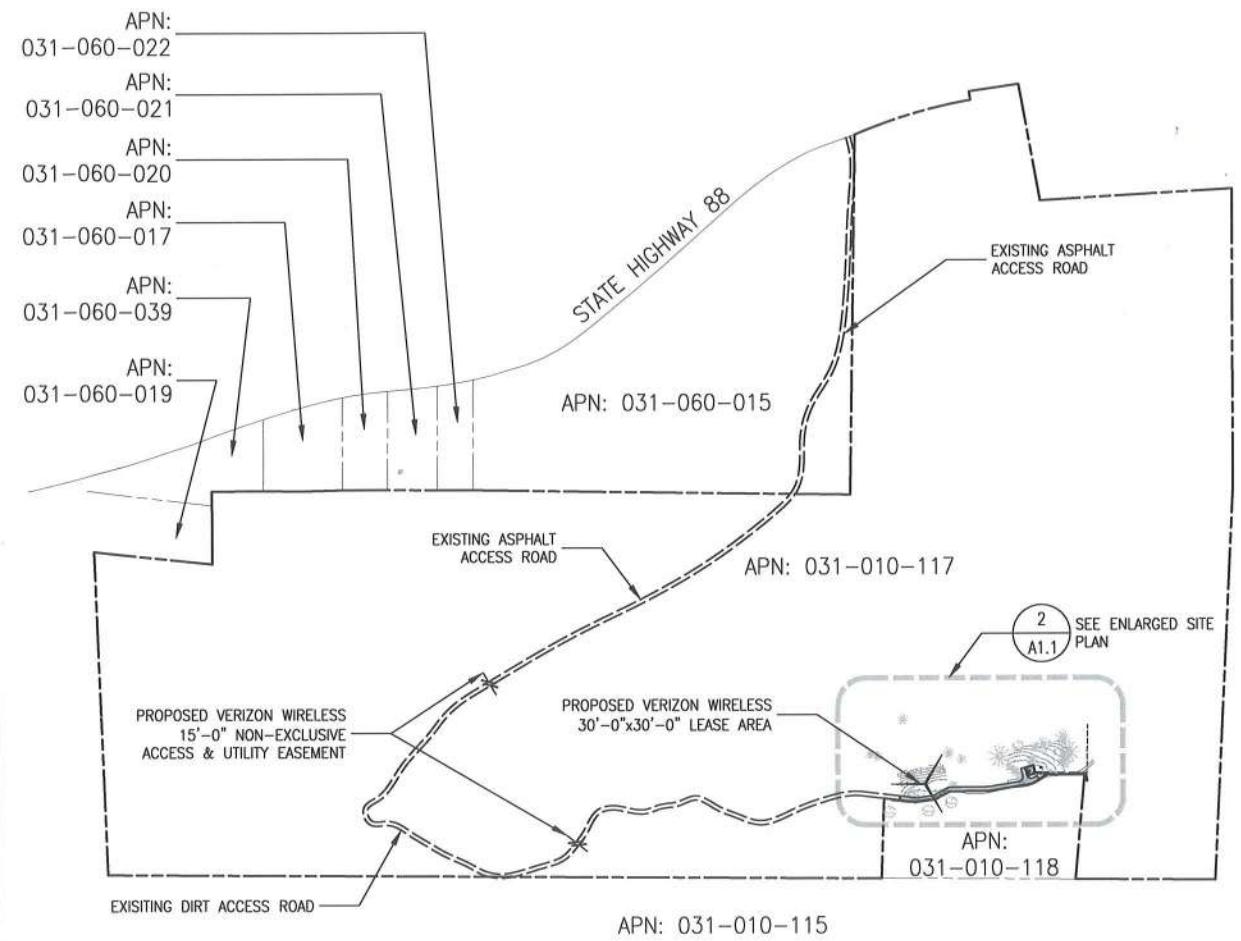
Sheet

C-1



0' 10' 50' 100'  
1" = 50.0'

2 ENLARGED SITE PLAN  
A1.1 SCALE: 1" = 50.0'



0' 60' 300' 600'  
1" = 300.0'

1 OVERALL SITE PLAN  
A1.1 SCALE: 1" = 300.0'

APN: 031-010-115

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WIRELESS GROUP LLC  
Connecting a Wireless World

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SHEET TITLE: OVERALL AND ENLARGED SITE PLAN

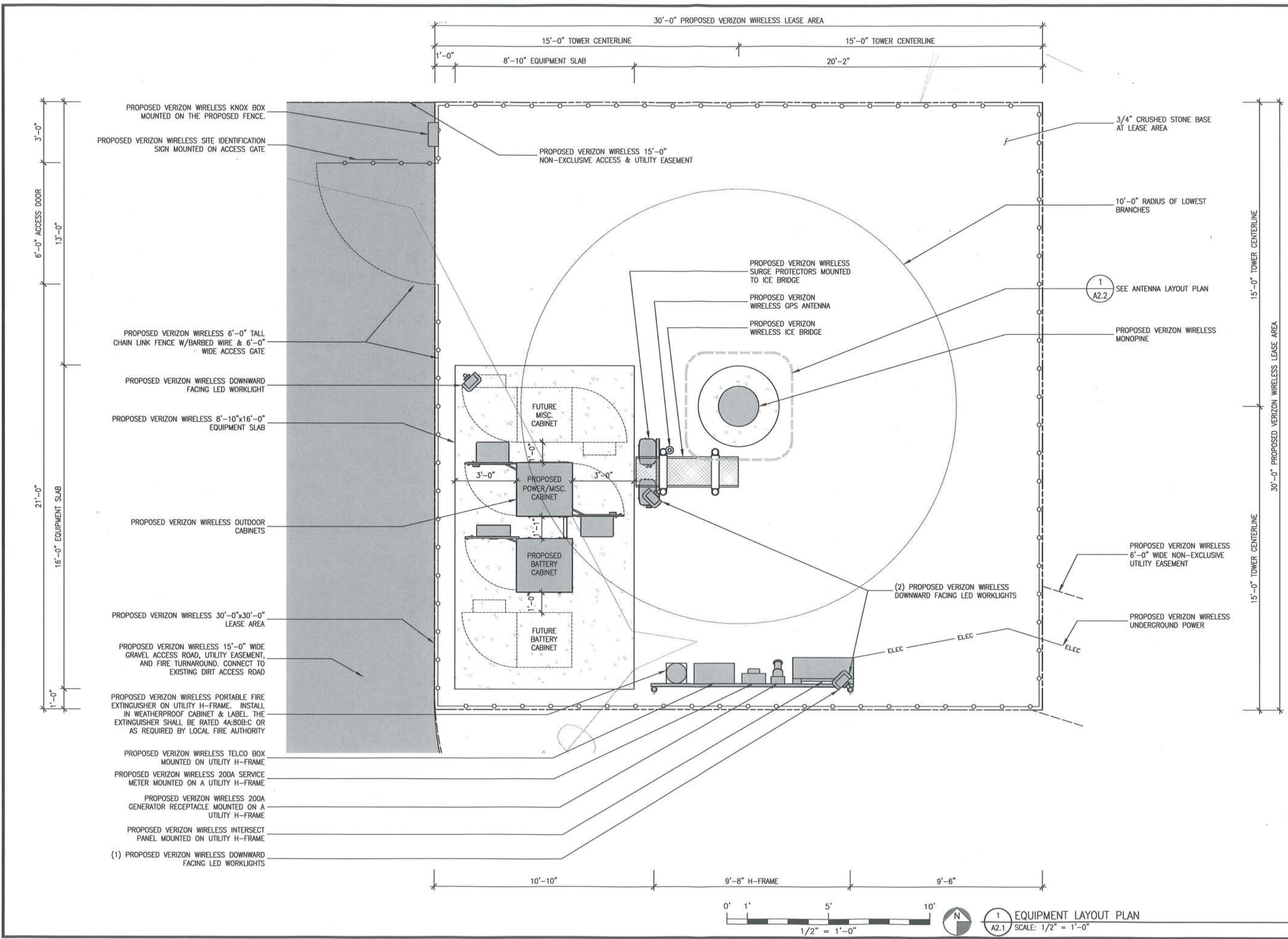
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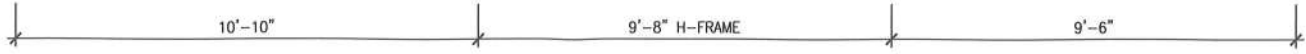
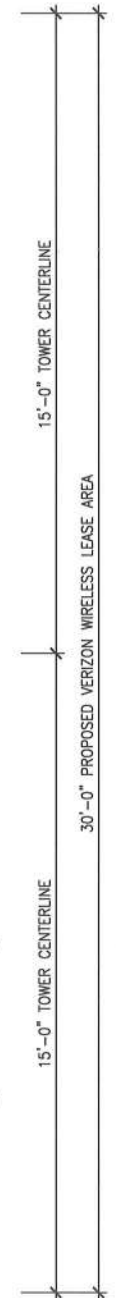
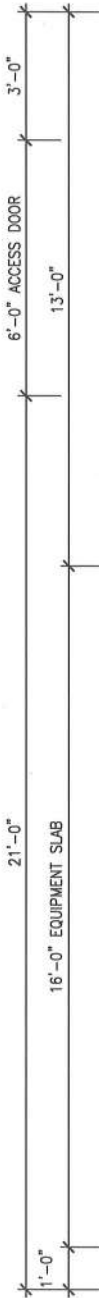
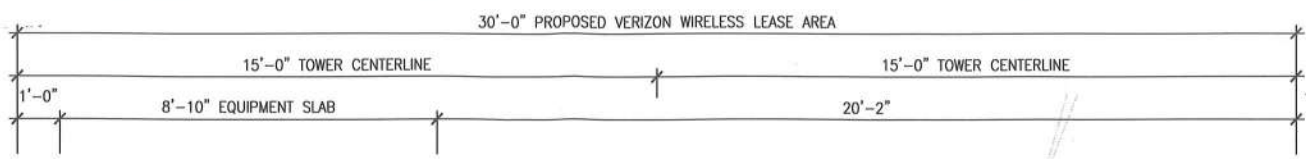
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Checked By: TST  
Scale: AS NOTED  
Date: 12/17/2018

Job No. 219.0030

**A1.1**



- PROPOSED VERIZON WIRELESS KNOX BOX MOUNTED ON THE PROPOSED FENCE.
- PROPOSED VERIZON WIRELESS SITE IDENTIFICATION SIGN MOUNTED ON ACCESS GATE
- PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 6'-0" WIDE ACCESS GATE
- PROPOSED VERIZON WIRELESS DOWNWARD FACING LED WORKLIGHT
- PROPOSED VERIZON WIRELESS 8'-10"x16'-0" EQUIPMENT SLAB
- PROPOSED VERIZON WIRELESS OUTDOOR CABINETS
- PROPOSED VERIZON WIRELESS 30'-0"x30'-0" LEASE AREA
- PROPOSED VERIZON WIRELESS 15'-0" WIDE GRAVEL ACCESS ROAD, UTILITY EASEMENT, AND FIRE TURNAROUND. CONNECT TO EXISTING DIRT ACCESS ROAD
- PROPOSED VERIZON WIRELESS PORTABLE FIRE EXTINGUISHER ON UTILITY H-FRAME. INSTALL IN WEATHERPROOF CABINET & LABEL. THE EXTINGUISHER SHALL BE RATED 4A:80B:C OR AS REQUIRED BY LOCAL FIRE AUTHORITY
- PROPOSED VERIZON WIRELESS TELCO BOX MOUNTED ON UTILITY H-FRAME
- PROPOSED VERIZON WIRELESS 200A SERVICE METER MOUNTED ON A UTILITY H-FRAME
- PROPOSED VERIZON WIRELESS 200A GENERATOR RECEPTACLE MOUNTED ON A UTILITY H-FRAME
- PROPOSED VERIZON WIRELESS INTERSECT PANEL MOUNTED ON UTILITY H-FRAME
- (1) PROPOSED VERIZON WIRELESS DOWNWARD FACING LED WORKLIGHTS



0' 1' 5' 10'  
1/2" = 1'-0"

1 EQUIPMENT LAYOUT PLAN  
A2.1 SCALE: 1/2" = 1'-0"

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SHEET TITLE:  
**EQUIPMENT LAYOUT PLAN**

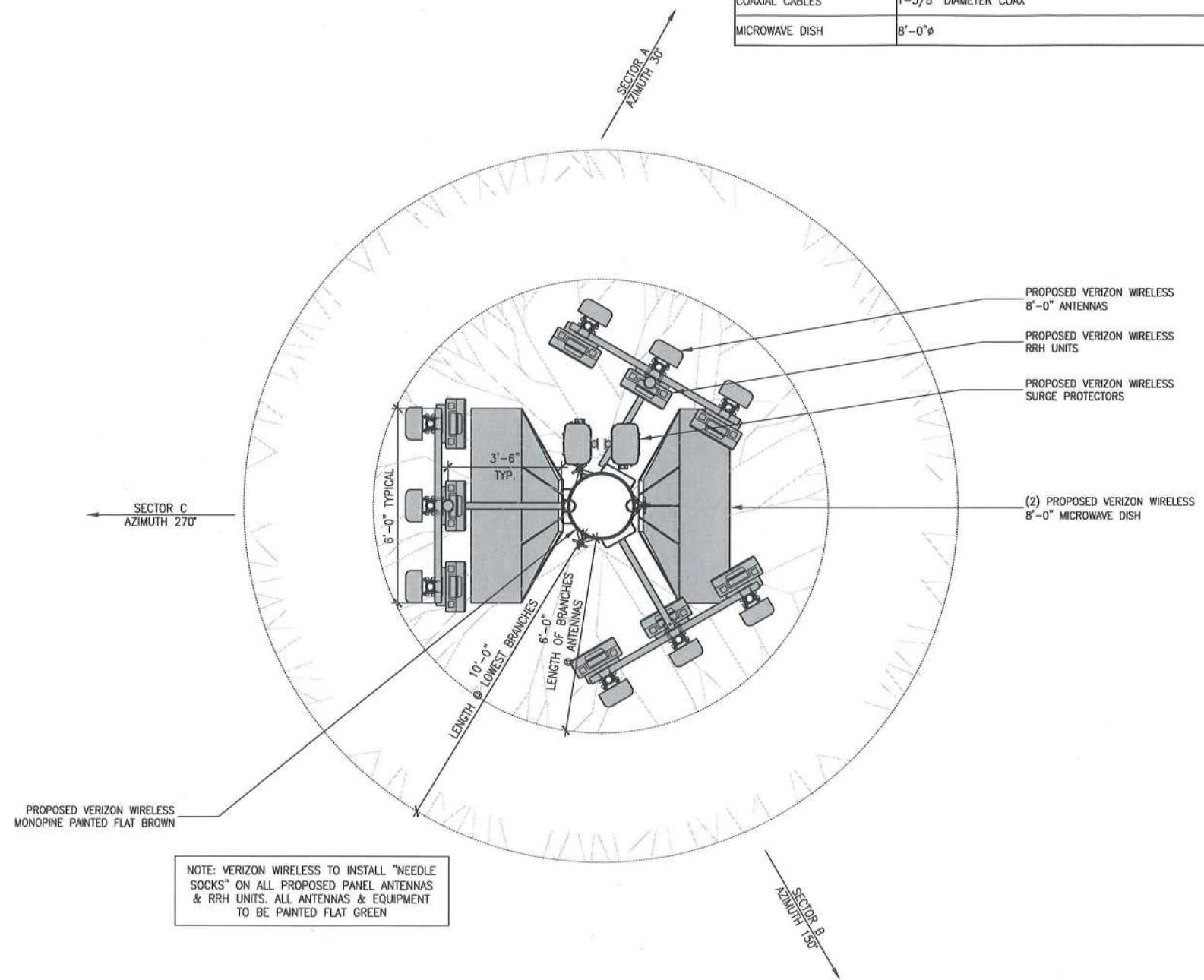
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Date: 12/17/2018

Job No. 218.0030

**A2.1**

TOWER MOUNTED EQUIPMENT SCHEDULE (PRELIMINARY AND SUBJECT TO CHANGE)					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH/RADIO	TO BE DETERMINED	3	3	3	9
SURGE PROTECTOR/HYBRID	RAYCAP / HYBRID TRUNK CABLE	2/3			2/3
COAXIAL CABLES	1-5/8" DIAMETER COAX	6			6
MICROWAVE DISH	8'-0"Ø	2			2



NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

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SHEET TITLE: ANTENNA LAYOUT PLAN

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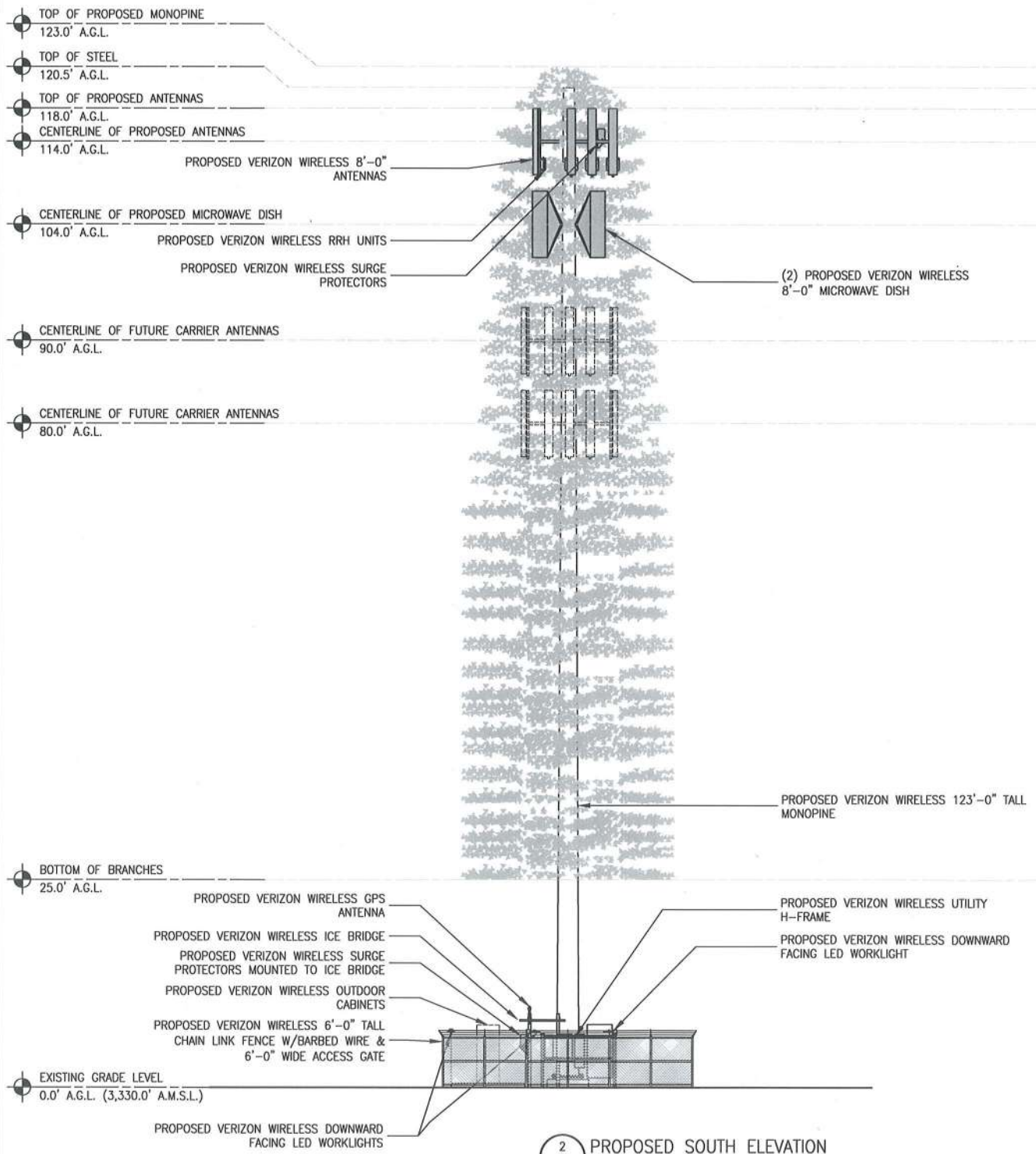
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Date: 12/17/2018

Job No. 219.0030

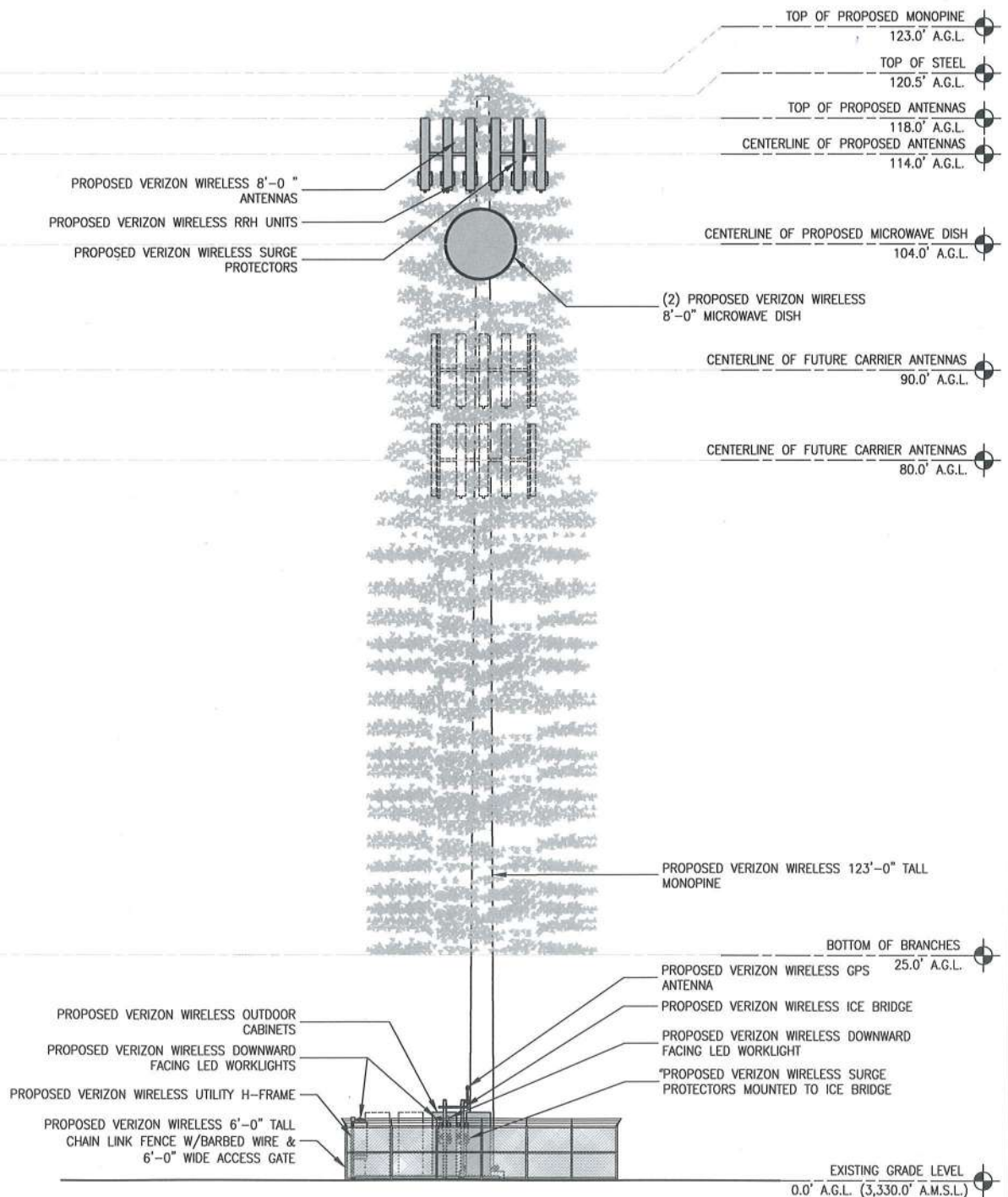


NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



2 PROPOSED SOUTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



1 PROPOSED EAST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

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SHEET TITLE:  
PROJECT ELEVATIONS

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Checked By: TST  
Scale: AS NOTED  
Date: 12/17/2016

Job No. 219.0030

**A3.1**



**Federal Communications Commission  
Washington, DC 20554**

**Informational Notice of Section 106 Filings**

Date: 04/03/2019  
Reference Number: 1039175

Admin admin  
Amador County Planning Commission  
810 Court Street  
Jackson, CA 95642

**RECEIVED**

**APR 10 2019**

**AMADOR COUNTY  
PLANNING DEPARTMENT**

The following new Section 106 filing has been submitted:

FILE NUMBER: 0008585578  
TCNS Number: 182119  
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 04/02/2019

Applicant: Verizon Wireless  
Consultant: EnviroBusiness, Inc. d/b/a EBI Consulting (EBI 6119000466)  
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No  
Site Name: Defender Ridge - CA3 Volte NB - A / FUZE 5077088 (421803)  
Site Address: 25400 State Highway 88  
Detailed Description of Project: Proposed construction of a new telecommunications monopine and compound resulting in ground disturbance. (EBI# 6119000466)  
Site Coordinates: 38-25-45.1 N, 120-33-24.2 W  
City: Pioneer  
County: AMADOR  
State: CA  
Lead SHPO/THPO: California Office of Historic Preservation

**Consultant Contact Information:**

Name: Tara Cubie  
Title:  
PO Box:  
Address: 6876 Susquehanna Trail South  
City: York  
State: PA  
Zip: 17403  
Phone: (717) 428-0401  
Fax:  
Email: tcubie@ebiconsulting.com

**NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE**

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

*Existing*



*Proposed*



Proposed Verizon  
Installation

view from State Highway 88 looking southeast at site

421803 Defender Ridge  
25400 State Highway 88, Pioneer, CA  
Photosims Produced on 4-5-2019

*Existing*



*Proposed*



view from Cedar Heights Drive looking south at site

*Existing*



*Proposed*



Proposed Verizon  
Installation

view from State Highway 88 looking southeast at site

*Existing*



*Proposed*



view from State Highway 88 looking southwest at site



421803 Defender Ridge  
25400 State Highway 88, Pioneer, CA  
Photosims Produced on 4-5-2019



421803 Defender Ridge  
25400 State Highway 88, Pioneer, CA  
Photosims Produced on 4-5-2019

