



# 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  
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)	(stamp here)

PROJECT TITLE: **T-Mobile – Evergreen Springs (PLNG20-036)**  
PROJECT LOCATION - SPECIFIC: 8280 Elk Grove Boulevard  
ASSESSOR’S PARCEL NUMBER(S): 132-2130-004-0000  
PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed Project consists of a Conditional Use Permit (CUP) to install a wireless communications facility on the rooftop of the Evergreen Springs by Wedgewood Weddings Event Center (Event Center). Nine antennas and nine remote radio units are proposed to be placed on the rooftop of the existing building within a 23’-5” x 44’-7” area completely screened from public view with a 10-foot tall Fiber Reinforced Plastic (FRP) screen wall designed to match the material and color finish of the existing building. Equipment cabinets will also be located on the rooftop with a 15’ x 15’ area that will be screened from public view behind the existing parapet walls. Associated ground equipment including a Cam Lok generator connector, 200-amp service panel, and portable fire extinguisher will be located within an existing concrete masonry unit (CMU) wall enclosure at the base of the building’s eastern elevation.

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

LEAD AGENCY CONTACT: Joseph Daguman, (916) 478-2283

APPLICANT: T-Mobile West, LLC  
Rich Cascio  
1755 Creekside Oaks Drive, Suite 190  
Sacramento, CA 95833

EXEMPTION STATUS:  New Construction or Conversion of Small Structures [Section 15303]

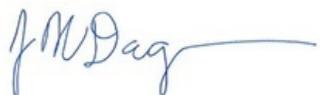
**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

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 nine antennas and nine remote radio units placed on the rooftop of the existing building within a 23'-5" x 44'-7" area completely screened from public view by a new 10-foot tall Fiber Reinforced Plastic (FRP) screen wall. New associated equipment cabinets will also be located on the rooftop within a 15' x 15' area that will be screened from public view behind the existing parapet walls. Associated ground equipment including a Cam Lok generator connector, 200-amp service panel, and portable fire extinguisher will be located within an existing concrete masonry unit (CMU) wall enclosure at the base of the building's eastern elevation. 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 and, therefore, no further environmental review is required.

As part of the Federal Communication 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 building permits for the wireless facility will not be approved until the Applicant has received FCC approval. FCC license requirements include conformance with federal standards related to radio frequency exposure and imposing this condition ensures that the equipment will be designed and operated in conformance with such standards. Pursuant to Elk Grove Municipal Code (EGMC) Section 23.94.30(E), findings for denial shall not be based on the environmental effects of radio frequency emissions that comply with the FCC emission regulations.

CITY OF ELK GROVE  
Development Services - Planning

By:   
Joseph N. Daguman

Date: February 18, 2021