RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY
NOV 24 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
5207 Madison Ave WCF (UPZ-SPZ-DRS).

Control Number:
PLNP2025-00059

Project Location:
The project site is located at 5207 Madison Avenue, approximately 680 feet east of the intersection of Madison Avenue and Auburn Boulevard, in the Foothill Farms community.

APN:
230-0052-012-0000

Description of Project:
The proposed project consists of a Use Permit to allow for the construction of a new 80-foot monopine wireless communication facility (WCF) in the Light Commercial (LC) zoning district. The project also includes a Special Development Permit to deviate from both the height – maximum requirement and separation – interior property boundaries requirements. Lastly, the project also includes 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

Person or Agency Carrying out Project:
Assurance Development
1499 Huntington Drive, Suite 305
South Pasadena, CA 91030
Attention: Samantha Herrmann
(310) 488-6237
sherrmann@assurance-group.com

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 80-foot wireless communications facility within an approximate 29.5-foot by 44-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 communications facility on a developed lot for commercial and retail uses, surrounded by other parcels developed for commercial and retail uses, which are also located outside of any areas identified 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 project will not result in potentially significant impacts. The project includes the construction of a wireless communications facility on a developed lot for commercial and retail uses, surrounded by other parcels developed for commercial and retail uses. Therefore, no cumulative impacts will result from the project and successive projects of the same type and 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, implementation of the 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
DN: cn=Julie Newton, o=Sacramento County, ou=Planning and Environmental Review, email=newtonj@saccounty.gov, c=US
Date: 2025.10.16 15:48:08 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814