Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Baginski Farm House

Lead Agency: Sacramento County

Contact Name: Rebecca Boschee

Email: boscheer@saccounty.gov Phone Number: 916-874-3104

Project Location: Fair Oaks (*City*) Sacramento (*County*)

Project Description (Proposed actions, location, and/or consequences).

1. A Development Plan Review to allow for the construction of a 3,400 square foot two-story, single-family residence and a 1,500 square foot two-story detached garage with residential accessory dwelling unit (ADU) in the commercial district (502-12.2) of the Fair Oaks Village Special Planning Area (SPA).
2. A Tentative Parcel Map to divide 0.33± acres into two (2) lots in the Commercial District (Section 502-12.2) of the Fair Oaks Village Special Planning Area (SPA). Proposed Parcel A will be approximately 10,032 square feet and proposed Parcel B will be approximately 5,177 square feet. The proposed single-family residence will be constructed on proposed Parcel A.
3. A Special Development Permit to allow the proposed project to deviate from the following development standards:
• Maximum Accessory Dwelling Unit Height (Section 5.4.5.B, Table 5.11): The maximum height permitted for accessory dwelling units is 16 feet. The project as proposed provides an accessory dwelling unit over a detached garage, with a maximum height of 22’3”.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposal will result in the removal of ten (10) non-native trees scattered throughout the property. The submitted arborist report has recommended the removal of all of these trees due to poor health. However, this project is located within the Fair Oaks Village Special Planning Area (SPA) and projects within this area that are removing trees must be heard at the Planning Commission level. Therefore, staff calculated the total square footage of canopy that is being removed and has applied mitigation. The tree removal will impact nesting habitat for Swainson's Hawk, Migratory Nesting Birds and Nesting Birds of Prey. There are five (5) Interior Live Oaks that will remain on the property and tree construction mitigation has been added. The native oaks do not have 20% or more of encroachment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.