# 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 CUP20-005
Assessor's Parcel Number: 073-030-003

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 CUP20-005 to allow the development of a new 80-foot tall wireless communications tower and related equipment within a 6-foot chain link fence and padlocked gate. The project site is a 14.6± acre parcel zoned RE-5:MX (Residential Estate Five Acre Minimum:Mobilehome Exclusion Combining) under Title 17 of the Tuolumne County Ordinance Code.

**Location:** The project site is located at 5456 Valle Verde in the Community of La Grange, approximately 1,950 feet northwest of the intersection of Fuente de Flores and Valle Verde. Within a portion of Section 32, Township 2 South, Range 14 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 4. Assessor's Parcel Number 073-030-003

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:

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_____ _____

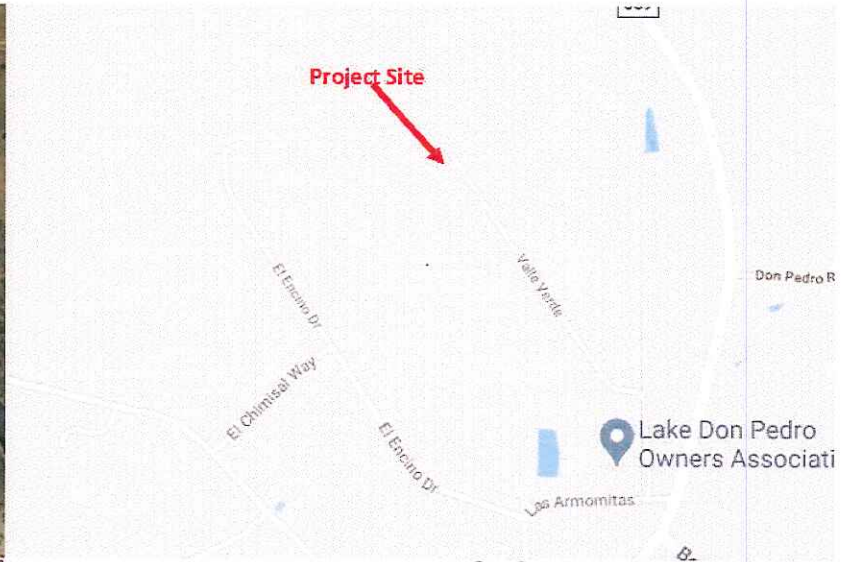
Your Name(s) Mailing Address

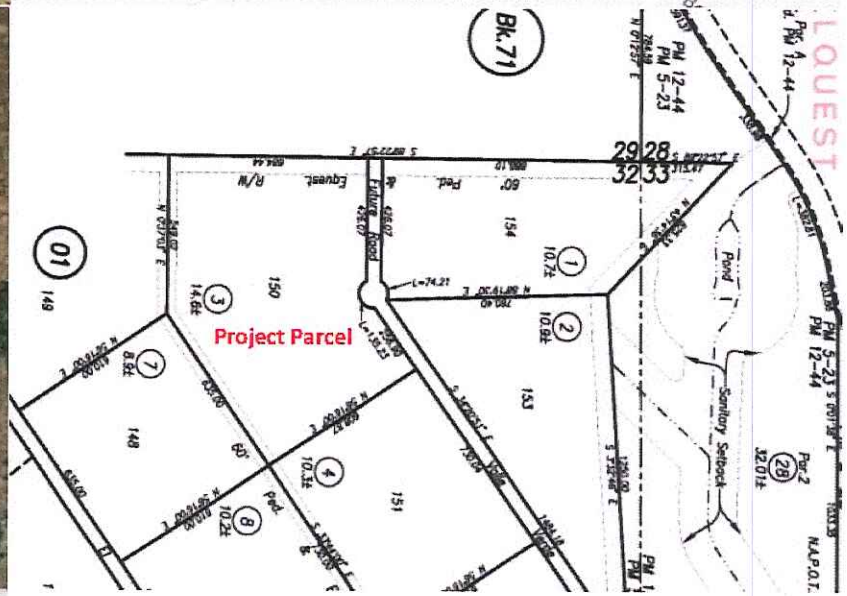
**If we do not receive your comments by Tuesday, March 17, 2020 we will assume that you have no objections.**

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.**

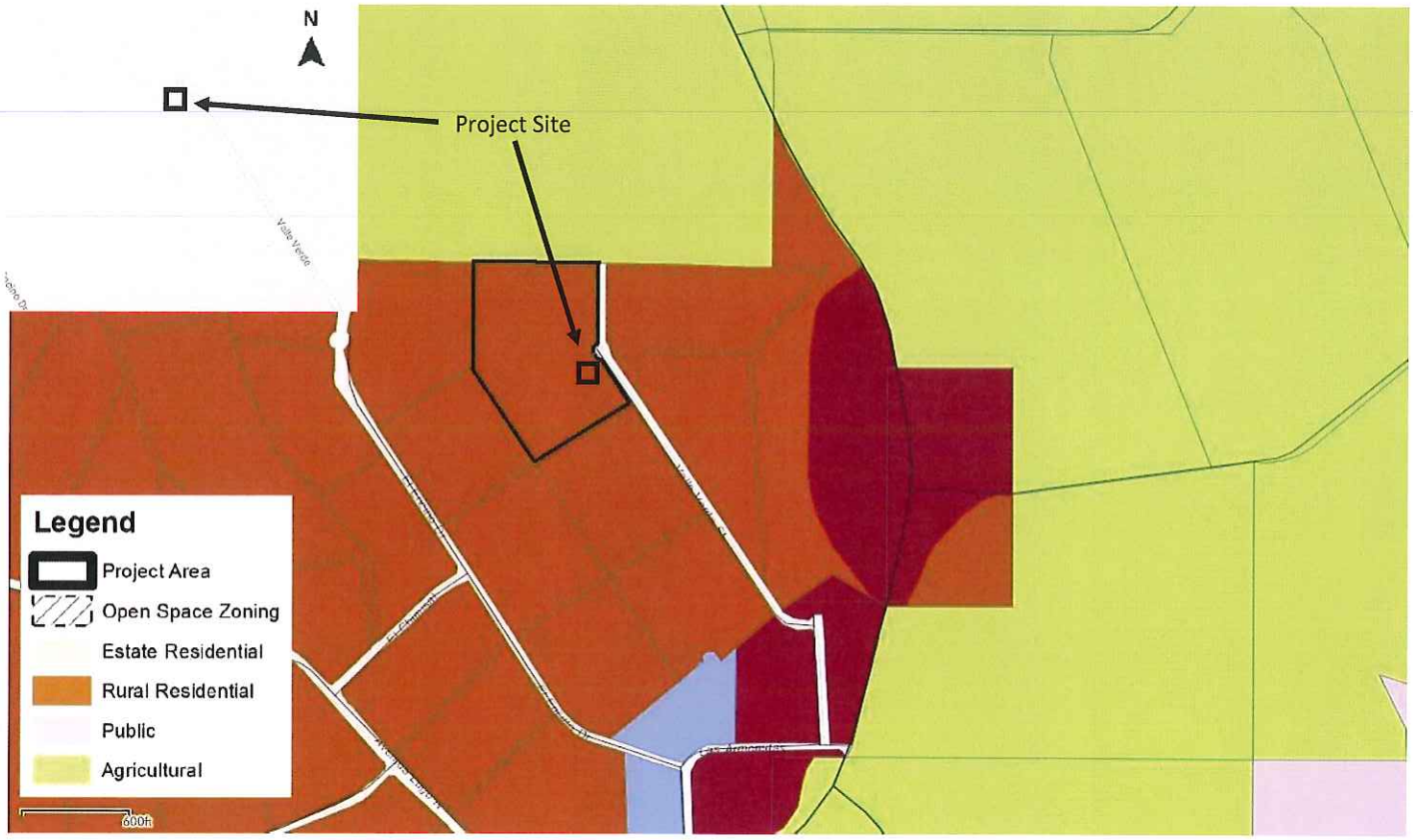
Descriptions of the permitted and conditional uses in all zoning districts are available on the County website, **www.tuolumnecounty.ca.gov**, through the Online County Ordinance Code by selecting Title 17 and the appropriate chapter. Thank you for your assistance in reviewing this application.






Forgues Project Site 7—Site plan
5456 Valle Verde
La Grange CA 95329

Cal.net


N
Project Site
Legend
Project Area
Open Space Zoning
Estate Residential
Rural Residential
Public
Agricultural
600ft

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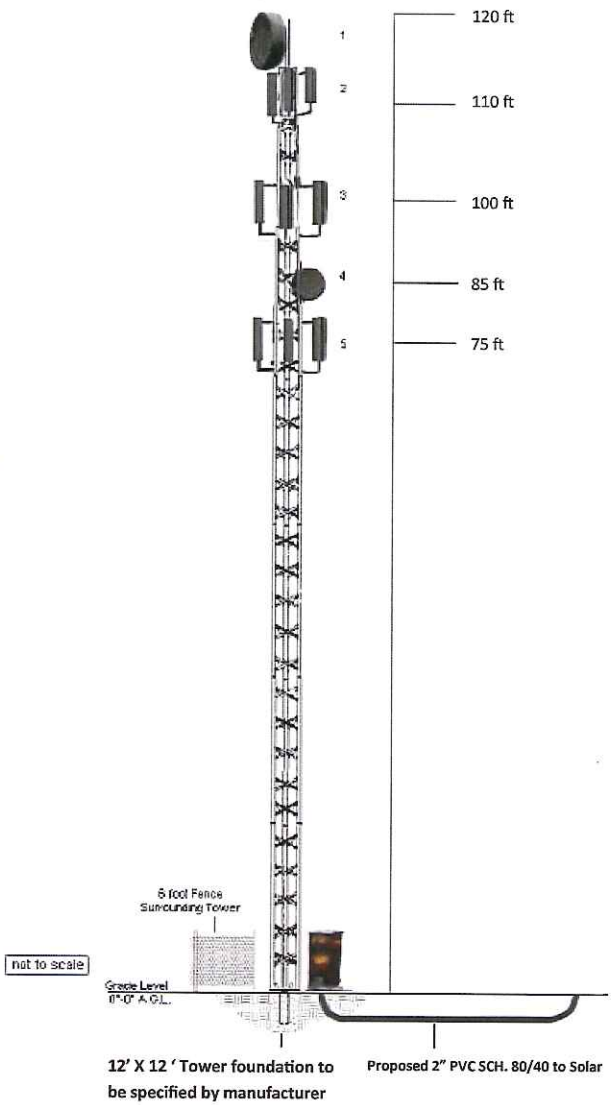
5456 Valle Verde
La Grange CA 95329

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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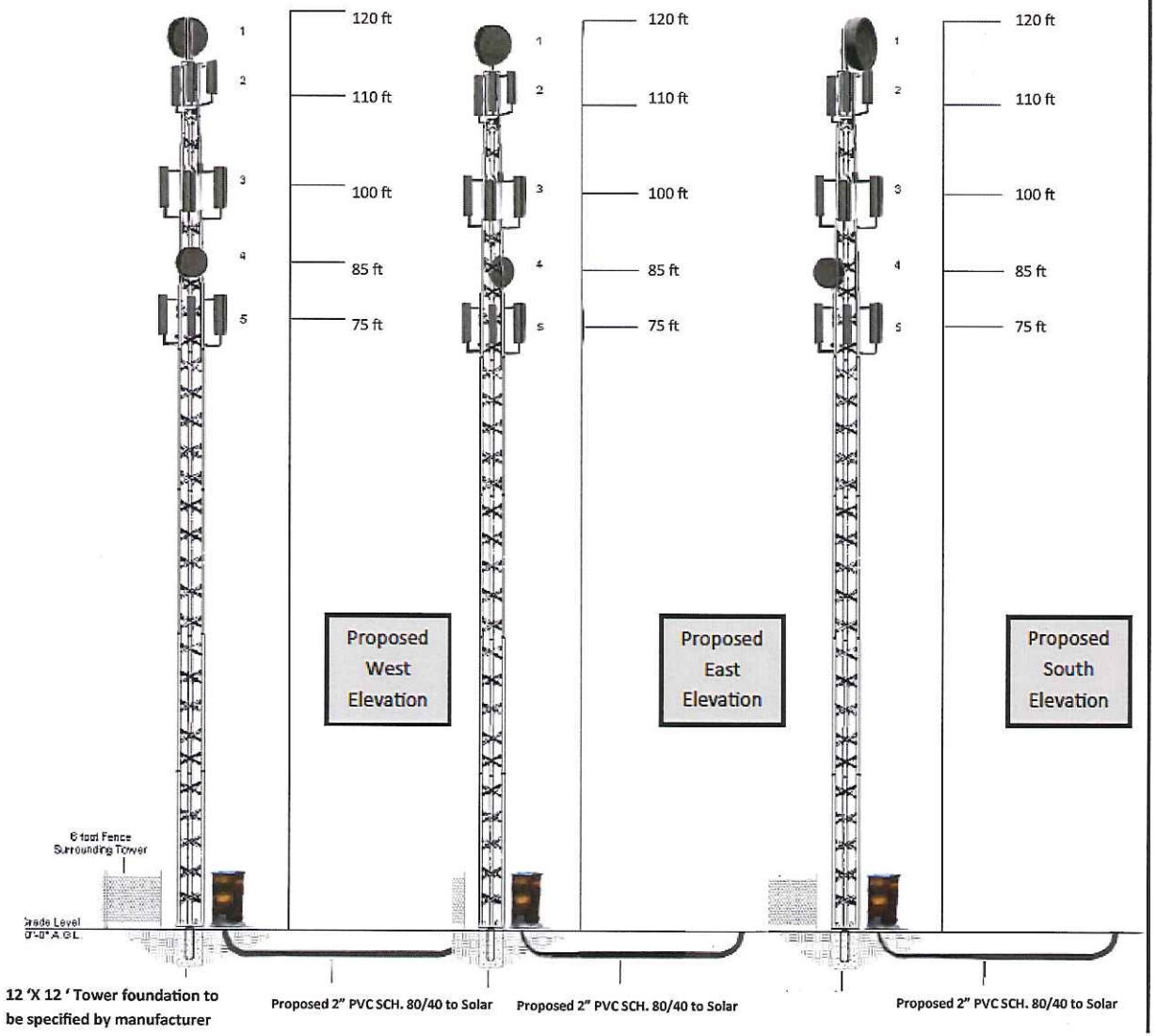


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Cal.net

Poststimulation of view looking North from Bonds Flat Rd

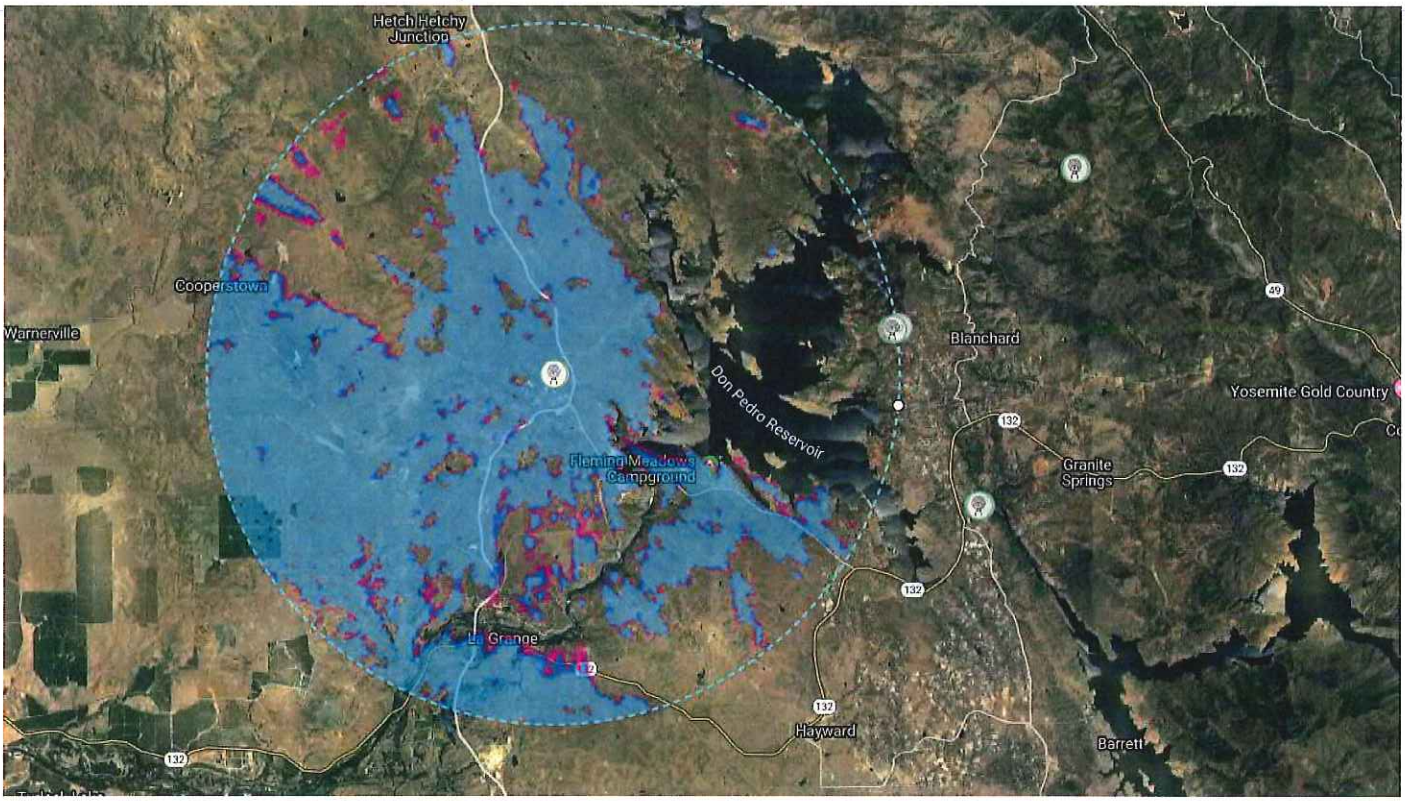
**Cal.net CASF Wireless Broadband Project**

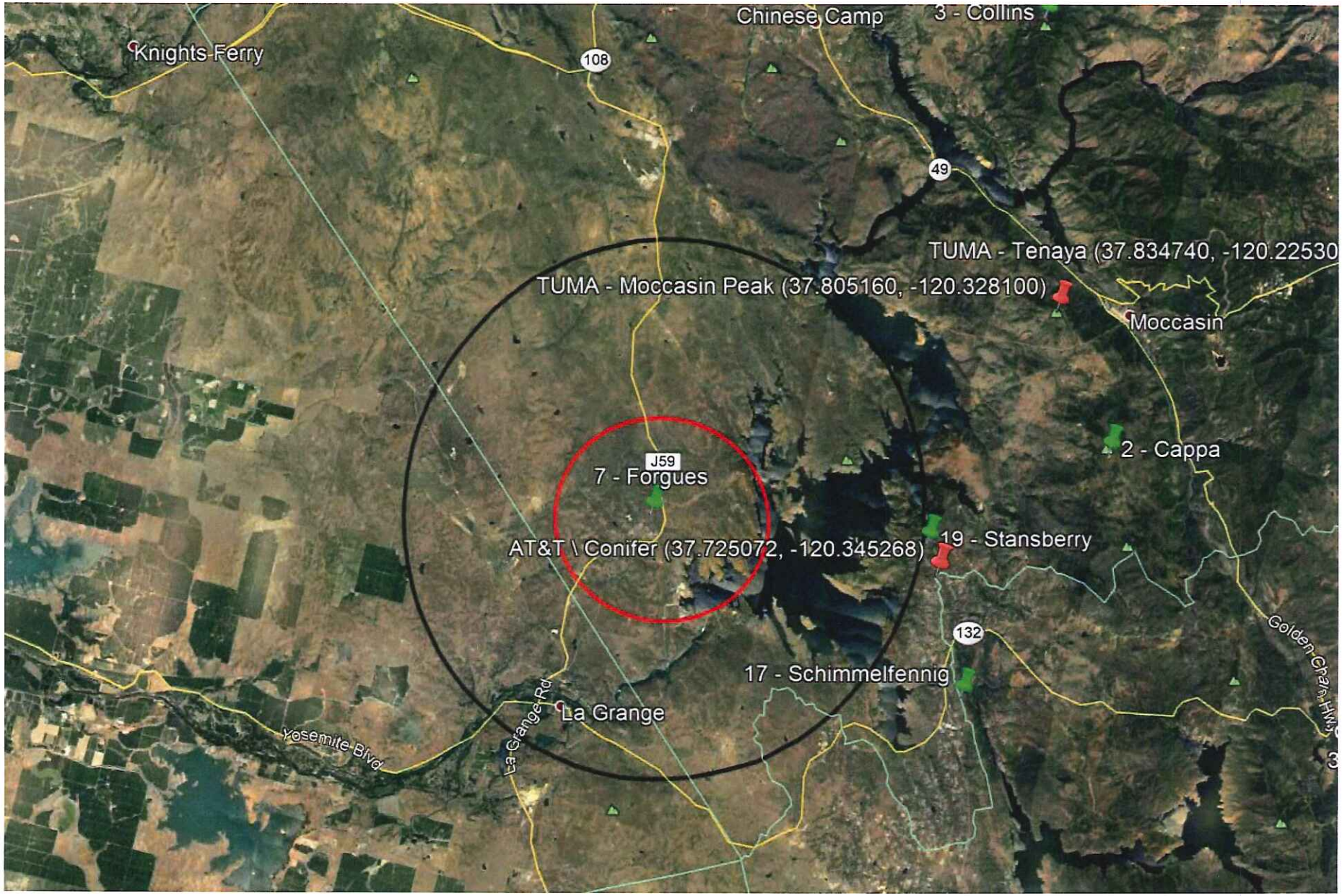
**Forgues Project Site**
**5456 Valle Verde**
**La Grange CA 95329**

Cal.net

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

# Site 7 Don Pedro




Knights Ferry
Chinese Camp
3 - Collins
108
49
TUMA - Tenaya (37.834740, -120.22530
TUMA - Moccasin Peak (37.805160, -120.328100)
Moccasin
2 - Cappa
J59
7 - Forgues
AT&T \ Conifer (37.725072, -120.345268)
19 - Stansberry
132
17 - Schimmelfennig
La Grange
La Grange Rd
Yosemite Blvd
Golden Chain Hwy