



# 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

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)

PROJECT TITLE: **Iron Rock Industrial (PLNG23-039)**  
 PROJECT LOCATION - SPECIFIC: **10255 & 10261 Iron Rock Way**  
 ASSESSOR'S PARCEL NUMBER(S): **134-0630-050 & -051**  
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Iron Rock Industrial Project (the "Project") consists of a Major Design Review with a Deviation for Landscaped Islands for the construction of two new single-story industrial warehouse buildings with accessory offices totaling approximately 42,300 square feet along with associated parking, landscaping, and lighting improvements on 2.8 acres of vacant land at 10255 & 10261 Iron Rock Way. The Project also includes a Minor Deviation to allow for reduced parking on site. The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), construction equipment (TACM-8), and electric vehicle charging (TACM-9).

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: Vincent Fugina  
155 Cadillac Drive, Suite 100  
Sacramento, CA 95825  
(916) 248-5404

- 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)]
  - Categorical Exemption [Section 15332]
  - Criteria for Subsequent EIR [Section 15162]
  - Existing Facilities [Section 15301]

### **REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

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" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

Staff has reviewed the Project and determined that it is categorically exempt from CEQA review pursuant to State CEQA Guidelines Section 15332 (In-fill Development). State CEQA Guidelines Section 15332 consists of projects characterized as in-fill development that meet the following conditions:

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- a) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- b) The project site has no value as habitat for endangered, rare, or threatened species.
- c) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- d) The site can be adequately served by all required utilities and public services.

The Project consists of a Major Design Review for the construction of two new single-story warehouse/office buildings totaling approximately 42,300 square feet along with associated parking, landscaping, and lighting improvements. The Project was reviewed and found to be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations. The Project site is within an urban area that is less than five acres in size and surrounded by other industrial and office uses. The Project site does not contain any habitat for endangered, rare, or threatened species as the site is graded and does not have vegetation. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality as it would be subject to the Elk Grove Municipal Code (EGMC) Chapter 16.44 related to Land Grading and Erosion Control and EGMC 6.32 related to Noise Control. The Project would also be subject to the City's water efficient landscape ordinance and would be below the construction and operational air quality screening levels set forth in the Sacramento Metropolitan Air Quality Management District CEQA Guide. Finally, the site will be adequately served by all required utilities and public services.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT Analysis for the Project was prepared by Fehr & Peers dated June 13, 2024 to determine if the Project complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve State-mandated reductions on VMT. According to the analysis, the Project would not exceed the City's VMT limit for Heavy Industrial (HI) land use. The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development, including

CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), construction equipment (TACM-8), and electric vehicle charging (TACM-9).

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. No special circumstances exist that would indicate there is a reasonable possibility that the Project would have significant adverse effect on the environment.

CITY OF ELK GROVE  
Development Services -  
Planning

By:   
Joseph Daguman

Date: September 6, 2024