



CITY OF SACRAMENTO

COMMUNITY DEVELOPMENT
DEPARTMENT

CALIFORNIA

300 RICHARDS BLVD. 3RD FLR
SACRAMENTO, CA 95811

DATE: May 16, 2012

TO: Interested Persons

FROM: Dana Allen, Associate Planner

RE: NOTICE OF PREPARATION OF A MITIGATED NEGATIVE DECLARATION FOR
THE CONERGY SOLAR PROJECT AND NOTICE OF SCOPING MEETING

COMMENT PERIOD: May 16, 2012 to June 15, 2012

SCOPING MEETING

Responsible agencies and members of the public are invited to attend and provide input on the scope of the environmental document at a community meeting on Thursday, May 24, 2012 from 5:30 p.m. to 7:00 p.m. at the following location:

Baler Building/Sutter's Landing Skate Park
29 28th Street (northern most end of 28th St. adjacent to American River)
Sacramento, CA 95816

INTRODUCTION

The City of Sacramento ("City") is the Lead Agency for preparation of environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) for the Conergy Solar project (Project). The environmental review to be prepared by the City will evaluate potential significant environmental effects of the project. At this time the City does not anticipate the Project will either directly or indirectly lead to significant impacts that cannot be mitigated to a less than significant level.

The proposed Conergy Solar Project consists of installation and operation of a solar energy facility on a portion of Sutter's Landing Park in Sacramento, California. Energy produced from the Project facilities would be transmitted to an electrical substation operated by the Sacramento Metropolitan Utility District (SMUD) for sale by SMUD as part of its operations.

The initial study/mitigated negative declaration to be prepared for the Project is being prepared for the project in compliance with the California Environmental Quality Act (CEQA). The City as the Lead Agency is issuing a Notice of Preparation (NOP) to inform all responsible agencies and members of the public of the preparation of the environmental document for the proposed project. The purpose of the NOP is to provide information describing the project and its potential environmental effects and to seek

input from responsible agencies as defined by CEQA (California Public Resources Code 21069) and members of the public. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

SUBMITTING COMMENTS

Comments and suggestions as to the appropriate scope of analysis and responsible agencies are invited from all interested parties. Written comments or questions concerning the proposed project should be directed to the environmental project manager at the following address by 5:00 p.m. on June 15, 2012. Please include the contact person's full name and address in order for staff to respond appropriately:

Dana Allen, Associate Planner
City of Sacramento, Community Development Department,
300 Richards Blvd., Third Floor, Sacramento, CA 95811
(916) 808-2762
dallen@cityofsacramento.org

PROJECT LOCATION/SETTING

The project site is located at the northern end of 28th Street, in the northeast area of downtown Sacramento, in the Sutter's Landing Park. The Assessor's Parcel Numbers are 001-0170-0180, 003-0010-001, 003-0042-002, and 003-0050-016.

The Sutter's Landing Park site is bordered by the American River to the north, Interstate 80 Business Route to the east, Southern Pacific Railroad tracks to the south, and industrial properties to the west. Surrounding land uses include recreational open space to the north, residential to the east, undeveloped lands zoned for residential uses to the south, and the remainder of the Sutter's Landing Park to the west, beyond which is an industrial use.

PROJECT DESCRIPTION

The proposed project includes installation of solar modules, operation of the modules to produce and sell electricity, and removal of the modules at the conclusion of the lease term. The solar facility would be designed to generate 1.5 megawatts alternating current. The project site is located on property owned by the City of Sacramento. Operation of the solar facility by Conergy, Inc. would be pursuant to a lease agreement with the City of Sacramento.

The entire project would be located in an area labeled as the West Site of the 28th Street Landfill. A former garbage fill area underlies the southern portion of the West Site. It is bounded on the north by an eastward extension of the A Street alignment. The eastern, western, and southern boundaries are defined by the lateral limits of the West Site. This area was first excavated to obtain soil cover material for street cleaning debris and garbage at other portions of the landfill site. Subsequently, the excavated areas were filled with consecutive layers of garbage covered by soil.

The proposed project includes the installation of solar modules on the ground and on shade structures. The ground-mounted modules would be located on a portion of the park site that has, since approximately 1994, been used as a stockpile site for clay and dirt used in landfill cover operations. The stockpile is in active operation, with material being removed for use on the landfill site and adjacent properties. The project includes removal of all stockpiled material. The material removed will be relocated to the existing stockpile located to the east of 28th Street. The existing stockpile site would be leveled and

graded to drain. Excavation would be required for footers for the ground-mounted modules, and for footers for shade structures. Other modules would be located in the existing dog park. The shade-mounted structures would be located on the parking area east of 28th Street.

Solar modules would consist of a collection of solar panels, each of which measures 5'4" x 3'3" x 1.8". Modules installed on the former stockpile portion of the site and in the dog park would be mounted on aluminum racks that support 28 panels mounted in a portrait configuration. Some modules would be mounted on existing shade structures. All modules would be mounted with a 20 degree tilt. The tilt would direct the module's surface generally to the south to obtain the highest exposure to the sun.

Entitlements and Permits

City Action

- Lease approval for operation of the solar facility (City Council)
- Building permits (Community Development Department, Building Division)

Responsible Agencies

- California Solid Waste Management Board, as enforced by the County of Sacramento Environmental Management Department (Local Enforcement Agency)
- Regional Water Quality Control Board
- Sacramento Metropolitan Air Quality Management District
- CalRecycle