

JUN 11 2026

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

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, 3rd Floor
Sacramento CA 95811

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

Project Title: Panhandle Cononelos Project (DR25-165)

2016042074	City of Sacramento	Charles Tschudin	(916) 808-8145
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Beazer Homes Holdings, LLC. Contact: Tina McCauslin	2990 Lava Ridge Court, Suite 110 Roseville, CA 95661		916-298-7484 Tina.mccauslin@beazer.com
Applicant Name	Address		Telephone

Project Location (include county): This project is located north of Del Paso Boulevard, west of Sorrento Road, and south of Elkhorn Boulevard in the easterly edge of the North Natomas Community Plan in the City of Sacramento CA, in Sacramento County, on approximately 40 acres. Identified by APN(s): 225-0050-003-0000

Project Description: This project consists of a request to construct 165 single-unit dwellings on approximately 40 gross acres in the Single -Unit Dwelling (R-1-PUD) and Single Unit or Duplex Dwelling (R-1A-PUD) zones and have a General Plan Land Use designation of Suburban Neighborhood Low Density (SNLD) within the Panhandle Planned Unit Development (PUD), originally approved under Z24-043 and modified by SCR25-0006.

The Panhandle PUD further establishes specific land use designations within the SNLD general plan designation that allow for more specific density ranges, lot sizes, and patterns all development. All three SNLD land use designations within the PUD, Estate (SNLD-E), Traditional (SNLD-T), and Village (SNLD-V) are present in the subject parcel. The proposed dwellings meet height, setback, and lot coverage requirements for the R-1 or R-1A zone and Panhandle PUD. The designs will utilize stucco siding, stone veneer, and decorative finishes. As designed, the project meets all applicable development standards for the R-1 or R-1A zone and the architectural Panhandle PUD design guidelines.

This is to advise that the City of Sacramento, Zoning Administrator has approved the above-described project on May 21, 2026, 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. ☒ A Environmental Impact Report was prepared for the Panhandle Project (P16-013) pursuant to the provisions of CEQA.
3. Mitigation Measures were ☒/were not ☐ made a condition of the approval of the project.
4. A Mitigation Monitoring Plan was ☒/was not ☐ adopted for this project.
5. ☒ A statement of Overriding Considerations was adopted for this project.
6. ☒ Findings were made pursuant to the provisions of CEQA

This is to certify that the Initial Study/Environmental Impact Report 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/community-development/planning/environmental/impact-reports>



Charles Tschudin
Signature (Lead Agency Contact)
Email: CTschudin@cityofsacramento.org

Senior Planner
Title

June 10, 2026
Date



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

34 — 06/11/2026 — 217

STATE CLEARINGHOUSE NUMBER (if applicable)

2016042074

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPT. PLANNING DIVISION

LEAD AGENCY EMAIL

DATE

06/11/2026

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2026-0240

PROJECT TITLE

PANHANDLE CONONELOS PROJECT (DR25-165)

PROJECT APPLICANT NAME

BEAZER HOMES HOLDINGS, LLC. CONTACT: TINA MCCAUSLIN

PROJECT APPLICANT EMAIL

TINA.MCCAUSLIN@BEAZER.COM

PHONE NUMBER

(916) 298-7484

PROJECT APPLICANT ADDRESS

2990 LAVA RIDGE COURT, SUITE 110

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:**

- | | | | |
|--|------------|----|------|
| ☐ Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 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

X

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder- ROBERT A. VOSTROY -Deputy Clerk

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#: 001943626
6/11/2026 9:37:39 AM
Order#: 20260089431 RAV

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20260240	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 70162870 \$50.00

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

NOTICE OF DETERMINATION

FILE COPY

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, 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
Title

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

July 10, 2018

Date



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



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
tbuiford@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:
☒ Environmental Impact Report (EIR) \$3,168.00 \$ 3,168.00
☐ Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ 0.00
☐ 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)
☐ 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 \$ 3,208.00

SIGNATURE
X [Signature]
AGENCY OF FILING PRINTED NAME AND TITLE
Sacramento County Clerk/Recorder-Brian Mazzanti-Deputy Clerk

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