



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: Blossom Ridge

CONTROL NUMBER: PLNP2020-00104

STATE CLEARINGHOUSE NUMBER :20221100025

PROJECT 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

DESCRIPTION OF PROJECT: The project consists of the following entitlement requests:

1. A **General Plan Amendment** to the Land Use Element and Land Use Diagram of approximately 9.57 gross acres from the existing Agricultural-Residential (AG-RES) land use designation to the proposed Low Density Residential (LDR) land use designation.
2. A **Community Plan Amendment** of approximately 9.57 gross acres from the existing Agricultural-Residential, 2 acres (AR-2) land use designation to the proposed 5.77 acres of Single-Family Residential, 3 units per acre (RD-3) and 3.80 acres of Single-Family Residential, 4 units per acre (RD-4) land use designations.
3. A **Rezone** of approximately 9.57 gross acres from the existing AR-2 zoning district to the proposed 5.77 acres of RD-3 and 3.80 acres of RD-4 zoning districts.
4. A **Tentative Subdivision Map** to divide 9.57 gross acres into 32 single-family residential lots in the RD-3 and RD-4 zoning districts.
5. 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 12.5-foot side street yard setback with a Public Utility Public Facility Easement (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.
6. An **Exception from Title 22.24.630** (Sacramento County Land Development Ordinance) to allow the proposed lots to be served by a mutual water company.
7. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The proposed map includes 32-lots, so there is the potential for up to 32 single-family homes. 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 eastern portion of Lot 1.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@sacounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: CNA Engineering 2575 Valley Road Sacramento, CA 95821 Contact: Steve Norman steve@cnaeng.com 916-485-3746

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on August 8, 2023 and has made the following determinations concerning the above described project.

Copy To:

- County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814
 State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

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. **\$2,764.00 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

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:

- County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814
 State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814