



ENDORSED
SACRAMENTO COUNTY

OCT 20 2025

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BY [Signature] DEPUTY

RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

6645 Lone Tree Road Guardian Yards Wireless Communication Facility (UPZ-SPZ-DRS)

Control Number:

PLNP2025-00089

Project Location:

The project site is located at 6645 Lone Tree Road, within the Metro Air Park Special Planning Area (SPA) approximately 700 feet north of the intersection of West Elkhorn Boulevard and Lone Tree Road, in the unincorporated Natomas community of Sacramento County.

APN:

201-1020-144-0000

Description of Project:

The project consists of a Use Permit to construct a new 100-foot-tall wireless cellular facility along the southern side of a vehicle storage facility. The project would include a Special Development Permit to deviate from separation requirements from Group 1 zones to the east and west.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

51 Wireless, LLC
Contact: Jared Kearsley, Agent
4930 Pacific Street
Rocklin CA 95677
Phone: (209) 968-4315
Email: Jared.Kearsley@51wireless.net

Exempt Status:

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures

Reasons why project is exempt:

Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; The project consists of the construction of a single, new wireless cell facility within a 30-foot by 42-foot lease area and the project complies with the exception criteria below; the project is therefore exempt from the provisions of CEQA.

Section 15300.2-Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *For Classes 3, 4, 5, 6, and 11, will the project have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

The project includes the construction of a wireless cellular facility on a developed lot for vehicle and heavy equipment storage surrounded by vacant parcels, industrial parcels, and an agricultural parcel outside of any areas identifies as environmental resources of hazardous or critical concern.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

As it stands, the proposed project will not result in potentially significant impacts. The project consists of the construction of a 100-foot wireless cellular facility in an underlying Light Industrial (M-1) zoning district. Therefore, no cumulative impacts will result from the project and successive projects of the same type at the same place over time.

3. *Is there a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances?*

There are no known unusual circumstances that will have a significant effect on the environment.

4. *Will the project result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway?*

River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. The Project is not located within the vicinity of this scenic highway. Therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

5. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the proposed project will not have an impact related to being located on a hazardous waste site.

6. *Will the project cause a substantial adverse change in the significance of a historic resource?*

The project site does not contain any historical resources.

Julie Newton

Digitally signed by Julie Newton
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Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

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County Clerk**

3636 American River Drive, Suite 110
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☒ **Office of Land Use and Climate
Innovation:**

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

