

- |   | Initial   |
|---|-----------|
| 1. Notice of Intent (NOI).  | <u>RB</u> |
| 2. GIS List. <u>300</u> ft. Plus <u>Properties along Valley Blvd &amp; Emails</u><br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>RB</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or<br>a. "SPECIAL INSTRUCTIONS."   | <u>RB</u> |
| 4. Project Applicant and Representative(s), if applicable.  | <u>RB</u> |
| 5. Checked Project file cover for agency distribution.  | <u>RB</u> |
| 6. Checked inside file for special requests for notification.   | <u>RB</u> |
| 7. Checked old notification list for additional notification.   | <u>RB</u> |
| 8. Other – Specify:<br>_____<br>_____<br>_____  |           |

**AFFIDAVIT OF SERVICE BY MAIL**

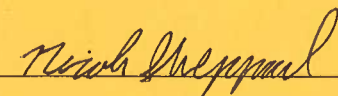
I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding UP-23; 8-1 Assurance Development by placing copies in 24 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on October 23, 2023 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on October 23, 2023

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-5002  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

### NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

**PROJECT NAME AND DESCRIPTION:** Request for a Use Permit (UP-23;8-1) to install a 130-foot-tall monopine design wireless communication tower with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' fenced lease area (APN 042-010-035).

**PROPERTY OWNERS:** Evitt & Doris Russell Trust/Assurance Development (obo/ Vertical Bridge)

**SUPERVISORIAL DISTRICT:** 4

**LOCATION:** 17140 Valley Blvd, Jackson, CA 95642

**NOTE:** SEE MAP ON REVERSE. *The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration. The required environmental review and comment period for this project will commence on October 23, 2023 and ends on November 14, 2023.

**PUBLIC HEARING:** Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on November 14, 2023 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

The meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537-512-9883**, or by using the following link: <https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at [planning@amadorgov.org](mailto:planning@amadorgov.org). All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.



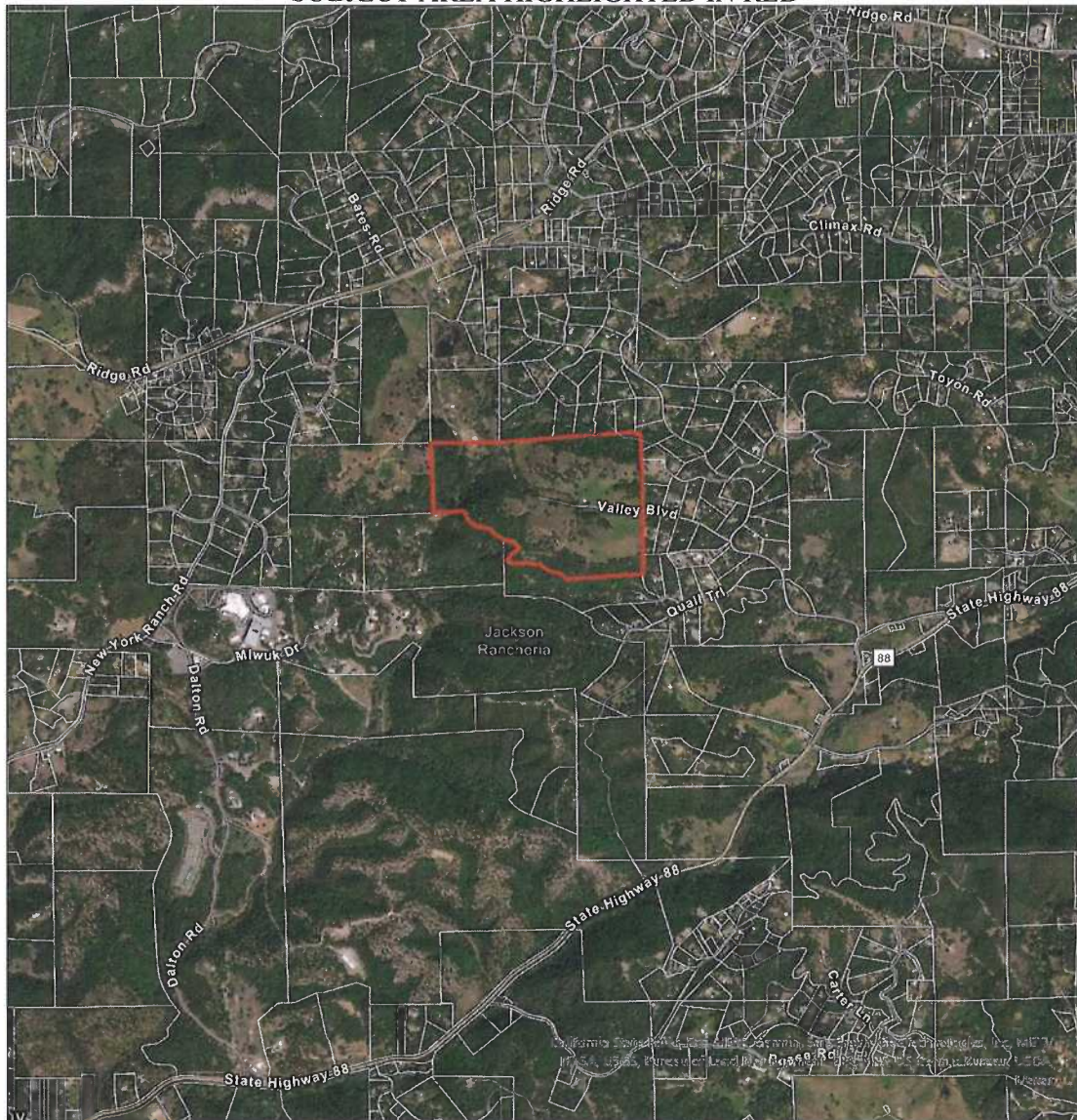
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to [planning@amadorgov.org](mailto:planning@amadorgov.org). Requests must be made as early as possible, and at least two business days before the start of the meeting.

**NOTE:** If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

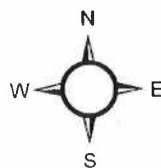
**AMADOR COUNTY PLANNING COMMISSION**

Date of this notice: October 23, 2023

SUBJECT AREA HIGHLIGHTED IN RED






Use Permit (UP-23;8-1) for a 130' tall monopine design wireless communication tower with associated tower and ground equipment.



0 0.3 0.5 Miles

**Legend**

-  Amador County Boundary
-  UP-23;8-1 Project Site
-  Assessor Parcels

copy

ENDORSED  
FILED

OCT 23 2023

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY

By M. MORRIS Deputy

77

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT TITLE:** UP-23;8-1 Assurance Development 130' Monopine


**LEAD AGENCY:** Amador County Planning Commission

**PROJECT LOCATION:** 17140 Valley Blvd, Jackson, CA 95642

**PROJECT DESCRIPTION:** Request for a Use Permit (UP-23;8-1) to install a 130-foot-tall monopine design wireless communication tower with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' fenced lease area (APN 042-010-035).

**MITIATED NEGATIVE DECLARATION:** A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning departments web site at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from October 23, 2023 until 5:00 pm on November 14, 2023. Comments may also be sent by fax to (209)257-6254 or by email to [planning@amadorgov.org](mailto:planning@amadorgov.org).

**PUBLIC HEARING:** The Amador County Planning Commission will conduct a public hearing on the matter on November 14, 2023 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. Anyone having comments on the project may attend and be heard. Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. UP-23;8-1 Assurance Development 130' Monopine.

  
\_\_\_\_\_  
Ruslan Bratan, Planner

10-23-23  
\_\_\_\_\_  
Date:

File No. \_\_\_\_\_  
Posted On 10/23/2023  
Posting Removed \_\_\_\_\_