



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP

ALUC Secretary

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
(209) 533-5616 (fax)
www.tuolumnecounty.ca.gov

**TUOLUMNE COUNTY
SPECIAL MEETING FOR
AIRPORT LAND USE COMMISSION
A.N. FRANCISCO BUILDING
48 YANEY AVENUE, 4TH FLOOR CONFERENCE ROOM
Thursday, June 13, 2024
5:00 p.m.**

You may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

1. CALL TO ORDER

2. MINUTES

Consideration of Minutes of the ALUC Meeting of May 9, 2024.

3. PUBLIC COMMENT

Members of the public may speak on any item not on the printed agenda. No action may be taken by the Commission.

4. PUBLIC HEARING

None

5. OLD BUSINESS

Review of the draft Airport Land Use Compatibility Plan.

6. NEW BUSINESS

1. **Met3 Wireless**, ALUC24-03 for the review of Conditional Use Permit LUNR-23-12 to allow the development a new 100 foot monopine cell tower inside a 50 foot by 50 foot fenced area with a 6 foot high chain-link fence on a 48.74± acre parcel zoned A-20 & O (General Agriculture, Twenty Acre Minimum & Open Space) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 11582 Vicki Lane, approximately 1,700± feet northeast of the intersection of State Highway 120 and White Gulch Road in the community of Groveland. Within a portion of Section 22, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 4. Assessor's Parcel Number 066-160-062.

2. **Woods Creek**, ALUC24-04 for the review of Conditional Use Permit: LUNR-23-9 to allow the development a new 100' monopine cell tower inside a 62 foot by 25-foot fenced lease area on a 5.6± acre parcel zoned RE-5 (Residential Estate, 5-Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 16959 Nelson Road, approximately 1,060± feet northwest of the intersection of State Highway 49 and Nelson Road in the community of Jamestown. Within a portion of Section 21, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 058-510-005.

3. **Golden Creek**, ALUC24-05 for the review of Conditional Use Permit LUNR-23-10 to allow the development a new 100 foot monopine cell tower inside a 40 foot by 40 foot fenced lease area on a 9.9± acre parcel zoned A-10 (General Agricultural, 10-Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 18515 Rawhide Road, approximately 1,183± feet northwest of the intersection of State Highway 108 and Rawhide Road in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 058-010-048.

4. **Long Gulch Ranch**,
 1. Zone Change RZ20-002 to rezone the 82.2-acre site form Exclusive Agricultural, Thirty-Seven Acre Minimum:Airport Combining (AE-37:AIR) to Residential Estate, Five-Acre Minimum:Airport Combinng (RE-5:AIR) under Title 17 of the Tuolumne County Ordinance Code (TCOC).
 2. Tentative Subdivision Map T20-002 to divide the 82.2-acre parcel into 13 residential lots, ranging in size form 5.0 acres to 10.07 acres.

The project site is located southeast of the intersection of Ferretti Road and Clements Road, in the community of Groveland. The project site is within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 4. Assessor's Parcel Number 066-160-085. Within Zones B1 and B2 of the Pine Mountain Lake Airport.

7. COMMISSION BUSINESS

8. COMMISSIONER/STAFF REPORTS

9. ADJOURNMENT

The Minutes, Staff Reports, and planning documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department, 48 Yaney Avenue, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department, 48 Yaney Avenue, Sonora, California, and will be available at the meeting. Any materials provided to the Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Tuolumne County Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28FR35.102-35.104 ADA Title 11)

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AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP.
ALUC Secretary

UNAPPROVED

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**TUOLUMNE COUNTY
AIRPORT LAND USE COMMISSION
SPECIAL MEETING MINUTES
48 YANEY AVENUE, 4TH FLOOR CONFERENCE ROOM
May 9, 2024
6:00 p.m.**

PRESENT: Chair Mark Bautista; Vice Chair Leon Liebster; Commissioners Mark Banks; Edwin Sunday; Mark Plummer

ABSENT: Commissioner Scott Rexwinkle

STAFF: Quincy Yaley, ALUC Secretary

1. CALL TO ORDER

Chair Mark Bautista called the meeting of May 9, 2024, to order at 6:02 p.m.

Chair Bautista asked staff to roll call the Commission:

Chair Bautista : Present
Vice-Chair Liebster: Present
Commissioner Banks: Present
Commissioner Sunday: Present
Commissioner Rexwinkle: Absent
Commissioner Plummer: Present

Chair Bautista indicated that there was a quorum.

2. MINUTES

Consideration of Minutes of the ALUC Meeting of January 4, 2024.

MOTION: To approve the Meeting Minutes of January 4, 2024 meeting.

RESULT: **Approved**

MOVED: Commissioner Liebster

SECONDED: Commissioner Sunday

AYES: Unanimous

ABSENT: Commissioner Rexwinkle

3. PUBLIC COMMENT

Chair Bautista opened the 15-minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the printed Agenda. He indicated that there would be a three-minute time limit of public comment. Seeing no one, he closed the public comment period.

4. PUBLIC HEARING

None

5. OLD BUISNESS

None

6. NEW BUISNESS

1. **ASSURANCE DEVELOPMENT FOR T-MOBILE, BILL LEWIS**, ALUC24-01 for the review of Conditional Use Permit LUNR-24-4 to allow the construction of a new 85± foot-tall wireless communications tower and related equipment within a 40± foot by 40± foot fenced area on Assessor's Parcel Number 088-180-020. The project site is a 24.37± acre parcel zoned RE-5 (Residential Estate, 5-acre minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located approximately 570± ft southeast of the intersection of Tre Omni Road and Moeller Road in the community of Tuolumne. The project site is within a portion of Section 31, Township 2 North, Range 16 East Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 088-180-020.

MOTION: To recommend approval of Conditional Use Permit LUNR-24-4 based on the Secretary's Evaluation.
RESULT: Approved
MOVED: Commissioner Liebster
SECONDED: Commissioner Plummer
AYES: Unanimous
ABSENT: Commissioner Rexwinkle

2. **CROWN CASTLE USA INC. FOR T-MOBILE, TIHTINA SINTAYEHU**, ALUC24-02 for the review of Conditional Use Permit LUNR-24-16 to allow the collocation of antennas, ancillary equipment, and ground equipment with a tower extension of 14± feet to a total of 114± feet as per plans for a new carrier on an existing wireless communication facility on Assessor's Parcel Number 090-030-019. The project site is a 133.65± acre parcel zoned K:MX (General Recreation: Mobile Home Excluding District) and K:MX:AIR (General Recreation: Mobile Home Excluding District: Airport Combining District) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 12742 Par Court, approximately 800± feet northeast of the intersection of Mueller Drive and Par Court. The project site is located within a portion of Section 16, Township 1 South Range 16 East, Mount Diablo Baseline and Meridian. The site is located within Supervisorial District 2. Assessor's Parcel Number 090-030-019.

MOTION: To recommend approval of Conditional Use Permit LUNR-24-16 based on the Secretary's Evaluation.
RESULT: Approved
MOVED: Commissioner Liebster
SECONDED: Commissioner Plummer
AYES: Unanimous
ABSENT: Commissioner Rexwinkle

7. COMMISSION BUSINESS

None

8. COMMISSIONER/STAFF REPORTS

Quincy Yaley, Community Development Director, reported on the timeline for the review and approval for the Airport Land Use Compatibility Plan Update.

9. ADJOURNMENT

Chair Bautista adjourned the meeting at 6:19 p.m.

APPROVED:

Quincy Yaley, AICP
Community Development Department
Director

QY: rg

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SECRETARY'S EVALUATION

DATE: June 6, 2024

SURFACE/MINERAL
RIGHTS OWNERS: Kenneth B Mosley Revocable Trust (04/25/2018)

APPLICANT: Met3 Wireless

PROJECT
NUMBER: ALUC24-03 Conditional Use Permit LUNR-23-12

PROJECT AND LOCATION

PROJECT
DESCRIPTION: ALUC24-03 for the review of Conditional Use Permit LUNR-23- to allow the development a new 100 foot monopine cell tower inside a 50 foot by 50 foot fenced area with a 6 foot high chain-link fence on a 48.74± acre parcel zoned A-20 & O (General Agriculture, Twenty Acre Minimum & Open Space) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project site is located at 11582 Vicki Lane, approximately 1,700± feet northeast of the intersection of State Highway 120 and White Gulch Road in the community of Groveland. Within a portion of Section 22, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 4. Assessor's Parcel Number 066-160-062.

The proposed monopine tower is 100 feet tall. The tower will be placed on a concrete pad, which will be level with grade. Ground level at the base of the proposed tower is 3,043.4± feet above mean sea level, for a total elevation of 3,143.4± feet above mean sea level.

ALUC Plan Review

1. The project site is not located within the airport influence area or within Compatibility Zone associated with the Columbia Airport or the Pine Mountain Lake Airport. The tower is proposed to be located approximately 2.07± miles southwest of the Pine Mountain Lake Airport and approximately 17.42± miles southeast of the Columbia Airport. Due to the project sites distances to the airports, the site is not located within the conical zone.
2. Paragraph (c)(1) of Policy 2.1.5.2 of the Tuolumne County Airport Land Use Compatibility Plan requires that any structure taller than 75 feet above ground level be reviewed by the ALUC, regardless of location. Therefore, the application for Conditional Use Permit LUNR-23-12 is being referred to the Airport Land Use Commission as required by Policy 2.1.5.2 of the Airport Land Use Compatibility Plan as the tower would be 100 feet in height.
3. The ALUC Commission has three choices of actions after reviewing the proposed project:
 - (a) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*.
 - (b) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*, subject to modifications which the Commission may specify.

- (c) Find the plan, ordinance, or regulation inconsistent with the *Compatibility Plan*. In making a finding of inconsistency, the Commission may note the conditions under which the plan, ordinance, or regulation would be consistent with the *Compatibility Plan*. (Policy 2.2.2.3 and 2.2.3.3)
4. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During review of projects submitted to it, the Airport Land Use Commission shall review such applications for hazards to flight. Specific characteristics to be avoided include:
- glare or distracting lights which could be mistaken for airport lights.
 - sources of dust, steam, or smoke which may impair pilot visibility.
 - sources of electrical interference with aircraft communications or navigation.
 - any use, especially landfills and certain agricultural uses, which may attract large flocks of birds.
5. The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed tower does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.
6. The site does not fall within the mapped Critical Height or Height Caution Zones of either airport. The project site is not located within a noise contour associated with either airport.

Ordinance Code Review

7. The project site is zoned RE-5 and does not contain the Airport Combining (:AIR) district. Therefore, Conditional Use Permit LUNR-23-12 is not subject to the regulations contained in Chapter 17.20 of the TCOC. Section 18.24.040(B) of the Ordinance Code requires any discretionary entitlement for construction or alteration of a structure, including antennas, taller than 75 feet above ground level to be reviewed by the Airport Land Use Commission in accordance with Chapter 18.24. Therefore, Conditional Use Permit LUNR-23-12 is being referred to the Airport Land Use Commission.
8. Section 18.24.050 of the Ordinance Code states as follows:
- The Airport Land Use Commission may find the application or proposal consistent with the Tuolumne County Airport Land Use Compatibility Plan, consistent with the plan subject to modifications or conditions which the Airport Land Use Commission may specify, or inconsistent with the plan. In finding the application or proposal consistent with the plan, the Airport Land Use Commission shall determine the following:*
- A. *The project is within the height limits established by the Federal Aviation Administration, or is otherwise authorized by the Federal Aviation Administration pursuant to its regulations;*
 - B. *The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, or will be consistent subject to conditions imposed by the Airport Land Use Commission;*
 - C. *The use will not result in hazards to flight, specifically it will not generate any of the following:*
 - 1. *Glare or distracting lights which could be mistaken for airport lights;*

2. *Sources of dust, steam, or smoke which could impair pilot visibility;*
 3. *Sources of electrical interference with aircraft communications or navigation;*
 4. *Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 5. *Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*
9. The project is consistent with the height limits established by the FAA, is consistent with the *Compatibility Plan*, and will not result in hazards to flight. The project is consistent with Tuolumne County Ordinance Code.

Federal Aviation Regulations

10. Section 77.9 of the Federal Aviation Regulations (FAR Part 77) requires that each sponsor proposing construction or alteration that would result in the following must notify the Administrator of the FAA:
- Any construction or alteration exceeding 200 ft above ground level.
 - Any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft.
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface.
11. The project does not meet any of the triggers identified in #10 above as the nearest airport is approximately 2.07± miles from the project site. The proposed tower would be 100± feet in height. Therefore, the FAA notification required under Section 77.17, Form 7460-1, is not required and was not made a condition of approval.

SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

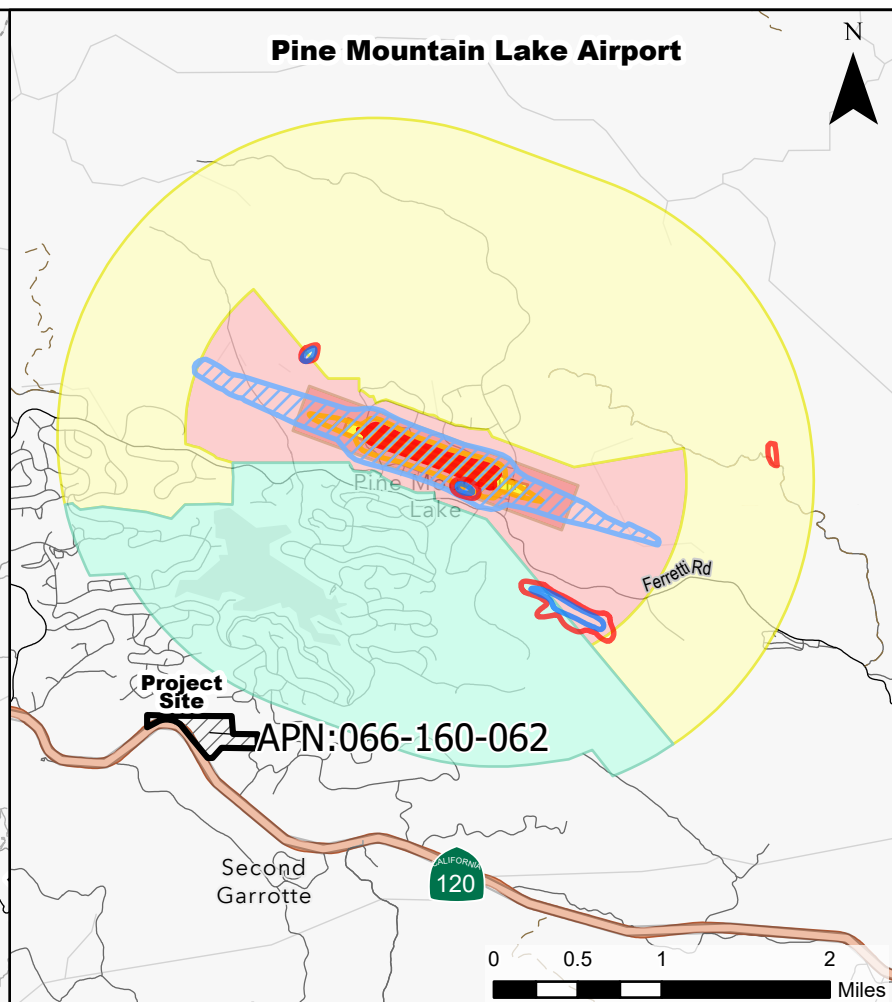
Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

- A. The project is within the height limits established by the Federal Aviation Administration (FAA), or is otherwise authorized by the FAA pursuant to their regulations and conditions listed under Paragraph C.
- B. Subject to the conditions listed in Paragraph C, I certify that the use is not anticipated to:
 - Create electrical interference with radio communication between the Airport and aircraft.
 - Make it difficult for flyers to distinguish between Airport lights and others.
 - Result in glare in the eyes of flyers using the Airport.
 - Impair visibility in the vicinity of the Airport.
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the Airport, excepting the penetration of height restrictions noted above.
- C. The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, subject to the following condition:
 - 1. Any new structure, development, or use on the project site shall be constructed, painted, designed, or operated in such a way as to avoid:
 - a. Glare or distracting lights which could be mistaken for airport lights;
 - b. Sources of dust, steam, or smoke which may impair pilot visibility;
 - c. Sources of electrical interference with aircraft communications or navigation; and
 - d. Any use which may attract large flocks of birds.

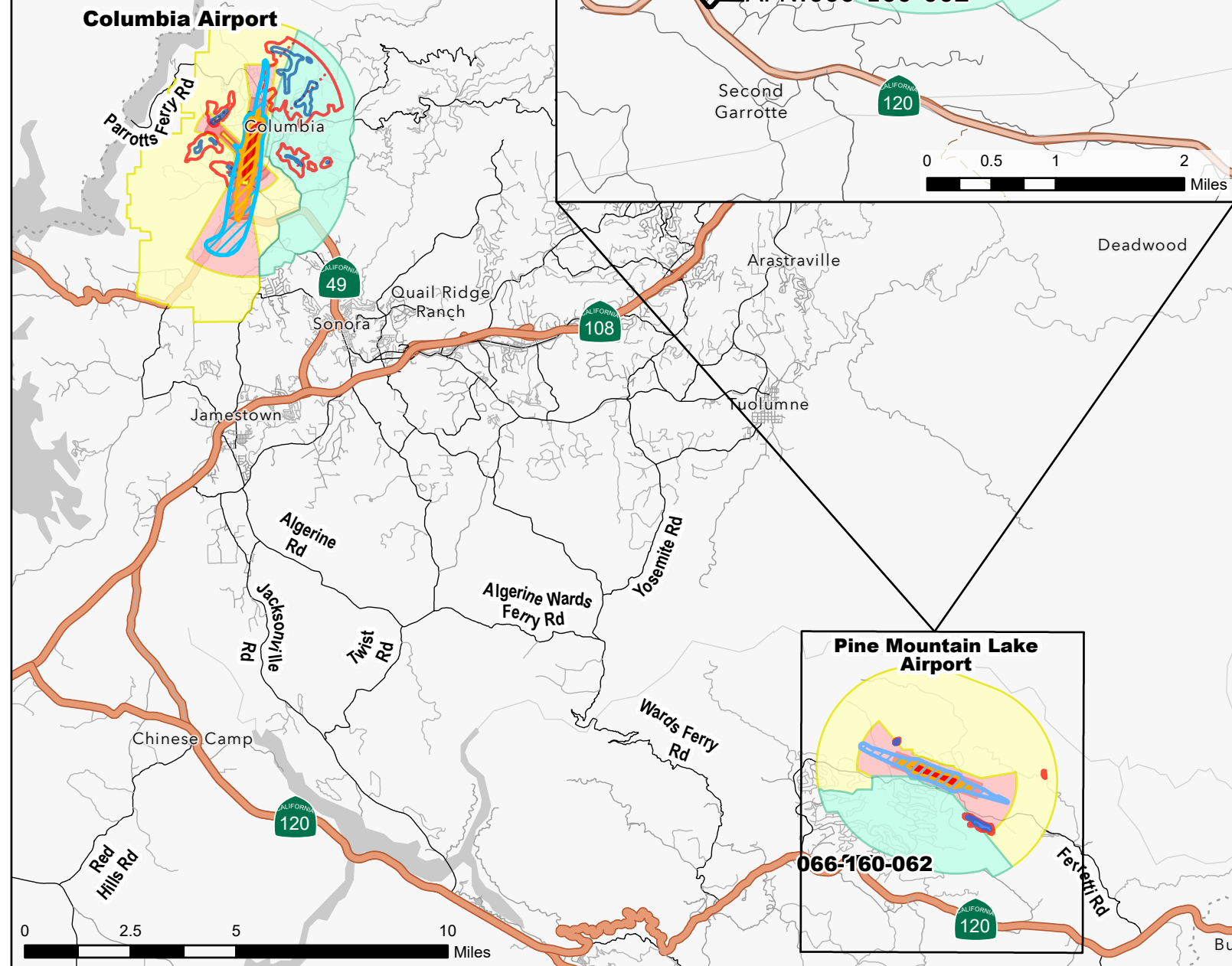
CUP 23-012

-  Project Area
- PML Airport Zones**
-  Runway 9-27
-  Runway 11-29
-  Runway 17-35
-  Zone A
-  Zone B1
-  Zone B2
-  Zone C
-  Zone D
-  Critical Height Zone
-  Caution Height Zone
- Noise DB Levels**
- Db Level
-  65
-  60
-  55
- Columbia Airport Zones**
-  Runway 11-29
-  Runway 17-35
-  Zone A
-  Zone B1
-  Zone B2
-  Zone C
-  Zone D
- Roads**
-  Hwy
-  County Road
-  Local Traffic
-  Other Roads
-  Forest Route

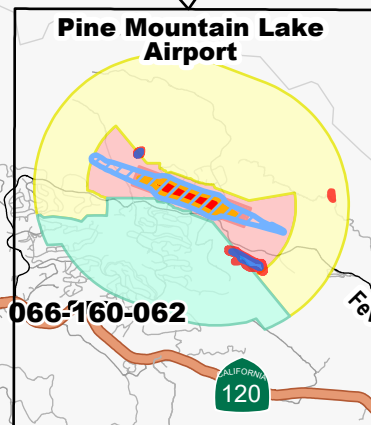
Pine Mountain Lake Airport



Columbia Airport



Pine Mountain Lake Airport





LOCATION:
11582 VICKI LN.
GROVELAND, CA 95321

**100' MONOPINE w/ BRANCHING
95' AT TOP OF STEEL
NEW SITE BUILD**

LANDLORD:	KENNETH MOSLEY
SITE ADDRESS:	11582 VICKI LN. GROVELAND, CA 95321
COUNTY:	TUOLUMNE
LATITUDE:	37.837097"
LONGITUDE:	-120.200536"
GROUND ELEVATION:	3043.4' AMSL
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION:	COUNTY OF TUOLUMNE
ZONING CODE:	A-20 & O
PARCEL NUMBER:	066-160-062-000
POWER PROVIDER:	PG&E
TELCO PROVIDER:	SPECTRUM

A&E SERVICES:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: MIKE TYCER
PHONE: 801.347.1003
EMAIL: mike.tycer@powderriverdev.com

SITE ACQUISITION:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: GERARD BYRNES
PHONE: 201.213.8292
EMAIL: gerard.byrnes@powderriverdev.com

APPLICANT:
VB BTS II, LLC
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
CONTACT: QABIYL JOHNSON
PHONE: 954.608.9538
EMAIL: qabiyl.johnson@verticalbridge.com

SITE

LAT: 37.837097°
LONG: -120.200536°

State Highway 120

Greg Ct

Mountain

Whites Gulch Rd

Noble Dirt Rd

The Berkshire Inn

N

S

NOT TO SCALE

A photograph of a large, open, cleared area, likely a construction site or a cleared field. The ground is dark and uneven, possibly covered in dirt or debris. In the background, there is a dense line of green trees and foliage. A tall, thin pole or structure is visible in the distance. The sky is blue with some light clouds.

FROM SACRAMENTO INTERNATIONAL AIRPORT:

DEPART AND HEAD TOWARD SOUTHWAN AIRPORT BLVD TOWARD EARHART DR. BEAR RIGHT ONTO EARHART DR. KEEP STRAIGHT TO GET ONTO AIRPORT BLVD. TAKE THE RAMP ON THE RIGHT FOR I-5 SOUTH AND HEAD TOWARD SACRAMENTO. TAKE THE RAMP ON THE RIGHT FOR CA-4 EAST AND HEAD TOWARD DOWNTOWN STOCKTON / NAVY DRIVE. KEEP LEFT, HEADING TOWARD DOWNTOWN STOCKTON. KEEP LEFT, HEADING TOWARD STANISLAUS ST. AT EXIT 252B, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR CA-4 EAST. TURN LEFT ONTO CA-4 / S GOLDEN GATE AVE TOWARD ANGELS CAMP / FARMINGTON RD / CA-4. TURN RIGHT ONTO MAIN ST. KEEP STRAIGHT TO GET ONTO OBYRNES FERRY RD. KEEP STRAIGHT TO GET ONTO OBYRNES FERRY RD / COUNTY HWY-E15. TURN LEFT ONTO CA-108 / CA-120 / STATE HIGHWAY 108. TURN RIGHT ONTO CA-120 / STATE HIGHWAY 120. BEAR RIGHT ONTO OLD PRIEST GRADE. BEAR RIGHT ONTO CA-120 / STATE HIGHWAY 120. TURN LEFT ONTO WHITES GULCH RD. ARRIVE AT WHITES GULCH RD ON THE LEFT.

CALIFORNIA BUILDING CODE 2022
ELECTRICAL CODE 2022 OF CALIFORNIA

[illegible]

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
C	08/03/23	ISSUED FOR REVIEW 90%	BMW
B	07/13/23	ISSUED FOR REVIEW 90%	BMW
A	06/12/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-7244
SITE NAME: GROVELAND

CARRIER
SITE#: SC60127B

**11582 VICKI LN.
GROVELAND, CA 95321
37.837097°,-120.200536°**

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

SURVEY DATE

7/11/2023

BASIS OF BEARING AND COORDINATES

THE BASIS OF BEARINGS IS BASED UPON THE U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA ZONE 3, US SURVEY FEET.

ENCROACHMENT STATEMENT

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR NEAR THE LEASE AREA OTHER THEN TITLE EXCEPTION #10 WHICH MAY OR MAY NOT BE APPLICABLE TO A LEASE AREA.

LEASE AREA ACCESS & UTILITY EASEMENT NOTE:

THE LEASE AREA AND ACCESS AND UTILITY EASEMENT FALL WITHIN THE PARENT PARCEL, LOCATED IN A PORTION OF THE PROPERTY CONVEYED TO KENNETH B. MOSLEY, TRUSTEE (OR THE SUCCESSOR TRUSTEE) OF THE KENNETH B. MOSLEY REVOCABLE TRUST DATED 4/25/18 FROM KENNETH B. MOSLEY, A SINGLE MAN IN A DEED DATED APRIL 25, 2018 AND RECORDED MAY 15, 2018 AS INSTRUMENT NO. 2018005650.

SITE ACCESS, RIGHT OF WAY, AND UTILITY NOTE:

ACCESS AND UTILITY EASEMENT TO AND FROM THE SITE IS ALONG VICKI LANE, A CONFIRMED 50' PUBLIC UTILITY AND RIGHT OF WAY PER PM49-58 (EXCEPTION #10).

TITLE REPORT SCHEDULE "B" NOTES

THIS SURVEY WAS CONDUCTED UTILIZING TOWER TITLE FILE # VTB-151449-C DATED APRIL 28, 2023 AT 12:01PM

- 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 COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. *NOTHING TO PLOT*
- 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. *NOTHING TO PLOT*
- 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. *NOTHING TO PLOT*
- TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE. *NOT SURVEY MATTERS*
- CERTIFICATE OF COMPLETION DATED NOVEMBER 17, 2006 AND RECORDED NOVEMBER 17, 2006 IN (INSTRUMENT) 2006020692, IN TUOLUMNE COUNTY, CALIFORNIA. *NOTHING TO PLOT*
- CERTIFICATE OF COMPLIANCE DATED JULY 27, 2005 AND RECORDED JULY 28, 2005 IN (INSTRUMENT) 2005015763, IN TUOLUMNE COUNTY, CALIFORNIA. *NOTHING TO PLOT*
- CERTIFICATE OF COMPLIANCE DATED JULY 27, 2005 AND RECORDED JULY 28, 2005 IN (INSTRUMENT) 2005015764, IN TUOLUMNE COUNTY, CALIFORNIA. *NOTHING TO PLOT*
- SUBDIVISION AGREEMENT BETWEEN COUNTY OF TUOLUMNE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND JOEL J. VERMEER AND VICKI L. VERMEER, DATED NOVEMBER 27, 2006 AND RECORDED NOVEMBER 28, 2006 IN (INSTRUMENT) 2006021119, IN TUOLUMNE COUNTY, CALIFORNIA. *NOTHING TO PLOT*
- DECLARATION CREATING ROAD MAINTENANCE AGREEMENT DATED DECEMBER 27, 2006 AND RECORDED DECEMBER 29, 2006 IN (INSTRUMENT) 2006023366, IN TUOLUMNE COUNTY, CALIFORNIA. *NOTHING TO PLOT*
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT MAP" DATED NOVEMBER 27, 2006 AND RECORDED NOVEMBER 29, 2006 IN (BOOK) 49 (PAGE) 56, (INSTRUMENT) 2006021204 IN TUOLUMNE COUNTY, CALIFORNIA. *PLOTTED HEREON*
- RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY *NOT SURVEY MATTERS*

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

SITUATED IN A PORTION OF THE PROPERTY CONVEYED TO KENNETH B. MOSLEY, TRUSTEE (OR THE SUCCESSOR TRUSTEE) OF THE KENNETH B. MOSLEY REVOCABLE TRUST DATED 4/25/18 FROM KENNETH B. MOSLEY, A SINGLE MAN IN A DEED DATED APRIL 25, 2018 AND RECORDED MAY 15, 2018 AS INSTRUMENT NO. 2018005650. ALSO BEING A PORTION PARCEL 4, AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF TUOLUMNE COUNTY CALIFORNIA IN BOOK 49 OF PARCEL MAPS AT PAGE 56, TUOLUMNE COUNTY RECORDS.

BEING 30 FEET WIDE, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

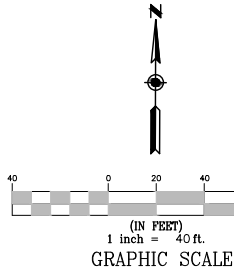
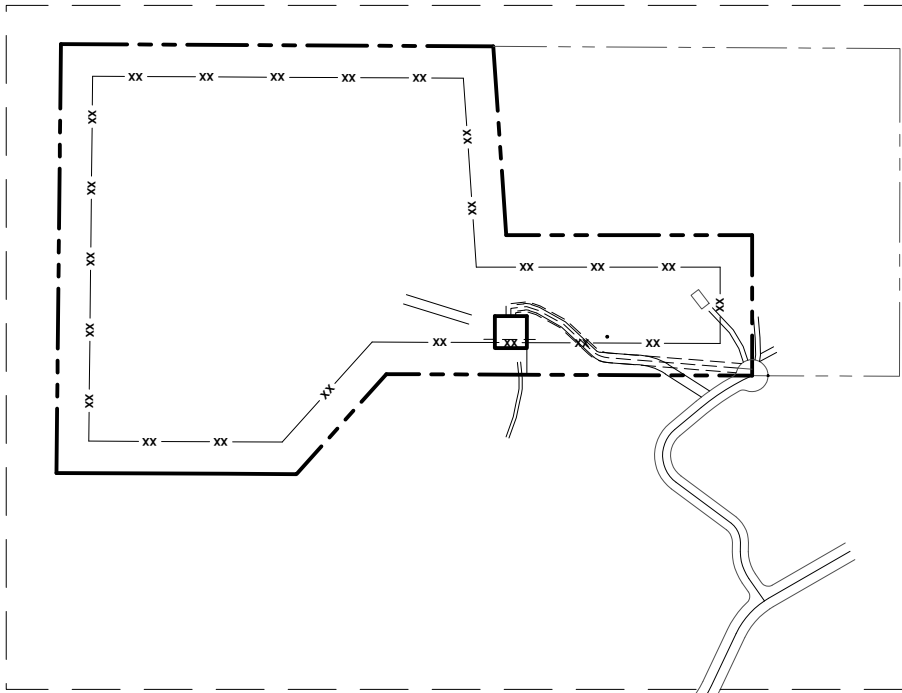
COMMENCING AT THE CENTER OF THE CUL-DE-SAC KNOWN AS VICKI LANE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF TUOLUMNE COUNTY CALIFORNIA IN BOOK 49 OF PARCEL MAPS AT PAGE 56, TUOLUMNE COUNTY RECORD, ALSO BEING THE 50 FOOT RADIUS POINT OF SAID VICKI LANE CUL-DE-SAC, HAVING A NORTHING OF 2127270.18 AND AN EASTING OF 6648899.04, ALSO BEING NORTH 89°45'32" W 50 FEET FROM A SOUTHWESTERLY MONUMENT OF PARCEL 3 AS SHOWN ON SAID MAP WITH THE MONUMENT HAVING A NORTHING OF 2127269.97 AND AN EASTING OF 6648949.05,

THENCE NORTH 89°45'32" WEST 703.93 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 4 TO A POINT HAVING A NORTHING OF 2127273.15 AND AN EASTING OF 6648195.11;
THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°00'00" EAST 83.29 FEET;
THENCE NORTH 90°00'00" WEST 100.00 FEET;
THENCE NORTH 00°00'00" EAST 100.00 FEET;
THENCE NORTH 90°00'00" EAST 50.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°00'00" EAST 23.75 FEET;
THENCE NORTH 83°34'09" EAST 50.27 FEET;
THENCE SOUTH 72°06'10" EAST 37.19 FEET;
THENCE SOUTH 61°25'24" EAST 90.51 FEET;
THENCE SOUTH 46°54'11" EAST 122.79 FEET;
THENCE A CONCAVE CURVE TO THE LEFT HAVING A RADIUS OF 85 FEET AND A LENGTH OF 55 FEET;
THENCE SOUTH 85°27'43" EAST 406.94 FEET TO THE POINT OF TERMINATION.

SIDELINES TO BE TRIMMED OR EXTENDED.

APN 066-160-062
PARCEL 4
PM 49-58

OVERALL SITE DETAIL 1"=300'



SURVEYOR'S CERTIFICATE:

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; Toronto Dominion (Texas) Ilc, 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 Iron Crest National Title.

FLOOD_ZONE

THE AREA AROUND THE PROPOSED NEW SITE BUILD APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID 06109C1225C, EFFECTIVE DATE 04/16/2009.

BENCH MARK

ELEVATIONS HEREON ARE DERIVED FROM GNSS STATIC OBSERVATION. RINEX DATA PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY 'OPUS' AND COMPUTATIONS UTILIZING GEOID 18. ELEVATIONS ARE REFERENCED TO NAVD88.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE/811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY UTILITIES. UNDERGROUND UTILITY LOCATES WERE ALSO NOT PERFORMED AS A SCOPE OF THIS SURVEY

POSITION OF GEODETIC COORDINATES

N37°50'13.55", W120°12'01.93"
37.837097, -120.200536



4241 Forest Creek Rd
Jacksonville, OR 97530
chinooksurveys.com
(541) 500-2447

Sheet 1 of 1
Chinook Project # GROVELAND

SURVEYOR'S NOTES

THIS MAP IS A GRAPHIC DEPICTION OF DATA COMPILED FROM MAPS AND VARIOUS OTHER INFORMATION. IT IS NOT A BOUNDARY SURVEY, NO MONUMENTS WERE SET OR WILL BE SET AS PART OF THIS SURVEY. THE LIMITS OF DATA AND/OR IMPROVEMENTS GATHERED AND DEPICTED ARE LIMITED TO THE CONTRACTUAL SCOPE FOR THIS PROJECT. NO TITLE RESEARCH WAS PERFORMED BY CHINOOK SURVEYS. PROPERTY LINE LOCATION COULD POSSIBLY SHIFT FROM LOCATIONS SHOWN HEREON SHOULD A BOUNDARY SURVEY BE PERFORMED, LOCATIONS OF EXISTING AND PROPOSED FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED, SURVEYOR DID NOT ABSTRACT PROPERTY. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, (THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF). THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PARENT PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF TUOLUMNE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL PROPERTY IN UNINCORPORATED AREA OF THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA: PARCEL 4, AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF TUOLUMNE COUNTY CALIFORNIA ON IN BOOK 49 OF PARCEL MAPS AT PAGE 56, TUOLUMNE COUNTY RECORDS.

PARCEL ID: 066-160-062-000

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO KENNETH B. MOSLEY, TRUSTEE (OR THE SUCCESSOR TRUSTEE) OF THE KENNETH B. MOSLEY REVOCABLE TRUST DATED 4/25/18 FROM KENNETH B. MOSLEY, A SINGLE MAN IN A DEED DATED APRIL 25, 2018 AND RECORDED MAY 15, 2018 AS INSTRUMENT NO. 2018005650.

LEASE AREA LEGAL DESCRIPTION

SITUATED IN A PORTION OF THE PROPERTY CONVEYED TO KENNETH B. MOSLEY, TRUSTEE (OR THE SUCCESSOR TRUSTEE) OF THE KENNETH B. MOSLEY REVOCABLE TRUST DATED 4/25/18 FROM KENNETH B. MOSLEY, A SINGLE MAN IN A DEED DATED APRIL 25, 2018 AND RECORDED MAY 15, 2018 AS INSTRUMENT NO. 2018005650. ALSO BEING A PORTION PARCEL 4, AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF TUOLUMNE COUNTY CALIFORNIA IN BOOK 49 OF PARCEL MAPS AT PAGE 56, TUOLUMNE COUNTY RECORDS.

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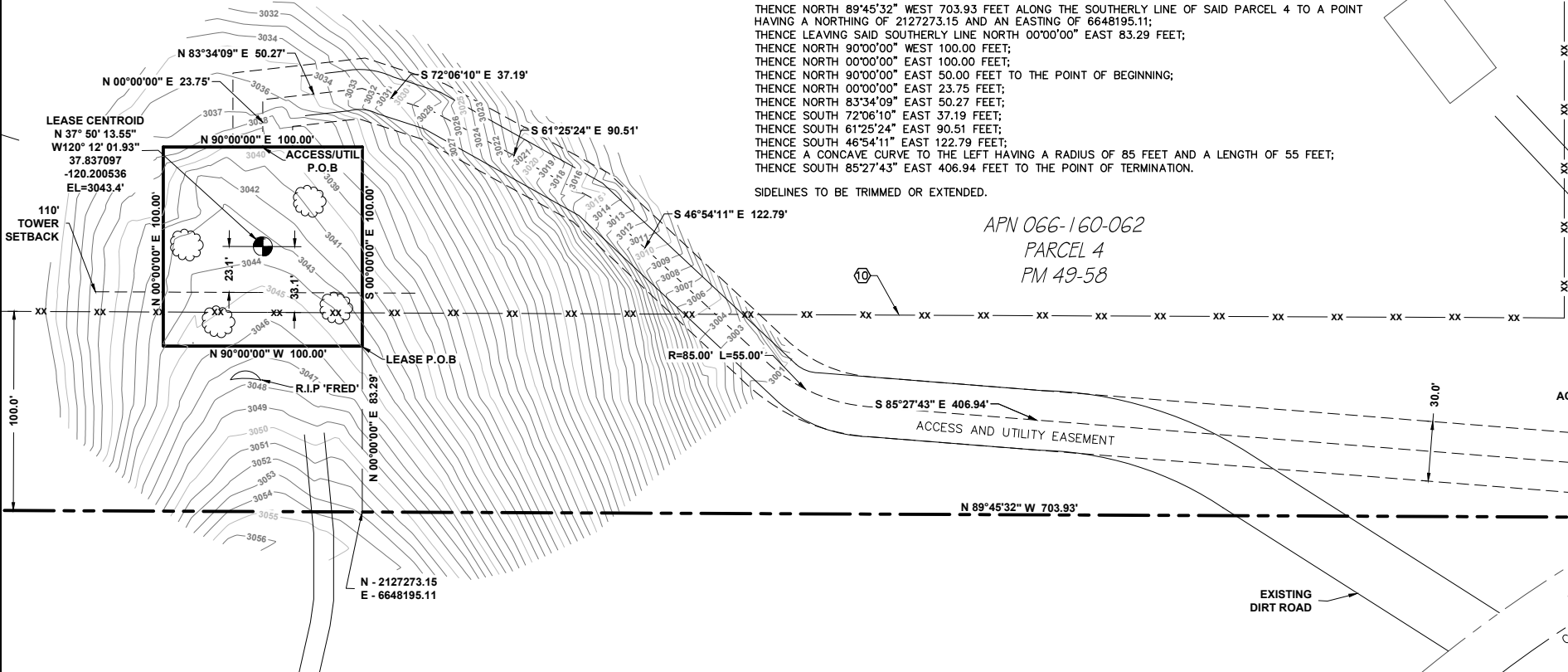
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THENCE NORTH 90°00'00" WEST 100.00 FEET;
THENCE NORTH 00°00'00" EAST 100.00 FEET;
THENCE NORTH 90°00'00" EAST 100.00 FEET;
THENCE SOUTH 00°00'00" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,000 SQ FT MORE OR LESS.

LEGEND

- CENTERLINE
- BOUNDARY LINE (TYPICAL)
- LEASE AREA
- ACCESS/UTILITY EASEMENT
- EXCEPTION #10

- TREE
- LEASE AREA CENTROID COORDINATES
- FOUND MONUMENT
- FRED'S TOMBSTONE (CANINE)



verticalbridge

750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

T-Mobile

T-MOBILE USA, INC.
601 WEST 1ST AVENUE
SPOKANE, WA 99201

POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: C-3065

REVISIONS			
REV	DATE	DESCRIPTION	INT



THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

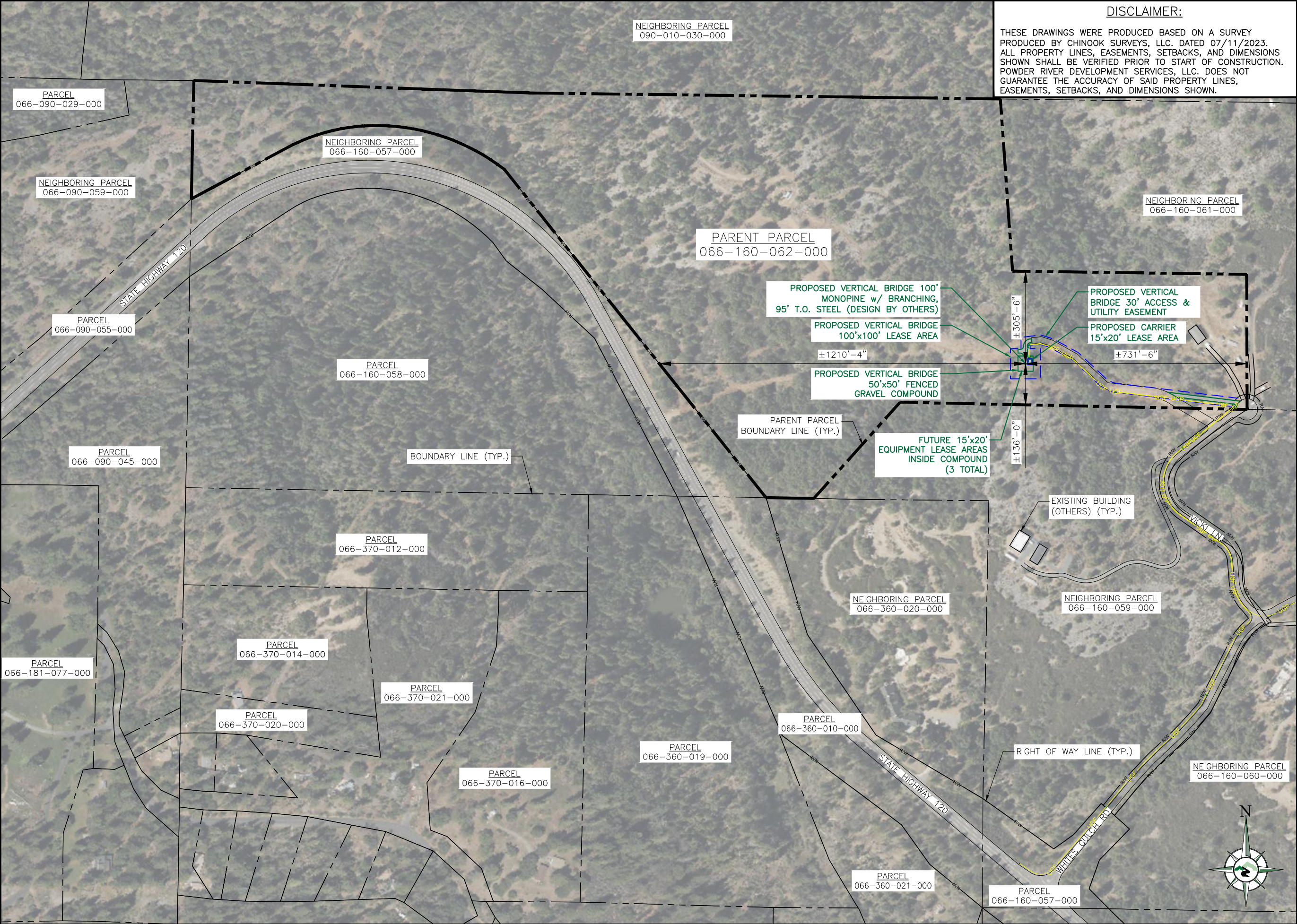
SITE INFORMATION
VB BTS II, LLC
SITE#: US-CA-7244
SITE NAME: GROVELAND

11582 VICKI LN
GROVELAND, CA 95321

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:

LS-1



DISCLAIMER:
THESE DRAWINGS WERE PRODUCED BASED ON A SURVEY PRODUCED BY CHINOOK SURVEYS, LLC. DATED 07/11/2023. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
C	08/03/23	ISSUED FOR REVIEW 90%	BMW
B	07/13/23	ISSUED FOR REVIEW 90%	BMW
A	06/12/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

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SITE INFORMATION
VERTICAL BRIDGE
SITE#: US-CA-7244
SITE NAME: GROVELAND

CARRIER
SITE#: SC60127B

11582 VICKI LN.
GROVELAND, CA 95321
37.837097°,-120.200536°

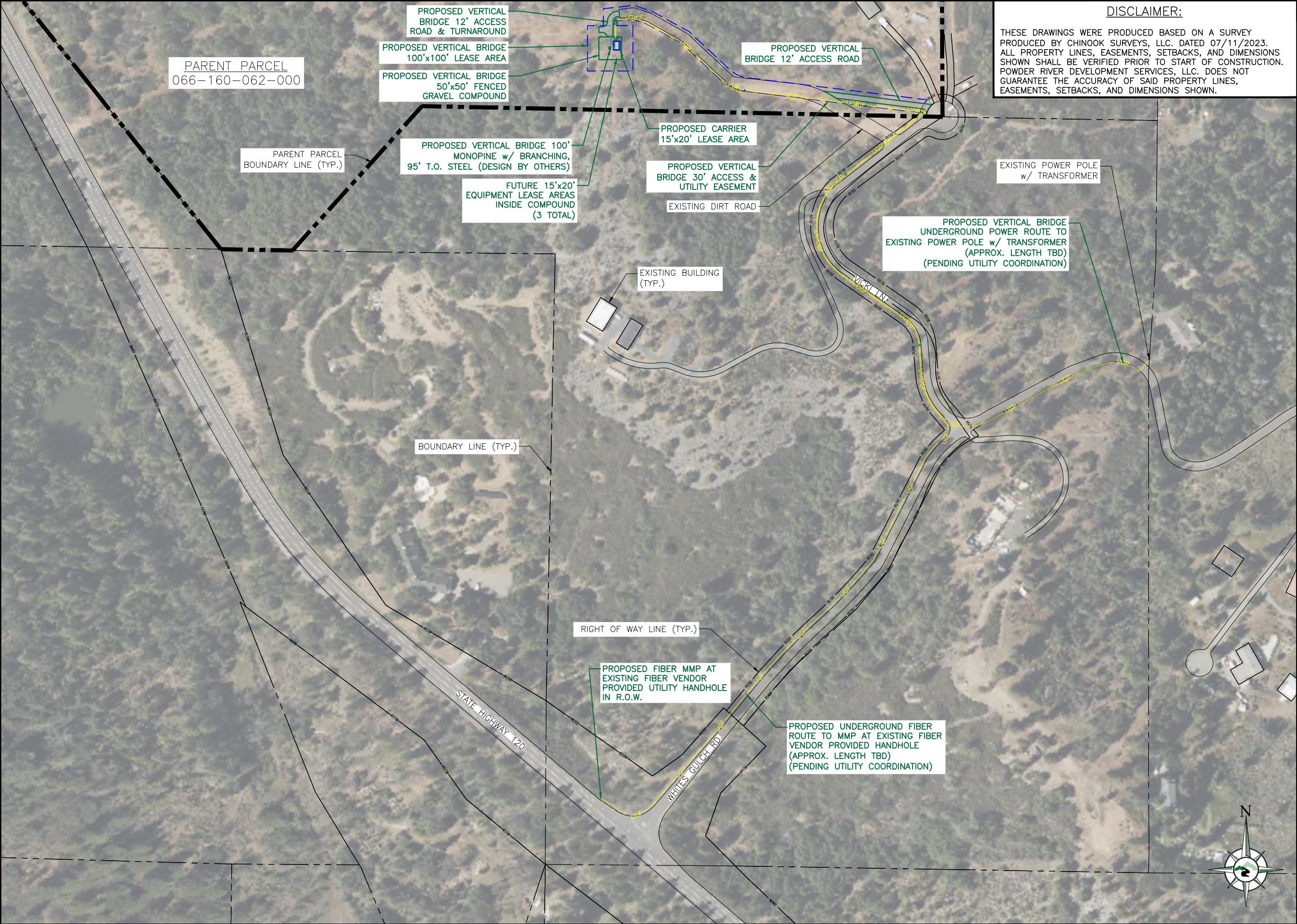
SHEET TITLE:
**PROPERTY
PLAN**

SHEET NUMBER:
ZD-1

PROPERTY PLAN

SCALE: 1" = 300' (11x17)

1



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verticalbridge

750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487

POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #:			N/A
REVISIONS			
REV	DATE	DESCRIPTION	INT
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B	07/13/23	ISSUED FOR REVIEW 90%	BMW
A	06/12/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

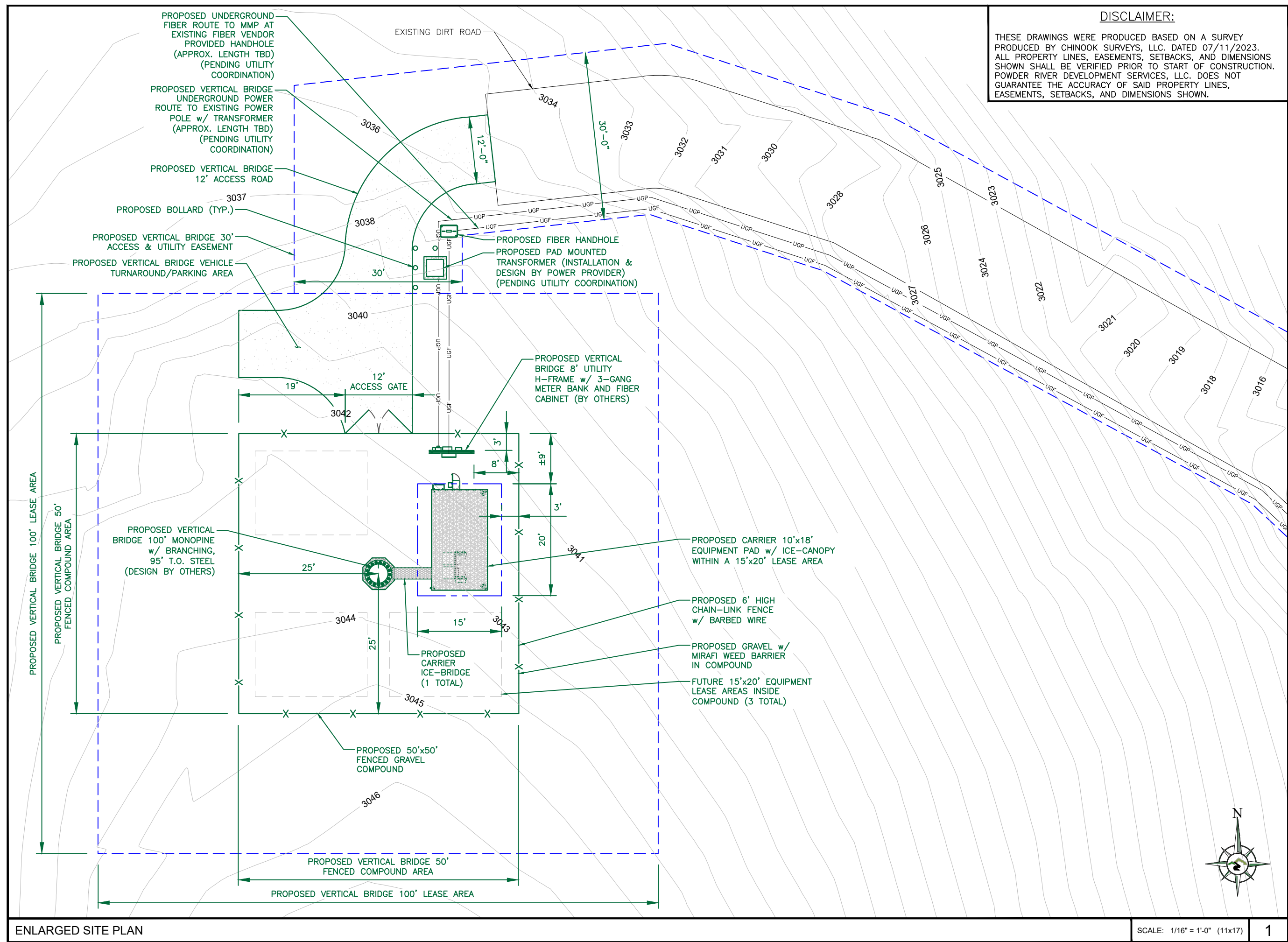
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SITE#: US-CA-7244
SITE NAME: GROVELAND

CARRIER
SITE#: SC60127B
11582 VICKI LN.
GROVELAND, CA 95321
37.837097°,-120.200536°

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER:
ZD-2



DISCLAIMER:

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750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
C	08/03/23	ISSUED FOR REVIEW 90%	BMW
B	07/13/23	ISSUED FOR REVIEW 90%	BMW
A	06/12/23	ISSUED FOR REVIEW 90%	JHT

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SITE INFORMATION
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SITE#: US-CA-7244
SITE NAME: GROVELAND

CARRIER
SITE#: SC60127B
11582 VICKI LN.
GROVELAND, CA 95321
37.837097°,-120.200536°

SHEET TITLE:
**ENLARGED
SITE PLAN**

SHEET NUMBER:
ZD-3

ENLARGED SITE PLAN

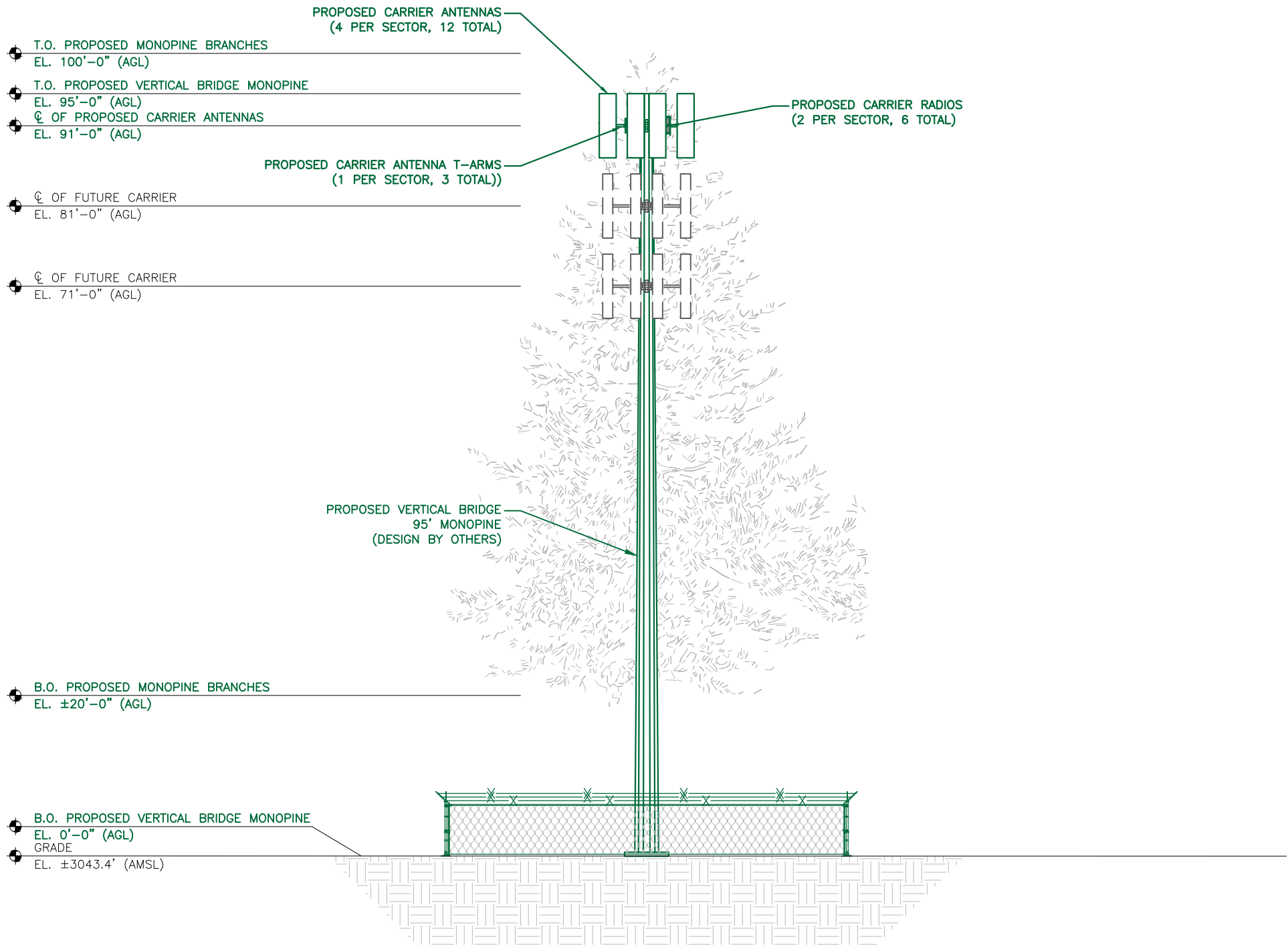
SCALE: 1/16" = 1'-0" (11x17) 1



NOTE:
ANTENNAS & MOUNTS TO BE PAINTED GREEN
TO MATCH PROPOSED MONOPINE BRANCHES.

PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS SHALL BE PERFORMED FOR ALL NEW AND EXISTING SUPPORTING TOWERS, ROOFTOPS, FLAG POLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS. CONTRACTOR SHALL REVIEW THE SIGNED/SEALED STRUCTURAL ANALYSIS REPORTS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES LISTED WITHIN THE REPORT(S). ALL CONSTRUCTION, MODIFICATIONS AND/OR REPLACEMENT SPECIFICATIONS SHALL BE FULLY IMPLEMENTED EXACTLY AS NOTED WITHIN THE STRUCTURAL ANALYSES REPORTS/LETTERS.

POWDER RIVER DEVELOPMENT SERVICES, LLC HAS NOT PERFORMED STRUCTURAL ANALYSIS FOR THE NEW EQUIPMENT MOUNTS, NOR THE SUPPORTING STRUCTURE(S), AND ASSUMES NO RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS.



BUSINESS LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
C	08/03/23	ISSUED FOR REVIEW 90%	BMW
B	07/13/23	ISSUED FOR REVIEW 90%	BMW
A	06/12/23	ISSUED FOR REVIEW 90%	JHT

PRELIMINARY
NOT FOR
CONSTRUCTION

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VERTICAL BRIDGE
SITE#: US-CA-7244
SITE NAME: GROVELAND

CARRIER
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11582 VICKI LN.
GROVELAND, CA 95321
37.837097°,-120.200536°

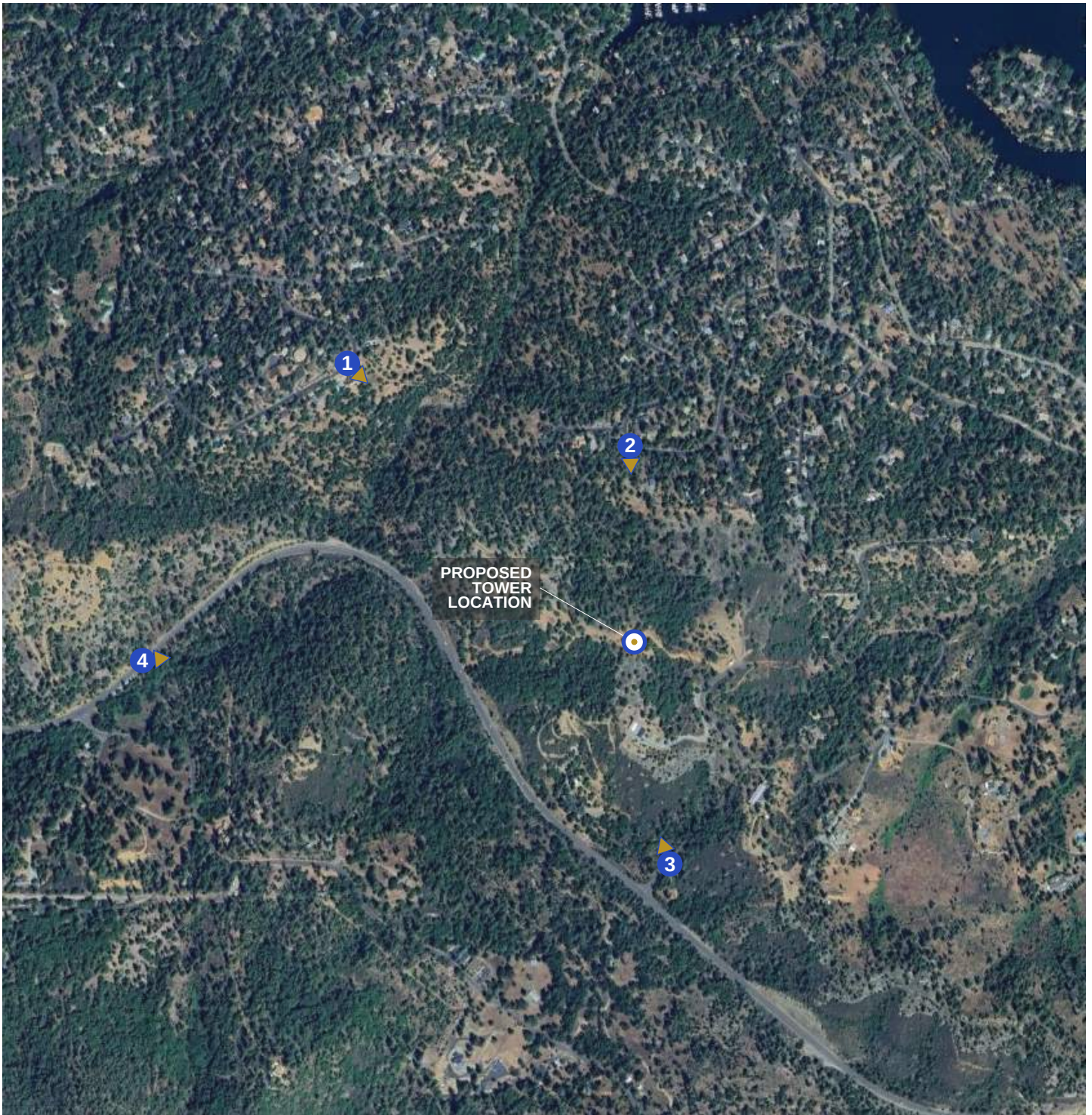
SHEET TITLE:

ELEVATION

SHEET NUMBER:

ZD-5

US-CA-7244 - 100-FT Monopine
Photo Simulations



OVERHEAD MAP OF PHOTO LOCATIONS

US-CA-7244 - 100-FT Monopine
Photo Simulations (VIEW 1)



**US-CA-7244 - 100-FT Monopine
Photo Simulations (VIEW 2)**



**US-CA-7244 - 100-FT Monopine
Photo Simulations (VIEW 3)**



VIEW FROM HWY 120 @ OLD HWY 120 (LOOKING EAST) - EXISTING



VIEW FROM HWY 120 @ OLD HWY 120 (LOOKING EAST) - PROPOSED

**US-CA-7244 - 100-FT Monopine
Photo Simulations (VIEW 4)**





AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley,
ALUC Secretary

48 Yaley Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
(209) 533-5616 (fax)
www.tuolumnecounty.ca.gov

SECRETARY'S EVALUATION

DATE: June 6, 2024

SURFACE/MINERAL
RIGHTS OWNERS: Cindi Gerhart

APPLICANT: Vertical Bridge

PROJECT
NUMBER: ALUC24-04/Conditional Use Permit LUNR-23-9

PROJECT AND LOCATION

PROJECT
DESCRIPTION: ALUC24-04 for the review of Conditional Use Permit: LUNR-23-9 to allow the development a new 100' monopine cell tower inside a 62 foot by 25 foot fenced lease area on a 5.6± acre parcel zoned RE-5 (Residential Estate, 5-Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project site is located at 16959 Nelson Road, approximately 1,060± feet northwest of the intersection of State Highway 49 and Nelson Road in the community of Jamestown. Within a portion of Section 21, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 058-510-005.

The proposed tower is 100 feet tall with a 10-foot lighting rod that is within the tree branching, for a total height above grade of 110 feet. The tower will be placed on a concrete pad, which will be level with grade. Ground level at the base of the proposed tower is 1,432± feet above mean sea level, for a total elevation of 1,542± feet above mean sea level.

ALUC Plan Review

1. The project site is not located within the airport influence area or within Compatibility Zone associated with the Columbia Airport or the Pine Mountain Lake Airport. The tower is proposed to be located approximately 6.6± miles southwest of the Columbia Airport and approximately 15.19± miles northwest of the Pine Mountain Lake Airport. Due to the project sites distances to the airports, the site is not located within the conical zone.
2. Paragraph (c)(1) of Policy 2.1.5.2 of the Tuolumne County Airport Land Use Compatibility Plan requires that any structure taller than 75 feet above ground level be reviewed by the ALUC, regardless of location. Therefore, the application for Conditional Use Permit LUNR-23-9 is being referred to the Airport Land Use Commission as required by Policy 2.1.5.2 of the Airport Land Use Compatibility Plan as the tower would be 110 feet in height.
3. The ALUC Commission has three choices of actions after reviewing the proposed project:
 - (a) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*.
 - (b) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*, subject to modifications which the Commission may specify.

Woods Creek

- (c) Find the plan, ordinance, or regulation inconsistent with the *Compatibility Plan*. In making a finding of inconsistency, the Commission may note the conditions under which the plan, ordinance, or regulation would be consistent with the *Compatibility Plan*. (Policy 2.2.2.3 and 2.2.3.3)
4. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During review of projects submitted to it, the Airport Land Use Commission shall review such applications for hazards to flight. Specific characteristics to be avoided include:
- glare or distracting lights which could be mistaken for airport lights.
 - sources of dust, steam, or smoke which may impair pilot visibility.
 - sources of electrical interference with aircraft communications or navigation.
 - any use, especially landfills and certain agricultural uses, which may attract large flocks of birds.
5. The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed tower does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.
6. The site does not fall within the mapped Critical Height or Height Caution Zones of either airport. The project site is not located within a noise contour associated with either airport.

Ordinance Code Review

7. The project site is zoned RE-5 and does not contain the Airport Combining (:AIR) district. Therefore, Conditional Use Permit LUNR-23-9 is not subject to the regulations contained in Chapter 17.20 of the TCOC. Section 18.24.040(B) of the Ordinance Code requires any discretionary entitlement for construction or alteration of a structure, including antennas, taller than 75 feet above ground level to be reviewed by the Airport Land Use Commission in accordance with Chapter 18.24. Therefore, Conditional Use Permit LUNR-23-9 is being referred to the Airport Land Use Commission.
8. Section 18.24.050 of the Ordinance Code states as follows:
- The Airport Land Use Commission may find the application or proposal consistent with the Tuolumne County Airport Land Use Compatibility Plan, consistent with the plan subject to modifications or conditions which the Airport Land Use Commission may specify, or inconsistent with the plan. In finding the application or proposal consistent with the plan, the Airport Land Use Commission shall determine the following:*
- A. *The project is within the height limits established by the Federal Aviation Administration, or is otherwise authorized by the Federal Aviation Administration pursuant to its regulations;*
 - B. *The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, or will be consistent subject to conditions imposed by the Airport Land Use Commission;*
 - C. *The use will not result in hazards to flight, specifically it will not generate any of the following:*
 - 1. *Glare or distracting lights which could be mistaken for airport lights;*

Woods Creek

2. *Sources of dust, steam, or smoke which could impair pilot visibility;*
 3. *Sources of electrical interference with aircraft communications or navigation;*
 4. *Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 5. *Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*
9. The project is consistent with the height limits established by the FAA, is consistent with the *Compatibility Plan*, and will not result in hazards to flight. The project is consistent with Tuolumne County Ordinance Code.

Federal Aviation Regulations

10. Section 77.9 of the Federal Aviation Regulations (FAR Part 77) requires that each sponsor proposing construction or alteration that would result in the following must notify the Administrator of the FAA:
- Any construction or alteration exceeding 200 ft above ground level.
 - Any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft.
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface.
11. The project does not meet any of the triggers identified in #10 above as the nearest airport is approximately 6.6± miles from the project site. The proposed tower would be 100± feet in height with a 10-foot long lightning rod within the tree branching for a total height of 110± feet above ground level. Therefore, the FAA notification required under Section 77.17, Form 7460-1, is not required and was not made a condition of approval.

SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

- A. The project is within the height limits established by the Federal Aviation Administration (FAA), or is otherwise authorized by the FAA pursuant to their regulations and conditions listed under Paragraph C.
- B. Subject to the conditions listed in Paragraph C, I certify that the use is not anticipated to:
 - Create electrical interference with radio communication between the Airport and aircraft.
 - Make it difficult for flyers to distinguish between Airport lights and others.
 - Result in glare in the eyes of flyers using the Airport.
 - Impair visibility in the vicinity of the Airport.
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the Airport, excepting the penetration of height restrictions noted above.
- C. The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, subject to the following condition:
 - 1. Any new structure, development, or use on the project site shall be constructed, painted, designed, or operated in such a way as to avoid:
 - a. Glare or distracting lights which could be mistaken for airport lights;
 - b. Sources of dust, steam, or smoke which may impair pilot visibility;
 - c. Sources of electrical interference with aircraft communications or navigation;
and
 - d. Any use which may attract large flocks of birds.

Project LUNR-23-009

Legend

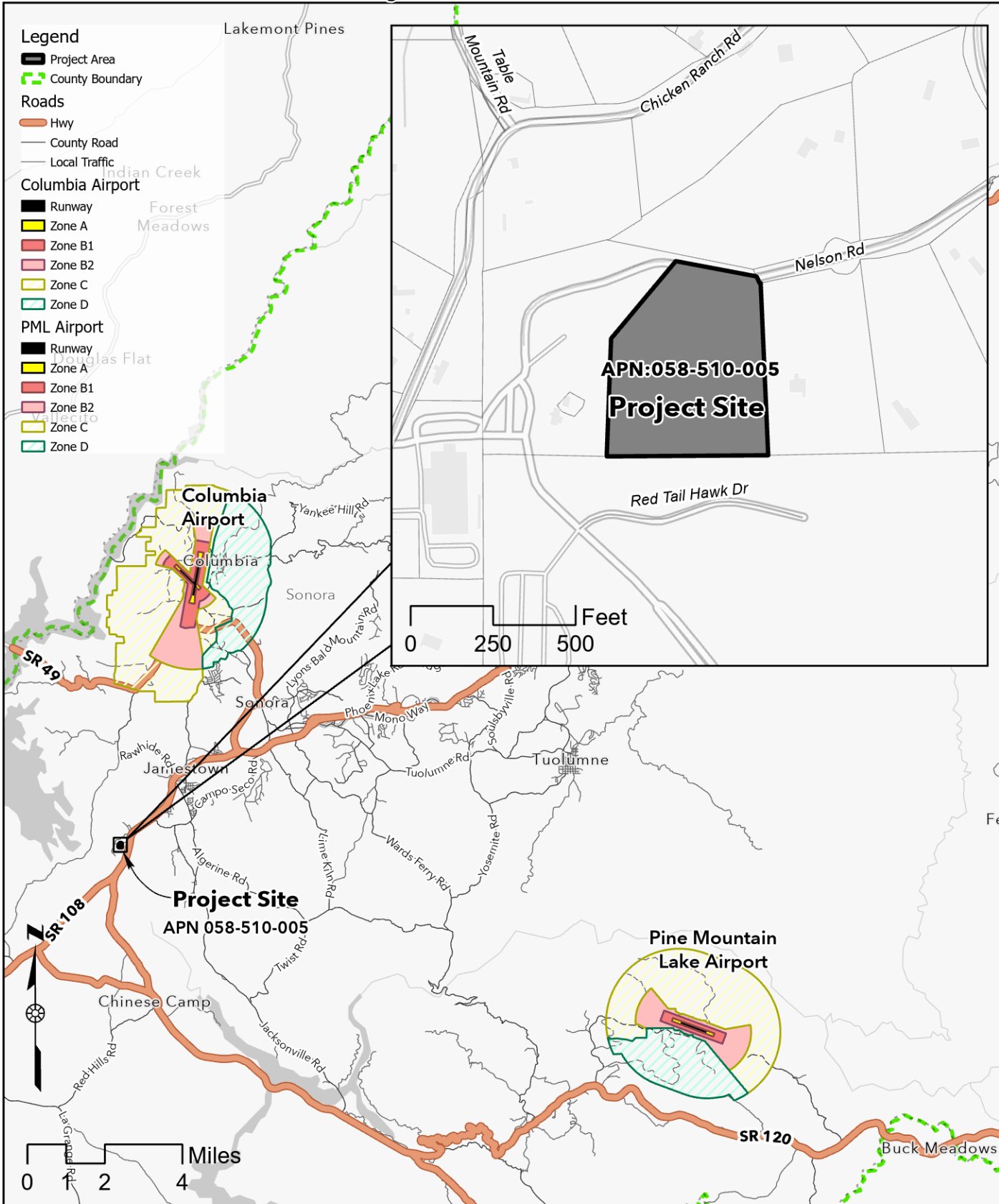
- Project Area
- County Boundary
- Roads
 - Hwy
 - County Road
 - Local Traffic

Columbia Airport

- Runway
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D

PML Airport

- Runway
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D



PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 100' MONOPINE WITH (10) 8' ANTENNAS, (6) RRU'S, (1) 3' Ø MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 62'-8"x25'-6" 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



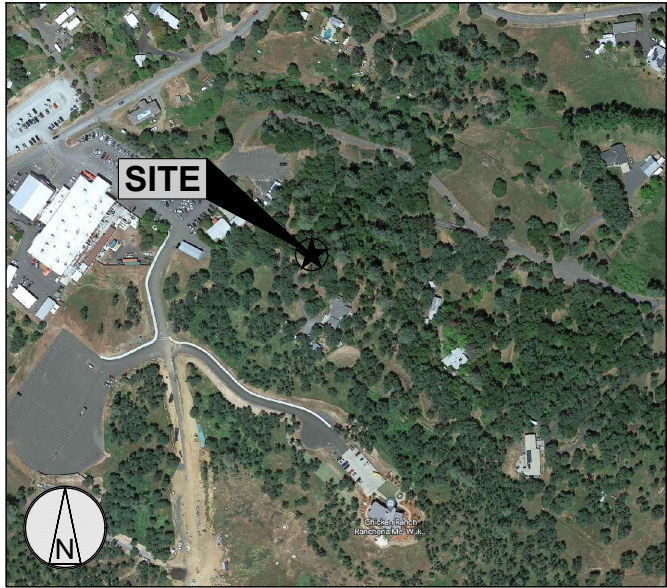
US-CA-7304 WOODS CREEK

16959 NELSON RD.
JAMESTOWN, CA 95327-9710

100' MONOPINE

TENANT SITE ID: SC60237C

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TITLE SHEET
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
LS-4	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	WOODS CREEK
SITE NUMBER:	US-CA-7304
TENANT SITE ID:	SC60237C
SITE ADDRESS:	16959 NELSON RD. JAMESTOWN, CA 95327-9710
PARCEL #:	058-510-005-00
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	COUNTY OF TUOLUMNE
ZONING JURISDICTION:	RE-5
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	100'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	1435.92' (NAVD88)
LATITUDE (NAD 83):	37.930486° (37° 55' 49.75" N)
LONGITUDE (NAD 83):	-120.449147° (120° 26' 56.93" W)

EMERGENCY:
CALL 911



PROJECT DIRECTORY	
PROPERTY OWNER:	CINDI GERHART 16959 NELSON RD. JAMESTOWN, CA 95327-9710
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

CLIENT

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
626.765.5079

2	LEASE AREA RELOCATION	CV	09/26/23
1	LEASE AREA CHANGED	CV	07/11/23
0	ISSUED FOR ZONING	CV	07/07/23
A	ISSUED FOR REVIEW	CV	06/08/23
NO:	SUBMITTAL / REVISION	BY	DATE

DRAWN: CV

DESIGNED: CV

CHECKED: APP

PROJECT NUMBER: US-CA-7304

PROJECT TITLE:
**US-CA-7304
SC60237C
WOODS CREEK**
16959 NELSON RD.
JAMESTOWN, CA 95327-9710

ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

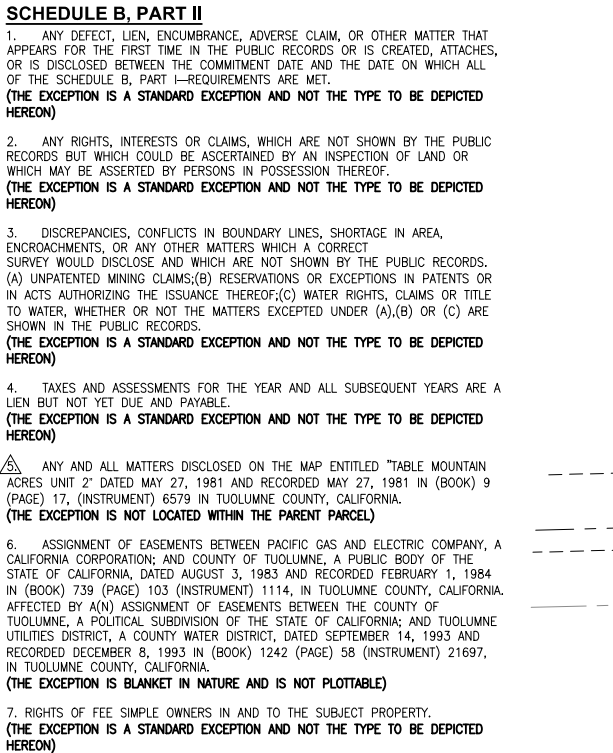
DRAWING SCALE:
AS NOTED

ZD

DATE:
06/08/23

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THIS DOCUMENT IS A VIOLATION OF
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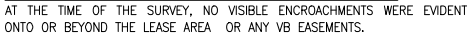
DRAWING NUMBER:
T1



APN:
058-510-005-00

"LOT 5"
TABLE MOUNTAIN ACRES UNIT 2,
MAY 17, 1981
VOLUME 9 OF SUBDIVISIONS AT PAGE 17

(CYNTHIA J. GERHART AND RANDALL R. GERHART
WIFE AND HUSBAND AS JOINT TENANTS)



LS-1

LEGEND

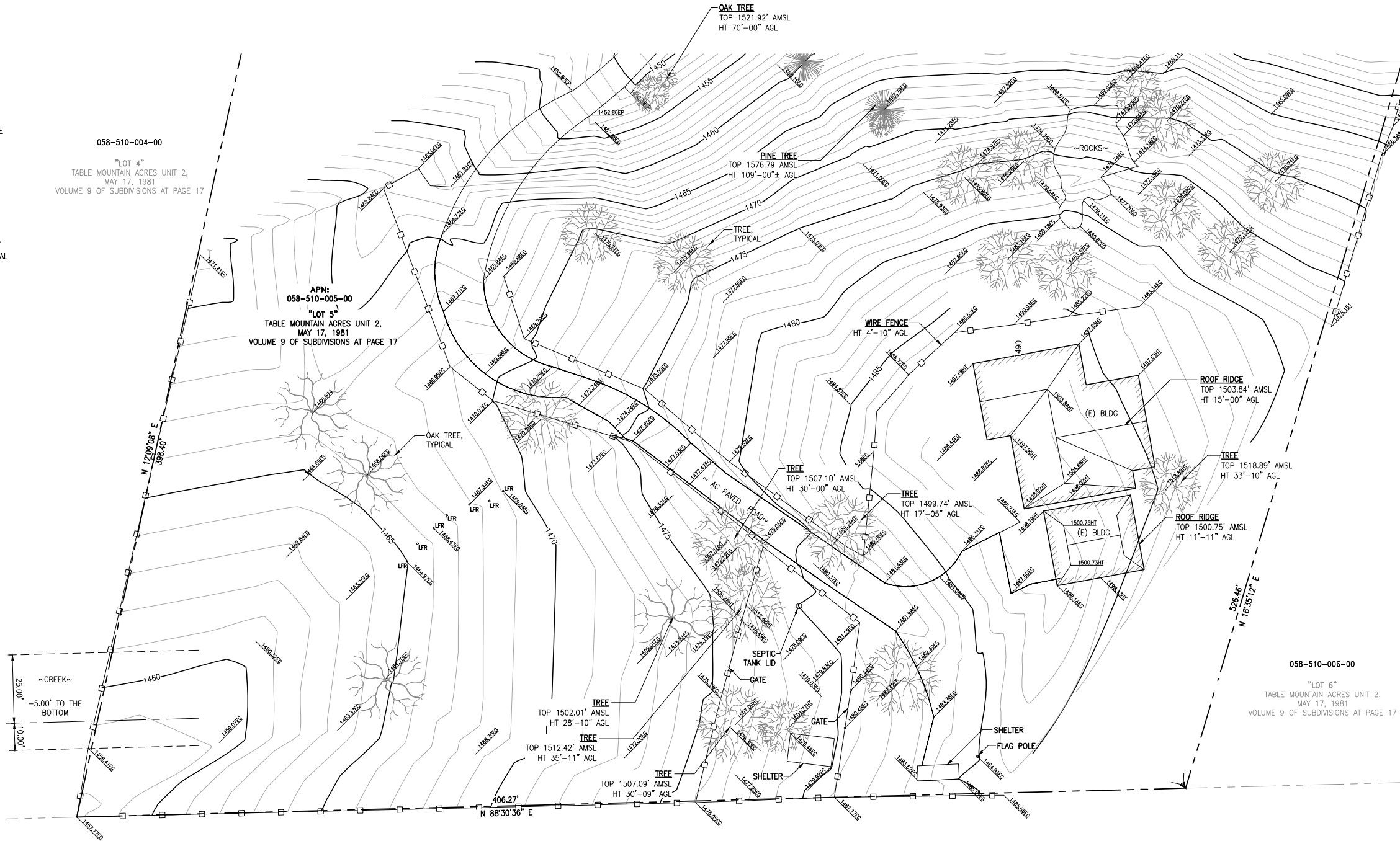
---	CENTER LINE
- - -	PROPERTY LINE
x - x	CHAIN LINK FENCE
- - - - -	WOODEN FENCE
- - - - -	GAS LINE
- OH - OH -	OVERHEAD ELECTRICAL LINE
- - - - -	SEWER LINE
■	CMU WALL
BW	BACK OF WALK
CB	CATCH BASIN
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FS	FINISH SURFACE
G	GUY WIRE
HB	HOSE BIB
HH	HANDHOLE
JB	JUNCTION BOX
LFR	LEACH FIELD RISER
M	METER
PD	PEDESTAL
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY MANHOLE
SSCO	SANITARY CLEAN-OUT
SP	SPRINKLER
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE
V	VENT
VT	VAULT
○	EXISTING STREET LIGHT
○	EXISTING TRAFFIC SIGNAL
○	EXISTING SIGN
○	EXISTING MANHOLE
○	GUY WIRE
○	POWER POLE
○	FIRE HYDRANT
○	TREE

MONUMENTS

● MONUMENT FD.

NOTES:

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6. THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.



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
DEVELOPMENT1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER

AJK
23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

6	NEW LEASE AREA AND AUE	LJ	09/29/23
5	NEW LEASE AREA AND AUE	LJ	09/12/23
4	UPDATED TREE HEIGHTS	LJ	09/07/23
3	UPDATED FINAL SURVEY	LA	08/21/23
2	UPDATED LEASE AREA	LA	07/14/23
1	FINAL SURVEY	LJ	06/16/23
0	PRELIMINARY SURVEY	LJ	06/06/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7304

PROJECT TITLE:
US-CA-7304
SC60237
WOODS CREEK
16959 NELSON RD
JAMESTOWN, CA 95327
TUOLUMNE COUNTY

ENGINEER STAMP:



DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

DATE:

09/29/2023

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APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-2

LEGEND

—	CENTER LINE
- - -	PROPERTY LINE
- x - x -	CHAIN LINK FENCE
- / - / -	WOODEN FENCE
- - -	GAS LINE
- OH - OH -	OVERHEAD ELECTRICAL LINE
- - -	SEWER LINE
- - -	CMU WALL
- - -	BACK OF WALK
- - -	CATCH BASIN
- - -	EDGE OF PAVEMENT
- - -	EXISTING GRADE
- - -	FINISH SURFACE
- - -	GUY WIRE
- - -	HOSE BIB
- - -	HANDHOLE
- - -	JUNCTION BOX
- - -	LIGHT POLE
- - -	METER
- - -	PEDESTAL
- - -	POWER POLE
- - -	SDMH
- - -	STORM DRAIN MANHOLE
- - -	SSMH
- - -	SANITARY MANHOLE
- - -	SSCO
- - -	SANITARY CLEAN-OUT
- - -	SP
- - -	SPRINKLER
- - -	TC
- - -	TOP OF CURB
- - -	WM
- - -	WATER METER
- - -	WV
- - -	WATER VALVE
- - -	V
- - -	VENT
- - -	VT
- - -	VAULT
- - -	EXISTING STREET LIGHT
- - -	EXISTING TRAFFIC SIGNAL
- - -	EXISTING SIGN
- - -	EXISTING MANHOLE
- - -	GUY WIRE
- - -	POWER POLE
- - -	FIRE HYDRANT
- - -	TREE

MONUMENTS

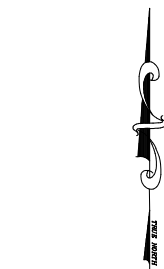
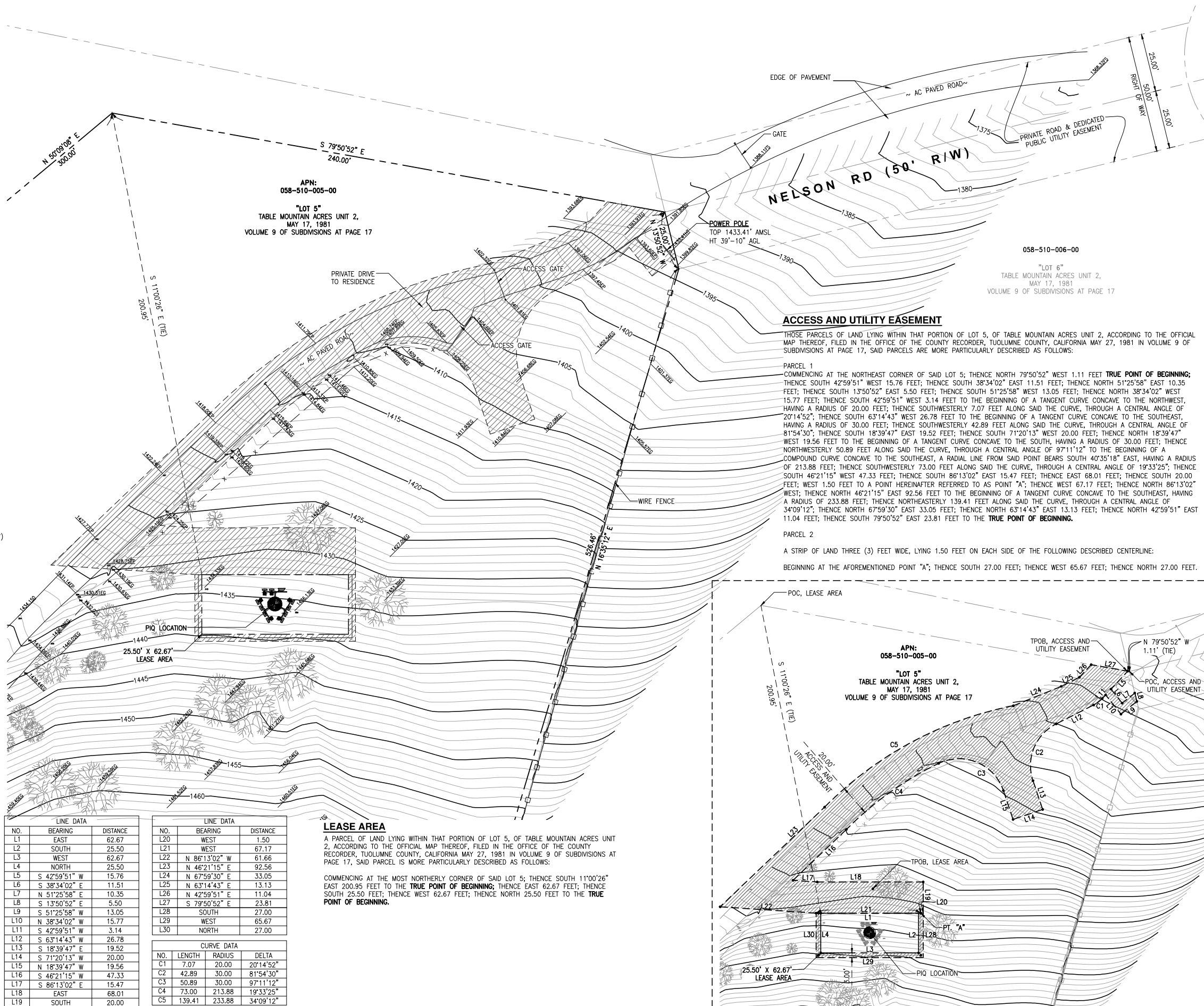
● MONUMENT FD.

COORDINATES

LATITUDE: 37°55'49.75" N (37.930486°)
LONGITUDE: 120°26'56.93" W (-120.449147°)

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20' 10' 0' 20' 40'
GRAPHIC SCALE: 1"=20'

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
DEVELOPMENT1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.024

ENGINEER

AJK
23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92650
714.624.9027

6	NEW LEASE AREA AND AUE	LJ	09/29/23
5	NEW LEASE AREA AND AUE	LJ	09/12/23
4	UPDATED TREE HEIGHTS	LJ	09/07/23
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1	FINAL SURVEY	LJ	06/16/23
0	PRELIMINARY SURVEY	LJ	06/06/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7304

PROJECT TITLE:
US-CA-7304
SC60237
WOODS CREEK16959 NELSON RD
JAMESTOWN, CA 95327
TUOLUMNE COUNTY

ENGINEER STAMP:



DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

DATE:

09/29/2023

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DRAWING NUMBER:

LS-3

LEGEND

---	CENTER LINE
- - -	PROPERTY LINE
- x - x -	CHAIN LINK FENCE
- w - w -	WOODEN FENCE
- G -	GAS LINE
- OH - OH -	OVERHEAD ELECTRICAL LINE
- - - - -	SEWER LINE
- - - - -	CMU WALL
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- - - - -	EXISTING SIGN
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- - - - -	POWER POLE
- - - - -	FIRE HYDRANT
- - - - -	TREE

MONUMENTS

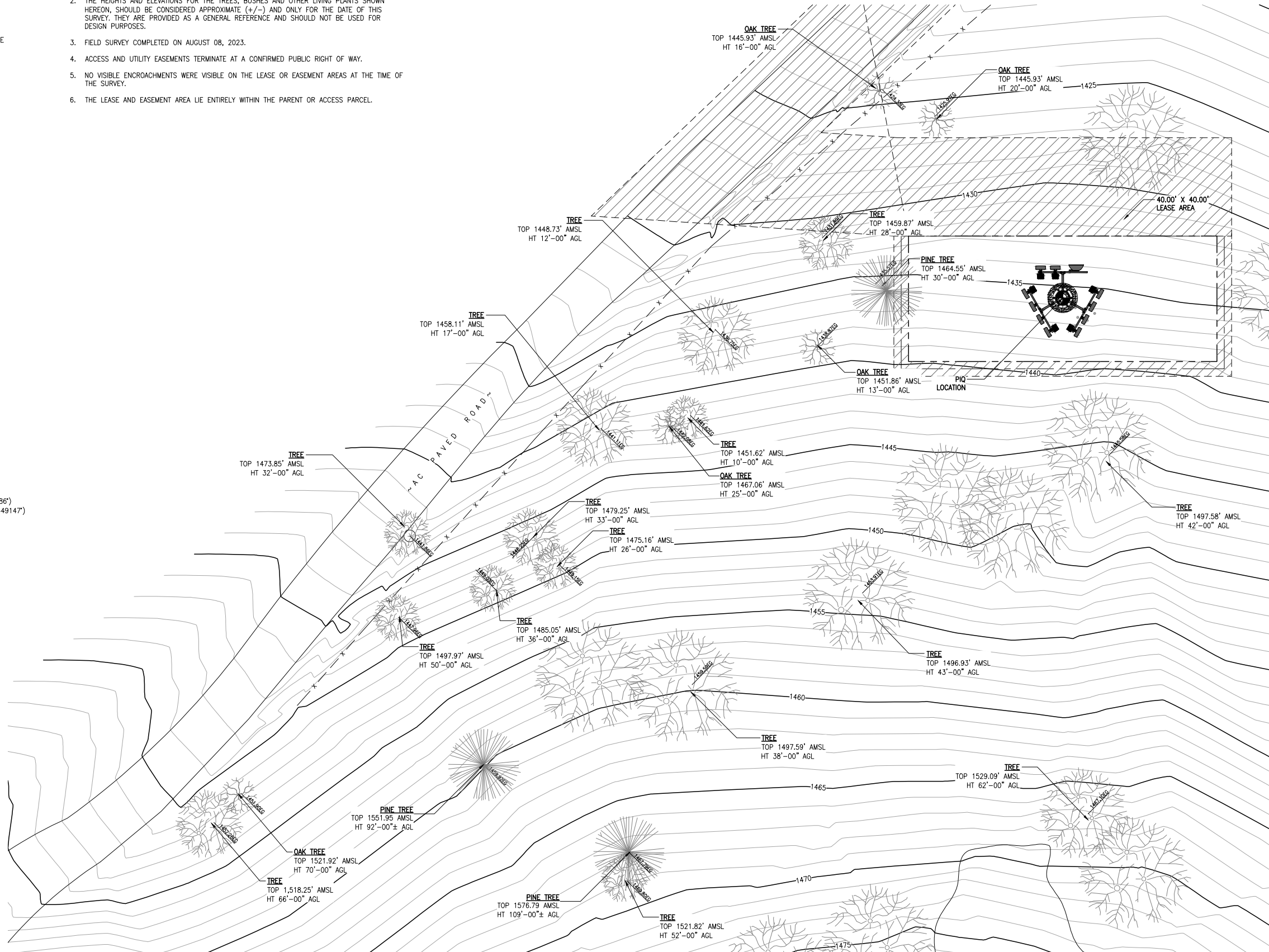
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10' 5' 0' 10' 20'
GRAPHIC SCALE: 1"=10'

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
AJK ENGINEERING & SURVEY

23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

6	NEW LEASE AREA AND AUE	LJ	09/29/23
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SC60237
WOODS CREEK**
16959 NELSON RD
JAMESTOWN, CA 95327
TUOLUMNE COUNTY

ENGINEER STAMP:



DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

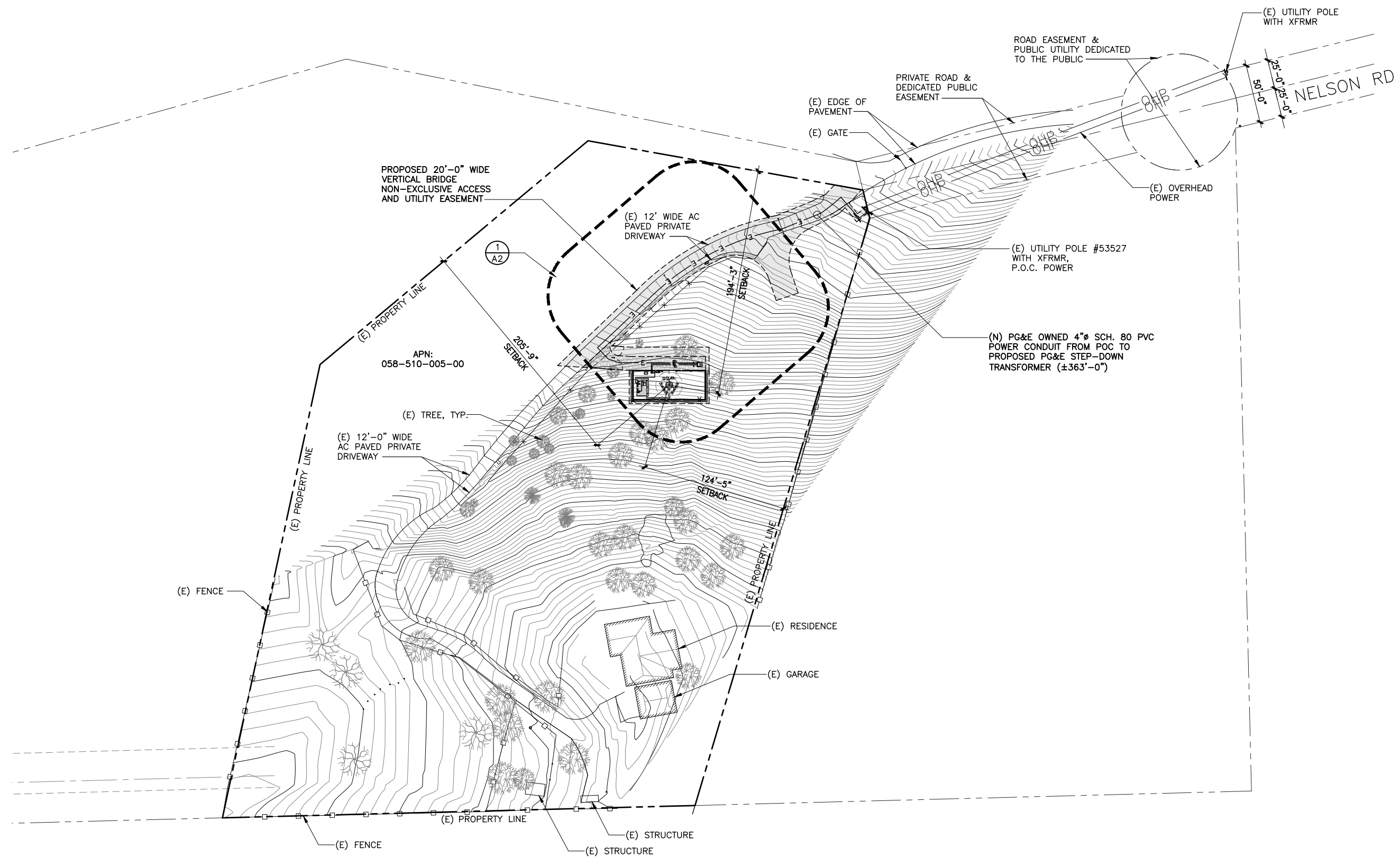
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09/29/2023

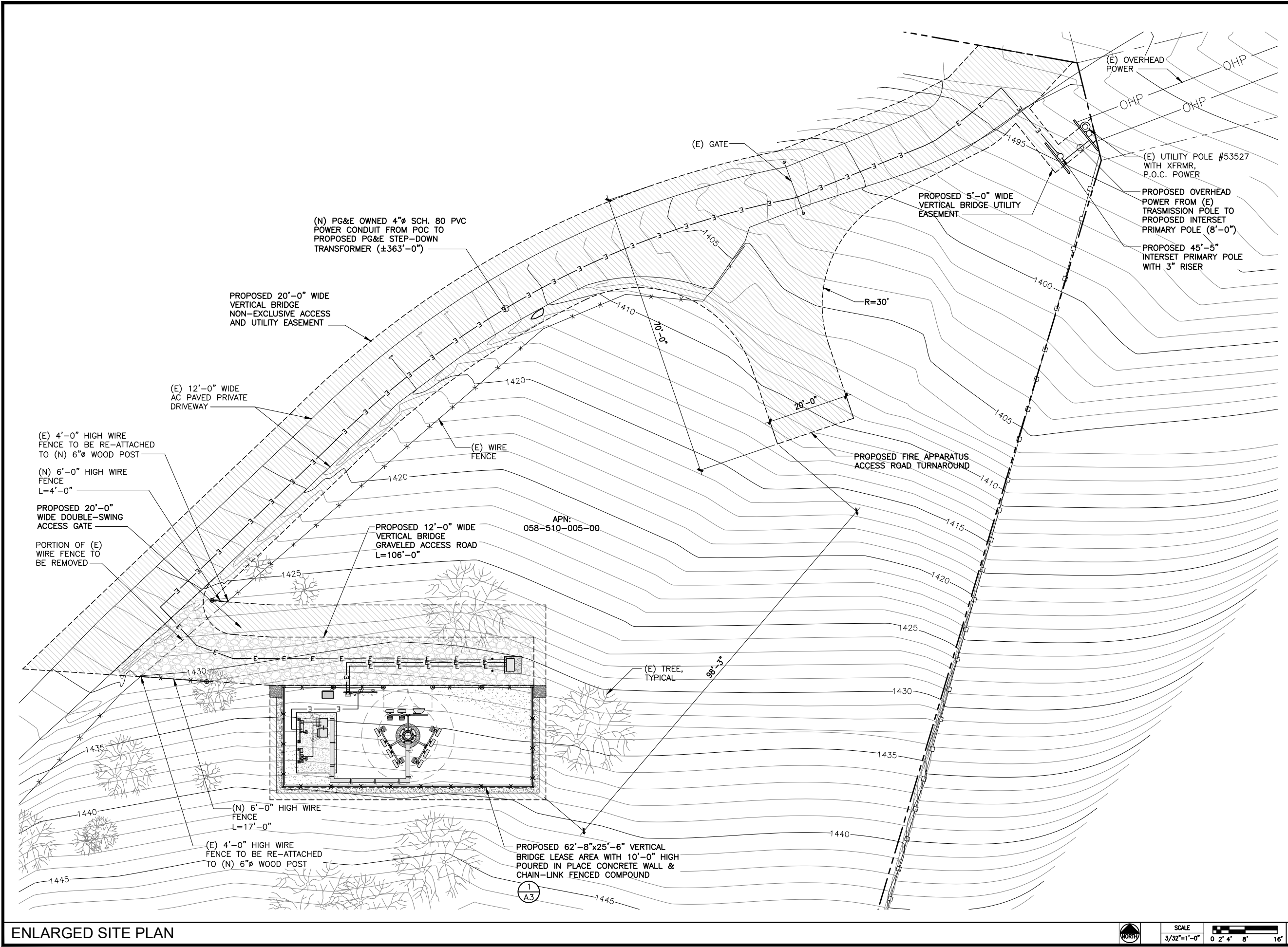
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DRAWING NUMBER:

LS-4



CLIENT



ENLARGED SITE PLAN

SCALE
3/32"=1'-0"
0 2' 4' 8' 16'

CLIENT



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
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
2	LEASE AREA RELOCATION	CV	09/26/23
1	LEASE AREA CHANGED	CV	07/11/23
0	ISSUED FOR ZONING	CV	07/07/23
A	ISSUED FOR REVIEW	CV	06/08/23

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7304

PROJECT TITLE:
**US-CA-7304
SC60237C
WOODS CREEK**
16959 NELSON RD.
JAMESTOWN, CA 95327-9710

ENGINEER STAMP:

DRAWING TITLE:
**ENLARGED
SITE PLAN**

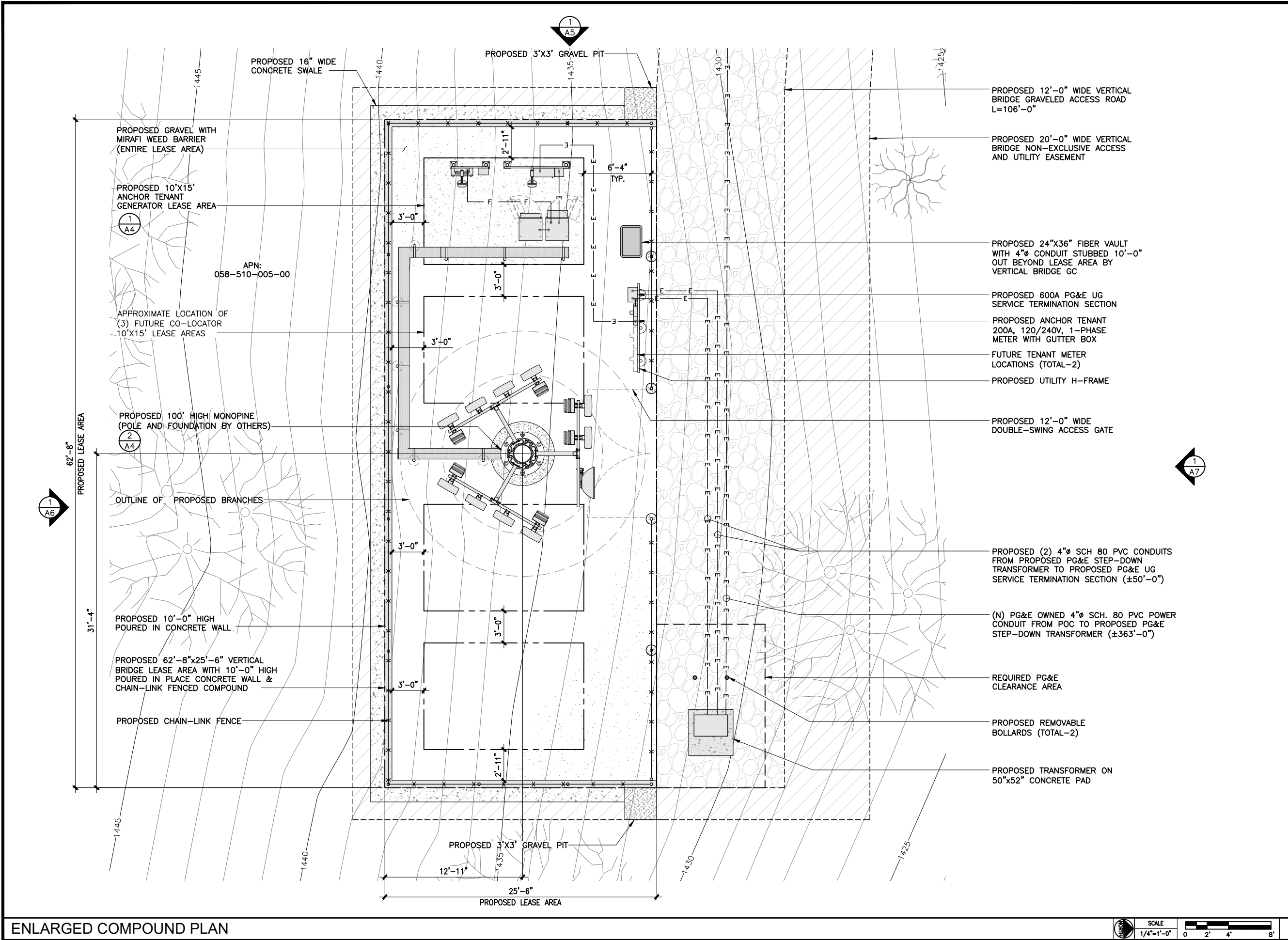
DRAWING SCALE:
AS NOTED

ZD

DATE:
06/08/23

UNAUTHORIZED ALTERATION OR ADDITION TO
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DRAWING NUMBER:
A2



ENLARGED COMPOUND PLAN

CLIENT



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
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
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**US-CA-7304
SC60237C
WOODS CREEK**
16959 NELSON RD.
JAMESTOWN, CA 95327-9710

ENGINEER STAMP:

DRAWING TITLE:
**ENLARGED
COMPOUND PLAN**

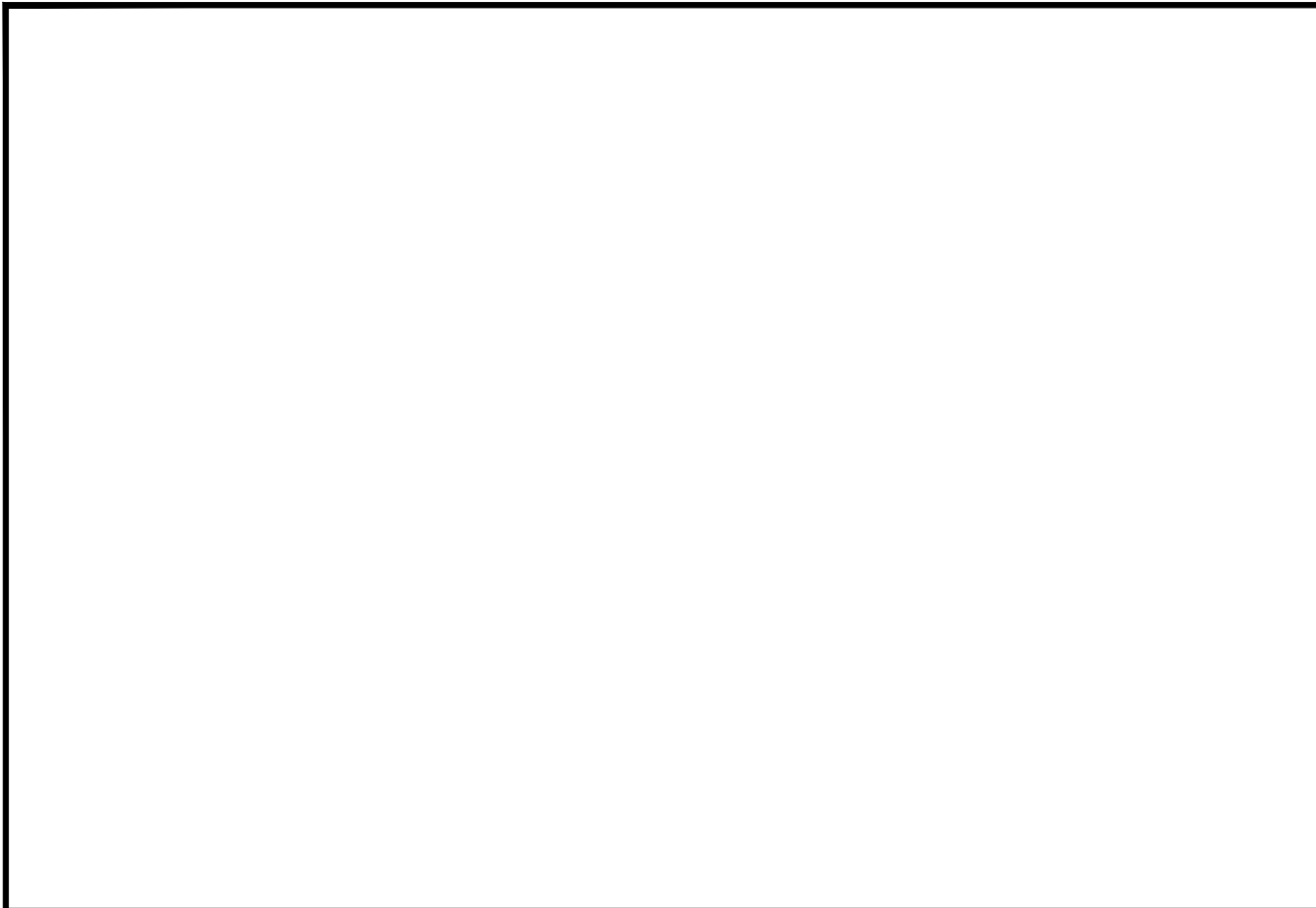
DRAWING SCALE:
AS NOTED

ZD

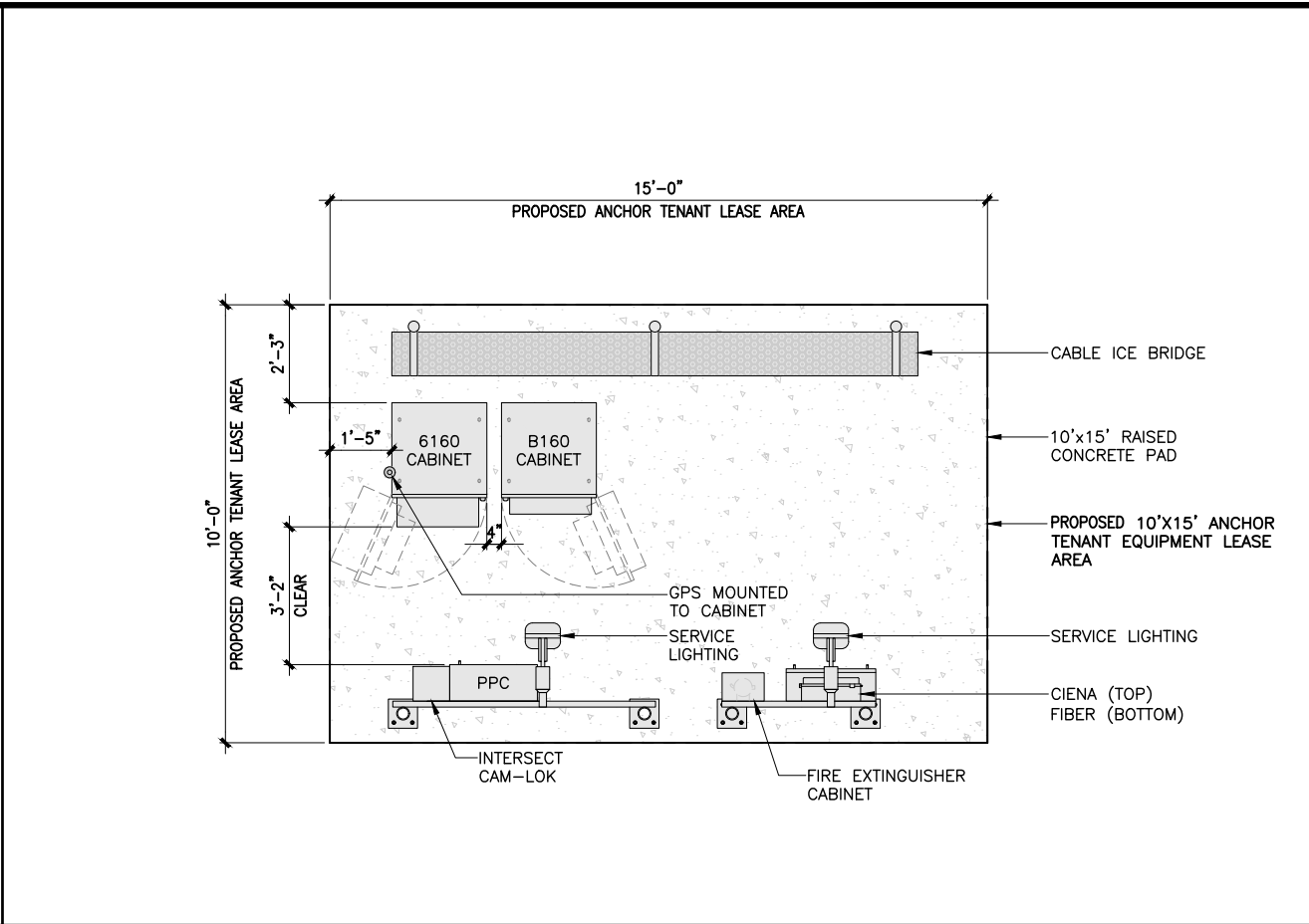
DATE:
06/08/23

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

DRAWING NUMBER:
A3



NOT USED



3 EQUIPMENT PLAN

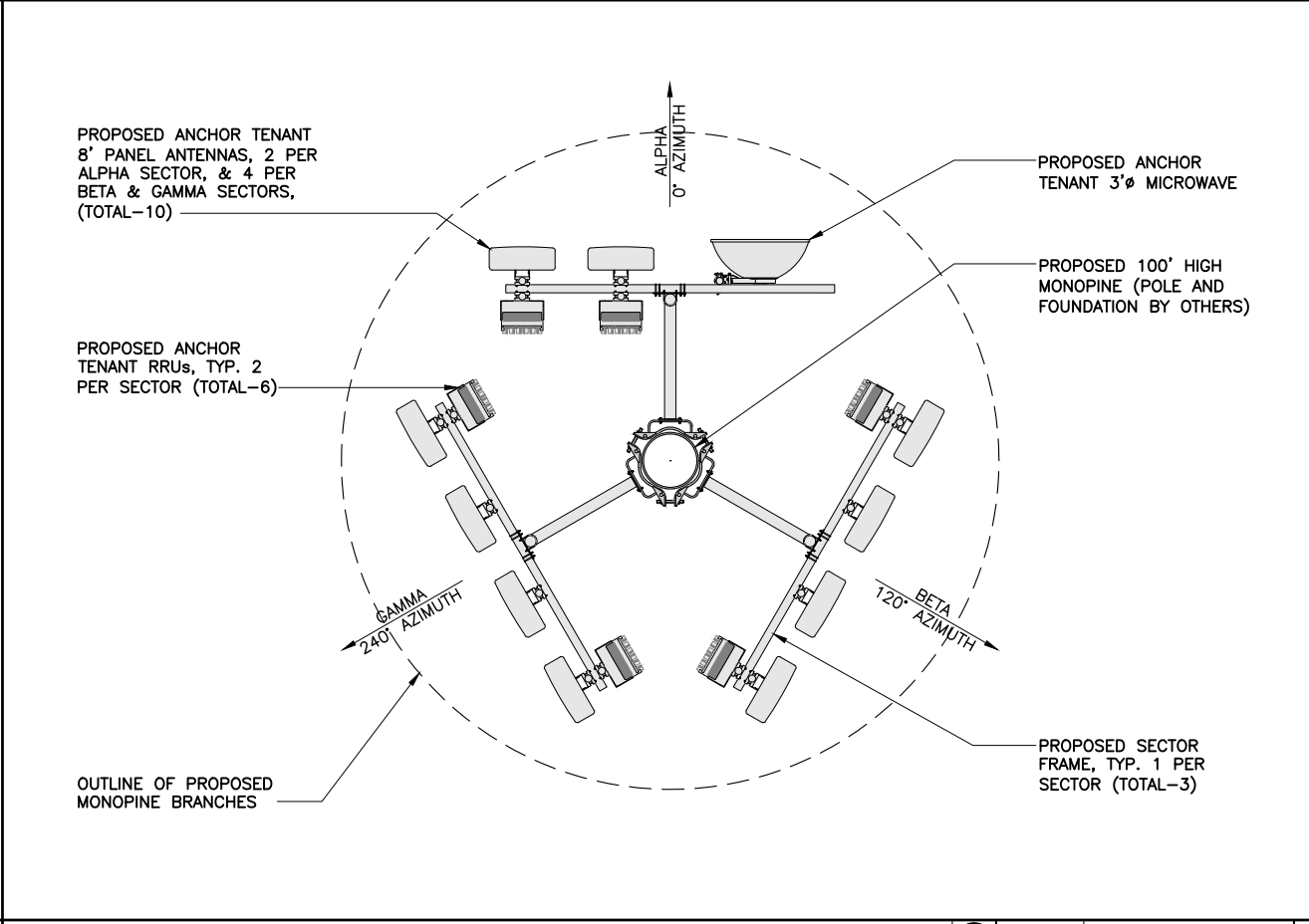
SCALE 1/2"=1'-0"

0 1' 2' 4'

1



NOT USED



4 ANTENNA PLAN

SCALE 1/2"=1'-0"

0 1' 2' 4'

2

CLIENT

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
626.765.5079

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A	ISSUED FOR REVIEW	CV	06/08/23
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JAMESTOWN, CA 95327-9710

ENGINEER STAMP:

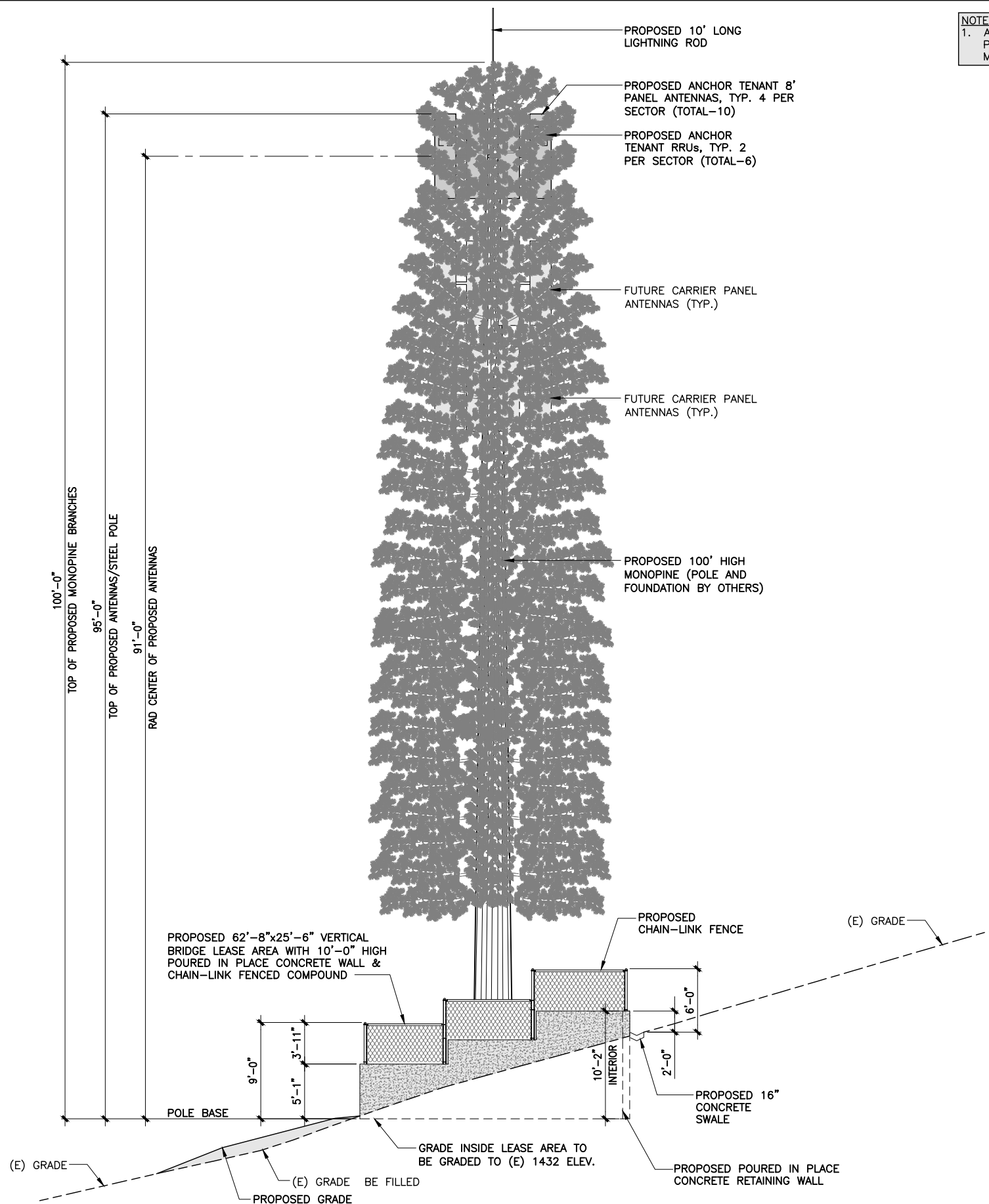
DRAWING TITLE:
**EQUIPMENT AND
ANTENNA PLAN**

DRAWING SCALE:
AS NOTED

DATE:
06/08/23

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

DRAWING NUMBER:
A4



NOTES:
1. ANTENNAS AND RRUS TO BE PAINTED GREEN TO MATCH MONOPINE.

WEST ELEVATION

SCALE
3/16"=1'-0"

1

CLIENT

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

2	LEASE AREA RELOCATION	CV	09/26/23
1	LEASE AREA CHANGED	CV	07/11/23
0	ISSUED FOR ZONING	CV	07/07/23
A	ISSUED FOR REVIEW	CV	06/08/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7304

PROJECT TITLE:
**US-CA-7304
SC60237C
WOODS CREEK**
16959 NELSON RD.
JAMESTOWN, CA 95327-9710

ENGINEER STAMP:

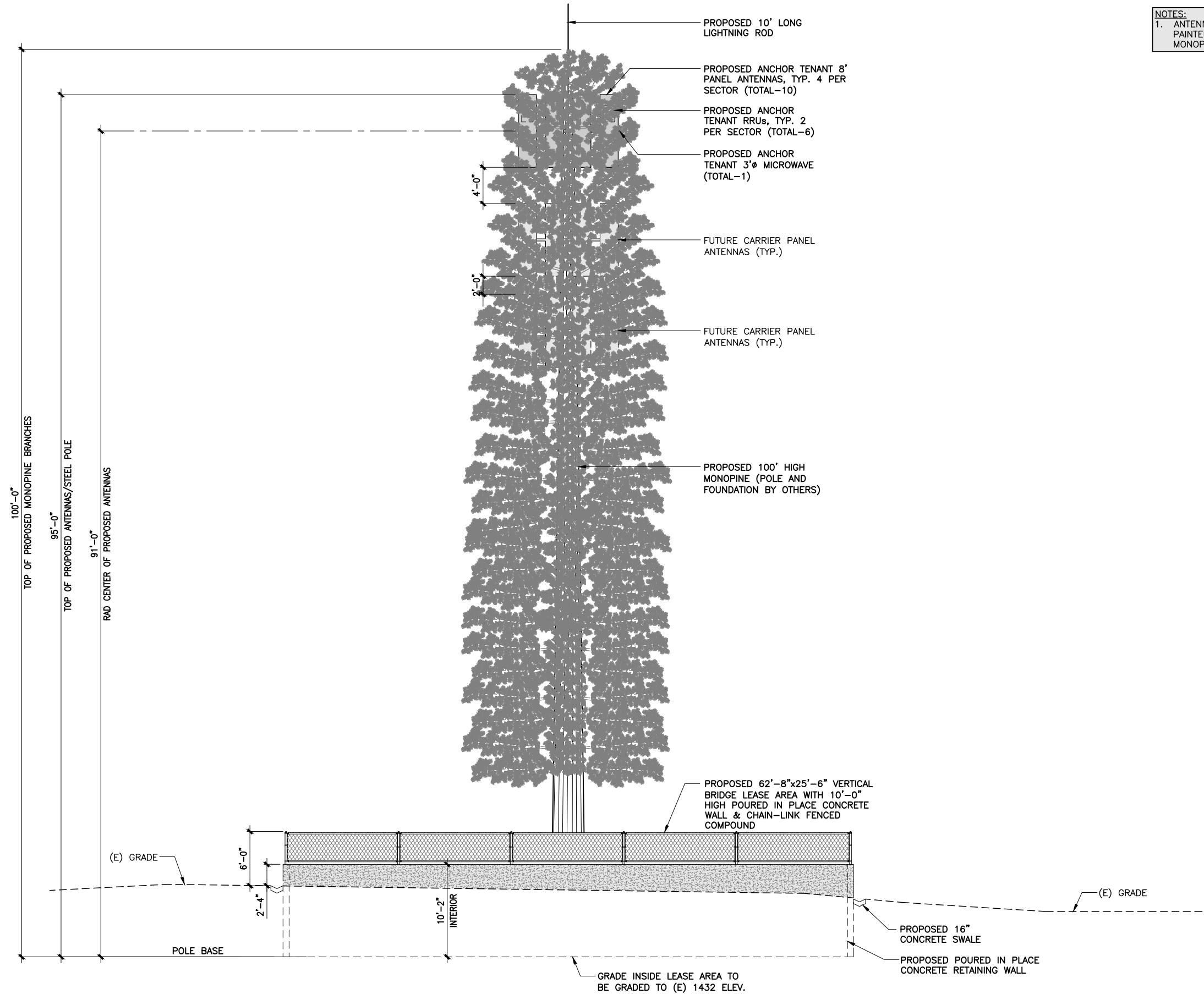
DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
AS NOTED

DATE:
06/08/23

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

DRAWING NUMBER:
A5



NOTES:
1. ANTENNAS AND RRUS TO BE PAINTED GREEN TO MATCH MONOPINE.

CLIENT



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
626.765.5079

2	LEASE AREA RELOCATION	CV	09/26/23
1	LEASE AREA CHANGED	CV	07/11/23
0	ISSUED FOR ZONING	CV	07/07/23
A	ISSUED FOR REVIEW	CV	06/08/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7304

PROJECT TITLE:
**US-CA-7304
SC60237C
WOODS CREEK**
16959 NELSON RD.
JAMESTOWN, CA 95327-9710

ENGINEER STAMP:

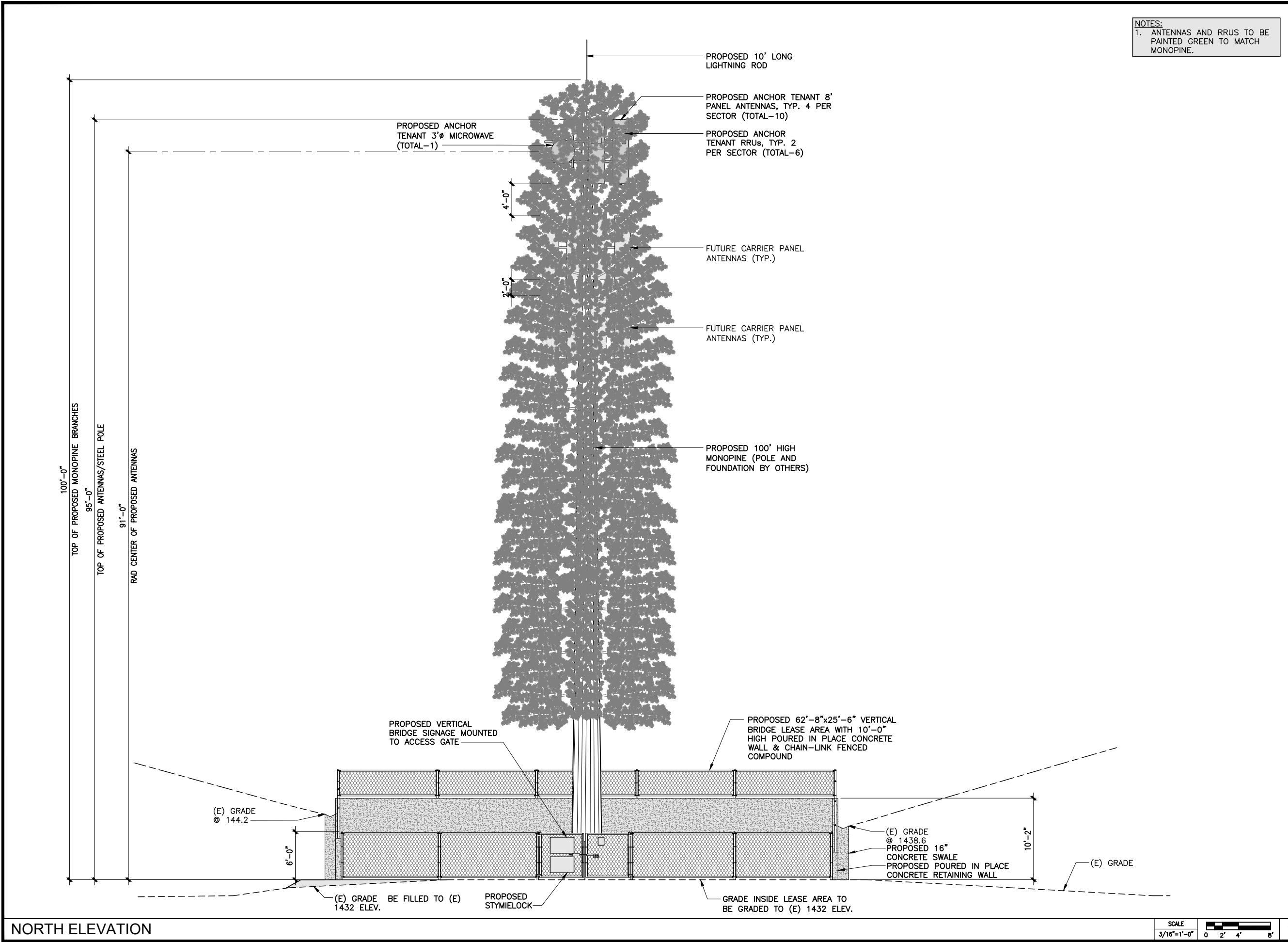
DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
AS NOTED

DATE:
06/08/23

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DRAWING NUMBER:
A6



CLIENT



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
626.765.5079

2	LEASE AREA RELOCATION	CV	09/26/23
1	LEASE AREA CHANGED	CV	07/11/23
0	ISSUED FOR ZONING	CV	07/07/23
A	ISSUED FOR REVIEW	CV	06/08/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7304

PROJECT TITLE:
**US-CA-7304
SC60237C
WOODS CREEK**
16959 NELSON RD.
JAMESTOWN, CA 95327-9710

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
AS NOTED

ZD

DATE:
06/08/23

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DRAWING NUMBER:
A7

AERIAL MAP

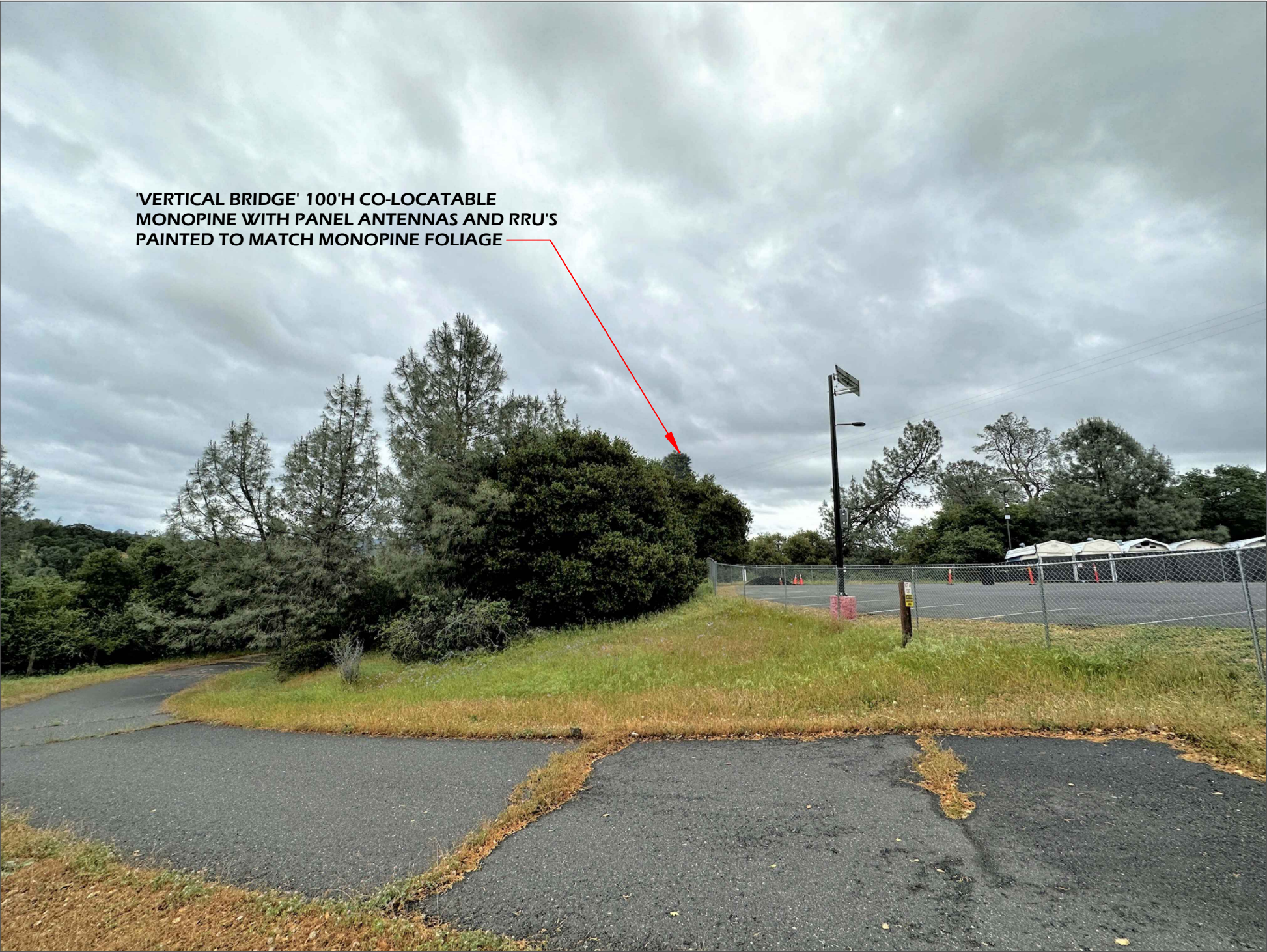


COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED



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		US-CA-7304 WOODS CREEK 16959 NELSON ROAD JAMESTOWN, CA 95327-9710	VIEW	SHEET
		0	6/28/23	ISSUED FOR SUBMITTAL	JFY			A	1 / 4
		1	09/18/23	ISSUED FOR SUBMITTAL	JFY				

AERIAL MAP



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EXISTING



PROPOSED



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

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

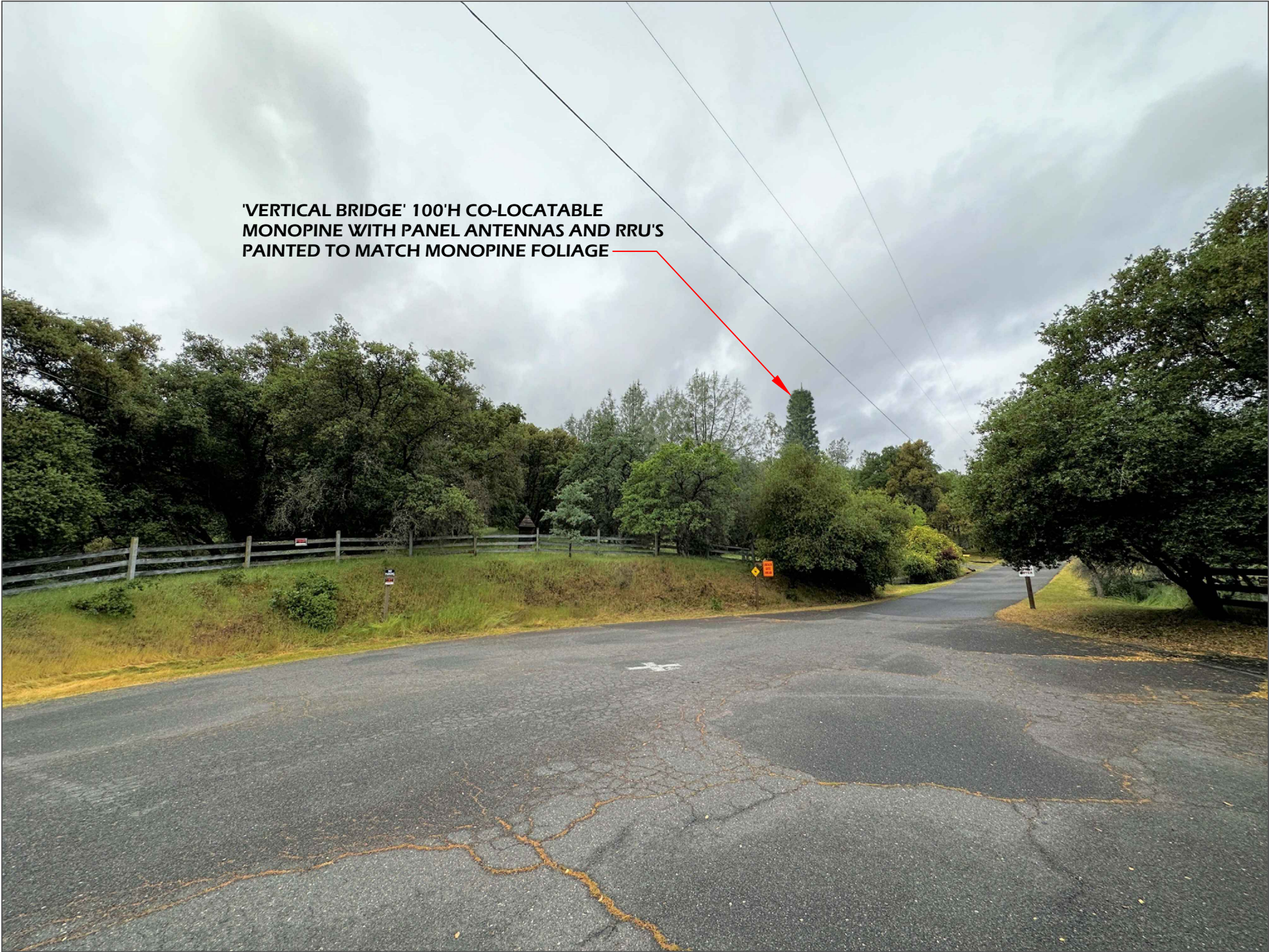
 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY		US-CA-7304 WOODS CREEK 16959 NELSON ROAD JAMESTOWN, CA 95327-9710	VIEW	SHEET
		0	6/28/23	ISSUED FOR SUBMITTAL	JFY			B	2 / 4
		1	09/18/23	ISSUED FOR SUBMITTAL	JFY				

AERIAL MAP



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PROPOSED



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

EXISTING



AERIAL MAP



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EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley,
ALUC Secretary

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
(209) 533-5616 (fax)
www.tuolumnecounty.ca.gov

SECRETARY'S EVALUATION

DATE: June 6, 2024

SURFACE/MINERAL
RIGHTS OWNERS: Jennifer Thompson

APPLICANT: Vertical Bridge

PROJECT
NUMBER: ALUC24-05/Conditional Use Permit LUNR-23-10

PROJECT AND LOCATION

PROJECT
DESCRIPTION: ALUC24-05 for the review of Conditional Use Permit LUNR-23-10 to allow the development a new 100 foot monopine cell tower inside a 40 foot by 40 foot fenced lease area on a 9.9± acre parcel zoned A-10 (General Agricultural, 10-Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project site is located at 18515 Rawhide Road, approximately 1,183± feet northwest of the intersection of State Highway 108 and Rawhide Road in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number 058-010-048.

The proposed tower is 100 feet tall with a 10-foot lighting rod that is within the tree branching, for a total height above grade of 110 feet. The tower will be placed on a concrete pad, which will be level with grade. Ground level at the base of the proposed tower is 2,995± feet above mean sea level, for a total elevation of 3,105± feet above mean sea level.

ALUC Plan Review

1. The project site is not located within the airport influence area or within Compatibility Zone associated with the Columbia Airport or the Pine Mountain Lake Airport. The tower is proposed to be located approximately 9.36± miles southeast of the Columbia Airport and approximately 9.0± miles northwest of the Pine Mountain Lake Airport. Due to the project sites distances to the airports, the site is not located within the conical zone.
2. Paragraph (c)(1) of Policy 2.1.5.2 of the Tuolumne County Airport Land Use Compatibility Plan requires that any structure taller than 75 feet above ground level be reviewed by the ALUC, regardless of location. Therefore, the application for Conditional Use Permit LUNR-24-4 is being referred to the Airport Land Use Commission as required by Policy 2.1.5.2 of the Airport Land Use Compatibility Plan as the tower would be 85 feet in height.
3. The ALUC Commission has three choices of actions after reviewing the proposed project:
 - (a) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*.
 - (b) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*, subject to modifications which the Commission may specify.

- (c) Find the plan, ordinance, or regulation inconsistent with the *Compatibility Plan*. In making a finding of inconsistency, the Commission may note the conditions under which the plan, ordinance, or regulation would be consistent with the *Compatibility Plan*. (Policy 2.2.2.3 and 2.2.3.3)
4. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During review of projects submitted to it, the Airport Land Use Commission shall review such applications for hazards to flight. Specific characteristics to be avoided include:
- glare or distracting lights which could be mistaken for airport lights.
 - sources of dust, steam, or smoke which may impair pilot visibility.
 - sources of electrical interference with aircraft communications or navigation.
 - any use, especially landfills and certain agricultural uses, which may attract large flocks of birds.
5. The project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed tower does not create any hazards to flight identified in Policy 2.5.3.5. The project is consistent with the *Compatibility Plan*.
6. The site does not fall within the mapped Critical Height or Height Caution Zones of either airport. The project site is not located within a noise contour associated with either airport.

Ordinance Code Review

7. The project site is zoned RE-5 and does not contain the Airport Combining (:AIR) district. Therefore, Conditional Use Permit LUNR-24-4 is not subject to the regulations contained in Chapter 17.20 of the TCOC. Section 18.24.040(B) of the Ordinance Code requires any discretionary entitlement for construction or alteration of a structure, including antennas, taller than 75 feet above ground level to be reviewed by the Airport Land Use Commission in accordance with Chapter 18.24. Therefore, Conditional Use Permit LUNR-24-4 is being referred to the Airport Land Use Commission.
8. Section 18.24.050 of the Ordinance Code states as follows:
- The Airport Land Use Commission may find the application or proposal consistent with the Tuolumne County Airport Land Use Compatibility Plan, consistent with the plan subject to modifications or conditions which the Airport Land Use Commission may specify, or inconsistent with the plan. In finding the application or proposal consistent with the plan, the Airport Land Use Commission shall determine the following:*
- A. *The project is within the height limits established by the Federal Aviation Administration, or is otherwise authorized by the Federal Aviation Administration pursuant to its regulations;*
- B. *The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, or will be consistent subject to conditions imposed by the Airport Land Use Commission;*
- C. *The use will not result in hazards to flight, specifically it will not generate any of the following:*
1. *Glare or distracting lights which could be mistaken for airport lights;*
 2. *Sources of dust, steam, or smoke which could impair pilot visibility;*

3. *Sources of electrical interference with aircraft communications or navigation;*
 4. *Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 5. *Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*
9. The project is consistent with the height limits established by the FAA, is consistent with the *Compatibility Plan*, and will not result in hazards to flight. The project is consistent with Tuolumne County Ordinance Code.

Federal Aviation Regulations

10. Section 77.9 of the Federal Aviation Regulations (FAR Part 77) requires that each sponsor proposing construction or alteration that would result in the following must notify the Administrator of the FAA:
- Any construction or alteration exceeding 200 ft above ground level.
 - Any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft.
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface.
11. The project does not meet any of the triggers identified in #10 above as the nearest airport is approximately 9.0± miles from the project site. The proposed tower would be 100± feet in height with a 10-foot long lightning rod within the tree branching for a total height of 110± feet above ground level. Therefore, the FAA notification required under Section 77.17, Form 7460-1, is not required and was not made a condition of approval.

SECRETARY'S CERTIFICATION

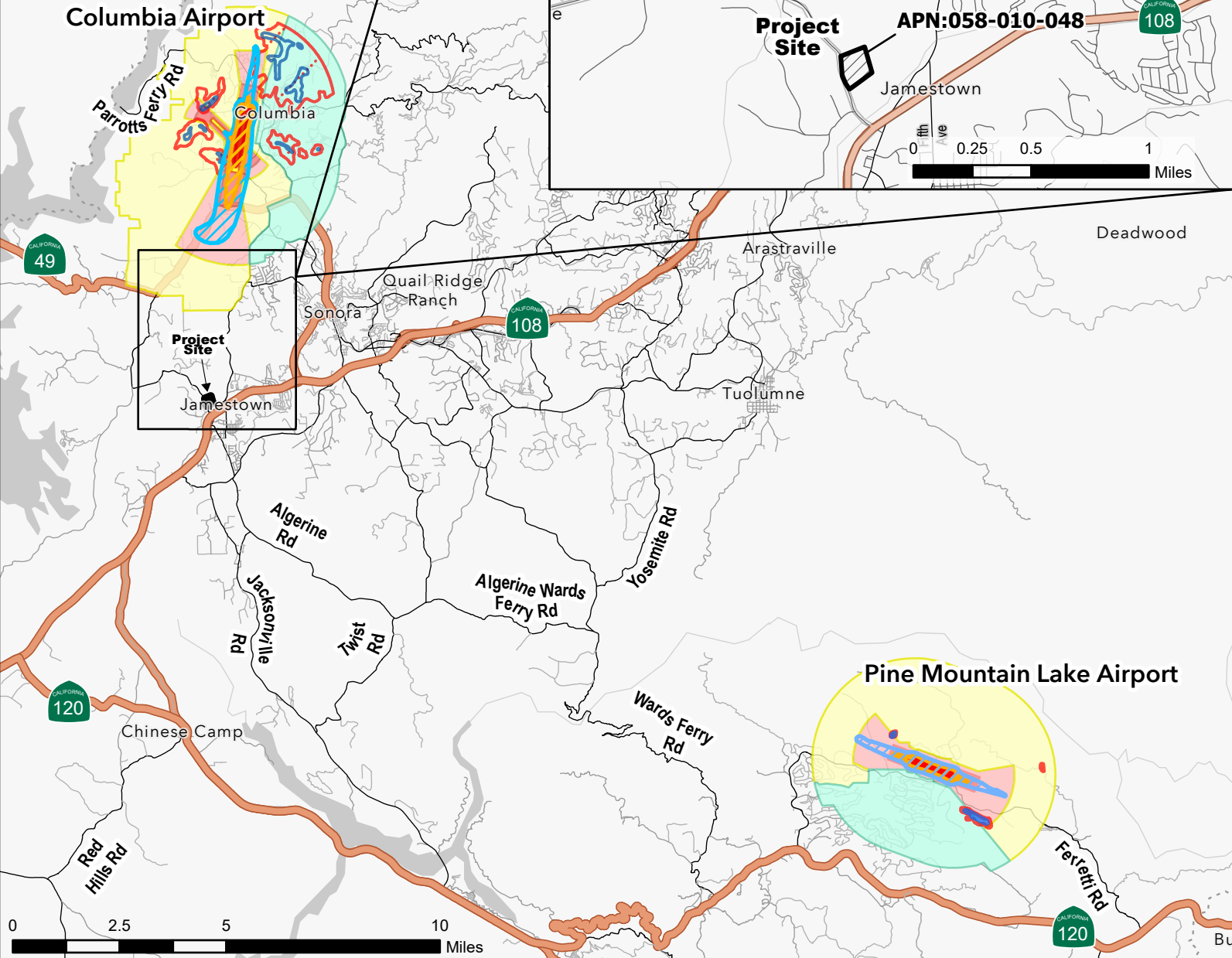
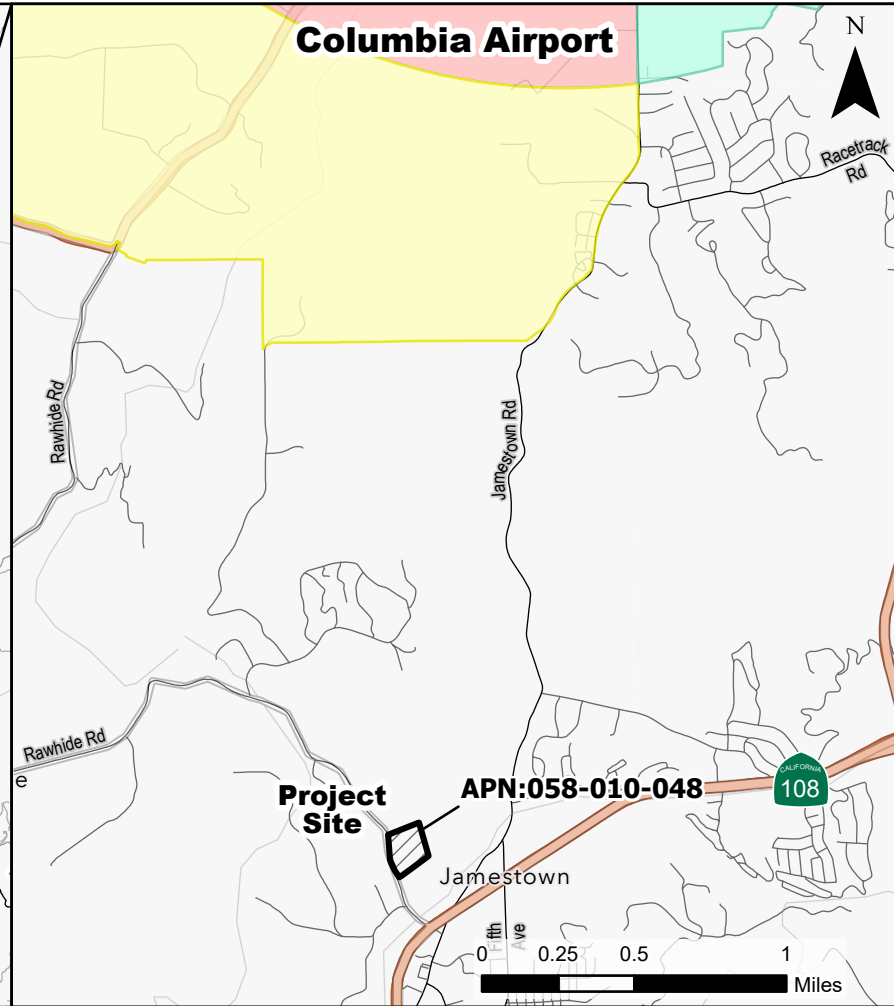
COMPATIBILITY PLAN:

Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

- A. The project is within the height limits established by the Federal Aviation Administration (FAA), or is otherwise authorized by the FAA pursuant to their regulations and conditions listed under Paragraph C.
- B. Subject to the conditions listed in Paragraph C, I certify that the use is not anticipated to:
 - Create electrical interference with radio communication between the Airport and aircraft.
 -
 - Make it difficult for flyers to distinguish between Airport lights and others.
 - Result in glare in the eyes of flyers using the Airport.
 - Impair visibility in the vicinity of the Airport.
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the Airport, excepting the penetration of height restrictions noted above.
- C. The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, subject to the following condition:
 - 1. Any new structure, development, or use on the project site shall be constructed, painted, designed, or operated in such a way as to avoid:
 - a. Glare or distracting lights which could be mistaken for airport lights;
 - b. Sources of dust, steam, or smoke which may impair pilot visibility;
 - c. Sources of electrical interference with aircraft communications or navigation;
and
 - d. Any use which may attract large flocks of birds.

LUNR 23-10

- Project Area
- PML Airport Zones**
 - Runway 9-27
 - Runway 17-35
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
- Columbia Airport Zones**
 - Runway 11-29
 - Runway 17-35
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
- Roads**
 - Hwy
 - County Road
 - Local Traffic
 - Other Roads
 - Forest Route
- Noise DB Levels**
 - 65
 - 60
 - 55
- Height Zones**
 - Critical Height Zone
 - Caution Height Zone
 - PML Critical Height Zone
 - PML Caution Height Zone



PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 100' MONOPINE WITH (10) 8' ANTENNAS, (6) RRU'S, (1) 3' 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-7305 GOLDEN CREEK

18515 RAWHIDE RD.
JAMESTOWN, CA 95327

100' MONOPINE

TENANT SITE ID: SC60242C

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	NOTES
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	GOLDEN CREEK
SITE NUMBER:	US-CA-7305
TENANT SITE ID:	SC60242C
SITE ADDRESS:	18515 RAWHIDE RD. JAMESTOWN, CA 95327
PARCEL #:	058-010-048
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	A-10
ZONING JURISDICTION:	COUNTY OF TUOLUMNE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	100'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	1454.4' (NAVD88)
LATITUDE (NAD 83):	37.959553° (37°57' 34.39" N)
LONGITUDE (NAD 83):	-120.423267° (120°25' 23.76" W)

EMERGENCY:
CALL 911



UNDERGROUND SERVICE ALERT

(800) 642-2444
WWW.CALIFORNIA811.ORG

CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION
PRIOR TO CONSTRUCTION



PROJECT DIRECTORY	
PROPERTY OWNER:	JENNIFER THOMPSON 18515 RAWHIDE RD. JAMESTOWN, CA 95327
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

CLIENT



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
626.765.5079

0	ISSUED FOR ZONING	CV	10/11/23
A	ISSUED FOR REVIEW	JR	09/06/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN:	JR
DESIGNED:	JR
CHECKED:	BL

PROJECT NUMBER: US-CA-7305

PROJECT TITLE:

US-CA-7305
SC60242C
GOLDEN CREEK

18515 RAWHIDE RD.
JAMESTOWN, CA 95327

ENGINEER STAMP:

DRAWING TITLE:

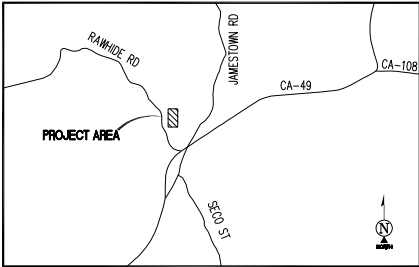
TITLE SHEET

DRAWING SCALE: AS NOTED	ZD
DATE: 09/06/23	

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APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

T-1



VICINITY MAP
N.T.S.

SURVEY DATE
8/22/2023

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE 3 STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA THREE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99985329

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #0000000000, DATED 00/00/0000

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS

THE LEASE AREA AND EASEMENTS ARE ENTIRELY WITHIN THE PARENT PARCEL

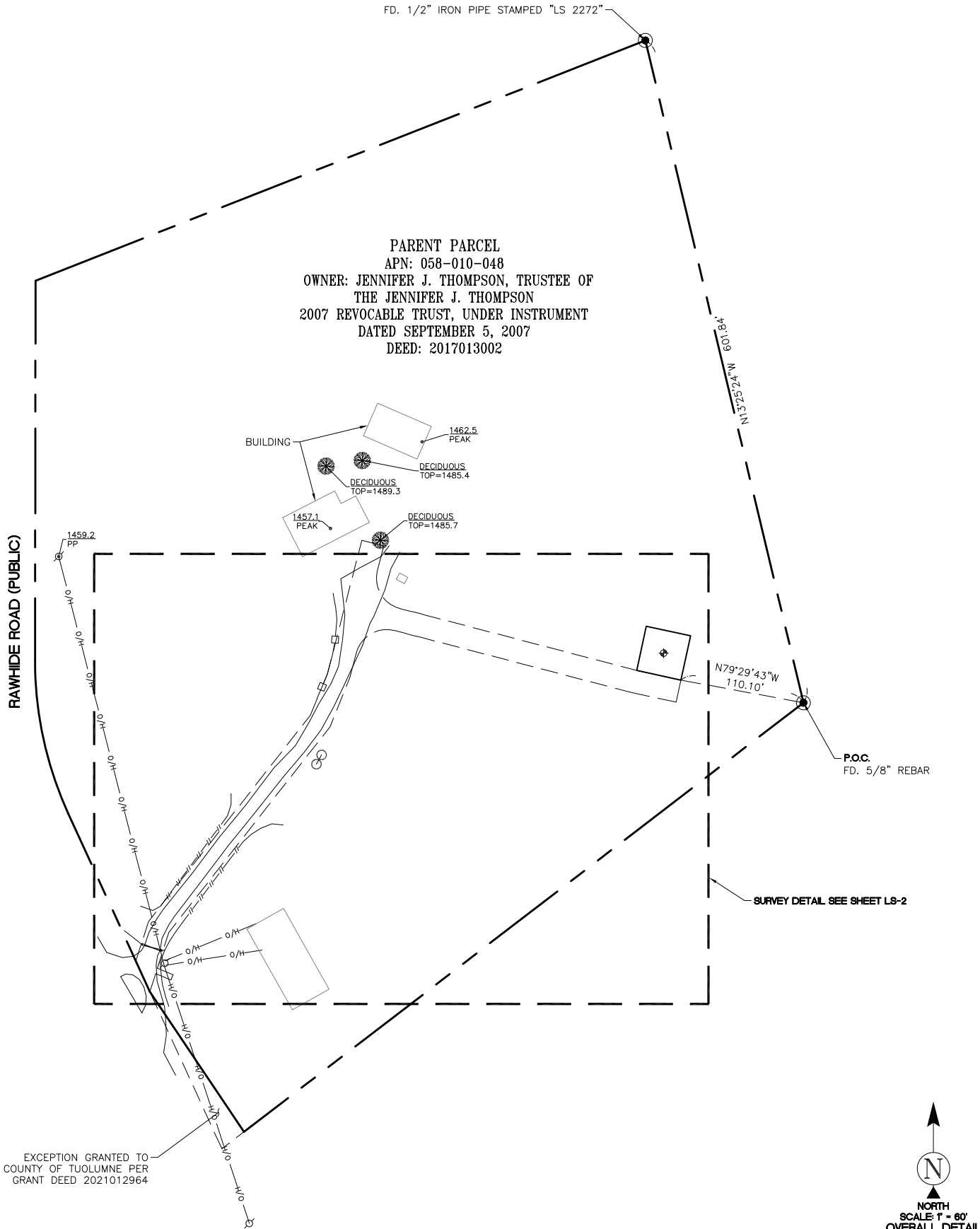
THE ACCESS AND UTILITY EASEMENT GOES TO A DEDICATED PUBLIC RIGHT OF WAY.

THIS SURVEY WAS PREPARED FOR VB BTS II, LLC

PARENT PARCEL LEGAL DESCRIBED IN TITLE REFERENCES AN INCORRECT APN NUMBER

LEGEND

- | | | | |
|--------|-----------------------|--|----------------------------------|
| AP | ASPHALT | | UTILITY POLE |
| NG | NATURAL GRADE | | POSITION OF GEODETIC COORDINATES |
| P.O.B. | POINT OF BEGINNING | | SPOT ELEVATION |
| P.O.C. | POINT OF COMMENCEMENT | | TREES |
| | | | PINE TREES |
| | | | WOOD FENCE |
| | | | "HOG-WIRE" FENCE |
| | | | OVERHEAD LINES |
| | | | SUBJECT PROPERTY LINE |
| | | | LEASE AREA LIMITS |
| | | | MAJOR CONTOUR INTERVAL |
| | | | MINOR CONTOUR INTERVAL |



750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:
GOLDEN CREEK
SITE ID:
US-CA-7305

SITE ADDRESS:

18515 RAWHIDE ROAD
JAMESTOWN, CA 95327
TUOLUMNE COUNTY

Rev:	Date:	Description:	By:
A	08/23/2023	PRELIMINARY	CK
0	09/13/2023	DESIGN (C)	PD

LAND SURVEY PREPARED BY:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

LICENSURE NO:



ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
CK	NS	MF

Sheet Title:

SITE SURVEY

Sheet Number:

LS-1

APASPHALT

NGNATURAL GRADE

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

UTILITY POLE

POSITION OF
GEODETIC COORDINATES

SPOT ELEVATION

TREES

PINE TREES

WOOD FENCE

"HOG-WIRE" FENCE

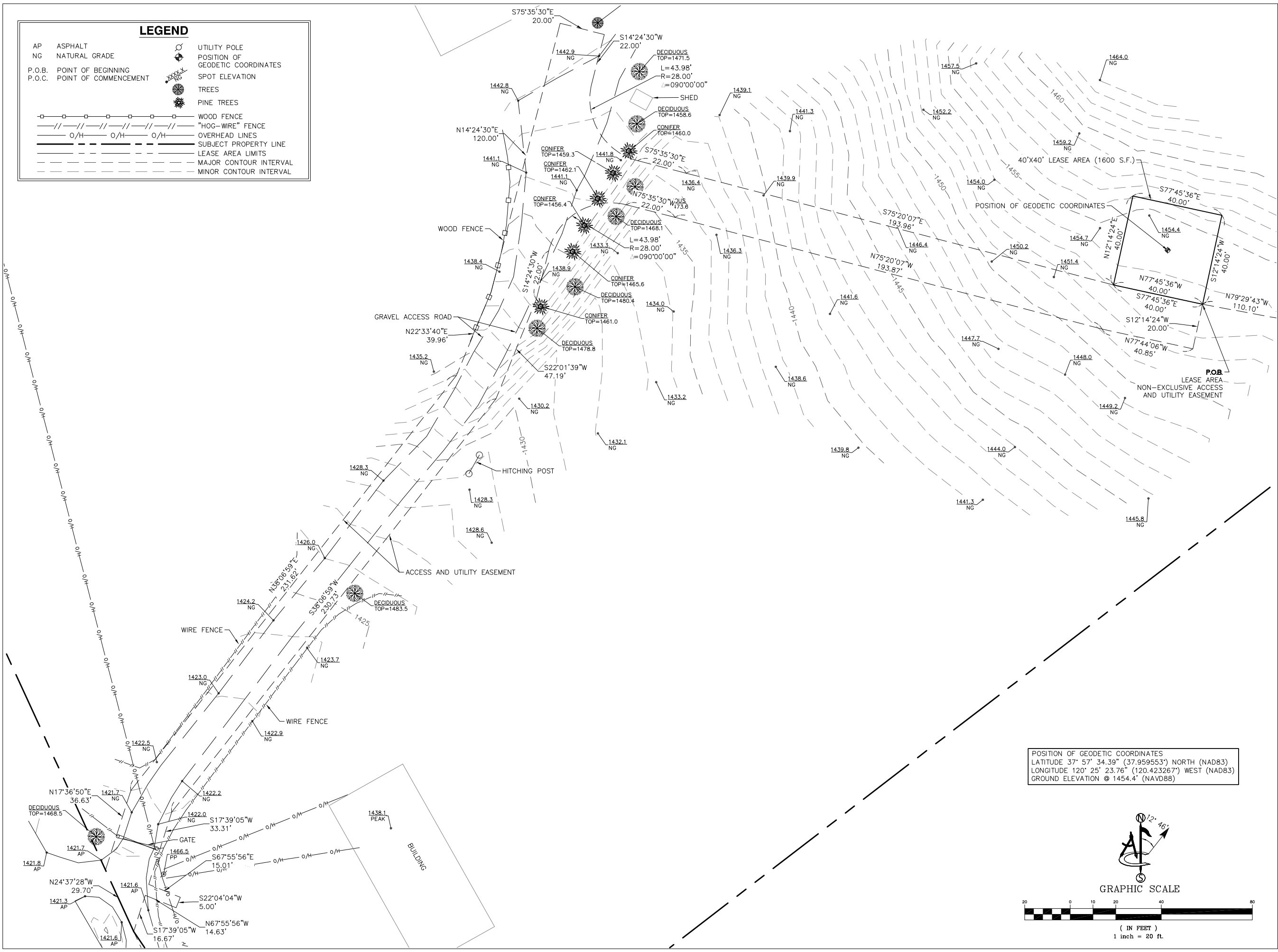
OVERHEAD LINES

SUBJECT PROPERTY LINE

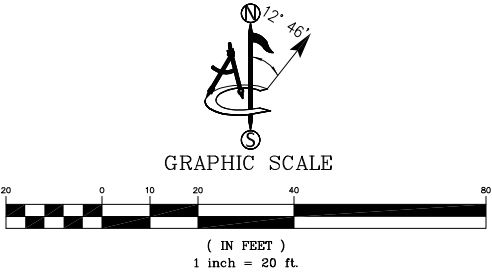
LEASE AREA LIMITS

MAJOR CONTOUR INTERVAL

MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES
LATITUDE 37° 57' 34.39" (37.959553°) NORTH (NAD83)
LONGITUDE 120° 25' 23.76" (120.423267°) WEST (NAD83)
GROUND ELEVATION @ 1454.4' (NAVD88)



750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:

GOLDEN CREEK

SITE ID:

US-CA-7305

SITE ADDRESS:

18515 RAWHIDE ROAD
JAMESTOWN, CA 95327
TUOLUMNE COUNTY

Rev:	Date:	Description:	By:
A	08/23/2023	PRELIMINARY	CK
0	09/13/2023	DESIGN (C)	PD

LAND SURVEY PREPARED BY:

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

LICENSURE NO:

DATE: 09/15/2023

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
CK	NS	MF

Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #IC-TWR-139806-C, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, DATED JULY 28, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

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 COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (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. (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. (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. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RECORD OF SURVEY FOR MR. GEORGE BLACK"DATED NOVEMBER 9, 1966 AND RECORDED DECEMBER 9, 1966 IN (BOOK) 9 (PAGE) 41, IN TUOLUMNE COUNTY, CALIFORNIA. (EXCEPTION IS BLANKET IN NATURE AND NOT PLOTTABLE)

6. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RECORD OF SURVEY"DATED OCTOBER 14, 2003 AND RECORDED OCTOBER 17, 2003 IN (BOOK) 42 (PAGE) 12, IN TUOLUMNE COUNTY, CALIFORNIA. (EXCEPTION IS BLANKET IN NATURE AND NOT PLOTTABLE)

7. EASEMENT AGREEMENT BETWEEN KENNETH R. DAVIS AND CANDACE S. DAVIS; AND MICHAEL L. PIERCE AND MARINA L. PIERCE AND MICHAEL CALVIN ISLEY AND BRENDA LOU ISLEY, DATED MARCH 11, 2003 AND RECORDED MARCH 20, 2003 IN (INSTRUMENT) 2003006549, IN TUOLUMNE COUNTY, CALIFORNIA. AFFECTED BY A(N) EASEMENT AGREEMENT BETWEEN KENNETH R. DAVIS AND CANDACE S. DAVIS; AND MICHAEL L. PIERCE AND MARINA L. PIERCE AND MICHAL CALVIN ISLEY AND BRENDA LOU ISLEY, DATED MARCH 11, 2003 AND RECORDED MARCH 20, 2003 IN (INSTRUMENT) 2003006550, IN TUOLUMNE COUNTY, CALIFORNIA. AFFECTED BY A(N) QUITCLAIM DEED BETWEEN MICHAEL L. PIERCE, MARINA L. PIERCE, MICHAEL CALVIN ISLEY AND BRENDA LOU ISLEY; AND KEN DAVIS AND CANDACE DAVIS, HUSBAND AND WIFE AS JOINT TENANTS, DATED MAY 13, 2005 AND RECORDED JUNE 2, 2005 IN (INSTRUMENT) 2005011210, IN TUOLUMNE COUNTY, CALIFORNIA. (EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE IF IT AFFECTS)

8. EASEMENT DEED BETWEEN JENNIFER J. THOMPSON, TRUSTEE OF THE JENNIFER J. THOMPSON 2007 REVOCABLE TRUST, UNDER INSTRUMENT DATED SEPTEMBER 5, 2007; AND MICHAEL D. THOMPSON, A SINGLE MAN, DATED JUNE 6, 2008 AND RECORDED JULY 10, 2008 IN (INSTRUMENT) 2008009423, IN TUOLUMNE COUNTY, CALIFORNIA. (EXCEPTION DOES NOT AFFECT PARENT PARCEL)

9. NOTICE OF ACTION MAINTENANCE AND MONITOR REQUIREMENT DATED FEBRUARY 4, 2010 AND RECORDED FEBRUARY 11, 2010 IN (INSTRUMENT) 2010001702, IN TUOLUMNE COUNTY, CALIFORNIA. (EXCEPTION IS BLANKET IN NATURE AND NOT PLOTTABLE)

10. NOTICE OF ACTION MAINTENANCE AND MONITOR REQUIREMENT DATED AUGUST 9, 2011 AND RECORDED AUGUST 9, 2011 IN (INSTRUMENT) 2011009038, IN TUOLUMNE COUNTY, CALIFORNIA. (EXCEPTION IS BLANKET IN NATURE AND NOT PLOTTABLE)

11. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: A PORTION OF LOTS 100, 101 AND 114 OF BLOCK 4 OF THE TOWNSITE OF JAMESTOWN, AND THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 14 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE RAWHIDE COUNTY ROAD, WHICH POINT BEARS NORTH 86° 08'40"EAST A DISTANCE OF 66.90 FEET FROM THE SOUTHEAST CORNER OF LOT 1 OF PULPIT ROCK FARMS, AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN VOLUME 16 OF PLATS, AT PAGE 79, TUOLUMNE COUNTY RECORDS; THENCE NORTH 24° 37'20"WEST 326.00 FEET, ALONG THE SAID RIGHT OF WAY BOUNDARY; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 322.54 FEET, THROUGH AN ANGLE OF 24° 42'FOR A DISTANCE OF 139.05 FEET, ALONG THE SAID RIGHT OF WAY BOUNDARY; THENCE NORTH 00° 04'40"EAST 336.00 FEET, ALONG THE SAID RIGHT OF WAY BOUNDARY; THENCE NORTH 68° 30'EAST 579.60 FEET; THENCE SOUTH 13° 23'45"EAST 601.73 FEET; THENCE SOUTH 52° 30'40"WEST 647.77 FEET, TO THE PLACE OF BEGINNING.

LESS AND EXCEPT: A PORTION OF THE PARCEL DESCRIBED IN THE DOCUMENT RECORDED ON NOVEMBER 9, 2017 AS DOCUMENT NUMBER 2017013002, OFFICIAL RECORDS OF TUOLUMNE COUNTY, SITUATED IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 14 EAST, M.D.B & M IN THE UNINCORPORATED TERRITORY OF TUOLUMNE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF THE PARCEL SHOWN ON THE RECORD OF SURVEY RECORDED ON DECEMBER 9, 1968, IN VOLUME 9 OF RECORD OF SURVEYS, AT PAGE 41, OFFICIAL RECORDS OF TUOLUMNE COUNTY; SAID POINT OF BEGINNING ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF RAWHIDE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 24° 35' 58" WEST, 152.71 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 33° 49' 37" EAST, 149.18 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 52° 32' 02" WEST, 24.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1,827 SQUARE FEET, MORE OR LESS.

EXCEPTING THEREFROM THE MINERALS, AS RESERVED IN THE DEED FROM GEORGE T. BLACK TO THE BLACK HOLDING CORPORATION, A CALIFORNIA CORPORATION, RECORDED NOVEMBER 21, 1949 IN BOOK 41, PAGE 124, OFFICIAL RECORDS.

SAID PROPERTY IS ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED DECEMBER 9, 1968 IN VOLUME 9 OF RECORDS OF SURVEY AT PAGE 41, TUOLUMNE COUNTY RECORDS.

PARCEL ID: 058-010-026-000

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JENNIFER J. THOMPSON, TRUSTEE OF THE JENNIFER J. THOMPSON 2007 REVOCABLE TRUST, UNDER INSTRUMENT DATED SEPTEMBER 5, 2007 BY A DEED FROM JENNIFER JOYCE THOMPSON, AN UNMARRIED WOMAN DATED NOVEMBER 7, 2017 AND RECORDED NOVEMBER 9, 2017 IN INSTRUMENT 2017013002 IN THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE PROPERTY CONVEYED TO JENNIFER J. THOMPSON, TRUSTEE OF THE JENNIFER J. THOMPSON 2007 REVOCABLE TRUST, UNDER INSTRUMENT DATED SEPTEMBER 5, 2007 BY A DEED FROM JENNIFER JOYCE THOMPSON, AN UNMARRIED WOMAN DATED NOVEMBER 7, 2017 AND RECORDED NOVEMBER 9, 2017 IN INSTRUMENT 2017013002 IN THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH REBAR AT THE MOST EASTERLY CORNER OF SAID INSTRUMENT 2017013002 FROM WHICH A 1/2 INCH IRON PIPE WITH TAG STAMPED "LS 2272" AT THE MOST NORTHERLY CORNER OF SAID INSTRUMENT BEARS NORTH 13°25'24" WEST, 601.84 FEET AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 42 AT PAGE 12, RECORDS OF SAID TUOLUMNE COUNTY;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 79°29'43" WEST, 110.10 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 77°45'36" WEST, 40.00 FEET; THENCE NORTH 12°14'24" EAST, 40.00 FEET; THENCE SOUTH 77°45'36" EAST, 40.00 FEET; THENCE SOUTH 12°14'24" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET (0.037 ACRES) OF LAND, MORE OR LESS.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE PROPERTY CONVEYED TO JENNIFER J. THOMPSON, TRUSTEE OF THE JENNIFER J. THOMPSON 2007 REVOCABLE TRUST, UNDER INSTRUMENT DATED SEPTEMBER 5, 2007 BY A DEED FROM JENNIFER JOYCE THOMPSON, AN UNMARRIED WOMAN DATED NOVEMBER 7, 2017 AND RECORDED NOVEMBER 9, 2017 IN INSTRUMENT 2017013002 IN THE COUNTY OF TUOLUMNE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH REBAR AT THE MOST EASTERLY CORNER OF SAID INSTRUMENT 2017013002 FROM WHICH A 1/2 INCH IRON PIPE WITH TAG STAMPED "LS 2272" AT THE MOST NORTHERLY CORNER OF SAID INSTRUMENT BEARS NORTH 13°25'24" WEST, 601.84 FEET AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 42 AT PAGE 12, RECORDS OF SAID TUOLUMNE COUNTY;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 79°29'43" WEST, 110.10 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 12°14'24" WEST, 20.00 FEET; THENCE NORTH 77°44'06" WEST, 40.85 FEET; THENCE NORTH 75°20'07" WEST, 193.87 FEET; THENCE NORTH 75°35'30" WEST, 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 43.98 FEET; THENCE SOUTH 14°24'30" WEST, 22.00 FEET; THENCE SOUTH 22°01'39" WEST, 47.19 FEET; THENCE SOUTH 38°06'59" WEST, 230.73 FEET; THENCE SOUTH 17°39'05" WEST, 33.31 FEET; THENCE SOUTH 67°55'56" EAST, 15.01 FEET; THENCE SOUTH 22°04'04" WEST, 5.00 FEET; THENCE NORTH 67°55'56" WEST, 14.63 FEET; THENCE SOUTH 17°39'05" WEST, 16.67 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RAWHIDE ROAD; THENCE NORTH 24°37'28" WEST, 29.70 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 17°36'50" EAST, 36.63 FEET; THENCE NORTH 38°06'59" EAST, 231.62 FEET; THENCE NORTH 22°33'40" EAST, 39.96 FEET; THENCE NORTH 14°24'30" EAST, 120.00 FEET; THENCE SOUTH 75°35'30" EAST, 20.00 FEET; THENCE SOUTH 14°24'30" WEST, 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 43.98 FEET; THENCE SOUTH 75°35'30" EAST, 22.00 FEET; THENCE SOUTH 75°20'07" EAST, 193.96 FEET; THENCE SOUTH 77°45'36" EAST, 40.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO:

VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; 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 WESTCOR LAND TITLE INSURANCE COMPANY

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. IC-TWR-139806-C, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, DATED JULY 28, 2023, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FURTHER KNOWS TO THE BEST OF HIS KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B OF SAID PRELIMINARY TITLE REPORT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE PROPOSED INSURED LANDS, INCLUDING THE EXCLUSIVE EASEMENT AREA AND ANY AND ALL ACCESS, UTILITY AND GUY WIRE EASEMENT PARCELS.

I FURTHER CERTIFY THAT AT THE TIME OF THE SURVEY THERE WERE NO ENCROACHMENTS THAT AFFECT THE LEASE AND EASEMENT, THAT THE LEASE AND EASEMENT ARE ENTIRELY WITHIN THE PARENT PARCEL, THAT THE ACCESS EASEMENT CONNECTS TO A CURRENT PUBLIC RIGHT-OF-WAY, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Matthew R. Ford
MATTHEW R. FORD PLS #9588

DATED: 09/15/2023



750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:
GOLDEN CREEK

SITE ID:
US-CA-7305

SITE ADDRESS:

18515 RAWHIDE ROAD
JAMESTOWN, CA 95327
TUOLUMNE COUNTY

Rev:	Date:	Description:	By:
A	08/23/2023	PRELIMINARY	CK
0	09/13/2023	DESIGN (C)	PD

LAND SURVEY PREPARED BY:



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

LICENSURE NO:



DATE: 09/15/2023

ALL SCALES ARE SET FOR 22"x34" SHEET

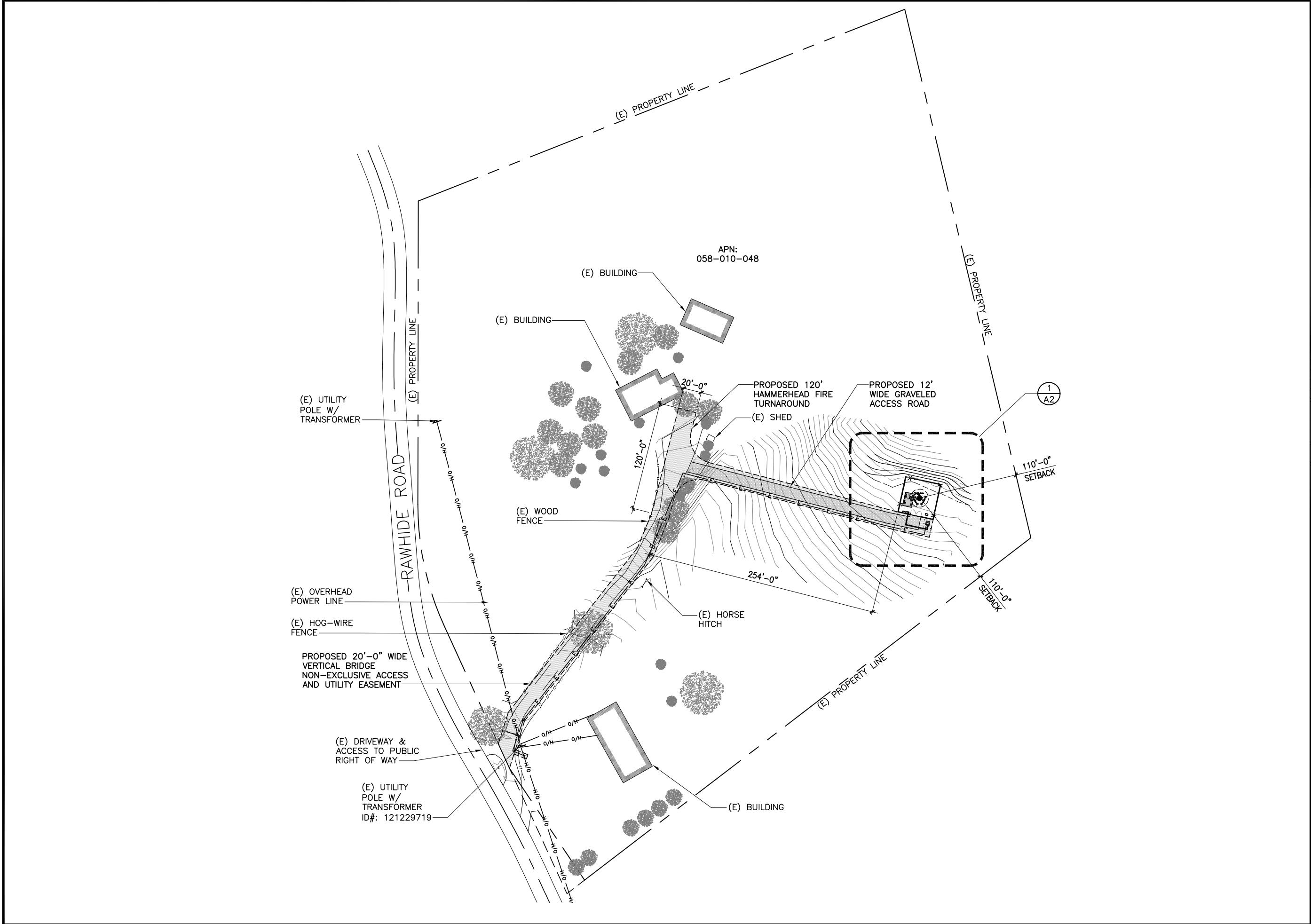
DRAWN BY:	CHK BY:	APV BY:
CK	NS	MF

Sheet Title:

NOTES

Sheet Number:

LS-3



CLIENT



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
626.765.5079

0	ISSUED FOR ZONING	CV	10/11/23
A	ISSUED FOR REVIEW	JR	09/06/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7305

PROJECT TITLE:
**US-CA-7305
SC60242C
GOLDEN CREEK**
18515 RAWHIDE RD.
JAMESTOWN, CA 95327

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

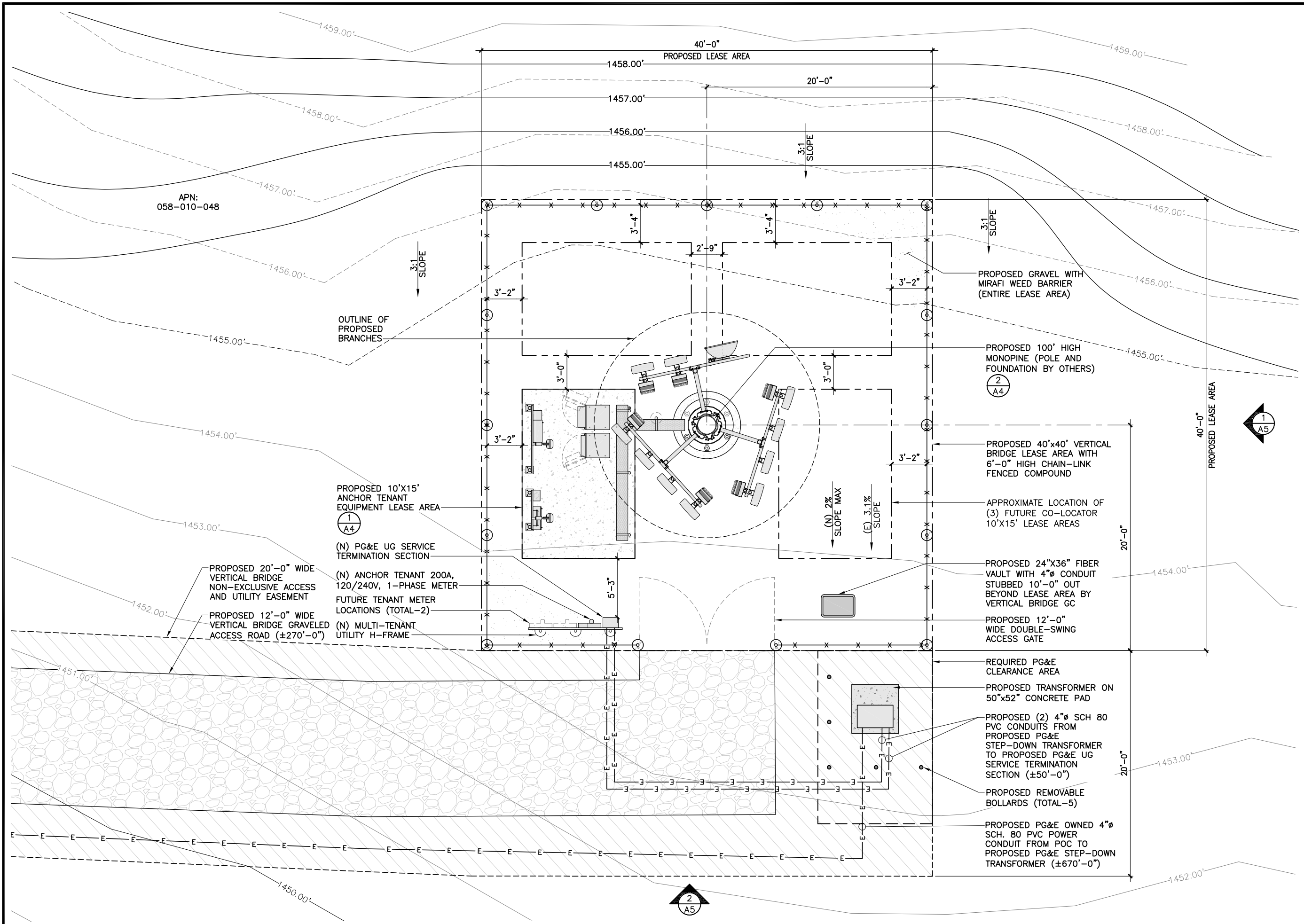
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DATE:
09/06/23

ZD

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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
626.765.5079

0	ISSUED FOR ZONING	CV	10/11/23
A	ISSUED FOR REVIEW	JR	09/06/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7305

PROJECT TITLE:

US-CA-7305
SC60242C
GOLDEN CREEK
18515 RAWHIDE RD.
JAMESTOWN, CA 95327

ENGINEER STAMP:

DRAWING TITLE:

ENLARGED
COMPOUND PLAN

DRAWING SCALE:

AS NOTED

DATE:

09/06/23

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DRAWING NUMBER:

A3

11"x17" SCALE: 1/8" = 1'-0"

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

1

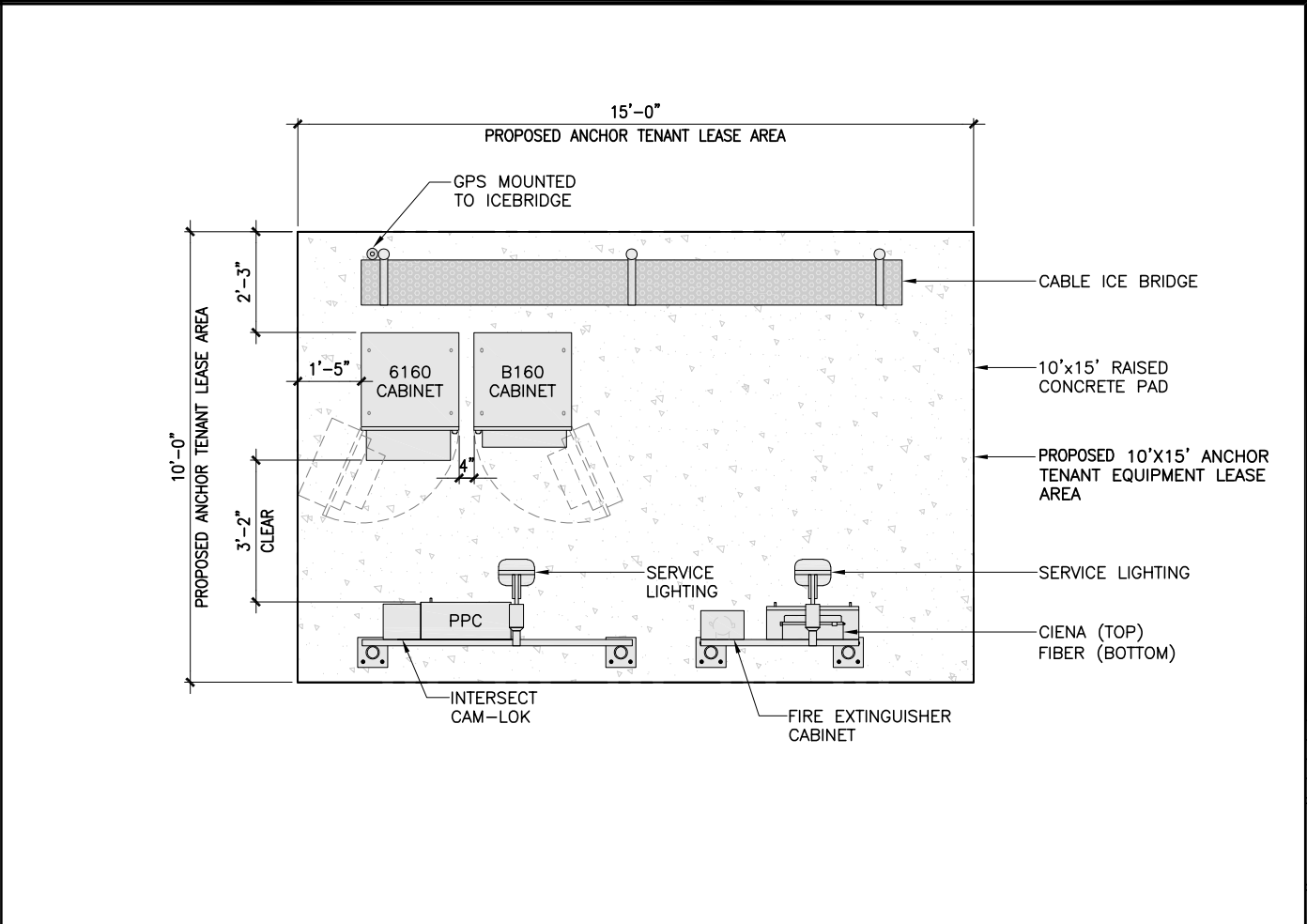
ENLARGED COMPOUND PLAN

NOT USED

SCALE

N.T.S.

3



CLIENT

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
626.765.5079

0	ISSUED FOR ZONING	CV	10/11/23
A	ISSUED FOR REVIEW	JR	09/06/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7305

NOT USED

EQUIPMENT PLAN

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

0 1' 2' 4'

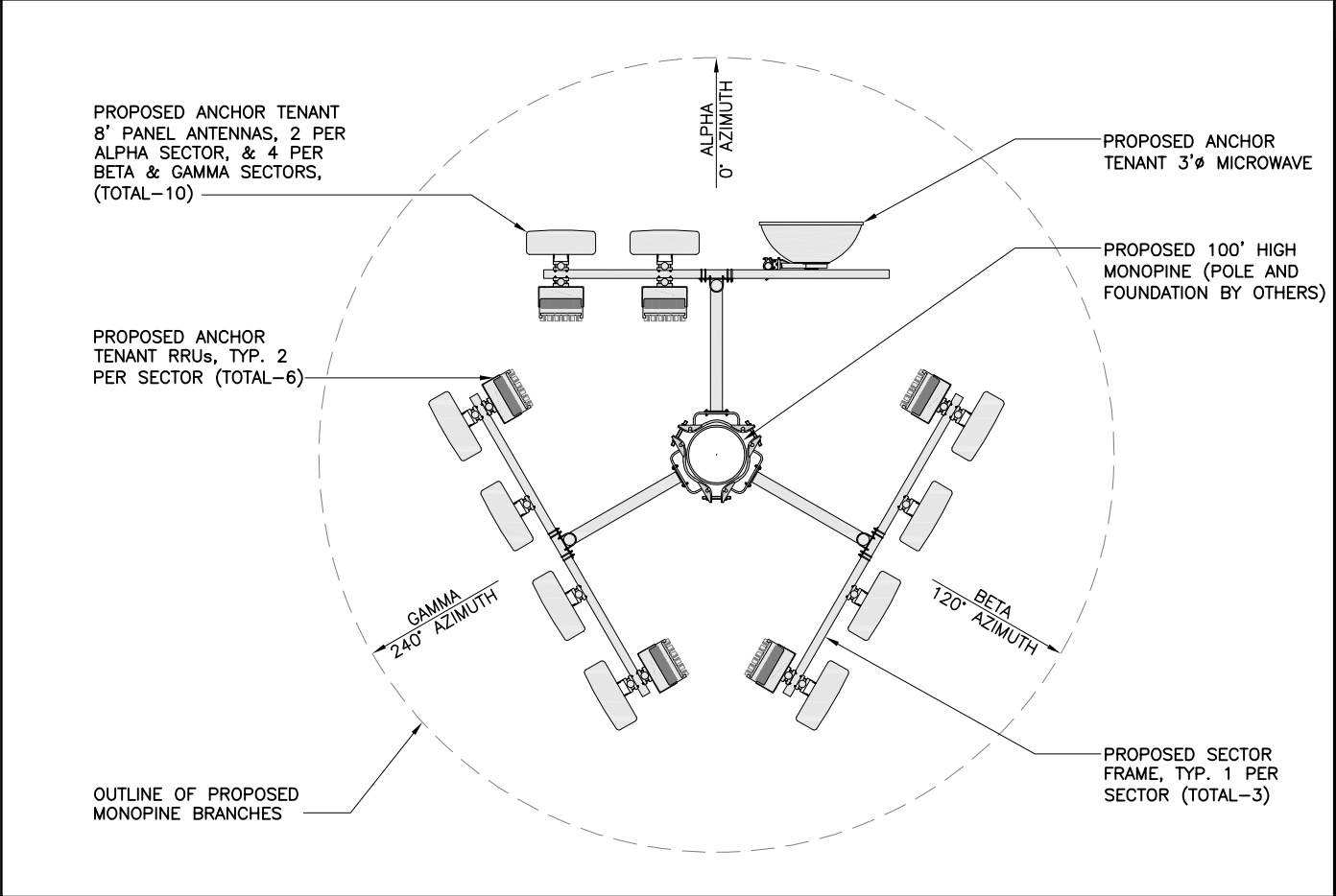
1

NOT USED

SCALE

N.T.S.

4



PROJECT TITLE:

US-CA-7305
SC60242C
GOLDEN CREEK
18515 RAWHIDE RD.
JAMESTOWN, CA 95327

ENGINEER STAMP:

DRAWING TITLE:

EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE:

AS NOTED

DATE:

09/06/23

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DRAWING NUMBER:

A4

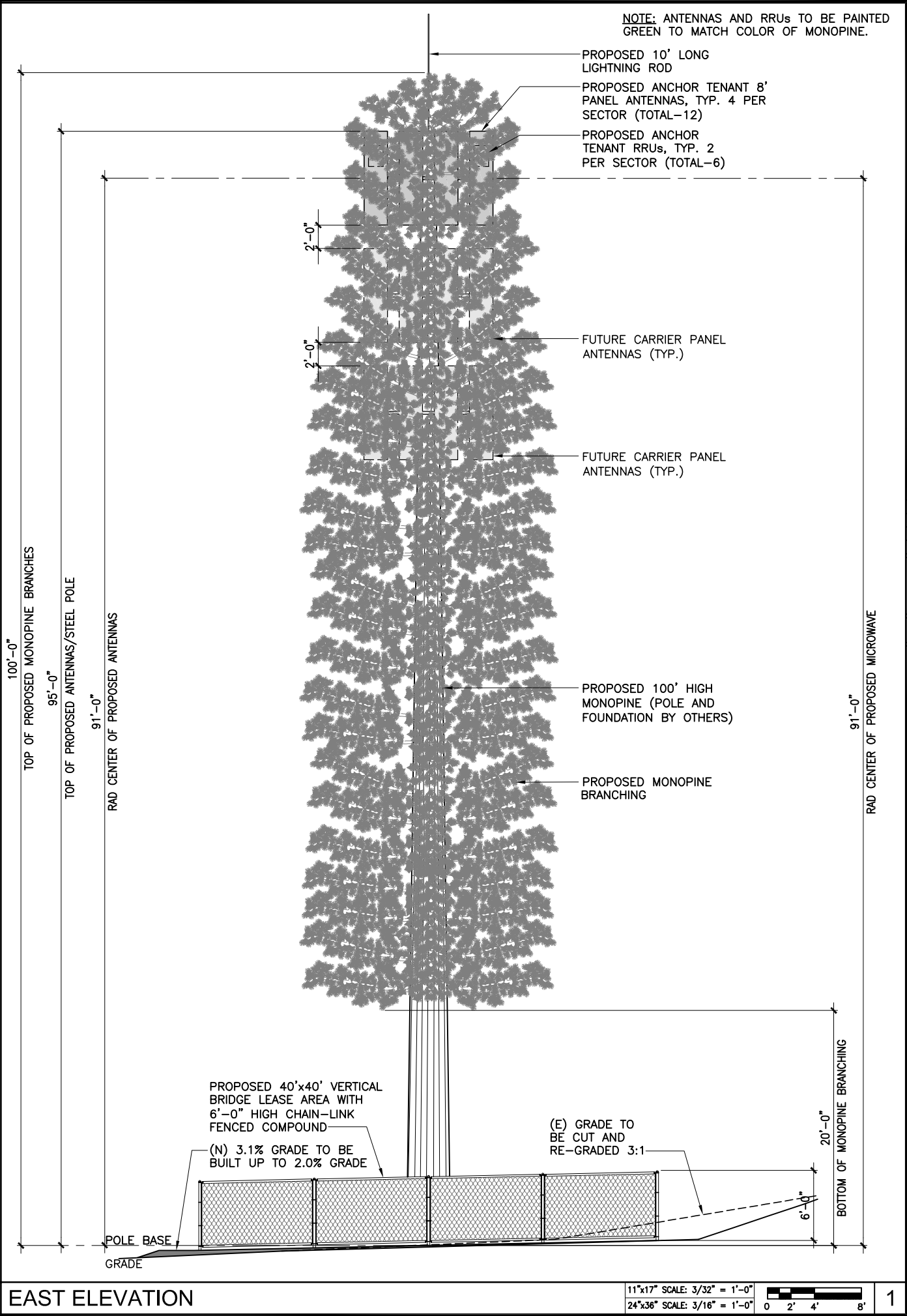
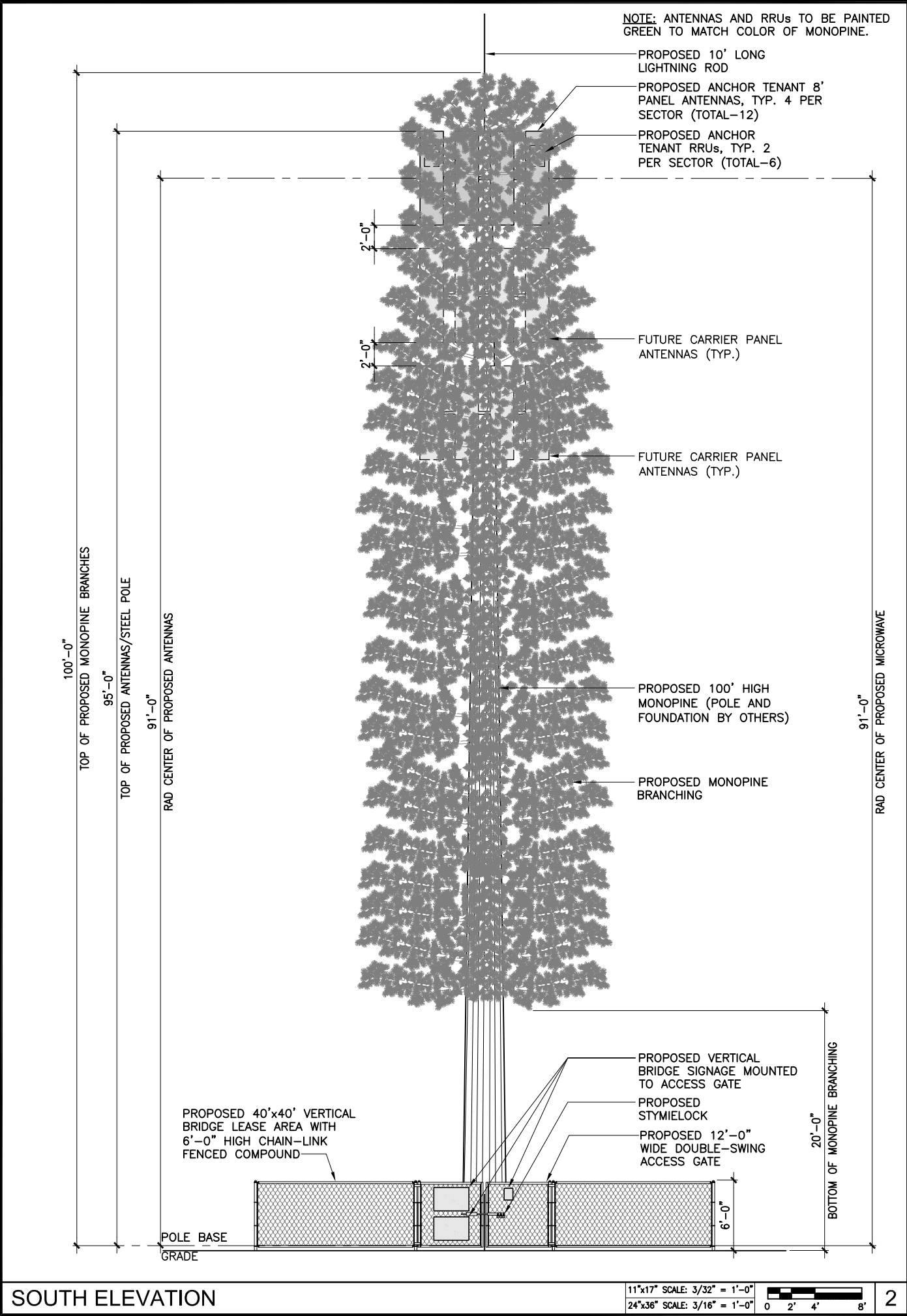
NOT USED

ANTENNA PLAN

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

0 1' 2' 4'

2



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	CV	10/11/23
A	ISSUED FOR REVIEW	JR	09/06/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR

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**US-CA-7305
SC60242C
GOLDEN CREEK**

18515 RAWHIDE RD.
JAMESTOWN, CA 95327

ENGINEER STAMP:

DRAWING TITLE:

ELEVATIONS

DRAWING SCALE:

AS NOTED

ZD

DATE: 09/06/23

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DRAWING NUMBER:

A5

AERIAL MAP



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PROPOSED



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EXISTING

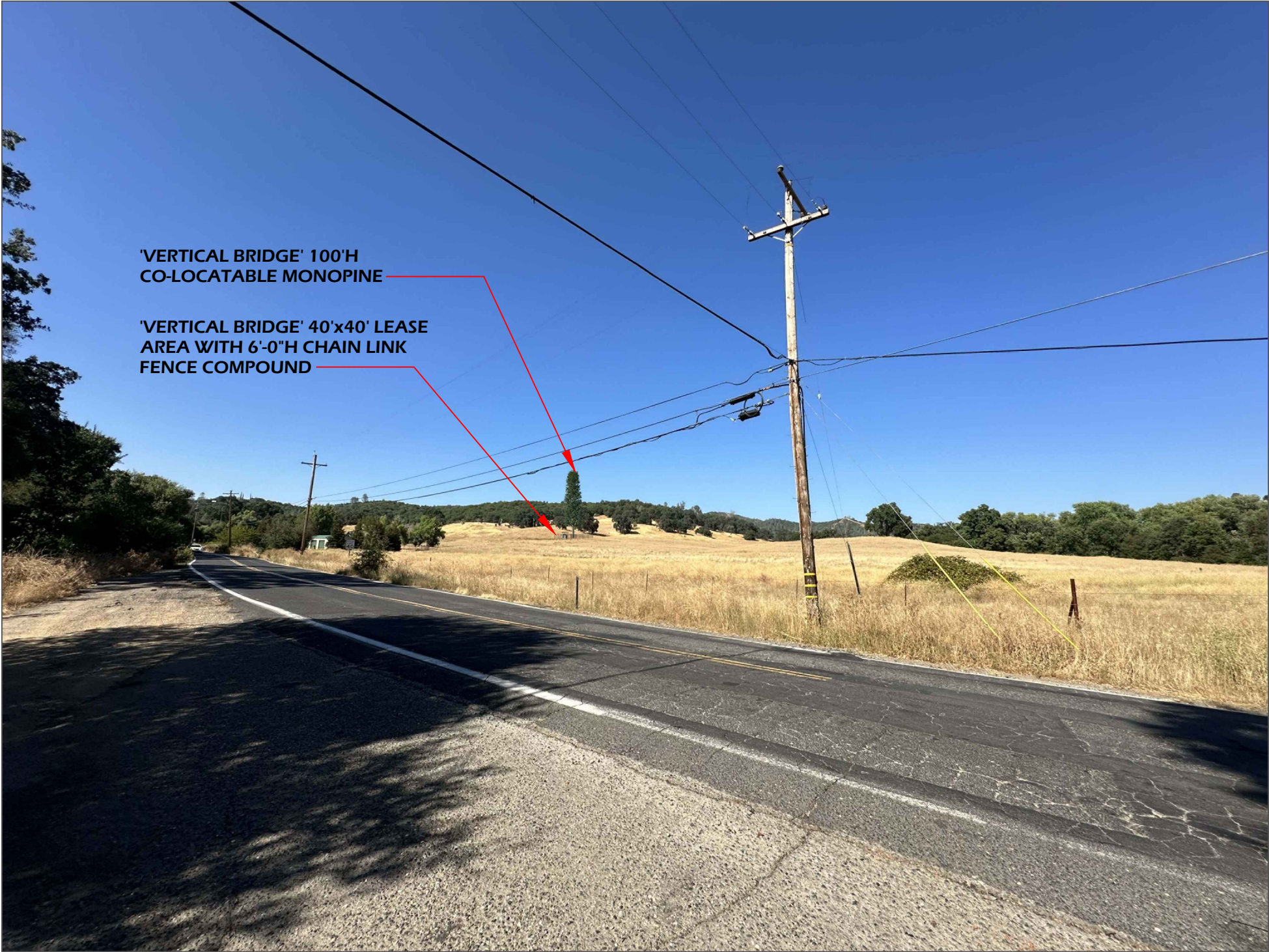


AERIAL MAP



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EXISTING



AERIAL MAP



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EXISTING



 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY		US-CA-7305 GOLDEN CREEK 18515 RAWHIDE ROAD JAMESTOWN, CA 95327	VIEW	SHEET
		0	9/19/23	ISSUED FOR SUBMITTAL	JFY			C	3 / 4

AERIAL MAP



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PROPOSED



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

EXISTING



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		0	9/19/23	ISSUED FOR SUBMITTAL	JFY			D	4 / 4



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley,
ALUC Secretary

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
(209) 533-5616 (fax)
www.tuolumnecounty.ca.gov

SECRETARY'S EVALUATION

DATE: June 13, 2024

SURFACE/MINERAL
RIGHTS OWNERS: Long Gulch Ranch – Brian Fitzgerald

APPLICANT: Ron Kopf

PROJECT
NUMBER: Zone Change RZ20-002 and Tentative Subdivision Map TSM20-002

PROJECT AND LOCATION

PROJECT DESCRIPTION:

1. Zone Change RZ20-002 to rezone a 82.2± acre parcel from AE-37:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum:Airport Combining) to RE-5:AIR (Residential Estate, Five Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.
2. Tentative Subdivision Map TSM20-002 to divide a 82.2± acre parcel into 13 residential lots ranging in size from 5.0± acres to 10.07± acres.

LOCATION: The project site is located southeast of the intersection of Ferretti Road and Clements Road, in the community of Groveland. The project site is within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 4. Assessor's Parcel Number 066-160-085. Within Zones B1 and B2 of the Pine Mountain Lake Airport.

Project History

1. This project is coming back before the ALUC as the Tentative Subdivision Map has been amended. The prior map proposed 19 lots zoned Residential Estate Three Acre Minimum (RE-3) with a minimum size of 3 acres. Attached are the meeting minutes from the October 1, 2020, ALUC meeting and the prior Secretary's Evaluation. The Commission added conditions of approval for the map to ensure parcels created met the minimum size and density requirements for each compatibility zone, specifically that the lots within Compatibility Zone B1 be a minimum of 10 acres. Below you will find the conditions that were added by the Commission at the October 1, 2020 ALUC meeting.

The ALUC recommended approval of the project and determined the project would comply with the Compatibility Plan with the incorporation of the following conditions. These conditions have been incorporated into the conditions of approval for Tentative Subdivision Map T20-002.

- *All parcels located within or partially within Compatibility Zone B1 shall be a minimum of ten gross acres in size, consistent with the density policies of the Airport Land Use Compatibility Plan (Compatibility Plan). All parcels located within Compatibility Zone*

LONG GULCH RANCH

B2 shall be a minimum of three gross acres, consistent with the density policies of the Compatibility Plan. This shall be verified prior to the approval of the Final Map.

- A deed restriction shall be recorded for each parcel to acknowledge the proximity of the Pine Mountain Lake Airport and the requirement to comply with the Tuolumne County Airport Land Use Compatibility Plan. The restrictions shall include information that parcels with higher elevations may have height limits imposed on future structures. This would trigger additional review by the ALUC.*
- All building permits for proposed parcels 1, 15, and 16 located within Compatibility Zone B1 will be subject to review by the Tuolumne County Airport Land Use Commission prior to issuance of a Building Permit. Noise attenuation measures will be required for construction of single-family dwellings within these parcels. This information shall be included within the deed restriction or on the Final Map.*

Proposed Changes and Variance Request

2. The revised tentative subdivision map is attached to this current report. The project is proposing 13 lots ranging from 5± to 10± acres. The residential density within Zone B1 allows 1 dwelling unit per 10-acre parcel. A variance is being requested by the applicant for proposed Parcel 5 (previously Parcel 1). The acreage proposed is approximately 5.77± acres, which does not meet the minimum acreage density of 10± acres required within Zone B1. When considering the request for a Variance or other special condition, the ALUC is directed to follow section 2.24.3(e) of the ALUC Compatibility Plan. A copy of this section has been attached to this report for the Commissions consideration.

ALUC Plan Review

3. The elevations on site range from approximately 2,900± feet to 2,990± feet above mean sea level. The elevation of the Pine Mountain Lake Airport is 2,933± feet above mean sea level.
4. The project site is located in Compatibility Zones B1 and B2 associated with the Pine Mountain Lake Airport. The project site is not located within a Height Restricted Zone or a Critical Height Zone. The ALUC is being requested to review the proposed project and determine if it is consistent with the provisions of compatibility zones B1 and B2, and consistent with the Airport Land Use Compatibility Plan. Additionally, the ALUC is being requested to consider a variance to allow proposed Parcel 5 of Tentative Subdivision Map TSM20-002 to be 5.77 acres in size, which is inconsistent with the density requirements within the B1 Compatibility Zone.
5. Policy 2.1.5.2(b)(1) of the Airport Land Use Compatibility Plan requires any land development application off airport property, including projects for which a ministerial permit, such as a building permit, is the only approval action required within Zone A or B1 to be referred to the Airport Land Use Commission (ALUC).
6. The 55 dB noise contour falls through the portion of the site within Zone B1, through Parcels 5, 6, and 13. Information of uses within these noise contours can be found in Table 2b of the Tuolumne County Airport Land Use Compatibility Plan, as shown below. A condition as indicated above was added by the Commission during the October 1, 2020 meeting to address noise.

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Land Use Category	CNEL (dB)				
	50–55	55–60	60–65	65–70	70–75
<i>Residential</i>					
single-family, nursing homes, mobile homes	+	o	–	--	--
multi-family, apartments, condominiums	++	+	o	--	--
<i>Public</i>					
schools, libraries, hospitals	+	o	–	--	--
churches, auditoriums, concert halls	+	o	o	–	--
transportation, parking, cemeteries	++	++	++	+	o
<i>Commercial and Industrial</i>					
offices, retail trade	++	+	o	o	–
service commercial, wholesale trade,	++	++	+	o	o
warehousing, light industrial	++	++	++	+	+
general manufacturing, utilities, extractive industry					
<i>Agricultural and Recreational</i>					
cropland	++	++	++	++	+
livestock breeding	++	+	o	o	–
parks, playgrounds, zoos	++	+	+	o	–
golf courses, riding stables, water recreation	++	++	+	o	o
outdoor spectator sports	++	+	+	o	–
amphitheaters	+	o	–	--	--

Land Use	Acceptability	Interpretation/Comments
++	<i>Clearly Acceptable</i>	The activities associated with the specified land use can be carried out with essentially no interference from the noise exposure.
+	<i>Normally Acceptable</i>	Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.
o	<i>Marginally Acceptable</i>	The indicated noise exposure will cause moderate interference with outdoor activities and with indoor activities when windows are open. The land use is acceptable on the conditions that outdoor activities are minimal and construction features which provide sufficient noise attenuation are used (e.g., installation of air conditioning so that windows can be kept closed). Under other circumstances, the land use should be discouraged.
–	<i>Normally Unacceptable</i>	Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion upon indoor activities can be mitigated by requiring special noise insulation construction. Land uses which have conventionally constructed structures and/or involve outdoor activities which would be disrupted by noise should generally be avoided.
--	<i>Clearly Unacceptable</i>	Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation is not practical under most circumstances. The indicated land use should be avoided unless strong overriding factors prevail and it should be prohibited if outdoor activities are involved.

Table 2b Noise Compatibility Criteria

2-25

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7. The residential density within Zone B1 allows 1 dwelling unit per 10-acre parcel. Proposed Parcels 5, 6 and 13 would be located within Compatibility Zone B1. Parcel 5 would be 5.77± acres in size, Parcel 6 would be 10.07± acres in size, and Parcel 13 would be 10.04± acres in size. Any building permit within Zone B1 would be required to be referred to the ALUC, consistent with Policy 2.1.5.2(b)(1) of the Compatibility Plan.
8. The residential density within Zone B2 is 1 dwelling unit per 3-acre parcel. The remaining lots would be located within Compatibility Zone B2. These lots range in size from 5.0± to 6± acres to 10.07± acres, which is consistent with the residential density requirements of Compatibility Zone B2. Building permits for ADUs within zone B2 which exceed the density standards as indicated in Table 2A below would be referred to the ALUC for review. Building permits for ADUs within Zone B2 which are consistent with the density standards would not require ALUC review.
9. In the RE-5 zoning district, each parcel could be developed with a primary single-family dwelling and a secondary Accessory Dwelling Unit (ADU) permitted by state law. The ADU would require review by the ALUC to allow the residence in excess of the permitted densities within each Compatibility Zone.
10. The ALUC has three choices of actions after reviewing the proposed project:
 - (a) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*.
 - (b) Find the plan, ordinance, or regulation consistent with the *Compatibility Plan*, subject to modifications which the Commission may specify.
 - (c) Find the plan, ordinance, or regulation inconsistent with the *Compatibility Plan*. In making a finding of inconsistency, the Commission may note the conditions under which the plan, ordinance, or regulation would be consistent with the *Compatibility Plan*. (Policy 2.2.2.3 and 2.2.3.3)
11. The primary criteria for assessing whether a potential land use development is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A on page 2-18 of the *Compatibility Plan*. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in Chapter 3 (Policy 2.2.4.1). These criteria for the A, B1, B2, C, and D Zones are listed in Table 2A below:

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Zone	Location	Maximum Densities		Additional Criteria	
		Residential (du/ac) ¹	Other Uses (people/a c) ²	Prohibited Uses	Other Development Conditions
A	Runway Protection Zone or within Building Restriction Line	0	10	* All structures except ones required by aeronautical function * Assemblages of people * Objects exceeding FAR Part 77 height limits * Aboveground bulk storage of hazardous materials * Hazards to flight ⁴	* Deed notice recordation ³
B1	Approach Departure Zone and Adjacent to Runway	0.1 (10-acre parcel)	25	* Children's schools, day care centers, libraries * Hospitals, nursing homes * Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials ⁵ * Hazards to flight ⁴	* Locate structures away from extended runway centerline * Additional NLR required for some uses ⁶
B2	Extended Approach/Departur e Zone	0.33 (3-acre parcel)	50	* Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials ⁵ * Hazards to flight ⁴	* Airspace review required for all objects (B1 zone) * Deed notice recordations ³
C	Common Traffic Pattern	0.33 (3-acre parcel)	75	* Children's schools, day care centers, libraries * Hospitals, nursing homes * Hazards to flight ⁴	* Deed notice recordations ³
D	Other Airport Environs	No Limit	No Limit	* Hazards to flight ⁴	* Deed notice recordations ³
	Critical Height Zone Overlay ⁷	Same as Underlying Compatibility Zone	Same as Underlying Compatibility Zone	Tall objects on high terrain ⁸	* Deed notice recordations ³
	Height Caution Zone Overlay ⁷	Same as Underlying Compatibility Zone	Same as Underlying Compatibility Zone		* Airspace review required for objects taller than 50 ft. AGL ⁹ * Deed notice recordations ³

Table 2A-Primary Compatibility Criteria

2-18

- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land uses which may cause visual, electronic, or bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. During review of projects submitted to it, the Airport Land Use Commission shall review such applications for hazards to flight. Specific characteristics to be avoided include:

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- glare or distracting lights which could be mistaken for airport lights.
 - sources of dust, steam, or smoke which may impair pilot visibility.
 - sources of electrical interference with aircraft communications or navigation.
 - any use, especially landfills and certain agricultural uses, which may attract large flocks of birds.
13. The proposed project does not propose any land uses identified as incompatible in Table 2A of the *Compatibility Plan*. Further, the proposed project does not create any hazards to flight identified in Policy 2.5.3.5. The parcels created would be consistent with the density restrictions of Zones B1 and B2 if the requested variance is approved by the ALUC. Therefore, the project may be found to be consistent with the *Compatibility Plan*.

Ordinance Code Review

14. Assessor's Parcel Number 066-160-85 contains the Airport Combining (:AIR) district. The regulations pertaining to the :AIR district are codified in Chapter 17.20 of the Zoning Ordinance. Section 17.49.030 of the Ordinance Code states that development, as defined in Section 18.24.040 of the Ordinance Code, within the :AIR district shall be consistent with the Tuolumne County Airport Land Use Compatibility Plan and Chapters 18.24 and 18.28 of this code. Pursuant to Section 18.24.040(A) of the Ordinance Code, General Plan Amendments, Zone Changes, and Tentative Subdivisions maps within the airport influence areas are subject to Chapter 18.24.

15. Section 18.24.050 of the Ordinance Code states as follows:

The Airport Land Use Commission may find the application or proposal consistent with the Tuolumne County Airport Land Use Compatibility Plan, consistent with the plan subject to modifications or conditions which the Airport Land Use Commission may specify, or inconsistent with the plan. In finding the application or proposal consistent with the plan, the Airport Land Use Commission shall determine the following:

- A. *The project is within the height limits established by the Federal Aviation Administration, or is otherwise authorized by the Federal Aviation Administration pursuant to its regulations;*
- B. *The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, or will be consistent subject to conditions imposed by the Airport Land Use Commission;*
- C. *The use will not result in hazards to flight, specifically it will not generate any of the following:*
 - 1. *Glare or distracting lights which could be mistaken for airport lights;*
 - 2. *Sources of dust, steam, or smoke which could impair pilot visibility;*
 - 3. *Sources of electrical interference with aircraft communications or navigation;*
 - 4. *Any use, especially landfills and certain agricultural uses, which may attract large flocks of birds; or*
 - 5. *Hazards to flight which would otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the airport.*

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16. The project is consistent with the height limits established by the FAA, is consistent with the *Compatibility Plan*, and will not result in hazards to flight. The project is consistent with Tuolumne County Ordinance Code.

Federal Aviation Regulations

17. Section 77.9 of the Federal Aviation Regulations (FAR Part 77) requires that each sponsor proposing construction or alteration that would result in the following must notify the Administrator of the FAA:
- Any construction or alteration exceeding 200 ft above ground level.
 - Any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft.
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface.
18. Pursuant to Section 77.17, the notification shall use FAA Form 7460-1 and must be submitted at least 45 days prior to the start of the construction or alteration. Persons failing to comply with the provisions of FAR Part 77 are subject to Civil Penalty under Section 902 of the Federal Aviation Act of 1958, as amended and pursuant to 49 U.S.C. Section 46301(a). This form would be required prior to development on the project site.

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SECRETARY'S CERTIFICATION

COMPATIBILITY PLAN:

Pursuant to Section 18.24.050 of the Tuolumne County Ordinance Code, I hereby certify as follows:

- A. The project is within the height limits established by the Federal Aviation Administration (FAA), or is otherwise authorized by the FAA pursuant to their regulations and conditions listed under Paragraph C.
- B. Subject to the conditions listed in Paragraph C, I certify that the use is not anticipated to:
- Create electrical interference with radio communication between the Airport and aircraft.
 - Make it difficult for flyers to distinguish between Airport lights and others.
 - Result in glare in the eyes of flyers using the Airport.
 - Impair visibility in the vicinity of the Airport.
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft intended to use the Airport, excepting the penetration of height restrictions noted above.
- C. The use is consistent with the adopted Tuolumne County Airport Land Use Compatibility Plan, subject to the following conditions:
1. No new structure constructed or new vegetation, such as trees, located on the project site shall exceed a height of 40'. The height of a structure includes any antenna, chimney, or other attachments.
 2. Any new structure, development, or use on the project site shall be constructed, painted, designed, or operated in such a way as to avoid:
 - a. Glare or distracting lights which could be mistaken for airport lights;
 - b. Sources of dust, steam, or smoke which may impair pilot visibility;
 - c. Sources of electrical interference with aircraft communications or navigation; and
 - d. Any use which may attract large flocks of birds.
 3. All parcels located within or partially within Compatibility Zone B1 shall be a minimum of ten gross acres in size **with the exception of proposed parcel 5**, consistent with the density policies of the Airport Land Use Compatibility Plan. All parcels located within Compatibility Zone B2 shall be a minimum of three gross acres, consistent with the density policies of the Compatibility Plan. This shall be verified prior to the approval of the Final Map.
 4. A deed restriction shall be recorded for each parcel to acknowledge the proximity of the Pine Mountain Lake Airport and the requirement to comply with the Tuolumne County Airport Land Use Compatibility Plan. The restrictions shall include information that parcels with higher elevations may have height limits imposed on future structures. This would trigger additional review by the ALUC.
 5. All building permits for proposed parcels 1, 15, and 16 located within Compatibility Zone B1 will be subject to review by the Tuolumne County Airport Land Use Commission prior to issuance of a Building Permit. Noise attenuation measures will

LONG GULCH RANCH

be required for construction of single-family dwellings within these parcels. This information shall be included within the deed restriction or on the Final Map.

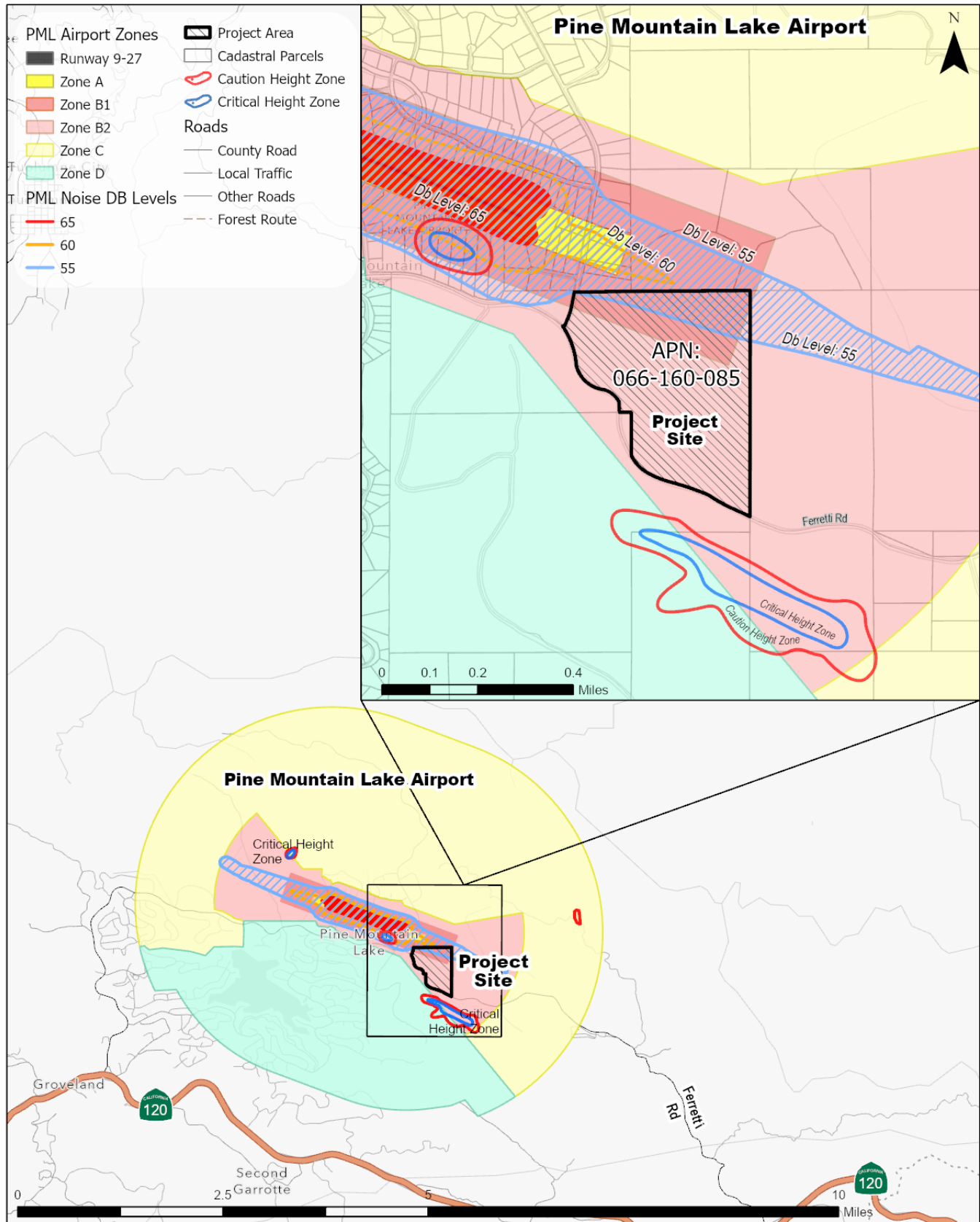
6. File a *Notice of Proposed Construction or Alteration* (Form 7460-1) with the Federal Aviation Administration (FAA) in accordance with 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718, at least forty five (45) days prior to the start of construction of any new structures on the project site, if necessary. A copy of the form shall be submitted to the Community Development Department. Alternatively, the form may be completed on-line at the following link:
<https://www.faa.gov/airports/resources/forms/?sect=airspace>

S:\Planning\PROJECTS\Rezone\2020\IRZ20-002 Long Gulch (TSM20-002)\ALUC\6-13-24 ALUC\20240604_Secretary's Evaluation Certification.doc

LONG GULCH RANCH

ALUC MAP

RZ20-002 & TSM20-002



LONG GULCH RANCH



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- (2) Transfer of development as described above is also allowed with respect to multiple parcels proposed to be developed as a single project.
- (e) *Other Special Conditions* — The compatibility criteria set forth in this *Plan* are intended to be applicable to all locations within each airport's influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site. In these situations, Airport Land Use Commission policy shall be as follows:
- (1) After due consideration of all the factors involved in such situations, the Commission may find a normally incompatible use to be acceptable.
 - (2) In reaching such a decision, the Commission shall make all of the following findings based upon substantial evidence in the record:
 - (a) Granting of the special conditions exception would not interfere with the orderly development of the Airport.
 - (b) Granting of the special conditions exception would not interfere with the orderly development of the area surrounding the Airport so as to promote the overall goals and objectives of the California airport noise standards as implemented through the noise policies of the Tuolumne County Airport Land Use Compatibility Plan.
 - (c) Granting of the special conditions exception would allow for the orderly development of the area surrounding the Airport so as to prevent the creation of new noise and safety problems.
 - (d) Granting of the special conditions exception would protect the public health, safety and welfare by providing for the orderly expansion of the Airport.
 - (e) Granting of the special conditions exception would protect the public health, safety and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the Airport to the extent that these areas are not already devoted to incompatible uses.
 - (3) The granting of a special conditions exception shall be considered site specific and shall not be generalized to include other sites.
 - (4) Special conditions which warrant general application in all or part of the influence area of one airport, but not at others, are set forth in Chapter 3 of this *Compatibility Plan*.

Zone	Location	Maximum Densities		Additional Criteria	
		Residential (du/ac) ¹	Other Uses (people/a c) ²	Prohibited Uses	Other Development Conditions
A	Runway Protection Zone or within Building Restriction Line	0	10	* All structures except ones required by aeronautical function * Assemblages of people * Objects exceeding FAR Part 77 height limits * Aboveground bulk storage of hazardous materials * Hazards to flight ⁴	*Deed notice recordation ³
B1	Approach Departure Zone and Adjacent to Runway	0.1 (10-acre parcel)	25	* Children's schools, day care centers, libraries * Hospitals, nursing homes * Highly noise-sensitive uses (e.g., outdoor theaters) * Aboveground bulk storage of hazardous materials ⁵ * Hazards to flight ⁴	* Locate structures away from extended runway centerline * Additional NLR required for some uses ⁶ * Airspace review required for all objects (B1 zone) * Deed notice recordations ³
B2	Extended Approach/Departure Zone	0.33 (3-acre parcel)	50		
C	Common Traffic Pattern	0.33 (3-acre parcel)	75	* Children's schools, day care centers, libraries * Hospitals, nursing homes * Hazards to flight ⁴	* Deed notice recordations ³
D	Other Airport Environs	No Limit	No Limit	* Hazards to flight ⁴	* Deed notice recordations ³
	Critical Height Zone Overlay ⁷	Same as Underlying Compatibility Zone		Tall objects on high terrain ⁸	* Deed notice recordations ³
	Height Caution Zone Overlay ⁷	Same as Underlying Compatibility Zone		Same as Underlying Compatibility Zone	* Airspace review required for objects taller than 50 ft. AGL ⁹ * Deed notice recordations³

Table 2A-Primary Compatibility Criteria

1. Residential development should not contain more than the indicated number of primary dwelling units per gross acre. Clustering of units is encouraged – see Policy 2.4.2.6. for limitations. Attached secondary single-family dwellings are allowed where permitted by the Tuolumne County Uniform Zoning Ordinance in Compatibility Zones B2, C and D.
2. The land use should not attract more than the indicated number of people per acre at any time. The usage intensity may be averaged over the entire project site, subject to the limitations set forth in Policy 2.4.2.6. Usage calculations shall include all people who may be on the property (e.g., employees, customers/visitors, etc.) both indoors and outside. These criteria are intended as general planning guidelines to aid in determining the acceptability of proposed uses. Additional guidance is provided by Appendix C.
3. A deed notice shall be recorded for each parcel associated with any land use action or permit for which review by the Airport Land Use Commission or Commission Secretary is required. Such notice shall be issued by the County of Tuolumne for each parcel within an Airport Influence Area Boundary at the time of adoption of this Plan. Additionally, any land division of property for which a notice has been recorded must include a note on any parcel map or subdivision map of the existence of such deed notice. Combining district zoning shall be established for each such parcel.
4. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. See the supporting compatibility policies on airspace protection (Policies 2.4.3.2 and 2.5.3.5.) for details.
5. Storage of aviation fuel, other aviation-related flammable materials, and up to 2,000 gallons of nonaviation flammable materials are exempted from this criterion in Zones B1 and B2.
6. NLR = Noise Level Reduction; the outside-to-inside sound level attenuation which the structure provides. See supporting compatibility policies on noise (Policy 2.4.1.5.) for details.
7. See supporting compatibility policies on airspace protection (Policy 2.4.3.2.) for details.
8. Height restrictions — potentially to ground level — required on all objects not shadowed by nearby objects of equal or greater elevation.
9. Objects up to 50 feet tall are acceptable

Source: Shutt Moen Associates (November 1998)

Table 2A Continued
Primary Compatibility Criteria



AIRPORT LAND USE COMMISSION

Columbia Airport and Pine Mountain Lake Airport

Quincy Yaley, AICP.
ALUC Secretary

TUOLUMNE COUNTY AIRPORT LAND USE COMMISSION MINUTES October 1, 2020

48 Yaley Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
(209) 533-5616 (fax)
www.tuolumnecounty.ca.gov

PRESENT: Chair Mark Bautista, Vice-Chair Leon Liebster, Commissioners Ed Sunday, and Dennis Smith.

ABSENT: None

STAFF: Quincy Yaley, Community Development Department Director; Terrilyn Turner, Land Use Technician

CALL TO ORDER/ROLL CALL:

Chair Bautista called the meeting to order at 6:00 p.m. and led the Commission and audience members in the Pledge of Allegiance.

Chair Bautista asked staff to roll call the Commission

Chair Bautista : Aye
Vice-Chair Liebster: Aye
Commissioner Smith: Aye
Commissioner Sunday: Aye

Chair Bautista indicated that there was a quorum. He welcomed everyone to the meeting. He then gave an overview of the COVID-19 procedures and Zoom instructions for the meeting.

Chair Bautista welcomed everyone to the meeting. He gave an overview of the COVID-19 procedures and Zoom instructions for the meeting.

PUBLIC COMMENT:

Chair Bautista opened the 15 minute public comment period, at which time anyone may come forward and address the Commission on any item not on the Agenda.

Seeing no one wishing to speak, the public comment period was closed.

PUBLIC HEARING:

Cal.net Wireless Towers

1. **LENNEN**, Building Permit B2020-00701 to allow the conversion of an existing attached garage into a junior accessory dwelling unit (JrADU) on a 1.9± acre parcel zoned RE-1:MX:AIR (Residential Estate, One Acre:Mobilehome Exclusion:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

13430 Clifton Way in Groveland. A portion of Section 12, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 093-130-

030. In Zone C of the Pine Mountain Lake Airport.

Terrilyn Turner, Land Use Technician, gave an overview of the proposed project and description.

Chair Bautista opened the public comment period and asked if there was anyone who wished to speak on the project. Seeing no one, he closed the public comment period and referred the item back to the Commission.

A discussion ensued on ADU and JADU and how it will affect the Airport Land Use Compatibility Plan.

Ms. Yaley noted that staff would bring projects before the Commission on a case by case basis.

It was moved by Vice-Chair Liebster and seconded by Commissioner Smith to recommend approval of Building Permit B2020-00701 based on the Secretary's Evaluation.

Chair Bautista asked staff to roll call for the vote.

Chair Bautista: Aye

Vice-Chair Liebster: Aye

Commissioner Smith: Aye

Commissioner Sunday: Aye

Chair Bautista called for the vote: Ayes, 4; Noes, 0; Abstain, 0.

Motion carried: 4 – 0 – 0.

2. **NARITA**, Building Permit B2020-00915 to convert attached 1,224± square foot attached garage to an accessory dwelling unit (ADU) on a 2.73± acre parcel zoned RE-3:MX:AIR (Residential Estate, Three Acre:Mobilehome Exclusion:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.

22282 Bennett Road in Columbia. A portion of Section 15, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 032-650-017. In Zone C of the Columbia Airport.

Terrilyn Turner, Land Use Technician, gave a PowerPoint presentation on the proposed project and description.

Chair Bautista asked opened the public comment period and asked if there was anyone who wished to speak on the proposed project. Seeing no one, he closed the public comment period and referred the item back to the Commission.

Commissioner Liebster asked if the project is a new construction or a remodel of an old construction.

Ms. Turner noted that the proposed project is a remodel of an existing garage.

It was moved by Vice-Chair Liebster and seconded by Commissioner Smith to recommend approval of Building Permit B2020-00915 based on the Secretary's Evaluation

Chair Bautista asked staff to roll call for the vote.

Chair Bautista: Aye

Vice-Chair Liebster: Aye

Commissioner Smith: Aye
Commissioner Sunday: Aye

Chair Bautista called for the vote: Ayes, 4; Noes, 0; Abstain, 0.

Motion carried: 4 – 0 – 0.

3. LONG GULCH RANCH,

1. General Plan Amendment GPA20-001 to change the General Plan land use designation of a 78.8± acre parcel from RR (Rural Residential) to HR (Homestead Residential).
2. Zone Change RZ20-002 to rezone a 78.8± acre parcel from AE-37:AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum:Airport Combining) to RE-3:AIR (Residential Estate, Three Acre Minimum:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code.
3. Tentative Subdivision Map TSM20-002 to divide a 78.8± acre parcel into 19 residential lots ranging in size from 3.0± acres to 12.5± acres.

The project site is located southeast of the intersection of Ferretti Road and Clements Road, in the community of Groveland. The project site is within a portion of Section 13, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 4. Assessor's Parcel Number 066-160-085. Within Zones B1 and B2 of the Pine Mountain Lake Airport.

Natalie Rizzi, Land Use Coordinator, gave a PowerPoint presentation of the proposed project location and description.

Chair Bautista asked if there were any questions of staff. Seeing no one he opened the public comment period and asked if there was anyone who wished to speak on the proposed project.

Ron Kopf, Project Applicant, gave an overview of the proposed project. He noted that they were in talks with Groveland Community Sanitary District (GCSD) for public water and sewer hook ups. He noted that they currently were not annexed into GCSD.

Chair Bautista asked if there was anyone else who wished to speak on the proposed project. Seeing no one, he closed the public comment period and referred the item back to the Commission.

Vice-Chair Liebster asked if the density or size of the lot differentiates between Rural Residential and Homestead Residential

Ms. Rizzi noted that both is used; She explained that in the Rural Residential it is a 5 acre minimum lot and the density is one per 5 acres. She stated that in the Homestead Residential it is a 3 acre minimum lot and the density one unit per 3 acres.

Commissioner Smith asked how many dwelling units would be allowed on the property.

Ms. Rizzi noted that there is currently no development being proposed at this time. She explained the in RE-3 you could potentially have one primary dwelling unit plus an Accessory Dwelling Unit (ADU) on each lot.

Vice-Chair Liebster raised concerns regarding the owners not understanding the height restrictions when they purchase the lot to development.

Mr. Kopf responded that the Conditions of Approval and the height restrictions would be attached to the Title.

Discussion ensued on parcel size meeting the minimum size and densities for each compatibility zone.

It was requested by the Commission that staff address the following in Conditions of Approval:

1. Ensure Parcels meet the minimum size and densities for each compatibility zone.
2. Inform future property owners of parcels within Zone B! that noise attenuation may be required
3. Lots 7, 8, 9 may have potential height issues in the future that would need to be reviewed by the ALUC. Perspective buyers of these lots must be notified of compatibility Plan height regulations.

It was moved by Chair Bautista and seconded by Commissioner Sunday to recommend approval of General Plan Amendment GPA20-001, Zone Change RZ20-002, and Tentative Subdivision Map TSM20-002 based on the Secretary's Evaluation and added Conditions addressed above.

Chair Bautista asked staff to roll call for the vote.

Chair Bautista: Aye
Vice-Chair Liebster: Aye
Commissioner Smith: Aye
Commissioner Sunday: Aye

Chair Bautista called for the vote: Ayes, 4; Noes, 0; Abstain, 0.

Motion carried: 4 – 0 – 0.

OLD BUSINESS:

None.

NEW BUSINESS:

COMMISSION BUSINESS:

COMMISSIONER/STAFF REPORTS:

ADJOURNMENT:

There being no further business to come before the Commission, Chair Bautista adjourned the meeting at 6:48 p.m.

Respectfully,

Quincy Yaley, AICP
Airport Land Use Commission Secretary

QY:tv