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 #2025060655

PROJECT TITLE: Milestone II GPA, Rezone, and Map PLNG24-008 (2nd Reading)

PROJECT APPLICANT: Taylor Morrison of California, LLC
Ryan Hatheway (Representative)
81 Blue Ravine Road, Suite 220
Folsom, CA 95630
916- 932-0970/rhatheway@taylormorrison.com

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 134-0110-177

PROJECT DESCRIPTION: The Milestone II GPA, Rezone, and Map Project (the "Project") consists of a General Plan Amendment/Community Plan Amendment (map) to change the land use designation from Public Services (PS) to Low Density Residential (LDR); a Rezone from RD-5 to RD-6; and a Tentative Subdivision Map and Subdivision Design Review to subdivide the site into 56 single family lots and one lot for stormwater treatment. The Project also includes a Determination of Consistency with the General Plan for the Abandonment of existing right-of-way that is not necessary for present or foreseeable future use.

This is to advise that on September 10, 2025 and September 24, 2025, the City of Elk Grove City Council approved the above-described Project and made the following determinations regarding the above-described project.

1. 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 Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared and completed in accordance with the CEQA. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City;
2. Pursuant to Public Resources Code, Section 21081 and CEQA Guidelines, Section 15091, all the proposed mitigation measures described in the Mitigated Negative Declaration are feasible, and therefore shall become binding upon the City; and
3. To the extent that these findings conclude that various proposed mitigation measures outlined in the IS/MND are feasible and have not been modified, superseded or withdrawn, 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 City constructs the Project.

Pursuant to CEQA and the CEQA Guidelines, the City prepared an IS/MND for the Project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. Preparation of a Mitigation Monitoring and Reporting Program (MMRP) is required in accordance with the City of Elk Grove regulations and state law, which is designed to ensure compliance during project implementation.

The City distributed the Notice of Intent to Adopt the MND on June 13, 2025. It was posted at the Sacramento County Clerk's office, distributed through the State Clearinghouse and at the City offices, pursuant to Section 15072 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). A 30-day review and comment period was opened on June 13, 2025, and closed on July 14, 2025. The MND was made available to the public during this review period. During the public review period, staff received four comment letters on the IS/MND. The comments do not alter the conclusions of the IS/MND as described in the staff report for the Project. The comments received did not identify any new significant effect, substantial increase in severity of an impact identified in the IS/MND, or any significant new information. Therefore, recirculation of the IS/MND is not warranted.

The IS/MND determined that the proposed Project would not result in any environmental impacts that could not be mitigated to a less than significant level. On the basis of the IS/MND, environmental analysis, and the whole record, there is no substantial evidence that the Project will have a significant adverse impact on the environment above those addressed within the adopted Mitigated Negative Declaration.

This is to certify that the Initial Study/Mitigated Negative Declaration is 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

Sarah Kirchgessner,
916.478.2245

Date: September 24, 2025


Cosumnes River Blvd
Power Inn Rd
SACRAMENTO
ELK GROVE
Calvine Rd
Sheldon Rd
Excelsior Rd
Bradshaw Rd
Elk Grove Florin Rd
Harbour Point Dr
Laguna Blvd
Bond Rd
Bruceville Rd
Franklin Blvd
Waterman Rd
Grant Line Rd
Wilton Rd
Elk Grove Blvd
Big Horn Blvd
Whitelock Pkwy
UNINCORPORATED
Bilby Rd
Kammerer Rd
Dillard Rd
5
99
N

COPY

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
ENDORSED SACRAMENTO COUNTY SEP 16 2025 FLORENCE EVANS, CLERK/RECORDER BY _____ DEPUTY (stamp here)	(stamp here)

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

STATE CLEARINGHOUSE NUMBER:	SCH #2025060655

PROJECT TITLE: Milestone II GPA, Rezone, and Map PLNG24-008 (1st Reading)

PROJECT APPLICANT: Taylor Morrison of California, LLC
Ryan Hatheway (Representative)
81 Blue Ravine Road, Suite 220
Folsom, CA 95630
916- 932-0970/rhatheway@taylormorrison.com

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 134-0110-177

PROJECT DESCRIPTION: The Milestone II GPA, Rezone, and Map Project (the "Project") consists of a General Plan Amendment/Community Plan Amendment (map) to change the land use designation from Public Services (PS) to Low Density Residential (LDR); a Rezone from RD-5 to RD-6; and a Tentative Subdivision Mop and Subdivision Design Review to subdivide the site into 56 single family lots and one lot for stormwater treatment. The Project also includes a Determination of Consistency with the General Plan far the Abandonment of existing right-of-way that is not necessary for present or foreseeable future use.

This is to advise that on September 10, 2025, the City of Elk Grove City Council approved the above-described Project and made the following determinations regarding the above-described project.

1. On the basis of the whole record, there is no substantiol evidence that the Project as designed ond mitigated will have a significant effect on the environment. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared and completed in accordance with the CEQA. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City;
2. Pursuant to Public Resources Code, Section 21081 and CEQA Guidelines, Section 15091, all the proposed mitigation meosures described in the Mitigated Negative Declaration are feasible, and therefore sholl become binding upon the City; and
3. To the extent thot these findings conclude that various proposed mitigation measures outlined in the IS/MND are feasible and have not been modified, superseded or withdrawn, 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 City constructs the Project.

Pursuant to CEQA and the CEQA Guidelines, the City prepared an IS/MND for the Project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. Preparation of a Mitigation Monitoring and Reporting Program (MMRP) is required in accordonce with the City of Elk Grove regulations and state law, which is designed to ensure compliance during project implementation.

The City distributed the Notice of Intent to Adopt the MND on June 13, 2025. It was posted ot the Sacramento County Clerk's office, distributed through the State Clearinghouse and at the City offices, pursuant to Section 15072 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). A 30-day review and comment period was opened on June 13, 2025, and closed on July 14, 2025. The MND was made available to the public during this review period. During the public review period, staff received four comment letters on the IS/MND. The comments do not alter the conclusions of the IS/MND as described in the staff report for the Project. The comments received did not identify any new significant effect, substantial increase in severity of an impact identified in the IS/MND, or any significant new informotion. Therefore, recirculation of the IS/MND is not warranted.

The IS/MND determined that the proposed Project would not result in any environmental impacts that could not be mitigated to a less than significont level. On the basis of the IS/MND, environmental analysis, and the whole record, there is no substantial evidence that the Project will have a significant adverse impact on the environment above those addressed within the adopted Mitigated Negative Declaration.

This is to certify that the Initial Study/Mitigated Negative Declaration is 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

Sarah Kirchgessner,
916.478.2245

Dote: September 15, 2025


Cosumnes River Blvd
Power Inn Rd
SACRAMENTO
ELK GROVE
Calvine Rd
Sheldon Rd
Excelsior Rd
Bradshaw Rd
Grant Line Rd
Willton Rd
Elk Grove-Florin Rd
Waterman Rd
Bond Rd
Laguna Blvd
Bruceville Rd
Harbour Point Dr
Franklin Blvd
Elk Grove Blvd
Big Horn Blvd
Whitelock Pkwy
Billby Rd
Kammerer Rd
UNINCORPORATED
Dillard Rd
99
5

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
34 — 09/16/2025 — 406

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2025060655

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Elk Grove Development Services-Planning		09/16/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2025-0444

PROJECT TITLE

Milestone II GPA, Rezone, and Map PLNG24-008 (1st Reading)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Taylor Morrison of California, LLC - Attn: Ryan Hatheway	rhatheway@taylormorrison.com	(916) 932-0970

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
81 Blue Ravine Road, Suite 220	Folsom	CA	95630

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#:	001810247
9/16/2025	2:30:35 PM
Order#: 20250148686	JBH

Description	Amount
Clerk - CEQA Filing	$3,018.75
Document 20250444	
NOO Negative Declaration	
NOO - Neg Declare	$3,018.75
Total Amount Due	$3,018.75
Payments:	
Check# 0360-00001709	$3,018.75

We Appreciate Your Business