

- 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 categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Chapter 3 of Division 6 of Title 14 of the California Code of Regulations (State CEQA Guidelines) Section 15332 (In-Fill Development Projects) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

CEQA Guidelines Section 15332 provides a categorical exemption for projects that are characterized as in-fill development meeting the conditions described below:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Project meets conditions a-e above. The Project is consistent with the General Plan policies and the land use designation of Regional Commercial. With the approval of the Design Review Deviations for landscape planter width and street-side yard setback, the Project is consistent with the development standards of the Zoning Code and the design requirements of the applicable Design Guidelines. The Project site is located on an approximately 0.71-acre site developed with an existing fueling station and convenience store in an urbanized area within the City of Elk Grove. The site is surrounded by commercial uses. The site does not represent habitat for rare or endangered species. Therefore, the Project site is not environmentally sensitive. All public utilities and services are available, and no significant adverse effects related to traffic, noise, air quality or water quality were identified during Project review.

CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects that are consistent with a Community Plan, General Plan or Zoning for which an EIR has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan (SCH 2017062058). The proposed Project is consistent with the development density and use characteristics considered by the General Plan EIR in the Regional Commercial land use designation.

No potential new impacts related to the properties or Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other 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 Sections 15183 and 15332 and no further environmental review is required.

CITY OF ELK GROVE
Development Services - Planning

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