

REPORT AMENDED BY STAFF 11-30-89  
**CITY PLANNING COMMISSION**

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

APPLICANT	Newton Associates - P.O. Box 160273, Sacramento, CA 95816
OWNER	Oren Burkett - 6015 Power Inn Road, Sacramento, CA 95824
PLANS BY	Newton Associates - P.O. Box 160273, Sacramento, CA 95816
FILING DATE	7-7-89
ENVIR. DET.	Negative Declaration
REPORT BY	DH:sg
ASSESSOR'S PCL. NO.	250-341-005

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map to be called Chelsea Place, to divide 10+ partially developed acres into a 57 lot subdivision in the Standard Single Family (R-1) zone.

**LOCATION:** 275 Morey Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide 10+ acres into 57 standard single family lots.

**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, and vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family & vacant; R-1	Front:	25'	To be shown
South: Single family & vacant; R-1	Side(Int):	5'	
East: Single family & apts; R-1 & R-3	Side(St):	12-1/2'	
West: Single family & vacant; R-1	Rear:	15'	

Property Dimensions:	550' x 792'
Property Area:	10+ acres
Density of Development:	7 d.u. per acre
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended
Design Review District:	Strawberry Manor Design Review District

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On September 13, 1989, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions, by a vote of 7 ayes and 2 absent.

City Planning Commission  
Sacramento, California

Members in Session:

Subject: A. Negative Declaration  
B. Tentative Map (P89-256) - Chelsea Place

Location: 275 Morey Avenue

Summary: This request is to divide 10+ acres into a standard 57 lot single family subdivision.

BACKGROUND: The attached report was prepared for Planning Commission action on September 28, 1989. On the day of the hearing, an adjacent property owner appealed the decision of the Environmental Review Coordinator to prepare a Negative Declaration. On November 21, 1989 the City Council denied the appeal and referred the map back to the Commission for action (refer to Attachment B).

Issues raised at the City Council hearing centered upon design of the single family dwellings and traffic impacts at the intersection of Morey Avenue and Norwood Avenue.

ANALYSIS: The applicant, on November 22, 1989, met with Councilperson Ferris and staff and explained that his client does not have any building elevations or plans. Therefore to meet the Council's intent to review design of the dwellings and to be consistent with the Commission's previous requirements for design review of single family dwellings, staff recommends a condition be added to the tentative map review that design of the dwellings be reviewed by the Design Review Board.

Norwood Avenue is scheduled for major improvements starting in the Spring of 1990. The intersection of Morey and Norwood will be upgraded. Staff was informed the proposed subdivision may not be finalized until the Summer of 1990, after Norwood Avenue improvements have been installed.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration; and
- B. Recommend approval of the Tentative Map subject to added conditions in the attached original staff report.

Respectfully submitted,

*Will Weitman*  
of

Will Weitman,  
Senior Planner

WW:DH:sg

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is designated Residential 4-15 du/net acre on the 1988 General Plan and Low Density residential 7-15 du/net acre on the 1984 North Sacramento Community Plan. Zoning is Standard Single Family, R-1 zone. An existing single family dwelling is located on the site with several out-buildings and trees. Surrounding land uses include large lots with single family dwellings to the north, south and west with the Morey Terrace Apartments to the east. Mosby Avenue terminates at the subject site's eastern boundary (refer to vicinity map). The applicant has been advised that duplex units on the corner lots would increase the overall density to be acceptable. In an area of high rental and absentee ownerships, staff has recommended for single family dwellings on corner lots in past applications. The development results in a 5.7 du/acre density which is consistent with the General Plan.

B. Project Description and Tentative Map Evaluation

The applicant proposes to divide the 10+ acre site into 57 standard single family lots. Streets on the map will be required to be increased in right-of-way width to 44 feet from 42 feet as shown. Lots meet the minimum area and dimensional requirements in the R-1 zone. A six foot high solid masonry wall is required where the subject site abuts R-3 zoned property to the east. The existing house is proposed to be either removed or demolished. Trees are to be saved as per the City Arborist (refer to Tree Preservation Plan). The site is subject to Design Review since it lies within the boundaries of the Strawberry Manor Design Review District.

Improvements are to be required along Morey Avenue including off-site drainage, water and sewer services to tie into existing facilities. The streets are not long enough internally to create speed problems. Morey Avenue may require installation undulations if problems occur with speeding.

C. Parkland Dedication

Planning and Parks and Community Services have determined that parkland dedication in-lieu fees are appropriate. Fees will be base upon 0.8493 acres of land multiplied by the per acre value established by the applicant's appraiser.

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:

- A. 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 zones. Elements of this program should include the following:

- o 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 emissions by about 50%.
  - o Cover stockpiles of sand, soil, and similar materials with a tarp.
  - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. All joints in exterior walls shall be grouted or caulked airtight.
- C. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- D. 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.
- E. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent 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 mile an hour wind per ASTM standards.
- F. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- G. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- H. Construct a 6 foot high masonry wall along the eastern property line adjoining multi-family uses.

I. The applicant will comply with the following State regulation:

- o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

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

- o California Occupational Safety and Health Administration (CAL-OSHA) work 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 (San Francisco Office: (415) 974 7633).
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

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 and environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation (refer to Attachment A).

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Recommend approval of the Tentative Map subject to conditions which follow:

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing 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. Internal streets shall be 44' right-of-way. Morey Avenue shall be constructed to a 25' half-street with a minimum 12' lane south of centerline;

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  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 (0.8493 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 Uniform Building Code;
  7. Submit a soils test prepared by a registered engineer to be used in street design;
  8. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
  9. Drain study required (may require off-site extensions and oversizing);
  10. Place a flood hazard warning note on the final map. Note will be prepared by the Department of Public Works;
  11. Properly abandon existing well (parcel #41) under permit and septic system and provide public facilities prior to issuance of building permits;
  12. Provide a tree preservation plan for review and approval of the City Arborist. Trees to be protected shall have 6' high chainlink fencing erected enclosing the area within dripline;
- Note: Builder should make provision for 90 gallon can gates to conceal trash cans.
13. The applicant shall comply with mitigation measures as listed in the negative declaration for P89-256 to the satisfaction of the City Environmental Review Coordinator prior to issuance of building permits;

14. The house shall be offered for relocation for 30 days in a paper of general circulation. If purchased, the house shall be relocated within 90 days to another site. If not purchased, the applicant shall secure demolition permits from City Building Inspection Division.
  
15. 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, FBFM 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.
  
16. *The following requirement shall be noted on the final subdivision map: Prior to any issuance of building permits, the design of the homes shall be reviewed and approved by the City's Design Review Board. If the lots are sold to individuals and not developed in a tract manner, the individual plans may be submitted to the Design Review Board staff for approval. Design review includes building elevations, materials and landscaping. (staff added)*







RECORDING REQUESTED BY

Pioneer Title Co.  
150683-LRB

AND WHEN RECORDED MAIL TO:

Oren G. Burnett  
6015 Power Inn Rd  
Sacramento, CA 95824

REAL TAX STATEMENTS TO

SEND AS ABOVE

LEGAL DESCRIPTION  
85 10 11 1129

175486

OCT 11 11 12 05

County Clerk's Office  
SACRAMENTO COUNTY



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

AP8250-341-05

FFF

\$7  
8

TO 1822 PFC 18-83

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 99.00

- ( X ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens and encumbrances remaining at time of sale.
- ( ) Unincorporated area: ( X ) City of Sacramento, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
WANDA FAY PATTERSON MRAZ, JESSE J. PATTERSON, JOHNNY F. PATTERSON, ALLEN R.  
PATTERSON, LARRY F. PATTERSON, BONNIE B. SCHMIDT FERRY and DARRELL PATTERSON

hereby GRANT(S) to

OREN G. BURNETT, a married man

the following described real property in the City and  
County of Sacramento

, State of California:

Lots 22 and 23, of Oak Knoll, according to the official plat thereof, filed in the  
office of the Recorder of Sacramento County, California, on November 22, 1910, in  
Book 11 of Maps, Map No. 20.

*Wanda Fay Patterson Mraz*  
Wanda Fay Patterson Mraz

*Jesse J. Patterson*  
Jesse J. Patterson

*Johnny F. Patterson*  
Johnny F. Patterson

*Allen R. Patterson*  
Allen R. Patterson

*Larry F. Patterson*  
Larry F. Patterson

*Bonnie B. Schmidt Ferry*  
Bonnie B. Schmidt Ferry

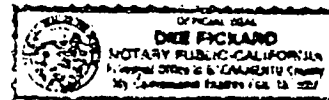
*Darrell Patterson*  
Darrell Patterson

Dated: October 9, 1985

STATE OF CALIFORNIA  
COUNTY OF Sacramento

On October 10, 1985 before  
me, the undersigned, a Notary Public in and for said State,  
personally appeared Wanda Fay Patterson Mraz  
Jesse J. Patterson, Allen R. Patterson  
personally known to me or proved to me on the basis of sat-  
isfactory evidence to be the person(s) whose name(s) also  
subscribed to the within instrument and acknowledged  
that they executed the same.  
WITNESS my hand and official seal.

Signature *Don Pickett*  
DON PICKETT



This area for official recording use

Title Order No.

Number of Loan No.

MAIL TAX STATEMENTS AS SHOWN ABOVE

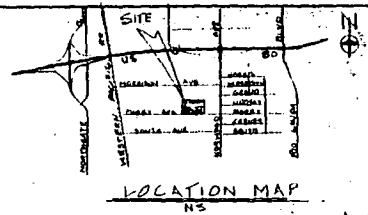
R-89-256

9-28-89  
12-14-89

2-89-256

12-14-89  
9-28-89

stem 153



TENTATIVE MAP FOR  
**CHELSEA PARK**

CITY OF SACRAMENTO  
MAY 1989  
SCALE: 1" = 40'

**DESCRIPTION**

LOTS 22 AND 23, OF DAK HOLLOW, MAP 11 OF MAPS,  
MAP NO. 20.

**ASSESSOR'S PARCEL NOS**

250-0341-005

**OWNER**

DREN & BUKKEIT  
6015 POWER INN BL SACR. CA 95824

**SUBDIVIDER**

DAVID METCALFE  
3081 MARLOW RD. SANTA ROSA CA. 95401

**ENGINEER**

NEWTON ASSOCIATES 914-983-9800  
P.O. BOX 160273, SACRAMENTO

**ZONING**

R-1

**IMPROVEMENTS**

AS REQUIRED BY THE CITY OF SACRAMENTO  
DEPT. OF PUBLIC WORKS

**TOTAL NO. OF LOTS**

57 SINGLE FAMILY

**ACREAGE**

5.0 AC.

**DENSITY**

5.7 UNITS/AC SF. 6.7 UNITS/AC DUPLEX CORNER

**MINIMUM LOT SIZE**

INTERIOR LOTS 5000 SQ. FT.  
CORNER LOTS 6200 SQ. FT.

**AVERAGE LOT SIZE**

5200 SQ. FT.

**PARK REQUIREMENTS**

AS PER CITY OF SACRAMENTO REQUIREMENTS

**SEWAGE** CITY OF SACRAMENTO

**WATER** CITY OF SACRAMENTO

**DRAINAGE** CITY OF SACRAMENTO

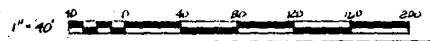
**FIRE** CITY OF SACRAMENTO



**LEGEND**

- WELL
- (with symbol) TREE, SEE TYPE
- ▲ FIRE HYDRANT
- ⊗ STRUCTURE TO BE REMOVED
- ① LOT NUMBER
- ↔ SEWER
- ☒ SEPTIC SYSTEM
- RIGHT OF WAY
- WATER MAIN
- CONDUIT
- ENGLISH WALNUT
- BLACK WALNUT
- LOCUST

TREE PRESERVATION PLAN



DESIGNED BY: _____	REV. DATE. DESCRIPTION. BY. APP'D.	BENCH MARK: _____	ELEV. _____	FIELD BOOKS _____	SCALE _____	SUBMITTED BY: _____	CHELSEA PLACE	SHEET
DRAFTED BY: _____		DESCRIPTION _____	DATUM: _____	_____	1" = 40'	ROBERT R. NEWTON	TENTATIVE MAP	1
CHECKED BY: _____				_____	JOB NO. _____	R.C.E. 1517D	CITY OF SACRAMENTO	2
				_____	DRAWING NO. _____		COUNTY OF SACRAMENTO	3
							CALIFORNIA	

**NEWTON ASSOCIATES**  
ENGINEERING DESIGN  
P.O. BOX 160273  
SACRAMENTO, CALIFORNIA  
(916) 463-8660

ATTACHMENT A  
DISCUSSION OF INITIAL STUDY  
CHELSEA PARK - P89-256

Project Description

The firm of Newton & Associates has made application to the City of Sacramento for the necessary entitlement to develop a 57 lot subdivision in the North Sacramento Community Plan area. The site is designated Low Density Residential (4-15 du/na) in the 1986-2006 General Plan. It is designated Residential (7-15 du/na) in the 1984 North Sacramento Community Plan. The site is zoned Standard Single Family (R-1). The subject site is located on the north side of Morey Avenue, a residential street, approximately 800 feet west of Norwood Avenue. The site is approximately 1,750 feet south of I-80 Freeway. Existing multi-family residential is located east of the site.

The necessary entitlement for the project is a tentative subdivision map.

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 North Sacramento Community Plan. No unique geologic features are known to occur on the site. Development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU, DEIR, 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 UBC's Seismic Risk Map of the United States (SGPU, DEIR, 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. Sacramento is a non-attainment area for ozone and Carbon Monoxide. No violation of the CO standards are expected from the implementation of this project. Residential projects of 300 single family units or more are generally recognized as potentially capable of producing significant levels of pollutants per day (SCAQMD, Air Quality Handbook for Preparing EIR's). The subject project is anticipated to produce less than significant levels of these pollutants since it consists of only 67 units. Watering during construction will reduce fugitive dust to a less than significant levels. The applicant has agreed to the following mitigation measure to reduce geological impacts to a less-than-significant level:

12-14-89

P89-256

- A. 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 zones. Elements of this program should include the following:
- o 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 emissions by about 50%.
  - o Cover stockpiles of sand, soil, and similar materials with a tarp.
  - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  - o 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 since the area is designated for urban uses and infrastructure capacity is anticipated to be sufficient to accommodate the needs.

New preliminary Flood Insurance Rate Maps (FIRMS) dated May 1, 1989, have been issued based on the recent studies conducted by the USCOE and FEMA which indicate a need for increased flood control measures in order to provide 100 year flood protection for all areas within the City of Sacramento.

In response to these studies, Congress has adopted special legislation to prevent FEMA from issuing new base flood elevations for property located in the newly identified flood plain that would ultimately result in new and higher flood insurance rates. The special legislation further authorizes the City to develop appropriate land use policies for development in the new floodplain. In this regard Congress has determined that some new development may proceed in these areas

In light of the special legislation, FEMA has designated the newly identified flood areas as an A99 zone. The A99 zone identifies "areas of special flood hazard, where adequate

progress has been made on a flood control system such as dikes, dams, and levees, to consider it complete for insurance rating purposes."

The proposed project is located within an area designated by the Federal Emergency Management Agency (FEMA) as an A99 zone and determined by the U.S Army Corps of Engineers (USCOE) to have approximately 63 year flood protection.

The City is now working with the USCOE and other responsible agencies to develop an accelerated program to provide future flood protection. Three measures have been identified to accomplish 100 year flood protection throughout the City: 1) levee stabilization, 2) increased flood storage capacity at Folsom Lake and 3) levee upgrades (raising the height of levees). Some combination of all three measures will be needed to provide 100 year flood protection to the entire City.

Levee stabilization work will be the first step towards increased flood protection. Levee repairs along the Sacramento River have been targeted as the highest priority. Funds are expected to be appropriated by Congress in order to award levee stabilization contracts by July 1, 1990. The USCOE anticipates completion of needed levee stabilization work by 1992.

While levee stabilization work is in progress, efforts will be made to operate Folsom Dam in a manner which will increase available flood storage capacity. Additional capacity combined with levee stabilization is expected to provide 100 year flood protection in all areas of the City except Natomas and portions of the basins surrounding Dry Creek, Morrison Creek and Arcade Creek, which are expected to have approximately 70 year protection. Attaining 100 year protection for the entire City will require levee upgrades in many areas of the City and maintaining increased flood storage capacity in Folsom Dam. According to current USCOE information this work is scheduled to be completed early 1996.

The 63 year flood protection designation now assigned to the project area represents a 1.6 percent risk of flooding in any given year. This risk of flooding is expected to persist for approximately 3 years. By 1992, when it is anticipated that the levees stabilization effort will be completed an additional storage capacity in Folsom Dam will be available; the project vicinity is expected to attain approximately 75 year flood protection, a 1.3 percent risk of flooding in any given year. By 1996, when additional measures including levee upgrades are in place, the Sacramento area is expected to have 100 year flood protection, a one percent risk of flooding in any given year.

The low percentage risk of flooding over a relatively short period of time combined with the multi agency flood protection efforts and the legislative direction allowing controlled growth have resulted in a determination by the Environmental Coordinator that the risk of flood associated with the proposed project is less than significant.

4/5. Plant/Animal Life: The subject site would be categorized as "old field" habitat according to the General Plan (SGPU, DEIR, pg. U-12). This habitat type is typically degraded when situated in urban surroundings. Old field habitat does provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU, DEIR, pg. U-28). No known rare or endangered species of plants or animals are known to exist on the site.

6. Noise: The subject site is located in an area where the noise from Freeway I-80 is expected exceed the 60 dB limit for exterior environments specified by the City of Sacramento Noise Element at buildout of the General Plan. The subject site is located 1,750± feet from the freeway. The area north of the site up to the freeway is designated for urban uses. When buildout occurs, it is anticipated that structures will attenuate exterior noise levels on the site to an acceptable level. For exterior noise levels greater than 60 dB Ldn, the interior limit level of 45 dB Ldn becomes effective and single-family residential development is permitted only with the inclusion of protective measures. The applicant has agreed to the following mitigation measures to reduce interior noise levels to less-than-significant:

- B. All joints in exterior walls shall be grouted or caulked airtight.
- C. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- D. 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.
- E. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent 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 mile an hour wind per ASTM standards.
- F. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- G. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

In order to potential noise impacts on the project resulting from existing multi-family residential adjacent to the east, the applicant shall:

- H. Construct a 6 foot high masonry wall along the eastern property line adjoining multi-family uses.

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 at a density of 7 to 15 units per acre in the community plan. By constructing duplex/halfplex units on corner lots, the minimum density of 7 units per net acre will be achieved. The site is surrounded by residential uses and land designated for residential uses. The proposed project is expected to have a less-than-significant impact on present and proposed land uses.

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 toxics or chemicals in large quantities is not an 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.

13. Transportation/Circulation: Norwood Avenue, from I-80 to Del Paso Boulevard, is expected to attain an LOS D at buildout of the SGPU (SGPU DEIR, pg. Y-81). Widening of Norwood Avenue will reduce traffic impacts to a less-than-significant level. Norwood Avenue is designated for improvement with Measure A funds reducing potential impacts to a less-than-significant level.

14-16. Public Services/Energy/Utilities: The proposed project is consistent with land use designations in the community and general plan 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: Existing older buildings have some potential to have been constructed with products that contain asbestos. Demolition of the existing buildings on the project site could subject workers and surrounding residents to significant health risks from exposure to asbestos. The applicant has agreed to the following mitigation measure in order to reduce potentially significant human health impacts resulting from the demolition of the existing residence to a less-than-significant level:

I. The applicant will comply with the following State regulation:

- o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

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

- o California Occupational Safety and Health Administration (CAL-OSHA) work 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 (San Francisco Office: (415) 974 7633).
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

18. Aesthetics: The project will comply with all height, area and setback requirements of the City's Zoning Ordinance. Obstruction of a scenic view and creation of an aesthetically offensive site is not anticipated to occur.

19. Recreation: The applicant will pay Parkland Dedication in-lieu fees as required by the Quimby Act to mitigate impacts to recreational facilities to a less-than-significant level.

20. Cultural Resources: No cultural deposits are known to be located on the project site. The project will have a less-than-significant impact on these resources.