

# City of Elk Grove NOTICE OF EXEMPTION

# COPY

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  
 PO Box 839, 600 8th Street  
 Sacramento, CA 95812-0839

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

County Recorder Filing	State Clearinghouse Received
(stamp here)	Governor's Office of Planning & Research  <b>JUL 10 2019</b>  <b>STATE CLEARINGHOUSE</b>  (stamp here)

PROJECT TITLE: **Kaiser Big Horn Solar Installation (PLNG19-011)**  
 PROJECT LOCATION - SPECIFIC: **9201 Big Horn Boulevard**  
 ASSESSOR'S PARCEL NUMBER(S): **116-0320-052**  
 PROJECT LOCATION - CITY: **Elk Grove** PROJECT LOCATION - COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Project consists of a Minor Design Review for the installation of a solar photovoltaic system. The installation consists of nine carport mounted solar arrays along with associated equipment within the parking lot of the existing Kaiser medical office building (MOB). The proposed carports would replace existing parking lot landscape trees, acting as an alternative shade structure to meet parking lot shade calculations required by the Elk Grove Municipal Code (EGMC) Title 23, Zoning.

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245

APPLICANT: Ameresco, Inc.  
 Jesus Mena (Representative)  
 2375 East Camelback Road, Suite 400  
 Phoenix, AZ 85016

- 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 [Section 15183(a)]

- Statutory Exemption
- Categorical Exemption [Section 15303]
- General Rule [Section 15061(b)(3)]
- Criteria for Subsequent EIR [Section 15162]

**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. Section 15303(e) includes accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The proposed Project consists of a Minor Design Review for the installation of a solar photovoltaic system. The installation consists of nine carport mounted solar arrays along with associated equipment within the parking lot of the existing Kaiser MOB. The proposed carports would replace existing parking lot landscape trees, acting as an alternative shade structure to meet parking lot shade calculations required by the EGMC Title 23, Zoning. 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 State CEQA Guidelines Section 15303.

CITY OF ELK GROVE  
Development Services - Planning

By:   
Sarah Kirchgessner

Date: July 9, 2019