

NOTICE OF DETERMINATION

To: X 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, 3rd Floor
Sacramento CA 95811

X County Clerk
County of Sacramento

NOV 13 2025

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

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

Project Title: Delta Shores West (Part 2) Project (DR25-094)

2007042070	City of Sacramento	Charles Tschudin	(916) 808-8145
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Meritage Homes c/o Kevin Wilson	2850 Gateway Oaks Drive Sacramento, CA 95833	(805) 701-2993 Kevin.Wilson@meritahomes.com	

Applicant Name	Address	Telephone
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Project Location (include county): The Delta Shores West (Part 2) Project (proposed project) is located on an approximately 42.3-acre area containing 27 individual parcels located at: 1436, 1437, 1440, 1441, 1444, 1445, 1448, 1449, 1453, 1501, & 1505 Brook Trout Way; 1437, 1441, 1444, 1445, 1448, & 1449 Goldfish Way; 8184, 8188, 8192, & 8200 Ruby Kinglet Drive; 8165, 8169, 8173, 8185, 8189, and 8193 White Kite Drive, Sacramento, CA 95832. The project site is identified by Assessor's Parcel Number: 053-0230-005-0000, 053-0230-006-0000, 053-0230-007-0000, 053-0230-008-0000, 053-0230-009-0000, 053-0230-010-0000, 053-0230-011-0000, 053-0230-012-0000, 053-0230-013-0000, 053-0230-014-0000, 053-0240-020-0000, 053-0240-021-0000, 053-0240-022-0000, 053-0240-031-0000, 053-0240-032-0000, 053-0240-033-0000, 053-0240-034-0000, 053-0240-035-0000, 053-0240-036-0000, 053-0240-037-0000, 053-0240-038-0000, 053-0240-039-0000, 053-0240-040-0000, 053-0240-041-0000, 053-0240-042-0000, 053-0240-043-0000, & 053-0240-044-0000. The site sits within the Delta Shores Master Plan area.

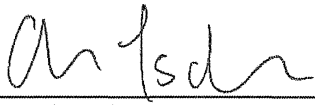
Project Description: This project consists of a request for Site Plan and Design Review to construct 27 single unit dwellings on individual lots (lots 112-114 inclusive, 123-136 inclusive, and 148-157 inclusive of the Delta Shores West Subdivision Map, P06-197) in the Single-Unit Dwelling Zone (R-1-PUD) within the Delta Shores PUD Design Review Area

This is to advise that the City of Sacramento, Community Development Department ☒ has approved the above-described project on June 19, 2025, 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 2040 General Plan).
4. ☒ A statement of Overriding Considerations was adopted for this project (adoption of 2040 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: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website:

<https://www.cityofsacramento.gov/clerk/records-management/records-management>



Signature (Lead Agency Contact)
Email: ctschudin@cityofsacramento.org

Senior Planner
Title

November 13, 2025
Date

NOTICE OF DETERMINATION **ENDORSED**

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

JAN 16 2009

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

X County Clerk
County of Sacramento

FREDERICK B. GARCIA
COUNTY CLERK/RECORDER

By *[Signature]*
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	City of Sacramento	Rochelle Hall	916-808-5914
State Clearinghouse #	Lead Agency	Contact Person	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.

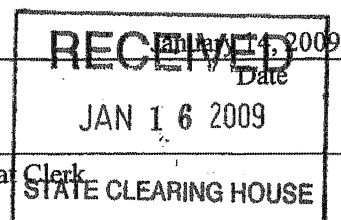
This is to advise that the City of Sacramento, Department of ☐/Zoning Administrator☐/Planning Commission ☐/ City Council ☒ has approved the above described project on January 13, 2009 and has made the following determination regarding the above described project:

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 Assistant Planner
Signature (Lead Agency Contact) 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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print	Start Over	Save
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RECEIPT NUMBER: 34 — 11/13/2025 — 487
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 11/13/2025
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2025-0530	
PROJECT TITLE		

Delta Shores West (Part 2) Project (DR25-094)

PROJECT APPLICANT NAME Meritage Homes c/o Kevin Wilson	PROJECT APPLICANT EMAIL Kevin.Wilson@mertiahehomes.com	PHONE NUMBER (805) 701-2993
PROJECT APPLICANT ADDRESS 2850 Gateway Oaks Drive	CITY Sacramento	STATE CA
	ZIP CODE 95833	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency	☐ School District	☐ Other Special District	☐ State Agency	☒ Private Entity
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CHECK APPLICABLE FEES:

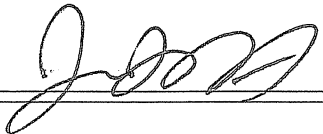
☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☒ 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	\$	50.00
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SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk
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Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#: 001840447
11/13/2025 12:54:58 PM
Order#: 20250181558 JBH

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20250530	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 25514168 \$50.00

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