

NOTICE OF DETERMINATION

To: ☒ Office of Planning and Research
1400 10th Street, Room 222
Sacramento, CA 95814
<https://ceqanet.opr.ca.gov/>

☒ County Clerk
County of Sacramento
3636 American River Drive
Sacramento, CA 95864

ENDORSED
SACRAMENTO COUNTY

SEP 18 2024

DONNA ALLRED, CLERK/RECORDER
BY [Signature] DEPUTY

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

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

Project Title: Delta Shores East Phase (P23-018)

2007042070	City of Sacramento	Ron Bess	(916) 808-8272 / rbess@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
M & H Realty Partners Contact: Barron Caronite	3850 Carmel Mountain Road, Suite 260, San Diego, CA 92130		(858) 259-9909 / bcaronite@merlonegeier.com
Applicant Name	Address	Telephone / Email	

Project Location (include county): Delta Shores is 782 acres and generally bounded by Freeport Boulevard to the west, the Sacramento Regional Wastewater Treatment Plant to the south and east, the Stone-Boswell property and Meadowview 102 to the east, and the Meadowview neighborhood to the north. Interstate (I) 5 runs through the western side of the Project area and the Sacramento River is immediately west of the Project area adjacent to Freeport Boulevard. The project is located in the County of Sacramento.

Project Description: The project would revise the original project as described in the Addendum to the final Environmental Impact Report approved for the Project in the following respects:

Modify Delta Shores to: reduce the public park land dedication requirement in accordance with the current City Ordinance and to allow high density multifamily housing; redesignate two HDR parcels to MDR; replace two pedestrian bridges with three new pedestrian crossings and one enhanced pedestrian crossing; dedicate right-of-way for the construction of a connector road to Meadowview 102 northeast of the project site; remove a private community center making the area open space public park land; create a larger lot for the future development of a sewer lift station; add a public access easement for an off-street trail; and remove a parcel that had been reserved for a future City water tank. The specific actions approved to make these changes include adoption of the Addendum, a revision to the Delta Shores Development Agreement, an amendment to the approved Finance Plan, an amendment to the approved Air Quality Management Plan, a rezone, an amendment to the PUD Schematic Plan, an amendment to the PUD Guidelines, and a subdivision of the vacant park parcel from the previously approved large lot tentative map into three lots with corresponding modification of the existing large lot tentative map.

This is to advise that the City of Sacramento, City Council, has approved the above-described project on September 17, 2024, 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 and Addendum were 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 final EIR with comments and responses, the Addendum and the record of project approval are available to the General Public at:

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

<u>Ron Bess</u>	Associate Planner	September 18, 2024
Signature (Lead Agency Contact)	Title	Date



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print	Start Over	Save
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RECEIPT NUMBER: 34 — 09/18/2024 — 377
STATE CLEARINGHOUSE NUMBER (If applicable) 2007042070

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department, Planning Division	LEAD AGENCY EMAIL	DATE 09/18/2024
COUNTY/STATE AGENCY OF FILING Sacramento ☒	DOCUMENT NUMBER 2024-0437	
PROJECT TITLE		

Delta Shores East Phase (P23-018)

PROJECT APPLICANT NAME M & H Realty Partners	PROJECT APPLICANT EMAIL bcaronite@merlongegeier.com	PHONE NUMBER (858) 25-9909
PROJECT APPLICANT ADDRESS 3850 Carmel Mountain Road, Suite 260	CITY San Diego	STATE CA
	ZIP CODE 92130	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	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 \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk
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Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001629440
9/18/2024 2:46:25 PM
Order#: 20240128893 JBH

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20240437	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 25503 \$50.00

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