



# City of Elk Grove NOTICE OF DETERMINATION

**To:**  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder  
Sacramento County  
PO Box 839, 600 8th Street  
Sacramento, CA 95812-0839

**From:** City of Elk Grove  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

**SUBJECT:** *Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines.*

**STATE CLEARINGHOUSE NUMBER:** SCH# 2022040191

**PROJECT TITLE:** Waterman Brinkman Logistics Center Amendment (PLNG24-021)

**PROJECT APPLICANT:** Buzz Oates Construction, Inc.  
Logan James (Representative)  
555 Capital Mall, Suite 900  
Sacramento, CA 95814  
916-379-3865

**PROJECT LOCATION:** Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL NUMBER(S)** 134-0181-041, 134-0100-084, and 134-0100-085

**PROJECT DESCRIPTION:** The proposed Waterman Brinkman Logistics Center Amendment Project ("Project") consists of a Major Design Review Amendment and 36-month Extension to the previously approved Waterman Brinkman Logistics Center project (PLNG20-016) to revise the site plan, building square footage, and elevations for Lot B/Building B resulting in loading docks facing along Waterman Road. The Project would extend the expiration of the previously approved entitlements from July 21, 2025 to July 21, 2028.

On the basis of the whole record, there is no substantial evidence that the Project as designed and mitigated will have a significant effect on the environment. An Addendum to the adopted

Waterman Brinkman Logistics Center project Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared and completed in accordance with the CEQA. All potentially significant effects have been adequately analyzed in the Waterman Brinkman Logistics Center IS/MND. The IS/MND and Addendum adequately address all environmental issues related to the development of the subject property, and there are no new subsequent significant environmental impacts as a result of this Project. None of the conditions calling for the preparation of a subsequent EIR or negative declaration are present. The Addendum reflects the independent judgment and analysis of the City;

- Pursuant to Public Resources Code, Section 21081 and CEQA Guidelines, Section 15091, all the proposed mitigation measures described in the Addendum and the previously adopted Mitigated Negative Declaration are feasible, and therefore shall become binding upon the City; and
- To the extent that these findings conclude that various mitigation measures outlined in the Addendum and the adopted IS/MND are feasible, the City Council hereby binds itself and their assigns and successors in interest to implement those measures. These findings are not merely informational but constitute a binding set of obligations that will come into effect when the Project is constructed.

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." The proposed project is a project under CEQA.

The Waterman Brinkman Logistics Center project (PLNG20-016) and an Initial Study/Mitigated Negative Declaration (IS/MND) were approved by the Planning Commission on July 21, 2022 (State Clearinghouse No. 2022040191).

In conjunction with the adoption of the IS/MND, a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Project. The adopted Mitigation Measures remain feasible.

Section 15164 of the State CEQA Guidelines describes the conditions under which an Addendum to a previously certified EIR is appropriate. These conditions are as follows:

- (A) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the State CEQA Guidelines describes the situations when a Subsequent EIR (SEIR), or negative declaration should be prepared. These conditions include:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- (a) The project will have one or more significant effects not discussed in the previous EIR;
  - (a) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
  - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (B) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (C) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (D) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (E) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Based on the analysis provided through the Addendum, and the whole record, the Planning Commission finds the above conditions (A through E) are met, therefore the Addendum prepared to the Waterman Brinkman Logistics Center Project IS/MND is the appropriate environmental review document.

This is to certify that the Addendum and the adopted Initial Study/Mitigated Negative Declaration are available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE  
Development Services - Planning

By:   
Sarah Kirchgessner, Senior  
Planner  
916.478.2245

Date: March 10, 2025

Figure 1 – Vicinity Map

