



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: Bubbles Car Wash Photovoltaic Installation (PLNG22-036)
PROJECT LOCATION - SPECIFIC: 8458 Bond Road
ASSESSOR'S PARCEL NUMBER(S): 116-0090-016
PROJECT LOCATION – CITY: Elk Grove PROJECT LOCATION – COUNTY: Sacramento

PROJECT DESCRIPTION: The Bubbles Car Wash Photovoltaic Installation Project (the "Project") consists of a Minor Design Review for the installation of a solar photovoltaic (PV) system over an existing parking area. The proposed carport would act as an alternative shade structure to meet parking lot shade calculations.

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: Turnkey Construction and Solar Inc.
Sam Coon (Representative)
7257 N. Maple Avenue, #107-108
Fresno, CA 93720

- 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 15332]
- Criteria for Subsequent EIR [Section 15162]
- Residential Projects Pursuant to a Specific Plan (Section 15182)
- Existing Facilities [Section 15301]
- New Construction or Conversion of Small Structures [Section 15303]

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

The California Environmental Quality Act (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" (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 proposed Project consists of the installation of a parking lot and rooftop solar arrays along with associated equipment within the parking lot of the existing Bubbles Car Wash Building. The proposed solar carport would act 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. 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: 
_____ Joseph N. Daguman

Date: September 13, 2022
