



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

To: Stakeholders and Adjoining Property Owners
From: Cheydi Gonzales, Land Use Technician
RE: Conditional Use Permit CUP20-003
Assessor's Parcel Number: 066-010-072

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

The Tuolumne County Community Development Department requests your assistance in reviewing this land development project proposed near your property. We value your comments and participation in our planning process.

We are in receipt of an application from Jonnie Lee Dees for Conditional Use Permit CUP20-003 to allow the development of a new 130 foot tall wireless communications tower and related equipment within a 20 by 20 foot fenced area. The project site is a 79.6± acre parcel zoned AE-37 and AIR (Exclusive Agricultural, Thirty-Seven Acre Minimum and Airport Combing District) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located at 13700 Clements Road in the Community of Groveland, approximately 3,132 feet northeast of the intersection of Clements Road and Ferretti Road. Within a portion of Section 12, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 4. Assessor's Parcel Number 066-010-072.

Because you are a local stakeholder or own property located within 1000 feet of the project site, we would like your comments of this proposed project. Please provide any comments below:

Your Name(s)

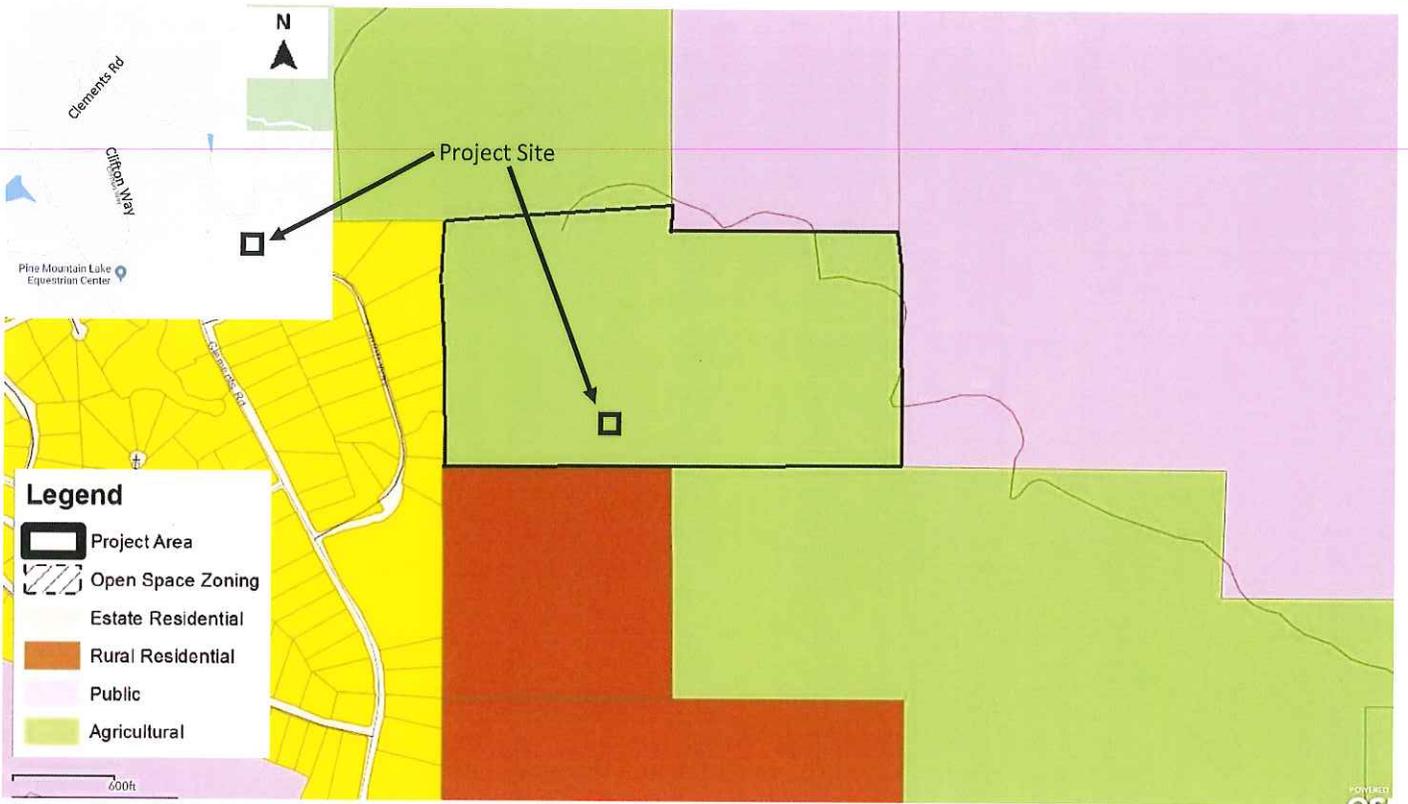
Mailing Address

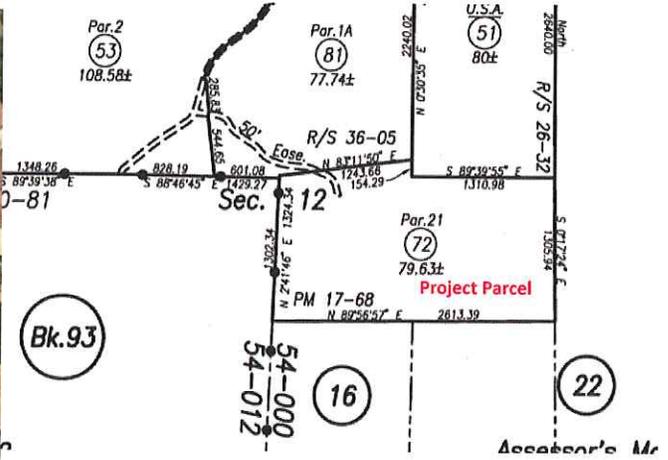
If we do not receive your comments by **Tuesday, March 17, 2020, we will assume that you have no objections.**

Staff Contact: Cheydi Gonzales
(209) 533-6641
cgonzales@co.tuolumne.ca.us

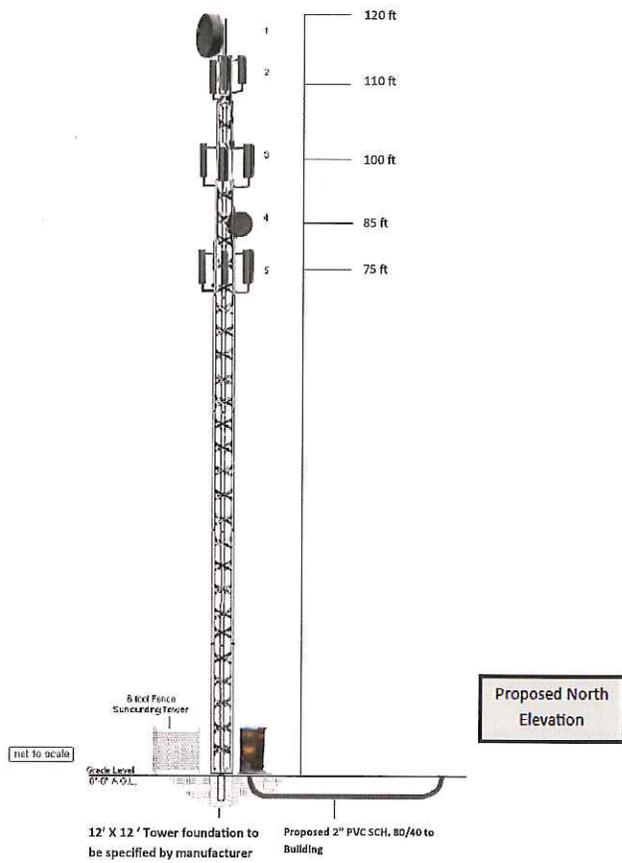
In order to ensure that your questions can be answered, please contact staff via phone or email as listed above to answer questions or address any concerns regarding the project. Please note that email responses are preferred and will allow staff to provide timely responses.

Descriptions of the permitted and conditional uses in all zoning districts are available on the County website, www.tuolumnecounty.ca.gov, through the Online County Ordinance Code by selecting Title 17 and the appropriate chapter. Thank you for your assistance in reviewing this application.





Dees Project Site 4—Site plan
 13700 Clements Rd,
 Groveland, CA 95321
Cal.net



Antenna List

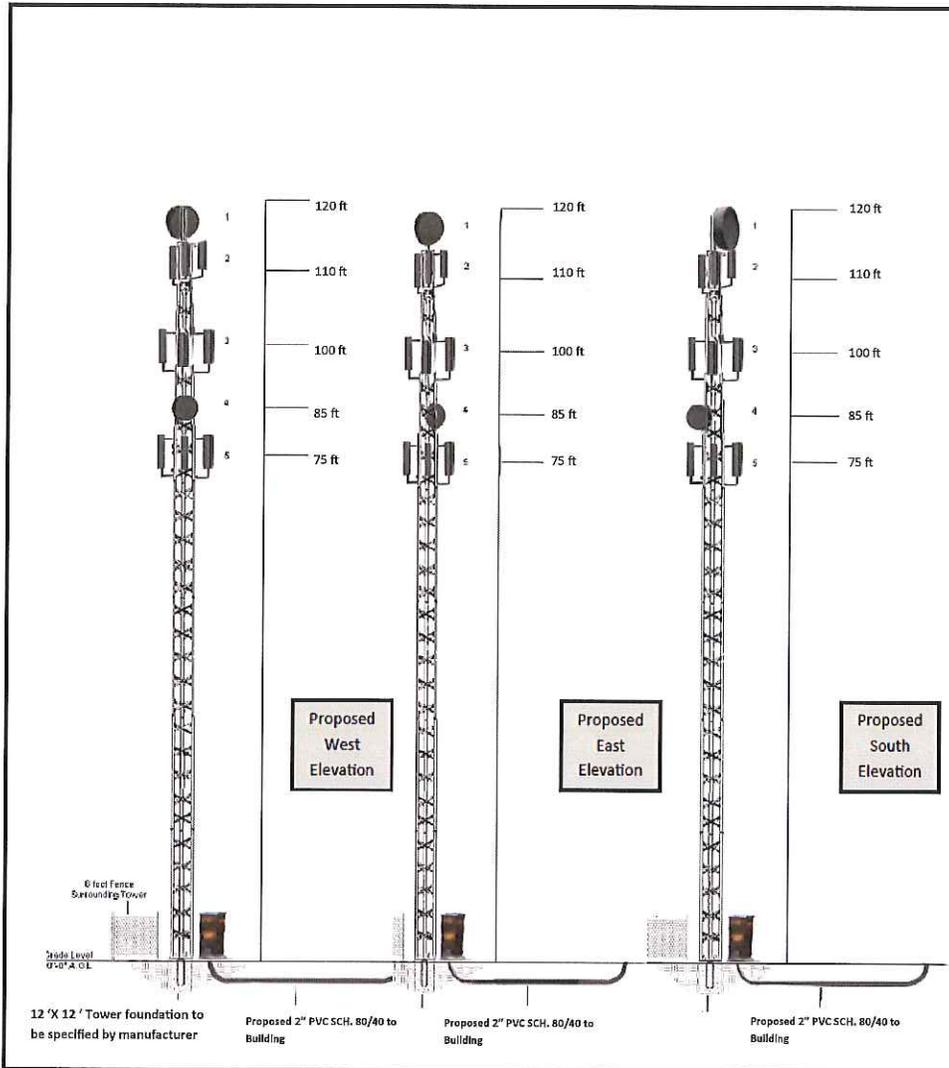
1	SIA Licensed PTP
2	Cambium PTMP
3	UBNT PTMP
4	UBNT Dish PTP
5	TV White Space PTMP

Dees Project Site 4—Site plan
 13700 Clements Rd,
 Groveland, CA 95321



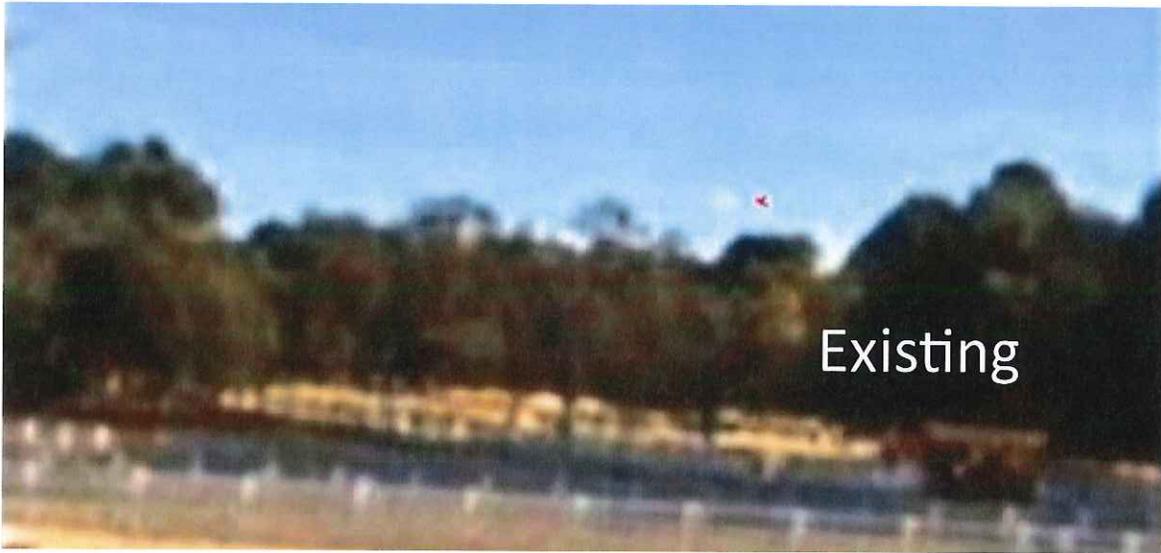
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Dees Project Site 4—Site plan
 13700 Clements Rd,
 Groveland, CA 95321

Cal.net



Existing

Poststimulation of view looking East from Clements Rd



Proposed

Cal.net CASF Wireless Broadband Project

Dees Project Site
13700 Clements Rd,
Groveland, CA 95321

Cal.net

Cal.net, PO Box 1041, Shingle Springs, CA 95682

Site 4 Dees

