



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
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WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO: Ione Band of Miwok Indians**
Washoe Tribe of Nevada and California**
CDFW, Region 2
AFPD
Environmental Health Department
Building Department
Surveying Department
Sherriff's Office
Amador Water Agency

Buena Vista Band of Me-Wuk Indians**
Shingle Springs Band of Miwok Indians**
Cal Fire
Transportation and Public Works Department
Waste Management/Air District
County Counsel
Amador Transit
Caltrans, District 10
ACTC
LAFCO

DATE: October 9, 2019

FROM: Ruslan Bratan, Planner

PROJECT: Request for a Use Permit (UP-19;9-4) to install a 65-foot-tall monopine design wireless communication tower with twelve 8-foot-tall panel antennae and associated tower and ground equipment (APN 001-150-015).

Applicant: SAC Wireless, LLC on behalf of Verizon Wireless
Property Owners: Scot & Rosellen Pebelier
Supervisorial District: 1
Location: 16777 Eagle Way, Jackson CA 95642

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, October 23, 2019, at 3:00 p.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California. If you cannot attend, please submit comments regarding the completeness of the application prior to the meeting date.

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date.

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



PLANNING DEPARTMENT
Community Development Agency

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: 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:

- X 1. Complete the following:
- Name of Applicant Philip Decker, SAC Wireless
Mailing Address 8880 Cal Center Drive, suite 170
Sacramento, CA 95826
Phone Number (626) 482-9379
Assessor Parcel Number 044-110-084
- 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 _____
- X 2. Attach a letter explaining the purpose and need for the Use Permit.
- X 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- X 4. If Applicant is not the property owner, a consent letter must be attached.
- X 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- X 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.
- X 7. Planning Department Filing Fee: \$ 1,759
X Environmental Health Review Fee: \$ 416
X Public Works Agency Review Fee: \$ 500
- X 8. Complete an Environmental Information Form.
- X 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: Jackson Rancheria PSL # 314170 65-foot tall
Monopine design wireless communication tower and associated equipment

Date Filed: _____ File No. _____

Applicant/

Developer SAC Wireless Landowner Scot & Rosellen Pebelier

Address 8880 Cal Center Drive, Sacramento Address 16777 Eagle Way, Jackson, CA 95642

Phone No. 626-482-9379 Phone No. 916-778-9843

Assessor Parcel Number(s) 044-110-084

Existing Zoning District AG, Exclusive Agriculture

Existing General Plan R1A, Single Family Residential and Agriculture

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 _____

Conditional Use Permit

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

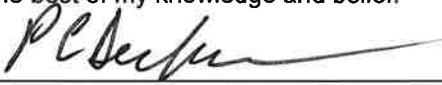
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 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).
- 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 9/27/19


(Signature)
For SAC Wireless



Alternate Site Analysis

Site Objective & Purpose

Verizon's objective for the site was to cover Jackson Rancheria Casino and New York Ranch Road. The terrain within Verizon's search ring is mountainous, containing valleys and rugged terrain. Due to the terrain, Verizon's Radio Frequency Engineer requested a location on a hill with line-of-sight to Jackson Rancheria, with an initial tower height request of 100 feet.

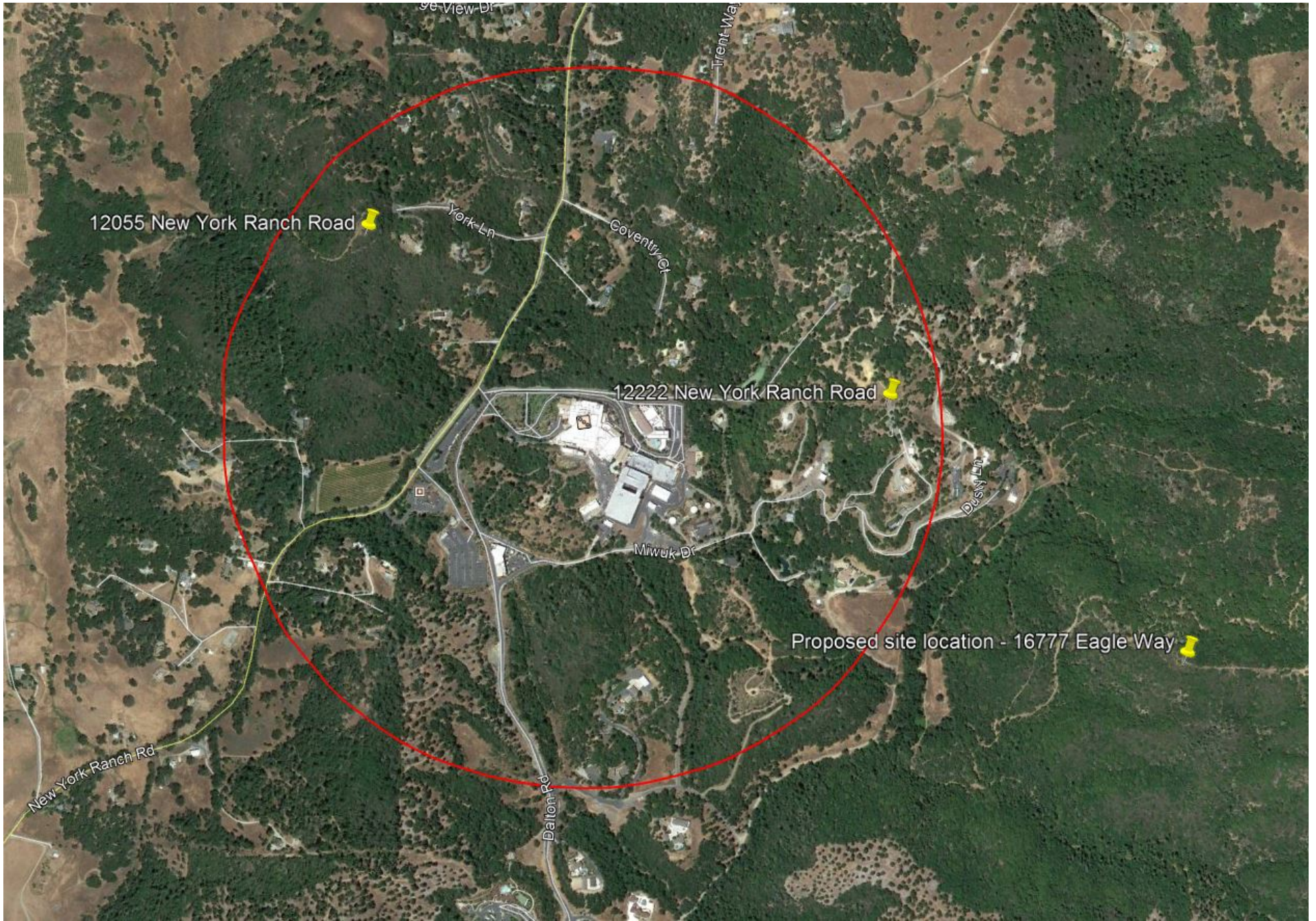
Chosen Candidate

16777 Eagle Way is situated on a hilltop that has line-of-sight to Jackson Rancheria with not foreseeable obstructions to interfere with the RF objective. Verizon is proposing a 60 foot monopine. The reason for the lower tower height is due to zoning restrictions and the lack of taller trees on the property. The owner is a private landlord that runs a home business out of their residence on the property.

The site is accessed from the public ROW over 2 neighboring properties. Both landowners have indicated they will grant an easement to Verizon for access and utilities.

Alternate Sites

- 12222 New York Ranch Road, Jackson, CA 94642 (Jackson Rancheria Casino)
All projects are subject to approval by the tribal council, as the Casino is sovereign land. The Casino indicated they would prefer a tower height of 40 feet that would interfere with RF's coverage objective. Additionally, the Casino's leasing specialist has indicated lease negotiations would be difficult due to rental demands and objections to Verizon's pro forma lease.
- 12055 New York Ranch Road, Jackson, CA 95642
This parcel belong to the Council Chairman, and building on it will not be allowed.



12055 New York Ranch Road

12222 New York Ranch Road

Proposed site location - 16777 Eagle Way

Se View Dr

Trent Wa

York Ln

Coventry Ct

Miwok Dr

Dusky Ln

New York Ranch Rd

Dalton Rd

INDEMNIFICATION

Project: 16777 Eagle Way

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:



Signature

Owner (if different than Applicant):



Signature
9-28-19

Letter of Authorization

Application for Zoning/Permitting/Land Use Entitlements

Site Number: Jackson Rancheria
Property Address: 16777 Eagle Way
Assessor's Parcel Number: Jackson, CA 95642 - APN 044-110-084

Scot Pebelier and Rosellen Davido Pebelier, as owners of the above described property, authorize Cellco Partnership, d/b/a Verizon Wireless, its agents or representatives, including SAC Wireless, to act as an agent on our behalf for the sole purpose of consummating any building and land-use applications necessary to ensure Cellco Partnership, d/b/a Verizon Wireless ability to use the property for the purpose of construction and operation of a communications facility. Scot Pebelier and Rosellen Davido Pebelier understand that this application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

By signing this document, Scot Pebelier and Rosellen Davido Pebelier are also providing permission for Cellco Partnership, d/b/a Verizon Wireless, and its agents or representatives to enter the property, with prior notice and subject to our permission, solely for the purpose of developing project design and construction specifications. *Any other entry or testing will be subject to a separate agreement.*

We further understand that signing this authorization is not to be construed as a commitment of any kind, and that all land-use approval obtained will be subject to the successful completion of lease negotiations and our approval of the project site plans.

Name of Property Owner(s): Scot Pebelier & Rosellen Davido Pebelier

Signature of Property Owner(s):




Date:



Title: Owners

Mailing Address and Telephone of Property Owner(s):

Scot & Rosellen Pebelier
16777 Eagle Way
Jackson, CA 95642
(916) 718-9873

Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name: Jackson Rancheria
Address: 16777 Eagle Way
Jackson, California
Report Date: June 3, 2019

Site Structure Type: Monopine
Latitude: 38.38149167
Longitude: -120.71774167
Project: Modification

Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Jackson Rancheria installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

David H. Kiser, P. E. 2019.06.03 14:23:20 -04'00'



General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent worst-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site

management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

Verizon Wireless proposes the following installation at this location:

- 12 New Verizon Wireless 8' Tall Panel Antennas
- 15 New Verizon Wireless RRUS

The antennas will be mounted on a 86-foot monopine with centerlines 56 feet above ground level. The antennas will be oriented towards 50, 120, 170 and 290 degrees. The radio equipment to be operated at this location is capable of a maximum of 80W per 4G channel at 700 MHz, 80W per 4G channel at 850 MHz, 80W per 4G channel at 1900 MHz, and 80W per 4G channel at 2100 MHz. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

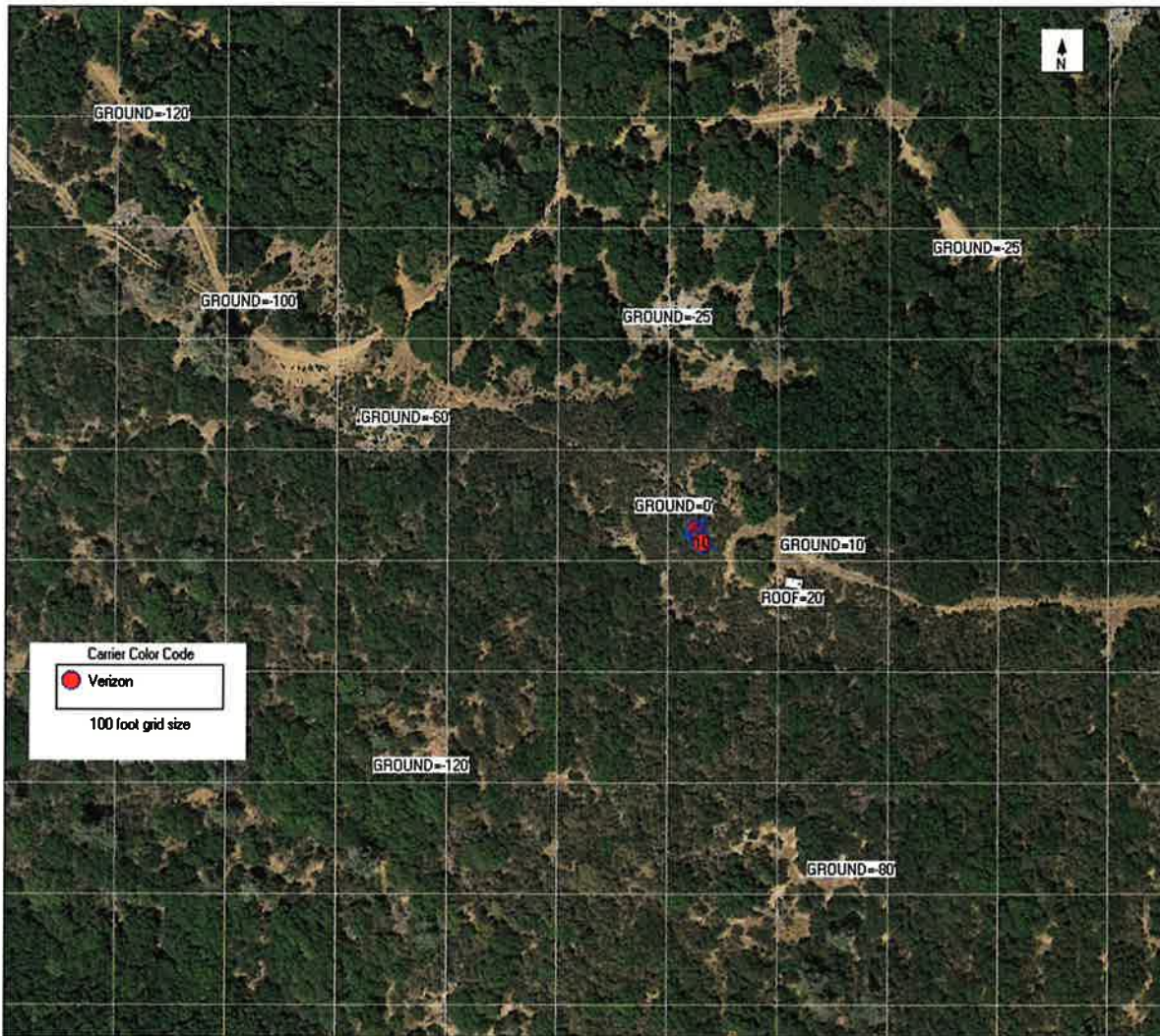


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 1.9245% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 0.5505% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.

WEST > Pacific > Northern California/Nevada > Sacramento/Reno(NV) > JACKSON RANCHERIA - D
 - Aziz, Mina - mina.aziz@verizonwireless.com - 04/03/2019 11:49:01

Project Detail		Location Information	
Site Type	MACRO	Sierra Site ID#	
Carrier Aggregation	false	Site Name	JACKSON RANCHERIA - D
MPT Id	518367	Sierra SR#	
eCIP-0	false	E-NodeB ID#	
Project Name	JACKSON RANCHERIA - 9/11/2014 - New Build - 314171	PSLC#	314170
RFDS Project ID	1294455	Switch Name	
Project ID	15089669	Tower Owner	
Site Traker Project ID	P-346652	Tower Type	Stealth structure
RFDS Project Scope		Street Address	16777 Eagle Way
		City	Jackson
		State	CA
		Zip Code	95642
		County	Amador
		Latitude	38.38149167 / 38° 22' 53.37" N
		Longitude	-120.71774167 / 120° 43' 3.87" W

Antenna Summary

Added Antennas														
700 LTE	850 CDM A	850 LTE	1900 CDM A	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY
YES		YES		YES	YES	COMMSCOPE	NHH 65C R2B	56	60	290(03),50(01),290(03),170(02),170(02),50(01),170(02),50(01),170(01),290(03),290(03)	false	false	PHYSICAL	9
Removed Antennas														
700 LTE	850 CDM A	850 LTE	1900 CDM A	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY
Retained Antennas														
700 LTE	850 CDM A	850 LTE	1900 CDM A	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY

Added: 9	Removed: 0
Retained: 0	

Equipment Summary

Added Non Antennas													
Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
RRU					YES	YES	Tower	Ericsson	8843			PHYSICAL	6
RRU	YES		YES				Tower	Ericsson	4449			PHYSICAL	3
Removed Non Antennas													
Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
Retained Non Antennas													
Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity

Services

700 MHz LTE

		Proposed Version:		
		PLAN		
		01	02	03
Sector		50	170	290
Azimuth				
Cell/ENode B ID				
Antenna Model		NHH-65C-R2B PORT 1 45 00DT 0752 (1529371)	NHH-65C-R2B PORT 1 45 00DT 0752 (1529371)	NHH-65C-R2B PORT 1 45 04DT 0752 (1529383)
Antenna Make		COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline(Ft)		56	56	56
Mechanical DT(Deg.)		0	0	0
Electrical DT		0	0	4
Tip Height		60	60	60
TMA make				
TMA model				
RRU make		Ericsson	Ericsson	Ericsson
RRU model		4449	4449	4449
# of Tx, Rx Lines		4,4	4,4	4,4
Position				

Current Version:

Sector
Azimuth
Cell/Node B ID
Antenna Model
Antenna Make
Centerline(Ft)
Mechanical DT(Deg.)
Electrical DT
Tip Height
TMA make
TMA model
RRU make
RRU model
of Tx, Rx Lines
Position

Current Version:

Proposed Version:			
PLAN			
	01	02	03
	50	170	290
NHH-65C-R2B PORT 3 45 00DT 2110(1529408)	NHH-65C-R2B PORT 3 45 00DT 2110(1529408)	NHH-65C-R2B PORT 3 45 02DT 2110(1529412)	
COMMSCOPE	COMMSCOPE	COMMSCOPE	
56	56	56	
0	0	0	
0	0	2	
60	60	60	
Ericsson	Ericsson	Ericsson	
2x8843	2x8843	2x8843	
4,4	4,4	4,4	

Sector
Azimuth
Cell/Node B ID
Antenna Model
Antenna Make
Centerline(Ft)
Mechanical DT(Deg.)
Electrical DT
Tip Height
TMA make
TMA model
RRU make
RRU model
of Tx, Rx Lines
Position

Current Version:

	Proposed Version:		
	PLAN		
	01	02	03
	50	170	290
NHH-65C-R2B PORT 3 45 00DT 1950(1529407)		NHH-65C-R2B PORT 3 45 00DT 1950(1529407)	NHH-65C-R2B PORT 3 45 02DT 1950(1529411)
COMMSCOPE	COMMSCOPE	COMMSCOPE	COMMSCOPE
56	56	56	56
0	0	0	0
0	0	2	2
60	60	60	60
Ericsson	Ericsson	Ericsson	Ericsson
2x8843	2x8843	2x8843	2x8843
4,4	4,4	4,4	4,4

Current Version:

Proposed Version:

PLAN

	01	02	03
Sector			
Azimuth	50	170	290
Cell/ENode B ID			
Antenna Model	NHH-65C-R2B PORT 3 45 00DT 2110(1529408)	NHH-65C-R2B PORT 3 45 00DT 2110(1529408)	NHH-65C-R2B PORT 3 45 02DT 2110(1529412)
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline(Ft)	56	56	56
Mechanical DT(Deg.)	0	0	0
Electrical DT	0	0	2
Tip Height	60	60	60
TMA make			
TMA model			
RRU make	Ericsson	Ericsson	Ericsson
RRU model	2x8843	2x8843	2x8843
# of Tx, Rx Lines	4,4	4,4	4,4
Position			

Current Version :

Sector	
Azimuth	
Cell/ENode B ID	
Antenna Model	
Antenna Make	
Centerline(Ft)	
Mechanical DT(Deg.)	
Electrical DT	
Tip Height	
TMA make	
TMA model	
RRU make	
RRU model	
# of Tx, Rx Lines	
Position	

Proposed Version:

PLAN			
	01	02	03
	50	170	290
NHH-65C-R2B PORT 1 45 00DDT 0850 (1529372)	NHH-65C-R2B PORT 1 45 00DDT 0850 (1529372)	NHH-65C-R2B PORT 1 45 00DDT 0850 (1529372)	NHH-65C-R2B PORT 1 45 00DDT 0850 (1529372)
COMMSCOPE	COMMSCOPE	COMMSCOPE	COMMSCOPE
56	56	56	56
0	0	0	0
0	0	0	0
60	60	60	60
Ericsson	Ericsson	Ericsson	Ericsson
4449	4449	4449	4449
4.4	4.4	4.4	4.4

Service Comments

Callsigns Per Antenna - Proposed

Sector	Make	Model	Centerline	Tip Height	Azi mut h(T N)	Elec Tilt	Mec h. Tilt	Gain	Hor iz BW	Regulatory Power	700 Callsigns	850 Callsigns	1900 Callsigns	2100 Callsigns	28 GHz Callsigns	31 GHz Callsigns	39 GHz Callsigns
01	COMMS COPE	NHH-65C- R2B PORT 1 45 00DT 0850 (1529372)	56ft/17.07 m	60ft/18.29 m	50	0	0	13.5 05	60.5	499.39		KNKN24 0					
03	COMMS COPE	NHH-65C- R2B PORT 1 45 04DT 0752 (1529383)	56ft/17.07 m	60ft/18.29 m	290	4	0	13.9 47	64.7 5	98.29	WQJQ694						
01	COMMS COPE	NHH-65C- R2B PORT 3 45 00DT 1950 (1529407)	56ft/17.07 m	60ft/18.29 m	50	0	0	15.2 96	66	466.07			KNLH726				
03	COMMS COPE	NHH-65C- R2B PORT 1 45 00DT 0850 (1529372)	56ft/17.07 m	60ft/18.29 m	290	0	0	13.5 05	60.5	499.39		KNKN24 0					
02	COMMS COPE	NHH-65C- R2B PORT 3 45 00DT 2110 (1529408)	56ft/17.07 m	60ft/18.29 m	170	0	0	15.9 21	61	807.31				WQVP23 3,WQXK 338			
01	COMMS COPE	NHH-65C- R2B PORT 1 45 00DT 0752 (1529371)	56ft/17.07 m	60ft/18.29 m	50	0	0	13.7 5	65	93.93	WQJQ694						
03	COMMS COPE	NHH-65C- R2B PORT 3 45 02DT 2110 (1529412)	56ft/17.07 m	60ft/18.29 m	290	2	0	16.4 1	61.5	451.76				WQVP23 3,WQXK 338			
01	COMMS COPE	NHH-65C- R2B PORT 3 45 00DT 2110 (1529408)	56ft/17.07 m	60ft/18.29 m	50	0	0	15.9 21	61	201.83				WQGB22 6,WQGB2 35			
03	COMMS COPE	NHH-65C- R2B PORT 3 45 02DT 1950 (1529411)	56ft/17.07 m	60ft/18.29 m	290	2	0	15.9 5	64.5	541.81			KNLH726				

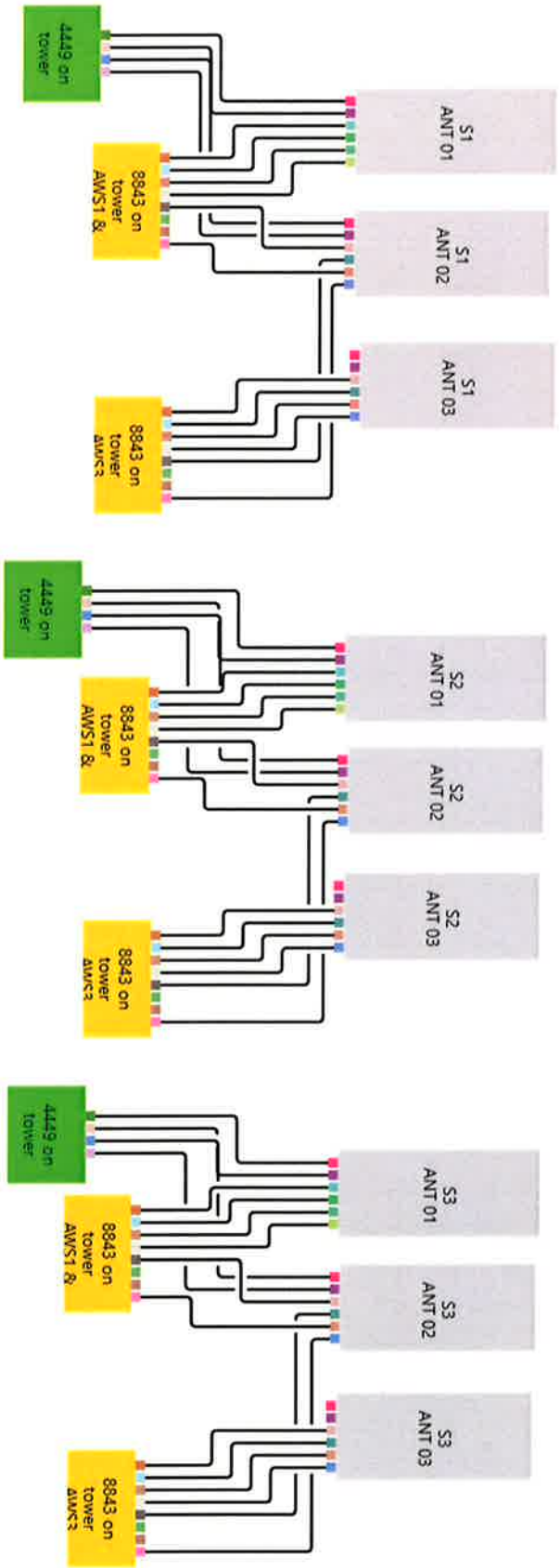
01	COMMS COPE	NHH-65C- R2B_PORT 3 45_00DT_2110 (1529408)	56ft/17.07 m	60ft/18.29 m	50	0	0	15.9 21	61	403.65							WQVP23 3,WQXK 338
02	COMMS COPE	NHH-65C- R2B_PORT 1 45_00DT_0850 (1529372)	56ft/17.07 m	60ft/18.29 m	170	0	0	13.5 05	60.5	499.39		KNKN24 0					
02	COMMS COPE	NHH-65C- R2B_PORT 1 45_00DT_0752 (1529371)	56ft/17.07 m	60ft/18.29 m	170	0	0	13.7 5	65	93.93		WQJQ694					
02	COMMS COPE	NHH-65C- R2B_PORT 3 45_00DT_2110 (1529408)	56ft/17.07 m	60ft/18.29 m	170	0	0	15.9 21	61	403.65							WQVP23 3,WQXK 338
03	COMMS COPE	NHH-65C- R2B_PORT 3 45_02DT_2110 (1529412)	56ft/17.07 m	60ft/18.29 m	290	2	0	16.4 1	61.5	903.52							WQVP23 3,WQXK 338
03	COMMS COPE	NHH-65C- R2B_PORT 3 45_02DT_2110 (1529412)	56ft/17.07 m	60ft/18.29 m	290	2	0	16.4 1	61.5	225.88							WQGB22 6,WQGB2 35
01	COMMS COPE	NHH-65C- R2B_PORT 3 45_00DT_2110 (1529408)	56ft/17.07 m	60ft/18.29 m	50	0	0	15.9 21	61	807.31							WQVP23 3,WQXK 338
02	COMMS COPE	NHH-65C- R2B_PORT 3 45_00DT_1950 (1529407)	56ft/17.07 m	60ft/18.29 m	170	0	0	15.2 96	66	466.07			KNLH726				
02	COMMS COPE	NHH-65C- R2B_PORT 3 45_00DT_2110 (1529408)	56ft/17.07 m	60ft/18.29 m	170	0	0	15.9 21	61	201.83							WQGB22 6,WQGB2 35

Callsigns

Callsigns	Market	Radio Code	Market Number	Block	State	County	Licensee Name	Wholly Owned	Total MHz	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	Regulatory Power	Threshold (W)	PODs/Sq Mi	Status	Project Action
KNKN240	California 3 - Alpine	CL	CM4338	B	CA	Amador	PINNACLES CELLULAR, INC.	Yes	25,000	835.000-845.000	880.000-890.000	846.500-849.000	891.500-894.000	499.39	1000	64.1	Active	Added
KNLH726	Sacramento, CA	CW	BT4389	E	CA	Amador	Sacramento Valley Limited Partnership	Yes	10,000	1885.000-1890.000	1965.000-1970.000	.000-.000	.000-.000	541.81	3280	64.1	Active	Added
WPLM407	Sacramento, CA	LD	BT4389	A	CA	Amador	Celco Partnership	Yes	300.000	29100.000-29250.000	31075.000-31225.000	.000-.000	.000-.000			64.1	Active	
WPOH625	Sacramento, CA	LD	BT4389	B	CA	Amador	Straight Path Spectrum, LLC	Yes	150.000	31000.000-31075.000	31225.000-31300.000	.000-.000	.000-.000			64.1	Active	
WQGB226	Sacramento-Yolo, CA	AW	BE4164	B	CA	Amador	Celco Partnership	Yes	20,000	1720.000-1730.000	2120.000-2130.000	.000-.000	.000-.000	225.88	3280	64.1	Active	Added
WQGB235	California 3 - Alpine	AW	CM4338	A	CA	Amador	Celco Partnership	Yes	20,000	1710.000-1720.000	2110.000-2120.000	.000-.000	.000-.000	225.88	3280	64.1	Active	Added
WQJQ694	West	WU	RE4006	C	CA	Amador	Celco Partnership	Yes	22,000	746.000-757.000	776.000-787.000	.000-.000	.000-.000	98.29	2000	64.1	Active	Added
WQVP233	Sacramento-Yolo, CA	AT	BE4164	J	CA	Amador	Celco Partnership	Yes	10,000	.000-.000	2170.000-2180.000	.000-.000	.000-.000	903.52	3280	64.1	Active	Added

WORKS38	California 3 - Alpine	AT	CMA3 38	G	CA	Amador	Celco Partnership	Yes	5,000	.000-.000	2155.00-2160.00	.000-.000	.000-.000	.000-.000	903.52	3280	64.1	Active	Added
WRAY697	Sacramento, CA	UU	BTA38 9	L1	CA	Amador	Celco Partnership	Yes	325,000	2760,000-27925,000	.000-.000	.000-.000	.000-.000	.000-.000			64.1	Active	
WRAY698	Sacramento, CA	UU	BTA38 9	L2	CA	Amador	Celco Partnership	Yes	325,000	27925,000-27950,000	28050,000-28350,000	.000-.000	.000-.000	.000-.000			64.1	Active	
WRBD543	Sacramento, CA	UU	PEA02 2	1-A	CA	Amador	Straight Path Spectrum, LLC	Yes	.000	.000-.000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBD544	Sacramento, CA	UU	PEA02 2	1-B	CA	Amador	Straight Path Spectrum, LLC	Yes	.000	.000-.000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBE678	Sacramento, CA	UU	PEA02 2	5-A	CA	Amador	Straight Path Spectrum, LLC	Yes	50,000	38800,000-38850,000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBE679	Sacramento, CA	UU	PEA02 2	5-B	CA	Amador	Straight Path Spectrum, LLC	Yes	50,000	39500,000-39550,000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBF334	Sacramento, CA	UU	PEA02 2	7-A	CA	Amador	Straight Path Spectrum, LLC	Yes	50,000	38900,000-38950,000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBF335	Sacramento, CA	UU	PEA02 2	7-B	CA	Amador	Straight Path Spectrum, LLC	Yes	50,000	39600,000-39650,000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBG576	Sacramento, CA	UU	PEA02 2	12-A	CA	Amador	Straight Path Spectrum, LLC	Yes	50,000	39150,000-39200,000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBG577	Sacramento, CA	UU	PEA02 2	12-B	CA	Amador	Straight Path Spectrum, LLC	Yes	50,000	39850,000-39900,000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	
WRBH252	Sacramento, CA	UU	PEA02 2	2-A	CA	Amador	Straight Path Spectrum, LLC	Yes	50,000	38650,000-38700,000	.000-.000	.000-.000	.000-.000	.000-.000			.0	Active	

WRBH253	Sacramento, CA	UU	PEA02 2	2-B	CA	Amado r	Straight Path Spectrum, LLC	Yes	50,000	393,500.000- 000-39,400.000	.000- .000	.000- .000	.000- .000			.0	Active	
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Jackson Rancheria - Sutter Creek

Looking North



Looking East



Jackson Rancheria - Sutter Creek

Looking South



Looking West



Jackson Rancheria - Sutter Creek

Power



View Towards Jackson Rancheria



SAC Wireless

Site Development, Architecture and Engineering, Construction and Commissioning
1851 Heritage Lane, Suite 182, Sacramento CA 95815 www.sacw.com

Jackson Rancheria - Sutter Creek

Access



Proposed Equipment Location





JACKSON RANCHERIA
 PSL # 314170
 16777 EAGLE WAY
 JACKSON, CA 95642



SAC AE DESIGN GROUP, INC.
 5015 SHOREHAM PLACE, SUITE 150
 SAN DIEGO, CA 92122
 www.sacw.com

PHOTOSIMULATION VIEWPOINT 1



NEW



- NOTE:
 NEW VERIZON WIRELESS EQUIPMENT WITHIN NEW 30'-0" x 30'-0" LEASE AREA
- NEW 8'-0" TALL CHAIN-LINK FENCE W/ BARBED WIRE
 - NEW OUTDOOR EQUIPMENT ON NEW CONCRETE PAD
 - NEW GENERATOR ON NEW CONCRETE PAD
 - NEW H-FRAME W/ ELECTRICAL METER, INTERSECT CABINET AND FIBER BOX
 - (2) NEW RAYCAPS
 - NEW GPS ANTENNA

NEW VERIZON WIRELESS (12) PANEL ANTENNAS,
 15 RRUS, (2) RAYCAPS AND (2) MICROWAVE
 ANTENNAS ON NEW 65'-0" HIGH MONOPINE

EXISTING



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



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PSL # 314170
16777 EAGLE WAY
JACKSON, CA 95642



SAC
SPACE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com

PHOTOSIMULATION VIEWPOINT 2



EXISTING



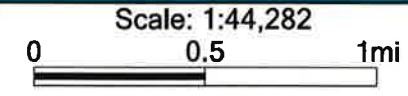
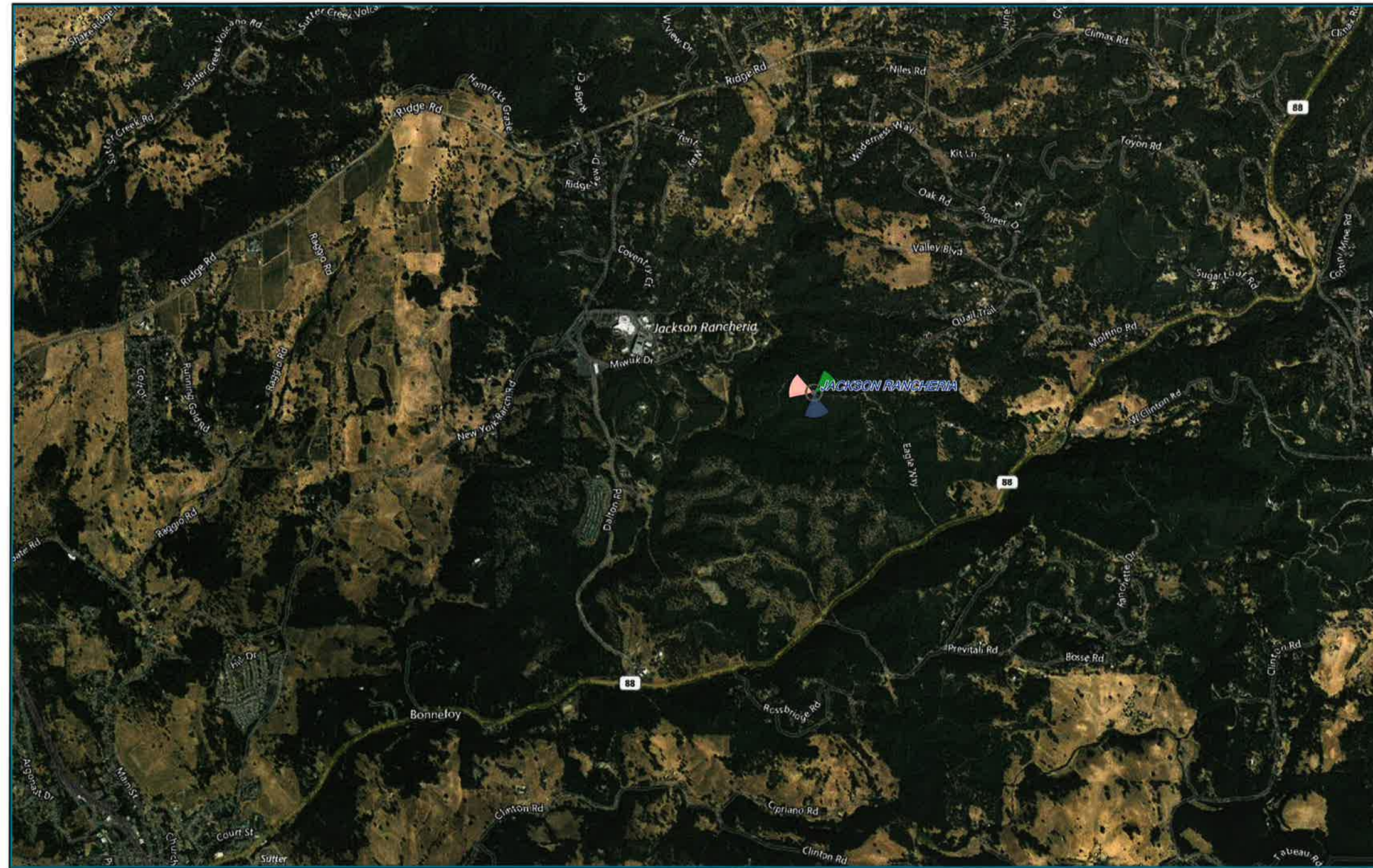
NEW

- NOTE:
NEW VERIZON WIRELESS EQUIPMENT WITHIN NEW 30'-0" x 30'-0" LEASE AREA
- NEW 8'-0" TALL CHAIN-LINK FENCE W/ BARBED WIRE
 - NEW OUTDOOR EQUIPMENT ON NEW CONCRETE PAD
 - NEW GENERATOR ON NEW CONCRETE PAD
 - NEW H-FRAME W/ ELECTRICAL METER, INTERSECT CABINET AND FIBER BOX
 - (2) NEW RAYCAPS
 - NEW GPS ANTENNA

NEW VERIZON WIRELESS (12) PANEL ANTENNAS,
15 RRUS, (2) RAYCAPS AND (2) MICROWAVE
ANTENNAS ON NEW 85'-0" HIGH MONOPINE

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

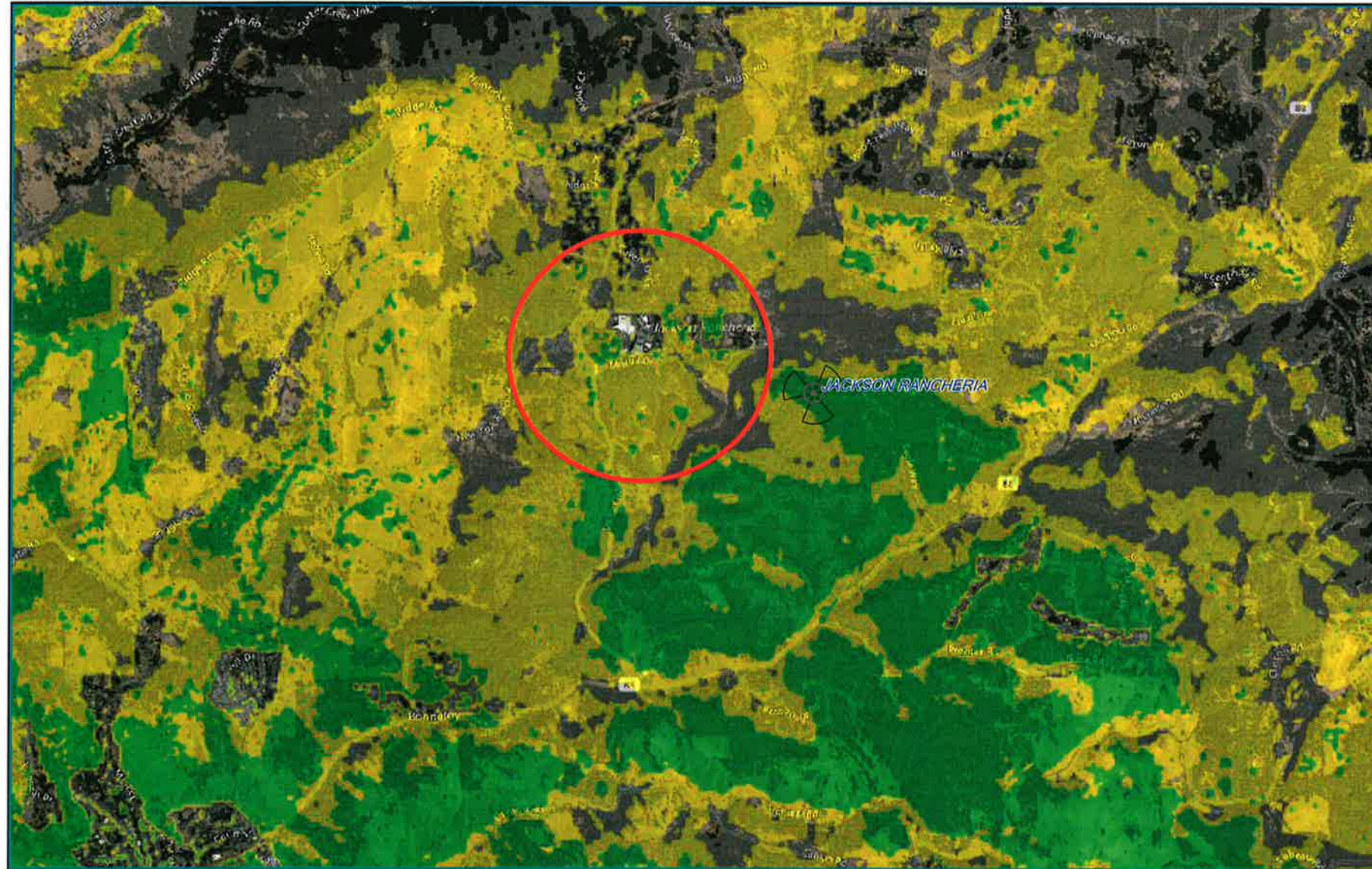
JACKSON RANCHERIA COVERAGE MAPS



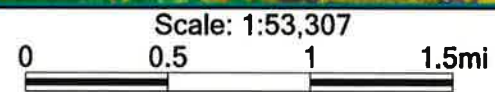
JACKSON RANCHERIA COVERAGE MAPS



Before Coverage



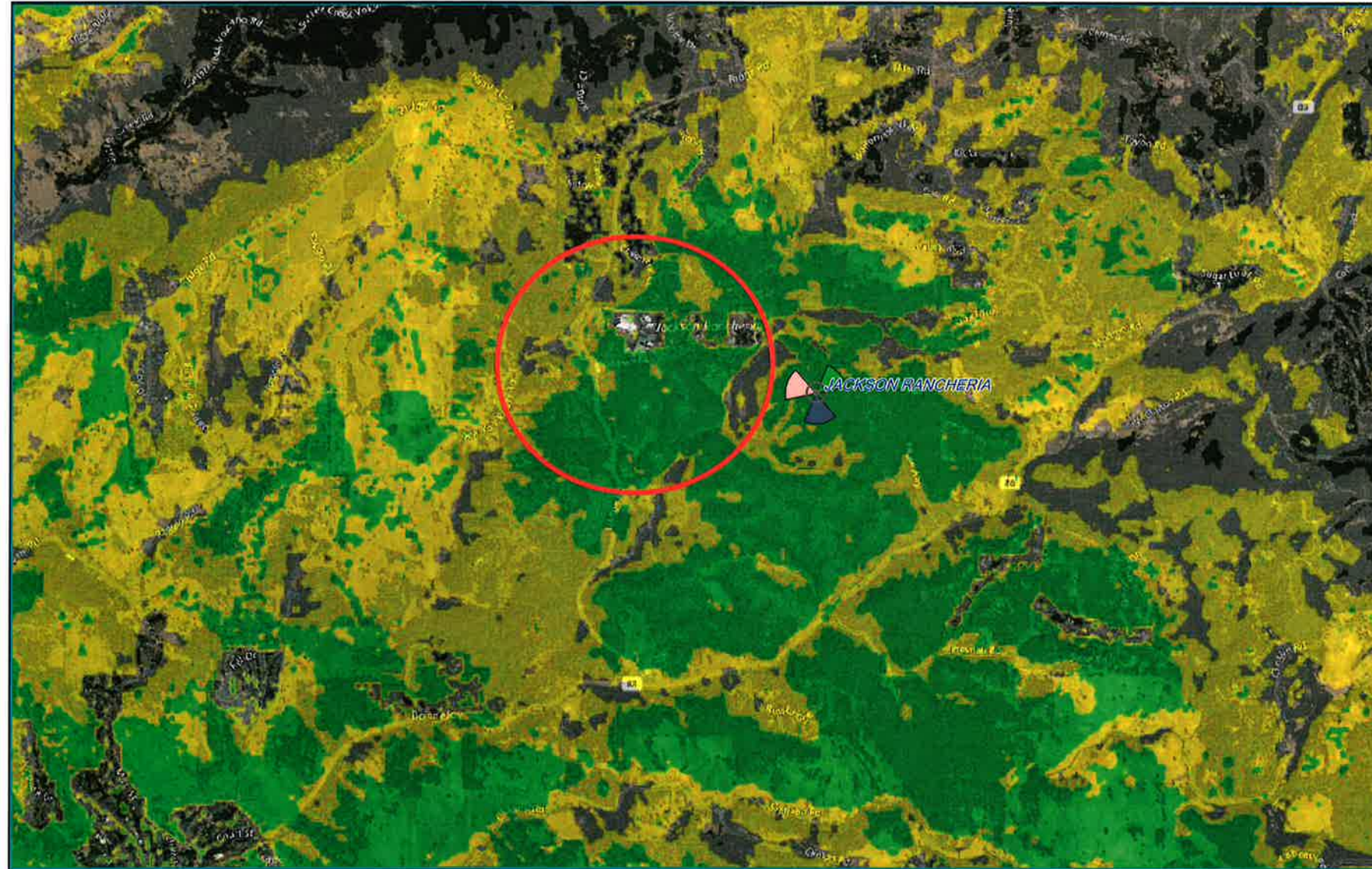
- 700 LTE: RSRP Existing
- In-Building Coverage
 - Vehicular Coverage
 - Outdoor Coverage



JACKSON RANCHERIA COVERAGE MAPS



After Coverage



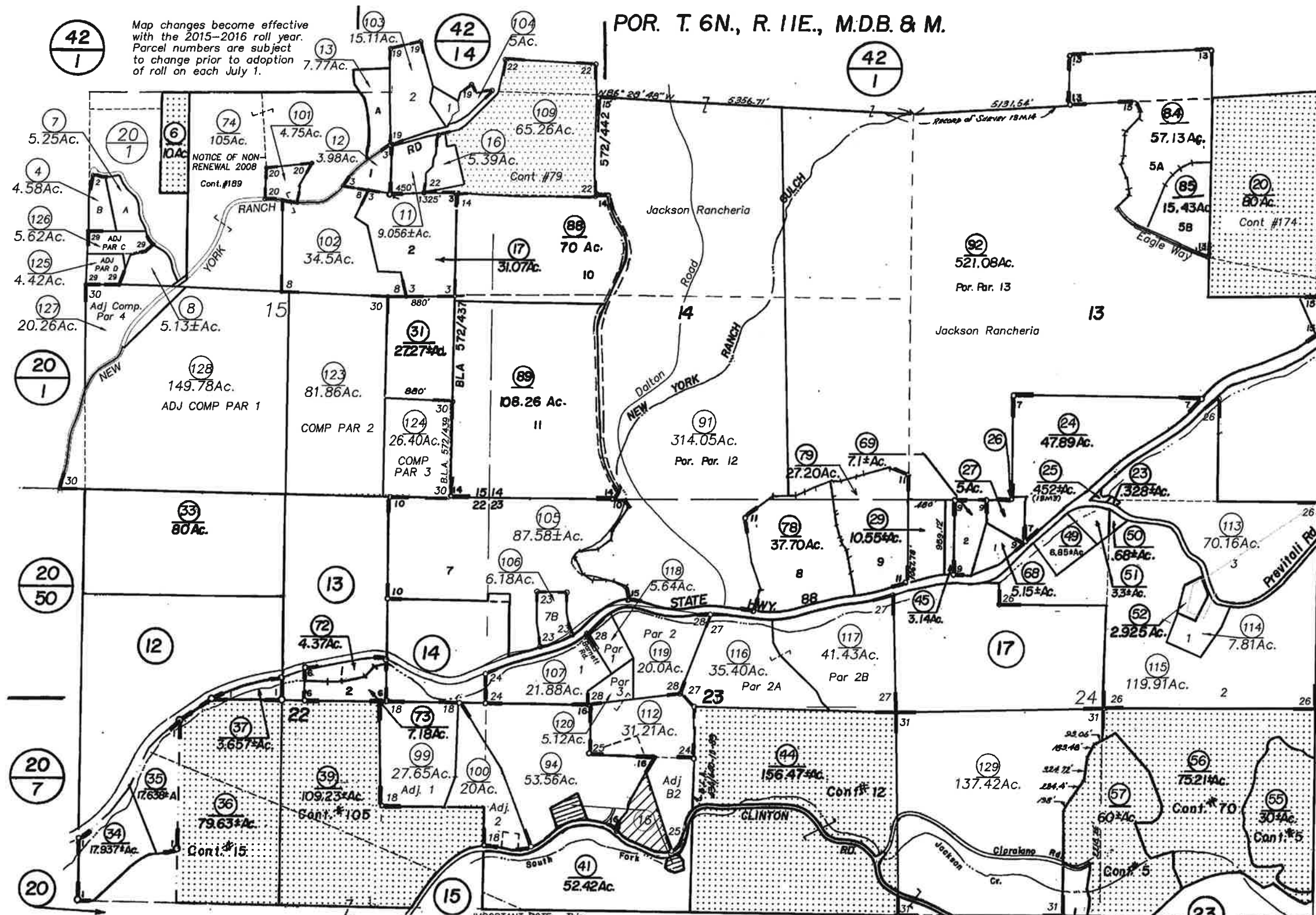
Scale: 1:53,998
0 0.5 1 1.5mi

700 LTE: RSRP Proposed
■ In-Building Coverage
■ Vehicular Coverage
■ Outdoor Coverage

POR. T. 6N., R. 11E., M.D.B. & M.

44-11

Map changes become effective with the 2015-2016 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



36
1

1200'
08/26/2014

- R.M.Bk. 6, Pg.66
- R.M.Bk. 7, Pg.96
- R.M.Bk.13, Pg. 3
- 1-R.M.Bk.14, Pg.36
- R.M.Bk.15, Pg.11
- R.M.Bk.15, Pg.49
- 2-R.M.Bk.15, Pg.94
- 3-R.M.Bk.17, Pg.57
- 4-R.M.Bk.18, Pg.40
- R.M.Bk.12, Pg.40
- R.M.Bk.20, Pg.67
- R.M.Bk.36, Pg.24
- R.M.Bk.25, Pg.84
- 6-R.M.Bk.37, Pg.69
- Unrec.Sur.2443
- R.M.Bk.28, Pg.84
- R.M.Bk.30, Pg.51
- 7-P.M.Bk.33, Pg.75
- R.M.Bk.33, Pg.78
- 8-P.M.Bk.34, Pg.96
- 9-R.M.Bk.35, Pg.80
- R.M.Bk.29, Pg.90
- R.M.Bk.38, Pg.10
- 10-R.M.Bk.41, Pg.66
- 11-R.M.Bk.41, Pg.86
- 12-R.M.Bk.42, Pg.35
- 13-P.M.Bk.43, Pg.57
- 14-R.M.Bk.44, Pg. 4
- 15-R.M.Bk.45, Pg.39
- 16-R.M.Bk.45, Pg.99
- Case No.15932
- 17-R.M.Bk.46, Pg.44
- 18-R.M.Bk.46, Pg.55
- 19-R.M.Bk.47, Pg.11
- 20-R.M.Bk.47, Pg.25
- 21-R.M.Bk.47, Pg.88
- 22-R.M.Bk.48, Pg.53
- 23-R.M.Bk.48, Pg.58
- 24-R.M.Bk.48, Pg.73
- 25-R.M.Bk.55, Pg.16
- 26-R.M.Bk.55, Pg.33
- 27-R.M.Bk.56, Pg.83
- 28-R.M.Bk.59, Pg.91
- 29-R.M.Bk.58, Pg.03
- 30-R.M.Bk.61, Pg.58
- 31-R.M.Bk.63, Pg.78(11/04/13)

Melody Oaks
44-11-0-072
Sp. 13 70
10 71

60 R/W in ditches in
Sec. 13 & 24 T6 R11

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.

Assessor's Map Bk. 44, Pg. 11
County of Amador, Calif.

PARCEL MAP No. 2287 FOR DON G. DUFUR, et. ux. 539-OR-503

BEING PARCEL 5, 42 - M - 35, POR. SEC. 12 & SEC. 13, T.6 N., R.11E., M. D. M., AMADOR COUNTY, CALIFORNIA
DATE: JANUARY, 1989 SCALE: 1" = 200'

OWNER'S CERTIFICATE

The undersigned hereby certifies that he/she is the owner of the real property shown herein as the subdivision and that he/she does hereby consent to the preparation and recordation of this map, and, in consideration for and as a condition of the approval of said map he/she does hereby:

1. Make an irrevocable offer to dedicate to the public for its use and convenience an easement for use as a public highway over each and every part of said subdivision designated on this map as a "road-utility easement" or "access easement"; and
2. Make an irrevocable offer to dedicate to the public for its use and convenience as a public utility easement in, on, over, above, 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 lines and rear lot lines and 10 feet along the exterior boundaries of this subdivision and front lot lines, an easement for said County or its designees at any time, or from time to time, to enter, construct, maintain, operate, replace, remove, renew, enlarge, and protect from hazardous sanitary sewers, storm drains, lines or pipe, conduits, cables, wires, poles and necessary fixtures and equipment therefor, to connect any public utility service to any parcel or lot inside or outside of said subdivision and/or to any main or trunk line or system; and
3. 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 are sold or the title conveyed and that none of said lots shall be leased, sold or conveyed unless such non-exclusive easement for road purposes and ingress and egress is granted or reserved prior to 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 parcels or lots and the nearest county road and between and among all said parcels or lots within said subdivision.
4. Make an irrevocable offer to dedicate to the public for its use and convenience:
 - (a) Easements for drainage purposes on, over, across, under and through all natural drainage courses and those portions of land shown hereon designated as drainage easements; and
 - (b) Easements for right-of-way and utility maintenance 5 feet in width outside of and contiguous to all cuts or fills of all roads offered for dedication shown hereon, for the express purpose of county's or other authority's performing all necessary work to protect the roadway and maintain the cut and fill 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, encumbrancers, successors, heirs or assigns, and shall continue in effect until expressly and lawfully abandoned and terminated by the 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 said offers at any time thereafter.

Don G. Dufur
DON G. DUFUR
Carol A. Dufur
CAROL A. DUFUR

NOTARY'S CERTIFICATE

ON March 6, 1989, before me, the undersigned, Notary Public in and for said County and State, personally appeared
Don G. Dufur and
Carol A. Dufur, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
Donna Deavers, My Commission Expires 03/24/92
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

CLERK'S CERTIFICATE

CATHERINE J. MANNINI, HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA; THAT THE BOARD BEING THE PROPER APPROVING BODY ACCEPTS THE DEDICATIONS OF ALL PUBLIC UTILITY EASEMENTS,
BUT REJECTS AT THIS TIME, ALL OTHER OFFERS OF DEDICATION APPEARING ON THIS MAP. SAID OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREAFTER.
DATE: April 4, 1989
Catherine J. Mannini
CLERK TO THE BOARD OF SUPERVISORS

TRUSTEE'S CERTIFICATE

AMADOR TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED IN BOOK 500 OF OFFICIAL RECORDS AT PAGE 500 IN THE OFFICE OF THE AMADOR COUNTY RECORDER, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND THAT WE CONSENT TO THE PREPARATION AND RECORDEMENT OF THIS MAP, IN CONSIDERATION FOR, AND AS A CONDITION OF APPROVAL OF THIS MAP WE DO IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC ALL EASEMENTS AS NOTED HEREON AND DELINEATED ON THIS MAP.
EXECUTED THIS 6 DAY OF MARCH, 1989
Frank L. ...

NOTARY'S CERTIFICATE

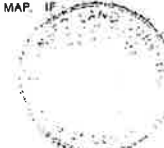
STATE OF CALIFORNIA ss
COUNTY OF AMADOR
ON THIS 6th DAY OF March, 1989, before me
Donna Deavers, a Notary Public
in the State of California, duly commissioned
and sworn, personally appeared
Russell C. Moser
known to me to be the President
of THE CORPORATION
THAT EXECUTED THE WITHIN INSTRUMENT ON
BEHALF OF THE CORPORATION HEREIN NAMED AND
ACKNOWLEDGED TO ME THAT SUCH CORPORATION
EXECUTED THE WITHIN INSTRUMENT PURSUANT TO
ITS BY-LAWS OF A RESOLUTION OF ITS BOARD
OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL
Donna Deavers
NOTARY PUBLIC
8-24-92
EXP



SURVEYOR'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 ACT AND LOCAL ORDINANCE AT THE REQUEST OF DON G. DUFUR, ET. UX. ON JANUARY, 1989. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY.

SIGNED: *Lee Delange*
R. C. E. (OR L.S.) No.: L.S. 3570 EXP. 01/30/92



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
DATE: 3-15-89
SIGNED: *Lee Delange*
(DEPUTY) COUNTY SURVEYOR
C. LEE DELANGE
L.S. 4000 Exp. 01/30/92



PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP No. 2287 AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO THAT ALL PROVISIONS OF AMADOR COUNTY CODE TITLE 17 HAVE BEEN COMPLIED WITH.
DATE: March 14, 1989
SIGNED: *Stephen W. Brance*
PLANNING DIRECTOR

RECORDER'S STATEMENT

FILED THIS 5th DAY OF April, 1989, AT 10:42 A.M. IN BOOK 43 OF MAPS AND PLATS, AT PAGE 56, AT THE REQUEST OF THE AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE No. 662 ON FILE IN THIS OFFICE.
FEE: \$ 10.00
SIGNED BY: *Sheldon D. Johnson*
AMADOR COUNTY RECORDER
Marlene Arnesen
DEPUTY
002447

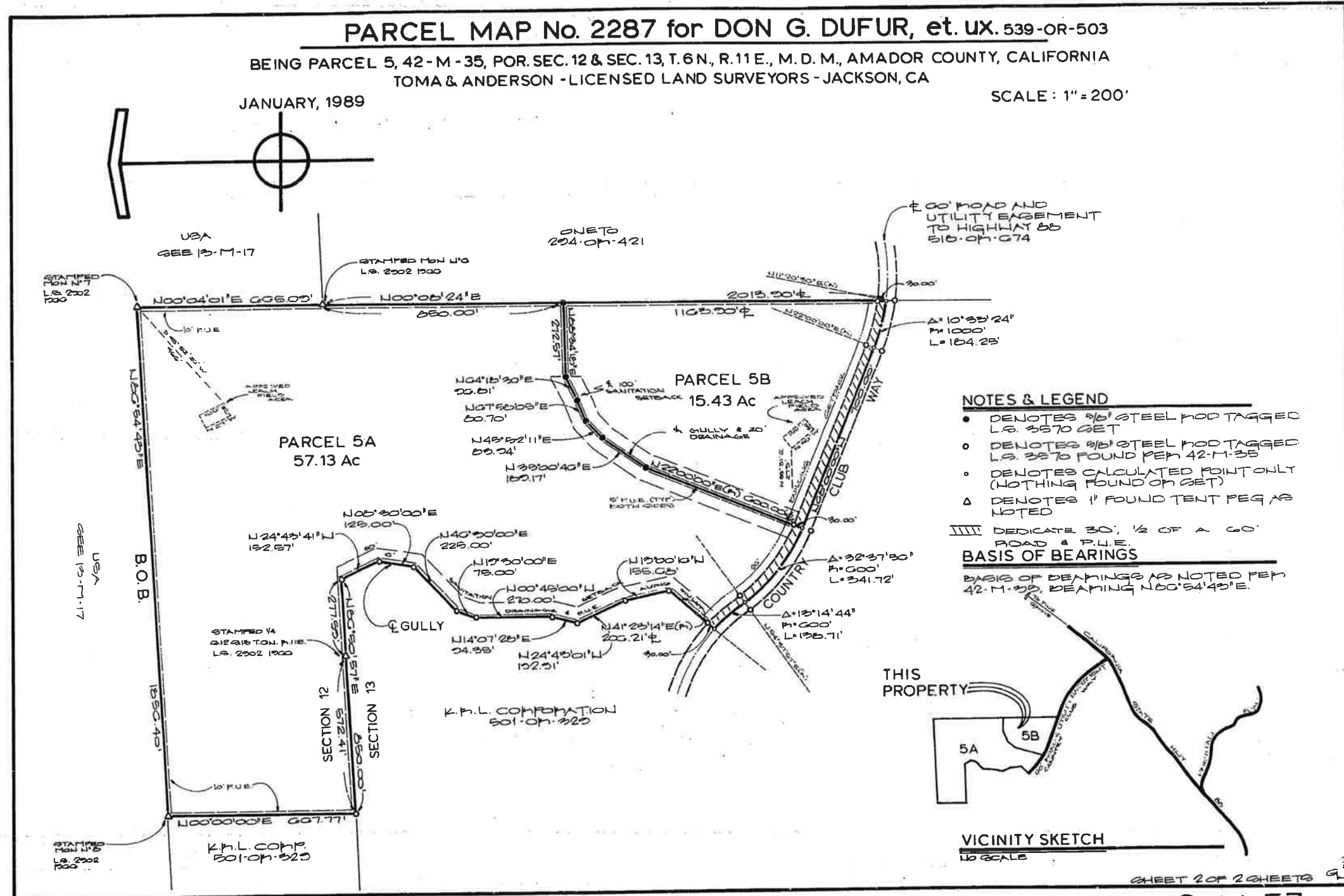
SHEET 1 OF 2 SHEETS

PARCEL MAP No. 2287 for DON G. DUFUR, et. UX. 539-OR-503

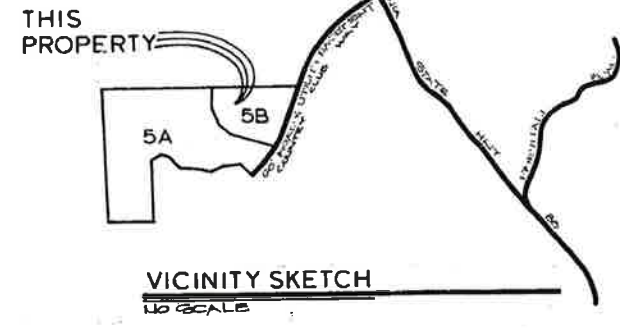
BEING PARCEL 5, 42-M-35, POR. SEC. 12 & SEC. 13, T. 6 N., R. 11 E., M. D. M., AMADOR COUNTY, CALIFORNIA
TOMA & ANDERSON - LICENSED LAND SURVEYORS - JACKSON, CA

JANUARY, 1989

SCALE: 1" = 200'



- NOTES & LEGEND**
- DENOTES 3/8" STEEL PIVOT TAGGED L.S. 3570 GET
 - DENOTES 3/8" STEEL PIVOT TAGGED L.S. 3570 FOUND PER 42-M-35
 - DENOTES CALCULATED POINT ONLY (NOTHING FOUND ON GET)
 - △ DENOTES 1" FOUND TENT PEG AS NOTED
- ||||| DEDICATE 30' 1/2 OF A 60' ROAD & P.U.E.
- BASIS OF BEARINGS**
- BASIS OF BEARINGS AS NOTED PER 42-M-35, BEARING N00°54'45"E.



SHEET 2 OF 2 SHEETS



JACKSON RANCHERIA

PSL # 314170

16777 EAGLE WAY
JACKSON, CA 95642

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/30/18	90% ZONING	FA
1	10/05/18	100% ZONING	FA
2	10/16/18	100% ZONING	FA
3	03/11/19	100% ZONING	FA
4	04/22/19	100% ZONING	FA
5	05/06/19	100% ZONING	FA
6	06/05/19	100% ZONING	FA



SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, STE. 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

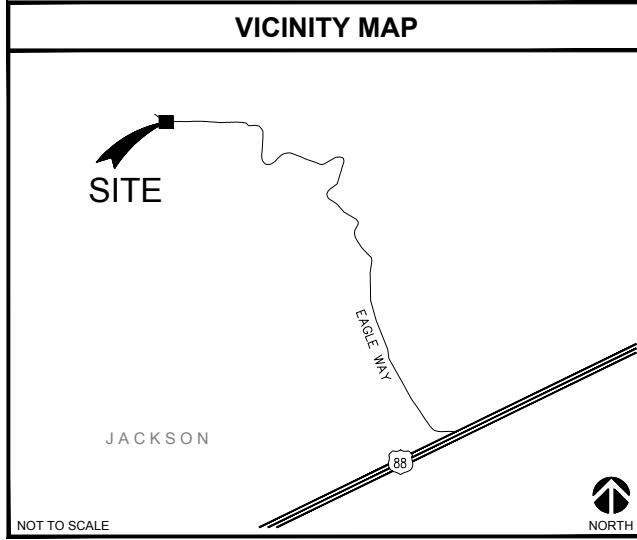
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL), CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

**Know what's below.
Call before you dig.**

PROJECT TEAM

SITE ACQUISITION SAC WIRELESS, LLC. 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: PHILIP DECKER TELEPHONE: (626) 482-9379 PHILIP.DECKER@SACW.COM	PLANNING SAC WIRELESS, LLC. 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: PHILIP DECKER TELEPHONE: (626) 482-9379 PHILIP.DECKER@SACW.COM
ARCHITECT: SAC AE DESIGN GROUP, INC NESTOR POPOWYCH, AIA 5015 SHOREHAM PLACE SUITE 150 SAN DIEGO, CA 92122 CONTACT: RYAN LIMA TELEPHONE: (619) 471-6359 FAX: (619) 736-3616 RYAN.LIMA@SACW.COM	SURVEYOR: SMITHCO SURVEYING ENGINEERING P.O. BOX 91626 BAKERSFIELD, CA 93380 CONTACT: GREG SMITH, PLS TELEPHONE: (661) 393-1217 GSMITH@SMITHCO.NET
UTILITY COORDINATOR: SAC WIRELESS, LLC. 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: RAMON MORENO TELEPHONE: (916) 751-8827 RAMON.MORENO@SACW.COM	



PROJECT SUMMARY

APPLICANT/LESSEE verizon 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 279-6000	ASSESSOR'S PARCEL NUMBER 044-110-084
APPLICANT'S REPRESENTATIVE SAC WIRELESS, LLC. 8880 CAL CENTER DRIVE SUITE 170 SACRAMENTO, CA 95826 CONTACT: PHILIP DECKER TELEPHONE: (626) 482-9379 PHILIP.DECKER@SACW.COM	
PROPERTY OWNER: OWNER: SCOT AND ROSELLEN PEBELIER ADDRESS: 16777 EAGLE WAY JACKSON, CA 95642 PHONE: (916) 718-9873 EMAIL: pqac96@gmail.com	
PROPERTY INFORMATION: SITE NAME: JACKSON RANCHERIA SITE NUMBER: 314170 SITE ADDRESS: 16777 EAGLE WAY JACKSON, CA 95642 JURISDICTION: AMADOR COUNTY	
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: 30'-0" x 30'-0" = 900 SQ FT OCCUPANCY: U TYPE OF CONSTRUCTION: V-B CURRENT ZONING: R1A. SINGLE FAMILY RESIDENTIAL/ AGRICULTURE ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.	

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	SITE SURVEY
C-4	SITE SURVEY
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTH & EAST ELEVATIONS
A-4	SOUTH & WEST ELEVATIONS
A-5	EQUIPMENT ELEVATIONS
E-1	1-LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES

- ### DRIVING DIRECTIONS
- | | |
|---|--|
| FROM: 2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598 | TO: 16777 EAGLE WAY
JACKSON, CA 95642 |
|---|--|
- HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
 - TURN RIGHT ONTO OAK GROVE RD
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO YGNACIO VALLEY RD
 - TURN RIGHT AFTER BANK OF AMERICA
 - CONTINUE ONTO MARSH CREEK RD
 - TURN RIGHT ONTO CA-4 E
 - TURN LEFT ONTO TILLIE LEWIS DR
 - TURN LEFT ONTO NAVY DR
 - TURN RIGHT ONTO ORT J. LOFTUS FWY
 - USE THE LEFT 2 LANES TO TAKE EXIT 68B TO MERGE ONTO CA-99 N TOWARD SACRAMENTO
 - TAKE EXIT 255 FOR CA-88 E/WATERLOO ROAD TOWARD JACKSON
 - TURN RIGHT ONTO CA-88 E (SIGNS FOR JACKSON/WATERLOO ROAD)
 - PASS BY BURGER KING (ON THE RIGHT IN 13.5 MI)
 - TURN LEFT TO STAY ON CA-88 E
 - TURN LEFT ONTO EAGLE WAY

- ### PROJECT DESCRIPTION
- THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:
- NEW VERIZON WIRELESS 30'-0" x 30'-0" LEASE AREA
 - NEW VERIZON WIRELESS 8'-0" TALL CHAIN-LINK FENCE W/BARBED WIRE
 - NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON NEW 11'-6" x 8'-0" CONCRETE PAD
 - (1) NEW VERIZON WIRELESS 30KW GENERAC STANDBY GENERATOR W/132 GALLON DIESEL TANK (SD030) ON NEW 10'-0" x 5'-0" CONCRETE PAD
 - (1) NEW VERIZON WIRELESS GPS ANTENNA
 - (1) NEW VERIZON WIRELESS ELECTRICAL METER & INTERSECT CABINET ON NEW H-FRAME
 - (1) NEW VERIZON WIRELESS FIBER BOX ON NEW H-FRAME
 - (1) NEW VERIZON WIRELESS 65'-0" HIGH MONOPINE
 - (12) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS
 - (15) NEW VERIZON WIRELESS RRUS
 - (4) NEW VERIZON WIRELESS RAYCAPS 6627
 - NEW VERIZON WIRELESS (1) 6Ø MICROWAVE ANTENNA & (1) 2Ø MICROWAVE ANTENNA
 - (2) NEW VERIZON WIRELESS HYBRID CABLES
 - (12) NEW VERIZON WIRELESS 1-5ØØ COAX CABLES

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

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

- ### CODE COMPLIANCE
- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
- 2016 CALIFORNIA ADMINISTRATIVE CODE
 - 2016 CALIFORNIA BUILDING CODES
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA FIRE CODE
 - 2016 CALIFORNIA ENERGY CODE
 - CITY & COUNTY ORDINANCES

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		



JACKSON RANCHERIA
PSL# 314170
16777 EAGLE WAY
JACKSON, CA 95642

SHEET TITLE:
TITLE SHEET

T-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

NOTES:

LESSOR'S PARCEL:

OWNER(S): SCOT PEBELIER AND ROSELLEN DAVIDO PEBELIER, HUSBAND AND WIFE, AS JOINT TENANTS
 APN(S): 044-110-084

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE CONDITION OF TITLE BY: FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 5026900-5673794, DATED MARCH 22, 2018. WITHIN SAID TITLE REPORT THERE ARE TWENTY (20) EXCEPTIONS LISTED, SIX (6) OF WHICH ARE EASEMENTS AND THREE (3) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060015, PANEL NO. 0375F, DATED MAY 20, 2010, INDICATES THAT THE SUBJECT PARCEL FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 38° 22' 53.37" N. NAD 83
 LONG. 120° 43' 03.87" W. NAD 83
 ELEV. 1928.4' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

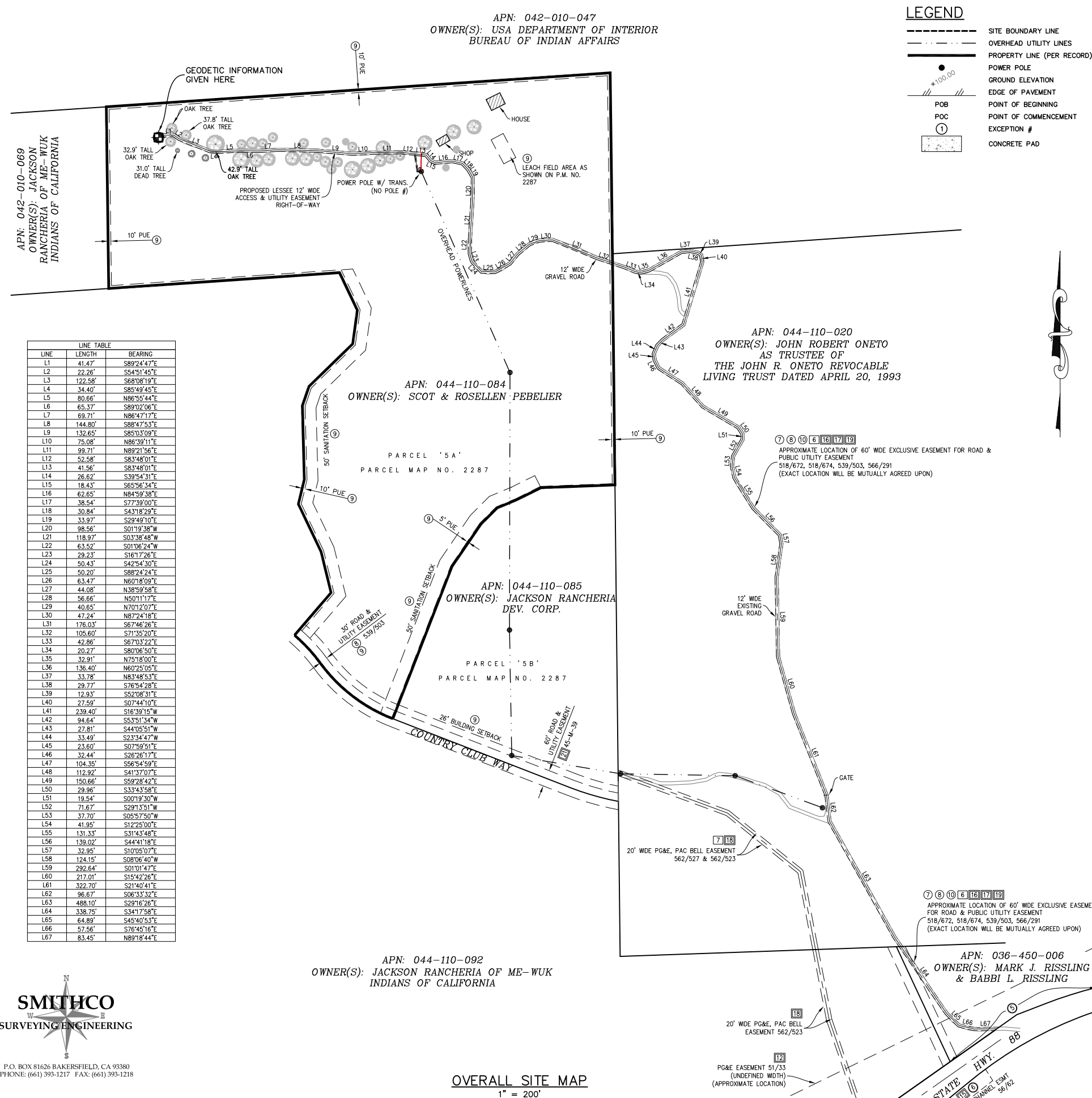
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 5A OF PARCEL MAP NO. 2287 RECORDED APRIL 5, 1989 IN BOOK NO. 43, MAPS AND PLATS AT PAGE NO. 56, AMADOR COUNTY RECORDS.

APN: 044-110-084-000

EASEMENT(S) PER TITLE REPORT:

4. AN EASEMENT FOR WATER RIGHTS PERTAINING TO CERTAIN SPRINGS, GULCHES AND DITCHES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 27, 1895 IN BOOK 11 OF DEEDS, PAGE 353. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 ** THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD; NOT PLOTTABLE.
5. AN EASEMENT FOR WATER PRIVILEGE IN NEW YORK GULCH AND SUBSIDIARY DITCHES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 01, 1903 IN BOOK 26 OF DEEDS, PAGE 15. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 ** THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD; NOT PLOTTABLE.
6. AN EASEMENT FOR RIGHT OF WAY FOR WATER DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 01, 1906 IN BOOK 26 OF DEEDS, PAGE 18. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 ** THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD; NOT PLOTTABLE.
7. AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED JULY 06, 1987 AS INSTRUMENT NO. 1987-4999 IN BOOK 518, PAGE 674 OF OFFICIAL RECORDS.
 IN FAVOR OF: JOHN ROBERT ONETO
 AFFECTS: AS DESCRIBED THEREIN
 ** PLOTTED, AS SHOWN HEREON. **
8. AN EASEMENT FOR EXCLUSIVE ACCESS AND PUBLIC UTILITY EASEMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 14, 1988 AS BOOK 539, PAGE 503 OF OFFICIAL RECORDS.
 ** PLOTTED, AS SHOWN HEREON. **
9. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: P.U.E., DRAINAGE P.U.E ALONG GULLY, APPROVED LEACH FIELD AREA, GULLY AND DRAINAGE, SANITATION SETBACK AND INCIDENTAL PURPOSES.
 ** PLOTTED, AS SHOWN HEREON. **
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" RECORDED APRIL 05, 1989 AS BOOK 566, PAGE 291 OF OFFICIAL RECORDS.
 ** PLOTTED, AS SHOWN HEREON. **



SMITHCO
 SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
 PHONE: (661) 393-1217 FAX: (661) 393-1218

OVERALL SITE MAP
 1" = 200'

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXCEPTION #
- CONCRETE PAD

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/26/18	PRELIMINARY	DA
1	04/30/18	ADD NEIGHBORING APNS	DA
2	07/23/18	TITLE REVIEW	DL
3	08/03/18	GENERAL REVISION	SL
4	09/25/18	ADDITIONAL TOPO	SL
5	10/01/18	LEASE/ESMNTS	SL
6	10/03/18	ADD ELEV'S	SL
7	01/21/19	ADDT'L TITLE REVIEW	SL

SMITHCO JOB NO.: 82-1147

SOC
 WIRELESS
 ENGINEERING GROUP

5015 SHOREHAM PL., SUITE 150
 SAN DIEGO, CA 92122
 WWW.SOCWIRELESS.COM
 619.736.9766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

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verizon

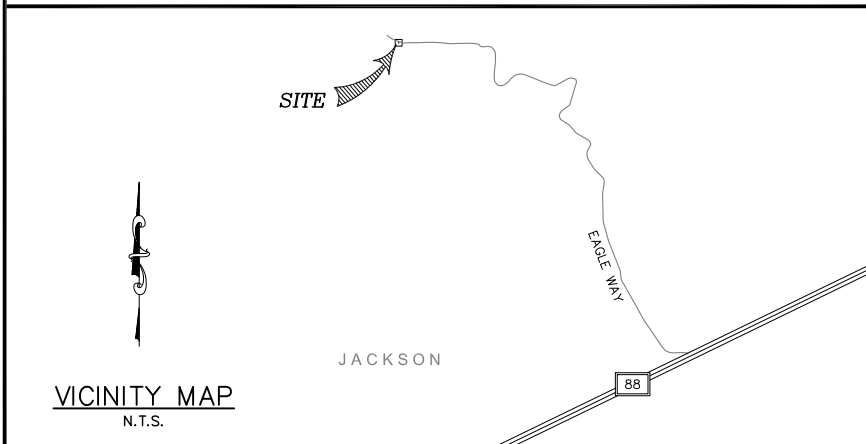
2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

314170
 JACKSON
 RANCHERIA

16777 EAGLE WAY
 JACKSON, CA 95642
 AMADOR COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-1



ACCESS PARCELS:

APN(S): 044-110-020
 OWNER(S): JOHN ROBERT ONETO AS TRUSTEE OF THE JOHN R. ONETO REVOCABLE LIVING TRUST DATED APRIL 20, 1993

APN(S): 036-450-006
 OWNER(S): MARK J. RISSLING & BABBI L. RISSLING, HUSBAND AND WIFE AS JOINT TENANTS

ACCESS PARCEL LEGAL DESCRIPTION PER CONDITION OF TITLE BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 502690-5673800 DATED JUNE 4, 2018:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER (E 1/2 OF NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SIX (6) NORTH, RANGE ELEVEN (11) EAST, MDM.

APN: 044-110-020-000

EASEMENT(S) PER TITLE REPORT:

3. RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED SEPTEMBER 17, 1885 AS BOOK A, PAGE 554 OF AGRICULTURAL PATENTS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 ** EXACT LOCATION OF SAID RIGHTS OF WAY IS NOT DISCLOSED OF RECORD, NOT PLOTTABLE.

4. AN EASEMENT FOR AERIAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS WITH ASSOCIATED POLES, CROSSARMS, ANCHORS AND GUYS AND FIXTURES, WITH THE RIGHT OF ACCESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 16, 1952 AS BOOK 50, PAGE 134 OF OFFICIAL RECORDS.

IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 ** EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, NOT PLOTTABLE.

6. AN EASEMENT FOR EXISTING ROAD FOR ACCESS AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1987 AS BOOK 518, PAGE 672 OF OFFICIAL RECORDS.

IN FAVOR OF: RROS CO., A PARTNERSHIP AND K.R.L. CORPORATION, A NEVADA CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
 THE EXACT LOCATION OF SAID EASEMENT WILL BE MUTUALLY AGREED UPON AND DETERMINED AT A LATER DATE.
 ** PLOTTED, AS SHOWN HEREON. **

7. AN EASEMENT FOR POLES, AERIAL WIRES, CABLES, ELECTRICAL CONDUCTORS WITH ASSOCIATED CROSSARMS, BRACES, TRANSFORMERS, ANCHORS, GUY WIRES AND CABLES, FIXTURES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1989 AS BOOK 0562, PAGE 527 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AND PACIFIC BELL, A CALIFORNIA CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
 ** PLOTTED, AS SHOWN HEREON. **

ACCESS PARCEL LEGAL DESCRIPTION PER CONDITION OF TITLE BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 502690-5673831 DATED MAY 29, 2018:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT PORTION OF THE NW 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 12 EAST, MDM, AMADOR COUNTY, CALIFORNIA, LYING NORTHERLY OF THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 10, 1954 IN BOOK 56, PAGE 60, OFFICIAL RECORDS OF AMADOR.

PARCEL TWO:

ALL THAT PORTION OF THE NE 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 11 EAST, MDM, LYING NORTHERLY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 10, 1954 IN BOOK 56, PAGE 60, OFFICIAL RECORDS OF AMADOR COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE MOST EASTERLY BOUNDARY LINE OF PARCEL 13 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILED FOR RECORD FEBRUARY 27, 1991 IN BOOK 45 OF MAPS AND PLATS, PAGE 39, AMADOR COUNTY RECORDS.

APN: 036-450-006-000

EASEMENT(S) PER TITLE REPORT:

4. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED JULY 03, 1952 AS BOOK 50, PAGE 3 OF OFFICIAL RECORDS.

** EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, NOT PLOTTABLE.

5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 10, 1954 AS BOOK 56, PAGE 60 OF OFFICIAL RECORDS.

** AFFECTED AREA OF HWY DEPICTED, AS SHOWN HEREON. **

6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CHANNEL EASEMENT" RECORDED FEBRUARY 10, 1954 AS BOOK 56, PAGE 62 OF OFFICIAL RECORDS.

** PLOTTED, AS SHOWN HEREON. **

7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 24, 1987 AS INSTRUMENT NO. 1987-5547 OF OFFICIAL RECORDS.

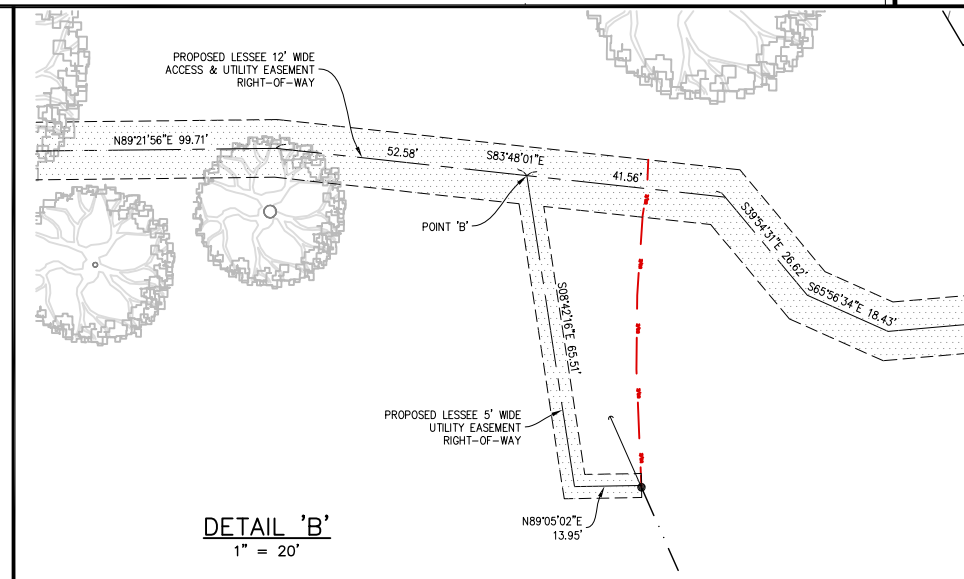
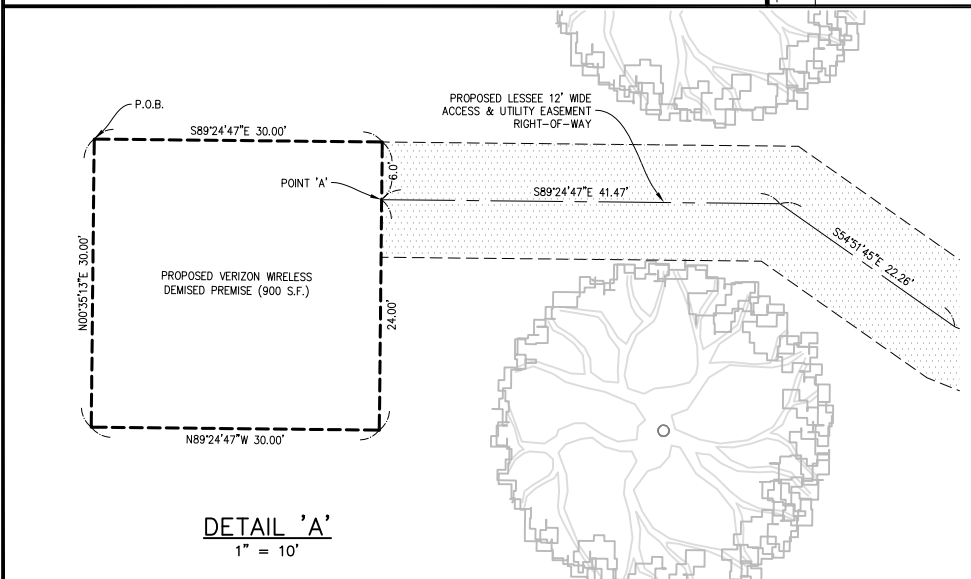
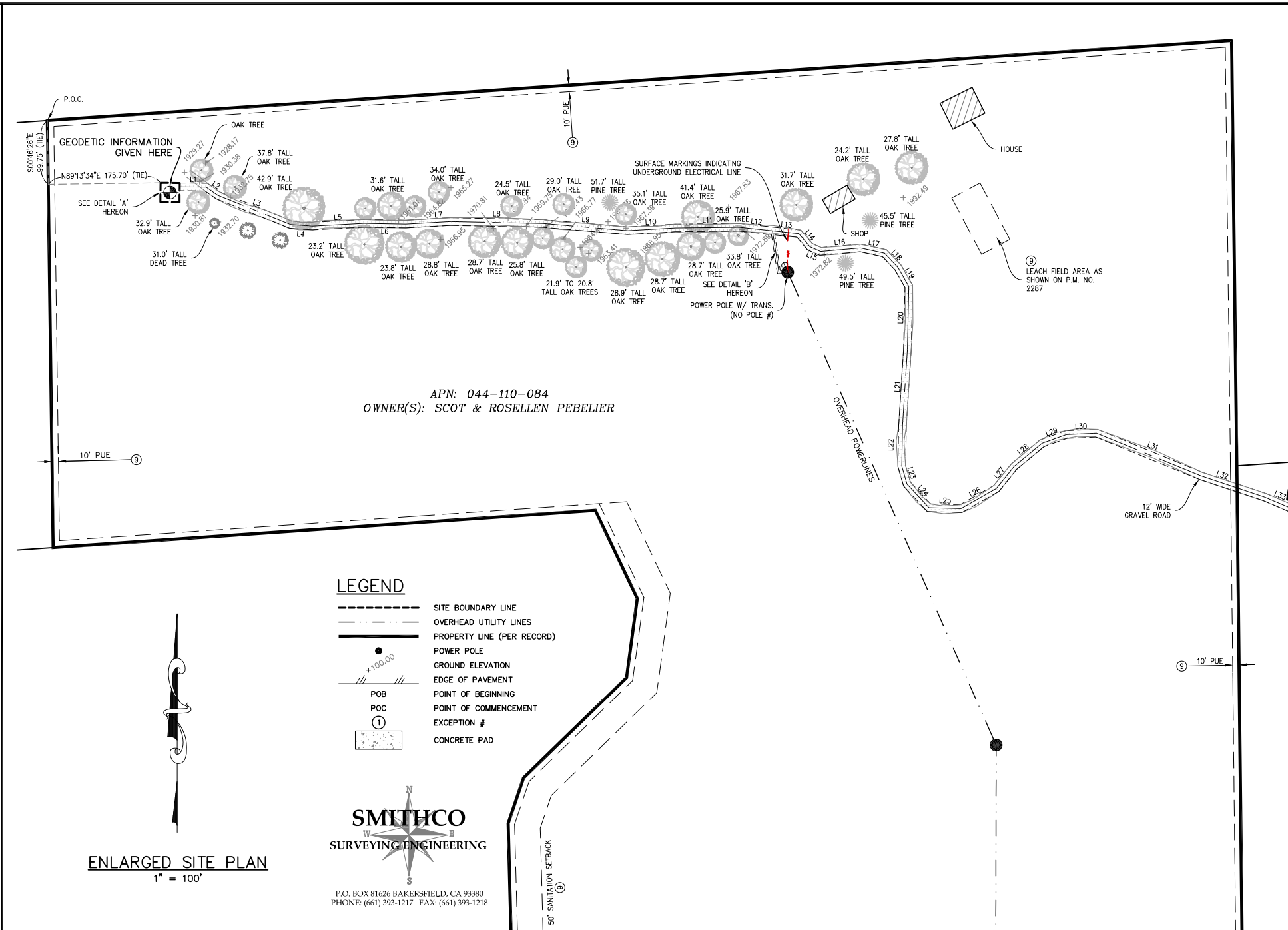
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 ** EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, NOT PLOTTABLE.

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 16, 1994 AS INSTRUMENT NO. 1994-2938 OF OFFICIAL RECORDS.

** SAID EASEMENT IS LOCATED 885 FEET EAST OF THE ACCESS ROAD; NOT AFFECT PROJECT.

10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 20063594 OF OFFICIAL RECORDS.

** SAID EASEMENT IS LOCATED 885 FEET EAST OF THE ACCESS ROAD; NOT AFFECT PROJECT.



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/26/18	PRELIMINARY	DA
1	04/30/18	ADD NEIGHBORING APNS	DA
2	07/23/18	TITLE REVIEW	DL
3	08/03/18	GENERAL REVISION	SL
4	09/25/18	ADDITIONAL TOPO	SL
5	10/01/18	LEASE/ESMNTS	SL
6	10/03/18	ADD ELEV'S	SL
7	01/21/19	ADD'L TITLE REVIEW	SL

SOC WIRELESS
 ENGINEERING GROUP
 5015 SHOREHAM PL, SUITE 150
 SAN DIEGO, CA 92122
 WWW.SOCW.COM
 619.736.3766

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

314170 JACKSON RANCHERIA

16777 EAGLE WAY
 JACKSON, CA 95642
 AMADOR COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-2

ME-WJK CASINO PROPERTY LEGAL DESCRIPTION PER CONDITION OF TITLE BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 5776549, DATED AUGUST 22, 2018:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCELS 13 OF THAT "RECORD OF SURVEY – BOUNDARY LINE ADJUSTMENT FOR K.R.L. ET AL," ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON FEBRUARY 28, 1991 IN BOOK 45 OF MAPS AND PLATS, AT PAGE 39 AND 40, AMADOR COUNTY RECORDS.

PARCEL TWO:

ALL THOSE CERTAIN 60 FOOT WIDE ACCESS AND UTILITY EASEMENTS AS SHOWN ON SAID RECORD OF SURVEY MAP.

APN: 044-110-092-000 AND 042-010-069-000

EASEMENT(S) PER TITLE REPORT:

4. AN EASEMENT FOR WATER RIGHTS PERTAINING TO CERTAIN SPRINGS, GULCHES AND DITCHES AND INCIDENTAL PURPOSES, RECORDED APRIL 27, 1895 IN BOOK 11 OF DEEDS, PAGE 353.
IN FAVOR OF: THE UNITED STATES OF AMERICA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
** NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM THE REFERENCE DOCUMENT **
5. AN EASEMENT FOR RIGHT OF WAY FOR DITCHES AND PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 1904 IN BOOK 25 OF DEEDS, PAGE 606.
IN FAVOR OF: FREDERICK EUDEY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
** NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM THE REFERENCE DOCUMENT **
6. AN EASEMENT FOR WATER AND DITCH PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 01, 1903 IN BOOK 26 OF DEEDS, PAGE 12.
IN FAVOR OF: CATHERINE BOTTO
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
** NOT PLOTTABLE-REFERENCE DOCUMENT IS ILLEGIBLE **
7. AN EASEMENT FOR WATER PRIVILEGE IN NEW YORK GULCH AND SUBSIDIARY DITCHES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 01, 1903 IN BOOK 26 OF DEEDS, PAGE 15.
IN FAVOR OF: J.K. HOAGG
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
** NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM THE REFERENCE DOCUMENT **
8. AN EASEMENT FOR RIGHT OF WAY FOR WATER DITCH PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 01, 1903 IN BOOK 26 OF DEEDS, PAGE 18.
IN FAVOR OF: CATHERINE BOTTO
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
** NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM THE REFERENCE DOCUMENT **
11. AN EASEMENT FOR POLE LINE, WIRES, ANCHORS, GUYS AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1932 IN BOOK 50 OF DEEDS, PAGE 488.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
** NOT PLOTTABLE-REFERENCE DOCUMENT IS ILLEGIBLE **
12. AN EASEMENT FOR POLE LINE, WIRES, ANCHORS, GUYS AND INCIDENTAL PURPOSES, RECORDED AUGUST 21, 1932 IN BOOK 51 OF DEEDS, PAGE 33.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
** PLOTTED AS SHOWN HEREON (APPROXIMATE LOCATION) **
13. AN EASEMENT FOR POLE LINE, WIRES, ANCHORS, GUYS AND INCIDENTAL PURPOSES, RECORDED JULY 03, 1952 AS BOOK 50, PAGE 3 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
** NOT PLOTTABLE-EXACT LOCATION WAS NOT DEFINED BY THE REFERENCE DOCUMENT **
15. AN EASEMENT FOR CHANNELS AND WATER WAYS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1954 AS BOOK 56, PAGE 62 OF OFFICIAL RECORDS.
IN FAVOR OF: THE STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
** PLOTTED AS SHOWN HEREON **
16. AN EASEMENT FOR 60 FOOT WIDE EXCLUSIVE EASEMENT FOR ACCESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 06, 1987 AS BOOK 518, PAGE 674 OF OFFICIAL RECORDS.
** PLOTTED AS SHOWN HEREON **
17. AN EASEMENT FOR EXCLUSIVE ACCESS AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 14, 1988 AS BOOK 539, PAGE 503 OF OFFICIAL RECORDS.
** PLOTTED AS SHOWN HEREON **
18. AN EASEMENT FOR POLE LINE, WIRES, ANCHORS, GUYS AND INCIDENTAL RIGHTS THERETO AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1989 AS BOOK 562, PAGE 523 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
** PLOTTED AS SHOWN HEREON **
19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" RECORDED APRIL 05, 1989 AS BOOK 566, PAGE 291 OF OFFICIAL RECORDS.
** PLOTTED AS SHOWN HEREON **
20. AN EASEMENT FOR A 60 FOOT ACCESS AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 1989 AS BOOK 585, PAGE 153 OF OFFICIAL RECORDS.
IN FAVOR OF: MICHAEL K. RILEY AND THORA A. RILEY, TRUSTEES OF THE RILEY FAMILY TRUST, DATED JULY 2, 1987
AFFECTS: AS DESCRIBED THEREIN
** NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED BY THE REFERENCE DOCUMENT **
21. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: ACCESS AND UTILITY AND INCIDENTAL PURPOSES.
** PLOTTED AS SHOWN HEREON **
24. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED DECEMBER 28, 2001 AS INSTRUMENT NO. 2001-014448 OF OFFICIAL RECORDS.
** AFFECTS PROPERTY, BUT DOES NOT LIE WITHIN SUBJECT AREA **

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/26/18	PRELIMINARY	DA
1	04/30/18	ADD NEIGHBORING APNS	DA
2	07/23/18	TITLE REVIEW	DL
3	08/03/18	GENERAL REVISION	SL
4	09/25/18	ADDITIONAL TOPO	SL
5	10/01/18	LEASE/ESMNTS	SL
6	10/03/18	ADD ELEV'S	SL
7	01/21/19	ADD'L TITLE REVIEW	SL

SMITHCO JOB NO.: 82-1147



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JACKSON
RANCHERIA

16777 EAGLE WAY
JACKSON, CA 95642
AMADOR COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-3

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

BEING A PORTION OF PARCEL 5A OF PARCEL MAP NO. 2287, RECORDED IN BOOK NO. 43 OF MAPS AND PLATS, PAGE NO. 56, AMADOR COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID PARCEL 5A, THENCE ALONG THE WEST LINE OF SAID PARCEL 5A, S 00°46'26" E (SHOWN ON SAID MAP AS N 00°00'00" E), A DISTANCE OF 99.75 FEET; THENCE LEAVING SAID WEST LINE, N 89°13'34" E, A DISTANCE OF 175.70 FEET TO THE POINT OF BEGINNING;

- COURSE 1) THENCE S 89°24'47" E, A DISTANCE OF 30.00 FEET;
- COURSE 2) THENCE S 00°35'13" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
- COURSE 3) THENCE CONTINUING S 00°35'13" W, A DISTANCE OF 24.00 FEET;
- COURSE 4) THENCE N 89°24'47" W, A DISTANCE OF 30.00 FEET;
- COURSE 5) THENCE N 00°35'13" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 12.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF PARCEL 5A OF PARCEL MAP NO. 2287, RECORDED IN BOOK NO. 43 OF MAPS AND PLATS, PAGE NO. 56, AMADOR COUNTY RECORDS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 89°24'47" E, A DISTANCE OF 41.47 FEET;
- COURSE 2) THENCE S 54°51'45" E, A DISTANCE OF 22.26 FEET;
- COURSE 3) THENCE S 68°08'19" E, A DISTANCE OF 122.58 FEET;
- COURSE 4) THENCE S 85°49'45" E, A DISTANCE OF 34.40 FEET;
- COURSE 5) THENCE N 86°55'44" E, A DISTANCE OF 80.66 FEET;
- COURSE 6) THENCE S 89°02'06" E, A DISTANCE OF 65.37 FEET;
- COURSE 7) THENCE N 86°47'17" E, A DISTANCE OF 69.71 FEET;
- COURSE 8) THENCE S 88°47'53" E, A DISTANCE OF 144.80 FEET;
- COURSE 9) THENCE S 85°03'09" E, A DISTANCE OF 132.65 FEET;
- COURSE 10) THENCE N 86°39'11" E, A DISTANCE OF 75.08 FEET;
- COURSE 11) THENCE N 89°21'56" E, A DISTANCE OF 99.71 FEET;
- COURSE 12) THENCE S 83°48'01" E, A DISTANCE OF 52.58 FEET TO POINT 'B';
- COURSE 13) THENCE CONTINUING S 83°48'01" E, A DISTANCE OF 41.56 FEET;
- COURSE 14) THENCE S 39°54'31" E, A DISTANCE OF 26.62 FEET;
- COURSE 15) THENCE S 65°56'34" E, A DISTANCE OF 18.43 FEET;
- COURSE 16) THENCE N 84°59'38" E, A DISTANCE OF 62.65 FEET;
- COURSE 17) THENCE S 77°39'00" E, A DISTANCE OF 38.54 FEET;
- COURSE 18) THENCE S 43°18'29" E, A DISTANCE OF 30.84 FEET;
- COURSE 19) THENCE S 29°49'10" E, A DISTANCE OF 33.97 FEET;
- COURSE 20) THENCE S 01°19'38" W, A DISTANCE OF 98.56 FEET;
- COURSE 21) THENCE S 03°38'48" W, A DISTANCE OF 118.97 FEET;
- COURSE 22) THENCE S 01°06'24" W, A DISTANCE OF 63.52 FEET;
- COURSE 23) THENCE S 16°17'26" E, A DISTANCE OF 29.23 FEET;
- COURSE 24) THENCE S 42°54'30" E, A DISTANCE OF 50.43 FEET;
- COURSE 25) THENCE S 88°24'24" E, A DISTANCE OF 50.20 FEET;
- COURSE 26) THENCE N 60°18'09" E, A DISTANCE OF 63.47 FEET;
- COURSE 27) THENCE N 38°59'58" E, A DISTANCE OF 44.08 FEET;
- COURSE 28) THENCE N 50°11'17" E, A DISTANCE OF 56.66 FEET;
- COURSE 29) THENCE N 70°12'07" E, A DISTANCE OF 40.65 FEET;
- COURSE 30) THENCE N 87°24'18" E, A DISTANCE OF 47.24 FEET;
- COURSE 31) THENCE S 67°46'26" E, A DISTANCE OF 176.03 FEET;
- COURSE 32) THENCE S 71°35'20" E, A DISTANCE OF 105.60 FEET;
- COURSE 33) THENCE S 67°03'22" E, A DISTANCE OF 42.86 FEET;
- COURSE 34) THENCE S 80°06'50" E, A DISTANCE OF 20.27 FEET;
- COURSE 35) THENCE N 75°18'00" E, A DISTANCE OF 32.91 FEET;
- COURSE 36) THENCE N 60°25'05" E, A DISTANCE OF 136.40 FEET;
- COURSE 37) THENCE N 83°48'53" E, A DISTANCE OF 33.78 FEET;
- COURSE 38) THENCE S 76°54'28" E, A DISTANCE OF 29.77 FEET;
- COURSE 39) THENCE S 52°08'31" E, A DISTANCE OF 12.93 FEET;
- COURSE 40) THENCE S 07°44'10" E, A DISTANCE OF 27.59 FEET;
- COURSE 41) THENCE S 16°39'15" W, A DISTANCE OF 239.40 FEET;
- COURSE 42) THENCE S 53°51'34" W, A DISTANCE OF 94.64 FEET;
- COURSE 43) THENCE S 44°05'51" W, A DISTANCE OF 27.81 FEET;
- COURSE 44) THENCE S 23°34'47" W, A DISTANCE OF 33.49 FEET;
- COURSE 45) THENCE S 07°59'51" E, A DISTANCE OF 23.60 FEET;
- COURSE 46) THENCE S 26°26'17" E, A DISTANCE OF 32.44 FEET;
- COURSE 47) THENCE S 56°54'59" E, A DISTANCE OF 104.35 FEET;
- COURSE 48) THENCE S 41°37'07" E, A DISTANCE OF 112.92 FEET;
- COURSE 49) THENCE S 59°28'42" E, A DISTANCE OF 150.66 FEET;
- COURSE 50) THENCE S 33°43'58" E, A DISTANCE OF 29.96 FEET;
- COURSE 51) THENCE S 00°19'30" W, A DISTANCE OF 19.54 FEET;
- COURSE 52) THENCE S 29°13'51" W, A DISTANCE OF 71.67 FEET;
- COURSE 53) THENCE S 05°57'50" W, A DISTANCE OF 37.70 FEET;
- COURSE 54) THENCE S 12°25'00" E, A DISTANCE OF 41.95 FEET;
- COURSE 55) THENCE S 31°43'48" E, A DISTANCE OF 131.33 FEET;
- COURSE 56) THENCE S 44°41'18" E, A DISTANCE OF 139.02 FEET;
- COURSE 57) THENCE S 10°05'07" E, A DISTANCE OF 32.95 FEET;
- COURSE 58) THENCE S 08°06'40" W, A DISTANCE OF 124.15 FEET;
- COURSE 59) THENCE S 01°01'47" E, A DISTANCE OF 292.64 FEET;
- COURSE 60) THENCE S 15°42'26" E, A DISTANCE OF 217.01 FEET;
- COURSE 61) THENCE S 21°40'41" E, A DISTANCE OF 322.70 FEET;
- COURSE 62) THENCE S 06°33'32" E, A DISTANCE OF 96.67 FEET;
- COURSE 63) THENCE S 29°16'26" E, A DISTANCE OF 488.10 FEET;
- COURSE 64) THENCE S 34°17'58" E, A DISTANCE OF 338.75 FEET;
- COURSE 65) THENCE S 45°40'53" E, A DISTANCE OF 64.89 FEET;
- COURSE 66) THENCE S 76°45'16" E, A DISTANCE OF 57.56 FEET;
- COURSE 67) THENCE N 89°18'44" E, A DISTANCE OF 83.45 FEET TO THE NORTH LINE OF STATE HIGHWAY 88 AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED LESSEE UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 5.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF PARCEL 5A OF PARCEL MAP NO. 2287, RECORDED IN BOOK NO. 43 OF MAPS AND PLATS, PAGE NO. 56, AMADOR COUNTY RECORDS, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'B';

- COURSE 1) THENCE S 08°42'16" E, A DISTANCE OF 65.51 FEET;
- COURSE 2) THENCE N 89°05'02" E, A DISTANCE OF 13.95 FEET TO THE TERMINUS OF THIS DESCRIPTION.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/26/18	PRELIMINARY	DA
1	04/30/18	ADD NEIGHBORING APNS	DA
2	07/23/18	TITLE REVIEW	DL
3	08/03/18	GENERAL REVISION	SL
4	09/25/18	ADDITIONAL TOPO	SL
5	10/01/18	LEASE/ESMNTS	SL
6	10/03/18	ADD ELEV'S	SL
7	01/21/19	ADD'L TITLE REVIEW	SL

SMITHCO JOB NO.: 82-1147



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314170
JACKSON
RANCHERIA

16777 EAGLE WAY
JACKSON, CA 95642
AMADOR COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-4

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/30/18	90% ZONING	FA
1	10/05/18	100% ZONING	FA
2	10/16/18	100% ZONING	FA
3	03/11/19	100% ZONING	FA
4	04/22/19	100% ZONING	FA
5	05/06/19	100% ZONING	FA
6	06/05/19	100% ZONING	FA



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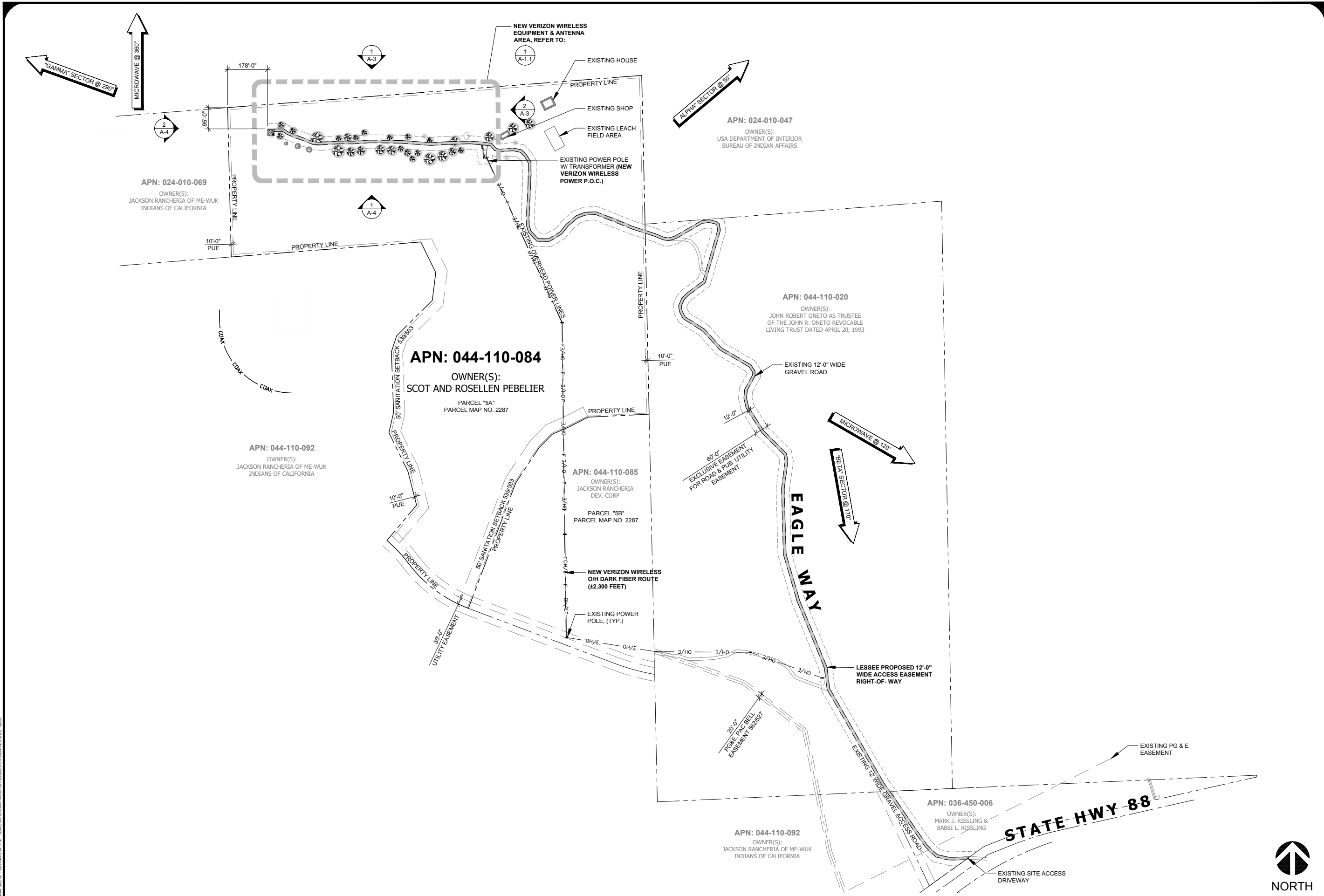
2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

**JACKSON RANCHERIA
 PSL# 314170**

16777 EAGLE WAY
 JACKSON, CA 95642

SHEET TITLE:
SITE PLAN

A-1



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO PRINT (NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/30/18	90% ZONING	FA
1	10/05/18	100% ZONING	FA
2	10/16/18	100% ZONING	FA
3	03/11/19	100% ZONING	FA
4	04/22/19	100% ZONING	FA
5	05/06/19	100% ZONING	FA
6	06/05/19	100% ZONING	FA



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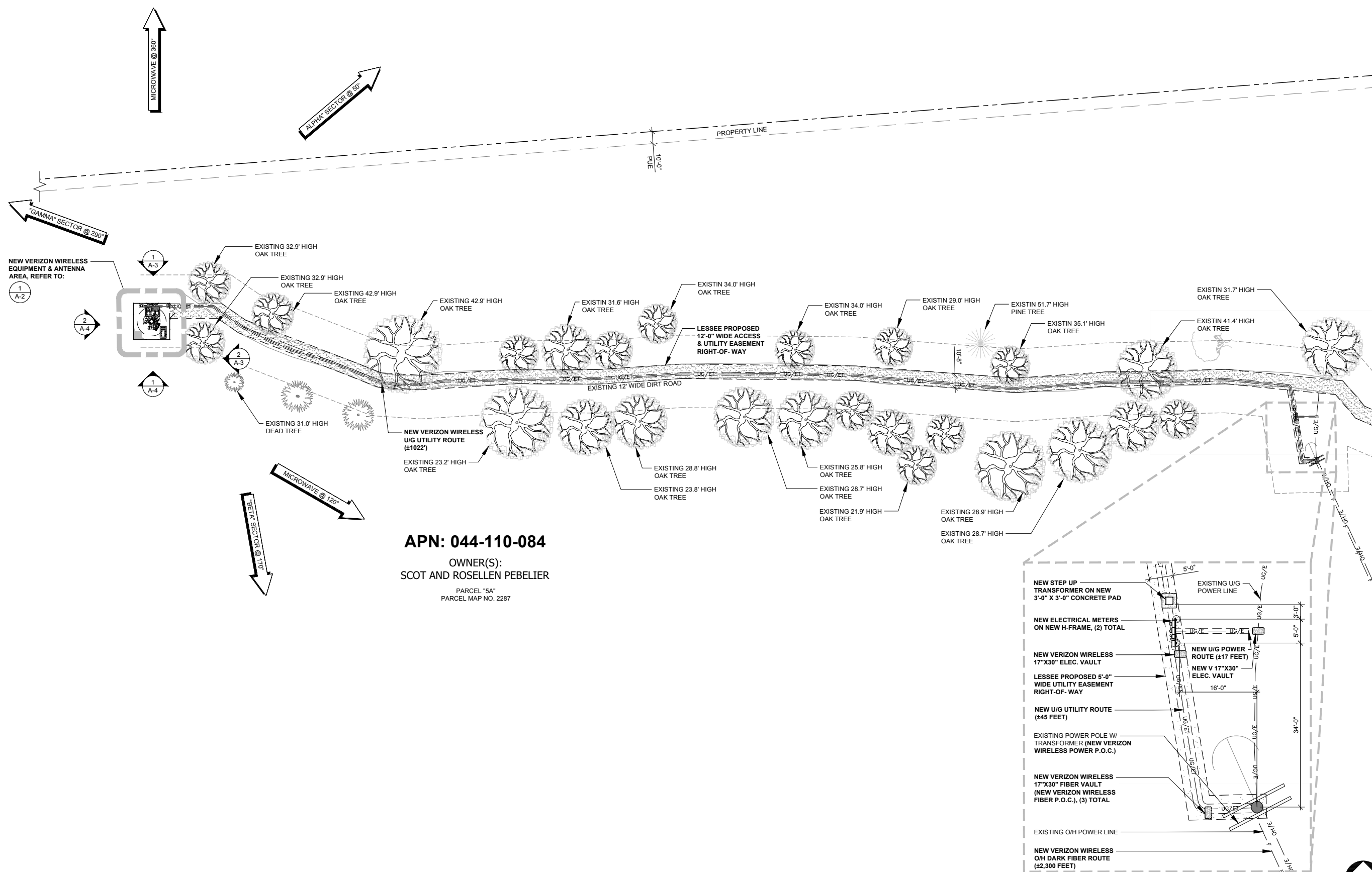
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 WALNUT CREEK, CA 94598

**JACKSON
 RANCHERIA
 PSL# 314170**

16777 EAGLE WAY
 JACKSON, CA 95642

SHEET TITLE:
SITE PLAN

A-1.1



APN: 044-110-084
 OWNER(S):
 SCOT AND ROSELLEN PEBELIER
 PARCEL "5A"
 PARCEL MAP NO. 2287

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO GRID FOR REDUCED OR ENLARGED SHEET SIZES.

ENLARGED SITE PLAN

SCALE: 1" = 40'-0" (24x36)
 (OR) 1/2" = 40'-0" (11x17)



1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/30/18	90% ZONING	FA
1	10/05/18	100% ZONING	FA
2	10/16/18	100% ZONING	FA
3	03/11/19	100% ZONING	FA
4	04/22/19	100% ZONING	FA
5	05/06/19	100% ZONING	FA
6	06/05/19	100% ZONING	FA



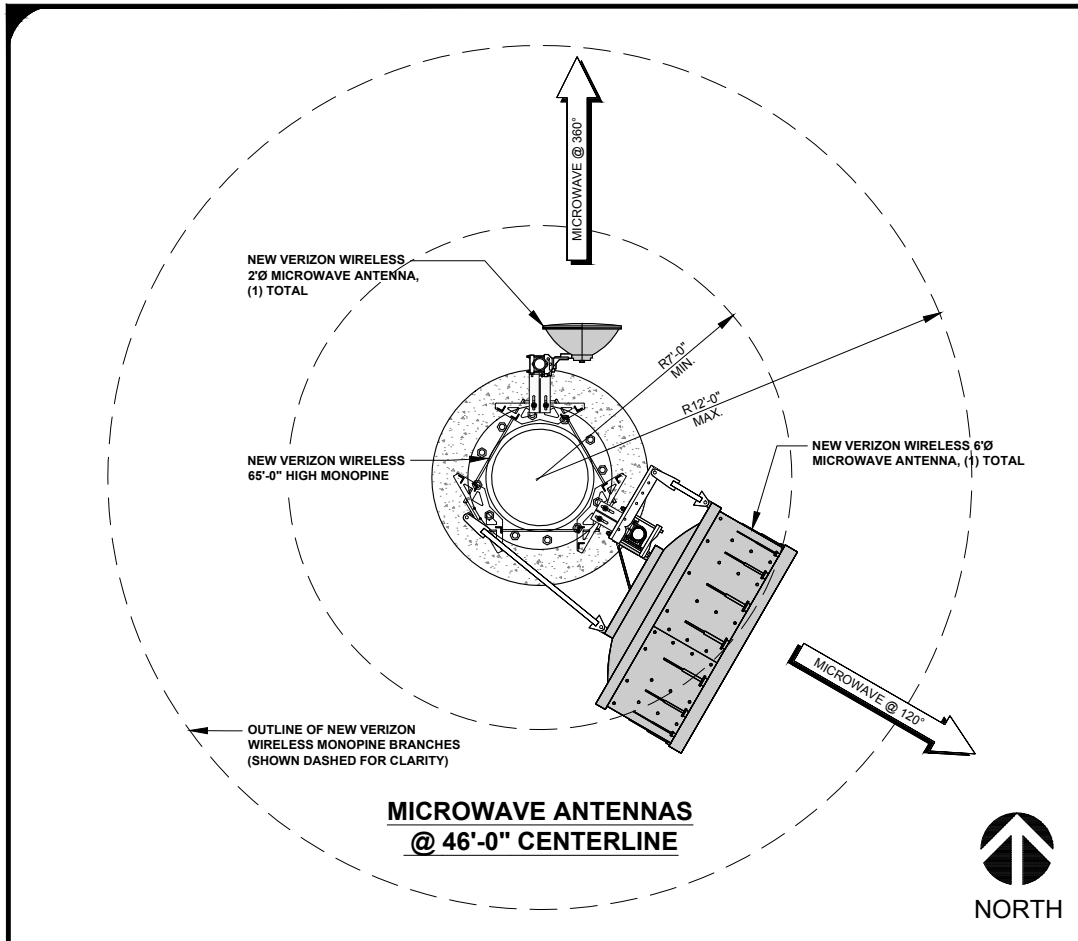
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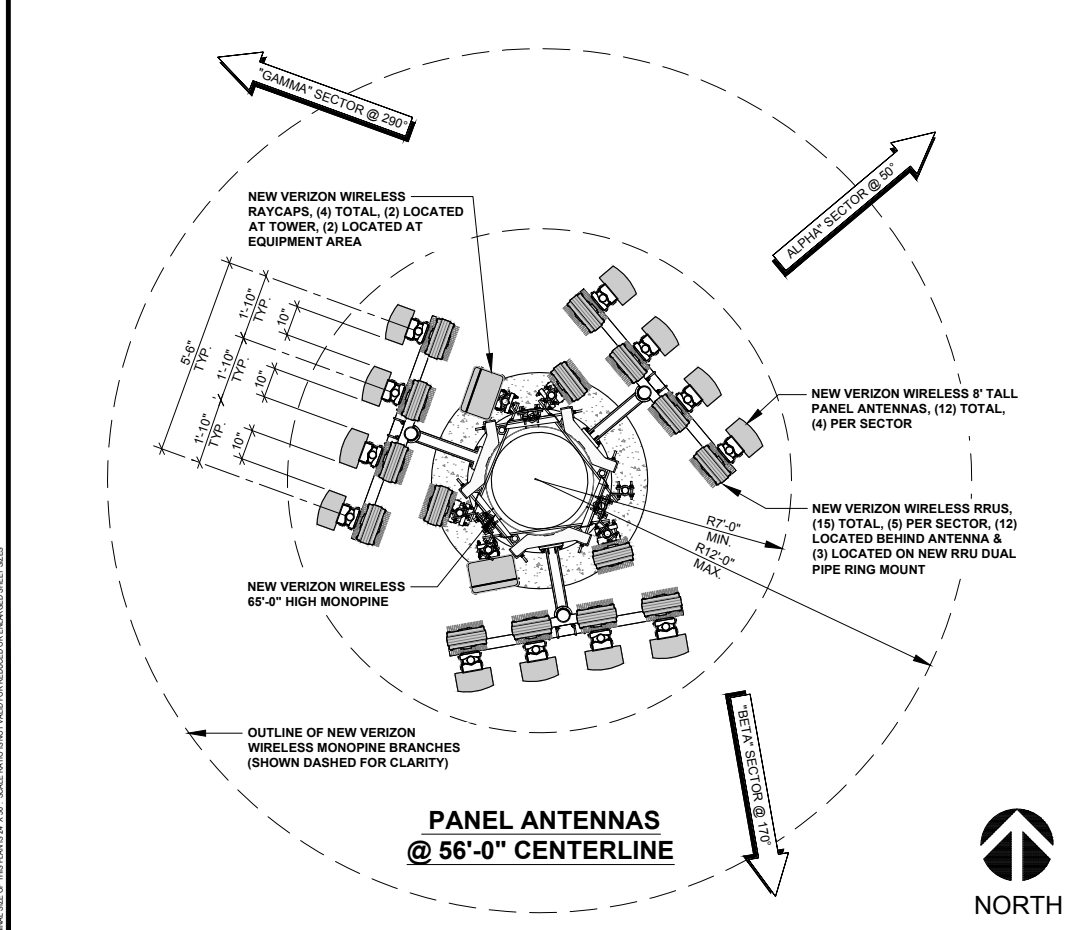
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 PSL# 314170
 16777 EAGLE WAY
 JACKSON, CA 95642

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS

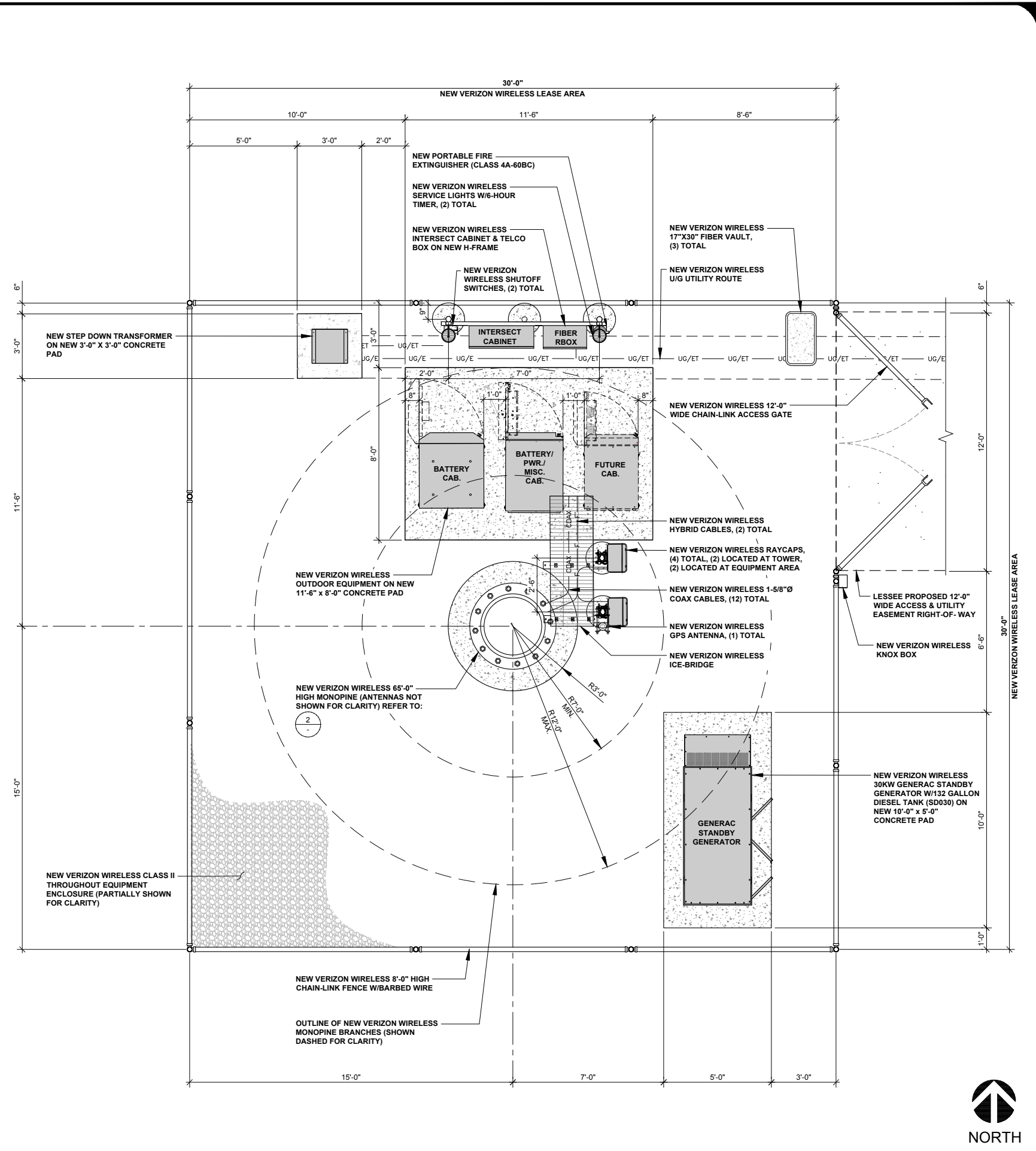
A-2



MICROWAVE ANTENNA LAYOUT SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **3**



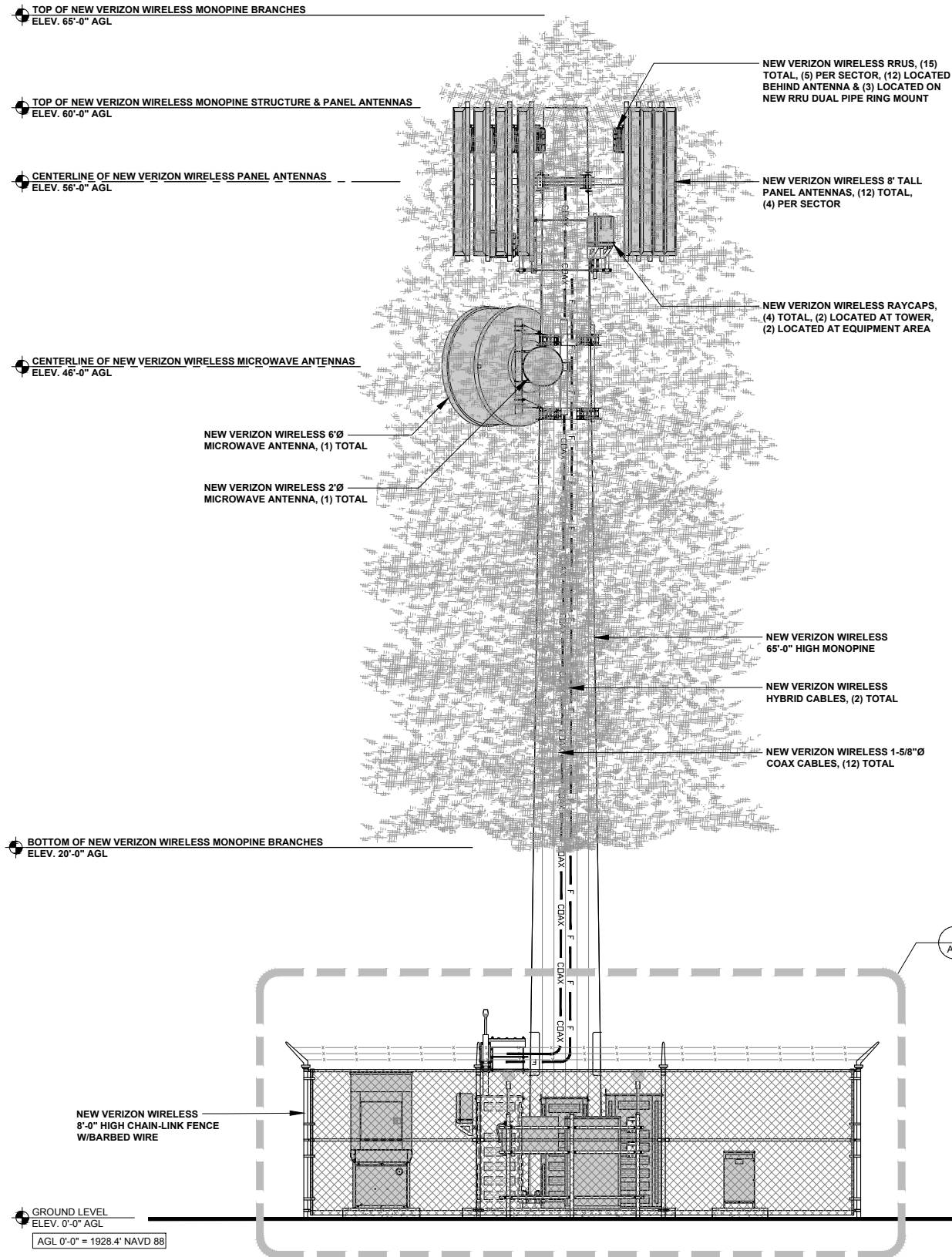
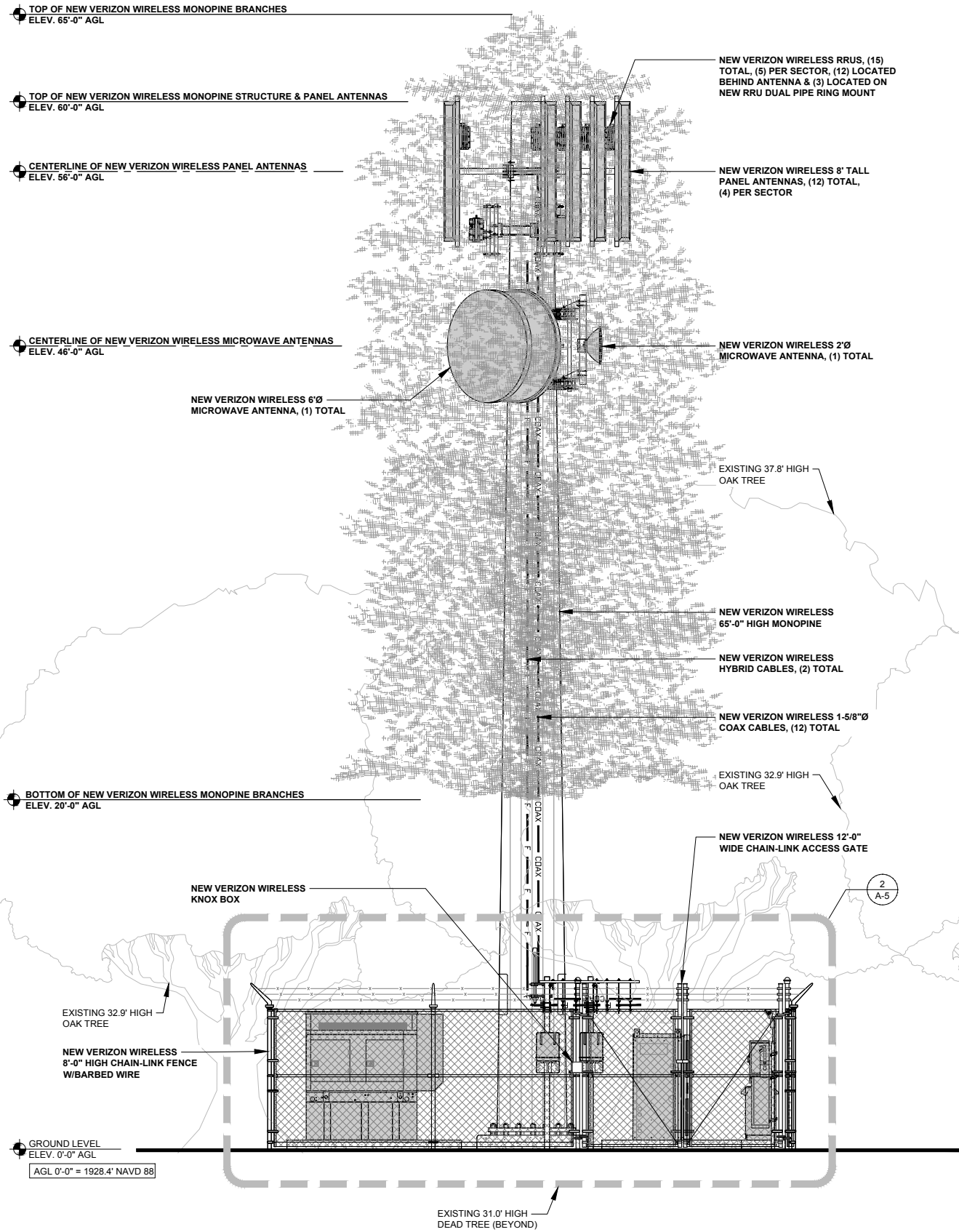
PANEL ANTENNA LAYOUT SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **2**



EQUIPMENT LAYOUT SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **1**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO PRINT/VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOTE:
PAINT ALL NEW VERIZON WIRELESS
EQUIPMENT ON TOWER TO MATCH
MONOPINE



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/30/18	90% ZONING	FA
1	10/05/18	100% ZONING	FA
2	10/16/18	100% ZONING	FA
3	03/11/19	100% ZONING	FA
4	04/22/19	100% ZONING	FA
5	05/06/19	100% ZONING	FA
6	06/05/19	100% ZONING	FA



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PSL# 314170
16777 EAGLE WAY
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SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

EAST ELEVATION

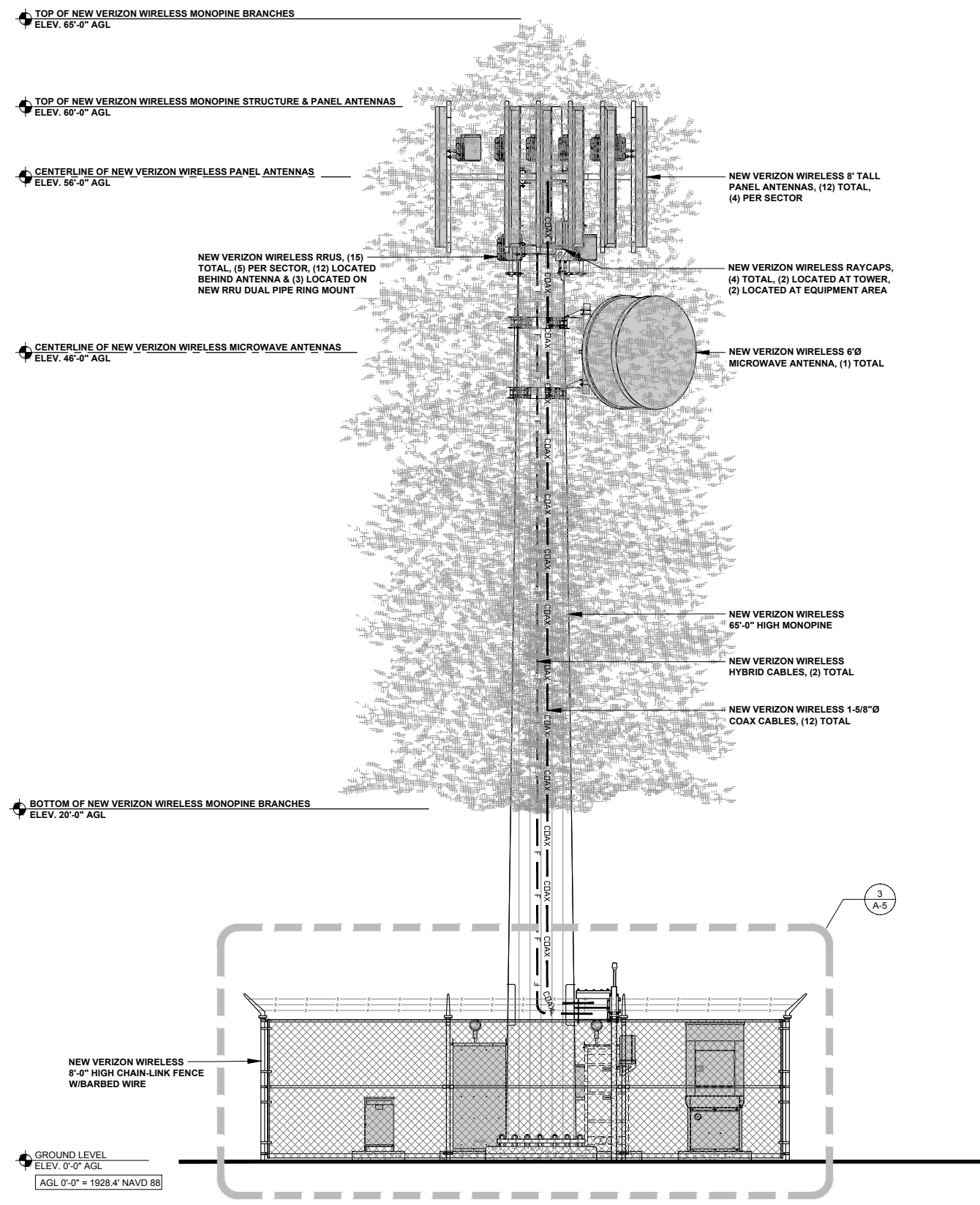
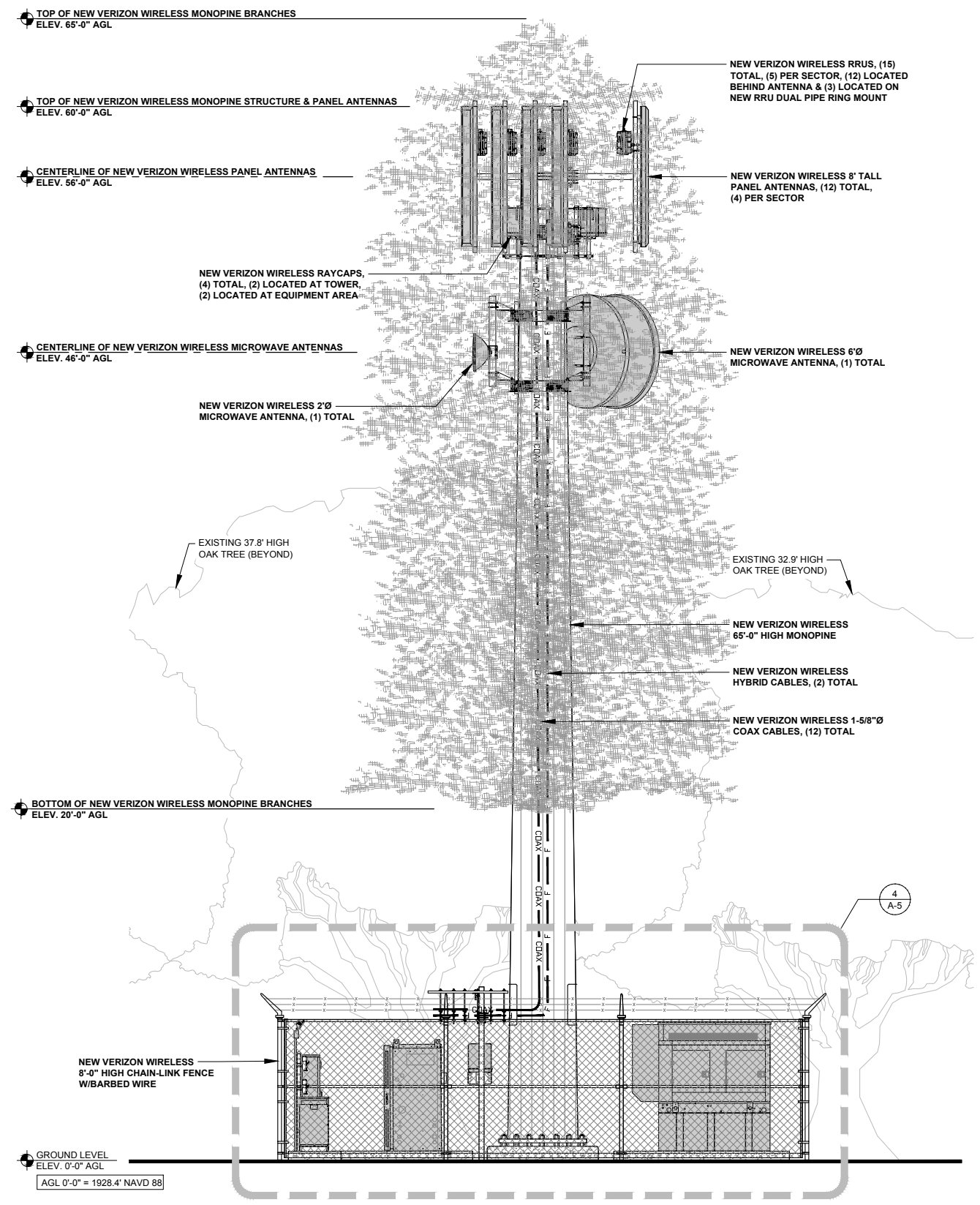
0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17) 2

NORTH ELEVATION

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17) 1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

NOTE:
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EQUIPMENT ON TOWER TO MATCH
MONOPINE



REV.	DATE	DESCRIPTION	BY
0	07/30/18	90% ZONING	FA
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6	06/05/19	100% ZONING	FA

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JACKSON, CA 95642

SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-4

WEST ELEVATION

0 1' 2' 4'
SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

SOUTH ELEVATION

0 1' 2' 4'
SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/30/18	90% ZONING	FA
1	10/05/18	100% ZONING	FA
2	10/16/18	100% ZONING	FA
3	03/11/19	100% ZONING	FA
4	04/22/19	100% ZONING	FA
5	05/06/19	100% ZONING	FA
6	06/05/19	100% ZONING	FA



SAC AE DESIGN GROUP, INC.
 5015 SHOREHAM PLACE, STE. 150
 SAN DIEGO, CA 92122
 www.sacow.com
 619.736.3766

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

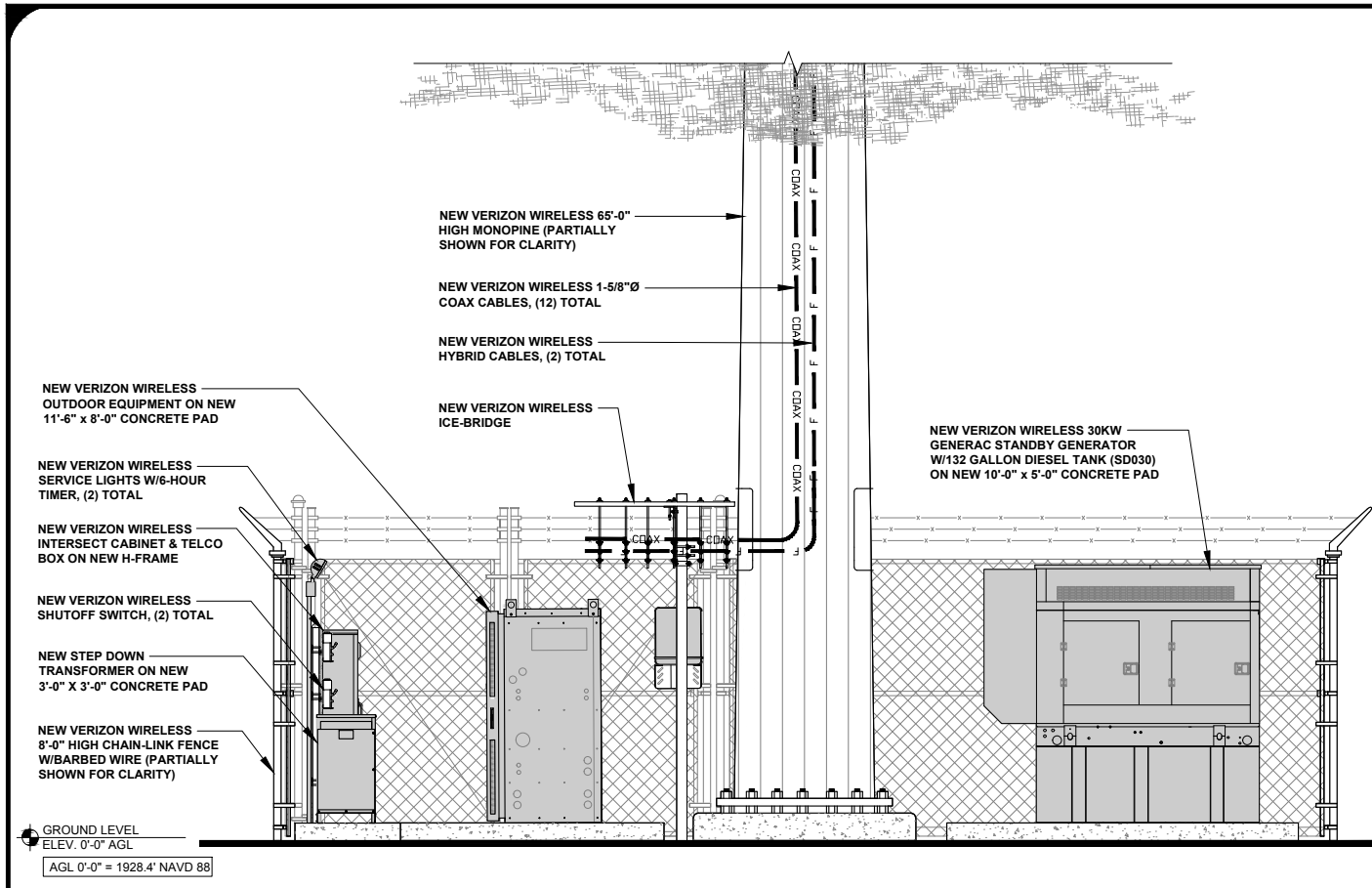


2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

JACKSON RANCHERIA
 PSL# 314170
 16777 EAGLE WAY
 JACKSON, CA 95642

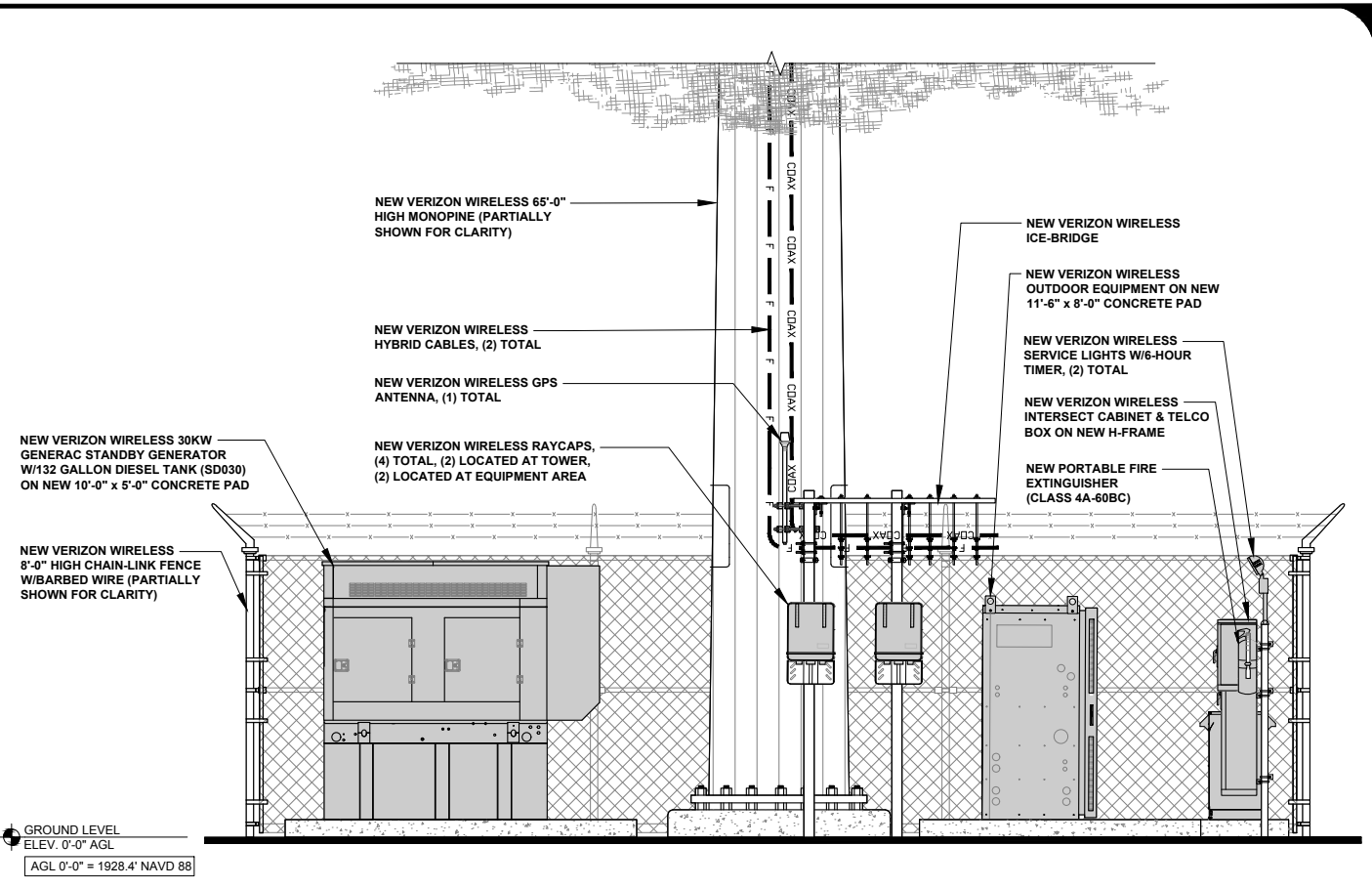
SHEET TITLE:
EQUIPMENT ELEVATIONS

A-5



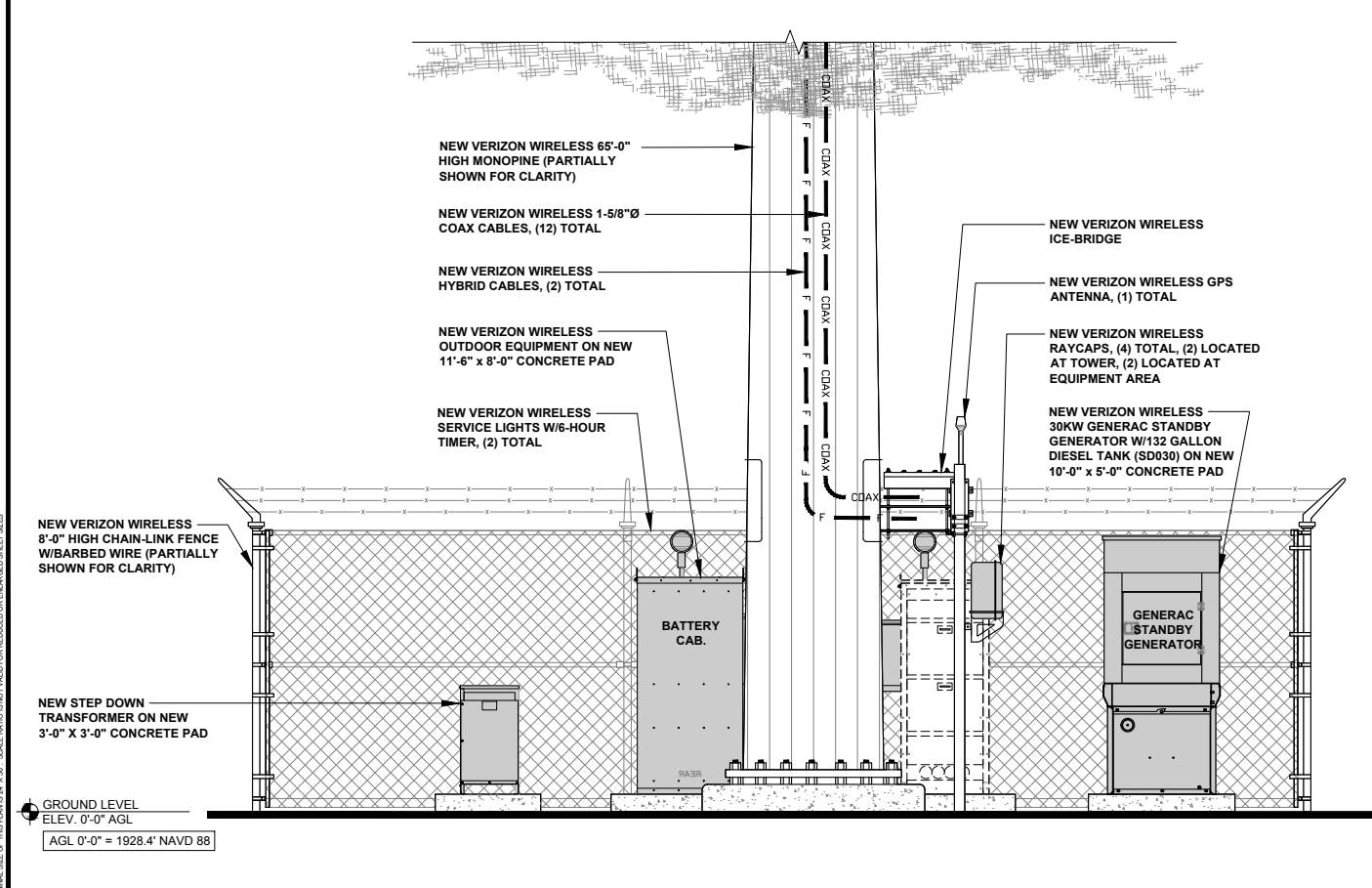
WEST EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **4**



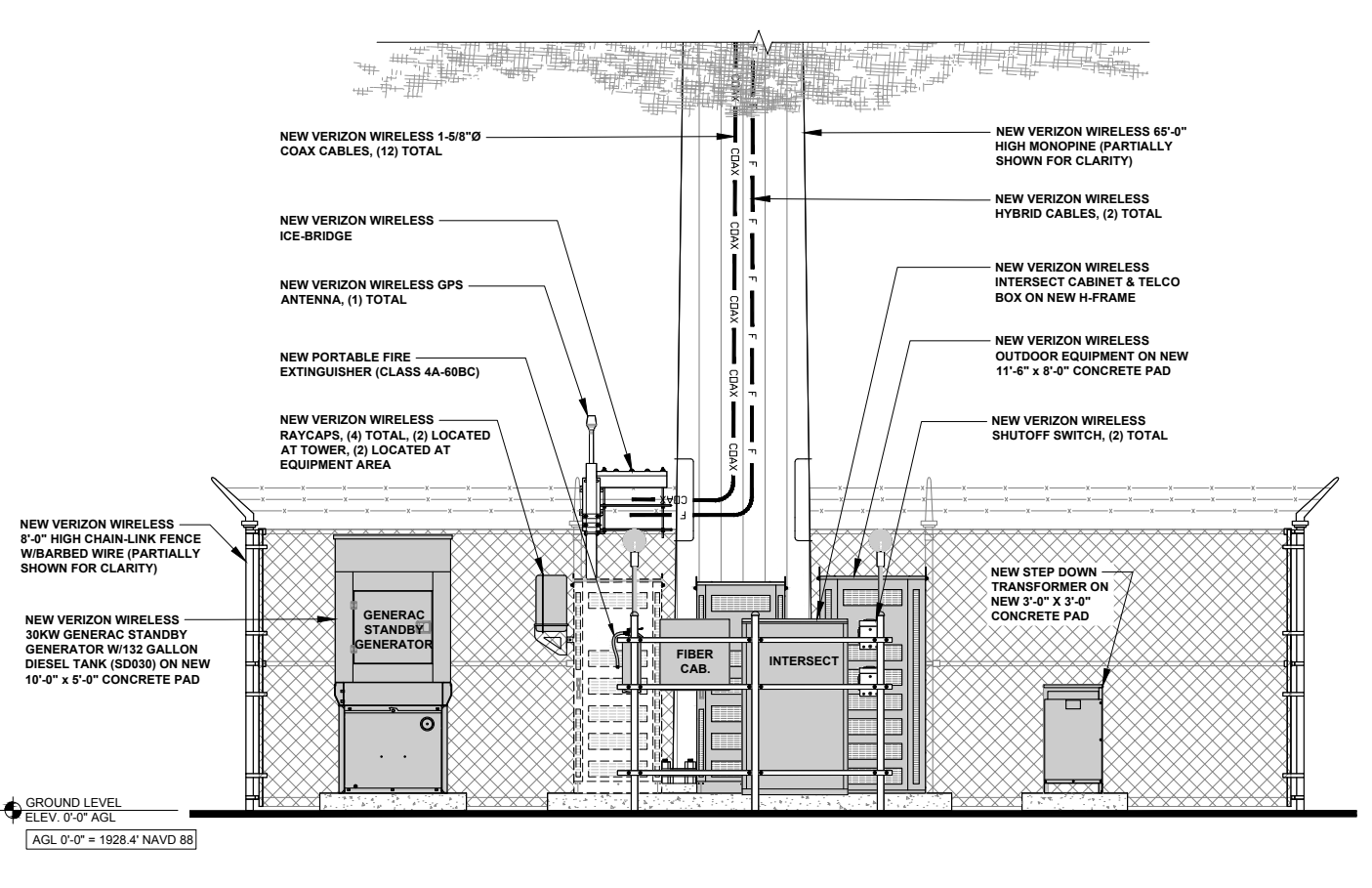
EAST EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **2**



SOUTH EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **3**



NORTH EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **1**

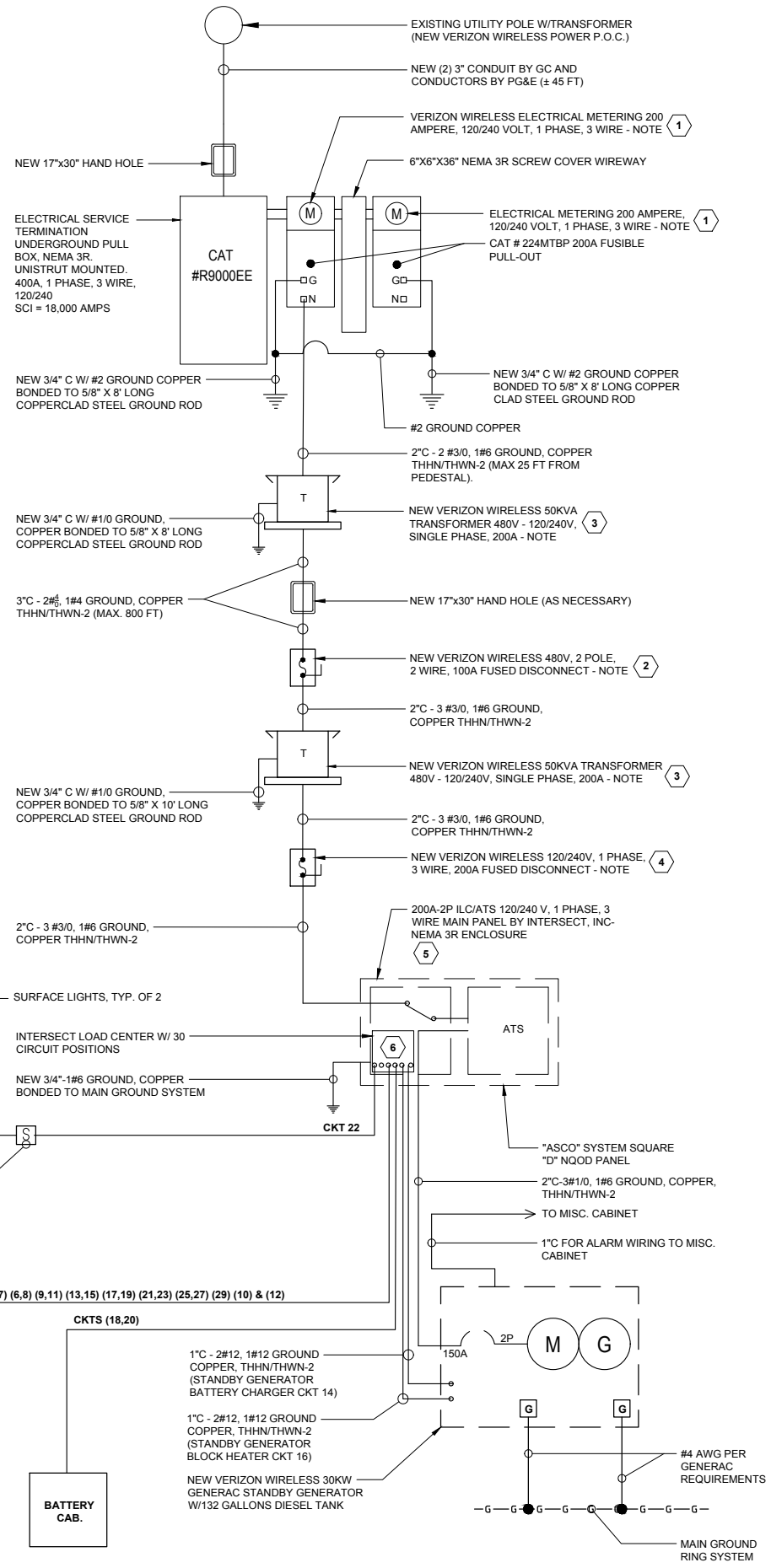
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE RATIO SHOWN FOR REDUCED OR ENLARGED SHEET SIZES.

UTILITY GENERAL NOTES:

- ALL NEW GROUNDINGS FOR ELECTRICAL ROUTE METER MUST BE DONE PER CEC, NEC & LOCAL BUILDING & SAFETY REQUIREMENTS.
- ALL NEW CONDUIT FROM ELECTRICAL ROUTE METER TO THE SITE MUST BE RGS CONDUITS. INSTALL WEATHERPROOF PULL BOXES AS REQD. PER CEC, NEC & LOCAL BLDG. & SAFETY REQUIREMENTS & MUST HAVE TRAFFIC COVERS.
- ALL NEW PULL BOXES MUST BE HOT-DIPPED GALVANIZED AND WEATHERPROOF
- ALL NEW WIRE SPLICES PULL BOXES DONE PER CEC & NEC.
- FIELD VERIFY EXACT ELECTRICAL CONDUIT ROUTE.
- VERIZON WIRELESS NEW METER/MAIN NEED TO BE LABELED & ALL CLEARANCE FOR ELECTRICAL EQUIPMENT BY CEC & NEC.
- NEW GROUND RODS MAY BE USED FOR SITE GROUNDING IF DESIRED RESISTANCE IS ACHIEVED.
- CONTRACTOR TO INSTALL UTILITY CONDUIT (LATERAL).
- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANY AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASUREMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

KEY NOTES:

- NEW PG&E/ VERIZON WIRELESS ELECTRICAL METER 120/240 V, 1 PHASE, 3 WIRE, 200 AMP, 28 KVA, NEMA 3R ENCLOSURE.
- HEAVY DUTY FUSED DISCONNECT SWITCH, SQUARE D, MODEL H363RB, 100 AMP, 480V, 2-POLE, 2 WIRE, NEMA 3R ENCLOSURE, CLASS R-K1, 100 AMP FUSES, BUSSMAN TYPE LPS-RK-SP, CL. DE, TD. (DIMENSIONS: 8.5"W X 21.25"H X 6.38"D, 17.5lbs)
- DRY TYPE TRANSFORMER SQUARE D MODEL EE50S3H, 50 KVA, SINGLE PHASE, 480V PRIMARY TO 120V / 240V SECONDARY- 150 °C TEMPERATURE RISE WITH WEATHER SHIELDS (4) 1/2" Ø GALV. ANCHOR BOLTS ON NEW CONCRETE PAD
- HEAVY DUTY FUSED DISCONNECT SWITCH, SQUARE D, MODEL #H224NR3, 200 AMP, 120/ 240V, 2-POLE, 3 WIRE, NEMA 3R ENCLOSURE, CLASS R-K1, 200 AMP FUSES, BUSSMAN TYPE LPN-RK-SP, CL. DE, TD. (DIMENSIONS: 17.25"W x 29.25"H x 8.50"D, 45.92lbs)
- NEW AUTOMATIC TRANSFER SWITCH (POSITION OFF) GENERAC ASCO SERIES 300L, 200 AMP, 120/240V, PHASE, 3 WIRE, 2 POLE, 42 KAIC (OPTION MANUAL TRANSFER SWITCH).
- NEW INTEGRATED LOAD CENTER (PANEL A) INTERSECT INC MANUFACTURE (AA 300-3R SERIES MODEL AA 3003R - 458 - 6M - 3S) W/200AMP/2POLE, 120/240V, 1-PHASE, 3WIRE, 42KAIC W/30 POSITIONS PROVIDED BY VERIZON WIRELESS.



UTILITY NOTES

SCALE: NTS 3

MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240 V, 1 PHASE, 3 WIRE, 28 KVA, 200 AMP BUS 200 AMP/2P MAIN BREAKER					
DESCRIPTION	C/B NO.	CKT NO.	PHASE 1	PHASE 2	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	20A	1	1,200	-	SURGE SUPPRESSOR
48VDC POWER PLANT RECTIFIER #2	2P	3	-	1,200	
48VDC POWER PLANT RECTIFIER #3	20A	5	2,400	-	48VDC POWER PLANT RECTIFIER #8
48VDC POWER PLANT RECTIFIER #4	2P	7	-	2,400	
48VDC POWER PLANT RECTIFIER #5	20A	9	3,900	-	MISC. RECEPTACLE #1
48VDC POWER PLANT RECTIFIER #6	2P	11	-	3,900	MISC. RECEPTACLE #2
48VDC POWER PLANT RECTIFIER #7	20A	13	2,800	-	GENERATOR BATT. CHARGER
48VDC POWER PLANT RECTIFIER #8	2P	15	-	3,200	GENERATOR BLOCK HEATER
48VDC POWER PLANT RECTIFIER #9	20A	17	3,000	-	BATTERY CABINET
48VDC POWER PLANT RECTIFIER #10	2P	19	-	3,000	
48VDC POWER PLANT RECTIFIER #11	20A	21	2,000	-	SERVICE LIGHTS
48VDC POWER PLANT RECTIFIER #12	2P	23	-	2,000	SPACE
48VDC POWER PLANT RECTIFIER #13	20A	25	1,200	-	SPACE
48VDC POWER PLANT RECTIFIER #14	2P	27	-	1,200	SPACE
48VDC POWER PLANT INTERIOR OUTLET	15A	29	1,600	-	SPACE
LOAD PHASE 1			18,100	16,900	LOAD PHASE 2
TOTAL LOAD (PHASE 1 & 2) =			35,000		
ADDITIONAL 25% CONTINUOUS LOAD =			400		
TOTAL LOAD =			35,400		
TOTAL AMPS =			148 AMPS		

PANEL SCHEDULE

SCALE: NTS 2

1-LINE DIAGRAM & KEY NOTES

SCALE: NTS 1

ISSUE STATUS

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WALNUT CREEK, CA 94598

JACKSON RANCHERIA PSL# 314170
16777 EAGLE WAY JACKSON, CA 95642

SHEET TITLE:
1-LINE DIAGRAM,
PANEL SCHEDULE
& UTILITY NOTES

E-1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO (NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES)

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date September 30 2019

RECEIVED FROM Sac Wireless LLC

ADDRESS 540 W. Madison, 9th Floor, Chicago, IL 60661

One Thousand Seven Hundred Fifty Nine and ⁰⁰/₁₀₀ DOLLARS (\$ 1,759.00)

For use Permit Application (UP-19, 9-4) for a wireless service facility. APN 044-110-084
(1,027 for UP Application, 682 CEQA IS, 50 Recording Admin Fee)

ACCOUNT		How Paid ✓		
Amount Due	<u>1,759</u>	<u>00</u>	Cash	
Amount Paid	<u>1,759</u>	<u>00</u>	Check	<u>96632</u>
			Money Order	

Planning Department
By Ruslan Bratan Deputy

№ 87919

Ref. No: G 045005468



SAC WIRELESS LLC
540 W. MADISON, 9TH FLOOR
CHICAGO, IL 60661
847-944-1600

FIFTH THIRD BANK
70-2390/719

DATE	AMOUNT
9/19/2019	\$1,759.00

96632

Acct #:
PAY One Thousand Seven Hundred Fifty Nine Dollars and 00 Cents

TO THE ORDER OF
AMADOR COUNTY PLANING DEPARTMENT
810 COURT STREET
JACKSON CA 95642

VOID AFTER 90 DAYS

Security features. Details on back.