

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: **Sutter Health Photovoltaic Installation (PLNG21-060)**
PROJECT LOCATION - SPECIFIC: **8170 Laguna Boulevard**
ASSESSOR'S PARCEL NUMBER(S): **116-0330-026**
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 (PV) system consisting of 14 PV solar power arrays over an existing parking lot and rooftop. 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.
 Eric Johnson (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 the installation of a parking lot and rooftop solar arrays along with associated equipment within the parking lot of the existing Sutter Health Medical Buildings. The proposed solar 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. The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area since the site is not adjacent to residential development and the existing landscaping surrounding the parking areas provides screening for the Project. 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: December 7, 2021