



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

APPLICATION REFERRAL

TO:

Amador Air District
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works
Department
Waste Management
Sheriff's Office
AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
CHP
Caltrans, District 10
CDFW, Region 2
Amador LAFCO

Shingle Springs Band of Miwok
Indians**
Calaveras Band of Mi-Wuk
Indians**
Chicken Ranch Rancheria of Me-
Wuk Indians**
Jackson Rancheria Band of Miwok
Indians**
United Auburn Indian Community
of the Auburn Rancheria**
Nashville Enterprise Miwok-
Maidu-Nishinam Tribe**
Washoe Tribe of Nevada and
California**
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk
Indians**

DATE: September 21, 2023

FROM: Ruslan Bratan, Planning Department

PROJECT: Request for a Use Permit (UP-23;8-1) to install a 130-foot-tall monopine design wireless communication tower with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' fenced lease area (APN 042-010-035).

Owner/Applicant: Evitt & Doris Russell Trust/Assurance Development (obo/ Vertical Bridge)

Supervisorial District: 4

Location: 17140 Valley Blvd, Jackson, CA 95642

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for environmental impacts, recommend approval of the environmental document under CEQA, and propose and review draft conditions of approval for the project during its regular meeting on **Thursday, October 5, 2023 at 1:00 PM in the Board of Supervisors Chamber** at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

DRAFT
CONDITIONS
OF
APPROVAL

CONDITIONS OF APPROVAL **AND MITIGATION MONITORING PROGRAM**

UP-23;8-1 Assurance Development
130' Monopine Telecommunications Tower W/Ancillary Equipment

APPLICANT: Assurance Development (obo/ Vertical Bridge) (Representative: Adrian Culici)

Property Owner: Evitt Russell & Doris Trust

PHONE: 323-573-0045

PROJECT LOCATION: 17140 Valley Blvd, Jackson, CA 95642

PROJECT DESCRIPTION: Request for a Use Permit (UP-23;8-1) to install a 130-foot-tall monopine design wireless communication tower with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' fenced lease area (APN 042-010-035).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

IMPORTANT NOTES:

NOTE A: It is suggested the project applicant contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing these requirements. Improvement work shall not begin prior to the review and submission of the plans and the issuance of any applicable permits by the responsible County Department(s). The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

NOTE B: Information concerning this project can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

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. The wireless service facility shall have a minimum building setback from all property lines and public road rights-of-way equal to the height of the facility. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.**
 9. 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.**
 10. 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.**
 11. Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit. **ENVIRONMENTAL HEALTH SHALL MONITOR THIS CONDITION.**
 12. 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.**
 13. Any future co-location shall comply with County Code Section 19.48.150. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**

MITIGATION MONITORING PROGRAM

14. **AES-1 Monopine Design.** The proposed wireless tower will be constructed as a monopine tower to match the surrounding character of the area. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
15. **BIO-1 Ground Disturbance Timing for Nesting Birds.** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist, shall be demarcated with bright orange construction fencing. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
16. **CULTR-1 Historic, archaeological or paleontological resources.** 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:

- a. Determine if an investigation of cause of death is required;
- b. 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.
- c. 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.
- d. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
- e. 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.
- f. 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.

17. **TRI-1 Tribal Cultural Resources.** 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.

DRAFT

Chairperson Amador County Planning Commission	Date
Applicant	Date

- | | |
|--|---|
| (1) Applicant
(2) Amador Air District
(3) Building Department
(4) Environmental Health Department
(5) Transportation and Public Works Department | (6) Waste Management Department
(7) Amador Fire Protection District
(8) CA Department of Fish and Wildlife
(9) Planning Department |
|--|---|

INITIAL
STUDY
MITIGATED
NEGATIVE
DECLARATION

PUBLIC REVIEW DRAFT
MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

FOR

UP-23;8-1 Assurance Development
130' Monopine Telecommunications Tower

September 2023

Prepared by:
Ruslan Bratan
Amador County
Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380

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Project Description:

Project Title:	Use Permit 23;8-1 Assurance Development
Lead Agency Name and Address:	Amador County Planning Commission 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Ruslan Bratan, Planner II 209-233-6380
Project Location:	17140 Valley Blvd, Jackson, CA 95642
Project Sponsor's Name and Address:	Assurance Development (obo/ Vertical Bridge) 1499 Huntington Dr, #305 South Pasadena, CA 91030
General Plan Designation(s):	Agricultural General (AG)
Zoning:	Exclusive Agriculture (AG)

Background and Description of Project:

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines to review the Telecommunication Facility (the Project) submitted by Assurance Development on behalf of Vertical Bridge. The Project includes construction of a 130-foot, unmanned, monopine design, wireless telecommunication tower with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' fenced lease area.

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 130-foot faux monopine tower with with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' 6' high fenced lease area.

2. Access

Access to the wireless communications facility will be through a proposed 20-foot wide non-exclusive access and utility easement.

3. Utilities

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

Regional and local Setting

Surrounding land uses and setting:

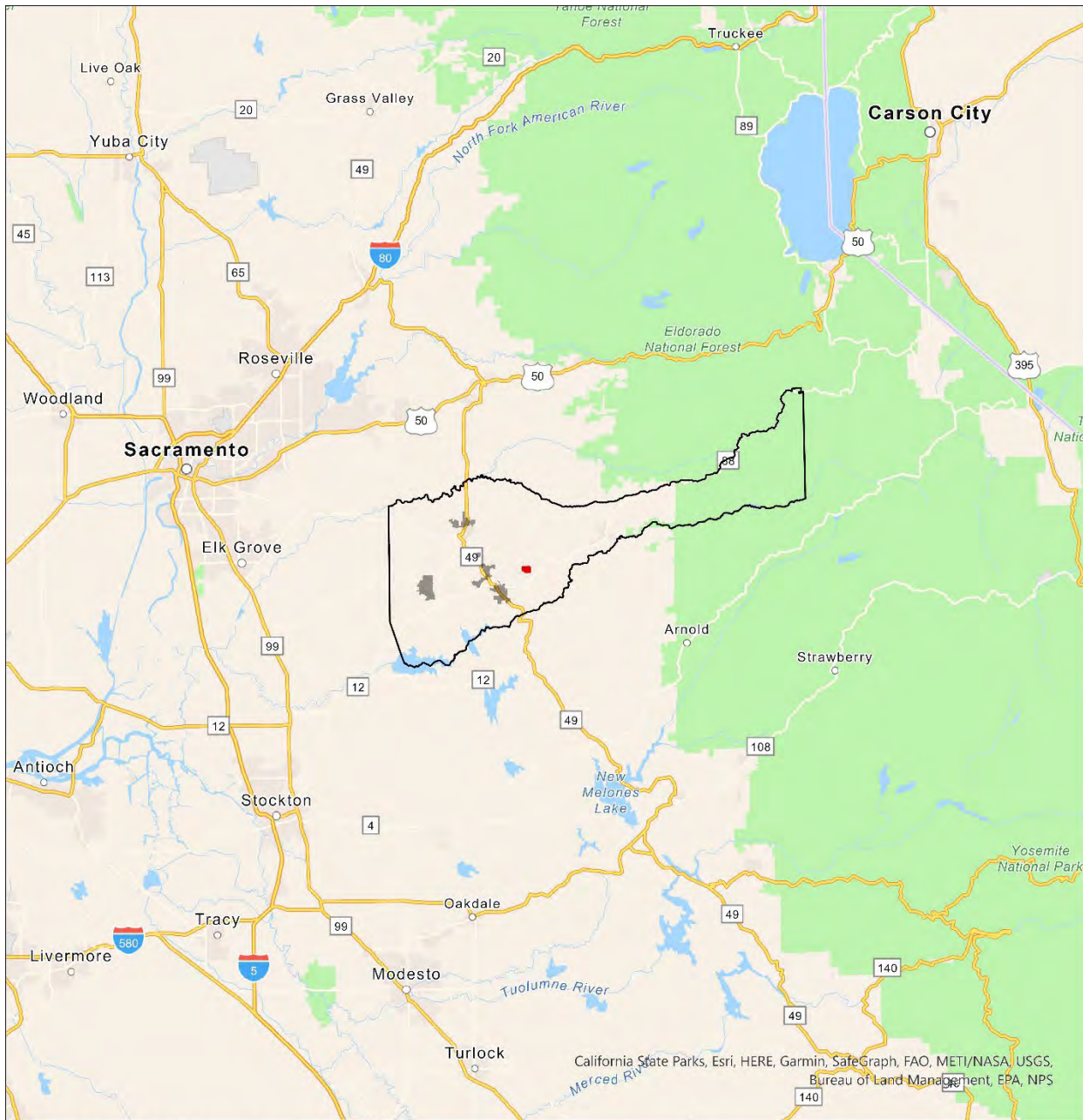
The Project Site is located at 17140 Valley Blvd, Jackson, CA 95642, Amador County, California approximately 7 miles northeast of Jackson and 1 mile north of State Highway 88. The project site is sited on a south facing ridge in the north-eastern corner of the property.

Existing Site Character

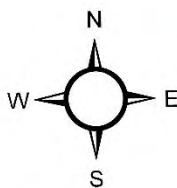
The Subject Property consists of an approximately 189 acre parcel that is a predominantly undeveloped, partially tree-covered and sloped parcel. The topography of the subject property is characterized by an existing graveled road leading to a metal building on the property.

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

FIGURE 1: PROJECT REGIONAL LOCATION



Use Permit (UP-23;8-1) for a 130' tall monopine design wireless communication tower with associated tower and ground equipment.



0 5 10 20 Miles

Legend




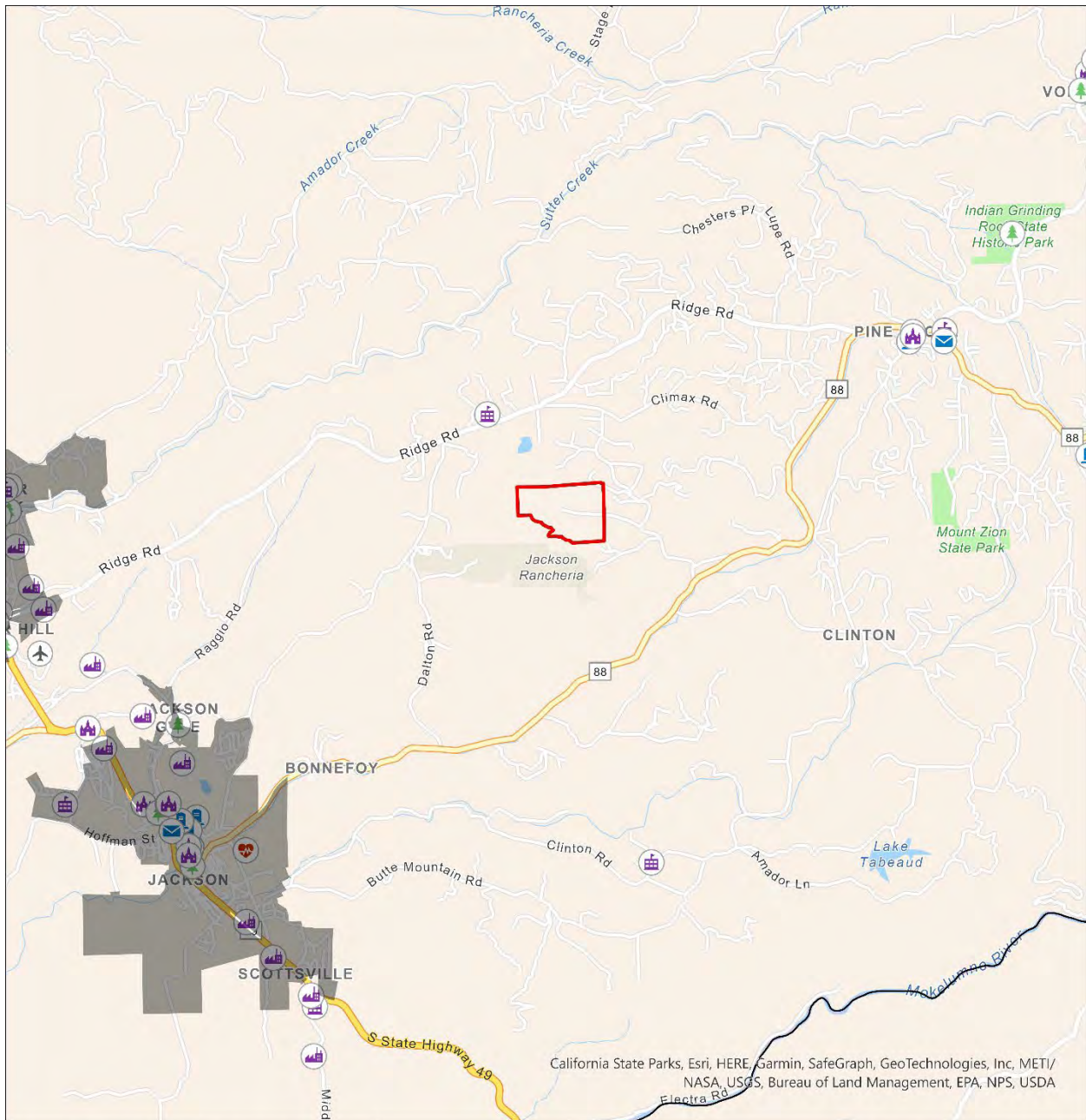
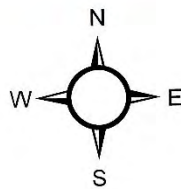
-  Amador County Boundary
-  City Limits
-  UP-23;8-1 Project Site

FIGURE 2: PROJECT VICINITY



Use Permit (UP-23;8-1) for a 130' tall monopine design wireless communication tower with associated tower and ground equipment.



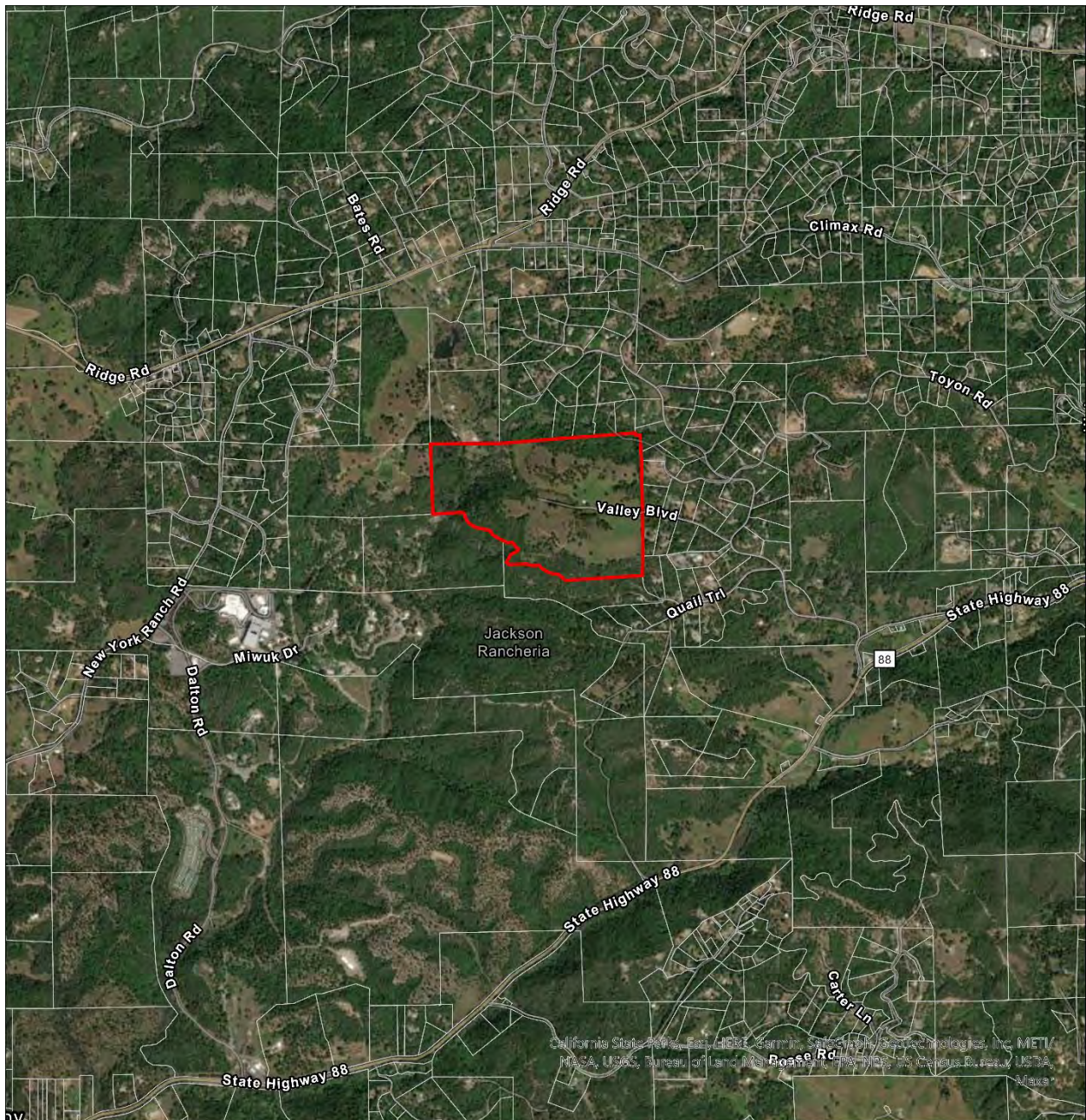
0 0.35 0.7 1.4 Miles

A horizontal scale bar with markings at 0, 0.35, 0.7, and 1.4 miles.

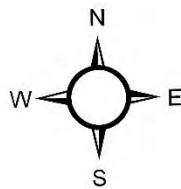
Legend

- Amador County Boundary
- City Limits
- UP-23;8-1 Project Site
- Non-Populated Places CLASS**
- Cemetery
- Church
- Hospital
- Mine
- Post Office
- School
- Airport
- Park

FIGURE 3: PROJECT LOCATION – AERIAL



Use Permit (UP-23;8-1) for a 130' tall monopine design wireless communication tower with associated tower and ground equipment.



0 0.3 0.5 Miles

Legend




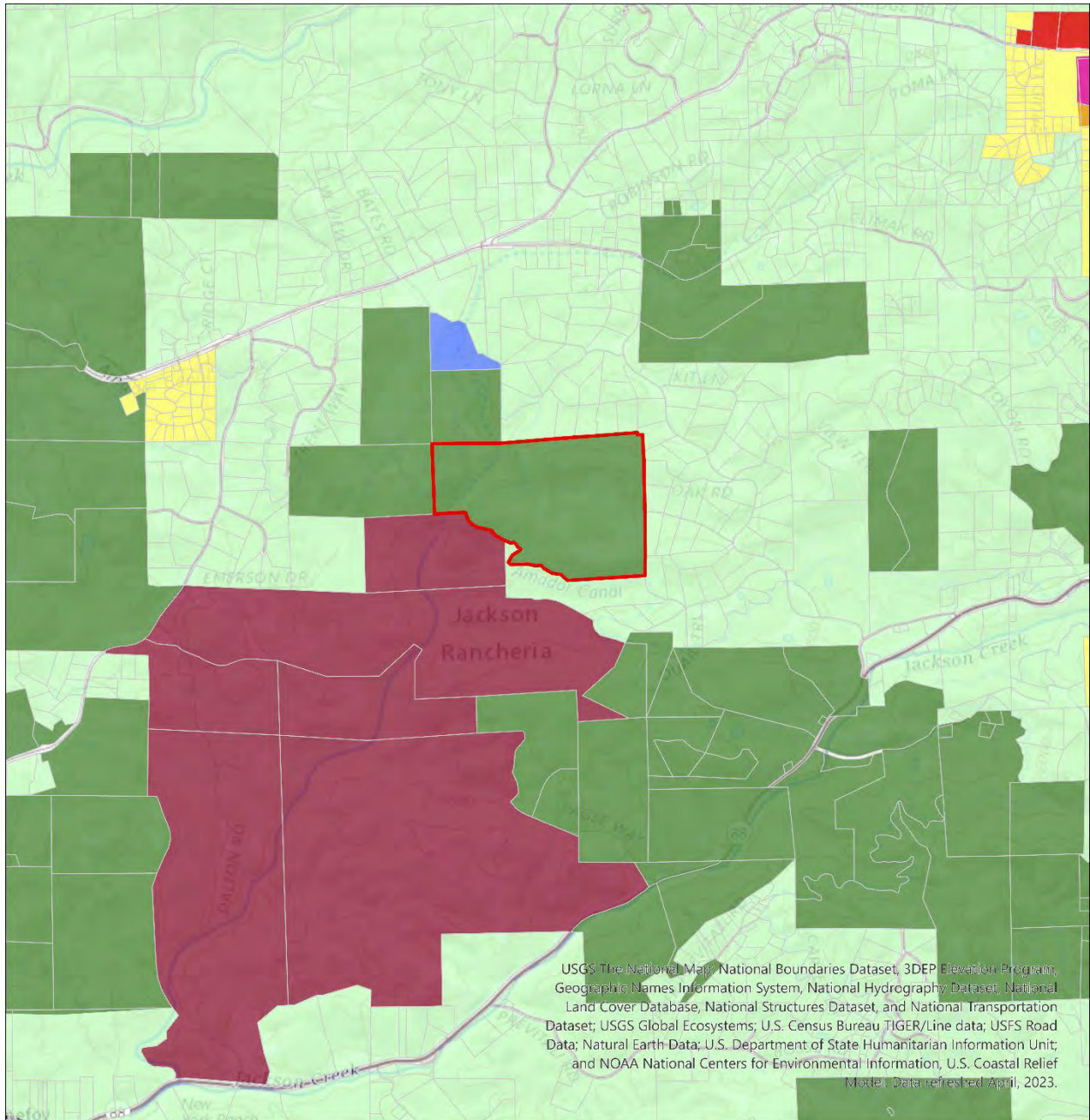
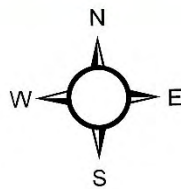
-  Amador County Boundary
-  UP-23;8-1 Project Site
-  Assessor Parcels

FIGURE 4: GENERAL PLAN LAND USES



Use Permit (UP-23;8-1) for a 130' tall monopine design wireless communication tower with associated tower and ground equipment.

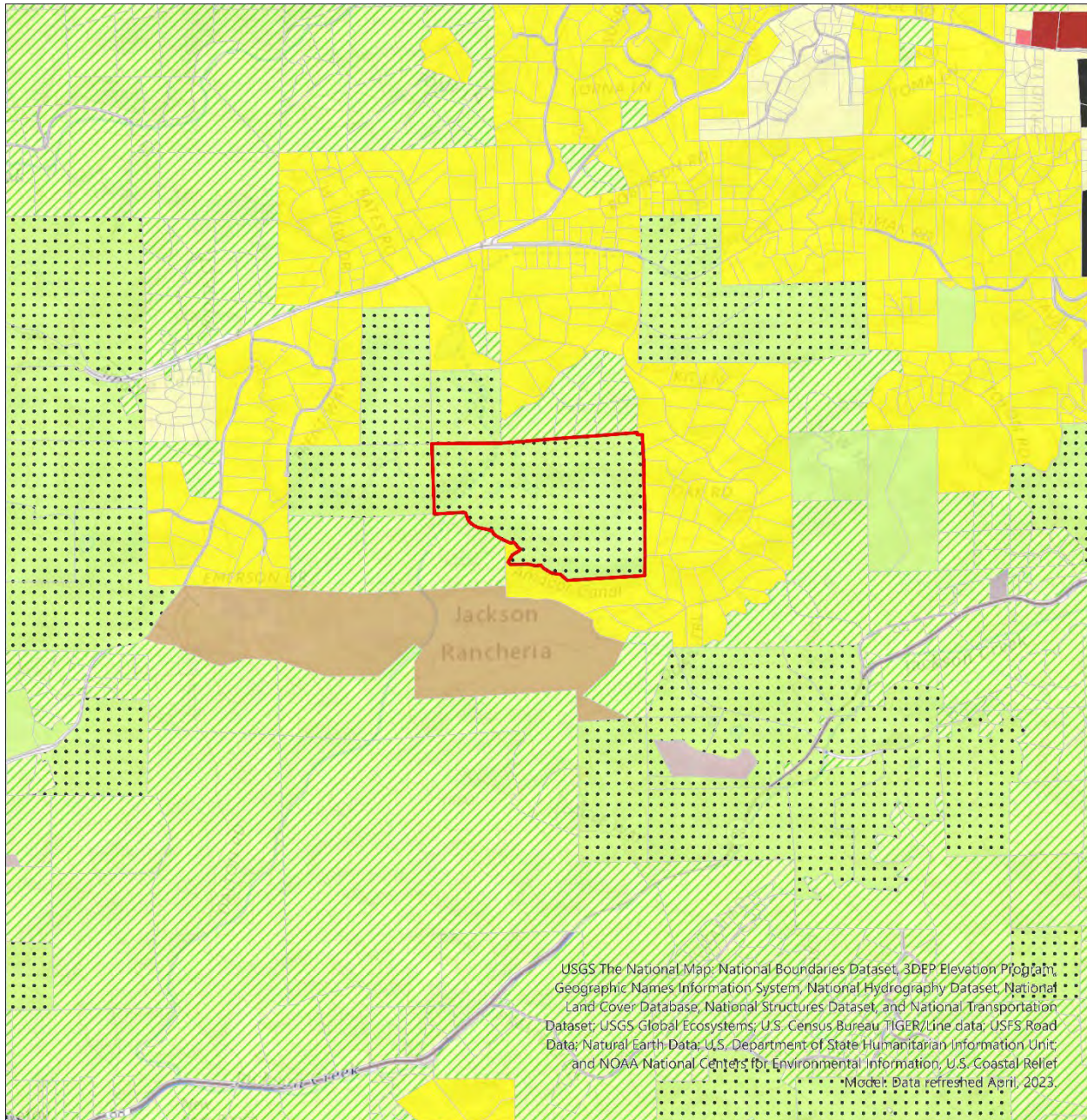


0 0.3 0.5 Miles

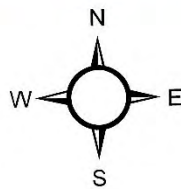
Legend

- Amador County Boundary
- UP-23;8-1 Project Site
- Assessor Parcels
- Public Service (PS)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Rural Residential (RR)
- Special Planning Area (SPA)
- Tribal Trust Land (TTL)
- Agricultural General (AG)
- Agricultural Transition (AT)
- Commercial (C)

FIGURE 5: ZONING DESIGNATIONS



Use Permit (UP-23;8-1) for a 130' tall monopine design wireless communication tower with associated tower and ground equipment.

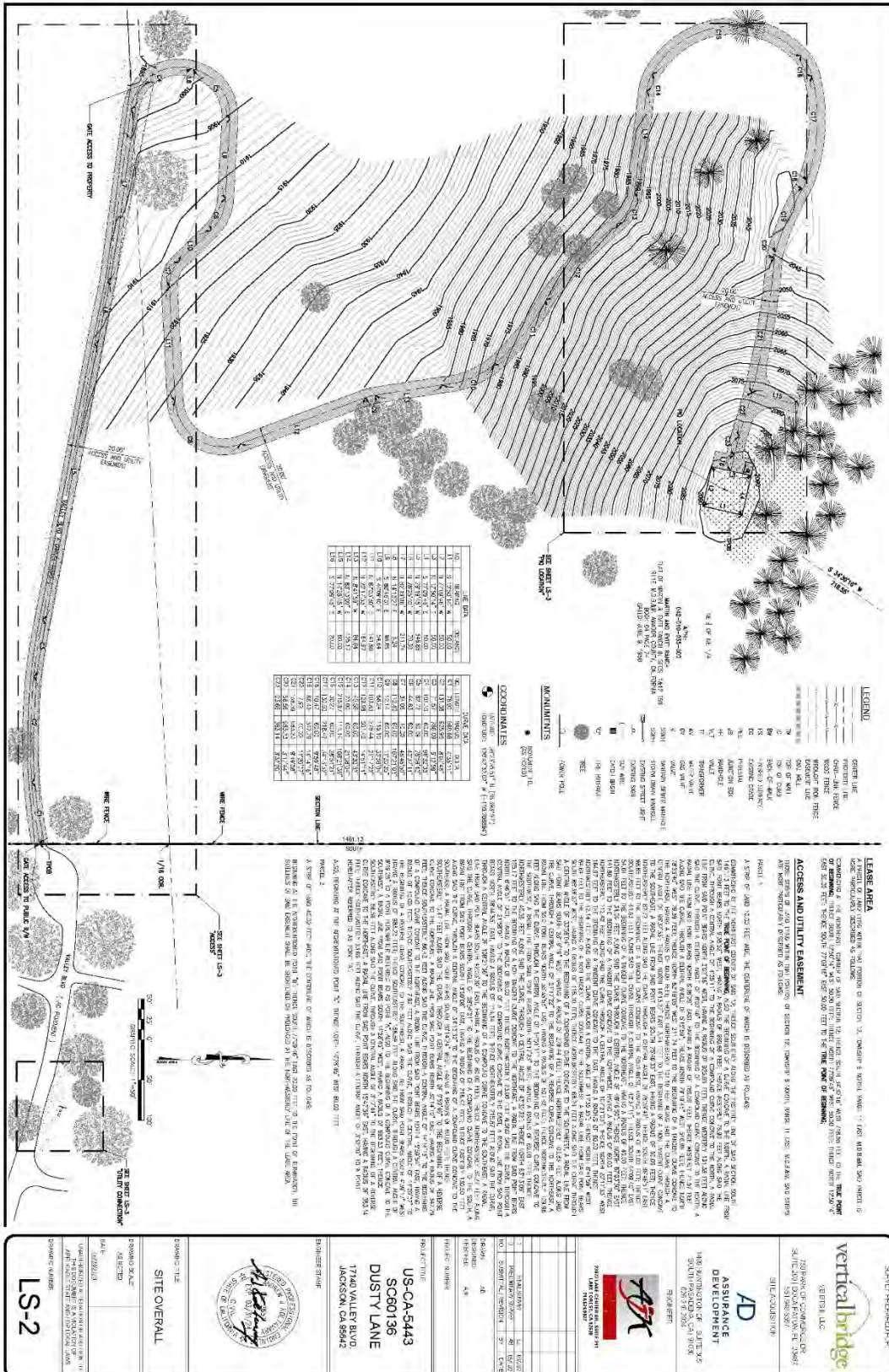


0 0.3 0.5 Miles

Legend

- | | |
|----------------------------|-----|
| Amador County Boundary | NC |
| UP-23;8-1 Project Site | PD |
| Assessor Parcels | R1 |
| Zoning Designations | |
| A | R1A |
| AG | RE |
| C1 | T2 |
| C2 | USA |
| H | X |

FIGURE 6: Project Parcel Detail



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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- A. 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. Therefore, there is **no 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. Photo simulations of the proposed tower (prepared by Draftlink) were provided from four vantage points, the first from Dusty Lane near the eastern corner of the property looking north, the second from Valley Boulevard northwest, the third from Oak Road looking west, and the fourth from Oak Road looking southwest. The structure is set back approximately 588 feet from the property line to the north and approximately 439 feet from the eastern property. Due to the surrounding topography, existing tree canopy, large size of the property, proposed location not in a designated scenic vista, and because the changes would be mitigated by constructing the wireless tower as a monopine tower to camouflage, 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 members of the public traveling along Highway 88. The proposed project would not include any lighting. The lack of frequent travelers into the project site, 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 shall be constructed as a monopine tower to match the surrounding character of the area.

Source: Amador County Planning Department, Amador County General Plan and Final Environmental Impact Report (FEIR).

<p>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:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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))?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

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 map (2022), published by the California Department of Conservation, Division of Land Resource Protection. There is **no impact** to farmland.
- B. The parcel is included in a Williamson Act contract and the properties to the west, and northwest are also in the Williamson Act, however the implementation of this project would be **less than significant** relative given the size of the subject property.
- 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”. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is a **no impact** to farmland or forest land through this project.

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. As stated on its website, Amador Air District (AAD) is a Special District governed by the Amador County Air District Board. The primary goal of the District is to protect public health by managing the county's air quality through educating the public and enforcement of District rules and California Air Resources Control Board - Air Toxic Control Measures that result in the reduction of air pollutants and contaminants. While there are minimal sources that impact air quality within the District, Amador County does experience air quality impacts from the Central Valley through transport pollutants. The most visible impacts to air quality within the District are a result of open burning of vegetation as conducted by individual property owners, industry, and state agencies for purposes of reducing wild land fire hazards.

Operation of the proposed project would not result in a population increase and would not generate new vehicle trips beyond a monthly maintenance check. 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 several scattered dwellings approximately 680 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 189 acre parcel. The project would not generate any objectionable odors. **No impact** would result.

Source: Amador Air District, Amador Planning Department, Amador County General Plan EIR.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 Per General Plan Mitigation Measure 4.4-1b: Special-Status Species Protection, when considering discretionary development proposals, the County, through CEQA reviews, will require assessments of potential habitat for special-status species on proposed projects sites, and avoidance or substantial reduction of impacts to that habitat through feasible alternatives or mitigation measures, including compensatory mitigation where unavoidable losses of occupied habitat would occur.

Mitigation measures will be developed consistent with applicable state and federal requirements. For those species for which published mitigation guidance exists (such as valley elderberry longhorn beetle, burrowing owl, and Swainson’s hawk), developed mitigation measures will follow the guidance provided in these publications or provide a similar level of protection. If previous published guidance does not exist, mitigation will be developed in consultation with the appropriate agencies (USFWS for federally listed plant, wildlife and fish species; NMFS for listed anadromous fish species; CCDFW for state listed species, species of special concern and CRPR-ranked species). The County will require project applicants to obtain any required take permits prior to project implementation.

The US Fish & Wildlife Office’s Information for Planning and Conservation (IPaC) database and the California Natural Diversity Database (CNDDB QuickView) were employed to determine if any special status animal species or habitats occur on the project site or in the project area. The IPaC Resource Report identified habitat potential for the following endangered species within the project area:

California red-legged frog (*Rana draytonii*); Monarch Butterfly (*Danaus plexippus*); and Foothill Yello-legged Frog (*Rana boylei*).

The pre-existing conditions shall not be introduced to substantial change by the small lease area (50x50), therefore there is a **less than significant impact** to the above listed species

B Natural communities of concern (i.e. riparian, wetlands, and oak woodlands) are considered sensitive under CEQA and may be regulated by the CDFW pursuant to Section 1602 of the California Fish and Game Code. Riparian communities and wetlands may also be regulated by the United States Army Corps of Engineers and/or Regional Water Quality Control Board if the community is determined to be waters of the United States, or waters of the State. Though the National Wetlands Inventory indicates the surrounding project area has scattered freshwater emergent wetlands, and Riverine areas, there are no noted species from the National Wetland Inventory located in the project site and the project site is located over 700 feet away from the nearest Riverine area. Therefore **impacts are less than significant.**

C General Plan Mitigation Measure 4.4-5 requires project applicants to conduct wetland delineations according to USACE standards and submit the delineations to the USACE for verification. Based on the verified delineation, project applicants will quantify impacts to wetlands and other waters of the United States resulting from their proposed projects. A permit from the USACE will be required for any activity resulting in impacts of "fill" of wetlands and other waters of the United States. If projects require activities that result in impacts to wetlands and other waters of the United States, the County during discretionary project review will require project applicants to obtain all necessary permits under Section 404 of the CWA, and implement compensatory mitigation consistent with USACE and EPA's April 10, 2008 Final Rule for Compensatory Mitigation for Losses of Aquatic Resources (33 CFR Parts 325 and 332 and 40 CFR Part 230), including preparation of a wetland mitigation plan if required. The wetland mitigation plan will include ecological performance standards, based on the best available science that can be assessed in a practicable manner. Performance standards must be based on attributes that are objective and verifiable. The County will require project applicants to commit to replace, restore, or enhance on a "no-net-loss" basis (in accordance with USACE Section 404 no-net-loss requirements) the acreage of all wetlands and other waters of the United States that would be removed, lost, and/or degraded by discretionary projects. The County will require similar mitigation for loss of non-jurisdictional wetlands and waters that are waters of the state and have value as biological resources. For Section 404 mitigation, in accordance with the Final Rule, mitigation banks (e.g., Cosumnes Floodplain Mitigation Bank) will be given preference over other types of mitigation because much of the risk and uncertainty regarding mitigation success is alleviated by the fact that mitigation bank wetlands must be established and demonstrating functionality before credits can be sold. The Final Rule also establishes a preference for compensating losses of aquatic resources within the same watershed as the impact site. A combination of mitigation bank credits and permittee-responsible on and off-site mitigation may be used as needed to fully offset project impacts on wetlands and other waters of the United States and waters of the state. Project applicants that obtain a Section 404 permit will also be required to obtain certification from the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the CWA. If the project involves work on the bed or bank of a river, stream or lake, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the Fish and Game Code will also be needed, which will include mitigation measures required by CDFW. The County will require project applicants to obtain all needed permits prior to project implementation, and to abide by the conditions of the permits, including all mitigation requirements.

Though the National Wetlands Inventory indicates the surrounding project area has scattered freshwater emergent wetlands, and Riverine areas, there are no noted species from the National Wetland Inventory located in the project site and the project site is located over 700 feet away from the nearest Riverine area. Therefore **impacts are less than significant.**

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*), Black-throated Gray Warbler (*Dendroica nigrescens*), California Thrasher (*Toxostoma redivivum*), Evening Grosbeak (*Coccothraustes vespertinus*), Golden Eagle (*Aquila chrysaetos*), Lawrence's Goldfinch (*Carduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Oak Titmouse (*Baeolophus inornatus*), Olive-sided Flycatcher (*Contopus cooperi*), and the Wrentit (*Chamaea fasciata*).

The California Red-legged Frog (*Rana draytonii*) also has 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 130-foot tower is less than 200 feet in height and no guy wires are necessary. The footprint of the proposed lease area would not encroach onto any environmentally sensitive habitat. Although the proposed project will be in a relatively small area of the project site, there is the potential for impact to the nesting of migratory birds in the project area. Mitigation measure BIO-1 requires a nesting bird preconstruction survey prior to project construction. As there is suitable habitat in the project area for some or all of the above species, Mitigation Measure BIO-1 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 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, National Wetland Inventory, 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 A review of Exhibit 4.5-2, Cultural Resource Sensitivity, of the Amador County General Plan Final EIR indicates the site is in an area identified as having moderate cultural resource 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 are forwarded to the NCIC.

A Cultural Resources Study was prepared for this project by Environmental Assessment Specialists, INC (prepared by Carrie D. Wills) which included background research and on-site inspection of the property. Background research included inspection of the files within the California Office of Historic Preservation Built Environment Resource Database (BERD) managed by the California Historic Resources Information System (CHRIS), County archives, planning department documents, and related historical maps, aerials and articles.

The Archeologists recommendations states that the Area of Potential Effect-Direct Effects for the proposed project indicated that no “historical resources, as defined by CEQA”, were encountered throughout the course of this study. Therefore, EAS recommends that since no known historical resources exist within or adjacent to the project area, the proposed project will not have a substantial impact to any known historical resources. Therefore, no further cultural resource investigations or mitigation measures are considered necessary unless development plans undergo such changes as to include areas not covered by this study. However, although it is highly unlikely that there would be an impact to historical resources from project implementation and no additional studies or mitigation are recommended, there is always the possibility that ground-disturbing activities during construction may uncover previously unknown buried human remains or historical resources.

In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed. Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains therefore there is **a less than significant impact with mitigation incorporated.**

Source: Cultural Resources Assessment US-CA-5443 Jackson – Environmental Assessment Specialists, INC; Planning Department; North Central Information Center, California State University, Stanislaus; Amador County General Plan Environmental Impact Report.

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.

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. Many of the state and federal regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, as well as reducing water consumption and Vehicles Miles Traveled. Future development will need to comply with Title 24 and CalGreen building code standards at the time of construction. Therefore, the proposed project would implement energy reduction design features and comply with the most recent energy building standards if future construction were to take place and would not result in wasteful or inefficient use of nonrenewable energy sources. The only local energy plan is the Energy Action Plan (EAP) which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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.

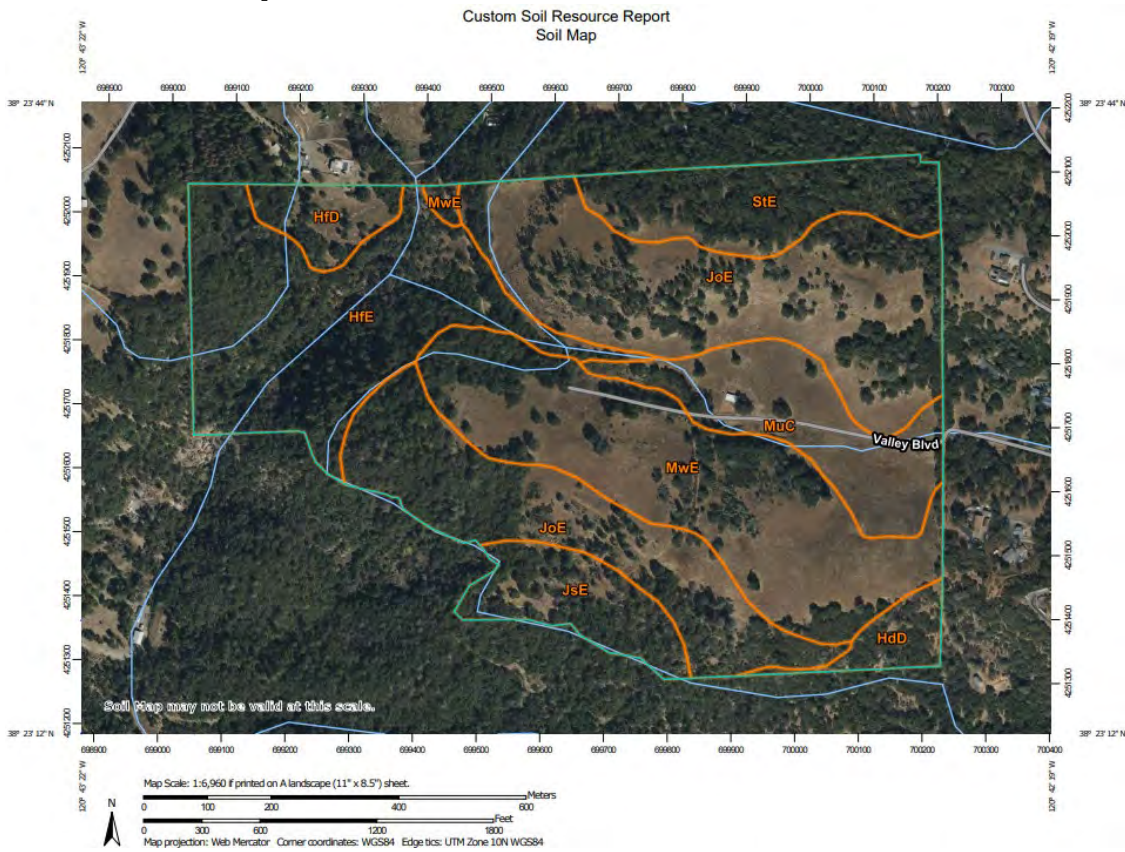
- A2-4 Property in Amador County located below the 6,000' elevation is designated as an Earthquake Intensity Damage Zone I, Minor to Moderate, which does not require special considerations in accordance with the Uniform Building Code or the Amador County General Plan, Safety, Seismic Safety Element Pursuant 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 in 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 they include requirements for erosion and sediment control, including retention of topsoil, resulting a **less than significant** impact.

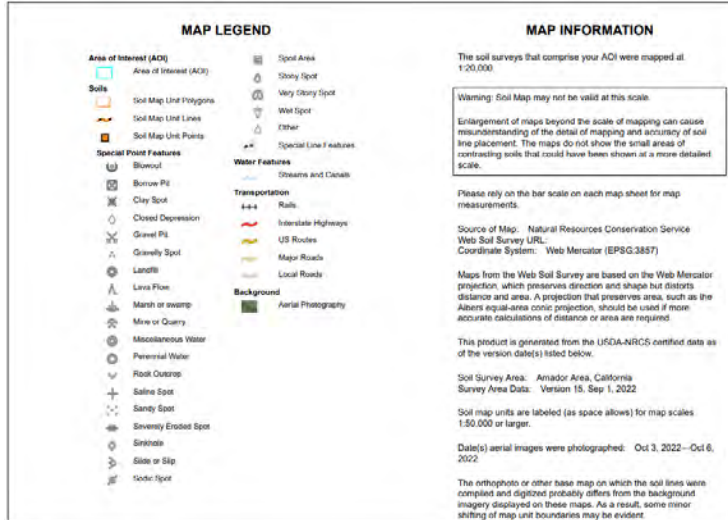
- C. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion. At this time, **there are no impacts**.
- D. According to the Natural Resources Conservation Service (NRCS, 2017, the project site is located in an area with: Josephine very rocky loam (JoE), with 16 to 51 percent slopes. See Figure 7 below. 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 resulting in a **less than significant impact**.

FIGURE 7: Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HdD	Holland coarse sandy loam, deep, 9 to 16 percent slopes	3.9	2.1%
HfD	Holland very rocky coarse sandy loam, 9 to 16 percent slopes	5.3	2.8%
HfE	Holland very rocky coarse sandy loam, 16 to 51 percent slopes	34.8	18.4%
JoE	Josephine very rocky loam, 16 to 51 percent slopes	63.8	33.7%
JsE	Josephine-Maymen complex, 16 to 51 percent slopes	9.8	5.2%
MuC	Musick sandy loam, 9 to 16 percent slopes	16.8	8.9%
MwE	Musick very rocky sandy loam, moderately deep, 16 to 51 percent slopes	39.6	20.9%
StE	Mariposa-Sites complex, 16 to 51 percent slopes	15.4	8.1%
Totals for Area of Interest		189.4	100.0%



- 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. The proposed project would not destroy or greatly impact any known unique geological site or feature. The project site does not propose additional uses or development inconsistent with current uses of the property. **No impact would result.**

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

Chapter 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. This 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. A generator was not proposed as part of this project. If a backup diesel generator is proposed in the future, it would only be used as a back-up power supply, and may require a permit from the Amador Air District. Post-construction, the wireless communications facility would be unmanned and require only infrequent maintenance visits which are not expected to generate significant GHG emissions. Therefore, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be **less than significant**.

Sources: Amador County General Plan, Amador Air District, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan- California Air Resources Board (CARB), Amador County General Plan EIR.

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 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, 2023). 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 July 2022, 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

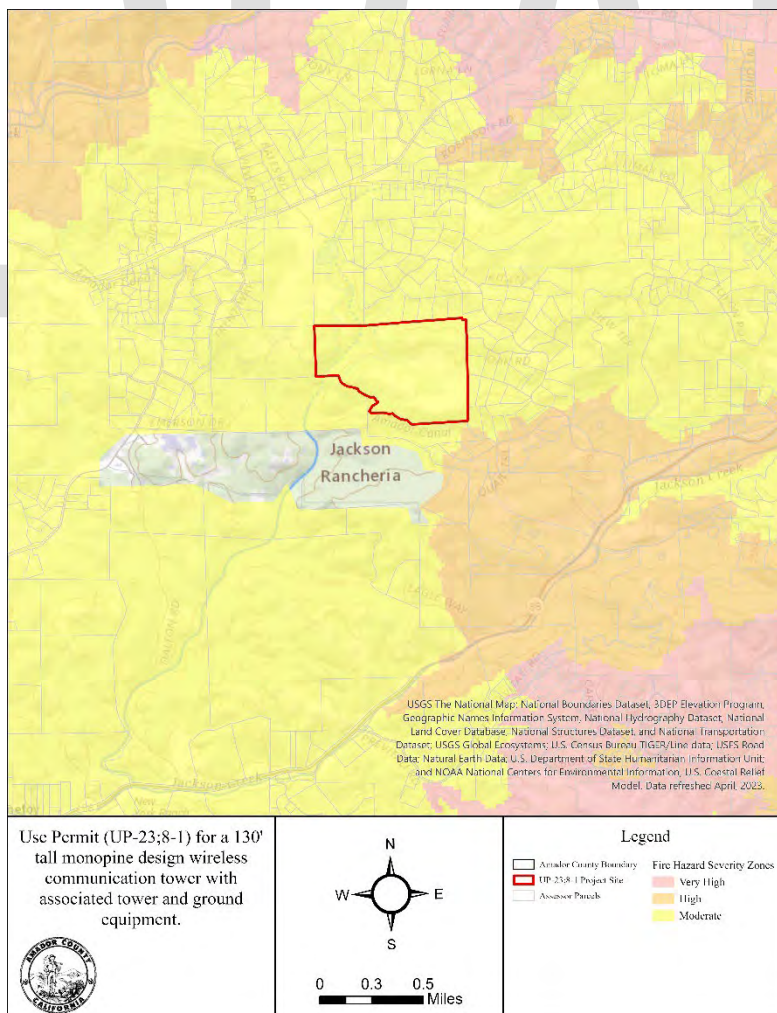
The project site does not appear on any of the above lists, nor are there any hazardous material contamination sites anywhere near around the site. As such there would be **no impacts**.

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.

FIGURE 8: Adopted Fire Hazard Severity Map



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 50'x50' lease area with 6'-0" high chain-link fenced compound 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. The wireless communications facility would be unmanned and no additional water demand is proposed with this project. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. Therefore, impacts to water quality or waste discharge would be **less than significant**
- B. The project is unlikely to significantly impact groundwater supplies via extraction or the creation of extensive hard surfaces as the proposed project would not require the use of, or otherwise interfere with, groundwater supplies. **There are no impacts** to groundwater.
- C. An equipment shelter is proposed within the 50'x50' square foot fenced lease area. The 20-foot wide access easement will not create any significant impact to drainage patterns or create significant amount of runoff. The proposed project would require a minimal amount of ground disturbance. The minor amount of site disturbance would not alter absorption rates or drainage patterns. The proposed project would require a minimal amount of

ground disturbance, totaling 2,500 square feet. The minor amount of site disturbance would not alter absorption rates or drainage patterns. Therefore, **impacts would be less than significant.**

- D. The project site has an approximate elevation of 2,070 feet above sea level and the additional 130 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.

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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 surrounding parcels range in size from 5 acres to over 80 acres in size with various residential and commercial uses. The project site is located on the northern side of a 189 acre property. It is bordered by the KC Ranchettes subdivision to the east BLM and the Jackson Rancheria to the southwest. Currently, the subject parcel is not developed. The proposed project would include the installation of a cellular antenna tower and would not divide an established community. This project will not result in any physical barriers that will divide the existing community. **No impact** would result
- B The project parcel is designated by the General Plan as AG (Agriculture General) and is zoned AG (Exclusive Agriculture). Section 19.48.150 of the Zoning Ordinance requires new telecommunication facilities to have a minimum building setback from all property lines and public road rights-of-way equal to the height of the facility. The proposed 1300-foot tower is located approximately 588 feet from the northern property line and 439 feet from the eastern property line. The project is consistent with the AG General Plan land use designation, the AG zone district of the project site and is consistent with Chapter 19.48.150 of the Amador County Code, "Commercial Wireless Service Facilities," so **no impact** would result.

Sources: Amador County General Plan and General Plan EIR, Amador County Municipal Code 19.48.150, Amador County GIS

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 General Plan Mitigation Measure 4.6-8b, Development Project Evaluation, requires the County to evaluate development proposals for compatibility with nearby mineral extraction activities and mapped resources to reduce or avoid the loss of mineral resource availability.

This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. Mineral resources are separately referenced in the deed to the property, therefore any separate ownership or mineral rights shall remain unaffected by this project. The California Geological Survey (CGS) has classified the project site as not being located in any Mineral Resource Zone. Additionally, the project would not 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. The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource nor would the proposed project use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. There are no proposed changes in use, therefore there is **no impact** to any mineral resources.

Sources: Planning Department, Amador County General Plan and General Plan EIR.

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 ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. **Impacts would be less than significant.**
- C The project is not located within two miles of any active private or public airstrip. **No impact** would result.

Sources: Planning Department, Amador County General Plan and General Plan EIR.

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 would not result in the loss of existing housing, or cause a significant increase in the local population that would displace existing residents, necessitating the construction of additional housing. The proposed project would not take away the potential of housing construction on the project parcel. **There are no impacts.**

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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. Fire protection services in Amador County are provided by CalFire/Amador Fire Protection District. 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, CA 95642. The project site is approximately 4.5 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 6.2 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.

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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 189 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:

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 Jackson Rancheria Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwok 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.

Source: Cultural Resources Assessment US-CA-5443 Jackson – Environmental Assessment Specialists, INC; Planning Department; North Central Information Center, California State University, Stanislaus; Amador County General Plan Environmental Impact Report.

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:

- 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 Pine Grove 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**.

Source: Amador County General Plan and General Plan EIR; Environmental Health Department; Planning Department

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 type="checkbox"/>	<input checked="" 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:

- A There would be no lane closures involved in the proposed project that would constrict emergency access or interfere with an emergency evacuation plan. There is **no impact**.
- 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. 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 would require the installation and maintenance of associated infrastructure that may exacerbate fire risk. Conforming to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Codes will result in 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 Station 116 located at 12222 New York Ranch Rd, Jackson, CA 95642. The project site is approximately 4.5 miles (driving distance) from the fire station, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A Impacts to Aesthetics, Biological, Cultural, and Tribal Cultural Resources would be significant unless mitigated. Therefore, Mitigation Measures AES-1, BIO-1, 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. If construction occurs during the nesting season. Mitigation Measure BIO-1 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; Planning Department; Amador Air District; Amador County Municipal Codes; Amador County Important Farmland Map, 2016; National Wetland Inventory; 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; Cultural Resources Assessment US-CA-5443 Jackson – Environmental Assessment Specialists, INC; North Central Information Center; 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.

APPLICATION



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:

1. Complete the following:
- Name of Applicant _____
- Mailing Address _____
- _____
- Phone Number _____
- Assessor Parcel Number _____
- 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 _____
- _____ 2. Attach a letter explaining the purpose and need for the Use Permit.
- _____ 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- _____ 4. If Applicant is not the property owner, a consent letter must be attached.
- _____ 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- _____ 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- _____ 7. Planning Department Filing Fee: \$ _____
- _____ Environmental Health Review Fee: \$ _____
- _____ Public Works Agency Review Fee: \$ _____
- _____ Amador Fire Protection District Fee: \$ _____
- Discretionary permits may be subject to a CA Fish & Wildlife fee: \$ _____
- _____ 8. Complete an Environmental Information Form.
- _____ 9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: _____

Date Filed: _____ File No. _____

Applicant/

Developer _____ Landowner _____

Address _____ Address _____

Phone No. _____ Phone No. _____

Assessor Parcel Number(s) _____

Existing Zoning District _____

Existing General Plan _____

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 _____

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

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

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

Date _____

Elliott Froissart

(Signature)

For _____

INDEMNIFICATION

Project: _____

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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County’s defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

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

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

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

Applicant:

Owner (if different than Applicant):

Elliott Froissart

Elliott Froissart

Signature

Signature

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Number: CA-5443

Property Address: 17140 VALLEY BLVD, JACKSON, CA 95642-9463

Assessor's Parcel Number: 042-010-035-000

I/We, the owner(s) of the above described property, authorize Vertical Bridge, and/or Assurance Realty, LLC. dba Assurance Development, their employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any 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.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Signature of Property Owner(s):

Date: 03/07/2023

Date: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Amador

On March 7th, 2023 before me, JONATHAN GOUNDAR, Notary Public
(insert name and title of the officer)

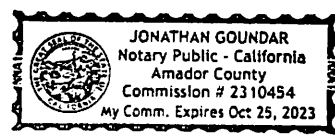
personally appeared Andrew Evitt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

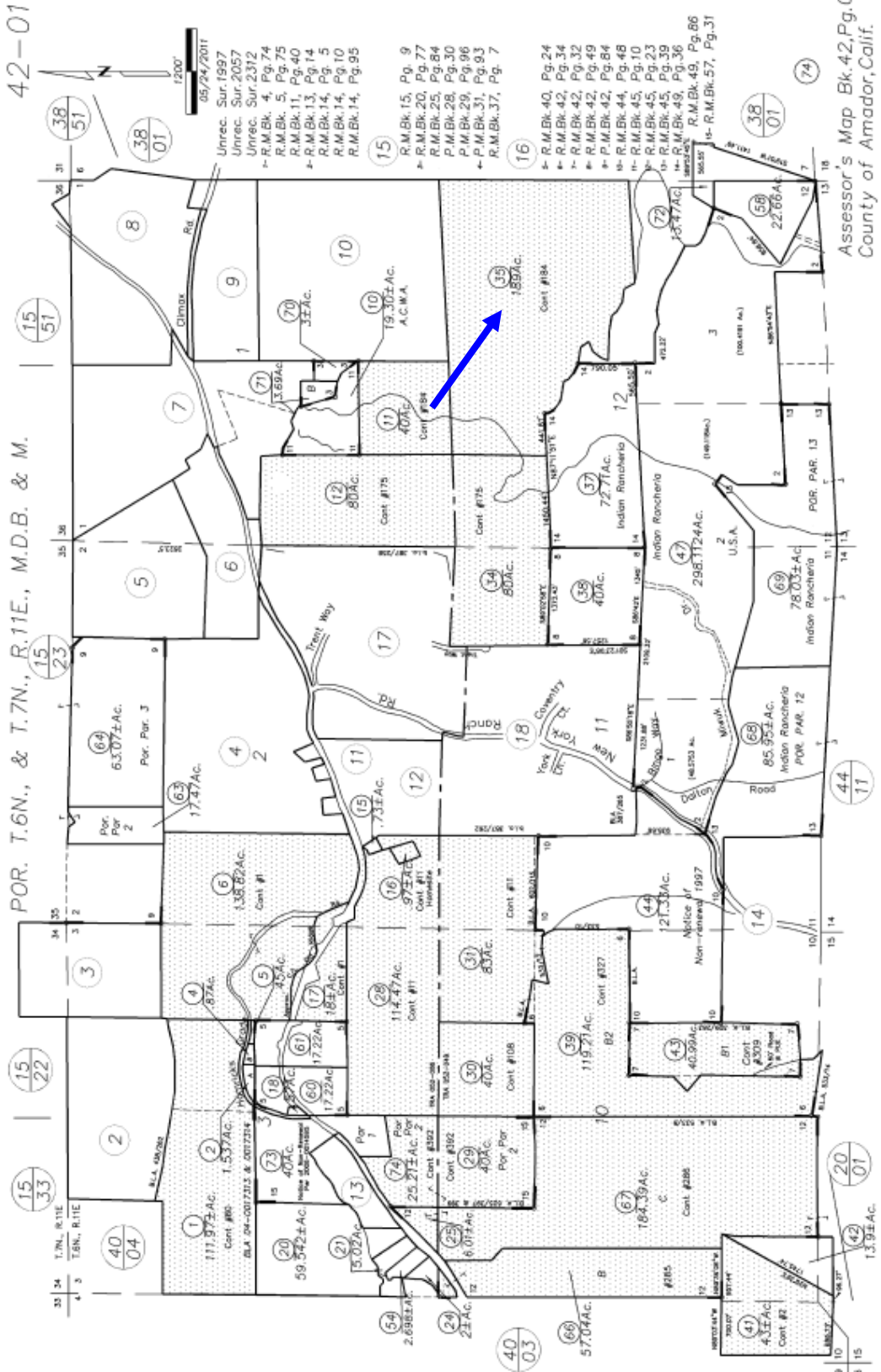
(Seal)



ASSESSOR'S PARCEL MAP

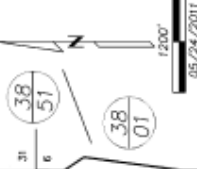
42-01

POR. T.6N., & T.7N., R.11E., M.D.B. & M.



Assessor's Map Bk.42, Pg.01
County of Amador, Calif.

- Unrec. Sur. 1997
- Unrec. Sur. 2057
- Unrec. Sur. 2312
- R.M.Bk. 4, Pg.74
- R.M.Bk. 5, Pg.75
- R.M.Bk.11, Pg.40
- R.M.Bk.13, Pg.14
- R.M.Bk.14, Pg.5
- R.M.Bk.14, Pg.10
- R.M.Bk.14, Pg.95
- R.M.Bk.15, Pg.9
- R.M.Bk.20, Pg.77
- R.M.Bk.23, Pg.84
- P.M.Bk.28, Pg.30
- P.M.Bk.29, Pg.96
- P.M.Bk.31, Pg.93
- R.M.Bk.37, Pg.7
- R.M.Bk.40, Pg.24
- R.M.Bk.42, Pg.34
- R.M.Bk.42, Pg.32
- R.M.Bk.42, Pg.49
- P.M.Bk.42, Pg.84
- R.M.Bk.44, Pg.48
- R.M.Bk.45, Pg.10
- R.M.Bk.45, Pg.23
- R.M.Bk.45, Pg.39
- R.M.Bk.49, Pg.36
- R.M.Bk.49, Pg.86
- R.M.Bk.57, Pg.31



15/33

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4

Tower @ 38.393295°, -120.708897°

H-Frame

T-Mobile Area
10' x 15'

Overhead Power/Telco

Proposed 20' x 1,600'
Access & Utility Easement





August 15, 2023

Amador County
Planning Division
810 Court Street
Jackson, CA 95642

RE: Vertical Bridge Tower – CA-5443 – Conditional Use Permit Submittal for New Wireless Tower

Hello,

Attached you will find the Conditional Use Permit submittal materials (listed below) for a new wireless tower located at 17140 Valley Blvd, Jackson, CA 95642. Please feel free to reach out to me should you have any questions.

- ❖ Cover Letter
- ❖ Shot Clock Letter
- ❖ Project Narrative
 - Project Description
 - Project Objective
 - Coverage Maps
 - Alternative Site Analysis
 - Radio Frequency Statement
- ❖ CUP Application
- ❖ LOA
- ❖ Sensitivity Statement
- ❖ Tree Study
- ❖ Coverage Map
- ❖ Alternative Site Analysis
- ❖ Photo Simulations
- ❖ Drawings

Sincerely,
Adrian Culici

Adrian Culici
Site Acquisition Planner



CELL 323 573 0045
FAX 626 322 0880
WEB assurance-development.com



August 15, 2023

Amador County
Planning Division
810 Court Street
Jackson, CA 95642

Applicant: Vertical Bridge

Property Owner: Evitt and Doris Russell Trust

Property Address: 17140 Valley Blvd, Jackson, CA 95642

APN: 042-010-035-000

RE: Wireless Application Package – CUP - VB-CA-5443

Vertical Bridge seeks the requisite conditional use permit approvals to install a new telecommunications facility at the parcel with APN number: 042-010-035-000. The proposal consists of instalment of a 70’ monopole wireless facility. Your relevant forms, submittal requirements, and the applicable fees are submitted with this letter.

Under the Telecommunications Act of 1996 (“Act”), you are required to take action on Vertical Bridge’s application “within a reasonable period of time.” In a 2009 declaratory ruling, the Federal Communications Commission established a legal presumption that a “reasonable period of time” means 150 days to act on an application for a new wireless facility (the “shot clock”). Because the proposed facility seeks to locate a new personal wireless service facility, the county must take action on Vertical Bridge’s application within 150 days. The shot clock begins to run the day the application is submitted. Here, the county must take final action no later than 150 days from today, or January 12, 2024.

Vertical Bridge respectfully requests that this application be approved and any requisite conditional use permit be issued as soon as possible but no later than January 12, 2024. If you have any questions regarding this application, please contact me.

Sincerely,

Adrian Culici

Adrian Culici
Site Acquisition



CELL 323 573 0045
FAX 626 322 0880
WEB assurance-development.com

Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Amador County

Application for a Conditional Use Permit – Wireless Telecommunications Facility

Project Narrative

Vertical Bridge is requesting approval of a Conditional Use Permit for the operation and construction of an unmanned wireless telecommunications facility and presents the following project information for your consideration.

Project Specific Location

Address: 17140 Valley Blvd, Jackson, CA 95642
APN: 042-010-035-000
Zoning: Exclusive Agriculture District

Project Representative

Adrian Culici, Project Representative
1499 Huntington Dr. Suite 305, South Pasadena, CA 91030
323-573-0045 aculici@assurance-group.com

Project Description

Install a new telecommunications and public utility facility at 17140 Valley Blvd (APN 042-010-035-000). CUP Application proposes of an unmanned telecommunications and public utility facility, consisting of a 130' monopine with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' fenced lease area.

Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Project Objectives

To provide coverage in this area of the city, any combination or one of the following reasons may apply:

- Coverage: No Service in the area (Indoor, Outdoor or Vehicular) and can apply specifically to the type of service provided (Voice or Data). Specifically, this proposed location addresses the following needs –
 - In-building Commercial – Subscriber anticipated to have accessibility to improved service while indoors within the County’s commercially used spaces.
 - In-building – Subscriber anticipated to have accessibility to service while indoors (ie: residential homes) at lower performance levels.
 - In-vehicle- Subscriber anticipated to have accessibility to service while inside of vehicle.
 - Outdoor – Subscriber anticipated to have accessibility to improved service while outdoors.

- Capacity: Current service in surrounding areas would be insufficient to meet anticipated demand by customers in and traversing through the area. Furthermore, the existing facilities servicing the surrounding area would be overloaded preventing service, dropped calls or complete denial of service during peak usage hours in this particular ring. Below are coverage maps reflecting before and after coverage once the site is installed. ID codes SC60136C and CA-5443 refer to the subject site

Additional Supporting Statements

- 1. The proposed use and development is consistent with the General Plan and any applicable specific plans.*

A robust wireless network will contribute to the County's ability to respond to natural or man-made disasters and other public safety concerns in a potentially life-saving manner.

- 2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the use and development.*

The site is of adequate size, shape, topography, location and access to utilities to accommodate the proposed wireless facility. The site is graded adequately and has access to power and telephone connections that can be used for the project.

- 3. Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.*

The facility is unmanned and will not contribute to any traffic.

- 4. Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.*

The facility only requires power and telephone connections which are present in this area of the city.

- 5. The use and development will be compatible with the intended character of the area.*

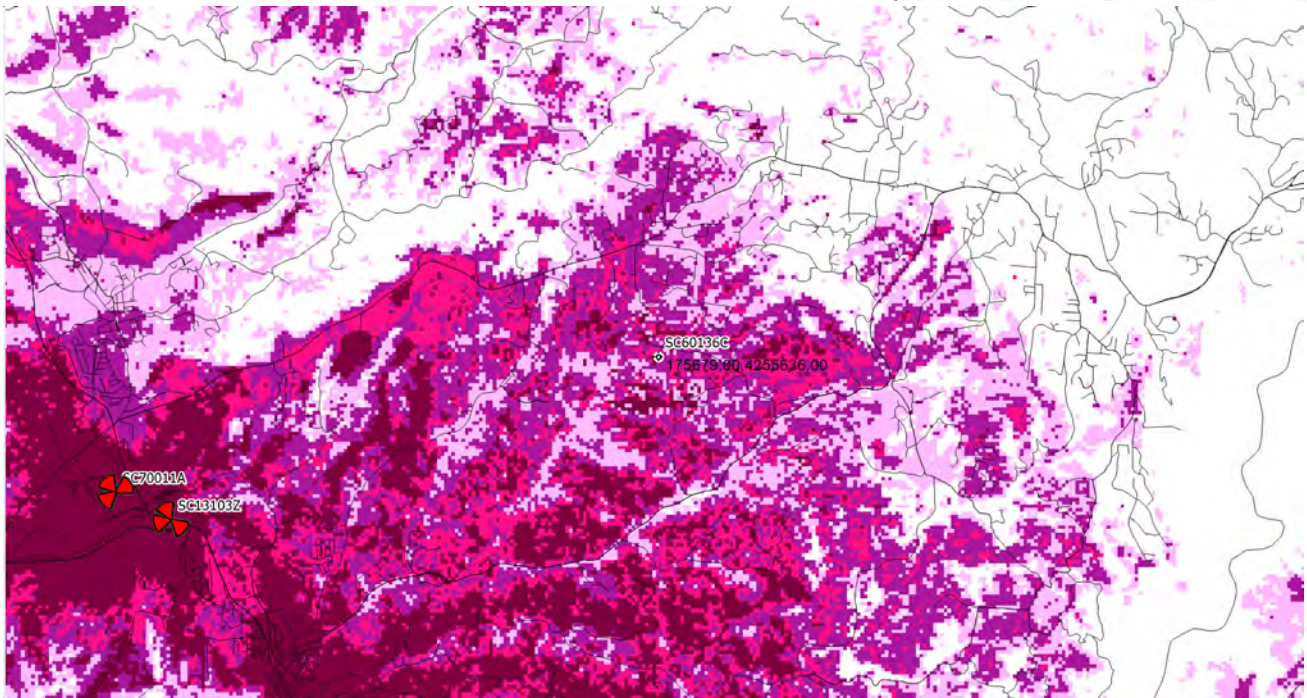
The facility is designed to blend as much as possible with the surrounding environment that already exists within the vicinity.

Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Coverage Maps

SC60136C OFF AIR



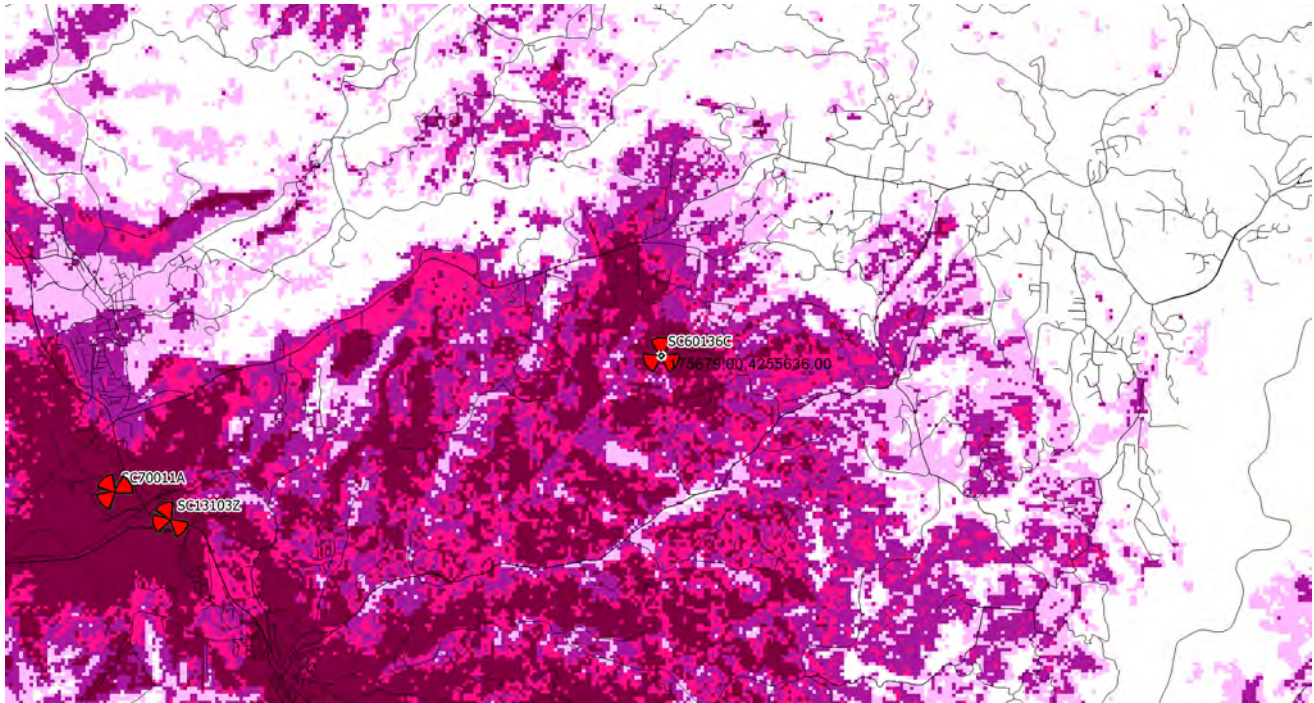
Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Ranges

Minimum	Maximum	Label	Colour
-114	-107	4	Lightest Purple
-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple

SC60136C ON AIR @ 121' RC, 0/120/240 Degrees Azimuth



PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 130' MONOPINE WITH (12) 8' ANTENNAS, (6) RRUS, (1) 2 MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HGS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 50'x50' FENCED LEASE AREA, NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
4. 2022 CALIFORNIA ELECTRIC CODE
5. 2022 CALIFORNIA ENERGY CODE
6. 2022 CALIFORNIA MECHANICAL CODE
7. TIA/EIA-222-H OR LATEST EDITION
8. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
9. CITY/COUNTY ORDINANCES



US-CA-5443 DUSTY LANE

17140 VALLEY BLVD
 JACKSON, CA 95642
 130' MONOPINE

TENANT SITE ID: SC60136C

DRAWING INDEX

DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	SURVEY DETAIL
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS



VICINITY MAP
N.T.S.

PROJECT INFORMATION

SITE NAME: DUSTY LANE
 SITE NUMBER: US-CA-5443
 TENANT SITE ID: SC60136C
 SITE ADDRESS: 17140 VALLEY BLVD JACKSON, CA 95642
 PARCEL #: 042-010-035-000
 DEED REFERENCE: N/A
 ZONING CLASSIFICATION: EXCLUSIVE AGRICULTURE DISTRICT
 ZONING JURISDICTION: AMADOR COUNTY
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: U (UNMANNED TELECOM FACILITY)
 NO. OF STORIES: 1 (ENCLOSURE ONLY)
 SPRINKLER: NONE
 STRUCTURE TYPE: MONOPINE
 STRUCTURE HEIGHT: 130'
 CONSTRUCTION AREA: 2,500 SQ. FT.
 GROUND ELEVATION: 2094.11' (NAVD88)
 LATITUDE (NAD 83): 38.393197° (38° 23' 35.51" N)
 LONGITUDE (NAD 83): -120.708894° (120° 42' 32.02" W)

		APPROVAL BLOCK		
	APPROVED	APPROVED AS NOTED	DISAPPROVED	REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



LOCATION MAP
N.T.S.

PROJECT DIRECTORY

PROPERTY OWNER: EVITT RUSSELL & DORIS TRUST
 16380 RIDGE RD
 JACKSON, CA 95642
 APPLICANT: VERTICAL BRIDGE
 750 PARK OF COMMERCE DR. #200
 BOCA RATON, FL. 33487
 CONTACT: ASSURANCE DEVELOPMENT
 1499 HUNTINGTON DR. #305
 SOUTH PASADENA, CA 91030
 CONTACT: BILL LEWIS
 PHONE: 626.765.5079

EMERGENCY:
 CALL 911

DIGITARY UNDERGROUND SERVICE ALERT
 (800) 562-2444
 WWW.CALIFORNIAUTILITY.ORG
 CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION
 PRIOR TO CONSTRUCTION

POWER COMPANY:	PG&E
TELCO COMPANY:	VOLCANO COMMUNICATIONS

CLIENT
 verticalbridge
 750 PARK OF COMMERCE DR.
 SUITE 200 | BOCA RATON, FL | 33487
 561.948.6367
 SITE ACQUISITION
AD
 ASSURANCE DEVELOPMENT
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.765.5079

PROJECT NUMBER:	US-CA-5443
PROJECT TITLE:	US-CA-5443 SC60136C DUSTY LANE 17140 VALLEY BLVD JACKSON, CA 95642
ENGINEER'S STAMP:	
DRAWN:	JC
DESIGNED:	JC
CHECKED:	App
ISSUED FOR ZONING:	CV 08/28/23
ISSUED FOR REVIEW:	JC 05/22/23
SUBMITTAL/REVISION:	BY DATE

DRAWING TITLE:	TITLE SHEET
DRAWING SCALE:	AS NOTED
DATE:	05/22/23
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS	
DRAWING NUMBER:	T1



VB BTS II, LLC
 750 PARK OF COMMERCE DR.
 SUITE 200 | BOCA RATON, FL | 33487
 561.948.6367



ENGINEER
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.216.2024



2807 LAKE CENTER DR., SUITE 211
 LAKE 114824-002

NO.	DESCRIPTION	BY	DATE
1	FINAL SURVEY	UJ	06/23/23
0	PRELIMINARY SURVEY	AB	05/12/23
	SUBMITTAL/REVISION	BY	DATE

PROJECT NUMBER: US-CA-5443
 PROJECT TITLE: US-CA-5443 SC60136 DUSTY LANE
 17140 VALLEY BLVD.
 JACKSON, CA 95642



ENGINEER STAMP:

DRAWING TITLE: TITLE SHEET

DRAWING SCALE: AS NOTED
 DATE: 06/23/2023

DRAWING NUMBER: LS-1

SURVEYOR CERTIFICATION
 I HEREBY CERTIFY TO: VERTICAL BRIDGE PART, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND (1) TORONTO DOMINION (TEDES), LLC, AS TO THAT CERTAIN SECOND AMENDED AND RESTATED MANAGEMENT AGREEMENT DATED MAY 17, 2018 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARTN, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND MORTGAGE CONNECT TO IRON CREST NATIONAL TITLE COMPANY.

ENCROACHMENT STATEMENT GUIDELINES
 AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

Andrew J. Koltamary, P.E. 26571 Exp. 03/31/24

MAY 12, 2023
 DATE



VICINITY MAP

APN
 042-010-035-000, AMADOR COUNTY, CALIFORNIA
RECORD OWNER
 DAVID EVITT, ANDREW EVITT AND CHRISTOPHER EVITT, CO.-TRUSTEES OF THE RUSSELL AND DORIS EVITT TRUST
TITLE REPORT
 TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-148660-C DATED MARCH 1, 2023.

BASIS OF ELEVATIONS: (NAVD 1988)
 SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 128" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 2.

FLOOD ZONE
 SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 0605030375F EFFECTIVE DATE 05/20/2010

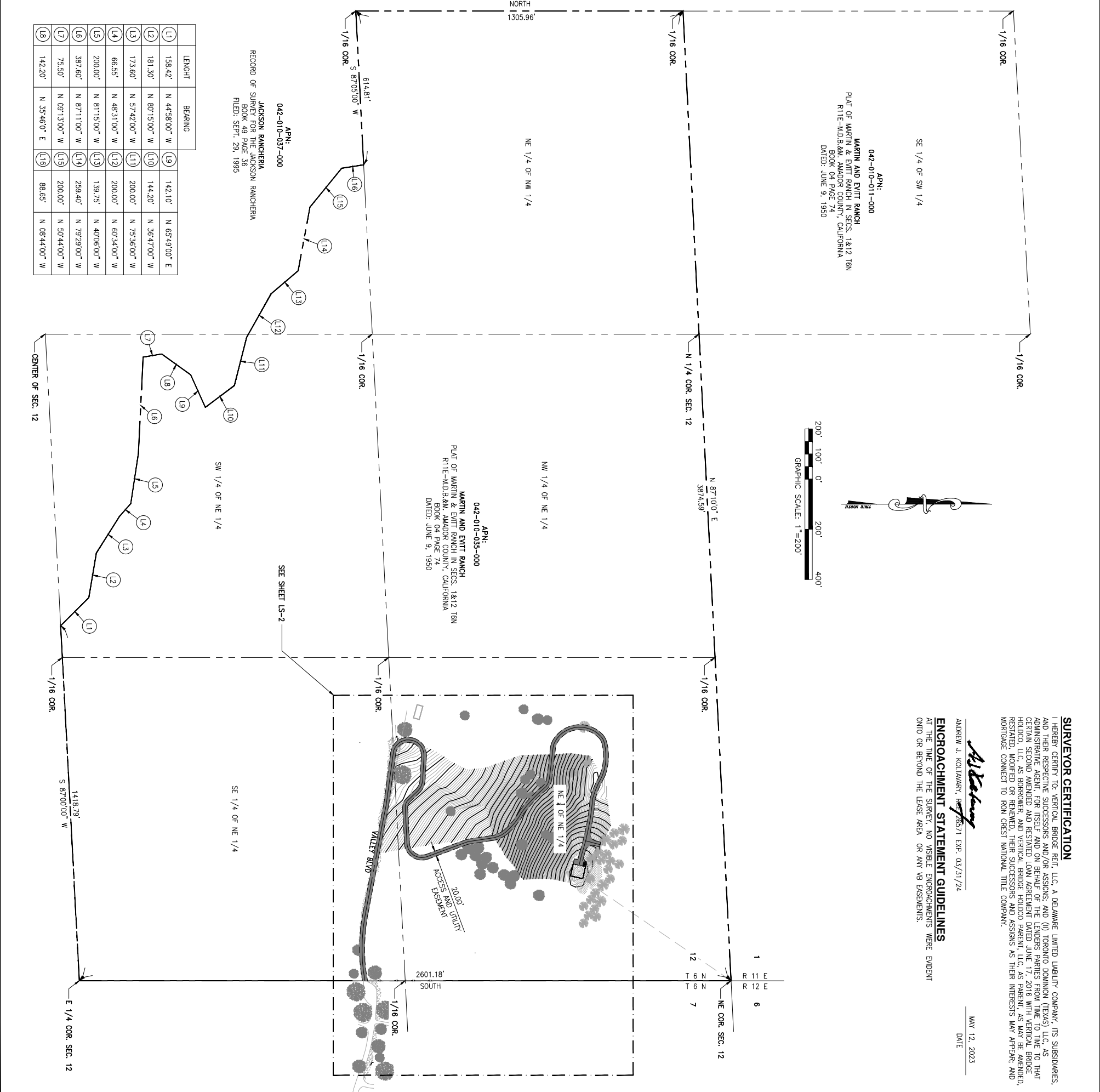
LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF AMADOR, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:
 THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA: THE NORTHEAST QUARTER OF SECTION TWELVE; ALSO ALL THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION TWELVE, NORTH OF THE AMADOR OR BLUE LAKE CANAL CONTAINING ABOUT SIXTY-FIVE ACRES; A FRACTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION TWELVE LYING NORTH OF AMADOR CANAL COMPANY'S WATER DITCH CONTAINING ABOUT FOUR ACRES; ALSO THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION TWELVE.
 ALL OF THE ABOVE BEING SITUATE IN TOWNSHIP SIX, NORTH OF RANGE ELEVEN EAST, OF MOUNT DIABLO BASE AND MENDOCINO AND CONTAINING IN ALL, ABOUT TWO HUNDRED TWENTY NINE, ACRES, MORE OR LESS, A STRIP OF LAND MENTIONED IN THE LIND MESTER, FROM THE CENTER LINE OF SAID WATER DITCH, HEREIN REFERRED TO AS "WATER DITCH", BEING THE CENTER LINE OF TOWNSHIP 6 N, R 11 E, M.D.B.&M. AND WHICH AT LEAST PRIOR TO JULY 20, 1951 WAS A PARTIAL DIVIDING LINE BETWEEN THE PROPERTY OF GRANITORS AND DELMAR W. FALKNER AND ETHEL FALKNER, TO BE HELD BY HER AS A TENANT IN COMMON WITH GRANITORS.
 PARCEL ID: 042-010-035-000
 THIS BEING THE SAME PROPERTY CONVERTED TO DAVID EVITT, ANDREW EVITT AND CHRISTOPHER EVITT, CO-TRUSTEES OF THE RUSSELL AND DORIS EVITT TRUST FROM DORIS EVITT IN A DEED DATED MAY 11, 1988 AND RECORDED MAY 24, 1988 IN BOOK 542 AND PAGE 365A.

SCHEDULE B, PART II
 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
 2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
 (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) ARE SHOWN IN THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY AN AGREEMENT TO LIMIT USES OF AGRICULTURAL STRUCTURE BETWEEN THE COUNTY OF AMADOR, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AND DAVID EVITT, ANDREW EVITT AND CHRISTOPHER EVITT TRUST, DATED MAY 17, 2018 AND RECORDED JULY 17, 2018 IN (INSTRUMENT) 2018-0005337-00, IN AMADOR COUNTY, CALIFORNIA.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
 6. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)





NO.	SUBMITTAL/REVISION	BY	DATE
1	FINAL SURVEY	LJ	06/29/23
0	PRELIMINARY SURVEY	AB	05/12/23

DRAWN: AB
 DESIGNED: AUK
 CHECKED: AUK

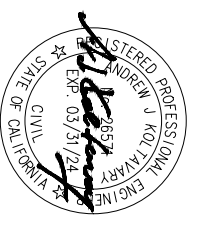
PROJECT NUMBER:

PROJECT TITLE:

US-CA-5443
SC60136
DUSTY LANE

17140 VALLEY BLVD.
 JACKSON, CA 95642

ENGINEER STAMP:



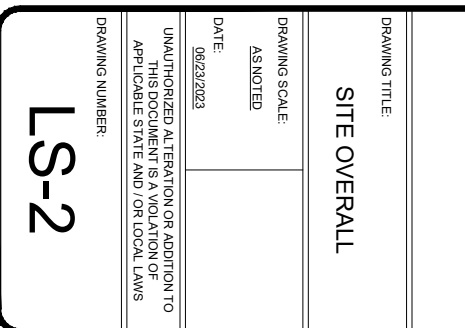
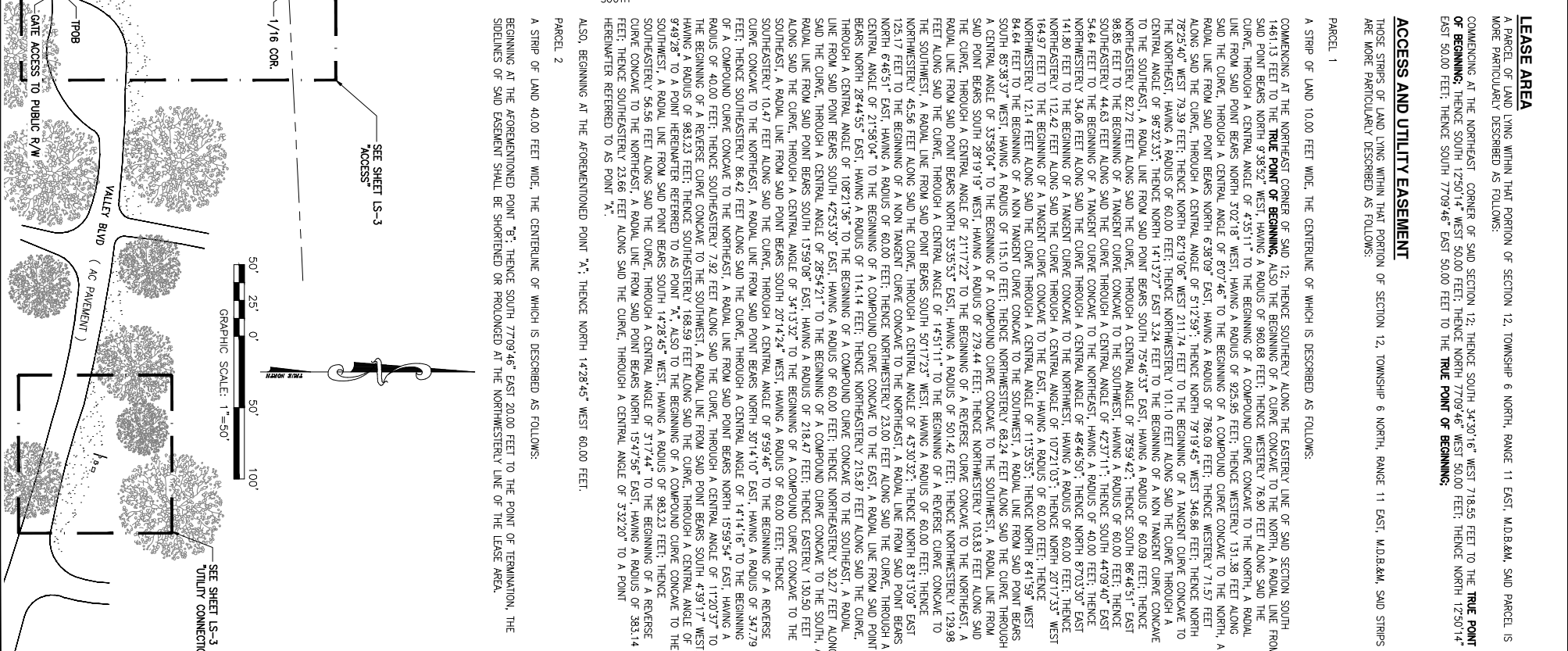
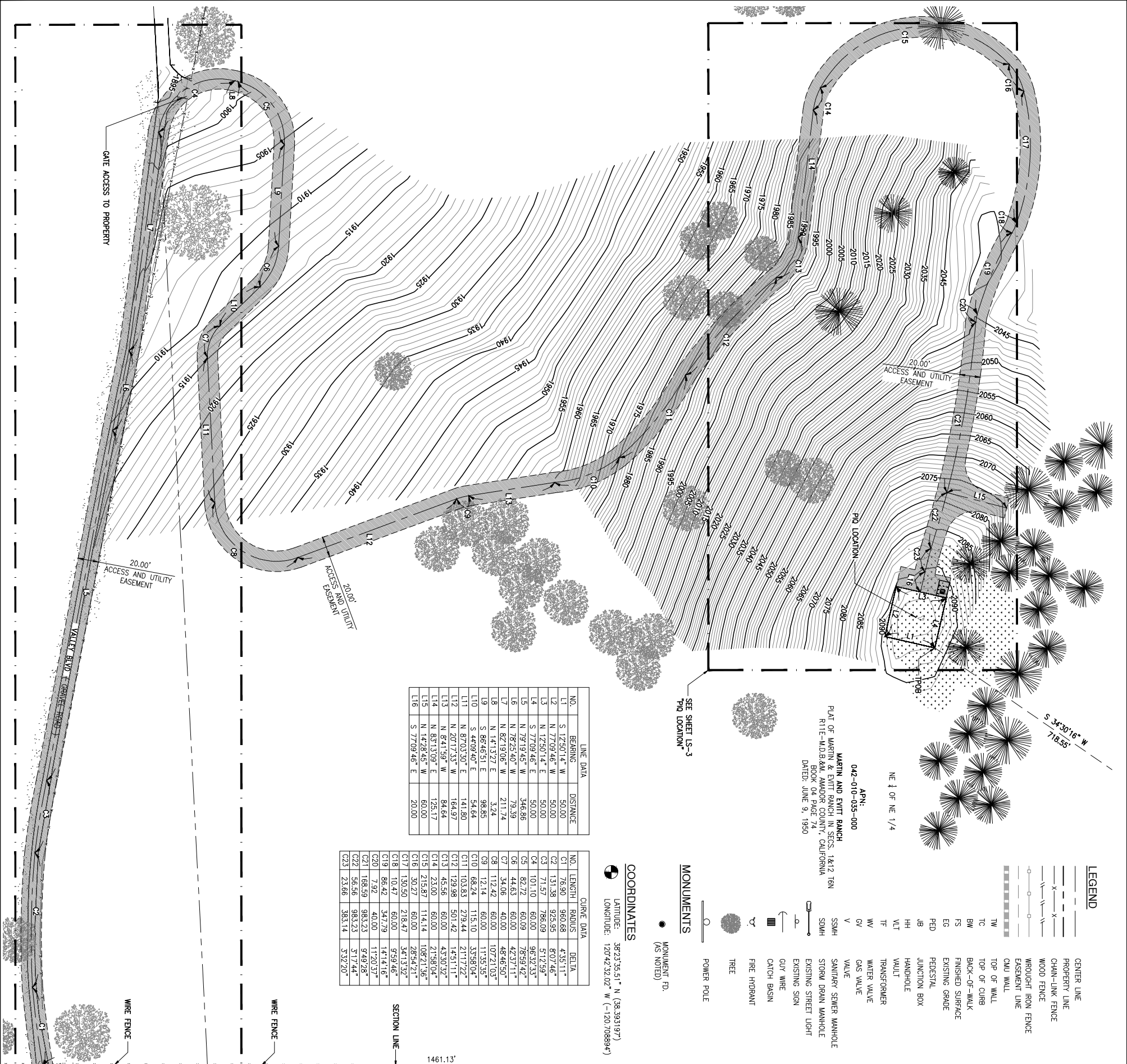
DRAWING TITLE:
SITE OVERALL

DRAWING SCALE:
 AS NOTED

DATE:
 06/23/2023

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:
LS-2



NO.	SUBMITTAL/REVISION	BY	DATE
1	FINAL SURVEY	U	06/23/23
0	PRELIMINARY SURVEY	AB	05/12/23

DRAWN: AB
 DESIGNED: AUK
 CHECKED: AUK

PROJECT NUMBER:

PROJECT TITLE:

US-CA-5443
 SC60136
 DUSTY LANE

17140 VALLEY BLVD.
 JACKSON, CA 95642

ENGINEER STAMP:



DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING SCALE:
 AS NOTED

DATE:
 06/23/2023

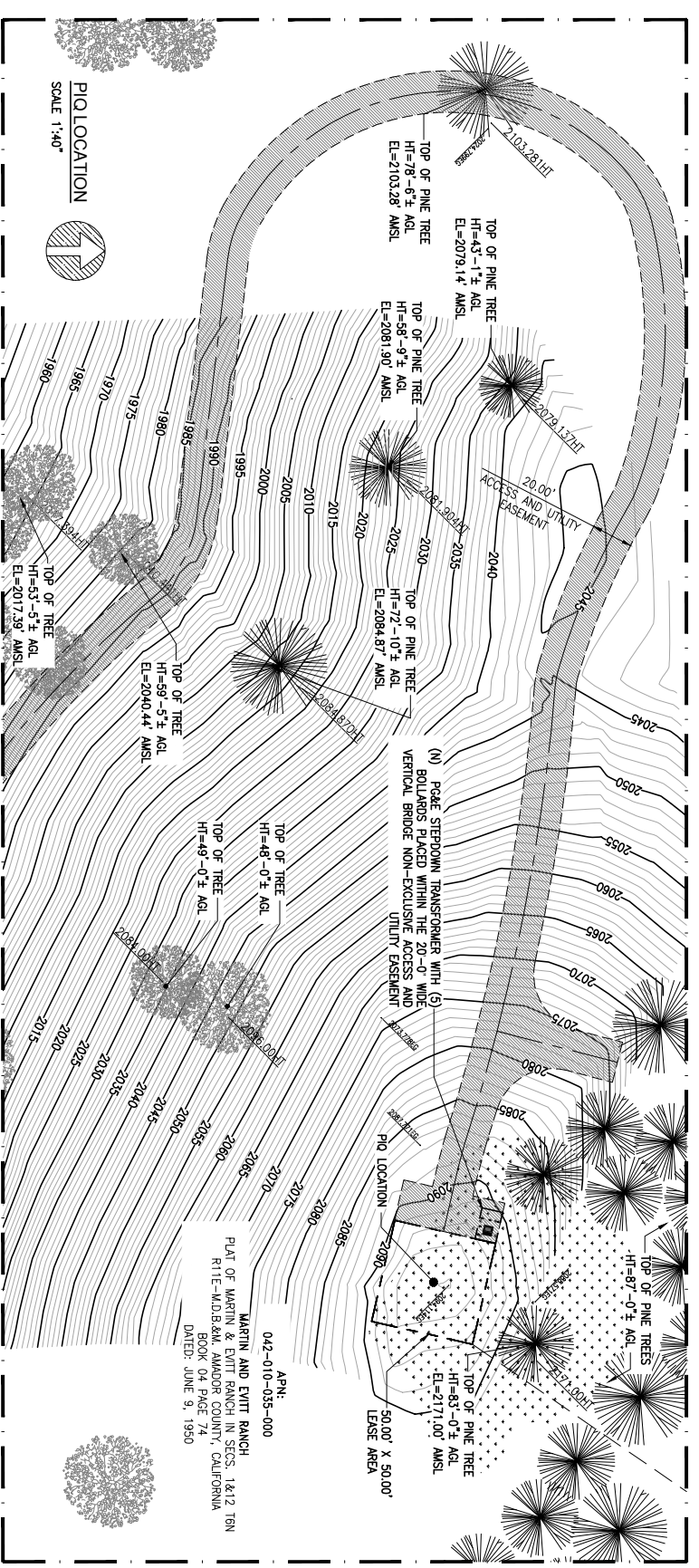
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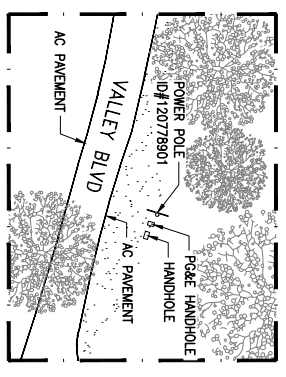
LS-3

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AUK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - FIELD SURVEY COMPLETED ON MAY 04, 2023.
 - ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC RIGHT OF WAY.
 - NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
 - THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

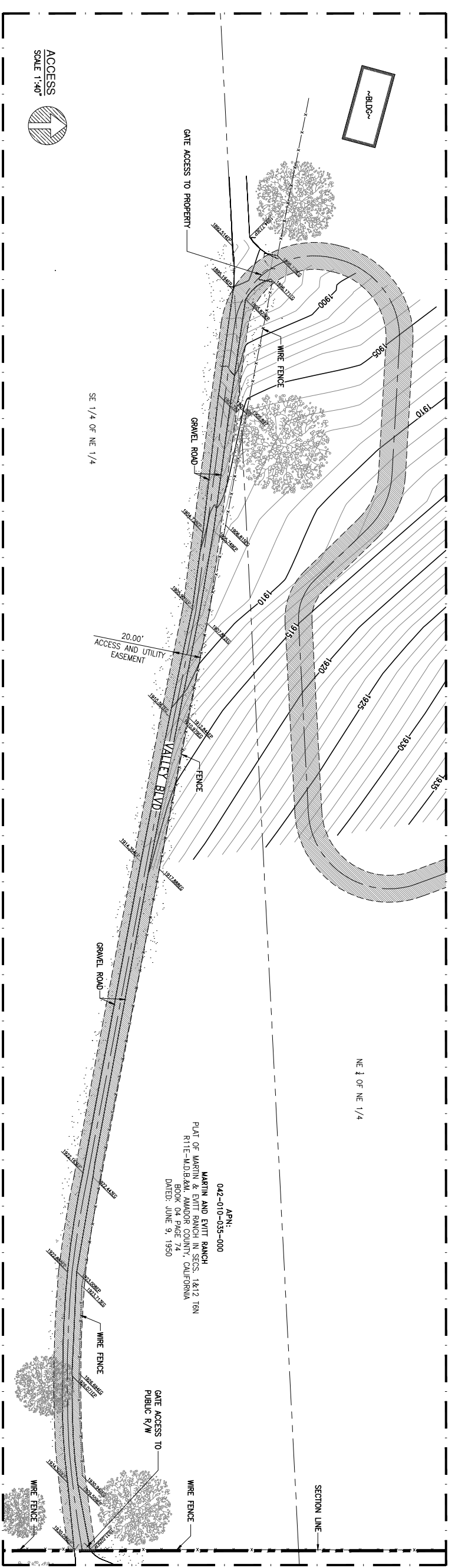
- LEGEND**
- CENTER LINE
 - PROPERTY LINE
 - CHAIN-LINK FENCE
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - DESCRIBED LINE
 - CMU WALL
 - TOP OF WALL
 - TOP OF CURB
 - BACK-OF-WALK
 - FINISHED SURFACE
 - EXISTING GRADE
 - PED
 - JUNCTION BOX
 - HH
 - HH
 - VAULT
 - TRANSFORMER
 - WATER VALVE
 - OV
 - VALVE
 - SMWH
 - SDMH
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - GUY WIRE
 - CATCH BASIN
 - FIRE HYDRANT
 - TREE
 - POWER POLE
 - MONUMENT FD. (AS NOTED)



COORDINATES
 LATITUDE: 38°23'35.51" N (38.393197)
 LONGITUDE: 120°42'32.02" W (-120.708894)



UTILITY CONNECTION
 SCALE 1"=40'





750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL 33487
561.948.6367

SITE ACQUISITION



**ASSURANCE
DEVELOPMENT**

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	ISSUED FOR ZONING	CV	DATE
0	ISSUED FOR ZONING	JC	08/28/23
A	ISSUED FOR REVIEW	JC	05/22/23
NO.	SUBMITTAL/REVISION	BY	DATE

DRAWN: JC
DESIGNED: JC
CHECKED: App

PROJECT NUMBER: US-CA-5443

PROJECT TITLE:

**US-CA-5443
SC60136C
DUSTY LANE
17140 VALLEY BLVD
JACKSON, CA 95642**

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

DRAWING SCALE:
AS NOTED
ZD

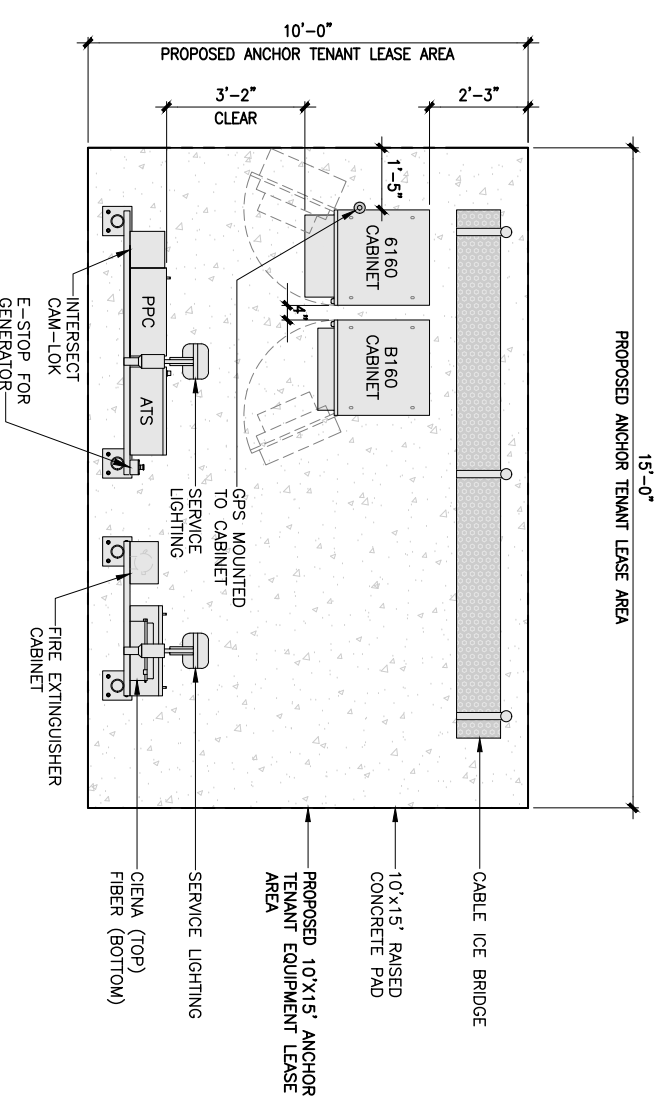
DATE: 05/22/23

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

A2





NOT USED

3 EQUIPMENT PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

1

NO.	DESCRIPTION	BY	DATE
0	ISSUED FOR ZONING	CV	08/28/23
A	ISSUED FOR REVIEW	JC	05/22/23
	SUBMITTAL/REVISION		

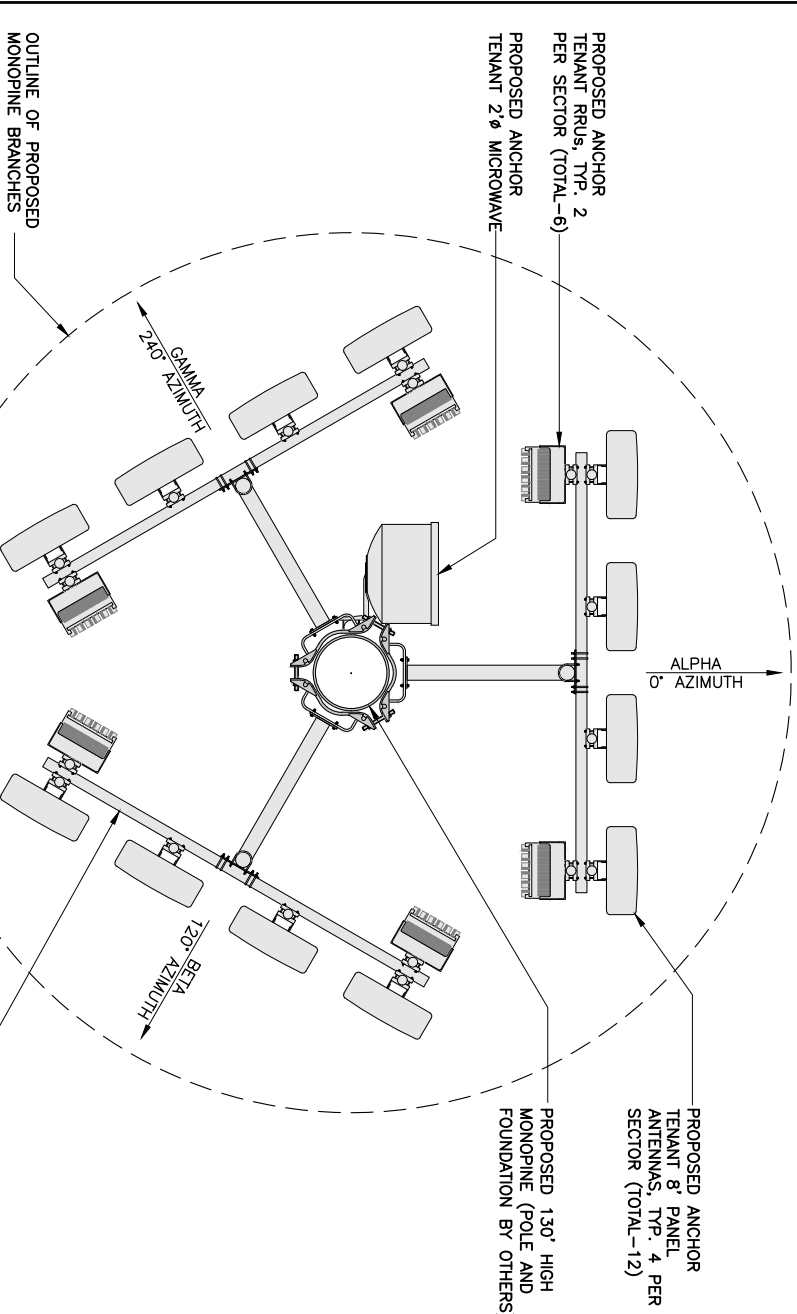
DRAWN: JC
DESIGNED: JC
CHECKED: App

PROJECT NUMBER: US-CA-5443

PROJECT TITLE:

US-CA-5443
SC60136C
DUSTY LANE
17140 VALLEY BLVD
JACKSON, CA 95642

ENGINEER STAMP:



NOT USED

4 ANTENNA PLAN

SCALE 1/2"=1'-0" 0 1' 2' 4'

2

DRAWING TITLE:
**EQUIPMENT AND
ANTENNA PLAN**

DRAWING SCALE:
AS NOTED
ZD

DATE: 05/22/23

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

A4



750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL 33487
561.948.6367

SITE ACQUISITION



**ASSURANCE
DEVELOPMENT**

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.766.5079

NO.	ISSUED FOR ZONING	CV	DATE
0	ISSUED FOR ZONING	JC	08/28/23
A	ISSUED FOR REVIEW	JC	05/22/23
NO.	SUBMITTAL/REVISION	BY	DATE

DRAWN: JC
DESIGNED: JC
CHECKED: App

PROJECT NUMBER: US-CA-5443

PROJECT TITLE:

**US-CA-5443
SC60136C
DUSTY LANE
17140 VALLEY BLVD
JACKSON, CA 95642**

ENGINEER STAMP:

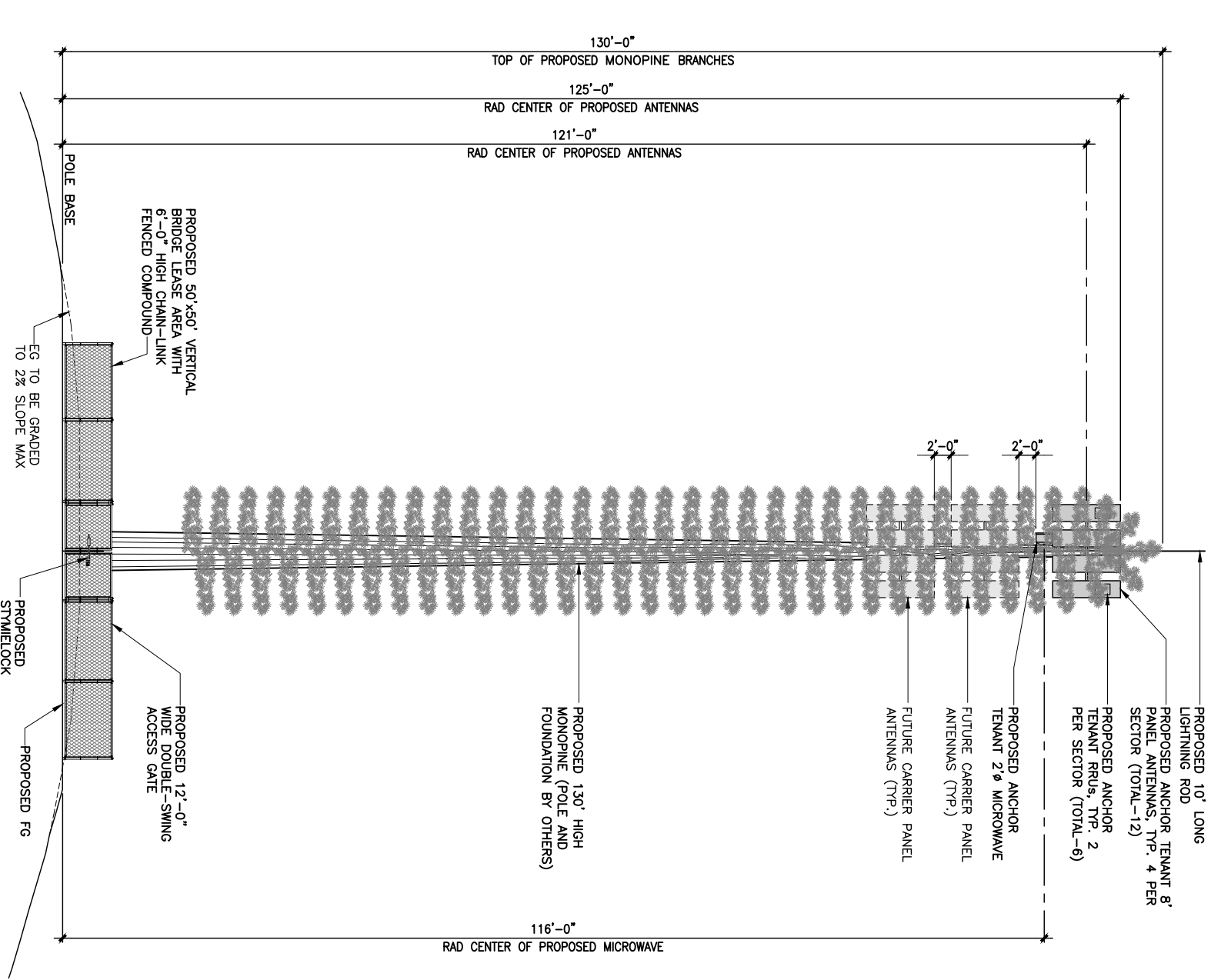
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ELEVATIONS

DRAWING SCALE:
AS NOTED
DATE: 06/22/23
ZD

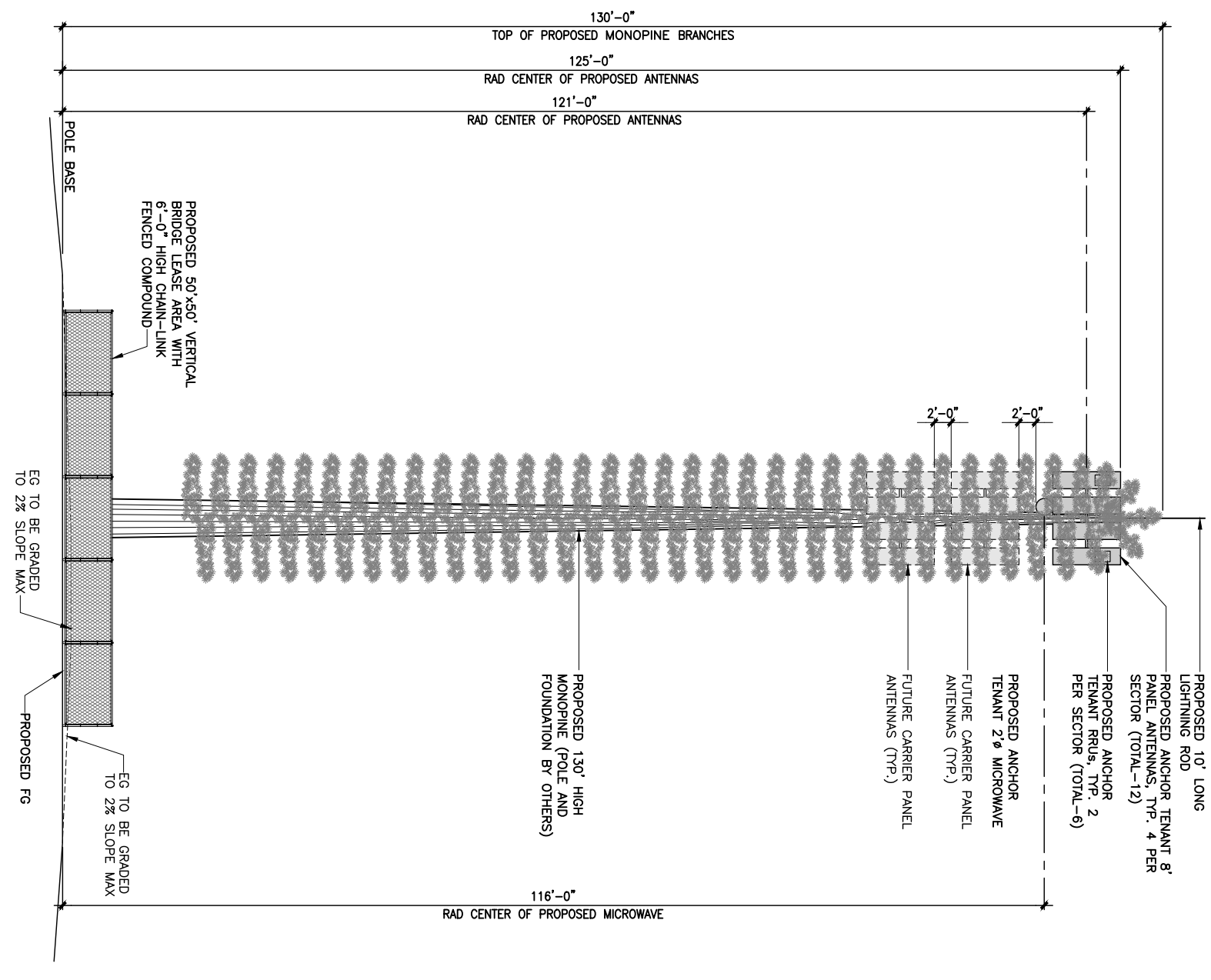
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

A5



WEST ELEVATION



SOUTH ELEVATION



ALTERNATE
SITE AND
NETWORK
ANALYSIS

Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Alternative Site Analysis

The following map shows the vicinity surrounding the proposed facility, and the red circle marks the site's "search ring" which indicates the area in which a deficit in coverage was detected. The yellow markers indicate alternative sites that were investigated. We looked at a total of six (6) alternative sites within the search ring (see list of APN and Landlord's below).

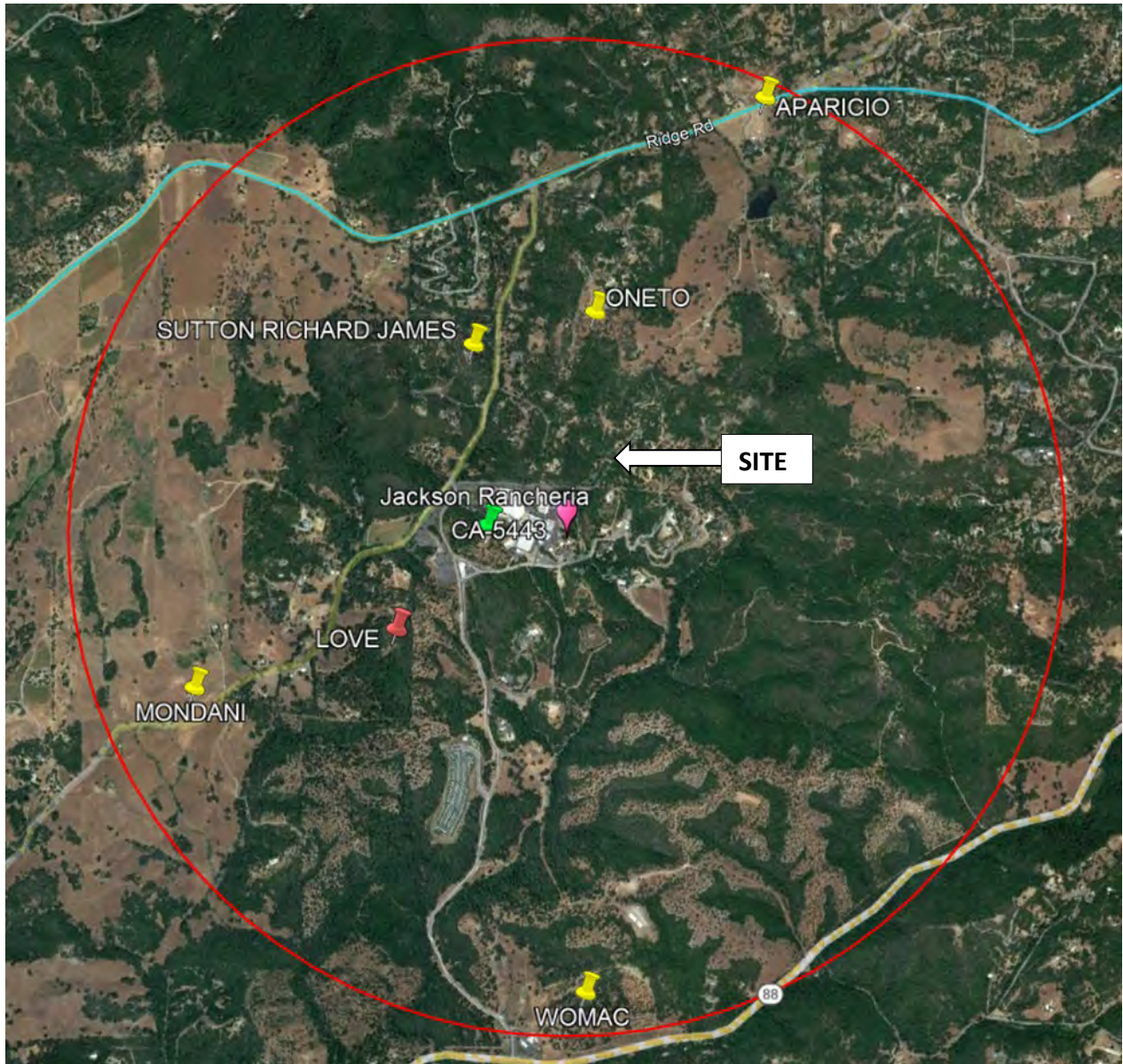
Three (3) locations failed to meet coverage requirements due to topographic and physical obstructions. The three (3) remaining alternative sites that were investigated were unable to move forward because the property owners were either unresponsive or unwilling to grant the required permissions for the proposed development.

It is for these reasons that we are locating on the subject property and not on any other parcels within the search ring. The proposed project location would meet the coverage footprint requirements of our project and the Landlord has granted us permission to pursue this project on their property. Moreover, the proposed development complies with all design code parameters (e.g. setback, height max requirements, etc.) and falls within allowed uses per the zoning of this parcel.

Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Alternative Site Map – Search Ring Area



Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

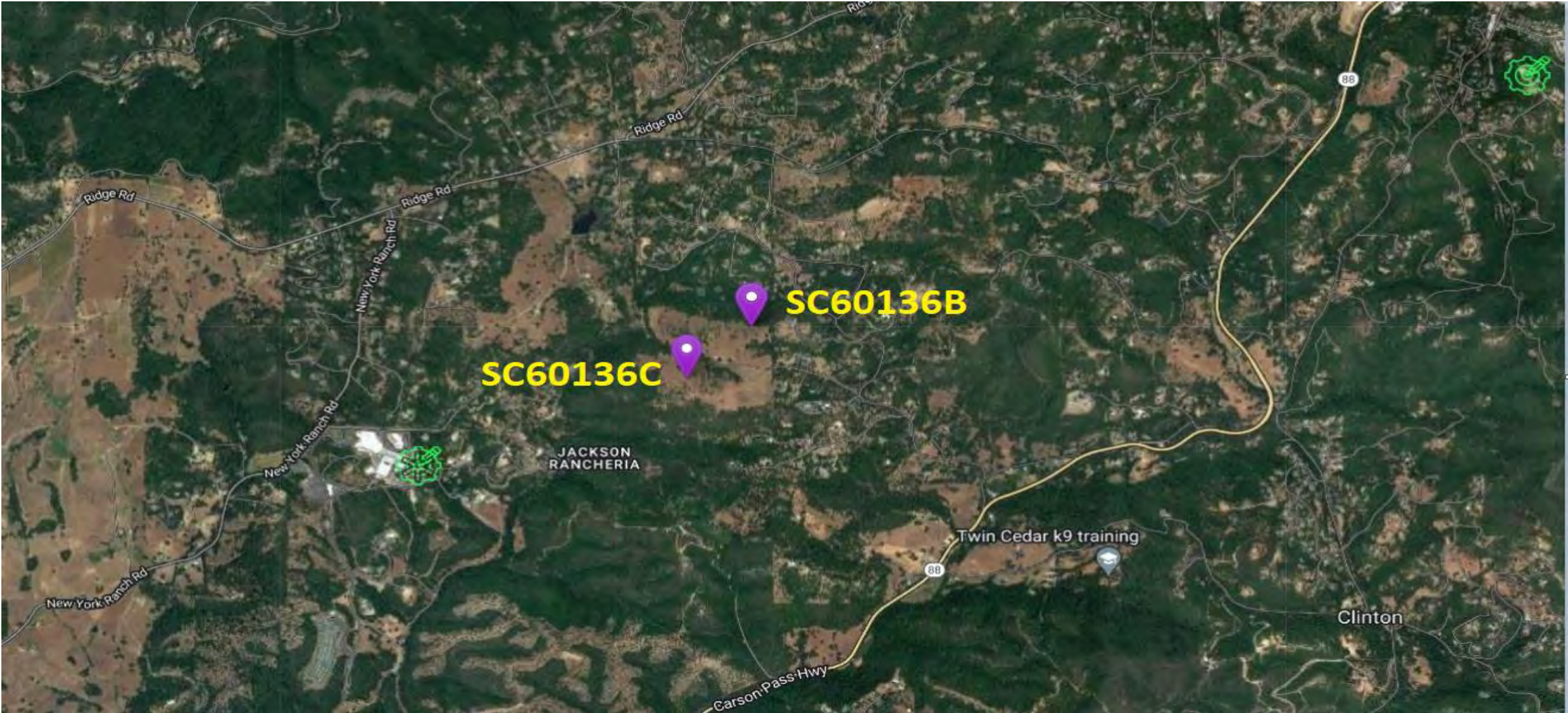
Alternative Site List

1. JACKSON RANCHERIA (APN: 042010047000): Property owner is unwilling to enter into a lease.
2. SUTTON RICHARD JAMES (APN: 04218006000): Location does not meet the coverage objective.
3. ONETO (APN: 042010034000): Property owner did not respond to lease offer.
4. APARICIO (APN: 042070042000): Location does not meet the coverage objective.
5. LOVE (APN: 044110109000): Property owner did not respond to lease offer.
6. WOMAC (APN: 044110078000): Location does not meet the coverage objective.

SC60136B and SC60136C SCIP/CSF REVIEW - Dusty Lane

Site OFF vs ON Air

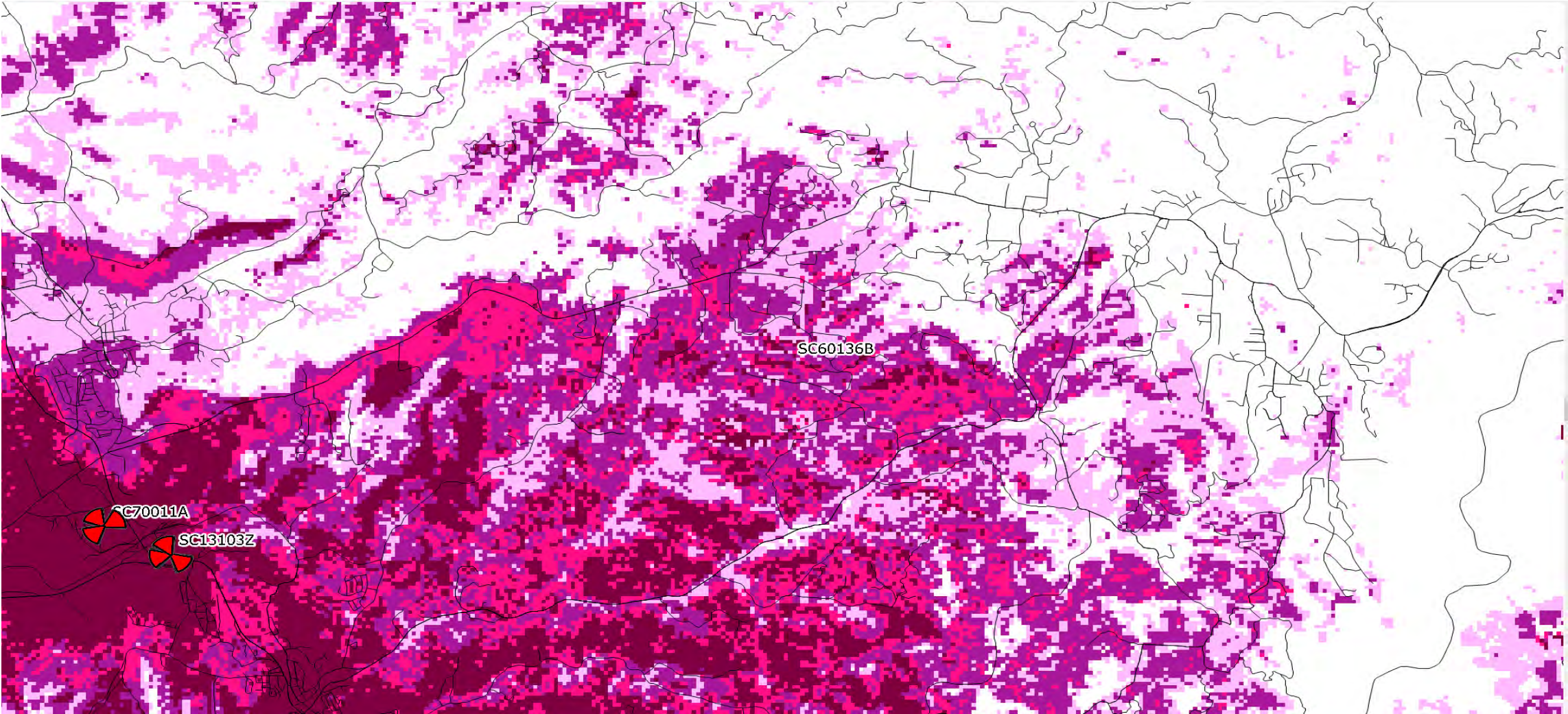
SC60136 Dusty Lane Dropped PIN



SC60136B OFF AIR

Ranges

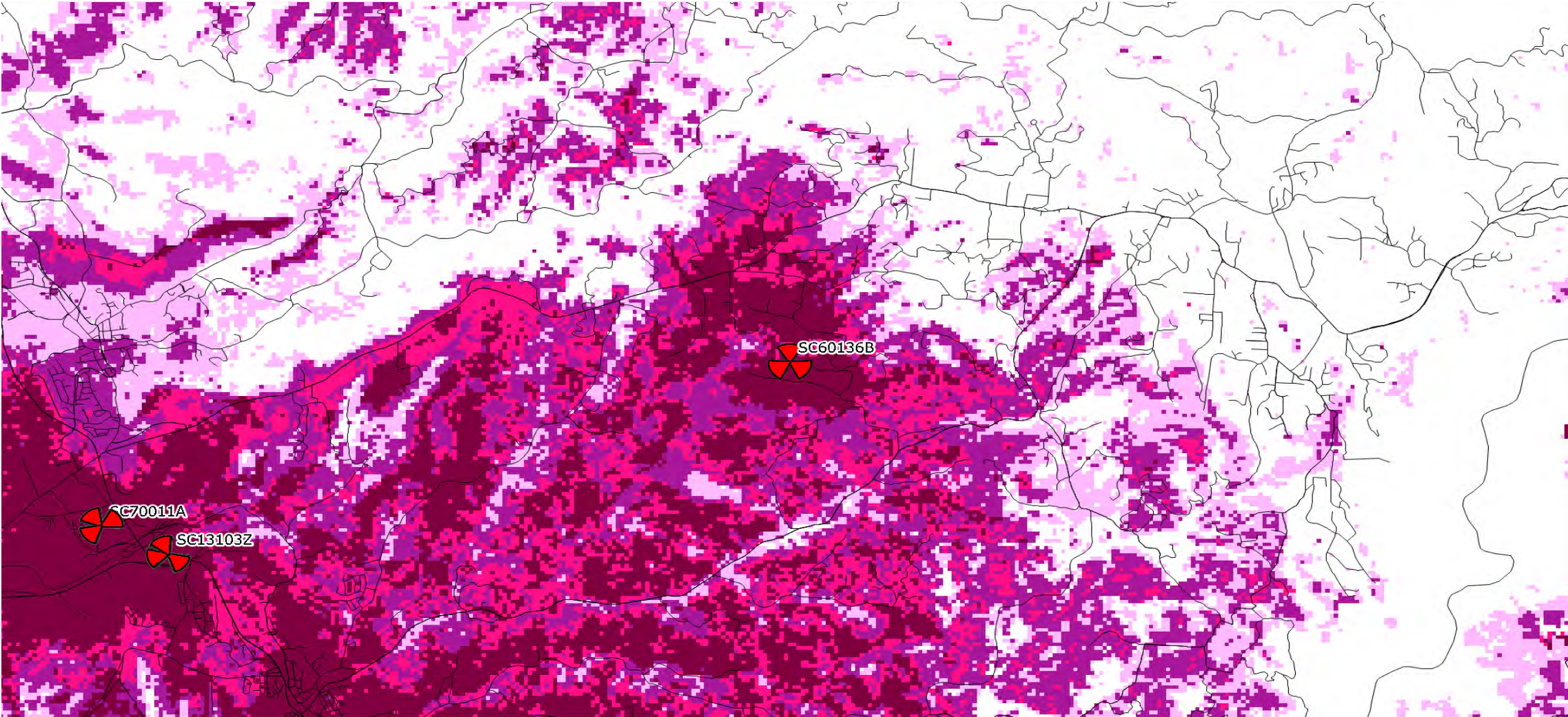
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-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



SC60136B ON AIR @ 121' RC, 0/120/240 Degrees Azimuth

Ranges

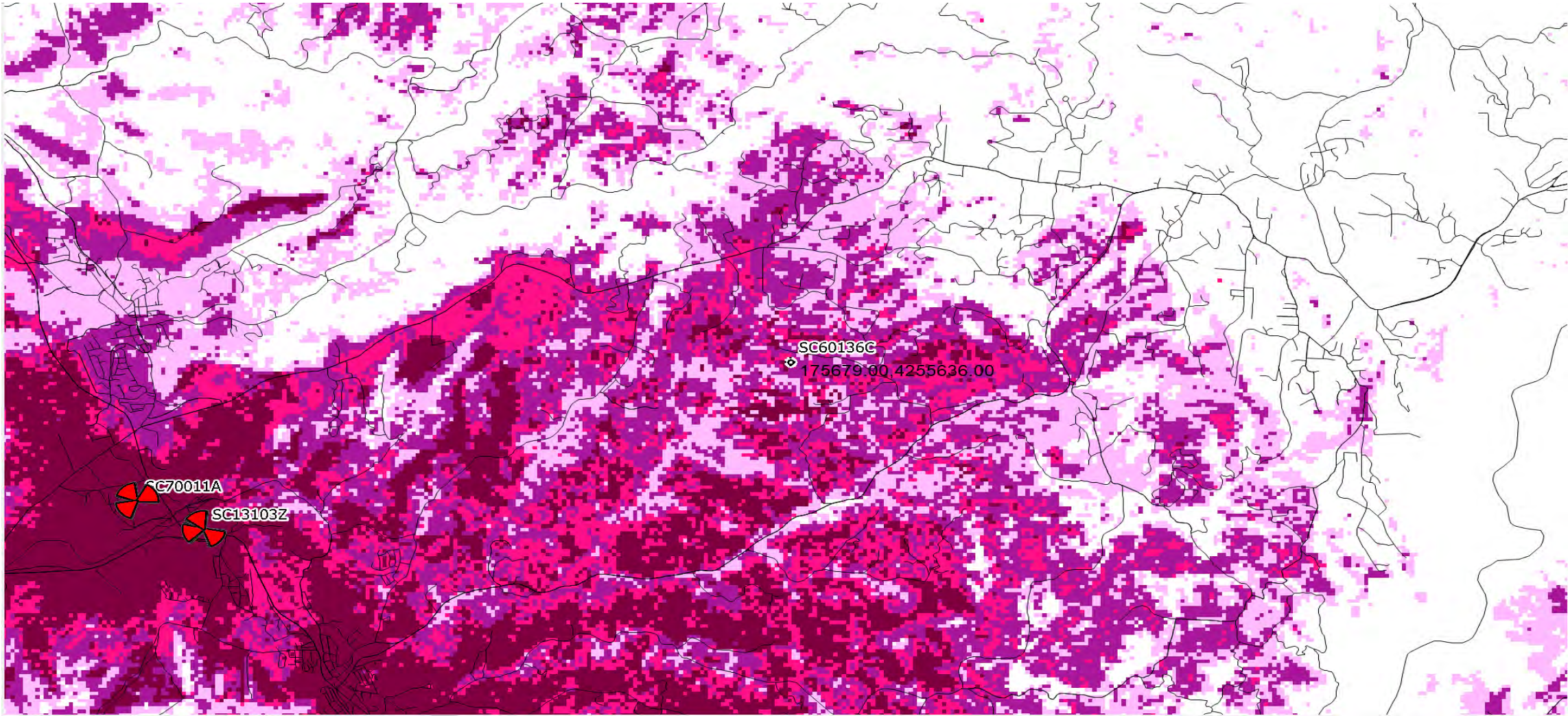
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-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



SC60136C OFF AIR

Ranges

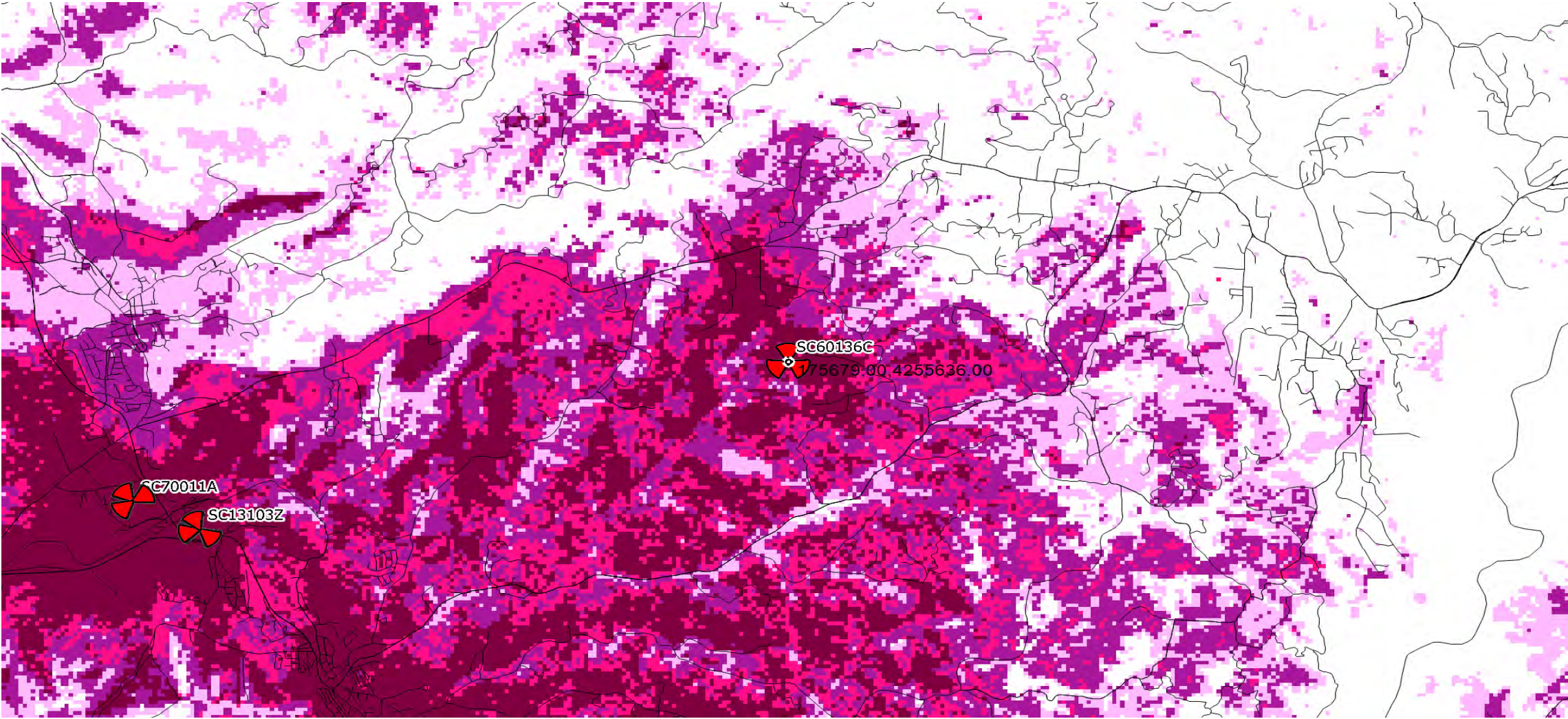
Minimum	Maximum	Label	Colour
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-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



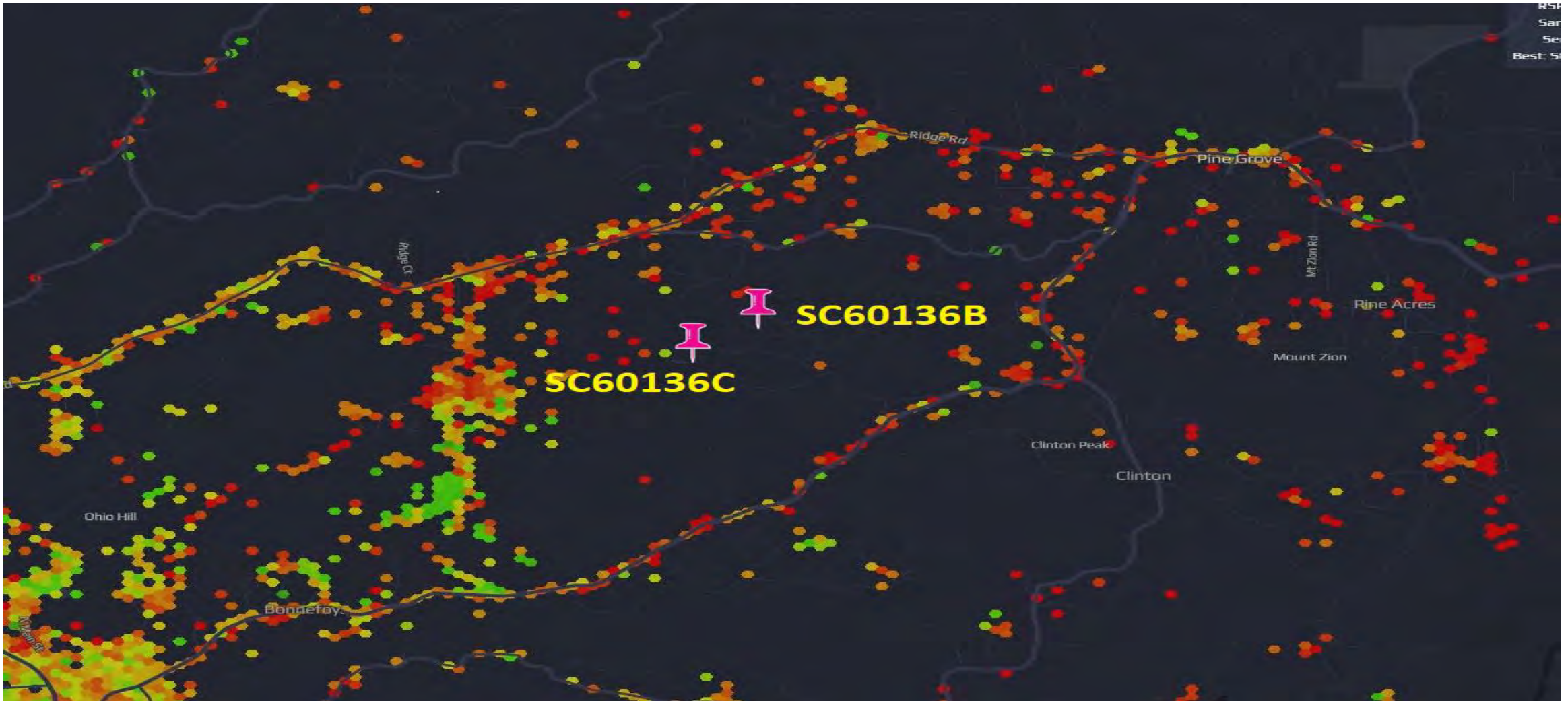
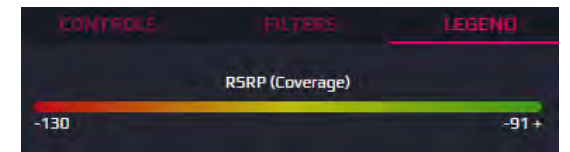
SC60136C ON AIR @ 121' RC, 0/120/240 Degrees Azimuth

Ranges

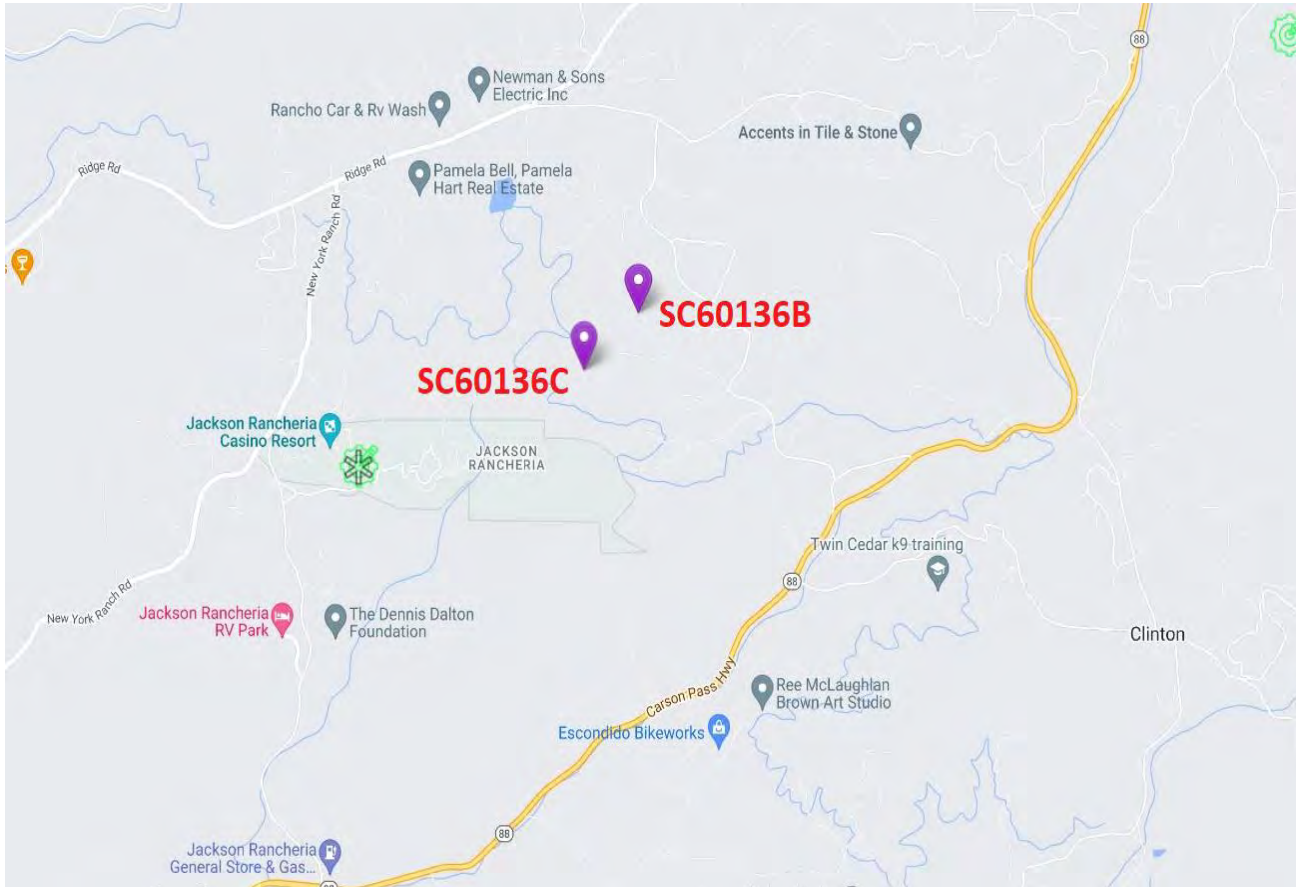
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-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



SC60136 Starling RSRP

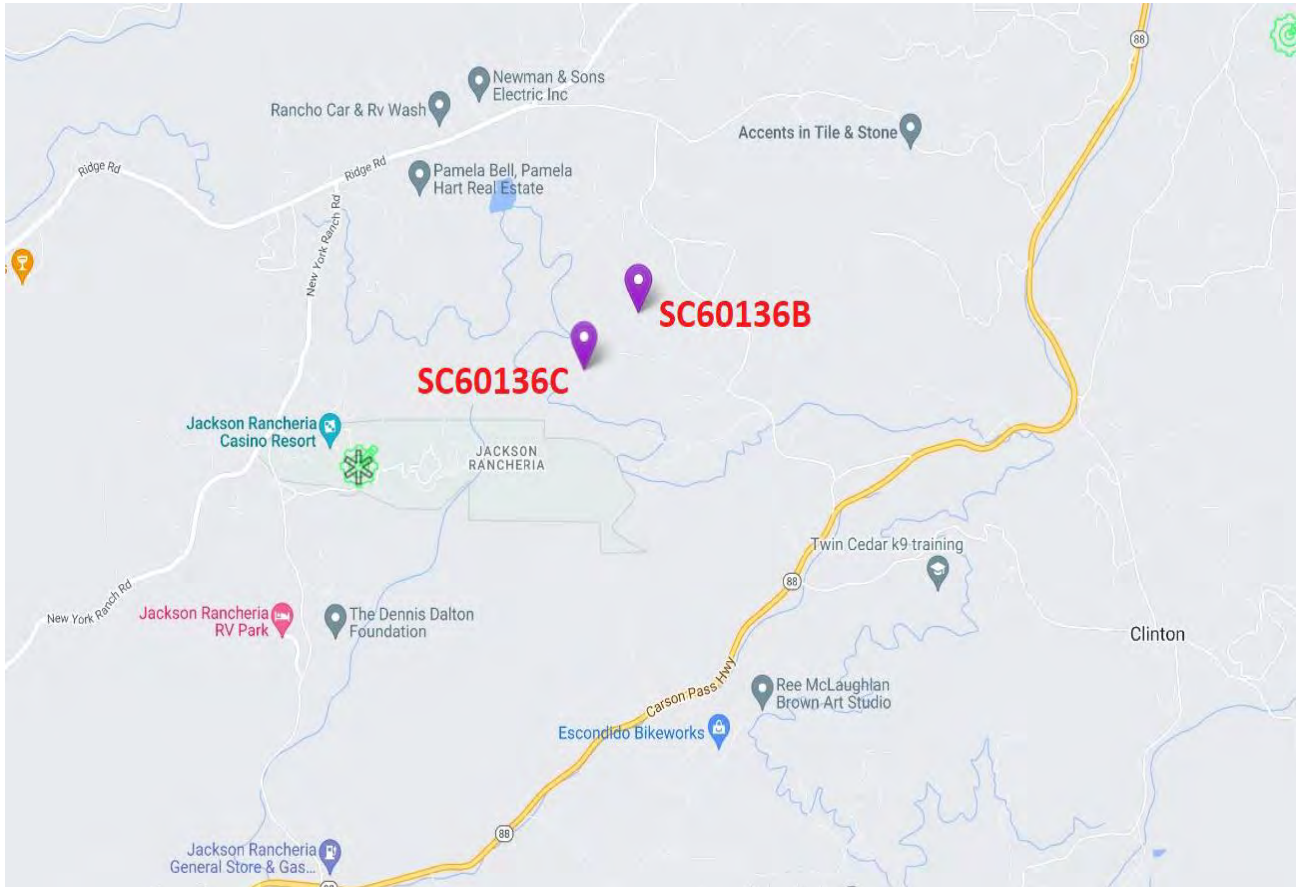


SC60454 Candidates:



- **SC60136B** 38.393197, -120.708894
- **New Build on RAW Land**
- **130' New Monopine**
- **Potential Rad Center of 121'**
- **10' X 15' Equipment Lease area**
- **50' X 50' Fenced Area**

SC60136 Candidates:



- **SC60136C** 38.390155, -120.713137
- **New Build on RAW Land**
- **130' New Monopine**
- **Potential Rad Center of 121'**
- **10' X 15' Equipment Lease area**
- **50' X 50' Fenced Area**

SC60136 Candidates Summary:

- **SC60136B is approved and preferred over SC60136C, will provide BETTER Coverage and Capacity for the underserved area of Jackson.**

Thank You

RADIO
FREQUENCY
REQUIREMENTS

Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Safe – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. The typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure. All Vertical Bridge cell towers will operate well below these standards as well.

Thank you for your time and assistance throughout the application intake and review process. Please do not hesitate to contact me should you have any questions associated with this project.

Sincerely,

Adrian Culici

Adrian Culici
Site Acquisition Planner



CELL 323 573 0045
FAX 626 322 0880
WEB assurance-development.com

**Vertical Bridge • Site No. US-CA-5443
T-Mobile West LLC • Proposed Base Station No. SC60136C
17140 Valley Boulevard • Amador County, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by Vertical Bridge, a wireless telecommunications facilities provider, to evaluate the T-Mobile West LLC base station (Site No. SC60136C) proposed to be located at 17140 Valley Boulevard in Amador County near Jackson, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

T-Mobile proposes to install directional panel antennas on a tall pole, configured to resemble a pine tree, to be sited at 17140 Valley Boulevard near Jackson. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standard

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
C-Band	3,700 MHz	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0

Vertical Bridge • Site No. US-CA-5443
T-Mobile West LLC • Proposed Base Station No. SC60136C
17140 Valley Boulevard • Amador County, California

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios”) that are connected to the traditional wired telephone lines, and the antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by Vertical Bridge, including drawings by Assurance Development, dated May 22, 2023, T-Mobile proposes to install twelve directional panel antennas – three CommScope Model FFVV-65C-R3-V1, three Ericsson Model AIR6419, and six* antennas for future operation – on an 125-foot steel pole, configured to resemble a pine tree,† to be sited on top of a hill about 870 feet to the northeast of the single-story residence located at 17140 Valley Boulevard in unincorporated Amador County, about 4 miles east of Jackson. The CommScope and Ericsson antennas would employ 2° and up to 19° downtilt, respectively, would be mounted at an effective height of about 121 feet above ground, and would be oriented in three identical groups of four at about 120° spacing, to provide service in all directions. The maximum effective radiated power in any direction would be 30,350 watts,

* It is recommended that the RF exposure conditions be re-evaluated for compliance with FCC limits at such time as these antennas are to be put into service.

† Foliage atop the pole puts the overall height at about 130 feet.

Vertical Bridge • Site No. US-CA-5443
T-Mobile West LLC • Proposed Base Station No. SC60136C
17140 Valley Boulevard • Amador County, California

representing simultaneous operation at 14,230 watts for BRS,[‡] 6,200 watts for AWS, 5,430 watts for PCS, 950 watts for 700 MHz, and 3,540 watts for 600 MHz service. Also proposed to be located on the pole, at an effective height of about 116 feet above ground, is a microwave “dish” antenna, for interconnection of this site with others in the T-Mobile network. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed T-Mobile operation, including the contribution of the microwave dish, is calculated to be 0.0091 mW/cm², which is 1.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence[§] is 0.70% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the T-Mobile antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. It is presumed that T-Mobile will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by T-Mobile West LLC at 17140 Valley Boulevard near Jackson, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

[‡] The antenna manufacturer reports maximum effective radiated power in this band of 59,310 watts, to which a duty cycle of 75% is applied; a statistical factor of 32% is also included, to account for spatial distribution of served users, based on the United Nations International Telecommunication Union ITU-T Series K, Supplement 16, dated May 20, 2019.

[§] Located about 670 feet to the east, based on the drawings.

**Vertical Bridge • Site No. US-CA-5443
T-Mobile West LLC • Proposed Base Station No. SC60136C
17140 Valley Boulevard • Amador County, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-23220, which expires on June 30, 2024. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



Manas S. Reddy
Manas S. Reddy, P.E.
707/996-5200

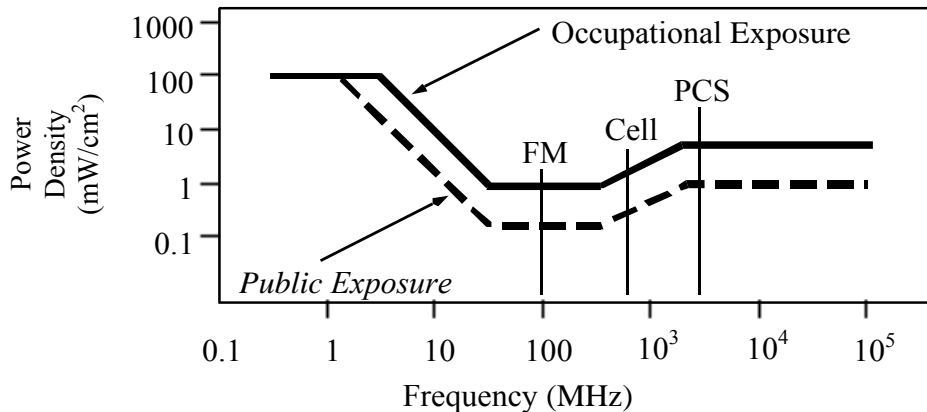
June 23, 2023

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers IEEE C95.1-2019, “Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. Hammett & Edison has incorporated conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

RFE.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

Hammett & Edison has incorporated the FCC Office of Engineering and Technology Bulletin No. 65 (“OET-65”) formulas (see Figure 1) in a computer program that calculates, at millions of locations on a grid, the total expected power density from any number of individual radio frequency sources. The program uses the specific antenna patterns from the manufacturers and allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain accurate projections of RF exposure levels. The program can account for spatial-averaging when antenna patterns are sufficiently narrow, and time-averaging is typically considered when operation is in single-frequency bands, which require time-sharing between the base station and the subscriber devices.

OET-65 provides this formula for calculating power density in the far-field from an individual RF source:

$$\text{power density} \quad S = \frac{2.56 \times 1.64 \times 100 \times \text{RFF}^2 \times \text{ERP}}{4 \times \pi \times D^2} \quad \text{in mW/cm}^2$$

where ERP = total Effective Radiated Power (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to reflections, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). This factor is typically used for all sources unless specific information from FCC filings by the manufacturer indicate that a different reflection coefficient would apply. The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density.

Because antennas are not true “point sources,” their signal patterns may not be fully formed at close distances and so exposure levels may be lower than otherwise calculated by the formula above. OET-65 recommends the cylindrical model formula below to account for this “near-field effect”:

$$\text{power density} \quad S = \frac{180}{\theta_{\text{BW}}} \times \frac{0.1 \times P_{\text{net}}}{\pi \times D \times h} \quad \text{in mW/cm}^2$$

where P_{net} = net power input to antenna, in watts,

θ_{BW} = half-power beamwidth of antenna, in degrees,

D = distance from antenna effective height to point of calculation, in meters, and

h = aperture height of antenna, in meters.

The factor of 0.1 in the numerator converts to the desired units of power density.

OET-65 confirms that the “crossover” point between the near- and far-field regions is best determined by finding where the calculations coincide from the two different formulas, and the program uses both formulas to calculate power density.



PHOTO SIMULATIONS

AERIAL MAP



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EXISTING



PROPOSED



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	 AD ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY		US-CA-5443 DUSTY LANE 17140 VALLEY BOULEVARD JACKSON, CA 95642	VIEW	SHEET
		0	6/05/23	ISSUED FOR SUBMITTAL	JFY			A	1 / 4

AERIAL MAP



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		0	6/05/23	ISSUED FOR SUBMITTAL	JFY			B	2 / 4

AERIAL MAP



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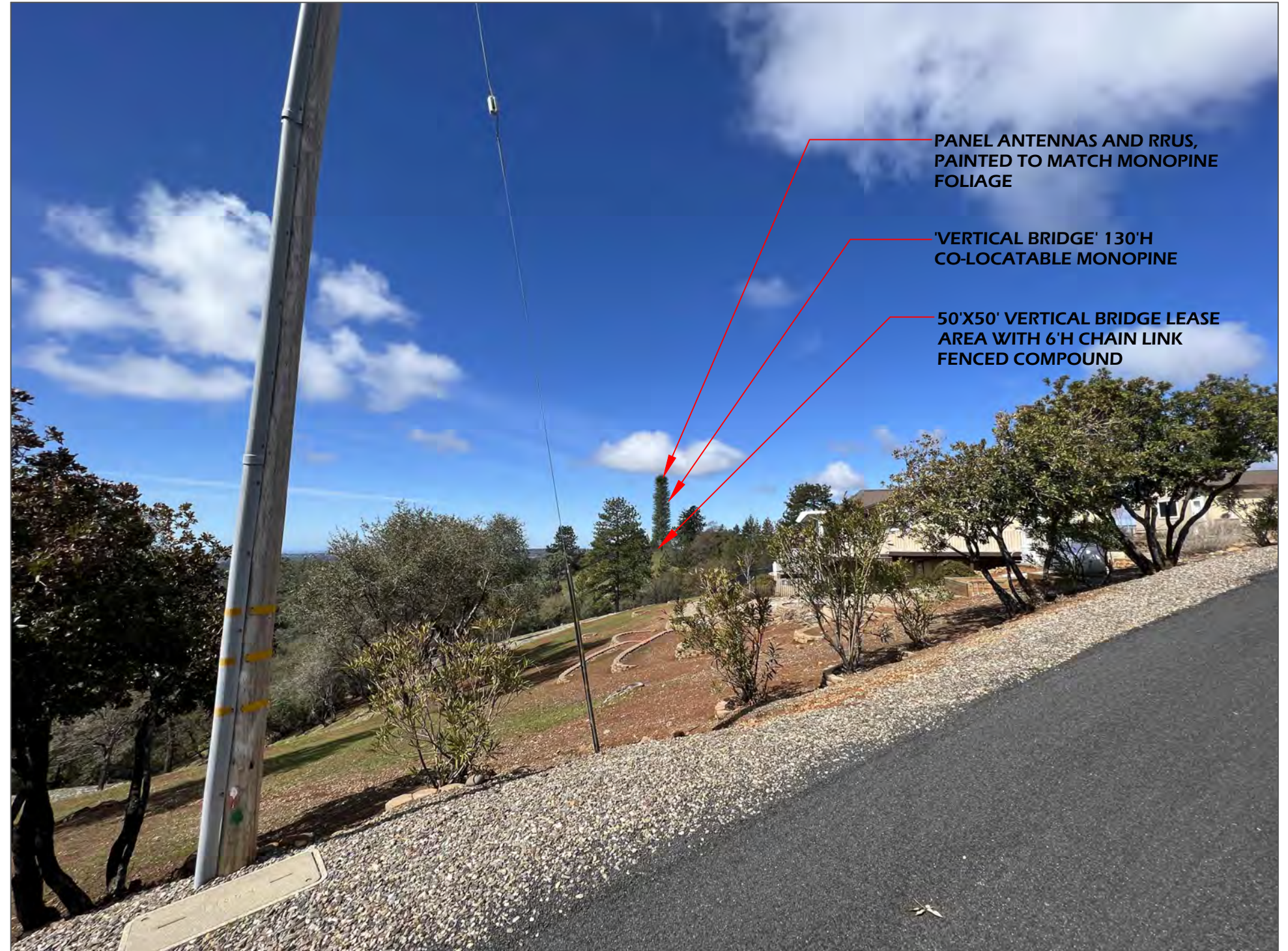
 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	 AD ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY		US-CA-5443 DUSTY LANE 17140 VALLEY BOULEVARD JACKSON, CA 95642	VIEW	SHEET
		0	6/05/23	ISSUED FOR SUBMITTAL	JFY			C	3 / 4

AERIAL MAP



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PROPOSED



EXISTING



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 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	 AD ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY		US-CA-5443 DUSTY LANE 17140 VALLEY BOULEVARD JACKSON, CA 95642	VIEW	SHEET
		0	6/05/23	ISSUED FOR SUBMITTAL	JFY			D	4 / 4

OAK
WOODLANDS
ASSESSMENT

Foothill Resource Management

Steve Q. Cannon, RPF #2316
P.O. Box 818, Pine Grove, CA 95665
(209)419-1569

Mr. Chuck Beatty, Director
Planning Department, County of Amador
810 Court Street
Jackson, CA 95642

17 June 2023

Re: Dusty Lane (Evitt) Cellular Telephone Tower Project, APN 042-010-035

Dear Mr. Beatty,

At the request of Mr. Elliott Froissart of Assurance Development, I conducted an inspection of the property referenced above. I was told by Mr. Froissart that the property is proposed to be used to build a "monopine" cellular telephone repeater tower. I received drawings of the proposed project showing me the location of the proposed tower and the approximate size of the area designed by Vertical Bridge. Mr. Froissart indicated that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcel. This letter is in response to that requirement.

Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands as a result of a project proposed to the county. The first question that must be answered is whether a project area does indeed qualify as an "Oak Woodland". The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "... oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules). California Black Oak (*Quercus kelloggii*), which is common in Amador County, is a Group B species and it can be found at the elevation of this parcel, along with Interior Live Oak (*Quercus wislizeni*) which is subject to PRC 21083.4.

On the 15th of June, 2023, I visited the property and conducted an evaluation of the property. The area to be leased and developed is small – approximately 2500 square feet. An approximate 2100 foot access road is proposed to be constructed from Dusty Lane on the Evitt property. The road will ascend the slope through the pasture area and work its way to the top of the ridge. Two switchbacks will permit the road to climb the fairly steep side slope and maintain a reasonable grade. Once the access road arrives at the ridge line, the grade to the proposed building site will be less than 12%.

My initial evaluation of the project area was done using aerial photos and then verified by the site visit I conducted on 15 June. It seemed to be obvious from the air photos and my knowledge of the area that this parcel could qualify as an "Oak Woodland", as defined by the Fish & Game Code. Oak woodlands appear to exist around a pasture area in the central part of the property as well as along the Amador Canal.

I accessed the property via Valley Drive, which ends at a cul de sac at the eastern boundary of the Evitt property. An existing graveled road parallels the north side of an un-named intermittent watercourse and leads to a metal building on the property. The proposed access road is not staked on the ground as of this time, so using the experience I have in road planning and construction, I walked an approximate road line to the top of the ridge where the proposed road switches back to the east to arrive at the location of the proposed cellular telephone tower site. Along the way, I noted the locations, sizes and species of trees that were within what I felt would be the clearing limits of the proposed 20 foot wide access road.

Tree species present on the proposed project area are: Ponderosa pine (*Pinus ponderosa*), Gray pine (*Pinus sabiniana*), Sugar pine (*Pinus lambertiana*) and Interior live oak (*Quercus wislizeni*). Most of the forested area where the road would be built is populated with the pine species. There are a few Interior live oaks, but most of the Interior live oak trees present on the property are located on the lower slopes closer to the watercourse.

Ponderosa pine diameters range from 4" to 42". Spacing between trees ranges from 8 feet to 150 feet, with an average spacing in the forested area of 30 feet. Only one Sugar pine was encountered near the top of the hill and that tree is 44 inches in diameter. Gray pines range in diameter from 4" to 22" and spacing between trees ranges from 10 feet to 200 feet with an average spacing of 45 feet. Interior live oak trees range in diameter from 6" to 14" and the areas with oak woodland have approximately 120 trees per acre.

Other plant species present are: Manzanita (*Arctostaphylos*), toyon (*Heteromeles*), chamise (*Adenostoma*), annual and perennial grasses and forbs.

As I mentioned above, I've spent a fair amount of time in the area of this proposed project, including work for the Amador Water Agency, walking the Amador Canal, which forms a boundary of the Evitt property and traverses the western portion of the property. Because of this experience, I expected to easily determine that the property qualifies as an oak woodland. Aerial photo analysis and ground truthing revealed that a large part of the property is open pasture. Because of the forested nature of the surrounding properties and the western forested portion of the property, I suspect that the Evitt property was cleared of many trees for the purpose of enhancing the livestock carrying capacity. In its current condition, approximately 98 acres of land is forested with >10% oak canopy. Therefore, the ownership as a whole certainly qualifies as Oak Woodland under the Fish and Game Code.

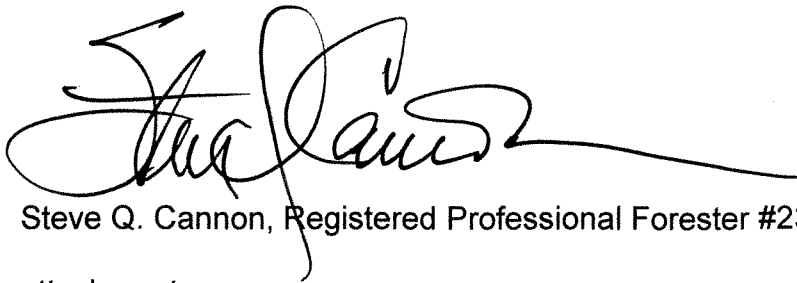
The subsequent question that needs to be answered is, "Will the proposed project have a significant effect on Oak Woodlands?" Having walked the approximate location of the proposed road and having inspected the site where the cellular telephone tower would be built, I can say with confidence that this project will not have a significant impact to the Oak Woodlands on the Evitt property. It appears to me that one or two pine trees might have to be removed on the steeper portion of the proposed road, but no oak trees will need to be removed.

Since any potential tree removal will be of Group A species under the California Forest Practice Rules, this project will not be subject to mitigation under PRC Section 21083.4.

I have attached an Assessor Parcel Map and a topographic map showing the approximate location of the Evitt parcel and the estimated location of the proposed access road and tower location.

If you have any questions, please feel free to call.

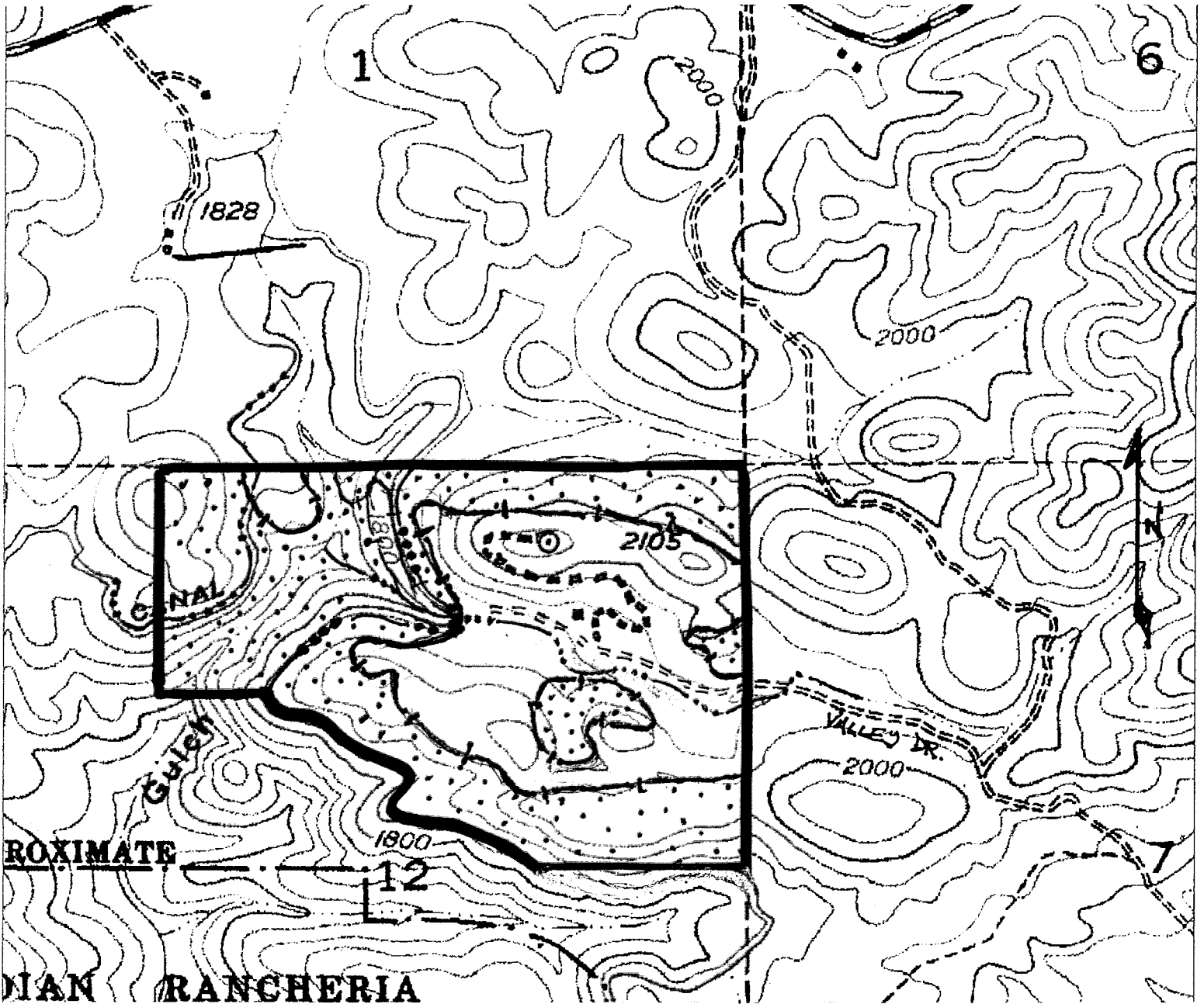
Sincerely,

A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon, Registered Professional Forester #2316

attachments

Dusty Lane Oak Woodlands Evaluation
 Township 6 North, Range 11 East, Section 1, MDB&M
 Pine Grove 7.5' Quadrangle
 Amador County



— Evitt Property Boundary

⋯ Class III watercourse

- - - Proposed road construction (approx.)

■ Structure

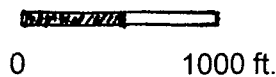
== Existing Road

⋯ Class IV watercourse

⊙ Proposed Cellular Tower

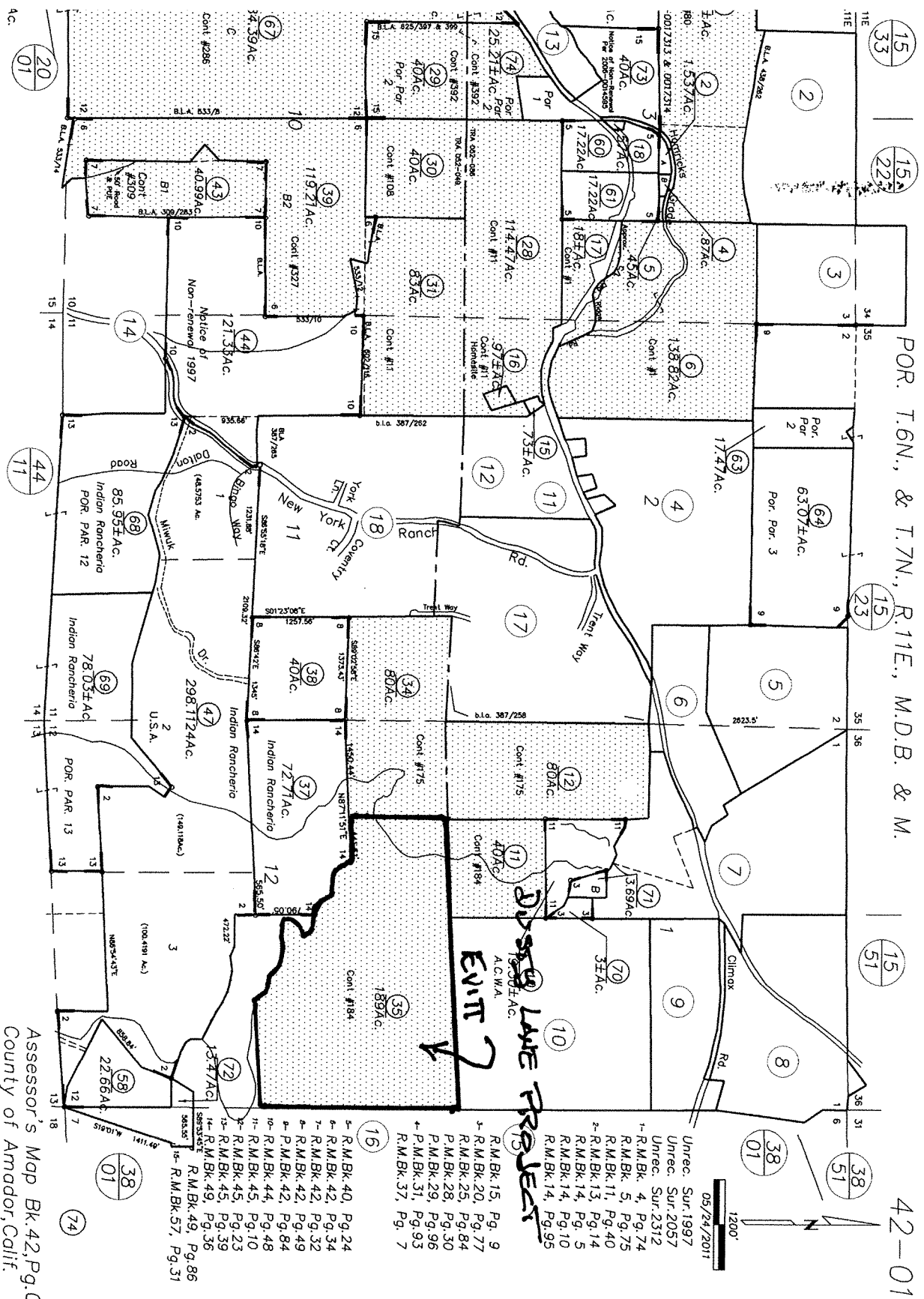
Oak woodland

Scale



Dusty Lane Oak Woodlands Evaluation

Township 6 North, Range 11 East, Section 1, MDB&M
Pine Grove 7.5' Quadrangle
Amador County



COMMENTS



Planning Department <planning@amadorgov.org>

AMA-88-PM 19.434 Monopine Wireless Tower Use Permit (UP) Evitt Russell Trust

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Amador County Planning Department <planning@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, Sep 4, 2023 at 12:27 PM

Hi Ruslan,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Monopine Wireless Tower Use Permit (UP).

The property is approximately 1.5 miles from State Route (SR) 88. The Assessor's Parcel Number is 042-010-035-000.

Caltrans has no additional comments at this time. However, Caltrans requests for all future development at this location to be included in the review process.

Thank you,

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 209.670.9488



Planning Department <planning@amadorgov.org>

TAC Project Referral - UP-23;8-1 Assurance Development - Environmental Review

Richard Vela <rvela@amadorgov.org>

Fri, Sep 22, 2023 at 9:54 AM

To: Amador County Planning Department <planning@amadorgov.org>

Upon review of this proposal, the property in question does not front on a county maintained road. As such, no encroachments are required. The Transportation and Public Works Department has no other concerns with the proposal.

[Quoted text hidden]

--

Richard R. Vela, P.E.

Director

Amador County Department of Transportation and Public Works

810 Court Street

Jackson, CA 95642

209-223-6429 Main

209-223-6457 Direct

rvela@amadorgov.org



Planning Department <planning@amadorgov.org>

TAC Project Referral - UP-23;8-1 Assurance Development - Environmental Review

Hoag, Jeff@CALFIRE <jeff.hoag@fire.ca.gov>
To: Amador County Planning Department <planning@amadorgov.org>

Mon, Sep 25, 2023 at 4:08 PM

Good Afternoon,

CAL FIRE has no comments on this application.

Thank you,



Jeff Hoag

Battalion Chief - Amador El Dorado Unit

Wildfire Resiliency Program

2840 Mt. Danaher Rd Camino 95709

Cell: (530) 708-2725



From: Amador County Planning Department <planning@amadorgov.org>
Sent: Thursday, September 21, 2023 3:38 PM
Subject: TAC Project Referral - UP-23;8-1 Assurance Development - Environmental Review

Warning: this message is from an external user and should be treated with caution.