

CEQA Section 15183 Exemption Analysis

Project Title:

Hansel Ford – New Service Building

Project Location:

0 Wiljan Court, Santa Rosa, CA

Lead Agency:

City of Santa Rosa

Project Description:

The proposed project consists of the construction of a new service building for Hansel Ford of Santa Rosa located at 0 Wiljan Court in the City of Santa Rosa. The project site is an existing subdivided parcel that has been zoned for development and is surrounded by similarly zoned and developed properties.

CEQA Determination:

This project qualifies for a CEQA exemption pursuant to CEQA Guidelines Section 15183, which allows for streamlined environmental review for projects that are consistent with the development density and land use designations established in an adopted general plan and analyzed in a certified Environmental Impact Report (EIR).

Basis for Exemption (CEQA Guidelines §15183):

- **Project Consistency with General Plan and GPU EIR:** The project is consistent with the General Plan Update (GPU) and the associated GPU EIR certified by the City of Santa Rosa. The proposed service building aligns with the General Plan land use designation and applicable zoning regulations.
- **No Project-Specific Environmental Effects:** There are no environmental effects that are peculiar to the project or the parcel on which it would be located. The project site has been previously subdivided and zoned, and the proposed development is typical of others in the area.
- **No New Significant Impacts Beyond Prior EIR:** The project does not trigger new or more severe significant environmental effects that were not already considered and evaluated in the GPU EIR.
- **No New or More Severe Cumulative or Off-Site Impacts:** The project is part of the anticipated build-out under the GPU. All cumulative and off-site impacts were analyzed in the GPU EIR, and no additional significant impacts have been identified.
- **No Substantial New Information:** There is no new information or changes in the environmental setting that would cause new or more severe impacts beyond what was disclosed in the GPU EIR.

Conclusion:

Pursuant to CEQA Guidelines Section 15183, the proposed Hansel Ford of Sana Rosa New Service Building project is exempt from additional environmental review. The project is consistent with the City's General Plan and the previously certified GPU EIR, and no new or peculiar environmental effects have been identified.