

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

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

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **T-Mobile Racquet Court Amendment (PLNG25-013)**

PROJECT LOCATION - SPECIFIC: **9570 Racquet Court**

ASSESSOR'S PARCEL NUMBER(S): **116-0061-065**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The Project consists of a Conditional Use Permit (CUP) Amendment to remove the existing 55-foot-tall slim line pole wireless facility and replace it with a new 75-foot-tall monopine within the existing 240 sq. ft. lease area. New T-Mobile equipment will be installed on the monopine. This Project requires an exception to the 55-foot height limit to allow the 75-foot-tall tower.

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; skirchgessner@elkgrove.gov

APPLICANT: The Derna Group, LLC
Arvin Norouzi (Representative)
22431 Antonio Parkway, Suite B160-234
Rancho Santa Margarita, CA 92688
(818)653-1393
anorouzi@dernagr.com

- 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 [15303]
 - Common Sense Exemption [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. This includes water main, sewage, electrical, gas, and other utility extensions (State CEQA Guidelines 15303[d]). The proposed construction of wireless telecommunication facilities is considered a utility extension. The proposed Project consists of a Conditional Use Permit Amendment to remove the existing 55-foot-tall slim line pole and replace it with a new 75-foot-tall monopine within the existing 240 sq. ft. lease area. New T-Mobile equipment will be installed on the monopine. This Project requires an exception to the 55-foot height limit to allow the 75-foot-tall tower. 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 CEQA Guidelines Section 15303.

As part of the Federal Communications 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 operation of the cellular antennas and associated equipment will comply with all applicable laws and regulations and obtain all necessary permits including those required by the FCC. Adding this condition also addresses concerns about the potential for electromagnetic radiation affecting nearby homes and businesses. Because FCC license requirements include conformance with federal standards, imposing this condition ensures that the equipment will be designed and operated safely.

CITY OF ELK GROVE
Development Services - Planning

By: 
Sarah Kirchgessner

Date: August 25, 2025