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**COUNTY OF SACRAMENTO  
PLANNING AND ENVIRONMENTAL REVIEW  
NOTICE OF PREPARATION**

**OCTOBER 12, 2022**

**TO: ALL INTERESTED PARTIES**

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR O'DONNELL ESTATES (PLNP2020-00101)**

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as O'Donnell Estates. This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may be viewed online at:

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

Please send your Agency's response to this Notice to:

Joelle Inman, Environmental Coordinator  
Planning and Environmental Review  
827 7<sup>th</sup> Street, Room 225, Sacramento, CA 95814

or via e-mail at: [CEQA@saccounty.gov](mailto:CEQA@saccounty.gov)

Your response should include the name of a contact person in your agency.

An Agency Scoping Meeting consistent with Section 15082 of the CEQA Guidelines is scheduled for October 26, 2022, from 2pm to 4pm. The Meeting will be held virtually via Zoom and proper noticing will be sent to public agencies, responsible agencies, bordering jurisdictions, and to any organization or individual who has requested such a notice.

A Public Scoping Meeting consistent with Section 15083 of the CEQA Guidelines will also occur. The Meeting will be scheduled the week of October 31 through November 4<sup>th</sup>, 2022 in the evening. The specific date and time has yet to be determined; however, the meeting will be held virtually via Zoom and proper noticing will be sent out to interested parties.

Agencies with specific questions about the project should contact Rebecca Boschee, Associate Environmental Analyst, at (916) 874-3104 or boscheer@saccounty.gov for further information.

**PROJECT TITLE: O'DONNELL ESTATES**

**CONTROL NUMBER: PLNP2020-00101**

**PROJECT PROPONENTS:**

Owner/Applicant: Nicksam Properties, LLC  
20 Bicentennial Circle  
Sacramento, CA 95826  
Attention: Apex Property Management

Engineer: TSD Engineering, Incorporated  
785 Orchard Drive, Suite 110  
Folsom, CA 95630  
Attention: Casey Feickert

Other: Taylor & Wiley  
500 Capitol Mall, #1150  
Sacramento, CA 95821  
Attention: Jim Wiley

**PROJECT DESCRIPTION AND LOCATION:**

Nicksam Properties, LLC is requesting a Tentative Subdivision Map to subdivide an approximately 5.04 acre parcel (247-0010-001) at 4434 Mapel Lane into nine (9) residential lots in the RD-2 (Single-Family Residential Density 2-acres) zone. The adjacent parcel to the east (247-0010-008) is approximately 1.09 acres designated as a drainage and open space lot. The project includes a Special Development Permit to allow a deviation for public street frontage, which will allow eight (8) of the proposed nine (9) lots to be served by a private drive with access from Rappahannock Way and a Design Review to comply with the Countywide Design Guidelines. The project site is situated northeast of Mapel Lane and west of O'Donnell Heritage Park, south of the corner of Rappahannock Way and Woodfair Way in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County. Assessor Parcel Numbers (APN) are 247-0010-001 and -008. Reference Plate NOP-1 for project location. Reference Plate NOP-2 for project tentative subdivision map.

**SACRAMENTO COUNTY PLANNING ENTITLEMENT REQUESTS:**

1. A Tentative Subdivision Map to divide approximately 5.04 acres located at 4434 Mapel Lane (247-0010-001) into nine (9) residential lots in the RD-2 zone. The adjacent parcel to the east (247-0010-008) is approximately 1.09 acres and is designated as a drainage and open space lot.
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 with access from Rappahannock Way.
3. A Design Review to comply with the Countywide Design Guidelines.

**PROJECT OBJECTIVE:**

The primary objectives of the project proponent are to:

- Develop housing on an infill site that is consistent with the Sacramento County General Plan, Carmichael Community Plan, Carmichael Action Plan and the Residential (RD-2) zoning designation. The project also implements the Sacramento Metropolitan Transportation Plan/Sustainable Community Strategy within an urbanized area of Sacramento County.
- Develop housing on an underutilized site, utilizing existing infrastructure and utilities.
- Utilize an infill site to contribute additional housing units to the County's constrained housing stock and help address the State's current housing crisis.
- Develop lots consistent with the surrounding community's character.
- Preserve the open space parcel to provide for natural habitat and limited recreational activities for residents.
- Design the project in a manner that limits the impacts on trees.
- Maintain the same level of access from Mapel Lane as it exists today.
- Develop a feasible Subdivision Map.

**ENVIRONMENTAL/LAND USE SETTING:**

The project is located in the northcentral portion of Sacramento County between Winding Way and Fair Oaks Boulevard. Overall site topography is generally flat with minor undulations at elevations ranging from 146 feet above sea level (northeast corner of the property) to 160 feet (central portion of the property). The majority of the site is undeveloped and open with native oaks and non-native trees. Access to the site is from a paved drive off Mapel Lane.

There are existing buildings/infrastructure located on the southeast portion of 4434 Mapel Lane (247-0010-001) including a 7,505± square foot two-story home with a separate garage/carport, numerous sheds, outbuildings, and a hot tub. The existing home and garage/carport will remain on proposed parcel 6, but the other ancillary structures including the tennis/basketball court located on the northwest portion of the property will be removed with the development of the project. The adjacent parcel to the east (247-0010-008) will remain open space with the northern portion designated as a detention basin. Reference Plate NOP-3 for aerial photo of project site.

The surrounding land uses are all single-family residential, with the exception of O'Donnell Heritage Park to the east of the site. The open space/drainage lot to the east (247-0010-008) will serve as a buffer between the proposed development and O'Donnell Heritage Park. There are single family residential homes zoned RD-2 to the south and west of the site. North, across Rappahannock and Woodfair Way, there is a single-family residential subdivision with RD-5 zoned properties. Reference Plate NOP-4 for surrounding land uses and zoning.

**PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:**

The analysis in the EIR will describe existing conditions, describe the legal and regulatory framework relevant to the Project, describe standards of significance to be used in analysis, and describe analysis methodologies. A high-level review of the Project and of the environmental resources in the study area along with community concern heard at the Community Planning and Advisory Council (CPAC) meeting has resulted in the identification of potential categories of environmental effects. The descriptions below are not exhaustive, and other sections and discussions may be included if further research indicates

that their inclusion is warranted. As the analyses progresses and the extent of impacts to the categories is determined, appropriate CEQA alternatives will be included for analysis.

## **AESTHETICS**

The analysis will characterize existing visual resources at the project site and vicinity, including any scenic vistas or scenic resources that are potentially affected by project implementation. In addition, the existing visual character will be described to provide a baseline against which the proposed project changes and resulting visual effects can be gauged. This will include visual depictions of the site with representative photos from several vantage points, including public viewpoints.

## **AIR QUALITY / GREENHOUSE GAS EMISSIONS**

This chapter will describe the potential of the Project to result in the emission of recognized air pollutants such as particulate matter and ozone precursors. The analysis will examine both emissions related to construction and emissions related to operation. Staff will calculate criteria air pollutant and Greenhouse Gas (GHG) emissions using the latest available California Emissions Estimator Model (CalEEMod) program at the time of preparation of the EIR for both construction and operation emissions. The EIR analysis will further address the project's consistency with applicable plans, including the County's Climate Action Plan, and policies related to reducing greenhouse gases and criteria pollutants, as well as the potential for substantial odors and potential human health risks associated with project emissions.

## **BIOLOGICAL RESOURCES**

### **Trees**

The project site is located in an area of urban / built-up land; however, a total of 223 trees (131 native and 92 non-native) were identified on the project site, of which 40 native and 30 non-native trees are proposed for removal as they, would either be located within proposed building envelopes, impacted by proposed street improvements or are in bad health. Tree removals include native oak trees designated as heritage trees with a diameter at breast height (dbh) at or over 19". There are also non-native landmark trees proposed for removal. A landmark tree is an especially prominent or stately tree with neighborhood significance. Overall, the project site represents a dense urban forest with native/non-native tree canopy. Estimated removal of native trees is 371 inches dbh and for non-natives approximately 23,464 square feet of canopy area will be removed.

### **Species**

The project site represents an urban forest that will be impacted with project implementation. This section will focus on potential impacts to Special Status Species as well as neighborhood/local wildlife (including but not limited to raccoons, squirrels, skunks and opossums) and whether proposed development of the property would have substantial adverse effects either directly or through habitat modifications. Potential impacts to nesting raptors, migratory nesting birds and Swainson's Hawk will be discussed in this section.

## **CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES**

The analysis of historical resources impacts in the EIR will be based on the findings of the Historical and Architectural Evaluation prepared by Crawford Historic Services in 2018 with field work and readily available desktop information used to confirm the findings. The cultural and tribal cultural resources impact analysis will be based on input from affiliated Native American tribal representatives through the County's AB 52 process, a search of the Sacred Lands File and a records search. The EIR will evaluate

whether the project would cause substantial adverse changes in the significance of historical resources, archeological resources, or human remains.

### **DRAINAGE AND HYDROLOGY**

This analysis will describe the regulatory and environmental setting for hydrology, drainage, and water quality at the project site, and will identify and analyze the projects impacts related to these resources. This chapter also includes an evaluation of flooding related to project implementation and any impacts associated with local or federal floodplains. A preliminary Hydrologic and Hydraulic Report prepared by TSD Engineering has been prepared for the subject property and staff will include analysis from this study in the EIR. The project includes construction of Drainage Basin "A," which is designed for the purpose of attenuating development runoff flows to reduce or eliminate negative downstream impacts. The proposed drainage plan for the site and all low impact development (LID) measures will be analyzed in the EIR.

### **TRANSPORTATION / VEHICLE MILES TRAVELED (VMT)**

This analysis will review impacts of the project on VMT and related to any traffic hazards that may result from implementation of the project. Given the scale of the proposed project, impacts to VMT are likely to be negligible when compared to the established significance criteria, nonetheless, an analysis of VMT impacts, utilizing Sacramento County Transportation Analysis Guidelines will be prepared and presented. The EIR will evaluate potential traffic hazards of the proposed project based on details for ingress and egress provided by the applicant team and reviewed by the County Department of Transportation and the proposed project's consistency with applicable programs, plans, ordinances, or policies addressing the circulation, including transit, roadway, bicycle, and pedestrian facilities.

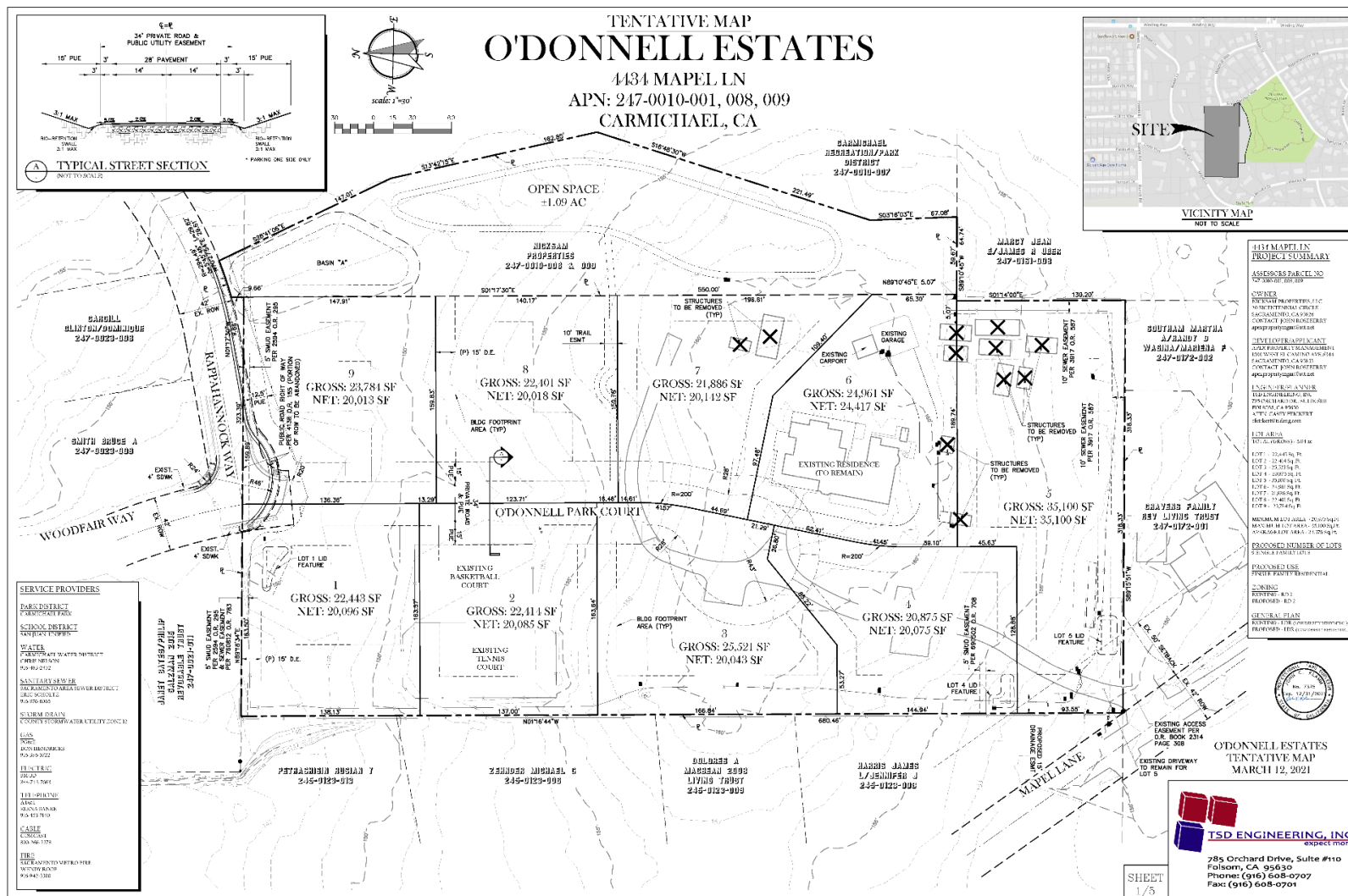
### **INTENDED USES OF THE EIR:**

The California Environmental Quality Act (CEQA) requires that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Pub. Res. Code 21000 et seq.). CEQA also requires that each public agency mitigate or avoid, wherever feasible, the significant environmental effects of projects it approves or implements.

The Sacramento County Planning Commission will use the information in the EIR to consider the environmental effects, mitigation measures, and alternatives in the process of rendering a decision to approve or deny the proposed project. The EIR will serve as an informational document for the general public and directly affected property owners as well. The EIR will also be used as needed for subsequent discretionary actions, which may be required by other regulatory agencies such as the Regional Water Quality Control Board, the Sacramento Metropolitan Air Quality Management District, Sacramento Municipal Utility District and/or Pacific Gas and Electric, and other public utilities.

The map displays Sacramento County, California, with a focus on the northern region. A black box labeled "Project Site" is positioned in the upper right quadrant, near the intersection of Highway 80 and Highway 99. The map shows a network of roads, including major highways like 5, 80, and 99, and various local streets. Geographical features such as the Sacramento River and several lakes are also depicted. The map is oriented with North at the top, as indicated by a north arrow in the lower right corner. The title "SACRAMENTO COUNTY, CALIFORNIA" is printed in bold capital letters at the bottom center of the map.

**Plate NOP-2: Proposed Tentative Subdivision Map**







**Plate NOP-3: Aerial Photo (2018) of Project Site**





Plate NOP-4: Surrounding Land Uses

