



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: Robert Frost Way Wireless Communication Facility

CONTROL NUMBER: PLNP2023-00226

STATE CLEARINGHOUSE NUMBER:

PROJECT LOCATION: 4715 Robert Frost Way, project is within Robert Frost Park, located on the southeast corner of Oakhollow Drive and Robert Frost Way in the North Highland community of Sacramento County. Within the park, the project itself is within the southern portion of the park near Robert Frost Way and Hillsdale Boulevard.

APN: 220-0450-059-0000

DESCRIPTION OF PROJECT: The project consists of the following entitlement requests:

- A Conditional Use Permit to authorize a new 75-foot-tall monopole wireless communications facility processed as a WCF Group 1 category per SZC § 3.6.7.A. The proposed cell tower would be a standard metal pole and antennae arrays, sheathed in a series of plastic false branches and faux foliage to resemble a pine tree (aka "Monopine").
- A Special Development Permit to allow the proposed project to deviate from the following development standards:
- Wireless Communication Facility, Group 1 height limit (SZC § 3.6.7.A, Table 3.6.2): 55-foot maximum.
- The proposed 75-foot-tall cell tower would exceed the maximum allowable height by 20 feet (136% of maximum).
- Wireless Communication Facility, separation from Residential zoning district (SZC § 3.6.7.A, Table 3.6.2): three times the tower height. Thus, a 75-foot-tall cell tower has a minimum separation of 3 x 75-feet = 225-feet.
- The proposed cell tower would be 176 feet (78% of required) from the nearest residentially zoned property, which is 49 feet closer than allowed.
- A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**NAME OF PUBLIC AGENCY APPROVING
PROJECT:**

SACRAMENTO COUNTY / CEQA@saccounty.gov

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: VB BTS II, LLC (Vertical Bridge) 750 Park of Commerce Drive #200 Boca Raton, FL 33427 aculici@assurance-group.com (323) 573-0045

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on June 23, 2025 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,968.75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

Copy To:

X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
X State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

Julie
Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento
County, ou,
email=newtonju@sacounty.net,
c=US
Date: 2025.06.24 11:42:10 -07'00'

Julie Newton
Environmental Coordinator
Sacramento County, State of California

Copy To:
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X State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814