



Planning Commission Meeting Agenda

Monday, December 09, 2024 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek City Council Meeting will be available via Zoom and in person.

Join Zoom meeting:

<https://us02web.zoom.us/j/81685890182?pwd=jNxsS1HWYjCT1SfPqwCKWb6T1I6NZ.1>

Please note: Zoom participation is only available for VIEWING the Council meeting.

Public Comment will not be taken from Zoom

Or Dial by phone: 301 715 8592 Webinar ID: 816 8589 0182 Passcode: 186036

Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

- 1. Call to Order and Establish a Quorum for Regular Meeting**
- 2. Pledge of Allegiance to the Flag**
- 3. Public Forum**

Discussion items only, no action to be taken. Any person may address the Commission at this time upon any subject within the jurisdiction of the Planning Commission; however, any matter that requires action may be referred to staff and/or Committee for a report and recommendation for possible action at a subsequent meeting. Please note – there is a five (5) minute limit per topic.

- 4. Consent Agenda**

Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Commission or the Public.

A. [Planning Commission Minutes of Nov 12, 2024](#)

[Recommendation: Approval of Minutes](#)

B. [Approval of a Sign Permit for 40 Handford Street Suite C, Track 3 Leadership Development LLC](#)

[Recommendation: Approval of sign application as submitted](#)

5. Public Hearings

A. [Conditional Use Permit \(CUP\) for a 70' monopine telecommunication facility located at 130 Lincoln Ave.](#)

[Motion to Find the project categorically exempt under 15303 CEQA Guidelines and approve CUP resolution](#)

6. Adjournment



Planning Commission Meeting Minutes

Monday, November 12, 2024 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City’s Website: www.cityofsuttercreek.org

The City of Sutter Creek Planning Commission Meeting was available via Zoom and in person.

1. Call to Order and Establish a Quorum for Regular Meeting

PRESENT

Commission

Andrea Macon

Lucy Mulvey

Lisa Ryan

Mike Kirkley

Thomas Baggett

Staff

Erin Ventura

Tom DuBois

2. Pledge of Allegiance to the Flag

3. Public Forum

None

4. Consent Agenda

Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Commission or the Public.

A. Planning Commission Minutes of October 15, 2024

Recommendation: Approval of Minutes

B. Adopt Resolution 24-25-** granting a 12 month extension of Resolution 23-24-05 Danco

C. 16 Eureka Street- Sign Permit

Recommendation: Approval of sign application as submitted

Motion to approve Consent items made by Commissioner Mulvey, seconded by Commissioner Macon.

Passed 5-0

5. Public Hearings

A. Discussion only regarding the proposed Broadmeadows Subdivision

Staff proposed a brainstorm / idea session to see what alternatives could be discussed for the Broadmeadow project.

Erin recapped the history of the project. Council directed applicant to work with staff and Planning Commission, several council members focused on walking path to town. Previously part of a larger project, it would have included a path and park.

Bruce Baracco represented the applicant to discuss paths and other issues. Bruce reviewed 5 alternatives

1. Gopher flat - Cole to Sutter Crest manor, 2900 feet, needs to be reconstructed, may need right of way, storm drains, sidewalks. \$65K impact fee during building permit. Can direct city engineer to develop plans but no money in the reserve fund. Paid additional impact fees. \$110K in traffic mitigation fee. In 2015 did improvements at the intersection, boston alley, and broad street - \$200K cost, used that money. \$-77K currently in funds.
2. Powder House estates property option - Fencing along edge, Rancheria was contacted and will not approve .
3. Trafalgar - Paneer Creek property - Cross Sipes property, not interested in giving access. Property is on the market - 4 acres, \$420,000. possible 4 lots. City could require easement to develop the lots
4. Scott and Janey Harvey crossing from Ridgecrest Court. Neighborhoods has developed their own path.
5. Path using City pump station drive and then Scott and Jane Harvey edge of property. Dylan Ely, new property owner said he doesn't want a path near their property either.

The planning commission discussed the alternatives.

Lucy - who is responsible for care and maintenance? Park and rec impact fee. \$86K in funds.

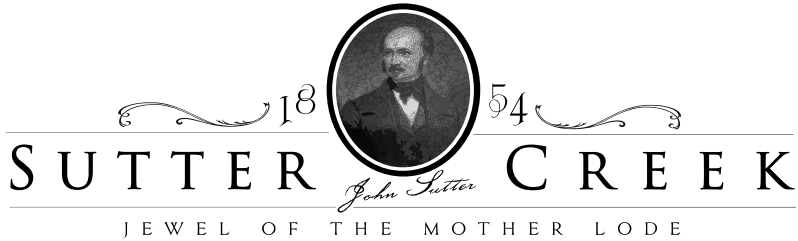
Mike suggested Broadmeadow project be done in city limits without annexation. Broadmeadow came to city in 2017.

Does some of the Sipes property need to be purchased to establish a path? Baracco asked what is the nexus between Broadmeadow and the path?

No new ideas were proposed by the applicant or by the commission and the discussion ended.

6. Adjournment

Adjourned at 6:54



STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: DECEMBER 9, 2024
FROM: ERIN VENTUA, PLANNIGN CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
40 HANFORD STREET SUITE C- Track 3 Leadership Development
APN 018-070-017

RECOMMENDATION:

Approve the sign permit application for 40 Hanford Street Suite C (Track 3 Leadership Development, LLC), for a single sided (20”x 86” = 11.94 sq. ft.) 11.94 sq. ft. sign.

BACKGROUND:

Track 3 Leadership, LLC submitted an application for a Sign Permit (Exhibit A) for 40 Hanford Steet Suite C, Sutter Creek.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	40 Hanford Street (018-070-017)
Building Plan	N/A
Lot Size	.2 acres / 8,795 sq. ft.
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	Yes
Historic District	No
Building Frontage in Lineal Feet	35
Sign Preparer	E. Peterson Company
Code Section	15.16 – Signs,
15.16.070 – Signs in Historical District	
A. Frontage length: 34 feet	Proposed: 11.94 sq. ft., Allowed: 16 sq. ft.
Property Owner Approval	Yes

DISCUSSION:

The sign as presented meets the Code requirements.

Section 4, Item B.

Table 2 Sign Specifications				
Sign Type	Measurements	Sq. ft.		Total sq. ft.
½” MDO Panel, painted to match the building colors	20”x 86” =	11.94 sf	Single sided	11.94 sf
Installed directly on the building				
			Total Square Feet	11.94 sf

The proposed sign is replacing an existing sign that was previously approved of the same size and same location. It will be attached to the building and the colors will be same as the building.

ENVIRONMENTAL:

The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

BUDGET IMPACT:

None.

* * * *

**EXHIBIT A
40 HANFORD STREET SIGN APPLICATION**

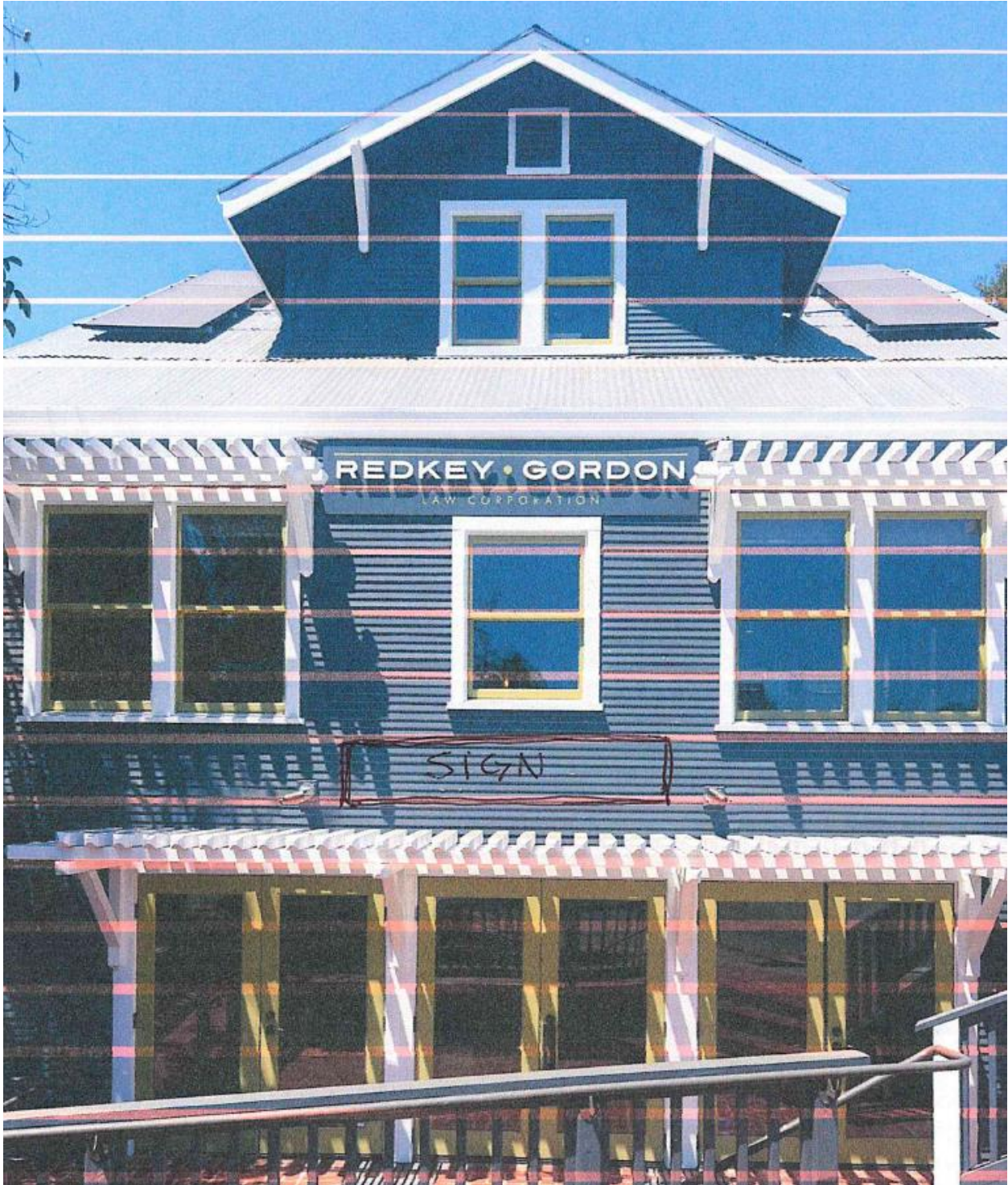
Section 4, Item B.

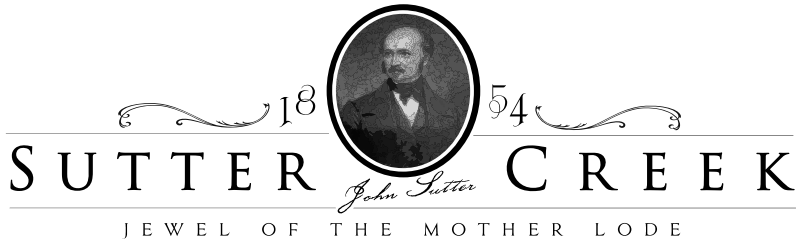
City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org	RECEIVED: _____ FEE PAID: _____ RECEIVED JUL 10 2024 City of Sutter Creek
Submission Requirements	
1- Application* 2- Map* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) *All documentaion must be submitted via the application portal on the City website	
SIGN PERMIT APPLICATION	
<small>Page 1 of 9</small>	
Project Applicant: <u>Track 3 Leadership Development, LLC</u> Project Address: <u>40 Hanford St. Suite C, Sutter Creek</u> Phone: <u>562.417.9041</u> Email: <u>growtrack3@gmail.com</u> APN: <u>018070017000</u>	
Is this located in the Historic District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>If yes, please see checklist for Design Review.</small> Is this located in the Historic Corridor? Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>	
Property Owner: Name: <u>Redkey + Gordon</u> Phone: <u>916.730.3319</u> Mailing Address: <u>40 Hanford St.</u> Email: <u>robert@redkeygordonlaw.com</u> City: <u>Sutter Creek</u> State: <u>CA</u> Zip: <u>95685</u>	
Is this person the project contact? If not, please specify who the contact person is. Name: <u>Erik Peterson</u> Mailing Address: <u>P.O. Box 1539, Sutter Creek</u> Phone: <u>209.256.5630</u> Email: <u>engemint@yahoo.com</u>	
SIGNS TO BE PREPARED BY: <u>Erik Peterson</u>	
BUILDING FRONTAGE @ PRIMARY ENTRANCE: <u>35</u> in LINEAL FEET	
EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)	
PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING: (CHECK EACH BOX UPON COMPLETION)	
<input type="checkbox"/> Sign design: _____ (Attached lettering and graphics, draws to scale) <input type="checkbox"/> Type of Materials to be used _____ (briefly describe)	
<input type="checkbox"/> Total signage requested: _____ Sq.Ft. <input type="checkbox"/> Method of attachment: _____	
<input type="checkbox"/> Total allowable signage: _____ Sq.Ft. (Per Sign Ordinance) <input type="checkbox"/> Total number of sides: _____	
<input type="checkbox"/> Location of sign(s): _____ <input type="checkbox"/> Colors: _____ (Including letters, graphics, & background)	
I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.	
<u>[Signature]</u> DATE: <u>7/10/2024</u> APPLICANT'S SIGNATURE	
<u>[Signature]</u> DATE: <u>7/10/2024</u> PROPERTY OWNER SIGNATURE	
PLANNING COMMISSION ACTION: APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE: _____	

* See attached document.



TRACK 3 LEADERSHIP HUB
A Space to Gather & Thrive





STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: DECEMBER 9, 2024
FROM: ERIN VENTURA, PLANNING CONSULTANT
SUBJECT: CONDITIONAL USE PERMIT – TELECOMMUNICATIONS FACILITY
 130 LINCOLN AVE (APN 018-052-012)

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15303 (New Construction or Conversion of Small Structures) CEQA Guidelines; and
3. Adopt Resolution 2024-2025-* Approving a Conditional Use Permit for the installation of a telecommunications facility, based on the recommended Findings and subject to the recommended Conditions of Approval.

BACKGROUND:

The Project site is located within the Historic District in the City of Sutter Creek with a zoning designation of C-2. The property has a General Plan designation of Commercial. The parcel, 130 Lincoln Avenue, is approximately .55 acres. The property currently has a commercial building on site, containers, and other various cars and debris.

Table 1. General Analysis.

Site Location	130 Lincoln Ave (APN 018-052-012)
Building Plan	Approximately 1,600 sq. ft. pad containing the tower and equipment
Lot Size	130 Lincoln Ave .55 acres
General Plan Land Use Designation	Commercial (no change)
Zoning	C-2 (no change)
Main Street Historic District	No
Historic District	Yes

Table 2. Adjacent Land Uses

Area	Existing Land Use	Zoning
Site	Commercial building and storage	Commercial/C-2
North	Salvage yard	Commercial/C-2
South	Commercial	Commercial/C-2
East	Commercial	Commercial/C-2
West	Commercial	Commercial/C-2

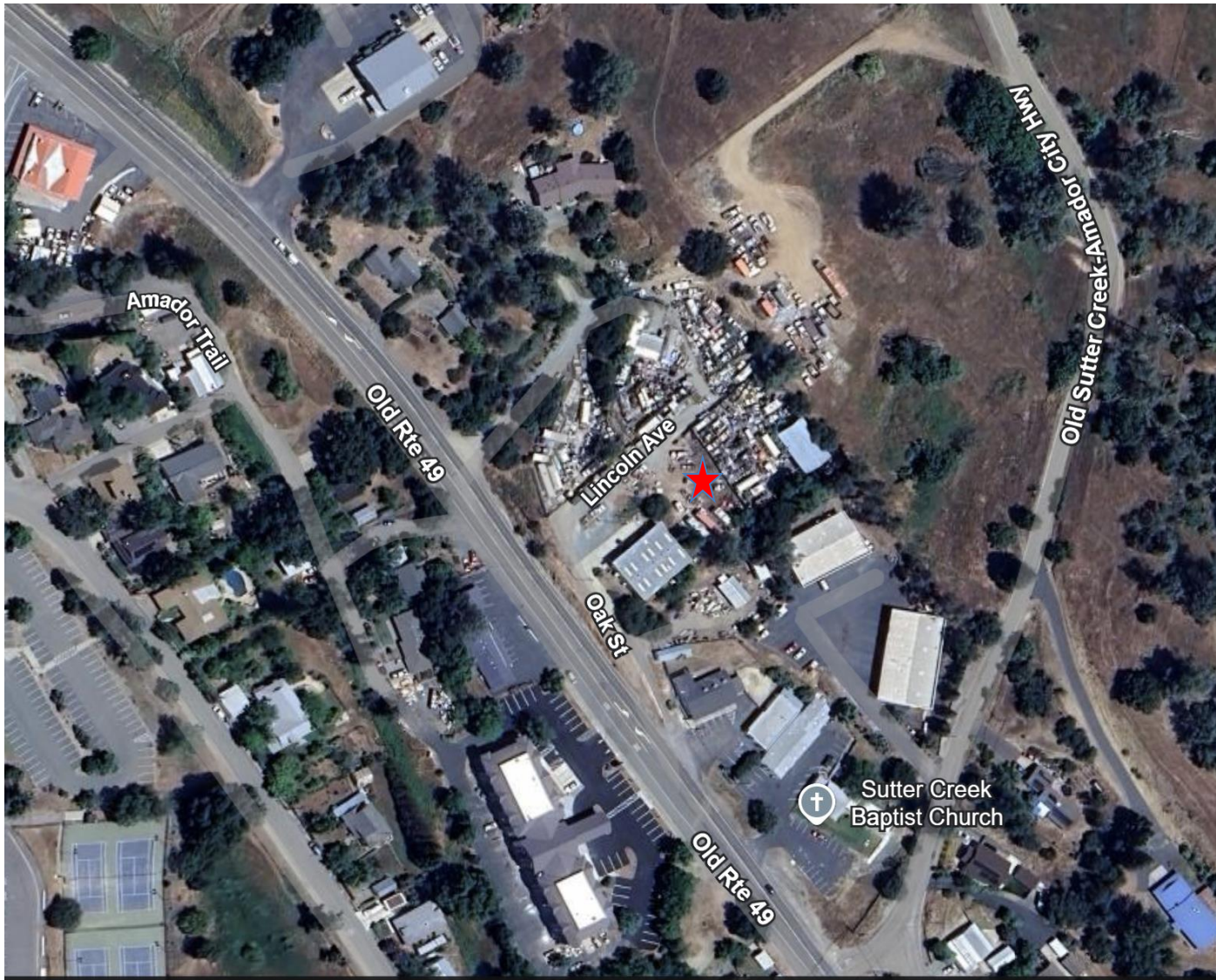


Figure 1: Parcel Location Map

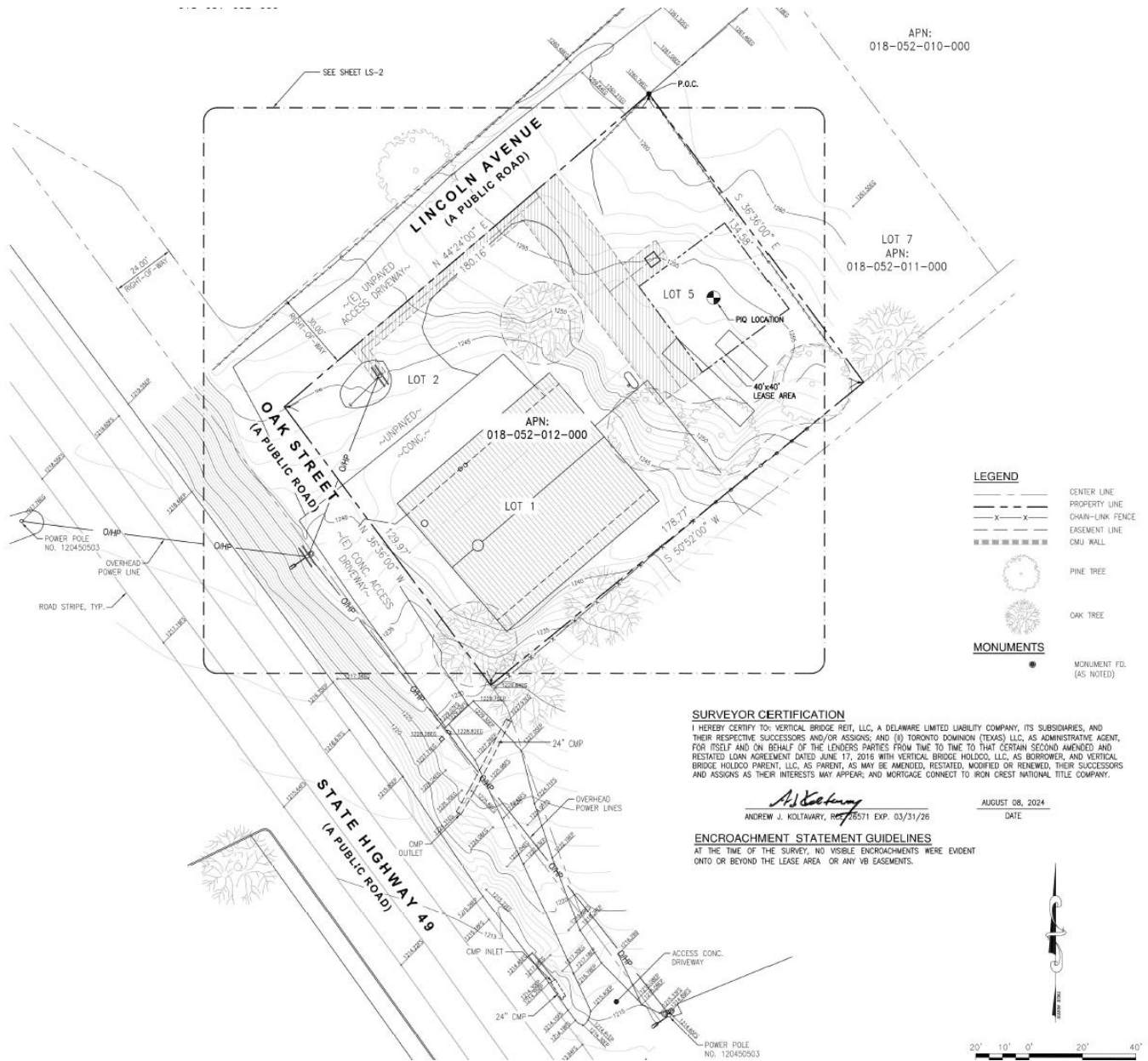


Figure 2 : Site Plan

DISCUSSION:

The applicant, Vertical Bridge, is requesting approval of a Conditional Use Permit (CUP) for the installation and construction of a new telecommunications and public utility facility. The facility will consist of a 70' monopine wireless facility, (10) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, and associated electrical equipment plus (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service all within a leased 40' x 40' pad within the C-2 zoning district. The 1,600 sq. ft. lease area will be enclosed withing a six foot high chain-link fence.

Access to the Project will be via Lincoln Avenue, a public road. The City's Engineering Department has requested the following road improvements:

1. The applicant shall make the following improvements to the road:
 - a. Construct a 0.2' asphalt concrete overlay on Oak Street from Hanford Street (Old State Route 49) to the beginning of the existing concrete (approximately 150 linear feet).
 - b. Road improvements for City Standards for "local rural road, " per Detail ST-1, starting at the existing concrete on Oak Street to the most northerly property line of APN 018-052-012 on Lincoln Avenue (approximately 250 linear feet).

This application does not propose the removal of any of the existing trees on the site. The pine trees located directly around the proposed 70' pole measure in height from approximately 47' to 50' tall. See page LS-2 of the proposed plans for additional details on existing tree location and heights. (Attached)

The applicant has completed a photo simulation of the proposed project. The photo simulation shows the potential visual impacts from different locations around the project site. (Attached)

Zoning Compliance

Per Sutter Creek Municipal Code section 18.49, Telecommunication and Electrical Generating Towers, any new telecommunication facility or tower must obtain a Conditional Use Permit. The following standards must be applied by the Planning Commission in order to grant approval of the CUP.

18.49.040 Standards

Sites shall be limited to commercial and industrial zoning districts	130 Lincoln Ave is currently zone Commercial, C-2.		
Towers, antennas, satellite dishes, and appurtenant equipment shall not be located within any front yard setback or street side yard setback		Required	Proposed
	Front	5 ft	54' 1"
	Side	5ft	5'/134' 9"
	Rear	10ft	39' 4"
The owner and/or operator of the facility shall operate and maintain such facilities in a clean, safe, and attractive condition at all times	Included as a Condition of Approval		
In conjunction with issuance of the conditional use permit, permittee shall provide a performance bond or cash equivalent equal to one hundred percent of the city's estimated cost for removal of the	Included as a Condition of Approval		

<p>facility. Said bond amount may be revised periodically by the city, and the bond may be utilized by the city in the event that permittee fails to remove the facility</p>	
<p>Unused and/or obsolete equipment and towers shall be removed from the site within six months after their need has ceased, or the city may, after notice and hearing, remove the equipment and towers and place a lien on the land to recover reasonable cost of removal</p>	<p>Included as a Condition of Approval</p>
<p>The height of towers shall be limited as specified in section 18.10.050.</p> <p>18.10.050 - Height of buildings.</p> <p>No penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment, towers, steeples, roof signs, chimneys, or other similar structures shall exceed the height limit provided in this title. If specifically permitted within a zoning district, radio and television masts, telecommunication towers, electrical generating towers, flagpoles, and smokestacks may extend not more than thirty feet above the height limit provided in this title, provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances.</p>	<p>Allowable building height in the C-2 zone is 40ft.</p> <p>Proposed pole height is 70ft</p>

At the November 12, 2024, Design Review Committee meeting, the Committee approved Design Clearance for the application.

The Sutter Creek Municipal Code has specific design criteria for Telecommunication and Electrical Generating Towers (18.49). They are allowed within the Commercial and Industrial zones. 18.49.040 specifies the following design criteria:

A. Sites should be selected according to the following order of preference:

1. In locations where topography, vegetation and other natural features provide the greatest amount of screening;
2. On existing structures that lend themselves to tower-mounted equipment (such as water towers, church steeples, light poles, head frames, and the like); and

3. Within industrial areas in which existing structures provide a visual buffer from adjacent areas;
- B. Preference should be given to co-location with other similar facilities;
- C. Equipment and supporting structures should be painted a single, neutral, non-glossy color, preferably earth-tones;
- D. Electrical and equipment wiring should be placed underground; and
- E. Monopole towers should be given preference over lattice towers.

ENVIRONMENTAL:

This project qualifies for a Categorical Exemption under Section 15303, “New Construction or Conversion of Small Structures” of the California Environmental Quality Act (CEQA) Guidelines. Class 3 consists of the installation of small new equipment and facilities in small structures. The proposed footprint is 1,600 square feet. The filing of a Notice of Exemption is recommended and included as a Condition of Approval.

REFERRALS:

The application package was referred to City staff and affected agencies for review. Comments received back from the affected agencies have been addressed and/or incorporated into the Conditions of Approval.

FINDINGS:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will provide additional wireless coverage for the community and those visiting the area.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Commercial Land Use designation.
3. The proposed use will not impair the integrity and character of the zoning district because the applicant will maintain the equipment and retain existing vegetative screening.
4. The proposed use would not be detrimental to public health, safety or general welfare because appropriate conditions of approval have been attached to the project.
5. The proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this title. The project specifically implements the following General Plan Object:

Objective PS-1.11: Utilities should be extended logically to provide a safe and reliable level of utility service.

CONDITIONALS OF APPROVAL

Staff recommends approval as presented, with the following Findings and Conditions of Approval:

1. The project shall comply with all provisions of Chapter 18.49 Telecommunication and Electrical Generating Towers in the City’s Zoning Ordinance.
2. The applicant shall be responsible for payment of all applicable City fees prior to issuance of building permits.

3. The applicant shall be responsible for payment of any outstanding invoices prior to issuance of building permits.
4. The applicant shall obtain any required building permits from the City of Sutter Creek Building department. Including any special inspections which may be required.
5. The applicant shall obtain a Sign Permit for any future signs.
6. Any proposed fencing cannot exceed 6ft in height.
7. Maintain a valid City of Sutter Creek Business License.
8. The Applicant shall pay the \$50.00 Notice of Exemption filing fee to the Amador County Recorder.
9. The applicant shall maintain fire department and emergency personnel access on Lincoln Avenue.
10. The owner and/or operator of the facility shall operate and maintain such facilities in a clean, safe, and attractive condition at all times, including keeping the base of the wireless communication facility free of garbage, debris, and weeds.
11. The applicant shall remove abandoned vehicles (not currently registered), equipment and debris, including weeds and vegetation, from the property.
12. The applicant shall make the following improvements to the road:
 - a. Construct a 0.2' asphalt concrete overlay on Oak Street from Hanford Street (Old State Route 49) to the beginning of the existing concrete (approximately 150 linear feet).
 - b. Road improvements for City Standards for "local rural road," per Detail ST-1, starting at the existing concrete on Oak Street to the most northerly property line of APN 018-052-012 on Lincoln Avenue (approximately 250 linear feet).
13. Unused and/or obsolete equipment and towers shall be removed from the site within six months after their need has ceased, or the city may, after notice and hearing, remove the equipment and towers and place a lien on the land to recover reasonable cost of removal. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require a new Conditional Use Permit approval through the Planning Department.
14. In conjunction with issuance of the Conditional Use Permit, the applicant shall provide a performance bond or cash equivalent equal to one hundred percent of the City's estimated cost for removal of the facility. Said bond amount may be revised periodically by the City, and the bond may be utilized by the City in the event that the Applicant fails to remove the facility.
15. The developer of the Telecommunications facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the developer shall submit an application to the City of Sutter Creek to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the applicant to apply for such a review of the subject CUP to conform to the FCC approval of revised RF emission regulations shall subject this approval to possible revocation.

- 16. All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.
- 17. Structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with non-reflective colors to assist further with concealment of the facilities.
- 18. Cell sites shall not cause harmful interference to any of the County’s emergency radio communication systems.
- 19. This permit shall expire and become null and void twelve months from Planning Commission action, or upon City Council approval upon appeal, unless a construction permit has been obtained prior to the date of expiration.

BUDGET IMPACT:

There is no budget impact directly.

RESOLUTION 24-25-*
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING
A CONDITIONAL USE PERMIT FOR A WIRELESS TELECOMMUNICATION
FACILITY FOR VERTICAL BRIDGE A LOCATED AT
130 LINCOLN AVENUE, SUTTER CREEK, CA 95685
APN 018-052-012

WHEREAS, the Planning Commission of the City of Sutter Creek did on Monday, November 9, 2024, held a public hearing on a Conditional Use Permit for Vertical Bridge located 130 Lincoln Avenue, Assessor Parcel No. 018-052-012 after properly noticing said hearing; and

WHEREAS, the Planning Commission did at said public hearing receive a report from the planning staff, receive input from the Applicant and members of the public in attendance at said public hearing, and at the closing of said public hearing did deliberate and consider the same; and

WHEREAS, the Planning Commission does find the proposal is exempt from environmental review as a Class 3 Categorical Exemption under CEQA section 15303.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Sutter Creek hereby approves a Conditional Use Permit for Vertical Bridge based on the following Findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will provide additional wireless coverage for the community and those visiting the area.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Commercial Land Use designation.
3. The proposed use will not impair the integrity and character of the zoning district because the applicant will maintain the equipment and retain existing vegetive screening.
4. The proposed use would not be detrimental to public health, safety or general welfare because appropriate conditions of approval have been attached to the project.
5. The proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this title. The project specifically implements the following General Plan Object:

Objective PS-1.11: Utilities should be extended logically to provide a safe and reliable level of utility service.

BE IT FURTHER RESOLVED, the Planning Commission hereby approves the Conditional Use Permit, subject to the following Conditions of Approval:

1. The project shall comply with all provisions of Chapter 18.49 Telecommunication and Electrical Generating Towers in the City's Zoning Ordinance.
2. The applicant shall be responsible for payment of all applicable City fees prior to issuance of building permits.
3. The applicant shall be responsible for payment of any outstanding invoices prior to issuance of building permits.
4. The applicant shall obtain any required building permits from the City of Sutter Creek Building department. Including any special inspections which may be required.
5. The applicant shall obtain a Sign Permit for any future signs.
6. Any proposed fencing cannot exceed 6ft in height.
7. Maintain a valid City of Sutter Creek Business License.
8. The Applicant shall pay the \$50.00 Notice of Exemption filing fee to the Amador County Recorder.
9. The applicant shall maintain fire department and emergency personnel access on Lincoln Avenue.
10. The owner and/or operator of the facility shall operate and maintain such facilities in a clean, safe, and attractive condition at all times, including keeping the base of the wireless communication facility free of garbage, debris, and weeds.
11. The applicant shall remove abandoned vehicles (not currently registered), equipment and debris, including weeds and vegetation, from the property.
12. The applicant shall make the following improvements to the road:
 - a. Construct a 0.2' asphalt concrete overlay on Oak Street from Hanford Street (Old State Route 49) to the beginning of the existing concrete (approximately 150 linear feet).
 - b. Road improvements for City Standards for "local rural road, " per Detail ST-1, starting at the existing concrete on Oak Street to the most northerly property line of APN 018-052-012 on Lincoln Avenue (approximately 250 linear feet).
13. Unused and/or obsolete equipment and towers shall be removed from the site within six months after their need has ceased, or the city may, after notice and hearing, remove the equipment and towers and place a lien on the land to recover reasonable cost of removal. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require a new Conditional Use Permit approval through the Planning Department.

- 14. In conjunction with issuance of the Conditional Use Permit, the applicant shall provide a performance bond or cash equivalent equal to one hundred percent of the City's estimated cost for removal of the facility. Said bond amount may be revised periodically by the City, and the bond may be utilized by the City in the event that the Applicant fails to remove the facility.
- 15. The developer of the Telecommunications facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the developer shall submit an application to the City of Sutter Creek to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the applicant to apply for such a review of the subject CUP to conform to the FCC approval of revised RF emission regulations shall subject this approval to possible revocation.
- 16. All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.
- 17. Structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with non-reflective colors to assist further with concealment of the facilities.
- 18. Cell sites shall not cause harmful interference to any of the County's emergency radio communication systems.
- 19. This permit shall expire and become null and void twelve months from Planning Commission action, or upon City Council approval upon appeal, unless a construction permit has been obtained prior to the date of expiration.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on this Monday the 9th day of December, 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Michael Kirkley, Chairman

Mason Peters , Deputy City Clerk

City of Sutter Creek

18 Main Street

Sutter Creek, CA 95685

209-267-5647

www.cityofsuttercreek.org

RECEIVED:

Section 5, Item A.

FEE PAID:

Submission Requirements

1- Application*

2- Map*

3- Fees (*Refer to current fee schedule. All Fees must be paid at City Hall*)

**All documentaion must be submitted via the application portal on the City website*

CONDITIONAL USE PERMIT APPLICATION

Page 1 of 1

Project Applicant: Vertical Bridge

Project Address: 130 Lincoln Ave Sutter Creek, CA 95685

Phone: 323-627-6139

Email: nvotaw@assurance-group.com

APN: 018-052-012

Is this located in the Historic District? Yes No

If yes, please see checklist for Design Review.

Property Owner:

Name: Marvin Price

Mailing Address: PO BOX 729

City: Jackson

State: CA

Zip: 95642

Phone: _____

Email: _____

Is this person the project contact? If not, please specify who the contact person is.

Name: Nicholas Votaw - Assurance Development (Applicant Authorized Representative)

Mailing Address: 1499 Huntington Dr, #305, South Pasadena, CA 91030

Phone: (323) 627-6139

Email: nvotaw@assurance-group.com

Description of work to be performed: (*please provide a detailed description using the back if necessary*)

Install a new telecommunications and public utility facility at 130 Lincoln Ave (APN 018-052-012-000). Facility will consist of a 70' monopine wireless facility, (10) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, and associated electrical equipment. Additionally, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service will be placed within a 40'x40' leased area.

Decription of Property: Currently zoned for commercial development (C-2). Parcel is 0.55 acres. Existing structures include one (1) commercial building

Proposed Use of Property: Unmanned Telecommunications Facility - (1) New 70' monopine structure. No change to existing land use or zoning codes needed.

Describe how land is being used currently on adjacent parcels

North: Currently zoned for commercial development (C-2).

East: Currently zoned for residential development (R-E).

South: Currently zoned for recreation development (R).

West: Currently zoned for residential development (R-1).

Additional Information:

**PROJECT NARRATIVE
WCF CONDITIONAL USE APPLICATION
Gold Dust Trail US-CA-5427**

Submitted to the City of Sutter Creek, California
Planning Division

Applicant: VB BTS III, LLC
Attention: Madison Hardawat
750 Park Commerce Drive, Suite 200
Boca Raton, FL 33487
(561) 318-3965
madisonhardaway@verticalbridge.com

Representative: Assurance Development
1499 Huntington Dr #305
South Pasadena, CA 91030

Contact: Nicholas Votaw obo Assurance Development
(323) 627-6139
nvotaw@assurance-group.com

Property-Owner: Marvin Price
PO Box 729
Jackson, CA 95642-0729

Project Address: 130 Lincoln Ave
Sutter Creek, CA 95685

Description & Tax Lot: Parcel No. 018-052-012-000

Zoning Classification: C-2: Commercial

Land Use Designation: Gym & Storage

Assurance Development, Inc., submits this application on behalf of VB BTS III, LLC ("Vertical Bridge") referred to as the "Applicant," and the underlying property owner."

Vertical Bridge is the largest private owner and operator of communications infrastructure in the United States, with more than 320,000 sites nationwide. Infrastructure providers, like Vertical Bridge, specialize in developing, constructing, leasing, and maintaining the physical components for wireless networks, including cellular towers. Infrastructure providers lay the physical groundwork that supports wireless communication networks. Wireless carriers, such as T-Mobile, lease space on this infrastructure to house their equipment and offer wireless services to end-users. Through strategic partnerships with wireless carriers, Vertical Bridge allows the opportunity for multiple carriers to collocate onto a single infrastructure and reduces the physical footprint of wireless facilities in the community.

1. PROJECT OVERVIEW

Vertical Bridge is proposing to build a new wireless communications facility ("WCF" or "Facility"), Gold Dust Trail US-CA-5427, at the above noted project address for the colocation of T-Mobile's equipment. This Facility is intended to fill a significant gap in T-Mobile's 5G and 4G LTE coverage experienced by its customers in a targeted coverage area in the City of Sutter Creek.

The Applicant intends for its application for the proposed WCF to include the following documents (collectively, "Applicant's Application"):

- Attachment 1 — Project Narrative
- Attachment 2 — Alternative Site Analysis
- Attachment 3 — Photosimulations
- Attachment 4 — Zoning Drawings
- Attachment 5 — Coverage Maps
- Attachment 6 — RF Exposure Study
- Attachment 7 — Grant Deed
- Attachment 8 — Planning Application Form
- Attachment 9 — Letter of Authorization from Property Owner

As shown in Applicant's Application, this proposed project meets all applicable City of Sutter Creek's Development Code ("CSCDC") criteria for siting new wireless telecommunications facilities and complies with all other applicable state and federal laws and regulations. The proposal is also the least intrusive means of meeting T-Mobile's coverage objectives for this site. Accordingly, the Applicant respectfully requests the City of Sutter Creek to approve this project as proposed, subject only to the City of Sutter Creek's standard conditions of approval.

2. PROPOSED PROJECT DETAILS

2.1. Location

Detailed information regarding the subject property and proposed lease area is included in **Attachment 4 — Zoning Drawings**, to the Applicants' application.

2.1.1. Subject property. The subject property of this proposal is located at 130 Lincoln Ave in the City of Sutter Creek (the "Property"). The Property is owned by Marvin Price. The Property is zoned C-2 – Commercial and is currently used as a gym and storage.

2.1.2. Lease area & WCF Setback Location.

- The proposed 40' x 40' lease area for the WCF is located on the Northeast side of the property; the WCF is setback 39'-4" from the Southeast parcel boundary, 5' from the Northeast parcel boundary, 54'-1 from the Northwest parcel boundary and 134'-9" from the Southwest parcel boundary.
- The lease area will be surrounded by a 6' high chain link fence secured by a double-swing locked access gate.

2.1.3. Access and parking. The proposed access road is an existing road that starts at and stems from Oak St, onto Lincoln Ave, and stops at the proposed lease area. The proposed access will be 20' wide.

2.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 4 — Zoning Drawings**, to Applicant's Application.

2.2.1. Support structure design. Applicant is proposing to build a new 70' tall monopine (the "Tower") on the Property. This will be an unmanned wireless communications facility.

2.2.2. Antennas and accessory equipment.

- The Tower will contain T-Mobile equipment (up to 10 panel antennas, 6 RRUs, a 2' microwave antenna, 1 GPS antenna, required antenna cabling along with all associated mounting equipment).
- The antennas, RRUs, and accessory equipment on the Tower will be painted to match. All paint will have an anti-glare finish. Additionally, the proposed Tower is designed as a monopine to blend the facility and its equipment into the surrounding environment. See note on sheet A4 of **Attachment 4 — Zoning Drawings**
- Space for two additional future collocators has been made available on the Tower as encouraged under the Code.
- The proposed T-Mobile antenna centerline is 61' and the proposed T-Mobile antenna tip height is 65'. See elevations on sheet A4 of **Attachment 4 — Zoning Drawings**.

2.2.3. Ground equipment.

- The Tower and all ground equipment will be constructed within the fenced Lease Area not including the proposed PG&E step-down transformer.
- Two (2) ground-mounted radio cabinets.
- An ice bridge is proposed from the radio cabinets to the tower in order to protect the cables that run between the equipment cabinets and the tower/antennas.

2.3. Additional Details

2.3.1. Lighting. The Tower will not be artificially illuminated, and no artificial lighting is required pursuant to state or federal authorities. There will be one service light on site that will only be utilized during site visits or in case of an emergency. See **Attachment 4 —Zoning Drawings**, sheet A4.

2.3.2. Screening. The Tower has been designed as a monopine to match the landscape in order to screen the antennas, and associated equipment. This stealth design choice was selected with the intent of harmonizing the facility with the surrounding environment and thereby mitigating visual impacts to the greatest extent possible. See **Attachment 3 — Photosimulations** for a visual depiction of the proposed Facility.

2.3.3. Utilities. No water or sewer service is required. A proposed NV Energy step-down transformer will be added adjacent to the lease area.

3. T-MOBILE NETWORK COVERAGE AND SERVICES

3.1. Overview—T-Mobile 4G & 5G Coverage

T-Mobile is upgrading and expanding its wireless communications network to support the latest 4G LTE and 5G technology. 4G and 5G stand for “4th Generation” and “5th Generation” and LTE stands for “Long Term Evolution.” These acronyms refer to the ongoing process of improving wireless technology standards, now in its 5th generation. With each generation comes improvement in speed and functionality – 4G LTE offers speed up to ten times faster than 3G, and 5G can deliver speeds up to 20 Gbps in ideal conditions. That’s nearly 200 times faster than the 4G network.

Most American consumers currently experience wireless connectivity on 4G networks – and are aware of the profound impact on daily life that has occurred from this connectivity. The emerging standard in voice and data telecommunications – 5G – is poised to transform America’s reliance on densely populated wireless infrastructure.

5G is the latest iteration of cellular technology. While 5G technology operates on the same radio signals as current 4G/4G LTE networks, it is engineered to transmit data more efficiently.

That means superior speeds and support for more connected devices than ever before. The ultra-low latency of 5G means quick response times during data-demanding activities.

There are several components of 5G wireless technology and separate bands of wavelength spectrum used to build a 5G network – low-band (<1GHz), mid-band (1-6GHz), and high-band millimeter wave (“mmWave”) (24 GHz and higher):

- **Low-Band Extended Range 5G.** Low-band 5G frequencies are also known as the “coverage layer.” Low-band 5G refers to frequencies below 1 GHz used to roll out substantial 5G coverage as quickly as possible. One example is the 600 MHz spectrum deployed by T-Mobile nationwide. A low-band cell site can cover hundreds of square miles and deliver a downlink data rate from 30-75 Mbps download—ideal for uses like streaming HD video. Because low-band signals easily pass through buildings, they offer solid coverage indoors and outdoors and are an effective way to connect parts of rural America where even fixed broadband speeds don’t always meet national benchmarks.
- **Mid-Band 5G.** Mid-range frequencies (spanning 1 GHz and 6 GHz) strike a balance between coverage and capacity. Mid-band 5G base stations can transmit and receive high-capacity signals over fairly large areas, and they can represent an ideal mix of performance for the bulk of 5G traffic in metropolitan areas.
- **High-Band mmWave 5G.** High-band 5G uses millimeter-wave (mmWave) frequency bands. High-band is a very specialized part of the 5G offering. Functioning over a shorter radius, it’s particularly useful in urban areas and busy venues like stadiums and shopping malls. High-band can simultaneously provide many high-speed connections focused on an area of just a block or two, from a small cell site mounted close to street level.

Using these frequencies together can help T-Mobile’s 5G network deliver the increased connectivity, reliability, speeds, and security the public demands. T-Mobile is proposing to deploy low and mid band frequencies at this Facility for its 4G and 5G service in the area. Upon completion, the Facility will become part of T-Mobile’s statewide and nationwide communications network.

3.2 Coverage Objectives for Proposed Facility

This proposed Facility meets T-Mobile’s coverage objectives providing in-vehicle and in-building wireless coverage within a geographic area not adequately served by T-Mobile’s network. Specifically, this proposed new wireless facility is intended to improve both voice & data services in Sutter Creek. T-Mobile has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. The specific coverage objective was determined through a combined analysis of customer complaints, service requests, and radio frequency engineering design. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

4. SEARCH RING

T-Mobile’s RF engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, T-Mobile’s RF engineers identified a “search ring” area where a WCF may be located to provide effective service in the target coverage area.

5. SITING ANALYSIS

Pursuant to CSCDC Chapter 18.49 Telecommunications and Electrical Generating Towers, the Applicant evaluated alternative site locations within the targeted search ring and just outside of the search ring as possible locations for the proposed Facility. See **Attachment 2 — Alternative Sites Analysis** for a summary of the alternative site locations analyzed.

6. APPLICABLE LAW

6.1. Local Codes

Pursuant to CSCDC Chapter 18.49 Telecommunications and Electrical Generating Towers (Development Code), new WCF support towers are a permissible use in the C-2 – Commercial zone district and are subject to issuance of a Conditional Use Permit subject to approval by City of Sutter Creek Planning. Adjustments stipulated by City of Sutter Creek Planning must comply with the criteria in CSCDC Chapter 18.49.

6.2. Federal Law

Federal law, primarily found in the Telecommunications Act of 1996 (“Telecom Act”), acknowledges a local jurisdiction’s zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

6.2.1. Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that “prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission (“FCC”) Order adopted in September 2018,¹ a local jurisdiction’s action has the effect of prohibiting the provision of wireless services when it “materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment.”² Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in

¹ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018), *affirmed in part and vacated in part*, *City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), *cert. denied*, 594 U.S. ___, 141 S.Ct. 2855 (June 28, 2021)(No. 20-1354) (“FCC Order”).

² *Id.* at ¶ 35.

terms of adding capacity, updating new technologies, and/or maintaining high quality service.³

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir. 2009).

- **Significant Gap.** Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City*, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), *affirmed in part*, 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco*, 2006 WL 1699580, *10-11 (N.D. Cal. 2006).
- **Least Intrusive Means.** The least intrusive means standard "requires that the provider show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve." 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code's preferences and siting requirements.

6.2.2. Environmental and health effects prohibited from consideration. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). The Applicant has included with this application a statement from Hammett & Edison, Inc., Consulting Engineers, demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission's RF emissions regulations. See **Attachment 6 — RF Exposure Study**. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded in this proceeding.

Applicant understands that the City of Sutter Creek has a practice of conditioning wireless towers with future obligations related to RF emissions and RF interference. All such conditions of approval and any other local regulation of RF emissions are preempted and void. *Southwestern Bell Wireless, Inc. v. Johnson County*, 199 F.3d 1185, 1193 (1999).

³ Id. at ¶¶ 34-42.

6.2.3. No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers’ applications for similarly situated facilities.

6.2.4. Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a “reasonable” period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a “Shot Clock” rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* According to the Shot Clock rule for “macro” wireless facilities, a reasonable period of time for local government to act on all relevant applications is 90 days for a collocation, with “collocation”⁴ defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for a new structure.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods.

Pursuant to federal law, the reasonable time period for review of this application is 150 days.

⁴ 47 C.F.R. § 1.6002(g).

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 70' MONOPINE WITH (10) 8' ANTENNAS, (12) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' 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
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



US-CA-5427 GOLD DUST TRAIL

130 LINCOLN AVE
SUTTER CREEK, CA 95685

70' MONOPINE

TENANT SITE ID: SC60563C

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"/>



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



VICINITY MAP
N.T.S.

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



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	GOLD DUST TRAIL
SITE NUMBER:	US-CA-5427
TENANT SITE ID:	SC60563C
SITE ADDRESS:	130 LINCOLN AVE SUTTER CREEK, CA 95685
PARCEL #:	018-052-012
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	C-2 COMMERCIAL
ZONING JURISDICTION:	CITY OF SUTTER CREEK
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	70'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	1,254.60' (NAVD88)
LATITUDE (NAD 83):	38.398711° (38° 23' 55.36" N)
LONGITUDE (NAD 83):	-120.806914° (120° 48' 24.89" W)

PROJECT DIRECTORY	
PROPERTY OWNER:	MARVIN PRICE PO BOX 729 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:	AT&T

EMERGENCY:
CALL 911



0	ISSUED FOR ZONING	APP	09/13/24
A	ISSUED FOR REVIEW	JR	07/23/24

NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL
PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
**US-CA-5427
SC60563C
GOLD DUST TRAIL**
130 LINCOLN AVE
SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:
AS NOTED
ZD

DATE:
07/23/24
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS.

DRAWING NUMBER:
T1



REFERENCE MAP
 1. PLAT OF LINCOLN HEIGHTS SUBDIVISION BOOK 1 PAGE 94 FILED JULY 30, 1938

APN
 018-052-012-000, AMADOR COUNTY, CALIFORNIA

RECORD OWNER
 MARVIN H. PRICE, AS TRUSTEE OF THE MARVIN H. PRICE LIVING TRUST, U/A DATED MARCH 25, 2019

TITLE REPORT
 PRELIMINARY TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. IC-TWR-154913-C WITH EFFECTIVE DATE FEBRUARY 01, 2024.

BASIS OF ELEVATIONS: (NAVD 1988)
 SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "ELICA 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. 060050343F EFFECTIVE DATE 5/20/2010.

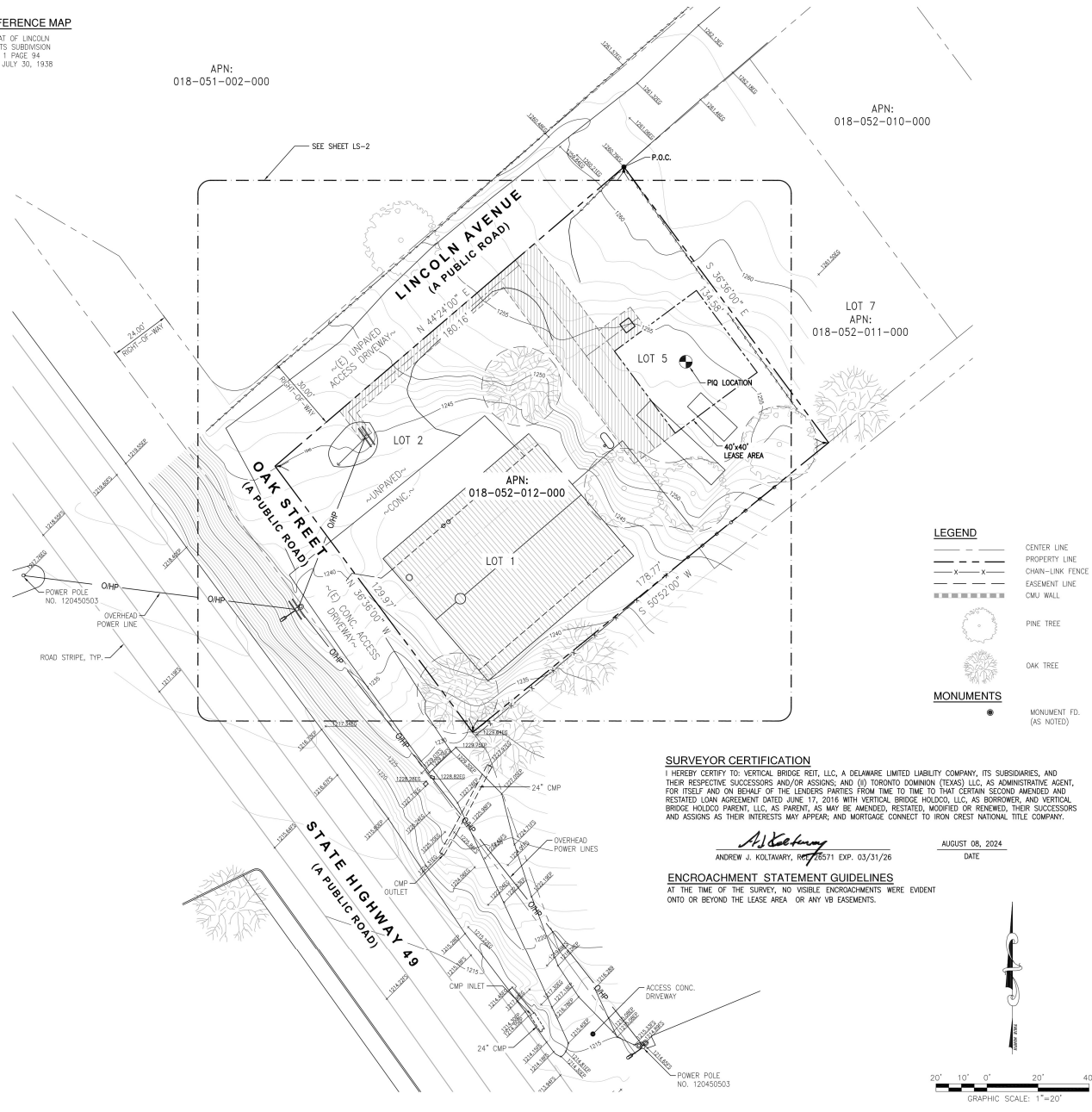
LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF AMADOR, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 1, 2 AND 5, INCLUSIVE, OF LINCOLN HEIGHTS SUBDIVISION AS DESIGNATED ON THE OFFICIAL PLAT THEREOF FILED FOR RECORD JULY 30, 1938 IN BOOK 1 OF MAPS AND PLATS, PAGE 94, RECORDS OF AMADOR COUNTY.
 EXCEPTING FROM SAID LOT 1, THE SOUTHEASTERLY 10 FEET, THEREOF, THE SAID 10 FEET BEING MEASURED PERPENDICULAR TO THE SOUTHEAST LINE OF SAID LOT, ALSO EXCEPTING THEREFROM ALL MINERAL AND MINERAL RIGHTS BENEATH THE SURFACE OF SAID PREMISES RESPECTING SAID MINERALS OR MINERAL RIGHTS, OR WITHIN A DISTANCE OF 200 FEET VERTICALLY BELOW THE SURFACE OF SAID PREMISES, AS CONTAINED IN DEED FROM JOHN L. BOULIOLLO, ET UX, TO CHARLES B. WHITMORE, ET UX, DATED OCTOBER 30, 1947 AND RECORDED IN BOOK 31, PAGE 323, OFFICIAL RECORDS OF AMADOR COUNTY.
 ALSO EXCEPTING THEREFROM ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER, OR ANY VALID MINING CLAIM OR POSSESSION HELD UNDER EXISTING LAWS OF CONGRESS, AS EXCEPTED BY THE UNITED STATES OF AMERICA, BY PATENT RECORDED FEBRUARY 15, 1875 IN BOOK "O" OF DEEDS, PAGE 273, RECORDS OF AMADOR COUNTY.

PARCEL ID: 018-052-012-000
 THIS BEING THE SAME PROPERTY CONVEYED TO MARVIN H. PRICE, AS TRUSTEE OF THE MARVIN H. PRICE LIVING TRUST, U/A DATED MARCH 25, 2019 BY A DEED FROM MARVIN H. PRICE, AN UNMARRIED MAN AND KATHIE C. BAKER, AN UNMARRIED WOMAN, AS JOINT TENANTS DATED 3/25/2019 AND RECORDED 6/06/2019 IN INSTRUMENT 2019-0003888-00 IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA.

PARCEL ID: 018-052-012-000
 PROPERTY COMMONLY KNOWN AS: 130 LINCOLN AVENUE, CA 95668

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, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I 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) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (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. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF LINCOLN HEIGHTS SUBDIVISION" DATED JULY 9, 1938 AND RECORDED JULY 9, 1938 IN (BOOK) 1 (PAGE) 94, 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)



SURVEYOR CERTIFICATION
 I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (I) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PART, 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.

A. J. Koltavary
 ANDREW J. KOLTAVARY, REG. 2571 EXP. 03/31/26
 AUGUST 08, 2024
 DATE

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

SURVEY PREPARED FOR:

verticalbridge
 VB BTS II, LLC
 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
 626.216.2024

ENGINEER

AJK ENGINEERING AND SURVEY
 24 RECORDO
 IRVINE, CA 92620
 714.624.6927

NO.	SUBMITTAL / REVISION	BY	DATE
3	UPDATED FINAL SURVEY	LA	08/08/24
2	ADDED LEGAL DESCRIPTION	LA	07/25/24
1	FINAL SURVEY	LA	07/17/24
0	PRELIMINARY SURVEY	LA	07/16/24

DRAWN: LA
 DESIGNED: LA
 CHECKED: AJK

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
**US-CA-5427
 GOLD DUST TRIAL**
 130 LINCOLN AVENUE,
 SUTTER CREEK, CA 95668
 AMADOR COUNTY

ENGINEER STAMP:



DRAWING TITLE:
TITLE DETAILS

DRAWING SCALE:
 AS NOTED

DATE:
 08/08/2024

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DRAWING NUMBER:
LS-1

LEGEND

	CENTER LINE
	PROPERTY LINE
	WIRED FENCE
	WOODEN FENCE
	CONDUIT
	OVERHEAD ELECTRICAL LINE
	SEWER LINE
	CMU WALL
	EXISTING GRADE
	EDGE OF PAVEMENT
	FINISH SURFACE
	HEIGHT
	TOP OF CURB
	FLOW LINE
	TOP OF TREE
	TOP OF BUILDING
	BACK OF WALK
	TRUE POINT OF BEGINNING
	POINT OF BEGINNING
	ABOVE GRADE LEVEL
	EXISTING STREET LIGHT
	EXISTING SIGN
	GUY WIRE
	POWER POLE
	FIRE HYDRANT
	PINE TREE
	TREE
	BUSHES

- 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 JULY 11, 2024.
 - 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.

MONUMENTS

	MONUMENT FD. (AS NOTED)
--	-------------------------

COORDINATES

38°23'55.36" N (38.398711)
120°48'24.89" W (-120.806914)

LEASE AREA

A PARCEL OF LAND LYING WITHIN THAT PORTION OF LOTS 1, 2 AND 5, INCLUSIVE, OF LINCOLN HEIGHTS SUBDIVISION AS DESIGNATED ON THE OFFICIAL PLAT THEREOF FILED FOR RECORD JULY 30, 1938 IN BOOK 1 OF MAPS AND PLATS, PAGE 94, RECORDS OF AMADOR COUNTY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 49°24'00" EAST 48.11 FEET; THENCE SOUTH 36°33'11" EAST 52.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 53°26'49" EAST 40.00 FEET; THENCE SOUTH 36°33'11" EAST 40.00 FEET; THENCE SOUTH 53°26'49" WEST 40.00 FEET; THENCE NORTH 75°43'53" WEST 40.00 FEET; TO THE TRUE POINT OF BEGINNING.

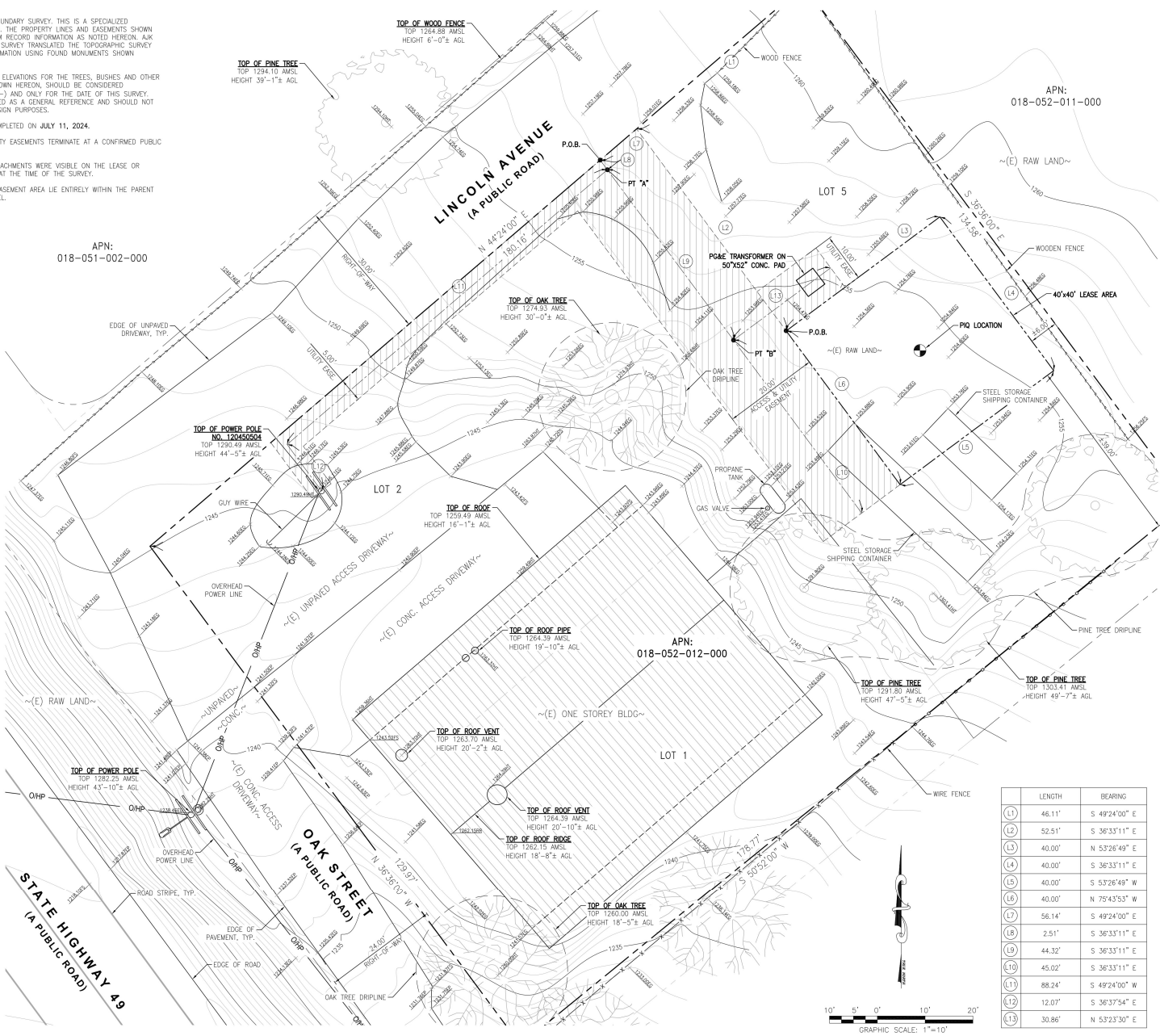
ACCESS AND UTILITY EASEMENT

THOSE STRIPS OF LAND LYING WITHIN THAT PORTION OF LOTS 1, 2 AND 5, INCLUSIVE, OF LINCOLN HEIGHTS SUBDIVISION AS DESIGNATED ON THE OFFICIAL PLAT THEREOF FILED FOR RECORD JULY 30, 1938 IN BOOK 1 OF MAPS AND PLATS, PAGE 94, RECORDS OF AMADOR COUNTY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

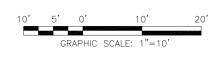
PARCEL 1
A STRIP OF LAND TWENTY (20) FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE MOST NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 49°24'00" EAST 56.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36°33'11" EAST 2.51 FEET A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 36°33'11" EAST 44.32 FEET A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE SOUTH 36°33'11" EAST 45.02 FEET TO THE POINT OF TERMINATION.

PARCEL 2
A STRIP OF LAND FIVE (5) FEET WIDE, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 49°24'00" WEST 88.24 FEET; THENCE SOUTH 36°37'54" EAST 12.07 FEET TO THE POINT OF TERMINATION.

PARCEL 3
A STRIP OF LAND TEN (10) FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT THE AFOREMENTIONED POINT "B"; THENCE NORTH 53°23'30" EAST 30.86 FEET TO THE POINT OF TERMINATION.



	LENGTH	BEARING
L1	46.11'	S 49°24'00" E
L2	52.51'	S 36°33'11" E
L3	40.00'	N 53°26'49" E
L4	40.00'	S 36°33'11" E
L5	40.00'	S 53°26'49" W
L6	40.00'	N 75°43'53" W
L7	56.14'	S 36°33'11" E
L8	2.51'	S 36°33'11" E
L9	44.32'	S 36°33'11" E
L10	45.02'	S 36°33'11" E
L11	88.24'	S 49°24'00" W
L12	12.07'	S 36°37'54" E
L13	30.86'	N 53°23'30" E



SURVEY PREPARED FOR:



VB BTS II, LLC

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

SITE ACQUISITION



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

ENGINEER



24 RECORD
IRVINE, CA 92620
714.624.6927

NO.	SUBMITTAL / REVISION	BY	DATE
3	UPDATED FINAL SURVEY	LA	08/08/24
2	ADDED LEGAL DESCRIPTION	LA	07/25/24
1	FINAL SURVEY	LA	07/17/24
0	PRELIMINARY SURVEY	LA	07/16/24

DRAWN: LA
DESIGNED: AJK
CHECKED: AJK

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
**US-CA-5427
GOLD DUST TRIAL**
130 LINCOLN AVENUE,
SUTTER CREEK, CA 95685
AMADOR COUNTY



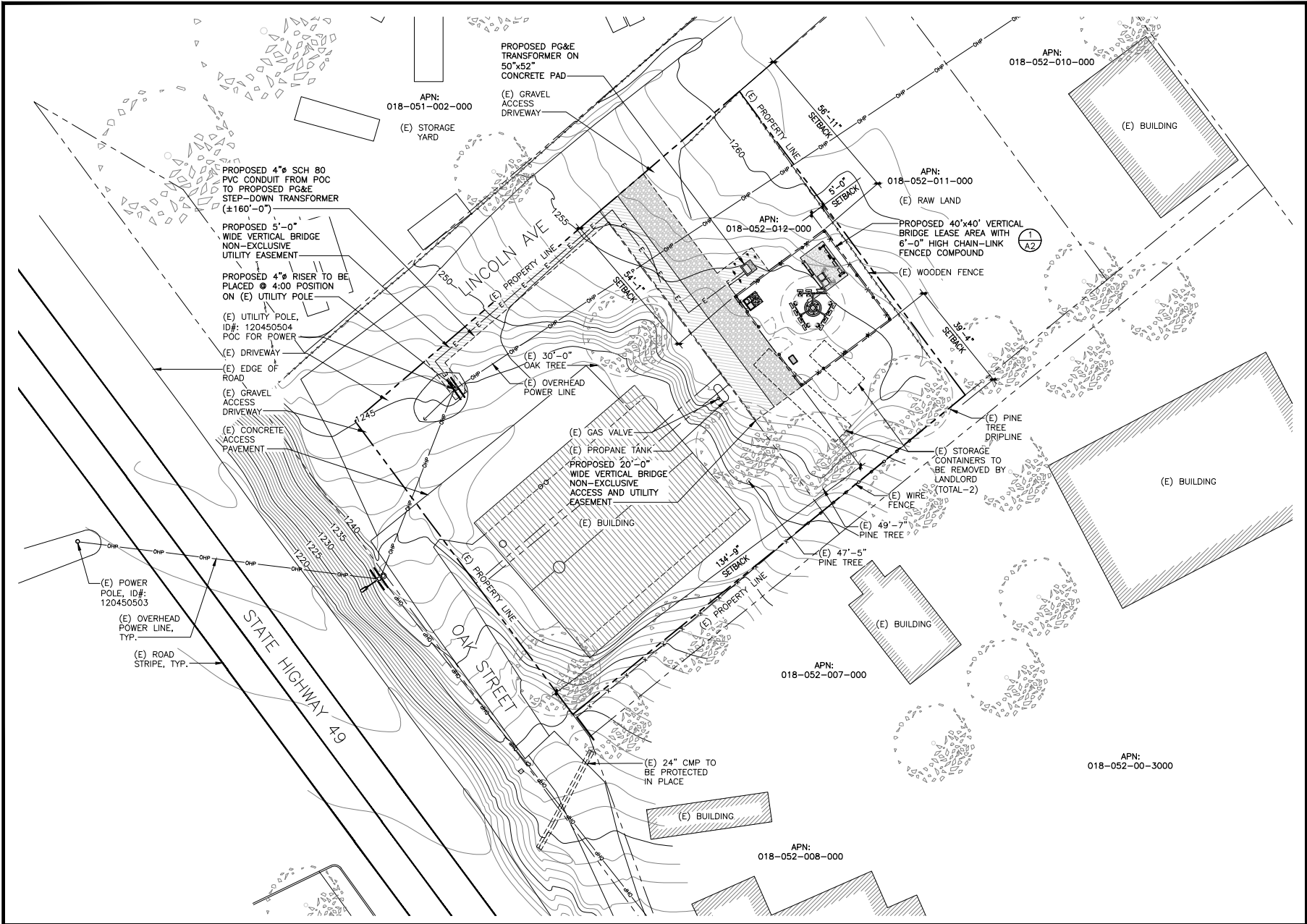
DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING SCALE:
AS NOTED

DATE:
08/08/2024

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DRAWING NUMBER:
LS-2



SITE PLAN

11"x17" SCALE: 1/32" = 1'-0"
24"x36" SCALE: 1/16" = 1'-0"



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

NO.	SUBMITTAL / REVISION	BY	DATE
0	ISSUED FOR ZONING	APP	09/13/24
A	ISSUED FOR REVIEW	JR	07/23/24
N/A	SUBMITTAL / REVISION		

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:

US-CA-5427
SC60563C
GOLD DUST TRAIL
130 LINCOLN AVE
SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:

SITE PLAN

DRAWING SCALE: AS NOTED

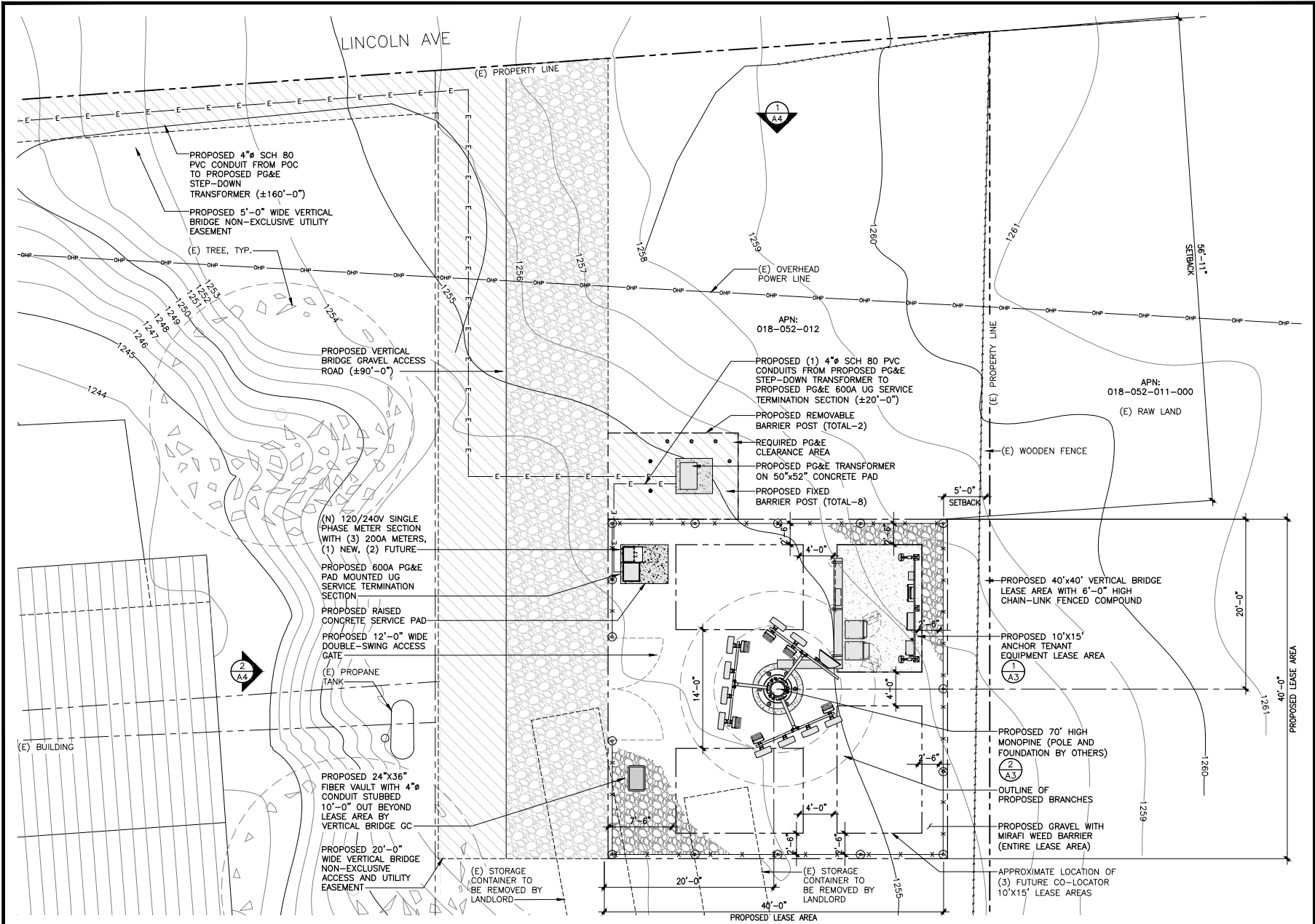
DATE: 07/23/24

ZD

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DRAWING NUMBER:

A1



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

0	ISSUED FOR ZONING	APP	09/13/24
A	ISSUED FOR REVIEW	JR	07/23/24
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:

US-CA-5427
SC60563C
GOLD DUST TRAIL

130 LINCOLN AVE
SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:

ENLARGED COMPOUND PLAN

DRAWING SCALE:

AS NOTED

ZD

DATE:

07/23/24

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DRAWING NUMBER:

A2

ENLARGED COMPOUND PLAN

11"x17" SCALE: 3/32" = 1'-0"
24"x36" SCALE: 3/16" = 1'-0"

0 2' 4' 8'

1

0	ISSUED FOR ZONING	APP	09/13/24
A	ISSUED FOR REVIEW	JR	07/23/24
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN:	JR
DESIGNED:	JR
CHECKED:	BL

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
US-CA-5427
SC60563C
GOLD DUST TRAIL
 130 LINCOLN AVE
 SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:
EQUIPMENT AND
ANTENNA PLAN

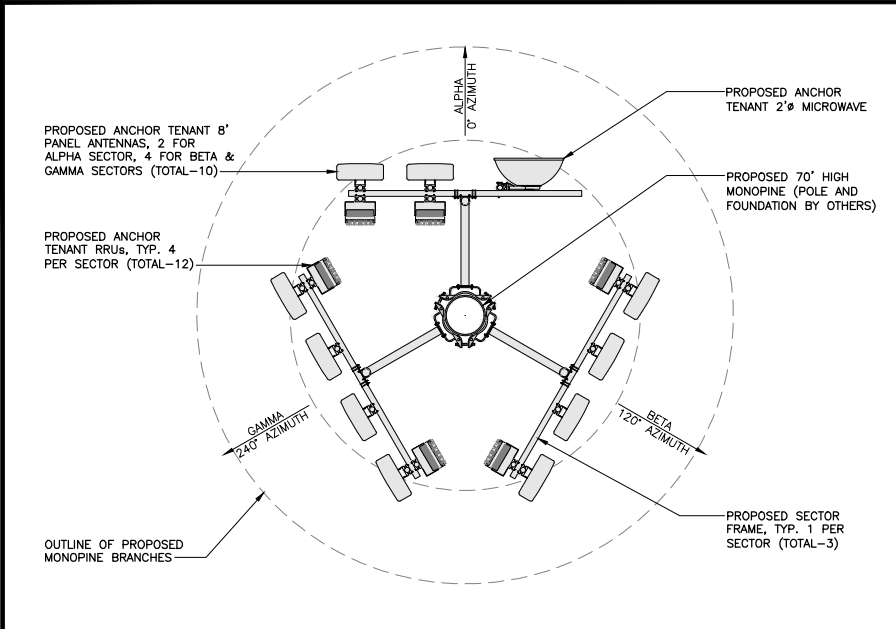
DRAWING SCALE:
 AS NOTED **ZD**

DATE:
 07/23/24

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DRAWING NUMBER:

A3



ANTENNA PLAN 11"x17" SCALE: 3/16" = 1'-0" 24"x36" SCALE: 3/8" = 1'-0" 0 1' 2' 4'

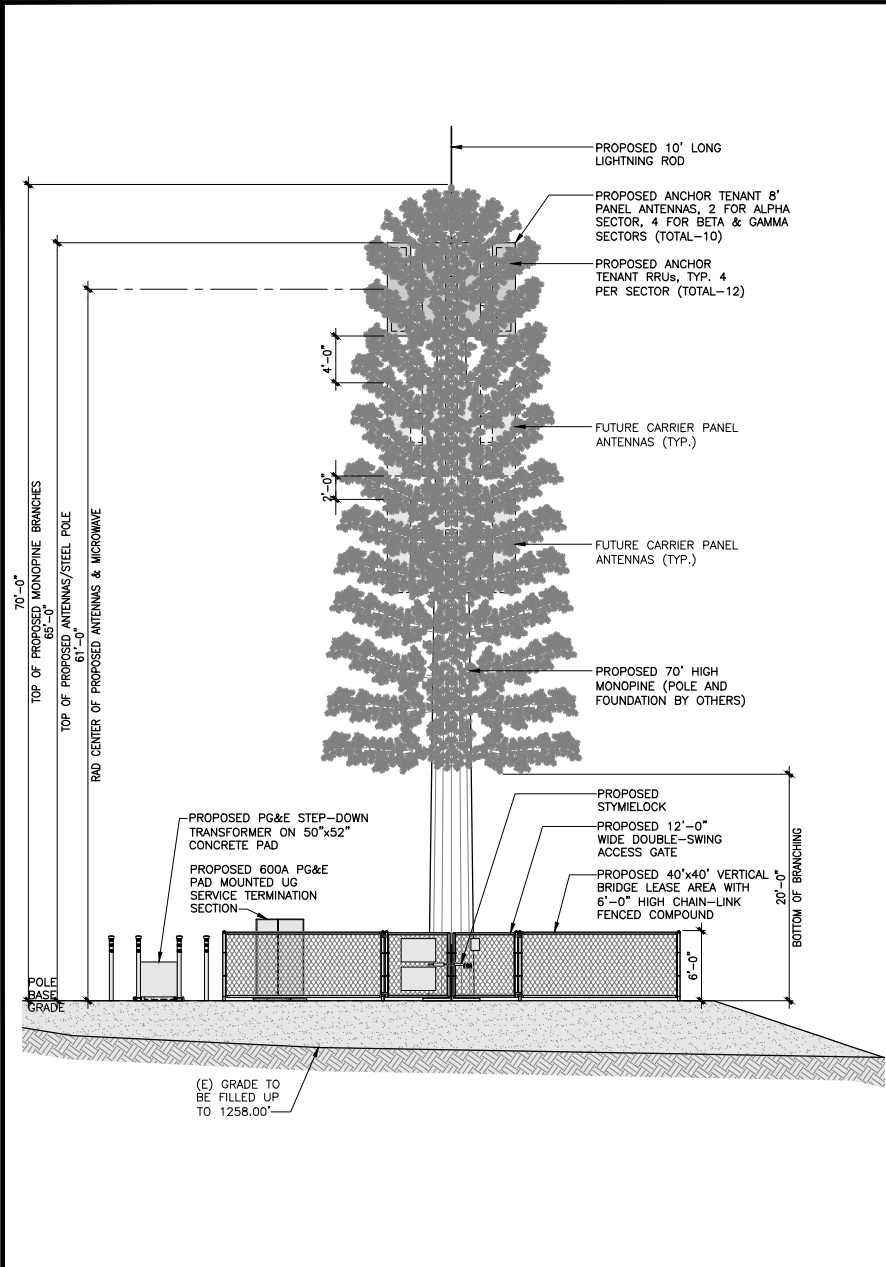


SERVICE LIGHTING NOTES:
 1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
 2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
 3. THE SERVICE LIGHT SHALL BE POINTED -45° TOWARDS THE GROUND.

SERVICE LIGHTING SPECIFICATIONS:
 MODEL: PLTS-12249 (OR EQUAL)
 LED WATTAGE: 15W
 LUMENS: 2097 LM
 FOOT CANDLE: 194.8 FC

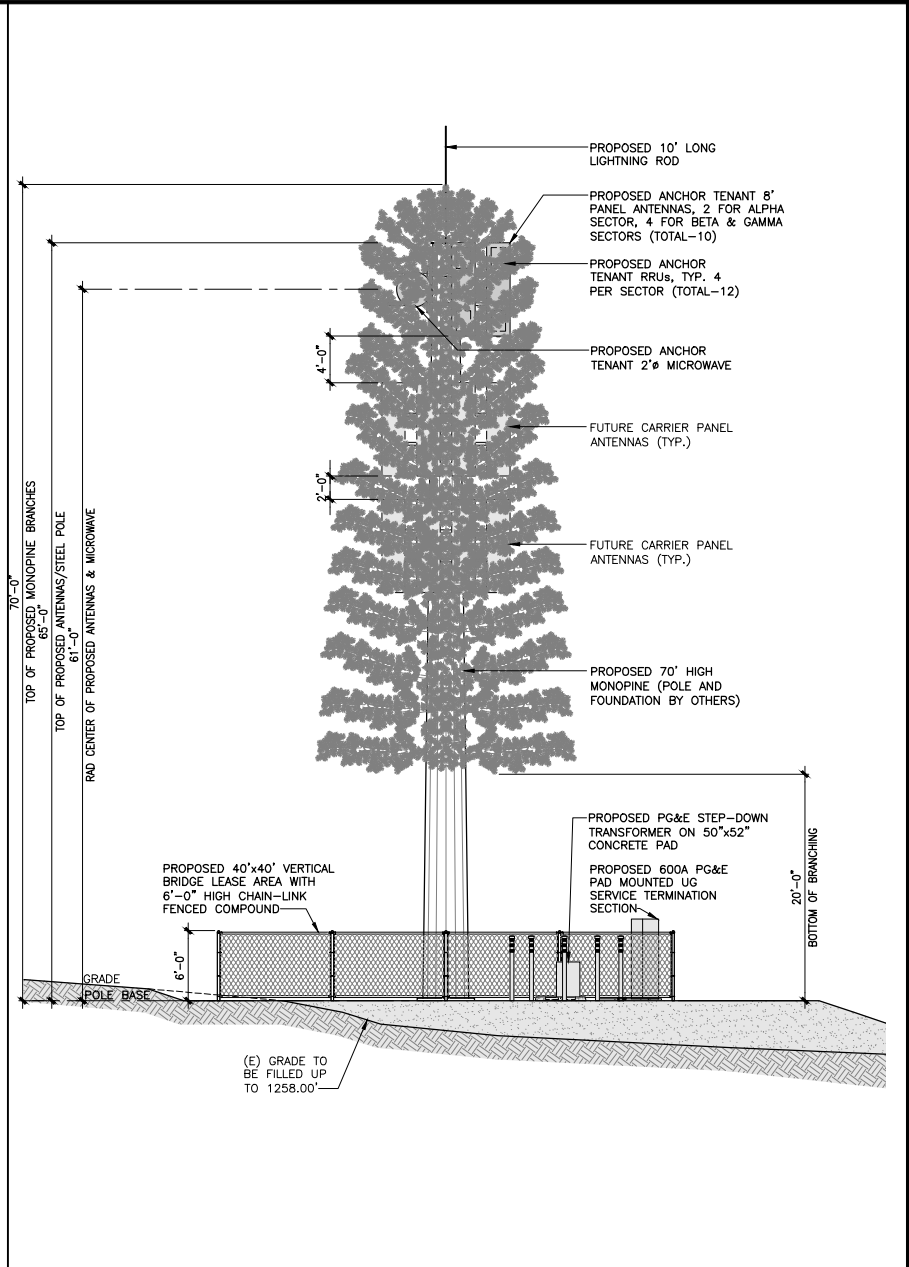
EQUIPMENT PLAN 11"x17" SCALE: 1/4" = 1'-0" 24"x36" SCALE: 1/2" = 1'-0" 0 1' 2' 4'

NOT USED SCALE N.T.S. 3



WEST ELEVATION

11"x17" SCALE: 3/32" = 1'-0"
 24"x36" SCALE: 3/16" = 1'-0"
 0 2' 4' 8'



NORTH ELEVATION

11"x17" SCALE: 3/32" = 1'-0"
 24"x36" SCALE: 3/16" = 1'-0"
 0 2' 4' 8'

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

0	ISSUED FOR ZONING	APP	09/13/24
A	ISSUED FOR REVIEW	JR	07/23/24
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
US-CA-5427
SC60563C
GOLD DUST TRAIL
 130 LINCOLN AVE
 SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
 AS NOTED

DATE:
 07/23/24

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DRAWING NUMBER:
A4

AERIAL MAP



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PROPOSED



EXISTING



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

DRAFTLINK
CONTACT : JOYCE YU
EMAIL : SIMS@DRAFTLINK.COM
PHONE : 949-232-5048
WWW.DRAFTLINK.COM

AD
ASSURANCE
DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	8/29/2024	ISSUED FOR SUBMITTAL	JFY
0	9/04/2024	ISSUED FOR SUBMITTAL	JFY

verticalbridge

US-CA-5427
GOLD DUST TRAIL
130 LINCOLN AVENUE
SUTTER CREEK, CA 95685

VIEW	SHEET
A	1 / 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
0	8/29/2024	ISSUED FOR SUBMITTAL	JFY
0	9/04/2024	ISSUED FOR SUBMITTAL	JFY

verticalbridge

US-CA-5427
GOLD DUST TRAIL
130 LINCOLN AVENUE
SUTTER CREEK, CA 95685

VIEW	SHEET
B	2 / 4

AERIAL MAP



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CONTACT : JOYCE YU
EMAIL : SIMS@DRAFTLINK.COM
PHONE : 949-232-5045
WWW.DRAFTLINK.COM

NO.	DATE	REVISIONS	BY
0	8/29/2024	ISSUED FOR SUBMITTAL	JFY
0	9/04/2024	ISSUED FOR SUBMITTAL	JFY



US-CA-5427
GOLD DUST TRAIL
130 LINCOLN AVENUE
SUTTER CREEK, CA 95685

VIEW	SHEET
C	3 / 4

AERIAL MAP



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DRAFTLINK
 CONTACT : JOYCE YU
 EMAIL : SIMS@DRAFTLINK.COM
 PHONE : 949-232-5048
 WWW.DRAFTLINK.COM

AD
 ASSURANCE
 DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	8/29/2024	ISSUED FOR SUBMITTAL	JFY
0	9/04/2024	ISSUED FOR SUBMITTAL	JFY



US-CA-5427
GOLD DUST TRAIL
 130 LINCOLN AVENUE
 SUTTER CREEK, CA 95685

VIEW	SHEET
D	4 / 4

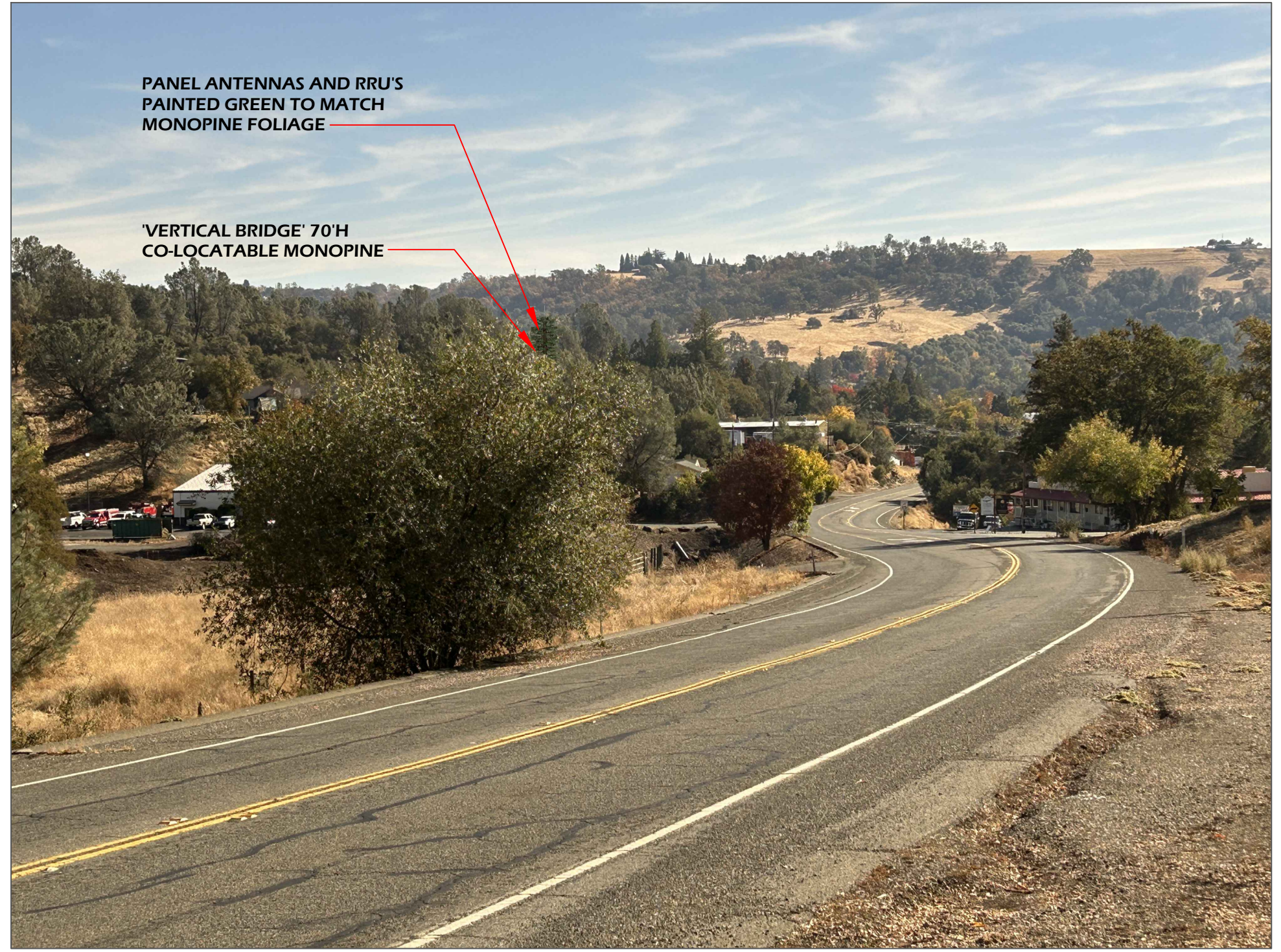
SUPPLEMENTARY PHOTO SIMULATION

AERIAL MAP



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PROPOSED



PANEL ANTENNAS AND RRU'S
PAINTED GREEN TO MATCH
MONOPINE FOLIAGE



'VERTICAL BRIDGE' 70'H
CO-LOCATABLE MONOPINE

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

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

EXISTING



 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	 ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY
		0	8/29/2024	ISSUED FOR SUBMITTAL	JFY
		1	9/04/2024	ISSUED FOR SUBMITTAL	JFY
		2	12/03/2024	ISSUED FOR SUBMITTAL	JFY



US-CA-5427
GOLD DUST TRAIL
 130 LINCOLN AVENUE
 SUTTER CREEK, CA 95685

VIEW	SHEET
A	1 / 1

SC60563C Coverage Plots

130 Lincoln Ave
Sutter Creek, CA

CUSTOMER
FIRST 

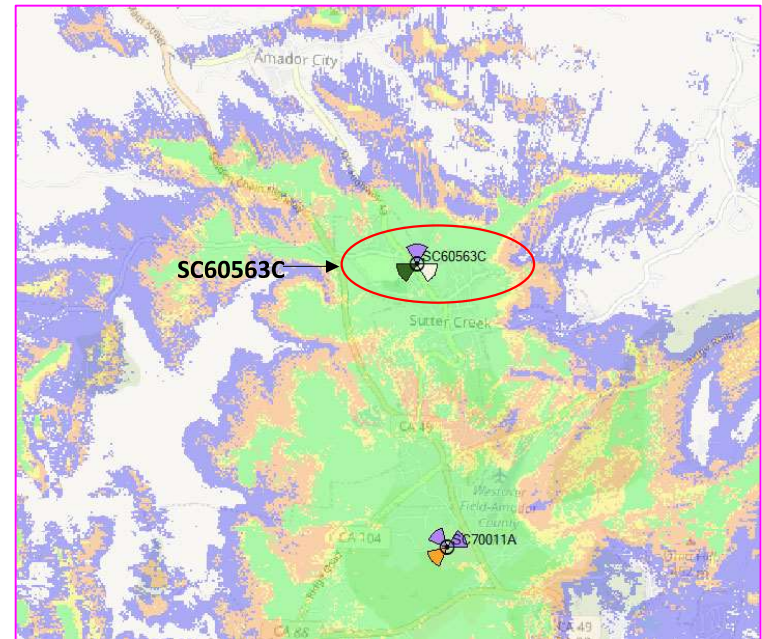
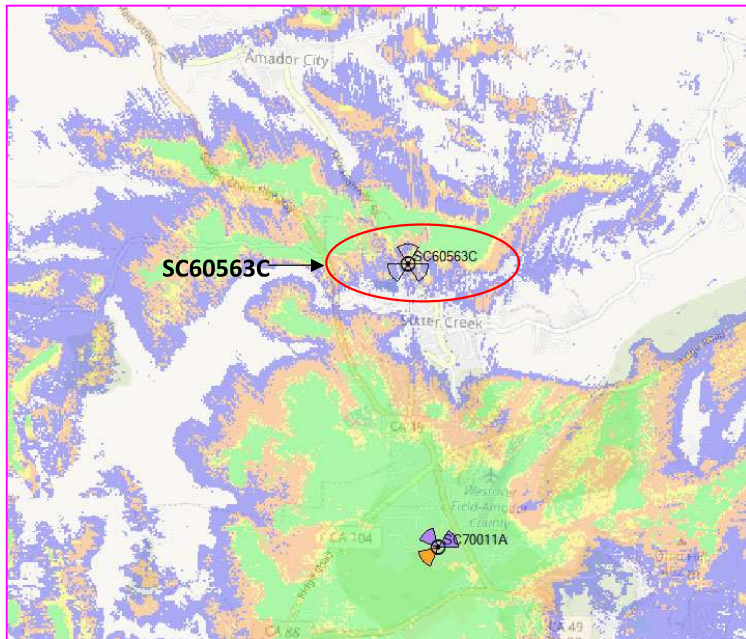


SC60563C L2100 Coverage



SC60563C L2100 Coverage – WITHOUT THE SITE

SC60563C L2100 Coverage – WITH THE SITE



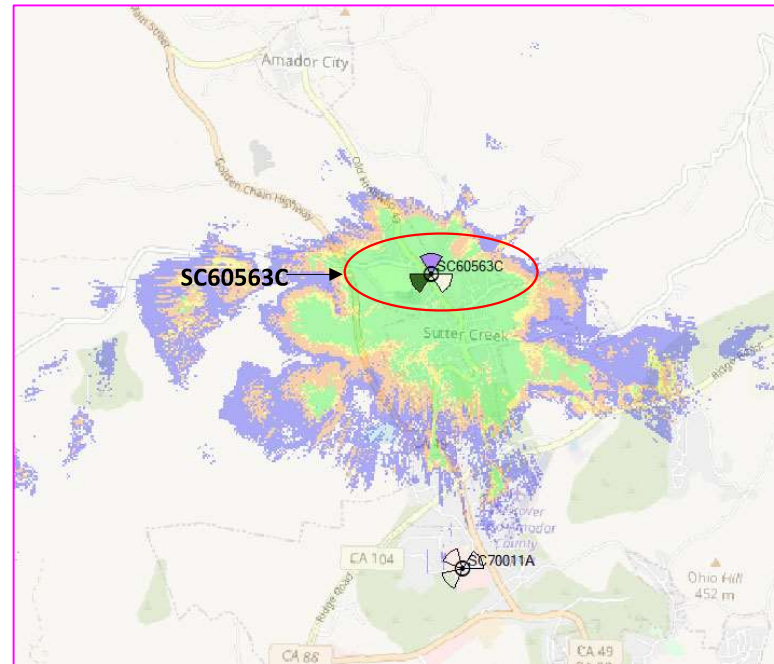
4G/5G: 4G_2100_CBSL_RSRP 0
 IBC: -95dBm < RSRP
 IBR: -100dBm < RSRP < -95dBm
 In-Vehicle: -108dBm < RSRP < -100dBm
 Outdoor: -115dBm < RSRP < -108dBm

4G/5G: 4G_2100_CBSL_RSRP 1
 IBC: -95dBm < RSRP
 IBR: -100dBm < RSRP < -95dBm
 In-Vehicle: -108dBm < RSRP < -100dBm
 Outdoor: -115dBm < RSRP < -108dBm

SC60563C L2100 Standalone Coverage



SC60563C L2100 Coverage – Standalone





ARE
YOU
WITH
US?[®]

T-Mobile[™]

Vertical Bridge • Site No. US-CA-5427
T-Mobile West LLC • Proposed Base Station (Site No. SC60563C)
130 Lincoln Avenue • Sutter Creek, 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. SC60563C) proposed to be located at 130 Lincoln Avenue in Sutter Creek, 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 130 Lincoln Avenue in Sutter Creek. 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

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 T-Mobile, including zoning drawings by Assurance Development, dated July 23, 2024, it is proposed to install ten directional panel antennas – three RFS Model APXVAALL24M-U-J20, three Ericsson Model AIR6419, and four inactive antennas* for future operation – on a 65-foot steel pole† to be sited near the northeast side of the commercial property located at 130 Lincoln Avenue in Sutter Creek, California. The RFS and Ericsson antennas would employ up to 12° and up to 19° downtilt, respectively, would be mounted at an effective height of about 61 feet above ground, and would be oriented in identical pairs (one of each model) toward 0°T, 120°T, and 240°T, to provide service in all directions. The maximum effective radiated power in

* It is recommended that 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 70 feet.

Vertical Bridge • Site No. US-CA-5427
T-Mobile West LLC • Proposed Base Station (Site No. SC60563C)
130 Lincoln Avenue • Sutter Creek, California

any direction would be 36,440 watts, representing simultaneous operation at 14,230 watts for BRS,[‡] 6,800 watts for AWS, 12,750 watts for PCS, 970 watts for 700 MHz, and 1,690 watts for 600 MHz service. Also proposed to be located on the pole, at an effective height of about 61 feet above ground, is a 2-foot 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 0.28 mW/cm², which is 33% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building[§] is 16% 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 130 Lincoln Avenue in Sutter Creek, 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.

[‡] T-Mobile 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 at least 65 feet away, based on the drawings.

Vertical Bridge • Site No. US-CA-5427
T-Mobile West LLC • Proposed Base Station (Site No. SC60563C)
130 Lincoln Avenue • Sutter Creek, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2025. This work has been carried out 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.



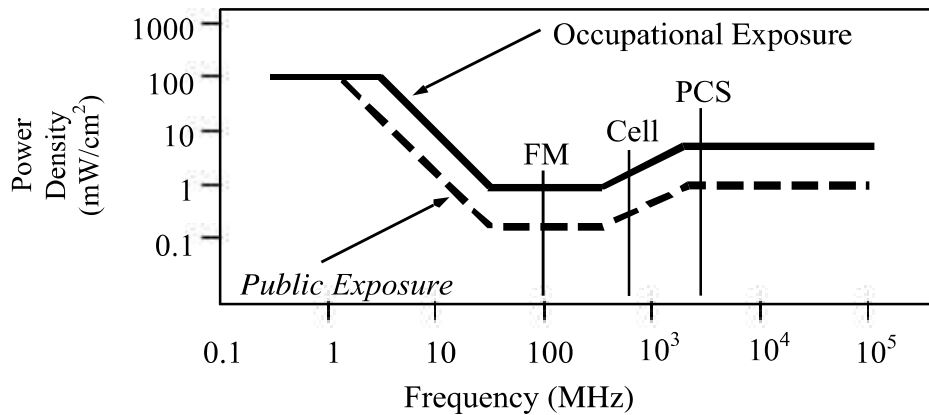
William F. Hammett, P.E.
707/996-5200

August 27, 2024

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.