

RESOLUTION NO. 2021-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15103 AND 15104 AND APPROVING A DISTRICT DEVELOPMENT PLAN MODIFICATION AND CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW MODIFICATION FOR THE DISTRICT56 PHOTOVOLTAIC SYSTEM IMPROVEMENT PROJECT (PLNG20-004) ASSESSOR PARCEL NO. 132-1990-024 THROUGH -031

WHEREAS, on July 13, 2016, the City Council adopted an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) and Civic Center Aquatics Complex Subsequent Environmental Impact Report (SEIR) and approved a District Development Plan (DDP) and CIP Design Review for the District56 Project site (EG-13-003A); and

WHEREAS, on December 9, 2020, the City Council adopted a resolution creating the District56 Solar Photovoltaic Improvements Project (WFC043); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs 132-1990-024 through -031; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan; the Elk Grove Municipal Code (EGMC) Title 22 (Land Development) and Title 23 (Zoning Code); the Laguna Ridge Specific Plan, including the Civic Center Design Guidelines; and all other applicable state and local regulations; and

WHEREAS, the City Council of the City of Elk Grove held a duly-noticed public hearing on January 27, 2021, as required by law to consider all of the information presented by staff and public testimony presented at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that no further environmental review is necessary under CEQA for the Project pursuant to State CEQA Guidelines Section 15103 and 15104 based upon the following finding:

CEQA

Finding: No further environmental review is required for the Project under CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15304 (Minor Alteration to Land).

Evidence: The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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.” The District56 Solar Photovoltaic (PV) System Improvements Project (WFC043) (Project) is defined as a project under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. This Project is exempt under CEQA Categorical Exemption Section 15303 (New Construction or Conversion of Small Structures) and Section 15304 (Minor Alteration to Land).

The Project will result in the design, procurement, installation and maintenance of a ground-mounted solar photovoltaic (PV) array with a total capacity of approximately 739 kilowatts at the City-owned District56 site, which is comprised of the Aquatics Center, Community Center, The Commons, and The Preserve. The solar array will be comprised of three electrically independent solar PV systems servicing three distinct metered areas on the site. The goal is to reach net-zero energy at the District56 site by generating an equivalent amount of electricity from solar PV as is being consumed on an annual basis for the Aquatics Center, Community Center, The Commons, and The Preserve. The three systems combined will annually generate approximately 1.15 million kilowatt hours (kWh) of electricity.

The panels proposed for installation will include the following features:

- Anti-reflective glass and non-glare glass
- Ground mounted on an anodized aluminum alloy frame
- 10-degree panel tilt
- 2-foot ground clearance
- 7-foot 8-inch tall array system, including the 2-foot ground clearance
- 8-foot tall perimeter chain link fence with black vinyl clad mesh

The proposed Project area is located within an area recently graded for the construction of The Preserve, which is another City project. Due to the grading, the proposed Project area has no slope, does not support any biological habitat (including mature or scenic trees), and does not contain cultural resources. The Project area also does not have the potential for the presence of subsurface cultural resources, based on past cultural resource investigation completed for the District 56 Project.

Additionally, no solar array visibility or significant glare impacts are anticipated. The proposed solar system includes anti-reflective technology to reduce the potential for glare. If there is a glare, it will be low impact to the residents and limited to only a few minutes during the day. Visibility of the array from a street-level view will be reduced through the installation of an 8-foot tall chain link fence around the exterior of the system, a 2-foot tall earthen berm around the fence line, and the planting of trees, bushes, and other landscape improvements around the fence line.

The installation and use of a solar array system are consistent with the City's General Plan, specifically Natural Resources (NR) Policy NR-6-7, which encourages the use of solar energy systems in homes, commercial businesses, and City facilities as a form of renewable energy.

The Project qualifies for CEQA Categorical Exemption 15303 (New Construction or Conversion of Small Structures) because it involves the construction of a small accessory/appurtenant facility that will efficiently generate renewable energy for the City's District56 site. As the Project involves minor alteration to City-owned land with a slope of less than 10 degrees and does not involve the removal of healthy and mature, scenic trees, it also qualifies for CEQA Categorical Exemption 15304 (Minor Alteration to Land). As the Project qualifies for the identified exemptions, is consistent with the General Plan, and does not have any special circumstances which would result in significant impacts to the environment, no further environmental review is required.

AND BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby approves the District Development Plan Modification and CIP Design Review Modification as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings.

District Development Plan Modification

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide and/or other applicable design guidelines, and improvement standards adopted by the City.

Evidence: General Plan Natural Resources (NR) Policy NR-6-7 encourages the use of solar energy systems in homes, commercial businesses, and City facilities as a form of renewable energy. The proposed solar array will greatly contribute to the City's goal to reach net-zero energy at the District56 site by generating an equivalent amount of electricity from solar PV as is being consumed on an annual basis for the Aquatics Center, Community Center, The Commons, and The Preserve. Additionally, the proposed solar array complies with all applicable zoning regulations including those associated with the Laguna Ridge Specific Plan (LRSP) and the Civic Center Design Guidelines.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The Project has been designed to minimize the visibility of the solar panels. The panel arrays will be set back from the east property line approximately 45' and will be surrounded by a vinyl coated chain link fence. Further screening will be provided by a variety of native and drought-tolerant plantings that will integrate with the overall District56 planting theme. The design of the Project will enhance the character of the surrounding community by implementing the concept and vision for the Civic Center as schematically reviewed and approved by the City Council.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The overall array is comprised of a total of 12 panel structures. Each panel structure will be supported by mounting posts with a maximum height of 7 feet 8 inches, while the height at the lower end of the structure will be 2 feet. Each panel face will measure 26 feet 5 inches wide with a typical length of approximately 134 feet.

The Project has been designed to minimize the visibility of the solar panels. The panel arrays will be set back from the east property line approximately 45 feet and will be surrounded by a vinyl coated chain link fence. Further screening will be provided by a variety of native and drought-tolerant plantings that will integrate with the overall District 56 planting theme.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The solar array is not proposed in an area that was designed to provide vehicular, bicycle, or pedestrian access or circulation to or on the District 56 site; therefore, the Project will not create any circulation conflicts.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence: The Project is not a residential subdivision; therefore, this Finding is not applicable.

Finding #6: There are changed circumstances sufficient to justify the modification of the approval.

Evidence: Subsequent to the approval of the original DDP, which analyzed the installation of roof-mounted solar panels, staff found that the size and power generated by the roof-mounted solar array would have been limited due to the irregular shapes and low parapets of the Aquatics Center buildings. A ground-mounted array was designed that would meet the power generation and aesthetic objectives of the City. In 2018, the City Council reviewed and approved a schematic design concept for the District 56 nature area depicting the installation of a solar array. The City has since adopted a new General Plan that encourages the use of solar energy systems in homes, commercial businesses, and City facilities as a form of renewable energy (Policy NR-6-7). The proposed Project is consistent with the City Council's updated vision for the site as well as with the General Plan.

CIP Design Review Modification

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide and/or other applicable design guidelines, and improvement standards adopted by the City.

Evidence: General Plan Natural Resources (NR) Policy NR-6-7 encourages the use of solar energy systems in homes, commercial businesses, and City facilities as a form of renewable energy. The proposed solar array will greatly contribute to the City's goal to reach net-zero energy at the District56 site by generating an equivalent amount of electricity from solar PV as is being consumed on an annual basis for the Aquatics Center, Community Center, The Commons, and The Preserve. Additionally, the proposed solar array complies with all applicable zoning regulation including regulations those associated with the Laguna Ridge Specific Plan (LRSP) and the Civic Center Design Guidelines. The City Council has authorized an amendment to the 2020-2025 CIP for the District56 Solar Photovoltaic (PV) System Improvements Project. This Design Review Modification is consistent with this amendment.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The Project has been designed to minimize the visibility of the solar panels. The panel arrays will be set back from the east property line approximately 45' and will be surrounding by a vinyl coated chain link fence. Further screening will be provided by a variety of native and drought-tolerant plantings that will integrate with the overall District56 planting theme. The design of the Project will enhance the character of the surrounding community by implementing the concept and vision for the Civic Center as schematically reviewed and approved by the City Council.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The overall array is comprised of a total of 12 panel structures. Each panel structure will be supported by mounting posts with a maximum height of 7 feet 8 inches, while the height at the lower end of the structure will be 2 feet. Each panel face will measure 26 feet 5 inches wide with a typical length of approximately 134 feet.

The Project has been designed to minimize the visibility of the solar panels. The panel arrays will be set back from the east property line approximately 45 feet and will be surrounding by a vinyl coated chain link fence. Further screening will be provided by a variety of native and drought-tolerant plantings that will integrate with the overall District56 planting theme.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The solar array is not proposed in an area that was designed to provide vehicular, bicycle, or pedestrian access or circulation to or on the Distric56 site; therefore, the Project will not create any circulation conflicts.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence: The Project is not a residential subdivision; therefore, this Finding is not applicable.

Finding #6: There are changed circumstances sufficient to justify the modification of the approval.

Evidence: Subsequent to the approval of the original DDP, which analyzed the installation of roof-mounted solar panels, staff found that the size and power generated by the roof-mounted solar array would have been limited due to the irregular shapes and low parapets of the Aquatics Center buildings. A ground-mounted array was designed that would meet the power generation and aesthetic objectives of the City. In 2018, the City Council reviewed and approved a schematic design concept for the District56 nature area depicting the installation of a solar array. The City has since adopted a new General Plan that encourages the use of solar energy systems in homes, commercial businesses, and City facilities as a form of renewable energy (Policy NR-6-7). The proposed Project is consistent with the City Council's updated vision for the site as well as the General Plan.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of January 2021



BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
District56 Photovoltaic Systems Improvements (PLNG20-004)
Project Description

PROJECT DESCRIPTION

The Project consists of the installation and maintenance of a ground-mounted solar photovoltaic (PV) array covering approximately 75,366 square feet with a total capacity of approximately 739 kilowatts at the City-owned District56 site. This Project requires a Design Review Modification for the District56 (Civic Center South) District Development Plan Design Review and Capital Improvement Program (CIP) Design Review.

Exhibit B
District56 Photovoltaic Systems Improvements (PLNG20-004)
Amended Design Plan



DATE: 05/07/2020
 JOB NAME: CEG-01
 SHEET: L1

HELIX
 Environmental Planning

11 NATOMA STREET, SUITE 150
 FOLSOM, CALIFORNIA 95630
 (916) 345-8700
 © 2020

SCALE IN FEET

0 10 20 30 40 50

DISTRICT 56 NATURE AREA
 CITY OF ELK GROVE

RENDERED PLAN

PV Site Plan



SYSTEM/SITE SPECIFICATION

| | |
|-------------------------|------------------------------|
| PARCEL NUMBER/ APN | 132-1990-029 |
| UTILITY | SMUD |
| AHJ | CITY OF ELK GROVE |
| TOTAL KWDC | 739.50 |
| TOTAL KWAC | 600 |
| TOTAL CEC KWAC | 694.07 |
| RACKING | GROUND MOUNT |
| TILT ANGLE (DEGREE) | 10 |
| AZIMUTH (DEGREE) | 180 |
| MODULE TYPE | REC435AA72 |
| MODULE QTY. | 1700 |
| OPTIMIZER/RSD UNIT | N/A |
| OPTIMIZER/RSD UNIT QTY. | N/A |
| INVERTER 1 MODEL | SUNNY HIGHPOWER PEAK3 150-US |
| INVERTER 1 QTY. | 4 |
| INVERTER 2 MODEL | N/A |
| INVERTER 2 QTY. | N/A |
| PV SYSTEM BACK FEED (A) | VARIABLES PER POI |
| ESS SYSTEM SIZE | N/A |
| INTERCONNECTION VOLTAGE | 480/277 V |



2886 KEEFER ROAD
SANTA CLARA, CA 95008
T: (408) 844 - 7134 F: (408) 844 - 7145
WWW.VISTA-SOLAR.COM

PROJECT NAME
CITY OF ELK GROVE

8230 CIVIC CENTER DR.
ELK GROVE CA 95757

DESIGNER
SS

DRAWN DATE
11/13/2020

SHEET TITLE
PV LAYOUT
METER 1

NOT FOR CONSTRUCTION

LAYOUT

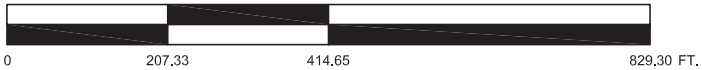
- NOTE:
1. THE PROPOSED ARRAY LAYOUT SHOWN IS DESIGNED TO FIT EXISTING CONDITIONS AS THEY ARE DESCRIBED ON THIS DRAWING. LAYOUT AND QUANTITIES ARE SUBJECT TO CHANGE BASED ON PARTNER/CONTRACTOR VERIFICATION OF ACTUAL SITE CONDITIONS.
 2. ASSUMING SUPPLY SIDE TAP
 3. IMAGE NOT TO SCALE
 4. 6 FEET FIRE SETBACK AROUND PERIMETER OF BUILDING.
 5. 4 FEET SETBACKS FROM MAJOR OBSTRUCTIONS.

LEGEND:

| | | | |
|--|-----------------------|--|-----------------------------|
| | PV MODULES | | OBSTRUCTION(S) OR KEEP-OUTS |
| | METER LOCATION | | FIRE SETBACK(S) |
| | INVERTER | | PROPOSED CONDUIT PATH |
| | ENERGY STORAGE SYSTEM | | BUILDING |
| | GENERATOR | | TREE OR LIGHT POST REMOVAL |

PV LAYOUT

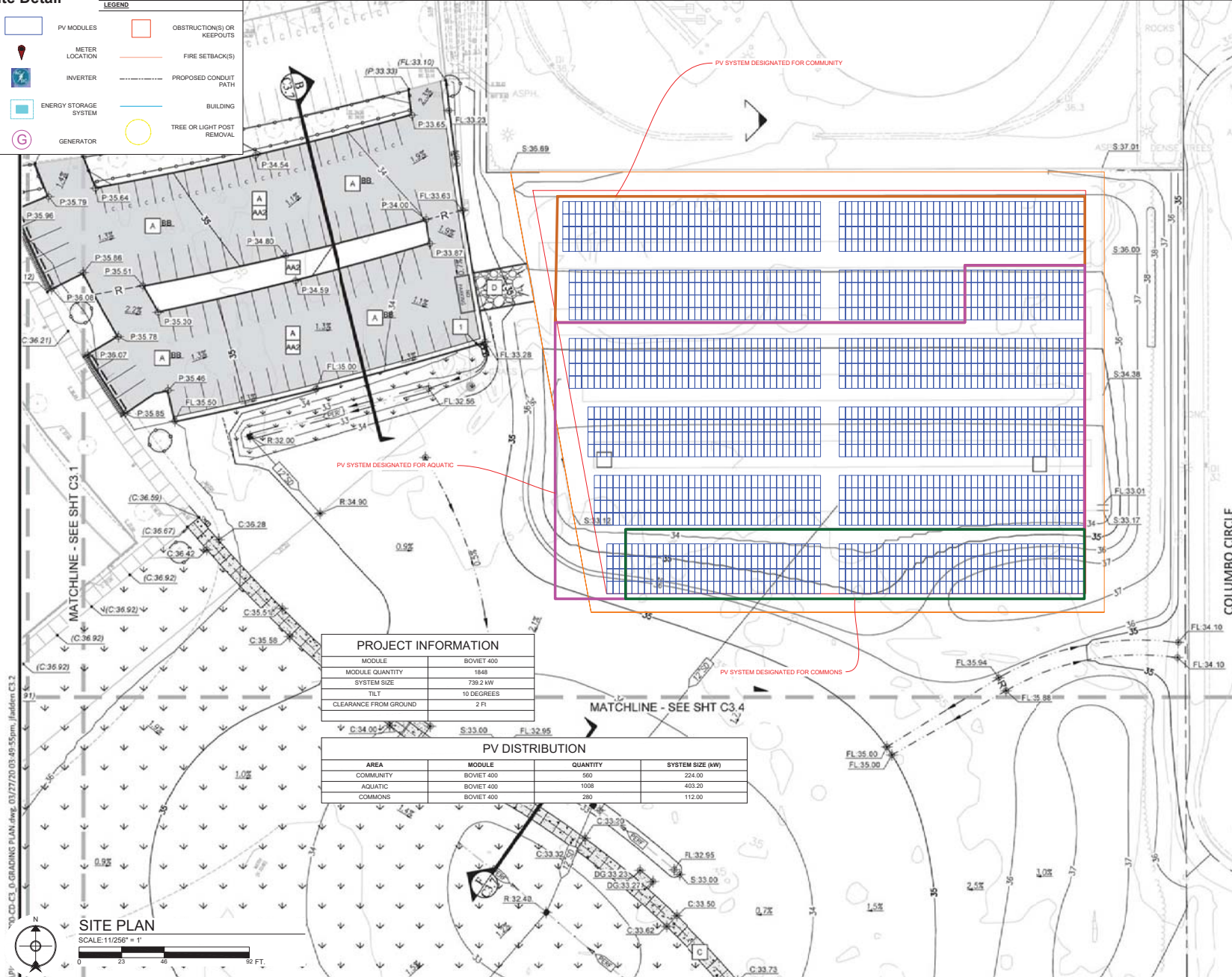
SCALE: 1" = 207.33'



PV Site Detail

LEGEND

- PV MODULES
- OBSTRUCTION(S) OR KEEP-OUTS
- METER LOCATION
- FIRE SETBACK(S)
- INVERTER
- PROPOSED CONDUIT PATH
- ENERGY STORAGE SYSTEM
- BUILDING
- GENERATOR
- TREE OR LIGHT POST REMOVAL



PROJECT INFORMATION

| | |
|-----------------------|------------|
| MODULE | BOVIET 400 |
| MODULE QUANTITY | 1848 |
| SYSTEM SIZE | 739.2 kW |
| TILT | 10 DEGREES |
| CLEARANCE FROM GROUND | 2 FT |

PV DISTRIBUTION

| AREA | MODULE | QUANTITY | SYSTEM SIZE (kW) |
|-----------|------------|----------|------------------|
| COMMUNITY | BOVIET 400 | 560 | 224.00 |
| AQUATIC | BOVIET 400 | 1008 | 403.20 |
| COMMONS | BOVIET 400 | 280 | 112.00 |

DETAILS

- A BB** - BASE BID ITEM -
- AA** - ADDITIVE ALTERNATE ASPHALT PAVEMENT

- NOTES:**
- REFER TO HORIZONTAL COORDINATES PREPARED BY HELIX FOR...
 - CONTRACTOR IS RESPONSIBLE FOR LANDSCAPED AREAS ARE TO PROVIDE DRAINAGE AND...
 - PROVIDE ALL ACCENT PAINT COLORING AND SCORE IN THE ARCHITECT OR LANDSCAPE ARCHITECT'S ADA/CBC REQUIREMENTS...
 - PROVIDE DOWNLUNG, CONCRETE SUCH DETAILING AT ALL INLAND WALKS/HARDSCAPE AND CURB DETAILS BY THE ARCHITECT...

PROPOSED IMPROVEMENTS

- AC PAVING
- CONCRETE
- GRAVEL AREA
- RIPRAP AREA
- CONCRETE
- DECOMPOSED GRANULAR FILL, SEE L...
- GRASS AREA
- TREE FENCING (PLANS)

- PLAN NOTES:**
- DRAINAGE CURB OPENING DETAIL 3, SHEET C6.1
 - SAWCUT AND REMOVE, 2" EXISTING PAVEMENT SECTION. REPLACE, CONFORM TO...

centrica
Business Solutions

2885 KIFER ROAD
SANTA CLARA, CA 95050
T: (408) 844-7158
F: (408) 844-7145
WWW.CENTRICA.COM

| REV | DESCRIPTION | DATE | PREPARED BY | CHECKED BY |
|-----|-------------|------------|-------------|------------|
| 0 | PERMIT SET | 08/08/2020 | OP | BS |

PROJECT NAME: CITY OF ELK GROVE - DISTRICT 56
PROJECT ADDRESS: 8200 CIVIC CENTER DR, ELK GROVE, CA 95757

| DATE | INTENDED FOR DATE | DATE | DATE | DATE | DATE |
|------|-------------------|------|------|------|------|
| | | | | | |

DESIGNER: LSS
CHECKER: OP
DATE: 08/08/2020
SCALE: 24" X 36"

SHEET TITLE: SITE PLAN

CLIENT'S INITIAL: E-101 (2)

SITE PLAN
SCALE: 1/1250" = 1'
0 23 46 92 FT

100_CD_C3_0_GRADING PLAN.dwg, 03/27/20 03:49:55pm, Jhaldem C3.2

Exhibit C
District56 Photovoltaic Systems Improvements (PLNG20-004)
Conditions of Approval

| <u>Conditions of Approval</u> | | <u>Timing / Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
|--------------------------------------|---|---------------------------------------|---|---|
| On-Going | | | | |
| 1. | Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body. | On-Going | Planning | |
| 2. | This action does not relieve the Applicant of the obligation to comply with all applicable federal, state and local ordinances, statutes, regulations, and procedures. | On-Going | Planning | |
| 3. | Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following: <ul style="list-style-type: none"> • Laguna Ridge Specific Plan • Civic Center Design Guidelines • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) | On-Going | Planning | |
| 4. | The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility. | On-Going | Planning Engineering SASD SCWA SMUD PG&E | |
| 5. | The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA) or other agencies or services providers as established by law. | On-Going | Planning Engineering CCSD SCWA SASD | |

Exhibit C
District56 Photovoltaic Systems Improvements (PLNG20-004)
Conditions of Approval

| <u>Conditions of Approval</u> | | <u>Timing / Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
|--|---|--|---|---|
| 6. | <p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plans • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department Review for permits and/or occupancy | On-Going | Planning Engineering Building CCSD SCWA EGWD SASD | |
| 7. | <p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p> | On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going | Planning | |
| 8. | <p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p> | On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going | Planning | |
| Prior to or In Conjunction with Building Permit Submittal or Issuance | | | | |
| 9. | <p>Improvement Plans shall be approved prior to issuance of the Building Permit(s) for the photovoltaic array.</p> | Building Permit | Engineering | |

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-028

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 27, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California