

**MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: UP-25;3-2 Nextedge (Woodfern) 100-ft. Tower

LEAD AGENCY: Amador County Planning Commission

PROJECT LOCATION: 23922 Woodfern Dr., Pioneer, CA 95666

PROJECT DESCRIPTION: Use Permit (UP-25;3-2) to install a 100-foot-tall monopine design wireless communication tower with 6 panel antennae and associated tower and ground equipment, within a 30'x40' enclosed lease area. (APN: 031-310-024).

PUBLIC HEARING: The Amador County Planning Commission conducted a public hearing on the matter on June 10, 2025 at 6:00 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 designation of PS, Public Service and the R1, Single Family Residential zoning district at this location;
2. The approval of the Use Permit is sanctioned by County Code Section 19.48.0150 Commercial wireless service facilities and is consistent with County Code Section 19.56.040 (Use Permits) 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. Based on the record as a whole, the actions of the Planning Commission represent the Commission's own 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-25;3-2 Nextedge (Woodfern) 100-ft. Tower

Chairperson
Amador County Planning Commission

Date

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