

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
Community Development
Department
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: **Milestone II MHP (PLNG26-012)**
PROJECT LOCATION - SPECIFIC: **Northwest corner of Wayne Heintz St. and Wyland Drive**
ASSESSOR'S PARCEL NUMBER(S): **134-0110-177**
PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The application consists of the master home plan design review of new single-family residential home plans for the Milestone II Subdivision.

LEAD AGENCY: City of Elk Grove
Community Development Department
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245 (skirchgessner@elkgrove.gov)

PROJECT APPLICANT: Taylor Morrison
Nes Anselmo (Representative)
81 Blue Ravine Rd, Ste. 220
Folsom, CA 95630
916.279-1617 (nanselmo@taylormorrison.com)

- 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)]
- Statutory Exemption
- Categorical Exemption [15303]
- Common Sense Exemption [Section 15061 (b)(3)]
- Criteria for Subsequent EIR [Section 15162]

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

The City has reviewed the Project and analyzed it based upon the provisions of the State CEQA Guidelines. The proposed Project is requesting Master Home Plan Design Review approval for the design of 56 new homes on residential lots approved with the Milestone II Project (PLNG24-008).

On September 10, 2025, the City Council adopted an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Milestone II GPA, Rezone, and Map Project (PLNG24-008) (SCH#2025060655). The IS/MND analyzed the Project for the development of single-family residential development and associated site improvements and determined that the proposed Project would not result in any environmental impacts that could not be mitigated to a less than significant level. The IS/MND adequately addressed environmental issues related to the development of the subject property and includes mitigation related to biological resources, cultural resources, and air quality biological resources, cultural resources, and air quality. The Master Home Plan Design Review submittal requests approval of the submitted master house plans which is consistent with the Milestone II GPA, Rezone, and Map Project as well as the General Plan, the Elk Grove Municipal Code, and the Elk Grove Design Guidelines. Staff has determined that the adopted IS/MND and Mitigation Monitoring and Reporting Plan (MMRP) are sufficient and no further environmental review is required, pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required.

CITY OF ELK GROVE
Community Development –
Development Services Group

By: 
Sarah Kirchgessner

Date: May 11, 2026