



County of Sacramento

Notice of Intent To Adopt A Mitigated Negative Declaration

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

Title: Vintage Park Wireless Communication Facility

Control Number: PLNP2023-00255

Location: The project site is located within the Florin-Vineyard Community Plan on a residential parcel at 7991 Sunnyside Way approximately 250 feet east of Sunnyside Way in the eastern part of the property. The project is approximately 410 feet north of Cord Way and approximately 370 feet south of Carlisle Avenue in the Vineyard community of unincorporated Sacramento County

APN: 115-0092-004

General Description: The project consists of the following entitlement requests:

1. A Conditional Use Permit to allow a wireless communication facility (WCF) in the Agricultural Holding Zone (A-10) zoning district.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
 - Maximum Height (Section 3.6.7.A, Table 3.6.2): Maximum height allowed for a new Group 1 WCF is 55 feet. As proposed, the WCF would be 90 feet.
 - Separation- Group 1 Zone Property- Minimum (Section 3.6.7.A, Table 3.6.2): Three times height of tower, for this project would be 270 feet. As proposed, the separation from Group 1 zoned properties to the north and east would be 25 feet.
3. A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project proposes to construct an unmanned telecommunication facility consisting of one 35'x35' lease area totaling approximately 1,225 square feet. The facility would include a 90' monoecalyptus tower, panel antennas, remote radio units, and surge protectors.

Sub-surface construction for telecommunication pads typically includes surface grubbing, grading, trenching and at least 30' auguring below surface level (bsl) for monopole placement. The project may also include 1 to 3 foot-deep trenching for fiber line placement. All grading/trenching would be outside of tree driplines.

Review:

The review period for the Mitigated Negative Declaration begins on **9/6/24** and ends on **10/7/24**. The Mitigated Negative Declaration may be reviewed at www.Planning.saccounty.gov and at the following location:

**Sacramento County
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141**

Comments regarding the Mitigated Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.gov or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.