

# 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  
Community Development Dept.  
Planning Division  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento CA 95811

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

Project Title: Edgewater at Delta Shores Project (DR23-037)

2007042070	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	Lead Agency	Contact Person	Telephone
KB Home Sacramento c/o Stephanie Llamas	3005 Douglas Blvd., Ste. 250 Roseville, CA 95661		(916) 305-3900 <a href="mailto:SLlamas@kbhome.com">SLlamas@kbhome.com</a>
Applicant Name	Address		Telephone

**Project Location (include county):** The Edgewater at Delta Shores 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 81 single-unit dwellings on lots 158-238 of the Delta Shores West area on an 87.31-acre parcel in the Single-Unit Dwelling Zone and Single-Unit or Duplex Dwelling Zone (R-1, R-1A)-PUD within the Delta Shores PUD and Citywide Design Review Area and a Tree Permit to remove 28 private protected trees.

This is to advise that the City of Sacramento, Design Director ☒ has approved the above-described project on October 19, 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 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](http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports)

<i>Ron Bess</i>	Associate Planner	October 26, 2023
Signature (Lead Agency Contact)	Title	Date
Email: <a href="mailto:Rbess@cityofsacramento.org">Rbess@cityofsacramento.org</a>		

**ENDORSED**  
SACRAMENTO COUNTY

OCT 26 2023

DONNA ALLRED, CLERK/RECORDER  
BY *[Signature]* DEPUTY

CK # 2737191



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**  
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a



RECEIPT NUMBER:

34 — 10/26/2023 — 488

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL	DATE 10/26/2023
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2023-0565	

PROJECT TITLE

Edgewater at Delta Shores Project (Dr23-037)

PROJECT APPLICANT NAME KB Home Sacramento c/o Stephanie Llamas	PROJECT APPLICANT EMAIL SLlamas@kbhome.com	PHONE NUMBER (916) 305-3900
PROJECT APPLICANT ADDRESS 3005 Douglas Blvd., Ste. 250	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:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> 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)

<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- Jacob Hermanson -Deputy Clerk
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Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

Receipt#: 001484302  
10/26/2023 10:25:53 AM  
Order#: 20230149695 JBH

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20230565	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:  
Check# 2737191 \$50.00

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