



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
PLEASE MAIL BACK TO 01-225

NOTICE OF DETERMINATION

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

PROJECT TITLE: Sunnyslope Florin Wireless Facility Amendment

CONTROL NUMBER: PLNP2023-00083

STATE CLEARINGHOUSE NUMBER:

PROJECT LOCATION: The project site is located at 6621 Florin Road, approximately 300 feet east of the intersection of Lindale Drive and Florin Road, in the South Sacramento community.

APN: 043-0220-028-0000

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

1. A Use Permit Amendment to allow the replacement of an existing 65 foot tall Wireless Communication Facility (WCF) with a new 80-foot tall WCF with six antennas.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
 - Group 2 Wireless Facility Maximum Height (Section 3.6.7.A, Table 3.6.2): The maximum height for a Group 2 WCF is 65 feet. The project as proposed provides a height of 80 feet.Minimum Separation from Group 1 Zoned Properties (3.6.7.A, Table 3.6.2): The minimum separation from Group 1 zoned properties is three times the height of the proposed tower. At 80 feet in height, a setback of 240 feet is required. The project as proposed provides a 55-foot setback from Group 1 zoned property.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project consists of a request for a Use Permit Amendment (UPP), Special Development Permit (SDP), and Design Review (DRS) to replace an existing 65-foot monopole tower with a new 80-foot mono-eucalyptus tower and the replacement of ground equipment, located within a Group 2 zone category per Sacramento County Zoning Code (SZC) § 3.6.7.A at 6621 Florin Road, in the South Sacramento Community. Pursuant to Zoning Code Section 3.2.5, the project's proposed wireless communication facility and associated equipment replacement necessitates a modification of the Use Permit. Specifically, the modification of the monopole's height and appearance.

**NAME OF PUBLIC AGENCY APPROVING
PROJECT:**

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: SBA Monarch Towers II, LLC 8051
Congress Avenue Boca Raton, FL 33487 Contact: Nicole Comach 541-228-4823 nicole@virtuallitewalk.com

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on February 26, 2024 and has made the following determinations concerning the above described project.

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

1. The project **will not** have a significant effect on the environment.
2. The **Addendum to the prior Negative Declaration** sufficiently analyzes and addresses potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to CEQA Guidelines Section 15162. The project will not result in new significant impacts or a substantial increase in the severity of the significant environmental impacts identified in the **T-Mobile Site SC55606 Sunnyslope Wireless Facility Use** Permit Negative Declaration.
3. Mitigation measures **were not** made a condition of the approval of the project; no new project-specific mitigation measures are required.
4. A Mitigation Monitoring and Reporting Program that **was not** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project
6. Findings **were not** made pursuant to the provisions of CEQA Guidelines 15091.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project has been found by DFG to have no effect on fish, wildlife & habitat and does not require payment of a CEQA Fee.**

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

Julie Newton
Environmental Coordinator
Sacramento County, State of California

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