



County of Sacramento

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 Negative Declaration for the project described below.

Title: Baginski Farm House

Control Number: PLNP2021-00263

Location: The project site is located at 4079 Bridge Street, on the southwest corner of the intersection of Bridge Street and Ridge Street, in the Fair Oaks community of unincorporated Sacramento County.

APN: 244-0232-014

General Description: The project consists of the following entitlements from the County of Sacramento:

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".
4. An **Exception** to installing Class A public street improvements (curb, gutter, and sidewalk) pursuant to Section 22.110.025 of the Sacramento County Code.

The request includes a Tentative Parcel Map to split the property into two (2) single-family parcels. Proposed Parcel A will be approximately 10,032 square feet and the proposed single-family home and detached garage will be constructed on this parcel. Proposed Parcel B to the south will be approximately 5,177 square feet and no structures are proposed. The Ridge Street frontage (eastern portion of property) lacks street improvements and the applicant has requested an Exception to installing frontage improvements.

Review:

The review period for the Mitigated Negative Declaration begins on **7/18/23** and ends on **8/16/23**. 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 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.