COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

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

To: Stakeholders and Adjoining Property Owners

From: Terrilyn Turner, Land Use Technician

RE: Conditional Use Permit CUP20-010
Assessor's Parcel Number: 046-080-014

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 for Conditional Use Permit CUP20-010 to allow the development of a new 150-foot tall wireless communications tower and related equipment within a 6-foot chain link fence and padlocked gate. The project site is a 1.05± acre parcel zoned RE-1 (Residential Estate One Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located at 20775 Koinonia Court in the Community of Mi-Wuk, approximately 315 feet west of the intersection of Koinonia Court and State Highway 108. Within a portion of Section 35, Township 3 North, Range 16 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 046-080-014.

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:

_____
_____
_____
_____
_____
_____
_____
_____

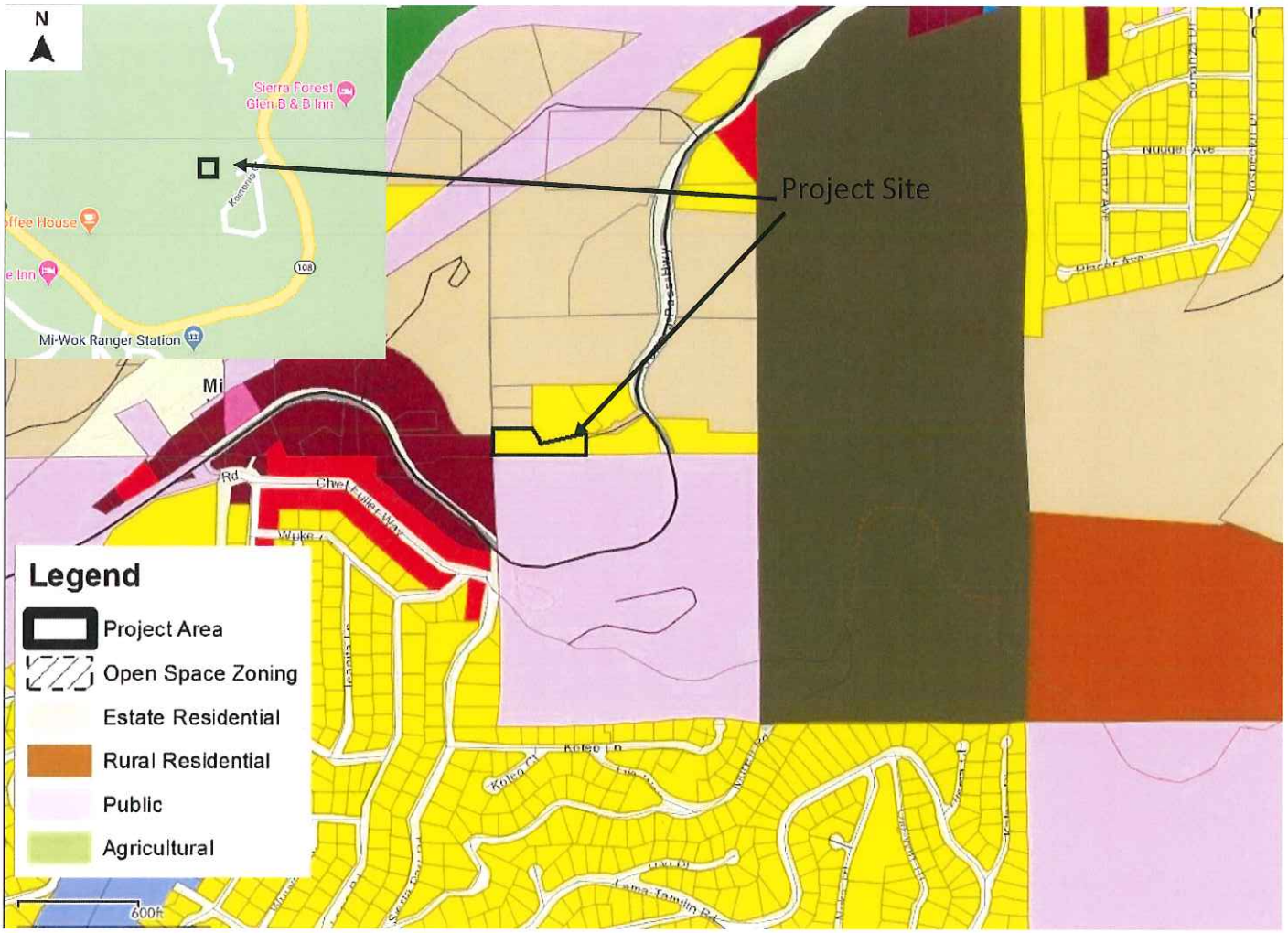
_____ _____
Your Name(s) Mailing Address

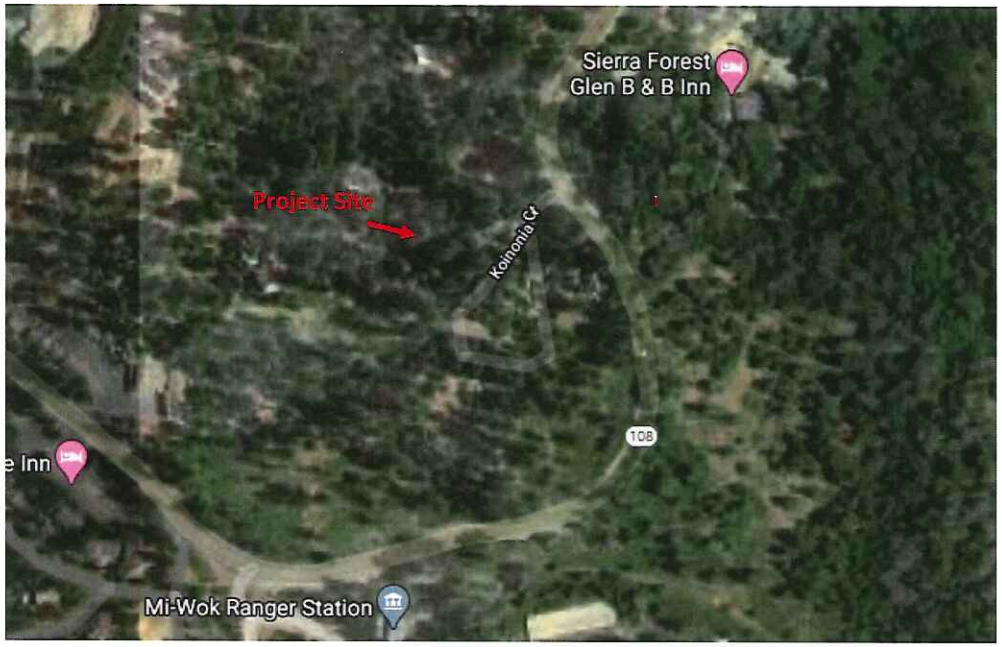
If we do not receive your comments by Tuesday, March 17, 2020 we will assume that you have no objections.

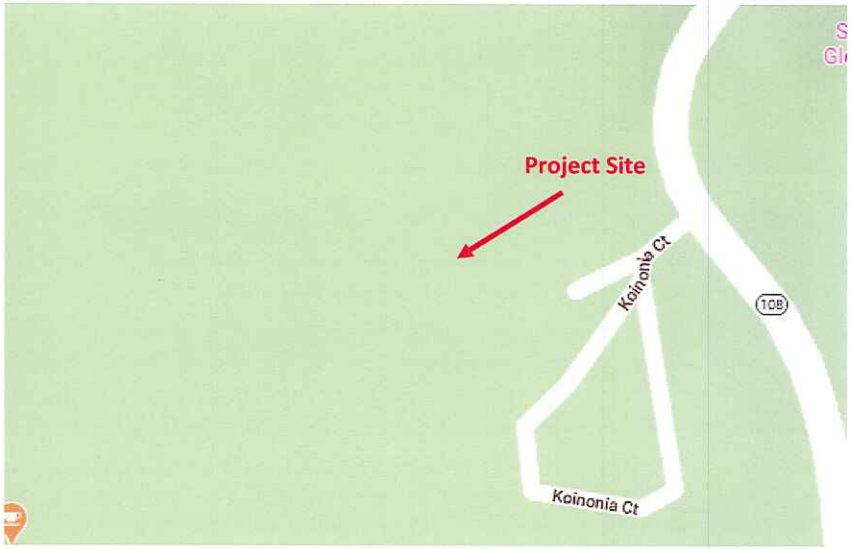
Staff Contact: Terrilyn Turner
(209) 533-6330
tturner@co.tuolumne.ca.us

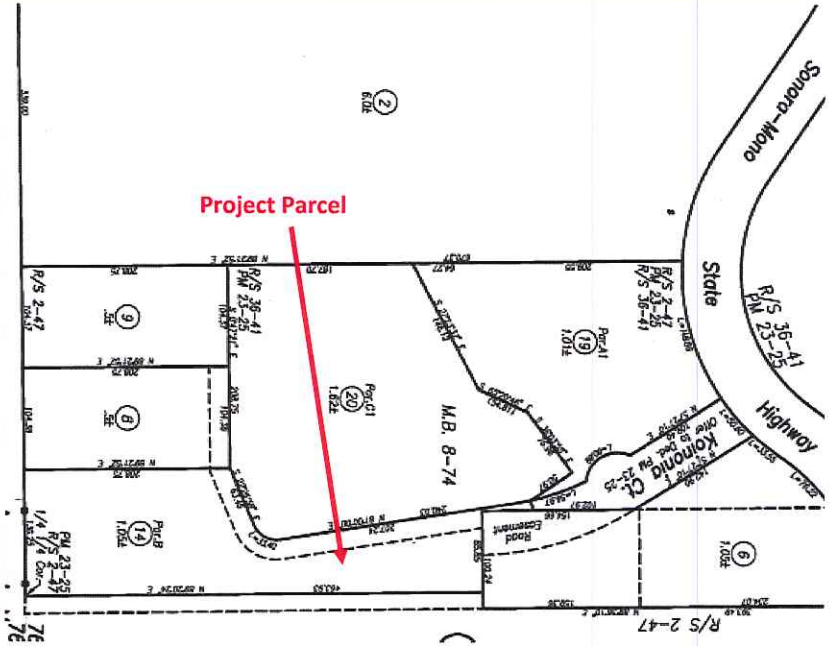
In order to ensure that your questions can be answered, please contact staff via phone or email as listed above to answer questions or address any concerns regarding the project. Please note that email responses are preferred and will allow staff to provide timely responses.

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.


N
Sierra Forest Glen B & B Inn
Mi-Wok Ranger Station
Project Site
Nugget Ave
Legend
Project Area
Open Space Zoning
Estate Residential
Rural Residential
Public
Agricultural
600ft

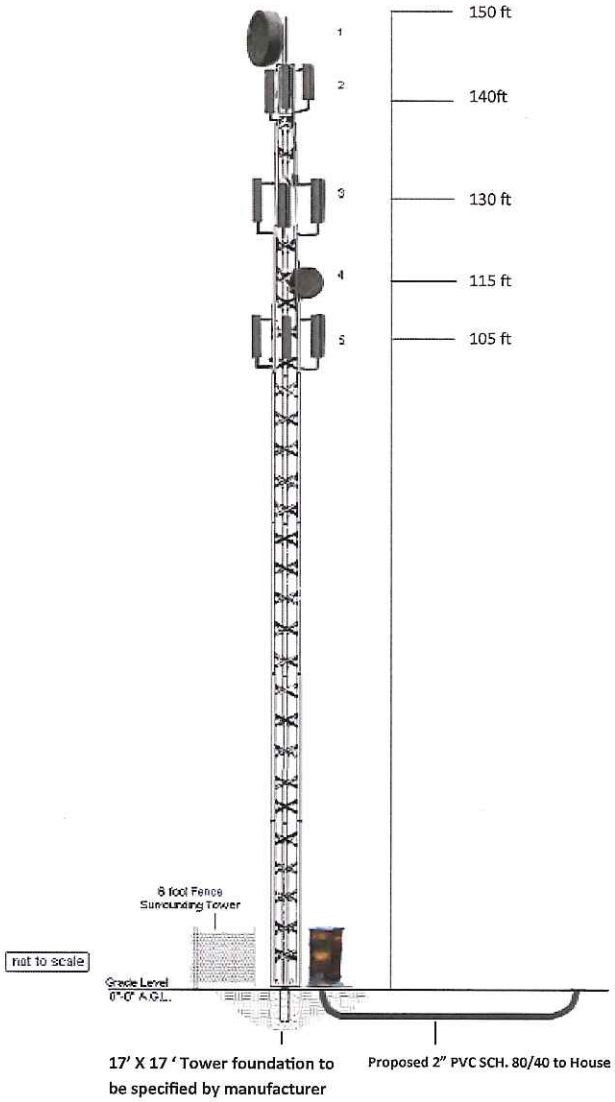






Reed Project Site 15—Site plan
20775 Koinoia Ct.
Mi Wuk Village CA 95346

Cal.net



Proposed North Elevation

Antenna List

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

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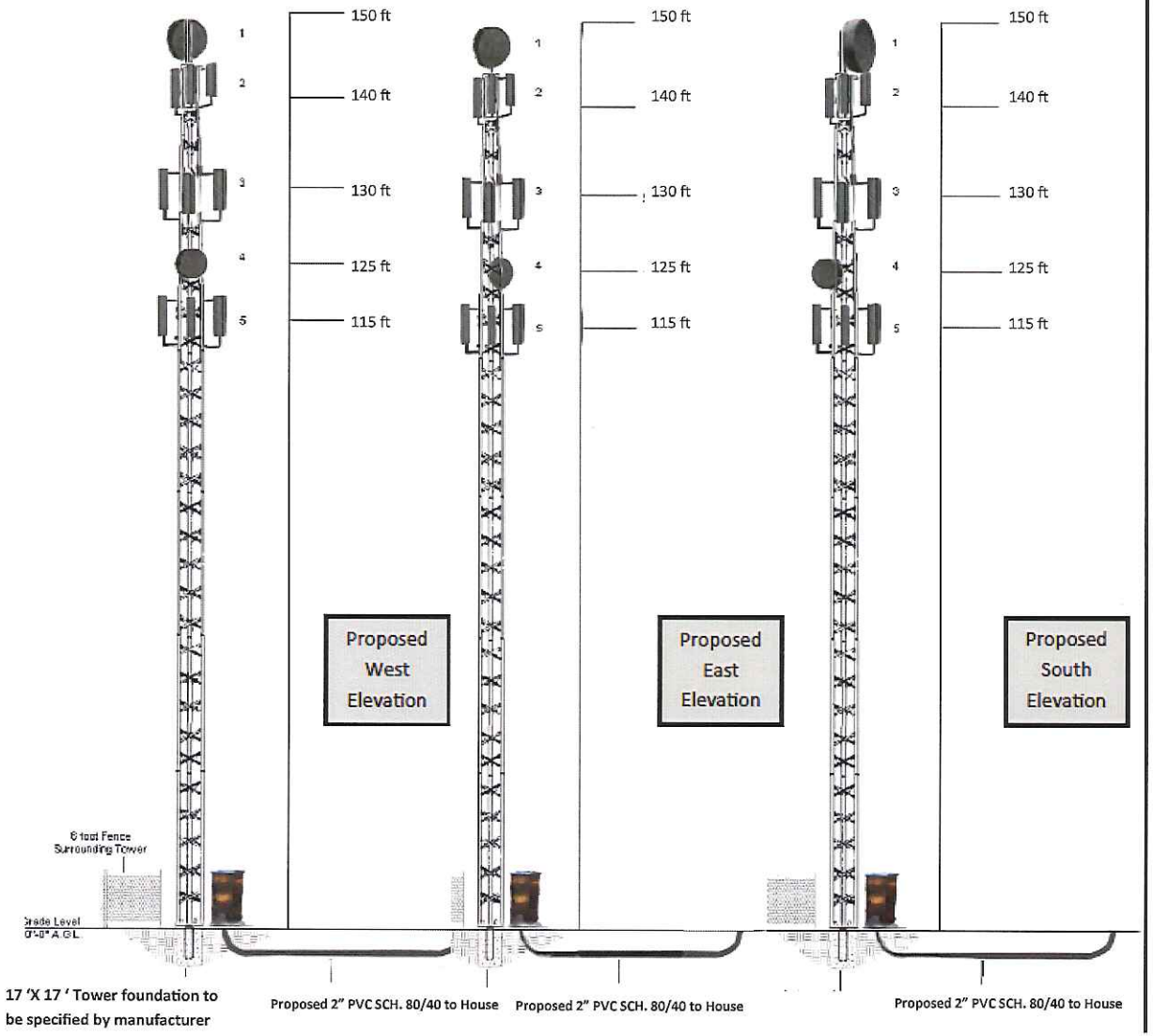

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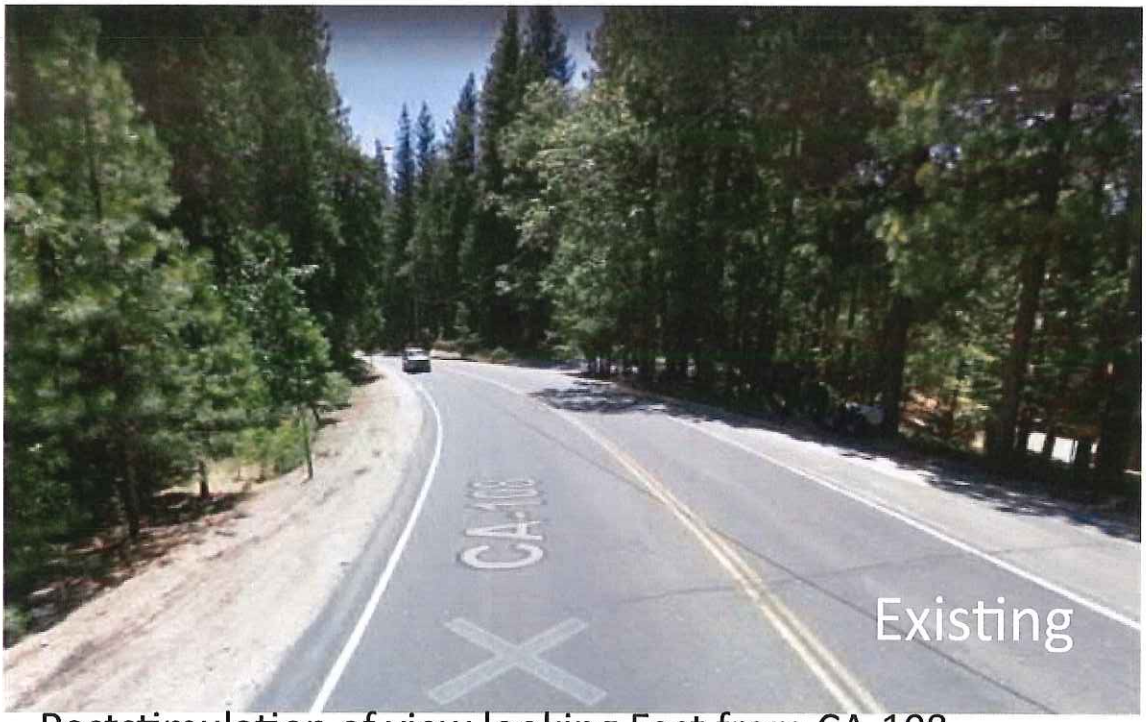


Poststimulation of view looking East from CA-108

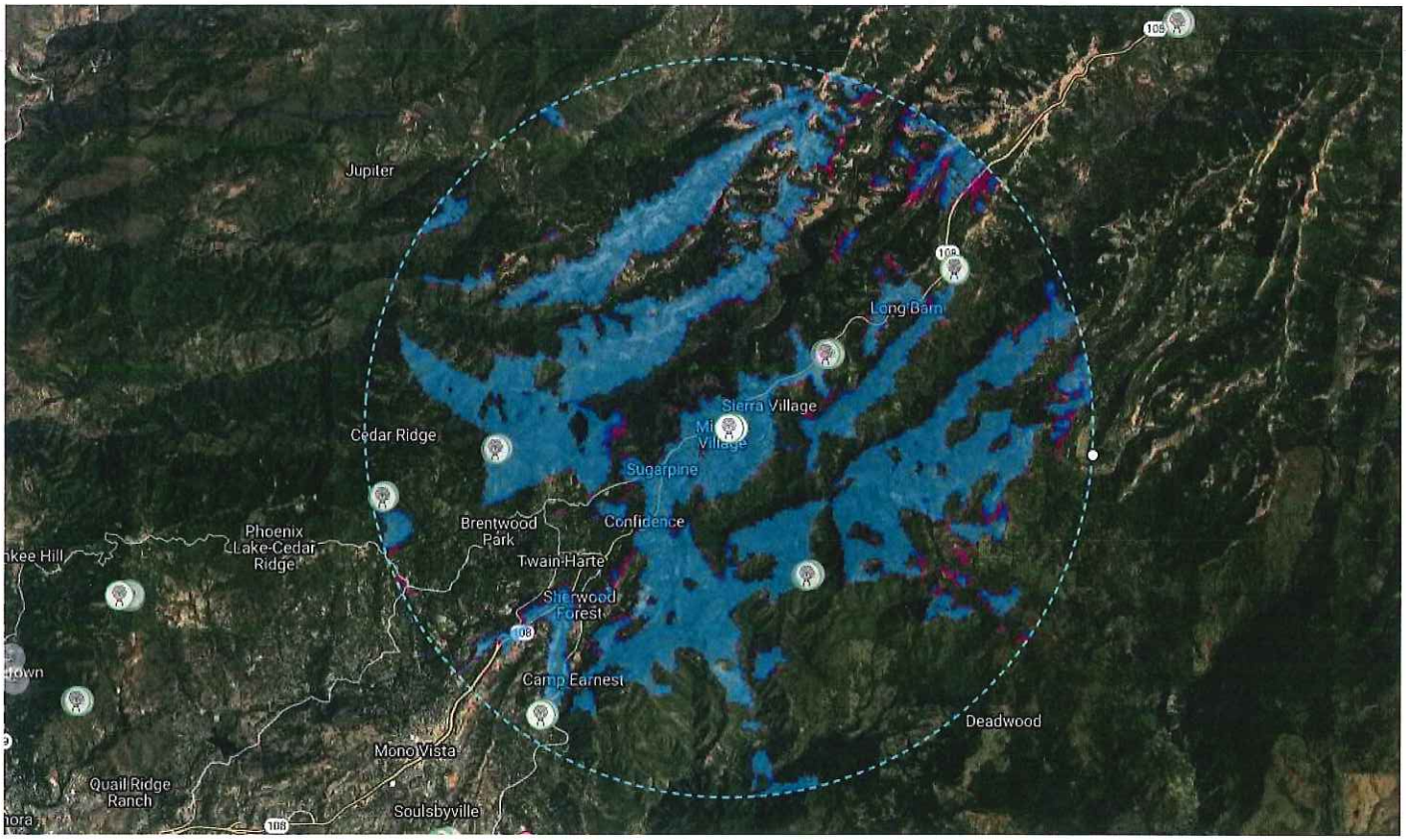
Cal.net CASF Wireless Broadband Project

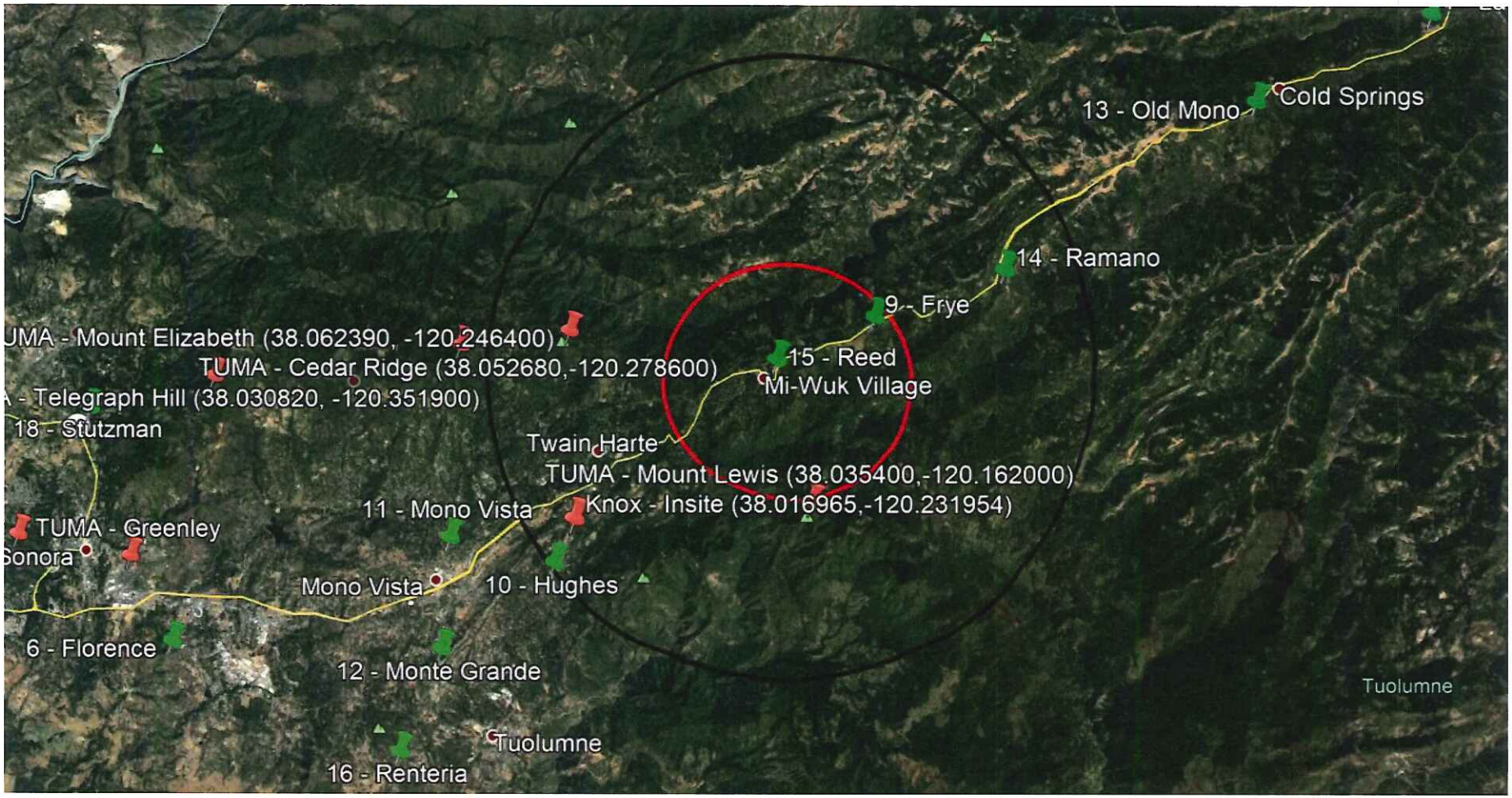
Reed Project Site
20775 Koinoia Ct.
Mi Wuk Village CA 95346

Cal.net

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

Site 15 Mi Wuk




13 - Old Mono
Cold Springs
14 - Ramano
9 - Frye
15 - Reed
Mi-Wuk Village
UMA - Mount Elizabeth (38.062390, -120.246400)
TUMA - Cedar Ridge (38.052680,-120.278600)
- Telegraph Hill (38.030820, -120.351900)
18 - Stutzman
Twain Harte
TUMA - Mount Lewis (38.035400,-120.162000)
Knox - Insite (38.016965,-120.231954)
11 - Mono Vista
TUMA - Greenley
Sonora
Mono Vista
10 - Hughes
6 - Florence
12 - Monte Grande
Tuolumne
Tuolumne
16 - Renteria