



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): [Handwritten Signature] 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

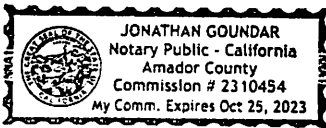
On March 7th, 2023 before me, JONATHAN GOUNDAR, Notary Public
(insert name and title of the officer)

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.

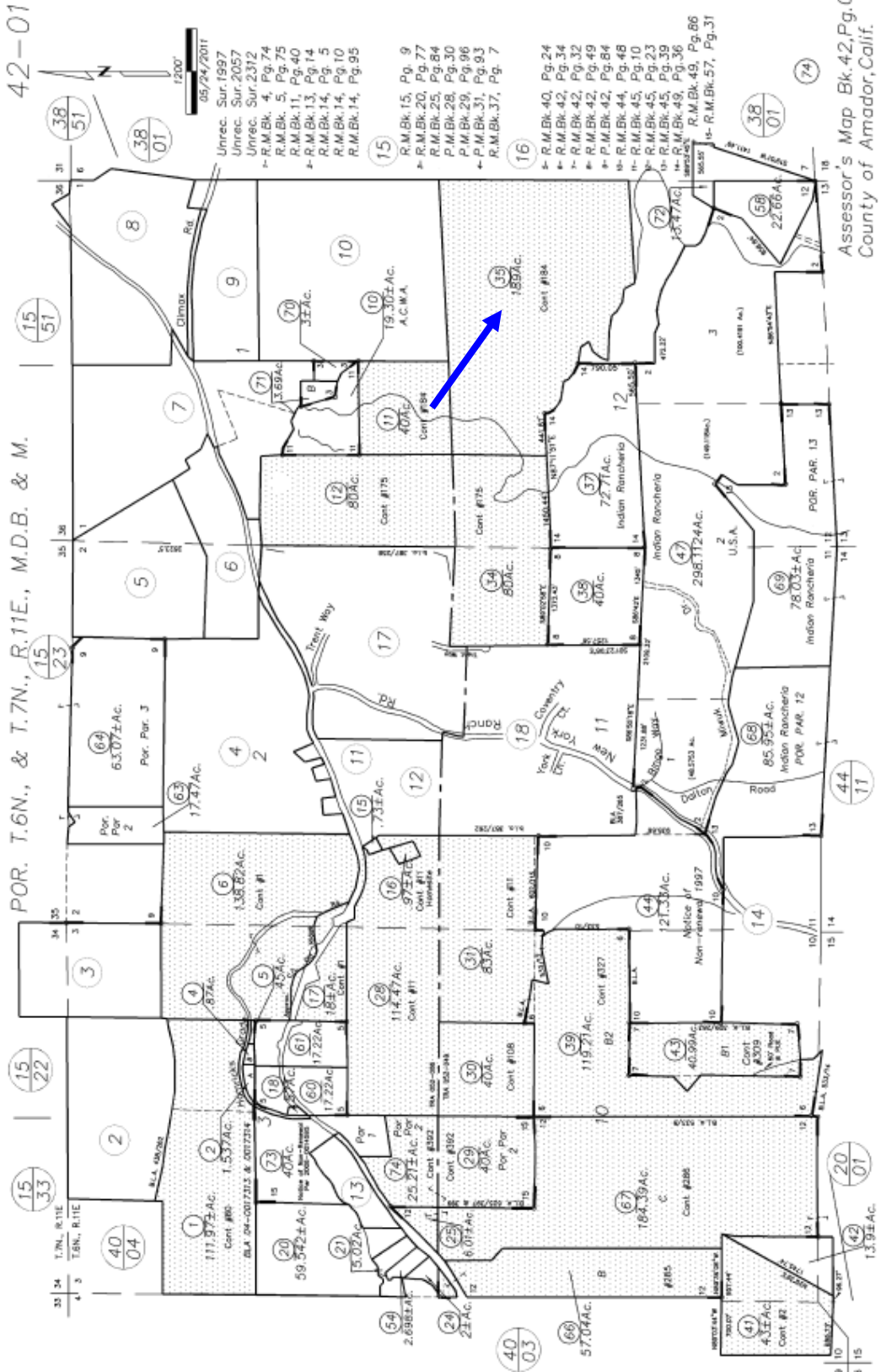
Signature [Handwritten Signature] (Seal)



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.

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.

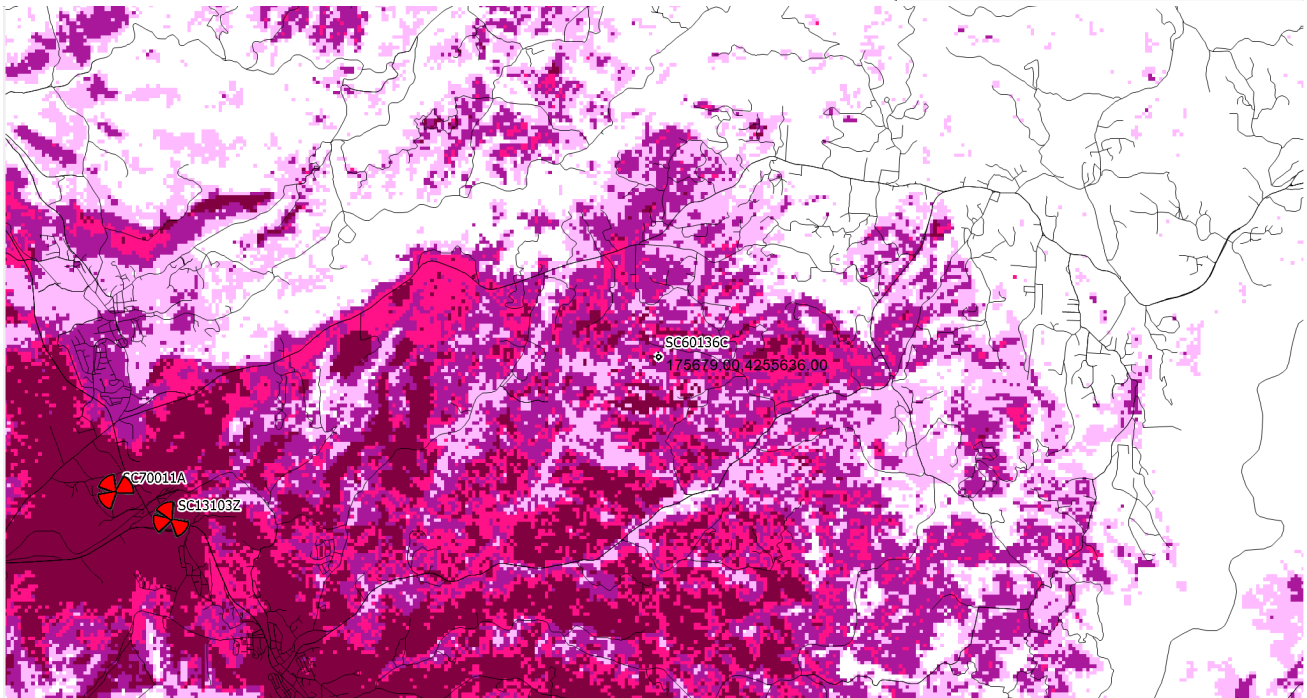
- 5. The use and development will be compatible with the intended character of the area.*

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

Coverage Maps

SC60136C OFF AIR

Ranges			
Minimum	Maximum	Label	Colour
-114	-107	4	
-107	-97	3	
-97	-88	2	
-88	0	1	



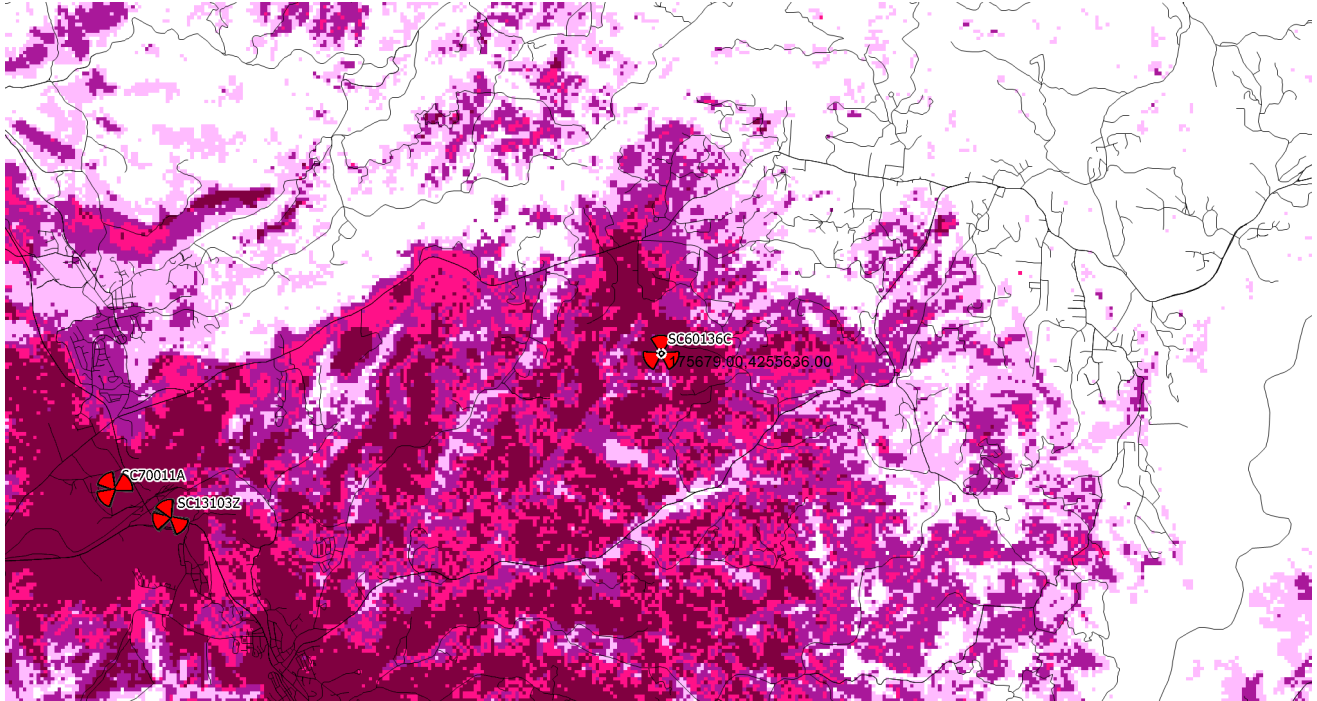
Adrian Culici
Assurance Development obo Vertical Bridge
aculici@assurance-group.com
323-573-0045

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



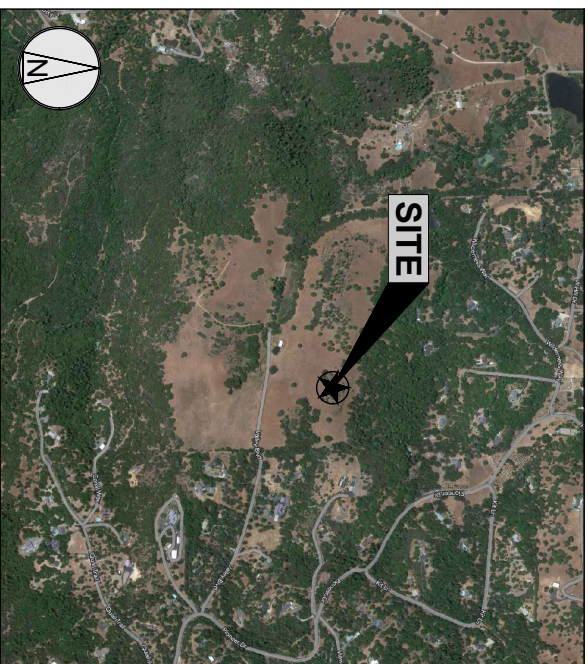
PROJECT DESCRIPTION:

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



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)



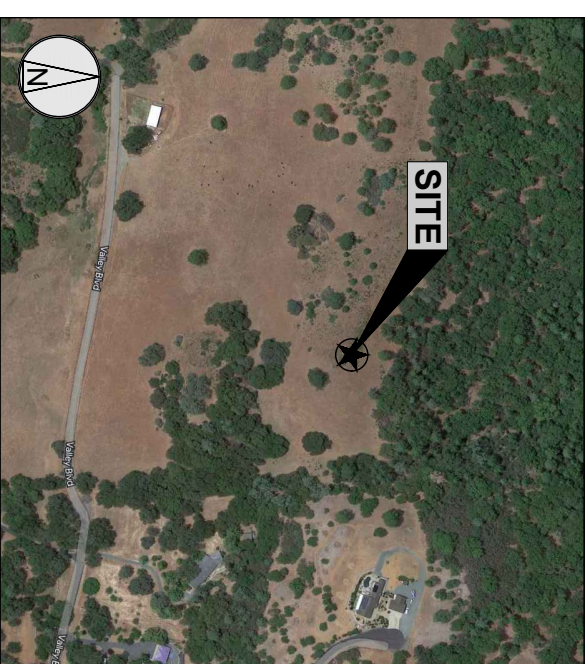
US-CA-5443 DUSTY LANE

17140 VALLEY BLVD
JACKSON, CA 95642
130' MONOPINE

TENANT SITE ID: SC60136C

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

APPROVAL BLOCK			
	APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<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
POWER COMPANY:	PG&E
TELCO COMPANY:	VOLCANO COMMUNICATIONS

UNDERGROUND SERVICE ALERT

WWW.CALIFORNIAUTILITY.ORG

CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
951.948.6367

SITE ACQUISITION

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

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'S STAMP:	

DRAWING SCALE:	ZD
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

AD ASSURANCE DEVELOPMENT ENGINEER
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91300
 626.216.2024



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

1	FINAL SURVEY	U	06/23/23
0	PRELIMINARY SURVEY	AB	06/12/23
NO.	SUBMITTAL/REVISION	BY	DATE
DRAWN:	AB		
DESIGNED:	AMK		
CHECKED:	AMK		
PROJECT NUMBER:	US-CA-5443		
PROJECT TITLE:	US-CA-5443		

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

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

DRAWING NUMBER:
LS-1

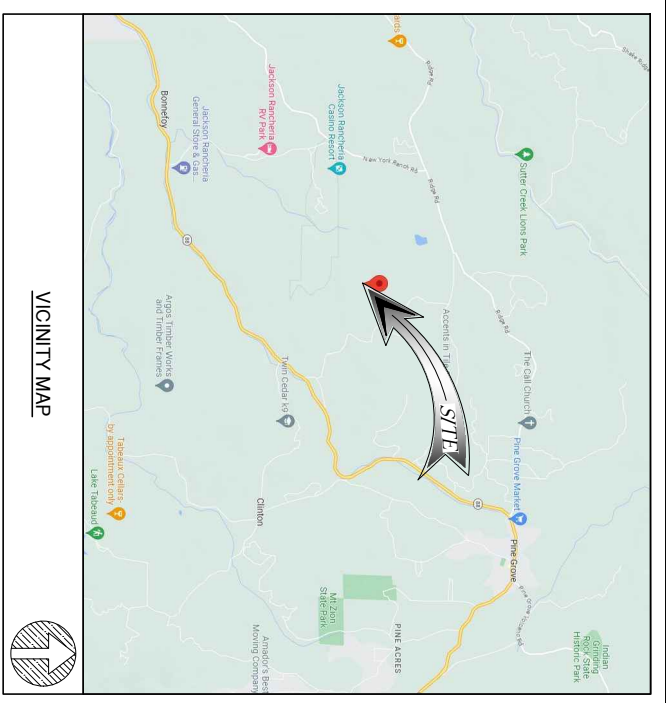
SURVEYOR CERTIFICATION

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 DECLARATION 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.

Andrew J. Koltafary
 Andrew J. Koltafary, PLS
 03/31/24

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

MAY 12, 2023
 DATE



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.

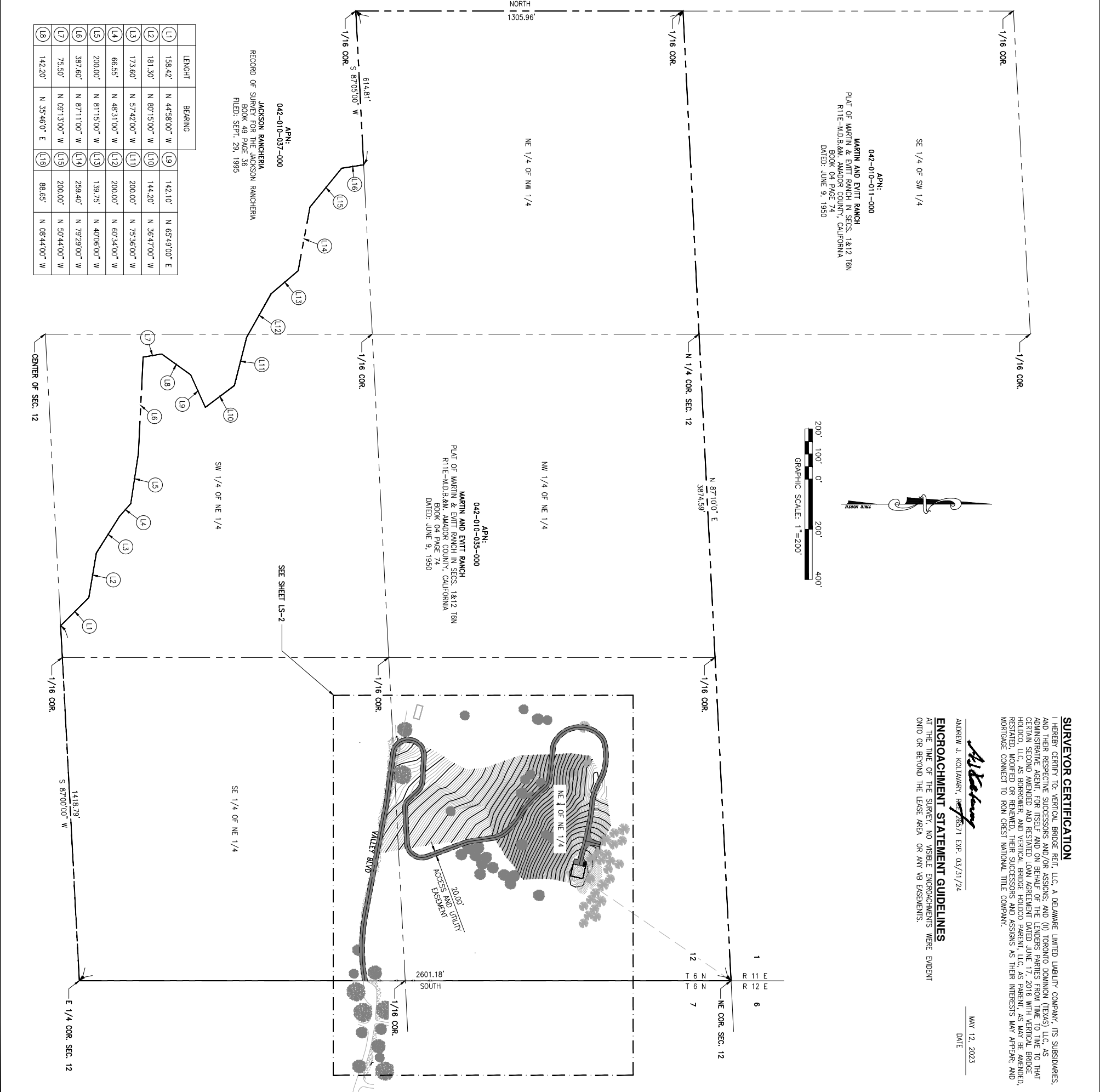
BASIS OF ELEVATIONS: (NAVD 1988)
 SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 128" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD80, 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 METERED FROM THE CENTER LINE OF SAID WATER DITCH, A STRIP OF LAND MENTIONED IN THE LIND METERED FROM THE CENTER LINE OF SAID WATER DITCH, THEREOF WHICH COURSES THROUGH SECTION 12, TOWNSHIP 6 N, R 11 E, MDB&M, & 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

- 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)
- 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)
- 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) UNPATEDENTED 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)
- 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)
- 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 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)
- 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)





750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL 33487
561.948.6387

AD
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.2024

APX
ENGINEER
2907 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92650
714.629.9027

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

DRAWING NUMBER:
LS-2

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

LEASE AREA
A PARCEL OF LAND LYING WITHIN THAT PORTION OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 11 EAST, M.D.B.&M. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 34°30'16" WEST 718.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°50'14" WEST 50.00 FEET; THENCE NORTH 77°09'46" WEST 50.00 FEET; THENCE NORTH 12°50'14" EAST 50.00 FEET; THENCE SOUTH 77°09'46" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING;

ACCESS AND UTILITY EASEMENT
THOSE STRIPS OF LAND LYING WITHIN THAT PORTION OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 11 EAST, M.D.B.&M. SAID STRIPS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1
A STRIP OF LAND 10.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION SOUTH 1461.13 FEET TO THE TRUE POINT OF BEGINNING; ALSO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, A RADIAL LINE FROM SAID POINT BEARS NORTH 9°38'52" WEST, HAVING A RADIUS OF 960.68 FEET; THENCE WESTERLY 76.90 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 4°35'11" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTH, A RADIAL LINE FROM SAID POINT BEARS NORTH 3°02'18" WEST, HAVING A RADIUS OF 925.95 FEET; THENCE WESTERLY 131.38 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 8°07'46" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTH, A RADIAL LINE FROM SAID POINT BEARS NORTH 6°38'09" EAST, HAVING A RADIUS OF 786.69 FEET; THENCE WESTERLY 71.57 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 5°12'59" WEST 211.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY 101.10 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 96°32'33"; THENCE NORTH 14°13'27" EAST 3.24 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 75°46'33" EAST, HAVING A RADIUS OF 60.09 FEET; THENCE NORTHWESTERLY 82.22 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 78°59'42"; THENCE SOUTH 60.00 FEET; THENCE 98.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY 44.63 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 4°23'11"; THENCE SOUTH 44°09'40" EAST 54.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY 34.06 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 48°46'50"; THENCE NORTH 87°03'30" EAST 141.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY 112.42 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 107°21'03"; THENCE NORTH 207°17'33" WEST 164.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY 12.14 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 1°13'35"; THENCE NORTH 8°41'59" WEST 84.64 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 85°38'37" WEST, HAVING A RADIUS OF 115.10 FEET; THENCE NORTHWESTERLY 88.24 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 33°58'04" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 28°19'19" WEST, HAVING A RADIUS OF 279.44 FEET; THENCE NORTHWESTERLY 103.83 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 2°11'72"; THENCE NORTHWESTERLY 35°35'53" EAST, HAVING A RADIUS OF 501.42 FEET; THENCE NORTHWESTERLY 129.98 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 1°45'11" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 50°17'23" WEST, HAVING A RADIUS OF 60.00 FEET; THENCE 125.17 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS NORTH 6°46'51" EAST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY 23.00 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 2°15'80" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST, A RADIAL LINE FROM SAID POINT BEARS NORTH 28°44'55" EAST, HAVING A RADIUS OF 114.14 FEET; THENCE NORTHWESTERLY 215.87 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 108°21'36" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 42°33'30" EAST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY 30.27 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 28°54'21" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH, A RADIAL LINE FROM SAID POINT BEARS SOUTH 13°59'08" EAST, HAVING A RADIUS OF 218.47 FEET; THENCE EASTERLY 130.50 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 3°47'32" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 20°14'24" WEST, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY 10.47 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 9°59'46" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS NORTH 30°14'10" EAST, HAVING A RADIUS OF 34.79 FEET; THENCE SOUTHWESTERLY 86.42 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 14°14'16" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS NORTH 15°59'54" EAST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY 7.92 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 1°12'03" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 4°39'17" WEST, HAVING A RADIUS OF 983.23 FEET; THENCE SOUTHWESTERLY 168.59 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 9°49'28" TO A POINT HERENAFTER REFERRED TO AS POINT "A". ALSO TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 1°42'45" WEST, HAVING A RADIUS OF 983.23 FEET; THENCE SOUTHWESTERLY 56.56 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 3°17'44" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS NORTH 15°47'56" EAST, HAVING A RADIUS OF 383.14 FEET; THENCE SOUTHWESTERLY 23.66 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 3°32'20" TO A POINT HERENAFTER REFERRED TO AS POINT "A".

ALSO, BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 1°42'45" WEST 60.00 FEET.

PARCEL 2
A STRIP OF LAND 40.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 77°09'46" EAST 20.00 FEET TO THE POINT OF TERMINATION, THE SIDELINES OF SAID EASEMENT SHALL BE SHORTENED OR PROLONGED AT THE NORTHWESTERLY LINE OF THE LEASE AREA.

LEGEND

---	CENTER LINE
- - - -	PROPERTY LINE
— X — X —	CHAIN-LINK FENCE
— · · · —	WOOD FENCE
— [] — [] —	WROUGHT IRON FENCE
— [] — [] —	EASEMENT LINE
— [] — [] —	C&U WALL
— [] — [] —	TOP OF WALL
— [] — [] —	TOP OF CURB
— [] — [] —	BACK-OF-WALK
— [] — [] —	FINISHED SURFACE
— [] — [] —	EXISTING GRADE
— [] — [] —	PEDESTAL
— [] — [] —	JUNCTION BOX
— [] — [] —	HANDHOLE
— [] — [] —	VAULT
— [] — [] —	TRANSFORMER
— [] — [] —	WATER VALVE
— [] — [] —	GAS VALVE
— [] — [] —	VALVE
— [] — [] —	SMALLER SEWER MANHOLE
— [] — [] —	SDMH
— [] — [] —	STORM DRAIN MANHOLE
— [] — [] —	EXISTING STREET LIGHT
— [] — [] —	EXISTING SIGN
— [] — [] —	GY WIRE
— [] — [] —	CATCH BASIN
— [] — [] —	FIRE HYDRANT
— [] — [] —	TREE
— [] — [] —	POWER POLE

MONUMENTS
MONUMENT FD.
(AS NOTED)

COORDINATES
LATITUDE: 38°23'55.51" N (38.393197)
LONGITUDE: 120°42'32.02" W (-120.708894)

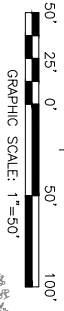
LINE DATA

NO.	BEARING	DISTANCE
L1	S 12°50'14" W	50.00
L2	N 77°09'46" W	50.00
L3	N 12°50'14" E	50.00
L4	S 77°09'46" E	50.00
L5	N 79°19'45" W	346.86
L6	N 78°25'40" W	211.74
L7	N 82°19'06" W	79.39
L8	N 14°13'27" E	3.24
L9	S 86°46'51" E	98.85
L10	N 14°13'27" E	54.64
L11	N 87°03'30" E	141.80
L12	N 20°17'33" W	164.97
L13	N 8°41'56" W	84.64
L14	N 83°13'09" E	125.17
L15	N 14°28'45" W	60.00
L16	S 77°09'46" E	20.00

CURVE DATA

NO.	LENGTH	RADIUS	DELTA
C1	76.90	960.68	4°35'11"
C2	131.38	925.95	8°07'46"
C3	71.57	786.09	5°12'59"
C4	101.10	60.00	96°32'33"
C5	82.22	60.09	78°59'42"
C6	44.63	60.00	48°46'50"
C7	44.63	60.00	48°46'50"
C8	112.42	60.00	107°21'03"
C9	12.14	60.00	1°13'35"
C10	68.24	115.10	33°58'04"
C11	103.83	279.44	2°11'72"
C12	129.98	501.42	14°51'11"
C13	45.56	60.00	43°30'32"
C14	23.00	60.00	21°58'04"
C15	215.87	114.14	108°21'36"
C16	30.27	60.00	28°54'21"
C17	130.50	218.47	34°13'32"
C18	10.47	60.00	9°59'46"
C19	86.42	347.79	14°14'16"
C20	7.92	40.00	1°12'03"
C21	168.59	983.23	9°49'28"
C22	56.56	983.23	3°17'44"
C23	23.66	383.14	3°32'20"

SECTION LINE



SEE SHEET LS-3
UTILITY CONNECTION

SEE SHEET LS-3
ACCESS

1/16 COR.

GATE ACCESS TO PROPERTY

ACCESS AND UTILITY EASEMENT

ACCESS AND UTILITY EASEMENT

ACCESS AND UTILITY EASEMENT

ACCESS AND UTILITY EASEMENT

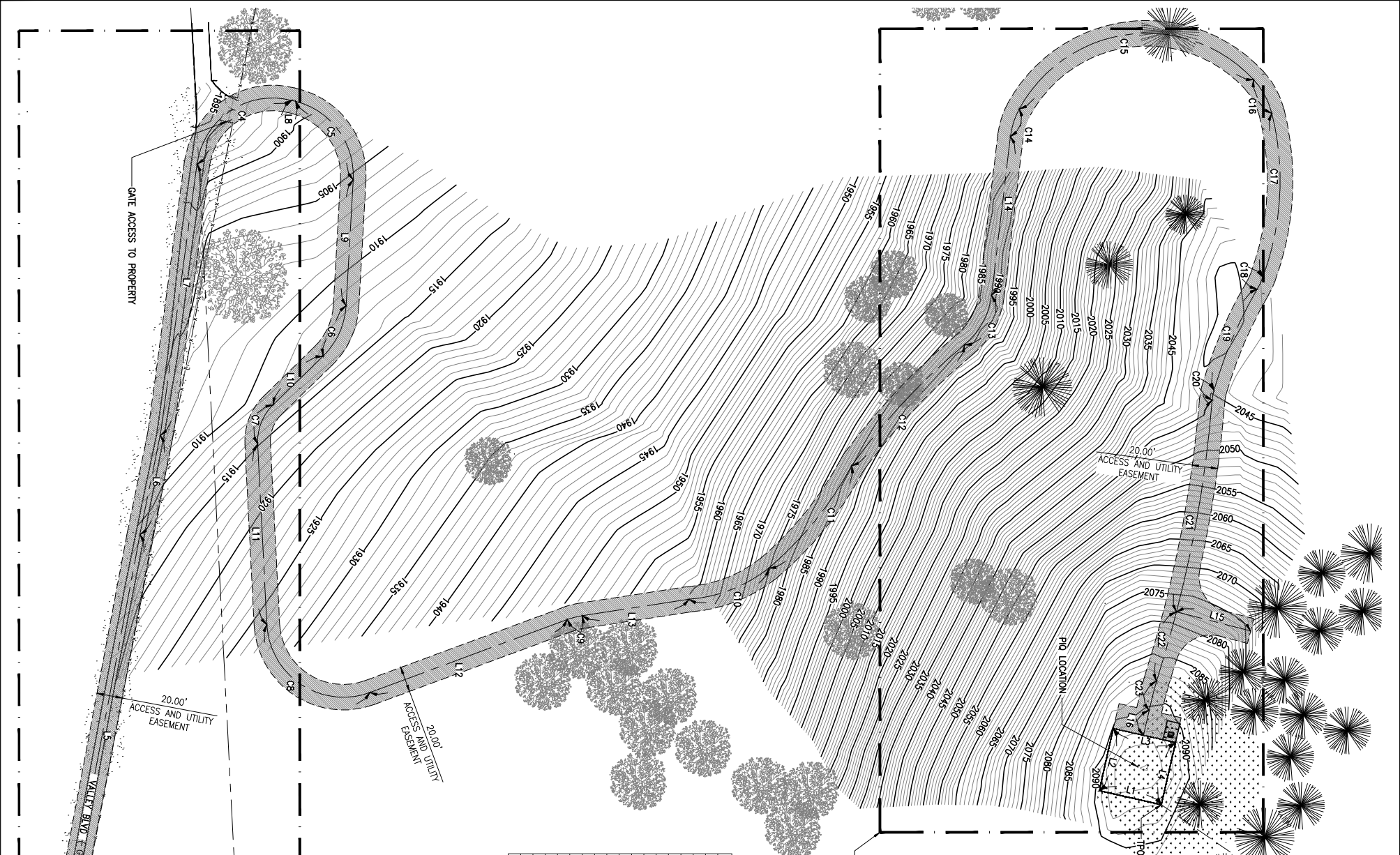
PQ LOCATION

APN: 042-010-035-000

MARTIN AND EVITT RANCH
PLAT OF MARTIN & EVITT RANCH IN SECS. 1&12 TEN
R11E-M.D.B.&M. AMADOR COUNTY, CALIFORNIA
BOOK 04 PAGE 74
DATED: JUNE 9, 1950

SEE SHEET LS-3
PQ LOCATION

S 34°30'16" W
718.55'





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

DRAWN: AB
 DESIGNED: AB
 CHECKED: AAK
 PROJECT NUMBER:

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



ENGINEER STAMP:
 ENGINEER
 ANDREW J. KOLB
 LICENSE NO. 50557
 STATE OF CALIFORNIA
 CIVIL ENGINEERING
 EXPIRES 03/31/24

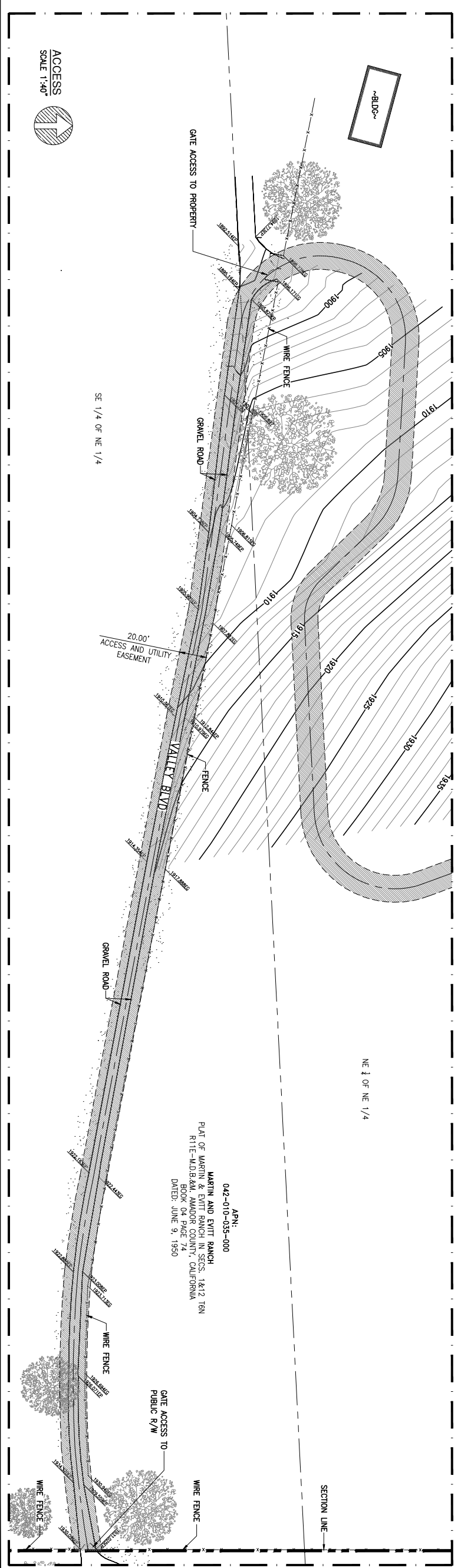
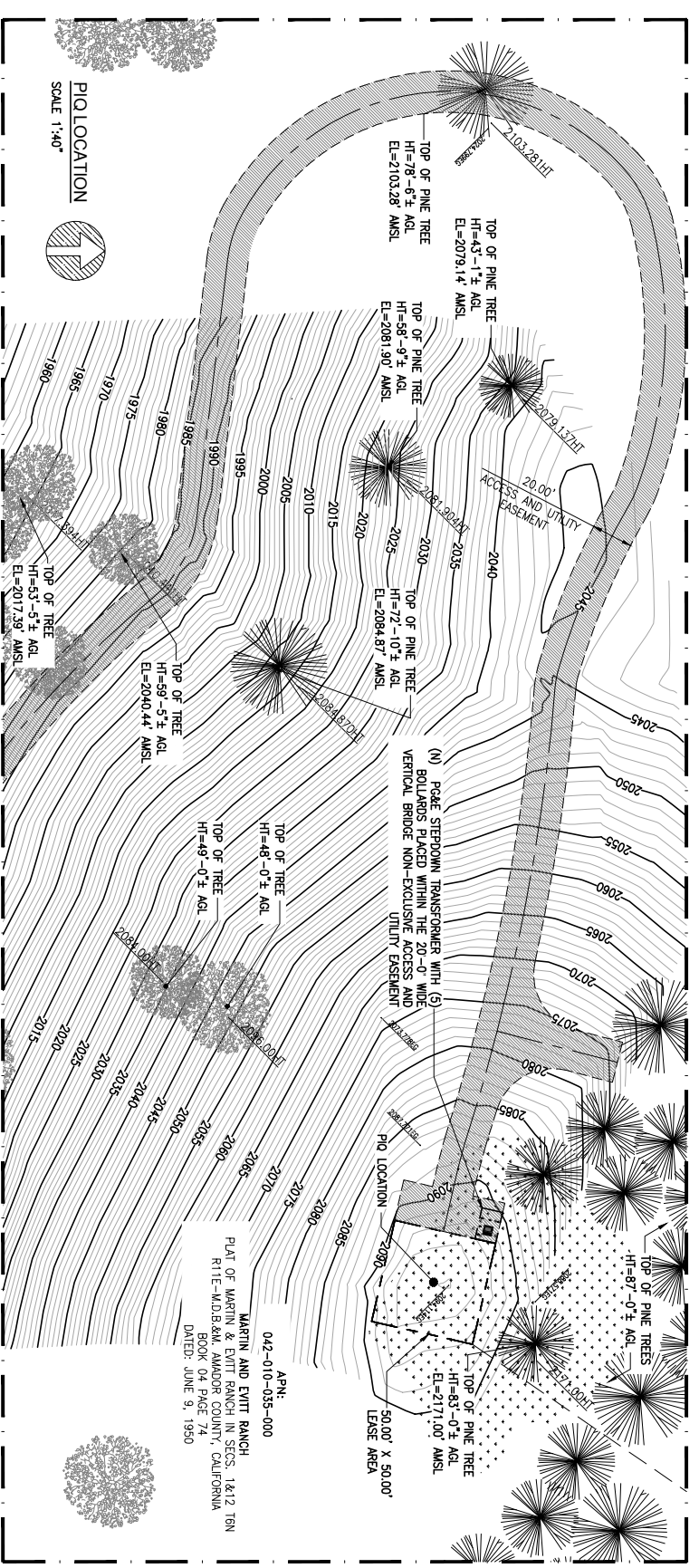
DRAWING TITLE:
TOPOGRAPHIC SURVEY

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-3

LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- TOP OF WALL
- TOP OF CURB
- BACK-OF-WALK
- FINISHED SURFACE
- EXISTING GRADE
- PEDESTAL
- JUNCTION BOX
- HANDHOLE
- VAULT
- TRANSFORMER
- WATER VALVE
- GAS VALVE
- VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- FIRE HYDRANT
- TREE
- POWER POLE
- MONUMENT FD. (AS NOTED)

- 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. AIAK 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.





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**

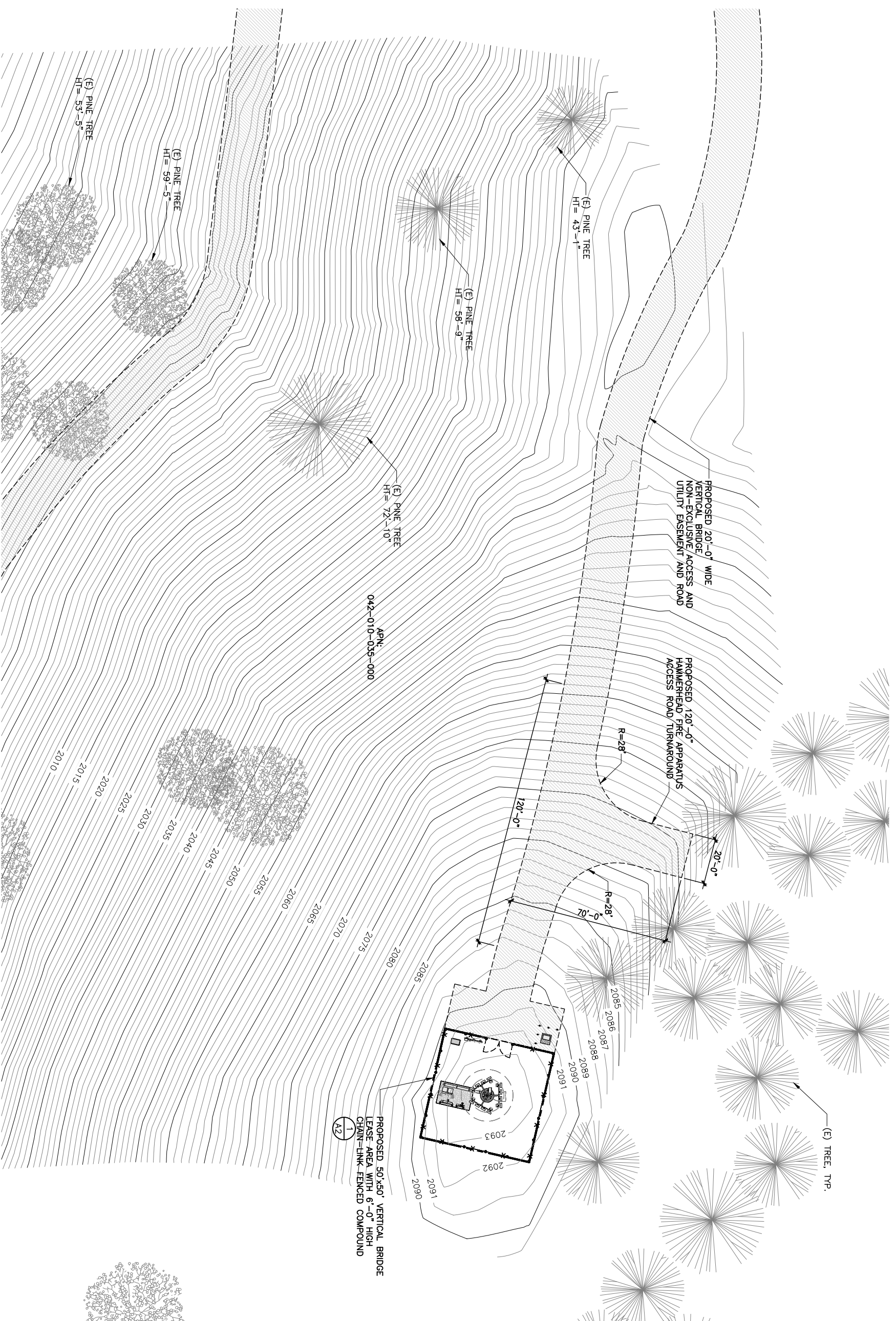
ENGINEER STAMP:

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



SITE PLAN



1



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.	DESCRIPTION	DATE
0	ISSUED FOR ZONING	08/28/23
A	ISSUED FOR REVIEW	05/22/23
	SUBMITTAL/REVISION	BY DATE

DRAWN: J.C.
DESIGNED: J.C.
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:
**ENLARGED
COMPOUND PLAN**

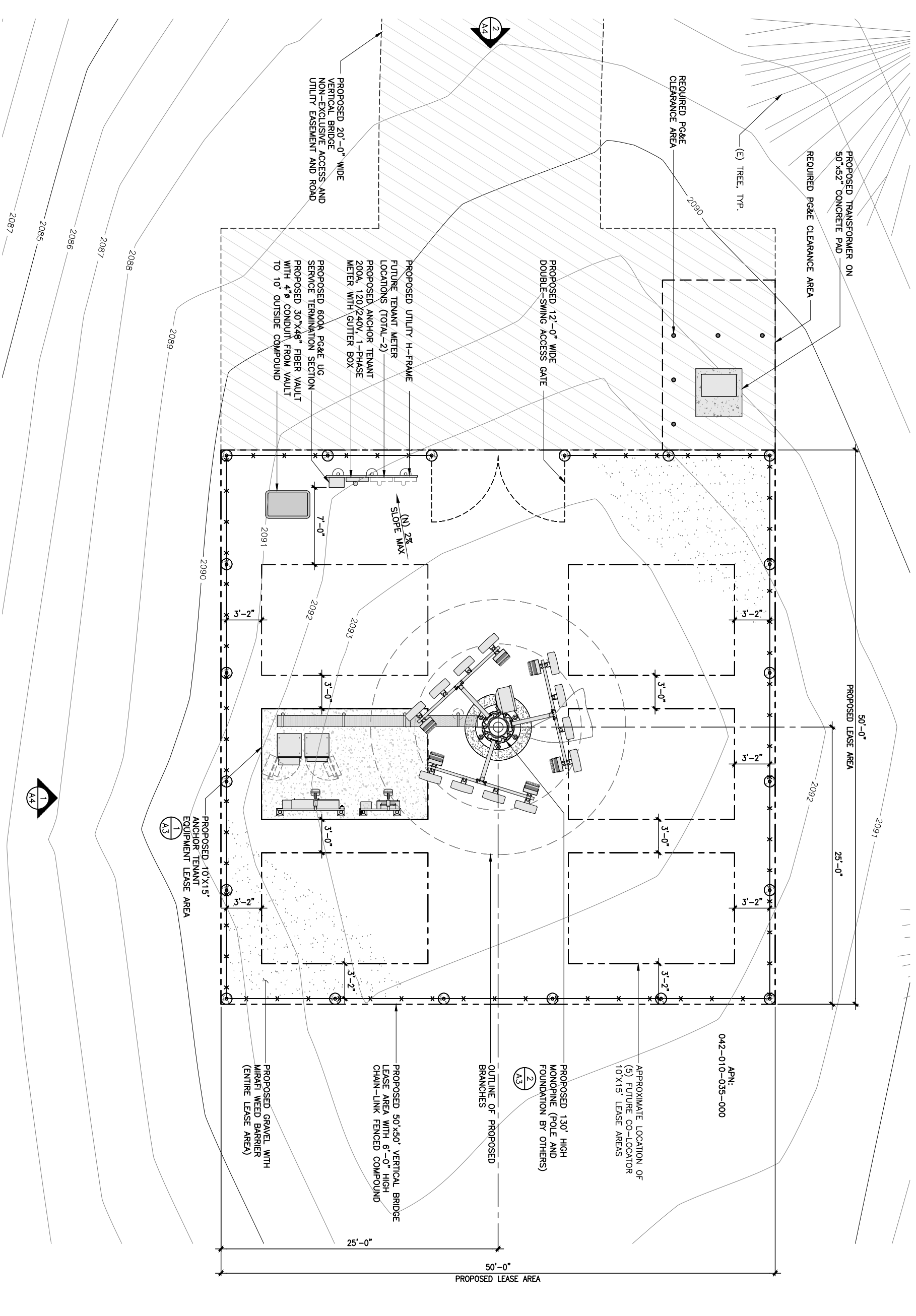
DRAWING SCALE:
AS NOTED
ZD

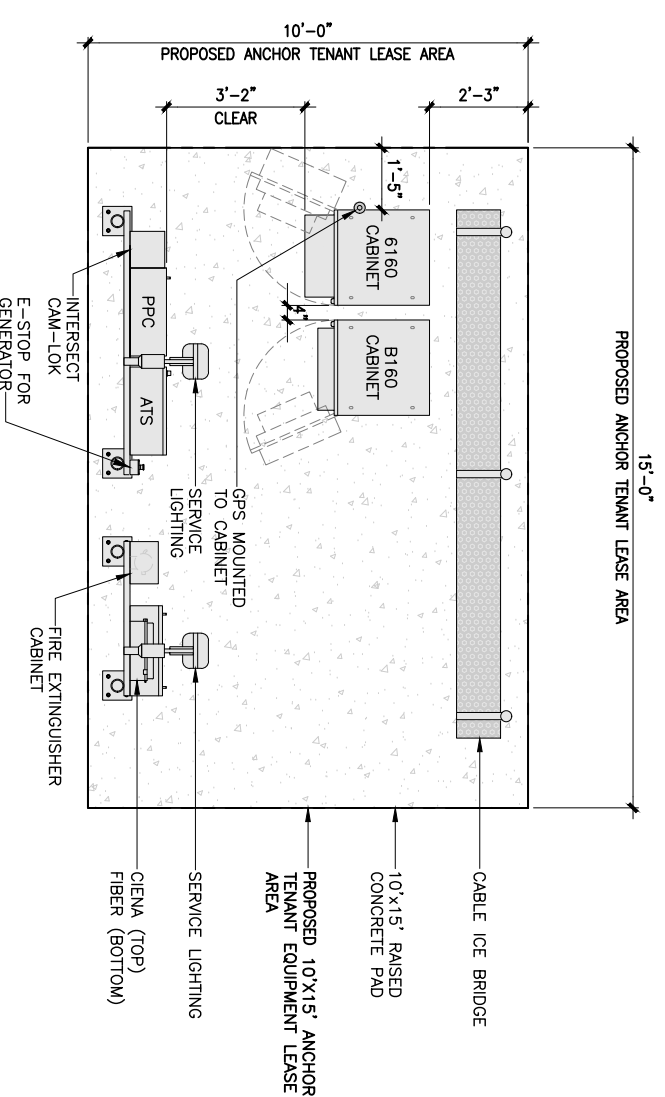
DATE: 05/22/23

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

DRAWING NUMBER:

A3



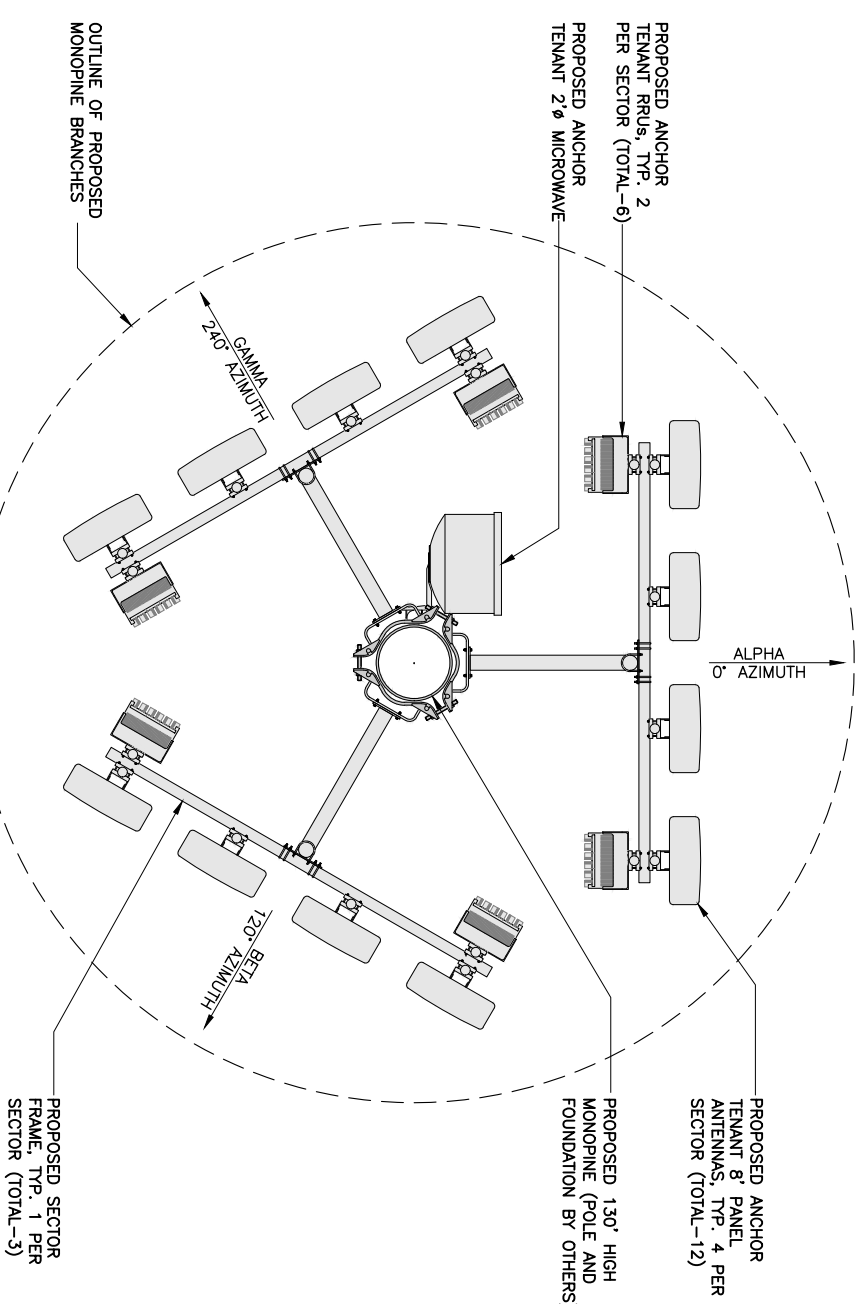


NOT USED

3 EQUIPMENT PLAN

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

1



NOT USED

4 ANTENNA PLAN

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

2

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:
**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

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:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:

AS NOTED

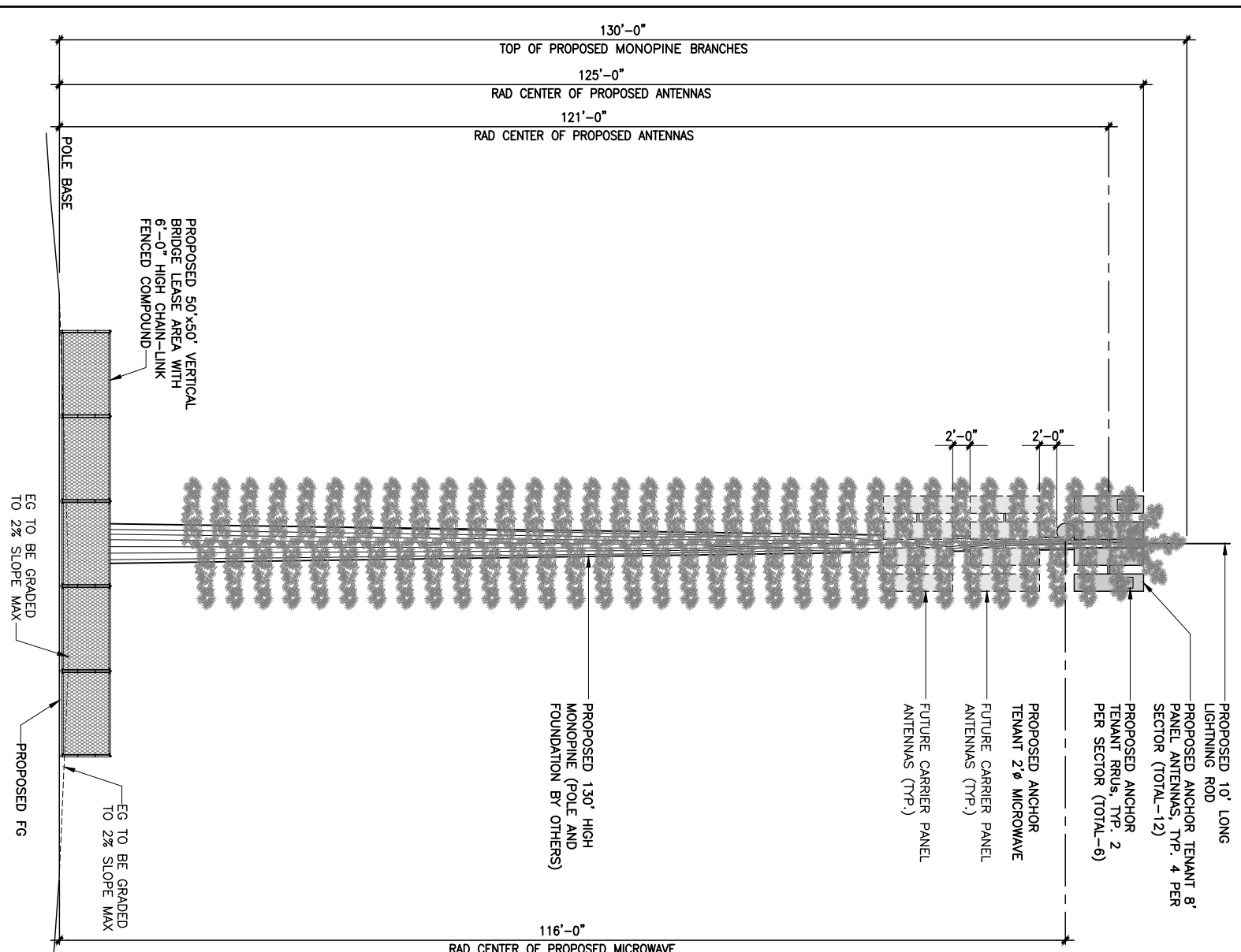
DATE: 05/22/23

ZD

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

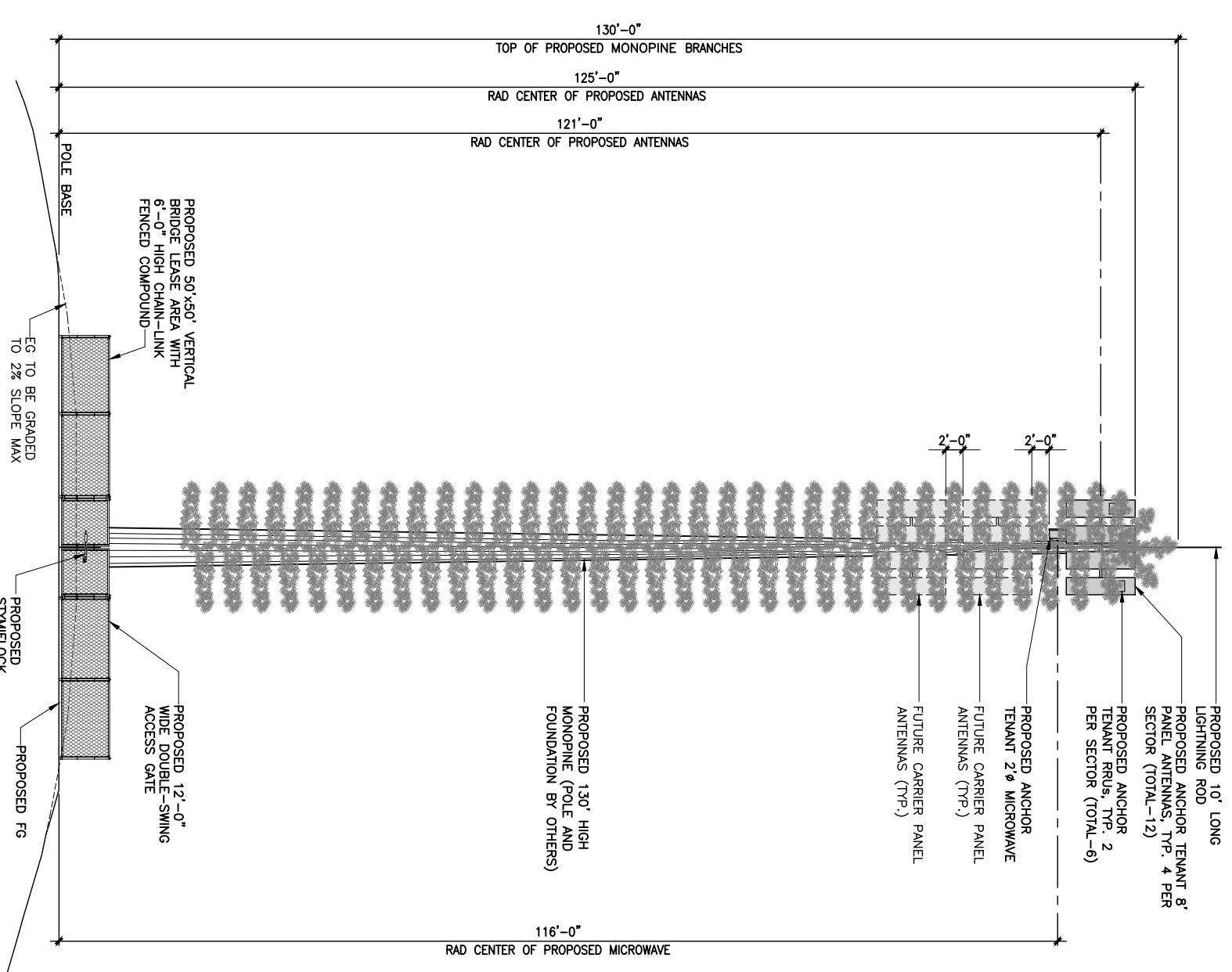
DRAWING NUMBER:

A5



SOUTH ELEVATION

SCALE: 3/16"=1'-0"
0 2' 4' 8'



WEST ELEVATION

SCALE: 3/16"=1'-0"
0 2' 4' 8'

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

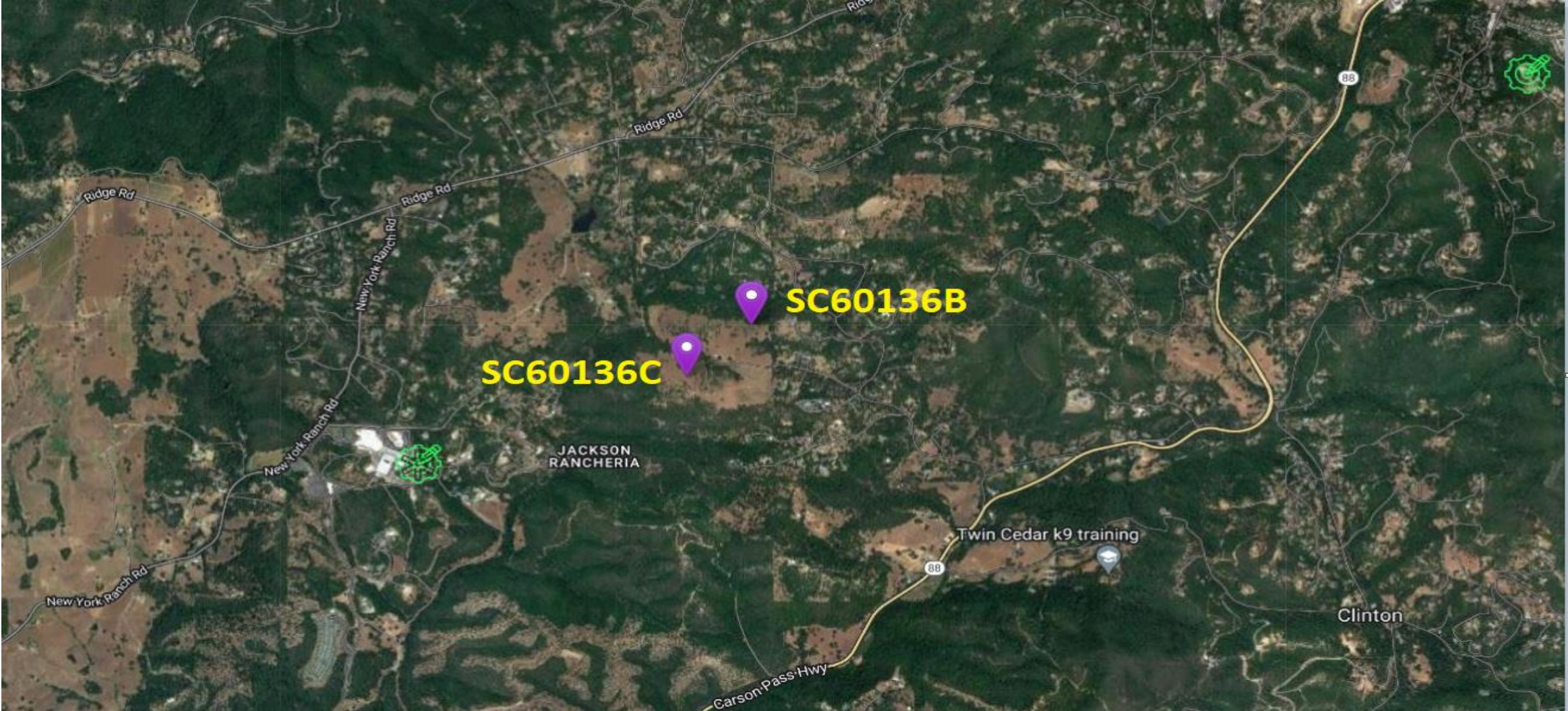
Alternative Site List

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

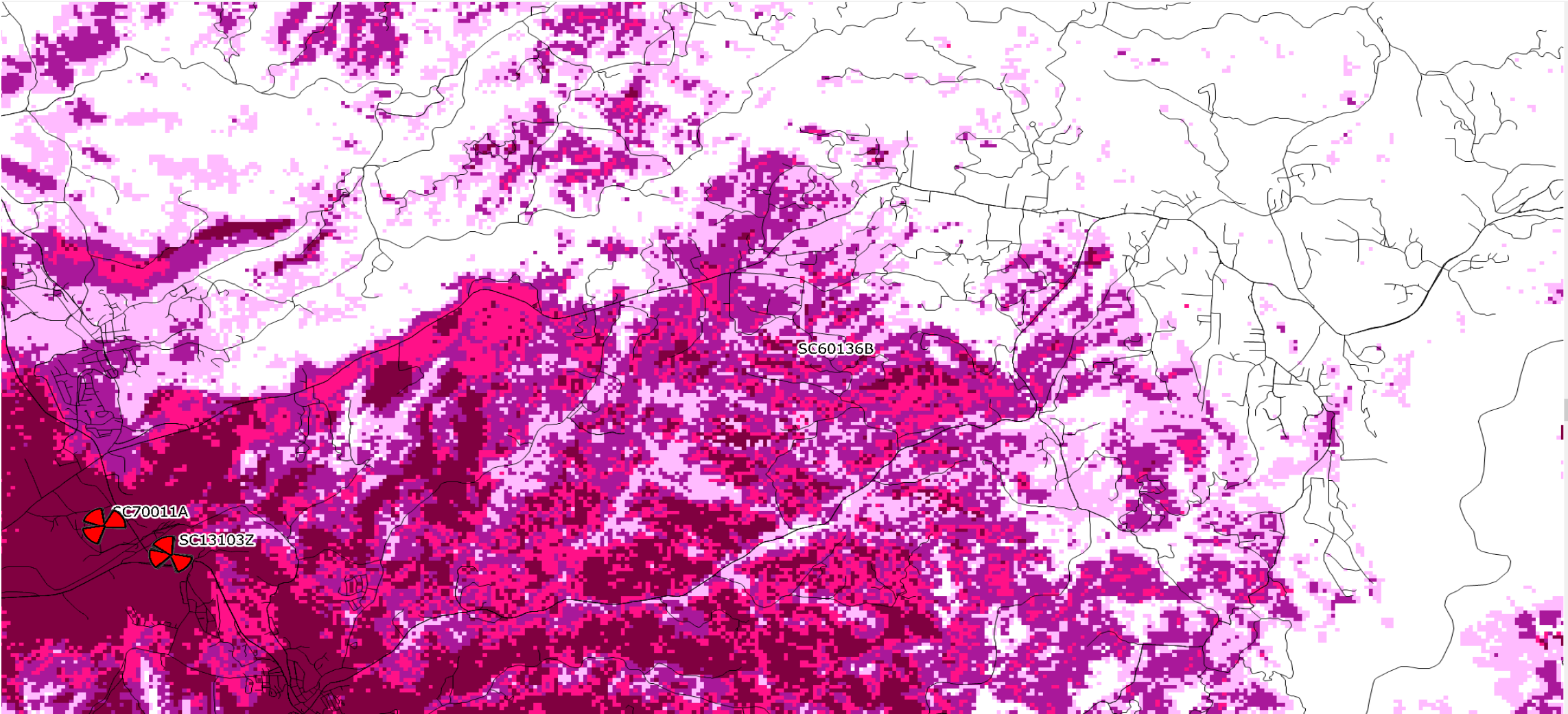
SC60136 Dusty Lane Dropped PIN



SC60136B OFF AIR

Ranges

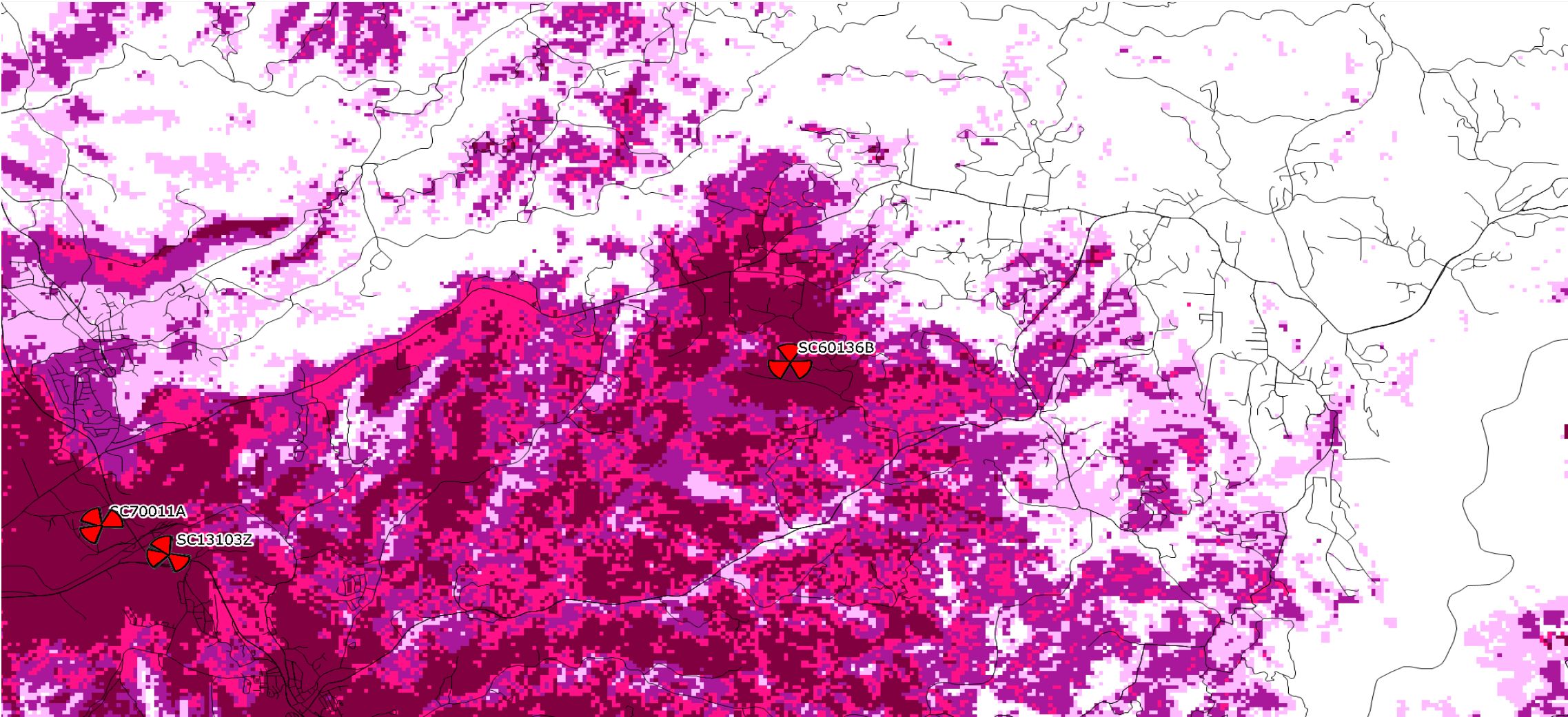
Minimum	Maximum	Label	Colour
-114	-107	4	Lightest Purple
-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



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

Ranges

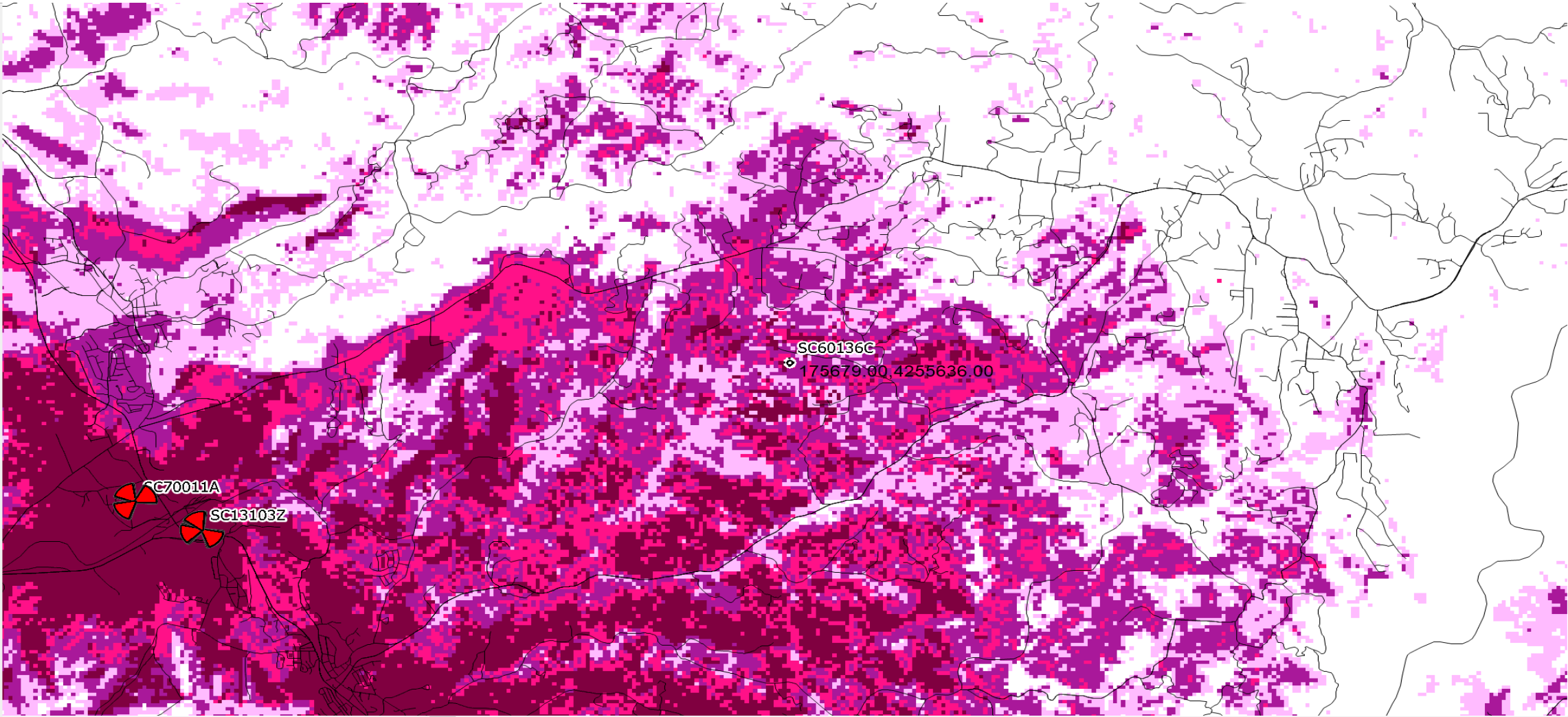
Minimum	Maximum	Label	Colour
-114	-107	4	Lightest Purple
-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



SC60136C OFF AIR

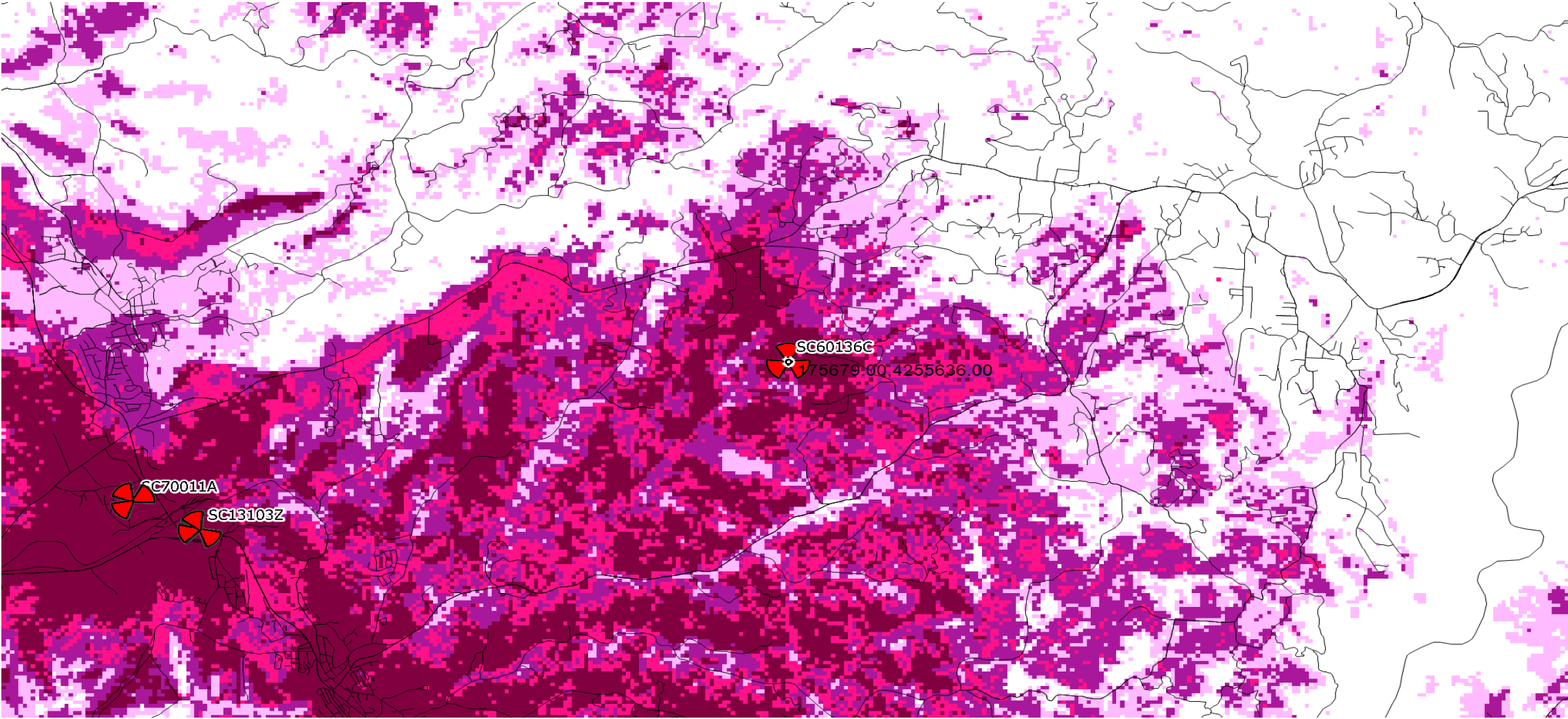
Ranges

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

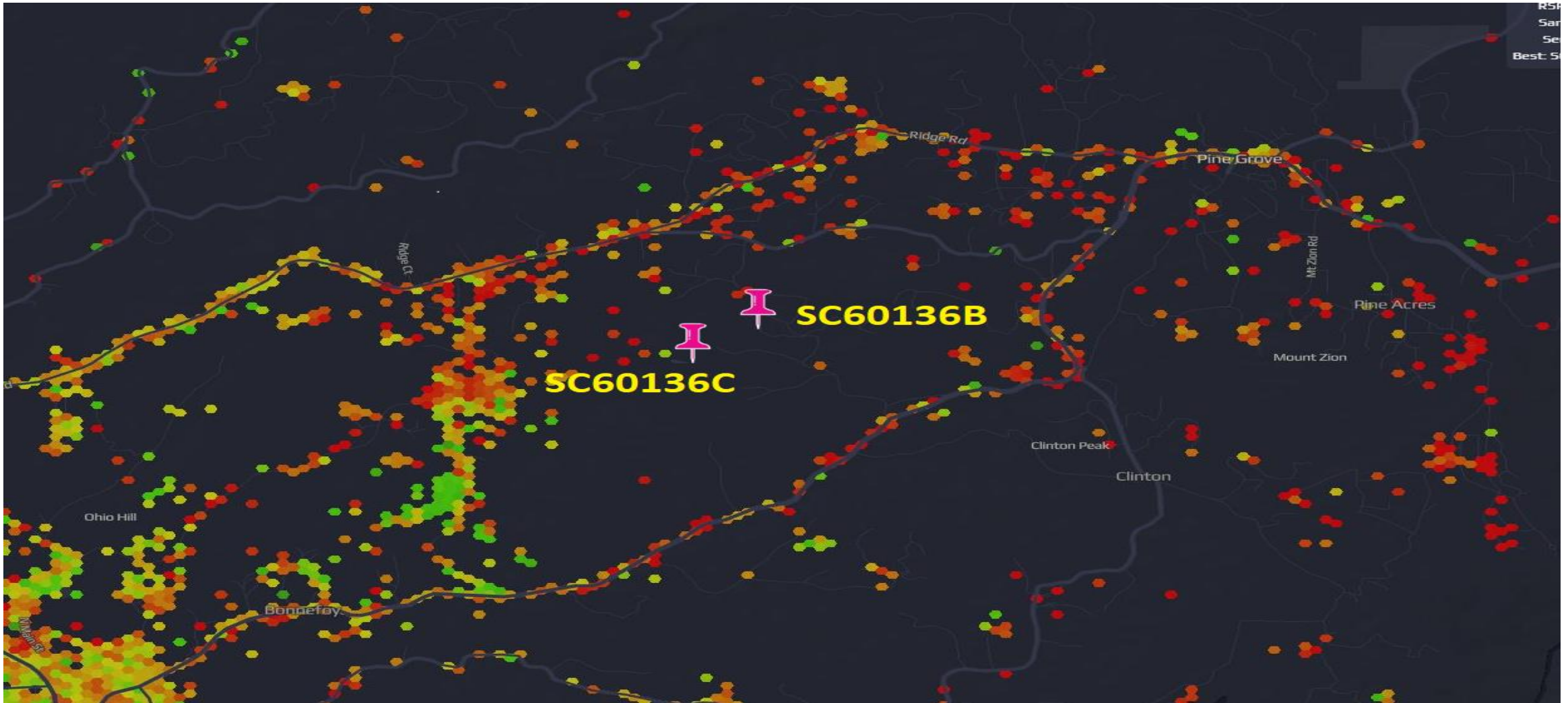
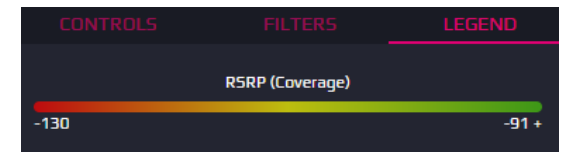


SC60136C ON AIR @ 121' RC, 0/120/240 Degrees Azimuth

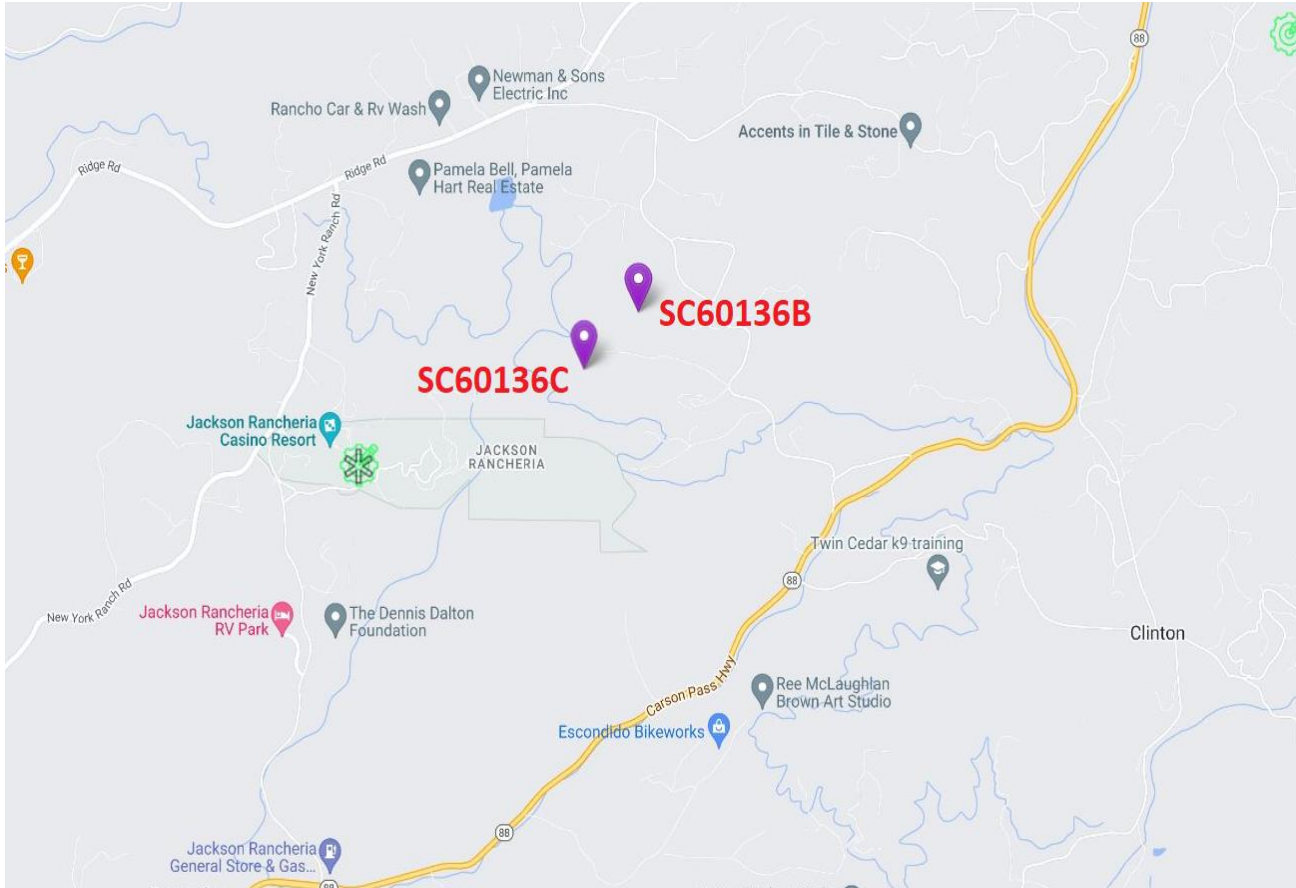
Ranges			
Minimum	Maximum	Label	Colour
-114	-107	4	Lightest Purple
-107	-97	3	Light Purple
-97	-88	2	Medium Purple
-88	0	1	Darkest Purple



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

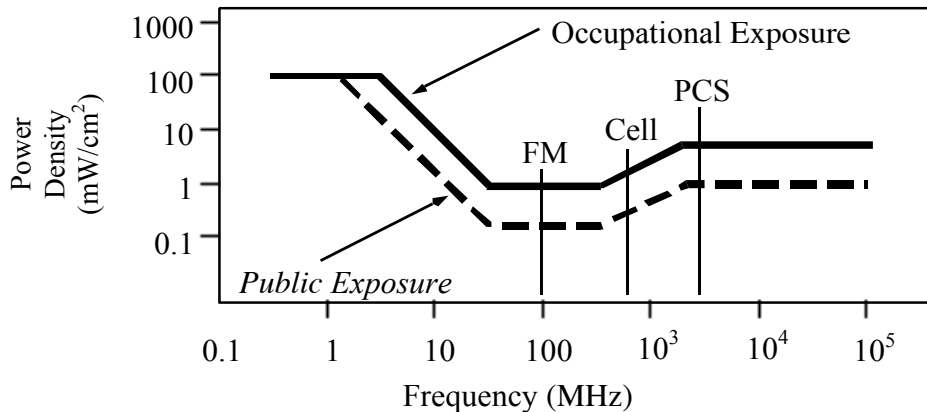
June 23, 2023

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



COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED



PANEL ANTENNAS AND RRUS,
PAINTED TO MATCH MONOPINE
FOLIAGE

'VERTICAL BRIDGE' 130'H
CO-LOCATABLE MONOPINE

DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

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

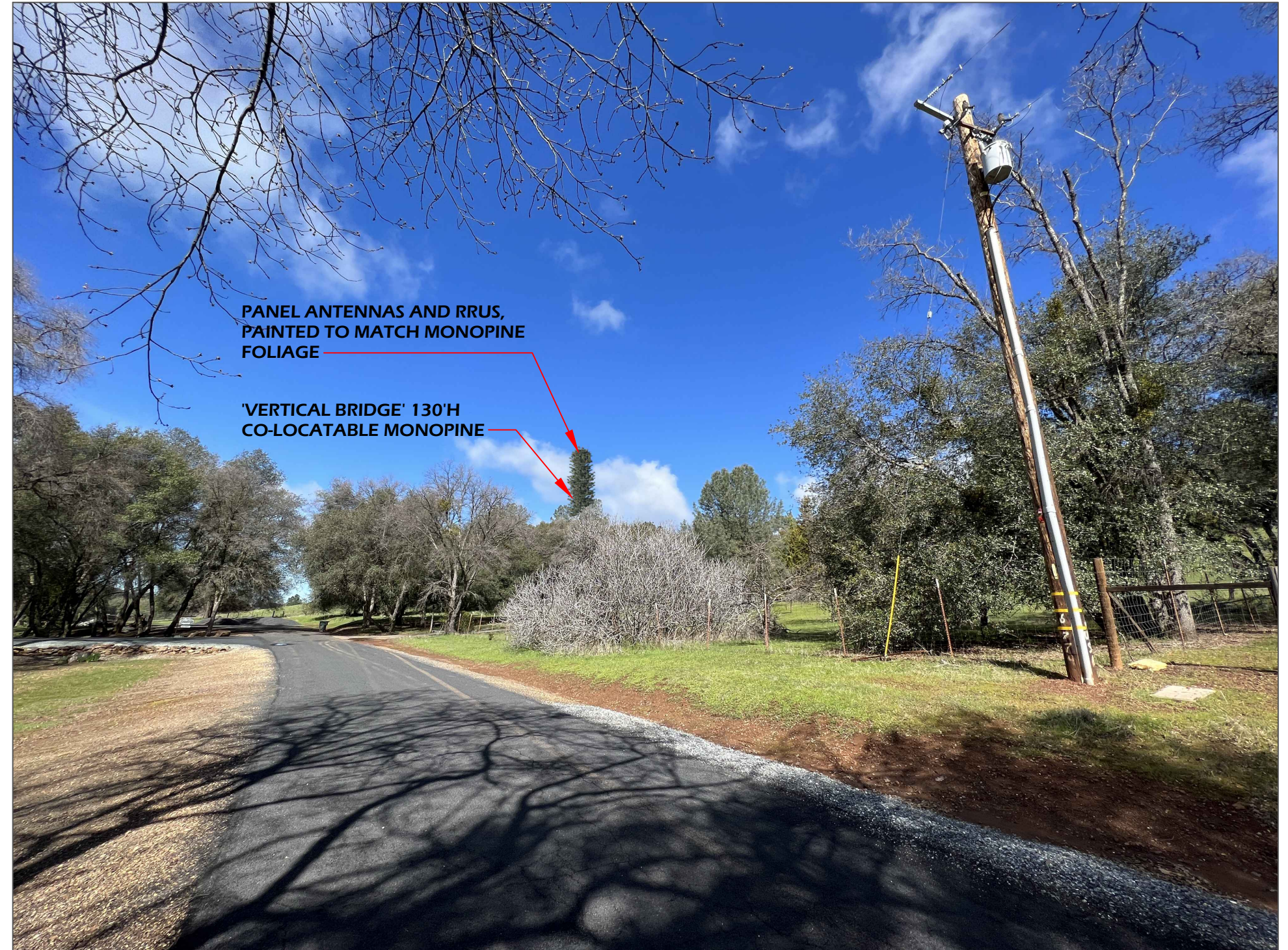


COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED





PANEL ANTENNAS AND RRUS,
PAINTED TO MATCH MONOPINE
FOLIAGE

'VERTICAL BRIDGE' 130'H
CO-LOCATABLE MONOPINE

DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

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
		0	6/05/23	ISSUED FOR SUBMITTAL	JFY



US-CA-5443
DUSTY LANE
 17140 VALLEY BOULEVARD
 JACKSON, CA 95642

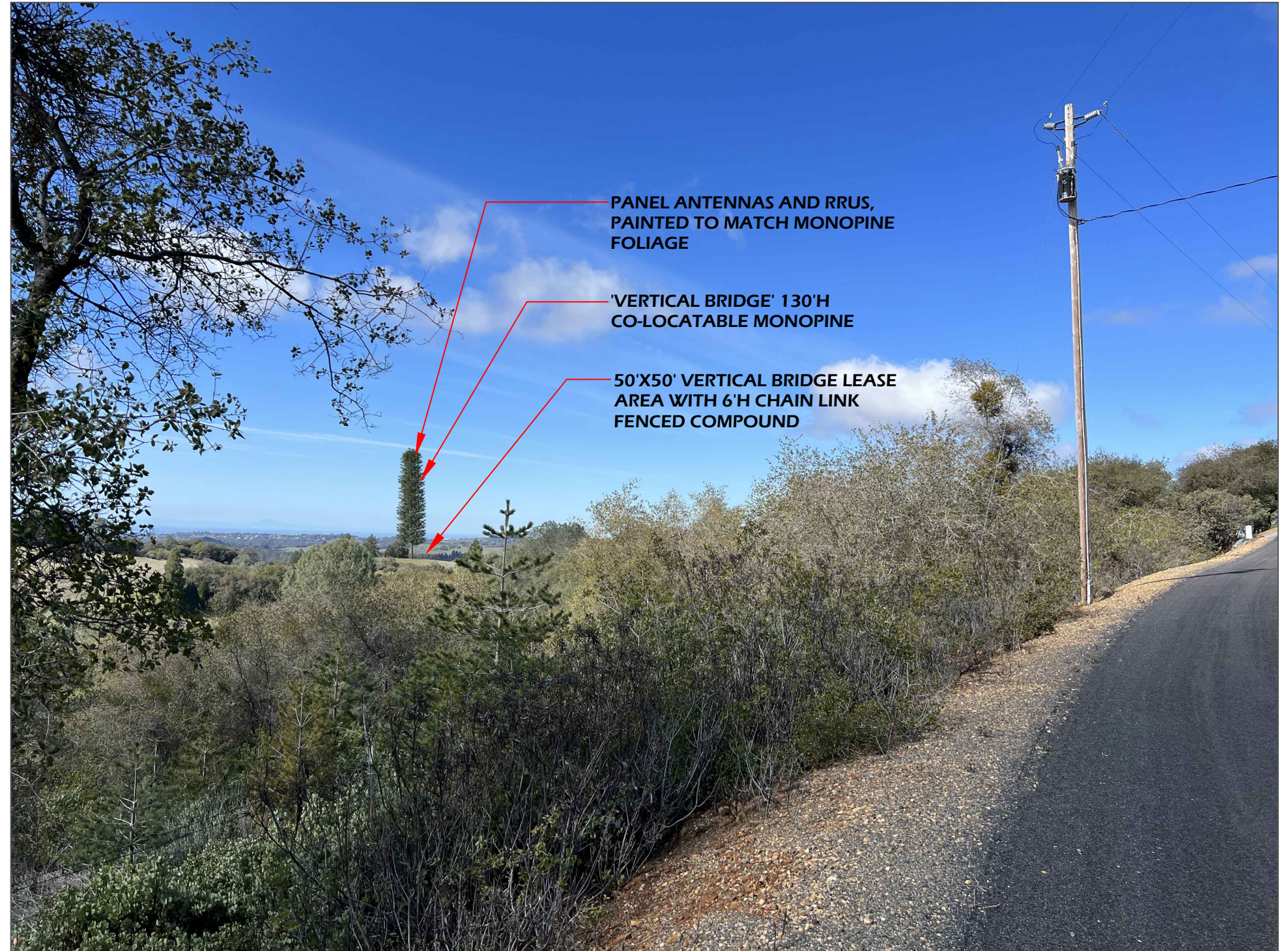
VIEW	SHEET
B	2 / 4

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2023

PROPOSED



PANEL ANTENNAS AND RRUS, PAINTED TO MATCH MONOPINE FOLIAGE

'VERTICAL BRIDGE' 130'H CO-LOCATABLE MONOPINE

50'X50' VERTICAL BRIDGE LEASE AREA WITH 6'H CHAIN LINK FENCED COMPOUND

EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

<p>DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM</p>	<p>AD ASSURANCE DEVELOPMENT</p>	NO.	DATE	REVISIONS	BY
		0	6/05/23	ISSUED FOR SUBMITTAL	JFY



US-CA-5443
DUSTY LANE
17140 VALLEY BOULEVARD
JACKSON, CA 95642

VIEW	SHEET
C	3 / 4

AERIAL MAP

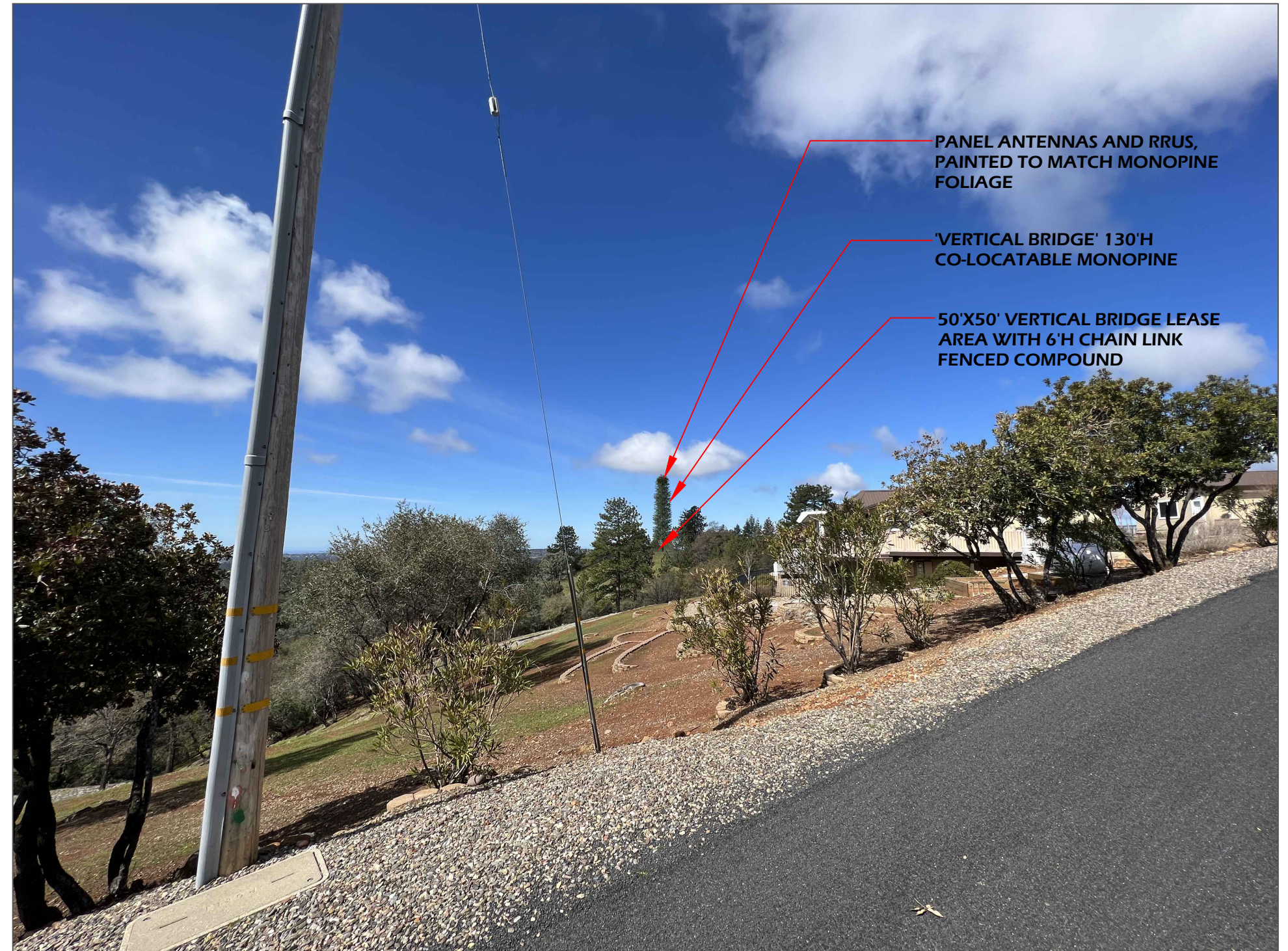


COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

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			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.

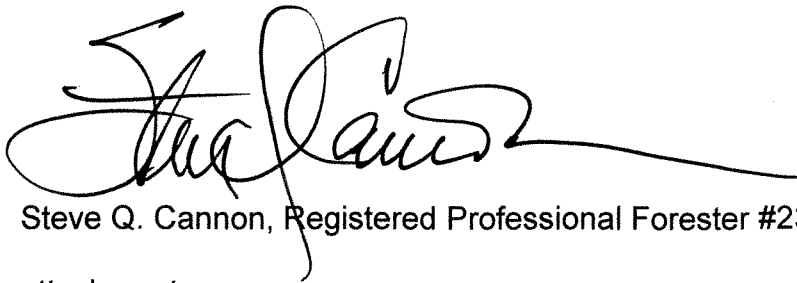
The subsequent question that needs to be answered is, "Will the proposed project have a significant effect on Oak Woodlands?" Having walked the approximate location of the proposed road and having inspected the site where the cellular telephone tower would be built, I can say with confidence that this 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.

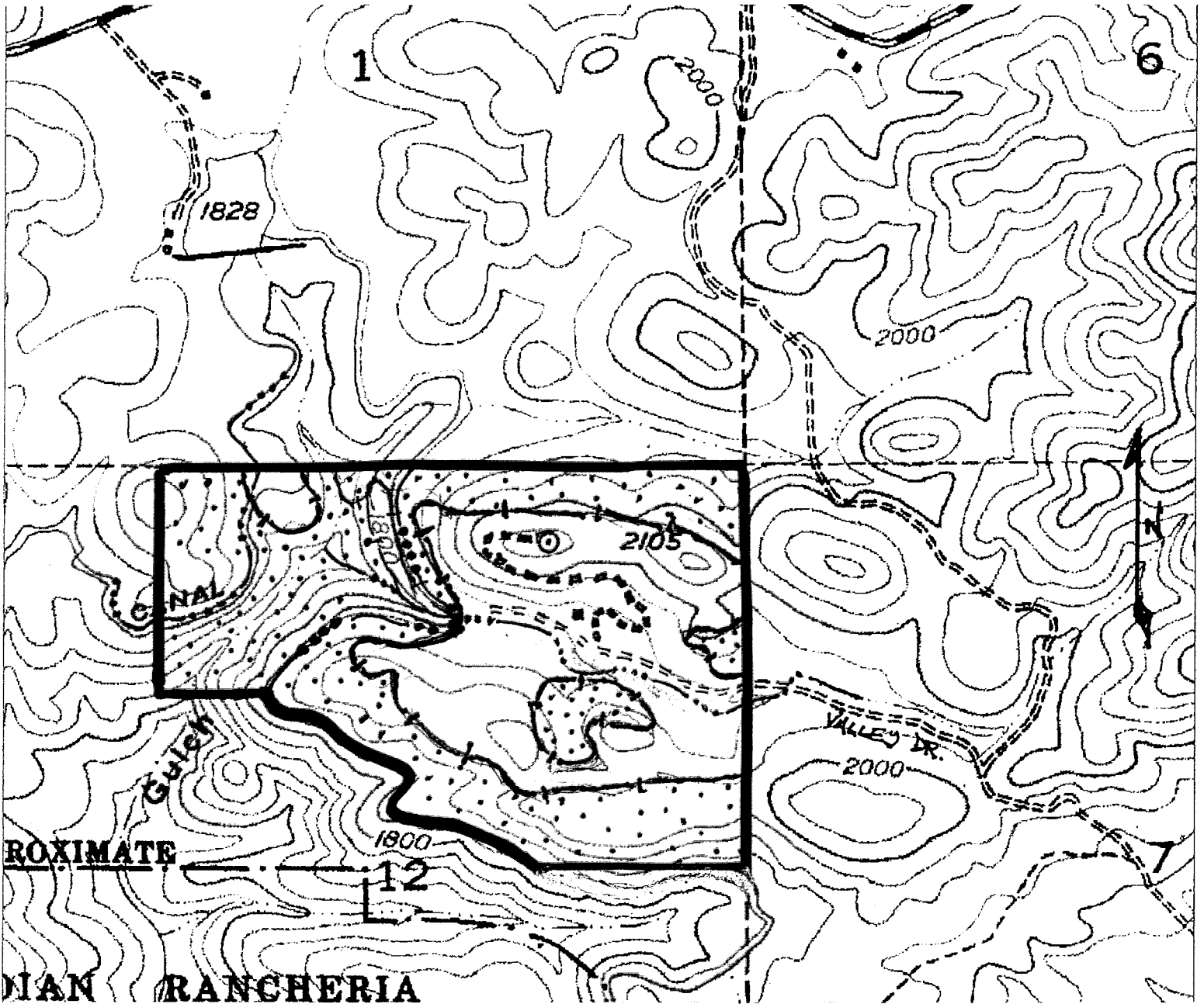
Sincerely,

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

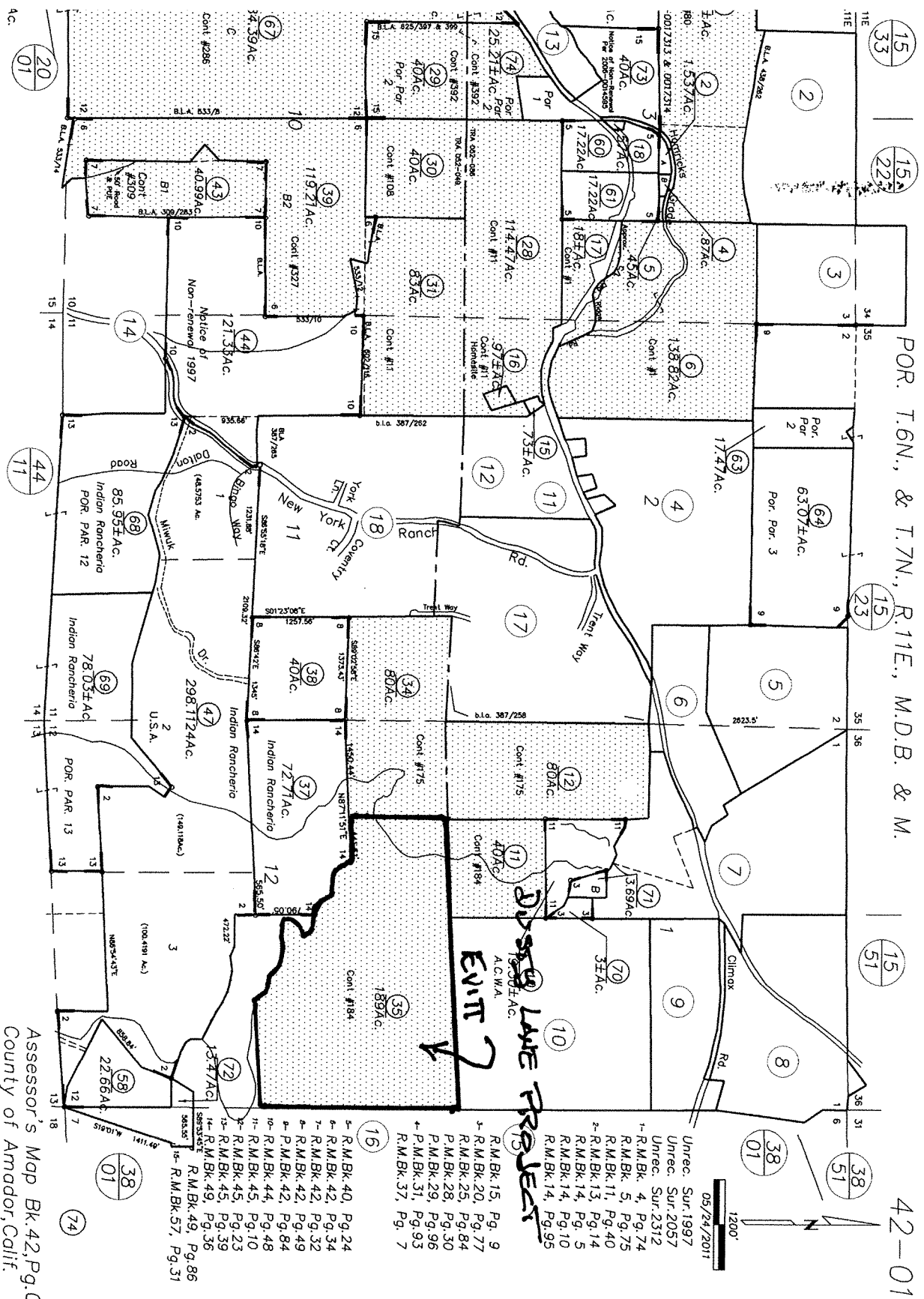
Scale



0 1000 ft.

Dusty Lane Oak Woodlands Evaluation

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



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

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.