

# AMADOR COUNTY PLANNING COMMISSION

810 Court Street, Jackson, CA 95642  
(209) 223-6380

**PLEASE NOTE:** All Planning Commission meetings are audio recorded.

- Anyone who wishes to address the Planning Commission must speak from the podium and should print their name on the speaker list located on the podium and identify themselves for the record.
- Public hearing items will commence no sooner than the times listed on the agenda.
- All proceedings are conducted in English.
- In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223-6380 or (209) 223-6254 (fax). Requests must be made at least one full business day before the start of the meeting.

Meeting materials are available for public review at the Planning Department, 810 Court St, Jackson, CA, 95642 and posted on the County's website at [www.amadorgov.org](http://www.amadorgov.org) under the Agendas and Minutes section (generally the Thursday prior to the Planning Commission meeting). The staff report will denote staff's recommendations and any proposed conditions for the project if the project is approved.

## AGENDA

**DATE:** Tuesday, May 14, 2019

**TIME:** 7:00 p.m.

**LOCATION:** County Administration Center, 810 Court St., Jackson, CA, 95642

- A. Pledge of Allegiance**
- B. Approval of Agenda**
- C. Minutes:** March 12, 2019 and April 9, 2019
- D. Correspondence:** Any correspondence received prior to publication of the Agenda Packet has been included with the corresponding Item.
- E. Public Matters not on the Agenda:** Discussion items only, no action may be taken. Any person may address the Commission on any subject within the jurisdiction of the Commission.
- F. Recent Board Actions:**
- G. Agenda Items**

## PUBLIC HEARINGS

- G.1 (Continued from March 12, 2019) Appeal of the Planning Department's denial of a Use Permit for collector's car collection pursuant to County Code Section 10.32.030(E), which allows a collector to maintain one or more collector vehicles provided that minimum conditions are met.**

**Appellant:** Dale Schaefer

**Supervisory District:** 3

**Location:** 15790 Schaefer Ranch Road, Pioneer, just west of the intersection of Schaefer Ranch Road and Pioneer Creek Road (APN 031-030-002)

**G.2 Request to rezone 100 acres from the “A,” Agricultural District, to the “AG,” Exclusive Agriculture District in conjunction with a request for inclusion of the same acreage into a California Land Conservation Act contract.**

**APPLICANT:** Michael F. Collier

**SUPERVISORIAL DISTRICT:** 5

**LOCATION:** On the north side of Tyler Road approximately two miles west of the county border. (APNs 014-150-039 and 014-150-038)

**G.3 Public Hearing - Use Permit request for a 116-foot faux water tank design commercial wireless service facility. The tower will include 12 antenna panels and related ancillary equipment.**

**Applicant:** Epic Wireless Group, LLC on behalf of AT&T Mobility, LLC

**Supervisorial District:** 5

**Location:** 3902 Highway 16, Plymouth, immediately opposite of the intersection with Old Sacramento Road (APN 001-150-015).

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING**

**March 12, 2019 – 7:00 P.M.**

**PAGE 1 OF 11**

---

The Planning Commission of the County of Amador met on Tuesday, March 12, 2019 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chair Byrne.

**THOSE PRESENT WERE:**

Planning Commissioners: Keith DesVoignes, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Andy Byrne, Vice Chair, District 4  
Ray Ryan, District 5

Staff: Greg Gillott, County Counsel  
Chuck Beatty, Planning Director  
Ruslan Bratan, Planner 1  
Krista Ruesel, Planner 1  
Mary Ann Manges, Recording Secretary

**THOSE ABSENT WERE:** None

**NOTE:** The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

**A. Pledge of Allegiance.**

**B. Approval of Agenda:**

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes and unanimously carried to approve the agenda as presented.

**C. Minutes:** February 12, 2019

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and carried to approve the minutes of February 12, 2019. Commissioner DesVoignes recused himself from Item #2.

**D. Correspondence:**

Agenda Item G.2 - Letter by Patrick Keene, attorney for Dale Schaefer

Agenda Item G.3 - Letters by John Munn, Dallas Vaughn, Gary Reinoehl, Caryl Callsen of the Foothill Conservancy, Darrel Cruz of the Washoe Tribe of Nevada and California, Irvin Jim of Hung-A-Lel-Ti Woodfords Washoe Community Council, and Serrell Smokey of the Washoe Tribe of Nevada and California

Additional Agenda Item - Letters by Terri Sweet and Susan Peters of the City of Jackson

**E. Public Matters not on the Agenda:** Chair Byrne advised that anyone may address the Commission on any matter in the Commission's jurisdiction, but no action may be taken.

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING**

**March 12, 2019 – 7:00 P.M.**

**PAGE 2 OF 11**

---

Chair Byrne asked if anyone else wanted to speak. No one wanted to speak.

- F. Recent Board Actions:** Chuck Beatty, Planning Director, stated that there were none to share pertaining to previous Commission agenda items.

**Public Hearing**

- Item 1 (Continued from February 12, 2019) Environmental document determination and possible project decision for Tentative Parcel Map No. 2854 proposing the division of 9.96+/- acres into 8 parcels ranging from .06+/- acres to 2.0+/- acres.**

**Applicant:** Gerry Ninnis and Sean Edward Lyons, Trustee of the Kenneth H. Deaver and Mary Jane Deaver Trust I (Ken Deaver, representative)

**Supervisorial District:** 5

**Location:** 17705 Highway 49, Plymouth, at the SW corner of the intersection with Randolph Drive (APN 008-100-019). The site is adjacent to the City of Plymouth corporate limits and located within the City's Sphere of Influence.

Chair Byrne introduced the item.

Chuck Beatty, Planning Director, shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Byrne opened the public hearing and the following persons addressed the Commission with comments on the project:

Ken Deaver (applicant)  
Planning Director Chuck Beatty  
Community Development Director Mike Israel

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner Wardall, and unanimously carried to close the public hearing.

General discussion among Commission members and staff concerning the item followed, resulting in the following motions:

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to approve that the mitigated negative declaration is adequate for the project.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to approve Tentative Parcel Map #2854 subject to the Conditions of Approval and Findings included in the Staff Report.

**NOTE:** *Mr. Beatty, Planning Director, advised those present that the Planning Commission had approved Tentative Parcel Map 2854. Anyone wishing to appeal that decision may do so by filing a written appeal along with the appropriate fee to the Clerk of the Board of Supervisors no later than 5:00 p.m. on March 22, 2019.*

- Item 2 (Continued from February 12, 2019) Appeal of the Planning Department's denial of a Use Permit for collector's car collection pursuant to County Code Section 10.32.030(E), which allows a collector to maintain one or more collector vehicles provided that minimum conditions are met.**

**Appellant:** Dale Schaefer

---

**Supervisory District:** 3

**Location:** 15790 Schaefer Ranch Road, Pioneer, just west of the intersection of Schaefer Ranch Road and Pioneer Creek Road (APN 031-030-002)

Chair Byrne introduced the item.

Commissioner DesVoignes addressed County Counsel asking if he should again recuse himself.

Greg Gillott, County Counsel, responded that it would be appropriate if Commissioner DesVoignes finds himself in conflict.

Commissioner DesVoignes replied that he felt that he is, and left the Board Chambers.

Mr. Beatty shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Byrne reopened the public hearing, and the following persons addressed the Commission with comments on the project:

Carl Schaefer, representing Dale Schaefer (applicant)  
Planning Director Chuck Beatty

Mr. Schaefer requested an extension due to bad weather.

General discussion among Commission members and staff concerning the item followed, resulting in the following motion:

**MOTION:** It was moved by Vice Chair Ryan, seconded by ~~Chair Byrne~~ Commissioner Earl, and carried to approve an extension and continue the hearing until May 14, 2019.

AYES: Ryan, Byrne, Wardall, Curtis

NOES: None

RECUSED: DesVoignes

Commissioner DesVoignes returned to the Board Chambers.

**Item 3**     **Review and recommendation to the Board of Supervisors regarding a proposed amend Section 19.24.045(D), Conditional Uses in the R1A, Single-family Residential and Agricultural Zoning District, by adding Section 19.24.045(D)(13), "Lodging and Special Event Facilities" pertaining to parcels 10 acres or larger in the R1A Zoning District and in the O-R/Open-Recreation General Plan land use designation. The amendment proposes to establish discretionary permitting processes and operational standards for such facilities.**

**Applicant:** County of Amador

**Supervisory Districts:** 1, 2, 3, 4, & 5

**Location:** All applicable portions of the unincorporated area of Amador County as described herein.

Chair Byrne introduced the item.

Mr. Beatty shared the Staff Report which is hereby incorporated by reference into these minutes as

---

though set forth in full.

Chair Byrne reopened the public hearing.

Carlyl Callsen, resident of Pioneer and representing Foothill Conservancy, confirmed that the Foothill Conservancy letter had been read and considered. Ms. Callsen relayed concerns that opening up 4,300 acres in remote areas for commercial use in Amador County could have significant effects to the environment, cultural resources, noise, lighting, and fire. She added that a full CEQA review should be completed before consideration and shared ongoing concerns about fire safety with a one lane road being used for ingress and egress by 200 people.

Lynne Van Tilburg, resident on Emily Way, asked if this ordinance will affect her property values with the home next door to her also zoned R1A and used as an Airbnb and for weddings.

Vice Chair Ryan shared that the proposed amendment includes only Open Recreation designations.

Greg Gillott, commented that this does not apply since the Emily Way property does not have the same General Plan designation that is being discussed.

Ms. Tilburg stated that she is residential and agricultural.

Chair Byrne added that the proposed amendment has been tailored specifically for this project.

Ms. Tilburg commented that she was done speaking.

Vice Chair Ryan added that Ms. Tilburg might be interested in the next item.

Katherine Evatt, resident of Volcano and owner of a summer cabin near the Hideout, requested that the focus be on the larger planning issues in order to avoid larger implications. She shared concerns regarding the tailoring of the ordinance to be applicable to the OR General Plan designation. She added that she believes that if this is allowed in the R1A/OR that the R1A/AG property owners will want to do this next. Ms. Evatt asked the Commission to focus on what is most valued about our remote wilderness character lands: their scenic beauty, protecting their natural and cultural resources, dark night skies, quiet, and peace. She shared that cabin owners in the area do not want noise past dark or increased fire risk to property and wildlands. She added that frequent events will make prescribed burns more challenging and stated that she believes event centers are inappropriate for remote areas unless tightly regulated. She shared concerns that she believes that Mr. Hoover had approached some of her cabin neighbors to rent their cabins with overflow of his commercial activity. Ms. Evatt shared that it is premature to move forward with an ordinance because landowners had not been notified and an environmental review has not been done on the 4,300 acres. She added that the Hideout is an illegal use that has been allowed to operate for years. She recommended issues with the Hideout be addressed and that the Hoovers apply for a General Plan amendment to their one parcel to the Commercial General Plan designation instead of creating a broad ordinance which could lead to a proliferation of event centers. Ms. Evatt said with that change there would be a full CEQA review and full mitigation with potential impacts. She also recommended a zoning code amendment to allow event centers in Commercial General Plan Designation.

Tom Hoover, representing Hoover Enterprises, denied that he approached cabin owners for overflow use. He stated that they originally started out as a vacation rental and that it has been claimed that they have been illegally operating for many years. He shared his knowledge of the OR designation and of the category in R1A for recreation. He added that he has come before the Commission in the past to define what recreation means since there is no definition. He shared that they pay hotel and property taxes and believes they were in compliance. He continued that his project was built with permits and he has made

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING**

**March 12, 2019 – 7:00 P.M.**

**PAGE 5 OF 11**

---

improvements. Mr. Hoover shared that he has a lot of issues with the conditions in the ordinance and that the County is trying to be restrictive and take a one-size fits all approach. Mr. Hoover added that neighbors are not close them, believes that a ridge blocks most of the noise, and shared that the property has meadows and that much done to make the property fire-safe. He referred to the General Plan which encourages his type of use and shared that what he has built is an asset to the County and that he is trying to get into compliance. He shared that they treat it as a vacation rental that allows events and disagrees with some of the conditions which will stymie small business such as not allowing caterers to cook onsite and having to shut down after 10:00 p.m. He added that they want to mix recreation with special events. He commented that he assumes that the County is heading towards a special use permit tailored to his property.

Chair Byrne replied that this hearing is not about the Hoover property, specifically, but an ordinance is being proposed that the property can fit in under and asked for his comments about the proposal.

Mr. Hoover responded that his facility is different than others and asked how we handle that.

Chair Byrne answered good question.

Mr. Hoover shared that one-size fits all does not work in this county and we are trying to create an ordinance that does that.

Chair Byrne replied that that is how county ordinances work.

Mr. Hoover responded that is also a reason for a special use permit

Chair Byrne shared that a special use permit cannot currently be used for R1A zoning.

Mr. Hoover stated that there have been proposals in the past to both the Board of Supervisors and the Planning Commission to tie R1A and O-R together to allow him to go forward with a special use permit.

Mr. Beatty shared that it could not be done in the past because there was not an option in the code.

Mr. Hoover responded that we are told that it does not happen and then we see evidence that is happening.

Chair Byrne commented that in order to do that legally, the code needs to be changed.

Mr. Hoover responded that the zoning already allows for a resort in my location.

Chair Byrne voiced that there is a difference of opinion on this.

Mr. Hoover answered that he is reading the County's own language and code and does not understand why he is being subject to this when planning documents show that this is allowed with a use permit.

Chair Byrne asked to hear from staff.

Mr. Beatty responded that the Open-Recreation General Plan classification is proposed to allow public or private type resorts, but under appropriate zoning and conditions which do not exist at this time. He added that the Board's direction was to prepare an ordinance that did that.

Chair Byrne asked if there would be other appropriate zonings versus creating this broad project with R1A.

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING**

**March 12, 2019 – 7:00 P.M.**

**PAGE 6 OF 11**

---

Mr. Beatty responded that there is not another zoning district to substitute for R1A that would apply to less acreage with an O-R General Plan.

Mr. Hoover commented that the County is advancing forward as if R1A and O-R have to be tied together.

Chair Byrne stated that Mr. Hoover is asserting that he has a recreational facility as opposed to a commercial one and the Planning Commission and Board of Supervisors have disagreed with Mr. Hoover on this in the past.

Mr. Hoover replied that he believes that this is bringing them into a situation where an application for commercial status would need to be made.

Chair Byrne responded that it was found that the operation was found to be more of a commercial nature, not a recreational one. He asked for clarification on history.

Vice Chair Ryan responded that Mr. Hoover's claim in the past was that they were providing recreation in an Open-Recreation General Plan designation.

Mr. Beatty added that they asked for interpretation from the Commission about whether the Hideout operations were an appropriate use consistent with recreation. He shared that both the Commission and the Board found it to not be an appropriate use.

Chair Byrne confirmed that was what happened and that staff is looking for an appropriate avenue that the Hoover property will fit into.

Mr. Beatty stated that other zones compatible with residential use in the Open-Recreation General Plan Designation are R1A, Exclusive Agriculture, Mineral Resources or Planned Development, but Planned Development is really the only other option.

Chair Byrne commented that Planned Development is what Kirkwood is under.

Mr. Beatty agreed and added that Kirkwood also has its own Specific Plan.

Vice Chair Ryan commented that it would take a General Plan amendment for this particular parcel.

Mr. Beatty clarified that it would take a zone change.

Mr. Hoover shared that he has difficulty following all this and commented that he believes there was no discussion of commercial at the last meeting and the concern was that if this type of activity is allowed in R1A that it would spill over into other R1A zoned parcels in Shenandoah Valley and around the County.

Chair Byrne added that that was part of it and also that commercial activities would spill over into the R1As.

Mr. Hoover responded that he did not remember the commercial aspect being brought into it only that the activity would spill over into the agricultural areas.

Commissioner Wardall stated that he disagreed with Chair Byrne and shared that The Hideout is Open Space recreation and that there is nothing in Shenandoah Valley that is Open Space.

Chair Byrne responded that that is why this is being done.

Commissioner Wardall continued that the Hoover parcel had no zoning on it for many years and stated



**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING**

**March 12, 2019 – 7:00 P.M.**

**PAGE 7 OF 11**

---

that after talking to people in the county that the R1A zoning was randomly picked. He shared that it worked for a while, but now a problem has arisen and needs to be solved. He added that he has counted 58 lots that the proposed ordinance applies to, but this amount can be lessened if lots less than 39 acres and at elevations of 5000 or 6000 feet are eliminated. He commented that this is open space recreation and if you look at the Open Space zoning it includes resorts. He added that it is being said that it is not recreational and that it has a commercial feature, but that the Planning Commission has overlooked that it is more of a resort.

Chair Byrne concurred, but commented that in R1A resorts are not acceptable.

Commissioner Wardall stated that he prefers to change the ordinance because having Mr. Hoover apply to change the zoning is unfair. He added that Mr. Hoover should work with the Foothill Conservancy to tailor the ordinance so that the number of parcels is reduced, the ordinance is viable, and the environment is protected.

Mr. Hoover asked staff if O-R is used a lot for PG&E.

Commissioner Wardall responded that 12 PG&E parcels are on O-R.

Mr. Hoover replied that the acreage needs to be looked at and that they are both large numbers. He stated that he doubts that PG&E would be applying. He shared that in R1A there are a lot of things that are allowed, including recreation, but that there is no definition of recreation. He added that the Commission's interpretation of recreation does not suit his project.

Chair Byrne responded that that was the decision that both the Commission and the Board of Supervisors made.

Mr. Hoover shared that a definition was made that he has not seen.

Chair Byrne added that it is on a case by case basis and commented that he believes that the conversation is going in circles.

Mr. Hoover commented that he believes that this meeting's discussions reveal the problem.

Chair Byrne responded that he believes that Mr. Hoover disagrees with the Commission's last decision.

Vice Chair Ryan added that Mr. Hoover totally disagrees with the process and with the language of the proposed ordinance and questioned moving forward with it.

Mr. Hoover stated that if moving in the direction of an ordinance, then it needs work. He shared that what has been drafted must be brought in from other counties. He shared concerns about the restrictive conditions contained in the ordinance that could run him out of business. He added that he believes that he is not wanted there by some and commented that he did not ask for some of the conditions such as the 10 acres minimum, 200 people maximum, or 10 p.m. quiet time.

Chair Byrne added that we are discussing the ordinance tonight and are able to amend it and make suggestions to the Board.

Mr. Hoover commented that there is a lot of work to be done, that the ordinance does not fit Amador, and that 10 acres is too small. He shared that he is happy to work with staff.

Commissioner DesVoignes asked Mr. Beatty if the ordinance was drawn by the Planning Department.

---

Mr. Beatty confirmed and shared that a variety of other ordinances were looked. He added that the main conditions that are included are conditions that would be asked of anyone applying for a use permit for a similar facility.

Vice Chair Ryan added that he noticed some conditions missing and would recommend more.

Bruce Baracco, representing Hoover Enterprises, shared that the original proposal was to implement a provision in the R1A zone which would allow for recreation facilities, but that the Planning staff took a different approach. He stated that the definition in the code regarding lodging houses limits a lodging house to 5 rooms, which limits a recreational facility. He continued that accessory uses are defined in the code, but not referred to in the proposed ordinance. Mr. Baracco suggested that a look be taken at Planned Development and Open Space zones that were mentioned by Mr. Beatty as being compatible with the O-R General Plan Designation and added that the Planned Development zone would allow the County more control.

Vice Chair Ryan asked Mr. Baracco if he agrees with a zone change to Planned Development.

Mr. Baracco responded that it could be something the County can look at since staff did not agree with what they had tried to put together previously for recreational facilities in R1A.

Greg Gillott, County Counsel, stated that he believes that direction from the Board originally was to keep the zoning consistent with what it was and to carve out a use permit path. He added that a viable path would be to pursue a zone change from R1A to Planned Development where the applicant can apply for a zone change and be evaluated along with CEQA and conditions. He added that under what is being proposed, they will have to apply for a use permit and get a project-specific CEQA completed which then will be used to condition their project.

Tom Infusino, representing the Foothill Conservancy, recapped the letter submitted and shared hope that the Planning Commission promotes continued collaboration by directing staff to notify potentially affected property owners, land owners, and concerned agencies. He shared desire to address concerns raised by amending the draft ordinance and bringing back a refined ordinance to the Planning Commission for review and recommendation. He added that Planned Development is another way to go and reminded that there will be similar conditions.

Vice Chair Ryan added that Kirkwood is an example.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner DesVoignes, and unanimously carried to close the public hearing.

Vice Chair Ryan stated that he feels that it is premature to recommend this to the Board of Supervisors. He added that more public input is needed and that some of the ideas presented are worthy of consideration. He shared that besides whatever needs to be done with the project, this ordinance has potential danger and value. If done right we can benefit from it, but it is going to take some time and work between concerned individuals, property owners, and staff. The ordinance should take into consideration all the properties that are going to be affected, not just this one property. He added that the impact is going to be on local property owners and recommended staff take public input, and come back with a final draft and discussion and then move forward to the Board of Supervisors

Commissioner DesVoignes concurred and shared that he feels confused about which direction to go.

Chair Byrne agreed and stated that he is inclined to take a more targeted approach by going with a zone change for The Hideout versus an ordinance since an ordinance would be effective county-wide and the zone change would only address a single project.

Commissioner Wardall desired clarification of Open Space as a zone.

Mr. Gillott answered that Open Space is a zoning district that is available, but it is not the appropriate zoning district for The Hideout.

Commissioner Wardall commented that right now it is R1A.

Chair Byrne added that the zoning is R1A and the General Plan Designation is Open-Recreation.

Commissioner Wardall asked for confirmation on whether there is not an Open Space zoning in addition to the General Plan.

Mr. Beatty elaborated that there is an Open Space zoning district, but the description in the zoning code says it applies to lands to be preserved in a natural state for the foreseeable future and that is not an appropriate zone.

Commissioner Wardall commented that that will not work.

Chair Byrne added that Planned Development is probably the most appropriate.

Commissioner Wardall shared that the key is to stop this from proliferating to all the other R1A areas. He added that a zone change should be looked at or steps should be taken to greatly reduce or limit it to parcels above 6000 or 7000 feet, 40 acres or more, and grandfather this one in. He added that the cost and length of time of changing the zoning to Planned Development needs to be considered, and shared that he thinks of Planned Development as more of a subdivision and not a recreational area which does not fit.

Mr. Beatty shared that Planned Development typically has been applied to larger developments with multiple units such as Kirkwood and Gayla Manor.

Commissioner Wardall stated that he does not have a solution other than thoughts of ways to limit the number of parcels.

Commissioner Curtis shared that 10 acres for an event facility is small and that noise travels. He asked how many people have a 10 acre parcel in the OR area with neighbors.

Mr. Beatty elaborated that eliminating all parcels smaller than the Hoover parcel would affect about two dozen parcels and 600 or 700 acres.

Chair Byrne shared that at the very least that should be done.

Vice Chair Ryan stated that this ordinance was assembled to address a problem and similar problems going forward. He added that considering this still may not address this project and questioned if staff and the County still see the need to have this ordinance. He shared that if the applicant is considering a zone change to Planned Development that specifically addresses their project and what they need to accomplish then why are we opening up this up for others to develop properties that fall into this designation.

Mr. Beatty commented that any affected property would have an opportunity to apply for it, with each opportunity subject to CEQA review as they go through the use permit process.

Chair Byrne added that it would be no different if each one individually asked.

Vice Chair Ryan addressed Mr. Gillott and asked if the Commission is in a position to recommend to the Board to hold off or delay this until necessary.

Mr. Gillott replied that recommendation could be made to the Board or that staff could be directed to ask the owner if they desire to pursue some kind of alternative. If the owner agrees, then this can be taken off the table. If not, then staff can rework the ordinance and bring it back.

Vice Chair Ryan shared that he feels that is the appropriate direction.

Mr. Gillott commented that county code and the zoning ordinance does not require property owner specific notice for an ordinance amendment.

Vice Chair Ryan elaborated that property owners should know since it could be advantageous or ruinous to some.

Chair Byrne added though not required.

Vice Chair Ryan commented that it would be polite.

Mr. Gillott stated that could apply in the event that staff moves forward and rewords the ordinance.

Vice Chair Byrne added that the Commission would like to be notified a month or two in advance whether there is an ordinance in the works or a zone change.

Mr. Beatty shared that in addition to anyone that would be affected by this ordinance, should every property owner within 300 feet of these parcels will be notified because state law requires this if for a zone change.

Vice Chair Ryan agreed.

Chair Byrne commented that it would be prudent to err on the side of transparency.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried, that staff have a conversation with Mr. Hoover to see if he is agreeable to a zone change. If not, continue working with property owners that would be affected by the proposed ordinance, including adjacent property owners and others who would have an interest in the language of the ordinance, and bring a revised draft back the Commission for review and further recommendation to the Board of Supervisors.

The Planning Commission then took a ten minute recess.

**Item 4 Discussion of Short-Term Rental impacts and benefits and scheduling of a public hearing to solicit comments.**

Following a presentation from staff and general discussion with the Commission, the following persons addressed the Commission concerning the agenda item:

Lynne Van Tilburg, resident of Emily Way  
Maureen Funk, Amador Council of Tourism

General discussion among Commission members and staff concerning the item followed, resulting in the Commission directing staff to schedule a special Planning Commission meeting to receive public input on

---

the matter. The meeting will be held Tuesday, April 23, at 7pm in the Board Chambers.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes, and carried to adjourn the meeting.

**Adjournment:** At 9:02 p.m. Vice Chair Byrne adjourned this meeting of the Planning Commission, to meet again on April 12, 2019.

---

Andy Byrne, Chair  
Amador County Planning Commission

---

Mary Ann Manges, Recording Secretary  
Amador County Planning Department

---

Chuck Beatty, Planning Director  
Amador County Planning Department

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING**

**April 9, 2019 – 7:00 P.M.**

**PAGE 1 OF 3**

---

The Planning Commission of the County of Amador met on Tuesday, April 9, 2019 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chair Byrne.

**THOSE PRESENT WERE:**

Planning Commissioners: Keith DesVoignes, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Andy Byrne, Vice Chair, District 4  
Ray Ryan, District 5

Staff: Greg Gillott, County Counsel  
Chuck Beatty, Planning Director  
Ruslan Bratan, Planner 1  
Krista Ruesel, Planner 1  
Mary Ann Manges, Recording Secretary

**THOSE ABSENT WERE:** None

**NOTE:** The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

**A. Pledge of Allegiance.**

**B. Approval of Agenda:**

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes and unanimously carried to approve the agenda as presented.

**C. Minutes:** March 12, 2019

Chair Byrne requested a correction on page 3:

**MOTION:** It was moved by Vice Chair Ryan, seconded by ~~Chair Byrne~~, Commissioner DesVoignes, and carried to approve an extension and continue the hearing until May 14, 2019.

Discussion between the Planning Commission, County Counsel, and the Planning Director ensued regarding the recent change to action minutes. It was determined that the Commission will request more detailed minutes before an agenda item is discussed whenever they are desired to assist the public and Board of Supervisors in understanding the Planning Commission's recommendations on complex agenda items.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to direct staff to prepare detailed minutes for Item #3 of the March 12, 2019 agenda.

**D. Correspondence:** Letter from LAFCO regarding Item 1, below.

- 
- E. **Public Matters not on the Agenda:** Chair Byrne asked if anyone wanted to address the Planning Commission on non-agenda items. There were no comments.
- F. **Recent Board Actions:** Chuck Beatty, Planning Director, stated that the Board of Supervisors approved an interim urgency ordinance that prohibits the cultivation of hemp which will result in an amended version of the cannabis ordinance being presented to the Planning Commission for review and recommendation to the Board of Supervisors.

**Public Hearing**

- Item 1 Discussion and possible action regarding a request to rezone 409.55 acres from the “R1A,” Single-family Residential and Agricultural District, “X,” Special Use District, and “R3,” High Density Multi-family Residential District to the “AG,” Exclusive Agriculture District in conjunction with a request for inclusion of the same acreage into a California Land Conservation Act contract.**

**APPLICANT:** Linda L. Matulich Revocable Living Trust, Linda L. Matulich, trustee

**SUPERVISORIAL DISTRICT 2**

**LOCATION:** On the north side of CA Highway 88 between Sunset Drive and Eggiman Lane (APNs 011-140-037, 011-140-038, 011-140-039, 011-170-017, 011-270-013, 011-270-015, 011-270-016, 011-270-017, 011-270-018).

Chair Byrne introduced the item.

Chuck Beatty, Planning Director, shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Byrne opened the public hearing and asked if the proponent was present and wanted to speak.

Robert Duzdevich, representative for Linda Matulich, stated that Ms. Matulich had a prior engagement and shared that the parcels in question are going to be deeded to her grandson for ranching or farming purposes.

Chair Byrne asked Mr. Duzdevich to confirm if Ms. Matulich knows that the parcels in the Special Planning Area are not going to be included in agricultural preserve.

Mr. Duzdevich replied that Ms. Matulich knows that the 5 acre parcels are not going to be included.

Commissioner DesVoignes desired confirmation that the 13 acres are going to go into the contract.

Mr. Beatty stated that the 13-acre parcel zoned R1A will go into the contract.

Chair Byrne asked if it is the one that is on the highway frontage and is zoned R1A.

Mr. Beatty replied that it is R1A.

Mr. Duzdevich confirmed that the 13 acres has a cross on it and is by the highway with a road going through it.

Chair Byrne asked if that one is going to be used as vineyard.

Mr. Duzdevich said no and that Ms. Matulich does not own the parcel with the vineyard and that the 13

---

acres is strictly ranch and grazing land with cattle on it right now.

Chair Byrne elaborated that by right can change dramatically.

Mr. Duzdevich said that is not going to be a vineyard and that it will be used for ranching.

Chair Byrne asked if merging the parcels into one parcel is acceptable.

Mr. Duzdevich said that is okay.

Chair Byrne confirmed that 5 parcels will remain zoned R3, so there will be 6 parcels in total when done.

Mr. Duzdevich agreed.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to close the public hearing.

General discussion among Commission members and staff concerning the item followed, resulting in the following motion:

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner Wardall, and unanimously carried to recommend to the Board of Supervisors to approve rezoning the 4 parcels zoned R1A and X to AG, Exclusive Agriculture, and leave the 5 parcels zoned R3 for high density residential as called for in the General Plan.

Chair Byrne desired confirmation that the high density parcels are required by the State to provide a certain amount of opportunity for housing.

Mr. Beatty confirmed and added that the CA Department of Housing and Community Development requires the County to submit an annual report that includes information on acreages zoned for residential development for various income levels. He shared that there needs to be adequate acreage available to meet local housing needs.

Chair Byrne wanted to ensure that the importance of maintaining high density parcels is in the record.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes, and carried to adjourn the meeting.

**Adjournment:** At 7:19 p.m. Vice Chair Byrne adjourned this meeting of the Planning Commission, to meet again on April 23, 2019.

---

Andy Byrne, Chair  
Amador County Planning Commission

---

Mary Ann Manges, Recording Secretary  
Amador County Planning Department

---

Chuck Beatty, Planning Director  
Amador County Planning Department



**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: MAY 14, 2019**

**Item 1 – (Continued from March 12, 2019) Appeal of the Planning Department’s denial of a Use Permit for collector’s car collection pursuant to County Code Section 10.32.030(E), which allows a collector to maintain one or more collector vehicles provided that minimum conditions are met.**

**Appellant:** Dale Schaefer

**Supervisorial District:** 3

**Location:** 15790 Schaefer Ranch Road, Pioneer, just west of the intersection of Schaefer Ranch Road and Pioneer Creek Road (APN 031-030-002)

**A. General Plan Designation:** RR - Rural Residential

**B. Present Zoning:** R1, Single Family Residential

**C. Acreage Involved:** 19.86 acres

**D. Background.** On June 22, 2017, a complaint was received by the Amador County Planning Department regarding an accumulation of junk and debris on the subject property. Site visits revealed that, in addition to the junk and debris violation, over 50 inoperable or abandoned vehicles were stored on the property in violation of County’s Abandoned Vehicle Abatement ordinance (County Code Chapter 10.32, attached). The appellant was given an initial deadline of December 8, 2017 to achieve compliance with the violations.

A subsequent site visit in February, 2018 resulted in staff offering a staggered compliance schedule for seven separate sections of the subject property with a final deadline for all sections to be in compliance by September 28, 2018. Continued non-compliance resulted in the matter being forwarded to the Amador County Abatement Board for a recommendation to the Board of Supervisors on October 24, 2018. Prior to the Abatement Board’s hearing, however, the appellant submitted an application for a staff-issued Use Permit for a Collector’s Car Collection pursuant to County Code Chapter 10.32.030(E), which established a stay against enforcement action on the abandoned vehicle violations until the Use Permit process reaches its conclusion. Pictures, descriptions, and registration records of the vehicles proposed for inclusion in the Use Permit are included with the staff report. (The junk and debris violation was ultimately heard by the Board of Supervisors, and the property owner was given a deadline of February 18, 2019 to abate those violations.)

County Code Section 10.32.030 allows an exception to abandoned vehicle abatement whereby a property owner can apply for a Use Permit for a collection of collector vehicles provided, that the collector first obtains a county use permit as set forth in this subsection for the property where the vehicles are situated. A collector may maintain one

or more collector vehicles on his or her property as long as the following minimum conditions are met:

1. The parcel is at least five acres in size;
2. The storage area does not exceed one-half contiguous acre;
3. The storage area is set back at least thirty feet from all of the parcel's boundary lines;
4. Vehicles stored pursuant to this section shall be maintained in a manner so as not to constitute a health or safety hazard (e.g., no broken glass, no leaking fuel, oil, or other fluids from stored vehicles, no rodents, no refuse, and not stacked on top of one another);
5. Vehicles shall be in lines or rows, and upright;
6. The vehicle storage area shall be cleared of all vegetation which constitutes a fire hazard, refuse, scrap and vehicle parts, including tires, that are not stored within a vehicle;
7. Use permits for collector car collections may be issued by the planning department for collections which comply with all of the criteria set forth in this chapter after notification to all owners of property, as shown on the most recent tax roll, within a distance of at least three hundred feet in all directions from the subject parcel. If the planning department receives opposition to the permit application within ten calendar days after the mailout or if the application in the opinion of the planning department fails to meet said criteria, the permit may be denied. The applicant or any interested person may appeal the planning department's decision to planning commission pursuant to Chapter 19.64 of this code within ten calendar days after said decision. Approved use permits shall become valid following the ten-day appeal period if no appeals are filed.

"Collector vehicles" means "parts vehicles," "special interest vehicles," and "vehicles of historic value," all as defined below, plus parts necessary for the restoration of said collector vehicles.

"Parts vehicle" means a motor vehicle that is owned by a collector to furnish parts for restoration or maintenance of a special interest vehicle or a vehicle of historic value in the custody of that collector, thus enabling a collector to preserve, restore, and maintain a special interest vehicle or a vehicle of historic value.

"Special interest vehicle" means a vehicle of any age that is unaltered from the manufacturer's original specifications and, because of its significance, such as being an out-of-production vehicle, or a model of less than two thousand sold in California in any model year, is being collected, preserved, restored, or maintained for hobby or historical, educational, investment or other purposes.

"Vehicle of historic value" means a vehicle described below:

1. A motor vehicle with an engine of sixteen or more cylinders manufactured prior to 1965;
2. A motor vehicle manufactured in the year 1922 or prior thereto;
3. A vehicle which was manufactured after 1922, is at least twenty-five years old, and is of historical interest;

4. A vehicle which if fully restored would have a higher monetary value than when it was originally sold as a new vehicle.

Following staff's review of the information included in the appellant's Use Permit application, the Use Permit was denied. Based on the information available regarding the condition of the vehicles proposed to be stored in the collection, they appear inconsistent with the definitions of "collector vehicles" as defined by County Code, and the applicant did not demonstrate compliance with the codified conditions of a "collection of collector vehicles," specifically Section 10.32.030(E)4: "Vehicles stored pursuant to this section shall be maintained in a manner so as not to constitute a health or safety hazard (e.g., no broken glass, no leaking fuel, oil, or other fluids from stored vehicles, no rodents, no refuse, and not stacked on top of one another.)"

Following notification that staff had denied the Use Permit, the appellant filed for an appeal to the Planning Commission.

- E. **Prior Planning Commission Action:** After opening the public hearing and receiving the staff report and public comments on February 12, 2019, the Planning Commission continued this item to March 12, 2019, in order to provide the appellant an opportunity to comply with the requirements of County Code Section 10.32.030. Due to inclement weather prior to the March meeting, the hearing was further continued to May 14, 2019.

**Planning Commission Action:** Following the continued public hearing, the Planning Commission may:

1. Deny the appeal and uphold staff's denial of Use Permit; or
2. Grant the appeal and issue the Use Permit with conditions that the Commission deems necessary. If the Planning Commission moves to approve the Use Permit, the decision should be supported by findings and evidence presented in the staff report or during the public hearing.

Chapter 10.32  
ABANDONED VEHICLE ABATEMENT

Sections:

[10.32.010 Declaration of nuisance.](#)

[10.32.020 Definitions.](#)

[10.32.030 Exceptions.](#)

[10.32.040 Chapter not exclusive regulation.](#)

[10.32.050 Enforcement authority--Right of entry.](#)

[10.32.060 Contract or franchise--Right of entry for removal of a vehicle.](#)

[10.32.070 Administrative costs determination.](#)

[10.32.080 Notice of intention to abate and remove vehicle.](#)

[10.32.090 Conduct of hearing.](#)

[10.32.100 Appeal to authority.](#)

Sections: (Continued)

[10.32.110 Order of vehicle removal--Assessment of costs.](#)

[10.32.120 Exceptions to hearing requirement.](#)


[10.32.130 Disposition of vehicle or parts.](#)

[10.32.140 Notice to Department of Motor Vehicles.](#)

[10.32.150 Collection of delinquent assessment.](#)

[10.32.160 Collection of costs.](#)

[10.32.170 Refusal to remove vehicle--Misdemeanor.](#)

10.32.010 Declaration of nuisance. 

In addition to and in accordance with the determination made and the authority granted by the state under Section [22660](#) of the Vehicle Code to remove abandoned, wrecked, dismantled or inoperable vehicles or parts thereof as public nuisances, the board of supervisors makes the following findings and declarations: The accumulation and storage of abandoned, wrecked, dismantled or inoperable vehicles or parts thereof on private or public property is found to create a condition tending to reduce the value of private property, to promote blight and deterioration, to invite plundering, to create fire hazards, to constitute an attractive nuisance creating hazard to the health and safety of children, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare. Therefore, the presence of an abandoned, wrecked, dismantled or inoperable vehicle or part thereof, on private or public property, except as expressly hereinafter permitted, is declared to constitute a public nuisance which may be abated as such in this chapter. (Ord. 1706 §1(part), 2011).

As used in this chapter:

- A. "Abandoned vehicle" means a motor vehicle left on a highway, public property or private property in such inoperable or neglected condition that it may be reasonably inferred that the owner's intention is to relinquish all further rights or interests in the vehicle. A vehicle is presumed to be "abandoned" when it is left on a highway for seventy-two hours or more without being moved, is parked, resting or otherwise immobilized on any highway or public right-of-way and lacks an engine, transmission, wheels, tires, doors, windshield, or any other part of equipment necessary to operate safely on the highway. Vehicles found in such a condition on a highway or public right-of-way are presumed to be a hazard to public health, safety and welfare and may be removed immediately upon discovery by a peace officer or other designated employee.
- B. "Authority" means the Amador County abandoned vehicle abatement authority.
- C. "Collector" means the owner of one or more "collector vehicles" as defined in subsection D of this section who collects, purchases, acquires, trades, or disposes of such vehicle, or parts thereof, for his or her own use, in order to preserve, restore, and maintain such vehicle for hobby or historical, educational, investment or other purposes.
- D. "Collector vehicles" means "parts vehicles," "special interest vehicles," and "vehicles of historic value," all as defined in subsections J, L, and N of this section, and parts necessary for the restoration of said collector vehicles.
- E. "Designated employee" means a representative of the Amador County sheriff and/or the code enforcement division of the land use agency.
- F. "Dismantled vehicle" means any motor vehicle that is partially or wholly disassembled.
- G. "Highway" means a way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. "Highway" includes "street."
- H. "Inoperable vehicle" means any motor vehicle that does not meet the definition of an operable vehicle as set forth in subsection I of this section.
- I. "Operable vehicle" means any motor vehicle that meets all of the following requirements:
1. The vehicle must be able to move forward and backward a minimum distance of ten feet using only its own power.
  2. All tires on the vehicle must be inflated.
  3. All basic electrical and fuel systems on the vehicle must be able to function without manual assistance in order to sustain power.
- J. "Parts vehicle" means a motor vehicle that is owned by a collector to furnish parts for restoration or maintenance of a special interest vehicle or a vehicle of historic value in the custody of that collector, thus enabling a collector to preserve, restore, and maintain a special interest vehicle or a vehicle of historic value.

K. "Public property" includes "streets" and "highways."

L. "Special interest vehicle" means a vehicle of any age that is unaltered from the manufacturer's original specifications and, because of its significance, such as being an out-of-production vehicle, or a model of less than two thousand sold in California in any model year, is being collected, preserved, restored, or maintained for hobby or historical, educational, investment or other purposes.

M. "Vehicle" or "motor vehicle" means a device by which any person or property may be propelled, moved or drawn upon a highway, except a device moved by human power or used exclusively upon stationary rails or tracks.

N. "Vehicle of historic value" means a vehicle described in subsection (N)(1), (2), (3) or (4) of this section:

1. A motor vehicle with an engine of sixteen or more cylinders manufactured prior to 1965;
2. A motor vehicle manufactured in the year 1922 or prior thereto;
3. A vehicle which was manufactured after 1922, is at least twenty-five years old, and is of historical interest;
4. A vehicle which if fully restored would have a higher monetary value than when it was originally sold as a new vehicle.

O. "Wrecked vehicle" means any motor vehicle that is damaged to such an extent that it cannot lawfully be operated upon the highway. A vehicle which has been wrecked in a traffic collision, then removed from the roadway to a storage facility, but not yet claimed by its owner, will not be considered an abandoned vehicle. (Ord. 1706 §1(part), 2011).

10.32.030 Exceptions. 

This chapter shall not apply to:

- A. Operable vehicles as defined in Section [10.32.020\(I\)](#);
- B. Inoperable vehicles or parts thereof on any size parcel that are completely enclosed within a building in a lawful manner where they are not visible from the street or other public or private property;
- C. Inoperable vehicles or parts not completely enclosed in a building, but completely screened from unaided view from neighboring properties or public ways by terrain, vegetation, solid wood or masonry fence, solid cover, or otherwise with the approval of the AVA;
- D. Vehicles or parts thereof which are stored or parked in a lawful manner on private appropriately zoned property in connection with the business of a licensed dismantler, licensed vehicle dealer, licensed junk dealer, licensed automotive repair shop, or when such storage or parking is necessary to the operation of a lawfully conducted business or commercial enterprise;
- E. A collection of collector vehicles; provided, that the collector first obtains a county use permit as set forth in this subsection for the property where the vehicles are situated. A collector may maintain one or more collector vehicles on his or her property as long as the following minimum conditions are

met. Collectors who have existing collections of collector vehicles as of the effective date of the ordinance codified in this section shall have until July 1, 2001, to obtain such a use permit without payment of an application fee which may be approved with conditions so as to fall within this section:

1. The parcel is at least five acres in size;
2. The storage area does not exceed one-half contiguous acre;
3. The storage area is set back at least thirty feet from all of the parcel's boundary lines;
4. Vehicles stored pursuant to this section shall be maintained in a manner so as not to constitute a health or safety hazard (e.g., no broken glass, no leaking fuel, oil, or other fluids from stored vehicles, no rodents, no refuse, and not stacked on top of one another);
5. Vehicles shall be in lines or rows, and upright;
6. The vehicle storage area shall be cleared of all vegetation which constitutes a fire hazard, refuse, scrap and vehicle parts, including tires, that are not stored within a vehicle;
7. Use permits for collector car collections may be issued by the planning department for collections which comply with all of the criteria set forth in this chapter after notification to all owners of property, as shown on the most recent tax roll, within a distance of at least three hundred feet in all directions from the subject parcel. If the planning department receives opposition to the permit application within ten calendar days after the mailout or if the application in the opinion of the planning department fails to meet said criteria, the permit may be denied. The applicant or any interested person may appeal the planning department's decision to planning commission pursuant to Chapter [19.64](#) of this code within ten calendar days after said decision. Approved use permits shall become valid following the ten-day appeal period if no appeals are filed.

F. Nothing in this section shall authorize the maintenance of a public or private nuisance as defined under the provisions of law other than Chapter 10 (commencing with Section [22650](#)) of Division 11 of the Vehicle Code and this chapter. (Ord. 1706 §1(part), 2011).


10.32.040 Chapter not exclusive regulation. 

The provisions of this chapter are not the exclusive regulation of abandoned, wrecked, dismantled or inoperable vehicles.

It is in addition to the other regulatory codes, statutes and ordinances heretofore or hereafter enacted by the county, the state or any other legal entity or agency having jurisdiction. (Ord. 1706 §1(part), 2011).

10.32.050 Enforcement authority--Right of entry. 


Except as otherwise provided herein, the provisions of this chapter may be administered and enforced by the Amador County sheriff and the code enforcement division of the community development agency. In enforcing this chapter such employees may enter upon private or public property to examine a vehicle or parts thereof, or obtain information as to the identity of a vehicle (and to remove or cause the removal of a vehicle or parts thereof) declared to be a nuisance pursuant to this chapter; provided, however, that such entry shall be made in a lawful manner. (Ord. 1706 §1(part), 2011).

10.32.060 Contract or franchise--Right of entry for removal of a vehicle. 


When the board has contracted with or granted a franchise to any person or persons, such person or persons shall be authorized to enter upon private property or public property to remove or cause the removal of a vehicle or parts thereof declared to be a nuisance pursuant to this chapter; provided, however, that such entry shall be made in a lawful manner. (Ord. 1706 §1(part), 2011).

10.32.070 Administrative costs determination. 

The authority shall from time to time determine and fix an amount to be assessed as administrative costs (excluding the actual cost of removal of any vehicle or part thereof) under this chapter. Such amount shall be based on an analysis of the staff time reasonably necessary to process each case involving the removal of a vehicle, and shall not exceed the good faith estimate of such administrative costs based on such analysis. (Ord. 1706 §1(part), 2011).

10.32.080 Notice of intention to abate and remove vehicle. 


Unless both the property owner and the owner of the vehicle have signed releases authorizing removal and waiving further interest in the vehicle or part thereof, not less than ten days before the date of intended removal of the vehicle pursuant to the provisions of this chapter, a notice of intention to abate and remove the abandoned, wrecked, dismantled or inoperable vehicle shall be sent by the designated employee by registered or certified mail, to the owner of the land on which the vehicle is located, as shown on the last equalized assessment roll, and to the last registered and legal owners of the vehicle, unless the vehicle is in such condition that identification numbers are not available to determine ownership. It shall not be prerequisite to removal of the vehicle pursuant to this section that the return receipt be received showing delivery of the notice. Such notice of intention shall contain a statement that the owner of the property and the owner of the vehicle have a right to request a hearing before the designated employee, at which hearing the property owner may, in lieu of appearing, submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his reasons for such denial. If such a statement is submitted, it shall be construed as a request for hearing on the issue of assessment of costs which does not require the presence of the property owner submitting such request, although the submission of such a statement shall not preclude the owner from presenting testimony at the hearing if he or she should decide to do so. If, based on the inspection by the designated employee or his designated representative, there is evidence that a known third party who is not the property owner or the vehicle owner left the vehicle on the property without the consent of the vehicle owner or the property owner, the notice referenced above in this section shall be sent to said third party in the manner specified in this section, at the best known address available to the designated employee. The request shall be made to the designated employee within ten days after the mailing of the notice of intention to abate and remove the vehicle. If such a request is not received within such period, the designated employee shall have authority to remove or cause the removal of the vehicle. (Ord. 1706 §1(part), 2011).

10.32.090 Conduct of hearing. 

If either the property owner or the vehicle owner requests a hearing within ten days after the mailing of the notice of intention to abate and remove the vehicle, the person or persons making such request



shall be entitled to a hearing before the designated employee, who shall hear all facts and testimony the designated employee deems pertinent. (Ord. 1706 §1(part), 2011).


10.32.100 Appeal to authority. 

A. Any interested party may appeal the decision of the designated employee by filing a written notice of appeal with the designated employee within five days of his decision. Appellant shall pay an appeal fee of seventy-five dollars when filing an appeal with the AVA. No such appeal fee shall be required unless the appeal is from such hearing.


B. Such appeal shall be heard by the authority, which may affirm, amend or reverse the order or take such other action as it deems appropriate.

C. The authority shall give written notice of the time and place of the hearing to the appellant and those persons specified as entitled to notice under Section [10.32.080](#).

D. In conducting the hearing, authority shall not be limited by the technical rules of evidence. (Ord. 1706 §1(part), 2011).

10.32.110 Order of vehicle removal--Assessment of costs. 

If no request for a hearing is received by the designated employee within ten days after the notice is mailed, or both the property owner and the owner of the vehicle have signed releases authorizing removal and waiving further interest in the vehicle, and the designated employee finds, at the conclusion of the hearing, that the vehicle or part thereof is abandoned, wrecked, dismantled or inoperable within the meaning of this chapter, and in the event of an appeal to the authority, the authority upholds such officer's findings, such officer may order the vehicle removed from the property as a public nuisance and disposed of as hereinafter provided, and determine the administrative costs and the costs of removal to be charged against the owner of the vehicle, the owner of the property on which it is located, and/or the person who placed the vehicle on the property if that fact has been determined at the hearing. Such officer may impose such conditions and take such other action as he deems appropriate under the circumstances to carry out the purposes of this chapter, including without limitation delaying the time for removal of the vehicle or part thereof if, in his opinion, the circumstances justify it. If the vehicle is ordered removed, the order shall include a description of the vehicle or part thereof and the correct identification number and license number, if available. (Ord. 1706 §1(part), 2011).

10.32.120 Exceptions to hearing requirement. 

A hearing as provided above in this chapter shall not be required in the following circumstances:

A. When both the property owner and the owner of the vehicle have signed releases authorizing removal and waiving further interest in the vehicle or part thereof; or

B. When the vehicle is located upon a parcel zoned A, AG or R1-A, or not improved with a residential structure, is inoperable due to the absence of a motor, transmission or wheels and is incapable of being towed, is valued at less than three hundred dollars by the designated employee or any of his designated representatives, the Amador County sheriff or any of his deputies, or any California Highway Patrol officer, is determined by the designated employee or any of his designated representatives to be a

public nuisance presenting an immediate threat to public health or safety, and the property owner has signed a release authorizing removal and waiving further interest in the vehicle or part thereof. Prior to final disposition pursuant to Section [10.32.130](#), of such a low valued vehicle for which evidence of registration is available, the designated employee shall provide notice to the registered and legal owners of intent to dispose of the vehicle or part, and if the vehicle or part is not claimed and removed within ten days after the notice is mailed, from the disposal site to which the vehicle was taken, final disposition may proceed. (Ord. 1706 §1(part), 2011).

#### 10.32.130 Disposition of vehicle or parts.

Vehicles or parts thereof removed pursuant to this chapter may be disposed of by removal to a scrap yard, automobile dismantler's yard, or any suitable site authorized under applicable county ordinances to receive junk and/or dismantled vehicles. After a vehicle or part thereof has been removed, it shall not be reconstructed or made operable, unless it is a vehicle which qualifies for either horseless carriage license plates or historical vehicle license plates, pursuant to Vehicle Code Section [5004](#), in which case the vehicle may be reconstructed or made operable. (Ord. 1706 §1(part), 2011).

#### 10.32.140 Notice to Department of Motor Vehicles.

Within five days after the date of removal of the vehicle pursuant to this chapter, notice shall be given by the designated employee to the Department of Motor Vehicles, identifying the vehicle or part thereof any evidence of registration available, including, but not limited to, the registration card, certificates of ownership or license plates. (Ord. 1706 §1(part), 2011).

#### 10.32.150 Collection of delinquent assessment.

If the administrative costs and costs of removal are charged against the owner of the land pursuant to Section [10.32.110](#) and are not paid within thirty days of the date of the order or the final disposition of an appeal therefrom, such costs shall be assessed against the parcel of land pursuant to Section [25845](#) of the Government Code, and shall be transmitted to the tax collector for collection subject to collection in any manner specified in said section. Such assessment shall have the same priority as other county taxes. (Ord. 1706 §1(part), 2011).

#### 10.32.160 Collection of costs.

If the administrative costs and costs of removal are not paid within thirty days after the date of the order, or the final disposition of an appeal therefrom, the designated employee shall have the right, in addition to any other manner provided by law for the collection of such costs, to recover such administrative costs and costs of removal from the property, the registered owner and/or legal owner of any vehicle removed from property pursuant to this chapter, and/or from the third party, if any, responsible for placing such vehicle on the property for which it was removed in an action in a court of competent jurisdiction over the amount of such costs. (Ord. 1706 §1(part), 2011).

#### 10.32.170 Refusal to remove vehicle--Misdemeanor.

It is unlawful and a misdemeanor for any person to fail or refuse to remove an abandoned, wrecked, dismantled or inoperable vehicle or part thereof or refuse to abate such nuisance when ordered to do so in accordance with the abatement provisions of this chapter or state law where state law in

applicable. This offense is punishable by a fine of not more than five hundred dollars or imprisonment in the county jail not to exceed six months, or by both such fine or imprisonment. (Ord. 1706 §1(part), 2011).

Jan. 02, 2019

To: Amador County Planning Department  
County Administration Center  
810 Court St. , Jackson, Ca. 95642

Re: use permit at APN 031030002  
15790 Schaefer Ranch Rd.  
Pioneer, Ca. 95666

This letter is submitted as a written appeal to the above matter. I totally disagree with your opinion of collector vehicles.

Thank You,

A handwritten signature in cursive script, appearing to read "Dale Schaefer".

Dale Schaefer

**RECEIVED**  
JAN 02 2019  
AMADOR COUNTY  
PLANNING DEPARTMENT



AMADOR COUNTY COMMUNITY DEVELOPMENT  
AGENCY  
**PLANNING DEPARTMENT**

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

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

November 28, 2018

Dale Schaefer  
PO Box 295  
Pioneer, CA 95666

RE: APN 031030002; 15790 Schaefer Ranch Road, Pioneer, CA

Dear Mr. Schaefer,

The Planning Department has reviewed your request for a Use Permit for a "Collectors Car Collection" at the above location pursuant to County Code Section 10.32.030E. Based on the information available regarding the condition of the vehicles proposed to be stored in the collection, they appear inconsistent with the definitions and requirements of "collector vehicles" as defined by County Code 10.32.020 and 10.32.030 (see reverse). Therefore, your request for a Use Permit has been denied.

You may appeal this decision to the Planning Commission by submitting a written appeal along with the \$533.00 appeal fee to the Planning Department within 10 days of receipt of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Beatty".

Chuck Beatty  
Planning Director



AMADOR COUNTY COMMUNITY DEVELOPMENT  
AGENCY  
**PLANNING DEPARTMENT**

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

---

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

November 28, 2018

Dale Schaefer  
PO Box 295  
Pioneer, CA 95666

RE: APN 031030002; 15790 Schaefer Ranch Road, Pioneer, CA

Dear Mr. Schaefer,

The Planning Department has reviewed your request for a Use Permit for a "Collectors Car Collection" at the above location pursuant to County Code Section 10.32.030E. Based on the information available regarding the condition of the vehicles proposed to be stored in the collection, they appear inconsistent with the definitions and requirements of "collector vehicles" as defined by County Code 10.32.020 and 10.32.030 (see reverse). Therefore, your request for a Use Permit has been denied.

You may appeal this decision to the Planning Commission by submitting a written appeal along with the \$533.00 appeal fee to the Planning Department within 10 days of receipt of this letter.

Sincerely,

Chuck Beatty  
Planning Director



WP 18;10-1



**PLANNING DEPARTMENT  
LAND USE AGENCY  
COUNTY ADMINISTRATION CENTER**

810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6380

website: www.co.amador.ca.us  
e-mail: planning@co.amador.ca.us

**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:

- ✓ 1. Complete the following:  
 Name of Applicant DALE SCHAEFER  
 Mailing Address P.O. Box 295  
 Phone Number 209 295 4869  
 Assessor Parcel Number 031-030+002-000
- ✓ 2. Use Permit Applied For:  
 \*\*  Excessive Height  
 \*\*  Bed and Breakfast Inn  
 \*\*  Temporary Caretaker Mobile Home  
 \*\*  Mobile Home for Farm Labor Quarters  
 \*\*  Other Collector Vehicles STORAGE AREA
- ✓ 3. Attach a letter explaining the purpose and need for the Use Permit.
- ✓ 4. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- NIA 5. If Applicant is not the property owner, a consent letter must be attached.
- 6. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- ✓ 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.
- ✓ 8. Planning Department Filing Fee: \$ 96.00  
 Public Works Agency Review Fee: \$ 0  
 Environmental Health Review Fee: \$ 0
- NIA 9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).
- NIA 10. Proposed floor plan (Guest House applications only).

\*\* Environmental Health and Public Works Fee's apply.



10-2-18

I have accumulated many old vehicles on my property. The County informed me having these vehicles are not in compliance with county code. To comply we are asking for a use permit to store on this 1/2 acre plot vehicles 25 years or older that have a greater value than their original price.

Dr. Schaper

INDEMNIFICATION

Project: VEHICLE STORAGE AREA

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Owner (if different than Applicant):

  
Signature

\_\_\_\_\_  
Signature

## AMADOR COUNTY VEHICLE LIST 9/28/18

OPERABLE								
	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
1		CADI	BIARRITZ		BLK	4TDX506	1G6AL5791BE623911	YES
2		FORD	THUNDERBIRD		WHITE	AEF818	3Y83Z126097	YES
3		CHRY	CONCORDE		WHITE	3KOJ170		YES
4		FORD	TARUS		SILVER	7PDW953		YES
5		DODGE	DAKOTA		BLUE	4X76484		YES
6		GMC			CREAM	1E83036		YES
7		FORD	F100		GRN	30909P		YES
8		FORD	MUSTANG		GRN	JUDITH4		YES
9		CHEVY	CORVETTE		PUR	3SOF245		YES

NON-OPED- TAGGED FOR REMOVAL IN 16 DAYS OCTOBER 14, 2018 10:00AM								
	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
10		FORD	250		RED	Oregon plate NWW626		NO
11		FORD	ELCAMINO		WHITE	3A39313		NO
12		FORD	F150 RANGER		SILVER	1U46373		NO
13	1972	JEEP	WAGONEER	SW	GRN	2KLC264	J2A144CN14946	NO
14		UNK	UNK	WORK TRK	RUST	J62969	NOTE: CATERPILLAR ON BACK	NO
15		VOLVO	OPEL		WHITE	708MZF		NO
16		CHEVY	10		WHITE	2R65531		NO
17	1986	CHEVY	EEAUVILLE	VA	BRN	5GAB470	J2A144CN14946	NO
18		FORD	UNK			UNK	UNK	NO
19			STDABAKER		CREAM	UNK	4831364	NO
20	1986	FORD	ECOLINE	VN	CREAM	2V93089	1FTES14Y6GHC34595	NO
21		PORSHE	914		YELLOW	2AIR318		NO
22	1980	FORD	ECOLINE	VN	WHITE	1V30847	E38GHHJ5297	NO
23	1984	TOYOTA		PK	CREAM	3M65404	JTRN65DXE5012772	NO
24			STDABAKER		RUST	AEL780	4379268	NO
25		GMC	100				10124CZ5733	NO
26		DODGE			WHITE	NV PLATE 401FEW		NO
27		CADI	ELDORADO		BLK	3U0C911		NO
28	1986	FORD	F250	PM	GRY	2YK8571	1FTHX261XGKB884579	NO
29		VOLKS	1300		BLK	NO PLATE	NO VIN	NO
30		CHEVY	LUV		RED	4E14504	82179101980	NO
31	1969	GMC	1500		ORANGE	88494C	CE10DZA15972	NO
32	1973	FORD	ECOLINE	VN	BLUE	47511R	E14GHS42953	NO
33	1962	CHEVY	20	PK	RUST	5L53789	2C2540123557	NO
34		BUICK			COPPER		4R35K8X110034	NO

	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
35		CHEVY			BLK	A26935		NO
36		VOLKS	BEETLE		ORANGE	ULD130		NO
37		INTERNATIO NAL			GRN	NO PLATE	NO VIN	NO
38		YORK	HOOVER		RUST		3451446	NO
39		CHEVY	SPARTAN		GOLD	B97819		NO
40	1973	FORD	F350	PU	WHITE	17900P	F35YRR50840	NO
41	1977	BUICK	CONTIN	SD	CREAM	2RZX324	7Y895917679	NO
42		CHRY	NEW YORK		GREY	670THG	CS237C148125	NO
43		OPEL	MANTA		BLUE	POEMIE	OL77MC9965257	NO
44		CHEVY	20		BLUE	NV PLATE 760HCH	CGY253U104312	NO
45		CHEVY	20		BLUE	58605L	CGE252U150619	NO
46		CHEVY	APACHE		WHITE	D35742	1C1542112554	NO
47		CHEVY	LUX		BLUE	1U38319		NO
48	1972	GMC	6500	FB	WHITE	1P87798	TTM63WB531225	NO

GOT METAL REMOVAL- NON-OPED- TAGGED FOR REMOVAL IN 16 DAYS OCTOBER 14, 2018 10:00AM								
	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
49		CHEVY	SPRINT		GOLD	1RNU680		NO
50		CHEVY	SPRINT		BLUE	2GQM733		NO
51		GMC	VANTURA		BLU/WT	1N16981		NO
52								NO
53								NO
54								NO
55								NO
56								NO
57								NO
58								NO
59								NO
60								NO
61								NO

NO LETTER- NO RECORD  
LETTER

IN ORDER FROM LIST

1



2



3



4



5



6



7



8



9



10



11



12



13

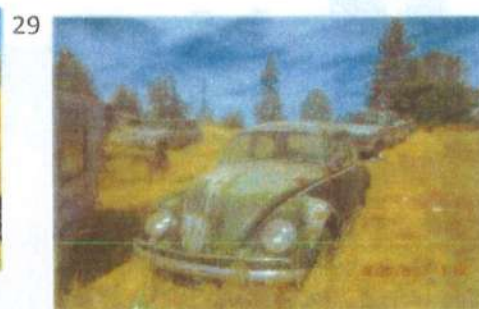


14



15







46



47



48



49



50



51



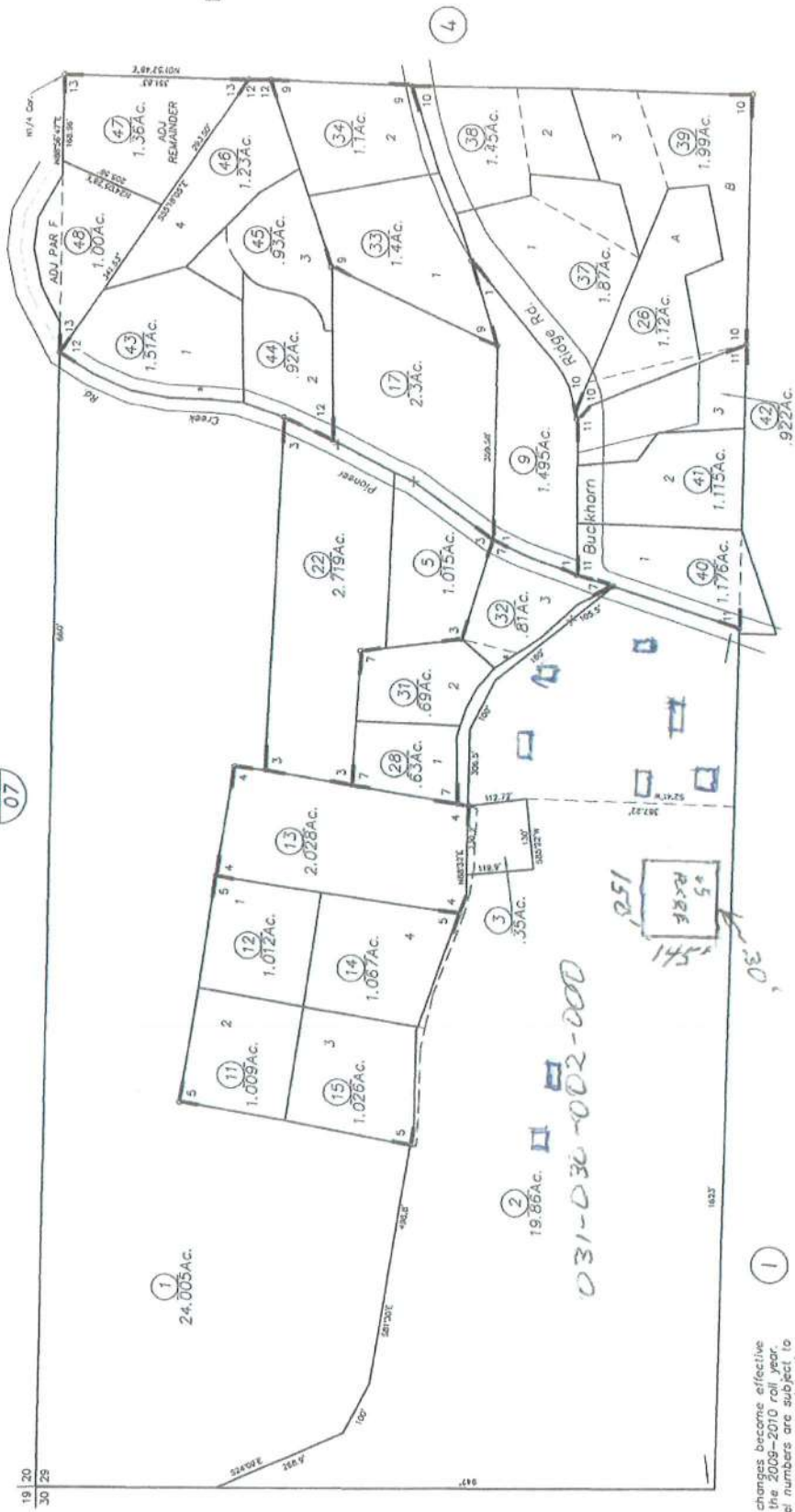


#	NADA APPRAISAL GUIDE 2018	New	Restored
10	1969 Ford FV Red.	2908	34,800
11	1977 Ranchero white	4315	36,800
12	1978 Ford FV F-150 Gray	4729	21,225
13	1971 Jeep Wagoneer	4447	20,400
14	mining Equip -		
15	1975 Opel 1900 white	445	9550
16	1972 Chevy Van white	2897	3975
17	Gone -		
18	1928 Studebaker	1665	13750
19	1947 Studebaker Landcruzer	2043	32700
20	Gone		
21	1970 Porsche 914	3525	28100
22	1974 Ford Box Van	3523	9,200
23	Gone -		
24	1950 Studebaker Land Cruiser	2187	31,100
25	1952 GMC Panel 100	—	65,000
26	Gone		
27	1979 cad Eldorado	14668	15500
28	1986 Ford FV Diesel	4465	11800
29	1978 VW 1300 Bug	5625	36300
30	1980 Chevy Low PO 4WD	4612	6700
31	1960 GMC PU 20	2189	67700
32	1969 Ford Econoline 100	2489	7650
33	1962 Chevy 20 PU	2189	67700
34	1977 Buick Century Wagon	5219	6375
35	1946 Chevy Truck	1235	35300
36	1966 VW Bug 1300	2025	36600
37	1942 International	—	16,010

RECEIVED  
 Amador County  
 OCT 25 2018  
 CODE ENFORCEMENT

#		New	Restored
38	1948 International mail Truck	1785	30,300
39	mining equipment.		
40	1973 Ford F350 PU LB	3189	30800
41	1977 Lincoln Mark 5	11396	26900
42	1970 Chrysler New Yorker	4681	9650
43	1973 Opel Blue Max	3110	11450
44	1972 Chevy Van 20	3480	4150
45	1972 Chevy Van 20	3034	3100
46	1960 Chevy PU step side Apache 10	2028	45300
47	1980 Chevy Low PD 4WD	4612	6700
48	minc equipment.		
49	Gone - To Scrap		
50	Gone - To Scrap		
51	Gone To Scrap - Keeping Engine -		

23/07



- 1- R.M. Bk.06, Pg.12
- 2- R.M. Bk.07, Pg.11 (09/21/00)
- 3- R.M. Bk.07, Pg.51 (09/01/01)
- 4- R.M. Bk.10, Pg.08 (07/23/03)
- 5- R.M. Bk.10, Pg.21 (04/03/03)
- 6- R.M. Bk.13, Pg.51
- 7- R.M. Bk.19, Pg.75 (12/21/71)
- 8- R.M. Bk.21, Pg.84 (11/05/75)
- 9- R.M. Bk.21, Pg.87 (11/02/73)
- 10- R.M. Bk.25, Pg.82 (07/22/76)
- 11- R.M. Bk.41, Pg.92 (06/21/02)
- 12- R.M. Bk.44, Pg.68 (01/19/00)
- 13- R.M. Bk.45, Pg.80 (09/06/01)
- 14- R.M. Bk.60, Pg.91 (04/06/00)

1

Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

48

Assessor's Map Bk. 31, Pg. 03  
County of Amador, Calif.

Owner Dale Schaefer 295-4869  
collector vehicles storage Area

physical address 15790 Schaefer Rd., Pioneer, 95666



**CODE ENFORCEMENT**  
COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6565

**Compliance Agreement**

Date: February 15, 2018

To: Dale Schaefer  
PO Box 295  
Pioneer, CA 95666

Affected Property: Assessor's Parcel Number: 031-030-002-000  
Address: 15790 Schaefer Ranch Rd, Pioneer, CA 95666

Dear Mr. Schaefer,

This is a follow up of our recent meeting held on Thursday, February 8, 2018, at 10:00 AM. Present was Michelle Gallaher (Code Enforcement), Chuck Beatty (Planning), Grace Pak (County Counsel), Armando Navarro (Got Metal?), Carl Schaefer (Brother of Owner), and Dale Schaefer (Owner). This letter will act as an agreement for compliance for the following violations noted on your Abatement Notice dated December 8, 2017.

The alleged violation(s) is/are as follows:

**CODE SECTION(S):**

- Amador County Municipal Code Sections 19.48.130(A) (Junk and Debris)
- Amador County Municipal Code 10.32 (Abandoned Vehicle Abatement)
- Amador County Municipal Code Sections 19.48.080(A) (Recreational Vehicles)
- Added after 2/8/18 inspection walk: California Penal Code Section 402b : Appliances & Refrigerators

**DESCRIPTION OF VIOLATION(S):**

- Accumulation of household items, miscellaneous metal, over 20 vehicles, trailers, boats, appliances and large equipment.

**TO REMEDY THESE VIOLATIONS:**

- All items (except vehicles that are proven to be operable and an additional non-operable 15 vehicles must be stored in a 10'x 20' area and screened. Items that do not fit in the 10'x 20' area must either be stored in an enclosed area or removed from the property. Vehicles that are proven to be operable by moving 10ft forward and 10ft back on its own power, tires inflated, and all electrical components work, can be

stored anywhere on the property. RV's with an engine must be shown to be operable and can be stored anywhere on the property. Only two trailers without an engine are allowed to be stored on a property unless the additional trailers are stored in an enclosed area. All large commercial vehicles and heavy machinery must be moved behind the fence. All appliances not being used must either be stored indoors or removed immediately. "Got Metal?" has agreed to move all appliances free of charge with no percentage of return since the refrigerators, etc. must be disposed of properly due to hazardous material. Please contact him immediately to set an appointment for him to remove or properly dispose of them using another company or on your own. Any agreements you enter with "Got Metal?" are between you and the company. The County has brought him as only a resource from the list of three-dismantler (attached) given to you over the course of the case proceedings to assist you in getting into compliance. Note: Any disposal of material, vehicles, etc., will require you to keep the receipt to show proof of proper disposal. Please be ready to show receipts at follow-up inspections. Tires must be stored indoors only. Vehicles being removed by the County may include 4 additional tires be placed in the vehicle for disposal as long as it does not impede the front seat area. The County will remove only 8 vehicles and unlimited motorcycles free of charge at this time. A removal fee will be charged for more than 8 vehicles. Per our agreement, starting March 30, 2018, a series of inspections will be performed each month on an assigned section of your property. Each section must be completed on or before the scheduled inspection to show compliance (see attached map). If the assigned section is not completed by the inspection date, an abatement hearing will be scheduled and all vehicles will tagged for abatement. It is important all areas are worked on, but focus on the area that is assigned for that inspection to avoid non-compliance. We have agreed each section is manageable and can be done in the allotted time.

- Per our agreement, here is a list of the inspection dates set for each section (see attached map).
- Section 1: March 30, 2018, at 10:00AM. This area consists of the driveway and along the area of the house to the start of the corner of the gate. In addition, the appliances in Section 7 must be either stored indoors or removed.
- Section 2: April 27, 2018 at 10:00 AM. This area consists of the rest of the front area in front of fence. The heavy machinery, commercial vehicles, trailers (except boat and horse trailer) must be moved behind the fence. The RV must be shown to be operable or remove from property or chosen as one of the 15 non-operable vehicles to keep.
- Section 3: May 31, 2018 at 10:00 AM.
- Section 4: June 29, 2018 at 10:00 AM.
- Section 5: July 31, 2018 at 10:00 AM. This area consists of where the majority of the vehicles are parked. Mark the 15 vehicles you are opting to keep that are non-operable and the others must be shown they are operable. It will not count if I have to wait for you to move a

battery around for each vehicle. They must have already been tested to operate and are ready to show me they do. Otherwise, they will be tagged at this point for abatement. This section should be worked on ahead of time. Based on our compliance agreement (starting February 8, 2018), this gives you ample time to get those vehicles operating.

- Section 6: August 31, 2018 at 10:00 AM. Heavy equipment can stay.
- Section 7: September 28, 2018 at 10:00 AM. All items (except the heavy equipment), must be stored enclosed or removed. Appliances should have been removed already in Section I phase.

Finally, we discuss your family's interest in changing the zoning from Residential to Commercial. Please see the Planning Department for more information. Please keep in mind if you choose to go this route, this does not change the fact you must stay on schedule with this agreement. Whether the property is zoned Residential or Commercial, it is still in violation of Amador County codes and must come into compliance. This was stated at our last meeting. It cannot be used as an excuse to extend your time.

Failure to stay on schedule will result in the case going before the Amador County Board of Supervisors which may include to abate the violations at your expense including all cost incurred by the County for the physical abatement as well as administrative and investigating costs AND Amador County Abandoned Vehicle Authority will tag all vehicles for abatement unless proven to be operable.

If you have any questions regarding this matter or any foreseen circumstances arise, you may contact this office at (209) 223-6565 Monday through Friday 8:00 A.M. to 4:30 P.M.

Thank you for your anticipated cooperation in this matter.

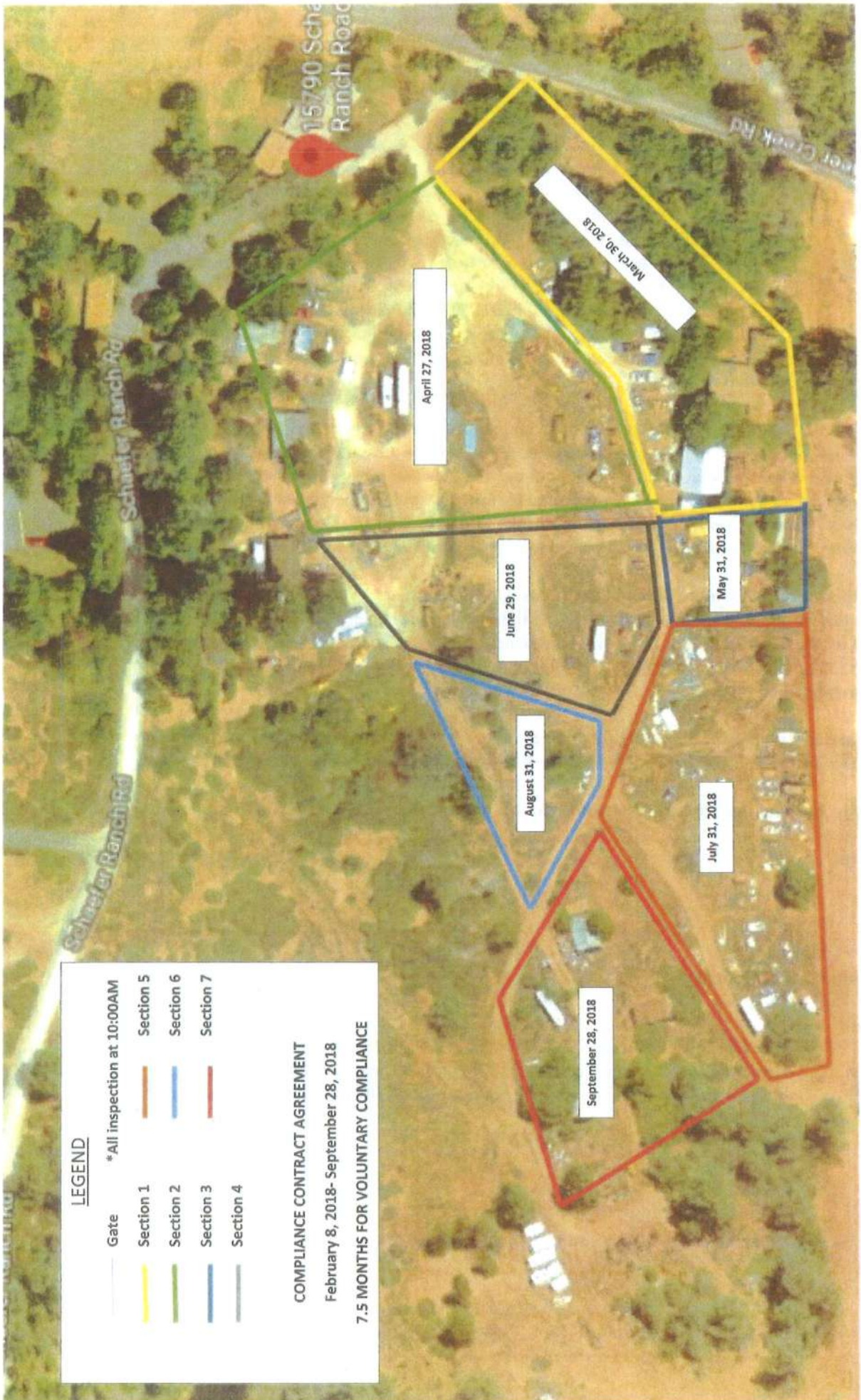
Sincerely,



Michelle Gallaher  
Code Enforcement Officer

Attached:

Amador County Municipal Code Sections 19.48.130(A) (Junk and Debris)  
Amador County Municipal Code 10.32 (Abandoned Vehicle Abatement)  
Amador County Municipal Code Sections 19.48.080(A) (Recreational Vehicles)  
State of California Penal Code 402b  
List of Dismantlers  
Hazmat Flyer  
Mattress Recycling



**LEGEND**

- Gate \*All inspection at 10:00AM
- Section 1
- Section 2
- Section 3
- Section 4
- Section 5
- Section 6
- Section 7

**COMPLIANCE CONTRACT AGREEMENT**  
 February 8, 2018- September 28, 2018  
 7.5 MONTHS FOR VOLUNTARY COMPLIANCE

## AMADOR COUNTY VEHICLE LIST LOG FOR SCHAEFER 9/28/18

OPERABLE																		
YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE	Case	Name	Address on DMV	Location	Date Tag	T	Sent Notice	Notified			
1		CADI	BIARRITZ		BLK	4TDX506	YES	A17-50	unknown		PIO							
2		FORD	THUNDERBIRD		WHITE	AEF818	YES	A17-50	unknown		PIO							
3		CHRYS	CONCORDE		WHITE	3KOJ170	YES	A17-50	unknown		PIO							
4		FORD	TARUS		SILVER	7PDW953	YES	A17-50	unknown		PIO							
5		DODGE	DAKOTA		BLUE	4X76484	YES	A17-50	unknown		PIO							
6		GMC			CREAM	1E83036	YES	A17-50	unknown		PIO							
7		FORD	F100		GRN	30909P	YES	A17-50	unknown		PIO							
8		FORD	MUSTANG		GRN	JUDITH4	YES	A17-50	unknown		PIO							
9		CHEVY	CORVETTE		PUR	3SOF245	YES	A17-50	unknown		PIO							
NON-OPED- TAGGED FOR REMOVAL IN 16 DAYS OCTOBER 14, 2018 10:00AM																		
YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE	Case	Name	Address on DMV	Location	Date Tag	T	Sent Notice	Notified	NEW	Restored	Difference (Cost to Repair)
10	1969	FORD	250		RED	Oregon plate NWW626	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 2,908.00	\$ (34,800.00)	\$ (31,892.00)
11		FORD	ELCAMINO		WHITE	3A39313	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018				
12	1977	FORD	F150 RANGER		SILVER	1U46373	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 4,729.00	\$ (21,225.00)	\$ (16,496.00)
13	1972	JEEP	WAGONEER	SW	GRN	2KLC264	NO	A17-50	Lawrence Schaefer or Lynette Frances	PO BOX 295 Pioneer CA	PIO	09/28/2018		09/28/2018	1	\$ 4,447.00	\$ (20,400.00)	\$ (15,953.00)
14		UNK	UNK	WORK TRK	RUST	J62969	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		mining		
15	1975	VOLVO	OPEL		WHITE	708MZF	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 2,445.00	\$ (9,550.00)	\$ (7,105.00)
16		CHEVY	10		WHITE	2R65531	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 2,897.00	\$ (3,975.00)	\$ (1,078.00)
17	1986	CHEVY	EEAUVILLE	VA	BRN	5GAB470	NO	A17-50	Carl Schaefer	848 E State Hwy 88 Jackson, CA	PIO	09/28/2018	X	09/28/2018	2	REMOVED	Verified CE 10/25/18	
18		FORD	UNK		UNK	UNK	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018				
19	1947		STDABAKER		CREAM	UNK	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 2,043.00	\$ (32,700.00)	\$ (30,657.00)
20	1986	FORD	ECOLINE	VN	CREAM	2V93089	NO	A17-50	Dale Schaefer	PO BOX 295 Pioneer CA	PIO	09/28/2018		09/28/2018	1	REMOVED	According to Carl	
21	1970	PORSHE	914		YELLOW	2AIR318	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 3,595.00	\$ (28,100.00)	\$ (24,505.00)
22	1980	FORD	ECOLINE	VN	WHITE	1V30847	NO	A17-50	Dale Schaefer	PO BOX 295 Pioneer CA	PIO	09/28/2018		09/28/2018	1			
23	1984	TOYOTA		PK	CREAM	3M65404	NO	A17-50	Carl Schaefer	848 E State Hwy 88 Jackson, CA	PIO	09/28/2018		09/28/2018	2	REMOVED	Verified CE 10/25/18	
24	1950		STDABAKER		RUST	AEL780	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 2,187.00	\$ (31,100.00)	\$ (28,913.00)
25	1952	GMC	100				NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		?	\$ 65,000.00	unknown
26		DODGE			WHITE	NV PLATE 401FEW	NO	A17-50	unknown		PIO	09/28/2018	X	09/28/2018		REMOVED	Verified CE 10/25/18	
27	1979	CADI	ELDORADO		BLK	3U0C911	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 14,668.00	\$ (15,500.00)	\$ (832.00)
28	1986	FORD	F250	PM	GRY	2YKB571	NO	A17-50	David Mendonca or Alberta Rose	24301 Carson Dr Pioneer, CA	PIO	09/28/2018	XAC	09/28/2018	2	REMOVED	Verified CE 11/9/18	
29	1978	VOLKS	1300		BLK	NO PLATE	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 5,695.00	\$ (36,300.00)	\$ (30,605.00)
30	1980	CHEVY	LUV		RED	4E14504	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 4,612.00	\$ (6,700.00)	\$ (2,088.00)
31	1969	GMC	1500		ORANGE	88494C	NO	A17-50	Lawrence Schaefer or Lynette Frances	PO BOX 295 Pioneer CA	PIO	09/28/2018		09/28/2018	2	\$ 3,029.00	\$ (5,275.00)	\$ (2,246.00)

Did not go through CLETS since they were operable

Note- Carl c

Note- Carl c



	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE	Case	Name	Address on DMV	Location	Date Tag	T	Sent Notice	Notified	NEW	Restored	Difference (Cost to Repair)	
32	1973	FORD	ECOLINE	VN	BLUE	47511R	E14GHS42953	NO	A17-50	Dale Schaefer	PO BOX 295 Pioneer CA	PIO	09/28/2018		09/28/2018	1	\$ 2,925.00	\$ (10,350.00)	\$ (7,425.00)	Note- Carl
33	1962	CHEVY	20	PK	RUST	5L53789	2C2540123557	NO	A17-50	Robert Jr Jackson	16091 Overlook Ter Pioneer, CA	PIO	09/28/2018		09/28/2018	2	\$ 2,189.00	\$ (67,700.00)	\$ (65,511.00)	
34	1977	BUICK	station Wagon		COPPER		4R35K8X110034	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 5,219.00	\$ (6,375.00)	\$ (1,156.00)	
35	1946	CHEVY			BLK	A26935		NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 1,235.00	\$ (35,300.00)	\$ (34,065.00)	
36	1966	VOLKS	BEEBLE		ORANGE	ULD130		NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 2,075.00	\$ (36,600.00)	\$ (34,525.00)	
37	1942	INTERNAT IONAL			GRN	NO PLATE	NO VIN	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		?	\$ 16,010.00	unknown	
38		YORK	HOOVER		RUST		3451446	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018				unknown	Note- Carl
39		CHEVY	SPARTAN		GOLD	B97819		NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		mining			
40	1973	FORD	F350	PU	WHITE	17900P	F35YRR50840	NO	A17-50	Lawrence Schaefer	PO BOX 295 Pioneer CA	PIO	09/28/2018		09/28/2018	2	\$ 3,189.00	\$ (30,800.00)	\$ (27,611.00)	
41	1977		Lcontin	SD	CREAM	2RZX324	7Y895917679	NO	A17-50	Dale Schaefer	PO BOX 295 Pioneer CA	PIO	09/28/2018		09/28/2018	1	\$ 9,474.00	\$ (24,600.00)	\$ (15,126.00)	Not a Mark
42	1970	CHRY	NEW YORK		GREY	670THG	CS23T7C148125	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 4,681.00	\$ (9,650.00)	\$ (4,969.00)	
43	1973	OPEL	MANTA		BLUE	POEMIE	OL77MC9965257	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 3,110.00	\$ (11,450.00)	\$ (8,340.00)	
44	1972	CHEVY	20		BLUE	NV PLATE 760HCH	CGY253U104312	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 3,480.00	\$ (4,150.00)	\$ (670.00)	
45	1972	CHEVY	20		BLUE	58605L	CGE252U150619	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 3,034.00	\$ (3,100.00)	\$ (66.00)	
46	1960	CHEVY	APACHE		WHITE	D35742	1C1542112554	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 2,028.00	\$ 45,300.00	\$ 47,328.00	
47		CHEVY	LUX		BLUE	1U38319		NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		\$ 4,612.00	\$ (6,700.00)	\$ (2,088.00)	
48	1972	GMC	6500	FB	WHITE	1P87798	TTM63WB531225	NO	A17-50	Carl Schaefer Release of Liability has not completed DMV Paperwork	848 E State Hwy 88 Jackson, CA	PIO	09/28/2018	X AC	09/28/2018	2	REMOVED CE	Verified CE 11/9/18		

#48- 10/15/18- discussed it would be scraped- included in follow up letter  
 No engine, no windows, gutted inside, missing front lights- does not qualify

**GOT METAL REMOVAL- NON-OPED- TAGGED FOR REMOVAL IN 16 DAYS OCTOBER 14, 2018 10:00AM**

	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE												
49		CHEVY	SPRINT		GOLD	1RNU680		NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		REMOVED	Removed by GOT Metal		
50	1988	CHEVY	SPRINT	4H	BLUE	2GQM733	JG1MR6151JK712620	NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		REMOVED	Removed by GOT Metal		
51		GMC	VANTURA		BLU/WT	1N16981		NO	A17-50	unknown		PIO	09/28/2018		09/28/2018		REMOVED	Note: has not been removed Per Got Metal		
52								NO												
53								NO												
54								NO												
55								NO												
56								NO												
57								NO												
58								NO												
59								NO												
60								NO												
61								NO												

Owner would have to provide to the DMV Bill of Sales and other documentation proving how he got the vehicle. No documentation- will have to request Sacramento for owner info and get approval. If approved, will have to send certified mail to all parties. Then pay back taxes and current registration. If the vehicle does not have an owner, will have to prove how he got possession of the vehicle and go through a process to register the vehicles and pay all fees.

Carl Claimed as Collectors with his YR and Amounts

NO LETTER- NO RECORD LETTER

Number of vehicles operable without CLETS check	9
Total Number of vehicles registered	13
Number of vehicles registered to the Schaefer's	10
Vehicles without records- not registered to Schaefer's	29

Note: If they are to be restored- vehicle cannot be sold unless registered



#26 & #48 were ask to be removed on 10/15/18 Letter

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: May 14, 2019**

**ITEM 2 - Request to rezone 100 acres from the “A,” Agricultural District, to the “AG,” Exclusive Agriculture District in conjunction with a request for inclusion of the same acreage into a California Land Conservation Act contract.**

**APPLICANT:** Michael F. Collier  
**SUPERVISORIAL DISTRICT 5**


**LOCATION:** On the north side of Tyler Road approximately two miles west of the county border. (APNs 014-150-039 and 014-150-038)

- A. GENERAL PLAN DESIGNATION:** A-G, Agricultural-General
- B. CURRENT ZONING:** “A,” Agricultural District
- C. DESCRIPTION:** The applicant has applied for inclusion of approximately 100 acres into a California Land Conservation Act (Williamson Act) contract. The intended use of the property is dry pasture grazing for cattle. Applications for Williamson Act contracts include a simultaneous request to rezone the contracted property to Exclusive Agriculture because the permitted uses in the “AG” zone become the land use limitations of the contract.
- D. AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION:** The Agricultural Advisory Committee reviewed the request for inclusion into a Williamson Act contract and recommended approval of the request, as submitted, to the Board of Supervisors with the condition that all affected parcels be merged to a single legal parcel.
- E. PLANNING COMMISSION ACTION:** Should the Planning Commission recommend approval of the zone change from “A,” Agricultural District to “AG,” Exclusive Agriculture District to the Board of Supervisors, the findings below are recommended for inclusion with the motion to approve.
- F. FINDINGS:**
  - 1. The zone change is consistent with the Amador County General Plan Land Use designation for the property;
  - 2. The agricultural preserve will meet the agricultural income and improvement requirements of the “AG” zone district for parcels less than 160 acres but not less than 100 acres as outlined in County Code § 19.24.036 D(3); and
  - 3. The zone change is categorically exempt according to Section 15317, Class 17 of the State CEQA Guidelines (Open Space Contracts or Easements) and a Notice of Exemption will be adopted and filed with the County Recorder-Clerk.

## REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

  
\_\_\_\_\_

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
014-150 039-000	50. 220	Live Stock Cattle	50	Wild life	50
014-150 038-000	50. 230	Live Stock Cattle	50	Wild life	50

Total Acres in request.

Are there uses on the property which are not listed on either the agricultural or compatible use lists? \_\_\_\_\_  
If so, explain below.

Water Fowl Habitat - Fish - Livestock Pond  
With Ca. Water rights

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture	Cattle	25 Animal Units	Replacement Heifers
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other			

Item F

OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
\$ <del>0</del> Per Year	\$ <del>0</del> Per Year	\$ <del>0</del> Per Year	\$ <del>0</del> Per Year

Item G

LEASES

	Acres
1. Portion of subject property which is owner operated.	100.45
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	
If operating expenses are shared by owner, explain:	

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

**PERMANENT AGRICULTURAL IMPROVEMENTS**

Type of Improvement	Estimated Value
Barn(s) <u>Combo. Hay - Livestock</u>	<u>\$ 55,000.00</u>
Corral(s) <u>Metal - Cattle squeeze</u>	<u>\$ 11,000.00</u>
Fences	
Wells <u>(2) 80 Gal. 35 Gal.</u>	<u>\$ 12,000.00</u>
Water Systems	
Other (specify)	
TOTAL	<u>\$ 78,000.00</u>

2.

**ESTIMATED INCOME**

Use	Estimated Annual Income
<u>Average Sale 12</u>	
<u>Cows annually</u>	<u>\$1800.00 EA.</u>
TOTAL	<u>21,600.00</u>

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Michael f. Collier  
 ADDRESS: 16247 Tyler Rd.  
 CITY: Fiddletown 95629  
 PHONE: 530) 219-2597

[Signature]  
 Signature of person who prepared application.  
3-19-19  
 Date

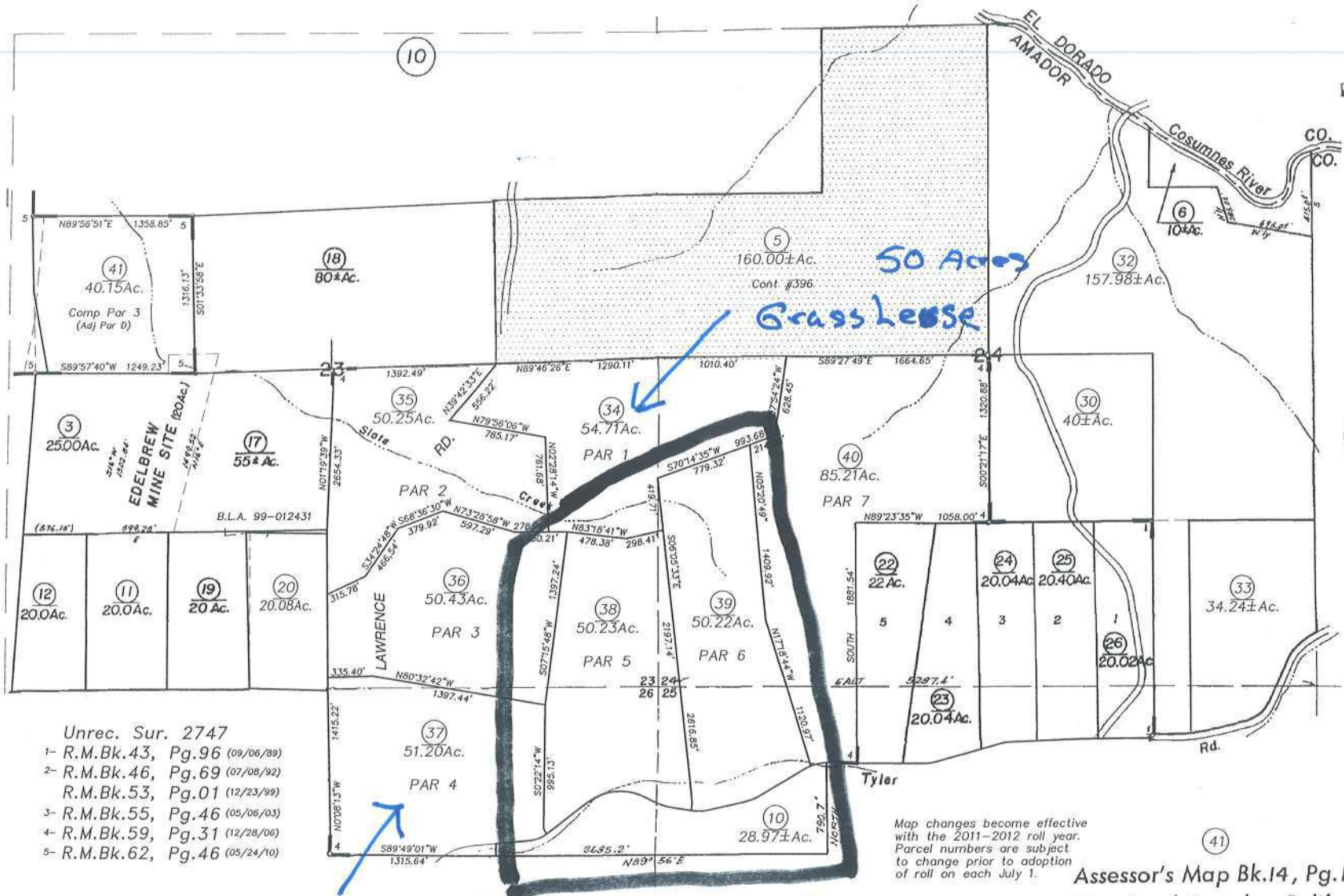
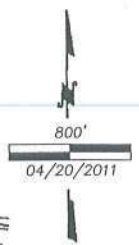
Additional persons to be notified concerning action on this request:

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

POR. SEC. 23, 24, 25 & 26, T.8N., R.11E., M.D.B. & M.

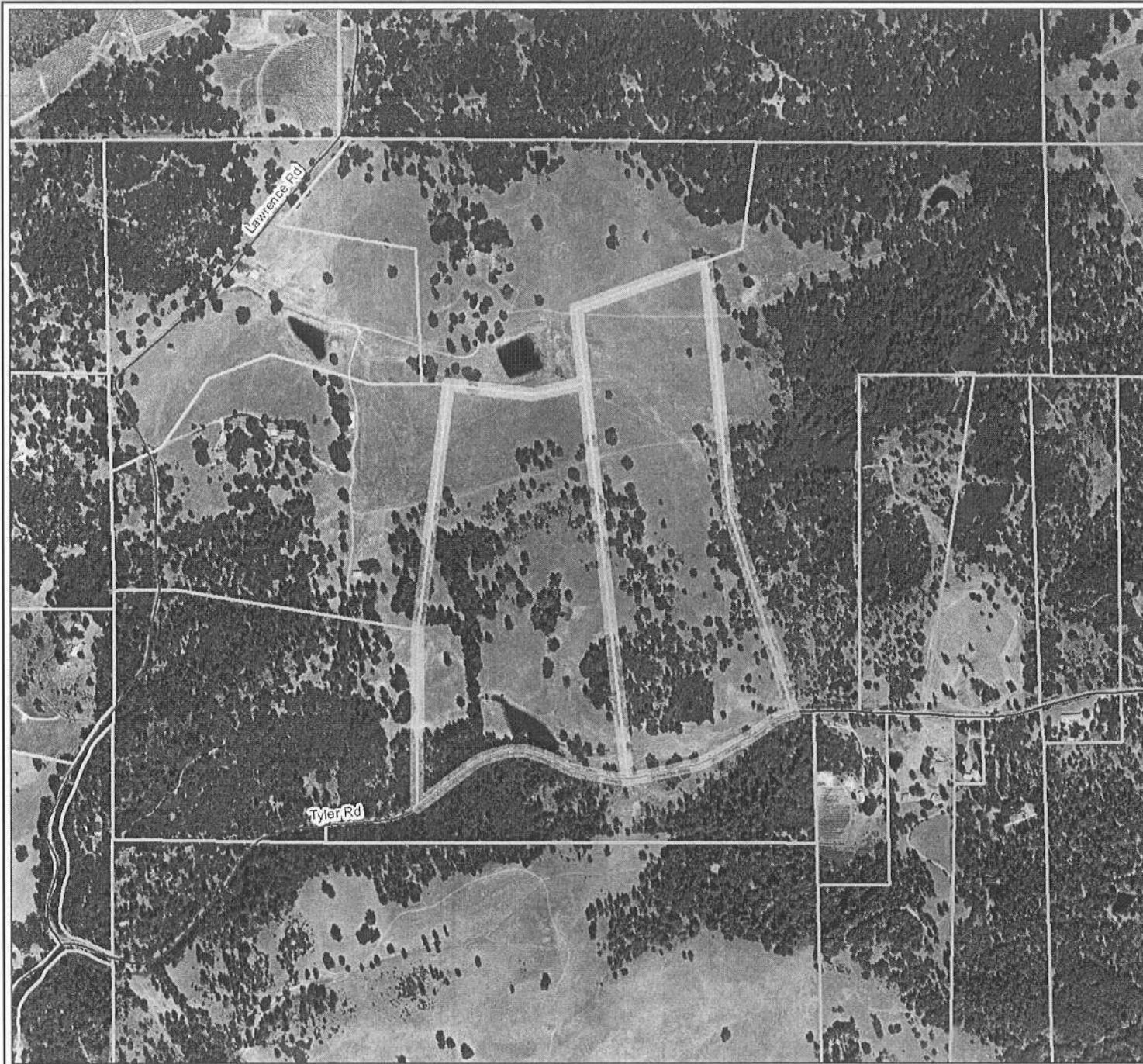


- Unrec. Sur. 2747
- 1- R.M.Bk.43, Pg.96 (09/06/89)
  - 2- R.M.Bk.46, Pg.69 (07/08/92)
  - R.M.Bk.53, Pg.01 (12/23/99)
  - 3- R.M.Bk.55, Pg.46 (05/06/03)
  - 4- R.M.Bk.59, Pg.31 (12/28/06)
  - 5- R.M.Bk.62, Pg.46 (05/24/10)

Map changes become effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Assessor's Map Bk.14, Pg.15  
County of Amador, Calif.

Grass lease 18 LIVESTOCK CATTLE  
50 Acres ↑



- ⊙ Cities and Communities
- Administrative Boundaries
- City Limits
- Amador County Boundary
- Roads
- One Way Road
- Primary Road
- Secondary Road
- County Route
- State Highway
- Unimproved Road
- ▭ Parcels



1" = 804 ft

Aerial photography, if displayed.  
© DigitalGlobe, Inc., All Rights Reserved

Notes



The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

Amador County GIS Viewer

Amador County Information Technology Dept.  
810 Court St. Jackson CA 95642

April 18, 2019



*First American Title*

## **First American Title Company**

**12180 Industry Blvd., Suite 53  
Jackson, CA 95642**

March 19, 2019

FSBO  
For Sale by Owner

Title Officer:  
Phone:  
Order Number: 0301-5894917 ()

Escrow Officer: Emily Kuyper (EK)  
Phone: (209)223-0740  
Fax: (866)289-5057  
Escrow Number: 0301-5894917

Buyer: TBD  
Owner: Collier  
Property: 16247, 16417 Tyler Rd  
Fiddletown, CA 95629

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Company maintain the fundamental principle:

***Customer First!***

*First American Title Company*



**GUARANTEE**

LIABILITY: \$100.00  
FEE: \$500.00

ORDER NO.: 0301-5894917  
YOUR REF:

**First American Title Insurance Company**  
a Nebraska corporation, herein called the Company

**GUARANTEES**

**Michael Collier**

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**LIABILITY EXCLUSIONS AND LIMITATIONS**

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Dated: March 13, 2019 at 7:30 A.M.

**First American Title Insurance Company**



Dennis J. Gilmore  
President



Jeffrey S. Robinson  
Secretary

**SCHEDULE A**  
**LOT BOOK GUARANTEE**

The assurances referred to on the face page hereof are:

That, according to the Company's property records relative to the following described real property (but without examination of those Company records maintained and indexed by name):

Real property in the unincorporated area of the County of Amador, State of California, described as follows:

PARCEL 1: (APN: 014-150-038-000)

PARCEL 5, AS SHOWN IN THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 2674", RECORDED ON DECEMBER 28, 2006, IN BOOK 59 OF MAPS AND PLATS, AT PAGE 31.

PARCEL 2: (APN: 014-150-039-000)

PARCEL 6, AS SHOWN IN THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 2674", RECORDED ON DECEMBER 28, 2006, IN BOOK 59 OF MAPS AND PLATS, AT PAGE 31, AMADOR COUNTY RECORDS.

A. The last recorded instrument purporting to transfer title to said real property is:

GRANT DEEDS RECORDED MARCH 10, 2014 AS INSTRUMENT NO. 2014-0001473 AND RECORDED ON MAY 06, 2014 AS INSTRUMENT NO. 2014-0002884 BOTH OF OFFICIAL RECORDS.

**RECORDED VESTINGS: MICHAEL F. COLLIER, A WIDOWER**

B. There are no mortgages or deeds of trust which purport to affect said real property, other than those shown below under Exceptions.

No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.

No guarantee is made regarding any liens, claims of lien, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said real property is the same as said address.

**EXCEPTIONS:**

NONE

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to

the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

### SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
- (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
- (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.

2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
- (c) The identity of any party shown or referred to in Schedule A.
- (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

### GUARANTEE CONDITIONS AND STIPULATIONS

#### 1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

#### 2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

#### 3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

#### 4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

#### 5. Proof of Loss Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is

prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

**6. Options to Pay or Otherwise Settle Claims: Termination of Liability.**

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

**7. Determination and Extent of Liability.**

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

**8. Limitation of Liability.**

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

**9. Reduction of Liability or Termination of Liability.**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

**10. Payment of Loss.**

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

**11. Subrogation Upon Payment or Settlement.**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to

sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

**12. Arbitration.**

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

**13. Liability Limited to This Guarantee; Guarantee Entire Contract.**

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

**14. Notices, Where Sent.**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Michael F. Collier  
P.O. Box 211  
Fiddletown, CA 95629



Amador County Recorder  
Kimberly L. Grady  
**DOC- 2014-0002884-00**

Acct 5-Pasion Title Services

Tuesday, MAY 06, 2014 14:27

Ttl Pd \$303.00

Nbr-0000252977

CT1/R1/1-12

Space Above This Line for Recorder's Use Only

A.P.N.: 014-150-039-000

File No.: 0901-4586773 (JT)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$253.00; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR  
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
 unincorporated area;  City of **Fiddletown**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kerns Ranch, LLC, a California Limited Liability Company**

hereby GRANTS to **Michael F. Collier, a widower**

the following described property in the unincorporated area of , County of **Amador**, State of **California**:

**PARCEL 6, AS SHOWN IN THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 2674", RECORDED ON DECEMBER 28, 2006, IN BOOK 59 OF MAPS AND PLATS, AT PAGE 31, AMADOR COUNTY RECORDS.**

**\*\*This document is being executed in Counterpart\*\***

Mail Tax Statements To: **SAME AS ABOVE**

**Property Detail**

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **014-150-039-000** Use Description: **RESIDENTIAL**  
 Parcel Status: **ACTIVE**  
 Owner Name: **COLLIER MICHAEL F**  
 Mailing Address: **PO BOX 211 FIDDLETOWN CA 95629**  
 Situs Address: **16417 TYLER RD FIDDLETOWN CA 95629**  
 Legal  
 Description: **59M31 PAR 6**

**ASSESSMENT**

Total Value: <b>\$517,593</b>	Use Code: <b>RI</b>	Zoning: <b>AG</b>
Land Value: <b>\$247,793</b>	Tax Rate Area: <b>052086</b>	Census Tract:
Impr Value: <b>\$269,800</b>	Year Assd: <b>2018</b>	Improve Type:
Other Value:	Property Tax:	Price/SqFt: <b>\$117.29</b>
% Improved <b>52%</b>	Delinquent Yr	
Exempt Amt:	HO Exempt?: <b>N</b>	

**SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	<b>05/06/2014</b>			<b>05/06/2014</b>
Recorded Doc #:	<b>2014R002884</b>			<b>2014R002884</b>
Recorded Doc Type:	<b>GRANT DEED</b>			
Transfer Amount:	<b>\$230,000</b>			
Sale 1 Seller (Grantor):	<b>KERNS RANCH LLC</b>			
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

**PROPERTY CHARACTERISTICS**

Lot Acres: <b>50.220</b>	Year Built: <b>2018</b>	Fireplace:
Lot SqFt: <b>2,187,583</b>	Effective Yr: <b>2018</b>	A/C: <b>CENTRAL</b>
Bldg/Liv Area: <b>1,961</b>	Total Rooms: <b>8</b>	Heating: <b>CENTRAL</b>
Units:	Bedrooms: <b>4</b>	Pool:
Buildings:	Baths (Full): <b>2</b>	Park Type:
Stories: <b>2.0</b>	Baths (Half): <b>1</b>	Spaces:
Style:	Garage SqFt:	Site Infnce:
Construct:		Timber Preserve:
Quality: <b>6.5</b>		Ag Preserve:
Building Class:		
Condition: <b>GOOD</b>		
Other Rooms:		





Amador County Recorder  
Kimberly L. Grady  
**DOC- 2014-0001473-00**

Acct 5-Pasion Title Services  
Monday, MAR 10, 2014 14:18  
Ttl Pd \$277.50 Nbr-0000250964  
CT1/R1/1-9

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Michael F. Collier  
P.O. Box 140  
Mt Aukum, CA 95656

Space Above This Line for Recorder's Use Only

A.P.N.: 014-150-038-000

File No.: 0901-4586772 (JT)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$236.50; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$ 10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; [~~X~~] City of Fiddletown, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kerns Ranch, LLC, a California Limited Liability Company**

hereby GRANTS to **Michael F. Collier, a widower**

the following described property in the ~~City~~ of **Fiddletown**, County of **Amador**, State of **California**:  
*Unincorporated Area*

**PARCEL 5, AS SHOWN IN THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 2674",  
RECORDED ON DECEMBER 28, 2006, IN BOOK 59 OF MAPS AND PLATS, AT PAGE 31.**

~~THIS DOCUMENT MAY BE EXECUTED IN COUNTER PART AND EACH SUCH EXECUTED DOCUMENT  
SHALL BE CONSTRUED TO BE AN ORIGINAL.~~

**Property Detail**

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **014-150-038-000** Use Description: **RESIDENTIAL**  
 Parcel Status: **ACTIVE**  
 Owner Name: **COLLIER MICHAEL F**  
 Mailing Address: **PO BOX 211 FIDDLETOWN CA 95629**  
 Situs Address: **16247 TYLER RD FIDDLETOWN CA 95629**  
 Legal  
 Description: **59M31 PAR 5**

**ASSESSMENT**

Total Value: <b>\$439,742</b>	Use Code: <b>RI</b>	Zoning:
Land Value: <b>\$231,632</b>	Tax Rate Area: <b>052086</b>	Census Tract:
Impr Value: <b>\$208,110</b>	Year Assd: <b>2018</b>	Improve Type:
Other Value:	Property Tax:	Price/SqFt:
% Improved <b>47%</b>	Delinquent Yr	
Exempt Amt:	HO Exempt?: <b>N</b>	

**SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	<b>03/10/2014</b>			<b>03/10/2014</b>
Recorded Doc #:	<b>2014R001473</b>			<b>2014R001473</b>
Recorded Doc Type:	<b>GRANT DEED</b>			
Transfer Amount:	<b>\$215,000</b>			
Sale 1 Seller (Grantor):	<b>KERNS RANCH LLC</b>			
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

**PROPERTY CHARACTERISTICS**

Lot Acres: <b>50.230</b>	Year Built:	Fireplace:
Lot SqFt: <b>2,188,018</b>	Effective Yr:	A/C:
Bldg/Liv Area:	Total Rooms:	Heating:
Units:	Bedrooms:	Pool:
Buildings:	Baths (Full):	Park Type:
Stories:	Baths (Half):	Spaces:
Style:	Garage SqFt:	Site Inflnce:
Construct:		Timber Preserve:
Quality:		Ag Preserve:
Building Class:		
Condition:		
Other Rooms:		

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE OWNERS OF THE REAL PROPERTY SHOWN HEREIN AS THE SUBDIVISION AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND IN CONSIDERATION FOR AND AS A CONDITION OF APPROVAL OF SAID MAP THEY DO HEREBY:

MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE EASEMENTS FOR USE AS A PUBLIC HIGHWAY OVER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED AS LAWRENCE ROAD AND TYLER ROAD; AND

MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A PUBLIC UTILITY EASEMENT IN, ON, OVER OR UNDER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS A "ROAD UTILITY EASEMENT" OR "UTILITY EASEMENT" OR "ACCESS EASEMENT"; AND ON, OVER, ACROSS, AND THROUGH THOSE STRIPS OF LAND LYING 5 FEET ON EACH SIDE OF ALL SIDE LOT OR PARCEL LINES AND REAR LOT OR PARCEL LINES AND 10 FEET ALONG THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION AND FRONT LOT OR PARCEL LINES, AN EASEMENT FOR SAID COUNTY AND ITS DESIGNEES AT ANY TIME, OR FROM TIME TO TIME, TO ENTER, CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW, ENLARGE, AND PROTECT FROM HAZARDS, SANITARY SEWERS, STORM DRAINS, LINES OR PIPES, CONDUITS, CABLES WIRES, POLES AND NECESSARY FIXTURES AND EQUIPMENT, THEREFOR, TO CONNECT ANY PUBLIC UTILITY SERVICE TO ANY LOT OR PARCEL INSIDE OR OUTSIDE OF SAID SUBDIVISION AND/OR TO ANY MAIN OR TRUNK LINE OR SYSTEM; AND

PROMISE, COVENANT AND AGREE TO AND WITH SAID COUNTY TO GRANT OR RESERVE A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND FOR INGRESS AND EGRESS OVER ALL THAT PORTION OF LAND DESIGNATED AS A "ROAD-UTILITY EASEMENT" OR "ACCESS EASEMENT" TO THE RECORD OWNERS OF EACH LOT OR PARCEL IN SAID SUBDIVISION AT SUCH TIME AS SAID LOTS OR PARCELS ARE SOLD OR FEE TITLE CONVEYED AND THAT NONE OF SAID LOTS OR PARCELS SHALL BE LEASED, SOLD OR CONVEYED UNLESS SUCH NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS IS GRANTED OR RESERVED PRIOR TO OR CONCURRENT WITH SAID CONVEYANCE OR SALE (UNLESS SAID PORTION OF LAND HAS BEEN DEDICATED TO AND ACCEPTED BY SAID COUNTY AS A PUBLIC HIGHWAY) SO AS TO PROVIDE ACCESS FOR SAID OWNER AND THEIR AGENTS, EMPLOYEES, INVITEES AND LICENSEES BETWEEN SAID LOTS OR PARCELS AND THE NEAREST COUNTY ROAD AND BETWEEN AND AMONG SAID LOTS OR PARCELS WITHIN SAID SUBDIVISION.

MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE:

EASEMENTS FOR RIGHT-OF-WAY AND UTILITY MAINTENANCE 8 FEET OUTSIDE OF AND CONTIGUOUS TO ALL CUT AND FILL SLOPES OF ALL ROADS OFFERED FOR DEDICATION SHOWN HEREON, FOR THE EXPRESS PURPOSE OF COUNTYS OR OTHER AUTHORITY'S PERFORMING ALL NECESSARY WORK TO PROTECT THE ROADWAY AND MAINTAIN THE SLOPES, THE PORTIONS HEREON COVERED BY SAID EASEMENTS SHALL BE KEPT CLEAR.

SAID OFFERS TO DEDICATE AND AGREEMENTS AND COVENANTS ARE IRREVOCABLE AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL EXPRESSLY AND LAWFULLY ABANDONED AND TERMINATED BY THE COUNTY BOARD OF SUPERVISORS OF SAID COUNTY, SAID BOARD IN REJECTING ANY AND ALL OF SAID OFFERS TO DEDICATE SHALL RETAIN THE RIGHT TO ACCEPT BY RESOLUTION ANY OR ALL OF SAID OFFERS AT ANY TIME THEREAFTER.

HELEN R. KERNS CREDIT SHELTER MARITAL DEDUCTION TRUST, DATED AUGUST 10, 2000

Jon R. Kerns, Co-Trustee Linda S. Kerns, Co-Trustee
DEED REFERENCE: 2004-0008305 DEED REFERENCE: 2004-0008305

RUSSELL E. KERNS CREDIT SHELTER MARITAL DEDUCTION TRUST, DATED AUGUST 10, 2000

CROGHAN COLONIAL BANK, TRUSTEE
BY: Barry F. Luse, Trustee DEED REFERENCE: 2004-0008305
TITLE: VICE PRESIDENT Barry F. Luse

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF AMADOR

ON November 15, 2006, BEFORE ME, C. McGRATH, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED LINDA S. KERNS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

C. McGrath, Notary Public in and for the County of Amador, California. My Commission Expires Nov. 18, 2009 #1457660

PARCEL MAP NO. 2674

BEING THE S.E. 1/4 OF SECTION 23 AND PORTIONS OF THE S.W. 1/4 OF SECTION 24, THE N. 1/2 OF THE N.W. 1/4 OF SECTION 25 AND THE N. 1/2 OF THE N.E. 1/4 OF SECTION 26, ALL LYING WITHIN T.8 N., R.11 E., M.D.M. AMADOR COUNTY, CALIFORNIA NOVEMBER, 2006

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP AND LOCAL ORDINANCE AT THE REQUEST OF LINDA S. KERNS ON OCTOBER 12, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 12-5-06

Ken W. Purcell, Notary Public in and for the State of California. My License Expires September 30, 2007



NOTARY ACKNOWLEDGEMENT

STATE OF Ohio
COUNTY OF Sandusky

ON November 16, 2006, BEFORE ME, Jeffrey L. Geary, Notary Public in and for the State of Ohio, personally appeared JON R. KERNS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Jeffrey L. Geary, Notary Public in and for the County of Sandusky, Ohio

My Commission Expires 10-31-2009 #2004-RE-78854

NOTARY ACKNOWLEDGEMENT

STATE OF Ohio
COUNTY OF Sandusky

ON November 15, 2006, BEFORE ME, Barry F. Luse, Notary Public in and for the State of Ohio, personally appeared BARRY F. LUSE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Jeffrey L. Geary, Notary Public in and for the County of Sandusky, Ohio

My Commission Expires 10-31-2009 #2004-RE-78854



COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS PARCEL MAP. THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. ALL PROVISIONS OF AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME THIS TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH. I AM TECHNICALLY CORRECT.

George E. Allen, County Surveyor. My License Expires 12-31-2007

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, MARDELL ANDERSON, HEREBY CERTIFY THAT I AM THE SUPERVISORS OF AMADOR COUNTY, CALIFORNIA, AND A PROPER APPROVING BODY, HAS ACCEPTED PARCEL MAP NO. 2674, AND THAT ALL PUBLIC UTILITY EASEMENTS, AND ROAD, BUT REJECT AT THIS TIME ALL OTHER OFFERS OF THIS MAP. SAID OFFERS MAY BE ACCEPTED BY RESOLUTION AT ANY TIME HEREAFTER.

Mardell Anderson, Clerk of the Board of Supervisors

PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP NO. 2674, AND THAT ALL PROVISIONS OF AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME THIS TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH.

Susan Grimaldo, Planning Director

RECORDER'S STATEMENT

FILED THIS 28th DAY OF December, 2006, IN BOOK 59 OF MAPS AND PLATS, AT PAGE 31, ABOVE STATED OWNERS, TITLE TO PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. 1.

Fee: \$100 pd. filed Instrument No. 2006-000000000

Sheldon D. Johnson, Amador County Recorder

**EASEMENTS OF RECORD**

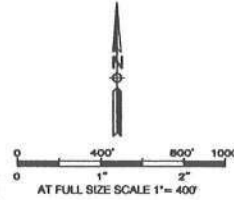
EASEMENTS AS REFERENCED AND SHOWN ON SHEET 3 ARE BASED ON THOSE LISTED IN THE 2ND SUPPLEMENTAL (TITLE) REPORT ORDER NO. 0601-1305986, DATED JULY 20, 2006, ISSUED BY FIRST AMERICAN TITLE COMPANY. THIS LIST OF REFERENCES ON SHEET 3 DOES NOT INCLUDE, NOR ATTEMPT TO LOCATE, ANY RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS THAT MAY BE INCLUDED IN THE BOOK OF PATENT CONVEYANCES LISTED IN SAID TITLE REPORT.

**PARCEL MAP NO. 2674**

BEING THE S.E. 1/4 OF SECTION 23 AND PORTIONS OF THE S.W. 1/4 OF SECTION 24  
THE N. 1/2 OF THE N.W. 1/4 OF SECTION 25 AND THE N. 1/2 OF THE N.E. 1/4 OF SECTION 26  
ALL LYING WITHIN T.8 N., R.11 E., M.D.M.  
AMADOR COUNTY, CALIFORNIA

NOVEMBER, 2006

SCALE: 1" = 400'



**BASIS OF BEARINGS**

THE MERIDIAN OF THIS SURVEY IS IDENTICAL OF THAT OF PARCEL MAP 43-M-96, BASED UPON FOUND MONUMENTS AS SHOWN AND IS TRUE NORTH.

MCCOOK  
2003-013154

**LEGEND**

- ESTABLISHED BOUNDARY
- ADJOINER BOUNDARY
- EXISTING FENCE LINE
- - - EASEMENT OR SETBACK LINE
- FLOWLINE OF SEASONAL STREAM
- ⊙ SET CAPPED 6" REBAR, STAMPED "TIC" 40 FEET FROM EASEMENT CENTERLINE
- ⊙ SET 1-1/2" CAPPED IRON PIPE FOR CENTERLINE AS SHOWN
- ⊙ SET 1-1/2" CAPPED IRON PIPE FOR CENTERLINE AS SHOWN
- ⊙ FOUND 1/8" SECTION CORNER AS SHOWN
- ⊙ FOUND 1/4" SECTION CORNER AS SHOWN
- ⊙ FOUND SECTION CORNER AS SHOWN
- ⊙ FOUND 1/2" RBR WITH 1-1/2" ALUM CAP
- ⊙ FOUND WOOD FENCE POST, SIZE NOTED
- DIMENSION POINT, NOTHING FOUND ON THIS SURVEY
- ▨ ROAD EASEMENT AREA OFFERED

- [ JA ] RECORD DATA PER 43-M-96
- [ JB ] RECORD DATA PER 46-M-09
- [ R ] SUBDIVISION BOUNDARY - PER 46-M-09
- (R) RADIAL TO CENTERLINE OF EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- NTS NOT TO SCALE

**DATA TABLE**

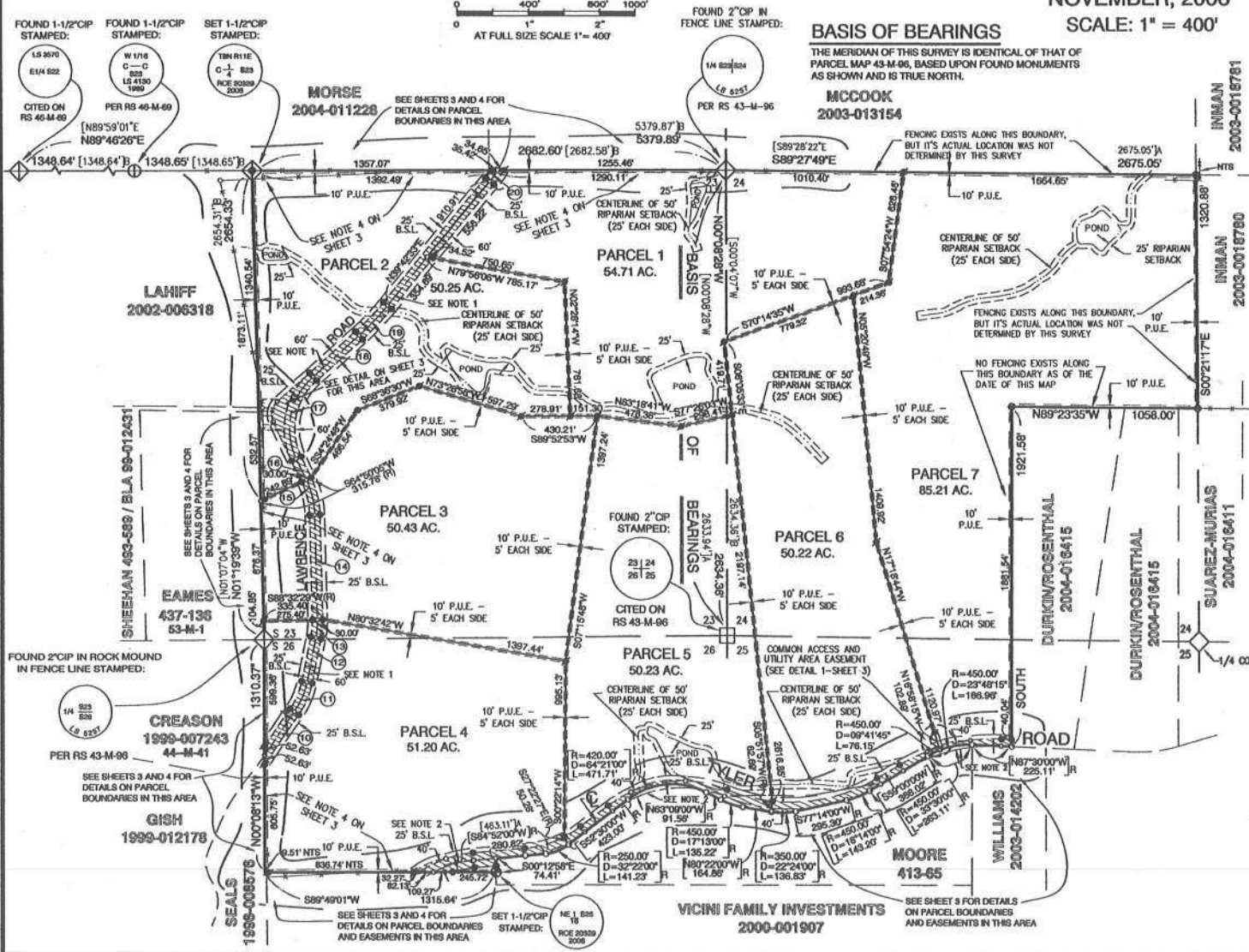
CENTERLINE OF EASEMENT OFFERS C

LAWRENCE ROAD:

⊙	N34°37'02"E 301.17'
⊙	R=450.00' D=23°08'12" L=181.72'
⊙	N11°28'46"E 254.73'
⊙	R=450.00' D=12°56'20" L=101.62'
⊙	N01°27'31"W 580.24'
⊙	R=500.00' D=23°42'24" L=206.88'
⊙	N25°09'55"W 133.08'
⊙	R=400.00' D=73°19'47" L=511.94'
⊙	N48°09'52"E 350.94'
⊙	R=1600.00' D=09°27'20" L=236.12'
⊙	R=500.00' D=08°55'10" L=77.84'

**NOTES**

- CENTERLINE OF 60' WIDE FULL WIDTH OFFER OF ROAD AND PUBLIC EASEMENT.
- CENTERLINE OF 40' WIDE 1/2 WIDTH OFFER OF ROAD AND PUBLIC EASEMENT (SEE DATA ON SHEET 3)



# PARCEL MAP NO. 2674

BEING THE S.E. 1/4 OF SECTION 23 AND PORTIONS OF THE S.W. 1/4 OF SECTION 24 AND THE N. 1/2 OF THE N.W. 1/4 OF SECTION 25 AND THE N. 1/2 OF THE N.E. 1/4 OF SECTION 26 ALL LYING WITHIN T.8 N., R.11 E., M.D.M.

AMADOR COUNTY, CALIFORNIA  
NOVEMBER, 2006

SCALE: 1" = 250'

## BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL OF THAT OF PARCEL MAP 43-M-96, BASED UPON FOUND MONUMENTS AS SHOWN ON SHEET 2 AND IS TRUE NORTH.

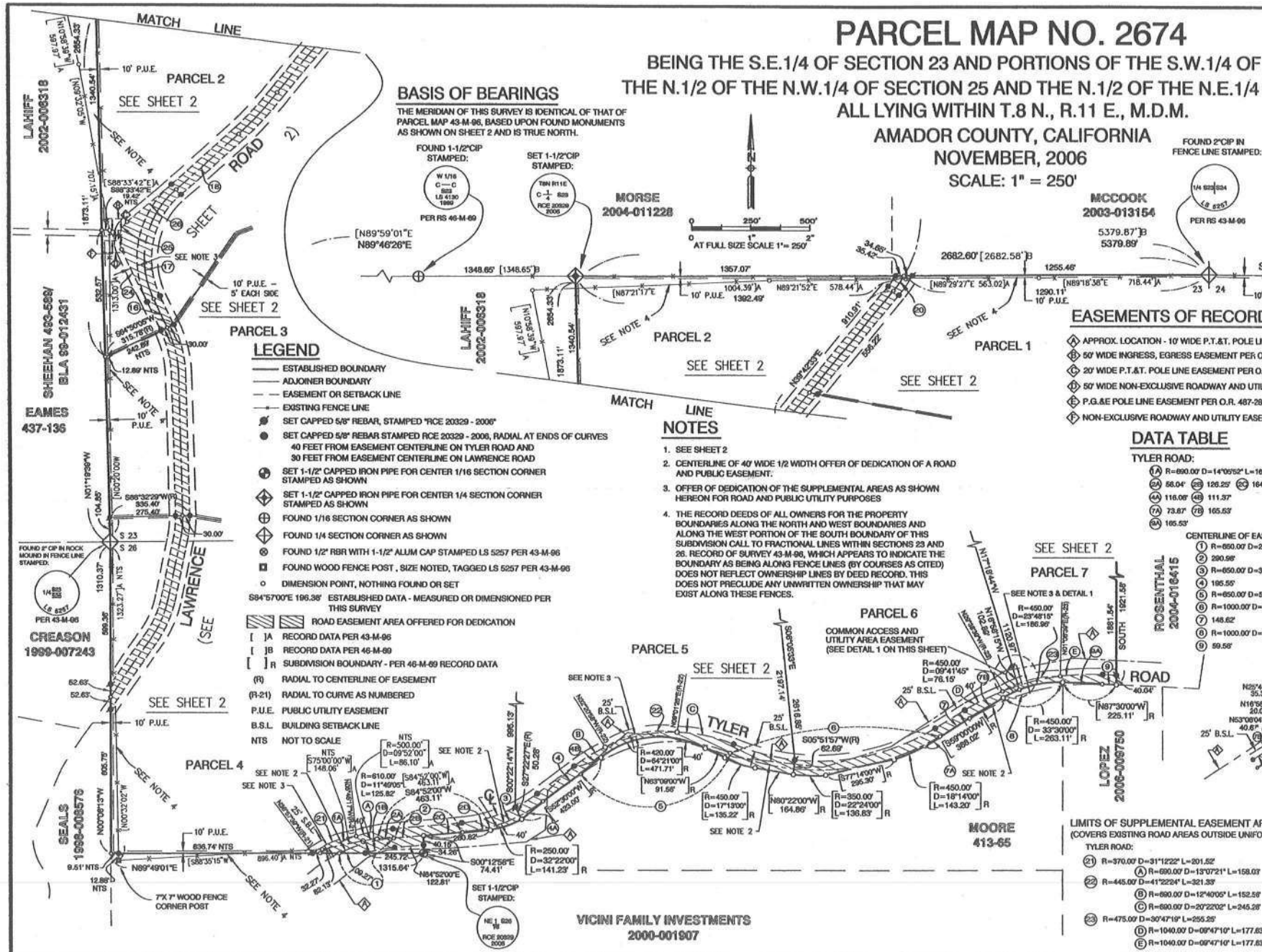
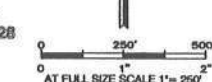
FOUND 1-1/2" CIP STAMPED:



SET 1-1/2" CIP STAMPED:



FOUND 2" CIP IN FENCE LINE STAMPED:



## LEGEND

- ESTABLISHED BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT OR SETBACK LINE
- EXISTING FENCE LINE
- SET CAPPED 5/8" REBAR, STAMPED "RCE 20329 - 2006"
- SET CAPPED 5/8" REBAR, STAMPED RCE 20329 - 2006, RADIAL AT ENDS OF CURVES 40 FEET FROM EASEMENT CENTERLINE ON TYLER ROAD AND 30 FEET FROM EASEMENT CENTERLINE ON LAWRENCE ROAD
- SET 1-1/2" CAPPED IRON PIPE FOR CENTER 1/16 SECTION CORNER STAMPED AS SHOWN
- SET 1-1/2" CAPPED IRON PIPE FOR CENTER 1/4 SECTION CORNER STAMPED AS SHOWN
- FOUND 1/16 SECTION CORNER AS SHOWN
- FOUND 1/4 SECTION CORNER AS SHOWN
- FOUND 1/2" RBR WITH 1-1/2" ALUM CAP STAMPED LS 5257 PER 43-M-96
- FOUND WOOD FENCE POST, SIZE NOTED, TAGGED LS 5257 PER 43-M-96
- DIMENSION POINT, NOTHING FOUND OR SET
- S84°57'00"E 196.38' ESTABLISHED DATA - MEASURED OR DIMENSIONED PER THIS SURVEY
- ROAD EASEMENT AREA OFFERED FOR DEDICATION

- [ JA ] RECORD DATA PER 43-M-96
- [ JB ] RECORD DATA PER 46-M-99
- [ R ] SUBDIVISION BOUNDARY - PER 46-M-99 RECORD DATA
- (R) RADIAL TO CENTERLINE OF EASEMENT
- (R-21) RADIAL TO CURVE AS NUMBERED
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- NTS NOT TO SCALE

## PARCEL NOTES

1. SEE SHEET 2
2. CENTERLINE OF 40' WIDE 1/2 WIDTH OFFER OF DEDICATION OF A ROAD AND PUBLIC EASEMENT.
3. OFFER OF DEDICATION OF THE SUPPLEMENTAL AREAS AS SHOWN HEREON FOR ROAD AND PUBLIC UTILITY PURPOSES
4. THE RECORD DEEDS OF ALL OWNERS FOR THE PROPERTY BOUNDARIES ALONG THE NORTH AND WEST BOUNDARIES AND ALONG THE WEST PORTION OF THE SOUTH BOUNDARY OF THIS SUBDIVISION CALL TO FRACTIONAL LINES WITHIN SECTIONS 23 AND 26. RECORD OF SURVEY 43-M-96, WHICH APPEARS TO INDICATE THE BOUNDARY AS BEING ALONG FENCE LINES (BY COURSES AS CITED) DOES NOT REFLECT OWNERSHIP LINES BY DEED RECORD. THIS DOES NOT PRECLUDE ANY UNWRITTEN OWNERSHIP THAT MAY EXIST ALONG THESE FENCES.

## EASEMENTS OF RECORD

- APPROX. LOCATION - 10' WIDE P.T.&T. POLE LINE
- 50' WIDE INGRESS, EGRESS EASEMENT PER O.R.
- 20' WIDE P.T.&T. POLE LINE EASEMENT PER O.R.
- 50' WIDE NON-EXCLUSIVE ROADWAY AND UTILITY
- P.G.&E POLE LINE EASEMENT PER O.R. 487-28
- NON-EXCLUSIVE ROADWAY AND UTILITY EASEMENT

## DATA TABLE

TYLER ROAD:

(1A)	R=650.00 D=14°05'52" L=156.00
(2A)	56.04'
(3A)	116.08'
(4A)	73.87'
(5A)	105.53'
(6A)	105.53'

CENTERLINE OF EASEMENT:

(1)	R=650.00 D=21°11'11" L=211.57
(2)	290.58'
(3)	R=650.00 D=32°27'01" L=358.37
(4)	185.55'
(5)	R=650.00 D=59°14'32" L=535.00
(6)	R=1000.00 D=55°11'11" L=898.40
(7)	148.62'
(8)	R=1000.00 D=55°11'11" L=898.40
(9)	59.58'

## LIMITS OF SUPPLEMENTAL EASEMENT AREA

- (COVERS EXISTING ROAD AREAS OUTSIDE UNIFORM TYLER ROAD:
- |      |                                |
|------|--------------------------------|
| (21) | R=370.00 D=31°12'22" L=201.52  |
| (22) | R=445.00 D=41°22'04" L=321.33  |
| (23) | R=650.00 D=12°40'05" L=152.58  |
| (24) | R=650.00 D=20°22'02" L=245.29  |
| (25) | R=475.00 D=30°47'19" L=255.28  |
| (26) | R=1040.00 D=09°47'10" L=177.83 |
| (27) | R=1040.00 D=09°47'10" L=177.83 |

# PARCEL MAP NO. 2674

BEING THE S.E. 1/4 OF SECTION 23 AND PORTIONS OF THE S.W. 1/4 OF SECTION 24,  
THE N. 1/2 OF THE N.W. 1/4 OF SECTION 25 AND THE N. 1/2 OF THE N.E. 1/4 OF SECTION 26,  
ALL LYING WITHIN T.8 N., R. 11 E., M.D.M.

AMADOR COUNTY, CALIFORNIA  
NOVEMBER, 2006  
SCALE: 1" = 800'

## LEGEND

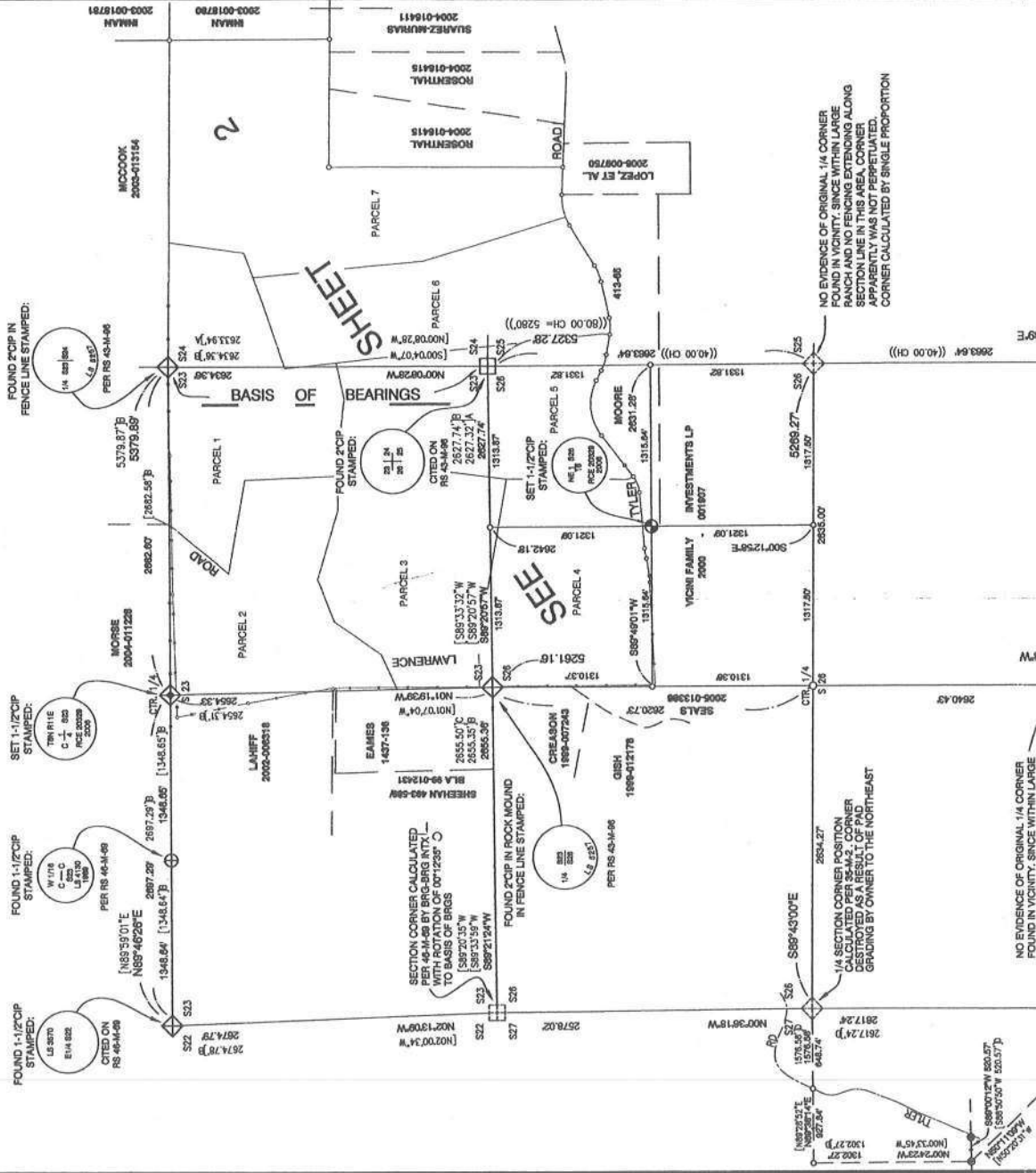
- SECTION OR FRACTIONAL SECTION LINE
- BOUNDARY / PARCEL LINE
- EXISTING FENCE LINE
- SET 1-1/2" CAPPED IRON PIPE FOR CENTER 1/4 SECTION CORNER STAMPED AS SHOWN
- SET 1-1/2" CAPPED IRON PIPE FOR CENTER 1/18 SECTION CORNER STAMPED AS SHOWN
- FOUND 1/16 SECTION CORNER AS SHOWN
- FOUND 1/4 SECTION CORNER AS SHOWN
- FOUND SECTION CORNER AS SHOWN
- CALCULATED 1/4 SECTION CORNER OR SECTION CORNER, NOTHING FOUND OR SET
- FOUND 1/2" IRON PIPE TAGGED LS 6527 PER 35-M-2
- DIMENSION POINT, NOTHING FOUND OR SET
- NO 11/20/05 2654.33 ESTABLISHED DATA - MEASURED OR DIMENSIONED PER THIS SURVEY
- [ JA ] RECORD DATA PER 45-M-96
- [ JB ] RECORD DATA PER 45-M-98
- [ JC ] RECORD DATA PER 44-M-11
- [ JD ] RECORD DATA PER 35-M-2
- [ ( ) ] RECORD DATA PER OFFICIAL GENERAL LAND OFFICE (GLO) NOTES

## BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL OF THAT OF PARCEL MAP 45-M-96, BASED UPON FOUND MONUMENTS AS SHOWN AND IS TRUE NORTH.



0 1000  
1"=800'  
AT FULL SIZE SCALE 1" = 800'



NO EVIDENCE OF ORIGINAL 1/4 CORNER FOUND IN VICINITY. SINCE WITHIN LARGE SECTION LINE IN THIS AREA, CORNER APPARENTLY WAS NOT PERPETUATED. CORNER CALCULATED BY SINGLE PROPORTION

NO EVIDENCE OF ORIGINAL 1/4 CORNER FOUND IN VICINITY. SINCE WITHIN LARGE SECTION LINE IN THIS AREA, CORNER APPARENTLY WAS NOT PERPETUATED. CORNER CALCULATED BY SINGLE PROPORTION

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: May 14, 2019**

**Item 3 - Public Hearing - Use Permit request for a 116-foot faux water tank design commercial wireless service facility. The tower will include 12 antenna panels and related ancillary equipment.**

**Applicant:** Epic Wireless Group, LLC on behalf of AT&T Mobility, LLC

**Property Owner:** Vicini Family Investments, LP

**Supervisory District 5**

**Location:** 3902 Highway 16, Plymouth, immediately opposite of the intersection with Old Sacramento Road (APN 001-150-015).

- A. General Plan Designation of Area:** AG, Agricultural-General
- B. Current Zoning:** “AG,” Exclusive Agriculture
- C. Description:** The Applicant is requesting a Use Permit for the installation of a 116-foot-tall faux water tank design wireless communication tower for the purpose of improving internet and cellular communication service in the area. The project is part of the FCC’s Connect America Fund program to expand broadband and voice service to underserved areas. County Code requires a Use Permit for communication towers in excess of 50 feet. The proposed tower location is approximately 1,150 feet from Highway 16, 1 mile from Forest Home Road, and 3 miles from the closest communication tower.
- The base of the proposed tower will be at elevation 580 feet MSL, placing the top of the tower at elevation 696 feet MSL. The base of the closest communication tower is at elevation 823 feet MSL, 128 feet higher than the top of the proposed tower. Pursuant to County Code Section 19.48.150 (Wireless Service Facilities) such facilities shall not exceed existing tree lines along a skyline by more than 15 feet. County elevation data for the ridgeline to the south of the project indicate ground elevations of at least 760 feet (attached).
- D. TAC Review and Recommendation:** The Amador County Technical Advisory Committee (TAC) reviewed this application at their March 20, 2019 meeting and found the application complete. A final TAC meeting was held on April 17, 2019 at which time TAC completed the CEQA Initial Study and prepared a recommendation to the Planning Commission.
- E. TAC Recommendation:** The TAC members have no technical objections to the Planning Commission approving this Use Permit subject to the Mitigation Measures, Conditions of Approval, and Findings included in the staff report.
- F. Planning Commission Action:** The first action before the Planning Commission is to determine if the proposed Mitigated Negative Declaration prepared by staff adequately identifies and mitigates the project’s potential impacts. If the Commission adopts the Mitigated Negative Declaration, a decision on the project and proposed conditions can then be made.

## **G. Recommended Findings**

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the “AG” zoning district at this location;
2. The approval of the Use Permit is sanctioned by County Code Section 19.48.150 (Wireless Service Facilities) and is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the establishment, maintenance or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.
3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.



**USE PERMIT CONDITIONS OF APPROVAL AND  
MITIGATION MONITORING PROGRAM  
FOR  
USE PERMIT #UP-19;2-1**

**PERMITTEE:** Epic Wireless Group, LLC (Representative: Ashley Smith)

**ADDRESS:** 605 Coolidge Drive, Suite 100  
Folsom, CA. 95630


**PHONE:** (916) 936-5430

**PROJECT DESCRIPTION:** Use Permit to install a 116-foot-tall faux water tower wireless communication facility with associated equipment.

**PROJECT LOCATION:** 3902 Highway 16, Plymouth

**ASSESSOR'S PARCEL NUMBER:** 001-150-015

**PLANNING COMMISSION APPROVAL DATE:**

- 
1. *This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use shall commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
  2. *The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
  3. The wireless service facility shall be of “water tower” design constructed with glare-reducing materials. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
  4. ***Prior to the issuance of a building permit***, the permittee shall provide an engineer's estimated cost for removal of the monopole and ancillary equipment and shall provide a performance bond in the amount of 100% of the County's estimated cost of removal for the wireless service facility and other equipment, including administrative costs. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
  5. The wireless service facility shall be removed when it becomes no longer necessary or not in use for a six month period. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
  6. The permittee shall acquire a building permit for all facilities and any other related equipment.

Construction and location shall be substantially the same as shown on the approved project description. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.

7. Any security lighting for the ground facilities shall be shielded and directed in such a manner so as not to direct light onto neighboring properties/buildings/roadways. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Any proposed generator shall be constructed and insulated such that it will not exceed the Noise Element Guidelines of the Amador County General Plan at the project parcel's boundary. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
9. The permittee must substantially comply with all applicable requirements regarding use and storage of hazardous materials as well as handling and disposal of hazardous wastes as required by the Certified Unified Program Agency (CUPA). THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
10. The permittee shall submit proof to the Planning Department that all FCC and FAA regulations for wireless service facilities have been researched and complied with according to their requirements, including but not limited to, that the facility shall not emit harmful rays, noxious odors, heat, excessive noise or pollutants. The facilities shall not interfere with radio, television or phone transmissions, and will not interfere with the operation of household appliances, door openers, or other machinery in the area. If public complaints occur, the burden of proof in fulfilling this condition shall be upon the permittee. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
11. Any future co-location shall comply with County Code Section 19.48.150. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
12. All ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 3. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
13. In the event the permittee encounters any historic, archaeological or paleontological resource during any construction undertaken to comply with these Use Permit conditions, permittee shall stop work immediately within a ten-yard perimeter of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written opinion concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Technical Advisory Committee (TAC) of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

---

Chair  
Amador County Planning Commission

---

Permittee or Authorized Representative

## MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

**Project Title:** CVL02310/Drytown

**Lead Agency Name and Address:** Amador County Planning Department  
810 Court Street, Jackson, Ca 95642

**Contact Person/Phone Number:** Chuck Beatty, Planning Director  
209-233-6380

**Project Location:** 3902 Highway 16, Plymouth, immediately opposite of the intersection with Old Sacramento Road (APN 001-150-015)

**Project Sponsor's Name and Address:** Epic Wireless Group, LLC

**General Plan Designation(s):** Agricultural General (AG)

**Zoning:** Exclusive Agriculture (AG)

**Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)** In accordance with Section 19.48.150 of the Zoning Ordinance, this special use permit request would allow the construction of a wireless telecommunications facility consisting of: a 116-foot faux water tank with twelve AT&T antennas mounted at the 110-foot pole height, two future six-foot microwave dishes placed at the 100.5 foot height in the future, within a 50- by 50-foot lease area enclosed with a six-foot chain link fence. A 30 kw (40 HP) AC diesel standby generator containing a 190 gallon fuel tank would be placed within the lease area. The wireless facility has been designed as a water tank as there is no surrounding foliage that would mask a monopole design. The facility has been designed to accommodate one additional carrier to be collocated at an approximate height of 92 feet.

**Surrounding land uses and setting: Briefly describe the project's surroundings:** The subject property is located four miles east of the Sacramento County border. It is surrounded by a mix of residential, and agricultural land uses with Williamson Act properties to the north and south, R1-A properties to the east and west, and the Willow Creek subdivision to the southeast. Adjoining parcel sizes range from 20 to 300 acres. The wireless telecommunications facility will be located in the same property as the active Plymouth Sand and Gravel.

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of the initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature – Name

\_\_\_\_\_  
Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

<b>Chapter 1. AESTHETICS</b> – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **less than significant impact**.
  
- B. Scenic Highways: The project is not located along a scenic highway. Therefore, there is **no impact**.
  
- C. While there are no officially designated scenic vistas in the project area, certain short-range views would change for nearby property owners and members of the traveling public. However, since these are not designated scenic vistas, and because the changes would be mitigated by constructing the wireless tower as a faux water tower to fit the surrounding agricultural character of the area, the impacts are considered **less than significant with mitigation incorporated**.
  
- D. Existing sources of light and glare in the project vicinity include vehicle headlights traveling along highway 16. The proposed project would not include any lighting. The presence of fabricated materials may produce some glare in the project area or for drivers along highway 16. Therefore, Mitigation Measure AES-1 would be required to

reduce impacts to a less than significant level. Impacts would be **less than significant with mitigation incorporated.**

**Mitigation Measures**

**AES-1 Glare-reducing Materials.** The proposed faux water tower shall be constructed with or be covered by glare-reducing materials, such as non-reflective and earth-tone colored paint. The building materials shall be approved by the county prior to issuance of a building permit.

**AES-2 Faux Water Tank Design.** The proposed wireless tower will be constructed as a faux water tower to match the surrounding agricultural character of the area.

<b>Chapter 2. AGRICULTURE AND FOREST RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as other land on the Amador County Important Farmland 2016 map, published by the California Department of Conservation, Division of Land Resource Protection. There is **no impact** to farmland.
  
- B. The parcel is included a Williamson Act contract. The wireless tower is considered as allowed in this zone district with a Conditional Use Permit. The overall footprint of the tower and related facilities is not significant enough to disrupt the agricultural use of the property, therefore there is **less than significant impact**.
  
- C. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.



- D. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur.**
  
- E. The project area is within an area designated as other land. The proposed wireless tower will not be converting new farmland as it will be using an area not occupied by agricultural uses. Though space will be occupied, the impact will be **less than significant.**

**Source:** Amador County Important Farmland Map, 2016; Amador County General Plan; Planning Department; CA Public Resources Code.

<b>Chapter 3. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. Operation of the proposed project would not result in a population increase and would not generate new vehicle trips beyond a monthly maintenance check. Although the project includes a diesel generator, it would only be used as a back-up power supply, and would therefore produce negligible emissions. The proposed generator power is below the threshold for a permit from the Amador Air District. No other emissions would be associated with the operation of the proposed project. Construction-related ground disturbance would last approximately 8-12 weeks between the hours of 8am and 5pm, Monday thru Friday. Therefore, the proposed impacts would be **less than significant**.
- B. Operational emissions generated would be limited to one vehicle trip per month for project site maintenance. Therefore, the proposed project would not generate substantial operational or long-term emissions. Construction of the proposed project would generate temporary emissions associated with construction equipment. As discussed above, both operational and construction emissions generated by the proposed project would be minimal. Therefore, the proposed project would not violate any air quality standards or cumulatively contribute to the net increase of PM10 or ozone in the region. Impacts would be **less than significant**.
- C. The proposed project would include the installation of a cellular antenna tower on an existing industrial site. Operational emissions generated would be limited to one vehicle trip per month for project site maintenance. Therefore, the proposed project would not generate substantial operational or long-term emissions. Impacts would be **less than significant**.

- D. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest sensitive receptors include a residential subdivision approximately 5,000 feet southeast of the project site while construction would take place within the vicinity of sensitive receptors, construction emissions would be limited. In addition, the proposed construction period would be brief, lasting eight to twelve weeks, with ground-disturbing activities lasting only three to five days. Therefore, the small amount of emissions generated and the short duration of the construction period would not expose sensitive receptors to substantial pollutant concentrations. Operational emissions would be limited to infrequent maintenance vehicle trips and emergency operation of a back-up generator, both of which would produce negligible emissions. Impacts to sensitive receptors would be **less than significant**.
- E. The proposed project includes the installation of a cellular tower on an existing industrial site. The project would not generate any objectionable odors. **No impact** would result.

**Source:** Amador Air District, Amador Planning Department.

<b>Chapter 4. BIOLOGICAL RESOURCES</b> – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A The California Natural Diversity Database (CNDDDB Rarefind 5, Government Version, September 2017) was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. Due to the small size of the lease area (50x50) and that the project area, including access, has already been disturbed, special status plant species were not considered to be potentially present within the proposed project area. The CNDDDB identified potential habitats within the 9 quadrangle area surrounding the project site that had threatened or endangered species. Five species were found to be either endangered or threatened. The California Tiger Salamander (*Ambystoma Californiense*), Giant Gartersnake (*Thamnophis gigas*), Sacramento Orcutt Grass (*Orcuttia viscida*), Lone Buckwheat (*Eriogonum apricum* var. *apricum*), and Irish Hill buckwheat (*Eriogonum apricum* var. *prostratum*). As the wireless

tower will be located on an existing industrial site, there is a **less than significant impact** to the above listed species.

- B Riparian Habitat and other Sensitive Natural Communities: The natural community is a combination of herbaceous, shrub/scrub, medium intensity developed, and developed open space categorization. There are six ponds found onsite which are in many ways analogous to riparian or wetland habitat. Development plans preserve these ponds; therefore there is a **less than significant impact**.
- C Federally Protected Wetlands: There is no noted species from the National Wetland Inventory located in the project site, therefore there is **no impact**.
- D Movement of Fish and Wildlife: There is no major impact on the migratory thoroughfare of any fish and wildlife. Migratory birds potentially found in the project area include the Bald Eagle (*Haliaeetus leucocephalus*), California Thrasher (*Toxostoma redivium*), Common Yellowthroat (*Geothlypis trichas sinuosa*), Golden Eagle (*Aquila chrysaetos*), Lawrence's Goldfinch (*Carduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Nuttall's Woodpecker (*Picoides nuttallii*), Oak Titmouse (*Baeolophus inornatus*), Rufous Hummingbird (*Selasphorus rufus*), Song Sparrow (*Melospiza melodia*), Spotted Towhee (*Pipilo maculatus clementae*), Tricolored Blackbird (*Agelaius tricolor*), Wrentit (*Chamaea fasciata*), and Yellow-billed Magpie (*Pica nuttalli*). The California Red-legged Frog (*Rana draytonii*), Tiger Salamander (*Ambystoma californiense*), and Delta Smelt (*Hypomesus transpacificus*) also have a potential suitable habitat area within the 9-quadrangle area surrounding the project, but the site is small enough as to not greatly affect movement of these species.

The construction of new communication tower creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. Communications towers are estimated to kill 4-5 million birds per year, which violates the spirit and the intent of the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703-712) and related Code of Federal Regulations designed to implement the MBTA. Some of the species affected are also protected under the Endangered Species Act and Bald and Golden Eagle Act. Interim guidelines were developed by Fish and Wildlife Service personnel from research conducted in several eastern, midwestern, and southern states, and have been refined through Regional review. They are based on the best information available at this time, and are the most prudent and effective measures for avoiding bird strikes at towers. Some of the guidelines are:

- New facilities should be collocated on existing towers or other existing structures.
- Towers should be less than 200 feet above ground level
- Towers should be freestanding (i.e., no guy wires)
- Towers and attendant facilities should be sited, designed and constructed so as to avoid or minimize habitat loss within and adjacent to the tower "footprint".
- New towers should be designed structurally and electrically to accommodate the applicant/licensee's antennas and antennas for at least two additional users (minimum of three users for each tower structure).
- Security lighting for on-ground facilities and equipment should be down-shielded to keep light within the boundaries of the site.

- Towers no longer in use or determined to be obsolete should be removed within 12 months of cessation of use. The project is consistent with the U.S. Fish and Wildlife Service interim guidelines because the proposed 116-foot tower is less than 200 feet in height and no guy wires are necessary. The footprint of the proposed lease area would not encroach onto any environmentally sensitive habitat. Although the proposed project will be in a relatively small area of the project site, there is the potential for impact to the nesting of migratory birds in the project area. Mitigation measure BIO-1 requires a nesting bird preconstruction survey prior to project construction.

Therefore, there is a **less significant impact with mitigation incorporated.**

- E Due to the absence of biological resources on the project site, the proposed project would not conflict with local policies adopted for the protection biological resources. **No impact** would occur.
- F Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

**Mitigation Measures**

**Bio-1** Ground Disturbance Timing for Nesting Birds. To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist, shall be demarcated with bright orange construction fencing. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.

**Source:** California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act

<b>Chapter 5. CULTURAL RESOURCES</b> – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

(A.)(B.)(C.)(D.) Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. According to Amador County EIR exhibit 4.5-2 Cultural Resource Sensitivity, the project site is not located in an area considered to have high archeological sensitivity. Prehistoric resources sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water. The project site area is in the existing Plymouth Sand and Gravel surface mining area. Grading and other soil disturbance activities on the project site have the potential to uncover historic or prehistoric cultural resources. To prevent impacts to historic or prehistoric cultural resources that may be uncovered during development activities on the project site, a mitigation measure is recommended to halt activity and the county Planning Department and a professional archaeologist be consulted to evaluate the find(s). Mitigation Measures require halting construction upon the discovery of as-yet undiscovered significant prehistoric sites and documenting and/or avoiding these resources. Because these mitigation measures would avoid substantial adverse changes in the significance of unknown cultural resources, the impact would be reduced to **less than significant with mitigation incorporated**.

**Mitigation Measures**

**CULTR-1** During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the Amador County Technical Advisory Committee. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.

**CULTR-2** Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR

AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:

1. Determine if an investigation of cause of death is required;
2. Determine if the remains are most likely that of Native American origin, and if so suspected;, the coroner shall notify the NAHC within 24 hours of making his or her determination.
3. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
4. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
5. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
6. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

**Source:** Planning Department; Amador County General Plan Environmental Impact Report



<b>Chapter 6. GEOLOGY AND SOILS – Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A1. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur.
  
- A2-4 The State Geologist has determined there are no sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Therefore, the impact is **less than significant**.
  
- B. The construction activities would result in a land disturbance of less than one acre and therefore are not expected to require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board prior to construction. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion.

- C. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion resulting to a **less than significant** impact.
- D. According to the Natural Resources Conservation Service (NRCS, 2017), the project site is located on Red Bluff-Mokenlumne complex with 0-5 percent slopes. This soil type is well drained and has moderate permeability.. Therefore, the proposed project would not be located on expansive soil, and impacts would be **less than significant**.
- E. The proposed project would install a cellular tower on a developed industrial site. Therefore, the project would not require the use of the City's sewer system, nor the use of septic tanks. **No impact would result.**

**Sources:** Soil Survey-Amador County; Planning Department; Environmental Health Department; National Cooperative Soil Survey; Amador County General Plan EIR, California Geologic Survey; Alquist-Priolo Earthquake Fault Zones Maps.

Chapter 7. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A-B The project involves the installation of a cellular antenna tower on an existing site and would not generate substantial operational emissions. The project would generate a negligible amount of greenhouse gas emissions during construction and as a result of infrequent maintenance vehicle trips and back-up generator operations. A 30 kw (40 HP) AC diesel standby generator containing a 190 gallon fuel tank would be placed within the lease area. Although the project includes a diesel generator, it would only be used as a back-up power supply, and would therefore produce negligible emissions. The proposed generator power is below the threshold for a permit from the Amador Air District. No other emissions would be associated with the operation of the proposed project. Therefore, the project would not generate significant greenhouse gas emissions, conflict with an applicable plan, policy, or result in significant global climate change impacts. Impacts would be **less than significant**.

**Sources:** Amador County General Plan, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan.

<b>Chapter 8. HAZARDS AND HAZARDOUS MATERIALS –</b> Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A-B Construction activities associated with the development of the proposed project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. In the event of an accidental release, construction personal who are experienced in containing accidental releases of hazardous materials will likely be present to contain and treat affected areas in the event a spill occurs. If a larger spill were to occur, construction personal would generally be on hand to contact the appropriate agencies. Hazardous materials used during construction would ultimately disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility.

The proposed project includes a standby diesel generator with a 190-gallon belly tank. Though this quantity exceeds the hazardous materials threshold requiring oversight by the local CUPA, risk to public health and the environment are low based on the type of material, volume and location of the facility. The proposed project would install a cellular tower, which would emit radiofrequency (RF) energy, a type of electromagnetic energy. RF radiation can be harmful if radiation levels are high enough to heat biological tissue and raise body temperatures. Effects from high levels of RF radiation could cause health problems, such as cataracts or temporary sterility in men (Federal Communications Commission [FCC], 1999). The evaluation concludes that the proposed project would comply with FCC standards for limiting public exposure to RF frequencies (Hammett & Edison, 2011). Impacts due to RF exposure would be **less than significant**.

- C No schools are located within ¼ mile of the site. Therefore, schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.
- D The project site does not appear on any hazardous material site lists compiled pursuant to Government Code Section 65962.5. In March 2019, Amador County staff searched the following databases for known hazardous materials contamination at the project site:
- Superfund Enterprise Management System (SEMS) database
  - Compensation, and Liability Information System (CERCLIS) database for superfund sites; Department of Toxic Substances Control's Envirostor database for cleanup sites and hazardous waste permitted facilities
  - Geotracker search for leaking underground fuel tanks
- The project site does not appear on any of the above lists, nor are there any hazardous material contamination sites anywhere near around the site. As such there would be **no impacts**.
- E No public use airports have been identified to be located within the vicinity of the project site. The proposed project is located outside the compatibility zones for the area airports, and therefore, would have **no impact** to people working on the project site.
- F No known private airstrips have been identified within two miles of the project site. As a result, **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.
- G The proposed project is an unmanned facility, so no evacuation and/or emergency response plans are necessary. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service so there would be **less than significant impact**.
- H The project site is located in a non-urbanized area and is within a moderate fire hazard zone, according to CAL FIRE's Fire Hazard Severity Zone map for Amador County (2007). **There is less than significant impact** related to risk of wildland fires.

<b>Chapter 9. HYDROLOGY AND WATER QUALITY –</b> Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A The proposed project would install a cellular antenna tower on an existing agricultural surface mining site. Construction of the proposed project would include a 2,500 square foot graded pad which would increase the impermeable surfaces on-site, resulting in a slight increase in urban storm water runoff. The graded pad would be a minor increase in ground coverage and would not produce contamination or sediment conveyance

that would violate water quality standards. Therefore, impacts to water quality or waste discharge would be **less than significant**.

- B The proposed project would not require the use of, or otherwise interfere with, groundwater supplies. **No impact** would result.
- C An equipment shelter is proposed within the 2,500 square foot fenced lease area. The proposed area to be developed, including the tower location and the ground equipment area is within grassland and oak trees. The 20-foot wide access easement will not create any significant impact to drainage patterns or create significant amount of runoff. The proposed project would require a minimal amount of ground disturbance. The minor amount of site disturbance would not alter absorption rates or drainage patterns. Therefore, impacts would be **less than significant**.
- D No streams or rivers traverse the property. **No impact** would result.
- E The proposed project would require a minimal amount of ground disturbance, totaling 2,500 square feet. The minor amount of site disturbance would not alter absorption rates or drainage patterns. Therefore, **impacts would be less than significant**
- F **No impacts** identified as a result of this project.
- G The proposed project does not involve the construction of housing. **No impact** would result with respect to placing housing within a 100-year flood hazard area.
- H The project site falls within Zone X, which is determined to be outside designated floodplains, as mapped by the Federal Emergency Management Agency (2010). Therefore, **no impact** to flood flows would occur.
- I The project will not expose significant risk of loss, injury, or death to people or structures, nor is it located near a levee or a dam. **No impact** would result
- J The project site has an approximate elevation of 590 feet above sea level and the height of the tower indicate that it will not be subject to inundation by seiche, tsunami, or mudflow. **No impact** would result.

Chapter 10. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A The project site is bordered by Highway 16, low density residential units to the west, residential units to the east, and properties in the Williamson Act to the south. Currently, the subject parcel is developed with a sand and gravel supplier. The proposed project would include the installation of a cellular antenna tower and would not divide an established community. **No impact** would result.
- B The project parcel is designated by the General Plan as Agricultural General and is zoned AG (Exclusive Agriculture). Section 19.48.150 of the Zoning Ordinance requires new telecommunication facilities to have a minimum building setback from all property lines and public road rights-of-way equal to the height of the facility. The proposed 116-foot tower is located 1,010 feet from the north property line, 1,586 feet from the south property line, 3,616 feet from the east property line and 2,988 feet from the west property line. The proposed tower meets the required setback so **no impact** would result with the zoning ordinance.
- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

**Sources:** Amador County General Plan, Amador County Municipal Codes.



<b>Chapter 11. MINERAL RESOURCES</b> – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A & B The California Geological Survey (CGS) has not classified the project site as being located in a Mineral Resource Zone (MRZ). The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. The proposed project site is currently being used for surface mining of sand and gravel. Existing mine operation is intermittent and is not planned to expand past present boundaries. The site of the tower would be located on an unused corner adjacent to a dirt road used by the mine, as such, the tower will not interfere with operations nor will it interfere with the reclamation plan to leave the two pits as ponds. An amendment to the reclamation plan will not be required. **No impact** would result.

Chapter 12. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site. The potential use of onsite emergency standby generators would provide power until normal power is restored. The use of standby generators will be short term in duration and will create **less than significant** impacts.
- B The proposed project would not include the development of land uses that would generate substantial ground-borne vibration or noise or use construction activities that would have such effects. No structures are proposed that would require heavy footings where the use of heavy pile drivers would be required. **No impact** would result.
- C Operation of the proposed project may generate a small amount of noise associated with the low frequency “hum” of the cell tower. The allowable exterior noise limits for utilities is 75 decibels per the Amador County General Plan Land Use Compatibility for Community Noise Environments table N-3. Noise levels generated during normal operation would not exceed applicable noise standards established in the General Plan. Impacts would be **less than significant**.
- D Construction activity on the site has the potential to generate high noise levels on and adjacent to the project site intermittently during project development activities. During

construction, the highest noise levels would result from operation of heavy equipment, which can be expected to generate noise levels of between 85 to 90 decibels (dBA) at a distance of 50 feet from the source. Noise levels will be reduced, however, by a factor of six dBA with each doubling of distance from the noise source and by intervening topography. Construction noise activities related to the construction is temporary in nature and is not seen, will not be significant, given the distance, approximately 3643.2 feet to the nearest offsite residence.

E&F The project is located more than two miles from the nearest airport or private airstrip. **No impact** would result.

<b>Chapter 13. POPULATION AND HOUSING</b> – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A The project would not add new homes or businesses or extend existing roads or other infrastructure in a manner that promotes additional growth. The project would not directly or indirectly induce population growth and **no impact** would result.
- B & C The proposed project site is currently developed with an industrial sand gravel and gravel supplier and would not result in the displacement of housing or people, or cause replacement housing to be constructed elsewhere. **No impact** would result.

<b>Chapter 14. PUBLIC SERVICES – Would the project:</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A     The project site is currently served by the Amador Fire Protection District. The nearest fire station is located at 16850 Demartini Road, Plymouth. The site is approximately 2 miles (driving distance) from the fire station. Proposed improvements would not result in significant additional demand for fire protection services. As such, the proposed project would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. **No impact** related to fire protection services would occur.
- B     The project site is currently served by the Amador County Sheriff's Department. The nearest police station is located at 700 Court Street in Jackson. The project site is located approximately 14 miles (driving distance) from the sheriff's station. Proposed improvements would not result in additional demand for sheriff protection services. As such, 3902 Highway 16 Wireless Cell Tower would not result in the provision of or need for new or physically altered sheriff protection facilities, the construction of which could cause significant environmental impacts. **No impact** related to police protection services would occur.
- C-E   The proposed cell tower installation project would not increase the number of residents in the County, as the project does not include residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services. As such, the proposed project would result in **no impacts** on these public services.

<b>Chapter 15. RECREATION</b> – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A&B The proposed cell tower installation project would not generate population that would increase demand for parks or recreational facilities. Thus, the proposed project would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities. Therefore, the proposed project would have **no impact** on recreational facilities.

Chapter 16. TRANSPORTATION / TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any additional congestion at any intersections. The proposed facility would require periodic maintenance, involving one vehicle trip per month. As such, level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be **less than significant**.

C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project

would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact would result.**

- D The proposed project does not include any design features that would create a hazard, such as sharp turns in the access road. The proposed project would be consistent with surrounding industrial uses. Therefore, **no impact** would result.
- E The proposed project would not interfere with emergency access routes. **No impact** would result.
- F The proposed project includes the installation of a cellular antenna tower on an existing site. The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **no impact**.



Chapter 17. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A-E The proposed project would not require any water or wastewater service. Therefore, the project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **no impact** related to these utilities and service systems would occur.
- F&G The installation of a cellular tower would generate a minimal amount of construction waste. Currently there are no active landfills in the county, however, the Aces Waste Services has a transfer station in Lone which has sufficient capacity to accommodate the additional solid waste. In addition, the proposed project would comply with federal, state, and local regulations regarding solid waste. Impacts would be **less than significant**.

<b>Chapter 18. MANDATORY FINDINGS OF SIGNIFICANCE</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A Impacts to Aesthetics, Biological Resources and Cultural Resources would be significant unless mitigated. Therefore, Mitigation Measures AES-1, AES-2, BIO-1, CULTR-1 and CULTR-2 are required of the project.

The implementation of the Mitigation Measures identified above would result in less than significant impacts to Aesthetics, Biological Resources and Cultural Resources. Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be greatly impacted. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts with Mitigation Incorporated."

Implementing AES-1 and AES-2 during construction of the proposed project would reduce reflected glare from oncoming traffic and the faux water tank design will match the rural character of the area. Operation of the proposed project would not result in impacts to fish or wildlife species, or associated habitats. However, construction of the proposed project could impact nesting birds if construction occurs during the nesting season. Mitigation Measure BIO-1 would reduce these impacts to less than significant. Due to the limited ground disturbance, the proposed project would not be expected to impact any cultural or historic resources with Mitigation Measures CULTR-1 and CULTR-2 incorporated. With implementation of the aforementioned Mitigation Measures, impacts would be **less than significant with mitigation incorporated**.

- B No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and I or probable future projects. No cumulative impacts would be occur. The intent of the project is to improve cellular coverage for existing and future wireless customers. The proposed project is consistent with the Amador County General Plan. **Impacts would be less than significant.**
  
- C There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly. However, the proposed project has the potential to cause both temporary and future impacts to the area by project-related impacts relating to Aesthetics, Biological Resources and Cultural Resources. With implementation of mitigation measures included in this Initial Study, these impacts would be effectively mitigated to a **less than significant level.**

**SOURCE:** Chapters 1 through 17 of this Initial Study.

**REFERENCES** Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Air Resources Board; California Department of Conservation; California Department of Forestry and Fire Protection; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; Amador Fire Protection District; Caltrans District 10 Office of Rural Planning; Commenting Department and Agencies. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

**NOTE:** Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.



**PLANNING DEPARTMENT  
LAND USE AGENCY**

County Administration Center  
810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6380  
Website: [www.amadorgov.org](http://www.amadorgov.org)  
E-mail: [planning@amadorgov.org](mailto:planning@amadorgov.org)

**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:

1. Complete the following:
- Name of Applicant AT&T Mobility c/o Epic Wireless Group LLC
- Mailing Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630
- Phone Number 916-936-5430
- Assessor Parcel Number 001-150-015-000
- Use Permit Applied For:
- Private Academic School
  - Private Nonprofit Recreational Facility
  - Public Building and Use(s)
  - Airport, Heliport
  - Cemetery
  - Radio, Television Transmission Tower
  - Club, Lodge, Fraternal Organization
  - Dump, Garbage Disposal Site
  - Church
  - OTHER Unmanned Wireless Telecommunications Facility
2. Attach a letter explaining the purpose and need for the Use Permit.
3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
4. If Applicant is not the property owner, a consent letter must be attached.
5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
6. 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.
7. Planning Department Filing Fee: \$ \_\_\_\_\_  
Environmental Health Review Fee: \$ \_\_\_\_\_  
Public Works Agency Review Fee: \$ \_\_\_\_\_
8. Complete an Environmental Information Form.
9. Sign Indemnification Form.

**ENVIRONMENTAL INFORMATION FORM**

(To be completed by applicant; use additional sheets as necessary.)  
Attach plans, diagrams, etc. as appropriate.

**GENERAL INFORMATION**

Project Name: CVL02310/Drytown  
AT&T Mobility CAF II High Speed Internet, FirstNet Program, and Capacity and Coverage

Date Filed: 11/2/2018 File No. \_\_\_\_\_

Applicant/ Developer	<u>AT&amp;T Mobility c/o Epic Wireless Group LLC</u>	Landowner	<u>Gordon Vicini</u>
Address	<u>605 Coolidge Drive, Suite 100</u>	Address	<u>3902 State Highway 16</u>
	<u>Folsom, CA 95630</u>		<u>Plymouth, CA 95669</u>
Phone No.	<u>916-936-5430</u>	Phone No.	<u>530-622-1963</u>

Assessor Parcel Number(s) 001-150-015-000

Existing Zoning District AG

Existing General Plan A-G

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: N/A

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

- | YES                                 | NO                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity.                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects?                          |

**ENVIRONMENTAL SETTING**

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date \_\_\_\_\_

\_\_\_\_\_  
(Signature)

For Epic Wireless Group on behalf of AT&T Mobility



On Behalf Of



**AT&T TELECOMMUNICATIONS FACILITY "DRYTOWN"  
AT&T SITE NUMBER: CVL02310**

**PROPOSAL/WRITTEN STATEMENT**

**AUTHORIZED AGENT:**

**EPIC WIRELESS GROUP, LLC**

**ZONING MANAGER:**

**ASHLEY SMITH; (916) 936-5430; Ashley.Smith@epicwireless.net**

**PROPERTY OWNER:**

**GORDON VICINI**

**APN: 001-150-015-000**

**3902 STATE HIGHWAY 16, PLYMOUTH, CA 95669**

---

**WRITTEN PROJECT DESCRIPTION**

- SITE SIZE
- SQUARE FOOTAGE OF EXISTING/PROPOSED STRUCTURES
- NUMBR OF FLOORS OF CONSTRUCTION
- AMOUNT FO OFF STREET PARKING PROVIDED
- SOURCE OF WATER
- METHOD OF SEWAGE DESPOSAL
- SITE PLANS
- PROPOSED SCHEDULING OF PROJECT CONSTRUCTION
- DECRIBE ANTICIPATED INCREMENTAL DEVELOPMENT
- ASSOCIATED PROJECTS
- SUBDIVISION/LAND DIVISION PROJECTS
- RESEIDENTIAL PROJECTS
- COMMERCIAL PROJECTS
- INDUSTRIAL PROJECTS
- INSTITUTIONAL PROJECTS
- CONDITIONAL USE PERMIT

**ENVIRONMENTAL SETTING**

- DESCRIBE PROJECT SITE BEFORE PROPOSED PROJECT
- SURROUNDING PROPERTIES LAND USES
- ANY KNOWN MINE SHAFTS, TUNNELS, AIR SHAFTS, ETC.

Epic Wireless Group LLC  
605 Coolidge Drive Suite 100  
Folsom, CA 95630



On Behalf Of



Project: AT&T New Site Build Monopole Tower

Name: CVL02310/Drytown

Objective: Connect America Fund (CAF II), FirstNet Program, and Mobility (LTE)

As wireless technology and customer demand change and increase, so does the need for additional wireless facilities to meet that demand. Since this project would be owned and operated by AT&T Mobility, there is no cost to the surrounding residences nor the city. The city of Drytown will fully benefit from this tower. The benefits include the federally funded CAF II project which is dedicated to high speed internet in Rural America, the FirstNet program for first responders, and lastly mobility coverage.

The CAF II project was adopted by the FCC to accelerate broadband to buildout to the millions of Americans in Rural areas who do not have access to high speed internet. To ensure that the CAF II support is used efficiently, the FCC has focused on areas that are deemed underserved by unsubsidized service providers. Back in 2013 AT&T accepted the funding to help the rural areas in America to gain access to high speed internet at a bandwidth of 10/1 MBPS from a low 4/1 MBPS speed. This will be beneficial to offer increased access to education, healthcare, and employment opportunities.

Along with the first benefit of high speed internet, this site will also incorporate the FirstNet program. FirstNet is a single, nationwide network strictly dedicated to public safety communications. The FirstNet program allows first responders to get information quickly to help them make decisions in a timely manner. In times of emergency or planned public events when the data capacity is full, FirstNet will throttle the data to provide the needed bandwidth to public safety workers. This network will allow first responders and public safety workers to send and receive voice, data, and text without concerns of network congestion. This network would not only benefit those in larger cities, but those in rural America that don't have the needed coverage for cell use, let alone emergencies.

The proposed site is 5.29 miles west of the center of Drytown. The property where the tower is to be located is on the property of the Vicini Family. This area is an Agricultural General zoning plan, with an existing industrial use of a Sand and Gravel Company. Due to the location of the tower on the Vicini property, the tower will meet this requirements set forth by Amador County for Unmanned Wireless Facilities.

All equipment needed by AT&T to run this facility will be within a 2500 square foot fenced in lease area in the middle of the property. Within this compound there will be a 20kw diesel generator with a generator tank, a pre-fab WIC (walk in cabinet), and a 116' Water Tank Tower. The tower will be a water tank design due to the location of the project near the vicinity of Highway 16, and no trees in the vicinity to make a monopine feasible at this location. This would all be enclosed by a six foot chain link fence.

Epic wireless believes that this project will be highly beneficial to this community and pushes for approval for this project.

Epic Wireless Group LLC  
605 Coolidge Drive Suite 100  
Folsom, CA 95630



**Project Description:**

**1. Site Size:**

The location of the proposed site is on a parcel zoned Agricultural General (AG) with an existing Sand and Gravel industrial use on the property. The unmanned wireless facility will be within a 50'x50' compound (2500 square feet) surrounded by a 6' high chain link fence.

**2. Square Footage of Existing/Proposed Structures:**

The proposed unmanned wireless facility will be 2500 square feet. From the Amador County GIS Viewer, it appears there is a 400 square foot garage on location built back in 1958.

**3. Number of Floors of Construction: N/A**

**4. Amount of off street parking: N/A**

**5. Source of Water: N/A**

**6. Method of Sewage: N/A**

**7. Attach Plans:**

Plans will be attached in this packet.

**8. Proposed Scheduling of Construction:**

During construction, the hours of operation will be Monday thru Friday between the hours of 8am and 5pm. Construction can be from 8 weeks to 12 weeks from start to finish. Once construction is completed, the site will be online and running 24 hours a day 7 days a week.

**9. Describe anticipated incremental development:**

The project is to be developed within a 8 to 12 week time frame.

**10. Associated Projects:**

This project is one of thousands that are a part of the Connect American Fund (CAF II Project) for high speed internet that are geared towards the areas of America that are deemed inadequately served from Federal Standards. However, this is the only project in this area of Drytown.

**11. Subdivision/Land Division Projects: N/A**

**12. Residential Projects: N/A**

**13. Commercial Projects:**

The proposed commercial project is an Unmanned Wireless Telecommunications Facility that will offer the community of Drytown high speed internet, the FirstNet Program, as well as capacity and coverage service. The services will be through the 115' monopole on the parcel, and therefore will not need a sales area and/or loading facilities.

**14. Industrial Projects: N/A**

**15. Institutional Projects: N/A**

**16. Conditional Use Permit:**

This project will need a conditional use permit in order for the application to be submitted to the County. The reasoning for needing a CUP for this project is due to the size of the proposed tower. The tower is to be a 116' water tank, which is more than the fifty foot designation for the use permit.

**Environmental Setting:**

**29. Describe project site before proposed project:**

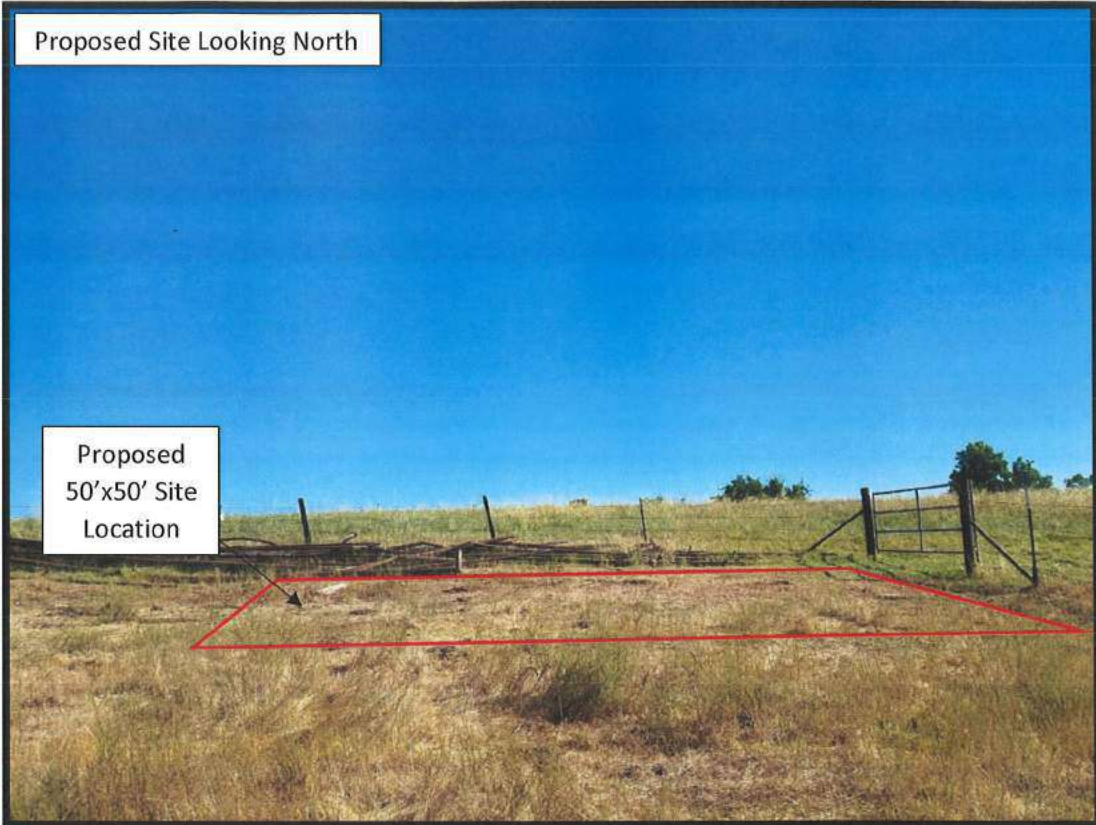
*Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.*

The proposed site of the project is a parcel that is currently being used as an industrial use for a Sand and Gravel company. The current topography is that of mostly agricultural land within large acreage. The project parcel, does appear to have cattle roam within a fenced in area, outside of the projects location. It appears as if there is existing barns to the East of the proposed location of the Unmanned Wireless Facility. No cultural, historical, or scenic aspects appear to be prevalent in this area.

Please see the photos below of the proposed project area:

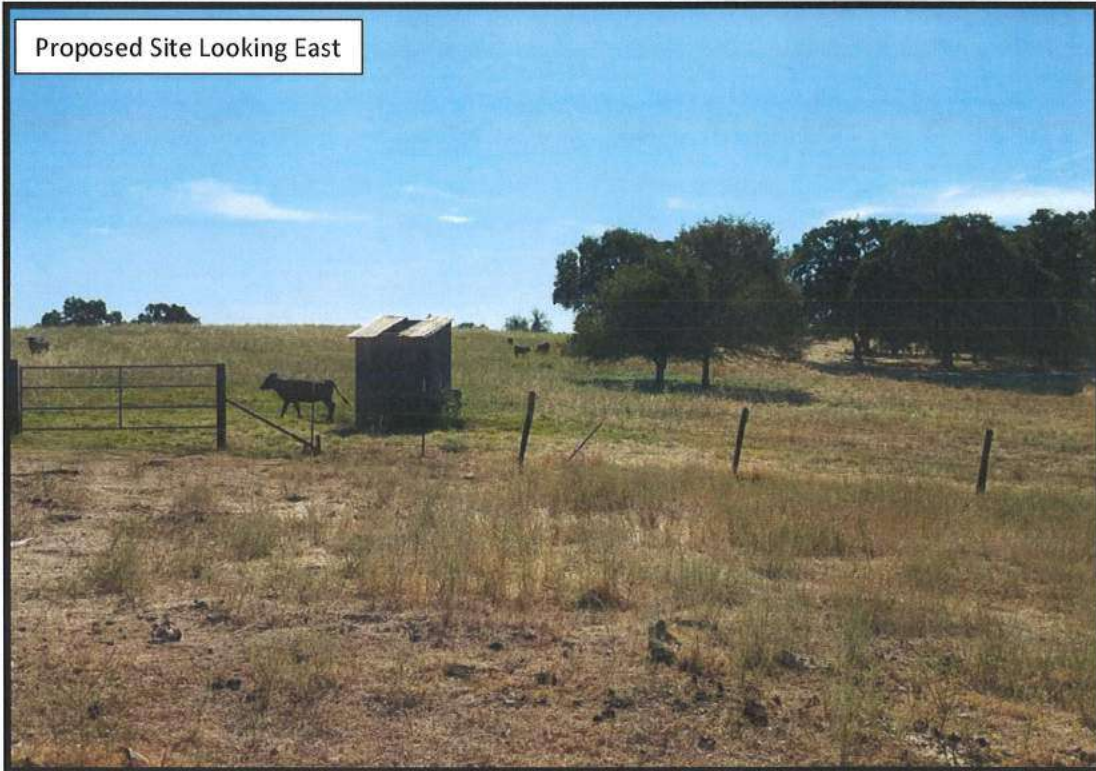


Proposed Site Looking North



Proposed  
50'x50' Site  
Location

Proposed Site Looking East



Proposed Site Looking South



Proposed Site Looking West



**30. Surrounding Properties Land Uses:**

*Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicated the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height frontage, setback, rear yard, etc.). Attach photographs of the vicinity.*

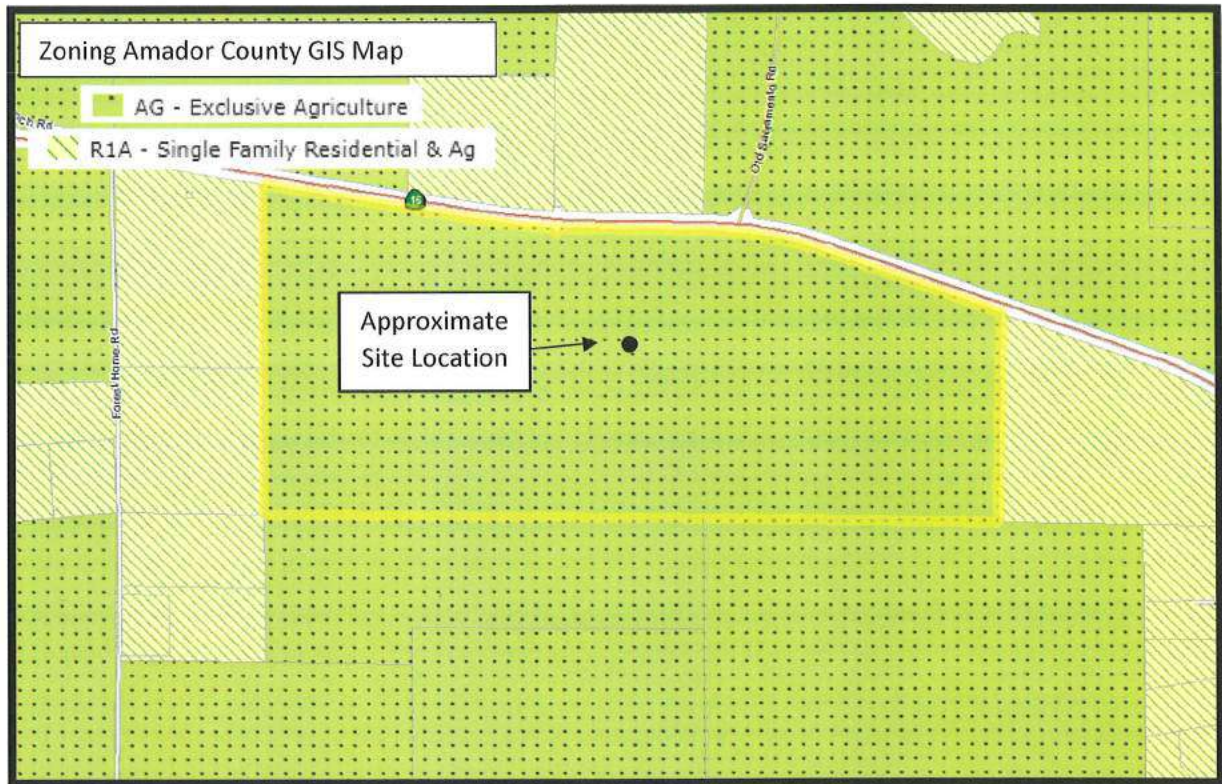
The location of the proposed tower is at 3902 State Highway 16, Plymouth, CA 95669. The surrounding properties appear to have the same topography as our subject parcel. The parcels could possibly have cattle on the property as well.

The selected parcel is zoned AG or Agricultural General (AG). This is a 400+ acre lot that is used for industrial use of the Sand and Gravel Company. The properties surrounding our parcel all have a general plan of A-G (Agricultural General). Please see GIS Map below:



**Zoning Map:**

The zoning of the parcels around our proposed project location are that of Agricultural General (AG) or Single Family Residential & AG (R1A). This is shown in the map below:



**Overhead view of the lease area and distances to nearby Residences:**

While looking over the map provided below you will find that the closest neighbor to the proposed site is that of .69 miles away. All the homes in the surrounding area appear to be that of single family homes with a zoning of Agricultural General.



**31. Any Known:**

*Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features.*

N/A



On Behalf Of



**PROJECT SUPPORT STATEMENT  
ALTERNATIVE SITE ANALYSIS  
Summary of Site Evaluations and Technical Evidence  
Conducted by Epic Wireless Group, LLC**

**AT&T TELECOMMUNICATIONS FACILITY "DRYTOWN"**

**AT&T SITE NUMBER: CVL02310**

**AUTHORIZED AGENT:**

**EPIC WIRELESS GROUP, LLC**

**ZONING MANAGER:**

**ASHLEY SMITH; 916-936-5430; Ashley.smith@epicwireless.net**

**PROPERTY OWNER:**

**VICINI FAMILY INVESTMENTS**

**APN: 001-150-015**

**3902 STATE HIGHWAY 16, PLYMOUTH, CA**

- 
- **PROJECT'S BACKGROUND SUMMARY AND OBJECTIVES**
    - **SEARCH RING'S METHODOLOGY**
    - **POTENTIAL CO-LOCATIONS**
      - **EXISTING TOWERS**
    - **ALTERNATIVE SITE ANALYSIS**
  - **SUBJECT PARCEL AND SITE DETAILS**
    - **OPERATION STATEMENT**





**I. Executive Summary**

In the second quarter of 2018, Epic Wireless Group LLC was contracted by AT&T to identify a wireless site location and design to provide high speed internet for the FCC's Connect America Fund II project and improve the wireless coverage and capacity in the area of Drytown. After conducting thorough research and evaluation of existing properties and structures in the area that would accommodate a collocation, AT&T determined a new tower must be constructed to adequately meet the internet service goals and wireless coverage and capacity goals as well as bring the new FirstNet program to the area of Drytown.

In 2017 the Board of Supervisors denied a similar project as proposed by AT&T as it was preferred AT&T collocated on ATC's existing facility located near Highway 16. To date ATC and AT&T have not been able to come to a National Agreement whereby collocating on ATC Towers nationwide would be allowed. As a result, that FCC issued ring was abandoned by AT&T, and AT&T moved to another area in the County where they could serve a different group of residences with access to high speed wireless internet. This new proposal unlike the original, now will include the FirstNet Technologies to provide first responders with a dedicated network.

Epic Wireless investigated the areas within the given ring, in order to find a feasible location for AT&T's and the community's needs.

On Behalf Of

**II. Coverage Objective**

The FCC has determined that this is an area with insufficient internet service. As a result, this area was included in the FCC's Connect America Fund – II project. This purpose of this project is to bring high speed internet to underserved communities. This is measured by the number of living units that will be serviced by the facility. This particular project requires line-of-sight to serve the maximum number of living units. In addition to improving the internet service, AT&T will also provide improved wireless coverage. Due to the rural nature of this area, the tower will also include the FirstNet program. FirstNet is a single, nationwide network strictly dedicated to public safety communications. The FirstNet program allows first responders to get information quickly to help them make decisions in a timely manner. In times of emergency or planned public events when the data capacity is full, FirstNet will throttle the data to provide the needed bandwidth to public safety workers. This network will allow first responders and public safety workers to send and receive voice, data, and text without concerns of network congestion. This network would not only benefit those in larger cities, but those in rural America that don't have the needed coverage for cell use, let alone emergencies.

**III. Project Description**

The proposed site is .2 miles northeast of the center of the search ring and 5.31 miles northwest of the city of Drytown. The proposed tower is located is on the Vicini Property off of Highway 16. All equipment needed by AT&T to run this facility will be within a small area leased from the Vicini's. AT&T will be proposing a new site build of a 116' water tank. For this project, AT&T will be leasing a 50'x50' fenced in lease area on the center of the property. Within this c there will be a 20kw diesel generator with a generator tank, a pre-fab WIC (walk in cabinet), and this would all be enclosed by a six foot fence.

**III. Search Ring's Methodology**

In order for Epic Wireless to start the process of finding a site, we first await for AT&T to provide us with a new project. AT&T receives the new project from the FCC when they identify an area that is in need of service. The way the area is presented to AT&T and then to Epic Wireless is by an identified search ring in the area. This ring can be as small as .2 miles to 1 mile. The site acquisition specialists (Epic Wireless) are to then find a parcel within the given ring. It is vital to the project goals that the candidates investigated are within the ring provided. If the location is even 100 ft. outside of the search ring the candidate will be deemed inadequate by not meeting the Radio Frequency Engineers living unit goals for the project.

In identifying the least intrusive site location and design, AT&T looks to topography, local code, ordinances, and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of fulfilling living units and coverage objectives, a willing landlord, feasible construction, road access, available telephone and electrical utilities as well as compliance with local zoning requirements.

Epic Wireless first attempted to identify existing cell towers for collocation. No existing cell towers were identified in the immediate area within the ring given to AT&T by the FCC. The closest tower in proximity to the search ring was an ATC Tower located 3 miles east of the chosen candidate. However, this tower would not be feasible in order to provide high speed internet to the residences within this ring.

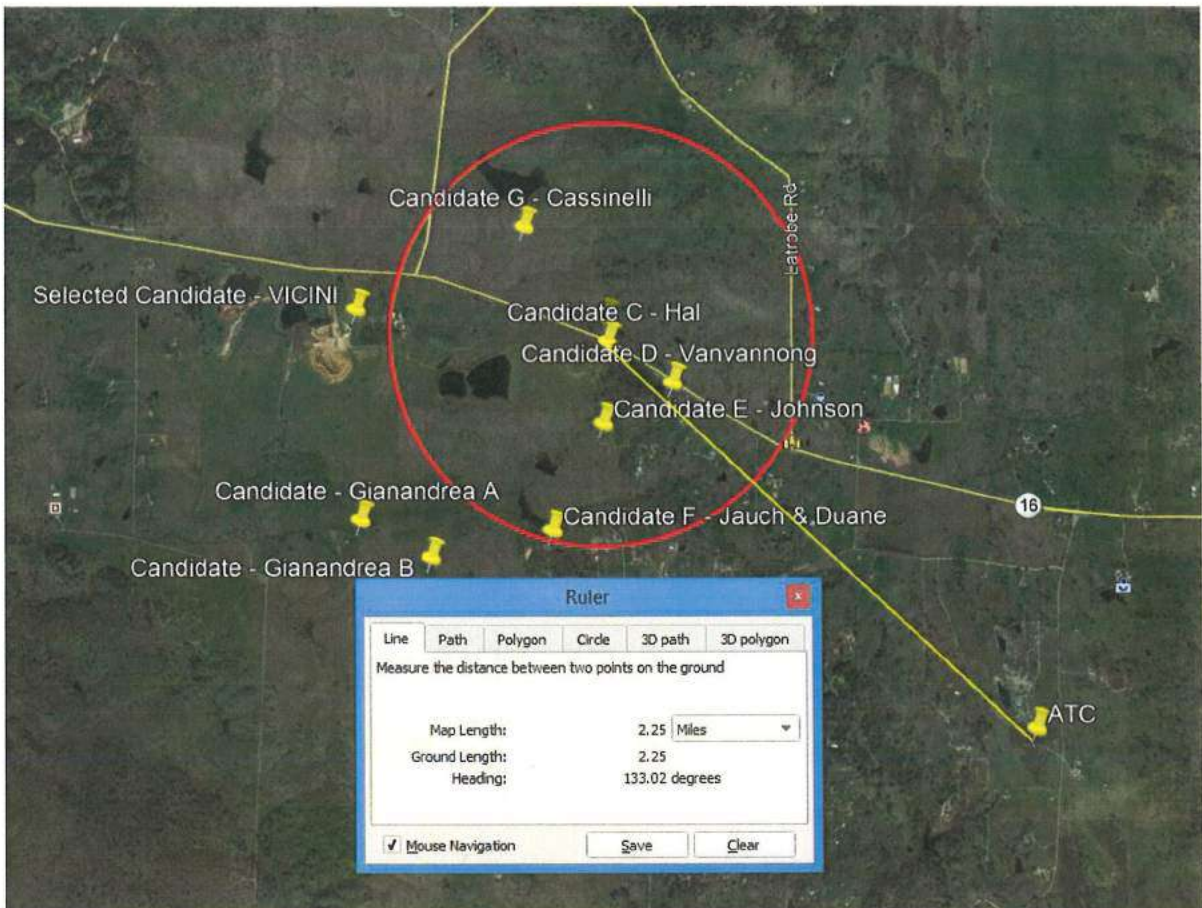
**IV. Potential Co-locations:**

Due to the area within the search ring encompassing a low populated area there are no potential co-location opportunities in the vicinity of the search ring. The CAF II program is directed towards the rural areas in America in which obtaining broadband internet is difficult to access. In order for the specified Living Units to be met, the site must be within the .8 mile radius.



**V. Existing Telecommunication Facilities**

Before finding a location in the designated search ring issued by AT&T, Epic wireless first looks to see if there are any feasible existing telecommunications facilities in the area. According to the data found on Tower sites, there were no facilities that were in the vicinity of the site. In order for AT&T to have a colocation opportunity on an existing telecommunications facility, we would have to move 2.25 miles southeast of the center of the search ring. If we were to move the site 2.25 miles north for colocation, the residences within this current ring would not be able to benefit from this program.

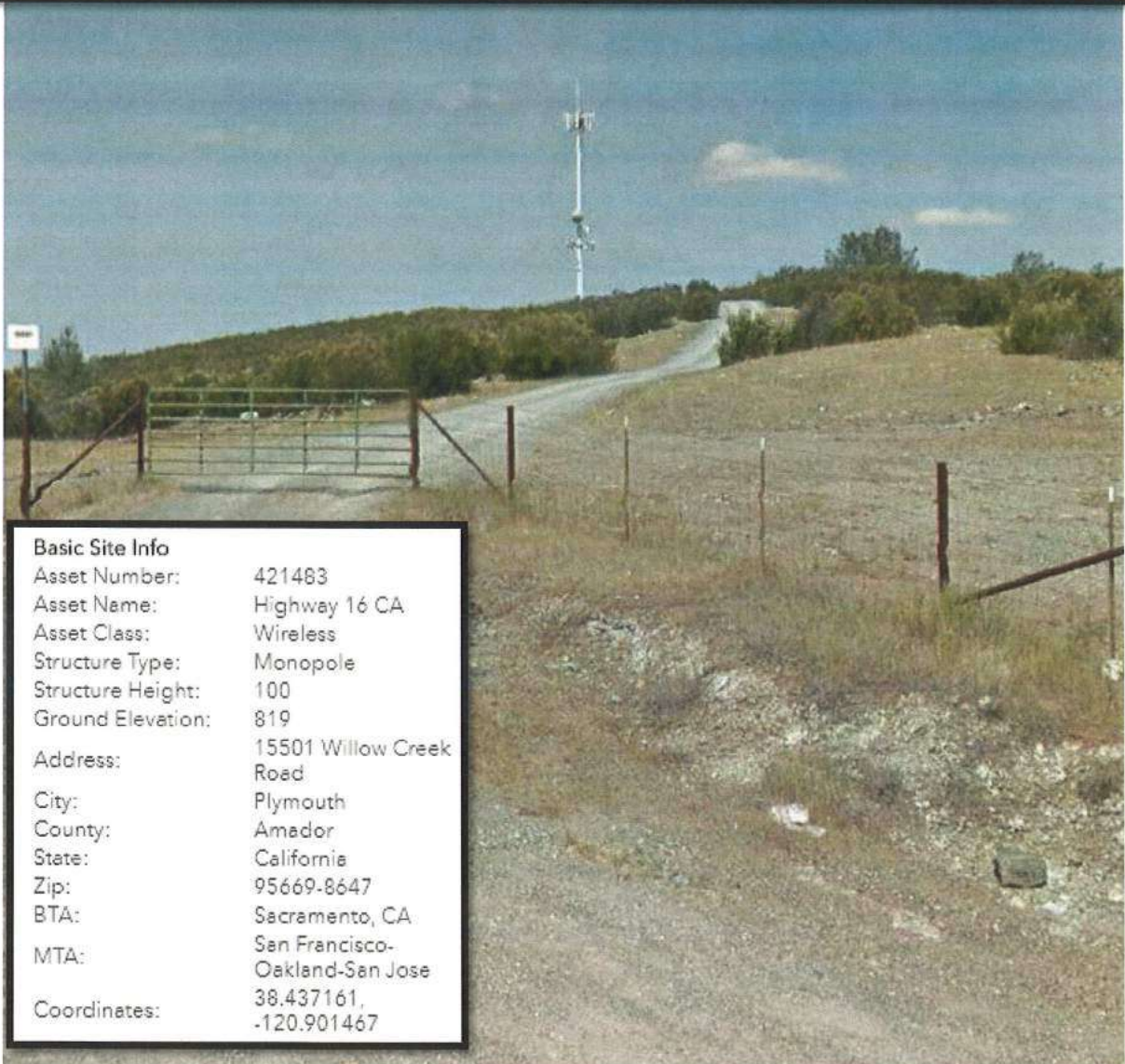


On Behalf Of

**i. ATC TOWER – HIGHWAY 16 CA**  
**15501 Willow Creek Road, Plymouth, CA 95669-8647**

This tower owned by American Tower Company is a 100’ Monopole situated off of Willow Creek Road. Unfortunately, due to the proposed location being 2.25 miles outside of the search ring this site would not be suitable from a site acquisition perspective for this project, with the possibility of missing the objective due to the location of the tower not being deemed inadequate by the FCC for lack of high speed internet service.


Asset Number: 421483    Asset Name: Highway 16 CA  
Lat / Long: 38.43716, -120.90146    |    Address: 15501 Willow Creek Road, Plymouth, California, 95669-8647

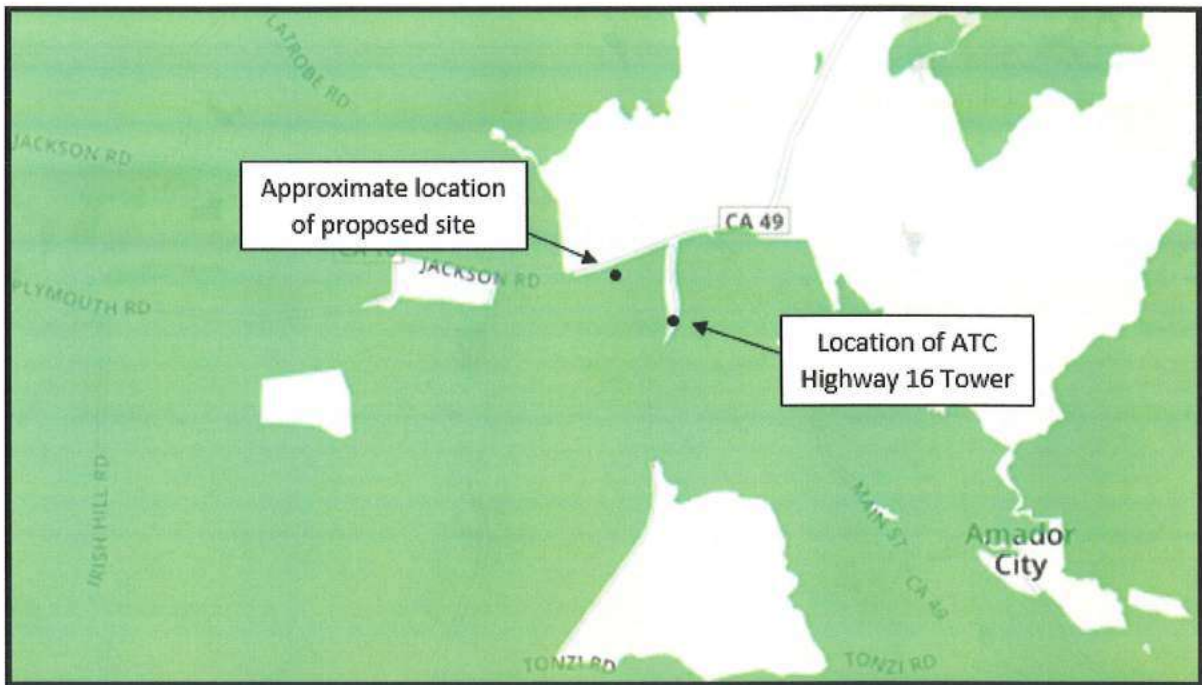


Basic Site Info	
Asset Number:	421483
Asset Name:	Highway 16 CA
Asset Class:	Wireless
Structure Type:	Monopole
Structure Height:	100
Ground Elevation:	819
Address:	15501 Willow Creek Road
City:	Plymouth
County:	Amador
State:	California
Zip:	95669-8647
BTA:	Sacramento, CA
MTA:	San Francisco-Oakland-San Jose
Coordinates:	38.437161, -120.901467

ii. **CONNECT AMERICA FUND ACCEPTED AREAS MAP**

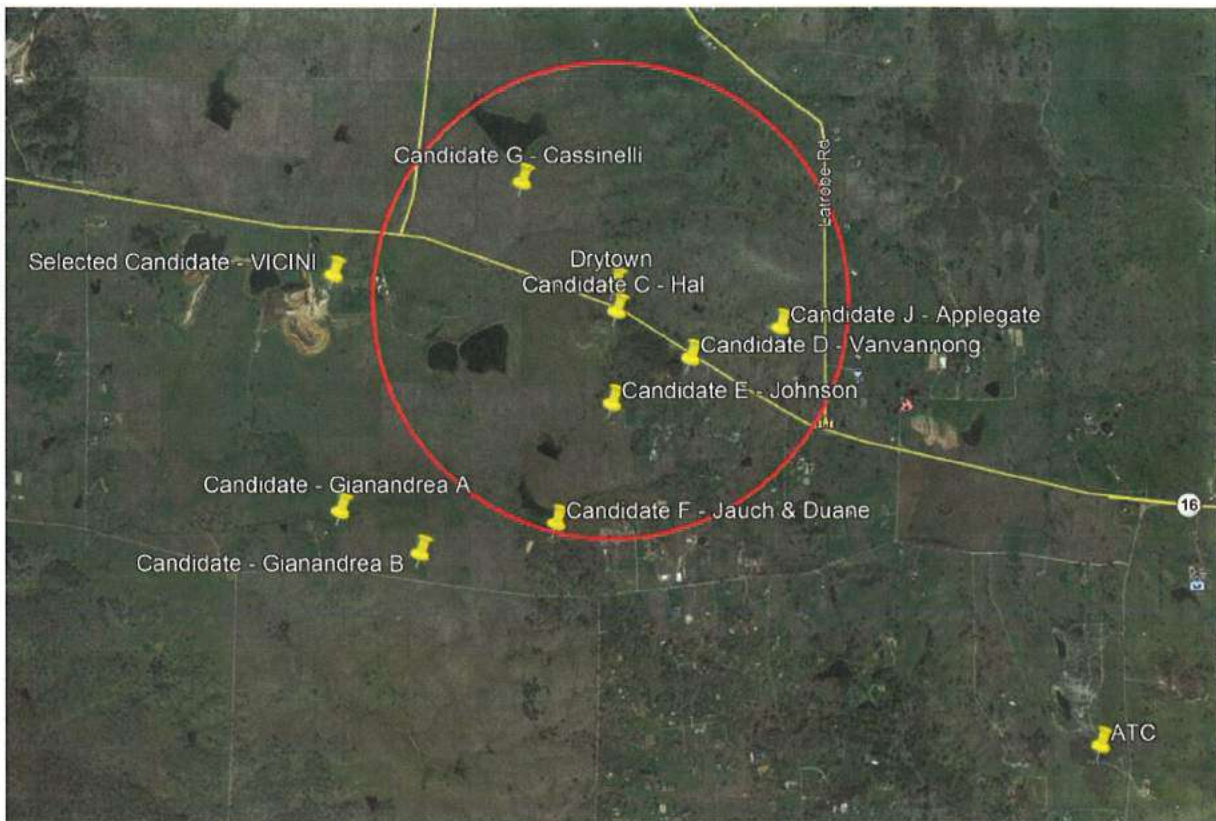
This map identifies the areas in which the FCC has identified as being inadequately and adequately served in America. The areas of **Green** show the areas in which the FCC deemed inadequate and would need the service, the areas of no color are already being served and will not need this service in that area.

As you can see from the below map, the existing ATC tower is in the area that is deemed adequately served by the FCC for high speed internet. However, the proposed site is in the green therefore is in need of high speed internet and is deemed inadequately served by the FCC.



**VI. ALTERNATIVE SITE ANALYSIS**

In total there were nine (9) candidates in which Epic Wireless tried to contact for feasibility purposes to meet the goals intended for this search ring. Out of the nine locations, six (6) were unresponsive, and were not investigated any further, and one was an ATC Tower nearly 2.25 miles outside of the designated ring. The last two were investigated thoroughly to see if they would be able to meet AT&T's goals. Epic Wireless was able to complete feasibility walks in order to determine if the proposed sites would be suitable for this project. Due to the search ring encompassing an area of .8 miles of a rural agricultural area, we were unable to find multiple locations in which landlords had interest. Luckily we were able to find an industrial parcel within this community at a higher elevation that would meet both the setbacks and ordinances of the county, as well as meet the needs of AT&T Mobility.



i. CANDIDATES INVESTIGATED

1. APN: 001-180-019-000



The first site that was investigated by Epic Wireless Group was a 287.38 acre parcel off of Carbondale Road owned by the Gianandrea Family. The parcel is completely vacant. This site was proposed to be a 150' monopole due to the distance outside of the search ring. This property was further away from the search ring (.32 miles) than our selected candidate (.14 miles). The closest living unit to the location of this proposed site was .45 miles away to the East. Due to the distance outside of the search ring, and the elevation of the proposed site, the parcel was not deemed suitable for this project.



2. APN: 001-180-018-000



Epic Wireless investigated another property owned by the Gianandrea's that was a 144.6 acre parcel. This parcel has an existing living unit and barn on the property. The site proposed was a 150' monopole within a 50'x50' lease area. The proposed location of this facility on the parcel was designed to meet all setbacks. The Gianandrea's property is approximately .42 miles west of the search ring. This was the lowest elevation of the three potential locations that Epic Wireless investigated. However, after much talk about the location of the proposed site, the Gianandrea's decided against this location due to the vicinity of the tower near their home. At that time this parcel was disqualified.

On Behalf Of

The following sites were considered and letters of interest sent out but received no response:

**Candidate C:**

5110 Welsh Pond Road, Plymouth, CA 95669



**Candidate D:**

5150 Welsh Pond Road, Plymouth, CA 95669



On Behalf Of

**Candidate E:**

5001 Asta Court, Plymouth, CA 95669



**Candidate F:**

4601 Carbondale Road, Plymouth, CA 95669



On Behalf Of

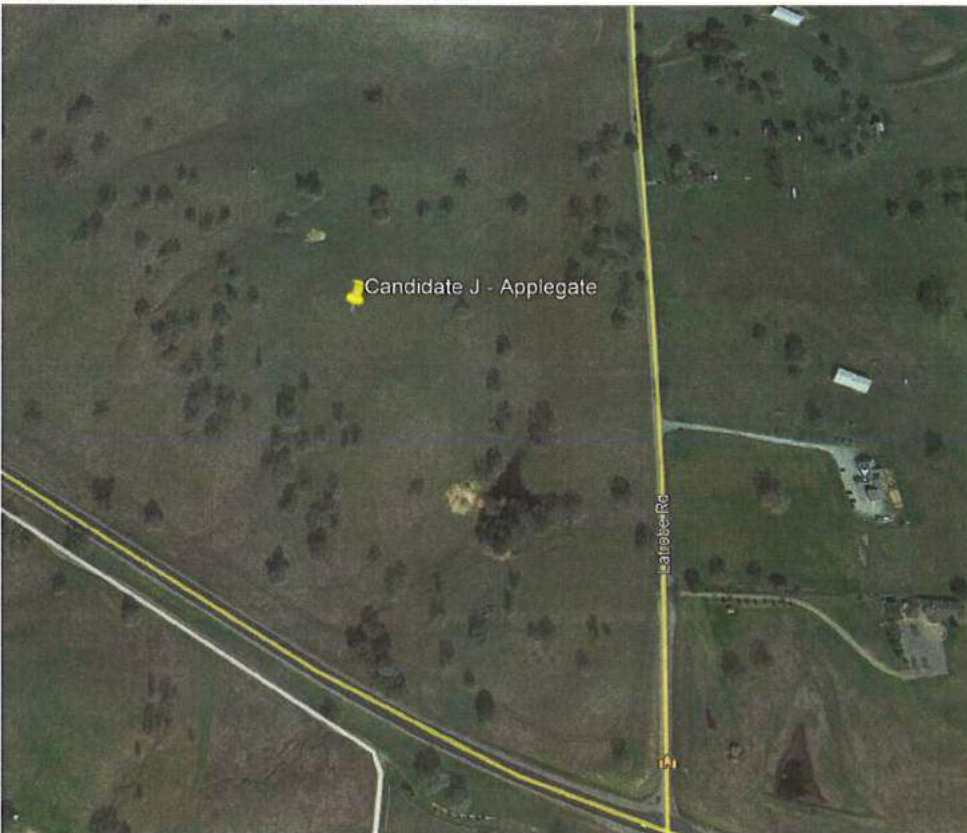
**Candidate G:**

APN: 001-150-011-510



**Candidate H:**

18105 Latrobe Road, Plymouth, CA 95669

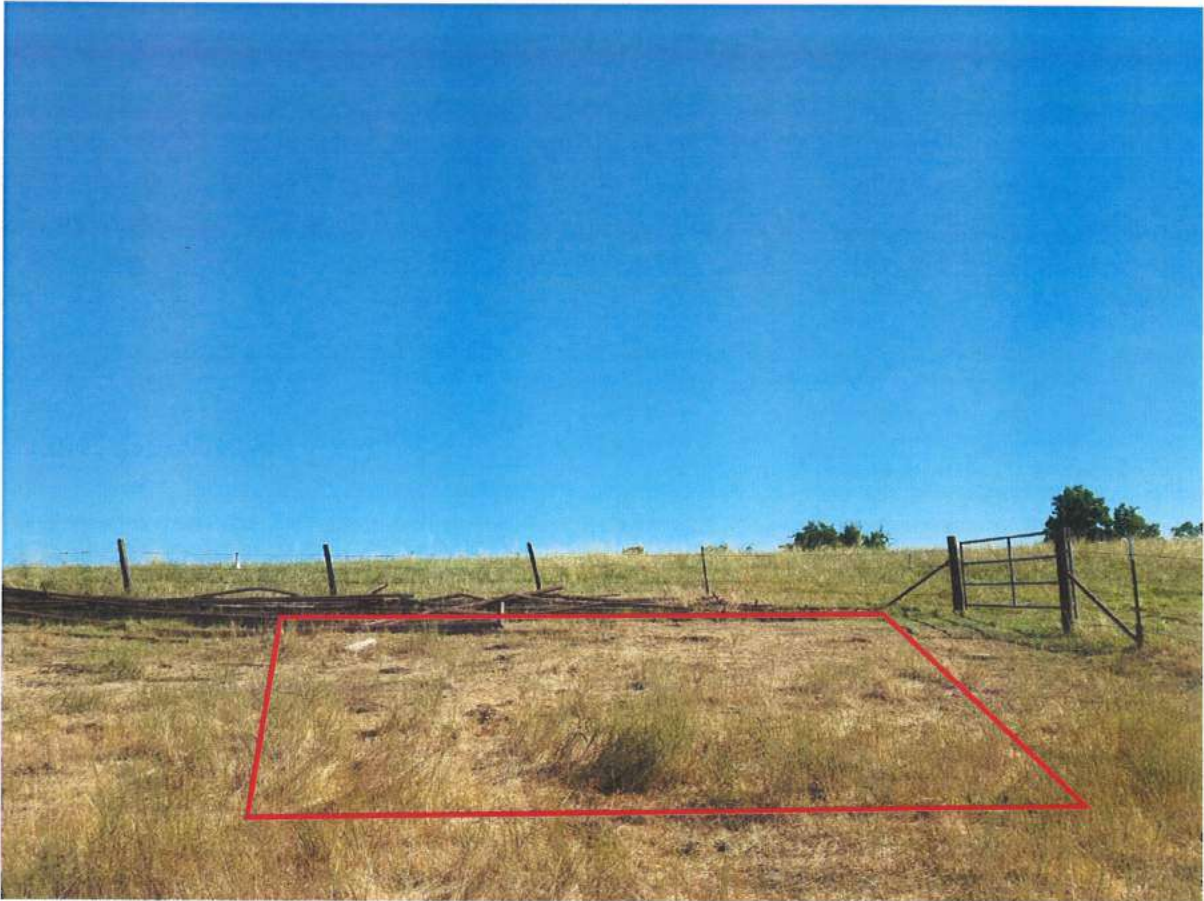


VII. Chosen Candidate

i. ACTUAL VIEW OF THE PROPOSED LOCATION:

APN: 001-150-015-000

Epic Wireless investigated a third location within the vicinity of the search ring. This parcel currently has a sand and gravel plant on the property, which is owned by the Vicini Family. The site is right off of Highway 16, which is a public right of way, and .14 miles outside of the center of the search ring. The site will consist of a 116' water tank, within a 50'x50' lease are on the property. The proposed location of this facility on the parcel was designed to meet all setbacks. Due to the industrial location on the property, we are proposing a water tank to blend in with the rural surroundings. Due to the location of the site and the vicinity being near the search ring, this site was deemed adequate by our Radio Frequency Engineers at AT&T to meet all Living Unit goals.



**IX. OPERATIONAL STATEMENT**

This project is an AT&T Mobility unmanned Telecommunications Wireless Facility. It will consist of the following:

**PROPOSED SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.**

1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. 50'X50' FENCED LEASE AREA
3. INSTALL AT&T APPROVED PRE-MANUFACTURED 8'x8' EQUIPMENT SHELTER WITH GENERATOR PATIO AND ASSOCIATED INTERIOR EQUIPMENT
4. ADD (1) PROPOSED GPS UNITS
5. ADD 116'-0" FAUX WATER TANK
6. ADD (12) ANTENNAS, (4) PER ALPHA, BETA, GAMMA SECTOR
7. ADD (24) PROPOSED RRUS
8. ADD (2) FUTURE 6' MICROWAVE DISHES
9. ADD (4) SURGE SUPPRESSORS
10. ADD 6'-0" HIGH CHAIN LINK FENCE
11. ADD 30KW AC DIESEL GENERATOR WITH ATTACHED 190 GALLON BELLY TANK

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month or once a quarter. There will be minimal noise from the standby generator, turning on once a month for 10 minutes for maintenance purposes limited to Monday through Friday between 8am and 5pm and during emergency power outages. The tower will be built to provide co-location opportunities for future carriers or public safety entities.

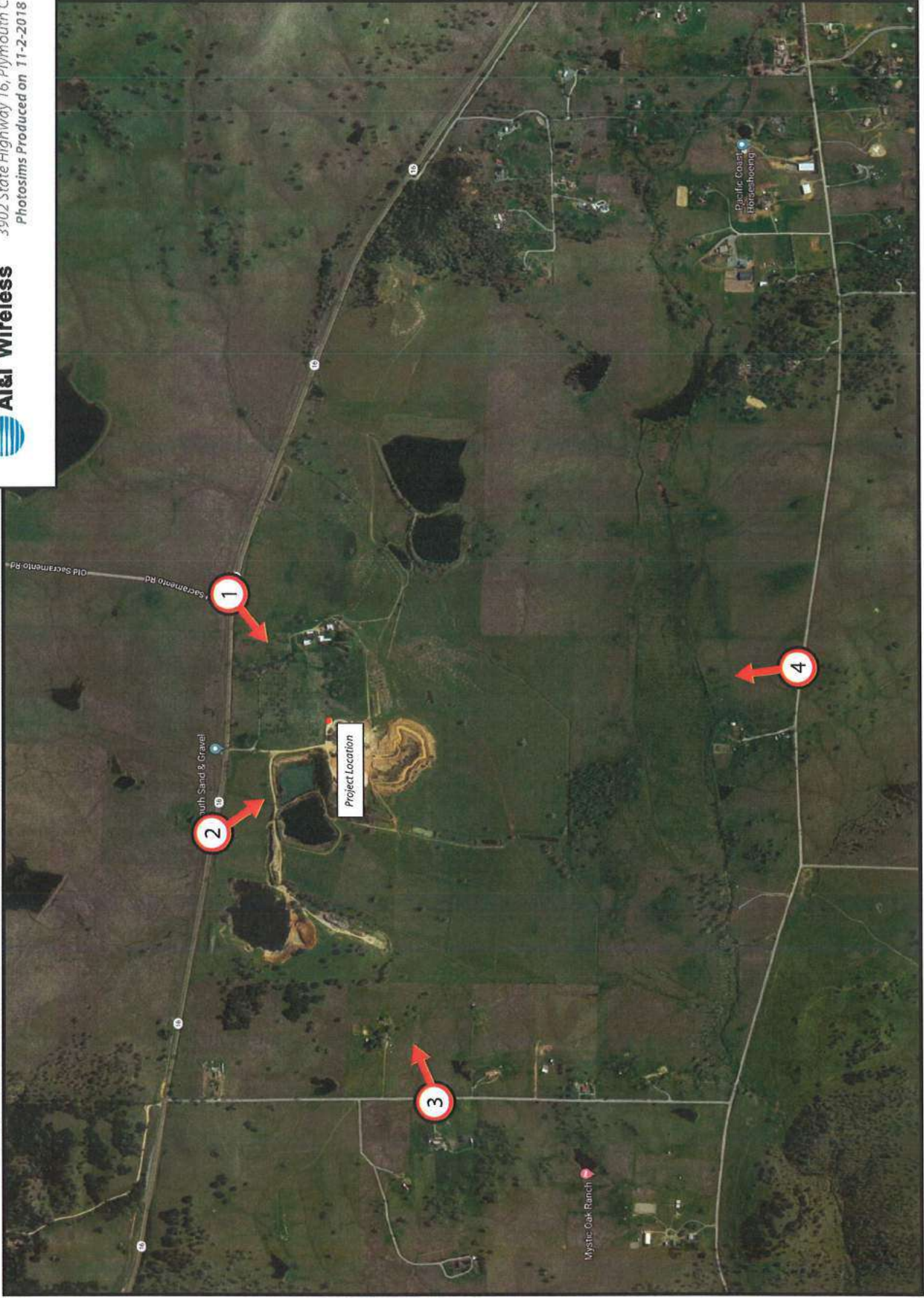
**IV. Conclusion**

The identified site location and design of the proposed facility represents a thorough and responsible investigation of alternative site locations. AT&T, with the help of Epic Wireless and AT&T Wireless RF Engineers, has determined the proposed site to be the least intrusive means to service the maximum number of living units. This facility is believed to have the least impacts to the community while offering future opportunity for other carriers to collocate.

The area of Drytown will benefit immensely from this tower in this specified location. From the wireless high speed internet, wireless capacity and coverage, to the FirstNet Program all of which is greatly needed in this area. For this reason, Epic Wireless is requesting review and approval on this project.



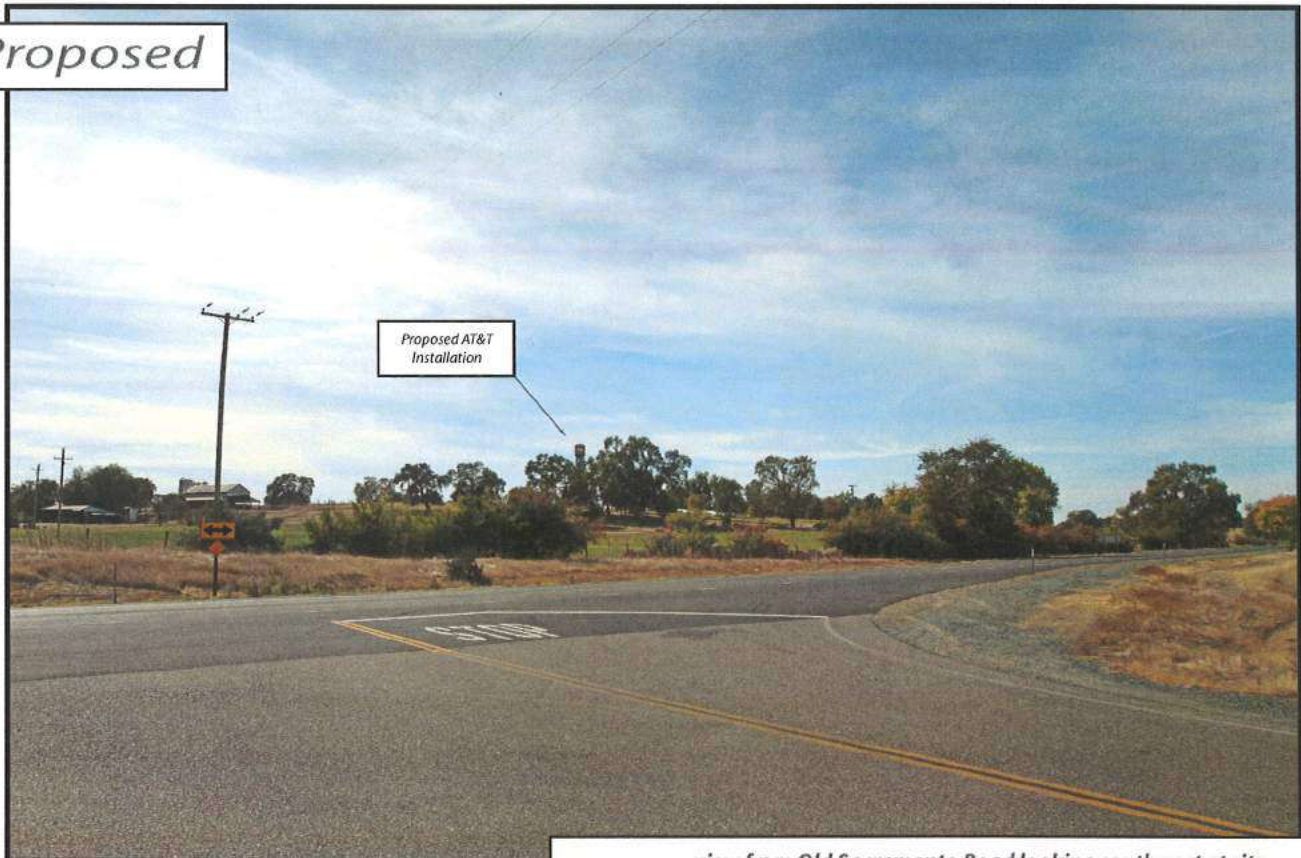
CVL02310 Drytown  
3902 State Highway 16, Plymouth CA  
Photosims Produced on 11-2-2018



Existing

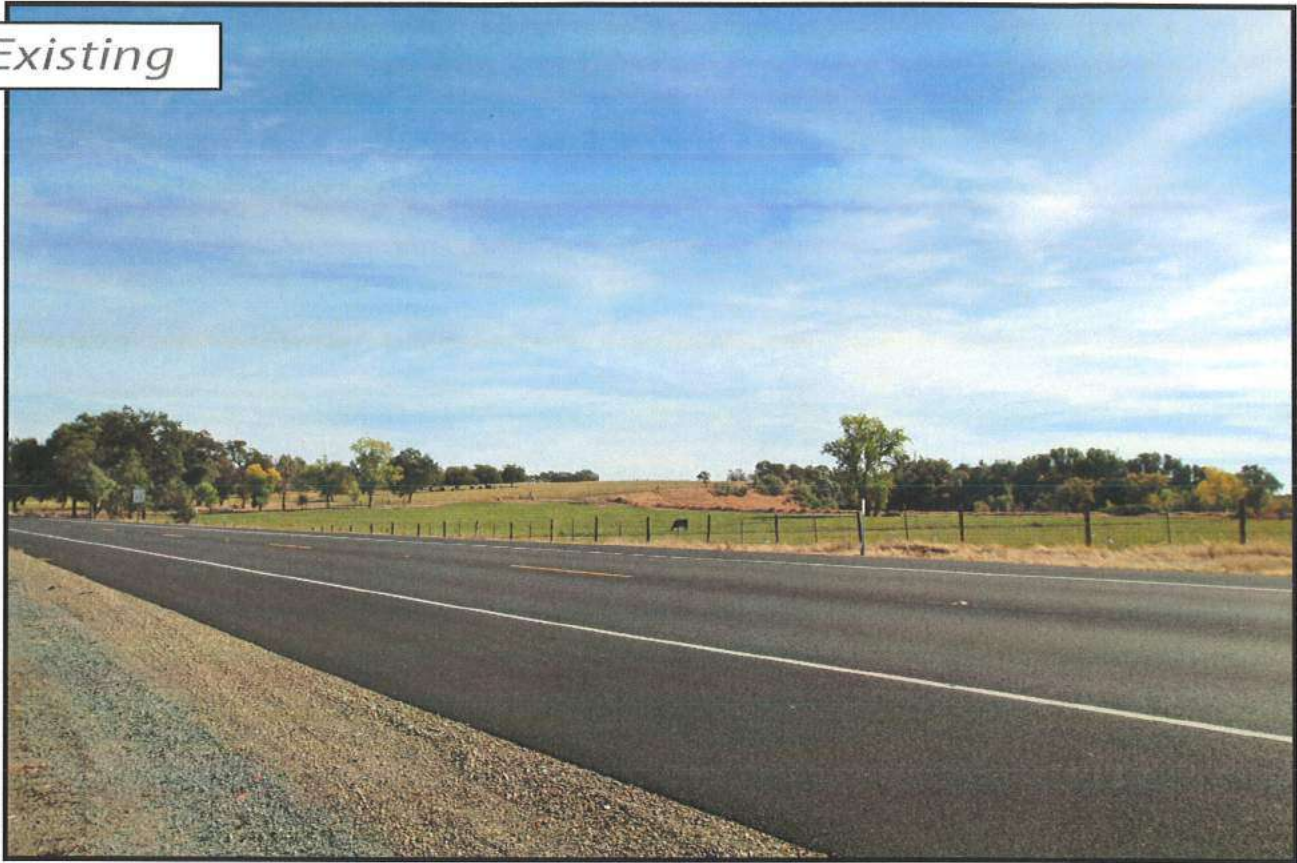


Proposed





Existing



Proposed



view from Highway 16 looking southeast at site

Existing



Proposed



Proposed AT&T Installation

view from Forest Home Road looking northeast at site

Existing



Proposed



Proposed AT&T  
Installation

view from Carbondale Road looking north at site



# SITE NUMBER: CVL02310

# SITE NAME: DRYTOWN

3902 STATE HWY 16  
 PLYMOUTH, CA 95669  
 JURISDICTION: AMADOR COUNTY  
 APN: 001-150-015-000

DRYTOWN  
 3902 STATE HWY 16  
 PLYMOUTH, CA 95669



ALAK SITE NO.: CVL02310  
 PROJECT NO.: 13187456  
 DRAWN BY: SVD/ES  
 CHECKED BY: CES

9. TYPICAL	DATE	BY	CHK	DESCRIPTION
1. TYPICAL	10/10/16	ES	ES	FOUNDATION
2. TYPICAL	10/10/16	ES	ES	FOUNDATION
3. TYPICAL	10/10/16	ES	ES	FOUNDATION
4. TYPICAL	10/10/16	ES	ES	FOUNDATION
5. TYPICAL	10/10/16	ES	ES	FOUNDATION
6. TYPICAL	10/10/16	ES	ES	FOUNDATION
7. TYPICAL	10/10/16	ES	ES	FOUNDATION
8. TYPICAL	10/10/16	ES	ES	FOUNDATION



ADAPTIVE RE-USE  
 ENGINEERING  
 Craig Horner, PE #8474  
 214-407-9184  
 3112 LEATHA WAY  
 SACRAMENTO, CA 95821  
 craighorner@yahoo.com

TITLE SHEET  
 SHEET NUMBER  
**T-1**

## SITE TYPE: FAUX WATER TANK/EQUIPMENT SHELTER

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
-----	-------------	--------------	--------------------------

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
T-1	GN-1	<p><b>CLIENT/LESSEE</b>            5001 EXCLUSIVE HWYWAY            SAN RAMON, CA 94583  <b>RF ENGINEER</b>            DANIEL S. WILSON            5001 EXCLUSIVE HWYWAY            SAN RAMON, CA 94583  <b>PROJECT MGR.</b>            EPIC WIRELESS            CONTACT: JEFF WANG            PH: (925) 991-1448  <b>SITE ACQUISITION</b>            EPIC WIRELESS            CONTACT: ANSEL SHAW (JONAS WGS)            PH: (925) 991-1448  <b>CONSTRUCTION MGR.</b>            COMPANY: EPIC WIRELESS            CONTACT: JEFF WANG            PH: (925) 991-1448</p>	<p><b>TITLE SHEET</b>            GENERAL NOTES, ABBREVIATIONS, &amp; NOTES            SITE SURVEY (BY OTHERS) FOR REFERENCE ONLY            OVERALL SITE PLAN - EQUIPMENT SHELTER            ENCLOSED SITE PLAN - EQUIPMENT SHELTER            CURVED AREA PLAN - EQUIPMENT SHELTER            ANTENNA PLAN &amp; DETAILS - WATER TANK            NEW WATER TANK - NORTH &amp; SOUTH ELEVATION            NEW WATER TANK - WEST &amp; EAST ELEVATION</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p> <p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>

REV	SHEET INDEX	PROJECT TEAM	GENERAL CONTRACTOR NOTES
		<p><b>PROPERTY OWNER</b>            MON GAMA METERINGS LP            P.O. BOX 226            PLACERVILLE, CA 95667  <b>POWER AGENCY</b>            PACIFIC CORPORATION            1 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-241-5000  <b>TELEPHONE AGENCY</b>            AT&amp;T            525 MARKET STREET, SEASIDE, CA 94061            PH: 1-800-331-2929</p>	<p><b>GENERAL CONTRACTOR NOTES</b>            DO NOT SCALE DRAWINGS            THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES IN FIELD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF MATERIAL DISCREPANCIES ARE DETECTED, NOTIFY THE ARCHITECT IMMEDIATELY.</p>







Board for  
**DRYTOWN**  
 3902 STATE HWY 16  
 PLYMOUTH, CA 95669

PREPARED FOR  
**at&t**  
 200 Camino Colma, Suite 100  
 Colma, California 94015

**EPIC**  
 WIRELESS GROUP, LLC  
 CONSULTING ENGINEERS

AREA SHEET NO. CVL02310  
 PROJECT NO. 13097656  
 DRAWN BY: SADC/LES  
 CHECKED BY: CES

DATE	DESCRIPTION
8/18/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS



STATE OF CALIFORNIA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 84674  
 CRAIG HORNER

Engineer  
**ADAPTIVE RE-USE ENGINEERING**  
 Craig Horner, PE 84674  
 274-407-3184  
 3112 LEATHA WAY  
 SACRAMENTO, CA 95821  
 craighorner@raeo.com

SHEET TITLE  
**OVERALL SITE PLAN**

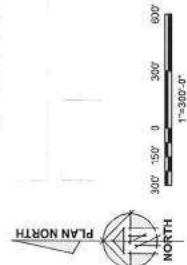
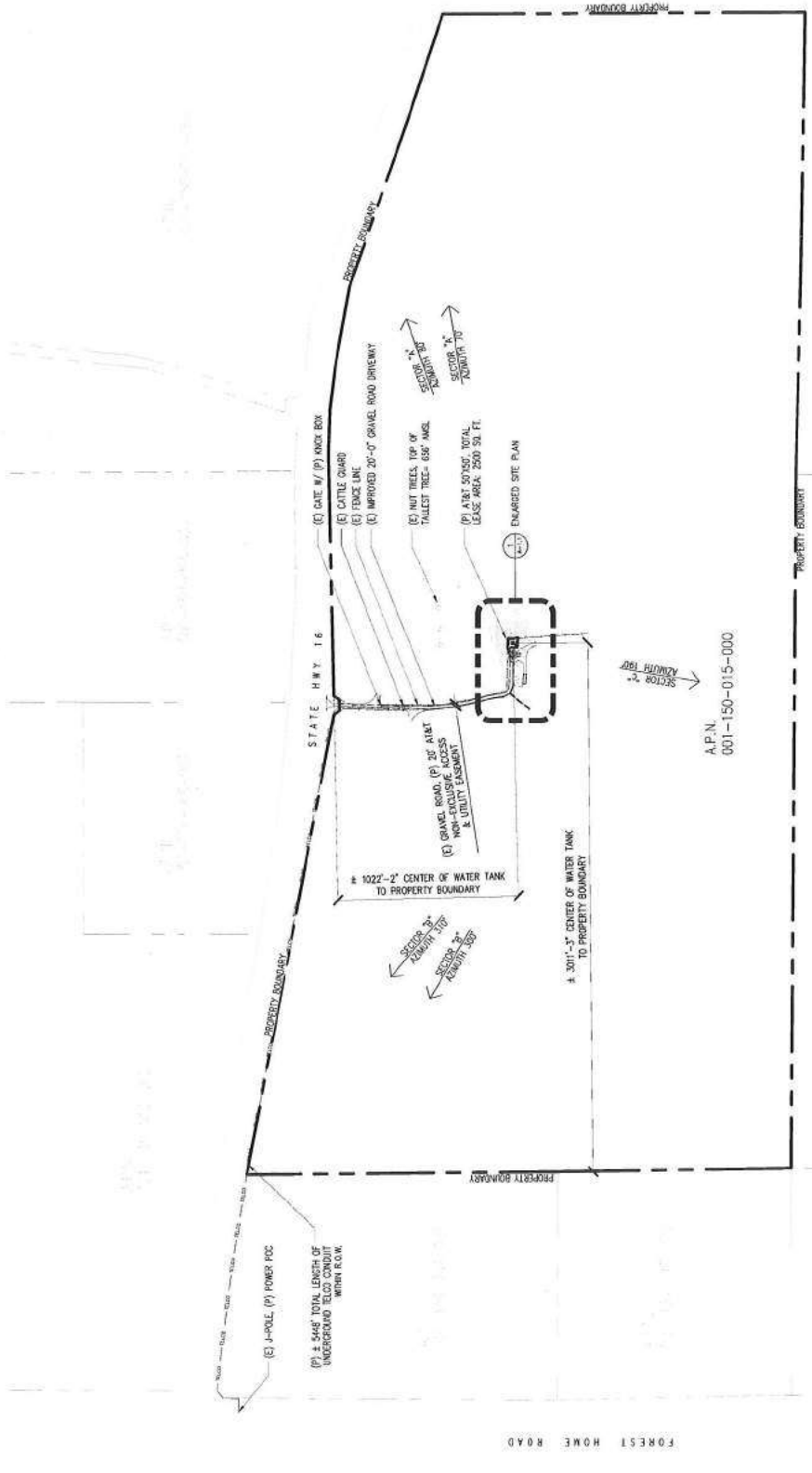
SHEET NUMBER  
**A-1**

**NOTES**

- NO DRIVING OR PERMITS CONSTRUCTION SHALL OCCUR WITHIN APPROXIMATE 10' BUFFER ZONE OF THIS SURVEY.
- ADJUST TO WORK OUT TOPPING UNDERGROUND UTILITIES IN THE BURN AREA AND UNDERGROUND UTILITIES IN THE BURN AREA.

**THIS IS NOT A SITE SURVEY**

ALL EXISTING UTILITIES, CONDUITS, AND SERVICES ARE SHOWN AS LOCATED BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO OTHER UTILITIES, CONDUITS, OR SERVICES.





DRYTOWN  
3902 STATE HWY 16  
PLYMOUTH, CA 95669



APN NO. CVDL2310  
PROJECT NO. 15782658  
DRAWN BY: SJD/CEE  
CHECKED BY: CES

REVISIONS

NO.	DATE	DESCRIPTION
1		

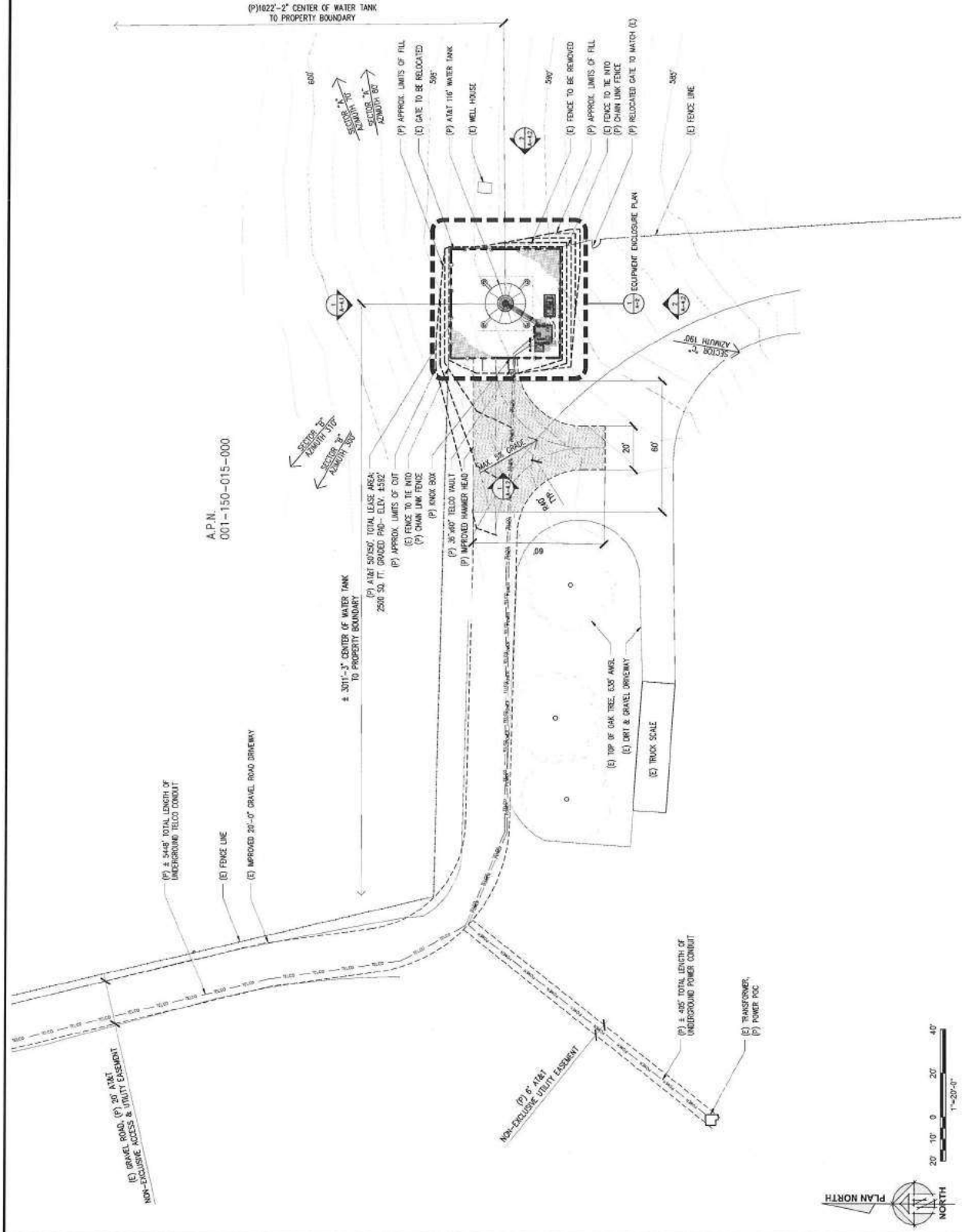


ENGINEER  
No. 84674

ADAPTIVE RE-USE  
ENGINEERING  
Craig Tomer, PE 84674  
254-407-3184  
3112 LEATHA WAY  
SACRAMENTO, CA 95821  
craigtomer@yahoo.com

SHEET NO.  
ENLARGED SITE PLAN

SHEET NO. 1  
A-1.1



1 ENLARGED SITE PLAN  
SHEET NO. 1  
SITE TYPE: FAUX WATER TANK/EQUIPMENT SHELTER

DRYTOWN  
3902 STATE HWY 16  
PLYMOUTH, CA 95669



ALB SITE NO.: CV1002310  
PROJECT NO.: 1379568  
DRAWN BY: SAD/CEE  
CHECKED BY: CES

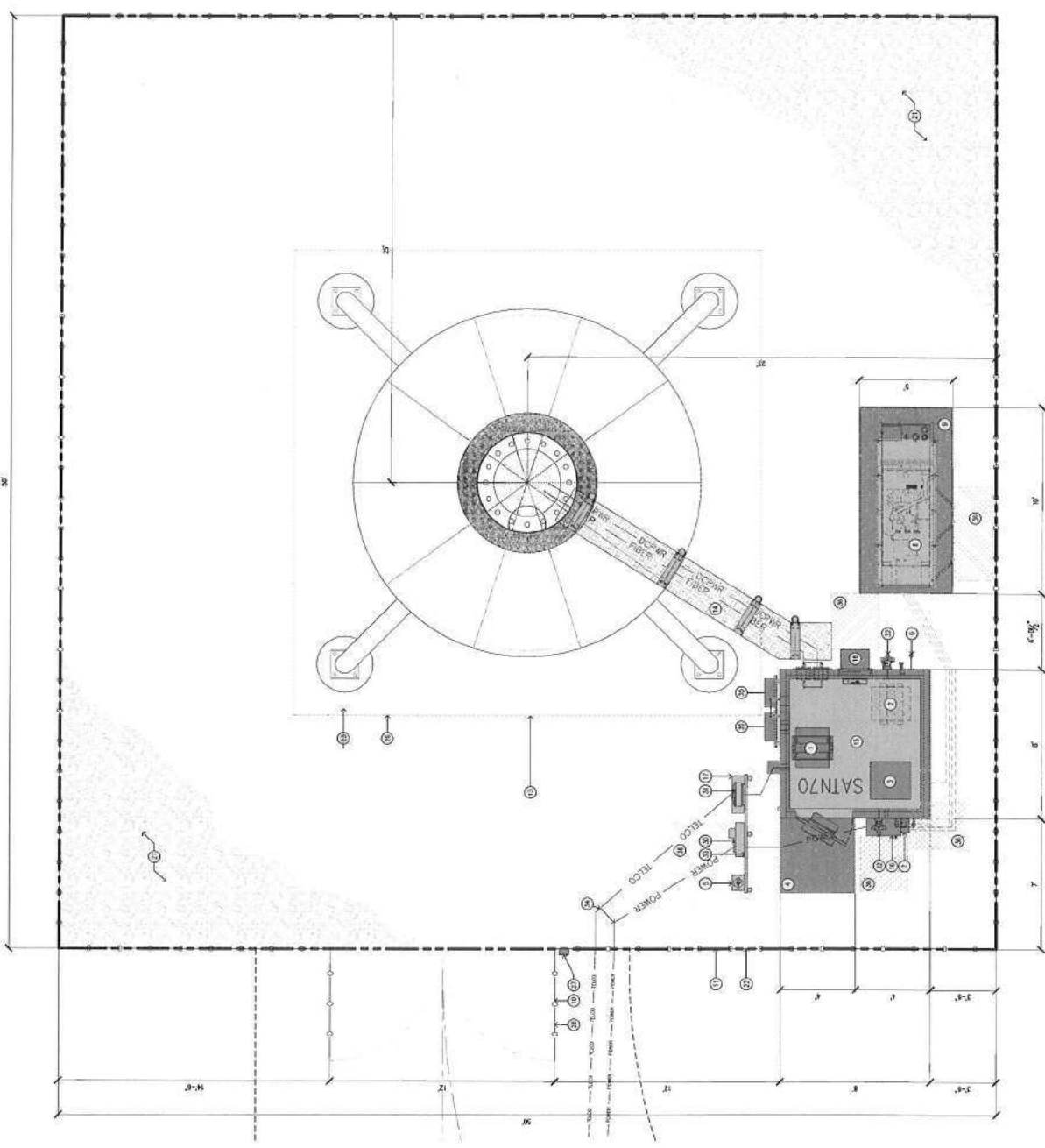
REV.	DATE	DESCRIPTION
1	02/07/11	FOR 002, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



ADAPTIVE RE-USE  
ENGINEERING  
Craig Homer PE 84574  
214-407-3184  
3112 LEATHA WAY  
SACRAMENTO, CA 95821  
craig@adaptive.com

SHEET TITLE  
EQUIPMENT AREA  
PLAN

SHEET NUMBER  
**A-2**

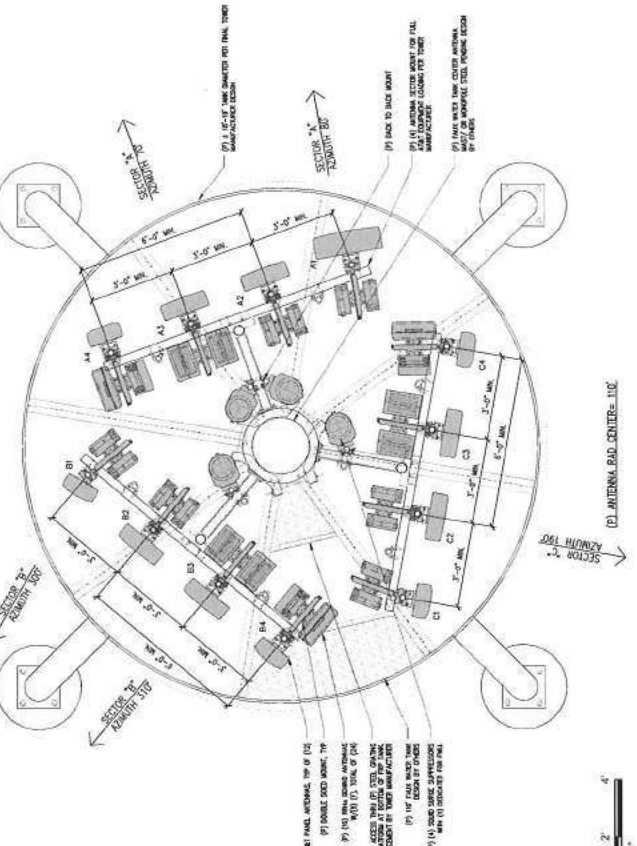
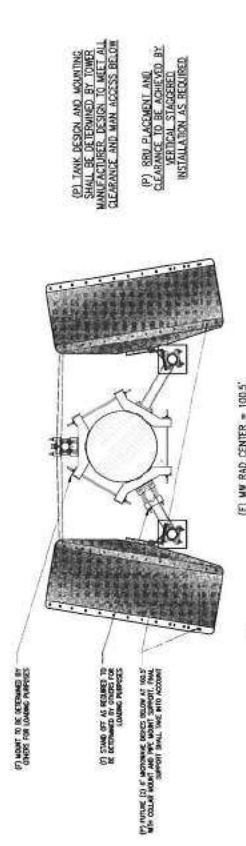


- KEYNOTES**
1. SEE PLAN FOR...
  2. SEE PLAN FOR...
  3. SEE PLAN FOR...
  4. SEE PLAN FOR...
  5. SEE PLAN FOR...
  6. SEE PLAN FOR...
  7. SEE PLAN FOR...
  8. SEE PLAN FOR...
  9. SEE PLAN FOR...
  10. SEE PLAN FOR...
  11. SEE PLAN FOR...
  12. SEE PLAN FOR...
  13. SEE PLAN FOR...
  14. SEE PLAN FOR...
  15. SEE PLAN FOR...
  16. SEE PLAN FOR...
  17. SEE PLAN FOR...
  18. SEE PLAN FOR...
  19. SEE PLAN FOR...
  20. SEE PLAN FOR...
  21. SEE PLAN FOR...
  22. SEE PLAN FOR...
  23. SEE PLAN FOR...
  24. SEE PLAN FOR...
  25. SEE PLAN FOR...
  26. SEE PLAN FOR...
  27. SEE PLAN FOR...
  28. SEE PLAN FOR...
  29. SEE PLAN FOR...
  30. SEE PLAN FOR...
  31. SEE PLAN FOR...
  32. SEE PLAN FOR...
  33. SEE PLAN FOR...
  34. SEE PLAN FOR...
  35. SEE PLAN FOR...
  36. SEE PLAN FOR...
  37. SEE PLAN FOR...
  38. SEE PLAN FOR...
  39. SEE PLAN FOR...
  40. SEE PLAN FOR...
  41. SEE PLAN FOR...
  42. SEE PLAN FOR...
  43. SEE PLAN FOR...
  44. SEE PLAN FOR...
  45. SEE PLAN FOR...
  46. SEE PLAN FOR...
  47. SEE PLAN FOR...
  48. SEE PLAN FOR...
  49. SEE PLAN FOR...
  50. SEE PLAN FOR...
  51. SEE PLAN FOR...
  52. SEE PLAN FOR...
  53. SEE PLAN FOR...
  54. SEE PLAN FOR...
  55. SEE PLAN FOR...
  56. SEE PLAN FOR...
  57. SEE PLAN FOR...
  58. SEE PLAN FOR...
  59. SEE PLAN FOR...
  60. SEE PLAN FOR...
  61. SEE PLAN FOR...
  62. SEE PLAN FOR...
  63. SEE PLAN FOR...
  64. SEE PLAN FOR...
  65. SEE PLAN FOR...
  66. SEE PLAN FOR...
  67. SEE PLAN FOR...
  68. SEE PLAN FOR...
  69. SEE PLAN FOR...
  70. SEE PLAN FOR...
  71. SEE PLAN FOR...
  72. SEE PLAN FOR...
  73. SEE PLAN FOR...
  74. SEE PLAN FOR...
  75. SEE PLAN FOR...
  76. SEE PLAN FOR...
  77. SEE PLAN FOR...
  78. SEE PLAN FOR...
  79. SEE PLAN FOR...
  80. SEE PLAN FOR...
  81. SEE PLAN FOR...
  82. SEE PLAN FOR...
  83. SEE PLAN FOR...
  84. SEE PLAN FOR...
  85. SEE PLAN FOR...
  86. SEE PLAN FOR...
  87. SEE PLAN FOR...
  88. SEE PLAN FOR...
  89. SEE PLAN FOR...
  90. SEE PLAN FOR...
  91. SEE PLAN FOR...
  92. SEE PLAN FOR...
  93. SEE PLAN FOR...
  94. SEE PLAN FOR...
  95. SEE PLAN FOR...
  96. SEE PLAN FOR...
  97. SEE PLAN FOR...
  98. SEE PLAN FOR...
  99. SEE PLAN FOR...
  100. SEE PLAN FOR...

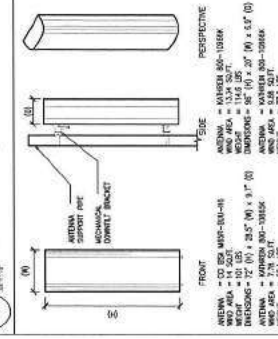
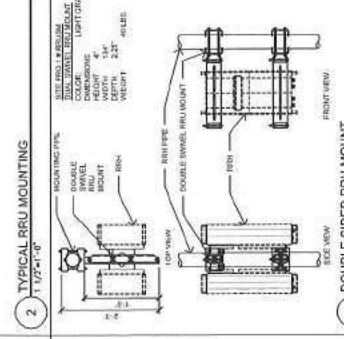
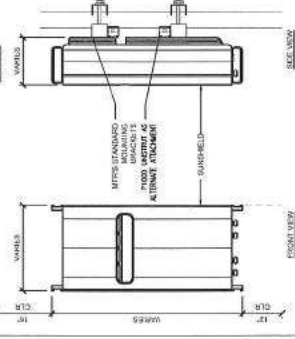
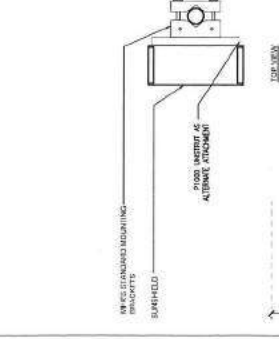
1 EQUIPMENT ENCLOSURE PLAN - EXTERIOR WALK IN EQUIPMENT CABINET  
3/8"=1'-0"

SECTOR	ANTENNA MODEL NO.	TECHNOLOGY	ADMINISTRATIVE CENTER	ORU	DUPLEXER	FEED LENGTH	COAX LENGTH	TRUNK NO.
A	101	1100-07 (2) BBS	N/A					TRUNK 1
B	101	1100-07 (2) BBS	N/A					TRUNK 1
C	101	1100-07 (2) BBS	N/A					TRUNK 1
D	101	1100-07 (2) BBS	N/A					TRUNK 1
E	101	1100-07 (2) BBS	N/A					TRUNK 1
F	101	1100-07 (2) BBS	N/A					TRUNK 1
G	101	1100-07 (2) BBS	N/A					TRUNK 1
H	101	1100-07 (2) BBS	N/A					TRUNK 1
I	101	1100-07 (2) BBS	N/A					TRUNK 1
J	101	1100-07 (2) BBS	N/A					TRUNK 1
K	101	1100-07 (2) BBS	N/A					TRUNK 1
L	101	1100-07 (2) BBS	N/A					TRUNK 1
M	101	1100-07 (2) BBS	N/A					TRUNK 1
N	101	1100-07 (2) BBS	N/A					TRUNK 1
O	101	1100-07 (2) BBS	N/A					TRUNK 1
P	101	1100-07 (2) BBS	N/A					TRUNK 1
Q	101	1100-07 (2) BBS	N/A					TRUNK 1
R	101	1100-07 (2) BBS	N/A					TRUNK 1
S	101	1100-07 (2) BBS	N/A					TRUNK 1
T	101	1100-07 (2) BBS	N/A					TRUNK 1
U	101	1100-07 (2) BBS	N/A					TRUNK 1
V	101	1100-07 (2) BBS	N/A					TRUNK 1
W	101	1100-07 (2) BBS	N/A					TRUNK 1
X	101	1100-07 (2) BBS	N/A					TRUNK 1
Y	101	1100-07 (2) BBS	N/A					TRUNK 1
Z	101	1100-07 (2) BBS	N/A					TRUNK 1

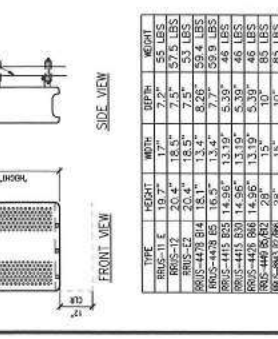
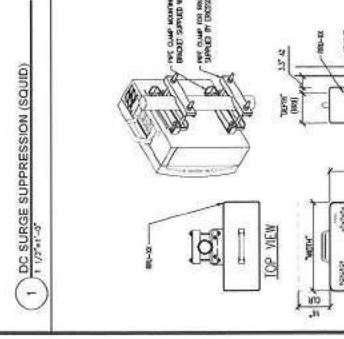
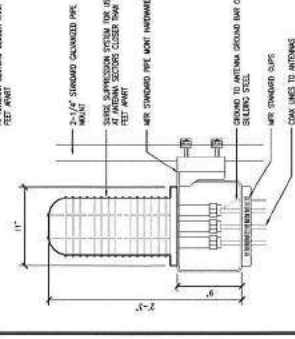
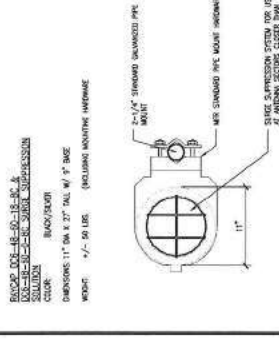
RF SCHEDULE  
NOT TO SCALE



ENLARGED ANTENNA PLAN  
1/4" = 1'-0"



ANTENNA SPEC  
1/4" = 1'-0"



ANTENNA SPEC  
1/4" = 1'-0"

DRYTOWN  
3902 STATE HWY 16  
PLYMOUTH, CA 95669



AFS SITE NO: CV100310  
PROJECT NO: 13787656  
DRAWN BY: JAD/UCS  
CHECKED BY: CES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		

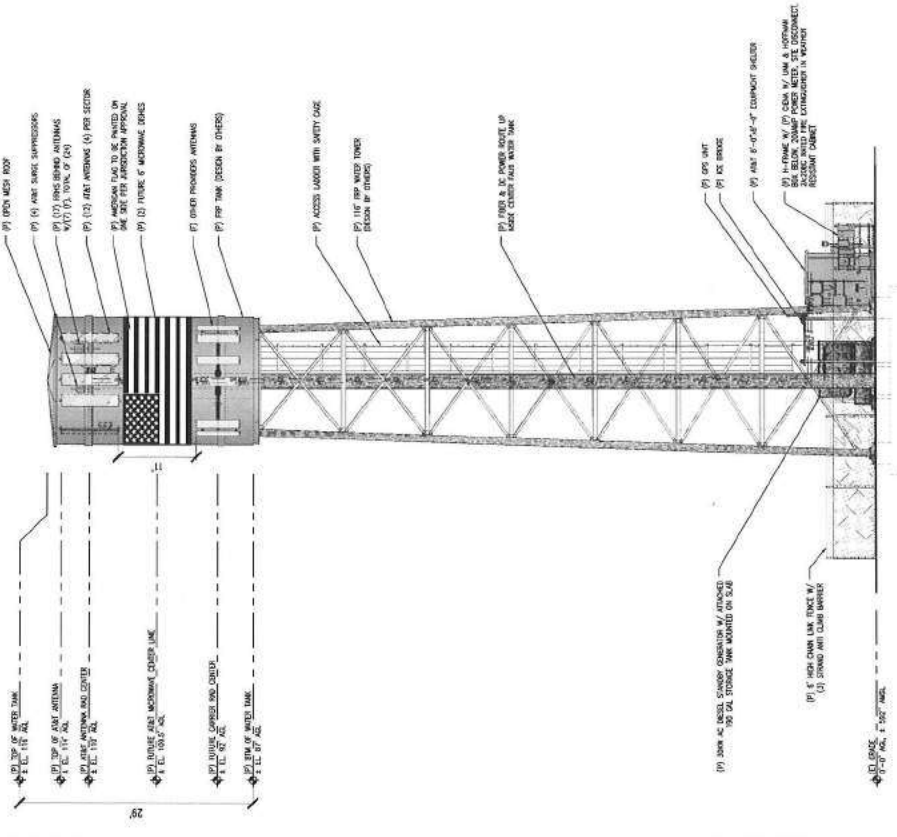
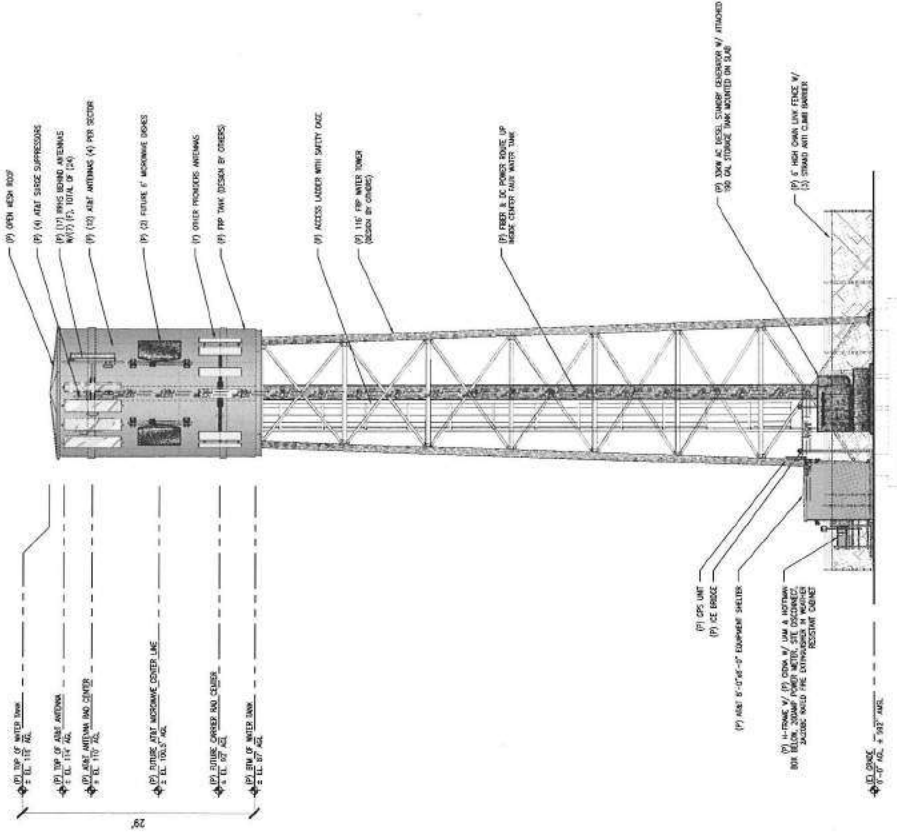


UNLICENSED

ADAPTIVE RE-USE  
ENGINEERING  
3112 LEATHA WAY  
SACRAMENTO, CA 95821  
cogginmeters@yahoo.com

PROJECT:  
NEW WATER TANK -  
NORTH & SOUTH ELEVATION

SHEET NUMBER  
A-4.1



DRYTOWN  
 3902 STATE HWY 16  
 PLYMOUTH, CA 95669



AIRLINE NO. CIV12310  
 PROJECT NO. 1279654  
 DRAWN BY: SADCCE  
 CHECKED BY: CES

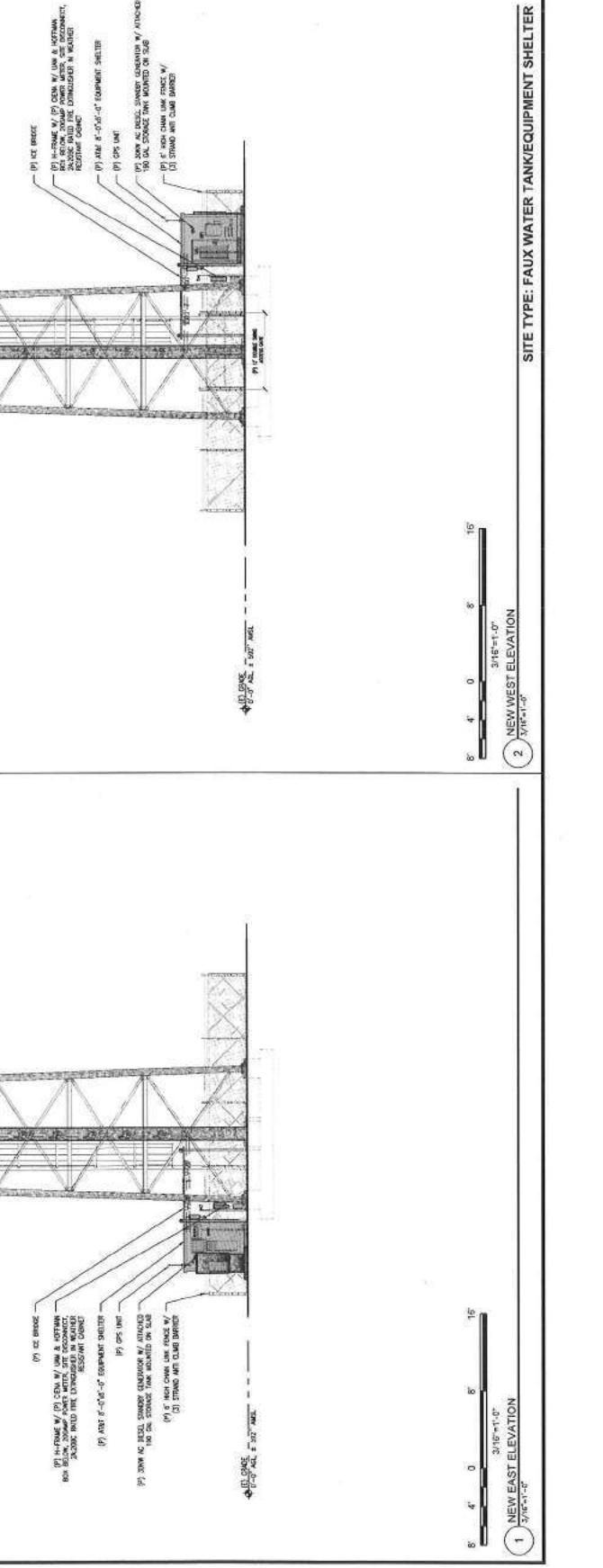
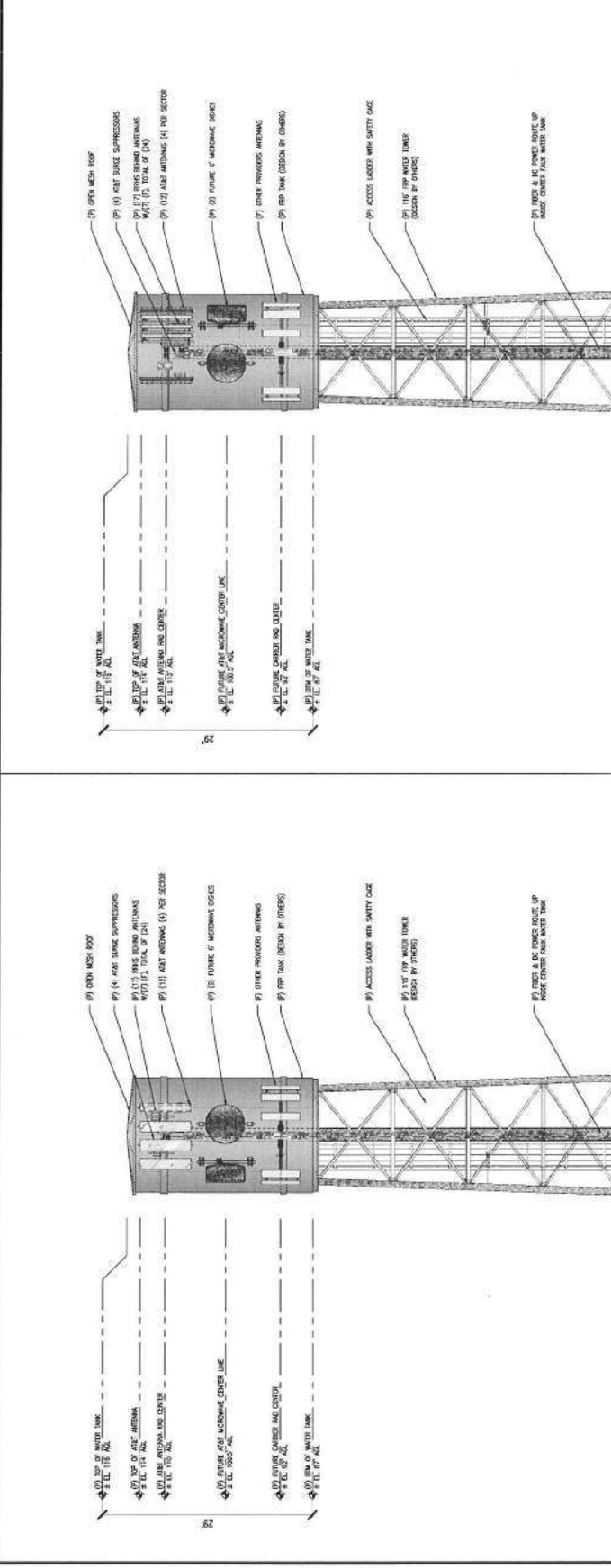
0	TOTAL	100%
1	ISSUED	100%
2	REVISION	0%
3	REVISION	0%
4	REVISION	0%
5	REVISION	0%
6	REVISION	0%
7	REVISION	0%
8	REVISION	0%
9	REVISION	0%



ADAPTIVE RE-USE  
 ENGINEERING  
 Craig Hamner PE 84674  
 214-4073184  
 3112 LEATHA WAY  
 SACRAMENTO, CA 95821  
 craighamner@aytac.com

SHEET TITLE:  
 NEW WATER TANK -  
 WEST & EAST ELEVATION

A-4.2



NEW EAST ELEVATION  
 3/16\"/>

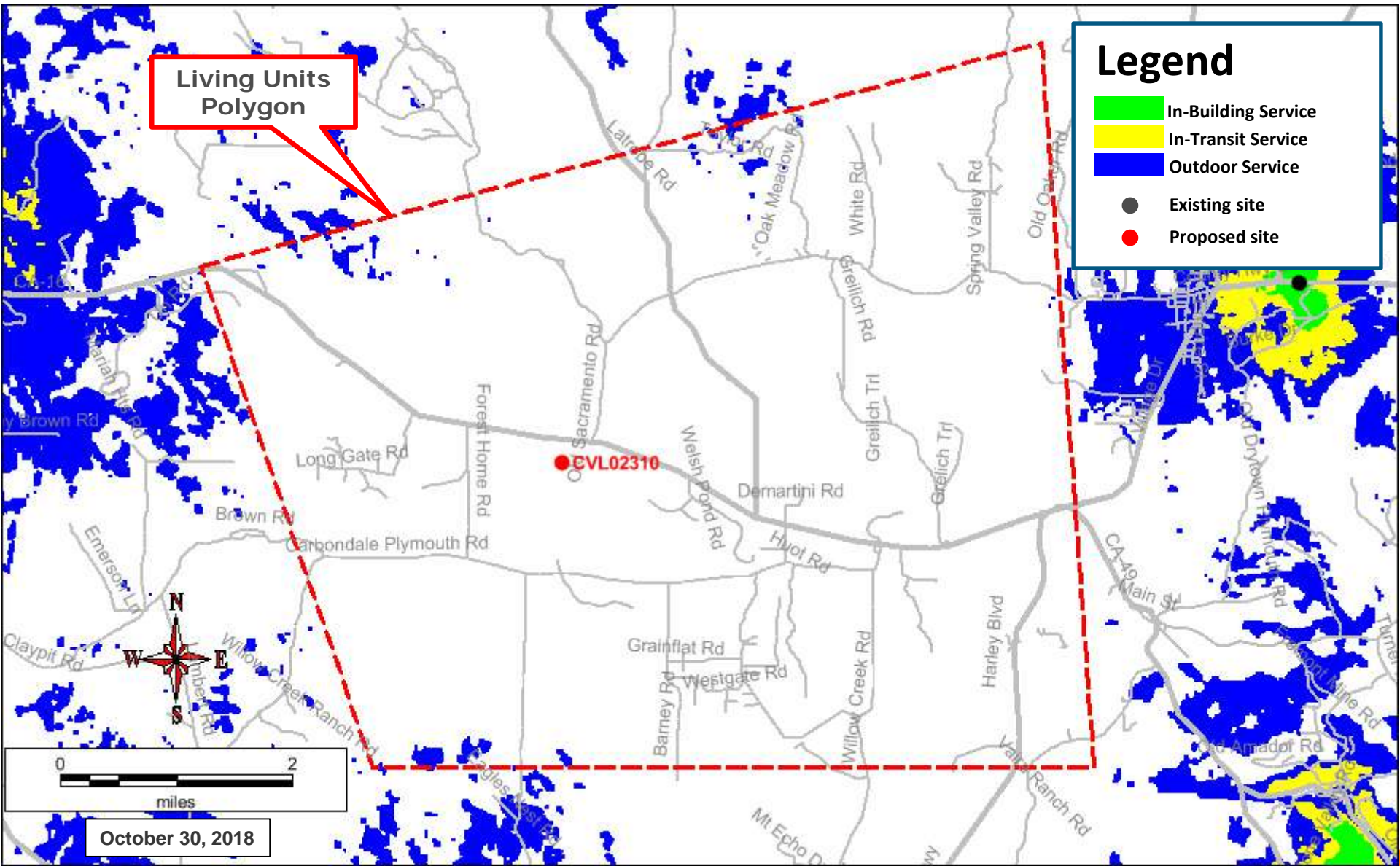
SITE TYPE: FAUX WATER TANK/EQUIPMENT SHELTER

# CVL02310 Zoning Propagation Map

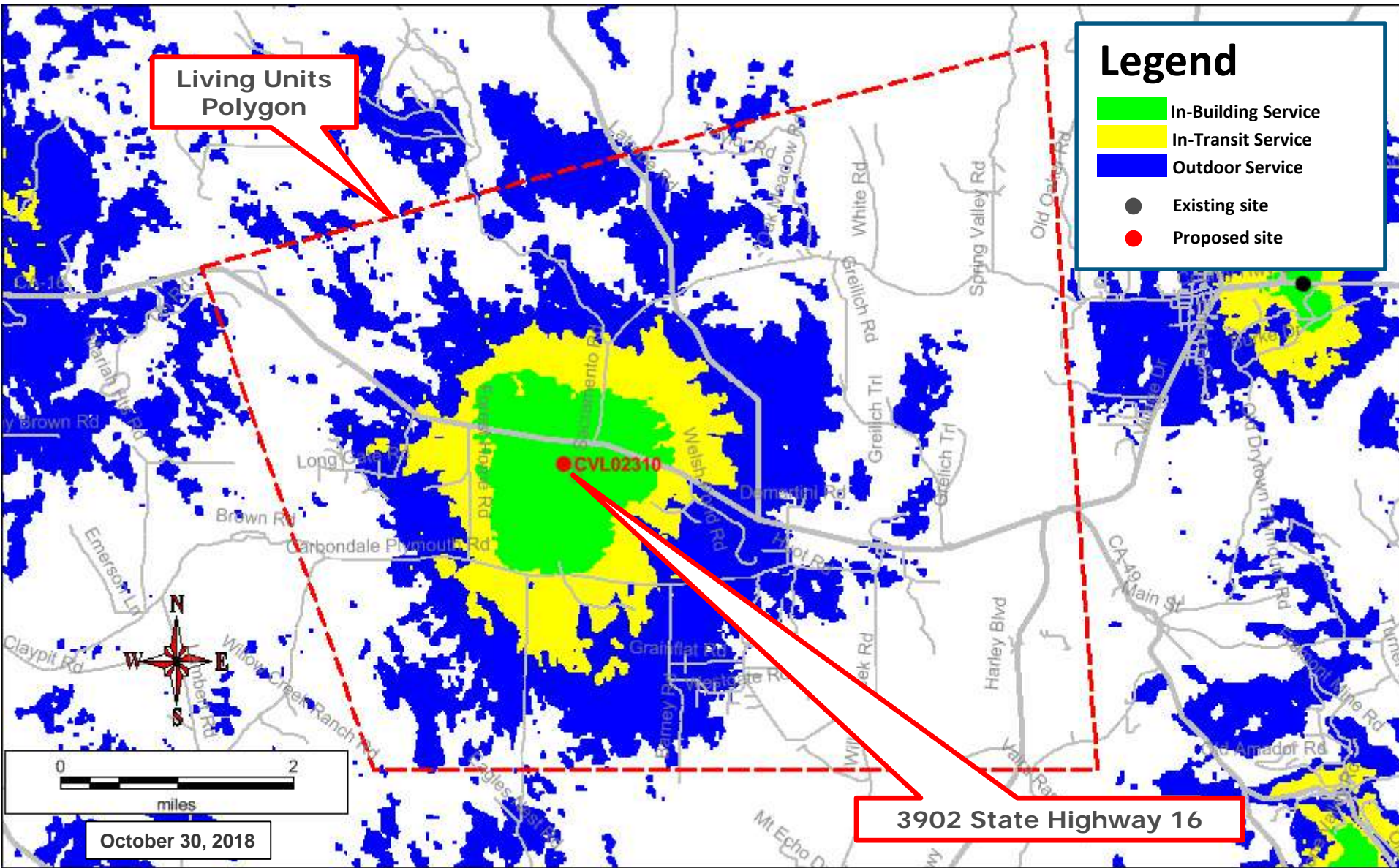
October 30, 2018



# Existing LTE 700 Coverage



# Proposed LTE 700 Coverage (RC = 110')





# ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT

---



Site Name: **Drytown Vicini Trust**  
Site ID: **CVL02310**  
USID: **220456**  
FA Location: **13787656**

Site Type: **Stealth Pole External Array**

Location: **3902 State Highway 16  
Plymouth, CA 95669**

Latitude (NAD83): **38.460039**  
Longitude (NAD83): **-120.948836**

Report Completed: **November 02, 2018**  
Revised Date: **March 11, 2019**  
AT&T M-RFSC **Casey Chan**

Prepared By:



Prepared for: AT&T Mobility  
c/o Caldwell Compliance, Inc.  
6900 Koll Center Parkway.  
Ste. 401  
Pleasanton, CA 94566

## **Executive Summary**

Occupational Safety & Compliance Engineering (OSC Engineering) has been contracted by Caldwell Compliance, Inc. to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site in order to ensure safety. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check should be performed routinely to ensure site compliance.

OSC Engineering uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results and information gathered from drawings and Radio Frequency Data Sheets.

For this report, OSC Engineering utilized Roofview® software for the theoretical analysis of the AT&T Cellular Facility.

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

## **Site Compliance Conclusion**

**The AT&T site CVL02310 located at 3902 State Highway 16 Plymouth, CA 95669 will comply with FCC Guidelines.**

## Site Overview and Description

- The antennas are mounted inside a faux water tank
- The site consists of three (3) sectors with a total of twelve (12) antennas
- The site is within a fenced in area, access to the site is via a gate
- The site is not co-located



## **Compliance Results of the Proposed Site (theoretical simulation)**

A result over 100% does not make a site out of compliance with FCC guidelines. For results over 100% of the FCC Limit, further remediation is required to consider the site compliant per FCC Guidelines. See the last page of this report entitled **RECOMMENDATIONS** for compliance actions required for FCC and AT&T Compliance. Only areas within the demarcated areas (barriers) are over the FCC Limit. The remediation actions bring the site into compliance. Results are given in terms of the FCC General Population. Please see the page entitled **FCC MPE Limits (from OET-65)** for further information. For the purpose of theoretical simulation, OSC Engineering models antennas as if they are operating at full power (100% capacity). This assumption yields more conservative (higher) results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

### **Max RF Exposure Level simulated (AT&T antennas @ ground):**

2.80 % FCC General Population MPE Limit

## Antenna Inventory

All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

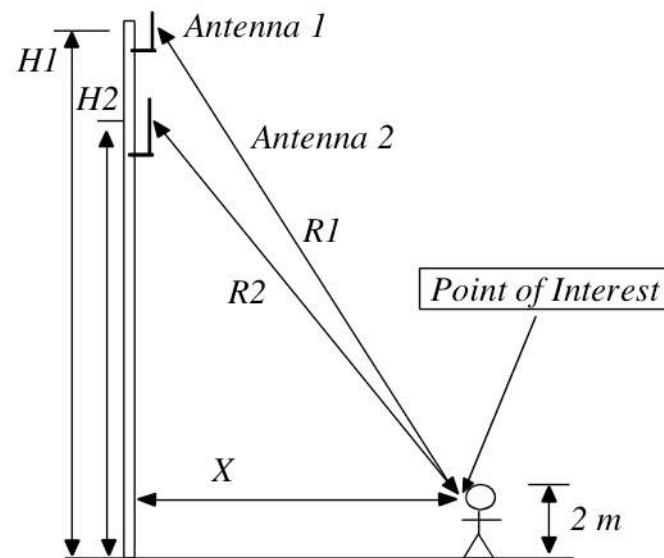
Antenna	Operator / Technology	Frequency (MHz)	Input Power (watts)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (ft)
A1	AT&T LTE	2300	100.00	Panel	CCI	BSA-M65R-BUU-H6	58	107
A1	AT&T LTE	2300	100.00	Panel	CCI	BSA-M65R-BUU-H6	102	107
A2	AT&T LTE B17	700	120.00	Panel	Kathrein	800-10966 K	70	106
A2	AT&T LTE	850	120.00	Panel	Kathrein	800-10966 K	70	106
A2	AT&T LTE	1900	160.00	Panel	Kathrein	800-10966 K	70	106
A3	AT&T LTE B14	700	160.00	Panel	Kathrein	800-10966 K	70	106
A3	AT&T LTE	2100	160.00	Panel	Kathrein	800-10966 K	70	106
A4	AT&T LTE	1900	160.00	Panel	Kathrein	800-10866 K	70	106
B1	AT&T LTE	2300	100.00	Panel	Kathrein	800-10865 K	300	106.9
B2	AT&T LTE B17	700	120.00	Panel	Kathrein	800-10966 K	310	106
B2	AT&T LTE	850	120.00	Panel	Kathrein	800-10966 K	310	106
B2	AT&T LTE	1900	160.00	Panel	Kathrein	800-10966 K	310	106
B3	AT&T LTE B14	700	160.00	Panel	Kathrein	800-10966 K	310	106
B3	AT&T LTE	2100	160.00	Panel	Kathrein	800-10966 K	310	106

Antenna	Operator / Technology	Frequency (MHz)	Input Power (watts)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (ft)
B4	AT&T LTE	1900	160.00	Panel	Kathrein	800-10866 K	310	106
G1	AT&T LTE	2300	100.00	Panel	Kathrein	800-10865 K	190	106.9
G2	AT&T LTE B17	700	120.00	Panel	Kathrein	800-10966 K	190	106
G2	AT&T LTE	850	120.00	Panel	Kathrein	800-10966 K	190	106
G2	AT&T LTE	1900	160.00	Panel	Kathrein	800-10966 K	190	106
G3	AT&T LTE B14	700	160.00	Panel	Kathrein	800-10966 K	190	106
G3	AT&T LTE	2100	160.00	Panel	Kathrein	800-10966 K	190	106
G4	AT&T LTE	1900	160.00	Panel	Kathrein	800-10866 K	190	106

## FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location **X** meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, **H1** and **H2**, must be known in order to calculate the distances, **R1** and **R2**, from the antennas to the point of interest.<sup>1</sup>



<sup>1</sup> OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

## Computer Simulation Analysis

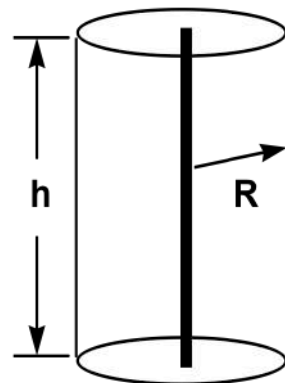
The Federal Communications Commission (FCC) governs the telecommunications services, facilities, and devices used by the public, industrial and state organizations in the United States.

“RoofView® is a software analysis tool for evaluating radiofrequency (RF) field levels at roof-top telecommunications sites produced by vertical collinear antennas of the type commonly used in the cellular, paging, PCS, ESMR and conventional two-way radio communications services.”<sup>2</sup>

“RF near-field levels are computed from selected antennas by applying a cylindrical model that takes into account the antenna’s aperture height, mounting height above the roof, azimuthal beam width for directional antennas and the location of the antennas on the roof. Resulting, spatially averaged power densities are expressed as a percentage of a user selectable exposure limit depending on frequency. The entire roof is composed of one-square-foot pixels and RF fields are computed for each of these pixels for each selected antenna.”<sup>3</sup>

Computer simulations produced for clients are simulated with “Uptime = 100%”. This means that all transmitters associated with an antenna are considered to be “on”.<sup>4</sup>

RoofView® uses a near-field method of computing the field based on assuming that the total input power delivered to the antenna, at its input terminal, is distributed over an imaginary cylindrical surface surrounding the antenna. The height of the cylinder is equal to the aperture height of the antenna while the radius is simply the distance from the antenna at which the field power density is to be computed. Within the aperture of the antenna, this approximation is quite accurate but as the antenna is elevated above the region of interest, the model output must be corrected for mounting height.<sup>5</sup>



$$S = \frac{P}{2\pi Rh}$$

<sup>2</sup> Roofview User Guide 4.15, Page 7, Richard A Tell Associates

<sup>3</sup> Roofview User Guide 4.15, Page 7, Richard A Tell Associates

<sup>4</sup> Roofview User Guide 4.15, Page 10, Richard A Tell Associates

<sup>5</sup> Roofview User Guide 4.15, Page 45, Richard A Tell Associates



## Certification

The undersigned is a Professional Engineer, holding a California Registration No. 19677

Reviewed and approved by:



John B. Bachoua, PE

Date: November 02, 2018

The engineering and design of all related structures as well as the impact of the antennas on the structural integrity of the design are specifically excluded from this report's scope of work. This report's scope of work is limited to an evaluation of the Electromagnetic Energy (EME) RF emissions field generated by the antennas listed in this report. When client and others have supplied data, it is assumed to be correct.

## **FCC MPE Limits (from OET-65)**

**Occupational/controlled**<sup>6</sup> exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

**General population/uncontrolled**<sup>7</sup> exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

---

<sup>6</sup> OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

<sup>7</sup> OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

## Limits for Maximum Permissible Exposure (MPE)<sup>8</sup>

"The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive."<sup>9</sup>

### **(A) Limits for Occupational/Controlled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

### **(B) Limits for General Population /Uncontrolled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz

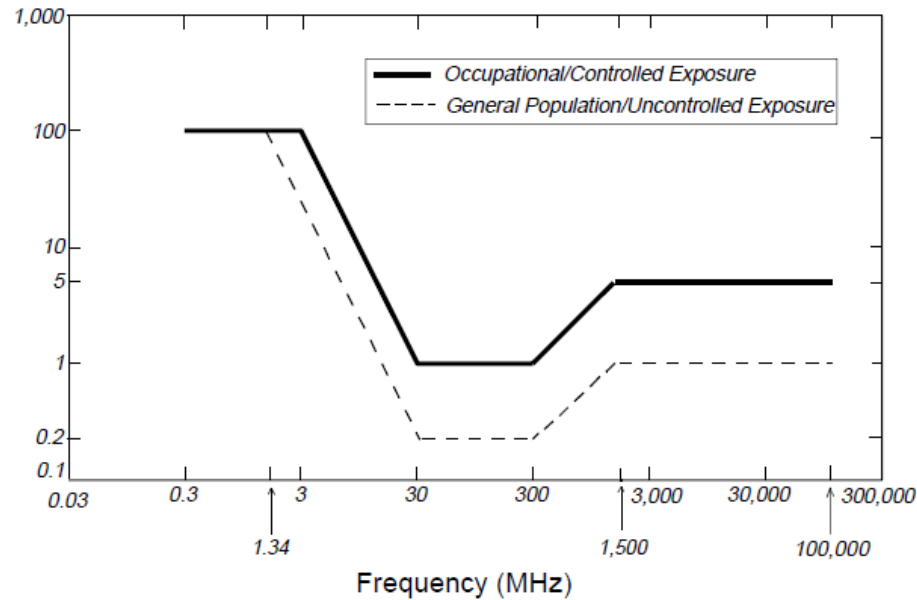
\*Plane-wave equivalent power density

<sup>8</sup> OET-65 "FCC Guidelines Table 1 pg. 72.

<sup>9</sup> OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 8

## Limits for Maximum Permissible Exposure (MPE) continued<sup>10</sup>

**Figure 1.** FCC Limits for Maximum Permissible Exposure (MPE)  
Plane-wave Equivalent Power Density



“MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm<sup>2</sup>), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal (“[plane-wave” conditions], these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

where: S = power density (mW/cm<sup>2</sup>)  
E = electric field strength (V/m)  
H = magnetic field strength (A/m)

<sup>10</sup> OET-65 “FCC Guidelines Table 1 pg. 72.

## **Limitations**

OSC Engineering completed this report based on information and data provided by the client and on-site data collection. The data provided by the client is assumed to be accurate. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)<sup>11</sup>. As the site is being upgraded and changed this report will become obsolete. Use of this document will not hold OSC Engineering Inc. nor it's employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

---

<sup>11</sup> OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1

## **AT&T Antenna Shut-Down Protocol**

**AT&T provides Lockout/Tagout (LOTO) procedures in Section 9.4<sup>12</sup> (9.4.1- 9.4.9) in the ND-00059. These procedures are to be followed in the event of anyone who needs access at or in the vicinity of transmitting AT&T antennas. Contact AT&T when accessing the rooftop near the transmitting antennas. Below is information regarding when to contact an AT&T representative.**

### **9.4.7 Maintenance work being performed near transmitting antennas**

Whenever anyone is working within close proximity to the transmitting antenna(s), the antenna sector, multiple sectors, or entire cell site may need to be shut down to ensure compliance with the applicable FCC MPE limit. This work may include but is not limited to structural repairs, painting or non-RF equipment services by AT&T personnel/contractors or the owner of a tower, water tank, rooftop, or other low-centerline sites. The particular method of energy control will depend on the scope of work (e.g., duration, impact to the antenna or transmission cabling, etc.) and potential for RF levels to exceed the FCC MPE limits for General Population/Uncontrolled environments

### **9.4.8 AT&T Employees and Contractors**

AT&T employees and contractors performing work on AT&T cell sites must be trained in RF awareness and must exercise control over their exposure to ensure compliance with the FCC MPE limit for Occupational/Controlled Environments ("Occupational MPE Limit").

The rule of staying at least 3 feet from antennas is no longer always adequate to prevent exposure above the Occupational MPE Limit. That general rule was applied early in the development of cellular when omni-directional antennas were primarily used and later when wide-beamwidth antennas were used. That application was then appropriate for the Occupational exposure category. However, the current prevalence of antennas with 60- and 70- degree horizontal half-power beamwidths at urban and suburban GSM and UMTS/HSDPA sites raises some question about the continued reliability of the 3-foot rule. Antennas with low bottom-tip heights and total input powers around 70-80 W can produce exposure levels exceeding the Occupational MPE Limits at 4 feet, and these levels can be augmented by emissions of co-located operators. Therefore, AT&T employees and contractors should apply the above general work procedures and use an RF personal monitor to assess exposure levels within the work vicinity.

### **9.4.9 Other Incidental Workers**

All other incidental workers who are not trained in RF safety are considered general public and subject to the FCC MPE limits for General Population/Uncontrolled Environments. In such instance, the M-RFSC (primary contact) or R-RFSC (secondary contact) must refer to the Mobility RF site survey plan to assess the potential RF exposure levels associated with the antenna system. If capable of exceeding the FCC General Population/Uncontrolled MPE limit, then local sector/site shutdown is necessary. The FE/FT must also follow the local shutdown procedure and use their RF personal monitor as a screening tool for verification, as necessary.

---

<sup>12</sup> ND-00059\_Rev\_5.1 "Lockout/Tagout (LOTO) Procedures" Page 45.

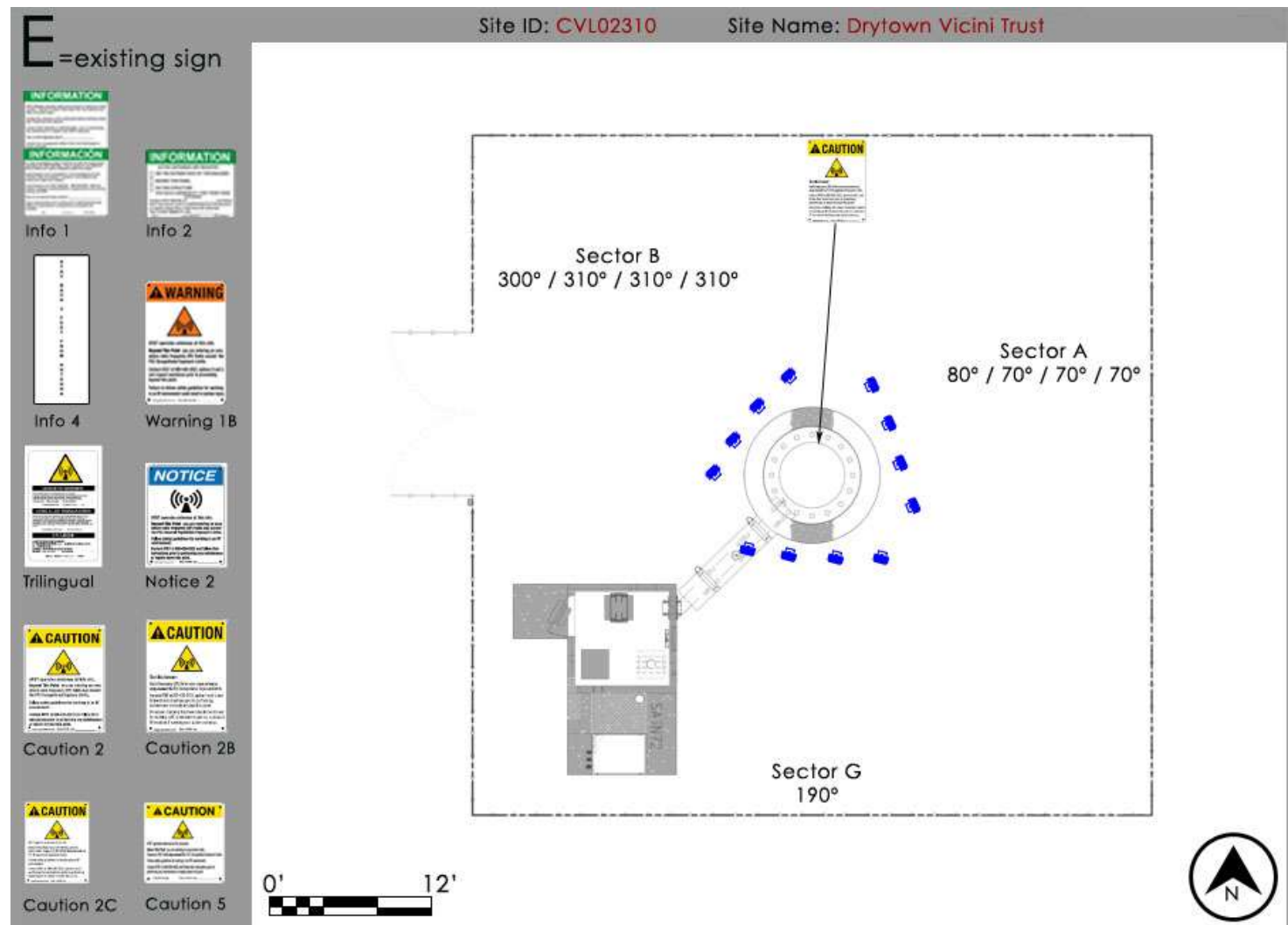
## RECOMMENDATIONS

• **AT&T Access Point(s):**  
Caution Sign 2B (Tower)  
@ base of water tank  
(to be posted)

• **AT&T Sector A**  
No signage or barrier  
action required

• **AT&T Sector B**  
No signage or barrier  
action required

• **AT&T Sector G**  
No signage or barrier  
action required



If work is being performed in the vicinity of the transmitting antennas, site shut-down procedures must be followed. See page entitled [AT&T Antenna Shut-down protocol](#) for further information.



Chuck Beatty <cbeatty@amadorgov.org>

---

**RE: TAC project referral - Epic Wireless, Highway 16**

1 message

---

**D10 Rural IGR@DOT** <d10.rural.igr@dot.ca.gov>

Wed, Mar 13, 2019 at 7:23 AM

To: Chuck Beatty <CBeatty@amadorgov.org>

Hi Chuck:

Thanks for the opportunity to review this. Caltrans has no comments at this time.

*Michele Demetras*

Associate Transportation Planner

Caltrans District 10 Office of Rural Planning

209-948-7647

*The optimist sees the glass as half full. The pessimist sees the glass as half empty. The engineer sees the glass as twice as large as it needs to be.*

**From:** Chuck Beatty <CBeatty@amadorgov.org>

**Sent:** Thursday, March 7, 2019 1:51 PM

**Subject:** TAC project referral - Epic Wireless, Highway 16

Please see the attached application referral to be reviewed by the Amador County Technical Advisory Committee on Wednesday, March 20.

Thanks,

Chuck





## CDFW Comment to Request for Use Permit (UP-19;2-1) Epic Wireless Group

Boyd, Ian@Wildlife <Ian.Boyd@wildlife.ca.gov>

Mon, Mar 11, 2019 at 4:20 PM

To: "Charles \"Chuck\" Beatty (planning@amadorgov.org)" <planning@amadorgov.org>

Cc: "Charles \"Chuck\" Beatty" <cbeatty@amadorgov.org>, Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>

Hi Mr. Beatty,

Thank you for the opportunity to comment on the Request for Use Permit to install a 115-foot-tall water tower design wireless communication tower (Project) . The California Department of Fish and Wildlife (CDFW) has the following comments that may help to guide the environmental impact analysis when developing your anticipated Mitigated Negative Declaration (MND).

CDFW is responding as a **Trustee Agency** for fish and wildlife resources, which holds those resources in trust by statute for all the people of the state. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW has identified several potential impacts relating to nesting and migrating birds, insect pollinators, and bats. CDFW recommends that the MND discuss the following potential impacts:

- **Electromagnetic Radiation:** The MND should analyze the potential effects of electromagnetic radiation emitted from the Project on wildlife species including, but not limited to birds, insect pollinators, and bats. There may be a potential for the radiation to affect breeding, nesting, navigation, and roosting within the vicinity of the Project.
- **Wildlife Collisions:** CDFW recommends that the MND include a discussion on the height and design of the communication tower. Towers that are shorter in design (equivalent to the height of nearby trees), unlighted, and unguyed may reduce the potential for bird and bat collisions.
- **Hazardous material:** CDFW recommends including best management practices to contain hazardous materials (e.g. diesel fuel) that may be used to operate the diesel powered generator. It is recommended that hazardous materials used in the construction, maintenance, and operation of the Project, should be stored in a contained area, located away from drainage courses where the material would not pass into waters of the state.

CDFW appreciates the opportunity to comment on the Request for Use Permit, and requests that the Amador County consider CDFW's comments when developing the potential Mitigated Negative Declaration. If you have any questions pertaining to these comments, please contact me at (916) 358-1134 or [ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov).

Thank you,

Ian Boyd

Environmental Scientist

Habitat Conservation Program

North Central Region (Region 2)

1701 Nimbus Rd., Suite A

Rancho Cordova, CA 95670

916-358-1134

[ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov)

CALIFORNIA DEPARTMENT OF  
FISH and WILDLIFE 



To: Amador County Planning Commission  
From: Amanda Nelson, Executive Director, Foothill Conservancy  
Date: January 7, 2019

RE: EPIC WIRELESS PROPOSED CELL TOWER

Our Land Use Committee has reviewed the proposed project and members have a number of concerns. Having good cellular service, Internet speed and emergency communications are issues that are very important to County residents--but so is protecting the scenic beauty of our county. During public meetings of the General Plan Advisory Committee, protecting scenic beauty was among the things local people said they valued most. It's one of our largest areas of community common ground.

The county's existing cell tower ordinance indicates that the biggest aesthetic issues with cell towers are scale and color. The proposed tower is equivalent in height to a ten-story building, and it is not in any way aesthetically pleasing. Furthermore, it would be clearly visible to travelers looking southeast from Highway 16, which has been identified as one of the most important viewsheds in Amador County. This is an important gateway into our county for travelers coming from Sacramento to the foothills.

The proposal states that the project would bring substantial service improvements to the Drytown community--yet it is not located within or near Drytown. The proposal also indicates that line of sight is necessary to provide the improved communication services--yet Drytown is separated from the proposed tower site by a ridge of hills. It is not clear whether any homes or businesses in Drytown would benefit from the project. If the goal is to improve communications in Drytown, perhaps a shorter tower closer to that community and farther from Highway 16 would be preferable.

The proposed site is located in a sparsely populated area of ranches and rural residences in the Willow Creek/Carbondale Road vicinity. The proposal does not mention how many households and businesses would benefit from improved services. One figure shows that the proposed tower location is right on the edge of a large area deemed by FCC as already having adequate communication services. Why not consider alternative locations that could serve more currently underserved county residents--rather than overlap areas already adequately served--and preferably not be so visually intrusive?

Amador County has agreed to adopt a scenic viewshed ordinance in the near future. The ordinance is likely to be drafted this year, for adoption no later than April, 2020, as required by law. If the proponent is unwilling to consider alternative locations that would better meet existing County guidelines and community needs, perhaps it would be best to postpone consideration of a new tower at this particular location until after the scenic viewshed ordinance has been adopted.

Thank you for your careful consideration of this problematic proposal.