

APR 25 2025

**NOTICE OF DETERMINATION**

DONNA ALLRED, CLERK/RECORDER  
BY WJS DEPUTY

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

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

**Code. Project Title: Delta Shores West Project (DR24-101)**

State Clearinghouse #	Lead Agency	Contact Person	Telephone
2007042070	City of Sacramento	Ron Bess	(916) 808-8272
Meritage Homes c/o Kevin Wilson	2850 Gateway Oaks Drive Sacramento, CA 95833	<a href="mailto:Kevin.Wilson@meritagehomes.com">Kevin.Wilson@meritagehomes.com</a>	(805) 701-2993

Applicant Name	Address	Telephone
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**Project Location (include county):** The Delta Shores West Project (proposed project) is located on an approximately 87.31 undeveloped parcel located at 8145 Freeport Boulevard in the City of Sacramento (City), California, Sacramento County. The project site is identified by Assessor's Parcel Number (APN: 053-0180-021-0000. 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 77 single-unit dwellings on (lots 1-4 inclusive, 47-100 inclusive, 115-122 inclusive, and 137-147 inclusive of the Delta Shores West Subdivision Map on an 87.31-acre parcel in the Single-Unit Dwelling Zone\ (R-1-PUD) within the Delta Shores PUD and Citywide Design Review Area.

**This is to advise that the City of Sacramento, Community Development Department  has approved the above-described project on February 21, 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 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>

<u>Ron Bess</u>	Associate Planner	April 24, 2025
Signature (Lead Agency Contact)	Title	Date
Email: <a href="mailto:Rbess@cityofsacramento.org">Rbess@cityofsacramento.org</a>		



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

StartOver

Save

RECEIPT NUMBER:  
 34 — 04/25/2025 — 155  
 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 04/25/2025
COUNTY/STATE AGENCY OF FILING Sacramento		DOCUMENT NUMBER 2025-0171	

PROJECT TITLE  
**DELTA SHORES WEST PROJECT (DR24-101)**

PROJECT APPLICANT NAME MERITAGE HOMES c/o KEVIN WILSON	PROJECT APPLICANT EMAIL KEVIN.WILSON@MERITAGHOMES.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

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> 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)

<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	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-MONICA GALVAN-SIDHU-Deputy Clerk
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