



- 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:**

The California Environmental Quality Act (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 further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. Section 15332 applies to development projects which are: consistent with applicable general plan and zoning regulations; within City limits on a project site that is less than five acres and substantially surrounded by urban uses; located on a site with no value as habitat for endangered, rare, or threatened species; located on a site that can be adequately served by all required utilities and public services, and that would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed fueling station use is conditionally permitted and the convenience store and quick serve restaurants are permitted within the Shopping Center zoning district and is consistent with all applicable general plan policies. At 1.99 acres, the site is within the five-acre maximum required by Section 15332 and is surrounded on all sides by developed urban uses. The site is currently developed and provides no value as habitat for endangered, rare, or threatened species. All required utilities and public services are currently provided to the site. No special circumstances exist that would create a reasonable possibility that approving the Design Review and granting a Conditional Use Permit would create a significant adverse effect on the environment.

CITY OF ELK GROVE  
Development Services -  
Planning

By:   
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