

**MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: UP-22;6-4 Everest Infrastructure Partners – 150’ Monopine and GPA -22; 6-1 from OR, Open Recreation to C, Commercial for ±3.6 acres.

LEAD AGENCY: Amador County Planning Commission

PROJECT LOCATION: 26570 Fairway Drive Pioneer, CA 95666

PROJECT DESCRIPTION: Request for a Use Permit (UP-22;6-4) to install a 150-foot-tall monopine design wireless communication tower with associated tower and ground equipment, along with a General Plan Amendment (GPA-22;6-1) from OR, Open Recreation to C, Commercial for ±3.6 acres of APN 033-010-089.

PUBLIC HEARING: The Amador County Planning Commission conducted a public hearing on the matter on April 11, 2023 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.

PROJECT FINDINGS:

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the “H” zoning district at this location;
2. The approval of the Use Permit is sanctioned by County Code Section 19.48.150 (Wireless Service Facilities) and is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the establishment, maintenance or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.
3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.
4. The project, as proposed, is consistent with the proposed Amador County General Plan, and County Code Section 19.24.040 H District Regulations. Additionally, this project is found to be consistent with CA GOV Code Section(s) 65860 and 65860(c).
5. The project, as proposed, is consistent with CA GOV Code Section 65358(a).
6. Approval of the proposed General Plan Amendment will not create conditions detrimental to public health, safety and general welfare in that the proposed change will not result in a substantial change on the conditions of the existing surrounding neighborhood or environment.
7. The property subject to the proposed General Plan Amendment is physically suitable to accommodate the proposed modifications, including but not limited to, access, physical constraints, topography, provision of utilities, and compatibility with surrounding land uses.
8. There are no project-specific significant, unmitigated effects which are peculiar to the project or its site.
9. The Use Permit shall be made effective upon approval of the General Plan Amendment by the Amador County Board of Supervisors.

File No. 03052402023018

Posted On 05/26/2023

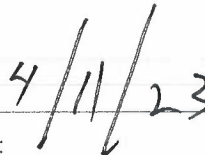
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10. The proposed General Plan Amendment and Use Permit were subject to review by Native American Tribal organizations under SB18 requirements. No consultation requests were received during the 90-day tribal consultation request period.
11. On the basis of the administrative record presented, the Amador County Planning Commission finds that there is no substantial evidence that the project will have a significant environment and that the recommendation of the Mitigated Negative Declaration included in the Staff Report reflects the Planning Commission's independent judgement and analysis.

PREPARATION OF STUDY: Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. UP-22;6-4 & GPA -22;6-1 Everest Infrastructure Partners.



Chairperson
Amador County Planning Commission



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