

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Moldenhauer Engineering Co. 1107 Kennedy Place #7 Davis, CA 95616
OWNER Artesian Development Corp. 4781 Pell Drive, Sacramento, CA 95838
PLANS BY Moldenhauer Engineering
FILING DATE 6/5/89 ENVIR. DET. Neg. Dec. REPORT BY DH:df
ASSESSOR'S PCL. NO. 226-0180-007

- APPLICATION:
- A. Negative Declaration
 - B. Tentative map to divide 4.11+ partially developed acres into 21 lot standard single family subdivision to be call Pinedale Park in the Standard Single Family (R-1) zone.

LOCATION: 1100 Pinedale Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to establish a 21 lot subdivision.

PROJECT INFORMATION:

1988 General Plan Designation: Low Density Residential (4-15 du/net acre)
1984 North Sacramento Community Plan Designation: 7-15 du/net acre
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family dwelling, barn & out-buildings

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family;R-1	Front:	25'	To be provided
South: Vacant;R-1	Side(Int):	5'	
East: Single Family & Vacant;R-1	Side(St):	12 1/2'	
West: Single Family & Vacant;R-1	Rear:	15'	

Property Dimensions: 660'x330'
Property Area: 4.11+ acres
Density of Development: 5.38 d.u. per acre
Topography: Flat
Street Improvements: To be extended
Utilities: To be extended

Subdivision Review Committee Recommendation: On October 25, 1989, by a vote of 2 ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning:

The subject site contains 4.11 net acre in the Standard Single Family (R-1) zone. One dwelling exists on the site. Surrounding land uses are single

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family on large lots. Magpie Creek borders the southern edge of the parcel. The 1984 North Sacramento Community Plan designates the site for residential 7 to 15 du/net acre and the 1988 General Plan designates the site for Residential 4-15 du/net acre.

B. Project Description:

The applicant proposes to demolish the existing dwelling and divide the subject site into a 21 unit standard single family subdivision. All lots meet the minimum area, width and depth requirements. No specific floor plan or model homes are planned at this time. The applicant proposes to construct a cul-de-sac 480 feet in length to service the lots. Streets will be constructed to City Standards.

C. Tentative Map Design Analysis:

Based upon review by the Subdivision Review Committee, the applicant's site plan and map layout is acceptable. However, downstream and upstream channel improvements to Magpie Creek may be required. Full channel improvements adjacent to the subdivision and necessary improvements to the downstream channel to the location where existing improvements end are required. Improvements may be coordinated with the Tahoma Robla Subdivision (P87-108) under design between Rio Linda Boulevard and Marysville Boulevard. Storm drainage facility improvements may provide a significant cost to the subdivision of the project site.

D. Parkland Dedication:

Planning and Community Services Department have determined that parkland in lieu fees are appropriate. Fees will be based upon 0.3129 fee acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Environmental Determination:

The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur: (Refer to Attachment A, Initial Study Discussion).

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM-10 levels in the vicinity of construction. Elements of this program would include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation

to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emission by about 50%.

- b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce re-suspension of fine dust particles through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering as necessary.
2. The applicant shall comply with the applicable State regulations requiring all developers to specify all asbestos-containing materials in existing buildings prior to demolition.

If asbestos-containing materials are identified on the project site, the applicant will determine the quantity of the material to be removed and comply with the following applicable State and Federal regulations:

- a. CAL-OSHA worker safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos-containing materials. Specific standards are provided by CAL-OSHA.
 - b. EPA National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos-containing materials. Specific information is provided by EPA.
3. a. All joints in exterior walls shall be grouted or caulked airtight.
- b. All penetrations of exterior wall shall include a 1/2 inch air space. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with resilient, non-hardening caulking or mastic.

- c. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- d. All sleeping areas shall be provided with carpet and pad.
- e. There shall be no through-the-door or through-the-wall mail or paper chutes.
- f. Basic wall construction shall include:
 - 1) 2x4 wood studs,
 - 2) R-11 insulation in the cavities,
 - 3) 1/2" gypsum wall board interior, fully taped, finished and sealed around the perimeter with a resilient caulking.
- g. Ceilings shall be finished with a minimum 1/2" gypsum board, with minimum R-19 rating insulation in the attic.
- h. Roof shall have weight per square foot equal to 1/2" plywood and 220 lb./square composite shingles. Skylights shall not be permitted.
- i. Windows must have a minimum STC rating of 29 or better. Windows should compromise less than 30% of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mph wind per ASTM standards.
- j. Sliding glass doors must carry an STC rating of 29 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- k. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- l. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, if the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. If fireplaces are included in the design they must have a fully operational damper. The damper shall permit less than 0.75 CFM/lin. ft. of air infiltration when completely closed.

- m. Exterior walls must be 5/8" wood finish or equivalent weight or greater per square foot.
 - n. Gravity vent openings in attic space shall not exceed code minimums in number and size. The openings shall be fitted with transfer ducts as least 3 ft. in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend such that there is not direct line of sight from the exterior through the duct into the attic.
4. Prior to issuance of any building permits for the project, the applicant shall submit a cultural resources report on the site which shall include the following items;
- a. A record search and consultation with the North Central Information Center conducted by a qualified professional archaeologist to identify known cultural resources and potential cultural resources which could be found on the site proposed for development.
 - b. If the records search indicates a high sensitivity for cultural resources, a field survey shall be performed by a qualified professional archaeologist. Specific preservation and mitigation measures recommended by the survey, in consultation with the State Office of Historic Preservation, Native American organizations, and Sacramento's Preservation Board, shall be implemented.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduce to less than a significant level through mitigation.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the tentative map subject to conditions which follows; and

Conditions of Approval

The applicant shall satisfy each of the following conditions prior to killing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section

40.811 of the City Code; including a 25 foot half-section on Southside of Pinedale Avenue and 15 ft. of paving westbound on Pinedale Avenue.

2. Name the streets to the satisfaction of the Planning Director. Street names to be approved prior to recording final map.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall 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. (0.3129 Fee acres)
5. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service.
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniforms Building Code.
7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the are will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this conditions.
8. Submit a soil test prepared by registered engineer to be used in street design.
9. Dedicate a standard 12.5-foot Public Utility Easement for underground and over-head electrical facilities and appurtenances adjacent to all public ways.
10. Applicant to sign agreement with the City to participate in future assessment district proceedings to construct regional

infrastructure improvements.

11. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvements plans, whichever occurs first.
12. Right-of-way and drainage study required for Magpie Creek down stream to existing improvements. Onsite and offsite dedication required. Provide full channel improvements adjacent to subdivision and necessary improvements to channel downstream to location where existing improvements end. Improvements may be coordinated with Tahoma Robla (P87-108) under design between Rio Linda Boulevard and Marysville Boulevard.
13. Abandon well under system under permit from County Environmental Department.
14. Abandon septic system under permit from City Building Department.
15. Applicant shall remove all junk, abandoned vehicles, serap wood and ice boxes to an approved landfill or disposal site.
16. Applicant/Owner shall comply with mitigation measures as stated in the Negative Declaration on file at the City Planning Department for P89-225 to the satisfaction of the City Environmental Review Coordinator prior to issuance of building permits.
17. Sewer and drainage study required.
18. Construct chain link fence along canal right-of-way.
19. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBEM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division.

The Federal Emergency Management Agency and the U.S. Army

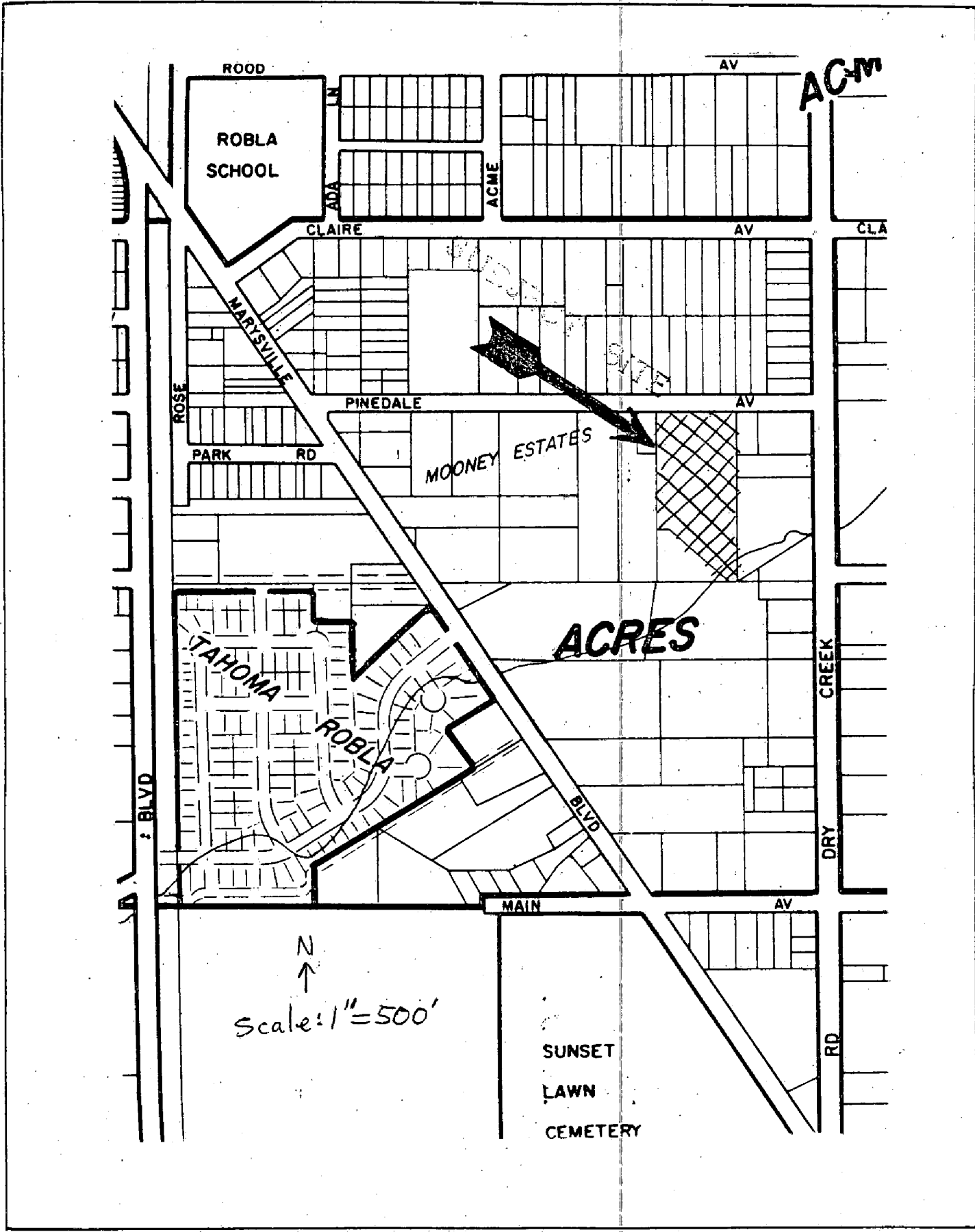
Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not.

If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development.

This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Note: Existing 18 inch sanitary sewer adjacent to south property line is a private system and may not be connected to.

Note: Applicant is required to provide fire hydrants at locations approved by the City Fire Department.



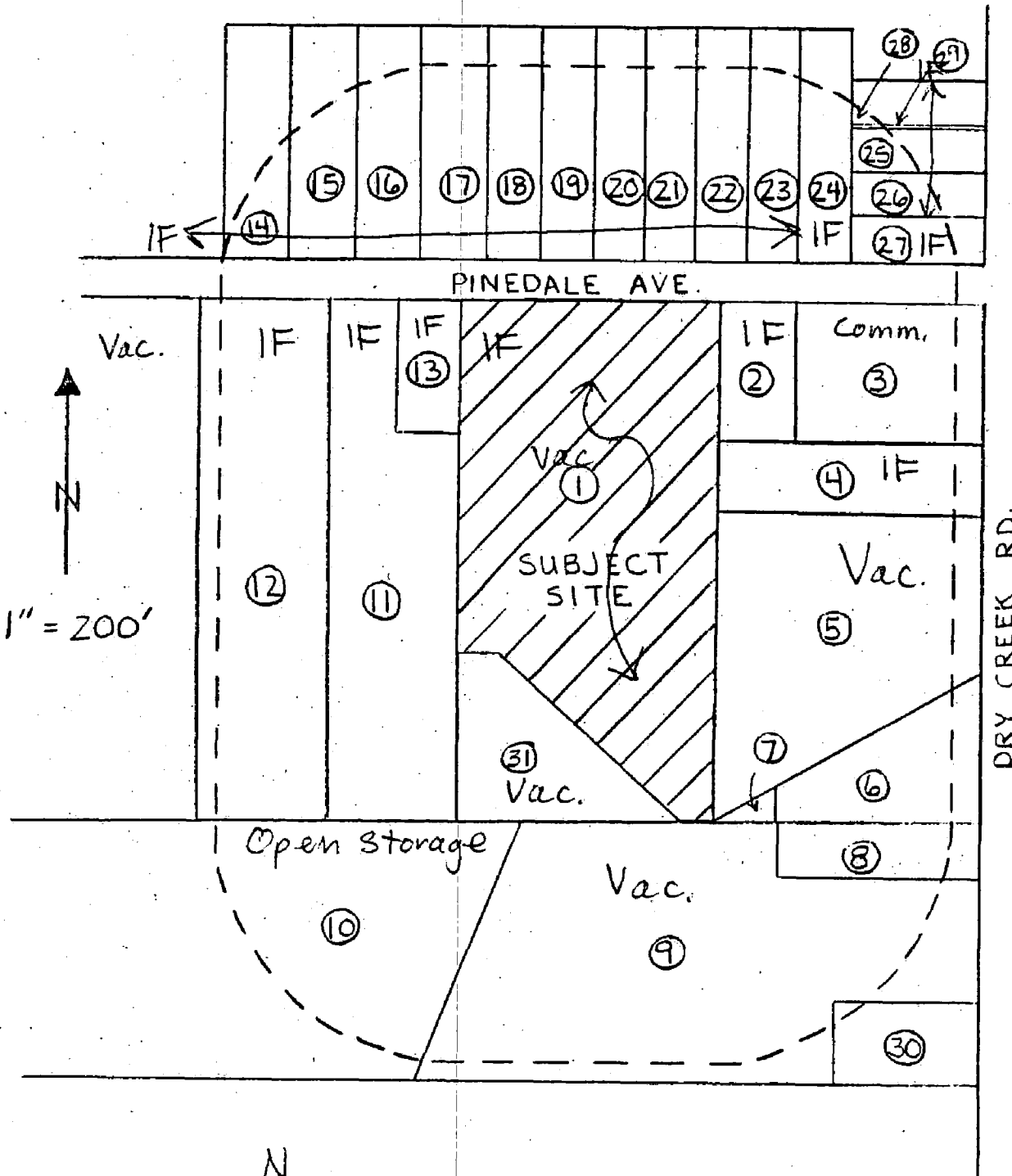
VICINITY MAP

P-89-225

11-16-89

item 19

300' RADIUS MAP



Zoning: R-1 For Entire Area.

LAND USE & ZONING MAP

P-89-225

11-16-89

Item 19

DEVELOPER
 ARTESIAN DEVELOPMENT CORPORATION
 4781 PELL DRIVE
 SACRAMENTO, CALIFORNIA 95838
 (916) 927-3200

ENGINEER
 MOLDENHAUER ENGINEERING CO.
 1107 KENNEDY PLACE, SUITE 7
 DAVIS, CALIFORNIA 95616

PUBLIC IMPROVEMENTS
 PER CITY OF SACRAMENTO STANDARD
 SPECIFICATIONS AND DRAWINGS

ASSESSOR'S PARCEL NUMBER
 226-180-07

PRESENT AND PROPOSED ZONING
 R-1

TOTAL ACREAGE
 4.11 ACRES

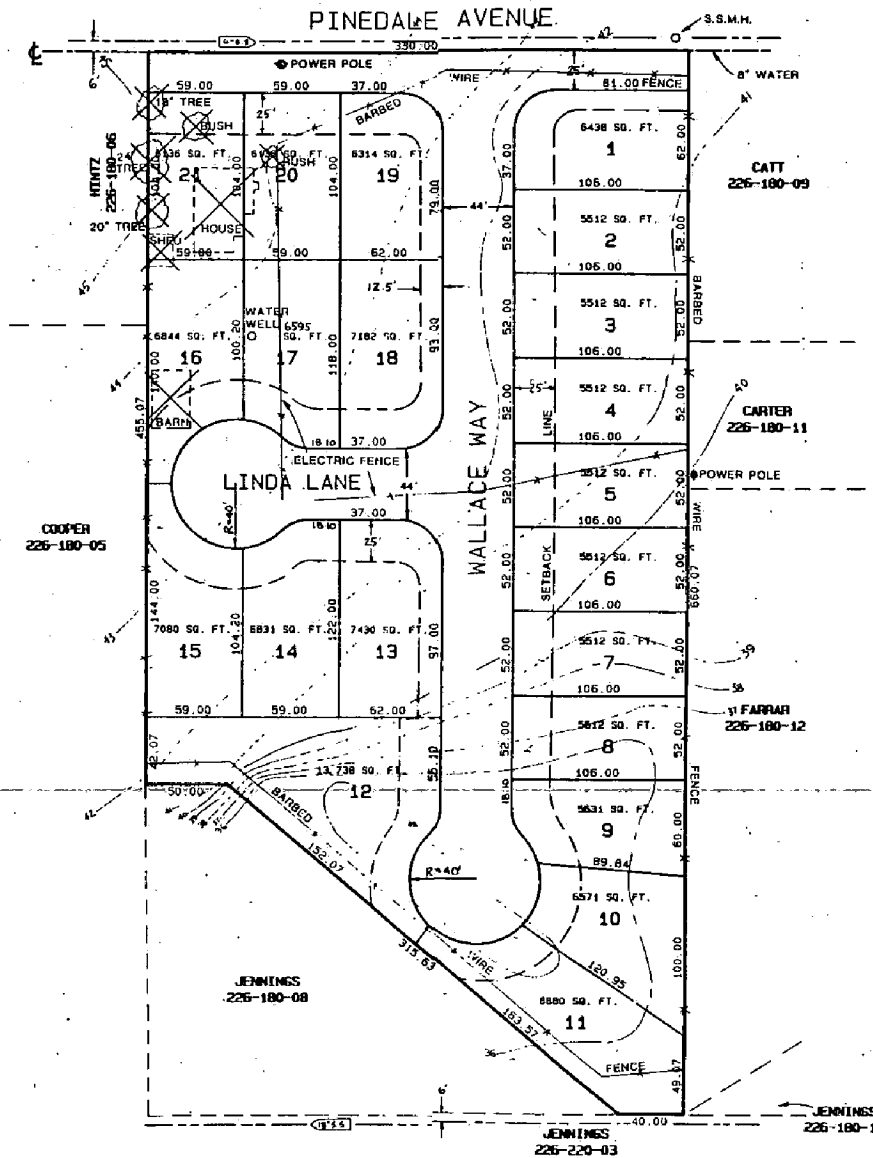
SEWER SERVICE
 CITY OF SACRAMENTO

WATER SERVICE
 CITY OF SACRAMENTO

ELECTRIC SERVICE
 S.M.U.D.

GAS SERVICE
 P. G. & E.

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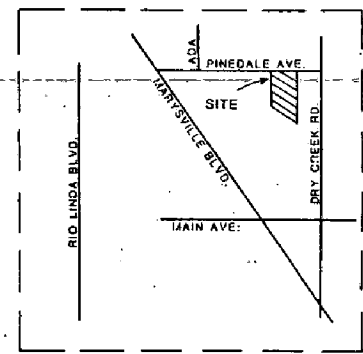
PINEDALE PARK

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF TRACT OF BLOCK 19
 OF ROBLA ACRES, BOOK 14 OF MAPS, MAP
 NO. 25, SACRAMENTO COUNTY RECORDS,

SACRAMENTO, CALIFORNIA

MAY 1989



VICINITY MAP
N.T.S.

P 89225

m e c moldenhauer
 engineering
 company

1107 KENNEDY PLACE, SUITE 7
 DAVIS, CALIFORNIA 95616
 (916) 756-2250 (916) 920-3518
 ENGINEERING CONSULTANTS PROJECT PLANNERS
 ENVIRONMENTAL REPORTS LAND SURVEYORS

DESIGNED BY: DDJ
 DRAWN BY: DDJ
 CHECKED BY: DDJ
 SCALE: 1" = 50'

**TENTATIVE SUBDIVISION MAP
 PINEDALE PARK
 SACRAMENTO, CALIFORNIA**

SHEET 1 OF 1
 DATE 05-03-89
 PROJ. 119
 1/19

Edward R. Moldenhauer
 Engineer 6/30/89

225-89-225

11-16-89

76 Nov 19

DEVELOPER
 ARTESIAN DEVELOPMENT CORPORATION
 4781 PELL DRIVE
 SACRAMENTO, CALIFORNIA 95838
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 HOLDENHAUER ENGINEERING CO.
 1107 KENNEDY PLACE, SUITE 7
 DAVIS, CALIFORNIA 95616

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ASSESSOR'S PARCEL NUMBER
 226-180-07

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 R-1

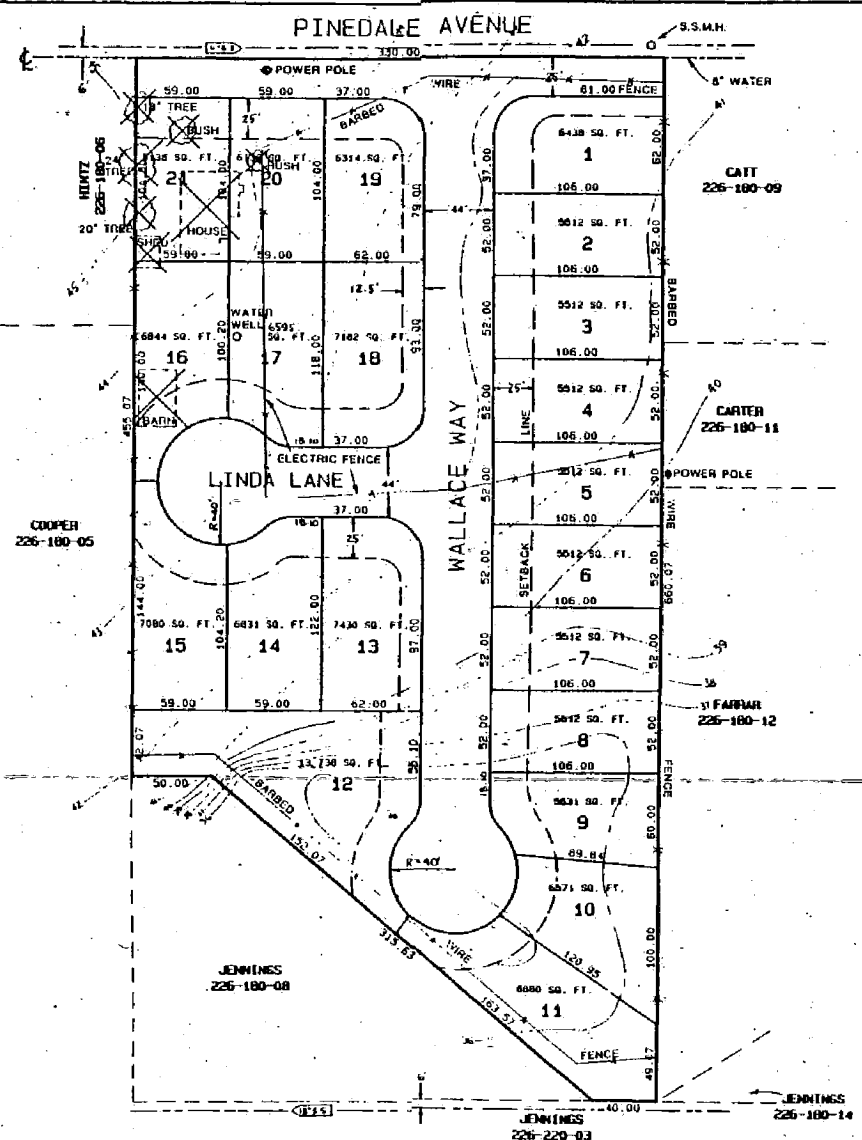
TOTAL ACREAGE
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SEWER SERVICE
 CITY OF SACRAMENTO

WATER SERVICE
 CITY OF SACRAMENTO

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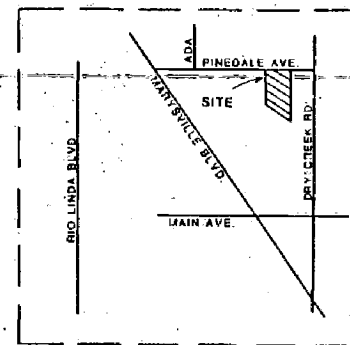
PINEDALE PARK

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF TRACT OF BLOCK 19
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SACRAMENTO, CALIFORNIA

MAY 1989



VICINITY MAP
N.T.S.

Donald R. Moldenhauer
 Engineer
 6/30/89

P 89225

m e c moldenhauer
 engineering
 company

1107 KENNEDY PLACE SUITE 7
 DAVIS, CALIFORNIA 95616
 (916) 756-2250 (916) 920-3018

ENGINEERING CONSULTANTS PROJECT PLANNERS
 ENVIRONMENTAL REPORTS LAND SURVEYORS

DESIGNED BY: DDJ
 DRAWN BY: DDJ
 CHECKED BY: DDJ JJ
 SCALE: 1" = 50'

TENTATIVE SUBDIVISION MAP
PINEDALE PARK
SACRAMENTO, CALIFORNIA

SHEET OF	
1	1
DATE 05-03-89	
PROJ. #	

~~XXXXXXXXXXXX~~
EXHIBIT "A"

The land herein referred to is described as follows:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Tract of Block 19 of Rohla Acres, filed in Book 14 of Maps, Map No. 25, described as follows:

BEGINNING at the Northwest corner of said Block 19; thence Southerly 455.07 feet along its West boundary line to a point; thence Easterly 50 feet on a line parallel with the North boundary line of said Block 19 to a point; thence Southeasterly 315.53 feet, more or less, to a point in the South line of said Block 19, which point is in the center line of Central Avenue and 40 feet Westerly from the Southeast corner of said Block 19; thence Easterly 40 feet along the South boundary line of said Block 19; which boundary line is in the centerline of Central Avenue to the Southeast corner of said Block 19; thence Northerly 660.07 feet along the East boundary line of said Block 19 to the Northeast corner of said Block 19; thence Westerly 330 feet along the Boundary line of said Block 19 to the point of beginning.

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**NORTH
AMERICAN
TITLE
COMPANY**

ATTACHMENT A

Discussion of Initial Study

Pinedale Park (P89-225)

PROPOSED PROJECT

The applicant is proposing to subdivide 4.11 acres, currently developed with one single family residence and a barn (both to be demolished), into 21 standard single family lots. The application states that the owner will construct the new residences, however, no plans were received for review. The site is designated for Low Density Residential (4-15 du/na) in the 1986-2006 General Plan and for Residential (7-15 du/na) in the 1984 North Sacramento Community Plan. The site is located at 1100 Pinedale Avenue in a Standard Single Family (R-1) zone.

ENVIRONMENTAL EFFECTS

1. Earth

The proposed project will result in compaction and overcovering of soil to provide proper drainage, building foundations, roads and vehicular maneuvering area. The subject site is designated for urban uses in the General Plan and the North Sacramento Community Plan. No unique geologic features are known to occur on the site. Development within the General Plan area is subject to potential damage from earthquake ground shaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU EIR, pg. T-16). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the Uniform Building Code's Seismic Risk Map to the United States (SGPU EIR, pg. T-20).

2. Air

Traffic associated with the proposed project will produce emissions of various compounds which contribute to regional and local air quality problems. Residential projects of 300 single family units or more are generally recognized as the threshold for potential production of significant levels of pollutants per day (SCAQMD, Air Quality Handbook for Preparing EIRs, April 1987). The project is anticipated to produce less than significant levels of these pollutants as it consists of only 21 units. Sacramento is a non-attainment area for ozone and carbon monoxide (CO), however, no violation of the CO standards are expected from the implementation of this project.

Watering during construction will reduce fugitive dust to a less than significant level. The applicant has agreed to the following mitigation measure to reduce fugitive dust:

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM-10 levels in the vicinity of construction. Elements of this program would include the following:
 - a. Sprinkle all unpaved construction areas with water as least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emission by about 50%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce re-suspension of fine dust particles through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering as necessary.

3. Water

Changes in absorption rates, drainage patterns and amount of surface runoff resulting from this project are viewed as less than significant as the area is designated for urban uses and the infrastructure capacity is anticipated to be sufficient to accommodate the project requirements.

The proposed project is located in Zone X of the new FIRM maps dated May 1, 1989. The site is not expected to experience a 100 year flood event. The proposed project will have a less than significant impact on water movement.

4/5. Plant and Animal Life

The subject site contains a pasture currently used for horse grazing. The native plant life on the site has been degraded to a ruderal field, which typically supports plant and animal life common in an urbanized area (field mice, moles, songbirds, etc.) No rare or endangered plant or animal life is known to exist on the site. Loss of the site as forage area or habitat is considered less than significant (SGPU EIR, pgs. U-12, -28).

6. Noise

Urbanization of the site will increase the ambient noise level in the vicinity through the introduction of additional residents, automobiles and the temporary impact of construction noise.

The site lies within the 60-65 dB Ldn of McClellan Air Force Base. The General Plan permits residential development within this area subject to noise attenuation measures identified through an acoustical study. While a site-specific study has not been prepared for this site, an acoustical study exists for a similar project in the same noise contour located south of the subject site. That study identified mitigation measures to reduce interior noise impacts to a less than significant level. The applicant has agreed to the following mitigation measures to reduce noise impacts from McClellan AFB to less than significant levels:

1. All joints in exterior walls shall be grouted or caulked airtight.
2. All penetrations of exterior wall shall include a 1/2 inch air space. 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.
3. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
4. All sleeping areas shall be provided with carpet and pad.
5. There shall be no through-the-door or through-the-wall mail or paper chutes.
6. Basic wall construction shall include:
 - a. 2x4 wood studs,
 - b. R-11 insulation in the cavities,
 - c. 1/2" gypsum wall board interior, fully taped, finished and sealed around the perimeter with a resilient caulking.

7. Ceilings shall be finished with a minimum 1/2" gypsum board, with a minimum R-19 rating insulation in the attic.
8. Roof shall have weight per square foot equal to 1/2" plywood and 220 lb./square composite shingles. Skylights shall not be permitted.
9. Windows must have a minimum STC rating of 29 or better. Windows should compromise less than 30% of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mph wind per ASTM standards.
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13. Exterior walls must be 5/8" wood finish or equivalent weight or greater per square foot.
14. Gravity vent openings in attic space shall not exceed code minimums in number and size. The openings shall be fitted with transfer ducts as least 3 ft. in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend such that there is no direct line of sight from the exterior through the duct into the attic.

7. Light and Glare

Standard street lighting will be installed which must meet City standards and not generate light or glare within the subdivision or onto surrounding property.

8. LAND USE

The subject property is designated for residential uses in the community and general plans. The site is surrounded by residential uses and land designated for residential uses.

The project would result in 5.1 units per gross acre. Approximately 3.44 net acres exist for development. The density is therefore approximately 6.1 units per net acre, which does not meet the minimum of 7 units per acre in the North Sacramento Community Plan. If the project were to contain half-plex lots for the corner parcels, the minimum density can be achieved. The applicant has agreed to the following mitigation measure to reduce land use impacts to a less than significant level;

1. Corner lots in the project shall be subdivided into half-plex lots.

9. Natural Resources

The proposed project is not anticipated to accelerate the use of natural resources or deplete non-renewable resources.

10. Risk of Upset

Storage of toxins or chemicals in large quantities is not acceptable activity in residential areas. The proposed project will result in a less than significant risk of upset.

11/12. Population/Housing

The proposed project is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing, as it is consistent with land use designations for the site.

13. Transportation/Circulation

The streets most likely to be affected by the proposed development are Pinedale Avenue, Dry Creek Road, and Marysville Boulevard.

Marysville Boulevard is a 2 to 4 lane major arterial. Existing levels of service (LOS) between Rio Linda Boulevard and Bell Avenue are "A", with a v/c ratio of .59 indicating free-flowing traffic. Dry Creek Road is also at LOS "A". Pinedale Avenue is classified as a local street and was not analyzed in the General Plan EIR.

The future LOS predicted for these streets indicate that all the impacted streets will continue to operate at LOS " A ". Traffic impacts are considered to be less than significant.

14-16. Public Services/Energy/Utilities

The proposed project is consistent with land use designations in the community and general plans upon which projections for public services, energy and utilities are made. The proposed project will have a less than significant impact on these services.

17. Human Health

The proposed project is not expected to create health hazards or potential health hazards or expose people to potential health hazards.

The existing buildings on the site are proposed for demolition. All existing buildings have some potential to have been constructed with products that contain asbestos. Demolition of the existing buildings on the site could subject workers to health risks from exposure to asbestos.

The applicant has agreed to comply with the following mitigation measures in order to reduce potentially significant human health impacts to a less than significant level:

1. The applicant shall comply with the applicable State regulations requiring all developers to specify all asbestos-containing materials in existing buildings prior to demolition.

If asbestos-containing materials are identified on the project site, the applicant will determine the quantity of the material to be removed and comply with the following applicable State and Federal regulations:

- CAL-OSHA worker safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos-containing materials. Specific standards are provided by CAL-OSHA.
- EPA National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos-containing materials. Specific information is provided by EPA.

18. Aesthetics

The project site is a relatively flat parcel of property. Development on the site will not result in the obstruction of any scenic view. Impacts to aesthetics will be less than significant.

19. Recreation

As a residential subdivision, the project is subject to Quimby fees, which provide a revenue source for creation of recreational areas. The project will have a less than significant impact on recreation.

20. Cultural Resources

The subject site is located in an area identified in the General Plan EIR as a "Primary Impact Area", which is defined as an area which lies north of I-80 along drainage courses and having a "moderate " to "somewhat higher than moderate" archaeological sensitivity. In order to reduce impacts to a less than significant level, the applicant has agreed to the following mitigation measures:

1. Prior to issuance of any building permits for the project, the applicant shall submit a cultural resources report on the project site which shall include the following items;
 - a. A records search and consultation with the North Central Information Center conducted by a qualified professional archaeologist to identify known cultural resources and potential cultural resources which could be found on the site proposed for development.
 - b. If the records search indicates a high sensitivity for cultural resources, a field survey shall be performed by a qualified professional archaeologist. Specific preservation and mitigation measures recommended by the survey, in consultation with the State Office of Historic Preservation, Native American organizations, and Sacramento's Preservation Board, shall be implemented.