



# City of Elk Grove NOTICE OF EXEMPTION

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

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

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

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

PROJECT TITLE: **Waterman Warehouse Map (PLNG21-051)**

PROJECT LOCATION - SPECIFIC: 10400 Waterman Road

ASSESSOR'S PARCEL NUMBER(S): 134-0190-010

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Waterman Warehouse Project (Project) consists of a Tentative Parcel Map to subdivide a 92.97-acre parcel into two parcels and a determination of consistency with the General Plan for the Abandonment of Public Right-of-Way. No new development is proposed with this request.

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

LEAD AGENCY CONTACT: Antonio Ablog, AICP, Planning Manager. (916) 627-3335

APPLICANT: PDC Sacramento LPIV, LLC  
Steve Beauchamp (Representative)  
8775 Folsom Boulevard, Suite 200  
Sacramento, CA 95826

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
  - Declared Emergency [Section 21080(b)(3); 15269(a)];
  - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
  - Preliminary Review [Section 15060(c)(3)]
  - Consistent With a Community Plan or Zoning [Section 15183(a)]

- Program EIR [15168]
- Categorical Exemption [Section 15303]
- 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:**

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 Southeast Industrial Area Supplemental EIR (SEIR) was certified by the Elk Grove City Council on January 27, 2021 (SCH #2015102067). The SEIR was prepared to address changes in the land use designations for a General Plan amendment and pre-zoning, and to address information related to infrastructure improvements that will be necessary to serve the Southeast Industrial area. The SEIR specifically evaluated development on the subject parcel with Light Industrial uses. On February 9, 2022, the City Council adopted an Addendum to the previously certified EIR that accompanied the approval Amendments that updated several utilities/infrastructure plans that are part of the Southeast Industrial Area Specific Plan including the Transportation Master Plan, Water Master Plan, Sewer Master Plan, Drainage Master Plan, and Electric Distribution Plan.

State CEQA Guidelines Section 15168 allows for the use of the Certified SEIR for later activities but requires those activities to be examined in light of the program SEIR and Addendum to determine if an additional environmental document must be prepared. This section also states that if an agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the SEIR and no new environmental document would be required.

The Southeast Industrial Area SEIR analyzed the development of the subject site with Light Industrial with build out assumptions based on the General Plan's Light Industrial designation. The Project, as proposed, consists of a Parcel Map to split the existing parcel into two parcels. No development is proposed at this time. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

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 significant 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 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;
  - b. 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 measure or alternative; 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 measures or alternative.

No new development is proposed at this time. Any future project on the parcels that will be created will be subject to CEQA review at the time such projects are submitted. There are no new substantial changes to the Project that have the potential for new environmental effects. Since no subsequent EIR is necessary pursuant to CEQA Section 15162 and since the City can approve the Project as being within the scope of the analysis covered by the SEIR and Addendum, no new environmental document is required.

CITY OF ELK GROVE  
Development Services -  
Planning

By:   
Antonio Ablog, AICP

Date: May 23, 2022