



COPY

ENDORSED
SACRAMENTO COUNTY

Sacramento Local Agency Formation Commission
1112 I Street, Suite 100
Sacramento, CA 95814

APR 04 2019

CONTACT PERSON: Donald J. Lockhart
TELEPHONE: (916) 874-6458

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

NOTICE OF DETERMINATION

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

| |
|---|
| PROJECT TITLE: PANHANDLE/ CITY OF SACRAMENTO REORGANIZATION |
| CONTROL NUMBER(S): (LAFCo# 02-18) |
| STATE CLEARINGHOUSE NUMBER (IF SUBMITTED): 2016042074 |
| PROJECT LOCATION: South of Elkhorn Blvd. and bounded on both the east and west sides by the existing city limits, north of Del Paso Road, in the North Natomas Community. Sacramento, CA |
| ASSESSOR'S PARCEL NUMBER(S): 201-0320-018, 019, 024, 025; 201-0540-071, 072, 073; 225-0500-003, 016,, 020, 021; 225-0050-022; 226-0600-021 |
| DESCRIPTION OF PROJECT: a. Annexation to the City of Sacramento;
b. Detachment from County Service Areas (CSA) #1

c. Detachment from County Water Maintenance Zone #13;
d. Detachment from Natomas Fire Protection District; and
e. Detachment from Rio Linda/ Elverta Recreation & Park District. |

This is to advise that the Sacramento LAFCo as (Lead Agency XResponsible Agency) has approved the above described project on 04/03/19 and has made the following determinations concerning the above described project:

1. The project [X will 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 [X were were not] made a condition of the approval of the project.
4. A mitigation monitoring and reporting program [X was was not] adopted.
5. A statement of Overriding Considerations [X was was not] adopted for this project.
6. Findings [X were were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (AB 3158)
 - a. [] The project has been found to be de minimis thus not subject to the provisions of AB 3158.
 - b. [X] The project is not de minimis and is, therefore, subject to the following fees:
 - [] \$1,876.75 for review of a Negative Declaration
 - [] \$2,606.75 for review of an Environmental Impact Report
 - [] \$ 24 for County EIR Administration Fee

[X] Fee paid by Lead Agency

(X) That, acting as a Responsible Agency, the Environmental Documentation as prepared by the Lead Agency has been considered in this action.

This is to certify that the environmental document and record of project approval is available to the General Public at: 1112 I Street, Suite #100, Sacramento, CA 95814.

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO LOCAL AGENCY FORMATION
COMMISSION
STATE OF CALIFORNIA

BY: *[Signature]*
Environmental Coordinator

Copy To: X State of CA
Office of Planning and Research
1400 Tenth Street, Room121
Sacramento, CA 95814

X County of Sacramento
County Clerk
600 8th Street, Room 101
Sacramento, CA 95814

Project Applicant:

John Hodgson
2514 Chinatown Alley
Sacramento CA 95816
(916) 548-8554
jhodgson@thehodgsoncompany.com

Government Office of Planning & Research
APR 08 2019
STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print

RECEIPT NUMBER:

34 — 04042019 — 178

STATE CLEARINGHOUSE NUMBER (If applicable)

2016042074

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Sacramento Local Agency Formation Commission

LEAD AGENCY EMAIL

DATE

04042019

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

190197

PROJECT TITLE

Panhandle/City of Sacramento Reorganization (LAFC# 02-18)

PROJECT APPLICANT NAME

John Hodgson

PROJECT APPLICANT EMAIL

jhodgson@thehodgsoncompany.com

PHONE NUMBER

(916) 548-8554

PROJECT APPLICANT ADDRESS

2514 Chinatown Alley

CITY

Sacramento

STATE

CA

ZIP CODE

95814

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,271.00

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,354.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,112.00

\$

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

\$

40.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

40.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-Brian Mazzanti-Deputy Clerk

APR 04 2019

NOTICE OF DETERMINATION

BY  DONNA ALLRED, CLERK/RECORDER
DEPUTY

To: X County Clerk
County of Sacramento

From: City of Sacramento
CDD
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: Panhandle Annexation and Planned Unit Development Project (P16-013)

| | | | |
|-----------------------|-------------------------------------|--|---|
| 2016042074 | City of Sacramento | Tom Buford, | 916-808-7931; |
| | | Principal Planner | tbuford@cityofsacramento.org |
| State Clearinghouse # | Lead Agency | Contact Person | Telephone |
| | John Hodgson The Hodgson Company | 2514 Chinatown Alley Sacramento CA 95816 | (916) 548-8554; jhodgson@thehodgsoncompany.com |
| | Applicant Name | Address | Telephone |

Project Location: Approximately 589.4 acres in the City's Sphere of Influence between West Elkhorn Boulevard on the north and Del Paso Road to the south.

County: Sacramento

Project Description: The project consists of the annexation of the project area into the City, amendment to the 2035 General Plan, pre-zoning/rezoning of the project area, establishment of the Panhandle PUD master parcel map, tax exchange agreement, development agreement, Mixed Income Housing Strategy, Public Facilities Financing Plan (PFFP), and site plan and design review of the master parcel map; eventual construction of approximately 2,660 residential units and associated infrastructure.

This is to advise that the City of Sacramento, City Council, has approved the above described project on July 3, 2018 and has made the following determination regarding the above described project:

1. The project in its approved form will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A Mitigation Monitoring Plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the CEQA section 15091.

This is to certify that the Final EIR with comments and responses and the record of project approval is available to the general public at:

City of Sacramento, Community Development Department
300 Richards Boulevard, Third Floor, Sacramento, California 95811

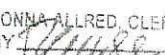
ENDORSED
SACRAMENTO COUNTY

JUL 10 2018



Principal Planner

Governor's Office of Planning & Research

BY  DONNA ALLRED, CLERK/RECORDER
DEPUTY

July 10, 2018

Date

Signature (Lead Agency Contact)

AUG 03 2018

STATE CLEARINGHOUSE

ENDORSED
SACRAMENTO COUNTY

APR 04 2019

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

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

Receipt#: 000216336
7/10/2018 11:16:57 AM
Order#: 20180101857 BAH

| Description | Amount |
|----------------------|------------|
| Professional Filings | \$3,208.00 |
| NOD - EIR Filed | \$3,208.00 |

Total Amount Due \$3,208.00

Payments:
Check# 414 \$3,208.00

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



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

34 — 07102018 — 420

STATE CLEARINGHOUSE NUMBER (if applicable)

2016042074

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Sacramento Community Development Department Planning Division

LEAD AGENCY EMAIL

tbuford@cityofsacramento.org

DATE

07102018

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

180466

PROJECT TITLE

Panhandle Annexation and Planned Unit Development Project (P16-013)

PROJECT APPLICANT NAME

John Hodgson - The Hodgson Company

PROJECT APPLICANT EMAIL

jhodgson@thehogsoncompany.com

PHONE NUMBER

(916) 548-8554

PROJECT APPLICANT ADDRESS

2514 Chinatown Alley

CITY

Sacramento

STATE

CA

ZIP CODE

95816

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

| | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,168.00 | \$ | 3,168.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ | 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 | | \$ | 40.00 |
|---|--|----|-------|

| | | | |
|--------------------------------|--|----|--|
| <input type="checkbox"/> Other | | \$ | |
|--------------------------------|--|----|--|

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 3,208.00

SIGNATURE

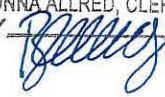
X

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-Brian Mazzanti-Deputy Clerk

ENDORSED
SACRAMENTO COUNTY

APR 04 2019

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY