



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 21152 or 21152 of the Public Resources Code*

**STATE CLEARINGHOUSE
NUMBER:**

SCH# 2013082012

PROJECT TITLE:

QUAIL RUN 2 (PLNG20-033)

PROJECT APPLICANT:

Pacific West Communities, Inc.
 Mike Kelley (Representative)
 520 Capitol Mall, Suite 150
 Sacramento, CA 95815

PROJECT LOCATION:

Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL
NUMBER(S)**

132-1780-048

PROJECT DESCRIPTION:

The proposed Project consists of a Minor Design Review for a 108-unit apartment complex. The Project proposal includes five, three-story multi-family residential apartment buildings and one laundry building as well as a bocce ball court, community garden, play equipment, landscape areas, and associated improvements. With the exception of the manager's unit, all of the units will be between 30% and 60% percent of the area median income (AMI), which qualifies them as affordable units that would be eligible for tax-credit funding. The Project also includes a Special Parking Permit to allow for a reduction in required parking spaces.

This is to advise that on March 1, 2021, the City of Elk Grove Zoning Administrator approved the above described project and has made the following determinations regarding the above described project.

- The East Franklin Specific Plan Environmental Impact Report (EIR), the 2004 Multi-Family Rezones Mitigated Negative Declaration, and the 2014 General Plan Housing Element Update EIR were prepared and certified for this Project pursuant to the provisions of CEQA.
- Pursuant to Section 15168(c)(2) the Planning Department finds that the Project, as proposed, does not present any new environmental effects or mitigation measures required beyond the scope of those analyzed in the East Franklin Specific Plan EIR, the 2004 Multi-Family Rezones Mitigated Negative Declaration, and the 2014 General Plan Housing Element Update EIR.
- Mitigation measures from the previously certified EIRs and MND are applicable to this project were made a condition of approval of this project.
- Mitigation Monitoring and Reporting Plans were adopted as part of the East Franklin Specific Plan Environmental Impact Report (EIR), the 2004 Multi-Family Rezones Mitigated Negative Declaration, and the 2014 General Plan Housing Element Update EIR and would be applicable to this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

This is to certify that the Mitigated Negative Declaration and Environmental Impact Reports 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,
916.478.2245

Date: March 3, 2021

Figure 1 - Vicinity Map

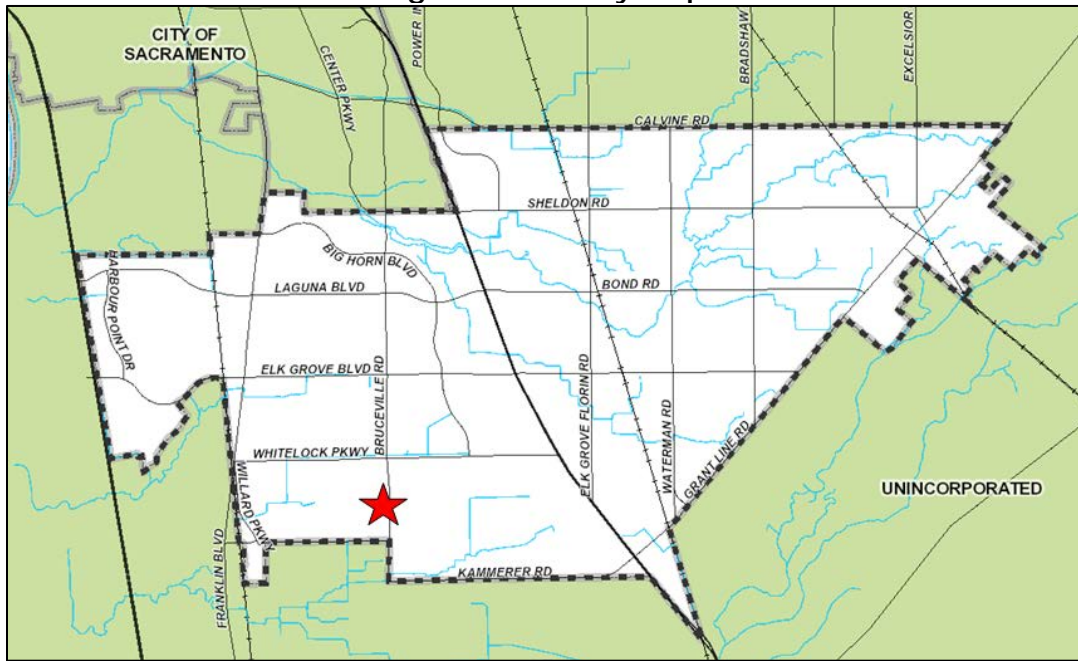


Figure 2 - Project Site

