

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: January 14, 2020

Item 4 - Public Hearing – Request for a Use Permit to install a 65-foot-tall monopine design wireless communication tower with twelve 8-foot-tall panel antennae and associated tower and ground equipment for the purposes of improving internet and cellular telephone service in the area. Per Amador County Code 19.48.150(E), commercial wireless service facilities with a height greater than 50 feet are subject to a Use Permit issued by the Planning Commission (APN 044-110-084).

Applicant: SAC Wireless, LLC on behalf of Verizon Wireless
Property Owner: Scot Pebelier and Rosellen Davido
Supervisory District: 1
Location: 16917 Eagle Way, Jackson CA, 95642 (APN 044-110-084).

- A. General Plan Designation of Area:** “AG,” Exclusive Agriculture
- B. Current Zoning:** R1A, Single Family Residential
- C. Description:** The Applicant is requesting a Use Permit for the installation of a 65-foot-tall monopine design wireless communication tower for the purpose of improving internet and cellular communication service in the Jackson Rancheria Casino and New York Ranch Road area. County Code requires a Use Permit for communication towers in excess of 50 feet. The proposed tower location is approximately 3.8 miles south (UP-15;5-6), 5 miles east (UP-04;5-7), and 4.7 miles west (UP-91;6-4) of the nearest approved communication towers. Due to the rugged terrain of the area, the chosen candidate sits on a hilltop outside of Verizon’s search ring and overlooks the casino and New York Ranch Road. The base of the proposed tower will be at elevation 1,936 feet MSL, placing the top of the tower at elevation 2,001 feet MSL. 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.
- D. TAC Review and Recommendation:** The Amador County Technical Advisory Committee (TAC) reviewed this application at their October 23, 2019 meeting and found the application complete. A final TAC meeting was held on November 30, 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 should be to determine if the proposed Mitigated Negative Declaration prepared by staff adequately identifies and mitigates the project’s potential impacts. Once the Commission makes a decision on the Mitigated Negative Declaration, a decision on the project and proposed conditions (or as amended) can then be made.

G. Recommended Findings

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the “R1A” 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.
4. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission’s independent judgment and analysis.

**USE PERMIT CONDITIONS OF APPROVAL AND
MITIGATION MONITORING PROGRAM
FOR
USE PERMIT #UP-19;9-4**

PERMITTEE: SAC Wireless, LLC on behalf of Verizon Wireless (Representative: Philip Decker)

ADDRESS: 8880 Cal Center Drive, Suite 170
Sacramento CA 95826

PHONE: (626) 482-9379

PROJECT DESCRIPTION: Use Permit to install a 65-foot-tall monopine wireless communication tower with twelve 8-foot tall panel antennae and with associated tower and ground equipment.

PROJECT LOCATION: 16917 Eagle Way, Jackson CA 95642

ASSESSOR'S PARCEL NUMBER: 044-110-084

PLANNING COMMISSION APPROVAL DATE:

FISH AND GAME FEES:

1. *No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*

CONDITIONS OF APPROVAL

2. *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.*
3. *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.*
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 all necessary building permits for all facilities and any other related equipment. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Any future co-location shall comply with County Code Section 19.48.150. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
13. ***Prior to the issuance of a building permit***, the permittee shall provide a copy of a roadway maintenance agreement between the impacted parcel owners. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
14. ***Prior to the issuance of a building permit***, the permittee shall provide documentation/letter of authorization between John Robert Oneto and Cellco Partnership, d/b/a Verizon Wireless to the access road going through their property. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
15. ***Prior to the issuance of a building permit***, the permittee shall provide documentation/letter of authorization between Mark K. Rissling and Cellco Partnership, d/b/a Verizon Wireless to the access road going through their property. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.

MITIGATION MONITORING PROGRAM

16. The wireless service facility shall be of "monopine" design. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

17. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
18. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
19. 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.
20. 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

PUBLIC REVIEW DRAFT

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

FOR

Conditional Use Permit 19;9-4 for SAC Wireless on
behalf of Verizon Wireless – Jackson Rancheria
Unmanned Wireless Telecommunications Facility

November 2019



Prepared by:

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



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PUBLIC REVIEW DRAFT
MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

FOR

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Verizon Wireless – Jackson Rancheria Unmanned Wireless
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Project Description:

Project Title:	Jackson Rancheria Wireless Telecommunication Facility
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Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
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Contact Person/Phone Number:	Ruslan Bratan, Planner I 209-233-6380
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Project Location:	16917 Eagle Way Jackson, CA 95642 (APN 044-110-084).
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Project Sponsor's Name and Address:	SAC Wireless 8880 Cal Center Drive Sacramento, CA 95826
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General Plan Designation(s):	Exclusive Agriculture (AG)
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Zoning:	Single Family Residential and Agricultural (R1-A)
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Background and Description of Project:

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines to review the Jackson Rancheria Wireless Telecommunication Facility (the Project). The Project includes construction of a 65-foot, unmanned, monopine design, wireless telecommunication tower with associated tower and ground equipment.

Currently, the Project site contains two single family dwellings with accessory buildings within a 57.13 acre parcel.

This environmental review document provides an assessment of the potential impacts caused by the physical changes resulting from development of the Project.

Project Components

Description of project:

1. Wireless Telecommunication Tower with Associated Tower and Ground Equipment

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 65-foot faux monopine tower with twelve eight foot tall Verizon antennas mounted at the 56-foot pole height, one six-foot microwave dishes placed at the 46-foot height, within a 30- by 30-foot lease area enclosed with a 8-foot chain link fence. A 30 kw (40 HP) AC diesel standby generator containing a 132 gallon fuel tank would be placed within the lease area.

2. Access

Access to the wireless communications facility will be through a proposed lessee 12-foot wide access and utility easement.

5. Utilities

Electricity is anticipated to be provided to the Project site by Pacific Gas & Electric (PG&E).

Surrounding land uses and setting:	<p><u>Regional and local Setting</u> The subject property is located approximately half a mile north of State Highway 88. It is surrounded by a mix of residential, and agricultural land uses to the east, vacant Jackson Rancheria owned R1-A properties to the west, and the Jackson Rancheria Casino to northwest. Adjoining parcel sizes range from 15 to 500 acres. The wireless telecommunications facility will be located in the same property as two single family dwellings.</p>
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	<p><u>Existing Site Character</u> The project site lies on the western edge of a ridge overlooking the Jackson Rancheria Casino, Casino RV Park, and parts of the City of Jackson.</p>

FIGURE 1: PROJECT REGIONAL LOCATION

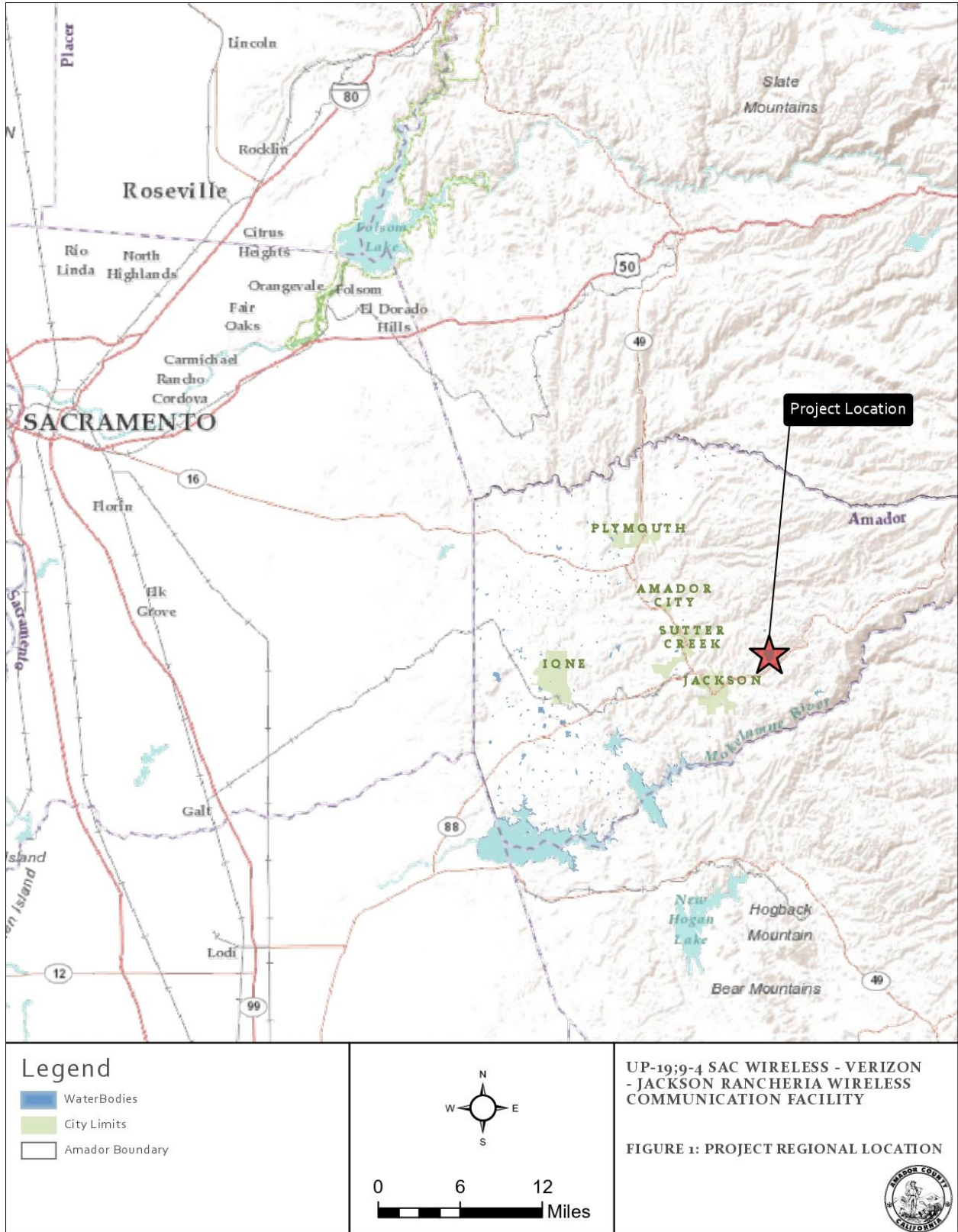


FIGURE 2: PROJECT VICINITY

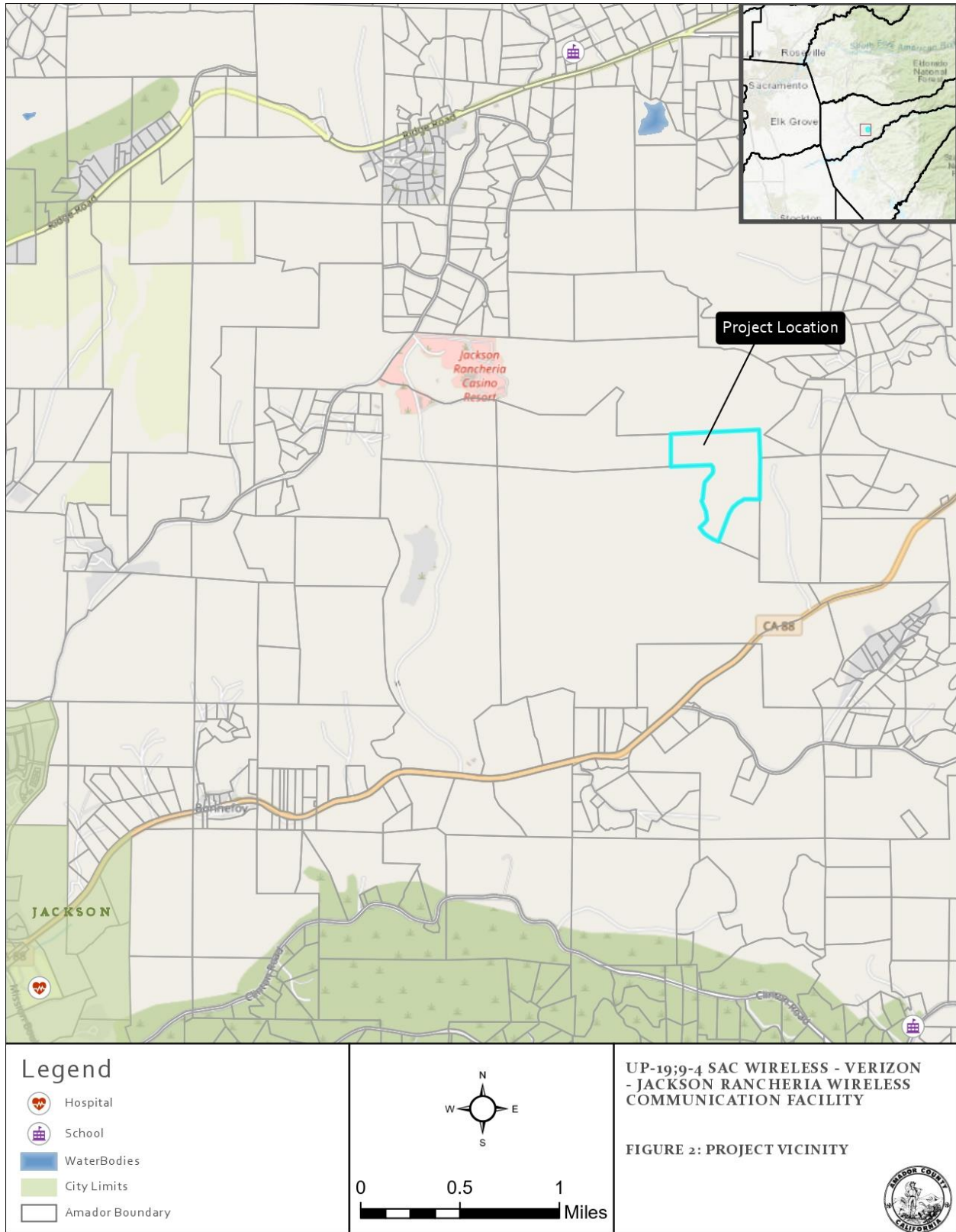


FIGURE 3: PROJECT LOCATION - AERIAL



FIGURE 4: GENERAL PLAN LAND USES

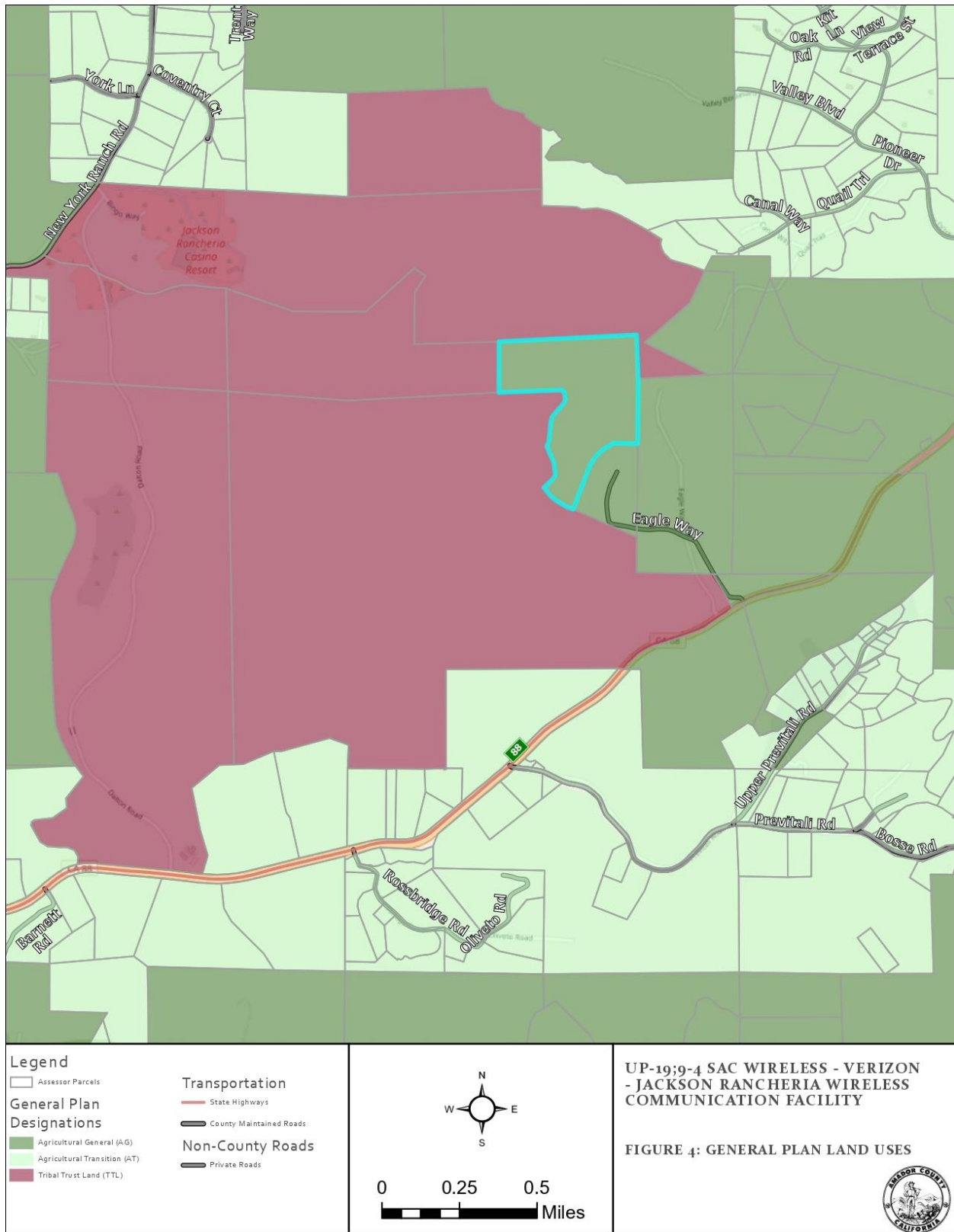
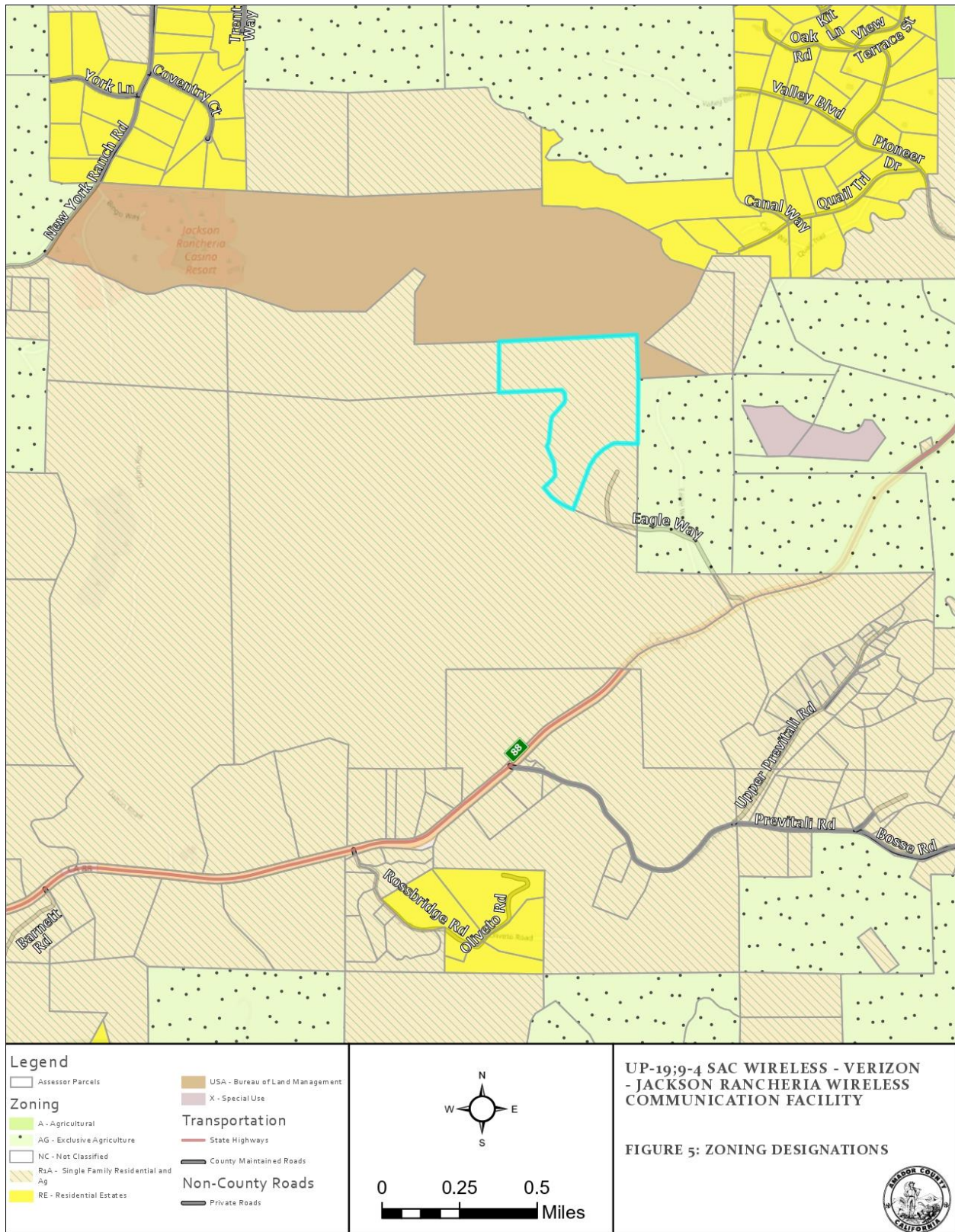


FIGURE 5: ZONING DESIGNATIONS



Environmental Checklist – Initial Study

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 NEGATIVE DECLARATION 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 MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT 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 ENVIRONMENTAL IMPACT REPORT 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.

Chapter 1. AESTHETICS – 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) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 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. Additionally, County code section 19.48.150 section K states that at the time any permittee obtains a permit for a wireless service facility, they shall provide a performance bond in the amount of one hundred percent of the county’s estimated cost for removal of the facility. This ensures a mechanism for removal of tower should it become abandoned. Since the proposed location is not in a designated scenic vista, and because the changes would be mitigated by constructing the wireless tower as a monopine tower to fit the surrounding character of the area, the impacts are considered **less than significant with mitigation AES-1 incorporated**.
- D. Existing sources of light and glare in the project vicinity include vehicle headlights from the residents on the subject property and members of the public traveling one mile away along Dalton road. The proposed project would not include any lighting. The lack of frequent travelers, height of the tower location, and distance away from any members of the public will result in **no impact** to new sources of substantial light or glare.

Mitigation Measures

AES-1 Monopine Design. The proposed wireless tower will be constructed as a monopine tower to match the surrounding character of the area.

Chapter 2. AGRICULTURE AND FOREST RESOURCES – 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 California Department 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 California Resources Agency, to nonagricultural 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 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"/>

Source: Planning Department.

Discussion:

- 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 not included in a Williamson Act contract, therefore there is **no 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; California Department of Conservation.

Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district 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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 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 to two 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. 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 includes two single family dwellings approximately 1,000 feet east of the proposed tower. 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 minimal 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**.
- D. The proposed project includes the installation of a cellular tower on a 57 acre parcel. The project would not generate any objectionable odors. **No impact** would result.

Source: Amador Air District, Amador Planning Department.

Chapter 4. BIOLOGICAL RESOURCES – 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 California Department of Fish and Wildlife 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, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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 checked="" type="checkbox"/>	<input 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:

A The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service and the California Natural Diversity Database (CNDDDB QuickView) were reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. The IPAC database identified two species of threatened amphibians, one species of threatened fish, and one species of flowering plants. Threatened amphibians in the area include: the California Red-Legged Frog (*Rana draytonii*) and the California Tiger Salamander (*Ambystoma californiense*). Threatened fish in the area include: the Delta Smelt (*Hypomesus transpacificus*). Additionally, the Ione Manzanita (*Arctostaphylos myrtifolia*) was also listed as threatened. No critical habitats are located in the project area for either of these species. The California Department of Fish and Wildlife BISO QuickView identified one Candidate Threatened Species of Special Concern, and one State classified endangered species. Candidate Threatened Species of Special Concern include the Foothill Yellow-Legged Frog (*Rana boylei*). State classified endangered species include the great Gray Owl (*Strix nebulosi*). The pre-existing conditions shall not be introduced to substantial change by the small lease area (30x30), therefore there is a **less than significant impact** to the above listed species

B Riparian Habitat and other Sensitive Natural Communities: Habitat and communities in the project area include Riverine class: R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded). According to USFW IPAC, increased development could impact these habitats and communities, which is addressed in Mitigation Measures BIO-1, BIO-2, and BIO-3 rendering the impacts **less than significant with mitigation incorporated**.

C Federally Protected Wetlands: There are 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*), Golden Eagle (*Aquila chrysaetos*), Lewis’s Woodpecker (*Melanerpes lewis*), Rufous Hummingbird (*Selasphorus rufus*), and Willow Flycatcher (*Empidonax traillii*). 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 65-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-4 requires a nesting bird preconstruction survey prior to project construction. As there is suitable habitat in the project area for some or all of the above species, Mitigation Measure BIO-4 is needed in order to ensure that project impacts are **less than significant with mitigation incorporated**.

E The proposed project would not conflict with local policies adopted for the protection biological resources. A **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 To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board.

- Bio-2** Site development shall implement erosion control plans that prevent the discharge of sediment into nearby drainage channels and wetlands.
- Bio-3** Site development shall implement plans employing best management practices (BMPs) that reduce the level of pollutants discharged into natural waterways and wetlands.
- Bio-4** 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.

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, Planning Department

Chapter 5. CULTURAL RESOURCES – 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 pursuant to § 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) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A-C According to Amador County EIR exhibit 4.5-2 Cultural Resource Sensitivity, the project site is located in an area considered to have high archeological sensitivity. Per Mitigation Measure 4.5-1b of the EIR, the County will require applicants for discretionary projects that could have significant adverse impacts to prehistoric or historic-era archaeological resources to assess impacts and provide mitigation as part of the CEQA process, and consistent with the requirements of CEQA Guidelines Section 15126.4(b)(3) and Public Resources Code Section 21083.2, or equivalent County regulation. These regulations generally require consultation with appropriate agencies, the Native American Heritage Commission, knowledgeable and Native American groups and individuals, new and updated record searches conducted by the North Central Information Center and federal and incorporated local agencies within and in the vicinity of the project site, repositories of historic archives including local historical societies, and individuals, significance determinations by qualified professionals, and avoidance of resources if feasible. If avoidance is not feasible, recovery, documentation and recordation of resources is required prior to project implementation, and copies of the documentation will be forwarded to the NCIC. In the event human remains are discovered, the applicant and landowner will comply with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.” **Incorporation of Mitigation Measure CULTR-1, below, would reduce impacts to historical and archaeological resources to a less than significant level.**

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.

When a discretionary project will involve subsurface impacts in highly sensitive areas, a qualified archaeologist will monitor ground-disturbing activities, and will have the authority to halt construction until the resource can be evaluated and mitigated if necessary. Native American monitors will be invited to attend. 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

Chapter 6. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A. The proposed project is for a wireless communication facility consisting of a monopine cell tower and associated ground and tower equipment. The project would be designed and constructed in compliance with the existing land use and zoning designations of the subject property, as found in the County’s GP 2016 Update and Zoning Ordinance. Overall, the construction and operation of this proposed project would not require the creation of a new source of energy construction.

During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials; however, the duration is limited due to the type of construction, and the area of construction is minimal. Compliance with local, State, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy.

During operation of the wireless communication facility, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies. The operation of a wireless communication facility with associated ground and tower equipment would be consistent with State and local energy reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner. Therefore, there is **less than significant impact**.

B. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). At the local level, the Amador County Board of Supervisors adopted the [Energy Action Plan](#) (EAP) as the County’s roadmap for expanding energy-efficiency and renewable-energy, as well as the associated cost-savings from these efforts, and renewable-energy, as well as the associated cost-savings from these efforts. The EAP is a tool for both businesses, and homeowners to find ways to reduce their energy use. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County Planning Department, Amador County Energy Action Plan.

Chapter 7. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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 geologic 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 direct or indirect 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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- 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 Property in Amador County located below the 6,000' elevation is designated as an Earthquake Intensity Damage Zone I, Minor to Moderate, which does not require special considerations in accordance with the Uniform Building Code or the Amador County General Plan, Safety, Seismic Safety Element Pursuant to Section 622 of the Public Resources Code (Chapter 7.5 Earthquake Fault Zoning). 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. Standard grading and erosion control techniques during grading activities would minimize the potential for erosion resulting to a **less than significant** impact.
- B. The potential construction activities could 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 resulting to a **less than significant** impact.

- 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 in an area with: a Josephine-Maymen complex (JsE), gravelly loam and clay with 16 to 51 percent slopes. The project area is well drained with a very high runoff class, but standard grading and erosion control techniques during grading activities would minimize the potential for erosion. Therefore, the impact is **less than significant**.
- E. The project would not require the use of a sewer system, nor the use of septic tanks. **No impact would result**.
- F. The project is not near a unique geologic feature that could be significantly impacted as a result of this project. Therefore, the **impact is less than significant**.

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 8. 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:

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 132 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.

Chapter 9. HAZARDS AND HAZARDOUS MATERIALS – 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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 132-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 November 2019, Amador County staff searched the following databases for known hazardous materials contamination at the project site:
- Superfund Enterprise Management System (SEMS) database
 - 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 or private 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. 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**.
- G. 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.

Chapter 10. HYDROLOGY AND WATER QUALITY – 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 or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;				
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				
iii) 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; or				
iv) impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A The proposed project would install a cellular antenna tower on a vacant portion of an existing residential property. Construction of the proposed project would include an approximate 900 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 900 square foot fenced lease area. The 12-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. The proposed project would require a minimal amount of ground disturbance, totaling 900 square feet. The minor amount of site disturbance would not alter absorption rates or drainage patterns. Therefore, **impacts would be less than significant.**
- D The project site has an approximate elevation of 1,936 feet above sea level and the additional 65 foot height of the tower indicate that it will not be subject to inundation by seiche, tsunami, or mudflow. The project site falls within Zone X, which is determined to be outside designated floodplains, as mapped by the Federal Emergency

Management Agency (2010). 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

E Amador County does not have a water quality control plan or sustainable groundwater management plan. **No impact** would result.

Sources: Environmental Health Department; Public Works Agency.

Chapter 11. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A The project site is located on the westernmost corner of a 57 acre property. It is bordered by vacant land to the south and to the west, properties in the Williamson Act to the east, and the Jackson Rancheria Casino property to the north. Currently, the subject parcel is developed with two single family residences. 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 R1A (Single Family Residential and Agricultural). 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 65-foot tower is located approximately 130 feet from the north property line, 540 feet from the south property line, 320 feet from the east property line and 1,500 feet from the west property line. The proposed tower meets the required setback so **no impact** would result with the zoning ordinance.

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

Chapter 12. MINERAL RESOURCES – 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 a 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 plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A & B The California Geological Survey (CGS) has classified the project site as being located in a Mineral Resource Zone 4 (MRZ-4) which are areas where geologic information does not rule out either the presence or absence of mineral resources. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. Though there are known mineral resources in the vicinity, there are no known resources on this parcel. In addition, the size of the parcels conforms to the Amador County minimum parcel size thus, any unknown minerals would not be impacted. **No impact** would result.

Sources: Planning Department, California Department of Conservation Division of Mines and Geology - MINERAL LAND CLASSIFICATION OF THE CAMINO AND MOKELUMNE HILL 15-MINUTE QUADRANGLES, EL DORADO, AMADOR, AND CALAVERAS COUNTIES, CALIFORNIA

Chapter 13. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

Discussion:

- A Uses associated with this project would not create a significant increase in ambient noise levels established in the local general plan, other than temporary construction noise. 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.**
- 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 The project is not located within two miles of any active private or public airstrip. **No impact** would result.

Source: Planning Department

Chapter 14. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A & B The proposed project site currently is developed with two single family residences with accessory buildings. The proposed project would allow for a single family dwelling and one accessory dwelling unit. This would not result in the substantial unplanned growth, displacement of housing or people, or cause replacement housing to be constructed elsewhere. The project would not directly or indirectly induce population growth and **no impact would result.**

Chapter 15. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:

- A. The project site is currently served by the Amador Fire Protection District. The nearest fire station is Station 116 located at 12222 New York Ranch Rd, Jackson. Amador Fire Protection District has signed a contract with the Jackson Rancheria Tribe which provides five personnel (2 Firefighters, 1 Engineer, 1 Captain, 1 Battalion Chief) every day on two Type I Engines as an additional county resource as well as a nearby resource for the Tribe as well as the Jackson Rancheria Casino. The project site is approximately 4 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 4.3 miles (driving distance) from the sheriff’s station. The proposed project would not result in additional demand for sheriff protection services. **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.

Source: Amador Fire Protection District, Sheriff’s Office, Amador County Unified School District, Recreation Agency, Planning Department

Chapter 16. RECREATION – 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"/>
b) 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:

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 17. TRANSPORTATION / TRAFFIC - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The General Plan Mitigation Measure 4.14.1 requires the County to evaluate discretionary development proposals for their impact on traffic and transportation infrastructure and provision of alternative transportation, and requires applicants/ developments to pay into the traffic mitigation fee program(s) to mitigate impacts to roadways. The County will require future projects to conduct traffic studies (following Amador County Transportation Commission guidance). The purpose of these traffic studies will be to identify and mitigate any cumulative or project impacts (roadways below the County’s standard of Level of Service “C”, or LOS C, for rural roadways and LOS D for roadways in urban and developing areas) beyond the limits of the mitigation fee program(s). Projects will be required to pay a “fair share” of those improvements that would be required to mitigate impacts outside the established mitigation fee program(s). The objective of this program(s) is to substantially reduce or avoid traffic impacts, including cumulative impacts, of development which would occur to implement the General Plan. Measurement of Circulation System effectiveness: The effectiveness of the County Circulation Element is measured by a project’s impact to LOS criteria adopted for roadways within Amador County. The project does not conflict with any plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. Level of Service Standards: The LOS Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County. 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 about one to two vehicle trips 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**.
- B. The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). **No impact** would result.
- C. 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 uses. Therefore, **no impact** would result.
- D. The project will not increase hazards to existing roads or incompatible uses due to the project site being in an unused corner of a 57 acre parcel. Impacts would be **less than significant**.

Chapter 18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Tribal cultural resources” are defined as (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

These may include non-unique archaeological resources previously subject to limited review under CEQA. Assembly Bill 52, which became effective in July 2015, requires the lead agency (in this case, Amador County) to begin consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification and requests the consultation (Public Resources Code Section 21080.3.1[b]).

A. As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the Ione Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwuk Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit any materials referencing tribal cultural resources affected by this project. **Mitigation Measure TRI-1** addresses potential discovery Tribal Cultural Resources on this site, rendering impacts **less than significant with mitigation incorporated.**

Mitigation Measure

TRI-1 If during the AB 52 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places.

Chapter 19. UTILITIES AND SERVICE SYSTEMS - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the waste water 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"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A-C 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.

D-E 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 Ione 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**.

Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The project shall not impair any adopted emergency response plan or emergency evacuation plan. The impact is **less than significant**.
- B. The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. In 2017, the state of California adopted an Emergency Plan, which outlines how the state would respond in an event of natural or man-made disaster. The project would not interfere with this plan. Because the project site is located away from the two existing homes, and away from Eagle Road, the project is not anticipated to affect existing emergency access or access to nearby uses. All new development under the plan would be required to comply with County standards for the provision and maintenance of emergency access. Therefore, there is a **less than significant impact**.
- C. The project site is located about 4 miles away from a nearby Fire station at 12222 New York Ranch road. The station serves the nearby casino, Tribe, and County. The project will require the installation and maintenance of an unmanned telecommunication facility with associated infrastructure. Therefore, there is a **less than significant impact**.
- D. The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in a Moderate Fire Risk Zone and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The nearest fire station is located at 1222 New York Ranch road, approximately 4 miles from the project site, and therefore will not require any increased fire protection due to the project’s change in use. There is a **less than significant impact**.

Source: Amador County Planning, Amador County Office of Emergency Services.

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A Impacts to Aesthetics, Biological, Cultural, and Tribal Cultural Resources would be significant unless mitigated. Therefore, Mitigation Measures AES-1, BIO-1 through 4, CULTR-1, and TRI-1 are required of the project.

The implementation of the Mitigation Measures identified above would result in less than significant impacts to the chapters mentioned above. Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would not 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 of the biological mitigation measures during potential construction would reduce impacts to wildlife, plants, and water resources. Potential construction would not result in impacts to fish or wildlife species, or associated habitats. Potential impacts to water resources such as ponds, creeks, or streams would be mitigated to less than significant levels via Mitigation Measures BIO-1, BIO-2, BIO-3. If construction occurs during the nesting season. Mitigation Measure BIO-4 would reduce these impacts to less than significant to nesting birds.

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 TRI-1 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 and Tribal 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 20 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. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4th 656.



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

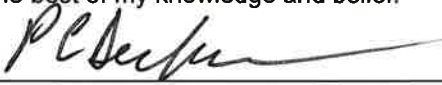
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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.

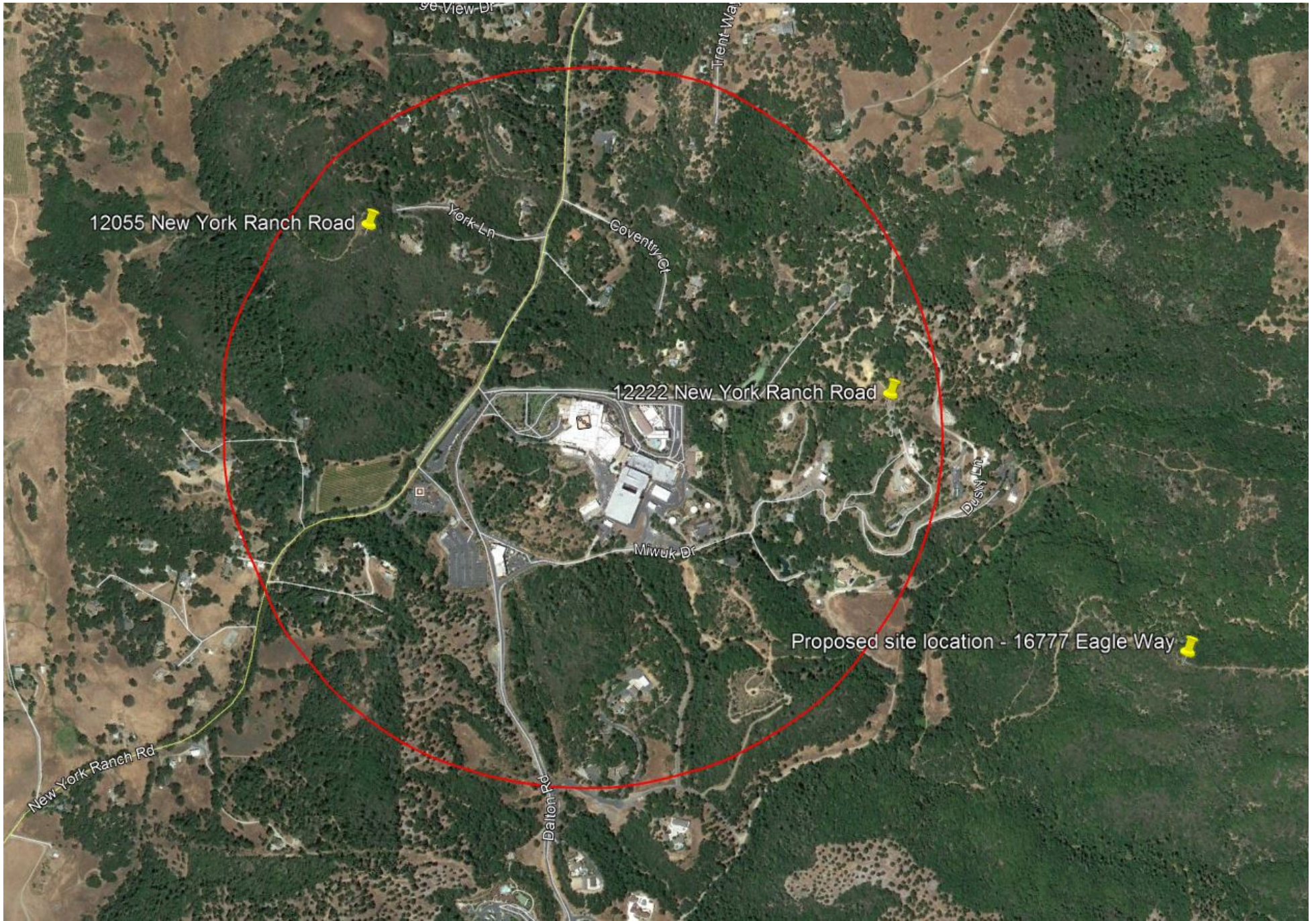
Chosen Candidate

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



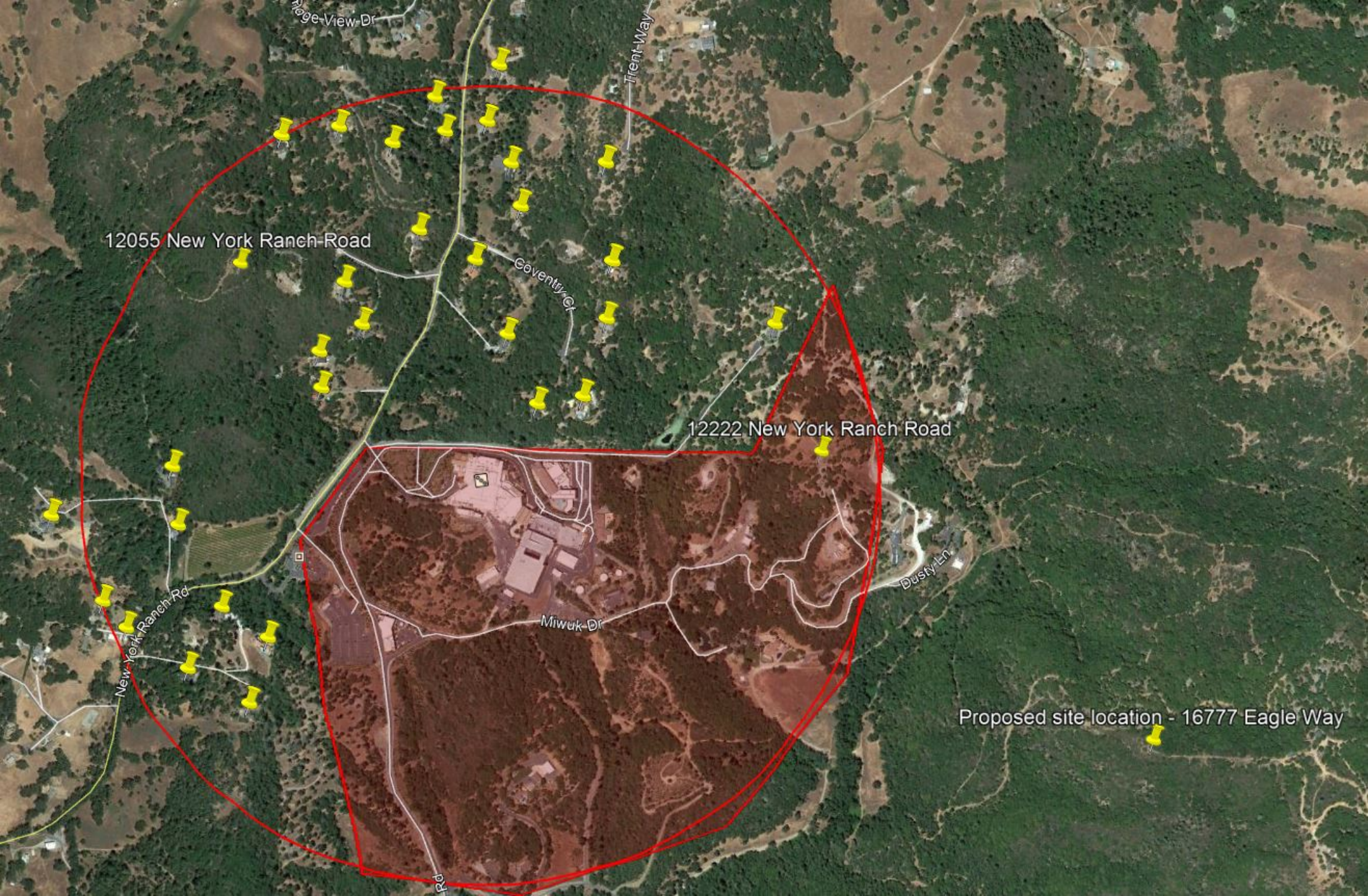
Alternate Site Analysis - Addendum

Red shading – Owned by casino

Yellow pins – Closely-grouped residential homes. Avoided by Verizon due to setback requirements from property lines, high likelihood of opposition from neighbors, and necessity for increased tower height.

Proposed Site Location has 200-300 feet higher elevation than the circled area, providing better coverage and eliminating the need for a much taller tower. The property is also more secluded and more easily stealthed.

In the lower elevation of the circled area, Verizon would need tower height to extend more than the 15 feet above the tree line that Amador County Code allows.



Edge-View Dr

Trent Way

12055 New York Ranch Road

Coventry Ct

12222 New York Ranch Road

Dusty Ln

Miwuk Dr

New York Ranch Rd

Proposed site location - 16777 Eagle Way

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.*

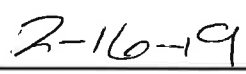
We further understand that signing this authorization is not to be construed as a commitment of any kind, and that all land-use approval obtained will be subject to the successful completion of lease negotiations and our approval of the project site plans.

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.

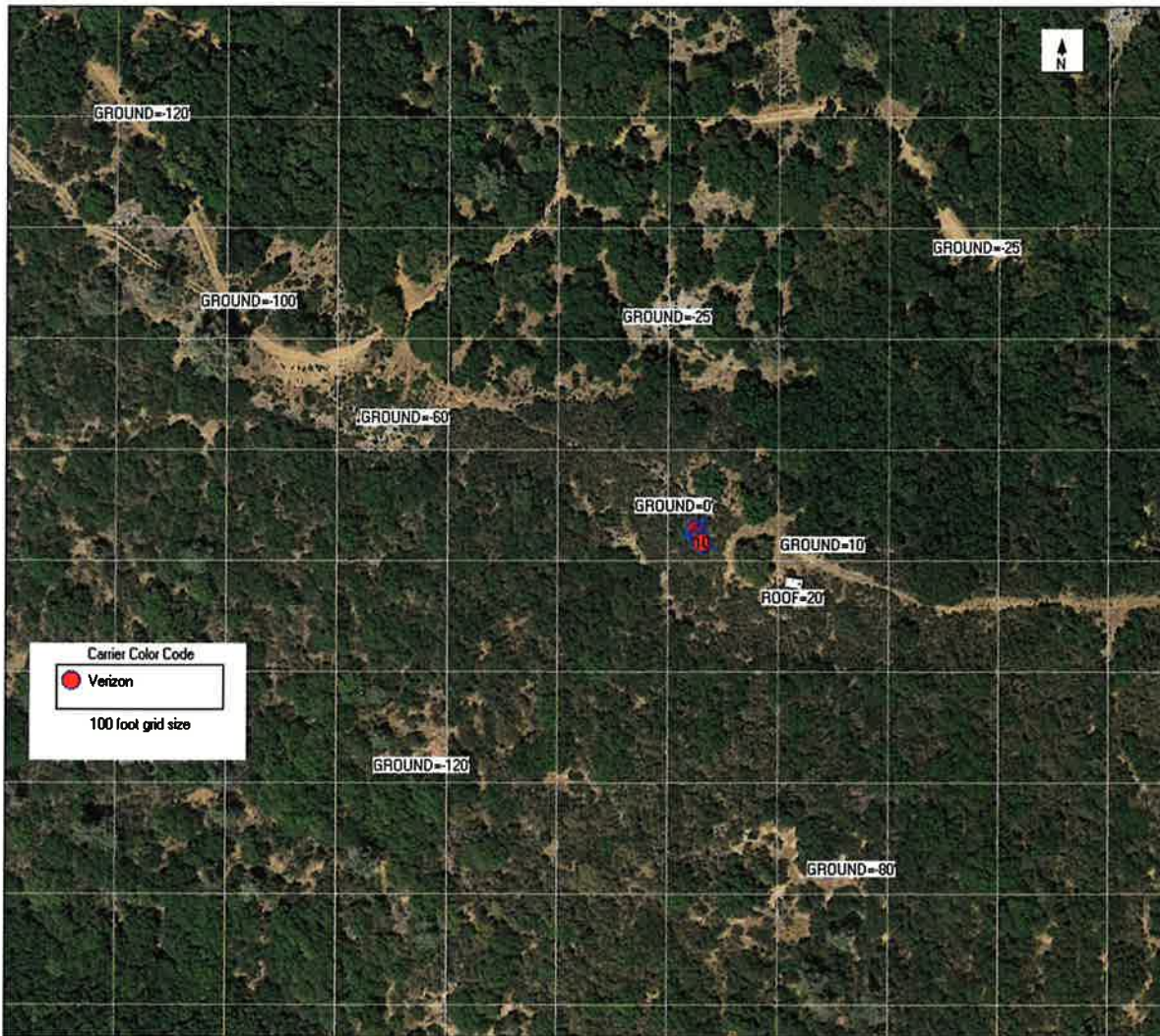


Figure 1: Antenna Locations

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
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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:

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			

Service Comments

Callsigns Per Antenna - Proposed

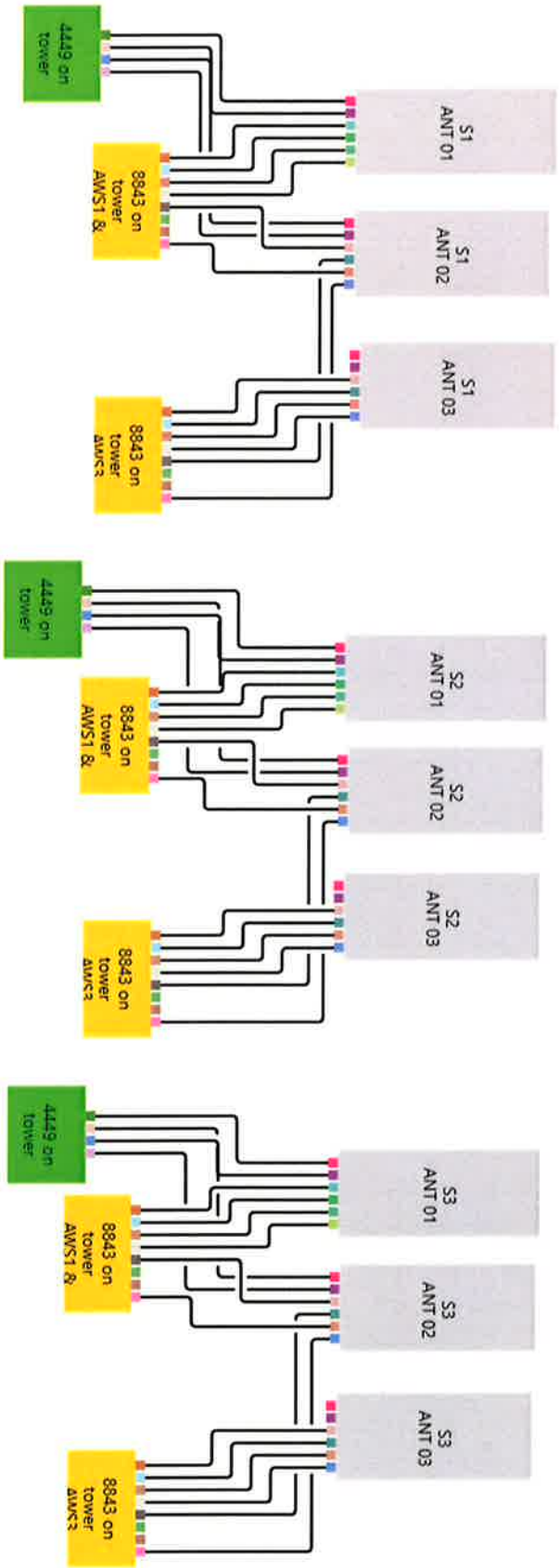
Sector	Make	Model	Centerline	Tip Height	Azi mut h(T N)	Elec Tilt	Mec h. Tilt	Gain	Hor iz BW	Regulatory Power	700 Callsigns	850 Callsigns	1900 Callsigns	2100 Callsigns	28 GHz Callsigns	31 GHz Callsigns	39 GHz Callsigns
01	COMMS COPE	NHH-65C-R2B PORT 1 45 00DT_0850 (1529372)	56ft/17.07 m	60ft/18.29 m	50	0	0	13.505	60.5	499.39		KNKN240					
03	COMMS COPE	NHH-65C-R2B PORT 1 45 04DT_0752 (1529383)	56ft/17.07 m	60ft/18.29 m	290	4	0	13.947	64.75	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	15.296	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	13.505	60.5	499.39		KNKN240					
02	COMMS COPE	NHH-65C-R2B PORT 3 45 00DT_2110 (1529408)	56ft/17.07 m	60ft/18.29 m	170	0	0	15.921	61	807.31				WQVP233, WQXK338			
01	COMMS COPE	NHH-65C-R2B PORT 1 45 00DT_0752 (1529371)	56ft/17.07 m	60ft/18.29 m	50	0	0	13.75	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	16.41	61.5	451.76				WQVP233, WQXK338			
01	COMMS COPE	NHH-65C-R2B PORT 3 45 00DT_2110 (1529408)	56ft/17.07 m	60ft/18.29 m	50	0	0	15.921	61	201.83				WQGB226, WQGB235			
03	COMMS COPE	NHH-65C-R2B PORT 3 45 02DT_1950 (1529411)	56ft/17.07 m	60ft/18.29 m	290	2	0	15.95	64.5	541.81			KNLH726				

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



JACKSON RANCHERIA
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



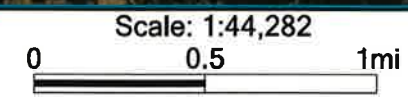
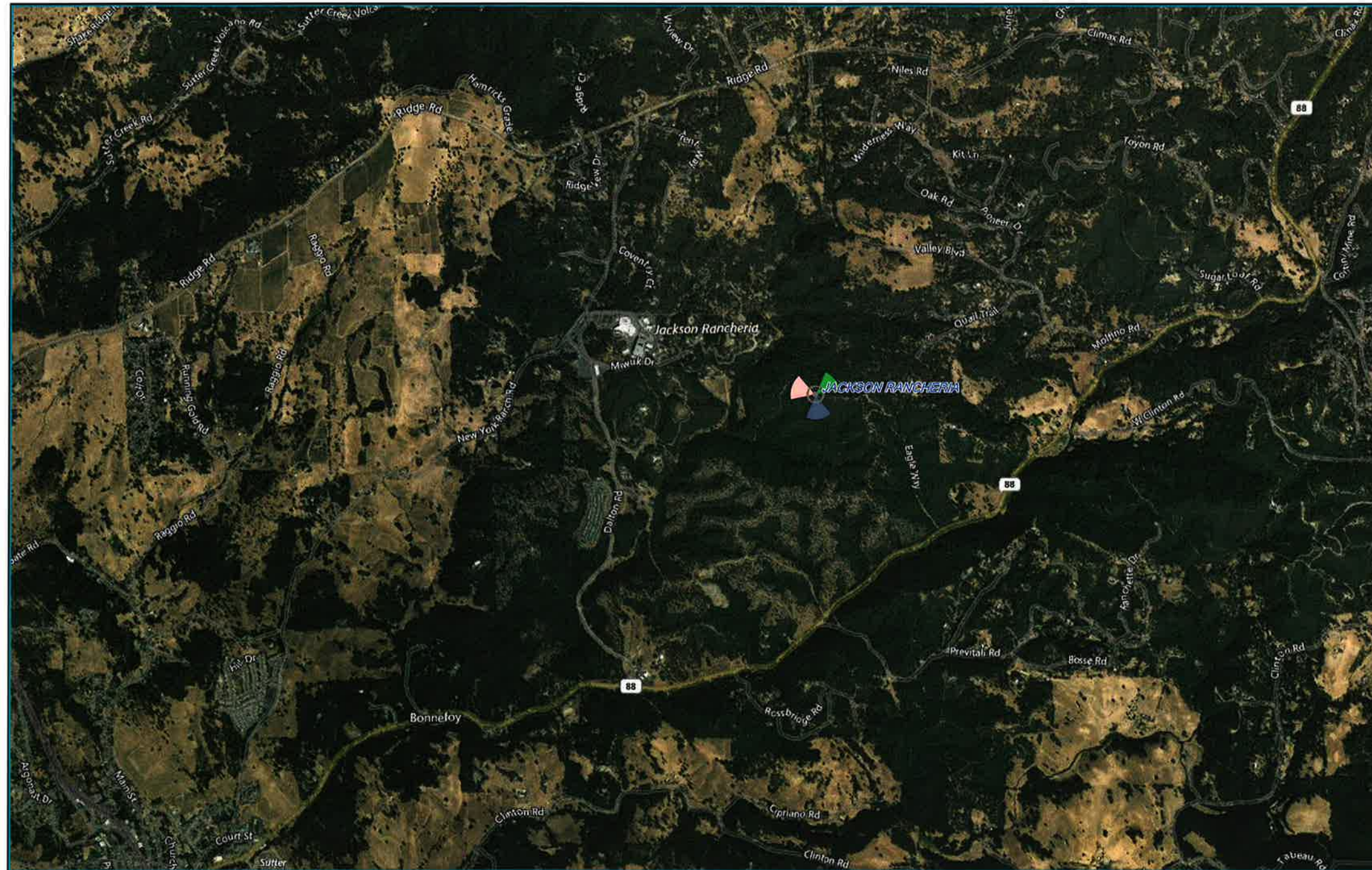
NEW

- 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

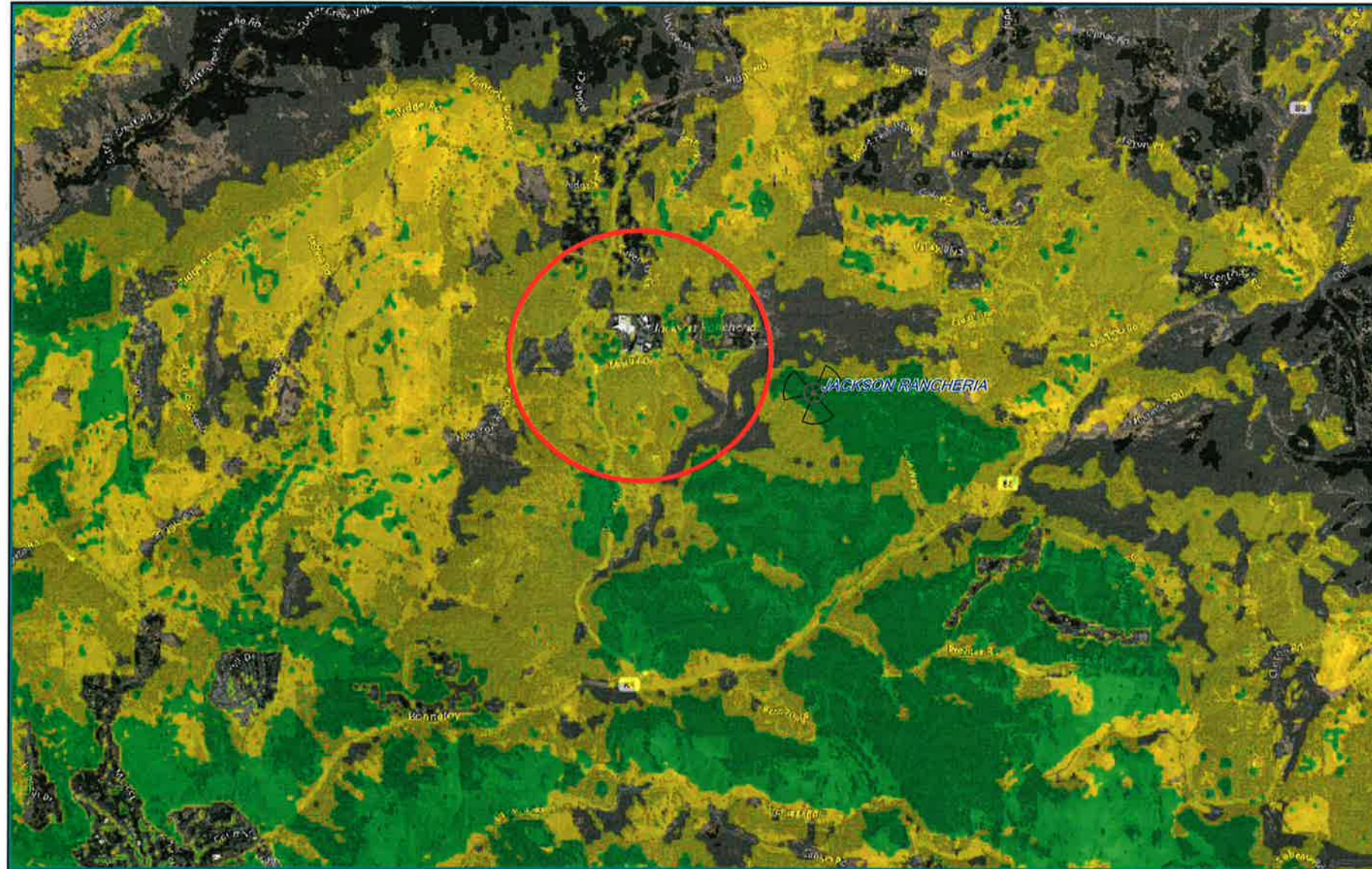
JACKSON RANCHERIA COVERAGE MAPS



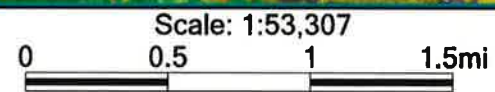
JACKSON RANCHERIA COVERAGE MAPS



Before Coverage



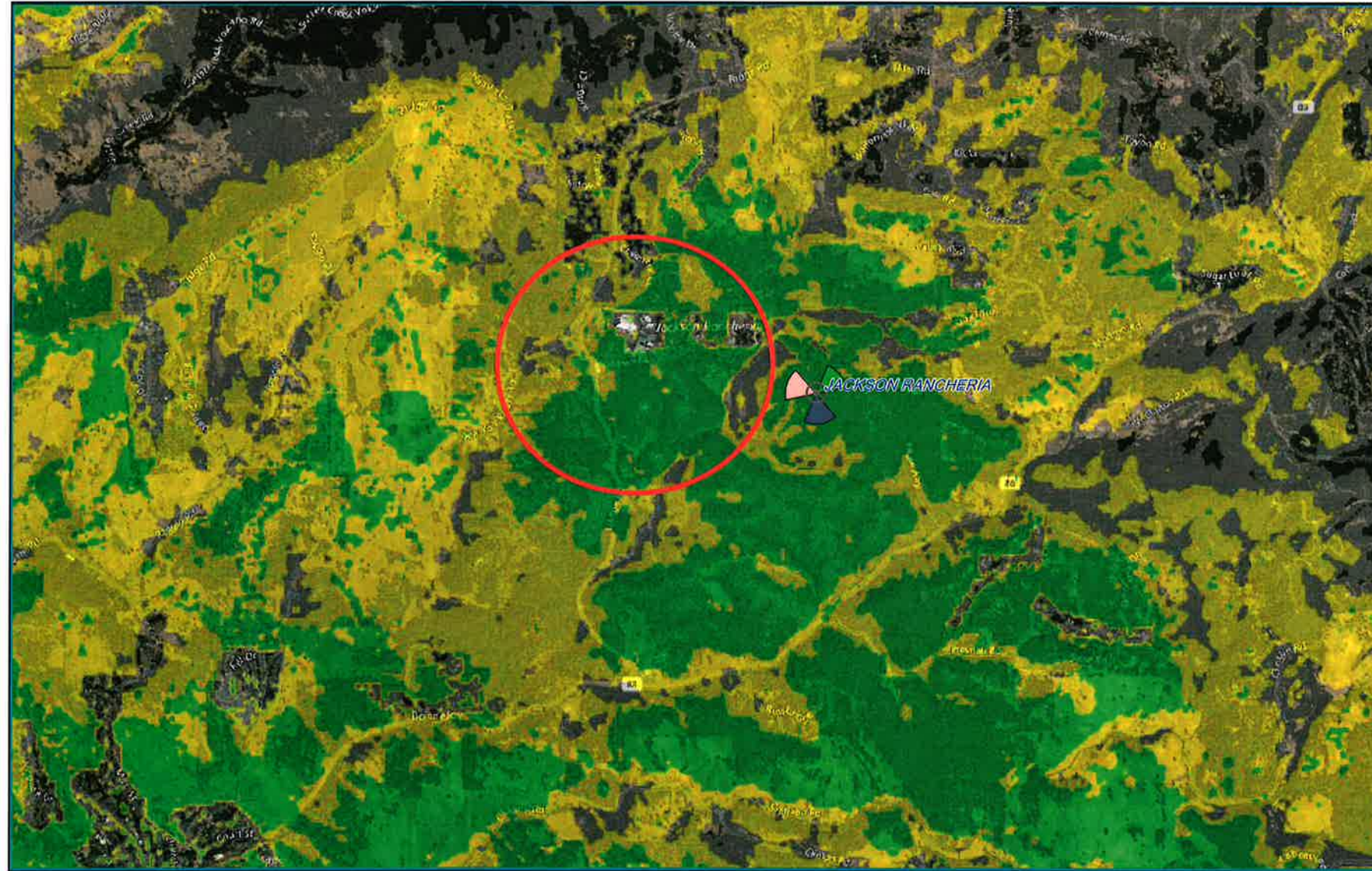
- 700 LTE: RSRP Existing
- In-Building Coverage
 - Vehicular Coverage
 - Outdoor Coverage



JACKSON RANCHERIA COVERAGE MAPS



After Coverage



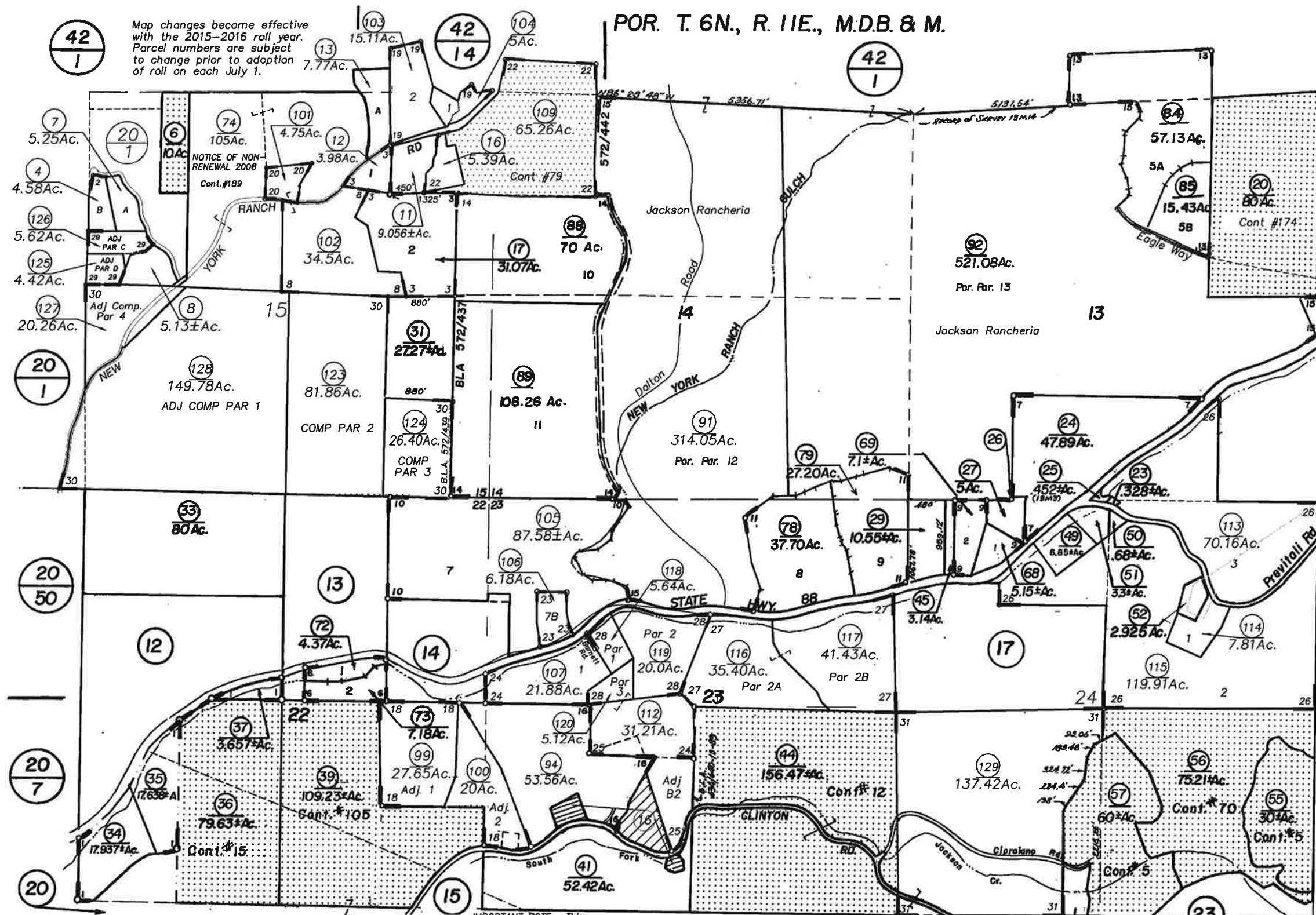
Scale: 1:53,998
0 0.5 1 1.5mi

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, Carol A. Dufur
DON G. 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. My Commission Expires 03/24/92

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 RECORDEATION 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. Russell C. Moser, President

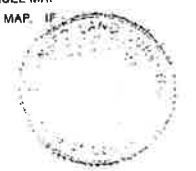
NOTARY'S CERTIFICATE

STATE OF CALIFORNIA COUNTY OF AMADOR ON THIS 6th DAY OF March, 1989 BEFORE ME DONNA DEEVERS, A NOTARY PUBLIC IN THE STATE OF CALIFORNIA, DULY COMMISSIONED AND SOLENN, 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



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: [Signature] 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: [Signature] (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, Jr., 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. Sheldon D. Johnson, AMADOR COUNTY RECORDER. SIGNED BY: Marlana Arnesen, DEPUTY. 002447

SHEET 1 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.**



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

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

SHEET TITLE:
TITLE SHEET

T-1

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	

VICINITY MAP

NOT TO SCALE

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. LOFTHUS 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) 2ØMICROWAVE ANTENNA
- (2) NEW VERIZON WIRELESS HYBRID CABLES
- (12) NEW VERIZON WIRELESS 1-5ØØ COAX CABLES

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.	

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:		

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

ZONING DRAWINGS

SAC WIRELESS SIGNATURE BLOCK

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

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:

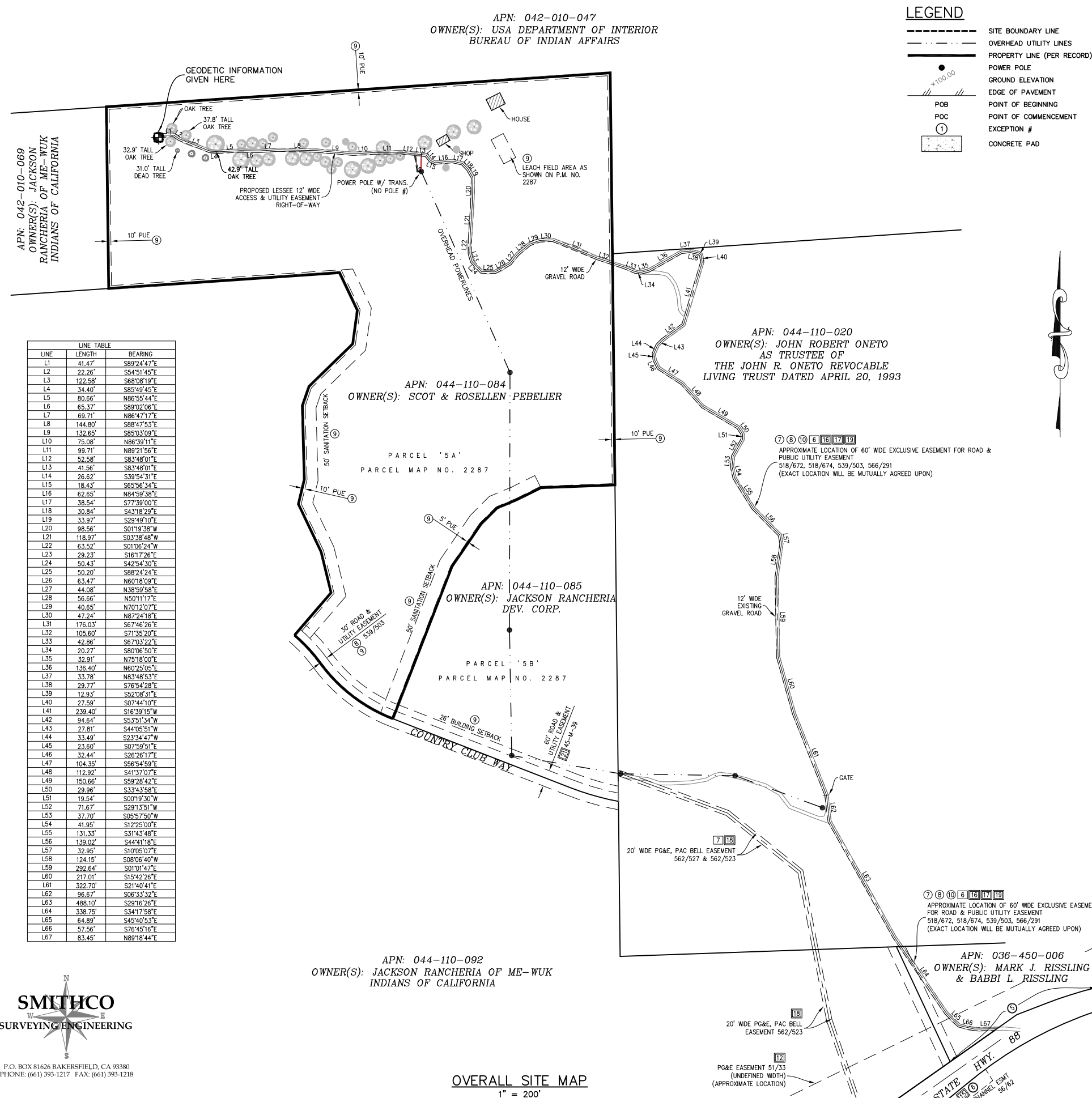
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF AMADOR, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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

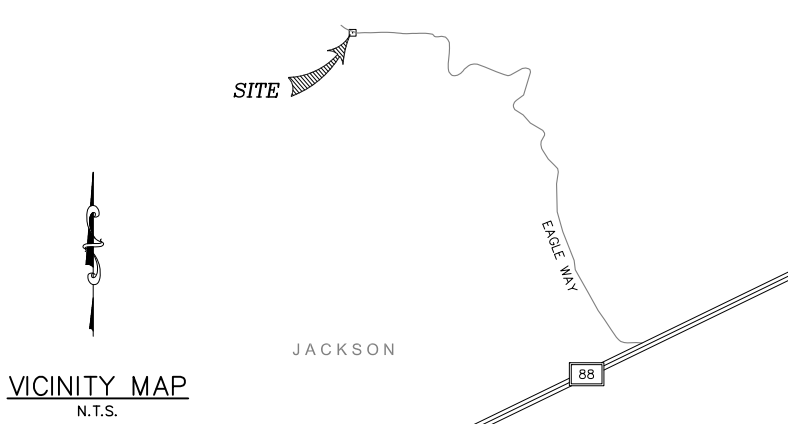
EASEMENT(S) PER TITLE REPORT:

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



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.SOCW.COM
 619.736.9766

PROPRIETARY INFORMATION
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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.

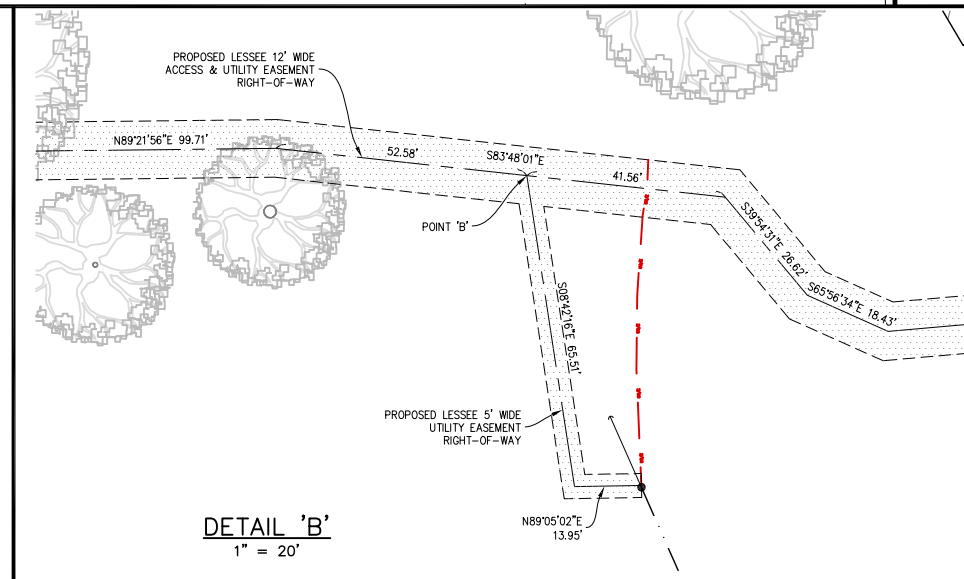
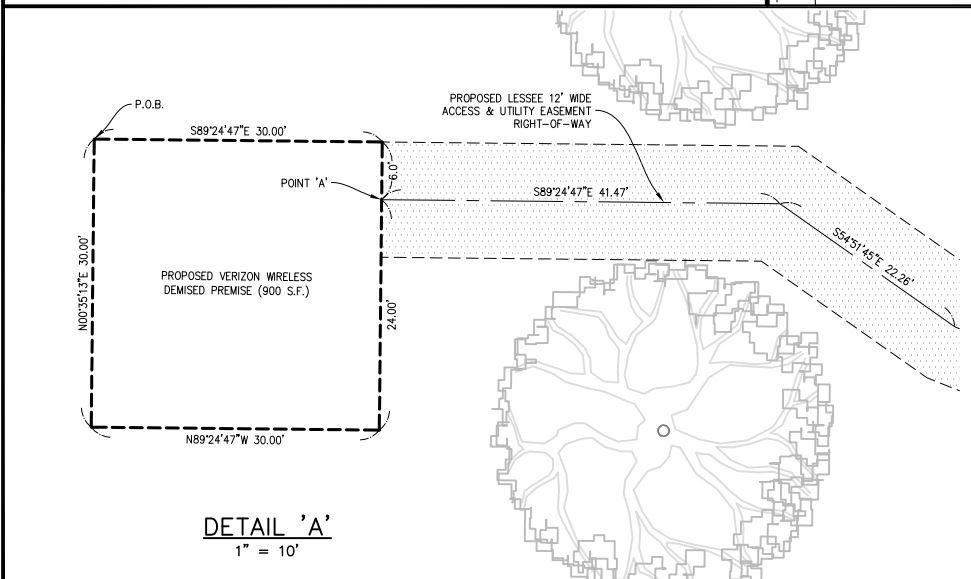
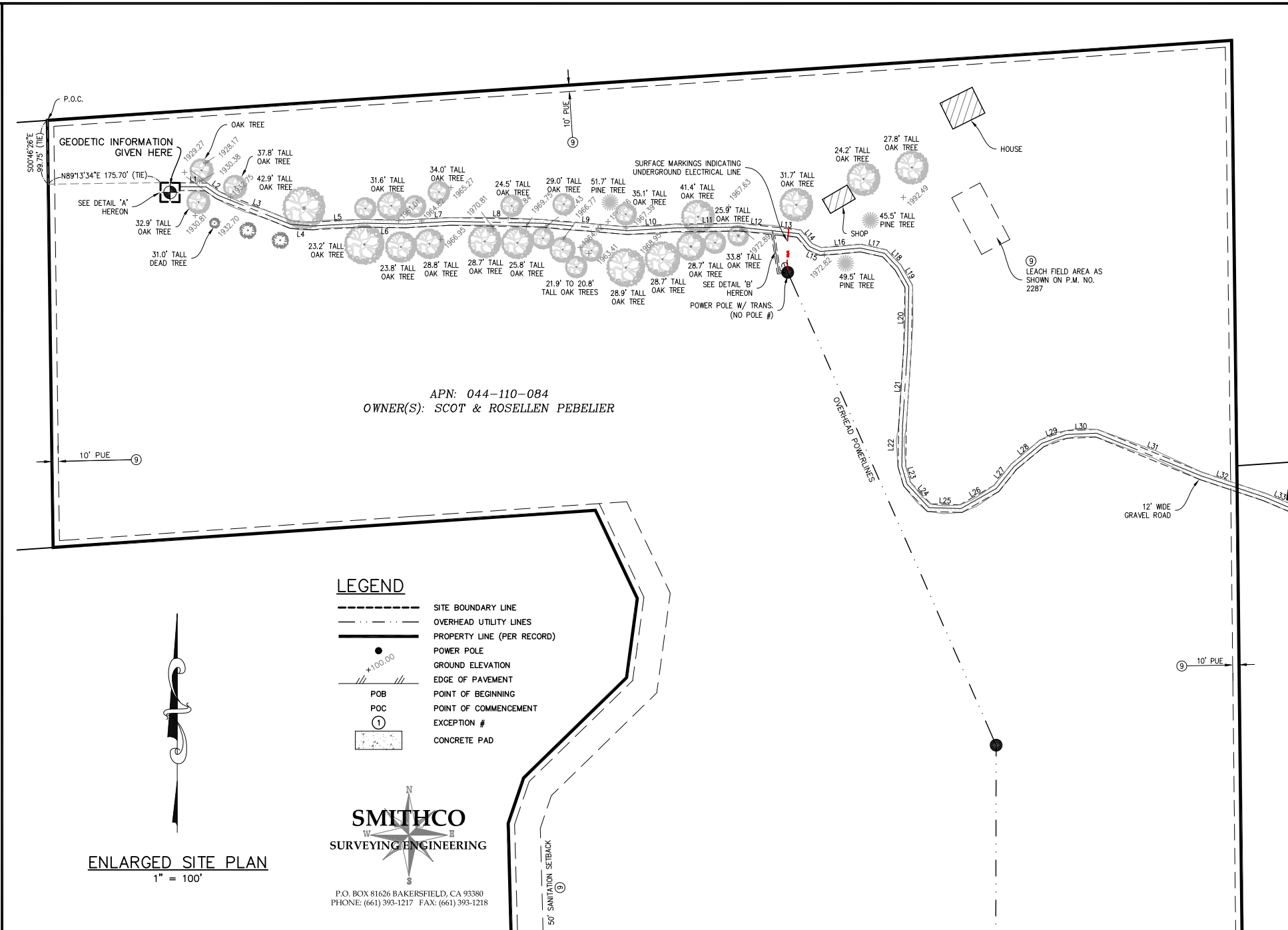
5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 10, 1954 AS BOOK 56, PAGE 60 OF OFFICIAL RECORDS.
 ** AFFECTED AREA OF HWY DEPICTED, AS SHOWN HEREON. **

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

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SDC WIRELESS
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 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



ENGINEERING GROUP
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
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619.736.3766

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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
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 619.738.3766

PROPRIETARY INFORMATION

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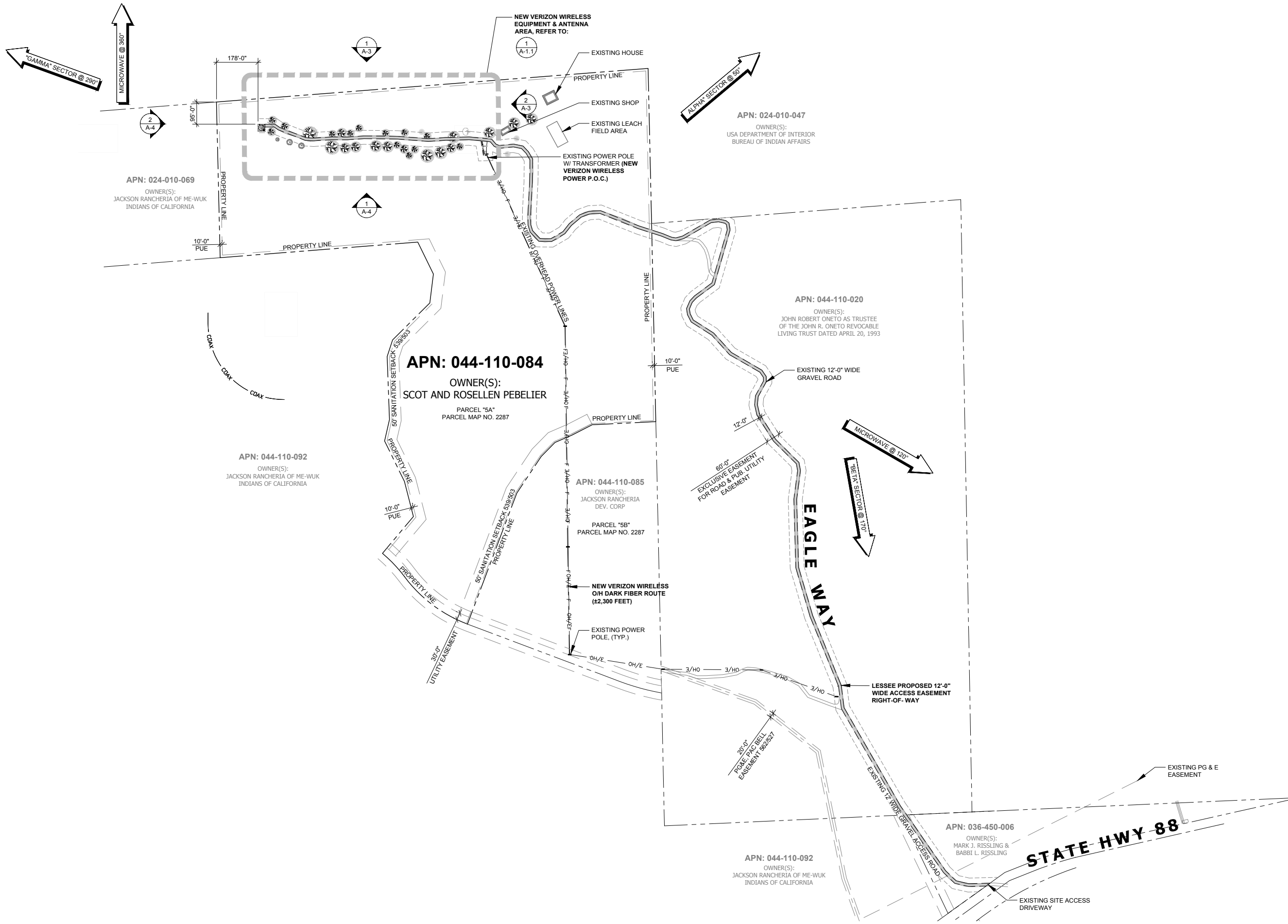
2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

314170
**JACKSON
 RANCHERIA**

16777 EAGLE WAY
 JACKSON, CA 95642
 AMADOR COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-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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 SAN DIEGO, CA 92122
 www.sacw.com
 619.736.3766

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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 FOR REDUCED OR ENLARGED SHEET SIZES.

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5	05/06/19	100% ZONING	FA
6	06/05/19	100% ZONING	FA



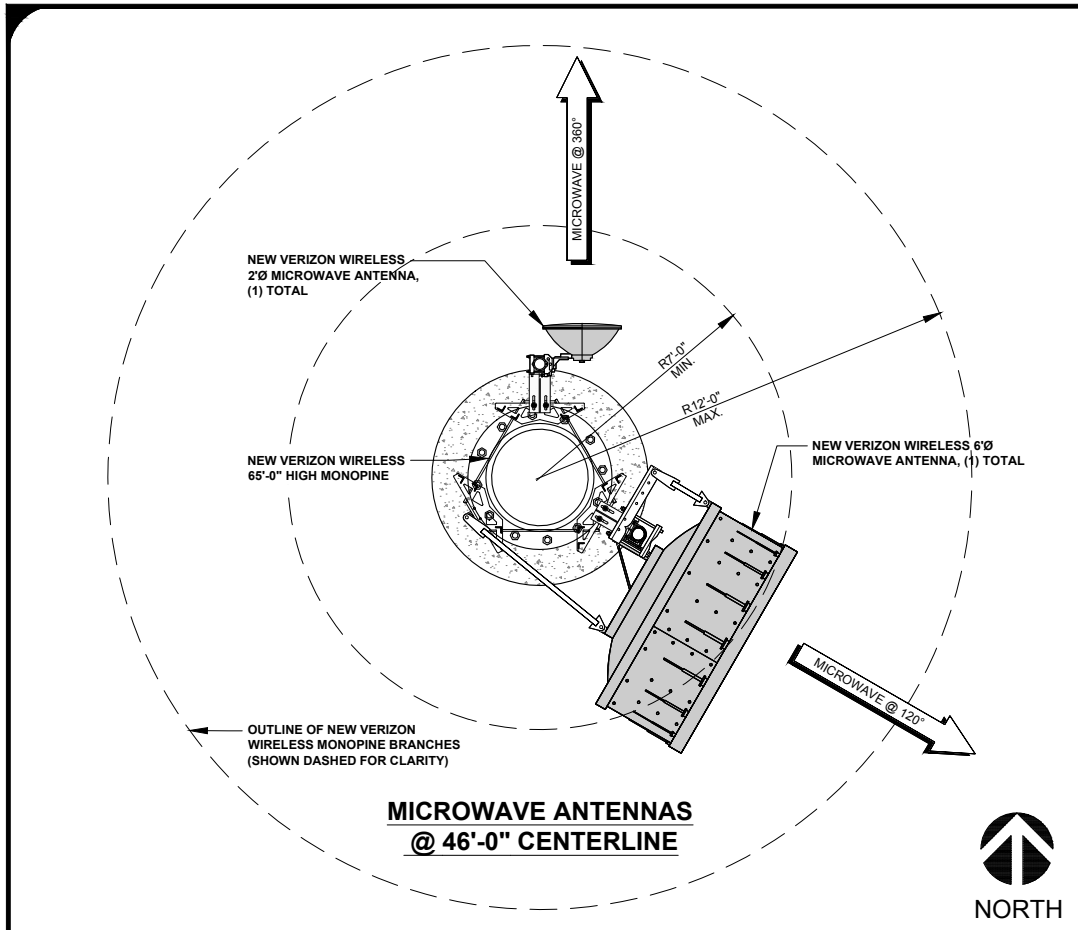
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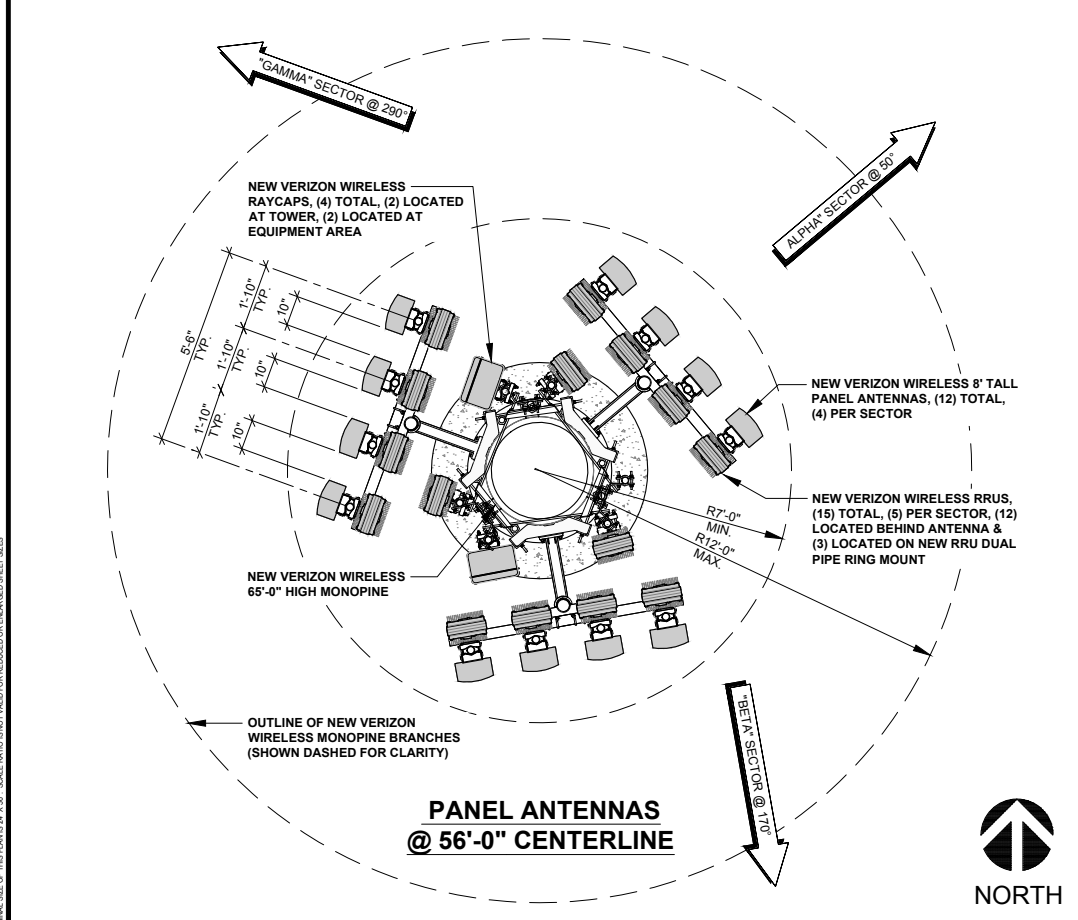
JACKSON RANCHERIA
PSL# 314170
 16777 EAGLE WAY
 JACKSON, CA 95642

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS

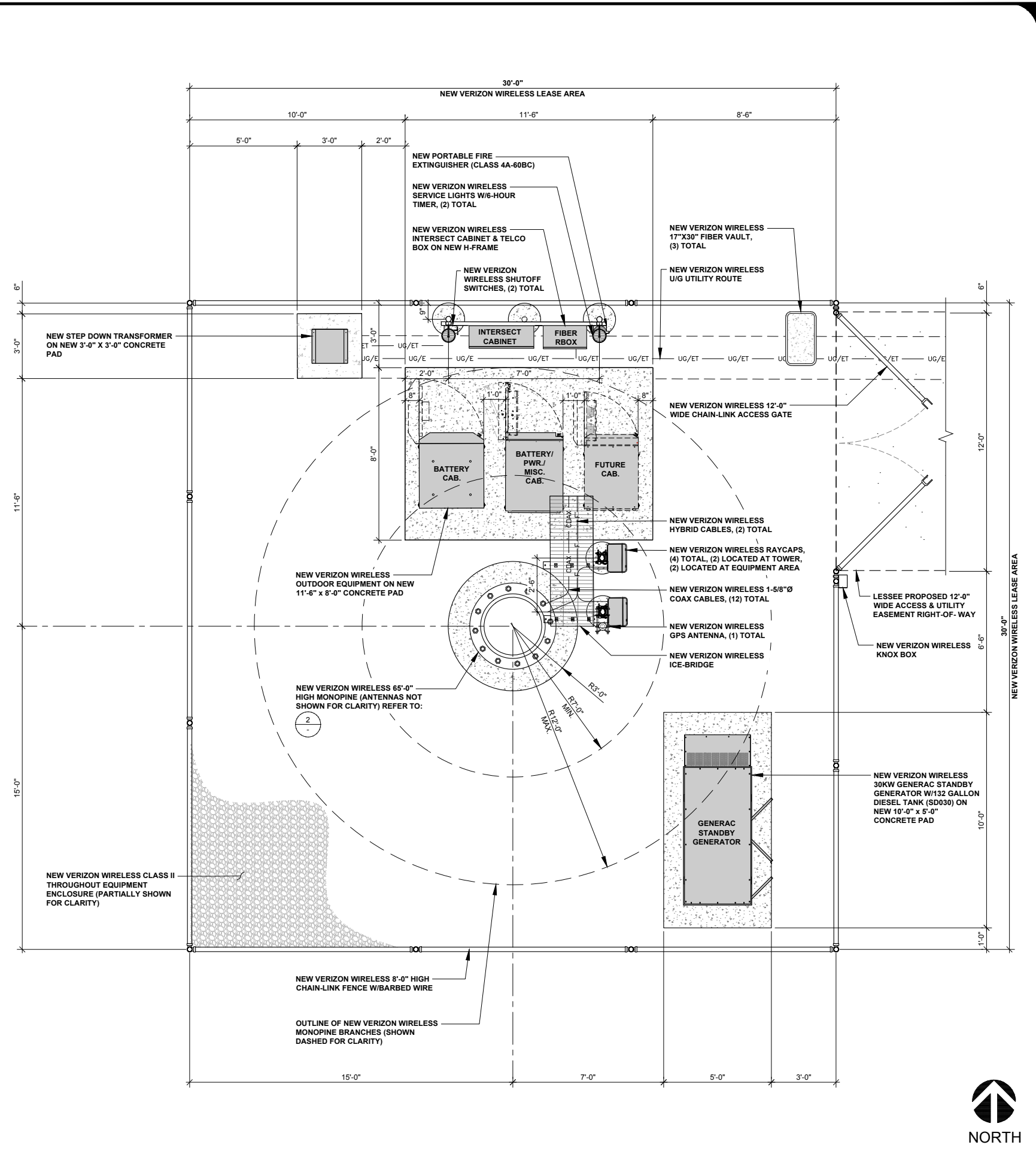
A-2



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



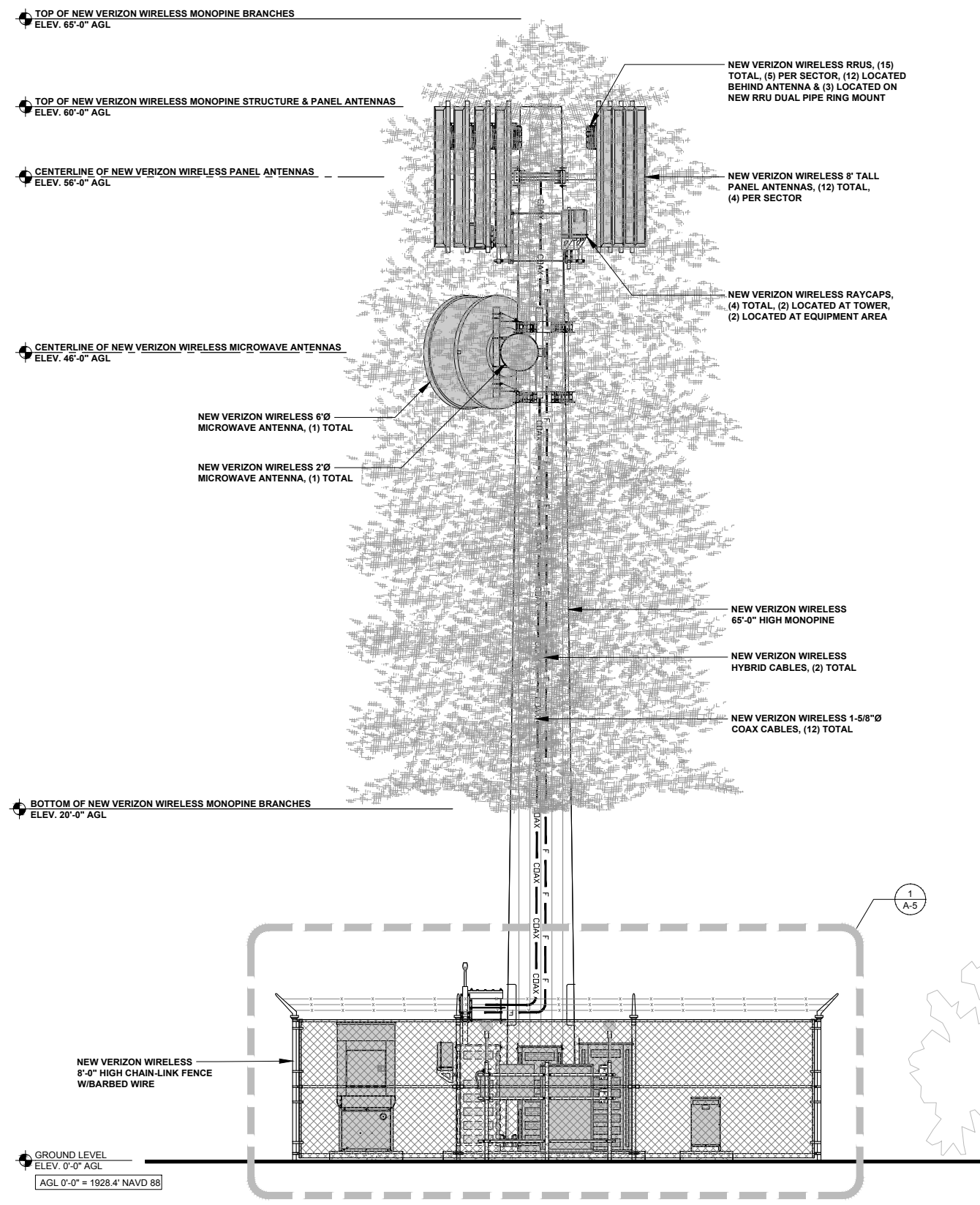
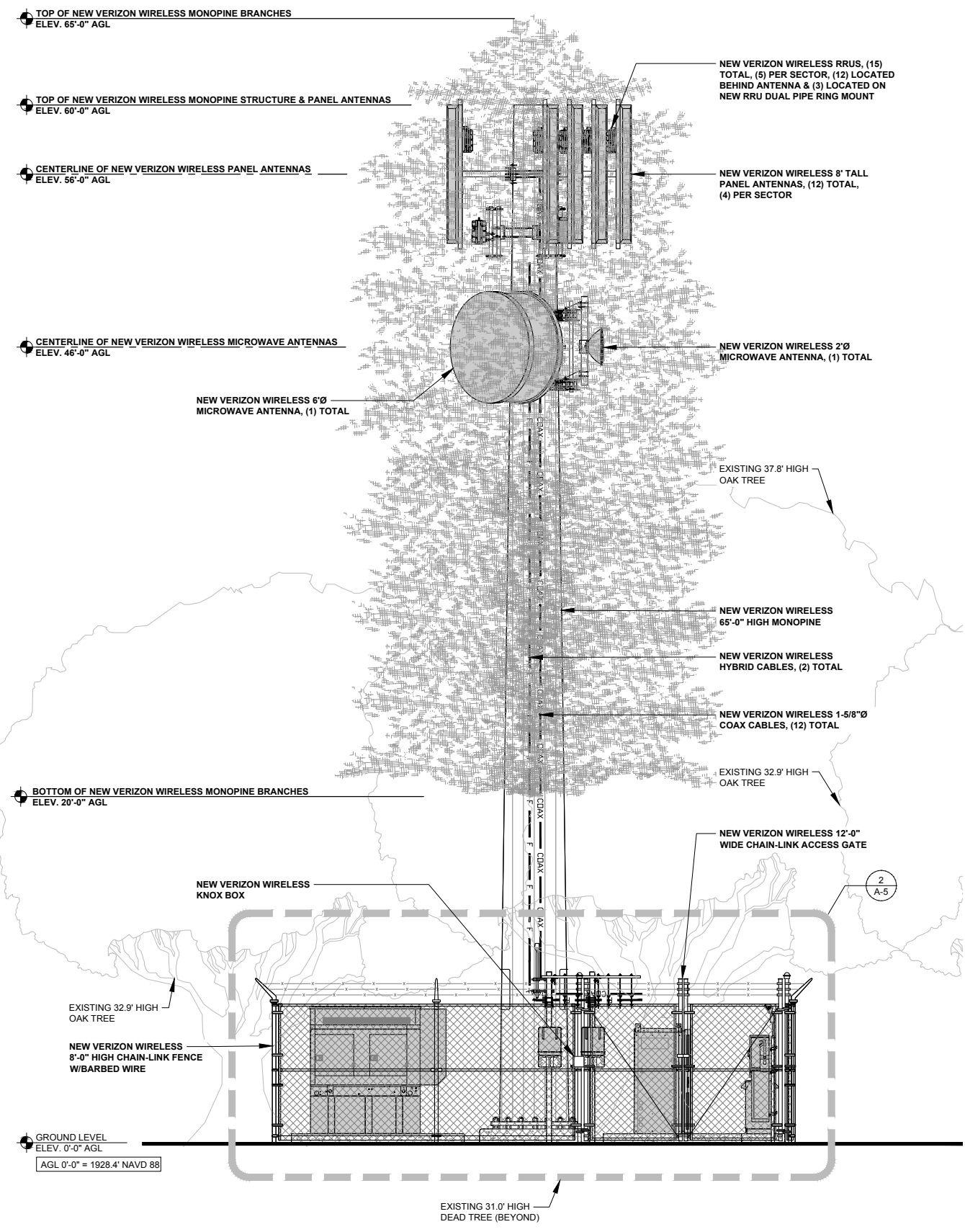
PANEL ANTENNA LAYOUT
 SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **2**



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

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

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



EAST ELEVATION

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

NORTH ELEVATION

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

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6	06/05/19	100% ZONING	FA



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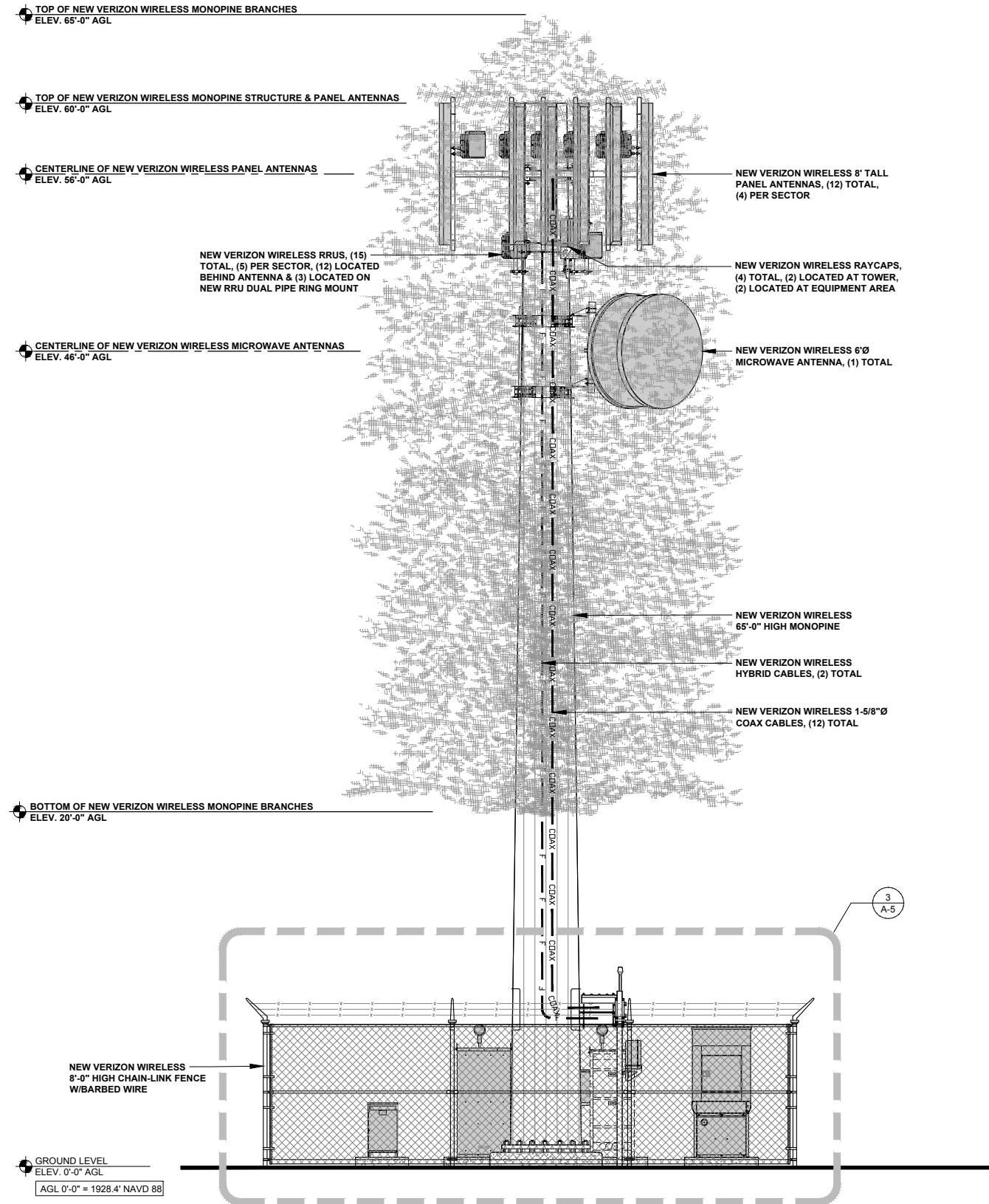
JACKSON
RANCHERIA
PSL# 314170
16777 EAGLE WAY
JACKSON, CA 95642

SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

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

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



ISSUE STATUS

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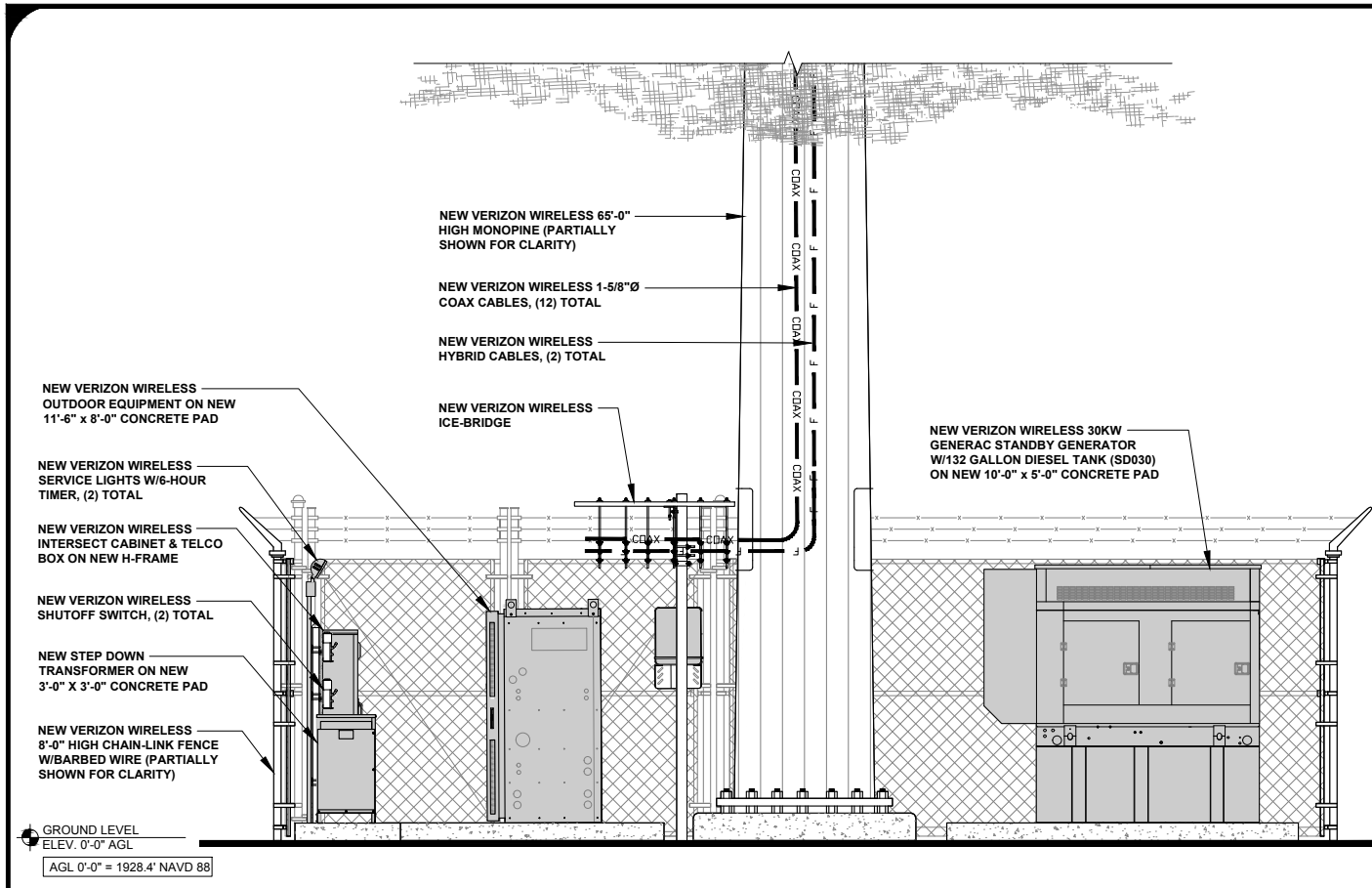
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JACKSON
RANCHERIA
PSL# 314170
16777 EAGLE WAY
JACKSON, CA 95642

SHEET TITLE:
SOUTH & WEST
ELEVATIONS

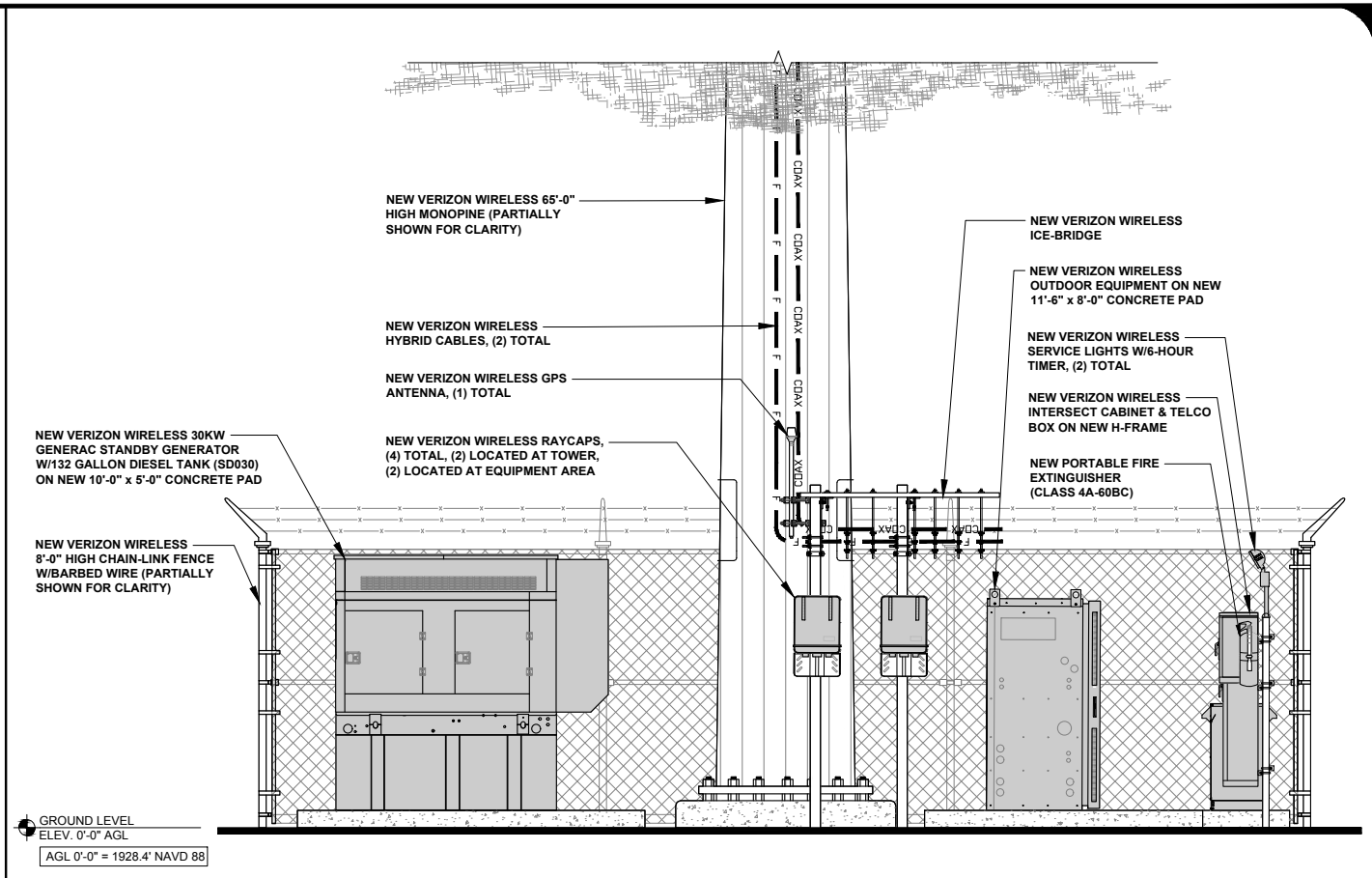
A-4

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



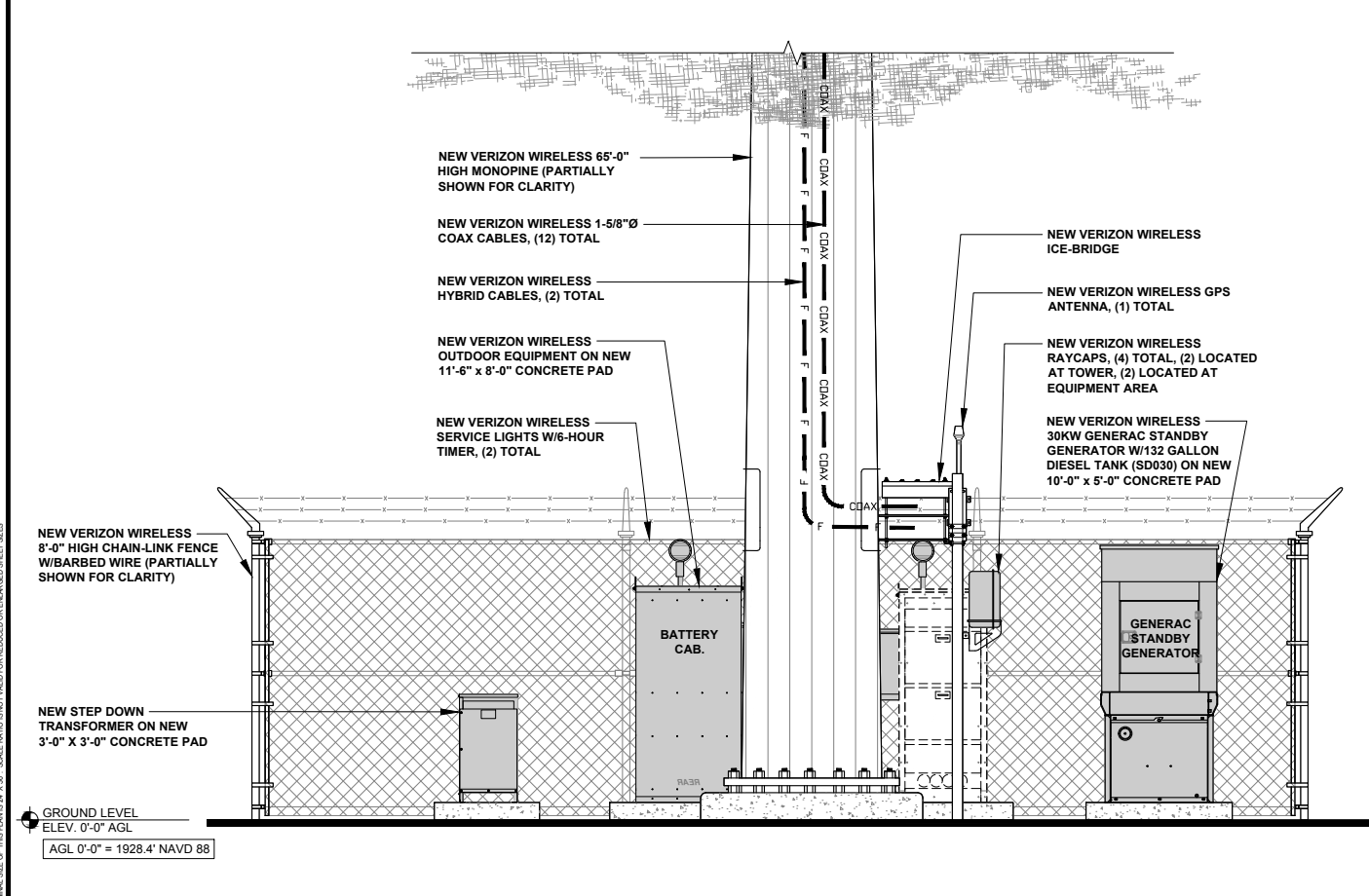
WEST EQUIPMENT ELEVATION

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



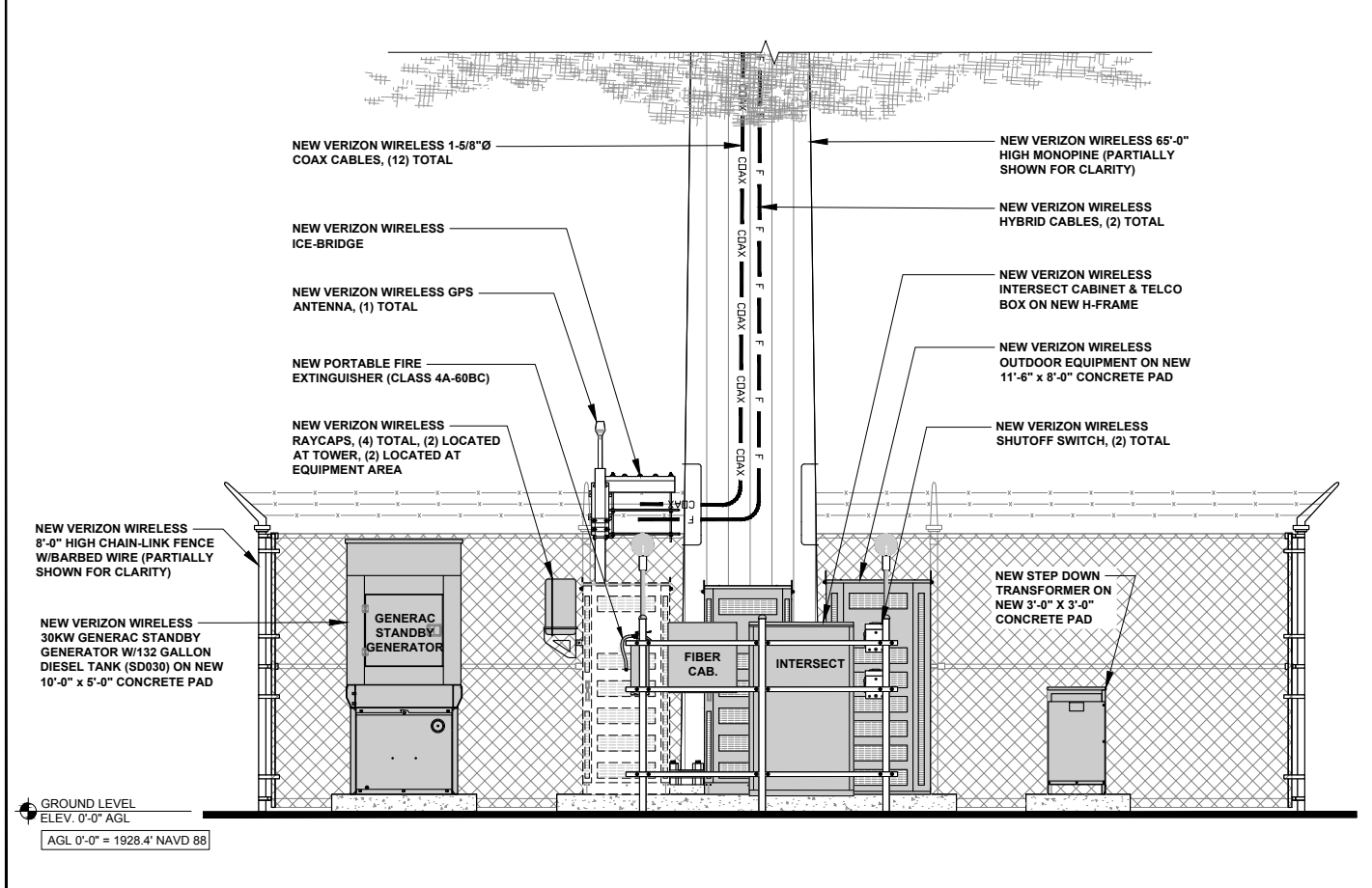
EAST EQUIPMENT ELEVATION

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**

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verizon
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PSL# 314170
16777 EAGLE WAY
JACKSON, CA 95642

SHEET TITLE:
EQUIPMENT ELEVATIONS

A-5

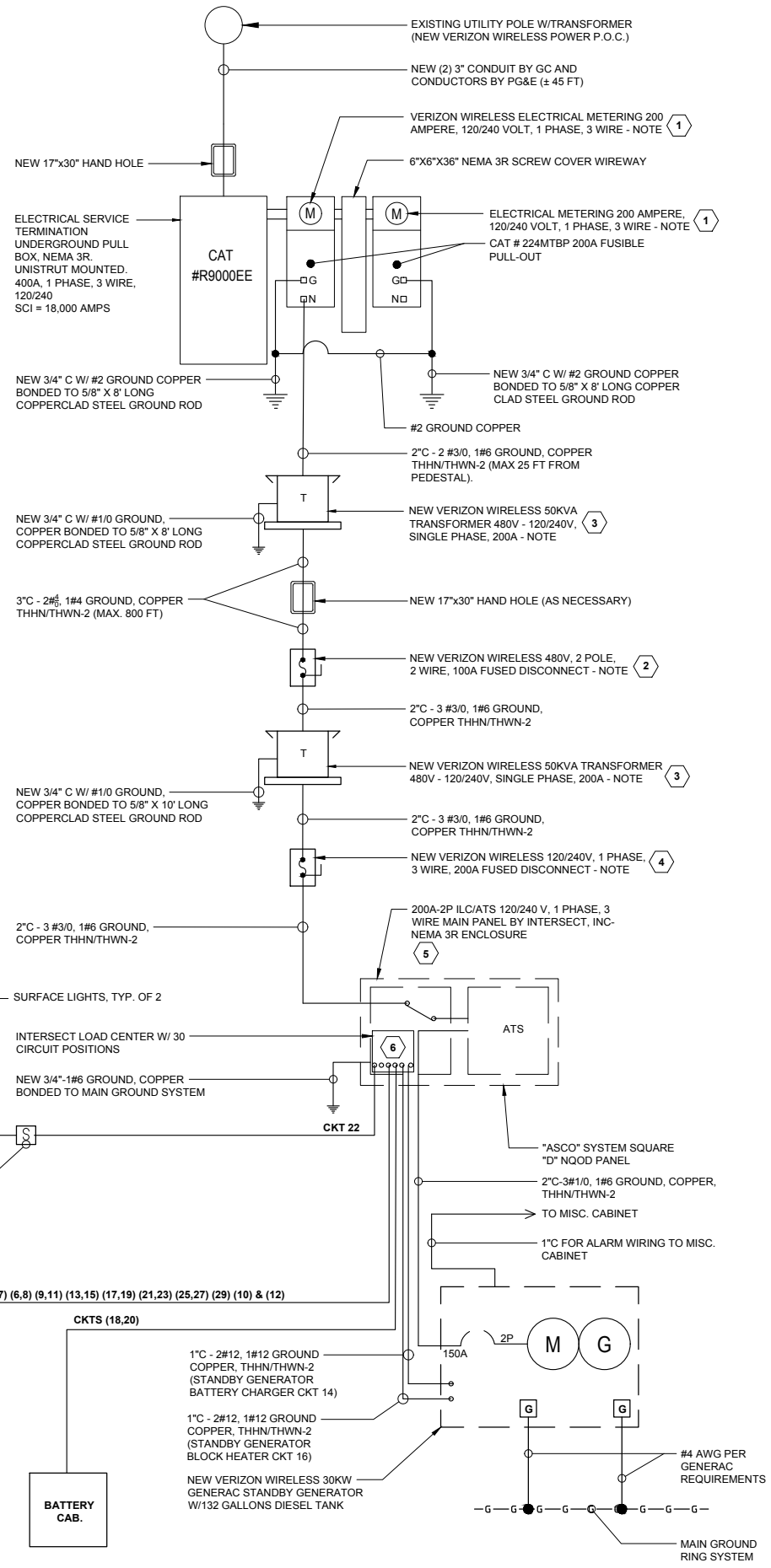
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO SHOWN IS VALID FOR REDUCED OR ENLARGED SHEET SIZES.

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: 3 NTS

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	-	2 30A SURGE SUPPRESSOR
48VDC POWER PLANT RECTIFIER #2	2P	3	-	1,200	4 2P
48VDC POWER PLANT RECTIFIER #3	20A	5	2,400	-	6 20A 48VDC POWER PLANT RECTIFIER #8
48VDC POWER PLANT RECTIFIER #4	2P	7	-	2,400	8 2P
48VDC POWER PLANT RECTIFIER #5	20A	9	3,900	-	10 20A MISC. RECEPTACLE #1
48VDC POWER PLANT RECTIFIER #6	2P	11	-	3,900	12 20A MISC. RECEPTACLE #2
48VDC POWER PLANT RECTIFIER #7	20A	13	2,800	-	14 20A GENERATOR BATT. CHARGER
48VDC POWER PLANT RECTIFIER #8	2P	15	-	3,200	16 20A GENERATOR BLOCK HEATER
48VDC POWER PLANT RECTIFIER #9	20A	17	3,000	-	18 20A BATTERY CABINET
48VDC POWER PLANT RECTIFIER #10	2P	19	-	3,000	20 2P
48VDC POWER PLANT RECTIFIER #11	20A	21	2,000	-	22 20A SERVICE LIGHTS
48VDC POWER PLANT RECTIFIER #12	2P	23	-	2,000	24 - SPACE
48VDC POWER PLANT RECTIFIER #13	20A	25	1,200	-	26 - SPACE
48VDC POWER PLANT RECTIFIER #14	2P	27	-	1,200	28 - SPACE
48VDC POWER PLANT INTERIOR OUTLET	15A 1P	29	1,600	-	30 - 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: 2 NTS

1-LINE DIAGRAM & KEY NOTES

SCALE: 1 NTS

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

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

E-1



Ruslan Bratan <rbratan@amadorgov.org>

CDFW Comments on Application Referral for Use Permit Application - UP-19; 9-4

Boyd, Ian@Wildlife <Ian.Boyd@wildlife.ca.gov>
To: Ruslan Bratan <rbratan@amadorgov.org>
Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>

Thu, Oct 10, 2019 at 4:44 PM

Hi Ruslan,

Thank you for the opportunity to comment on the Application Referral for Use Permit to install a 65-foot monopine 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 un-guyed may reduce the potential for bird and bat collisions.
- **Nesting Bird Surveys:** The project plans show the proposed installation of the monopine cellular tower, gravel access road, utility installation to existing power pole, and ancillary equipment. CDFW recommends that if any construction work associated with the project is to occur during the nesting bird season (February 1 to August 31), nesting bird surveys should be performed to reduce potential impacts to nesting birds to a less than significant level. Additional mitigation measures should be proposed in the anticipated IS/MND if nesting birds are detected during surveys including buffers for non-disturbance.
- **Hazardous material:** CDFW recommends including best management practices to contain hazardous materials (e.g. diesel fuel) that may be used to operate the generator and ancillary equipment. 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.

Thank you,

Ian Boyd

Environmental Scientist

Habitat Conservation Program

North Central Region (Region 2)

[1701 Nimbus Rd., Suite A](#)

[Rancho Cordova, CA 95670](#)

P: 916-358-1134

ian.boyd@wildlife.ca.gov



From: Ruslan Bratan <rbratan@amadorgov.org>

Sent: Wednesday, October 9, 2019 4:48 PM

Subject: TAC Project Referral - UP-19;9-4 SAC Wireless - Wireless Service Facility

Greetings,

Please see attached for the Use Permit Application for UP-19; 9-4 for a proposed monopine design wireless service facility, scheduled to be reviewed for completion on October 23, 2019 by the Technical Advisory Committee, in Conference Room A at 3:00 p.m. at [810 Court St. Jackson, CA 95642](#).

--

Ruslan Bratan

Planner | Amador County Planning Department

[810 Court Street, Jackson, CA 95642](#)

rbratan@amadorgov.org | (209) 223-6332