



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 Responsible Agency) has approved the above described project on 04/03/19 and has made the following determinations concerning the above described project:

- The project [will will not] have a significant effect on the environment.
- 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.
- Mitigation measures [were were not] made a condition of the approval of the project.
- A mitigation monitoring and reporting program [was was not] adopted.
- A statement of Overriding Considerations [was was not] adopted for this project.
- Findings [were were not] made pursuant to the provisions of CEQA.
- California State Department of Fish and Game Fees (AB 3158)
 - The project has been found to be de minimis thus not subject to the provisions of AB 3158.
 - 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 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

Copy To: State of CA
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

BY: *[Signature]*
Environmental Coordinator

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 [Redacted] [Redacted]

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 (L AFC# 02-18)

PROJECT APPLICANT NAME John Hodgson	PROJECT APPLICANT EMAIL jhdgson@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:

- | | | | |
|--|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <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 \$ 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

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

To: X County Clerk
County of Sacramento

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, Principal Planner	916-808-7931; 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
Title

BY DONNA ALLRED, CLERK/RECORDER
DEPUTY

July 10, 2018

Date

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	BAM

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	\$	<u>3,168.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	<u>0.00</u>

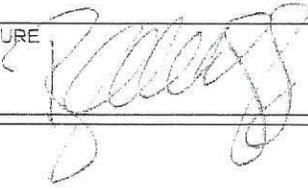
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>40.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,208.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Brian Mazzanti-Deputy Clerk
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ENDORSED
SACRAMENTO COUNTY

APR 04 2019

DONNA ALLRED, CLERK/RECORDER
 BY  DEPUTY