



# 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# 2017062058 and SCH #2020069032

**PROJECT TITLE:** The Lyla (PLNG21-037)

**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)** 116-1380-005, -008, -009, -010, -014 & 116-0011-020, -021

**PROJECT DESCRIPTION:** The Lyla Project consists of a Major Design Review for a new multi-unit residential apartment complex with 294 units and additional site improvements including parking, lighting, and landscaping. The Project will have 13, three-story buildings as well as both indoor and outdoor amenities including a community room, gym, swimming pool, and plaza area. The Project also includes a Density Bonus to allow a concession/incentive for reduced parking and Exterior Noise Standards, and a Determination of Consistency with the General Plan for the Abandonment of portions of existing sewer and water easements.

The Project complies with the City's Climate Action Plan (CAP) for new multi-unit residential development, including CAP measures related to energy

efficiency (BE-4), electric appliances (BE-6), off-road construction fleet (TACM-8), and electric vehicle charging (TACM-9).

This is to advise that on October 6, 2022, the City of Elk Grove Planning Commission has approved the above described Project and has made the following determinations regarding the above described project.

- The General Plan EIR (SCH# 2017062058) was prepared and certified pursuant to the provisions of CEQA.
- The General Plan Housing Element Update EIR (SCH No. 2020069032) was prepared and certified 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 General Plan EIR (SCH# 2017062058) and the General Plan Housing Element Update EIR (SCH No. 2020069032).
- Mitigation Monitoring and Reporting Programs (MMRPs) were adopted as part of the General Plan EIR (SCH# 2017062058), and the General Plan Housing Element Update EIR (SCH No. 2020069032) which 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 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: October 10, 2022

Figure 1 – Vicinity Map

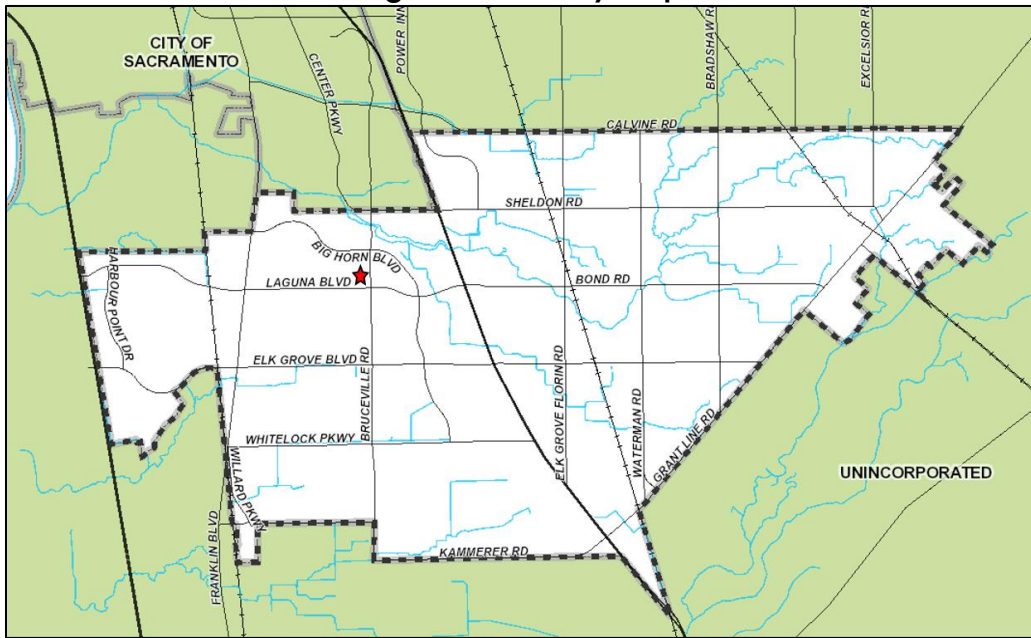


Figure 2 – Project Site

