



# CEQA 15183 (Projects Consistent with General Plan or Zoning)

## **WHAT IS CEQA 15183?**

CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies with a certified Environmental Impact Report (EIR). Staff will determine whether projects may be eligible for this review process.

## **WHAT TYPES OF PROJECTS MAY BE ELIGIBLE?**

Most subdivisions that do not include other discretionary permits may qualify. Some permits, such as Boundary Adjustments and Architectural Permits, may qualify if not otherwise exempt from CEQA. Use Permits, Planned Community Permits, and Planned Development Permits may qualify if the use type and operating characteristics are consistent with the analysis performed for the GP EIR or other program level EIRs. General Plan Amendments, Precise Plan Amendments, and Rezones will generally not be eligible unless the proposed change is minor in nature and remains consistent with the prior EIR analysis.

## **DOES MY PROJECT QUALIFY?**

Projects may be eligible for this process if the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
2. There's no project-specific effects which are peculiar to the project or its site.
3. There's no project-specific impacts which the GP EIR failed to analyze as significant effects.
4. There's no potentially significant off-site and/or cumulative impacts which the GP EIR failed to evaluate.
5. There's no substantial new information resulting in more severe impacts than anticipated by the GP EIR.

## **HOW IS THIS DIFFERENT FROM CEQA EXEMPTIONS?**

The 15183 process typically requires a more detailed environmental analysis than CEQA statutory and categorical exemptions. Unlike exemptions, mitigation measures may also be required under 15183. Projects which qualify for a categorical or statutory exemption generally do not benefit from the 15183 process.

## **HOW IS THIS DIFFERENT THAN THE ND OR EIR PROCESS?**

The 15183 process requires an evaluation of direct project impacts in the same manner as the Negative Declaration (ND) and EIR process. However, unlike an ND or EIR, projects which rely on the 15183 process may benefit from the cumulative analysis contained within GP EIR and the application of predefined mitigation and avoidance measures. In order to rely on the 15183 process, project proponents must agree to implement any applicable design and/or mitigation measures as described by the GP EIR.

## **ARE ENVIRONMENTAL TECHNICAL STUDIES REQUIRED?**

Technical studies, such as a biological analysis, traffic impact analysis, noise studies, and air quality reports may be required, as determined by the project planner.