

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: 4134 Bannister Road

Lead Agency: Sacramento County

Contact Name: Rebecca Boschee

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

Project Location: Fair Oaks Sacramento
City *County*

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

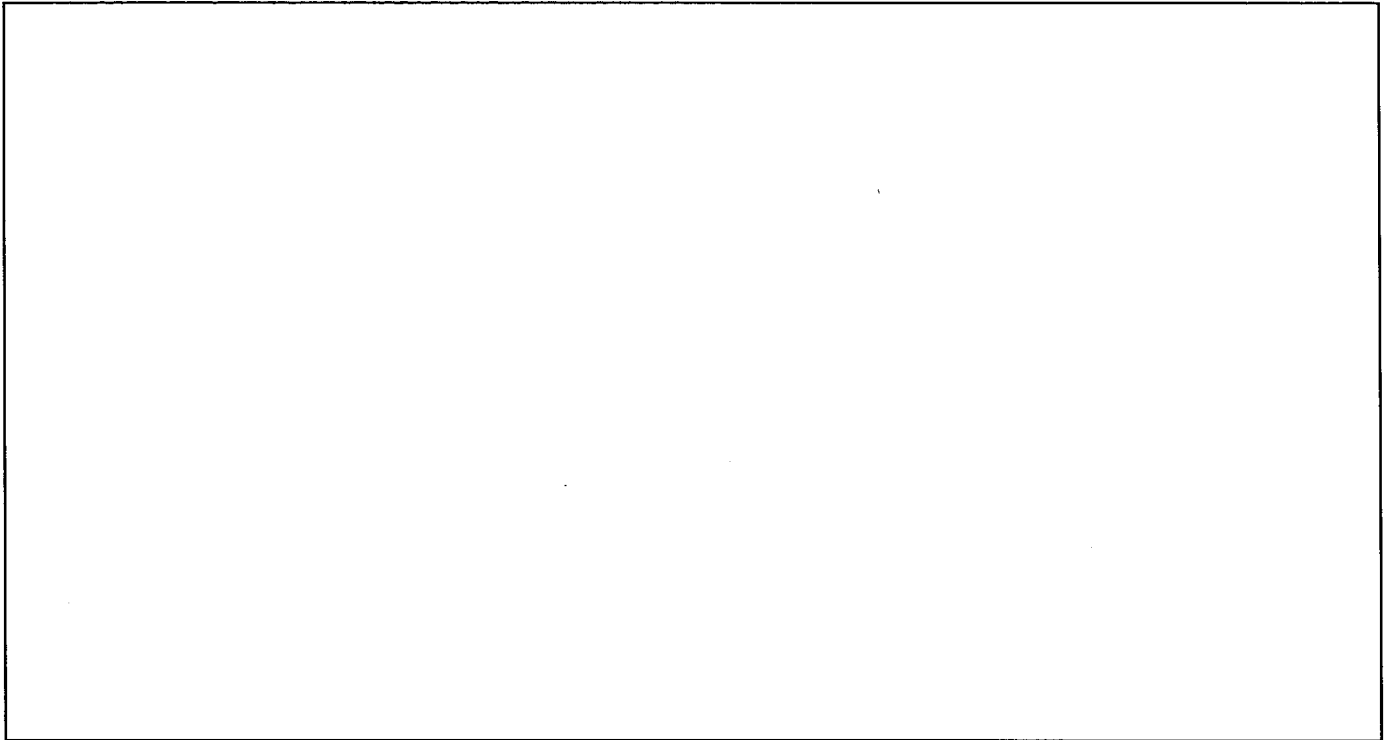
1. A Tentative Parcel Map to divide a 1.26± gross acre parcel into four lots in the RD-5 zoning district (Plate IS-2).
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, four parcels will be served by a private drive.
3. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

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

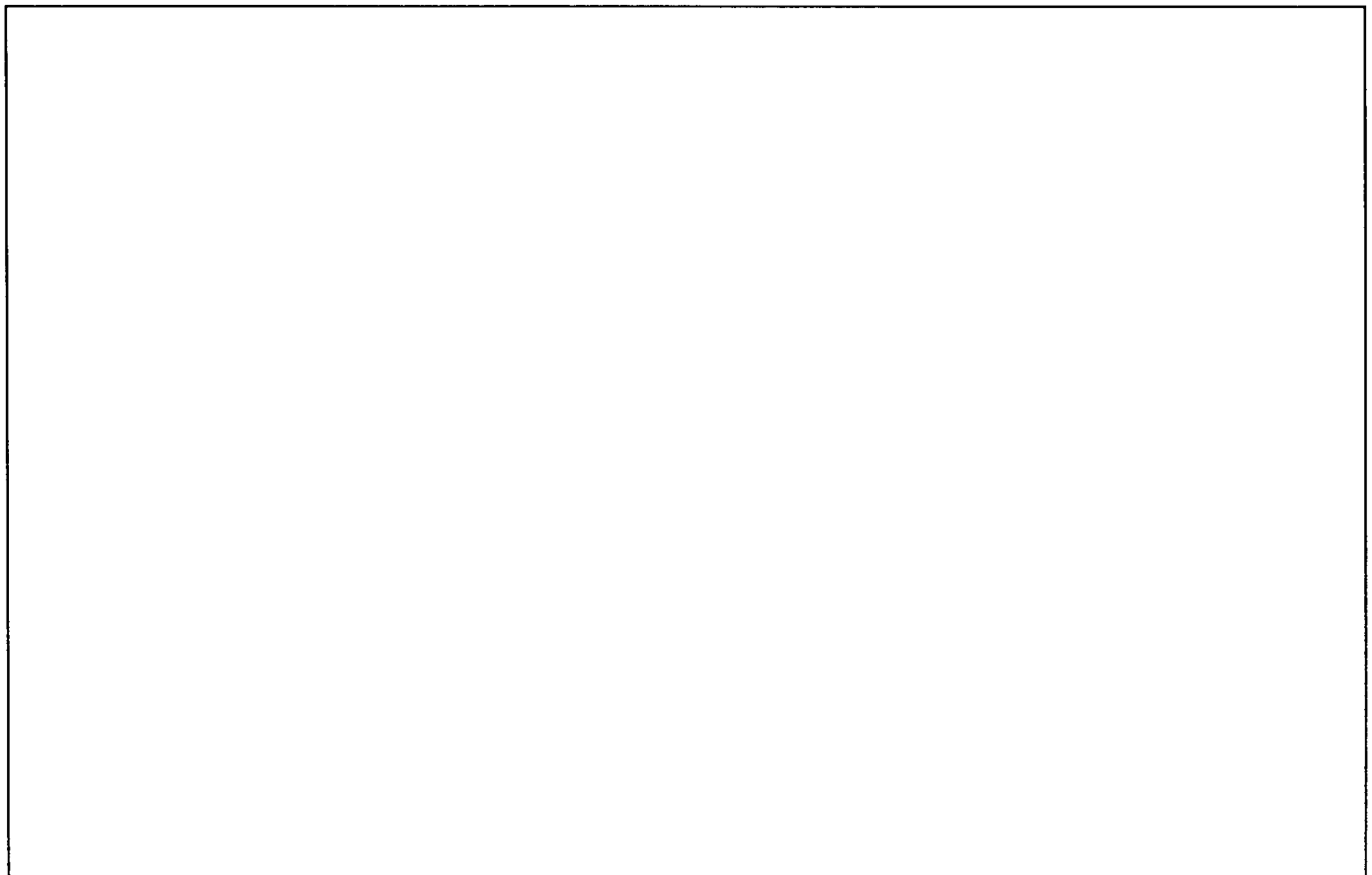
The project will increase the amount of impervious area to the property and will increase the amount of run off exiting the subject property. Detention ponds on Parcels 2, 3 and 4 are proposed to be interconnected via culverts to a level spreader along the east side of the subject property to distribute the runoff volume to adjacent downstream parcels.

Mitigation is required as this project involves the removal of a native oak tree. Several other oak trees will be impacted by over 20% encroachment from the development and partial mitigation is required for these. In addition, oak tree protection measures have been added to ensure protection to the other oaks on the property during construction. Mitigation has been added for raptor nests and migratory bird nest protection. Inadvertent discovery of cultural resources and greenhouse gas mitigation apply to the proposed project.

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

A large, empty rectangular box with a black border, intended for the user to describe any 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.

A large, empty rectangular box with a black border, intended for the user to provide a list of the responsible or trustee agencies for the project.