



# City of Elk Grove NOTICE OF EXEMPTION

To:  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder  
Sacramento County  
3636 American River Drive  
Sacramento, CA 95864

From: City of Elk Grove  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Verizon Wolfpack Wireless Facility (PLNG24-035)**  
 PROJECT LOCATION - SPECIFIC: **South side of Civic Center Drive between Lotz Parkway and Big Horn Boulevard, Elk Grove, CA 95757**

ASSESSOR'S PARCEL NUMBER(S): **132-1990-029**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Verizon Wolfpack Wireless Facility Project (the "Project") consists of a Conditional Use Permit (CUP) to construct a new 70-foot-tall wireless telecommunications tower and associated equipment. The new tower and associated equipment will be located within a 1,508 square-foot lease area that will be enclosed by a combination of an eight-foot solid wall and eight-foot vinyl coated chain link fence. This Project requires an exception to the 55-foot height limit to allow the 70-foot-tall tower.

LEAD AGENCY: **City of Elk Grove**  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Antonio Ablog  
(916) 627-3335

APPLICANT: **Complete Wireless Consulting, Inc.**  
Matt Moore (Representative)  
2009 V Street  
Sacramento, CA 95818

- EXEMPTION STATUS:  Ministerial [Section 21080(b); 15268];
- Declared Emergency [Section 21080(b)(3); 15269(a)];
- Emergency Project [Section 21080(b)(4); 15269(b)(c)];
- Preliminary Review [Section 15060(c)(3)]

- Consistent With a Community Plan or Zoning
- Categorical Exemption [Class 3 Section 15303(d)]
- Existing Facilities [Section 15301]


**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed Project consists of the installation and operation of a 70-foot-tall cellular tower and associated equipment cabinets. The new tower and associated equipment would be located within a 1,508 square-foot area, enclosed by eight-foot-tall masonry and chain link fencing. All public services and facilities are available and the area is not considered environmentally sensitive. Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed project qualifies for the exemption under CEQA Guidelines Section 15303.

As part of the Federal Communications Commission (FCC) licensing process, the Applicant will be required to comply with all safety standards, including those governing radio waves, and the National Environmental Policy Act (NEPA) review process. Conditions of Approval ensure that operation of the cellular antennas and associated equipment will comply with all applicable laws and regulations and obtain all necessary permits including those required by the FCC. Adding this condition also addresses concerns about the potential for electromagnetic radiation affecting nearby homes and businesses. Because FCC license requirements include conformance with federal standards, imposing this condition ensures that the equipment will be designed and operated safely..

CITY OF ELK GROVE  
Community Development  
Department

By:   
Antonio Ablog

Date: January 17, 2025