

NOTICE OF DETERMINATION

ENDORSED
SACRAMENTO COUNTY

SEP 29 2026

FLORENCE EVANS, CLERK/RECORDER
BY CA DEPUTY

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

☒ County Clerk
County of Sacramento

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 Village 5 Project (DR26-139)

2007042070	City of Sacramento	Charles Tschudin	(916) 808-8145 ctschudin@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Lily Valenzuela, DR Horton	3000 Lava Ridge Drive, Suite 130 Roseville, CA 95661		(916) 224-3580 ELValenzuela@dhhorton.com
Applicant Name	Address		Telephone

Project Location (include county): The Delta Shores East Village 5 Project (project) is located at 7804, 7805, 7808, 7809, 7812, 7813, 7816, 7817, & 7820 Capitol Delta St., 7808 & 7812 Delta Haven St.; 7844, 7848, 7852, 7860, 7864, 7868, 7900, 7904, & 7908 Delta Mist Way; 7804, 7805, 7808, 7809, 7812, 7813, & 7816 Lake Breeze St.; 7904, 7908, 7912, 7916, 7920, 7924, 7928, 7932, & 7936 Manorside Dr.; 7805, 7809, 7813, 7821, & 7908 Vista Delta St., Sacramento, CA 95832 on approximately 52.2-acres in the Single-Unit Dwelling Zone (R-1-PUD) within the Delta Shores Planned Unit Development (PUD). The project site is identified by Sacramento County Assessor's Parcel Numbers (APNs): 053-0350-039 through 053-0350-068 and 053-0360-017 through 053-0360-027

Project Description: This project consists of a request for Site Plan and Design Review to add two additional models to Village 5 and remove model 2538 previously approved under DR24-154 for 229 single-unit dwellings within the Single-Unit Dwelling Zone (R-1-PUD) in the Delta Shores Planned Unit Development and Design Review Area.

On June 10, 2025, the City of Sacramento Community Development Department approved the Delta Shores East Village 3, 4, & 5 Project (DR24-154) for Site Plan and Design Review to construct 229 single-unit dwellings on individual lots of varying sizes consistent with FPM23-0011, -0019 & -0020, originally approved under P06-097. These parcels are all within the Single-Unit Dwelling Zone (R-1-PUD) and General Plan Designation of Traditional Neighborhood Low Density (Low Density Residential within the Delta Shores PUD). The proposed dwellings meet height, setback, and lot coverage requirements for the R-1 zone and Delta Shores PUD.

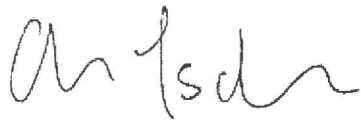
On January, 13, 2009, the Sacramento City Council certified an Environmental Impact Report and adopted the Findings of Fact and a Mitigation Monitoring Program for the Delta Shores (P06-197) project.

This is to advise that the City of Sacramento, Community Development Department Design Director ☒ has approved the above-described project on September 16, 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 and certified for the Delta Shores project pursuant to the provisions of CEQA.
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 Mitigation Monitoring Plan was adopted for this project
5. ☒ A statement of Overriding Considerations was adopted for this project (adoption of 2040 General Plan).

6. ☒ 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>



Charles Tschudin

Senior Planner

09/29/2026

Signature (Lead Agency Contact)

Title

Date

ENDORSED
SACRAMENTO COUNTY

JUN 12 2025

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To: X Office of Planning and Research
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Sacramento, CA 95814

X County Clerk
County of Sacramento

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

DONNA ALLRED, 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 East Village 3, 4, & 5 Project (DR24-154)

2007042070	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	Lead Agency	Contact Person	Telephone
DR Horton c/o Lily Valenzuela	3000 Lava Ridge Circle Roseville, CA 95661	(916) 224-3580 elvalenzuela@drhorton.com	
Applicant Name	Address	Telephone	

Project Location (include county): The Delta Shores Project East Village 3, 4, & 5 (proposed project) is located on three parcels on approximately 52.2 acres located on Delta Shores Circle in the City of Sacramento (City), California, Sacramento County. The project site is identified by Assessor's Parcel Number (APN: 053-0290-020, -016 and -015. The site is undeveloped and sits within the Delta Shores Master Plan.

Project Description: This project consists of a request for Site Plan Design Review to construct 229 single-unit dwellings on individual lots of varying sizes consistent with FPM23-0011, -0019, & -0020, originally approved under P06-097. These parcels are exclusively in the Single-Unit Dwelling Zone (R-1-PUD) and General Plan Designation of Traditional Neighborhood Low Density (Low Density Residential in the Delta Shores PUD). The proposed dwellings meet height, setback, and lot coverage requirements for the R-1 zone and Delta Shores PUD.

This is to advise that the City of Sacramento Community Development Department ☒ has approved the above-described project on June 10, 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 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 and the record of project approval is available to the General Public on the City website located at: www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports

Ron Bess
Signature (Lead Agency Contact)
Email: Rbess@cityofsacramento.org

Associate Planner
Title

June 11, 2025
Date

UC # 2040375



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**

RECEIPT NUMBER:

34 — 06/12/2025 — 248

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

06/12/2025

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2025-0273

PROJECT TITLE

DELTA SHORES EAST VILLAGE 3, 4, & 5 PROJECT (DR24-154)

PROJECT APPLICANT NAME

DR HORTON C/O LILY VALENZUELA

PROJECT APPLICANT EMAIL

ELVALENZUELA@DRHORTON.COM

PHONE NUMBER

(916) 808-8272

PROJECT APPLICANT ADDRESS

3000 LAVA RIDGE CIRCLE

CITY

ROSEVILLE

STATE

CA

ZIP CODE

95661

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123.50

\$

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

SIGNATURE

X *Robert A. Vosty*

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-ROBERT A. VOSTRY-Deputy Clerk

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001760366
6/12/2025 9:00:29 AM
Order#: 20250090301 RAV

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20250273	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 2040375 \$50.00

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

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

[Signature: Rochelle Hall] Assistant Planner
Signature (Lead Agency Contact) Title

RECEIVED	January 14, 2009
JAN 16 2009	
STATE CLEARING HOUSE	

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