



Community Development Agency

Planning Department

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ZONING ADMINISTRATOR STAFF REPORT

APPLICANT: Crown Castle

HEARING DATE: November 12, 2025

OWNER: James B. & Deborah A. Mawhar

FILE NOs: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001

PROJECT: The project is an application for a Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018) proposing the removal of an existing 41 foot tall monopole and replacing it with a new 90 foot tall faux pine (monopine) at an existing unmanned wireless communication facility located at 22258 Juniper Street, Floriston, CA 96111, approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision. The proposed facility will consist of eighty-five (85) feet of metal monopine structure with a 5-foot faux foliage extension, making the total height of the proposed tower ninety (90) feet tall. All brackets, antennas, and RRUs will be painted dark green to best match the proposed monopine and blend into the surrounding environment. The facility will be surrounded with a new 10-foot tall CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate is located on the west side for access.

LOCATION: The project is located at 22258 Juniper Street in Floriston, CA 96111, approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision in unincorporated Eastern Nevada County.

ASSESSOR PARCEL NUMBER: 048-130-026

PROJECT PLANNER: Zachary Ruybal, Associate Planner

General Plan: FOR-160
GP Region/Center: Rural
Zoning: FR-160
FEMA Flood Map: 0300 **Zone:** X, D
ZDM #: 147
Lot Size: 35.19 acres
Date Filed: 8/11/2023

Water: N/A
Sewage: N/A
Fire: Truckee Fire Protection District
Schools: Tahoe Truckee Unified – TA 2
Recreation: Truckee Donner
Farmland Designation: Not Mapped
Supervisory District: Hardy Bullock, District V

Prev. File: PLN21-0273/ADP21-0114; PLN17-0006/LLA17-0002; ADP14-016; ADP12-011; ADP05-007; ADP05-002; ADP04-011; ADP04-001; U 03-014; U 97-035; U 96-019

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Photo Simulations
3. Zoning, Vicinity and Public Notice Map
4. Project Plan Set

RECOMMENDATION:

- I. Environmental Action: Find the project Exempt from California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303.
 - II. Project Action: Approval of the proposed Steep Slopes Management Plan (MGT24-0018).
 - III. Project Action: Approval of Conditional Use Permit (CUP23-0002).
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BACKGROUND:

In 1997, Nevada County approved a Conditional Use Permit application (U96-019) to allow for the construction and operation of a 41 foot tall monopole for a wireless telecommunications facility. Additionally, in 1998, Nevada County approved another Conditional Use Permit (U97-035) for a new 40 foot tall monopole with a tophat for a wireless telecommunications facility. Since the approvals of the Conditional Use Permits for the wireless telecommunication facility, there have been numerous Administrative Development Permits approved on the parcel for co-location, equipment changeouts, and adding equipment to the existing telecommunications facility. Additionally, there have been numerous Building permits approved and finalized for the existing wireless telecommunications facility in accordance with the approved associated Administrative Development Permits.

PROJECT DESCRIPTION:

The project is an application for a Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018) proposing the removal of an existing 41 foot tall monopole and replacing it with a new 90 foot tall faux pine (monopine) at an existing unmanned wireless communication facility located at 22258 Juniper Street, Floriston, CA 96111, approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision. The proposed facility will consist of eighty-five (85) feet of metal monopine structure with a 5-foot faux foliage extension, making the total height of the proposed tower ninety (90) feet tall. The proposed project includes the removal and replacement of an existing RBS 6201 cabinet with a new T-Mobile enclosure 6160 cabinet, relocating two (2) existing antennas from the existing monopole to the new monopine, relocating two (2) RRUS-449 B71/B85 units from the existing monopole to the new monopine, installing one (1) new 10 foot tall CMU retaining wall enclosure, installing one (1) new Double Tri-Sector Collar with T-Arms, installing two (2) new

T-Mobile antennas, installing two (2) new RRUS-4460 B25/B66 units, installing two (2) new hybrid cables, removing two (2) existing antennas, removing four (4) existing diplexers at the equipment and antennas, and remove an existing cable tray.

The proposed project includes an extension of the existing 260 square foot crown castle lease area by approximately 130 square feet to accommodate the new monopine, for a total of a 390 square foot lease area. All brackets, antennas and RRUs green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. The facility will be surrounded with a new CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate is located on the west side for access. There will be a new 100 square foot concrete slab for the new 90 foot monopine to be placed upon. There is no exterior lighting proposed, and any service lighting will be compliant with Nevada County Lighting standards. The site will be accessed via an existing private dirt access road within an existing 12 foot access and utility easement that connects directly to Juniper Street, an existing paved private road within the Floriston Subdivision.

Additionally, the proposed project includes a Steep Slopes Management Plan for the work being proposed within slopes in excess of 30% slope. The new monopine will require a graded pad, concrete slab, and CMU retaining wall which will encroach into slopes in excess of 30%. Therefore, recommended actions have been provided by T&S Engineering to minimize the impact of the proposed construction activities within these areas of slopes exceeding 30% that shall be implemented into project construction and grading activities. Figure 1 on page 4 shows the enlarged site plan for the proposed project.



The proposed wireless telecommunication facility would be located mainly in the existing 260 square foot lease area in the northwestern portion of APN: 048-130-026, with the additional 130 square foot lease area extension of the existing crown castle lease area. The parcel is located approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision in the unincorporated Eastern area of Nevada County. The subject parcel (APN: 048-130-026) is zoned Forest with a minimum parcel size of 160 acres (FR-160) with a General Plan designation of Forest with a minimum parcel size of 160 acres (FOR-160). The subject parcel is a mostly undeveloped 35.19-acre parcel that currently has two (2) monopole cell towers within the relative same footprint. The project parcel is surrounded by residential

development to the southwest, consisting mainly legal non-conforming single-family residences and residential accessory structures. The parcels to the north, east, and northwest are all have a zoning designation of either Open Space (OS) or Forest with a minimum parcel size of 160 acres (FR-160) and are mostly undeveloped. The nearest residence is located southwest of the proposed project parcel and is located approximately 400 feet southwest from the proposed wireless telecommunication facility lease area. The proposed wireless telecommunication facility will be surrounded with a new CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate is located on the west side for access, which also provides screening from the equipment. The site will be accessed via an existing private dirt access road within an existing 12 foot access and utility easement that connects directly to Juniper Street, an existing paved private road within the Floriston Subdivision. Figure 2 provided on page 6 shows the project parcel, surrounding properties, the parcels to be notified, and the zoning designation of the general project area. Additionally, Figure 3 provided on page 7 shows a photo simulation of the proposed wireless telecommunication tower to provide a visual of the proposed wireless telecommunications tower.

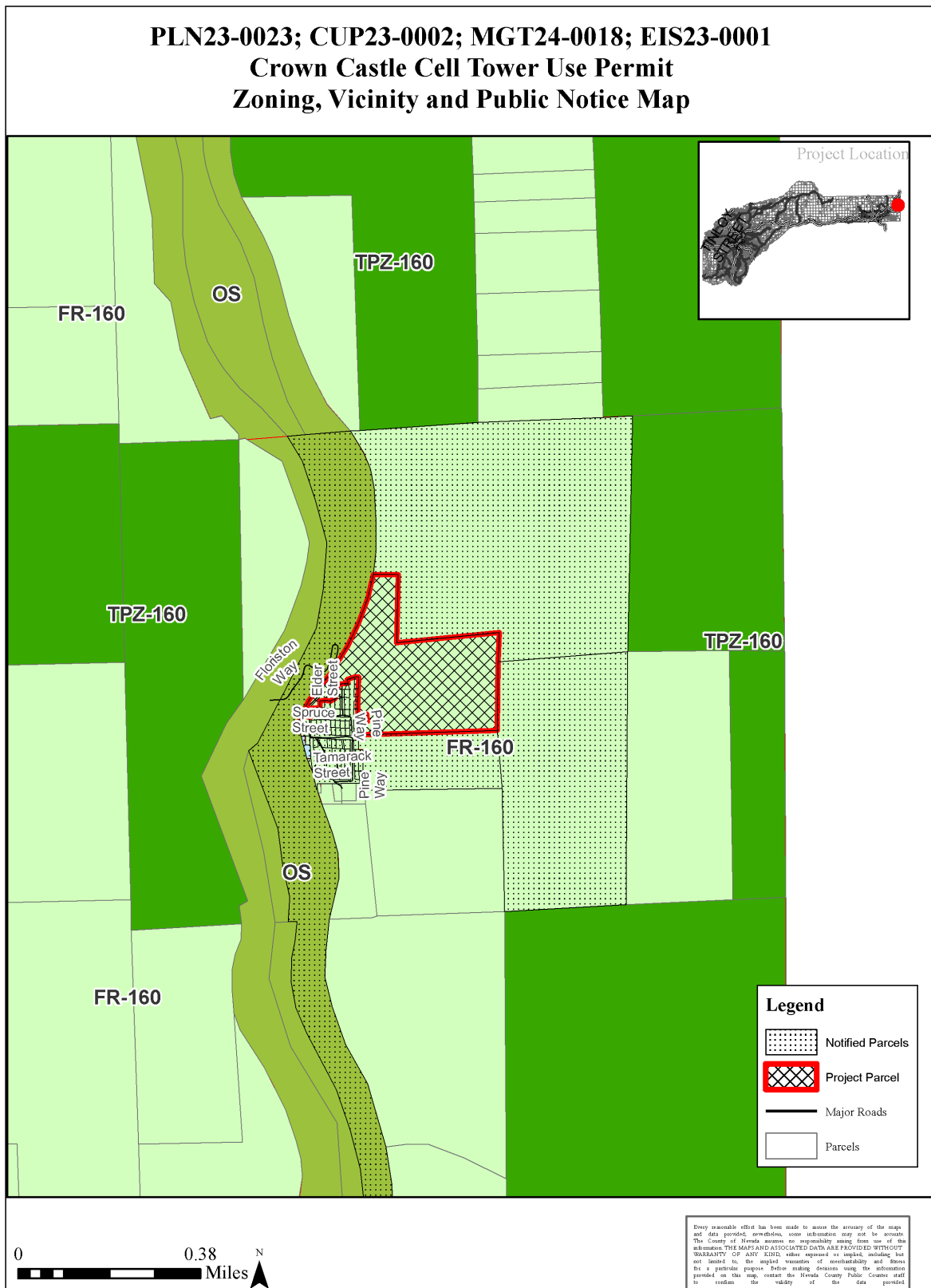


Figure 2 – Project Vicinity and Zoning



Figure 3 – Existing/Proposed Photo Simulation

STAFF COMMENT:

Site Access:

The project parcel is located off of an existing private dirt access road within an existing 12 foot access and utility easement that connects directly to Juniper Street, an existing paved private road within the Floriston Subdivision. The project is not expected to contribute to a substantial increase in traffic as the proposal is for an unmanned wireless telecommunication facility. Construction related traffic would be temporary and minor because development of the site for a single replacement cell tower is not considered a major project. As an unmanned facility, operational traffic would only consist of weekly or bi-monthly visits by a technician. The addition of future carriers would result in similarly minor construction traffic and technician visits.

Visual Analysis:

The proposed lease area would be located approximately 0.2 miles east of Interstate 80 in a general area where existing residential and wireless telecommunication facility use improvements have been made. The project site contains an existing CMU retaining wall that both holds back dirt and provides screening from the existing telecommunications facility to the surrounding parcels. As a part of the proposed project, due to the lease area expansion, the facility will be surrounded with a new 10 foot tall CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate will be located on the west side for access, and to provide screening from adjacent parcels. The parcels adjacent to the project parcel to the north, east, and northwest all have a zoning designation of either Open Space (OS) or Forest with a minimum parcel size of 160 acres (FR-160) and are mostly undeveloped. The parcels to the southwest of the project parcel are zoned FR-160 with a FOR-160 General Plan designation as well and are mostly developed with residential uses and structures. There are no sources of lights or glare which exist on the subject parcel.

The proposed wireless telecommunications facility will consist of an eighty-five (85) foot tall metal monopine structure with a 5-foot faux foliage extension, making the total height of the proposed tower ninety (90) feet tall on a parcel that has been previously disturbed with a wireless telecommunications facility. All brackets, antennas and RRUs green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment.

Noise:

The project as proposed does not include any generators, and if a generator is desired at a later date, an Administrative Development Permit will be required from the Planning Department. The proposed project is located in an area that is already dominated by residential and rural uses and would only include noises and potential vibration generated during the construction phase of the wireless telecommunications facility. Vibration is typically sensed at nearby properties when it causes objects within the structures to vibrate such as rattling

windows. Construction noises and construction related vibration are not an ongoing land use and as they are short term in nature, they are exempt from the County noise standards. While the County's Zoning Code does not apply its noise standards to temporary construction (Nevada County 2012), nonetheless there could be a temporary exposure of nearby uses to noise in excess of County thresholds. Therefore, Condition of Approval A.14 is recommended to limit construction work to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday, in order to reduce the potential temporary noise and vibration increase during the construction phase.

Telecommunication Tower Setback:

Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code requires that towers that are located a distance that is less than 100% of their height from a property line, a habitable structure or other tower, shall include a report by a structural engineer licensed by the State of California, certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes, and ice, when the tower is fully loaded with antennas, transmitters and other equipment and camouflaging. The tower lease-area is proposed to be setback approximately 235 feet from the closest property line. Thus, as proposed, the tower and its associated equipment would meet the setback requirements of the wireless telecommunication tower setback requirements.

Co-Location:

Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code requires owners of communication towers to allow future co-location by other carriers and to provide an efficient process for handling co-location requests. Pursuant to Crown Castles standard process, for potential future co-location, Crown Castle would require that the interested party complete and submit an online application with the tower owner, Crown Castle. Once the application has been received, the new application will then be reviewed by Crown Castle and is approved for the desired rad cent. After the new application is approved, a lease will be negotiated with the ground owner and Crown Castle. The owner of the communication tower would also have to apply for an Administrative Development Permit with the Nevada County Planning Department for any addition from a co-located carrier.

Site Justification:

T-Mobile identified a significant gap in its in-building, in-vehicle, and outdoor wireless services in the Floriston area of Nevada County, California. Based on the analysis and evaluation, T-Mobile concludes that the proposed monopine at 22258 Juniper Street is the most feasible site to address the gap in coverage when topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and a willing landlord are considered. The project parcel meets RF's objectives, is owned by a property owner willing to lease the space and is a location that allows the monopole to blend in with the natural surroundings.

Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code prohibits new towers from being installed in a location that is not already developed with public or quasi-public uses or other wireless telecommunication facilities, unless it blends with the surrounding, existing natural and man-made environment, so as to be effectively unnoticeable. This section of the Code also prohibits new towers from being installed closer than 2-miles from another readily visible, un-camouflaged or unscreened facility unless it is a co-located facility, on a multiple-user site, or is designed to blend in with the surrounding, existing natural and man-made environment so as to be effectively unnoticeable. The proposed wireless telecommunication tower is proposed on a location with an existing cell tower to be removed and replaced, and it is proposed to be a faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. All equipment will be painted dark green to blend in with the monopine and existing surrounding environment. Additionally, pursuant to Title 12, Chapter 3, Section 12.03.080.E.D of the Nevada County Code, no tower shall be installed closer than two (2) miles from another readily visible, uncamouflaged or unscreened facility unless it is a co-located facility, is on a multiple-user site, or is designed to blend with the surrounding existing natural and man-made environment so as to be effectively unnoticeable. The proposed project is located more than two (2) miles from an existing, uncamouflaged wireless telecommunication. Due to the project's proposal of the wireless telecommunication facility to be a monopine and equipment to be painted dark green to blend in with the surrounding environment, the proposed project is compliant with Title 12, Chapter 3, Section 12.03.080.E.D of the Nevada County Code. The proposed project also meets the visual screening and setback criteria while providing service in the desired service area, and is therefore in compliance with Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code.

Radio Frequency Signals:

Federal law prohibits the County from denying a new wireless telecommunications facility due to radio frequency signals if the Federal Communications Commission (FCC) has made the determination that the proposed wireless telecommunications facility is within the limits of required radio frequency signals. Additionally, local government cannot deny permits for reasons related to health or environmental concerns about radio frequency emissions if the wireless telecommunication facility is FCC compliant. The FCC is the government agency responsible for the authorization and licensing of facilities such as cellular towers that generate RF radiation. Radiofrequency (RF) radiation emanates from antenna on cellular towers and is generated by the movement of electrical charges in the antenna. The energy levels it generates are not great enough to ionize, or break down, atoms and molecules, so it is known as "non-ionizing" radiation. The FCC has developed and adopted guidelines for human exposure to RF radiation using the recommendations of the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE), with the support of the other applicable agencies. According to the FCC, both the NCRP exposure criteria and the IEEE standard were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects.

The exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety margins. Under the National Environmental Policy Act (NEPA) the FCC is required to evaluate transmitters and facilities for significant impacts on the environment, including human exposure to RF radiation. When an application is submitted to the FCC for construction or modification of a transmitting facility or renewal of a license, the FCC evaluates it for compliance with the RF exposure guidelines, which were previously evaluated under NEPA. An Antenna Structure Registration from the FCC was submitted by the applicant which granted the application for the new tower. During the Antenna Structure Registration application review process, the FCC determines if a proposed project is compliant with RF radiation standards. If additional carriers were to seek co-location on this tower, they would be subject to the FCC permitting and compliance.

GENERAL PLAN AND ZONING CONSISTENCY:

The proposed wireless telecommunication facility is proposed in Eastern Nevada County on a 35.19-acre parcel zoned Forest with a minimum parcel size of 160 acres (FR-160) with a General Plan designation of Forest with a minimum parcel size of 160 acres (FOR-160). The proposed project is in alignment with the allowable uses for the Forest zoning designation. Pursuant to Title 12, Chapter 2, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code and Table 12.02.030, communication towers are allowed in the Forest zoning district with a Use Permit. Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code establishes siting and design requirements for communication facilities to promote availability of public services while ensuring compatibility with adjacent land uses. Attachment 1 provides the Conditions of Approval that ensure that the construction and operation of the proposed communication tower would not conflict with or detract from the surrounding uses. With the approval of the proposed Conditional Use Permit, (CUP23-0002) and implementation of the proposed Conditions of Approval, the proposed project would comply with the Nevada County Rural Zoning District Development Standards, the Nevada County Communication Tower and Facility Standards, and the Nevada County Noise and Resource Standards.

Additionally, the project furthers the following goals and policies of the County's General Plan:

Land Use Element Goals and Policies: Policy 1.4.5 which seeks to, "encourage land use patterns which minimize use of the automobile and allow for viable alternative transportation modes." This Policy is being met because the proposed new wireless telecommunication tower will be an unmanned facility and will therefore minimize the use of automobiles significantly.

Noise Element Policies: Policy 9.1.2 which requires projects to adhere to the County exterior noise limits. This project has been conditioned to ensure the project meets these established noise limits.

With the adherence to proposed conditions of approval and mitigation measures, the project has been found to be compliant with both the Zoning Regulations and the County General Plan.

ENVIRONMENTAL REVIEW:

Environmental impacts associated with the previously completed Conditional Use Permit applications (U96-019 and U97-035) for a 41 foot monopole and a 40 foot monopole wireless telecommunications facility located within a 260 square foot lease area were originally reviewed under the Mitigated Negative Declarations (EIS96-052 and EIS97-042), which identified potential environmental impacts associated with development of the site for the wireless telecommunication facilities. The associated Mitigated Negative Declaration provided Mitigation Measures were identified to reduce potential impacts to less than significant levels.

The proposed new unmanned wireless communication facility will be designed as an eighty-five (85) feet of metal monopine structure with a 5-foot faux foliage extension, making the total height of the proposed tower ninety (90) feet tall on a parcel that has been previously disturbed with a wireless telecommunications facility. All brackets, antennas and RRUs green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. Due to the fact that the project parcel has already been mostly developed in the proposed project area pursuant to previously approved wireless telecommunication facility projects, the proposed wireless telecommunications facility would not have the potential for causing a significant effect on the environment, making the project Exempt from environmental review under the California Environmental Quality Act Guidelines Sections 150303 and 15332.

SUMMARY:

Crown Castle applied for a Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018), proposing the removal of an existing 41 foot tall monopole and replacing it with a new 90 foot tall faux pine (monopine) at an existing unmanned wireless communication facility located at 22258 Juniper Street, Floriston, CA 96111, approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision. The proposed facility will consist of eighty-five (85) feet of metal monopine structure with a 5-foot faux foliage extension, making the total height of the proposed tower ninety (90) feet tall. All brackets, antennas and RRUs green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. The facility will be contained within a 130 square foot lease area extension of the existing 260 square foot Crown Castle lease area that will be surrounded with a new 10 foot tall CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate. As conditioned, the proposed project complies with the applicable provisions of the Nevada County Code and is consistent with the General Plan. Further, no additional environmental impacts are anticipated to occur as a result of this Conditional Use Permit application. Therefore, Staff recommends that the Zoning Administrator, after reviewing and considering the project, find the proposed Conditional Use Permit application is Categorically

Exempt from environmental review pursuant to Section 15303 – New Construction or Conversion of Small Structures of the California Environmental Quality Act Guidelines, and approve the Conditional Use Permit (CUP23-0002) subject to the recommended Conditions of Approval shown in Attachment 1 of this Staff Report.

RECOMMENDATION: Staff recommends that the Zoning Administrator take the following actions:

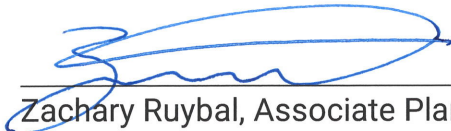
Staff recommends the Zoning Administrator take the following actions:

- I. Find that the Conditional Use Permit application (CUP23-0002) is Categorically Exempt from environmental review pursuant to Section 15303 – New Construction or Conversion of Small Structures because it consists of the construction of a new structure that will not exceed 2,500 square feet in floor area and does not involve the use of significant amounts of hazardous substances.
- II. After reviewing and considering the proposed Steep Slopes Management Plan application (MGT24-0018), approve the proposed Steep Slopes Management Plan prepared by Susah Dahl with T&S Engineering, subject to the Conditions of Approval shown in Attachment 1, to allow ground disturbance within areas that exceed 30% slope, making findings A-F, shown below:
 - a. That while the proposed construction activities lie within an area designated as a protected resource through Title 12, Chapter 4, Section 12.04.213 of the Nevada County Code, this sensitive resource area will be substantially protected through recommendations in the Steep Slopes Management Plan submitted on January 23, 2025, prepared by Susah Dahl with T&S Engineering a licensed civil engineer. Through implementation of the Conditions of Approval, no significant loss of resource value is anticipated to occur; and,
 - b. That as a part of the proposed project, the proposed development ensures the preservation of the natural and topographic character of the slope due to the Conditions designed to minimize erosion; and
 - c. The aesthetic quality of the slope is ensured, including the preservation of significant rock outcroppings and native plant materials; and
 - d. That alternatives to development on steep slopes are not feasible due to the location of the proposed wireless telecommunications facility and the topography of the parcel; and
 - e. That disturbance of steep slopes is minimized to the greatest extent possible; and

- f. That as a part of the proposed project, water quality problems created by sedimentation and/or excessive vegetation removal are minimized.
- II. Approve the proposed Conditional Use Permit (CUP23-0002) subject to the attached Conditions of Approval shown in Attachment 1, making findings A-K pursuant to Title 12, Chapter 5, Sections 12.05.060 and 12.05.052 of the Nevada County Code:
 - A. That this project as conditioned is consistent with the General Plan goals, objectives and policies, and with the Industrial General Plan land use map designation applicable to this project because the project supports an interconnected telecommunication network in the County pursuant to General Plan Policy 1.7.18 and is an allowable use with an approved Use Permit; and,
 - B. The proposed use is allowed within and is consistent with the purposes of the “FR-160” Zoning District within which the project is located, which allows communication towers with an approved Use Permit; and,
 - C. The proposed use and any facilities, as conditioned, will meet all applicable provisions of the Nevada County Code or a same practical effect of those provisions, because the project meets the setbacks and other standards of the Site Development Standards, mitigating the impact of the project on environmentally sensitive resources; and,
 - D. The site for the proposed use is adequate in size, shape and location to accommodate the proposed use and all facilities needed for that use and reasonable expansion thereof, if any, and to make appropriate transitions to nearby properties and permitted uses thereon, without compromising site development standards; and,
 - E. The design of proposed facilities is consistent with the intent of the design goals, standards, and elements of the Nevada County Code and will be compatible with the design of existing and anticipated future onsite uses and the uses of the nearby surrounding area; and,
 - F. The proposed use and facilities are compatible with, and not detrimental to, existing and anticipated future uses on-site, on abutting property and in the nearby surrounding area, because the proposed use is effectively screened from nearby properties and is exceeds all required setbacks; and,
 - G. There would be no impacts on water or sanitation supply and service because the project does not need or incorporate these uses; and,
 - H. Roads providing access to the site are adequate in width and surfacing type to carry the quantity and kind of traffic generated by the proposed use, which has been determined by the Public Works Department to be an insignificant amount not requiring the payment of traffic mitigation fees; and,

- I. Adequate provisions exist for emergency access to the site; and,
- J. Adequate public facilities and public services exist or have been provided for within the project area which will be available to serve the project without decreasing services levels to other areas to ensure that the proposed use is not detrimental to the public welfare; and
- K. The conditions provided in Attachment 1 are deemed necessary to protect the public health, safety, and general welfare.

Respectfully Submitted,



Zachary Ruybal, Associate Planner

Attachment 1
Final Amended Conditions of Approval (COAs)
Floriston Wireless Telecommunication Facility Use Permit
(PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001)

A. NEVADA COUNTY PLANNING DEPARTMENT:

1. Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018) authorizes the removal of an existing 41 foot tall monopole and replacing it with a new 90 foot tall faux pine (monopine) at an existing unmanned wireless communication facility located at 22258 Juniper Street, Floriston, CA 96111, approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision. The proposed facility will consist of eighty-five (85) feet of metal monopine structure with a 5-foot faux foliage extension, making the total height of the proposed tower ninety (90) feet tall. The proposed project includes the removal and replacement of an existing RBS 6201 cabinet with a new T-Mobile enclosure 6160 cabinet, relocating two (2) existing antennas from the existing monopole to the new monopine, relocating two (2) RRUS-449 B71/B85 units from the existing monopole to the new monopine, installing one (1) new 10 foot tall CMU retaining wall enclosure, installing one (1) new Double Tri-Sector Collar with T-Arms, installing two (2) new T-Mobile antennas, installing two (2) new RRUS-4460 B25/B66 units, installing two (2) new hybrid cables, removing two (2) existing antennas, removing four (4) existing diplexers at the equipment and antennas, and remove an existing cable tray.

The proposed project includes an extension of the existing 260 square foot crown castle lease area by approximately 130 square feet to accommodate the new monopine, for a total of a 390 square foot lease area. All brackets, antennas and RRUs green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. The facility will be surrounded with a new CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate is located on the west side for access. There will be a new 100 square foot concrete slab for the new 90 foot monopine to go. There is no exterior lighting proposed, and any service lighting will be compliant with Nevada County Lighting standards. The site will be accessed via an existing private dirt access road within an existing 12 foot access and utility easement that connects directly to Juniper Street, an existing paved private road within the Floriston Subdivision.

Additionally, the proposed project includes a Steep Slopes Management Plan for the work being proposed within slopes in excess of 30% slope. The new monopine will require a graded pad, concrete slab, and CMU retaining wall which will encroach into slopes in excess of 30%. Therefore, recommended actions have been provided by T&S Engineering to minimize the impact of the proposed

construction activities within these areas of slopes exceeding 30% that shall be implemented into project construction and grading activities.

2. Pursuant to the requirements identified in Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant is hereby notified that this project is not valid until the expiration of the ten (10) day appeal period from the date of the Zoning Administrator's final action on the project.
3. Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the Conditional Use Permit (November 22, 2028) (i.e. Final Project Action), unless an extension of time for reasonable cause is requested prior to the expiration date and granted by the Zoning Administrator pursuant to Section 5.10 of the Nevada County Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.
4. Prior to Final of any Improvement Permits, the applicant shall contact the Planning Department for a field inspection to verify all Conditions of Approval, Mitigation Measures, and ordinance requirements have been satisfied. Fees for such inspection shall be applicable on the project Building Permit.
5. The design, colors, configuration, and materials of the monopine and associated improvements including the 390 square foot lease area shall be in substantial conformance with the design authorized in this approval. The wireless telecommunication facility shall be painted with a dark green steel finish coating system and all brackets, antennas and RRUs will be painted green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. as represented on the approved plans kept on file with the Planning Department.
6. There shall be no lighting on tower, unless required by the Federal Aviation Administration (FAA). All lights not required by the FAA shall be fully shielded and downward facing to prevent the light source or lens from being visible from adjacent properties and roadways. Fully shielded shall mean a light which does not allow any light dispersion to shine above the horizontal plane from the lowest light emitting point of the light fixture and which precludes visibility of the light source.
7. The following Best Management Practices used to protect natural vegetation, impacts to steep slopes, and minimize impacts to wildlife habitat are required to be added to all future building plans and shall be followed:
 - a. Proper design and construction of retaining wall and tower foundation

- b. Erosion and sediment control plan, to include:
 - i. Site specific BMPs: fiber rolls, concrete washout
 - ii. Good housekeeping notes
 - iii. Notes to preserve existing vegetation
 - iv. Notes to haul-off any excavated material that has the potential for shrinking and swelling (e.g. high-plasticity clay (CH))
 - c. Following recommendations in the Subsurface Exploration Report, prepared by Tower Engineering Professionals, Inc., dated July 26, 2023.
- 8. Prior to issuance of Improvement or Building Permits, pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant shall provide a Facility Maintenance/Removal Agreement to the Planning Director, binding the developer and successors in interest, to an agreement to maintain the facility as approved and notify the County of intent to vacate the site, agreeing that the applicant will remove all facilities within 12 months unless the site is occupied by a successor; or the applicant shall provide a cash bond equal in cost to removing the tower and associated facilities.
- 9. Pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant shall include a note on all improvements plans as follows: "Existing trees and other screening vegetation in the vicinity of the facility and along the access or utility easements, shall be protected from damage during construction. All areas disturbed during project construction shall be replanted with vegetation compatible with vegetation in the surrounding area except where the County Fire Marshal requires fuel modification. Native trees are the preferred vegetation."
- 10. The facility shall comply with all Federal Communications Commission (FCC) regulations concerning radio frequency emissions.
- 11. A permanent, weatherproof, facility identification sign, no more than 12" x 24" in size, identifying the facility operator and a 24-hour phone number, shall be placed on the fence, the equipment building or tower base. If larger signage is required by the FCC, the applicant shall provide proof of the requirement, and signage shall not exceed the required size.
- 12. The contractor shall exercise every reasonable precaution to protect the project site from pollution with fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil and wash water shall be prevented from discharging onto the ground at the construction site.
- 13. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following:

"All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading activities. If such resources are encountered or suspected, work within 200 feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment."

14. Hours of operation for construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. These limited hours of operation shall be noted on project plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.
15. Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities.
16. Pursuant to the Agreement to Pay form signed and submitted by the applicant/authorized representative, all fees incurred in the processing of this project shall be paid in full within 30 days of the mailing of such billing for the project. If payments on outstanding invoices are not made within thirty (30) days after the date of the invoice, County staff may cease work on the project until the required payment is made, subject to any other provisions of the law. All fees must be paid prior to the granting of any permits, approvals, or any land use entitlement for which services are required. Project approval does not become effective unless and until the applicant has complied with this condition.
17. Prior to issuance of any grading, Building, or improvements plans, to ensure that the proposed wireless telecommunication facility does not conflict with or compromise the existing private/public water infrastructure, the applicant shall obtain and submit documentation (official letter or email) from the Lahontan Regional Water Quality Control Board (or its administering agency) verifying that the proposed project will not interfere with the operation or purpose of the Floriston Community Water System. Additionally, the water vaults and

infrastructure associated with the Floriston Community Water System project shall be shown on the Site Plan for all future submittals for any/all permits.

18. Due to the proposed new wireless communication facility being within 100% of the tower height from the existing above ground water tanks, to ensure that the water tanks and associated infrastructure are not damaged, prior to approving any grading/Building/improvements plans, the applicant shall provide a Fall Certification Letter from structural engineer licensed by the State of California to the Nevada County Planning Department certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes, and ice, when the tower is fully loaded with antennas, transmitters and other equipment and camouflaging.

B. DEPARTMENT OF ENVIRONMENTAL HEALTH:

1. With the existence of hazardous material storage at this location, the applicant and/or facility operator shall adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). CERS | California Environmental Reporting System
2. The applicant and/or facility operator must apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), the Certified Unified Program Agency (CUPA). The applicant and/or facility operator shall secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations.
3. NCDEH shall have full access rights to the facility, including roads across private property, for the purposes of inspecting and or investigating complaints related to the storage and disposal of hazardous materials, 24 hours per day, 7 days per week. If private gates restrict access to the facility, NCDEH shall be provided with keys or combinations of said gates, or be allowed to apply a lock to a chain of locks, should one exist. NCDEH access shall be part of the lease agreement with the private property owner.

C. NEVADA COUNTY BUILDING DEPARTMENT:

1. Complete construction plans shall be submitted for review at time of building permit submittal in conformance with Nevada County Land-Use Code Chapter V.

2. All project plans shall be designed and wet stamped/signed by a California Licensed Design Professional for each prospective field of the project.
3. Completion of the County of Nevada Special Inspection Agreement will be required at time of building permit submittal for all required special inspections.

D. NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT:

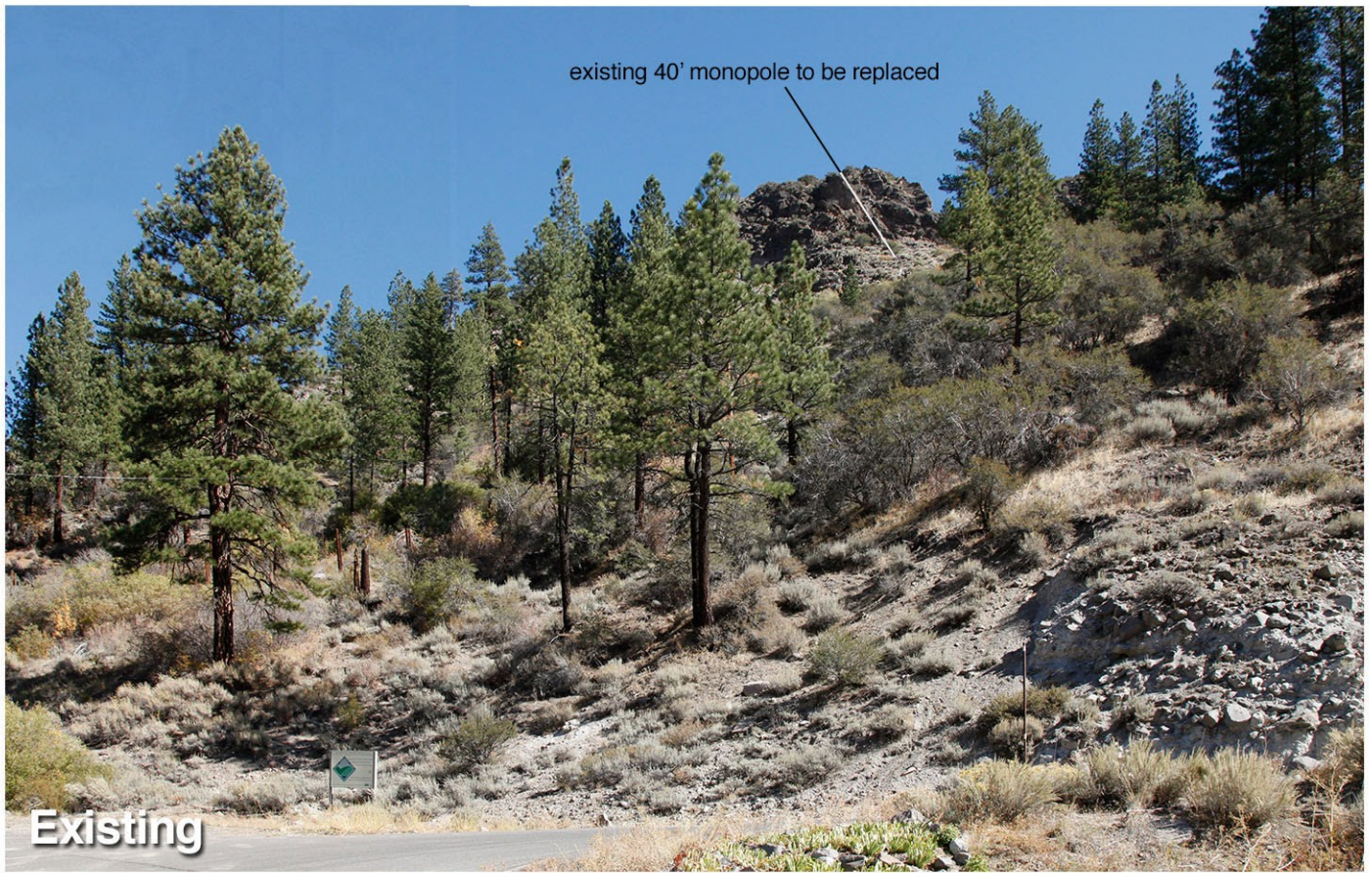
1. A note shall be placed on associated building or grading plans stating that any future construction projects less than one acre must adhere with dust mitigation measures in Northern Sierra Air Quality Management District's Rule #226.

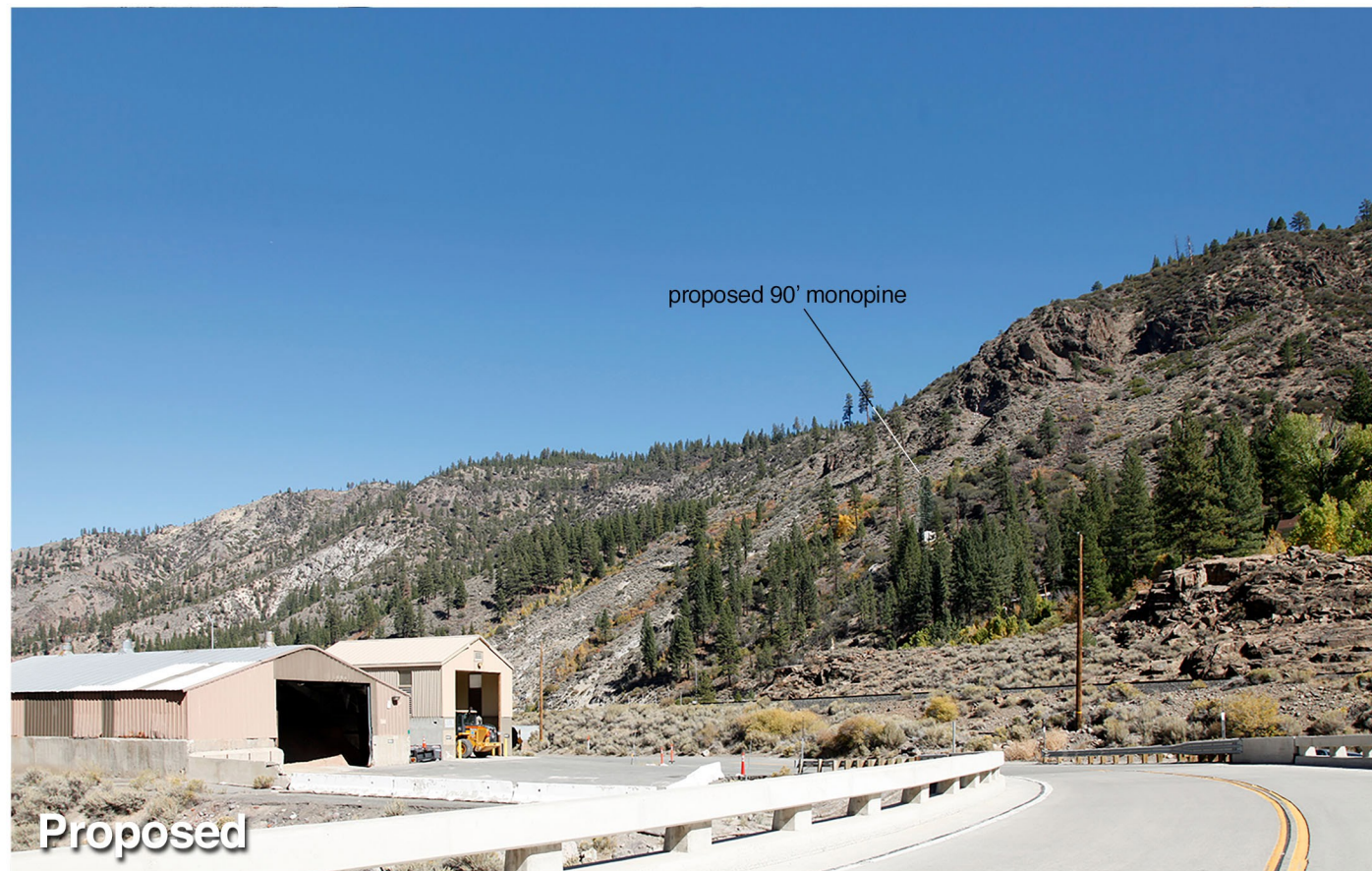
E. DEPARTMENT OF PUBLIC WORKS:

1. Access to the tower site shall meet minimum County Fire Standard Driveway requirements per County Standard Drawing C-2. 2.
2. Access Driveway shall be within the designated 20' Wide Access & Utility Easement as shown on the As-Built Survey Plans dated July 2, 2025.
3. Any Grading permits required for said Driveway shall be submitted to the Building Department for review and approval prior to any construction

F. CALTRANS:

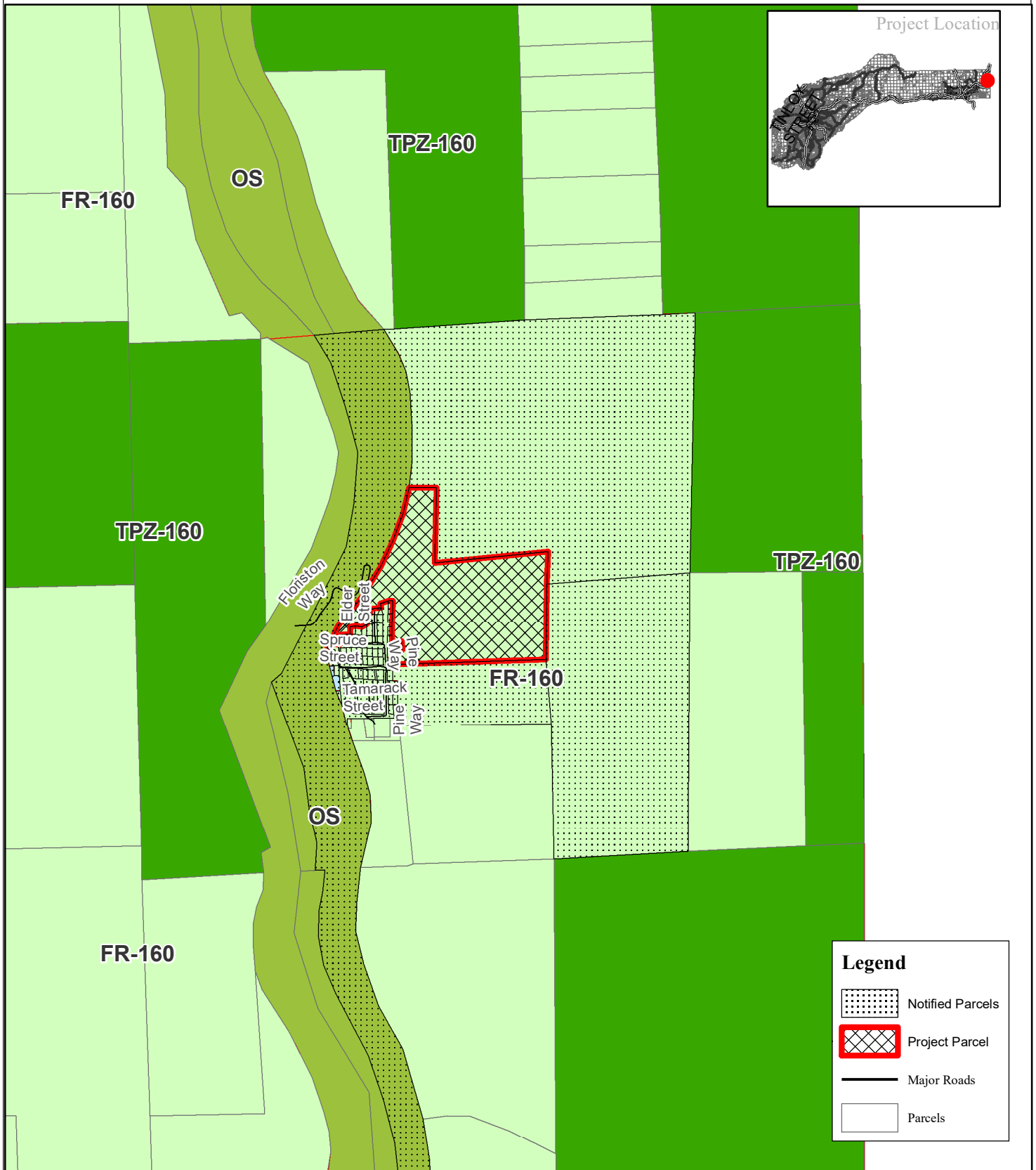
1. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14th Street, Sacramento, CA 95811-7119. See the following website for more information:
<https://dot.ca.gov/programs/trafficoperations/transportation-permits>





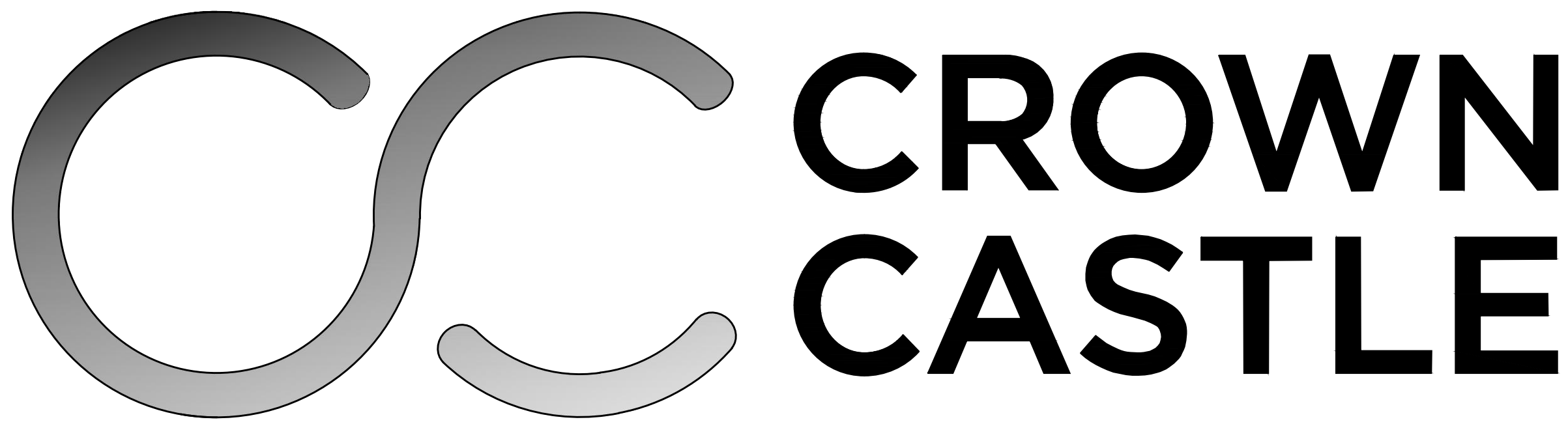
PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001

**Crown Castle Cell Tower Use Permit
Zoning, Vicinity and Public Notice Map**



0 0.38 Miles

Every reasonable effort has been made to assure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The County of Nevada assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Before making decisions using the information provided on this map, contact the Nevada County Public Counter staff to confirm the validity of the data provided.



FLORISTON
22258 JUNIPER ST, FLORISTON, CA 96111
BUN 827190

T-MOBILE WEST LLC



SA379 FLORISTON
PROJECT - CELL TOWER REPLACEMENT
& T-MOBILE EQUIPMENT UPGRADE
SC09379A

RFDS VER#: 12

PROJECT DESCRIPTION

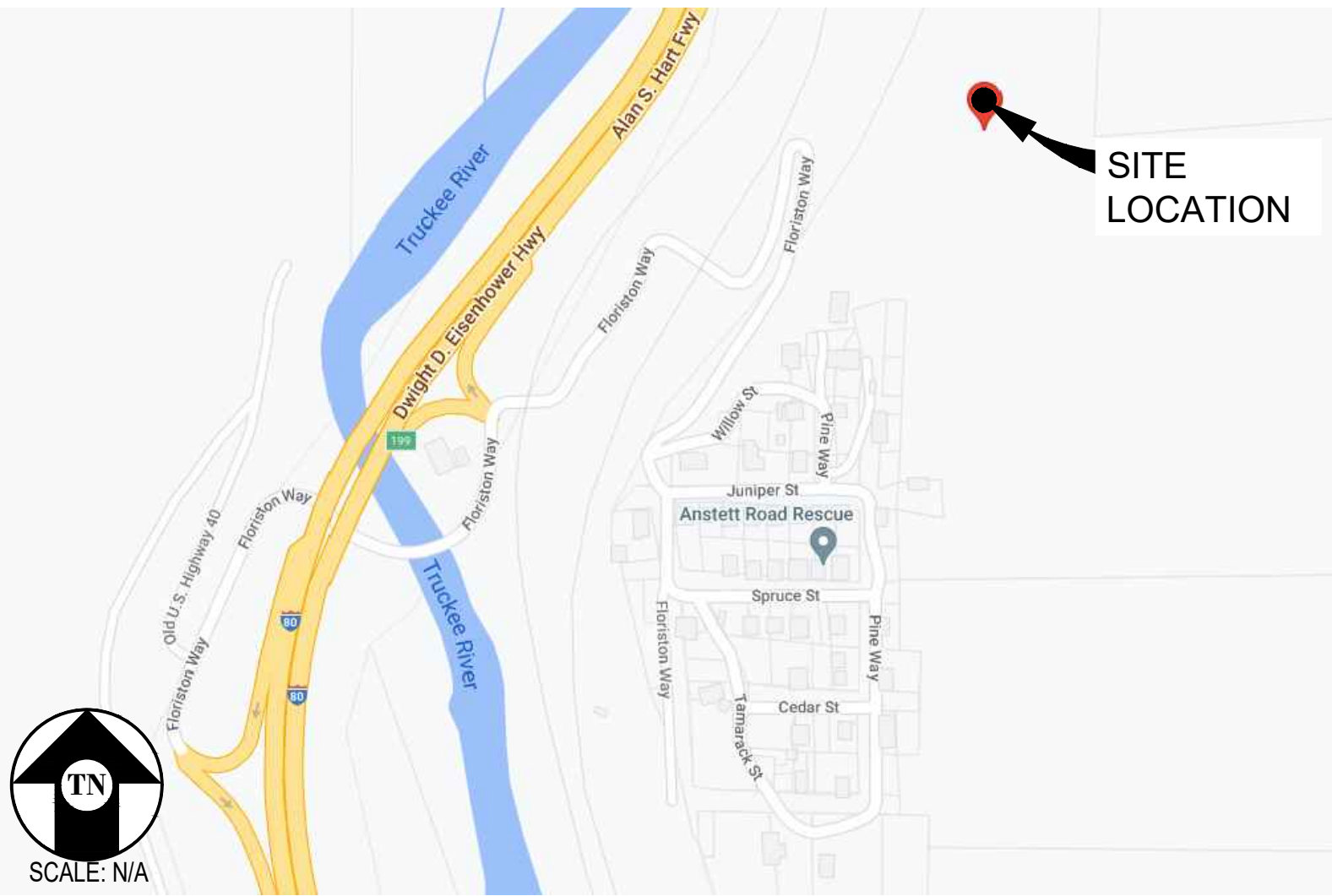
A MODIFICATION TO AN (E) UNMANNED CROWN CASTLE TELECOMMUNICATION FACILITY CONSISTING OF:

- REMOVING & REPLACING (E) CROWN CASTLE MONOPOLE @ FINAL PHASE W/ (N) 90’-0” CROWN CASTLE MONOPINE
- REMOVING & REPLACING (E) RBS 6201 CABINET W/ (N) T-MOBILE ENCLOSURE 6160 CABINET
- RELOCATING (2) (E) ANTENNAS FROM (E) MONOPOLE TO (N) MONOPINE
- RELOCATING (2) RRUS-4449 B71/B85 UNITS FROM (E) MONOPOLE TO (N) MONOPINE
- INSTALLING (N) 11’-4”X11’-4” CROWN CASTLE LEASE AREA EXTENSION
- INSTALLING (N) 10’-0” TALL CMU RETAINING WALL ENCLOSURE
- INSTALLING (N) DOUBLE TRI-SECTOR COLLAR W/ T-ARMS
- INSTALLING (2) (N) T-MOBILE ANTENNAS
- INSTALLING (2) (N) RRUS-4460 B25/B66 UNITS @ ANTENNAS
- INSTALLING (2) (N) 6X24 HYBRID CABLES
- REMOVING (2) (E) ANTENNAS
- REMOVING (4) (E) DIPLEXERS @ EQUIPMENT
- REMOVING (4) (E) DIPLEXERS @ ANTENNAS
- REMOVING (E) CABLE TRAY

PROJECT INFORMATION

SITE NAME:	FLORISTON	APPLICANT:	CROWN CASTLE ONE PARK PLACE, SUITE 300 DUBLIN, CA 94568
CROWN BU#:	827190		
COUNTY:	NEVADA	CROWN CASTLE PROJECT MANAGER:	ATTN: BELINDA LIVINGSTON (801) 362-8720
JURISDICTION:	NEVADA COUNTY		
APN:	48-130-19-000	CROWN CASTLE D&S PROJECT MANAGER:	ATTN: BRIAN LEEGWATER (925) 737-1016
SITE ADDRESS:	22258 JUNIPER ST FLORISTON, CA 96111	ZONING CONTACT:	STREAMLINE ENGINEERING & DESIGN, INC ATTN: LISA ELLIOTT (209) 605-2736
CURRENT ZONING:	N/A	CONSTRUCTION CONTACT:	CROWN CASTLE ATTN: JAMES SJOTVEDT (916) 532-7545
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
TELEPHONE:	AT&T		
LATITUDE:	N 39° 23’ 49.44” NAD 83		
LONGITUDE:	W 120° 01’ 12.10” NAD 83		
PROPERTY OWNER:	MAWHAR, DEBORAH & JAMES		
TOWER OWNER:	CROWN CASTLE ONE PARK PLACE, SUITE 300 DUBLIN, CA 94568		

VICINITY MAP



DRIVING DIRECTIONS

FROM:	ONE PARK PLACE, SUITE 300, DUBLIN, CA 94568
TO:	22258 JUNIPER ST, FLORISTON, CA 96111
<hr/>	
1.	HEAD SOUTH ON PARK PL TOWARD DUBLIN BLVD
2.	TURN LEFT ONTO DUBLIN BLVD
3.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO HACIENDA DR
4.	USE THE RIGHT 2 LANES TO TAKE THE INTERSTATE 580 W RAMP TO OAKLAND
5.	MERGE ONTO I-580 W
6.	USE THE RIGHT 2 LANES TO TAKE THE EXIT TOWARD SACRAMENTO
7.	MERGE ONTO I-680 N2
8.	KEEP LEFT AT THE FORK TO STAY ON I-680 N
9.	KEEP LEFT AT THE FORK TO CONTINUE ON I-680
10.	TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO
11.	MERGE ONTO I-80 E
12.	KEEP LEFT TO STAY ON I-80 E
13.	USE THE RIGHT 2 LANES TO TAKE THE I-80 EXIT TOWARD RENO
14.	CONTINUE ONTO I-80 E
15.	KEEP LEFT TO STAY ON I-80 E
16.	TAKE EXIT 199 TOWARD FLORISTON
17.	TURN LEFT ONTO FLORISTON WAY
<hr/>	
END AT: INSERT PROJECT ADDRESS	
<hr/>	
ESTIMATED TIME:	3 HOUR 21 MINUTES
ESTIMATED DISTANCE:	201 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & 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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

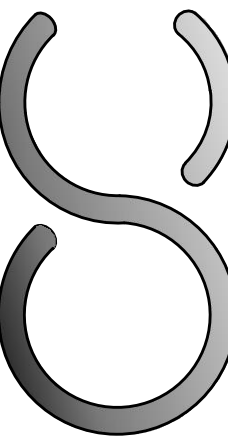
SHEET INDEX

SHEET	DESCRIPTION	REV
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T-1.2	NOTES	-
△ V-01	AS-BUILT SURVEY	-
V-02	AS-BUILT SURVEY	-
V-03	AS-BUILT SURVEY	-
V-04	AS-BUILT SURVEY	-
V-05	AS-BUILT SURVEY	-
△ V-06	AS-BUILT SURVEY	-
V-01	TOWER SURVEY	-
V-02	TOWER SURVEY	-
V-03	TOWER SURVEY	-
△ V-04	TOWER SURVEY	-
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A-1.0	OVERALL SITE PLAN	2
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A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	2
A-3.2	ELEVATIONS	2
A-4.1	DETAILS	-
S-1.1	STRUCTURAL DETAILS	-
E-1.1	ELECTRICAL PLAN	-
E-1.2	GROUNDING PLAN & DETAILS	-

FLORISTON

827190
22258 JUNIPER ST
FLORISTON, CA 96111

CROWN
CASTLE



ONE PARK PLACE, SUITE 300
DUBLIN, CA 94568



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	11/07/22	CD 95%	C.T.C
	11/29/22	CLIENT REV	S.D.
	12/07/22	CLIENT REV	C.T.C
△	11/14/23	PLANNING COMMS	S.D.
△	02/26/24	PLANNING COMMS	S.D.
△	04/19/24	PLANNING COMMS	T.T.

DRAWN BY: C. COLSTON

CHECKED BY: -

APPROVED BY: -

DATE: 02/26/24

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBULY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

CONSTRUCTION NOTES

1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2019 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2019 CBC; A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING, INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
8. CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

CONCRETE CORE/DRILLING NOTES

1. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED OR POST-TENSIONED REINFORCED CONCRETE (MILD REINFORCED), USE CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE (E) REINFORCING BARS. WHEN INSTALLING ANCHORS INTO (E) PRE-STRESSED OR POST-TENSIONED CONCRETE LOCATE THE PRE-STRESSED OR POST-TENSIONED TENDONS BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, AT POINT OF PENETRATION, PRIOR TO INSTALLATION. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
2. WHEN CORING EXISTING REINFORCED CONCRETE OF ANY CONSTRUCTION TYPE (PRE-STRESSED, POST-TENSIONED OR MILD REINFORCED), LOCATE THE EXISTING REINFORCING BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, PRIOR TO CORING. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING ANY REINFORCING DURING CORING. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE CORE. THE MAXIMUM SIZE OF ANY CORE IS TO BE 6" DIAMETER AND THE MINIMUM SPACING BETWEEN CORES IS TO BE TWICE THE CORE DIAMETER (I.E. 12" SPACING FOR A 6" DIAMETER CORE).
3. INSPECTOR IS TO BE PRESENT DURING ALL CORE DRILLING OPERATIONS TO VERIFY THAT NO REINFORCING CABLES, TENDONS, OR REBAR HAVE BEEN CUT. (SEE NOTE 5 BELOW)
4. THE INSPECTOR SHALL SUBMIT A WRITTEN REPORT TO THE OWNER.
5. THE INSPECTIONS INDICATED IN NOTES 3 AND 4 ABOVE ARE NOT REQUIRED FOR A CONCRETE FILL OVER METAL DECK APPLICATION WHERE INDICATED ON THE CONSTRUCTION DRAWINGS.

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2019 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE B (F_y=46,000 PSI). ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS. SPECIAL INSPECTION IS REQUIRED FOR HIGH STRENGTH BOLTS.
6. THREADED RODS SHALL BE ASTM F1554, GR 36 U.O.N. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
7. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
8. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED PER PLAN.
9. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
10. AT ALL WEB STIFFENER PLATES LEAVE ¾"Ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
11. BOLTS AND NUTS AT ANTENNA & RRU MOUNTS TO BE ASTM F3125/F3125M GRADE A325 WITH A194M NUTS U.O.N.
12. ALL NUTS SHALL BE ASTM A563/A563M ALL WASHERS SHALL BE ASTM F436/ F436M.
13. ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
14. ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

EXPANSION & EPOXY ANCHORS

1. EXPANSION AND EPOXY ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (CBC).
2. ALL ANCHORS PROVIDED SHALL BE INCLUDED IN EVALUATION REPORTS OF THE INTERNATIONAL CODE COUNCIL (ICC), AND SHALL BE EVALUATED FOR 2018 IBC MINIMUM REQUIREMENTS IN THE ICC REPORT
3. CONCRETE EXPANSION ANCHORS SHALL BE KWIK BOLT T22 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4266 OR APPROVED EQUIVALENT.
4. CMU EXPANSION ANCHORS SHALL BE KWIK BOLT T22 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4561 OR APPROVED EQUIVALENT. ANCHORS SHALL BE INSTALLED A MINIMUM OF 1¾" FROM ANY VERTICAL MORTAR JOINT TYPICAL. ANCHORS TO BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.
5. CONCRETE ADHESIVE EPOXY ANCHORS SHALL BE HIT RE-500 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3814 OR APPROVED EQUIVALENT.
6. GROUT FILLED CMU ADHESIVE EPOXY ANCHORS SHALL BE HIT-HY 200 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3963 OR APPROVED EQUIVALENT.
7. INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSPECTION IN ACCORDANCE WITH THE 2019 CBC, TABLE 1705.3, AND ALL REQUIREMENTS OF THE MANUFACTURER, THE MANUFACTURER'S ICC APPROVAL AND THESE DRAWINGS.
8. EXPANSION ANCHORS SHALL BE 304/316 STAINLESS STEEL U.O.N. EPOXY ANCHOR THREADED ROD SHALL BE ASTM F593 CW1 (316) (¼" TO ¾") OR F593 CW2 (316) (¾" TO 1½") STAINLESS STEEL U.O.N.
9. LOCATE AND AVOID REINFORCEMENT AND OTHER EMBEDDED ITEMS WHEN INSTALLING ANCHORS, TYPICAL. SEE CONCRETE CORE DRILLING NOTES FOR ADDITIONAL INFORMATION.
10. THE SPECIAL INSPECTOR MUST MAKE PERIODIC INSPECTIONS DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE AND DIMENSIONS, CONCRETE MEMBER THICKNESS, ANCHOR SPACING, EDGE DISTANCES, TIGHTENING TORQUE, HOLE DIAMETER, DEPTH AND CLEANLINESS, ANCHOR EMBEDMENT AND ADHERENCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE NOTE 11 BELOW FOR FREQUENCY OF INSPECTIONS.
11. 50% OF ALL ANCHORS, INCLUDING ALTERNATE BOLTS IN A GROUP OF ANCHORS, SHALL BE INSPECTED PER NOTE 10 ABOVE AND TORQUE TESTED PER THE ICC REPORT TEST VALUES NOTED BELOW:

KB T22: CONCRETE TORQUE TEST VALUES:			
¾"=30 FT LB	½"=40 FT LB	⅝"=60 FT LB	¾"=125 FT LB

CMU TORQUE TEST VALUES:			
¾"=15 FT LB	½"=25 FT LB	⅝"=35 FT LB	¾"=50 FT LB

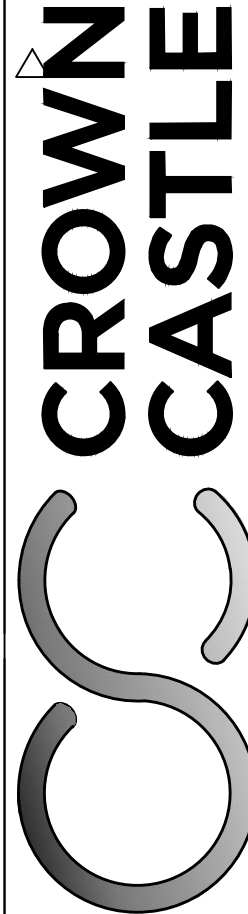
EPOXY ANCHOR:
CONCRETE TORQUE TEST VALUES:
½"=30 FT LB
(CONCRETE TENSION TEST VALUES TO BE DETERMINED AS NEEDED. A RFI WILL BE ISSUED IF NEEDED DURING CONSTRUCTION TO ESTABLISH THE REQUIRED TENSION TEST VALUES)

CFC CHAPTER 12 COMPLIANCE				
TOTAL = 12 BATTERIES X 2.52 kWh/BATTERY = 30.24 kWh (SINCE LESS THAN 70kWh OF CAPACITY, CFC CHAPTER 1207, TABLE 1207.1.1, SECTIONS 1207.1.2-1207.11.10 NOT APPLICABLE)				
BATTERY INFORMATION (BATTERY CAPACITY DATA-12V MONOBLOCKS)				
BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	AMP HOURS PER UNIT	TOTAL VOLTS PER UNIT	TOTAL kWh # OF BATTERIES x AMP HOURS PER UNIT x VOLTS PER UNIT /1000
NORTHSTAR 210FT	12	210Ah	12V	12 x 210Ah x 12V/1000 = 30.24 kWh < 70kWh
BATTERY DATA CHART (LEAD-ACID BATTERIES)				

	ANTENNA SCHEDULE													
	ANTENNA					RADIO UNIT		CABLING						
	SECTOR	TECHNOLOGY	ANTENNA MODEL	RAD CENTER	AZIMUTH	RRU MODEL	NO. OF RRU'S	NO. OF JUMPERS	JUMPER LENGTH	NO. OF HYBRID CABLES	HYBRID CABLE LENGTH	NO. OF COAX CABLES	COAX DIA.	COAX LENGTH
ALPHA SECTOR	A1	L600/L700/N600/ L2100/L1900/G1900	RFS-APXVAARR24_43-U-NA20	80'-0"	200°	RRUS-4449 B71/B85 RRUS-4460 B25/B66	2	8	10'	1	98'	-	-	-
	A2	L2500/N2500	ERICSSON AIR6419 B41	80'-0"	200°	-	-	-	-	-	-	-	-	-
BETA SECTOR	B1	L600/L700/N600/ L2100/L1900/G1900	RFS-APXVAARR24_43-U-NA20	80'-0"	340°	RRUS-4449 B71/B85 RRUS-4460 B25/B66	2	8	10'	1	98'	-	-	-
	B2	L2500/N2500	ERICSSON AIR6419 B41	80'-0"	340°	-	-	-	-	-	-	-	-	-

FLORISTON

827190
22258 JUNIPER ST
FLORISTON, CA 96111



ONE PARK PLACE, SUITE 300
DUBLIN, CA 94668



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	11/07/22	CD 95%	C.T.C
	11/29/22	CLIENT REV	S.D.
	12/07/22	CLIENT REV	C.T.C
△	11/14/23	PLANNING COMMS	S.D.
△	02/26/24	PLANNING COMMS	S.D.
△	04/19/24	PLANNING COMMS	T.T.

DRAWN BY: C. COLSTON

CHECKED BY: -

APPROVED BY: -

DATE: 02/26/24

SHEET TITLE:

NOTES

SHEET NUMBER:

T-1.2

AS-BUILT SURVEY

827190

SA379 FLORISTON/FLORISTON

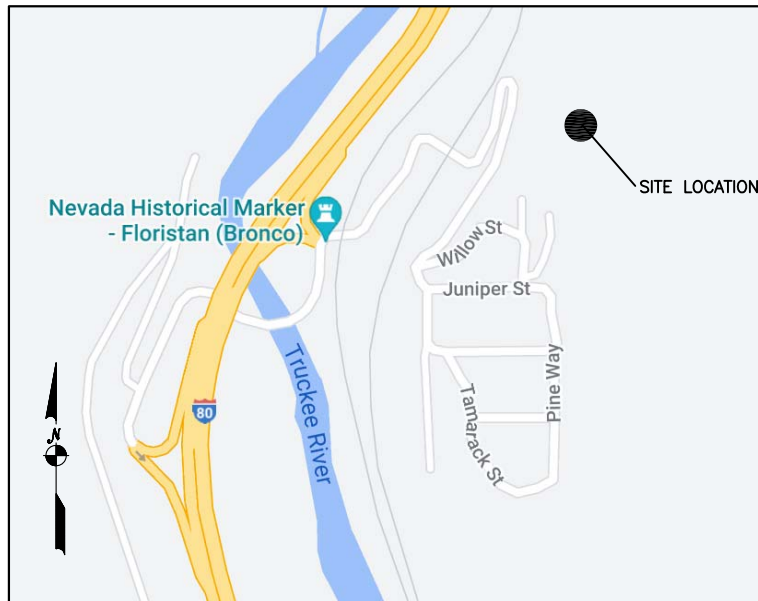
22258 JUNIPER ST
FLORISTON CA 96111
NEVADA COUNTY

LEGEND

Additional Land Building	Asphalt Pavement	Contour - Major	Contour - Minor	Easement	Guiderail	Jurisdiction Line	Property Line	Property Tie	Right of Way	Setback	Treeline	Wetland	Railroad Tracks	Centerline	Road Centerline	Stream	Stream (Directional)	Ditch	Channel	Fence	Cable TV	Cable Underground	Combined Sewer	Cable TV & Elec	Cable, Elec, & TV	Electric	Electric Underground	Fiber	Fiber Underground	Gas	Sewer	Storm	Telephone	Telephone Underground	Unknown Utility	Water	Topo - High Point	Topo - Low Point	Breakline	Match line	Property Tie										
IP / Rebar Monu	IP / Rebar Monu- Found	Cased Monu	Cased Monu - Found	Traverse Point	Survey Point	Gravel	Dirt	Concrete	Retaining Wall	Stairs	Door / Gate	Double Door / Gate	Gate - Sliding	Signs	Mailbox	Column	Utility Pole	Guyed Pole	Pole	Bollard	Fire Hydrant	Flag Pole	Shrub	Tree - Palm	Tree - Conferous	Tree - Deciduous	Metal Platform	Fuel Tanks	Traffic Signal Controller	Transformer	Transformer Pad	Catch Basin	Inlet	Culvert	Utility Vault	Manhole	Handhole	Pull box	Pedestal	Riser	Meter	Valve	Cleanout	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	OVER 30% GRADE	EASEMENT AREA

VICINITY MAP

NTS



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	±XXX,XXX	±X.XXX
LEASED PREMISES	±390	±0.009
AERIAL EASEMENT (20' DIA.)	±314	±0.0072
ACCESS & UTILITY EASEMENT	±15,197	±0.349

SHEET INDEX

SHEET NAME	TITLE
V-01	COVER SHEET
V-02	PROPERTY OVERVIEW
V-03	SITE OVERVIEW
V-04	SITE BOUNDARY
V-05	SITE DETAIL
V-06	LEGAL DESCRIPTIONS

SURVEY PROCEDURES & EQUIPMENT

The Accuracy Of This Survey Meets Or Exceeds The Minimum Standards As Required By [CA Requirements For Boundary Surveys].
Instruments Used:
- SPECTRA PRECISION SP80 W/ SMARTNET VIRTUAL NETWORK
- TOPCON TOTAL STATION GPT-3005

COORDINATES

LABEL	LAT, LONG
SET CONTROL PT.5	39° 23' 49.44", -120° 01' 12.10"
SET CONTROL PT.6	39° 23' 48.93", -120° 01' 12.15"

For internal use.

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

SMITHCO SURVEYING ENGINEERING
2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA | CHK BY: DA | JOB NO.: 71-1074

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO CCTM1 LLC, CROWN CASTLE USA INC., INCLUDING ITS PARENTS, SUBSIDIARIES AND AFFILIATED ENTITIES, AND TOWER TITLE AND CLOSING.

SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:

FR-160: FOREST

LEASE AREA FLOOD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060210, PANEL NO. 0300E, DATED MARCH 3, 2010, SHOWS THAT THE SITE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', WHICH INDICATE THAT AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF NORTH:

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NOTES:

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- ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
- NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
09	11/02/23	UPDATE	LA
12	01/24/24	REDLINES	EJ
13	02/08/24	REDLINES	EJ
14	03/26/24	IN-HOUSE REVISIONS	EJ

SITE INFORMATION:

Name	SA379 FLORISTON/FLORISTON
BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

SITE LOCATED IN:

SECTION 30 T. 18 N., R 18 E., M.D.M

AS-BUILT SURVEY

SHEET TITLE: COVER SHEET

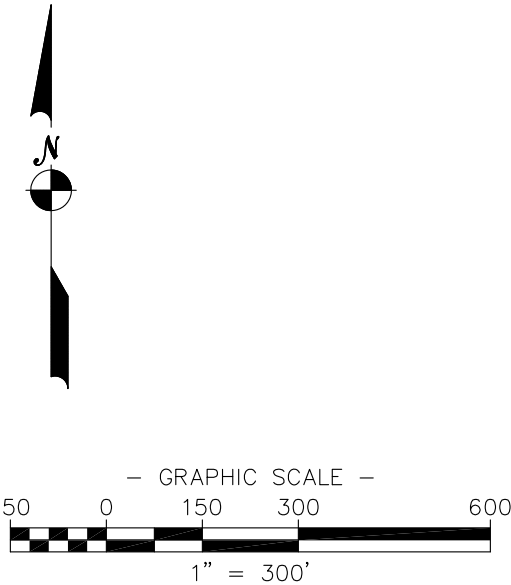
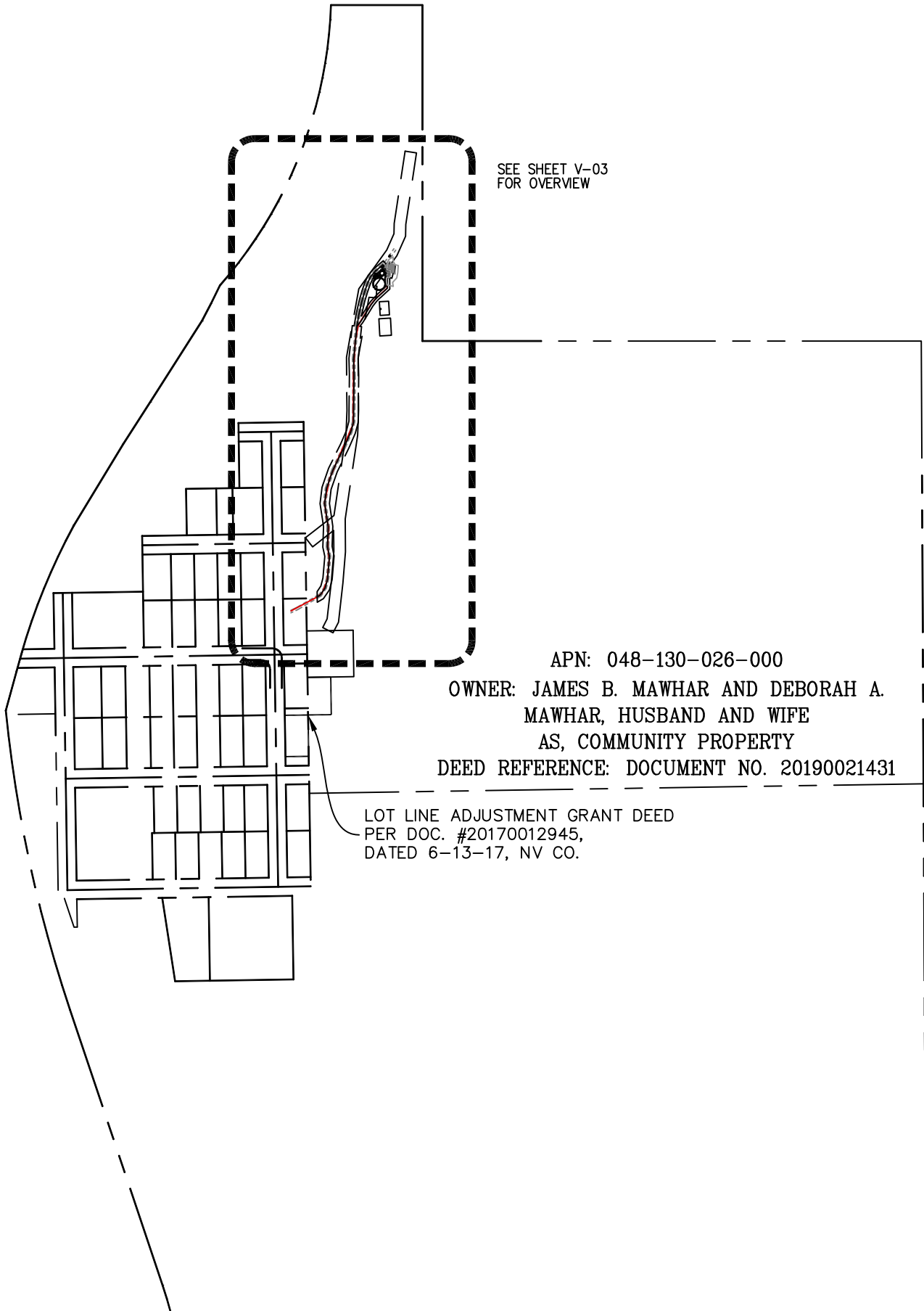
SHT NAME: V-01 | SHT NO: 1 | OF 6

PROPERTY INFORMATION

PARENT PARCEL

1 JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
APN: 048-130-026-000

ADDRESS:
22258 JUNIPER ST
FLORISTON CA 96111



SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

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2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA | CHK BY: DA | JOB NO.: 71-1074

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SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:

FR-160: FOREST

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BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

SITE LOCATED IN:

SECTION 30 T. 18 N., R 18 E., M.D.M

AS-BUILT SURVEY

SHEET TITLE: PROPERTY OVERVIEW

SHT NAME: V-02 | SHT NO: 2 OF 6

PROPERTY INFORMATION

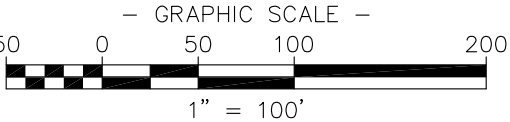
PARENT PARCEL

1 JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
APN: 048-130-026-000

ADDRESS:
22258 JUNIPER ST
FLORISTON CA 96111

APN: 048-130-026-000
OWNER: JAMES B. MAWHAR
AND DEBORAH A. MAWHAR,
HUSBAND AND WIFE AS,
COMMUNITY PROPERTY
DEED REFERENCE: DOCUMENT
NO. 20190021431

EXISTING T-MOBILE 100A METER
PANEL(TO BE REMOVED & REPLACED
WITH NEW T-MOBILE 200A METER
PANEL& NEW 50KVA
TRANSFORMER AT SOUTH)



JUNIPER STREET
(40' R.O.W.)

CONTROL PT. 6

CONTROL PT. 5
GRID N: 2276712.40
GRID E: 7121146.23

UNDERGROUND
ELECTRIC

POINT 'A'
P.O.B.—
20' WIDE ACCESS &
UTILITY EASEMENT,
AND 10' WIDE UTILITY
EASEMENT

(E)COMPOUND
W/46.1' HIGH MONOPOLE

ACCESS DIRT ROAD

A/U END
GRID N: 2275964.06
GRID E: 7120979.10

LINE TABLE

LINE	LENGTH	BEARING
L1	29.20'	S12°48'57"W
L2	25.90'	S09°31'07"W
L3	71.96'	S05°46'06"W
L4	34.19'	S01°45'23"E
L5	70.32'	S00°35'16"W
L6	30.04'	S00°32'42"W
L7	22.65'	S15°09'49"W
L8	32.79'	S23°35'02"W
L9	57.81'	S26°11'38"W
L10	41.78'	S19°06'29"W
L11	32.88'	S06°58'23"W
L12	50.29'	S08°35'14"E
L13	43.43'	S02°03'00"W
L14	20.61'	S11°49'07"E
L15	49.10'	S04°47'04"W
L16	20.26'	S14°54'47"W
L17	18.92'	S34°02'15"W
L18	7.55'	S59°50'35"W
L19	30.51'	S64°59'04"W
L20	13.04'	N38°50'32"E
L21	11.34'	N32°37'36"E
L22	16.29'	N31°53'15"E
L23	6.27'	N24°10'53"E
L24	15.15'	N36°47'18"E

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

SMITHCO SURVEYING ENGINEERING
2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA CHK BY: DA JOB NO.: 71-1074

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SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:

FR-160: FOREST

LEASE AREA FLOOD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060210, PANEL NO. 0300E, DATED MARCH 3, 2010, SHOWS THAT THE SITE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', WHICH INDICATE THAT AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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NOTES:

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REV	DATE	DESCRIPTION	DRWN
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12	01/24/24	REDLINES	EJ
13	02/08/24	REDLINES	EJ
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SITE INFORMATION:

Name	SA379 FLORISTON/FLORISTON
BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

SITE LOCATED IN:

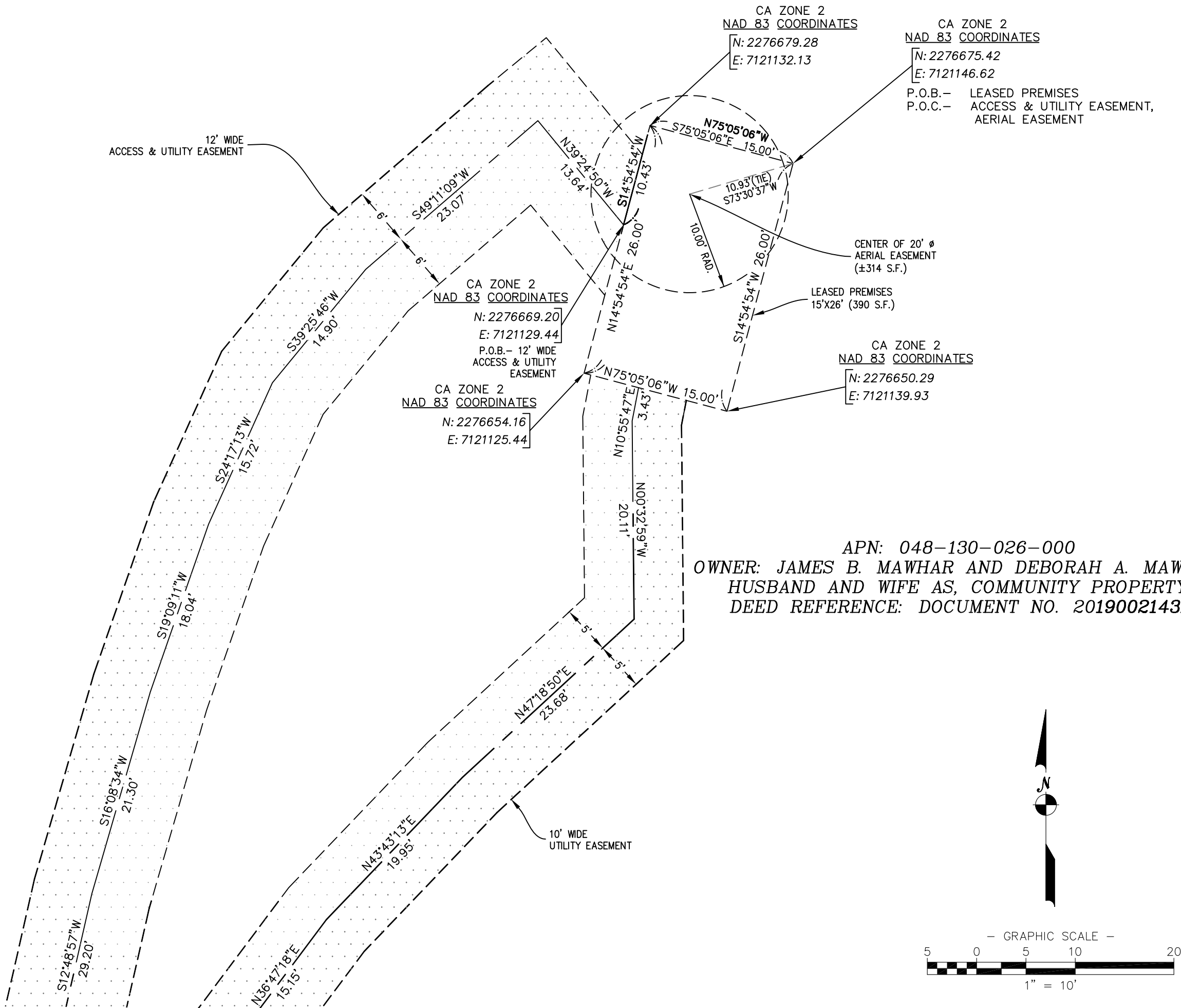
SECTION 30 T. 18 N., R 18 E., M.D.M

AS-BUILT SURVEY

SHEET TITLE: SITE OVERVIEW

SHT NAME: V-03 SHT NO: 3 OF 6

DWG NAME: 71-1074 SURVEY 2023-11-02



SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

SMITHCO SURVEYING ENGINEERING
2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA | CHK BY: DA | JOB NO.: 71-1074

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO CCTM1 LLC, CROWN CASTLE USA INC., INCLUDING ITS PARENTS,
SUBSIDIARIES AND AFFILIATED ENTITIES, AND TOWER TITLE AND CLOSING.

SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:

FR-160: FOREST

LEASE AREA FLOOD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE
MAP FOR COMMUNITY NO. 060210, PANEL NO. 0300E, DATED
MARCH 3, 2010, SHOWS THAT THE SITE LOCATION OF THIS
SITE FALLS WITHIN ZONE 'X', WHICH INDICATE THAT AREAS
ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN.

BASIS OF NORTH:

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED
ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 2.

NOTES:

1. SURVEY PERFORMED ON 10/26/23
2. HORIZONTAL DATA PROJECTED IN CALIFORNIA COORDINATE
SYSTEM OF 1983 (CCS83) ZONE 2 (INTERNATIONAL
ASSOCIATION OF OIL & GAS PRODUCER'S EPSG
CODE:2229) ELEVATIONS SHOWN HEREON ARE BASED ON
THE NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD88).
3. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND
MARKED BY OTHERS USING INDIRECT METHODS NO
SUBSURFACE EXCAVATION WAS PREFORMED TO VERIFY
THE TYPE AND LOCATION OF THE BURIED UTILITIES
DEPICTED HEREON.IT IS POSSIBLE THAT OTHER UTILITIES
SERVING THE SUBJECT TOWER SITE EXIST THAT WENT
UNDETECTED AS A PART OF THIS SURVEY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE
CONTAINED WITHIN THE DESCRIBED AREA.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
09	11/02/23	UPDATE	LA
12	01/24/24	REDLINES	EJ
13	02/08/24	REDLINES	EJ
14	03/26/24	IN-HOUSE REVISIONS	EJ

SITE INFORMATION:

Name	SA379 FLORISTON/FLORISTON
BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

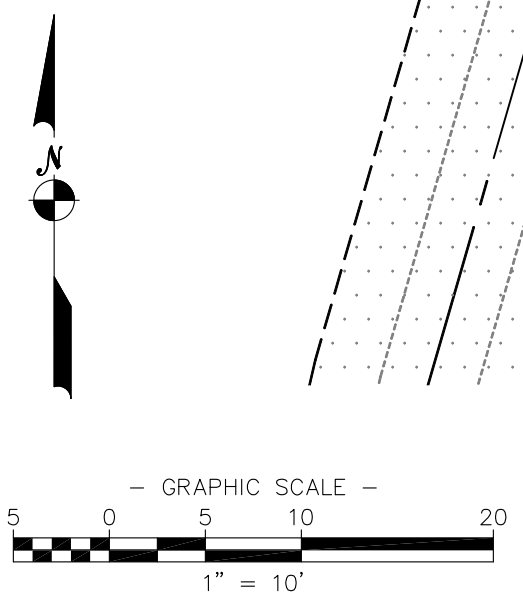
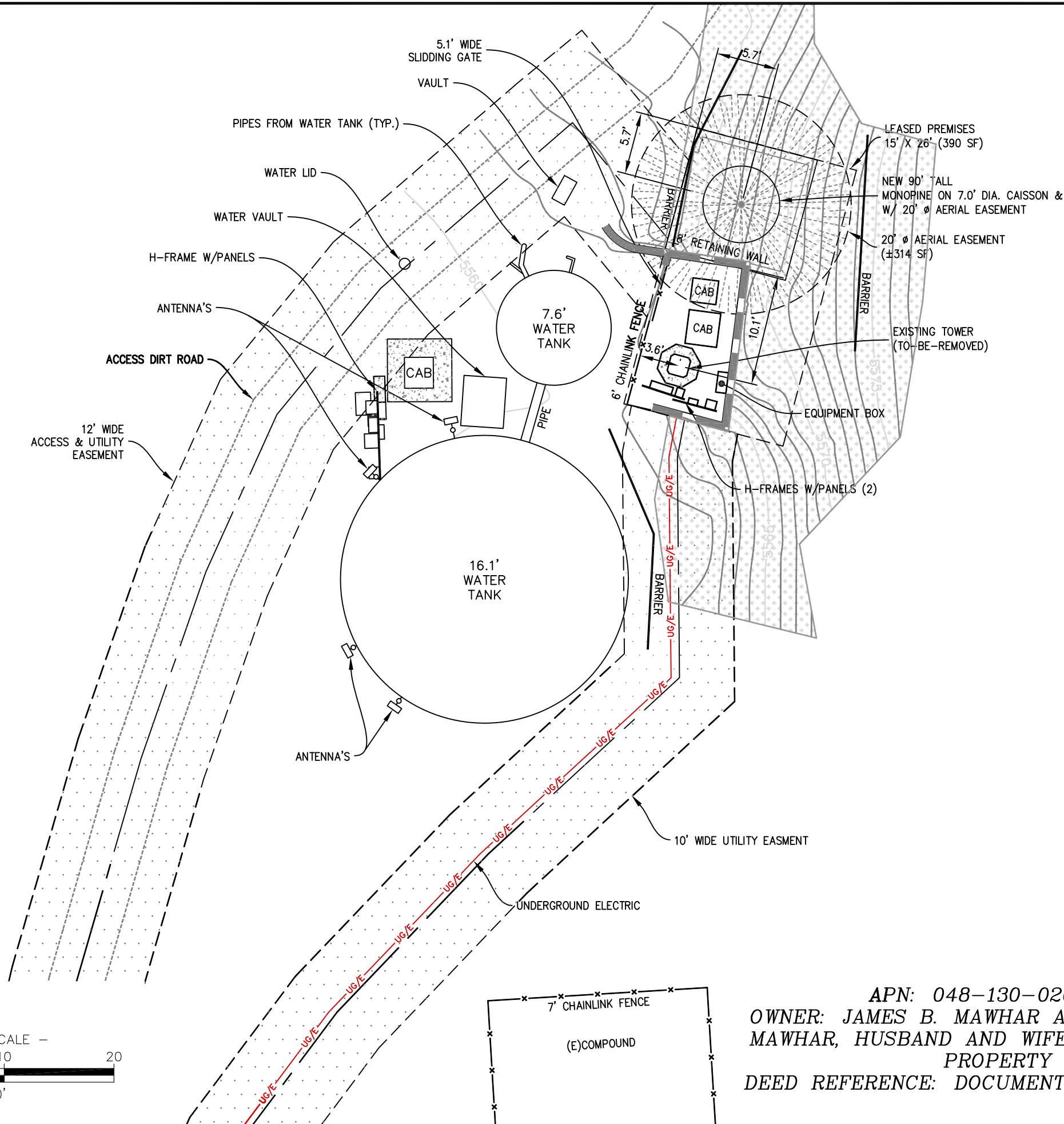
SITE LOCATED IN:

SECTION 30 T. 18 N., R 18 E., M.D.M

AS-BUILT SURVEY

SHEET TITLE: SITE BOUNDARY

SHT NAME: V-04 | SHT NO.:4 | OF 6



APN: 048-130-026-000
OWNER: JAMES B. MAWHAR AND DEBORAH A .
MAWHAR, HUSBAND AND WIFE AS, COMMUNITY
PROPERTY
DEED REFERENCE: DOCUMENT NO. 20190021431

SURVEY PERFORMED FOR:

CROWN CASTLE
1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:
GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:
SMITHCO SURVEYING ENGINEERING
2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA | CHK BY: DA | JOB NO.: 71-1074

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO CCTM1 LLC, CROWN CASTLE USA INC., INCLUDING ITS PARENTS, SUBSIDIARIES AND AFFILIATED ENTITIES, AND TOWER TITLE AND CLOSING.

SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE
DATE

LEASE AREA ZONING:
FR-160: FOREST

LEASE AREA FLOOD NOTE:
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060210, PANEL NO. 0300E, DATED MARCH 3, 2010, SHOWS THAT THE SITE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', WHICH INDICATE THAT AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF NORTH:
ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 2.

NOTES:
1. SURVEY PERFORMED ON 10/26/23
2. HORIZONTAL DATA PROJECTED IN CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 2 (INTERNATIONAL ASSOCIATION OF OIL & GAS PRODUCER'S EPSG CODE:2229) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS NO SUBSURFACE EXCAVATION WAS PREFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON.IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
09	11/02/23	UPDATE	LA
12	01/24/24	REDLINES	EJ
13	02/08/24	REDLINES	EJ
14	03/26/24	IN-HOUSE REVISIONS	EJ

SITE INFORMATION:

Name	SA379 FLORISTON/FLORISTON
BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

SITE LOCATED IN:
SECTION 30 T. 18 N., R 18 E., M.D.M

AS-BUILT SURVEY

SHEET TITLE: SITE DETAIL

SHT NAME: V-05 | SHT NO.:5 OF 6

PARENT PARCEL LEGAL DESCRIPTION

PER TITLE REPORT BY TOWER TITLE AND CLOSING, FILE NO. CCI-143786-I, DATED DEC. 21, 2022

THAT PARCEL OF LAND IN THE UNINCORPORATED AREA, COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 5, 6, 7 AND 8 OF SECTION 30 AND OF LOT 6 OF SECTION 31, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, AT A POINT ON THE OLD CALIFORNIA STATE LINE SHOWN AS THE POSITION FOR QUARTER CORNER TO SECTIONS 30 AND 31, TOWNSHIP 18 NORTH, RANGE 18 EAST M.D.M., ON THE OFFICIAL PLAT OF THE SURVEYOR GENERAL'S OFFICE, APPROVED AUGUST 30, 1874, WHICH POINT BEARS SOUTH 36° 13' 20" EAST 6544.93 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30; THENCE WEST 1320.0 FEET ALONG THE SOUTH BOUNDARY OF SECTION 30 TO THE SOUTHWEST CORNER OF LOT 8 OF SAID SECTION 30; THENCE SOUTH 1367.82 FEET ALONG THE EAST BOUNDARY OF LOT 6 OF SECTION 31 TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE C.P.R.R.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, 200 FEET EASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE CENTER LINE OF TRACK AS ORIGINALLY LAID OUT BY THE C.P.R.R. CO. THE FOLLOWING COURSES AND DISTANCES: NORTH 29° 21' 30" WEST 756.95 FEET TO A POINT OF CURVE; THENCE CURVING TO THE RIGHT FROM THE LAST DESCRIBED COURSE, WITH A RADIUS OF 755.02 FEET THROUGH AN ANGLE OF 43° 19' 30" FOR AN ARE DISTANCE OF 570.93 FEET TO A POINT; THENCE NORTH 13° 58' EAST 567.71 FEET TO A POINT OF CURVE; THENCE CURVING TO THE LEFT, FROM THE LAST DESCRIBED COURSE, WITH A RADIUS OF 916.32 FEET, THROUGH AN ANGLE OF 32° 32' 30" FOR AN ARC DISTANCE OF 520.44 FEET TO A POINT; THENCE NORTH 18° 34' 30" WEST 626.11 FEET TO A POINT OF CURVE; THENCE CURVING TO THE RIGHT, FROM THE LAST DESCRIBED COURSE, WITH A RADIUS OF 2925.26 FEET, THROUGH AN ANGLE OF 12° 55' 50", FOR A ARC DISTANCE OF 660.18 FEET TO A POINT; THENCE LEAVING SAID LINE, 200 FEET EASTERLY FROM THE CENTERLINE OF THE TRACT AS ORIGINALLY LAID OUT BY THE C.P.R.R. CO., NORTH 15° 21' 10" EAST 87.82 FEET TO A POINT 65 FEET EASTERLY AND RADIAL FROM STA. "E" 114 48 AS SHOWN ON THE S.P.R.R. CO. STATION MAP THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, 65 FEET EASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE CENTERLINE OF THE PRESENT WESTBOUND TRACK OF THE C.P.R.P. CO., THE FOLLOWING COURSES AND DISTANCES: CURVING TO THE RIGHT FROM A TANGENT BEARING NORTH 14° 21' 50" EAST, WITH A RADIUS OF 1367.47 FEET, THROUGH AN ANGLE OF 14° 09' 40", FOR AN ARC DISTANCE OF 337.72 FEET TO A POINT OPPOSITE AND AT RIGHT ANGELS TO R.R. STA. "E" 118 02 C.C.T.-1; THENCE NORTH 31° 14' 20" EAST 205.19 FEET ALONG THE LONG CHORD OF A TAPERED EASEMENT CURVE TO A POINT OPPOSITE AT RIGHT ANGLES TO R. R. STA. "E" 120 12 E.C.-L112 64 E.C.; THENCE NORTH 32° 43' 30" EAST 108.10 FEET TO A POINT OPPOSITE AT RIGHT ANGLES TO R. R. STA "L" 113 72 B.C.T.-1; THENCE NORTH 32° 29' 20" EAST 207.16 FEET ALONG THE LONG CHORD OF A TAPERED EASEMENT CURVE TO A POINT OPPOSITE AT RIGHT ANGLES TO R.R. STA "L" 115-82 C.C. 4" LT.; THENCE CURVING TO THE LEFT FROM A TANGENT BEARING NORTH 28° 31' 30" EAST WITH A RADIUS OF 1497.47 FEET THROUGH AN ANGLE OF 3° 15' 10" FOR AN ARC DISTANCE OF 85.07 FEET TO THE POINT OF INTERSECTION WITH A LINE 200 FEET EASTERLY AND PARALLEL WITH AFOREMENTIONED CENTERLINE OF TRACK AS ORIGINALLY LAID OUT BY THE C.P.R.R. CO.; THENCE ALONG THE 200 FEET EASTERLY RIGHT OF WAY LINE AS FOLLOWS: CURVING TO THE LEFT FROM A TANGENT BEARING NORTH 41° 18' 10" EAST, WITH A RADIUS OF 964.08 FEAT THROUGH AN ANGLE OF 39° 22' 10" FOR AN ARC DISTANCE OF 662.44 FEET TO A POINT, MORE PARTICULARLY DESCRIBED AS EAST 219.12 FEET FROM THE POSITION FOR A STONE MONUMENT AS DESCRIBED IN AN AGREEMENT AND DEED OF CONVEYANCE BETWEEN THE TRUCKEE RIVER GENERAL ELECTRIC CO., INC., AND THE FLORISTON LAND & POWER CO., ET AL, RECORDED IN THE NEVADA COUNTY COURT HOUSE AT 15 MINUTES PAST 11 A.M. ON MAY 22, 1909, IN BOOK 109, OF DEEDS, PAGE 252, ET SEQ.; SAID STONE MONUMENT ALSO BEING DESCRIBED AS BEARING SOUTH 55° 52' EAST 2853.38 FEET FROM SAID NORTHWEST CORNER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST; THENCE LEAVING SAID RAILROAD RIGHT OF WAY LINE, EAST 196.88 FEET; THENCE SOUTH 723.5 FEET; THENCE EAST 1074.75 FEET TO A POINT ON THE OLD CALIFORNIA NEVADA STATE LINE ON THE EAST LINE OF LOT 7; THENCE SOUTH 0° 17' 30" EAST 2955.53 FEET ALONG SAID OLD STATE LINE TO THE POINT OF COMMENCEMENT, AS SURVEYED BY JOHN E. AMAN, L.S. 2356 IN FEBRUARY 1948.

ALSO EXCEPTING THEREFROM ALL OF FLORISTON, AS SHOWN ON THE OFFICIAL MAP THEREOF, FILED FEBRUARY 13, 1948, IN BOOK 1 OF MAPS, PAGE 88 NEVADA COUNTY RECORDS.

FURTHER LESS AND EXCEPTING ANY OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE SOUTH ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST.

FURTHER LESS AND EXCEPTING ANY OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST.

PARCEL ID: 048-130-026-000

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY BY A DEED FROM FRANCIS E. SMITH AND GLENNA M. SMITH, HUSBAND AND WIFE AS JOINT TENANTS DATED 7/09/1991 AND RECORDED 7/19/1991 IN INSTRUMENT 9121454 IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA.

EASEMENTS PER TITLE REPORT

PER TITLE REPORT BY TOWER TITLE AND CLOSING, FILE NO. CCI-143786-I, DATED DEC. 21, 2022

9. EXCHANGE OF ROAD EASEMENTS BETWEEN SOUTHERN PACIFIC LAND COMPANY, A CORPORATION; AND GEORGE P. JOHNSON AND BARBARA M. JOHNSON, DATED SEPTEMBER 13, 1984 AND RECORDED NOVEMBER 9, 1984 IN (INSTRUMENT) 84 28671, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

10. GRANT OF EASEMENT BETWEEN GEORGE P. AND AND BARBARA M. JOHNSON; AND SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, DATED MARCH 15, 1985 AND RECORDED MAY 15, 1985 IN (INSTRUMENT) 86 11642, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

11. GRANT OF EASEMENT BETWEEN SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION; AND GEORGE P. JOHNSON AND BARBARA M. JOHNSON, DATED MARCH 28, 1985 AND RECORDED MAY 19, 1985 IN (INSTRUMENT) 86 11643, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

12. POWER OF ATTORNEY BETWEEN FRANCIS E. SMITH & GLENNA M. SMITH AND LARRY E. SMITH, DATED JUNE 30, 1988 AND RECORDED JULY 19, 1991 IN (BOOK) 3468 (PAGE) 004 (INSTRUMENT) 91 21453, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

EASEMENTS PER TITLE REPORT(CONTIUNED)

13. MEMORANDUM OF OPTION FOR GRANT OF EASEMENT BETWEEN JAMES B. AND DEBORAH A. MAWHAR; AND DATA CELLULAR SYSTEMS, A CALIFORNIA GENERAL PARTNERSHIP, DATED JANUARY 13, 1992 AND RECORDED FEBRUARY 14, 1992 IN (INSTRUMENT) 92-04718, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

14. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY AND PACIFIC BELL MOBILE SERVICES, A CALIFORNIA CORPORATION, DATED OCTOBER 24, 1996 AND RECORDED JUNE 2, 1997 IN (INSTRUMENT) 97013946, IN NEVADA COUNTY, CALIFORNIA.

AFFECTED BY THE TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR AND SBC TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED OCTOBER 3, 1997.

AFFECTED BY A(N) NOTICE OF ASSIGNMENT BETWEEN CCTM1 LLC, A DELAWARE LIMITED LIABILITY COMPANY FORMERLY KNOWN AS T3 TOWER1 LLC AND PACIFIC BELL MOBILE SERVICES, A CALIFORNIA CORPORATION, DATED APRIL 10, 2014 AND RECORDED SEPTEMBER 8, 2014 IN (INSTRUMENT) 20140017127, IN NEVADA COUNTY, CALIFORNIA.

AFFECTED BY A(N) MEMORANDUM OF SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AND SBC TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 5, 2015 AND RECORDED MARCH 24, 2015 IN (INSTRUMENT) 20150006014, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

15. TERMS AND CONDITIONS OF AN UNRECORDED SUBLEASE, AS EVIDENCED BY A(N) MEMORANDUM OF SUBLEASE BETWEEN SACRAMENTO-VALLEY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND AIRTOUCH CELLUALR, A CALIFORNIA CORPORATION, DATED JUNE 19, 2000 AND RECORDED OCTOBER 31, 2000 IN (INSTRUMENT) 2000-0032562-00, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

16. TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED COMMUNICATIONS AND SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, A HUSBAND AND WIFE AS COMMNITY PROPERTY AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 31, 2006.

AFFECTED BY A(N) MEMORANDUM OF FIRST AMENDMENT TO COMMUNICATIONS AND SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, A HUSBAND AND WIFE AS COMMUNITY PROPERTY AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 12, 2012 AND RECORDED APRIL 17, 2019 IN (INSTRUMENT) 20190006883, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

17. EASEMENT AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR; AND FLORISTON PROPERTY OWNERS ASSOCIATION, INC., A CALIFORNIA CORPORATION, DATED NOVEMBER 25, 2006 AND RECORDED MARCH 21, 2007 IN (INSTRUMENT) 2007-0008829-00, IN NEVADA COUNTY, CALIFORNIA. >>> PLOTTED AS SHOWN HERE ON<<<

18. EASEMENT BETWEEN TODD SMITH, DIRK REGAN AND CAROL REGAN, JACQUELYN SHELDRICK GLENN L. BOOM, AND WILLIAM NELSON AND LINDA NELSON, INDIVIDUALLY; AND QWEST COMMUNICATIONS COMPANY, LLC, SPRINT COMMUNICATIONS COMPANY LP, DATED JUNE 27, 2013 AND RECORDED DECEMBER 27, 2013 IN (INSTRUMENT) 20130033539, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

19. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AND SACRAMENTO VALLEY LP D/B/A VERIZON WIRELESS, DATED DECEMBER 29, 2017 AND RECORDED MARCH 19, 2018 IN (INSTRUMENT) 20180005330, IN NEVADA COUNTY, CALIFORNIA. >>> PLOTTED AS SHOWN HERE ON<<<

LEASED PREMISES

(PREPARED BY THIS OFFICE)

BEING A PORTION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., IN THE CITY OF FLORISTON, COUNTY OF NEVADA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT A NORTHING OF 2276675.42 AND EASTING OF 7121146.62, THENCE S 14°54'54" W, A DISTANCE OF 26.00 FEET TO A POINT LOCATED AT A NORTHING OF 2276650.29 AND EASTING OF 7121139.93, THENCE N 75°05'06" W, A DISTANCE OF 15.00 FEET TO A POINT LOCATED AT A NORTHING OF 2276654.16 AND EASTING OF 7121125.44, THENCE N 14°54'54" E, A DISTANCE OF 26.00 FEET TO A POINT LOCATED AT A NORTHING OF 2276679.28 AND EASTING OF 7121132.13, THENCE S 75°05'06" E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTROL POINT 5 AND 6, BEING N 43°33'32" E. ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO COMPUTE GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.999667371.

ALL BEARINGS SHOWN HEREIN ARE GRID. COORDINATES SHOWN HEREON ARE STATE PLANE CORRINATES, ZONE 2, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT

CONTAINING 390 SQUARE FEET (0.009 ACRES), MORE OR LESS.

APN: 048-130-026-000
OWNER(S): JAMES B. MAWHAR AND DEBORAH A . MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
DEED REFERENCE: DOCUMENT NO. 20190021431

ACCESS AND UTILITY EASEMENT

PREPARED BY THIS OFFICE

BEING A 12.00 FOOT WIDE STRIP OF LAND, OVER AND ACROSS PORTION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., IN THE CITY OF FLORISTON, COUNTY OF NEVADA, STATE OF CALIFORNIA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED AT A NORTHING OF 2276675.42 AND EASTING OF 7121146.62, THENCE N 75°05'06" W, A DISTANCE OF 15.00 FEET; THENCE S 14°54'54" W, A DISTANCE OF 10.43 FEET TO A POINT LOCATED AT A NORTHING OF 2276669.20 AND EASTING OF 7121129.44 SAID POINT ALSO BEING THE POINT OF BEGINNING:

COURSE 1) THENCE N 39°24'50" W, A DISTANCE OF 13.64 FEET;
COURSE 2) THENCE S 49°11'09" W, A DISTANCE OF 23.07 FEET;
COURSE 3) THENCE S 39°25'46" W, A DISTANCE OF 14.90 FEET;
COURSE 4) THENCE S 24°17'13" W, A DISTANCE OF 15.72 FEET;
COURSE 5) THENCE S 19°09'11" W, A DISTANCE OF 18.04 FEET;
COURSE 6) THENCE S 16°08'34" W, A DISTANCE OF 21.30 FEET;
COURSE 7) THENCE S 12°48'57" W, A DISTANCE OF 29.20 FEET;
COURSE 8) THENCE S 09°31'07" W, A DISTANCE OF 25.90 FEET TO POINT 'A' THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 20.00 FOOT WIDE STRIP OF LAND, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT HEREINBEFORE DESCRIBED POINT 'A';

COURSE 9) THENCE S 05°46'06" W, A DISTANCE OF 71.96 FEET;
COURSE 10) THENCE S 01°45'23" E, A DISTANCE OF 34.19 FEET;
COURSE 11) THENCE S 00°35'16" W, A DISTANCE OF 70.32 FEET;
COURSE 12) THENCE S 00°32'42" W, A DISTANCE OF 30.04 FEET;
COURSE 13) THENCE S 15°09'49" W, A DISTANCE OF 22.65 FEET;
COURSE 14) THENCE S 23°35'02" W, A DISTANCE OF 32.79 FEET;
COURSE 15) THENCE S 26°11'38" W, A DISTANCE OF 57.81 FEET;
COURSE 16) THENCE S 19°06'29" W, A DISTANCE OF 41.78 FEET;
COURSE 17) THENCE S 06°58'23" W, A DISTANCE OF 32.88 FEET;
COURSE18) THENCE S 08°35'14" E, A DISTANCE OF 50.29 FEET;
COURSE 19) THENCE S 02°03'00" W, A DISTANCE OF 43.43 FEET;
COURSE 20) THENCE S 11°49'07" E, A DISTANCE OF 20.61 FEET;
COURSE 21) THENCE S 04°47'04" W, A DISTANCE OF 49.10 FEET;
COURSE 22) THENCE S 14°54'47" W, A DISTANCE OF 20.26 FEET;
COURSE 23) THENCE S 34°02'15" W, A DISTANCE OF 18.92 FEET;
COURSE 24) THENCE S 59°50'35" W, A DISTANCE OF 7.55 FEET;
COURSE 25) THENCE S 64°59'04" W, A DISTANCE OF 30.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE INTERSECTION OF JUNIPER STREET AND PINE WAY, BOTH ARE PUBLIC STREETS, SAID POINT BEING LOCATED AT A NORTHING OF 2275964.06 AND EASTING OF 7120979.10 AND THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGETHER WITH A 10.00 FOOT WIDE STRIP OF LAND, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 38°50'32" E, A DISTANCE OF 13.04 FEET;
COURSE 2) THENCE N 32°37'36" E, A DISTANCE OF 11.34 FEET;
COURSE 3) THENCE N 31°53'15" E, A DISTANCE OF 16.29 FEET;
COURSE 4) THENCE N 24°10'53" E, A DISTANCE OF 6.27 FEET;
COURSE 5) THENCE N 36°47'18" E, A DISTANCE OF 15.15 FEET;
COURSE 6) THENCE N 43°43'13" E, A DISTANCE OF 19.95 FEET;
COURSE 7) THENCE N 47°18'50" E, A DISTANCE OF 23.68 FEET;
COURSE 8) THENCE N 00°32'59" W, A DISTANCE OF 20.11 FEET;
COURSE 9) THENCE N 10°55'47" E, A DISTANCE OF 3.43 FEET TO THE SOUTH BOUNDARY OF THE TOWER LEASE AREA AND THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF THE ABOVE STRIPS SHALL BE PROLONGED OR SHORTENED TO INTERSECT WITH EACH OTHER AND WITH THE WEST AND SOUTH BOUNDARIES OF THE TOWER LEASE AREA, AND WITH THE NORTHERLY RIGHT OF WAY LINE OF JUNIPER STREET/PINE WAY.

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTROL POINT 5 AND 6, BEING N 43°33'32" E. ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO COMPUTE GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.999667371.

ALL BEARINGS SHOWN HEREIN ARE GRID. COORDINATES SHOWN HEREON ARE STATE PLANE CORRINATES, ZONE 2, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT

CONTAINING 15,197 SQUARE FEET (0.349 ACRES), MORE OR LESS.

AERIAL EASEMENT (PREPARED BY THIS OFFICE)

BEING A PORTION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., IN THE CITY OF FLORISTON, COUNTY OF NEVADA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT A NORTHING OF 2276675.42 AND EASTING OF 7121146.62, CALIFORNIA STATE PLANE COORDINATES; THENCE S 73°30'37" W, A DISTANCE OF 10.93 FEET TO THE CENTER OF A CIRCULAR AERIAL EASEMENT HAVING A 10.00 FOOT RADIUS.


THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTROL POINT 5 AND 6, BEING N 43°33'32" E. ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO COMPUTE GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.999667371.

ALL BEARINGS SHOWN HEREIN ARE GRID. COORDINATES SHOWN HEREON ARE STATE PLANE CORRINATES, ZONE 2, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT

CONTAINING 314 SQUARE FEET (0.0072 ACRES) OF AIR SPACE, MORE OR LESS,

APN: 048-130-026-000
OWNER(S): JAMES B. MAWHAR AND DEBORAH A . MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
DEED REFERENCE: DOCUMENT NO. 20190021431

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

SMITHCO SURVEYING ENGINEERING
2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA CHK BY: DA JOB NO.: 71-1074

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO CCTM1 LLC, CROWN CASTLE USA INC., INCLUDING ITS PARENTS, SUBSIDIARIES AND AFFILIATED ENTITIES, AND TOWER TITLE AND CLOSING.

SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:
FR-160: FOREST

LEASE AREA FLOOD NOTE:
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060210, PANEL NO. 0300E, DATED MARCH 3, 2010, SHOWS THAT THE SITE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', WHICH INDICATE THAT AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF NORTH:
ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 2.

NOTES:
1. SURVEY PERFORMED ON 10/26/23
2. HORIZONTAL DATA PROJECTED IN CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 2 (INTERNATIONAL ASSOCIATION OF OIL & GAS PRODUCER'S EPSG CODE:2229) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS NO SUBSURFACE EXCAVATION WAS PREFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON.IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV#	DATE	DESCRIPTION	DRWN
09	11/02/23	UPDATE	LA
12	01/24/24	REDLINES	EJ
13	02/08/24	REDLINES	EJ
14	03/26/24	IN-HOUSE REVISIONS	EJ

SITE INFORMATION:

Name	SA379 FLORISTON/FLORISTON
BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

SITE LOCATED IN:
SECTION 30 T. 18 N., R 18 E., M.D.M

AS-BUILT SURVEY

SHEET TITLE: LEGAL DESCRIPTIONS

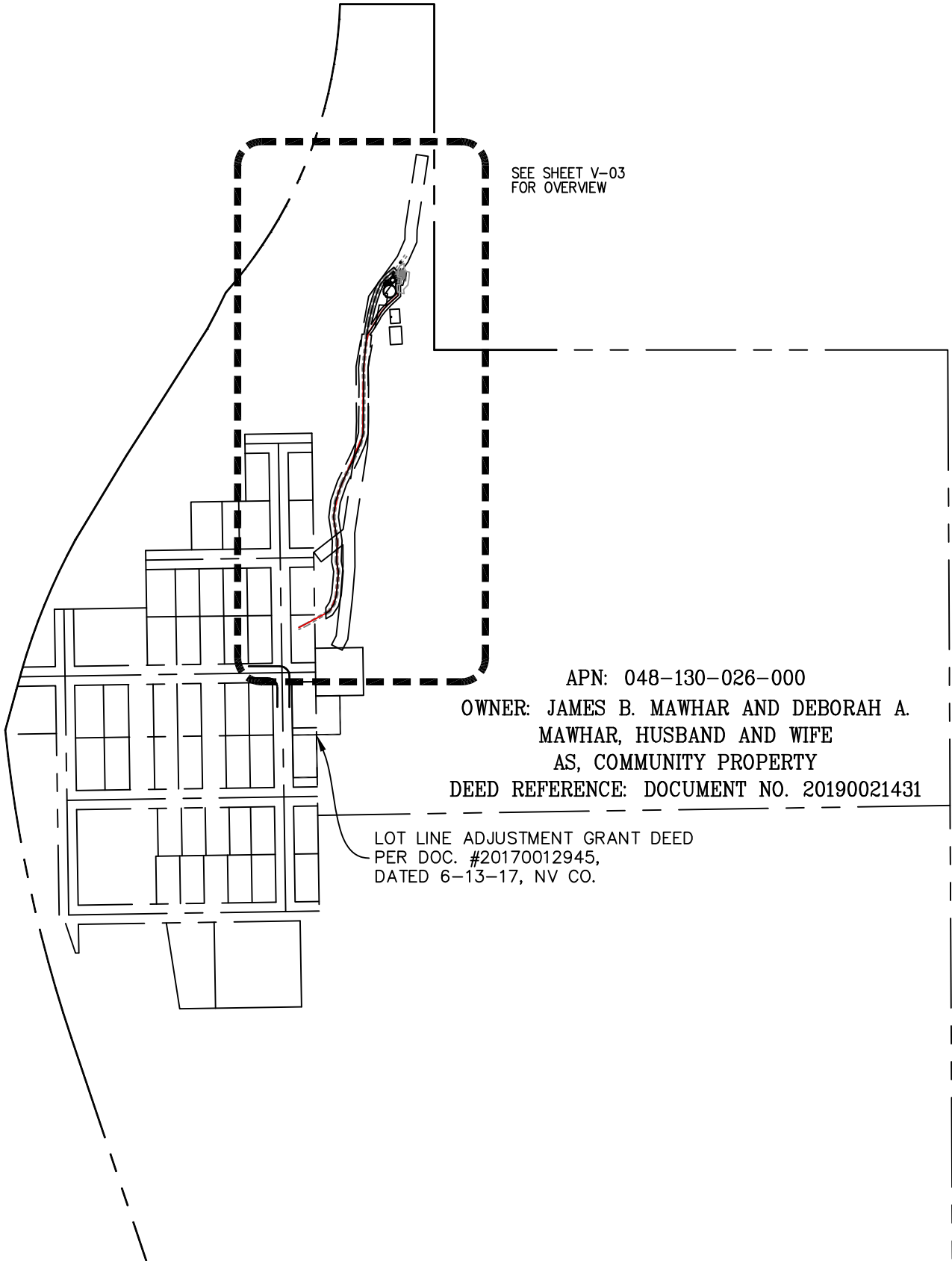
SHT NAME: V-06	SHT NO:6	OF 6
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PROPERTY INFORMATION

PARENT PARCEL

1 JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
APN: 048-130-026-000

ADDRESS:
22258 JUNIPER ST
FLORISTON CA 96111



APN: 048-130-026-000

OWNER: JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY

DEED REFERENCE: DOCUMENT NO. 20190021431

LOT LINE ADJUSTMENT GRANT DEED
PER DOC. #20170012945,
DATED 6-13-17, NV CO.

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

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13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

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Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA | CHK BY: DA | JOB NO.: 71-1074

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SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:

FR-160: FOREST

LEASE AREA FLOOD NOTE:

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REV	DATE	DESCRIPTION	DRWN
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SITE INFORMATION:

Name	SA379 FLORISTON/FLORISTON
BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

SITE LOCATED IN:

SECTION 30 T. 18 N., R 18 E., M.D.M

TOWER SURVEY

SHEET TITLE: PROPERTY OVERVIEW

SHT NAME: V-02 | SHT NO:2 | OF 5

PROPERTY INFORMATION

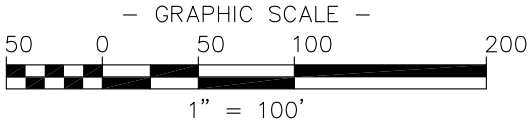
PARENT PARCEL

1 JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
APN: 048-130-026-000

ADDRESS:
22258 JUNIPER ST
FLORISTON CA 96111

APN: 048-130-026-000
OWNER: JAMES B. MAWHAR
AND DEBORAH A. MAWHAR,
HUSBAND AND WIFE AS,
COMMUNITY PROPERTY
DEED REFERENCE: DOCUMENT
NO. 20190021431

EXISTING T-MOBILE 100A METER
PANEL(TO BE REMOVED & REPLACED
WITH NEW T-MOBILE 200A METER
PANEL& NEW 50KVA
TRANSFORMER AT SOUTH)



JUNIPER STREET
(40' R.O.W.)

CONTROL PT. 6

CONTROL PT. 5
GRID N: 2276712.40
GRID E: 7121146.23

UNDERGROUND
ELECTRIC

POINT 'A'
P.O.B.—
20' WIDE ACCESS &
UTILITY EASEMENT,
AND 10' WIDE UTILITY
EASEMENT

(E)COMPOUND
W/46.1' HIGH MONOPOLE

ACCESS DIRT ROAD

A/U END
GRID N: 2275964.06
GRID E: 7120979.10

LINE TABLE

LINE	LENGTH	BEARING
L1	29.20'	S12°48'57"W
L2	25.90'	S09°31'07"W
L3	71.96'	S05°46'06"W
L4	34.19'	S01°45'23"E
L5	70.32'	S00°35'16"W
L6	30.04'	S00°32'42"W
L7	22.65'	S15°09'49"W
L8	32.79'	S23°35'02"W
L9	57.81'	S26°11'38"W
L10	41.78'	S19°06'29"W
L11	32.88'	S06°58'23"W
L12	50.29'	S08°35'14"E
L13	43.43'	S02°03'00"W
L14	20.61'	S11°49'07"E
L15	49.10'	S04°47'04"W
L16	20.26'	S14°54'47"W
L17	18.92'	S34°02'15"W
L18	7.55'	S59°50'35"W
L19	30.51'	S64°59'04"W
L20	13.04'	N38°50'32"E
L21	11.34'	N32°37'36"E
L22	16.29'	N31°53'15"E
L23	6.27'	N24°10'53"E
L24	15.15'	N36°47'18"E

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

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2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA | CHK BY: DA | JOB NO.: 71-1074

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO CCTM1 LLC, CROWN CASTLE USA INC., INCLUDING ITS PARENTS, SUBSIDIARIES AND AFFILIATED ENTITIES, AND TOWER TITLE AND CLOSING.

SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:

FR-160: FOREST

LEASE AREA FLOOD NOTE:

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REV	DATE	DESCRIPTION	DRWN
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SITE INFORMATION:

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County	NEVADA COUNTY

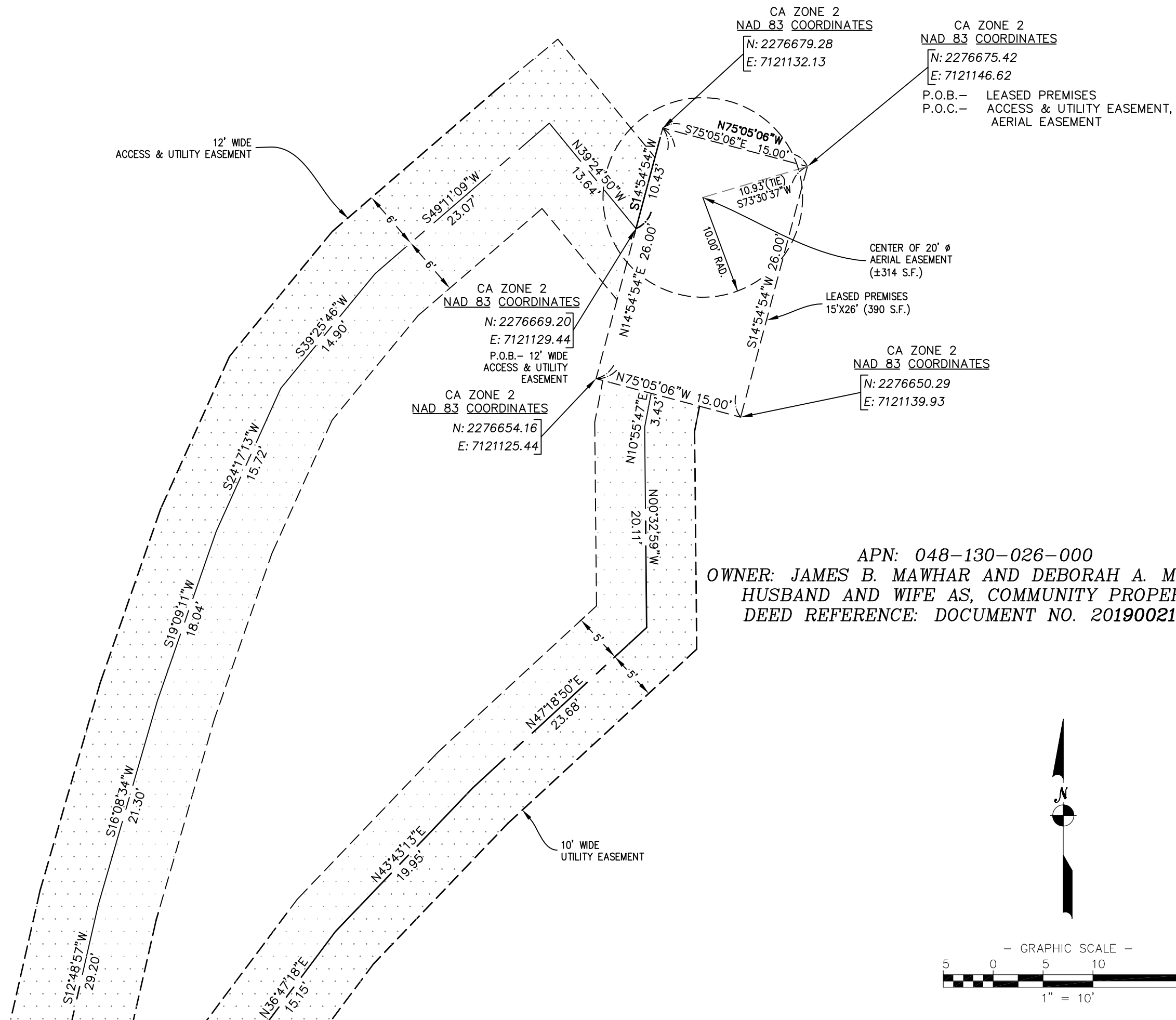
SITE LOCATED IN:

SECTION 30 T. 18 N., R 18 E., M.D.M

TOWER SURVEY

SHEET TITLE: SITE OVERVIEW

SHT NAME: V-03 | SHT NO.:3 OF 5



SURVEY PERFORMED FOR:

1500 Corporate Drive
Canonsburg, PA 15317

PARENT PARCEL LEGAL DESCRIPTION

PER TITLE REPORT BY TOWER TITLE AND CLOSING, FILE NO. CCI-143786-I, DATED DEC. 21, 2022

THAT PARCEL OF LAND IN THE UNINCORPORATED AREA, COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 5, 6, 7 AND 8 OF SECTION 30 AND OF LOT 6 OF SECTION 31, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, AT A POINT ON THE OLD CALIFORNIA STATE LINE SHOWN AS THE POSITION FOR QUARTER CORNER TO SECTIONS 30 AND 31, TOWNSHIP 18 NORTH, RANGE 18 EAST M.D.M., ON THE OFFICIAL PLAT OF THE SURVEYOR GENERAL'S OFFICE, APPROVED AUGUST 30, 1874, WHICH POINT BEARS SOUTH 36° 13' 20" EAST 6544.93 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30; THENCE WEST 1320.0 FEET ALONG THE SOUTH BOUNDARY OF SECTION 30 TO THE SOUTHWEST CORNER OF LOT 8 OF SAID SECTION 30; THENCE SOUTH 1367.82 FEET ALONG THE EAST BOUNDARY OF LOT 6 OF SECTION 31 TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE C.P.R.R.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, 200 FEET EASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE CENTER LINE OF TRACK AS ORIGINALLY LAID OUT BY THE C.P.R.R. CO. THE FOLLOWING COURSES AND DISTANCES: NORTH 29° 21' 30" WEST 756.95 FEET TO A POINT OF CURVE; THENCE CURVING TO THE RIGHT FROM THE LAST DESCRIBED COURSE, WITH A RADIUS OF 755.02 FEET THROUGH AN ANGLE OF 43° 19' 30" FOR AN ARE DISTANCE OF 570.93 FEET TO A POINT; THENCE NORTH 13° 58' EAST 567.71 FEET TO A POINT OF CURVE; THENCE CURVING TO THE LEFT, FROM THE LAST DESCRIBED COURSE, WITH A RADIUS OF 916.32 FEET, THROUGH AN ANGLE OF 32° 32' 30" FOR AN ARC DISTANCE OF 520.44 FEET TO A POINT; THENCE NORTH 18° 34' 30" WEST 626.11 FEET TO A POINT OF CURVE; THENCE CURVING TO THE RIGHT, FROM THE LAST DESCRIBED COURSE, WITH A RADIUS OF 2925.26 FEET, THROUGH AN ANGLE OF 12° 55' 50", FOR A ARC DISTANCE OF 660.18 FEET TO A POINT; THENCE LEAVING SAID LINE, 200 FEET EASTERLY FROM THE CENTERLINE OF THE TRACT AS ORIGINALLY LAID OUT BY THE C.P.R.R. CO., NORTH 15° 21' 10" EAST 87.82 FEET TO A POINT 65 FEET EASTERLY AND RADIAL FROM STA. "E" 114 48 AS SHOWN ON THE S.P.R.R. CO. STATION MAP THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, 65 FEET EASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE CENTERLINE OF THE PRESENT WESTBOUND TRACK OF THE C.P.R.P. CO., THE FOLLOWING COURSES AND DISTANCES: CURVING TO THE RIGHT FROM A TANGENT BEARING NORTH 14° 21' 50" EAST, WITH A RADIUS OF 1367.47 FEET, THROUGH AN ANGLE OF 14° 09' 40", FOR AN ARC DISTANCE OF 337.72 FEET TO A POINT OPPOSITE AND AT RIGHT ANGELS TO R.R. STA. "E" 118 02 C.C.T.-1; THENCE NORTH 31° 14' 20" EAST 205.19 FEET ALONG THE LONG CHORD OF A TAPERED EASEMENT CURVE TO A POINT OPPOSITE AT RIGHT ANGLES TO R. R. STA. "E" 120 12 E.C.-L112 64 E.C.; THENCE NORTH 32° 43' 30" EAST 108.10 FEET TO A POINT OPPOSITE AT RIGHT ANGLES TO R. R. STA "L" 113 72 B.C.T.-1; THENCE NORTH 32° 29' 20" EAST 207.16 FEET ALONG THE LONG CHORD OF A TAPERED EASEMENT CURVE TO A POINT OPPOSITE AT RIGHT ANGLES TO R.R. STA "L" 115-82 C.C. 4" LT.; THENCE CURVING TO THE LEFT FROM A TANGENT BEARING NORTH 28° 31' 30" EAST WITH A RADIUS OF 1497.47 FEET THROUGH AN ANGLE OF 3° 15' 10" FOR AN ARC DISTANCE OF 85.07 FEET TO THE POINT OF INTERSECTION WITH A LINE 200 FEET EASTERLY AND PARALLEL WITH AFOREMENTIONED CENTERLINE OF TRACK AS ORIGINALLY LAID OUT BY THE C.P.R.R. CO.; THENCE ALONG THE 200 FEET EASTERLY RIGHT OF WAY LINE AS FOLLOWS: CURVING TO THE LEFT FROM A TANGENT BEARING NORTH 41° 18' 10" EAST, WITH A RADIUS OF 964.08 FEAT THROUGH AN ANGLE OF 39° 22' 10" FOR AN ARC DISTANCE OF 662.44 FEET TO A POINT, MORE PARTICULARLY DESCRIBED AS EAST 219.12 FEET FROM THE POSITION FOR A STONE MONUMENT AS DESCRIBED IN AN AGREEMENT AND DEED OF CONVEYANCE BETWEEN THE TRUCKEE RIVER GENERAL ELECTRIC CO., INC., AND THE FLORISTON LAND & POWER CO., ET AL, RECORDED IN THE NEVADA COUNTY COURT HOUSE AT 15 MINUTES PAST 11 A.M. ON MAY 22, 1909, IN BOOK 109, OF DEEDS, PAGE 252, ET SEQ.; SAID STONE MONUMENT ALSO BEING DESCRIBED AS BEARING SOUTH 55° 52' EAST 2853.38 FEET FROM SAID NORTHWEST CORNER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST; THENCE LEAVING SAID RAILROAD RIGHT OF WAY LINE, EAST 196.88 FEET; THENCE SOUTH 723.5 FEET; THENCE EAST 1074.75 FEET TO A POINT ON THE OLD CALIFORNIA NEVADA STATE LINE ON THE EAST LINE OF LOT 7; THENCE SOUTH 0° 17' 30" EAST 2955.53 FEET ALONG SAID OLD STATE LINE TO THE POINT OF COMMENCEMENT, AS SURVEYED BY JOHN E. AMAN, L.S. 2356 IN FEBRUARY 1948.

ALSO EXCEPTING THEREFROM ALL OF FLORISTON, AS SHOWN ON THE OFFICIAL MAP THEREOF, FILED FEBRUARY 13, 1948, IN BOOK 1 OF MAPS, PAGE 88 NEVADA COUNTY RECORDS.

FURTHER LESS AND EXCEPTING ANY OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE SOUTH ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST.

FURTHER LESS AND EXCEPTING ANY OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST.

PARCEL ID: 048-130-026-000

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY BY A DEED FROM FRANCIS E. SMITH AND GLENNA M. SMITH, HUSBAND AND WIFE AS JOINT TENANTS DATED 7/09/1991 AND RECORDED 7/19/1991 IN INSTRUMENT 9121454 IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA.

EASEMENTS PER TITLE REPORT

PER TITLE REPORT BY TOWER TITLE AND CLOSING, FILE NO. CCI-143786-I, DATED DEC. 21, 2022

9. EXCHANGE OF ROAD EASEMENTS BETWEEN SOUTHERN PACIFIC LAND COMPANY, A CORPORATION; AND GEORGE P. JOHNSON AND BARBARA M. JOHNSON, DATED SEPTEMBER 13, 1984 AND RECORDED NOVEMBER 9, 1984 IN (INSTRUMENT) 84 28671, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

10. GRANT OF EASEMENT BETWEEN GEORGE P. AND AND BARBARA M. JOHNSON; AND SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, DATED MARCH 15, 1985 AND RECORDED MAY 15, 1985 IN (INSTRUMENT) 86 11642, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

11. GRANT OF EASEMENT BETWEEN SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION; AND GEORGE P. JOHNSON AND BARBARA M. JOHNSON, DATED MARCH 28, 1985 AND RECORDED MAY 19, 1985 IN (INSTRUMENT) 86 11643, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

12. POWER OF ATTORNEY BETWEEN FRANCIS E. SMITH & GLENNA M. SMITH AND LARRY E. SMITH, DATED JUNE 30, 1988 AND RECORDED JULY 19, 1991 IN (BOOK) 3468 (PAGE) 004 (INSTRUMENT) 91 21453, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

EASEMENTS PER TITLE REPORT(CONTIUNED)

13. MEMORANDUM OF OPTION FOR GRANT OF EASEMENT BETWEEN JAMES B. AND DEBORAH A. MAWHAR; AND DATA CELLULAR SYSTEMS, A CALIFORNIA GENERAL PARTNERSHIP, DATED JANUARY 13, 1992 AND RECORDED FEBRUARY 14, 1992 IN (INSTRUMENT) 92-04718, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

14. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY AND PACIFIC BELL MOBILE SERVICES, A CALIFORNIA CORPORATION, DATED OCTOBER 24, 1996 AND RECORDED JUNE 2, 1997 IN (INSTRUMENT) 97013946, IN NEVADA COUNTY, CALIFORNIA.

AFFECTED BY THE TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR AND SBC TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED OCTOBER 3, 1997.

AFFECTED BY A(N) NOTICE OF ASSIGNMENT BETWEEN CCTM1 LLC, A DELAWARE LIMITED LIABILITY COMPANY FORMERLY KNOWN AS T3 TOWER1 LLC AND PACIFIC BELL MOBILE SERVICES, A CALIFORNIA CORPORATION, DATED APRIL 10, 2014 AND RECORDED SEPTEMBER 8, 2014 IN (INSTRUMENT) 20140017127, IN NEVADA COUNTY, CALIFORNIA.

AFFECTED BY A(N) MEMORANDUM OF SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AND SBC TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 5, 2015 AND RECORDED MARCH 24, 2015 IN (INSTRUMENT) 20150006014, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

15. TERMS AND CONDITIONS OF AN UNRECORDED SUBLEASE, AS EVIDENCED BY A(N) MEMORANDUM OF SUBLEASE BETWEEN SACRAMENTO-VALLEY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND AIRTOUCH CELLUALR, A CALIFORNIA CORPORATION, DATED JUNE 19, 2000 AND RECORDED OCTOBER 31, 2000 IN (INSTRUMENT) 2000-0032562-00, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

16. TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED COMMUNICATIONS AND SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, A HUSBAND AND WIFE AS COMMNITY PROPERTY AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 31, 2006.

AFFECTED BY A(N) MEMORANDUM OF FIRST AMENDMENT TO COMMUNICATIONS AND SITE LEASE AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, A HUSBAND AND WIFE AS COMMUNITY PROPERTY AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 12, 2012 AND RECORDED APRIL 17, 2019 IN (INSTRUMENT) 20190006883, IN NEVADA COUNTY, CALIFORNIA. >>> NO PLOTTABLE EASEMENT<<<

17. EASEMENT AGREEMENT BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR; AND FLORISTON PROPERTY OWNERS ASSOCIATION, INC., A CALIFORNIA CORPORATION, DATED NOVEMBER 25, 2006 AND RECORDED MARCH 21, 2007 IN (INSTRUMENT) 2007-0008829-00, IN NEVADA COUNTY, CALIFORNIA. >>> PLOTTED AS SHOWN HERE ON<<<

18. EASEMENT BETWEEN TODD SMITH, DIRK REGAN AND CAROL REGAN, JACQUELYN SHELDRICK GLENN L. BOOM, AND WILLIAM NELSON AND LINDA NELSON, INDIVIDUALLY; AND QWEST COMMUNICATIONS COMPANY, LLC, SPRINT COMMUNICATIONS COMPANY LP, DATED JUNE 27, 2013 AND RECORDED DECEMBER 27, 2013 IN (INSTRUMENT) 20130033539, IN NEVADA COUNTY, CALIFORNIA. >>> NOT PLOTTABLE, EXACT LOCATION COULD NOT BE DETERMINED<<<

19. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN JAMES B. MAWHAR AND DEBORAH A. MAWHAR, HUSBAND AND WIFE AND SACRAMENTO VALLEY LP D/B/A VERIZON WIRELESS, DATED DECEMBER 29, 2017 AND RECORDED MARCH 19, 2018 IN (INSTRUMENT) 20180005330, IN NEVADA COUNTY, CALIFORNIA. >>> PLOTTED AS SHOWN HERE ON<<<

LEASED PREMISES

(PREPARED BY THIS OFFICE)

BEING A PORTION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., IN THE CITY OF FLORISTON, COUNTY OF NEVADA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT A NORTHING OF 2276675.42 AND EASTING OF 7121146.62, THENCE S 14°54'54" W, A DISTANCE OF 26.00 FEET TO A POINT LOCATED AT A NORTHING OF 2276650.29 AND EASTING OF 7121139.93, THENCE N 75°05'06" W, A DISTANCE OF 15.00 FEET TO A POINT LOCATED AT A NORTHING OF 2276654.16 AND EASTING OF 7121125.44, THENCE N 14°54'54" E, A DISTANCE OF 26.00 FEET TO A POINT LOCATED AT A NORTHING OF 2276679.28 AND EASTING OF 7121132.13, THENCE S 75°05'06" E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTROL POINT 5 AND 6, BEING N 43°33'32" E. ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO COMPUTE GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.999667371.

ALL BEARINGS SHOWN HEREIN ARE GRID. COORDINATES SHOWN HEREON ARE STATE PLANE CORRINATES, ZONE 2, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT

CONTAINING 390 SQUARE FEET (0.009 ACRES), MORE OR LESS.

APN: 048-130-026-000
OWNER(S): JAMES B. MAWHAR AND DEBORAH A . MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
DEED REFERENCE: DOCUMENT NO. 20190021431

ACCESS AND UTILITY EASEMENT

PREPARED BY THIS OFFICE

BEING A 12.00 FOOT WIDE STRIP OF LAND, OVER AND ACROSS PORTION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., IN THE CITY OF FLORISTON, COUNTY OF NEVADA, STATE OF CALIFORNIA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED AT A NORTHING OF 2276675.42 AND EASTING OF 7121146.62, THENCE N 75°05'06" W, A DISTANCE OF 15.00 FEET; THENCE S 14°54'54" W, A DISTANCE OF 10.43 FEET TO A POINT LOCATED AT A NORTHING OF 2276669.20 AND EASTING OF 7121129.44 SAID POINT ALSO BEING THE POINT OF BEGINNING:

COURSE 1) THENCE N 39°24'50" W, A DISTANCE OF 13.64 FEET;
COURSE 2) THENCE S 49°11'09" W, A DISTANCE OF 23.07 FEET;
COURSE 3) THENCE S 39°25'46" W, A DISTANCE OF 14.90 FEET;
COURSE 4) THENCE S 24°17'13" W, A DISTANCE OF 15.72 FEET;
COURSE 5) THENCE S 19°09'11" W, A DISTANCE OF 18.04 FEET;
COURSE 6) THENCE S 16°08'34" W, A DISTANCE OF 21.30 FEET;
COURSE 7) THENCE S 12°48'57" W, A DISTANCE OF 29.20 FEET;
COURSE 8) THENCE S 09°31'07" W, A DISTANCE OF 25.90 FEET TO POINT 'A' THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 20.00 FOOT WIDE STRIP OF LAND, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT HEREINBEFORE DESCRIBED POINT 'A';

COURSE 9) THENCE S 05°46'06" W, A DISTANCE OF 71.96 FEET;
COURSE 10) THENCE S 01°45'23" E, A DISTANCE OF 34.19 FEET;
COURSE 11) THENCE S 00°35'16" W, A DISTANCE OF 70.32 FEET;
COURSE 12) THENCE S 00°32'42" W, A DISTANCE OF 30.04 FEET;
COURSE 13) THENCE S 15°09'49" W, A DISTANCE OF 22.65 FEET;
COURSE 14) THENCE S 23°35'02" W, A DISTANCE OF 32.79 FEET;
COURSE 15) THENCE S 26°11'38" W, A DISTANCE OF 57.81 FEET;
COURSE 16) THENCE S 19°06'29" W, A DISTANCE OF 41.78 FEET;
COURSE 17) THENCE S 06°58'23" W, A DISTANCE OF 32.88 FEET;
COURSE18) THENCE S 08°35'14" E, A DISTANCE OF 50.29 FEET;
COURSE 19) THENCE S 02°03'00" W, A DISTANCE OF 43.43 FEET;
COURSE 20) THENCE S 11°49'07" E, A DISTANCE OF 20.61 FEET;
COURSE 21) THENCE S 04°47'04" W, A DISTANCE OF 49.10 FEET;
COURSE 22) THENCE S 14°54'47" W, A DISTANCE OF 20.26 FEET;
COURSE 23) THENCE S 34°02'15" W, A DISTANCE OF 18.92 FEET;
COURSE 24) THENCE S 59°50'35" W, A DISTANCE OF 7.55 FEET;
COURSE 25) THENCE S 64°59'04" W, A DISTANCE OF 30.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE INTERSECTION OF JUNIPER STREET AND PINE WAY, BOTH ARE PUBLIC STREETS, SAID POINT BEING LOCATED AT A NORTHING OF 2275964.06 AND EASTING OF 7120979.10 AND THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGETHER WITH A 10.00 FOOT WIDE STRIP OF LAND, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 38°50'32" E, A DISTANCE OF 13.04 FEET;
COURSE 2) THENCE N 32°37'36" E, A DISTANCE OF 11.34 FEET;
COURSE 3) THENCE N 31°53'15" E, A DISTANCE OF 16.29 FEET;
COURSE 4) THENCE N 24°10'53" E, A DISTANCE OF 6.27 FEET;
COURSE 5) THENCE N 36°47'18" E, A DISTANCE OF 15.15 FEET;
COURSE 6) THENCE N 43°43'13" E, A DISTANCE OF 19.95 FEET;
COURSE 7) THENCE N 47°18'50" E, A DISTANCE OF 23.68 FEET;
COURSE 8) THENCE N 00°32'59" W, A DISTANCE OF 20.11 FEET;
COURSE 9) THENCE N 10°55'47" E, A DISTANCE OF 3.43 FEET TO THE SOUTH BOUNDARY OF THE TOWER LEASE AREA AND THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF THE ABOVE STRIPS SHALL BE PROLONGED OR SHORTENED TO INTERSECT WITH EACH OTHER AND WITH THE WEST AND SOUTH BOUNDARIES OF THE TOWER LEASE AREA, AND WITH THE NORTHERLY RIGHT OF WAY LINE OF JUNIPER STREET/PINE WAY.

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTROL POINT 5 AND 6, BEING N 43°33'32" E. ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO COMPUTE GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.999667371.

ALL BEARINGS SHOWN HEREIN ARE GRID. COORDINATES SHOWN HEREON ARE STATE PLANE CORRINATES, ZONE 2, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT

CONTAINING 15,197 SQUARE FEET (0.349 ACRES), MORE OR LESS.

AERIAL EASEMENT (PREPARED BY THIS OFFICE)

BEING A PORTION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.D.M., IN THE CITY OF FLORISTON, COUNTY OF NEVADA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT A NORTHING OF 2276675.42 AND EASTING OF 7121146.62, CALIFORNIA STATE PLANE COORDINATES; THENCE S 73°30'37" W, A DISTANCE OF 10.93 FEET TO THE CENTER OF A CIRCULAR AERIAL EASEMENT HAVING A 10.00 FOOT RADIUS.


THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTROL POINT 5 AND 6, BEING N 43°33'32" E. ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO COMPUTE GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.999667371.

ALL BEARINGS SHOWN HEREIN ARE GRID. COORDINATES SHOWN HEREON ARE STATE PLANE CORRINATES, ZONE 2, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT

CONTAINING 314 SQUARE FEET (0.0072 ACRES) OF AIR SPACE, MORE OR LESS,

APN: 048-130-026-000
OWNER(S): JAMES B. MAWHAR AND DEBORAH A . MAWHAR, HUSBAND AND WIFE AS, COMMUNITY PROPERTY
DEED REFERENCE: DOCUMENT NO. 20190021431

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

SMITHCO SURVEYING ENGINEERING
2005 AIRPORT DRIVE, BAKERSFIELD, CA 93308
Tele: (661) 393-1217 | Fax: (661) 393-1218

DRAWN BY: LA CHK BY: DA JOB NO.: 71-1074

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO CCTM1 LLC, CROWN CASTLE USA INC., INCLUDING ITS PARENTS, SUBSIDIARIES AND AFFILIATED ENTITIES, AND TOWER TITLE AND CLOSING.

SURVEYOR NAME: D'ARTAGNAN ALBA

SIGNATURE

DATE

LEASE AREA ZONING:
FR-160: FOREST

LEASE AREA FLOOD NOTE:
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060210, PANEL NO. 0300E, DATED MARCH 3, 2010, SHOWS THAT THE SITE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', WHICH INDICATE THAT AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF NORTH:
ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 2.

NOTES:
1. SURVEY PERFORMED ON 10/26/23
2. HORIZONTAL DATA PROJECTED IN CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 2 (INTERNATIONAL ASSOCIATION OF OIL & GAS PRODUCER'S EPSG CODE:2229) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS NO SUBSURFACE EXCAVATION WAS PREFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON.IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV#	DATE	DESCRIPTION	DRWN
09	11/02/23	UPDATE	LA
12	01/24/24	REDLINES	EJ
13	02/08/24	REDLINES	EJ
14	03/26/24	IN-HOUSE REVISIONS	EJ

SITE INFORMATION:

Name	SA379 FLORISTON/FLORISTON
BUN	827190
Address	22258 JUNIPER ST FLORISTON CA 96111
County	NEVADA COUNTY

SITE LOCATED IN:
SECTION 30 T. 18 N., R 18 E., M.D.M


TOWER SURVEY

SHEET TITLE: LEGAL DESCRIPTIONS

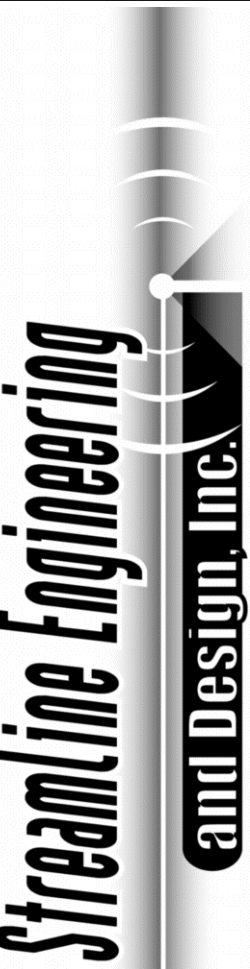
SHT NAME: V-05	SHT NO:5	OF 5
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FLORISTON

827190
22258 JUNIPER ST
FLORISTON, CA 96111

The logo for Crown Castle, featuring a stylized 'C' made of two concentric arcs and the text 'CROWN CASTLE' in a bold, sans-serif font.

ONE PARK PLACE, SUITE 300
DUBLIN, CA 94568



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	11/07/22	CD 95%	C.T.C
	11/29/22	CLIENT REV	S.D.
	12/07/22	CLIENT REV	C.T.C
△	11/14/23	PLANNING COMMS	S.D.
△	02/26/24	PLANNING COMMS	S.D.
△	04/19/24	PLANNING COMMS	T.T.

DRAWN BY: C. COLSTON

CHECKED BY: —

APPROVED BY: —

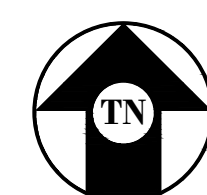
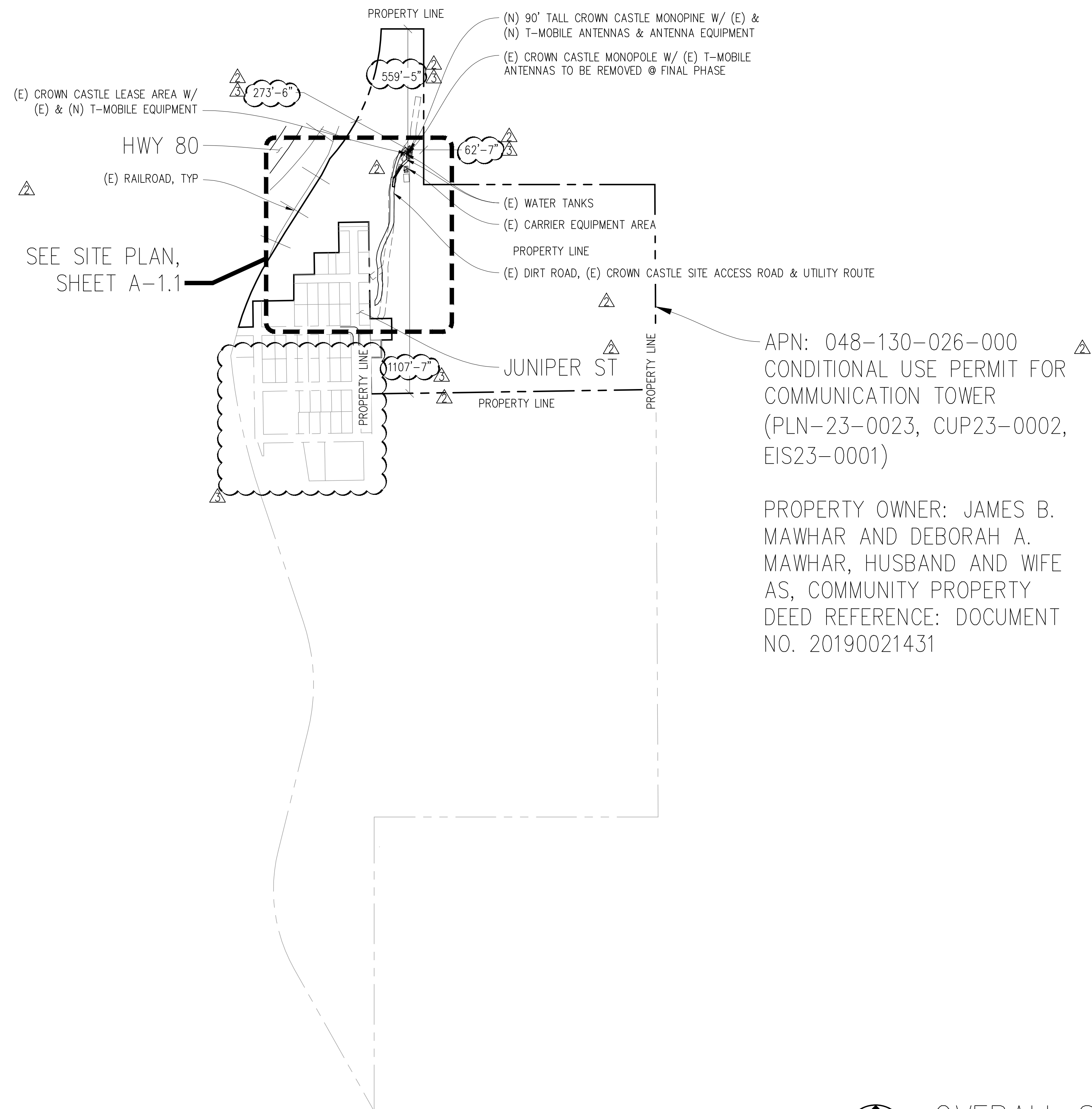
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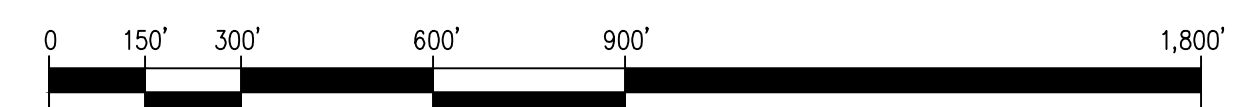
OVERALL SITE PLAN

SHEET NUMBER:

A-1.0



OVERALL SITE PLAN

$$1'' = 300' - 0''$$


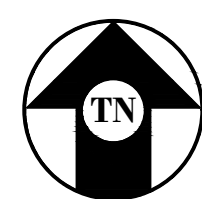
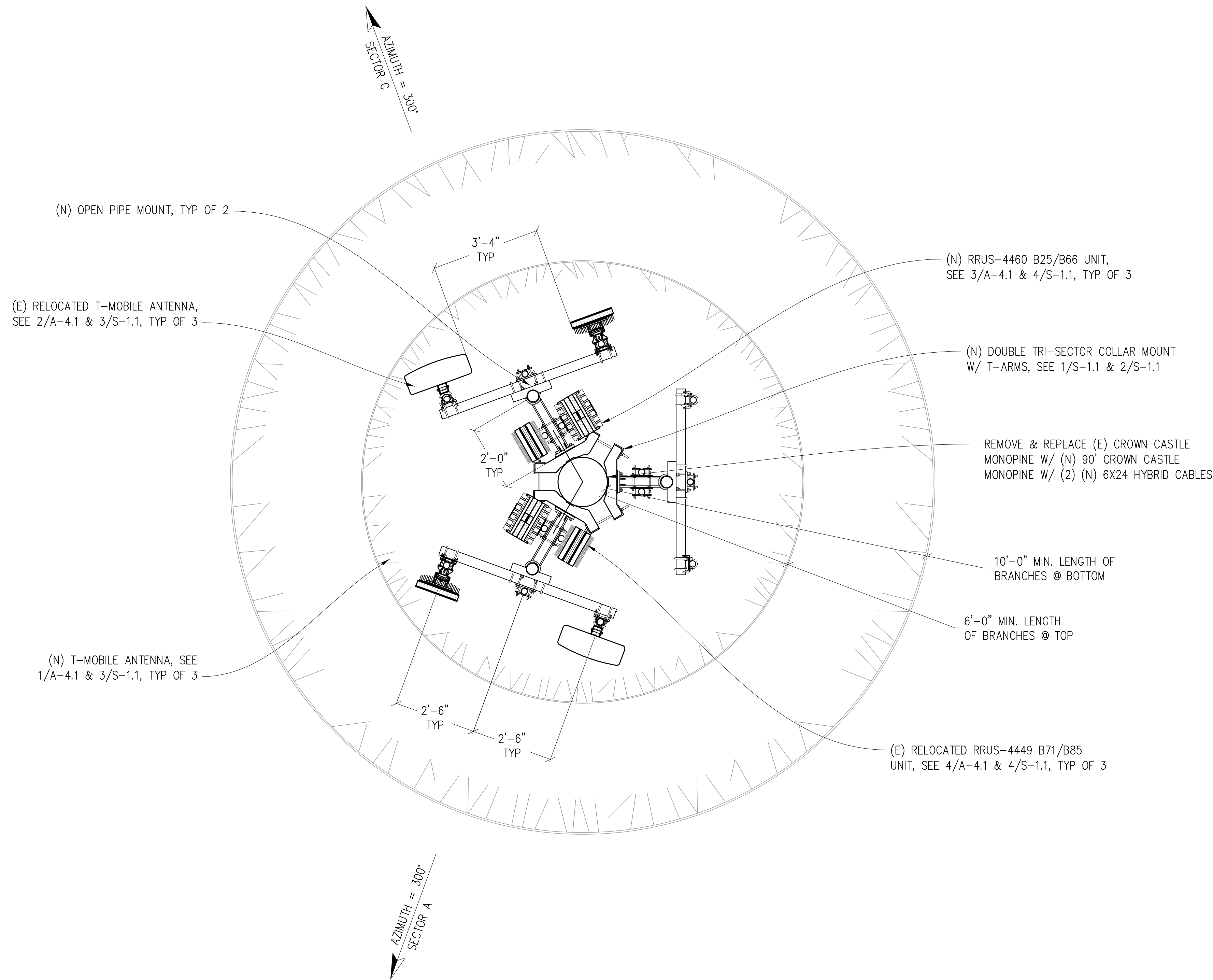
ISSUE STATUS			
△	DATE	DESCRIPTION	REV.
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	11/29/22	CLIENT REV	S.D.
	12/07/22	CLIENT REV	C.T.C
△	11/14/23	PLANNING COMMS	S.D.
△	02/26/24	PLANNING COMMS	S.D.
△	04/19/24	PLANNING COMMS	T.T.
DRAWN BY: C. COLSTON			
CHECKED BY: -			
APPROVED BY: -			
DATE: 02/26/24			

SHEET TITLE:

ANTENNA PLAN

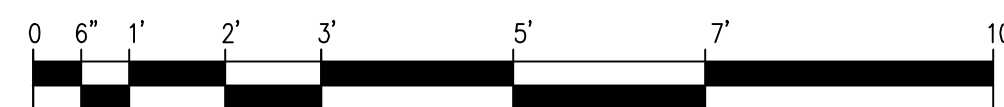
SHEET NUMBER:

A-2.1



ANTENNA PLAN

1/2"=1'-0"



NOTICE

NEW MONOPINE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW POLE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR THE NEW LOADING CONDITIONS.

NOTE:

- ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (E) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
- PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (E) MONOPINE

TOP OF (N) MONOPINE
±90'-0" A.G.L.

TOP OF (N) MONOPINE STEEL
±85'-0" A.G.L.

CENTERLINE OF (N) T-MOBILE ANTENNAS
±80'-0" A.G.L.

(N) T-MOBILE ANTENNA, TYP OF 2

CENTERLINE OF (F) CARRIER ANTENNAS
±70'-0" A.G.L.

(E) RELOCATED RRUS-4449
B71/B85 UNIT, TYP OF 3

(N) RRUS-4460 B25/B66
UNIT, TYP OF 3

(E) RELOCATED T-MOBILE
ANTENNA, TYP OF 3

(F) ANTENNAS BY OTHERS

(N) 90' CROWN CASTLE MONOPINE W/
(2) (N) 6X24 HYBRID TRUNKS INSIDE

NOTICE

NEW TOWER TO BE ANALYZED BY OTHERS.
STREAMLINE ENGINEERING & DESIGN INC. IS NOT
RESPONSIBLE FOR THE EVALUATION OF THE EXISTING
TOWER, BASE PLATE, ANCHOR BOLTS, FOUNDATION
OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS
FOR THE EXISTING AND NEW LOADING CONDITIONS.

NOTE:

- ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES
TO BE PAINTED TO MATCH (E) MONOPINE & BE
FULLY WITHIN MONOPINE BRANCH RADIUS.
- PAINT OR 3M FILM WRAP ALL (N) ANTENNAS
TO MATCH (E) MONOPINE

TOP OF (E) MONOPOLE
±40'-0" A.G.L.

CENTERLINE OF (E) T-MOBILE ANTENNAS
±35'-0" A.G.L.

(E) T-MOBILE RRUS-4449 B71/B85
TO BE RELOCATED, TYP OF 2

(E) T-MOBILE ANTENNA TO BE
REMOVED @ FINAL PHASE, TYP OF 2

(E) T-MOBILE ANTENNAS TO
BE RELOCATED, TYP OF 2

(E) ANTENNAS BY OTHERS

(E) 14.1' WATER TANK

(E) SLIDING ACCESS GATE

(E) CROWN CASTLE LEASE AREA W/
T-MOBILE (E) & (N) EQUIPMENT

(E) CMU RETAINING WALL

(E) 7.6' WATER TANK

(E) CROWN CASTLE
LEASE AREA W/
T-MOBILE (E) EQUIPMENT

(E) CABINET BY OTHERS

TOP OF (N) CMU RETAINING WALL
±10'-0" A.G.L.

GROUND LEVEL
0'-0"

(N) 4'-0" WIDE SLIDING
ACCESS GATE

(N) CMU RETAINING WALL

(E) ANTENNAS BY OTHERS

(E) 14.1' WATER TANK

(E) SLIDING ACCESS GATE

(E) CROWN CASTLE LEASE AREA W/
T-MOBILE (E) & (N) EQUIPMENT

(E) CMU RETAINING WALL

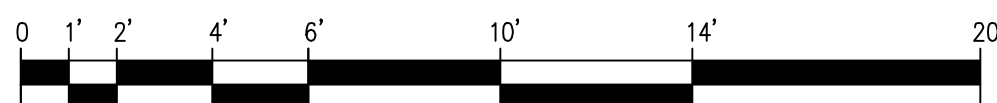
(E) 7.6' WATER TANK

(E) CROWN CASTLE
LEASE AREA W/
T-MOBILE (E) EQUIPMENT

(E) CABINET BY OTHERS

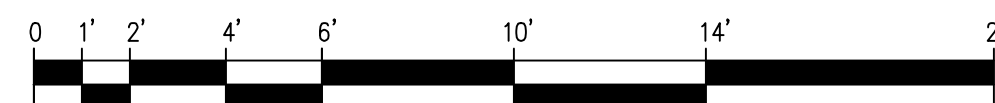
(E) WEST ELEVATION

1/4"=1'-0"



(N) WEST ELEVATION

1/4"=1'-0"

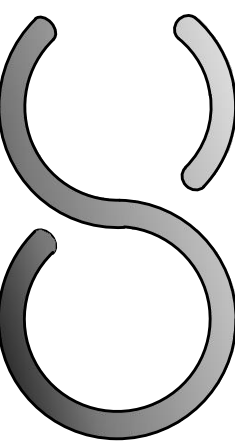


FLORISTON

827190

22258 JUNIPER ST
FLORISTON, CA 96111

CROWN
CASTLE



ONE PARK PLACE, SUITE 300
DUBLIN, CA 94568

Streamline Engineering

and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746

Contact: Kevin Sorensen Phone: 916-660-1930

E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	11/07/22	CD 95%	C.T.C
	11/29/22	CLIENT REV	S.D.
	12/07/22	CLIENT REV	C.T.C
△	11/14/23	PLANNING COMMS	S.D.
△	02/26/24	PLANNING COMMS	S.D.
△	04/19/24	PLANNING COMMS	T.T.

DRAWN BY: C. COLSTON

CHECKED BY: -

APPROVED BY: -

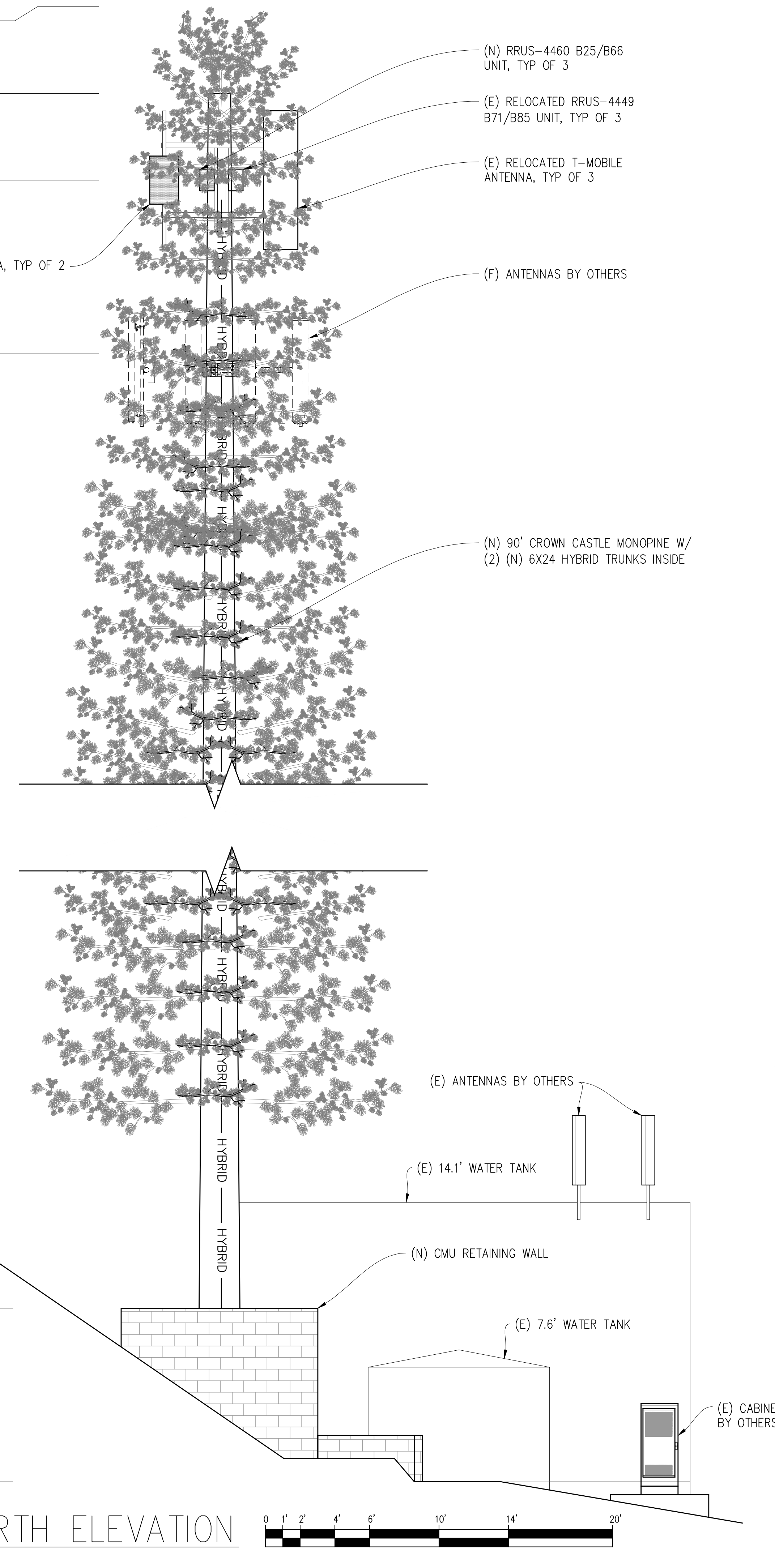
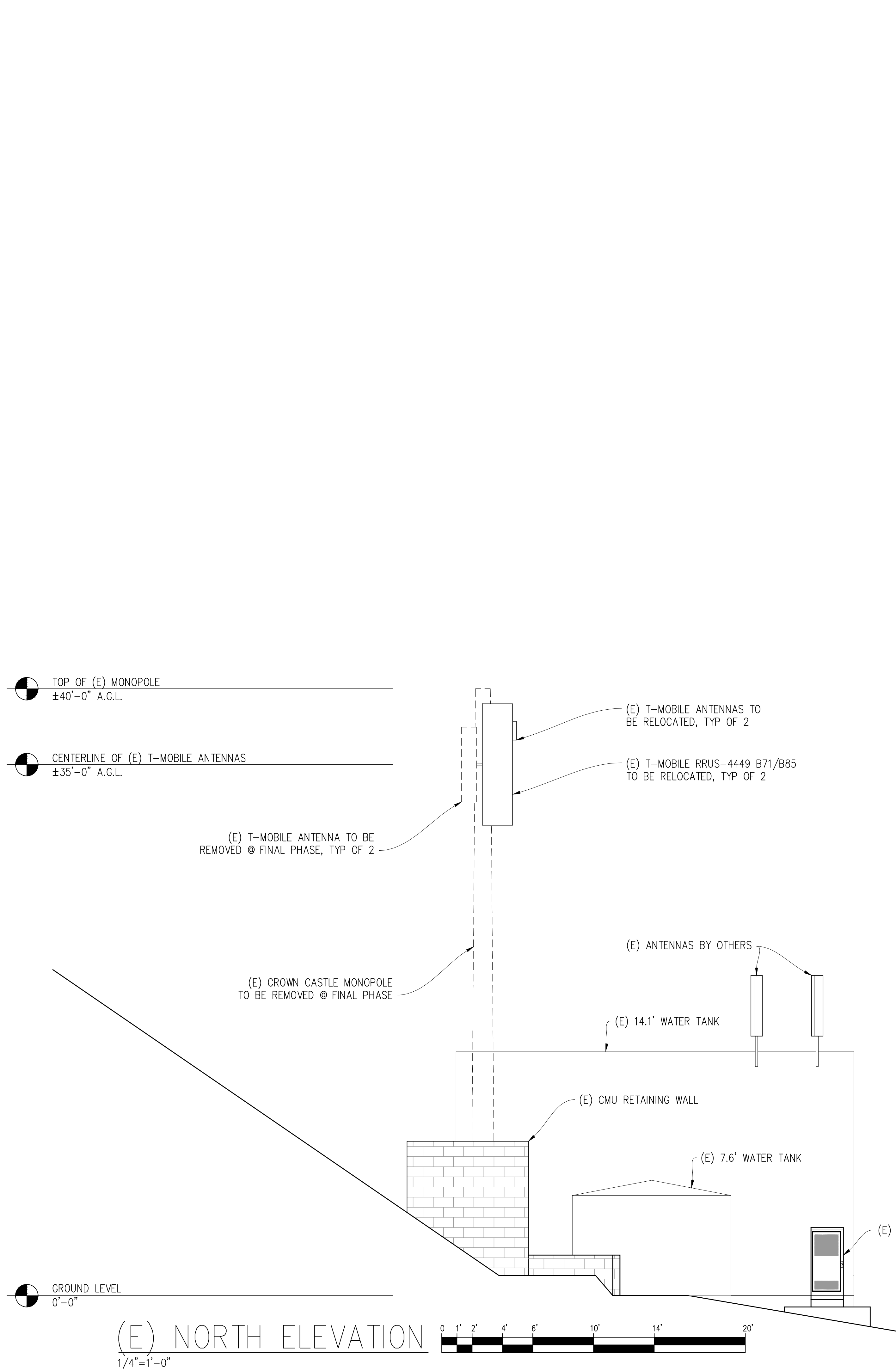
DATE: 02/26/24

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3.1



FLORISTON

827190
22258 JUNIPER ST
FLORISTON, CA 96111

CROWN
CASTLE

ONE PARK PLACE, SUITE 300
DUBLIN, CA 94568

Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
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KEVIN R. SORENSEN
S4469

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11/14/23	PLANNING COMMS	S.D.	
02/26/24	PLANNING COMMS	S.D.	
04/19/24	PLANNING COMMS	T.T.	

DRAWN BY: C. COLSTON

CHECKED BY: -

APPROVED BY: -

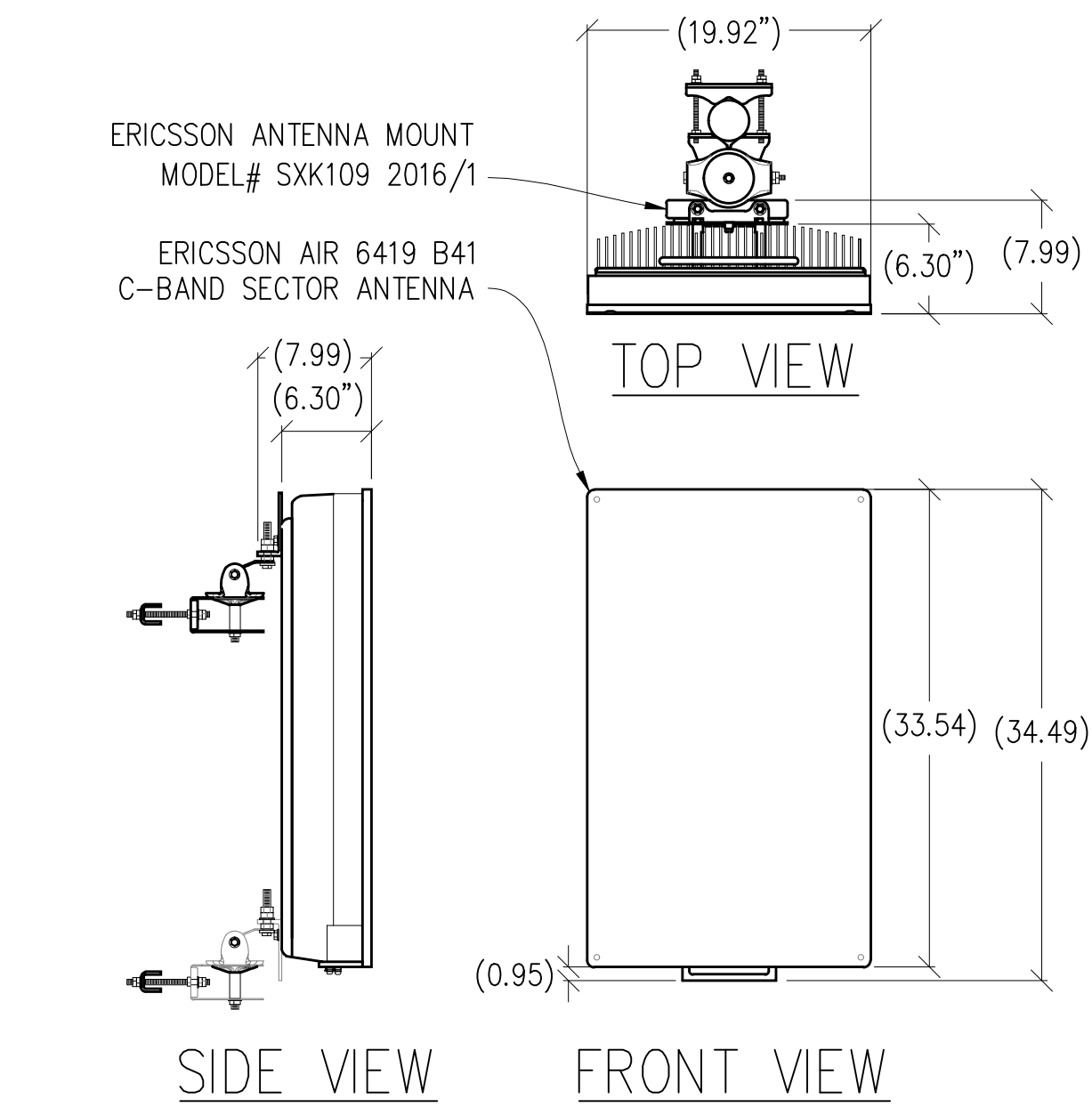
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

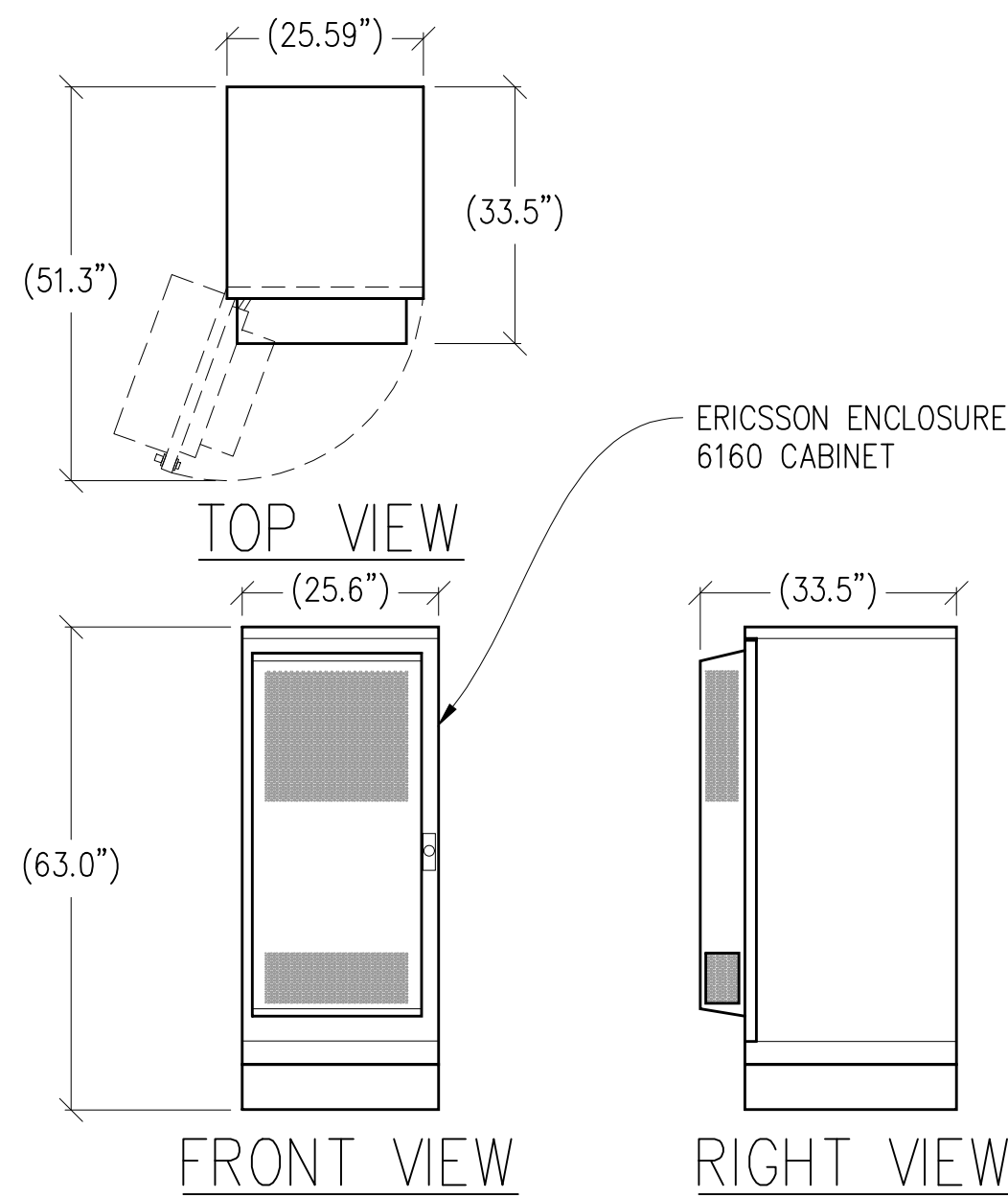
A-3.2



SIDE VIEW

FRONT VIEW

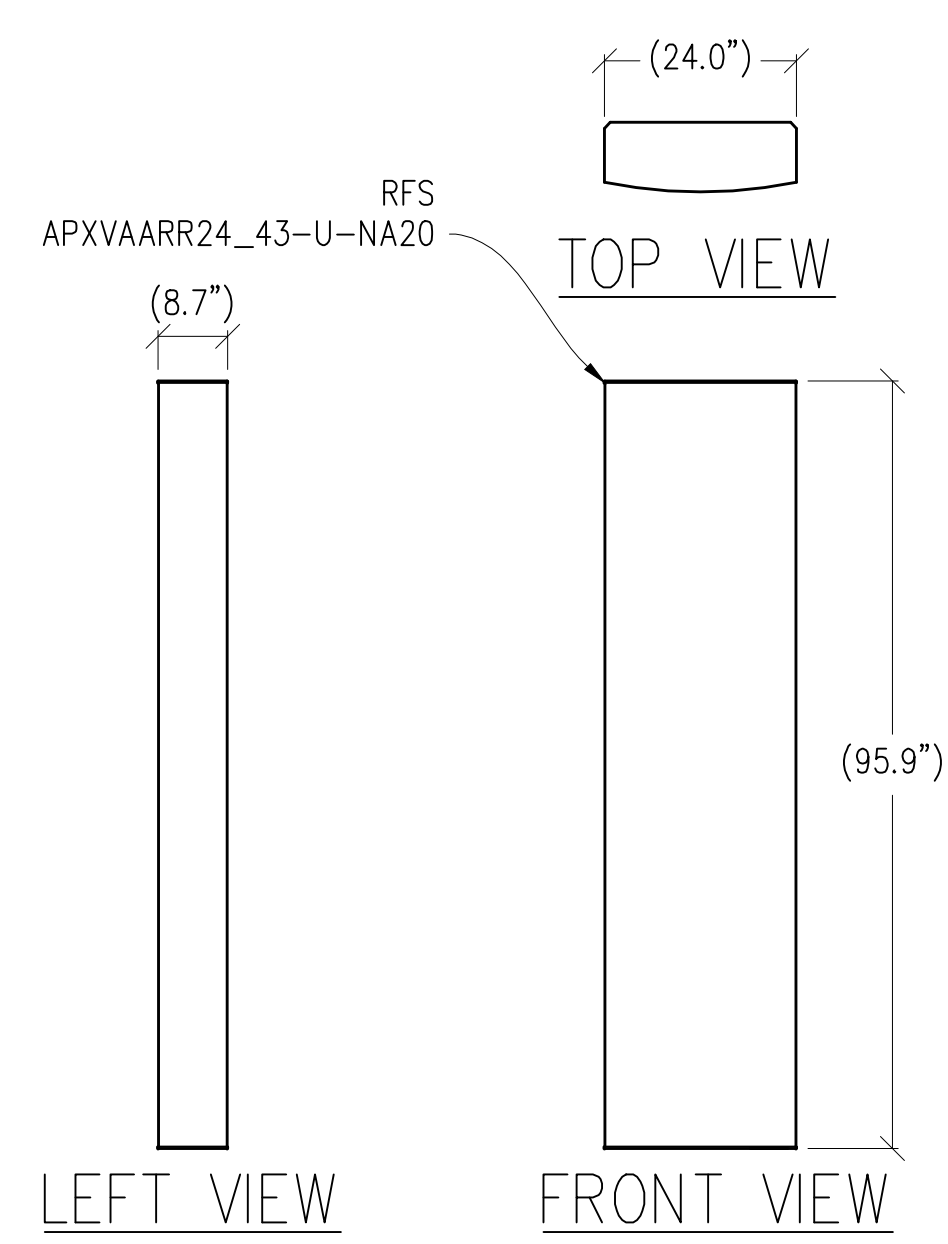
1 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT W/ MOUNT: 81.84 LBS



FRONT VIEW

RIGHT VIEW

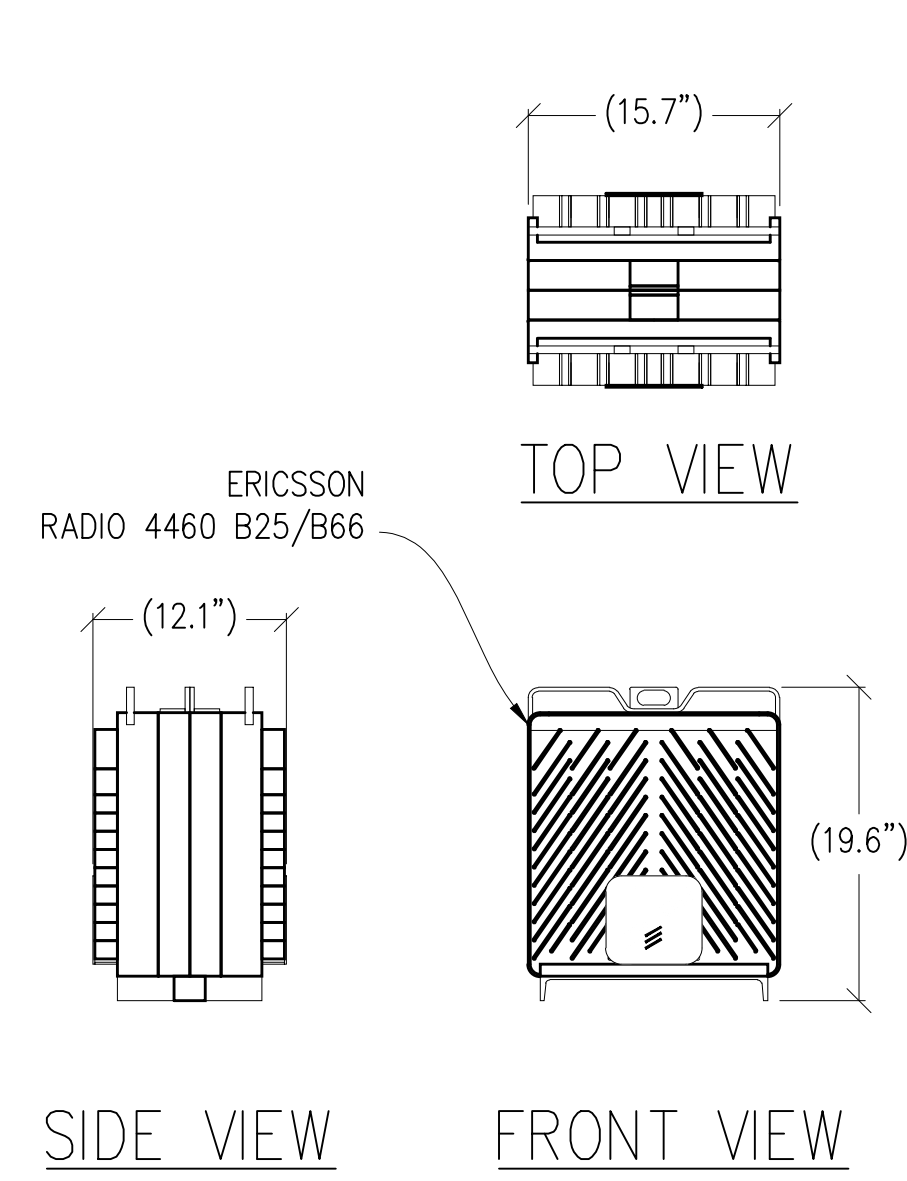
5 6160 CABINET DETAIL
1/2"=1'-0" WEIGHT = 750 LBS W/ POWER EQUIPMENT



LEFT VIEW

FRONT VIEW

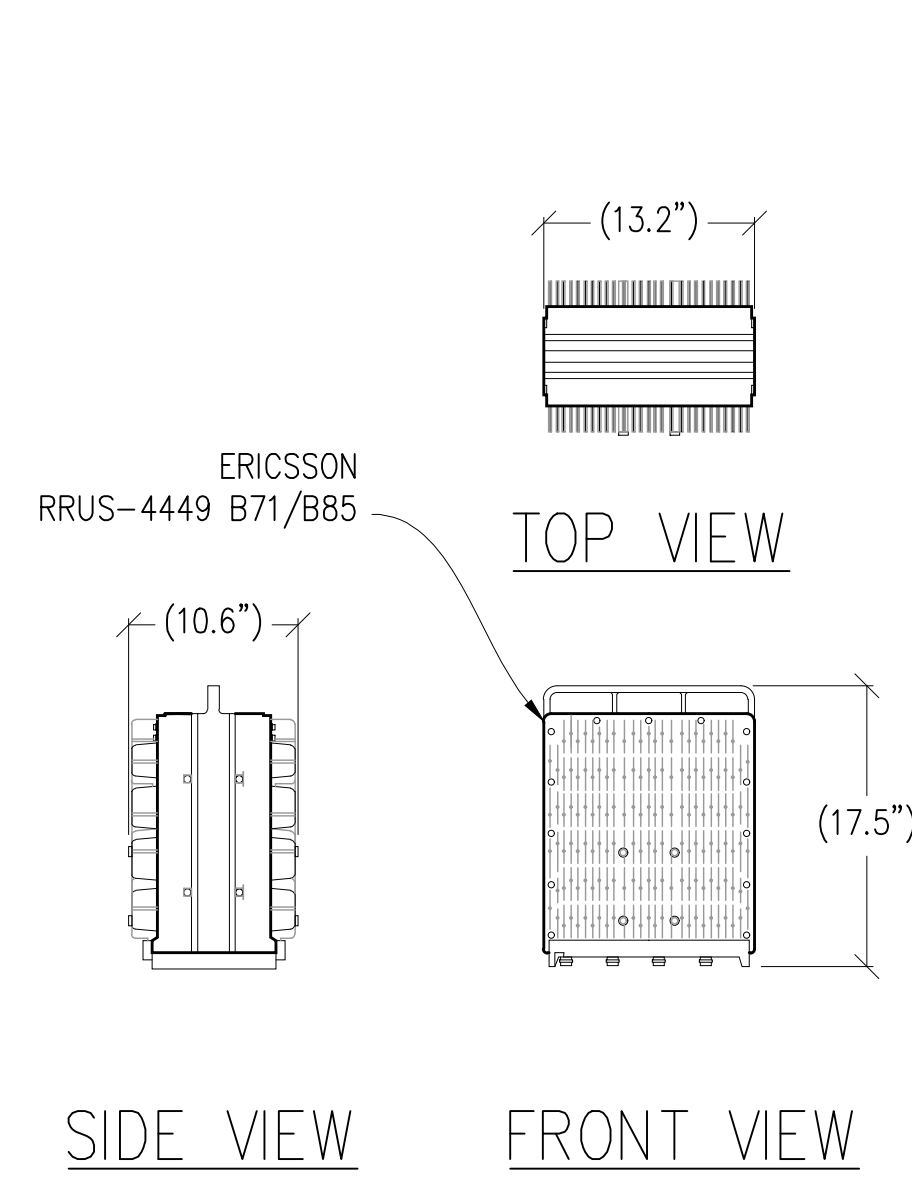
2 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 153.3 LBS W/ MOUNT



SIDE VIEW

FRONT VIEW

3 RADIO 4460 B25/B66 DETAIL
1"=1'-0" MAX WEIGHT: 109 LBS



SIDE VIEW

FRONT VIEW

4 RRUS-4449 B71/B85 DETAIL
1"=1'-0" MAX WEIGHT: 74 LBS

FLORISTON

827190
22258 JUNIPER ST
FLORISTON, CA 96111

CROWN
CASTLE

ONE PARK PLACE, SUITE 300
DUBLIN, CA 94568

Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
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CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	11/07/22	CD 95%	C.T.C
	11/29/22	CLIENT REV	S.D.
	12/07/22	CLIENT REV	C.T.C
△	11/14/23	PLANNING COMMS	S.D.
△	02/26/24	PLANNING COMMS	S.D.
△	04/19/24	PLANNING COMMS	T.T.

DRAWN BY: C. COLSTON

CHECKED BY: -

APPROVED BY: -

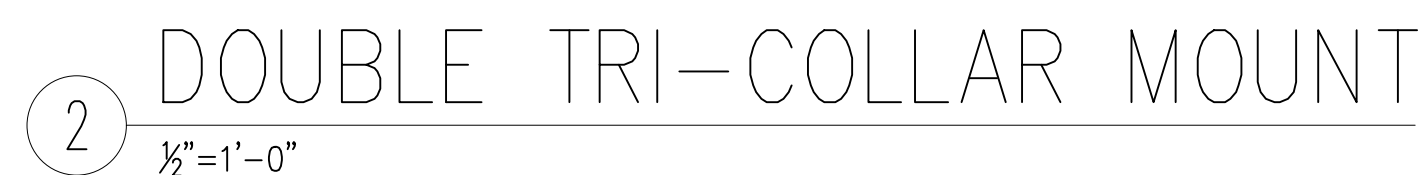
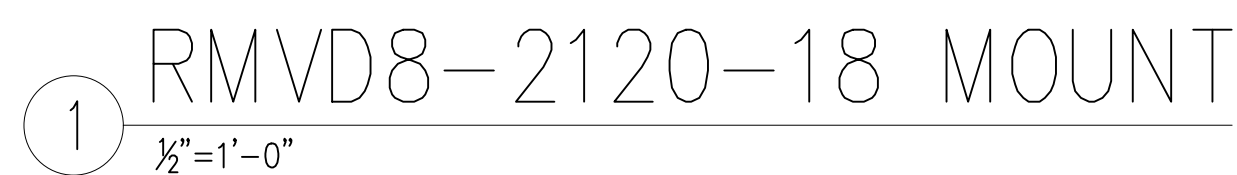
DATE: 02/26/24

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.1



E-mail: kevin@streamlineinc.com Fax: 910-800-1194

S-1.1

△	DATE	DESCRIPTION	REV.
	11/07/22	CD 95%	C.T.C
	11/29/22	CLIENT REV	S.D.
	12/07/22	CLIENT REV	C.T.C
⚠	11/14/23	PLANNING COMMS	S.D.
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△	04/19/24	PLANNING COMMS	T.T.

DRAWN BY: C. COLSTON

CHECKED BY: -

APPROVED BY: -

DATE: 02/26/24

SHEET TITLE:

SINGLE LINE DIAGRAM
& PANEL SCHEDULE

SHEET NUMBER:

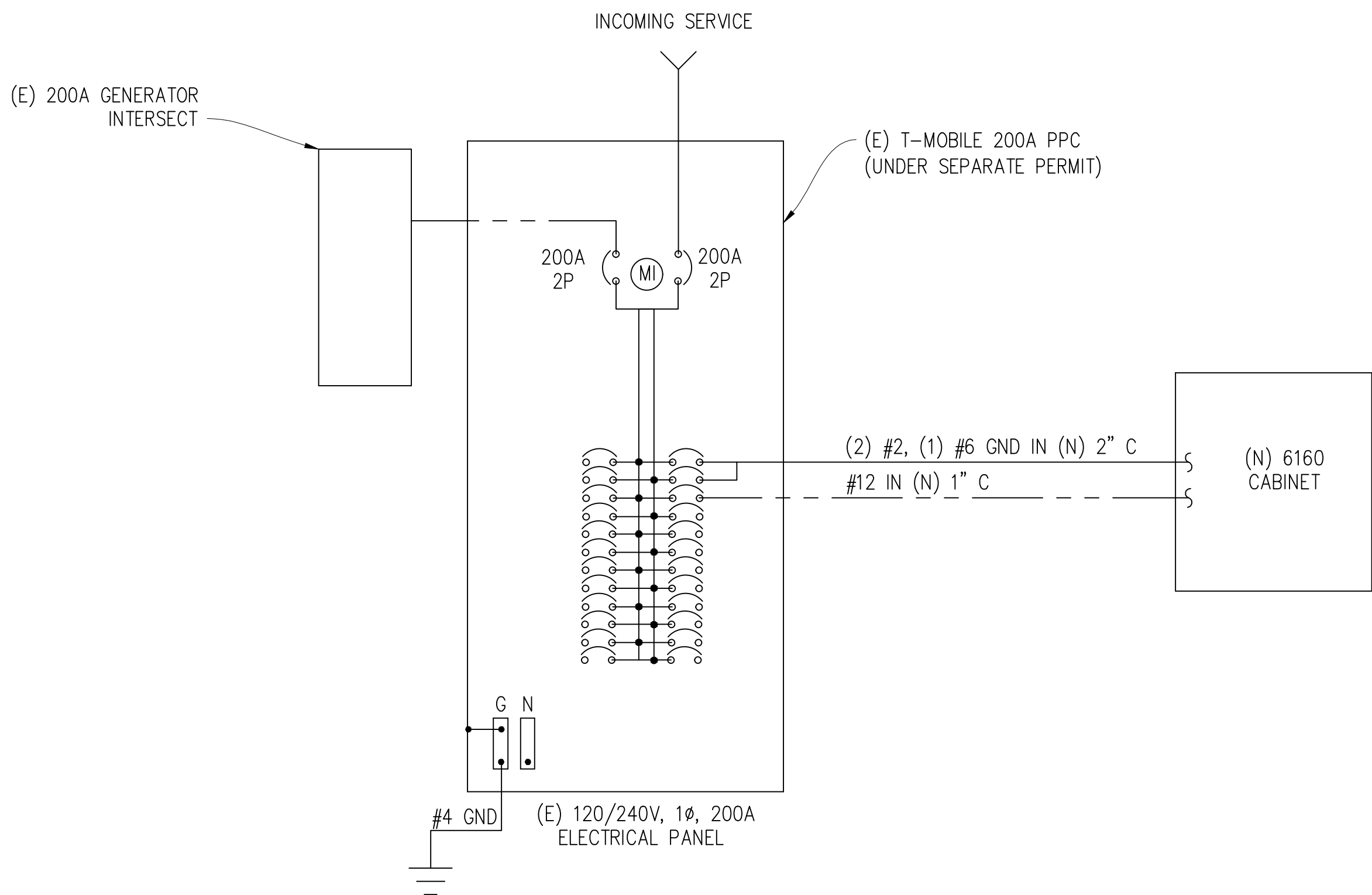
E-1.1

ELECTRIC LEGEND

- (M) MECHANICAL INTERLINK
(M) METER
CIRCUIT BREAKER
SERVICE GROUND
WIRED CONNECTION
TIMER SWITCH, WATERPROOF
OUTDOOR LIGHT
GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2019 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
- ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
- ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
- ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
- A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
- WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
- WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'TS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'T, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
- WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFG'R'S DATA FOR THE APPLIANCES SERVED.
 - THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.



SINGLE LINE DIAGRAM

PANEL SCHEDULE

NAMEPLATE : PANEL A				SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø			
LOCATION : INSIDE						BUS AMPS: 200A					
MOUNTING : WALL						MAIN CB: 200A					
øA	øB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	øA	øB		
LOAD VA	LOAD VA							LOAD VA	LOAD VA		
0		GENERATOR	100/2	1	2	125/2	(N) 6160 CABINET	6500			
	0	" "	" "	3	4	" "	" "		6500		
300		TECH LIGHT	20/1	5	6	20/1	(N) SERVICE OUTLET	300			
	180	GFI RECEPTACLE	20/1	7	8	" "	BLANK				
		BLANK	—	9	10	—	" "				
		" "	—	11	12	—	" "				
		" "	—	13	14	—	" "				
		" "	—	15	16	—	" "				
		" "	—	17	18	—	" "				
		" "	—	19	20	—	" "				
		" "	—	21	22	—	" "				
		" "	—	23	24	—	" "				
		" "	—	25	26	—	" "				
300	180	PHASE TOTALS					PHASE TOTALS	6800	6500		
TOTAL VA =	13780	TOTAL AMPS =	57								

NOTE: EXISTING LOADS HAVE NOT BEEN FIELD VERIFIED. THEY ARE APPROXIMATE BASED ON EXISTING CB SIZES. CONTACT THE ENGINEER IF THE LOADS DIFFER FROM THAT WHICH IS SHOWN ON THE PLANS

FLORISTON

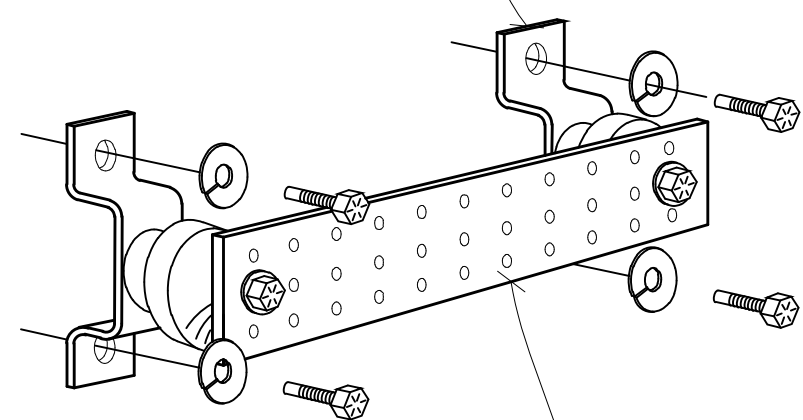
827190

22258 JUNIPER ST
FLORISTON, CA 96111

**CROWN
CASTLE**

ONE PARK PLACE, SUITE 300
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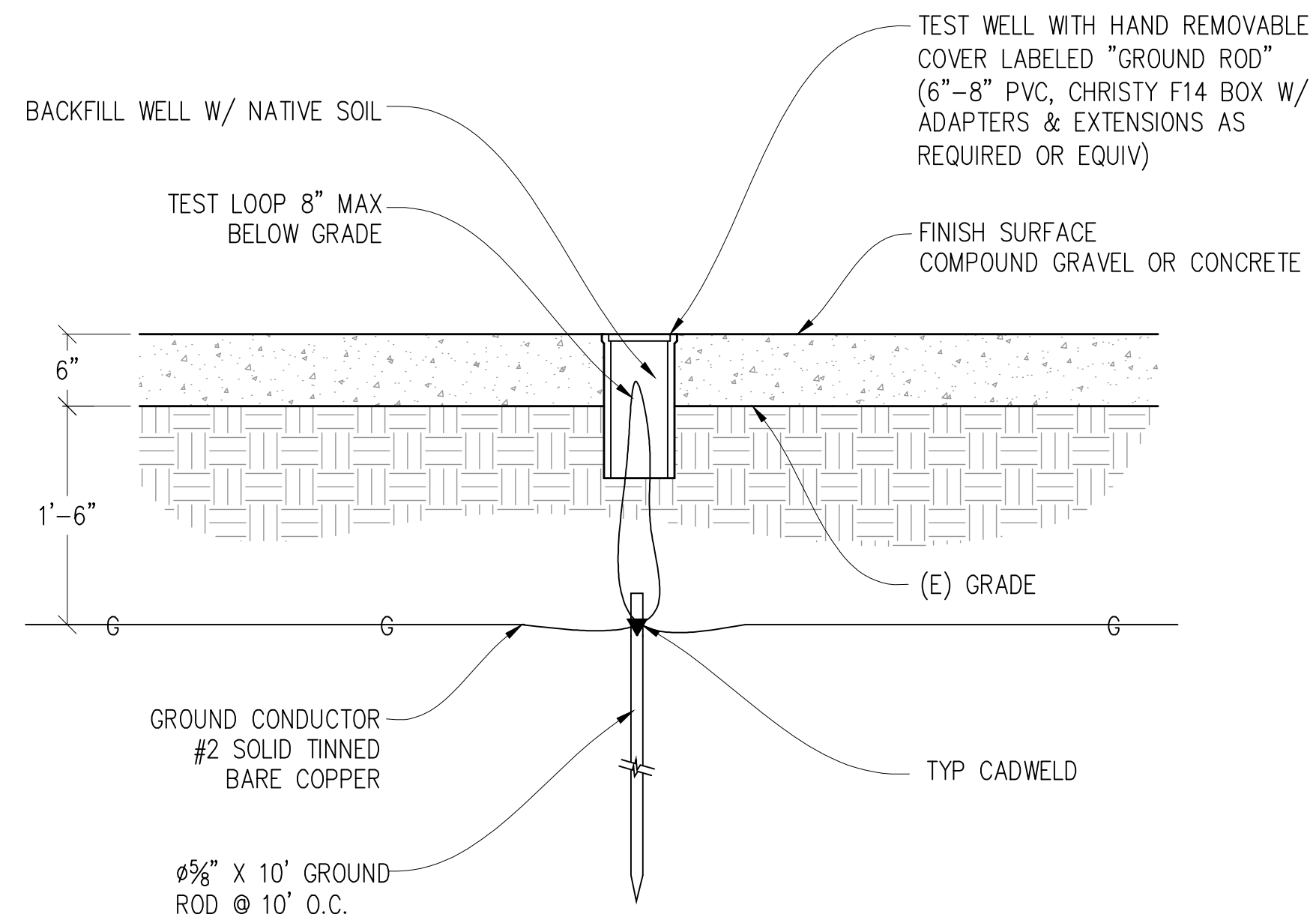
WALL MOUNTING BRACKET KIT
VALMONT #B1778 OR EQUAL



COPPER GROUND BUSS $\phi 1\frac{1}{4}" \times 4" \times 24"$ —
VALMONT #B2988 OR EQUAL. HOLE CENTERS TO
MATCH NEMA DOUBLE LUG CONFIGURATION.
(ACTUAL GROUND BUSS SIZES WILL VARY
BASED ON THE NUMBER OF GROUND CONNECTIONS)

GROUND BUSS DETAIL

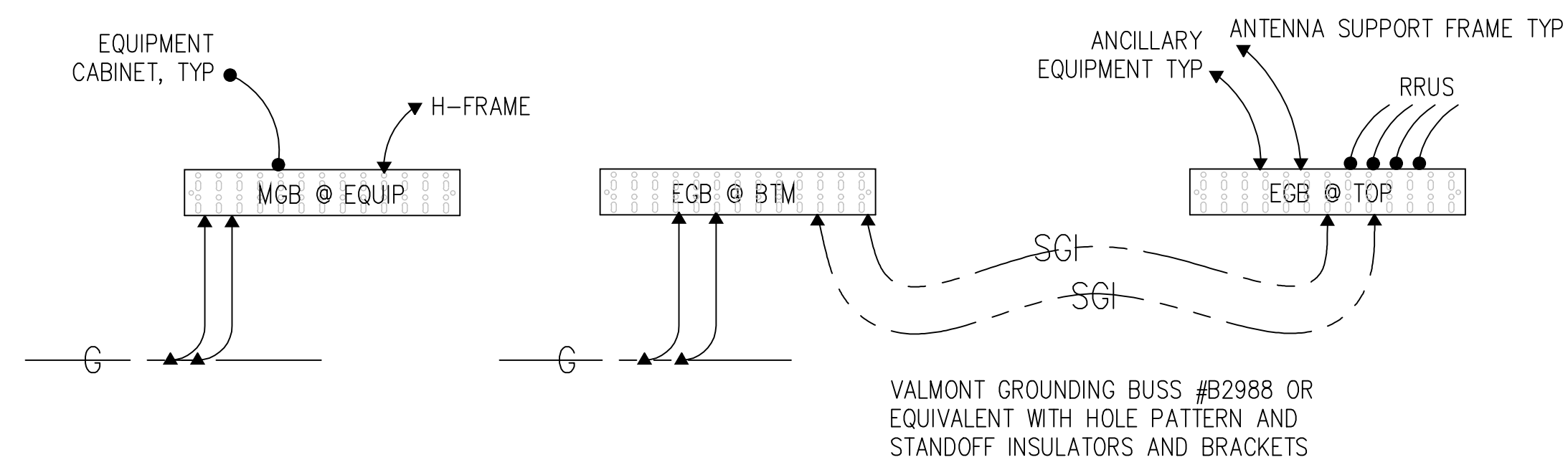
NOT TO SCALE



TEST WELL DETAIL

$$\textcircled{2} \quad \frac{1}{1''=1'}$$

NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS. THE GROUND RODS SHALL BE 3/4" X 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.



ELECTRICAL GROUNDING PLAN

ELECTRIC LEGEND

 MECHANICAL INTERLINK

Ⓜ METER

 CIRCUIT BREAKER

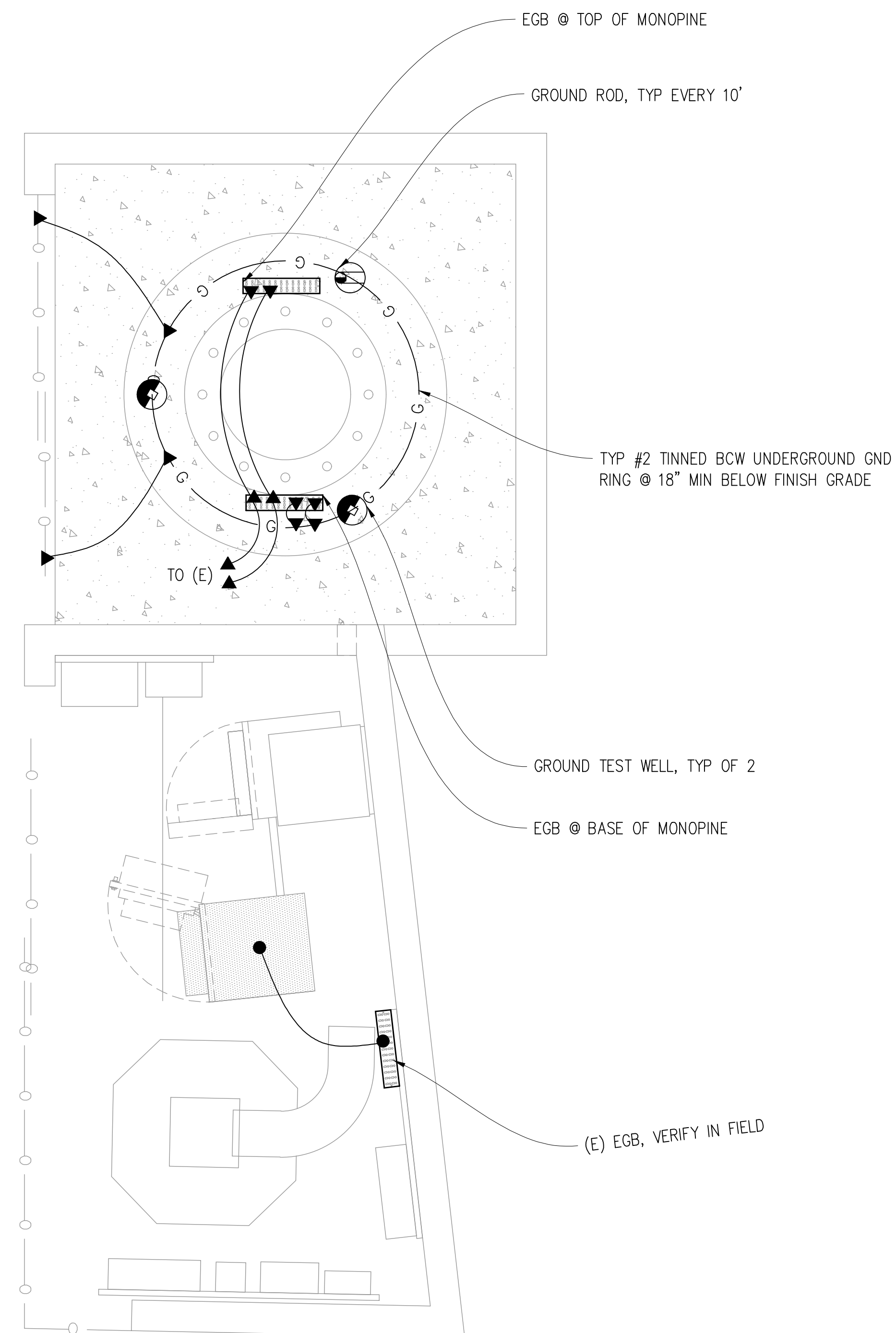
 SERVICE GROUND

— WIRED CONNECTION

 TIMER SWITCH, WATERPROOF

 OUTDOOR LIGHT

 GFI OUTLET, WATERPROOF



Streamline Engineering
and Design, Inc.

Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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S4469

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DRAWN BY: C. COLSTON

CHECKED BY: -

APPROVED BY: —

DATE: 02/26/24

SHEET TITLE:

ELECTRICAL GROUNDING PLAN & DETAILS

SHEET NUMBER:

E-1.2

C1.0



Community Development Agency

Planning Department

Planning@nevadacountyca.gov
www.nevadacountyca.gov/Planning

950 Maidu Avenue, Suite #170
PO BOX #599002
Nevada City, CA 95959

PH: (530) 265-1222 ext. 2
FAX: (530) 265-9854

Planning Commission Memorandum

Date: November 12, 2025

To: Nevada County Zoning Administrator

From: Zachary Ruybal, Associate Planner *ZKR*

Subject: Floriston Wireless Telecommunications Facility Project – PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 Comments Received

Attachment: Comments Received & Proposed New/Revised Conditions of Approval

Dear Zoning Administrator:

Since the time of the public notice and release of the Staff Report for the Floriston Wireless Telecommunications Facility project, Staff has received a total of five (5) comment letters from the Floriston Property Owners Association (FPOA), the contractor overseeing the Floriston Water Treatment Facility project, and concerned neighbors. Please see the attached comments for your review and please include these comments as a part of the public record for the project. The amended Conditions of Approval are attached to this document as well. The main concerns included amongst the public comment letters for the proposed project include concerns regarding the potential impacts related to potential impacts to the Floriston Water Treatment Facility project, the access road, construction on slopes exceeding 30% slope, and noise.

As discussed in the Staff Report, the proposed project does not propose any generators and the noise associated with the proposed project would be for construction activities only, which are exempt from the Nevada County Noise Ordinance requirements. Additionally, Condition of Approval A.14 is provided to limit the hours of construction from 7:00 a.m. to 7:00 p.m. Monday through Saturday only, with no work being allowed on Sundays. Additionally, due to the proposed project proposing the wireless telecommunications facility as an unmanned facility, the proposed project is not expected to contribute to a substantial increase in traffic. Construction related traffic would be temporary and minor because development of the site for a single replacement cell tower is not considered a major project. As an unmanned facility, operational traffic would only consist of weekly or bi-monthly visits by a technician. The addition of future carriers would result in similarly minor construction traffic and technician visits.

As a part of the proposed project, a Steep Slopes Management Plan prepared by Susah Dahl with T&S Engineering provided Best Management Practices to be implemented during the construction of the proposed wireless telecommunications facility. These Best Management Practices to be implemented have been included as a Condition of Approval to allow ground disturbance within areas that exceed 30% slope (Condition A.7). Additionally, there have been numerous concerns brought forth regarding the proposed projects' potential impact on the Floriston Water Treatment Facility project that is

currently in the construction phase. During the Initial Distribution process, the Lahontan Regional Water Quality Control Board was routed the proposed project for review and to provide any comments/conditions they would like to include or items they would like to be addressed in a resubmittal. The Nevada County Planning Department did not receive any comments, concerns, or conditions from the Lahontan Regional Water Quality Control Board throughout the process. In order to ensure that proposed wireless telecommunication facility does not conflict with or compromise the existing private/public water infrastructure associated with the Floriston Water Treatment Facility project, a Condition of Approval has been included which requires that applicant obtain and submit documentation from the State of California (or its administering agency) verifying that the proposed project will not interfere with the operation or purpose of the Floriston Community Water System. Additionally, the water vaults and infrastructure associated with the Floriston Community Water System project shall be shown on the Site Plan for all future submittals for any/all permits (Condition A.17).

Pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code requires that towers that are located a distance that is less than 100% of their height from a property line, a habitable structure or other tower, shall include a report by a structural engineer licensed by the State of California, certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes, and ice, when the tower is fully loaded with antennas, transmitters and other equipment and camouflaging. In the past, the Nevada County Planning Department has approved wireless telecommunication facilities within 100% of the proposed towers height to above grade water tanks; however, one of the main concerns regarding the Floriston Water Treatment Facility project potential impacts is the proposed towers proximity to the existing above ground water tanks on the project parcel. While the Nevada County Code does not require a Fall Certification Letter for these types of utilities, a Condition of Approval has been included to require the applicant to provide a Fall Certification Letter to ensure that existing facilities and infrastructure will not be impacted as a part of the proposed project (Condition A.18).

October 10, 2025 Re: CUP Permits PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001
— Proposed Crown Castle / T-Mobile CCI Cell Tower Project, Floriston, California

The following dialogue is a response from the FPOA Project Management Group, Kennedy Jenks. engaged/contracted to oversee the Floriston Water Treatment Facility, the subject of the recent State of California Grant to the Town of Floriston, CA. The Numbered Items are a few critical informational items absent from the CCI-T-Mobile Project Description and consideration of the Project and its unmitigable impacts.

#####

To the FPOA Board:

“I read the document you sent and reviewed the pertinent drawings therein. In addition to my sending on Friday a markup of the Crown Castle As-Built Survey sheet 5 of 5 drawing with new RW Flowmeter Vault location that they do not know about or show, I have the following additional observations:

1. The new RW Flowmeter Vault thankfully is called to be traffic-rated for H20 loads. However, I do not know anything about the rating of FPOA's other existing valve vaults in the area, so protection of them should be a key requirement. I do note under Project General Notes on Sheet T-1.2 in the Crown Castle drawings attached to the Zoning Administrator Staff Report, that Note 13 calls for protecting existing sewer, water and other utilities.
2. The red colored line annotated “UG/E” for a T-Mobile conduit serving the site as shown on As-Built Survey drawings in the Crown Castle drawings in the Zoning Administrator Staff Report is an existing conduit that will have cables inside replaced, but no new conduit will be added in the road.
3. FPOA's new RW Flowmeter Vault should be added to sheets A-1.2 and C1.0 in the Crown Castle drawings in the Zoning Administrator Staff Report as a minimum going forward.
4. Page 9 of the Zoning Administrator Staff Report under the paragraph called Telecommunications Tower Setback refers to towers located “less than 100% of the height from a property line, a habitable structure or other tower, shall include a report by a structural engineer licensed in the State of California, certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes or ice...”. The Zoning Administrator deems this site not applicable to this requirement. However, I believe FPOA should point out that its water facilities are deemed “essential facilities” critical to the community's

water system and that its above grade tanks in the area are located within 100% of the proposed tower's height and thus the tower should be designed to meet the stated requirements as such in order to protect the tanks.

5. Page 14 of the Zoning Administrator Staff Report includes approval recommendations II-E, F and G that do not adequately address the potential impacts of the proposed tower on the existing essential community water system above grade tanks unless higher design standards are employed than stated in the Report in order to protect these "essential facilities". Furthermore, on page 15, item II-K is only acceptable if the referred to Attachment 1 also includes conditions for adequate tower design and construction protection of FPOA's water system facilities in the area including the two above grade water tanks located less than 100% of the proposed tower's height, as described herein.
6. Construction Note 3 on Crown Castle drawing T-1.2 needs the called-out compliance requirement for "2019 CBC" to be updated to the current adopted CBC version in effect when the design is permitted for construction.

I hope this helps FPOA in expressing its concerns regarding the proposed 90' tower.

Submitted by:

Doug Henderson | Kennedy Jenks
Direct: (415) 244-5894
DougHenderson@KennedyJenks.com

Gary G. Mapa, Property Owner Floriston, CA

Also, Disclosure: Vice-President, FPOA

The above information is being submitted by me as an individual.



Gary G. Mapa, Broker, CA DRE #00597441
Real Estate Solutions
Site Acquisition Resultants, Inc.
POB 621, Applegate, CA 95703
530-320-9097 (Cell) 530-878-7260 (Fax)
kj6kfi gmapa@reatta.com



Floriston Property Owners Association
22261 Juniper St.,
Floriston, CA 96111

November 8, 2025

Nevada County Planning Department
950 Maidu Ave.
Ste. 170
Nevada City, CA 95959

Re: CUP Permits PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 — Proposed Crown Castle / T-Mobile CCI Cell Tower Project, Floriston, California

Attn Nevada County Planning Department:

The **Floriston Property Owners Association (FPOA)** has valid and justifiable concerns regarding the proposed **CCI Cell Tower Project** (CUP Permits: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001) submitted by **Crown Castle** on behalf of **T-Mobile**.

As a rural mountain community, we recognize the importance of reliable cellular service and appreciate the coverage that T-Mobile currently provides. However, of greater importance — and of ongoing concern and commitment to our community — is the **adequate supply, quality, and maintenance of reliable, potable water** for the **43 properties** that comprise the Town of Floriston.

FPOA's foremost obligation is to ensure that our **\$6.7 million state-funded water system** is not placed in jeopardy by construction activities associated with the proposed Crown Castle Communications Infrastructure (CCI) Project. To date, the Conditional Use Permit (CUP) record contains **no documentation or discussion** addressing mitigation for potential damage to the FPOA water facilities during construction, following completion, or during any future modification or demolition of the telecommunications site located in the immediate vicinity of our water system infrastructure.

Risk management is essential to the protection and long-term sustainability of this critical public utility. Cellular tower lease terms typically extend for **20 years or more**, with multiple

five-year renewal options. Therefore, any unmitigated risk to the pre-existing FPOA water system could persist for the full duration of such leases and their extensions.

The **proposed 90-foot structure**, with its associated equipment area and substantial foundation, is located directly adjacent to the FPOA's sole water source and vital water infrastructure. Any damage to this infrastructure could result in the **loss of running water for more than forty property owners** within the Town of Floriston.

No plans or conditions have been presented to mitigate potential loss or damage to the water system. Meanwhile, construction of the **new \$6.7 million water system**, funded by the State of California, is already underway.

The surveys, plans, and other documentation submitted for this CCI-T-Mobile facility do **not reference or account for the approved State-funded water-system upgrades** that are being implemented at this location and throughout the Floriston community. The proposed tower, concrete pad, and foundation pilings are located within a few feet of existing and newly installed FPOA infrastructure.

These conditions create justifiable concern about the potential for **unavoidable impacts and damage** caused by heavy construction equipment during all phases of this project, as well as by subsequent expansions or decommissioning associated with ongoing wireless-infrastructure operations. The CUP materials do not address **mitigation procedures** for damage incidents, nor do they emphasize maintaining **safe and reasonable access** for town residents to their homes and to essential community facilities — including the FPOA water-system/assets protected under the State of California grant.

Also unaddressed in the CUP package is the **critical geotechnical context** of the site — namely, the **30-plus-degree slope** and the intrusive excavation required for the monopine foundation and concrete pad. The proposed project is located in an area with a **documented history of slope instability**, including slides that have affected both the proposed tower area and nearby sections of Interstate 80. Any destabilization of the hillside adjacent to the project could increase the likelihood of rock, mud, or snow slides, posing severe risks to the FPOA water-system infrastructure.

It is understood that **noise, vibration, construction traffic, and related activities** will impact the project site and the surrounding community. It is imperative that the project proponents and all responsible parties — including project managers, contractors, and subcontractors — provide **advance written notice** to FPOA and town residents regarding all construction activities, schedules, and potential impacts to Floriston's roads, water and sewer systems, and electrical utilities.

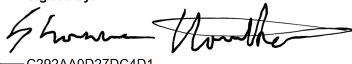
To date, **no documentation of access rights or easements** granted to Crown Castle, T-Mobile, or their contractors has been provided to FPOA, nor do such authorizations appear in the CUP project description.

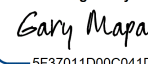
Given the **absence of essential safeguards**, including geotechnical evaluation, risk mitigation, infrastructure protection, and lawful access arrangements, the **Floriston Property Owners Association firmly opposes** the proposed **CCI-T-Mobile Project** under this Conditional Use Permit.

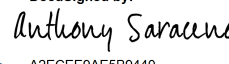
The Association does **not support this project in any form** and considers its construction to represent an **unacceptable threat** to Floriston's public safety, water infrastructure, and community welfare.

Respectfully submitted,

Shannon Hawthorne, President

Signed by:

C292AA0D27DC4D1...
Gary Mapa, Vice President

DocuSigned by:

5F37011D00C041D...
Anthony Saraceno, Treasurer

DocuSigned by:

A2ECEE9AE5B9440...
Libbie Henrie, Secretary

Signed by:

37A95187655C47C...
Myles Beyer, Road Water & Sewer

Signed by:

E11A37BB677449B...

Zachary Ruybal

From: Gary Mapa <gmapa@reatta.com>
Sent: Wednesday, November 5, 2025 8:09 AM
To: Planning
Cc: Alicia Chaturvedula; CommunityDevelopment; Gary Mapa
Subject: COMMENT: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

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Please submit the following comment to the Hearing Panel:

CEQA Justification – Protection of Existing Public Infrastructure and Subordination of Interests

Pursuant to CEQA Guidelines §§15064(e), 15065(a), and 15126.2(a), the Lead Agency must evaluate whether a proposed project could cause significant environmental effects through direct or indirect disruption of existing public services, infrastructure, or adopted plans. The proposed 90-foot monopole communications facility is located within or adjacent to lands encumbered by a State of California grant awarded to the Town of Floriston for the construction and operation of the Floriston Community Water System, a public works project essential to the community's potable water supply. The State's investment, in excess of six million dollars, constitutes a recorded public interest that predates and is superior to any new private leasehold or easement interest associated with the proposed communications facility.

As such, any activity that could interfere with or impair the continued operation or maintenance of the water system may be deemed a potentially significant impact under CEQA Guidelines §15065(a)(4), which requires a finding of significance if a project could cause substantial adverse effects on human beings, directly or indirectly. Further, under §15126.2(a), a project's environmental analysis must consider both primary and secondary effects, including reasonably foreseeable indirect impacts to infrastructure systems required for public health and safety.

To ensure that the proposed monopole facility does not conflict with or compromise the existing private/public water infrastructure, the County shall require, as a condition of approval, that the applicant obtain and submit documentation from the State of California (or its administering agency) confirming either (a) subordination of the State's recorded grant interest to the communications facility, or (b) written consent verifying that the project will not interfere with the operation or purpose of the Floriston Community Water System. This measure satisfies CEQA's requirements under §15064(e) by eliminating a reasonably foreseeable indirect impact and ensures consistency with CEQA's intent to protect existing public facilities and the public investment in essential community infrastructure.

Implementation of this condition may reduce the potential impact to a **less-than-significant level**, ensuring that project approval will not conflict with existing state-funded infrastructure, recorded property rights, or public health and safety standards.

Submitted as a Floriston property owner.

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Gary G. Mapa, Broker, CA DRE #00597441
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www.sarsas.org Co-Founder, Pres.

Save Auburn Ravine Salmon and Steelhead

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What have you done to contribute lately?

Zachary Ruybal

From: Alicia Chaturvedula
Sent: Tuesday, November 4, 2025 3:52 PM
To: Planning
Cc: Vera De Ferrari
Subject: FW: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

Follow Up Flag: Follow up
Flag Status: Completed

From: Gary Mapa <gmapa@reatta.com>
Sent: Tuesday, November 4, 2025 3:45 PM
To: CommunityDevelopment <ComDevAgency@nevadacountyca.gov>
Cc: Gary Mapa <gmapa@reatta.com>; Shannon Hawthorne <shawthorne0@gmail.com>
Subject: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

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Seven Days is not sufficient time to review the documents and evaluate additional impacts to the Floriston Community (FPOA), as have previously been experienced, and certainly anticipated to be multiplied beyond the present negative impacts. The location of the existing communication facilities in relationship to the FPOA Spring Water Storage facility serves the entire community of Floriston and these individuals and families can not be put at risk.

A ninety foot structure at this location will require a massive foundation, the drilling or excavation of, in of itself, may/can create damage to the FPOA Water Tank and the spring water supply itself. There are too many issues that affect the safety and lives of the Floriston residents.

The propagation of the transmission of signals from the proposed tower is also of question. Documentation of the need to raise the rad centers from the existing antenna array elevations to nearly double needs to be proven and justified, unless all carriers are transitioning to one support structure, thus requiring the removal of the existing facilities in their entirety, including foundations.

Access to the location of the proposed/existing communication towers is by narrow, hillside traveled lane with no turnouts. Fire and other safety related vehicles will not have sufficient width and turn-around (Hammerhead or otherwise) for their respective vehicles.

These are just an introduction to my concerns. There are more, and after reviewing all the drawings, studies, reports and title documents, including rights of access by all users of the proposed "project", we can better respond to this CCI project.

Thank You.

I look forward to reviewing the documents that "may be released" tomorrow, so we can determine what additional information is needed to best protect the health and safety of the Floriston Community.

I included the FPOA Board President, Shannon Hawthorne, in this email.

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11/04/2025

Regarding Nevada County Zoning Administrator
Regular Meeting Notice of Public Hearing
Wednesday November 12th, 2025 at 1:30 Pm

RE: PLN23-0023, CUP23-0002, MTG24-0018; EIS23-001

Dear Administrators,

I am writing to you to challenge the Conditional Use Permit and Steep Slopes Management Plan for T-Mobile cabinet replacement on behalf of the Town of Floriston.

Floriston is an independent, incorporated town which does not receive public monies for our water system, or sewer and road maintenance and repair. It is posted at both ends of town that our roads are private and by permission only.

In 2017, RCAC designated Floriston a disadvantaged community where the MHI was about \$40,000.00.

In approx. 1999, our dirt roads were covered with grindings at a minimal cost to our community. Over 25 years later, these roads are in terrible condition.


It has been bid, that the cost of paving our roads is \$1,250,000.00. or at cost of \$28,000.00 per household. So far we have been unable to find a resource for either a loan or grant. We are still paying off our \$250,000.00 loan to repair our sewer system of which we have only paid 1/2 of the 30 year payments.

I write to you to help you understand that cell companies, including T-Mobile, Crown Castle and others have set up equipment 15' into our road on Pine Street in Floriston without permission, have run wiring across our property to access the parcel in question and are using our roads with heavy equipment without compensation.

We have tried contacting the companies for road use compensation and correction of the equipment locality without satisfaction.

Therefore, I would request that you not grant this permit use until these conditions are rectified.

Sincerely,
Karen Seelhoff



Previous Secretary, Treasurer, and President
Concerned Resident and Member:

Floriston Property Owners Association
22261 Juniper St.,
Floriston, CA 96111

775-224-4253