



# 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 – Laguna French (PLNG21-015)**

PROJECT LOCATION - SPECIFIC: 8126 Sheldon Road

ASSESSOR'S PARCEL NUMBER(S): 116-1550-006

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The T-Mobile Laguna French Facility Project (the "Project") consists of a Conditional Use Permit (CUP) to install a wireless communications facility consisting of one, 65-foot tall monopine, a cellular tower designed to look like a pine tree. The monopine will feature 12, eight-foot-high panel antennas and six remote radio units. Finally, associated wireless equipment cabinets and one diesel fuel generator will be located at grade level within a six-foot-high concrete masonry unit (CMU) enclosure.

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  
Eco-Site, LLC  
Aron Garcia (Representative)

APPLICANT: 750 Park of Commerce Drive, Suite 200  
Boca Raton, FL 33487

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 one, 65-foot tall monopine, 12, eight-foot high panel antennas, six remote radio units and associated wireless equipment cabinets at grade with a six-foot high concrete masonry unit (CMU) enclosure, one diesel fuel generator within the proposed enclosure, and associated equipment needed for site functionality. 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. The RF Report concluded that the proposed operation will be compliant with Radio Frequency Exposure Limits set by the FCC and will not expose members of the General Public to hazardous level of RF energy at ground level or adjacent buildings 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: December 3, 2021

---