



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: 4134 Bannister Road

CONTROL NUMBER: PLNP2023-00203

STATE CLEARINGHOUSE NUMBER: 2024100489

PROJECT 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

DESCRIPTION OF PROJECT: 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.

NAME OF PUBLIC AGENCY APPROVING
PROJECT:

SACRAMENTO COUNTY / CEQA@sacounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: JTS Engineering Consultants, Inc. 1808 J Street Sacramento, CA 95811 javed.siddiqui@jtsengineering.com (916) 441-6708

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on January 30, 2025 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,968,75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

Copy To:

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
 State of California LCI, 1400 Tenth Street, Room 121 Sacramento, CA 95814

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

Julie Newton
Environmental Coordinator
Sacramento County, State of California

Copy To:

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X State of California LCI, 1400 Tenth Street, Room121 Sacramento, CA 95814