

ENDORSED  
FILED

JUN 17 2025

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY  
By M. MORRIS Deputy

# Notice of Determination

Appendix D

TO:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

FROM: Amador County  
Planning Commission  
810 Court St.  
Jackson, CA 95642-2132  
planning@amadorcounty.gov  
Phone: (209) 223-6380

County Clerk, County of Amador  
810 Court St.  
Jackson, CA 95642-2132

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**STATE CLEARINGHOUSE NUMBER (if submitted to State Clearinghouse):**

**PROJECT TITLE:** UP-25;3-2 Nextedge (Woodfern) 100-ft. Tower  
**Applicant:** Modus, LLC; Vertical Bridge REIT, LLC  
**Property Owner:** Amador County Recreation Agency (ACRA)  
**Primary Representative:** Nextedge Networks  
**Address:** 1355 Winward Concourse, Alpharetta, GA 30005  
**Phone:** (926)505-7178 **Email:** matthew.norton@nextedgenetworks.com


**PROJECT LOCATION (AMADOR COUNTY):** 23922 Woodfern Dr., Pioneer, CA 95666

**PROJECT DESCRIPTION:** Request for a 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)

This is to advise that the Amador County Planning Commission [ Lead Agency *or*  Responsible Agency] approved the above described project on June 10, 2025 and has made the following determinations regarding the above described project:

1. The project [ will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Mitigated Negative Declaration, is available to the General Public at: Amador County Planning Dept., 810 Court St., Jackson, CA 95642.

Signature (Public Agency)  Title: Planner  
Date: 6/10/25

Date Received for Filing at O.P.R.: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.

File No. 0306172025025  
Posted On 06/17/2025  
Posting Removed \_\_\_\_\_