

NOTICE OF AVAILABILITY

NOTICE is hereby given that a Final Environmental Impact Report (FEIR) 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 five-acres into nine lots in the Residential Density 2 (RD-2) zone with an adjacent one-acre lot preserved as a private open space in the Recreation (O) zone.
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, 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 determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

REVIEW:

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

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

The FEIR has identified potentially significant cumulative impacts to tribal cultural resources. The removal of mature, heritage native trees represents a potentially significant cumulative impact within the context of a greater cultural landscape.

The FEIR identified impacts that are less than significant with mitigation for impacts associated with air quality, biological resources, cultural resources, tribal cultural resources, and climate change. These impacts are identified as significant or potentially significant, 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.

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

The project and associated FEIR will be heard and considered by the Planning Commission. The hearing is tentatively scheduled for October 23, 2023 at 5:30 p.m. located at the Sacramento County Board Chambers at 700 H Street, Suite 1450, Sacramento, CA 95814. 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.