

ITEM1 CPAC PUBLIC COMMENT 001

From: [Jean Marcy](#)
To: [Clerk of the Board Public Email](#)
Cc: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); cindystorelli@gmail.com
Subject: Regarding Proposal for Bike Pathway for O'Donnell Estates Development, Control Number PLNP 2020-00101
Date: Wednesday, March 10, 2021 6:01:41 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Regarding comment from Rick Wiesner to add a bike path/pedestrian walkway thru or around O'Donnell Estates. This is an off agenda item for consideration at the CPAC meeting scheduled for March 17, 2021.

This is a horrible idea that will only annoy those of us that live adjacent to the property under development by adding more trash and noise at all hours to this area, and making our properties less secure.

Jim Uber
Jean Marcy

6705 Lakeview Drive
Carmichael

From: [Mike Y](#)
To: [Clerk of the Board Public Email](#); [Gutierrez, Kimber](#)
Subject: Meeting Comment for **** Carmichael/Old Foothill FarmsCommunity Planning Advisory Council (CPAC)Wednesday, March 17, 2021 at 6:30 PM
Date: Thursday, March 11, 2021 8:03:26 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good evening,

I live down the street from this development. First off, my household has not been able to voice or opinions on this development. The upcoming meeting only has 15 minutes for comments. I have no faith in being able to speak.

The developer plan mentioned that there was a survey that was conducted in 2019. I was never part of this survey.

The plan for development is not to my interest - the plan gives nothing back to the community. Originally, a lot of that land used to be parkland, and was sold privately because it was not to be used.

The land was obtained from the Money Store owners (which destroyed the California economy). Do we have to re-live the privatisation of our wealth? The profits that created this were ill-gotten, and now the people suffer twice.

I live on the Woodfair Way side of the development. There is currently no road usage to the housing. The current plan for the road is private, and offers no access to existing homeowners in the area.

This plan does nothing but help the developer, and it gives nothing back to the existing community.

There has not been enough time to vocalize opinions, and this County needs to give this development more oversight.

This does not help the housing crisis. This is cramming expensive homes into a small area, that utilizes private roads that don't match the surrounding area, and that is on land that has a history of being obtained at the expense of the people.

If there is to be building, the road should match, the park land that was taken years ago for the O'Donnel park should be given back to Carmichael, and there should be more effort to help existing land owners.

The current plan is nothing but profits - and it is an investment - and should be seen so. These are luxury homes that do not help the housing crisis. Aside from this, since it is an investment, that means that there should be investor arguments; how does this help my investment?

In short, there is no oversight to this project, the community has not been able to vocalize their opinion, this is putting private profits before the community, the development does not match the neighborhood (I am not against building), and it does not help the housing crisis.

The plan needs to restore the land purchased years ago to the park district. The plan should have normal size streets, and the plan should have two roads, one that connects on both sides, and does not favor Mapel or Woodfair Way.

Aside from this, the plan in general; why not sell the large mansion to a non-profit? There are different ways to utilize this property. Again - this is showing the investment nature of the property.

This is no pro-community. This is pro-investor.

Thank you,

Michael Yosgott (son and also on behalf of parents who live at the same address).
4517 Woodfair Way
Carmichael, CA 95608
916-719-4950

From: [Philip Salzman](#)
To: [Clerk of the Board Public Email](#)
Cc: [CPAC-Carmichael-OFF](#)
Subject: PLNP2020-00101 O'Donnell Estates Subdivision Comments
Date: Tuesday, March 9, 2021 11:00:44 AM
Attachments: [ODonnell Subdivision Comments March 9, 2021.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please see our attached comments on the Subject project for the March 17, 2021 CPAC meeting.

Thanks,
Phil Salzman and Janet Bates
4501 Woodfair Way

To: Carmichael-Old Foothills Farms Community Planning Advisory Council
CC: Kimber Gutierrez (Lead Planner, County of Sacramento Office of Planning and Environmental Review)
From: Philip Salzman and Janet Bates
Date: March 9, 2021
Re: O'Donnell Estates Subdivision Project (PLNP2020-00101) Review Comments

We have previously submitted detailed comments on the Project to CPAC in letters dated July 5, 2020 and November 20, 2020. Please refer to those documents for additional background and explanation. Below is a brief summary of our comments on the currently proposed project. Please see attached figures with additional detail.

1 – Surface Water Runoff:

- (A) The developer shall submit a revised drainage plan to allow verification of how drainage system elements were sized and how they function both routinely and during the design storm event.
- (B) Proposed Basin C has the potential to be a mosquito generator, to be an odor generator, to be much larger than currently shown on the plans, and to negatively impact our existing trees and low-water plants. Please provide a response to these concerns.
- (C) Confirm that the 3 new DIs will be Type B to prevent the chronic flooding seen with existing leaf-blinded Type C DIs.

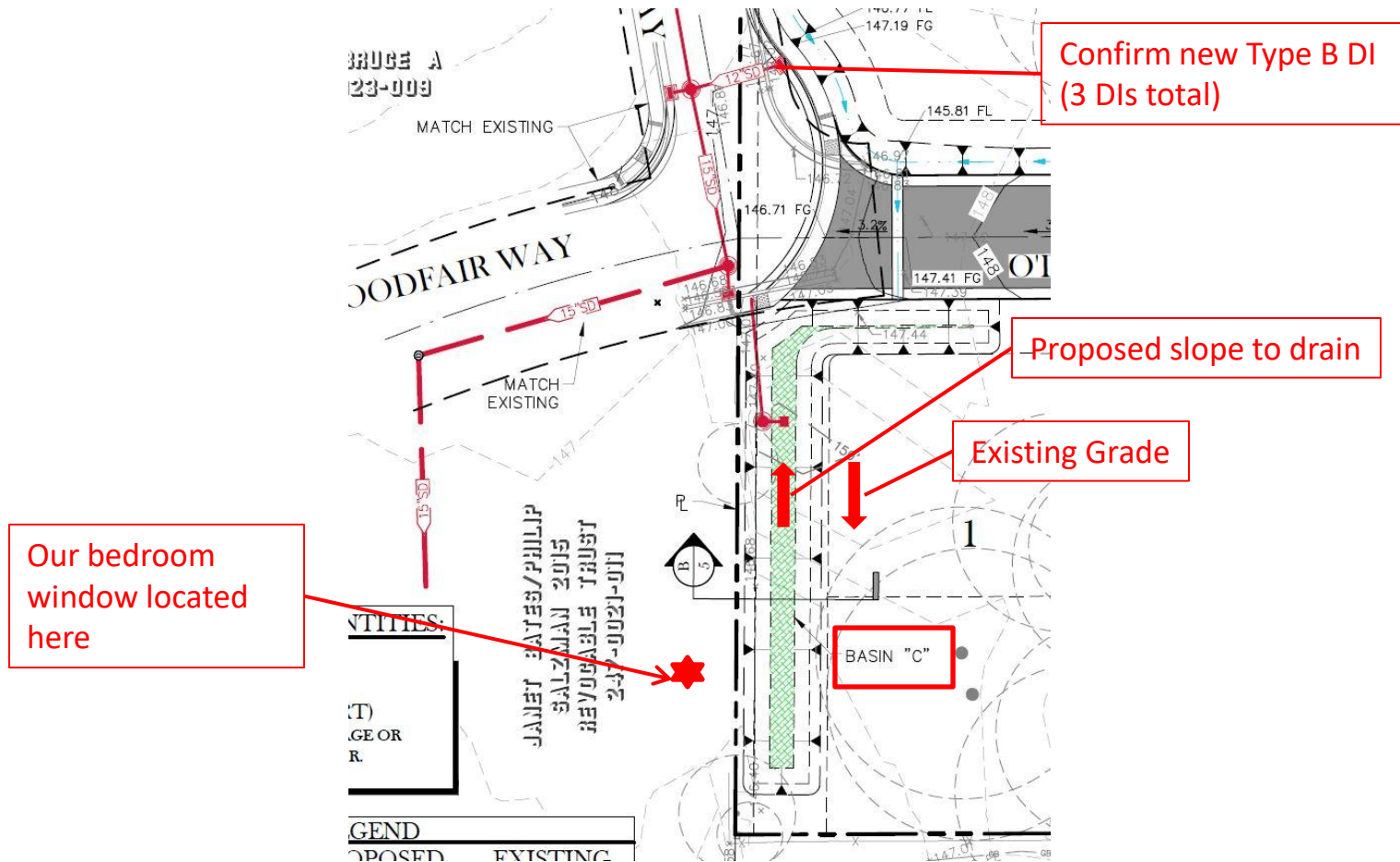
2 – Preservation of Heritage Oaks & Visual Amenities/Privacy:

- (A) The County must require that the developer's proposed "allowable building footprint area" be recorded in the covenants, conditions, and restrictions for the parcels to avoid additional damage to Heritage Oaks by those who purchase the lots. Any proposed "dry wells" or similar features must also be shown on the plans and recorded.
- (B) In order to preserve our property's visual amenities and privacy we request that a minimum 15 foot setback be provided along the north property line of Lot 1 and only a single story house be allowed to be constructed in Lot 1.

3 – Construction and Maintenance Issues:

- (A) Peace and quiet in our homes is something we expect and deserve as County taxpayers. A fixed time must be established for all construction work to be completed and working hours must be limited to 8AM to 6PM, Monday through Friday.
- (B) Woodfair Way and Rappahannock Way are in very poor condition and will be significantly damaged by the heavy trucks and construction vehicles. Woodfair and Rappahannock must be completely repaved as part of the project.
- (C) Information must be provided on how common facilities including roads, open space, and drainage basins will be maintained and there must be enforceable financial penalties for noncompliance.

1 – Surface Water Runoff: (A) A revised drainage plan has not been submitted and is required to verify how system elements were sized and how they function both routinely and during the design storm event. (B) Proposed Basin C has the potential to be a mosquito generator and odor generator. Lawn sprinkler drainage will likely keep it wet throughout the year. Also, a quick calculation shows that the current basin geometry does not take into account existing grade, with the proposed slope drainage running opposite the existing grade, and will need to be much wider than shown if 3:1 side slopes are maintained. An additional concern is what impacts seepage from the basin could have on our existing trees and low-water landscape plants (C) Confirm that the 3 new Drain Inlets (DI) will Type B to prevent the chronic flooding we have seen with existing leaf-blinded Type C DIs.



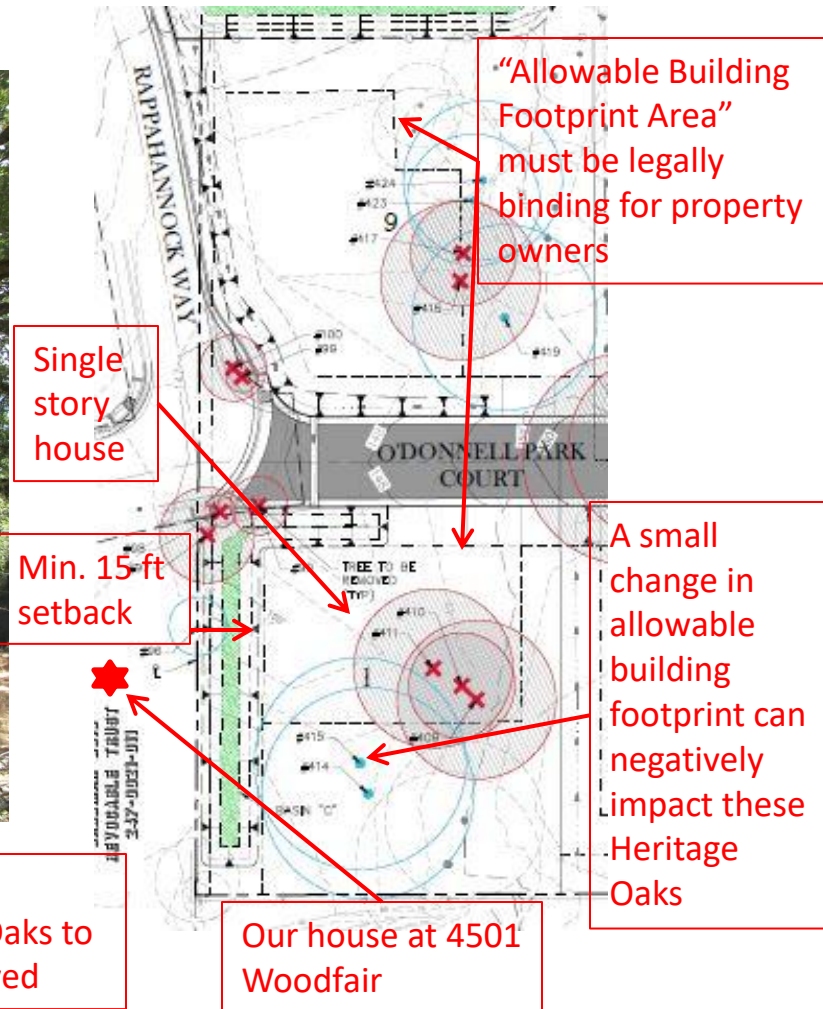
2 – Preservation of Heritage Oaks & Visual Amenities/Privacy: The developer’s plan includes cutting down 44 trees, including at least 27 oak trees – many of which are Heritage Oaks (>19” dia.) (A) The County must require that the developer’s proposed “allowable building footprint area” be recorded in the covenants, conditions, and restrictions for the parcels to avoid additional damage to Heritage Oaks by those who purchase the lots. Any proposed “dry wells” or similar features must also be shown on the plans and recorded. (B) In order to preserve our property’s visual amenities and privacy we request that a minimum 15 foot setback be provided along the north property line of Lot 1 and only a single story house be allowed to be constructed in Lot 1.



411, 410, 409
Oaks to be cut
down

Current view from our
backyard - looking South to
proposed Lot 1

415 & 414
Heritage Oaks to
be preserved



“Allowable Building
Footprint Area”
must be legally
binding for property
owners

Single
story
house

Min. 15 ft
setback

A small
change in
allowable
building
footprint can
negatively
impact these
Heritage
Oaks

Our house at 4501
Woodfair

3 – Construction and Maintenance Issues: (A) Peace and quiet in our homes is something we expect and deserve as County taxpayers. A fixed time must be established for all construction work to be completed and working hours must be limited to 8AM to 6PM, Monday through Friday. (B) Developer proposed 860 CY of export = 86 dump truck loads = 172 times damaged roads will be pounded by heavy dump trucks alone, not to mention trucks loaded with materials and the many trips by trade worker vehicles. Woodfair and Rappahannock must be repaved as part of the project. (C) Information must be provided on how common facilities including roads, open space, and drainage basins will be maintained and there must be legal penalties for noncompliance.

Similar relative position of our bedroom window to proposed Lot 1



Hours of work and duration of construction must be limited for project in residential community



Woodfair Way – typical photo showing alligator'd pavement with grass growing in cracks. Woodfair and Rappahannock must be repaved as part of the project.



Drainage Basin can be mosquito habitat if not maintained

From: [Clerk of the Board Public Email](#)
To: [Frazier, Lydia](#)
Subject: FW: Regarding Proposal for Bike Pathway for O'Donnell Estates Development, Control Number PLNP 2020-00101
Date: Wednesday, March 17, 2021 2:25:20 PM
Attachments: [image001.png](#)

Stephanie Townsend

Deputy Clerk
Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022



From: Jean Marcy <ubermarcy@att.net>
Sent: Wednesday, March 10, 2021 6:02 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; cindystorelli@gmail.com
Subject: Regarding Proposal for Bike Pathway for O'Donnell Estates Development, Control Number PLNP 2020-00101

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Jim Uber
Jean Marcy

6705 Lakeview Drive
Carmichael

From: [Clerk of the Board Public Email](#)
To: [Frazier, Lydia](#)
Subject: FW: O'Donnell Estates, Parcel Number: 247-0010-001, 4434 Maple Lane, Carmichael, CA 95608-1925
Date: Wednesday, March 17, 2021 4:36:13 PM
Attachments: [CaliforniaOaksCommentLetterODESubdivision3 17 21.pdf](#)
[image001.png](#)

Stephanie Townsend

Deputy Clerk
Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022



From: Angela Moskow <amoskow@californiaoaks.org>
Sent: Wednesday, March 17, 2021 2:35 PM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>
Cc: Janet Cobb <jcobb@californiawildlifefoundation.org>; Janet Bates <jhbates@comcast.net>; Gutierrez, Kimber <GutierrezK@saccounty.net>; Tim Vendlinski <tvendlinski@icloud.com>; zarah@sactree.com
Subject: O'Donnell Estates, Parcel Number: 247-0010-001, 4434 Maple Lane, Carmichael, CA 95608-1925

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Greetings,

Please acknowledge receipt of the attached letter regarding O'Donnell Estates, Parcel Number: 247-0010-001, 4434 Maple Lane, Carmichael, CA 95608-1925.

Thank you so much,

Angela

Angela Moskow
California Oaks Information Network Manager
California Wildlife Foundation/California Oaks
201 University Avenue
Berth H-43
Berkeley, CA 94710
www.californiaoaks.org
Office: (510) 763-0282
Mobile: (510) 610-4685



California Wildlife Foundation/California Oaks, 201 University Avenue, Berth H-43 Berkeley, CA 94710, (510) 763-0282

March 17, 2021

Carmichael-Old Foothills Farms Community Planning Advisory Council
5605 Marconi Avenue
Carmichael, CA 95608-4411

Transmitted via email: CPAC-Carmichael-OFF@saccounty.net

RE: O'Donnell Estates, Parcel Number: 247-0010-001, 4434 Maple Lane, Carmichael, CA 95608-1925

Dear members of the Carmichael-Old Foothills Farms Community Planning Advisory Council:

The California Oaks program of California Wildlife Foundation (CWF/CO) works to conserve oak ecosystems because of their critical role in sequestering carbon, maintaining healthy watersheds, providing wildlife habitat, and sustaining cultural values. Janet Bates, a concerned member of the community, reached out to CWF/CO regarding the impacts of the project on the oak trees on the site.

PROJECT IMPACTS ON OAK WOODLANDS

Section 19.12.090, Decision Criteria, of Sacramento County's tree ordinance requires that the approving body shall ascertain whether or not the tree cannot or should not be retained prior to the issuance of a tree removal permit. Criteria to be used in the determination include:

3. The approximate age of the tree compared with the average life span for that species;
4. Age of tree with regard to whether or not removal of the tree would encourage healthier, more vigorous growth of younger similar trees in the area;
5. The number of existing trees in the area and the effect of the tree removal upon public health, safety, prosperity, beauty and general welfare of the area;
6. The number of healthy trees that a given parcel of land will support, with and without the proposed development;
9. Present and future shade potential with regard to solar heating and cooling;
10. Whether or not there are any alternatives that would allow for the preservation of the tree...

CWF/CO urges the members of the Planning Advisory Council to carefully consider the scope and scale of the proposed oak removals by using the criteria above.

The supplemental application form for the Special Development Permit submitted to Sacramento County's Office of Planning and Environmental Review states: "g. The proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County as it will mitigate for significant impacts to the environment..." However, the document described as a "Tree Removal and Mitigation Plan" that is included in the packet for the meeting simply identifies that trees that would be removed and trees that would potentially be impacted if the project were to proceed. It is unclear how this could be construed as mitigation.

California Public Resources Code (CPRC) §21083.4 (2004, Senate Bill 1334) requires that when a county is determining the applicability of the California Environmental Quality Act (CEQA) to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated for the removal of oaks that are not commercial species, which are five inches or more in diameter as measured at a point 4.5 feet (breast height) above natural grade level. CPRC §21083.4 further specifies: "acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years.

It is laudable that the proposed development includes an undisturbed parcel. A portion of oak woodland retention cannot, however, be considered to be sufficient to mitigate the impacts to the overall site. Sacramento County's General Plan's Conservation Element provides specific guidance on mitigating oak tree impacts. The preservation of twenty percent of the parcel is insufficient. Conservation Objective (CO) 140 of the General Plan states:

For projects involving native oak woodlands, oak savannah or mixed riparian areas, ensure mitigation through either of the following methods:

- An adopted habitat conservation plan.
- Ensure no net loss of canopy area through a combination of the following: (1) preserving the main, central portions of consolidated and isolated groves constituting the existing canopy and (2) provide an area on-site to mitigate any canopy lost. Native oak mitigation area must be a contiguous area on-site which is equal to the size of canopy area lost and shall be adjacent to existing oak canopy to ensure opportunities for regeneration.
- Removal of native oaks shall be compensated with native oak species with a minimum of a one to one dbh replacement.
- A provision for a comparable on-site area for the propagation of oak trees may substitute for replacement tree planting requirements at the discretion of the County Tree Coordinator when removal of a mature oak tree is necessary.
- If the project site is not capable of supporting all the required replacement trees, a sum equivalent to the replacement cost of the number of trees that cannot be accommodated may be paid to the County's Tree Preservation Fund or another appropriate tree preservation fund.
- If on-site mitigation is not possible given site limitation, off-site mitigation may be considered. Such a mitigation area must meet all of the following criteria to preserve, enhance, and maintain a natural woodland habitat in

perpetuity, preferably by transfer of title to an appropriate public entity.
Protected woodland habitat could be used as a suitable site for replacement tree plantings required by ordinances or other mitigations.

- o Equal or greater in area to the total area that is included within a radius of 30 feet of the dripline of all trees to be removed;
- o Adjacent to protected stream corridor or other preserved natural areas;
- o Supports a significant number of native broadleaf trees; and
- o Offers good potential for continued regeneration of an integrated woodland community.

CO-141. Specifies: “In 15 years the native oak canopy within on-site mitigation areas shall be 50 percent canopy coverage for valley oak and 30 percent canopy coverage for blue oak and other native oaks.”

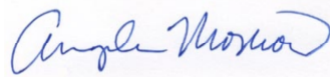
Another concerning aspect of the proposed project is the possible impacts to quite a few oaks, as identified in the map that details removals. Oaks should have no disturbance within the root protection zone (RPZ), which is the area that extends beyond the dripline to a distance that is half the distance between the trunk and the dripline. *Care of California’s Native Oaks*, is downloadable from <http://californiaoaks.org/oak-tree-care/> and provides further information. If the project is approved, security payments should be made for both trees that are removed as well as trees that may be impacted by the project.

We welcome your inquiry should additional input be helpful in ensuring that the project reaches the no-net-loss standard required by the county.

Sincerely,



Janet Cobb
Executive Officer
California Wildlife Foundation



Angela Moskow
Manager
California Oaks Coalition

cc: Janet Bates, jhbates@comcast.net
Kimber Gutierrez, Associate Planner, County of Sacramento, gutierrezk@saccounty.net
Tim Vendlinski, life scientist, tvendlinski@icloud.com
Zarah Wyly, Director of Urban Ecology/Restoration Ecologist, Sacramento Tree Foundation, zarah@sactree.com