

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2020-00104

SCH # 2022110025

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

Project Title: **Blossom Ridge**

Lead Agency: Sacramento County
Mailing Address: 827 7th Street, Rm 225
City: Sacramento Zip: 95814

Contact Person: Joelle Inman
Phone: (916) 874-7575
County: Sacramento

Project Location

County: Sacramento City/Nearest Community: Orangevale
Cross Streets: Greenback Lane and Filbert Avenue Zip Code: 95662
Lat. / Long.: 38° 40' 52" N / 121° 13' 03" W Total Acres: 9.4
Assessor's Parcel No.: 223-0091-002-0000 Section: 33 Twp: 10N Range: 7E Base: _____
Within 2 Miles: State Highway # N/A Waterways: American River, Arcade Creek, Cripple Creek,
Airports: N/A Railways: N/A Schools: Golden Valley Charter, Andrew Carnegie Middle, Orangevale Open,
Pershing Elementary, Orangevale Adventist, Twin Lakes Elementary, Bella Vista HS

Document Type

CEQA: NOP Draft EIR **NEPA:** **OTHER:** Joint Document
NOI Final Document
 Early Cons Supplement/Subsequent EIR EA
 Neg Dec (Prior SCH No.) _____ Draft
EIS Mit Neg Dec Other: _____
FONSI

Local Action Type

General Plan Update Specific Plan Annexation
Rezone Redevelopment
 General Plan Amendment Master Plan Coastal Permit
Prezone Other: _____
 General Plan Element Planned Unit Development Use
Permit
 Community Plan Site Plan Land Division (subdivision, etc.)

Development Type

Residential: Units 32 Acres 9.4 Water Facilities: Type: _____ MGD: _____
 Office: Sq. Ft. _____ Acres _____ Employees _____ Transportation: Type: _____
 Commercial: Sq. Ft. _____ Acres _____ Employees _____ Mining: Mineral: _____
 Industrial: Sq. Ft. _____ Acres _____ Employees _____ Power: Type: _____ MW: _____
 Education: _____ Waste Treatment: Type: _____ MGD: _____
 Recreational: _____ Hazardous Waste: Type: _____
 Other: _____

Project Issues Discussed in Document

Aesthetic/Visual Floodplain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Water Supply/Groundwater
Systems Wetland/Riparian
 Air Quality Geologic/Seismic Sewer Wildlife
Capacity Growth Inducing
 Archeological/Historical Minerals Soil Land Use
Erosion/Compaction/Grading Cumulative Effects
 Coastal Zone Noise Solid Other: tribal cultural
Waste resources
 Drainage/Absorption Population/Housing Balance Toxic
Hazardous

Economic/Jobs
Traffic/Circulation
 Fiscal

Public Services/Facilities
 Recreation/Parks

Vegetation

Present Land Use/Zoning/General Plan Use

Agricultural Residential -- 2 Acres (AR-2)/Agricultural Residential -- 2 Acres (AR-2)/Agricultural Residential

Project Description

The project consists of the following entitlement requests:

1. A General Plan Amendment to the Land Use Element, Land Use Diagram of approximately 9.4 acres from the existing AG-RES (Agricultural-Residential) land use designation to the proposed LDR (Low Density Residential) land use designation.
2. A Community Plan Amendment of approximately 9.4 acres from the existing AR-2 (Agricultural-Residential, 2 acres) land use designation to the proposed RD-2 (Single-Family Residential, 2 units per acre), 5.77 acres of RD-3 (Single-Family Residential, 3 units per acre) and 3.80 acres of RD-4 (Single-Family Residential, 4 units per acre) land use designation.
3. A Rezone of approximately 9.4 acres from the existing AR-2 (Agricultural-Residential, 2 acres) zoning to the proposed RD-2 (Single-Family Residential, 2 units per acre), 5.77 acres of RD-3 (Single-Family Residential, 3 units per acre) and 3.80 RD-4 (Single-Family Residential, 4 units per acre) zoning.
4. A Tentative Subdivision Map to divide 9.4 acres into 32 single-family residential lots in the RD-2, RD-3 and RD-4 zones (reference Plate IS-2).
5. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines.
6. A Special Development Permit to deviate from the following development standard:
 - Minimum Side Street Yard (Section 5.4.2.C, Table 5.7.C). A 16.5-foot side street yard setback with a PUPFE is required for single family residential homes. The existing home on proposed Parcel 1 would be setback 12 feet from the proposed public street, Wickstrom Way.
7. An Exception from Title 22.24.630 to allow the proposed lots to be served by a mutual water company.

If approved, the owner intends to sell the subdivision map so it is unclear when the site would be developed and the total number of units. The proposed map has the potential to allow up to 32 single-family homes. The existing single-family home along Filbert Avenue would remain. The existing, detached garage to the southwest of the home would be demolished, as would the shed located at the southeast corner of the parcel. Physical improvements associated with the proposed map would include landscaping, sidewalks, curb and gutter, minor extension of existing utilities, construction of local roads, and onsite drainage improvements including a 8,275-square foot detention basin to be located on the western portion of Lot #1.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- California Waste Management Board
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #2
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5S (Central Valley)
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower L.A. Rivers and Mtns Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources

- Other _____
- Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable)

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: (____) _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: (____) _____

Signature of Lead Agency Representative: _____

Meg de Courcy

Date: 2/24/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.