



County of Sacramento

Notice of Intent To Adopt A Revised 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: Blossom Ridge

Control Number: PLNP2020-00104

Location: The project site is located at 6331 Filbert Avenue, approximately 700 feet north of the intersection with Greenback Lane, in the Orangevale community of unincorporated Sacramento County

APN: 223-0091-002-0000

General 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 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 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-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 has indicated they intend to sell the subdivision map so it is unclear whether the site will be developed as custom lots over-time or a small scale production subdivision. The proposed map includes 32-lots, so

there is the potential for up to 32 single-family homes. At this time, the existing single-family home along Filbert Avenue would remain. 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.

Review:

The review period for the Mitigated Negative Declaration begins on **2/24/23** and ends on **3/27/23**. 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 Mitigated 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.