

NOTICE OF AVAILABILITY

NOTICE is hereby given that a Draft Environmental Impact Report (DEIR) has been prepared by the County of Sacramento, State of California, and is available for public review pursuant to State of California, California Environmental Quality Act (CEQA) Guidelines.

TITLE: O'DONNELL ESTATES

CONTROL NUMBER: PLNP2020-00101

LOCATION:

The project is located at 4434 Mapel Lane, on the northeast side of Mapel Lane, west of O'Donnell Heritage Park and south of the corner of Rappahannock Way and Woodfair Way, in the Carmichael/Old Foothill Farms community.

APN: 247-0010-001, 008

GENERAL DESCRIPTION:

1. A **Tentative Subdivision Map** to divide three parcels, totaling approximately six acres, into nine lots in the Residential 2 (RD-2) zoning district, and maintain one lot in the Recreation (O) zoning district.
2. A **Special Development Permit** to allow a deviation from the following:
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A, Footnote 8): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The project is proposing eight lots be served by a private drive.
3. A **Design Review** to comply with the Countywide Design Guidelines.

REVIEW:

The DEIR as well as other project documents and details may be reviewed at the internet and/or physical address below:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2020-00101>

**Sacramento County
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-7914**

The DEIR has identified significant and unavoidable impacts related to cumulative impacts for biological resources (native oak tree impacts).

The DEIR has identified other project-related impacts associated with biological resources, which could be reduced to a less-than-significant level through inclusion of recommended mitigation measures.

Impacts associated with agriculture and forestry, aesthetics, air quality, climate change, cultural resources, energy, hazardous materials, hydrology and water quality, land use, noise, population and housing, public services and utilities, transportation and circulation, and tribal cultural resources are considered less than significant.

The review period for the Draft Environmental Impact Report begins June 28, 2023 and ends on July 27, 2023.

Comments regarding the DEIR should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.net or mailed to the Office of Planning and Environmental Review, 827 7th Street, Room 225, Sacramento, California, 95814.

Comments must be received by **July 27, 2023**. Failure to comment 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 are presently unknown. A second 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.