



Notice of Intent To Adopt A Mitigated Negative Declaration

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

Title: 3103 Garden Highway Cottage

Control Number: PLNP2021-00036

Location: The project site is located at 3103 Garden Highway, on the Sacramento River in the unincorporated Natomas Community in Sacramento County.

APN: 225-0200-0021

General Description: The project consists of an entitlement request for a **Use Permit** for a new single-family residence on an approximately 0.57-acre parcel within the boundaries of the Garden Highway Special Planning Area (SPA). The project proposes the construction of a 2,400 square foot single-family residence including two bedrooms, 1.5 bathrooms, a kitchen, a great room, and a game room. The development plans also include a 780 square foot garage, 360 square foot deck (main floor), and a 300 square foot patio (second floor). The dwelling is proposed on a pier and grade beam foundation. The existing on-site shed will be demolished prior to construction of the proposed single-family residence.

Review:

The review period for the Mitigated Negative Declaration begins on **3/28/22** and ends on **4/27/22**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

**Sacramento County
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141**

Comments regarding the Mitigated Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.net or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.