

NOTICE OF DETERMINATION

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

ENDORSED
SACRAMENTO COUNTY

From: City of Sacramento
Community Development Dept.
Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento CA 95811

FEB 18 2026

X County Clerk
County of Sacramento

FLORENCE EVANS, CLERK/RECORDER
BY  DEPUTY

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

Project Title: Panhandle Villages 6 and 7 (Lower East Village) Project (DR25-146) in the Panhandle PUD (P16-013)

2016042074	City of Sacramento	Charles Tschudin	(916) 808-8145 Ctschudin@cityofsacramento.org
State Clearinghouse#	Lead Agency	Contact Person	Telephone
	Chiara Basso Meritage Homes	2850 Gateway Oaks Drive, Suite 200 Roseville, CA 95661	530-400-7099 Chiara.Basso@meritagehomes.com
	Applicant Name	Address	Telephone

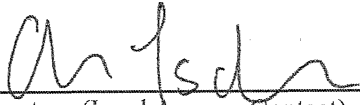
Project Location (include county): This project is located north of Del Paso Road and west of Sorento Road in District 1 in the City of Sacramento CA, in Sacramento County, on an approximately 31.18-acre site identified by APNs: 225-3300-006 & 225-3300-009.

Project Description: This project consists of construction of 214 single-unit dwellings on individual lots of varying sizes consistent with FPM25-0027, originally approved under Z22-054. These parcels are in the Single-Unit Dwelling or Duplex Dwelling Zone (R-1A-PUD) and General Plan Designation of Suburban Neighborhood Low Density (SNLD-V in the Panhandle PUD). The proposed dwellings meet height, setback, and lot coverage requirements for the R-1A zone and Panhandle PUD. The designs will utilize stucco siding, horizontal lap siding, and decorative finishes. As designed, the project meets all applicable development standards for the R-1A zone and the architectural Panhandle PUD design guidelines. Furthermore, the project is deemed consistent with the citywide design standards in relation to massing and scale.

This is to advise that the City of Sacramento, Design Director has approved the above-described project on January 30, 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 and certified for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were /were not made a condition of the approval of the project (adoption of policies in the 2040 General Plan).
4. A statement of Overriding Considerations was adopted for this project.
5. 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: <http://www.cityofsacramento.org/Clerk/Services/Public-Records>


Signature (Lead Agency Contact) Senior Planner February 18, 2026
Title Date

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:

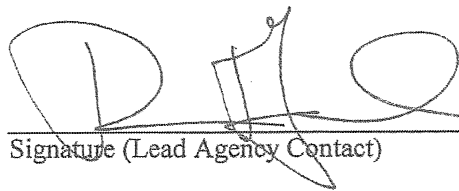
1. The project in its approved form will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A Mitigation Monitoring Plan 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 *[Signature]* DEPUTY

July 10, 2018
Date

Signature (Lead Agency Contact)

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



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 StartOver 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@thehodgsoncompany.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	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Brian Mazzanti-Deputy Clerk
-----------------------	---



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

RECEIPT NUMBER:
 34 — 02/18/2026 — 070
 STATE CLEARINGHOUSE NUMBER (If applicable)
 20160420074

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL	DATE 02/18/2026
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2026-0080	

PROJECT TITLE

Panhandle Villages 6 and 7 (Lower East Village) Project (DR25-146) in the Panhandle PUD (P16-013)

PROJECT APPLICANT NAME Meritage Homes - Attn: Chiara Basso	PROJECT APPLICANT EMAIL Chiara.Basso@meritagehomes.com	PHONE NUMBER (530) 400-7099
PROJECT APPLICANT ADDRESS 2850 Gateway Oaks Drive, Suite 200	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) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> 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)

- | | | | |
|---|----------|----|-------|
| <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 X	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder- Jacob Hermanson -Deputy Clerk
-----------------------	--

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

Receipt#: 001884726
2/18/2026 12:53:24 PM
Order#: 20260025582 JBH

Description	Amount
Clerk - CEQA Filing Document 20260080	\$50.00
Notice of Determination EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 25516283 \$50.00

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