

APPLICANT:	Katherine and Angelo Tsakopoulos (916) 422-6155 or 972-7000 7423 Fair Oaks Blvd. #10 Carmichael, CA 95608
PLANS BY:	JTS ENGINEERING: Javed Siddiqui (916) 441-6708 1808 J Street Sacramento, CA 95814-3010
APPLICATION FILED:	October 20, 1998
STAFF CONTACT:	Scot Mende, 264-5894

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 DU/NA)
Community Plan Designation:	Low Density Residential (4-8 DU/NA)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1A

Surrounding Land Use and Zoning:

North: Vacant; A
 South: Single Family Residential; R-1
 East: Single Family Residential; R-1
 West: Vacant; R-1A and R-2A

Property Dimensions:	Irregular
Property Area:	3.2± gross acres net acres not provided by applicant
Density of Development:	5.9 dwelling units per net acre
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit

Final Map
Certificate of Compliance
Special Permit
Building Permit

Agency

Public Works, Development Services
Public Works, Development Services
Planning Commission
Building Division

BACKGROUND INFORMATION:

On September 6, 1983, the City Council approved the necessary entitlements to subdivide a 49± acre site into 217 single family lots (P83-213). The subject site was a part of this map which was never recorded. On July 11, 1985 the Planning Commission denied a request to develop a 22 unit apartment complex on the subject site (P85-186). The project consisted of a rezone from R-1A to R-3-R. The Planning Commission decision was appealed to the City Council. The City Council denied this request on September 12, 1985. On October 10, 1985 the City Council approved a Tentative Map for 217 single family lots on 49± acres (P85-339). The subject site was included as a portion of the 49± acre map recorded as Sunrise Northwind. The subject site was never developed as a result of the previous proposals.

On the date of April 13, 1995, the City Planning Commission approved a tentative subdivision map (P94-075) for 19 single family lots on the subject property. In addition, the Commission approved several subdivision modifications from the City Code (Subdivision Chapter 40), a variance from the landscape requirements adjacent to a proposed soundwall along Norwood Avenue, and a special permit for the design of the 19 homes. On the date of May 30, 1995, the City Council adopted a resolution amending the North Sacramento Community Plan land use designation from medium density (7-15 dwelling units per net acre) to low density (4-8 dwelling units per net acre). The quasi-judicial land use entitlements (tentative subdivision map, subdivision modifications, variance, and special permit) have all expired. The legislative entitlement (community plan amendment) remains in effect.

The subject application is requesting the same quasi-judicial entitlements (except for the special permit) as was previously approved by the Planning Commission on April 13, 1995.

STAFF EVALUATION:A. Policy Considerations

The 19 lots proposed will result in a density of 6-7 dwelling units per net acre. The General Plan designates the subject site for Single Family Residential use (4-15 dwelling units per net acre) and the North Sacramento Community Plan designates the site for Residential use (7-15 dwelling units per net acre). The proposed Sunrise 94 Subdivision is consistent with the General Plan and the North Sacramento Community Plan land use designations.

The proposed subdivision will be consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing on lots that are easily served by City infrastructure. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe housing.

B. Tentative Map Design

1. Overall Layout: City services are readily available to serve the proposed subdivision, and the applicant will provide subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) consistent with the City Subdivision Code. The project density is consistent with the density of the General Plan. Each of the 19 lots would have driveway access onto the proposed subdivision street.
2. Lot Sizes: Given the shape of the subject parcels and the existing structure located on Norwood Ave.(not a part of this subdivision), it is not possible to provide standard size lots for all of the lots in the proposed subdivision. Lots 1-7 are generally 51' x 101' -- only slightly smaller than a standard single family lot, and are consistent with the adjacent lots on the west side of Bluewind Court. Lots 11-19 are generally 57' x 89' which are a bit shallow, lending themselves to smaller homes or two-story homes. Lots 8-10 are irregular shapes. Because of the design of the map, the applicant is also required to obtain Subdivision Modifications to create a cul-de-sac more than 500 feet long, to create irregularly shaped lots, some of which are less than 52 feet wide, and some of which are less than 100 feet deep, and to create one through lot.
3. Sound Barrier: The proposed Sunrise 94 will experience a high noise level due to traffic on Norwood Avenue. A 7 foot high sound barrier along Norwood Avenue was included as a mitigation measure in the Negative Declaration to mitigate the noise level that will be experienced in the rear yard of the lots from traffic on Norwood Avenue. Inclusion of the wall in the design of the proposed subdivision will serve to provide mitigation of the traffic noise. The sound barrier would be masonry along Norwood with a 15' wing along the side yard property lines of the existing home and along Grace Avenue (the side yard of Lot #19).
4. Variance to Reduce Landscape Setback Adjacent to Sound Barrier: The City's Zoning Ordinance (Section 3.1, Wall Regulations) includes design criteria that requires that walls along major public streets shall be setback a minimum of 25 feet from the public right-of-way, if possible. The subject proposal also includes a

Variance to reduce the required street setback along Norwood Avenue from 25 feet to 5 feet. The requested street setback Variance would result in a development that is consistent with development along Norwood Avenue in the project vicinity. Staff conducted an informal survey of existing setbacks in the project vicinity and determined that a majority of the developments between Jessie Avenue and Santa Ana Avenue do not have 25 foot setbacks. The existing setbacks range from 0 feet to approximately 25 feet with a majority of the setbacks being 5-10 feet. In 1995, a variance was approved to reduce the landscape setback to 5 feet. However, this variance was in conflict with the map conditions of a 12.5' Public Utilities Easement. As a result, a compromise was struck by staff wherein the conditions of approval on the map and the variance both allow a reduction in the setback to 10' along Norwood Avenue and 12.5' on Grace Avenue.

C. Building Design

All development in the R-1A zone requires a special permit. No special permit is included at this time in the entitlements requested by the applicant. When an application is submitted for a special permit for development of the 19 homes, the review will ensure adequate design of the structures on the irregularly shaped lots. This review would examine, but not be limited to, the following:

- Exterior building and roof materials
- Building height (one-story vs. two-story)
- Compatibility with surrounding area
- Landscaping

PROJECT REVIEW PROCESS:

A. Environmental Determination

On April 13, 1995, the Planning Commission ratified a Negative Declaration for the originally proposed project (P94-075). Section #15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in a project, substantial changes occur with respect to a project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore, a new Negative Declaration is not required. The previous Negative Declaration addressed noise (from Norwood Avenue) and cultural resources. These mitigation measures have been incorporated into an updated Mitigation Monitoring Plan (Exhibit 3-1).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Robla Community Association. In a letter dated January 27, 1999 (Attachment 4), the Association commented that one lot (#2) should be removed to allow for greater width of the remaining lots and that the lots fronting Norwood Avenue should be considered for two-story units to compensate for the smaller lot sizes.

During the 1995 hearings on the previous application (P94-075), an adjacent property owner commented that he believed he had an access easement located on the southern portion of the project site. This matter is currently being decided by the courts. The resolution of this issue falls outside the discretion of the Planning Commission and the lack of this resolution should not preclude the Planning Commission's decision of this proposal.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

1. Public Works-Engineering Development Services: The comments which are specifically listed as conditions in the resolution address improvements, infrastructure, and other conditions as listed in the Notice of Decision. Because a tentative map was previously approved for this site, the improvement plans have already been reviewed based on the previous design; as a result, Public Works is not requesting that the street meet the 41' right-of-way standard.
2. Fire Dept.: The comments which are specifically listed as conditions in the Notice of Decision address the long cul-de-sac.
3. PG&E and SMUD: The comments which are specifically listed as conditions in the Notice of Decision address dedication of a Public Utility Easement for the purpose of aerial, underground facilities and associated appurtenances.

D. Subdivision Review Committee Recommendation

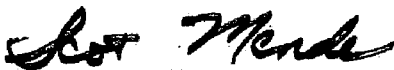
On March 3, 1999, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Sunrise 94 subdivision subject to the conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Mitigation Monitoring Plan, Tentative Map, Subdivision Modifications, and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Determine that the existing environmental document is adequate
- B. Adopt the attached Notice of Decision (Attachment 3) approving the Mitigation Monitoring Plan.
- C. Adopt the attached Notice of Decision approving the Tentative Map to subdivide 3.2± acres into 19 single family lots
- D. Adopt the attached Notice of Decision approving the Subdivision Modifications to allow the creation of a cul-de-sac greater than 500 feet, to allow irregularly shaped lots less than 52 feet wide at the front building setback lines (Lots #2, #3, and #4), to allow irregularly shaped lots less than 100 feet deep (Lots #6, #7, #8, #9, #12, #13, #14, #15, #16, #17, #18, and #19), and to create a through lot.
- E. Adopt the attached Notice of Decision approving the Variance to reduce to 5-10 feet the required 25 foot landscape setback along Norwood Avenue.

Report Prepared By,

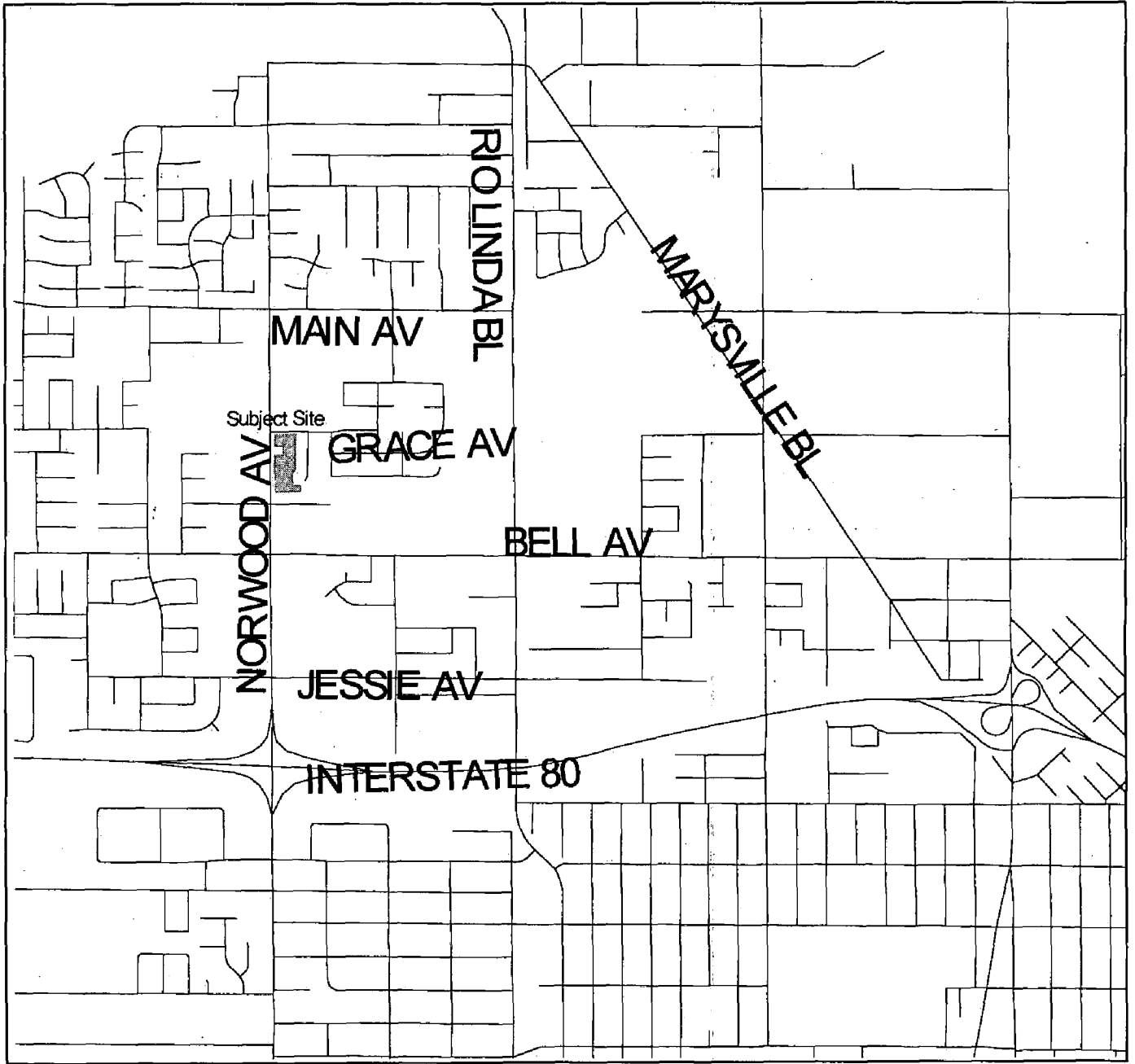


Scot Mende
Senior Planner


Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Notice of Decision
Exhibit 3-A	Mitigation Monitoring Plan
Exhibit 3-B	Tentative Map
Attachment 4	Letter from Robla Community Association

ATTACHMENT 1
VICINITY MAP



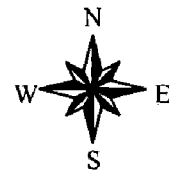
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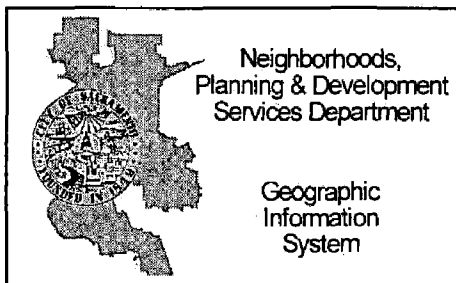
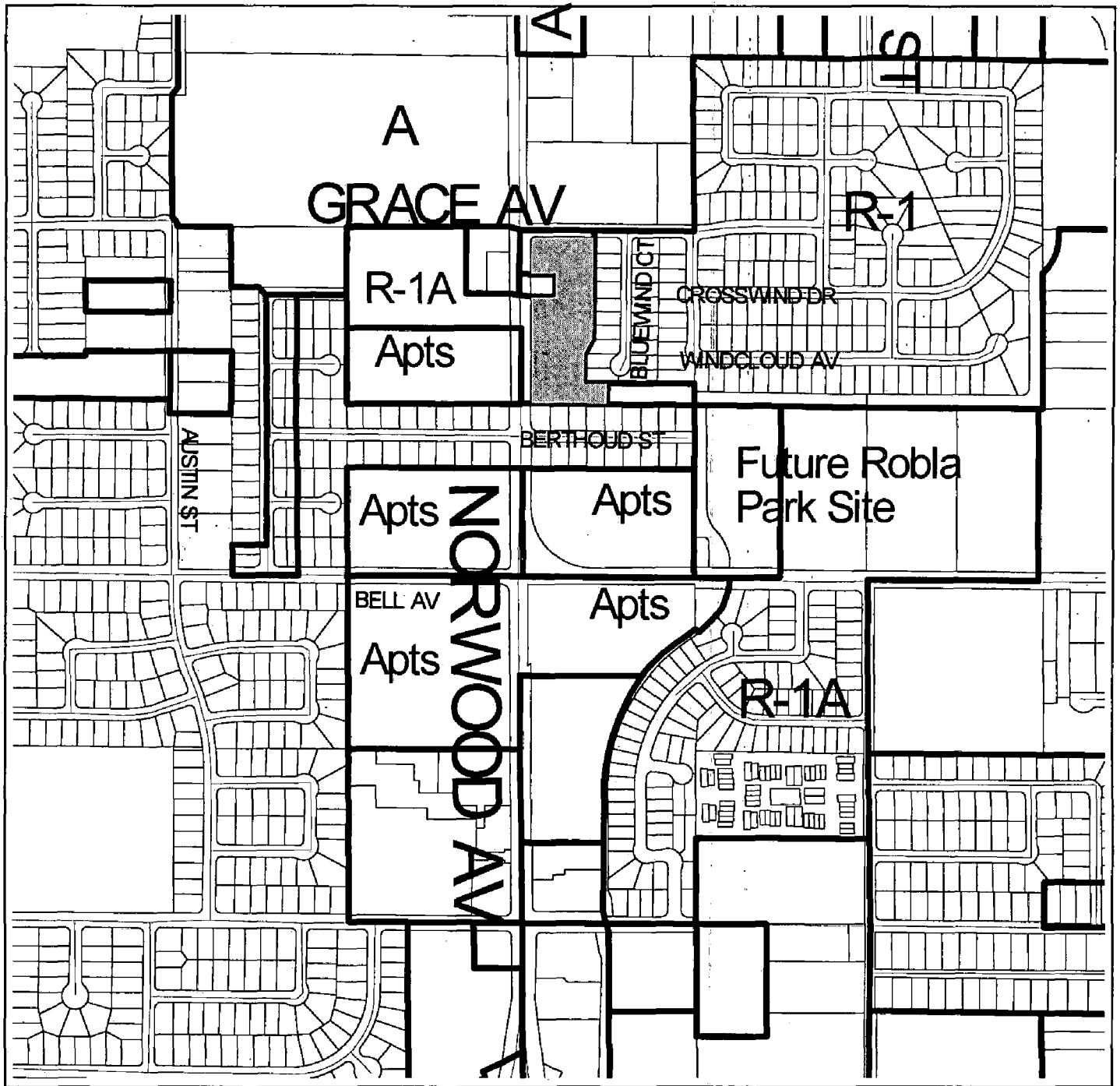
Planning
And
Development

Geographic
Information
System

Vicinity Map
P98-116
SUNRISE 94



ATTACHMENT 2
LAND USE & ZONING MAP



1000 0 1000



Land Use & Zoning
P98-116
SUNRISE 94



Attachment 3
NOTICE OF DECISION AND FINDINGS OF FACT FOR
SUNRISE 94 TENTATIVE SUBDIVISION MAP, LOCATED AT NORWOOD/GRACE
SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY ALTERNATIVE
RESIDENTIAL (R-1A) ZONE. (P98-116)

At the regular meeting of March 25, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Prior Negative Declaration Prepared;**
- B. Approved the Mitigation Monitoring Plan**
- C. Approved the Tentative Map for Sunrise 94 to subdivide one parcel into 19 single family lots on 3.2± vacant acres in the Single Family Alternative Residential (R-1A) zone; and**
- D. Approved the Post Subdivision Modifications**
 - 1. to create a cul-de-sac greater than 500 feet long.
 - 2. to allow irregularly shaped lots less than 52 feet wide at the front building setback lines (Lots #2, #3, and #4).
 - 3. to allow irregularly shaped lots less than 100 feet deep (Lots #6, #7, #8, #9, #12, #13, #14, #15, #16, #17, #18, and #19).
 - 4. to create a through lot (located along Norwood Avenue for the parcel that is not a part of this proposal).
- E. Approved the Variance to reduce to 10 feet the required 25 foot landscape setback along Norwood Avenue.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified.**

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved for the proposed Sunrise 94 subdivision based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit C-1;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec.21081.6; and
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

C. Tentative Map: The Tentative Map to subdivide 3.2± vacant acres into 19 single-family lots in the Single Family Alternative Residential (R-1A) zone is hereby approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the city General Plan, and Chapter 40 of the City Code, which is a Specific Plan for the City. The City General Plan and North Sacramento Community Plan designates the site for Low Density Residential land use;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides to the extent feasible, for future passive or natural heating and cooling opportunities.

D. Subdivision Modification: The Subdivision Modifications to allow the creation of a cul-de-sac greater than 500 feet, to allow irregularly shaped lots less than 52 feet wide at the front building setback lines (Lots #2, #3, and #4), to allow irregularly shaped lots less than 100 feet deep (Lots #6, #7, #8, #9, #12, #13, #14, #15, #16, #17, #18, and #19), and to allow a through lot (located along Norwood Avenue for the parcel that is not a part of this proposal) are hereby approved based upon the findings of fact which follow:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property (no current access to the east), that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
 2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
 3. The modification of the internal circulation will not be detrimental to the public health, safety, or welfare or be injurious to other properties; and
 4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.
- E. The Variance to reduce to 10 feet the required 25 foot landscape setback along Norwood Avenue and to 12.5 feet along Grace Avenue is hereby approved based upon the findings of fact which follow:
1. Granting the Variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 2. Granting the Variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a) Adequate parking and setbacks have been provided for the proposed structures;
 - b) Adequate "usable" rear yard area will be provided for the proposed structures;
 - c) The project's building materials are compatible with the existing adjacent residences.
 - d) The proposed reduced setback is consistent with the setbacks for existing residential developments along Norwood Avenue.
 3. The project is compatible and appropriate with the adjacent established residential neighborhood.

4. The project is consistent with the intent of the General Plan and the North Sacramento Community Plan which designate the site for residential use.

CONDITIONS OF APPROVAL

- C. Tentative Map: The Tentative Map to subdivide 3.2± vacant acres into 19 single-family lots in the Single Family Alternative Residential (R-1A) zone is hereby approved subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:
 1. *General Conditions*
 - a. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-116)
 - b. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code.;
 - c. Submit a soils test prepared by a registered engineer to be used in street design
 - d. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map
 - e. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
 2. *Easements*
 - a. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways, excepting a 10.0 foot public utility easement on Norwood Avenue;

- b. Show all existing easements on the final map;
- c. Pursuant to City Code Section 40.10.1019, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

3. Utilities

- a. Prepare drainage study for the review and approval of the Department of Utilities. The drainage study shall consider overland flow release to protect the lots at the south end of the cul-de-sac. Building pad elevations shall be a minimum of 1.00 foot above the 100-year hydraulic grade line.
- b. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- c. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures;
- d. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

3. Streets

- a. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
- b. Dedicate and construct proposed unnamed street to a 40-foot street section to the satisfaction of the Department of Public Works.

4. *Assessment Districts*

- a. Annex to the City Landscape Maintenance District at the time of filing the Final Map. Design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Neighborhood Services Department and the Planning Division. Acceptance of the required landscaping, irrigation and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and Parks and Community Services. Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and masonry walls.

5. Miscellaneous

- a. Construct a masonry wall (with graffiti resistant paint) noise barrier, and a double sided wood fence in compliance with the Mitigation Monitoring Plan as follows:
1. A masonry wall noise barrier measuring a minimum of 7 feet high from the grade at the back of the sidewalk and measuring a minimum of 6 feet above the adjacent lot pad elevation shall be constructed beginning at a point 25 feet from the eastern property line of Lot #19. This wall shall be constructed adjacent to Grace Avenue, 12.5 feet from the right of way line, and wrap around the rear (west) property line of Lot #19 (adjacent to Norwood Avenue 10.0 feet from the right of way line) and continue around the southside of Lot #18 for 15 feet at which point a 7 foot barrier (fence with no gaps) shall be constructed.
 2. A double sided wood fence noise barrier measuring a minimum of 7 feet high from the grade at the back of the sidewalk and measuring a minimum of 6 feet above the adjacent lot pad elevation shall be constructed along the south sideyard property line of Lot #18 (except for the 15 feet masonry wall as identified above) and the north sideyard property line of Lot #17 (except for the 15 feet masonry wall as identified below). A double sided wood fence noise barrier shall also be constructed along the proposed street at the rear of the existing

property (connect a fence between the southeast side of Lot #18 and the northeast side of Lot #17).

3. A masonry wall noise barrier measuring a minimum of 7 feet high from the grade at the back of the sidewalk and measuring a minimum of 6 feet above the adjacent lot pad elevation shall be constructed along the rear (west) property lines of Lots #11 through #17 (adjacent to Norwood Avenue 10.0 feet from the right of way line). This wall shall wrap around the north side of the property line of Lot #17 for 15 feet and the south side property line of Lot #11 for 15 feet.
- b. No driveways shall be oriented directly to either Grace Avenue or Norwood Avenue.
- c. A fire hydrant shall be placed on the proposed street such that the front of each structure shall be within 500' of a fire hydrant.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

1. Negotiate with the Grant Joint Unified High School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
 2. Execute with the Robla School District a written Agreement which states that the property within such Final Map shall be included within a community facilities district to be established by the Robla School District to mitigate the impact on school facilities.
 3. This development is within Sewer Basin 87 and may be subject to future sewer impact fees.
 4. Individual dwellings shall be subject to Special Permit approval prior to the issuance of a building permit.
- D. Subdivision Modifications are approved without conditions.

- E. Variance to reduce landscape setbacks adjacent to masonry wall along Norwood Avenue and Grace Avenue is approved without conditions.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-116)

Exhibit 3A. Mitigation Monitoring Plan.
Exhibit 3B. Tentative Map.

P98-116

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

Sunrise 94/ P98-116

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Planning Division

Date:
**Originally Adopted April 13, 1995;
Modified and Re-Adopted March 25, 1999**

Adopted By:
City of Sacramento, Planning Commission

Date:

Attest:

Secretary

CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Neighborhoods, Planning and Development Services, Planning Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Sunrise 94, P98-116
Applicant - Name: Angelo G. and Katherine Tsakopoulos
Address: 7423 Fair Oaks Blvd, Suite 10; Sacramento 95608
Project Location / Legal description of Property (if recorded):

Southeast corner of Norwood Avenue and Grace Avenue (APN: 237-0490-091)

SECTION 2: GENERAL INFORMATION

The project as approved includes three (3) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the Sunrise 94 project developer.

SECTION 3: PLAN COMPONENTS

Noise:

Mitigation Measures:

- A. **Fence/Wall Barrier Along Norwood Avenue:** Barrier materials must be massive and airtight with no significant gaps in construction. All noise barriers are required to be constructed at the time that the subdivision improvements are installed.
1. A masonry wall noise barrier measuring a minimum of 7 feet high from the grade at the back of the sidewalk and measuring a minimum of 6 feet above the adjacent lot pad elevation shall be constructed beginning at a point 25 feet from the eastern property line of Lot #19. This wall shall be constructed adjacent to Grace Avenue, 12.5 feet from the right of way line, and wrap around the rear (west) property line of Lot #19 (adjacent to Norwood Avenue 10.0 feet from the right of way line) and continue around the southside of Lot #18 for 15 feet at which point a 7 foot barrier (fence with no gaps) shall be constructed.

2. A double sided wood fence noise barrier measuring a minimum of 7 feet high from the grade at the back of the sidewalk and measuring a minimum of 6 feet above the adjacent lot pad elevation shall be constructed along the south sideyard property line of Lot #18 (except for the 15 feet masonry wall as identified above) and the north sideyard property line of Lot #17 (except for the 15 feet masonry wall as identified below). A double sided wood fence noise barrier shall also be constructed along the proposed street at the rear of the existing property (connect a fence between the southeast side of Lot #18 and the northeast side of Lot #17).
3. A masonry wall noise barrier measuring a minimum of 7 feet high from the grade at the back of the sidewalk and measuring a minimum of 6 feet above the adjacent lot pad elevation shall be constructed along the rear (west) property lines of Lots #11 through #17 (adjacent to Norwood Avenue 10.0 feet from the right of way line). This wall shall wrap around the north side of the property line of Lot #17 for 15 feet and the south side property line of Lot #11 for 15 feet.

B. Noise Attenuation for all Lots on Norwood Avenue: The following techniques shall be incorporated into the construction of the individual homes.

1. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
2. Window or through-the-wall ventilation and air condition units shall not be permitted on any wall facing Norwood Avenue.
3. All sleeping spaces shall be provided with carpet and pad.
4. There shall be no through-the-door or through-the-wall mail or paper chutes.
5. Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:

The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
6. The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.

Skylights shall not be used on any part of the structures unless they have an STC rating of 30 or better.

7. Windows shall have a minimum STC rating of 28.
 - a) Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 - b) Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - c) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 - d) Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of 28.
8. Sliding glass doors shall have a minimum STC rating of 35.
9. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
10. Gravity vent openings in attic space shall not exceed code minimum in size and number.
11. If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with sheet metal transfer ducts.
 - a) The transfer ducts shall have a minimum 1" duct lining.
 - b) Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
 - c) All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 - d) The ducts shall be a minimum 20 gauge sheet metal.
 - e) The ducts shall be a minimum of 5 feet long.
12. Alternative methods and materials may be used subject to approval of the Neighborhoods, Planning and Development Services Department.

Entity Responsible for Ensuring Compliance:

Department of Neighborhoods, Planning and Development Services, City of Sacramento

Monitoring Program:

Prior to issuance of any Building Permit the Building Division shall require that the approved construction plans incorporate all of the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of an Final Building Permits, Certificate of Occupancy or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

CULTURAL RESOURCES

MITIGATION MEASURE:

- C. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Neighborhoods, Planning and Development Services, City of Sacramento
Department of Public Works, City of Sacramento

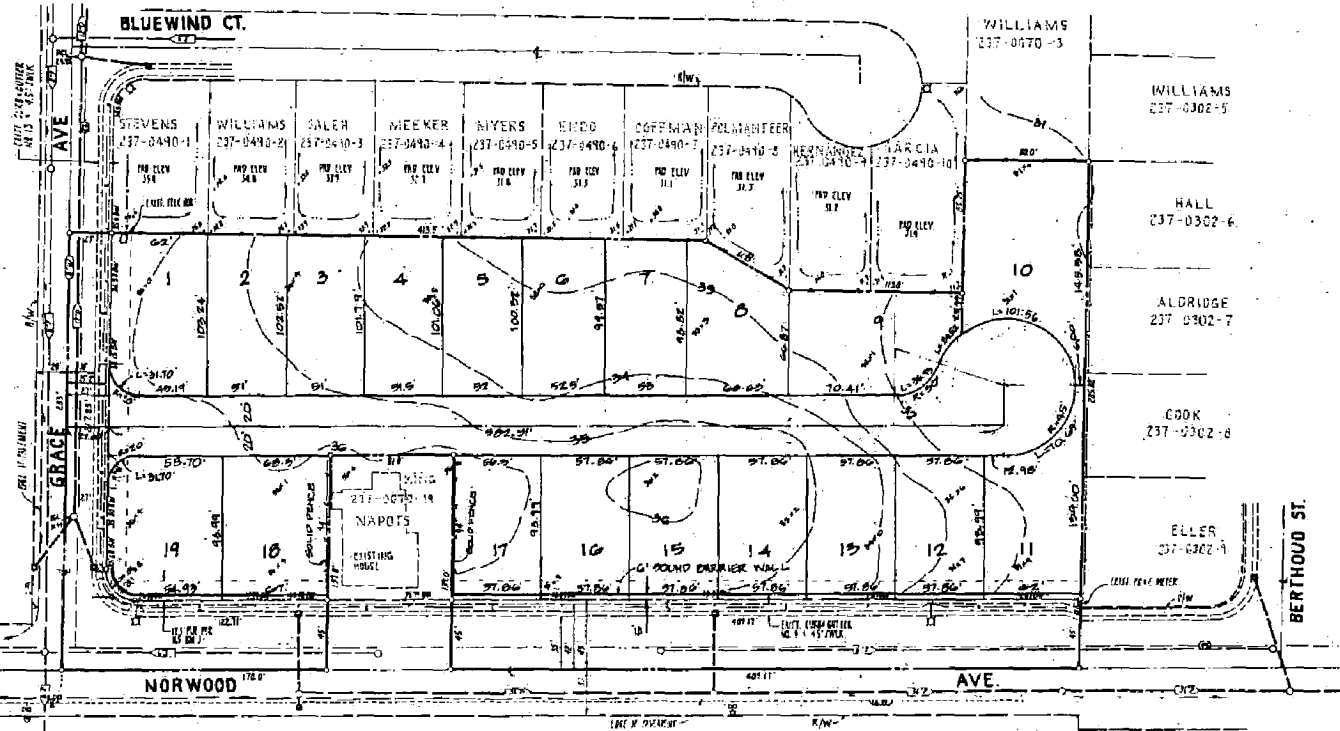
MONITORING PROGRAM:

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted in the event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological of historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a

qualified archaeologist and a representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

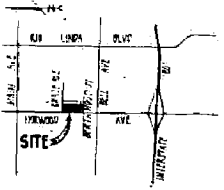


TENTATIVE SUBDIVISION MAP OF 'SUNRISE 94'
CITY CONTROL NO. 194-073

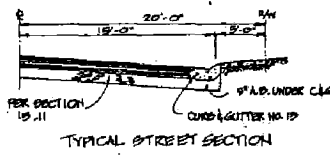
- OWNER:** KATHLEEN & ANGELO TRAPPOLOUS
742 FAIR OAKS BLVD., SUITE 10
CARMICHAEL, CA 95628
TEL. (916) 422-6133
- DEVELOPER:** ANGELO G. TRAPPOLOUS
742 FAIR OAKS BLVD., SUITE 10
CARMICHAEL, CA 95628
TEL. (916) 422-6133
- ENGINEER:** JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CA 95841-3010
TEL. (916) 441-6208 FAX (916) 441-3204
- APR:** 27-09-04
- LOCATION:** SOUTHEAST QUADRANT OF NORWOOD AVENUE & GRACE AVENUE, NORTH SACRAMENTO, CA
- EXISTING ZONING:** E1A
- SCHOOL DISTRICT:** GRANT UNION HIGH SCHOOL DISTRICT
- PARK DISTRICT:** CITY OF SACRAMENTO
- EXISTING USE:** VACANT UNIMPROVED LAND
- ENVIRONMENTAL DISTRICT:** CITY STANDARDS CURBS, OUTLETS, SIDEWALK, STREET LIGHTS, WATER SEWER AND DRAINAGE IMPROVEMENTS ALONG NORWOOD AVENUE AND GRACE AVENUE
- PROPOSED:** PROPOSED STREET AND CURB-DEAD END WILL BE CONSTRUCTED BY ACCORDANCE WITH THE CITY'S CURRENT STANDARDS TO A 40' BERT OF WAY WIDTH.
- LAND AREA:** 3.2 ACRES
- PROPOSAL:**
- TENTATIVE SUBDIVISION MAP TO SUBDIVIDE EXISTING SINGLE PARCELS INTO 19 SINGLE FAMILY LOTS.
 - SUBDIVISION MODIFICATION TO:
 - ALLOW STREET LESS THAN 44' WIDE.
 - ALLOW LOTS 8, 9, 11, 12 TO 19 LESS THAN 100 FEET IN DEPTH.
 - VARIANCE TO:
 - REDUCE 12' REQUIRED PLANTER ALONG NORWOOD TO 3 FEET.
 - REDUCE FRONT YARD SETBACK TO 30' FOR LOTS 8, 9, 11 TO 19.
 - REDUCE REAR YARD SETBACK TO 15' FOR LOTS 8, 9, 11 TO 19.
 - APPLY SACRAMENTO COMMUNITY PLAN AMENDMENT TO ALLOW 6.8 DWELLING/ACRE.

LEGAL DESCRIPTION:
LOT 1, AS SHOWN ON THE 'PLAT OF SUNRISE NORTHWIND UNIT NO. 1' RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON SEPTEMBER 10, 1969, IN BOOK 109 OF MAPS, PAGE NO. 7.

ITEM #4
PAGE 24



LOCATION MAP



UTILITY BLOCK

TELEPHONE	PACIFIC BELL	CERRY PATENTED	978-2451
CABLE	PG&E	CERRY PATENTED	384-3070
SEWER	S&W	CHILL (TRENCH)	732-3738
WATER	CITY OF SACRAMENTO		724-2877
STORM	CITY OF SACRAMENTO		864-2877
CABLE	SACRAMENTO CABLE (TAMMY HOPKINS)		827-3300
SEWER	CITY OF SACRAMENTO		864-2877
FIRE	CITY OF SACRAMENTO (CLAIRE CLARKE)		864-2868
STREET LIGHT			866-2424-2424

BENCHMARK ELEV. 34.91
5M 27-4
MULTI MARK IN LIGHT STANDARD BASE @ E.C. CORNER OF JESSIE AVE & NORWOOD AVE
FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95841 (916) 441-6208

DESIGNED _____ SCALE 1" = 40'
DRAWN _____
CHECKED _____
SUBMITTED _____



NO.	DATE	REVISION	COUNTY APPROVAL	BY
1	5/19/04	REVISED C&G DE B&C RADIUS		L.E.

TENTATIVE SUBDIVISION MAP
SUNRISE 94
APN # 237-0490-091
CITY OF SACRAMENTO CALIFORNIA

DATE JANUARY 2004
SHEET 1/1