

- Consistent With a Community Plan or Zoning [Section 15183(a)]
- Statutory Exemption
- Categorical Exemption [Section 15332]
- 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:

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (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 prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density established by the General Plan EIR because the Project will result in a FAR of 0.08 which is below the Community Commercial maximum FAR of 1.0. New construction on the Project site will comply with EGMC development standards for land grading and erosion control (Chapter 16.44) and other pre-construction surveys as defined by the General Plan EIR. Compliance with these standards has been included in the conditions of approval for the Project.

In February 2019, the City Council adopted a new General Plan which relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. While the Project consists of new commercial development, the Project does not exceed the 50,000 square-foot threshold that would trigger a VMT analysis and is exempt from any further transportation analysis as it is consistent with the VMT projections of the General Plan.

No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR. Therefore, no further environmental analysis is required as the proposed car wash facility is consistent with the General Plan and zoning designations.

CITY OF ELK GROVE
Development Services -
Planning

By: _____



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Date: _____

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