NOTICE OF DETERMINATION

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 MDR-6 & MDR-7 Project (Z22-010)

<table>
<thead>
<tr>
<th>State Clearinghouse #</th>
<th>City of Sacramento</th>
<th>Ron Bess</th>
<th>(916) 808-8272</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature Homes Inc., c/o Joe Zawidowski</td>
<td>4670 Willow Road, Ste. 200 Pleasanton, CA 94588</td>
<td>(916) 778-7644</td>
<td><a href="mailto:JZawidski@sighomes.com">JZawidski@sighomes.com</a></td>
</tr>
</tbody>
</table>

Project Location (include county): The Delta Shores MDR-6 and MDR-7 Project (proposed project) is located on an approximately 9.80 gross acre undeveloped parcel north of Delta Shore South Circle and south of Cosumnes River Boulevard in the City of Sacramento (City), California, Sacramento County. The project site is identified by Assessor’s Parcel Number (APN: 053-0180-030-0000. The site is undeveloped and sits within the Delta Shores Master Plan.

Project Description: This project consists of a request for a Tentative Subdivision Map to subdivide two parcels into 197-parcels (MDR-6 101-lots; MDR-7 96-lots) on 20.5 acres, Site Plan and Design Review of the maps and 197 single-unit dwellings. Per the Delta Shores PUD Guidelines policy for additional housing designs, the applicant is requesting deviations to minimum lot size, minimum lot depth, maximum lot coverage, minimum front, rear, interior, and street side-yard setbacks, in the Single-unit Dwelling or Duplex Dwelling zone (R-1A-PUD) and Delta Shores Planned Unit Development, and Tentative Subdivision Map Design Deviations.

This is to advise that the City of Sacramento, Zoning Administrator ☒ has approved the above-described project on April 27, 2023, 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:  
City of Sacramento, Development Services Department, Planning Division  
300 Richards Boulevard, Third Floor, Sacramento, California 95811

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

Associate Planner  
Title  
April 28, 2023  
Date
NOTICE OF DETERMINATION

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

        County Clerk
        County of Sacramento

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

JAN 16 2009

FREDERICK B. GARCIA
COUNTY CLERK/RECORD

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 X/ will not □ have a significant effect on the environment.
2. X 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 X/were not □ made a condition of the approval of the project.
4. X A statement of Overriding Considerations was adopted for this project.
5. X 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

Date received for filing at OPR

Date received for filing at Clerk

RECEIVED
JAN 16 2009

STATE CLEARING HOUSE

S:\Environmental\Users\RHall\EIRs\Delta Shores\NOTICE OF DETERMINATION_DELTA SHORES.doc

ck # 11966
RECEIPT # 0005712067
January 16, 2009  —  9:59:22 AM

Sacramento County Recorder
Frederick B. Garcia, Clerk/Recorder

Check Number 1966

RECD BY
State Fees $2,768.25
CLERKS $25.00

Sub Total fees $2,793.25

Sub Total fees $2,793.25
THK 74/1/0

Sub Total fees $0.00

Total fees $2,793.25
Amount Tendered $2,793.25

Change $0.00
THK 74/1/0
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPT PLANNING DIVISION

COUNTY/STATE AGENCY OF FILING
Sacramento

PROJECT TITLE
DELTA SHORES MDR-6 & MDR-7 PROJECT (Z22-010)

PROJECT APPLICANT NAME
SIGNATURE HOMES INC C/O JOE ZAWIDSKI

PROJECT APPLICANT ADDRESS
4670 WILLOW ROAD, STE 200

PROJECT APPLICANT (Check appropriate box)
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:
☐ Environmental Impact Report (EIR) $3,839.25 $ 0.00
☐ Mitigated/Negative Declaration (MND)/(ND) $2,764.00 $ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW $1,305.25 $ 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
[Signature]

AGENCY OF FILING PRINTED NAME AND TITLE
SACRAMENTO COUNTY CLERK/RECORDER-BLAIR WISNIEWSKI-DEPUTY CLERK
Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

<table>
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<th>Description</th>
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<tr>
<td>Document 20230273</td>
<td></td>
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<tr>
<td>EIR Processing Fee</td>
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Total Amount Due $50.00  
Payments:  
Check# 0390-00027119 $50.00

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