



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 Mitigated Negative Declaration for the project described below.

Title: 4134 Bannister Road

Control Number: PLNP2023-00203

Location: The project site is located at 4134 Bannister Road, on the east side of Bannister Road and approximately 100 feet north of Brookhill Drive, in the Fair Oaks community of unincorporated Sacramento County

APN: 242-0182-045 & 047

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

1. A Tentative Parcel Map to divide a 1.26± gross acre parcel into four lots in the RD-5 zoning district.
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).

The development of the project site will require the construction of stormwater detention ponds on parcels 2, 3 & 4 to be interconnected with culverts to a level spreader along the east side of the property. In addition, new home construction (except for driveway and garage) will be on-grade with a raised foundation for proposed lot 4. Current access to the site is from Bannister Road, which will be improved to Class C street improvements along the project frontage.

Review:

The review period for the Mitigated Negative Declaration begins on **10/11/24** and ends on **11/12/24**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.gov and at the following location:

Sacramento County
Planning and Environmental Review Division
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.gov 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.