

# NOTICE OF DETERMINATION

To:  Office of Planning and Research  
 1400 10th Street, Room 222  
 Sacramento, CA 95814

**ENDORSED**  
 SACRAMENTO COUNTY

From: City of Sacramento  
 Community Development Dept.  
 Planning Division  
 300 Richards Boulevard, 3<sup>rd</sup> Floor  
 Sacramento CA 95811

County Clerk  
 County of Sacramento

MAY 04 2023

DONNA ALLRED, CLERK/RECORDER  
 BY *Bea Winkler* DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: Delta Shores MDR-6 & MDR-7 Project (Z22-010)

2007042070	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Signature Homes Inc., c/o Joe Zawidski	4670 Willow Road, Ste. 200 Pleasanton, CA 94588		(916) 778-7644 <a href="mailto:JZawidski@sighomes.com">JZawidski@sighomes.com</a>
Applicant Name	Address	Telephone	

**Project Location (include county):** The Delta Shores MDR-6 and MDR-7 Project (proposed project) is located on an approximately 9.80 gross acre undeveloped parcel north of Delta Shore South Circle and south of Cosumnes River Boulevard in the City of Sacramento (City), California, Sacramento County. The project site is identified by Assessor's Parcel Number (APN: 053-0180-030-0000). The site is undeveloped and sits within the Delta Shores Master Plan.

**Project Description:** This project consists of a request for a Tentative Subdivision Map to subdivide two parcels into 197-parcels (MDR-6 101-lots; MDR-7 96-lots) on 20.5 acres, Site Plan and Design Review of the maps and 197 single-unit dwellings. Per the Delta Shores PUD Guidelines policy for additional housing designs, the applicant is requesting deviations to minimum lot size, minimum lot depth, maximum lot coverage, minimum front, rear, interior, and street side-yard setbacks, in the Single-unit Dwelling or Duplex Dwelling zone (R-1A-PUD) and Delta Shores Planned Unit Development, and Tentative Subdivision Map Design Deviations.

This is to advise that the City of Sacramento, Zoning Administrator  has approved the above-described project on April 27, 2023, and has made the following determination regarding the above-described project:

1. The project will  will not  have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA (Master EIR).
3. Mitigation Measures were /were not  made a condition of the approval of the project (adoption of policies in the 2035 General Plan).
4.  A statement of Overriding Considerations was adopted for this project (adoption of 2035 General Plan).
5.  Findings were made pursuant to the provisions of CEQA

This is to certify that the Notice of Subsequent Project and Initial Study and the record of project approval is available to the General Public at:

City of Sacramento, Development Services Department, Planning Division  
 300 Richards Boulevard, Third Floor, Sacramento, California 95811

<i>Ron Bess</i>	Associate Planner	April 28, 2023
Signature (Lead Agency Contact)	Title	Date
Email: <a href="mailto:Rbess@cityofsacramento.org">Rbess@cityofsacramento.org</a>		

CK # 27119

NOTICE OF DETERMINATION **ENDORSED**

To: X Office of Planning and Research  
1400 10th Street, Room 222  
Sacramento, CA 95814

From: City of Sacramento  
Development Services Department  
Planning Division  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

JAN 16 2009

X County Clerk  
County of Sacramento

FREDERICK B. GARCIA  
COUNTY CLERK/RECORDER

By skaley  
DEPUTY

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Project Title:** Delta Shores (P06-197)

2007042070 State Clearinghouse #	City of Sacramento Lead Agency	Rochelle Hall Contact Person	916-808-5914 Telephone
M&H Realty Partners VI, L.P., a California limited partnership	3580 Carmel Mountain Road, Suite 260, San Diego, CA 92130	(858) 259-9909	
Applicant Name	Address	Telephone	

**Project Location (include county):** On the east and west sides of Interstate-5 at the southwestern limits of the City of Sacramento, Sacramento County

**Project Description:** The Delta Shores project consists of entitlements to develop an approximately 782 acre master planned community within the Delta Shores Planned Unit Development (PUD). The requested entitlements will re-establish the Delta Shores PUD as a community including up to 1.3 million square feet of regional retail uses, 5,222 residential units, approximately 144 acres of open space, and approximately 20 acres of mixed-use town center. The requested entitlements include a Development Agreement, Inclusionary Housing Plan, General Plan Amendment, a Community Plan Amendment, a Rezone, Establishment of a PUD, including Development Guidelines and a Schematic Plan, a Bikeway Master Plan Amendment, a Tentative Master Subdivision Map, and two Tentative Subdivision Maps.

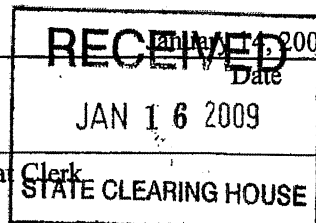
This is to advise that the City of Sacramento, Department of /Zoning Administrator/Planning Commission / City Council  has approved the above described project on January 13, 2009 and has made the following determination regarding the above described project:

1. The project will / will not ) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were /were not ) made a condition of the approval of the project.
4.  A statement of Overriding Considerations was adopted for this project.
5.  Findings were made pursuant to the provisions of CEQA

This is to certify that the final EIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public (between 8:00 AM and 4:00 PM, except holidays) at:

City of Sacramento, Development Services Department, Planning Division  
300 Richards Boulevard, Sacramento, California 95811

Rochelle Hall  
Signature (Lead Agency Contact) Assistant Planner  
Title



Date received for filing at OPR

Date received for filing at Clerk

REC'T # **0005712067**  
January 16, 2009 — 9:59:22 AM

Sacramento County Recorder  
Frederick B. Garcia, Clerk/Recorder

Check Number 1966  
REQD BY  
State Fees \$2,768.25  
CLERKS \$25.00  
Sub Total fee ..... \$2,793.25

Sub Total fee .... \$2,793.25  
TMH,74/1/0

Sub Total fee ..... \$0.00

Total fee ..... \$2,793.25  
Amount Tendered... \$2,793.25

Change ..... \$0.00  
TMH,74/1/0



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print** **Save**

RECEIPT NUMBER:  
 34 — 05/04/2023 — 240  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2007042070

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPT PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 05/04/2023
COUNTY/STATE AGENCY OF FILING Sacramento		DOCUMENT NUMBER 2023-0273

PROJECT TITLE  
 DELTA SHORES MDR-6 & MDR-7 PROJECT (Z22-010)

PROJECT APPLICANT NAME SIGNATURE HOMES INC C/O JOE ZAWIDSKI	PROJECT APPLICANT EMAIL JZAWIDSKI@SIGHOMES.COM	PHONE NUMBER (916 ) 778-7644
PROJECT APPLICANT ADDRESS 4670 WILLOW ROAD, STE 200	CITY PLEASANTON	STATE CA
		ZIP CODE 94588

**PROJECT APPLICANT** (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED** \$ 50.00

SIGNATURE X Blair Wisniewski	AGENCY OF FILING PRINTED NAME AND TITLE SACRAMENTO COUNTY CLERK/RECORDER-BLAIR WISNIEWSKI-DEPUTY CLERK
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Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

Receipt#: 001401237  
5/4/2023 10:14:49 AM  
Order#: 20230059769 BW

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20230273	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:  
Check# 0390-00027119 \$50.00

We Appreciate Your Business  
Have a Nice Day!  
Please keep for your reference