



**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 does not require further environmental review pursuant to Section 15183 (Project consistent with a Community Plan, General Plan, or Zoning) of the State CEQA Guidelines. Section 15183 applies to projects which are: consistent with applicable General Plan and zoning regulations; within the City limits on a project site that is less than five (5) acres and substantially surrounded by urban uses; located on a site with no value as habitat for endangered rare or threatened species; that would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

No potential new impacts related to the Hotel at Sheldon Place 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 Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

CITY OF ELK GROVE  
Development Services -  
Planning

By:   
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