



## **Design Review Committee Meeting Agenda**

**Tuesday, November 12, 2024 at 5:00 PM**

**33 Church Street, Sutter Creek, CA 95685**

**The Agenda can be found on the City's Website: [www.cityofsuttercreek.org](http://www.cityofsuttercreek.org)**

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**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**

*Any person may address the Committee regarding matters not on the agenda and within their purview.*

- 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 Committee or the Public.*

- A. [Design Review Committee Minutes of October 15, 2024](#)**

**[Recommendation: Approval of Minutes](#)**

**5. Design Clearance Applications**

A. Approve a Design Clearance, with conditions, for a 70ft monopine wireless telecommunication facility.

B. Design Clearance for the construction of fences at 40 Broad Street

*Recommendation: Review plans as presented and provide application direction for design clearance*

**6. Adjournment**



## Design Review Committee Meeting Minutes

Tuesday, October 15, 2024 at 5:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: [www.cityofsuttercreek.org](http://www.cityofsuttercreek.org)

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The City of Sutter Creek Design Review Committee Meeting was available via Zoom and in person.

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

PRESENT

Mike Neuschwanger, Susan Peters, Sandra Barracco

ABSENT

John Otto, Sharyn Brown

### 2. Pledge of Allegiance to the Flag

The Chair, Susan Peters, led the pledge

### 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 Committee or the Public.*

#### A. Design Review Committee Minutes of September 9, 2024

Recommendation: Approval of Minutes

Motion made by Commissioner Baracco, Seconded by Commission Neuschwanger

Passed 3 - 0 with 2 absent

### 5. Design Clearance Applications

#### A. Design Clearance- 90 Broad Street- Pergola

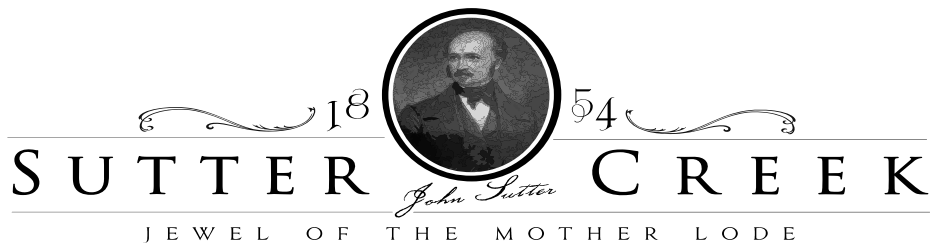
The commission requested sketches and / or photos in the future.

Motion to approve made by Commissioner Baracco, Seconded by Commission Neuschwanger

Passed 3 - 0 with 2 absent

**6. Adjournment**

Meeting adjourned at 5:15



DATE: November 12, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 130 Lincoln Ave - Design Clearance for a monopine telecommunication structure within the Historic District (APN: 018-052-012)  
 Zoning: C-2 Commercial  
 Design Standard District: Historic District  
 Applicant: Vertical Bridge

**RECOMMENDATION:**

Review Design Clearance application for a new 70’ monopine wireless facility, antennas, and associated equipment.

**BACKGROUND:**

The applicant, Vertical Bridge, is proposing to construct a new 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 4-‘ x 40’ pad within the C-2 zoning district.

	<b><u>Requirements for Design Clearance:</u></b>	<b><u>Proposed:</u></b>	<b><u>Design Criteria met:</u></b>	<b><u>Recommendations, if any to meet Design Clearance:</u></b>
<b>Zoning</b>	C-2	C-2	Yes	
<b>District:</b>	Historic District			
<b>Lot Size:</b>	--	.55	N/A	
<b>Set Back requirements:</b>				
<b>Front</b>	5	54’ 1”	Yes	
<b>Side</b>	5	5’/134’ 9”	Yes	
<b>Rear</b>	10	39’ 4”	Yes	
<b>Lot coverage</b>	85%	--	Yes	
<b>Are there existing historic features?</b>	No			
<b>Structure Type</b>	Telecommunications	Telecommunications	Yes	
<b>Max Building height</b>	70ft SCMC 18.10.050	70ft + 10 ft lighting rod	No	The overall height of the entire structure cannot exceed 70ft.

The proposed equipment will be fenced in by the 6 ft chain link fence. 130 Lincoln is on a hilltop near the Fire Station visible from several nearby neighborhoods.

## **DISCUSSION:**

The Suter Creek Municipal Code has specific design criteria for Telecommunication and 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.

### **Design Standards**

The City's Design Standards do not have specific standards for telecommunication facilities. Staff recommends that the Committee review the proposed project based on the Design Criteria listed above.

Based on a review of the project following the above design criteria, staff recommends that the Committee approve a Design Clearance with the following conditions:

- 1. The overall height cannot exceed 70'
- 2. The equipment on the ground must be neutral, non-glossy color.
- 3. In locations where topography, vegetation and other natural features provide the greatest amount of screening;
- 4. Within industrial areas in which existing structures provide a visual buffer from adjacent areas

### **Attachments:**

- 1. Application
- 2. Project Narrative
- 3. Site Plan
- 4. Photosimulation

**City of Sutter Creek**

**18 Main Street**

**Sutter Creek, CA 95685**

**209-267-5647**

[www.cityofsuttercreek.org](http://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

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**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 5<sup>th</sup> 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,<sup>1</sup> 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.”<sup>2</sup> 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

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<sup>1</sup> *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”).

<sup>2</sup> *Id.* at ¶ 35.

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

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 (10<sup>th</sup> 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 (9<sup>th</sup> 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).

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<sup>3</sup> 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”<sup>4</sup> 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.***

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<sup>4</sup> 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"/>
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"/>



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



**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:

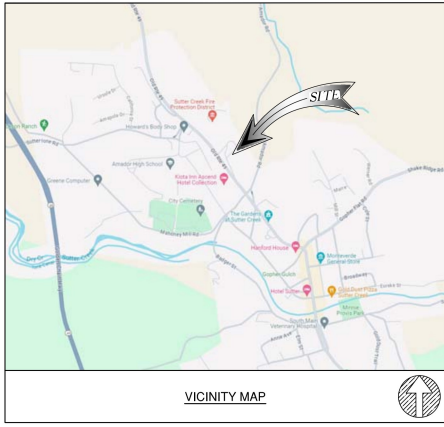
DRAWING TITLE:  
**TITLE SHEET**

DRAWING SCALE:  
 AS NOTED

DATE:  
 07/23/24

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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.

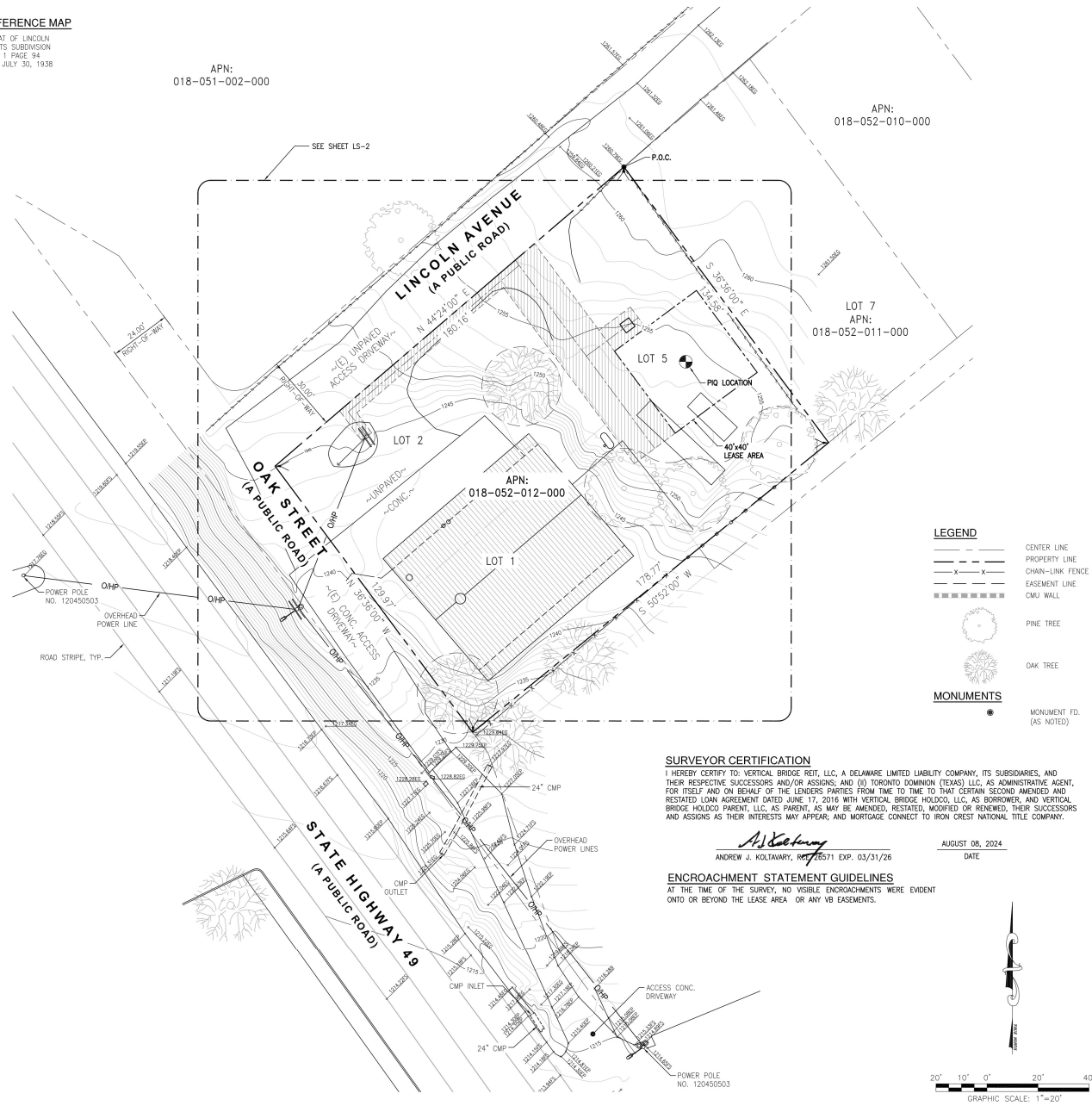
**LEGAL DESCRIPTION**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF AMADOR, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:  
 LOTS 1, 2 AND 5, INCLUSIVE, OF LINCOLN HEIGHTS SUBDIVISION AS DESIGNATED ON THE OFFICIAL PLAT THEREOF FILED FOR RECORD JULY 30, 1938 IN BOOK 1 OF MAPS AND PLATS, 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 6, 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)



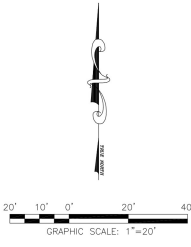
**LEGEND**

	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
	EASEMENT LINE
	CMU WALL
	PINE TREE
	OAK TREE
<b>MONUMENTS</b>	
	MONUMENT FD. (AS NOTED)

**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 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.

*A. J. Koltavary*  
 ANDREW J. KOLTAVARY, REG. 25571 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:

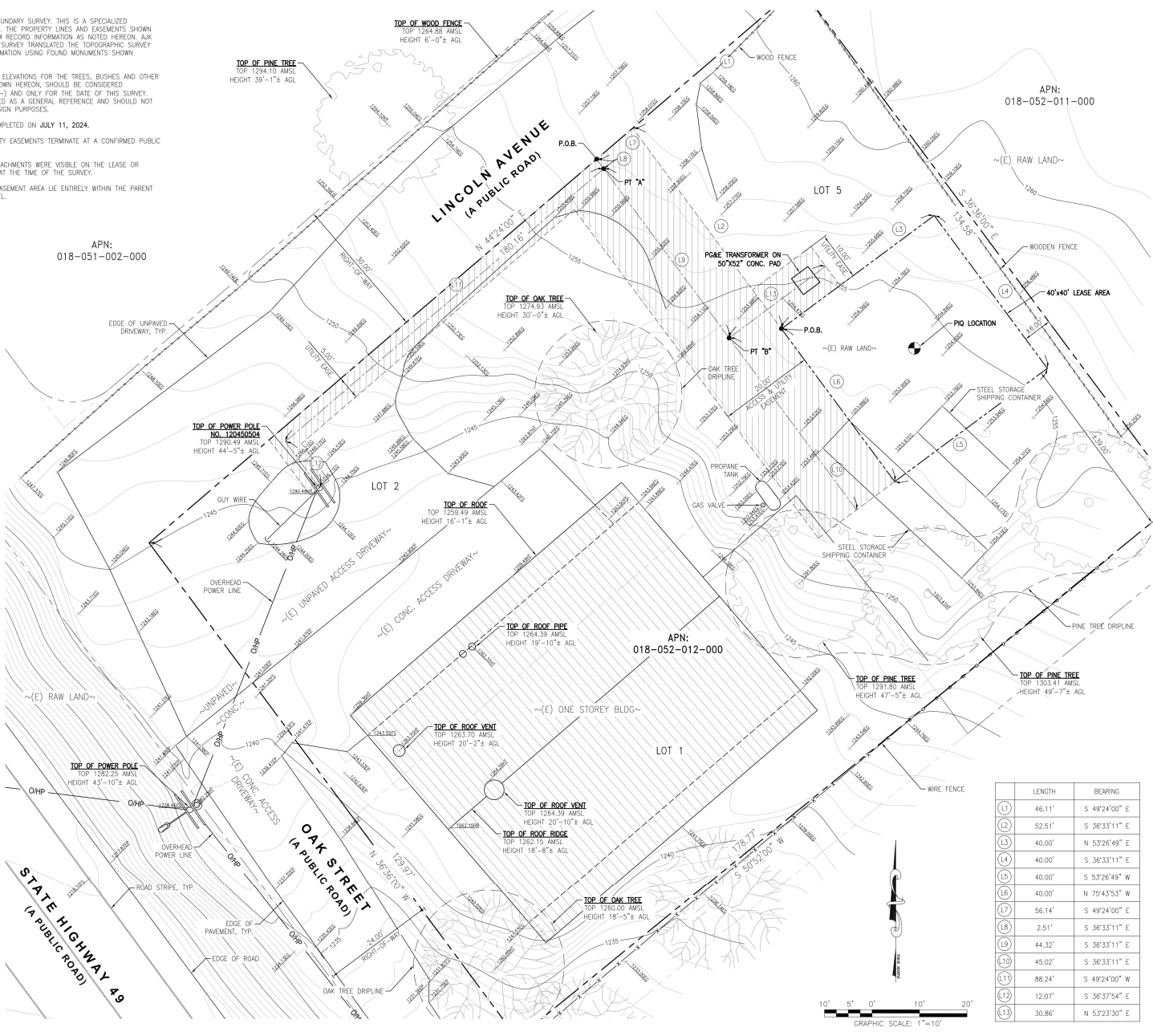
COMMENCING AT THE MOST NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 49°24'00" EAST 56.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36°33'11" EAST 2.51 FEET A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 36°33'11" EAST 44.32 FEET A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE 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 AFORMENTIONED 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 AFORMENTIONED 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 91103  
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



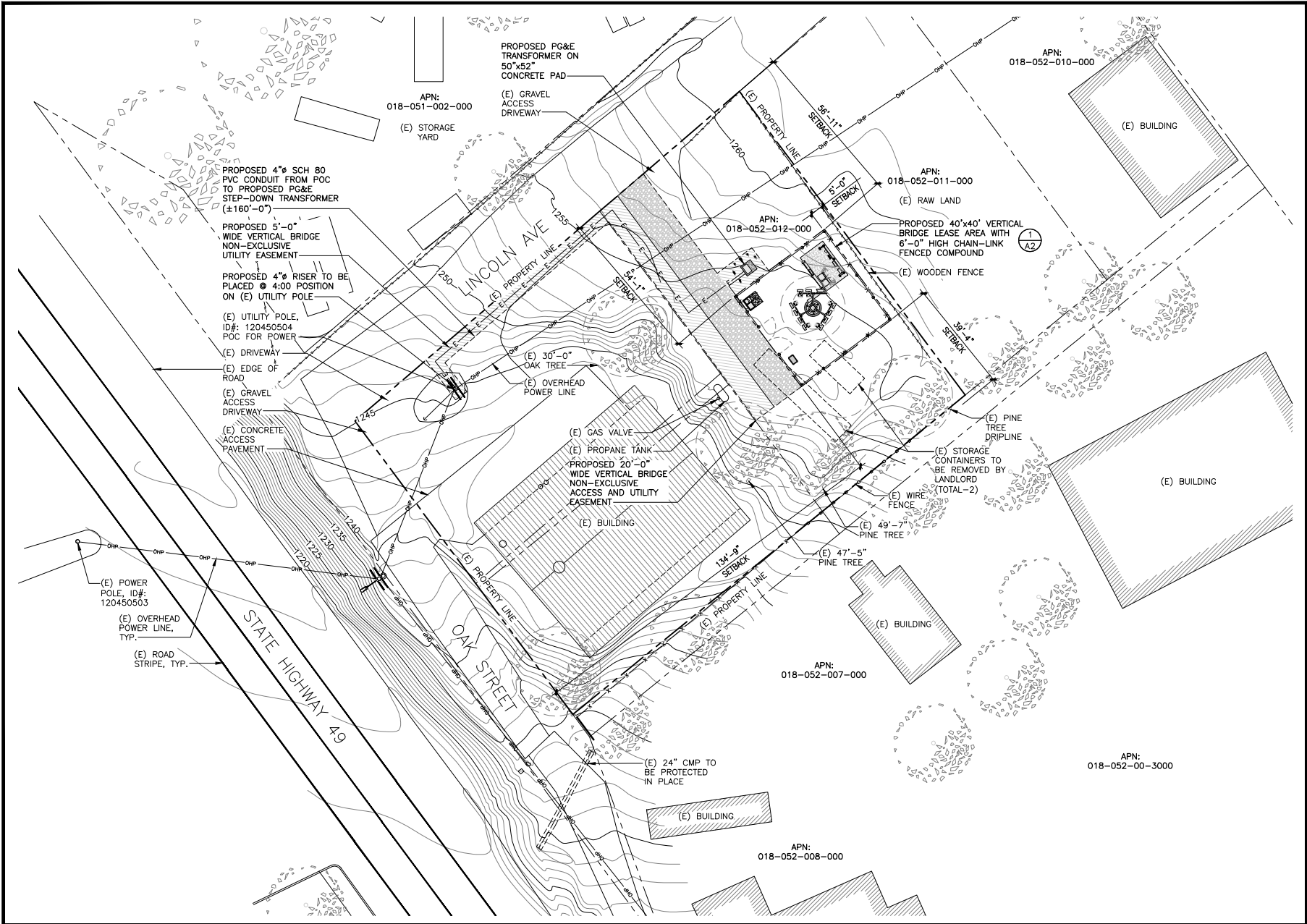
DRAWING TITLE:  
**TOPOGRAPHIC SURVEY**

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"  
 0 4' 8' 16' 32' NORTH 1

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	JR	09/13/24
A	ISSUED FOR REVIEW	JR	07/23/24
N0.	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:

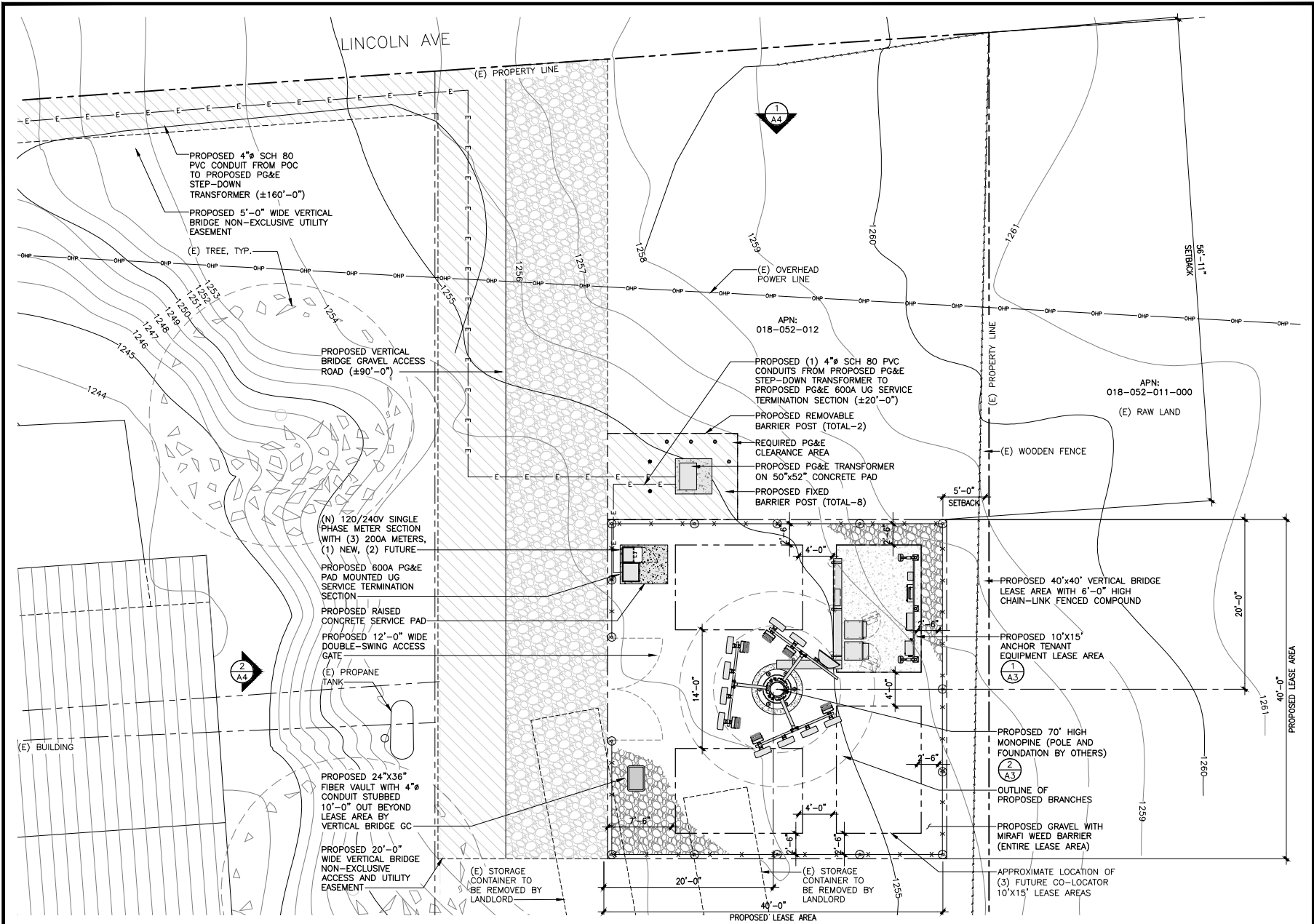
DRAWING TITLE:  
**SITE PLAN**

DRAWING SCALE:  
 AS NOTED

DATE:  
 07/23/24

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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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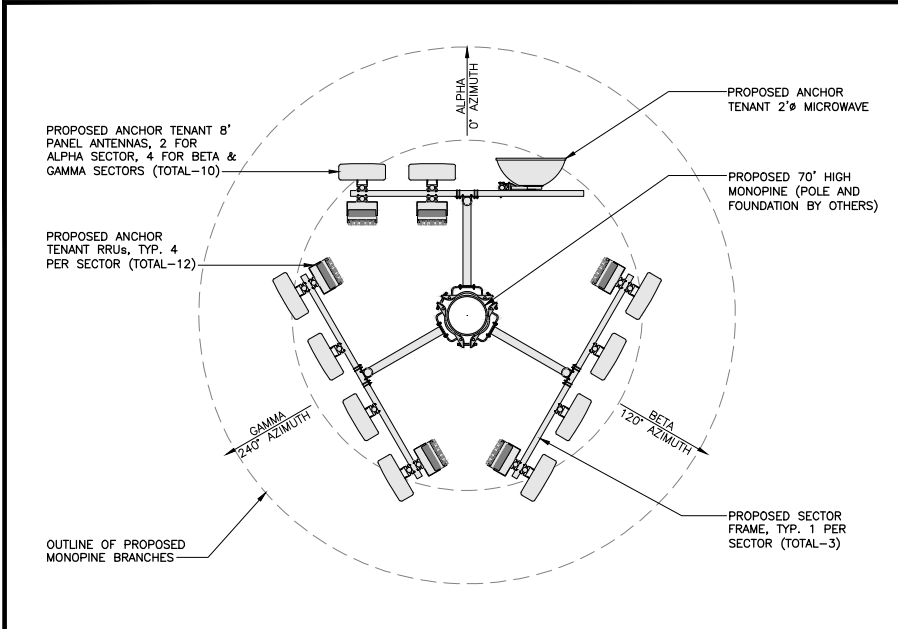
**A2**

ENLARGED COMPOUND PLAN

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

0 2' 4' 8'

1

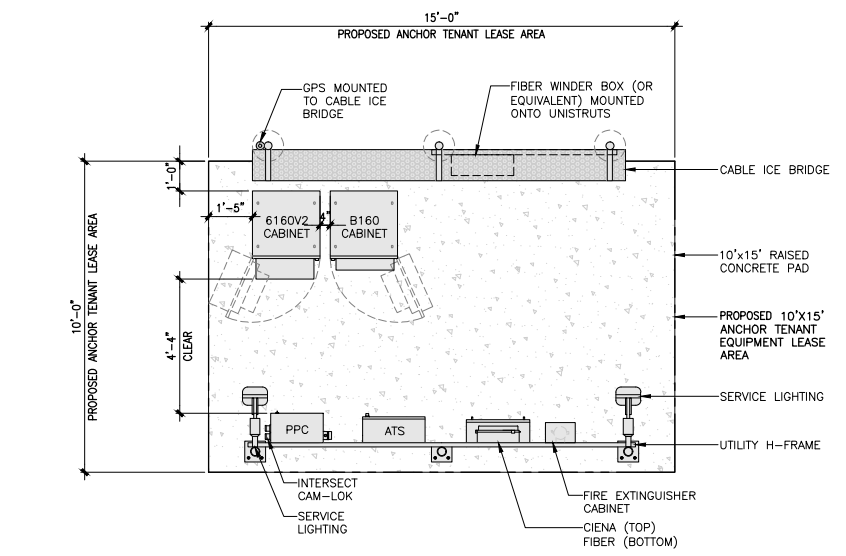


**ANTENNA PLAN** 11"x17" SCALE: 3/16" = 1'-0" 24"x36" SCALE: 3/8" = 1'-0" 0 1' 2' 4'

NOT USED SCALE N.T.S. 3

**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



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

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

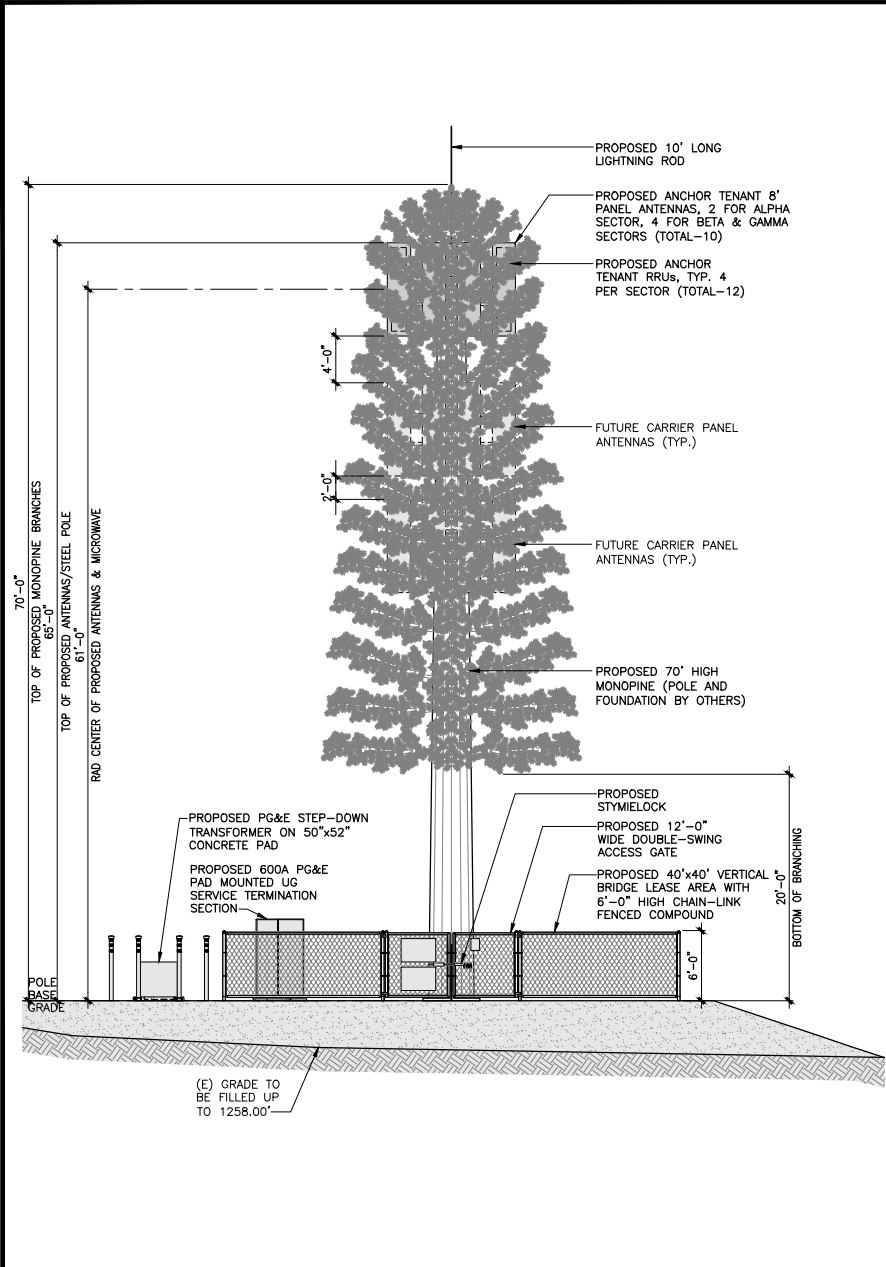
DRAWING TITLE:  
**EQUIPMENT AND ANTENNA PLAN**

DRAWING SCALE:  
 AS NOTED **ZD**

DATE:  
 07/23/24

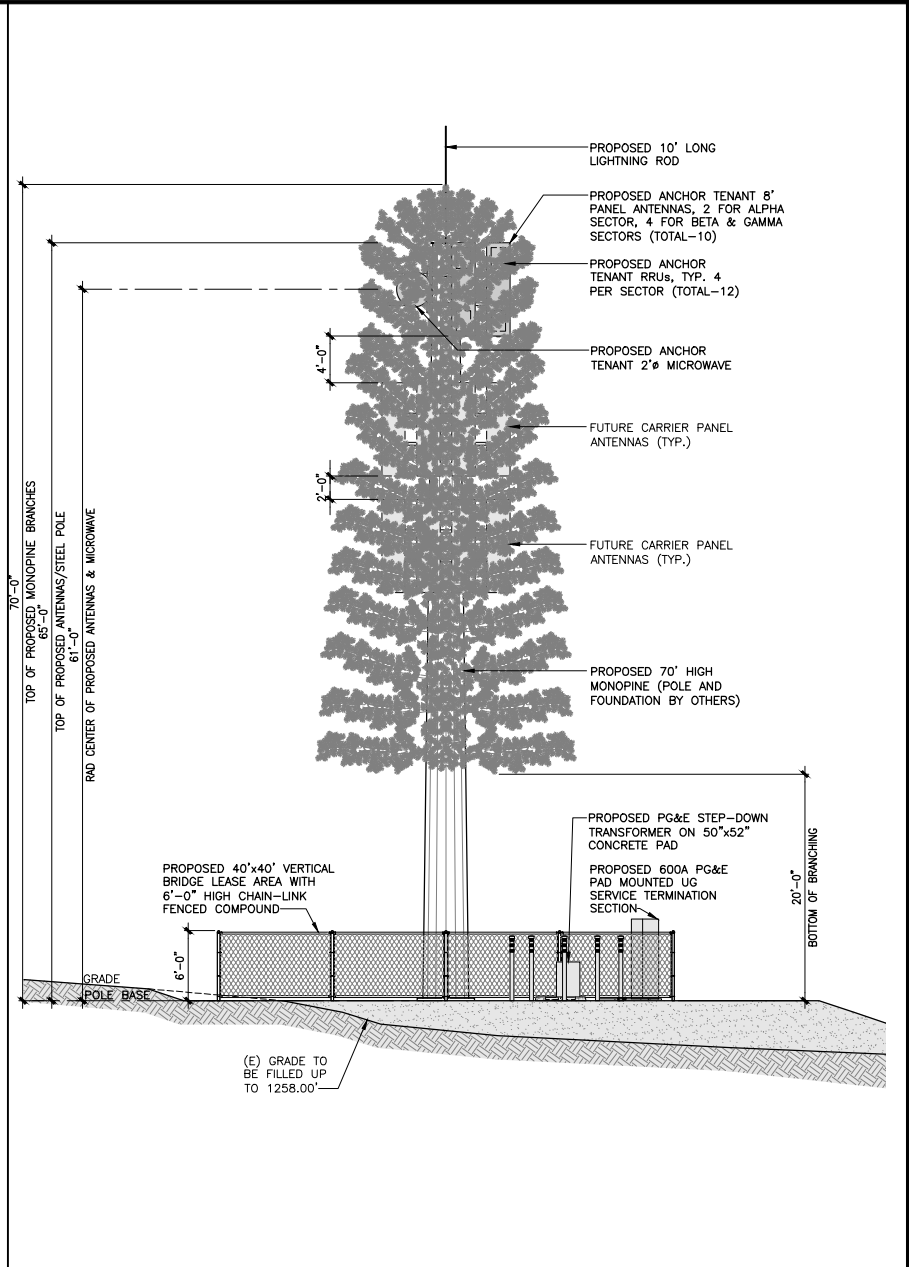
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DRAWING NUMBER:  
**A3**



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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### EXISTING



### PROPOSED



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

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

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

**AD**  
ASSURANCE  
DEVELOPMENT

verticalbridge

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

VIEW	SHEET
<b>A</b>	<b>1 / 4</b>

### AERIAL MAP



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### PROPOSED



### EXISTING



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

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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
<b>B</b>	<b>2 / 4</b>

### AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2024

### PROPOSED



### EXISTING



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

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

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
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**GOLD DUST TRAIL**  
130 LINCOLN AVENUE  
SUTTER CREEK, CA 95685

VIEW	SHEET
C	3 / 4

### AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2024

### PROPOSED



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

### EXISTING



**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
<b>D</b>	<b>4 / 4</b>

DATE: November 12, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

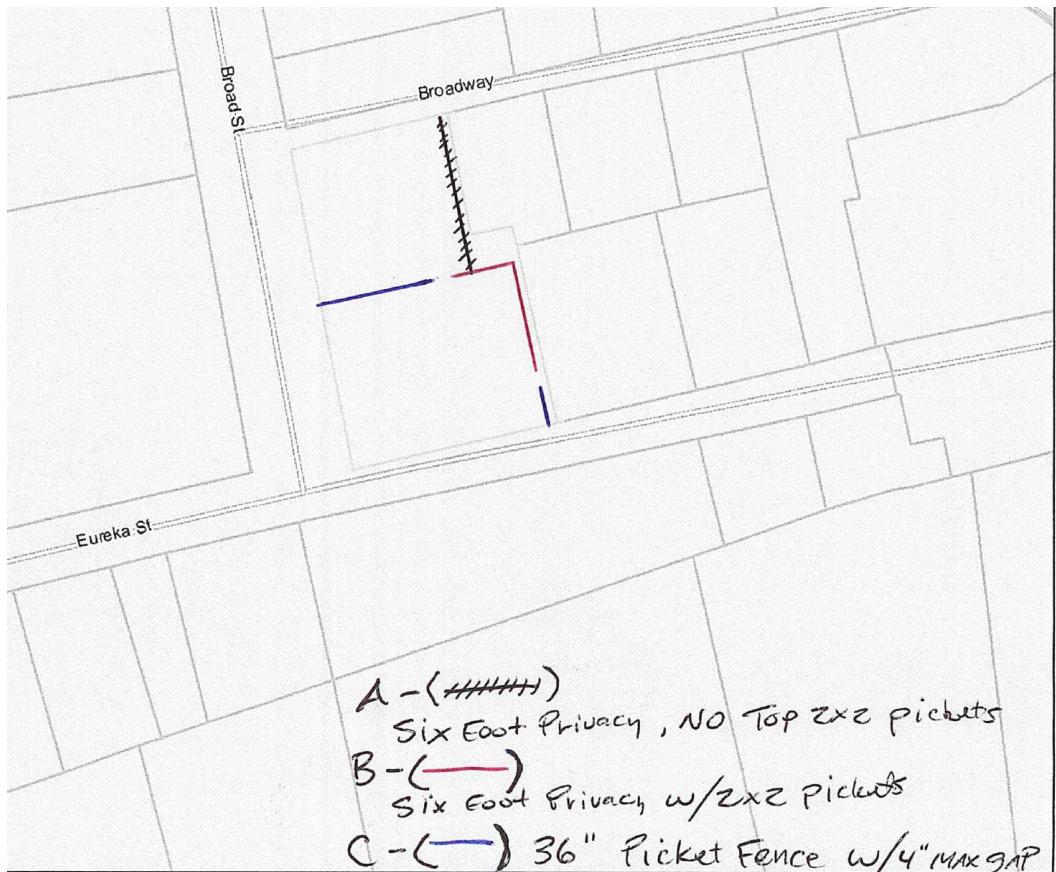
RE: 40 Broad Street- Design Clearance: Fence  
 (APN: 018-163-013)  
 Zoning: R-1 One Family Dwelling  
 Design Standard District: Historic District  
 Applicant: RAS Construction

**RECOMMENDATION:**

Approve Design Clearance, with conditions, for the construction of fences within the Historic District.

**BACKGROUND:**

The applicant, RAS Construction, is proposing to construct fences at 40 Broad Street. Based on the location of the property, there is a rear yard setback, a front yard setback, and two street side yard setbacks.



The maximum allowed height of a fence within the street side yard can be 4ft and then can be set up to 6ft once setback 5ft from the property line or back of curb. The applicant is proposing the 4ft and then set up to 6 ft (Fence A) Section 5, Item B.

A fence in the rear yard setback can be a maximum of 6ft, which is what the applicant is proposing (Fence B).

The maximum allowed height of a fence within the front yard setback is 4ft, the applicant is proposing a 3 ft high fence (Fence C).

**DISCUSSION:**

The style and material of the proposed fences meets the design criteria in the Design Standards. Specially, 2.2.8 Fences and Wall Design, requires fences to harmonize with the site and the buildings. The existing home on the site is Victorian in nature and the proposed fences match the style of the home and neighborhood.

City of Sutter Creek  
 Design Review Application  
 For Residential Projects  
 Within the Historic District

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready.pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: 10-22-2024  
 TO: DESIGN REVIEW COMMITTEE  
 FROM: Raymond Sharples - RCAS Const. REVIEWED and SUBMITTED BY: \_\_\_\_\_  
 Project Address: 40 Broad St Sutter Creek

#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N/?	Recommendations, if any to meet Design Criteria:
1.		Zoning	N/A	Fence w/ concrete retaining		
2.		District:	Historic			
3.		Lot Size:	N/A			
4.		Set Back requirements:				
5.		Front	25'			
6.		Side	5'			
7.		Rear	10'			
8.		Siting:				
8.	2.2; 3.5	Siting:				
9.		Lot coverage				
10.	3.0; 3.3.1; 3.3.5;	Are there existing historic features?				
11.		Structure Type				
12.		Max building height	35'			

**City of Sutter Creek  
Design Review Application  
For Residential Projects  
Within the Historic District**

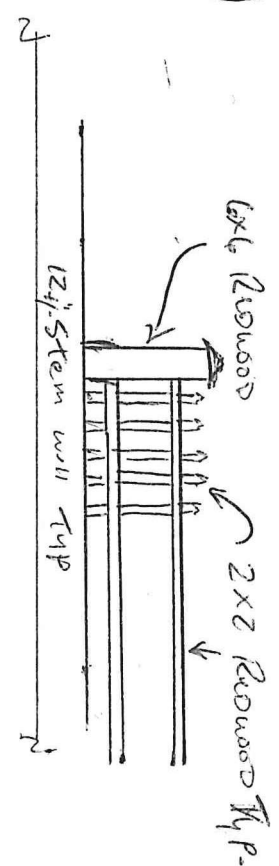
**City of Sutter Creek  
Design Review Application  
For Residential Projects  
Within the Historic District**

Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
13. 3.3;3.5	Historical Style	National, shotgun, Victorian, or craftsman			
14. 3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style			
15. 3.5; 3.5.6; 3.5.11	Roofing material	Historic style			
16. 3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme				
17. 3.5; 3.5.3; 3.5.11	Siding	Matching historic style			
18. 3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.			
19. 3.5; 3.5.4; 3.5.11	Windows				
20. 3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character			

**City of Sutter Creek  
Design Review Application  
For Residential Projects  
Within the Historic District**

<b>Design Standard Reference</b>	<b>Design Criteria Requirements:</b>	<b>Existing:</b>	<b>Proposed:</b>	<b>Has design criteria been met? Y/N?</b>	<b>Recommendations, if any to meet Design Criteria:</b>
21. 3.5; 3.5.8	Lighting	Match architecturally			
22. 3.5.9	Existing fencing or rock walls?				
23. 3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas				
24. 3.2; 3.3	Does the structure blend as proposed? Compatibility Objectives?				

Other Comments:

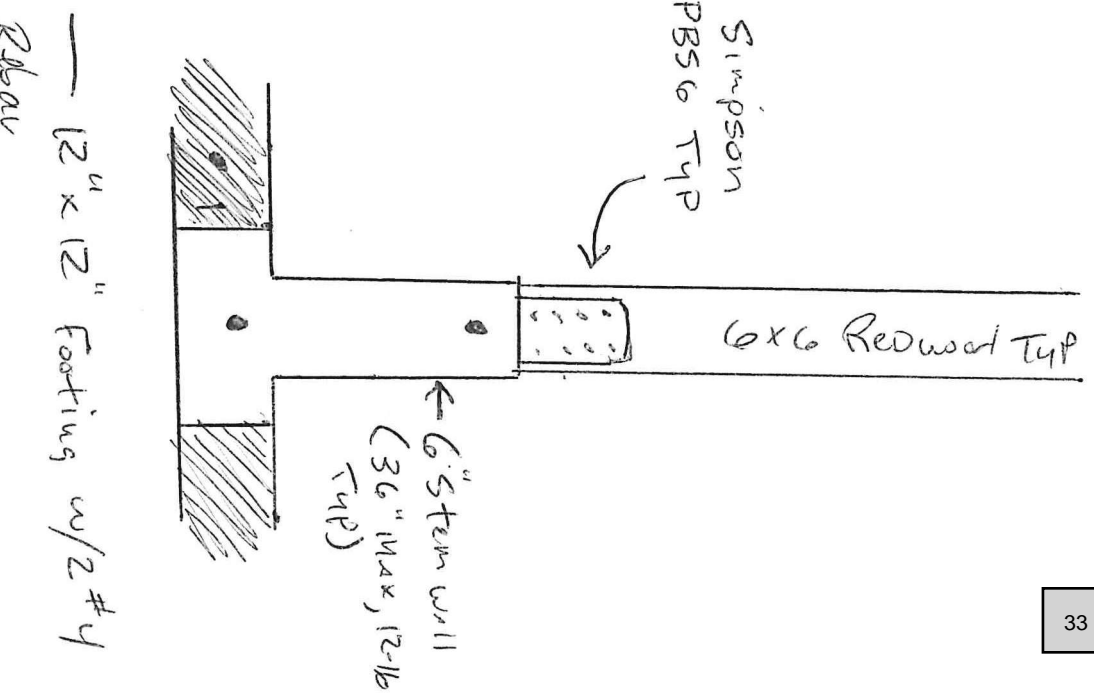
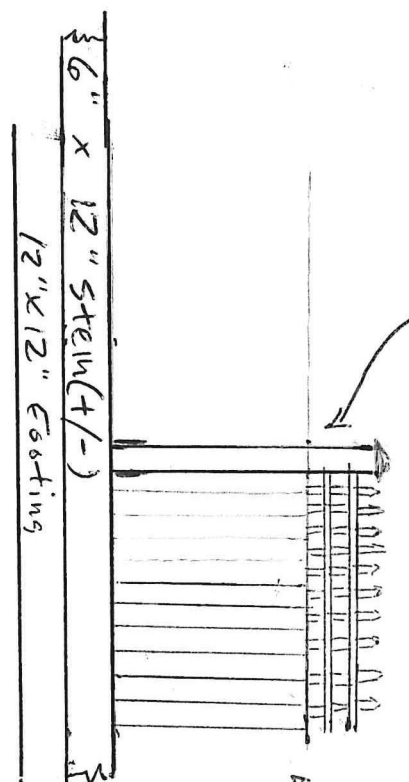


A/B

6x6 Redwood Post w/cap

2x2 Redwood  
1x6 Redwood (Smooth)

6' TYP



Simpson  
PBS 6 TYP

6x6 Redwood TYP

6x6 Steel wall  
(36" Max, 12-16  
TYP)

12" x 12" Footing w/2 #4  
Rebar

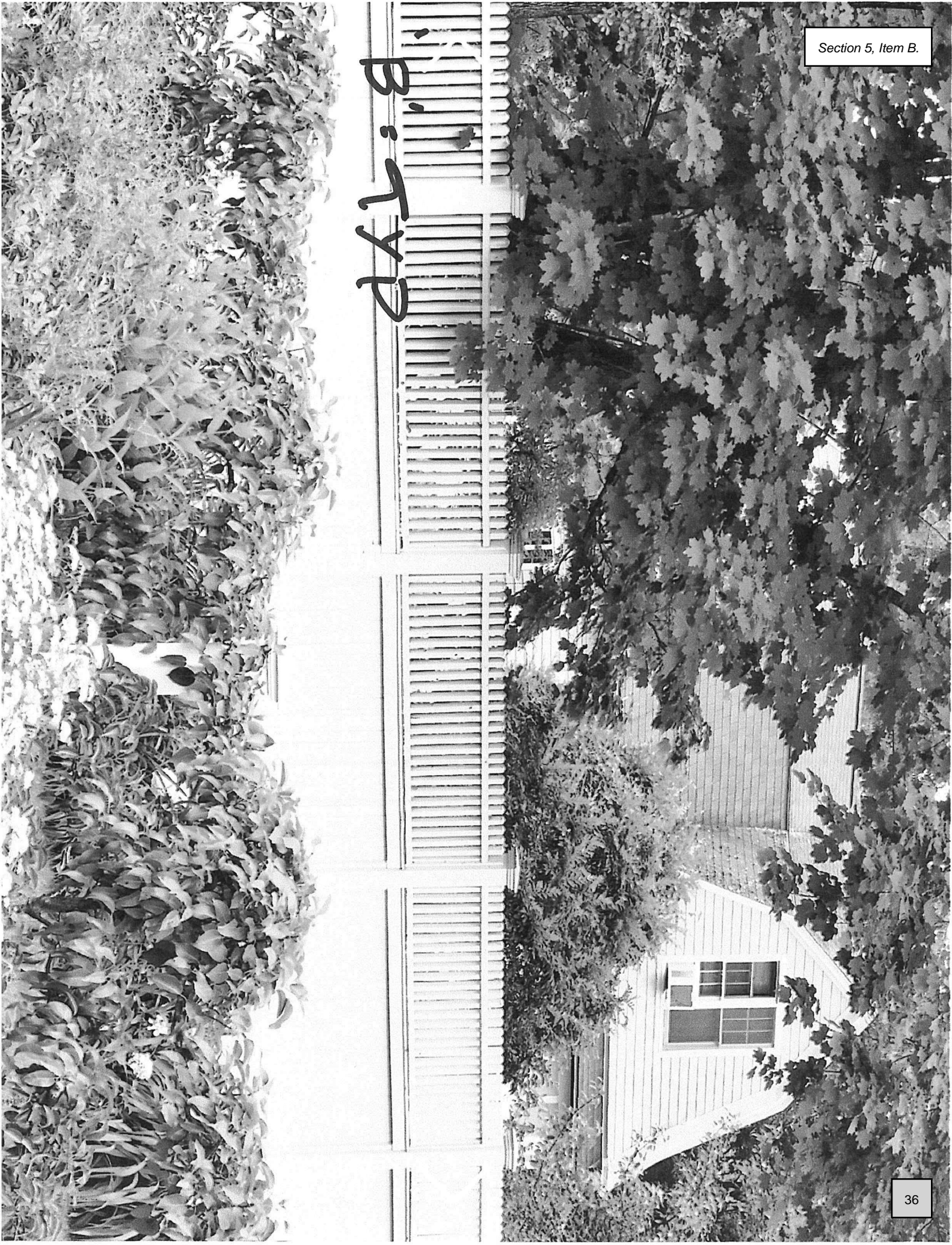
30 Broad ST.  
Sutter Creek,



Q = TYP

'B'-TYP

B: TYP



- Unincorporated Communities
- Administrative Areas
- City Limits
- Amador County Boundary
- Parcels
- Road Centerlines
- State Highway
- Major Road
- Local Road



1" = 88 ft

Aerial photography, if displayed,  
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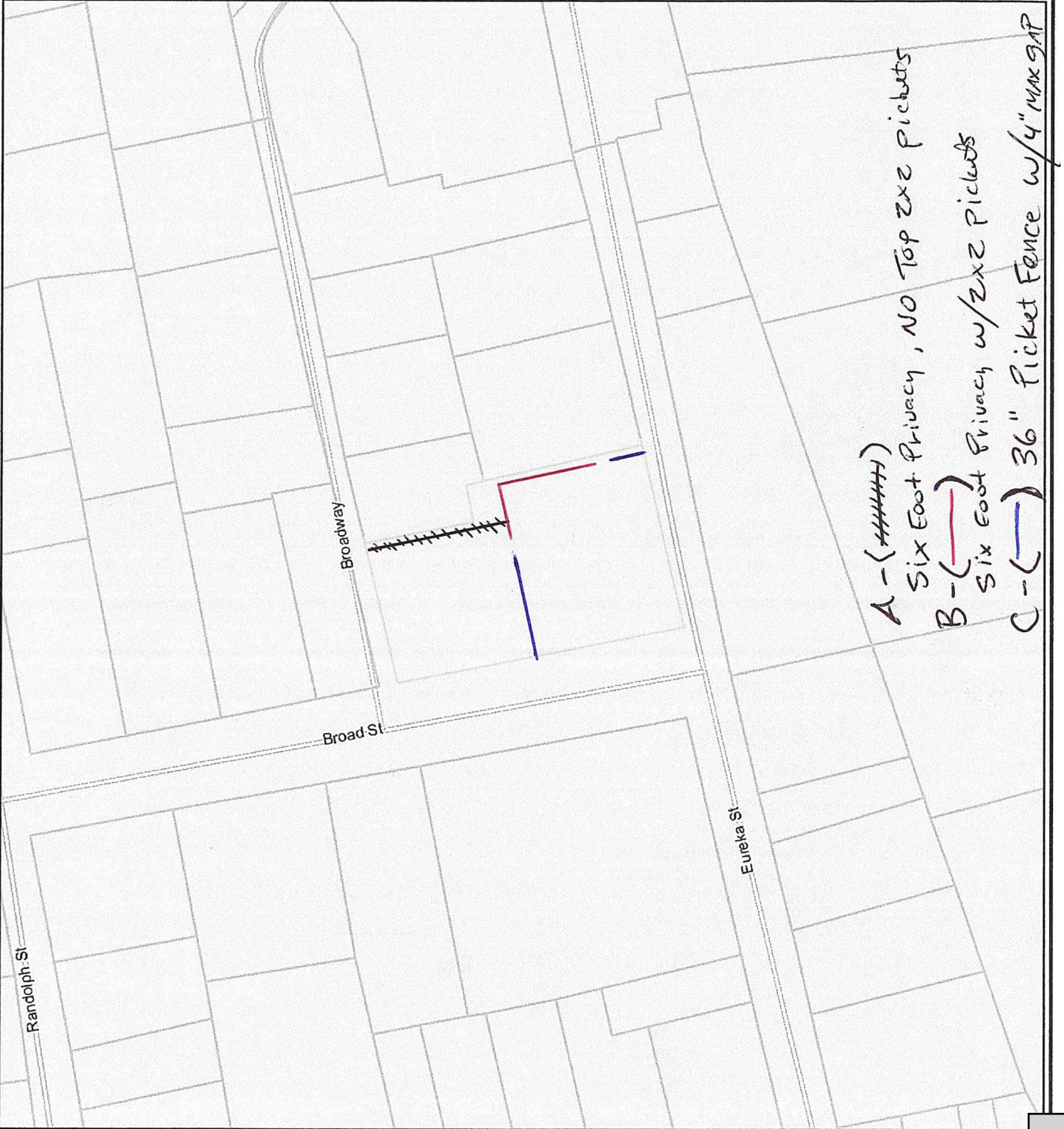
Notes



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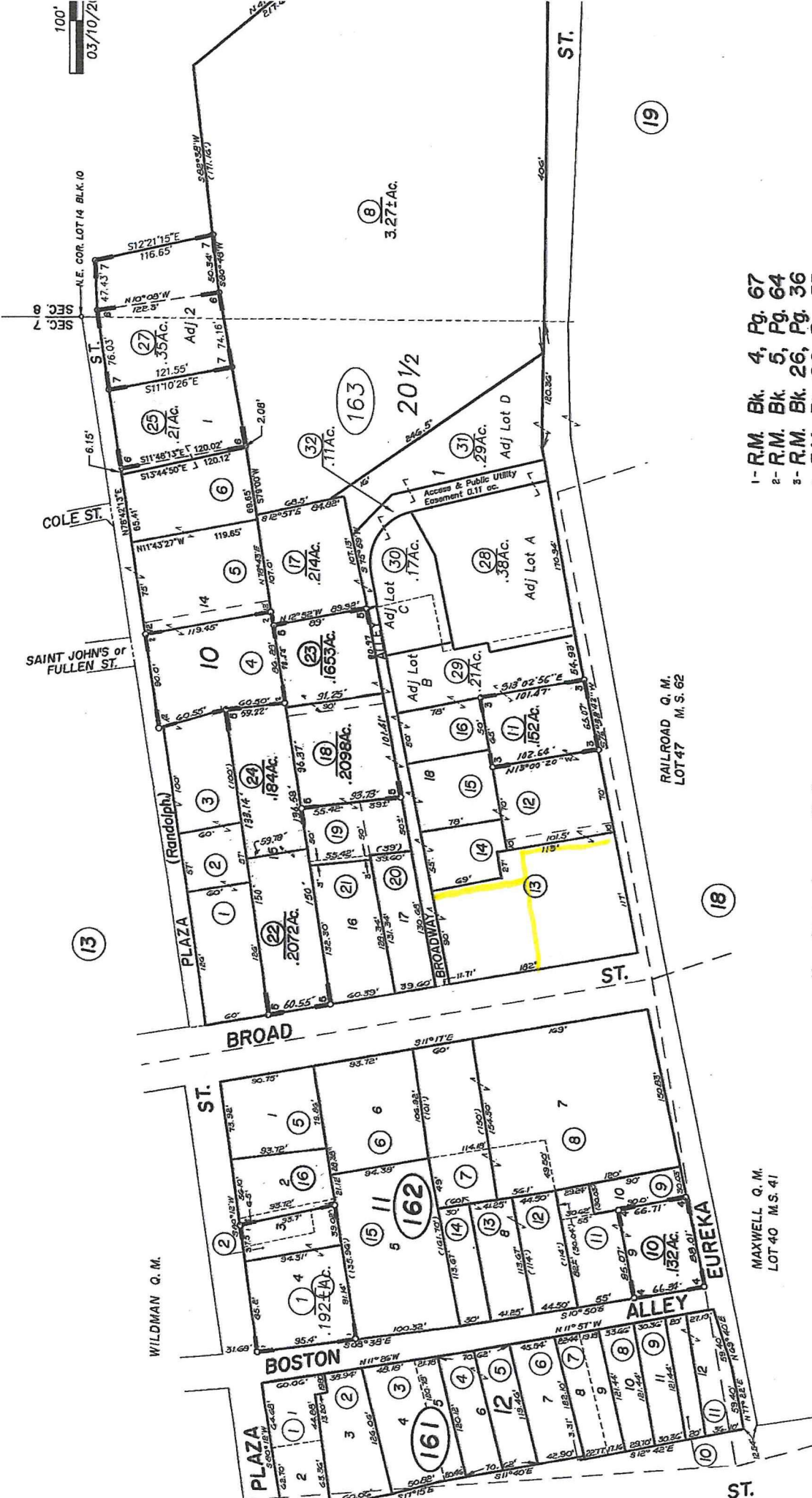
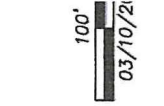
Amador County GIS Viewer  
Amador County Information Technology Dept.  
810 Court St, Jackson CA 95822

October 21, 2024



**POR. SEC. 7&8, T.6N., R.11E., M.D.B. & M.**

Tax Area Code  
4-002



- 1- R.M. Bk. 4, Pg. 67
- 2- R.M. Bk. 5, Pg. 64
- 3- R.M. Bk. 26, Pg. 36
- 4- R.M. Bk. 26, Pg. 55
- 5- R.M. Bk. 12, Pg. 33
- 6- R.M. Bk. 46, Pg. 2 (12/3/91)
- 7- R.M. Bk. 60, Pg. 35 (12/27/07)

Section 5, Item B.

Assessor's Map B  
County of Amador

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Map changes become effective with the 2017-2018 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

**Holly Boehme**

---

**From:** Raymond Sharples <rasconstruction1@gmail.com>  
**Sent:** Tuesday, October 22, 2024 2:51 PM  
**To:** Holly Boehme  
**Subject:** 40 Broad St



1. Proposed privacy fence w/concrete stem wall along the Inn driveway.



2. Proposed garden fence w/concrete stem wall at flagged location



3. Proposed privacy fence w/concrete stem wall along back of lot, south from Broadway.  
Thanks you for you help!  
Ray Sharples  
R A S Construction  
(916)871-3513  
Sent from my iPhone