

APR 14 2026

NOTICE OF DETERMINATION

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

X County Clerk
County of Sacramento

FLORENCE EVANS, CLERK/RECORDER
BY  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: BMO Delta Shores (DR26-003)

2007042070	City of Sacramento	Charles Tschudin	(916) 808-8145
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Ken Williams, JLL/BMO	320 S Canal Street, Chicago, IL 60606		(312) 485-6133 Ken1.Williams@BMO.com

Applicant Name	Address	Telephone
----------------	---------	-----------

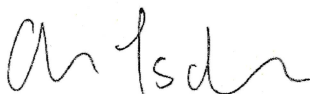
Project Location (include county): The BMO Delta Shores Project (proposed project) is located on an approximately 0.94-acre area, at 8248 Delta Shores Circle South, Sacramento, CA 95832. The project site is identified by Assessor's Parcel Number: 053-0190-003-0000. The site sits within the Delta Shores PUD.

Project Description: This project consists of the construction of a 3,885-square-foot bank in the C-2 zone within the Delta Shores PUD. The proposal includes site improvements consisting of new paving, landscaping, parking, a drive-through, and lighting improvements. The proposed construction meets height, setback, and lot coverage requirements for the C-2 zone and the Delta Shores PUD. The bank will consist of cement plaster exterior with storefronts, fiber cement board siding, metal canopies, and stone veneer. As designed, the project meets all applicable development standards for the C-2 zone and all applicable design guidelines within the Delta Shores PUD.

This is to advise that the City of Sacramento, Community Development Department has approved the above-described project on March 24, 2026, 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
April 09, 2026
Date



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 34 — 04/14/2026 — 137
 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 04/14/2026
COUNTY/STATE AGENCY OF FILING Sacramento		DOCUMENT NUMBER 2026-0150

PROJECT TITLE
BMO DELTA SHORES (DR26-003)

PROJECT APPLICANT NAME JLL/BMO ATTN: KEN WILLIAMS	PROJECT APPLICANT EMAIL KEN1.WILLIAMS@BMO.COM	PHONE NUMBER (312) 485-6133
PROJECT APPLICANT ADDRESS 320 S CANAL STREET	CITY CHICAGO	STATE IL
		ZIP CODE 60606

PROJECT APPLICANT (Check appropriate box)

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

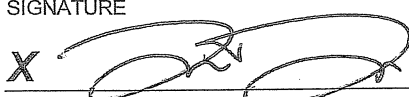
CHECK APPLICABLE FEES:

- | | | | |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 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) | | | |

- | | | | |
|---|----------|----|-------|
| <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 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder- JENEY DELAROSA -Deputy Clerk
---	---

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

Receipt#: 001913545
4/14/2026 9:01:17 AM
Order#: 20260056881 JND

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20260150	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 715728 \$50.00

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

BY _____ DEBORA
FLORENCE EVANS, CLERK/RECORDER

APR 14 2026
SACRAMENTO COUNTY
ENDORSED

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, 3rd Floor
Sacramento, CA 95811

JAN 16 2009

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)

State Clearinghouse #	Lead Agency	Contact Person	Telephone
2007042070	City of Sacramento	Rochelle Hall	916-808-5914
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

RECEIVED
JAN 16 2009
STATE CLEARING HOUSE

ck # 11966

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