

REPORT AMENDED BY STAFF 9-14-89
REVISED REPORT-9-10-89
CITY PLANNING COMMISSION

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

APPLICANT Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833
OWNER Ernest C. Basham, P.O. Box 464, Broderick, CA 95605
PLANS BY Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833
FILING DATE 12/29/88 **ENVIR. DET.** Negative Declaration **REPORT BY** DH/kjr
ASSESSOR'S PCL. NO. 226-0230-003

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to divide 5.0+ vacant acres into 20 single family lots in the R-1 Zone
 - C. Variance to reduce the rear and side yard setbacks for two proposed lots
 - D. Subdivision Modification to establish back-on through lots

LOCATION: 475 Main Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 5 acres into 20 single family lots (Revised to 18 lots 8/10/89)

PROJECT INFORMATION:

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: Vacant with PG&E overhead high voltage transmission lines and one mobile home

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	To Be Shown
South: Single Family; R-1	Side(Int):	5'	
East: Vacant, proposed single family; R-1	Side(St):	12 1/2'	
West: Single Family under Construction; R-1	Rear:	15'	

Property Dimensions: 330' x 660'
Property Area: 5+ acres
Density of Development: 4 d.u. per acre
Topography: Flat
Street Improvements: To be extended
Utilities: To be extended

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APPLC. NO. P89-040 **MEETING DATE** September 14, 1989 **ITEM NO.** 4

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 26, 1989, by a vote of six ayes and three absent, the Subdivision Review Committee recommended denial of the tentative map based upon the need to redesign the subdivision to have front-on lots along Main Avenue and reconfigure the lot layout under the power line easement. On August 23, 1989, the SRC reviewed a revised tentative map showing elimination of back-on lots on Main Avenue with an increase in lot depth from 100 feet to 125 feet and increase in lot width from 52 feet to 70 feet. By a vote of seven ayes and two absent, the SRC recommended approval of the revised map.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 5+ acres containing an older mobile home, several out buildings, and piles of stored construction materials and rubbish. An existing private road leads northward to the trailer which is recessed 300+ feet north of Main Avenue. The General Plan and 1984 North Sacramento Community Plan designate the site for Residential Low Density 4-15 du/net acre and Residential 7-15 du/net acre respectively. The site is bordered by single family uses to the south and north with the approved tentative map for Kings Meadow (P87-360) affecting the east property line. To the west lies the Windsong subdivision currently under construction. Sextant Way terminates the subject site's western property line (P87-079). Main Avenue is shown as an 80 foot ultimate right-of-way and a major street.

B. Project Description

The applicant proposes to divide 5+ acres into 18 standard single family lots. The PG&E easement is 100 feet wide and approximately 605 feet long, occupying 1.4 acres of the 5.0 acre site. This results in 3.6 developable acres for 18 lots and a net density of six dwelling units per net acre (see Exhibit A).

In order to establish Lot 7 which has three street frontages and is considered a through lot, a subdivision modification is necessary. The City Ordinances prohibit through lots (lots with two or three street frontages) unless findings for support of the modification can be established.

Several of the lots require variances to reduce the required rear yard setbacks. Lots 2 and 8 have specific building envelopes proposed to show substituted rear yard area (attached as Exhibits B and C).

C. Subdivision Design:

1. Front-On Lots

The applicant has proposed a series of alternatives to divide the site prior to submitting the request. One of the alternatives, Study Plan C (Exhibit E), shows front on lots to Main Avenue. Planning Staff has conducted a survey of existing land uses and recently constructed subdivisions in North Sacramento on major streets. Results of the survey yielded the following information:

- a. Windsong, located two lots to the west of the subject site, has back-on lots and sound wall constructed at the back of sidewalk. The sound wall is appropriate since the subdivision is located adjacent to the intersection of Main and Norwood. No other sound walls are proposed on the north side of Main Avenue between Norwood Avenue and Rio Linda Boulevard.
- b. North Point Subdivision, located at the northwest corner of Main and Norwood Avenues, has back-on lots with a 15 foot landscape setback behind the sidewalk and then a 6 foot high solid masonry decorative sound wall. The original subdivider proposed that the homeowners association maintain the landscape strip. The City was asked to take over maintenance of the 2 acre park and landscape strip by a subsequent developer.
- c. Glenwood Park Unit 6 Subdivision, located on the south side of Main Avenue, due west of Norwood Avenue, has front-on lots, 65 to 70 feet in width and 125 feet of minimum depth with a minimum 35 foot front yard setback. Staff observes that with the front yard landscape treatment, use of a turning area off the driveway to avoid backing out into the traffic flow, and courtyard treatment provided by fencing in the front yard behind the 35 foot building setback, a much more desirable and aesthetic experience is provided than the results of two story structures in Northpointe backing onto Main Avenue adjacent to a sound wall.
- d. Sunridge Subdivision, located at the southwest corner of Bell Avenue and May Street, proposes to have 70 foot wide lots, 115 to 125 feet deep with 35 foot front yard setbacks fronting onto Bell Avenue, which is also designated as a major 80 foot wide roadway. An acoustics report for Sunridge required specific mitigation measures to be used in the construction of units fronting on Bell which can be applied to subject site.
- e. Pickard Woods, located due east to Sunridge on the south side of Bell Avenue, proposes front on lots 75 feet in width with 125 foot deep lots and 35 foot front yard building setback. The acoustic report for Pickard Woods also required building construction techniques to attenuate proposed traffic impacts.

In recent approvals by the Commission and City Council, acoustic mitigation measures can be incorporated into building design to reduce the interior noise levels to an acceptable noise level on major streets. Staff has recommended the redesign to allow front-on lots.

Planning Division Staff has discussed with the applicant the desire to redesign the subdivision to have front-on lots. The applicant on 8/10/89 submitted a revised map to show front-on lots on Main Avenue (consisting of 70' x 125' lots). These lots shall be designed to provide for a 35 foot front setback and a hammerhead or turnaround driveway to avoid back out onto Main Avenue.

2. Height Restriction and Setbacks

Planning Staff expressed a concern over the height of units placed 5 feet from a side property line. On Lots 2 and 8 with reversed rear yard area, the possibility of a two story unit, 5 feet from the rear yard of an adjacent dwelling is possible. Where possible, Planning Staff encourages a restriction to single story heights where new single family development abuts existing or proposed single family development. Staff supports the rear setback reduction to 5 feet for Lots 2 and 8 because the buildable area is limited due to the PG&E power lines and these structures will be one story in height. The applicant has agreed to this height restriction.

3. Building Envelopes

Staff has requested a plan showing building envelopes since several of the lots have two or three street frontages. The building envelopes would establish front, rear, and side yard setbacks. Building setbacks should also observe the PG&E power line easement. (See Exhibits B and C.)

D. PG&E Easement

Exhibit E presents the correspondence from PG&E regarding use restrictions under the easement. Construction activities are also limited under the lines. Staff has included conditions regarding the PG&E easement as tentative map conditions.

E. Staff Recommendation - Summary

Staff supports the revised tentative map to provide front-on lots to Main Avenue, 70 feet in width and 125 feet in depth, with a minimum of 35 feet of front yard building setback. Staff also supports the subdivision modification to establish a through lot and a variance to reduce yard setbacks.

ENVIRONMENTAL DETERMINATION: The City Environmental Review Coordinator has prepared a Mitigated Negative Declaration for the proposed project (see Exhibit F for Initial Study Discussion for P89-040). The acoustical study prepared by the consultant was based on the "back-on" lots on Main Avenue.

The Environmental Coordinator has determined that the project as proposed and revised 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 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. *These measures apply to back-on lots only: (staff amended)*

1. All trees to be retained shall be protected from damage during construction on the site. The applicant shall install a chain link construction fence around the drip line, to be installed prior to issuance of any permits for site development. The Building Division shall receive proof of this by submission of either (a) a copy of the rental agreement between the developer and the company renting the fence or (b) photographs showing the construction fence in place.

~~Since the map has been revised to create front on lots on Main Avenue, the applicant will be required to submit a revised acoustical study to determine the STC rated construction material for one story or two story dwellings fronting on Main Avenue (for noise mitigation measures). This acoustical study shall be submitted to the City Environmental Coordinator for review and approval prior to filing a final map. The new mitigation measures shall be incorporated into the structures fronting on Main Avenue. (staff deleted)~~

2. No two story residence shall be permitted on the lots abutting Main Avenue. This condition shall appear as a note on the recorded final subdivision plat for this project.
3. Prior to a Certificate of Occupancy for the residences abutting Main Avenue, the applicant and/or developer shall construct a 7 foot high noise barrier (including berm) along the property line adjacent to the Main Avenue right-of-way on all lots abutting Main Avenue.

Interior day-night average sound levels were calculated only for the bedrooms (the most sensitive receptor location) of a generic house, as specific plans were unavailable. The Noise Ordinance assumes a 15 dB reduction from exterior to interior noise levels with an open window. Therefore, exterior day-night noise levels in excess of 60 Ldn interpret to interior noise levels in excess of 45 Ldn. Even with closed windows, the interior day-night average will equal or exceed 45 dB unless the building construction is designed with sufficient sound transmission loss. To reduce interior noise levels to acceptable levels, the following mitigation measures are required:

4. All joints in exterior walls shall be grouted or caulked airtight.
5. All penetrations of exterior wall 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.
6. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
7. All sleeping spaces shall be provided with carpet and pad.

8. There shall be no through the door or through the wall mail or paper chutes.

Since the map has been revised to create front-on lots on Main Avenue, the applicant will be required to submit a revised acoustical study to determine the STC rated construction material for one-story or two-story dwellings fronting on Main Avenue (for noise mitigation measures). This acoustical study shall be submitted to the City Environmental Coordinator for review and approval prior to filing a final map. The new mitigation measures shall be incorporated into the structures fronting on Main Avenue. (staff added)

After further review of the original acoustical study of the subject site based on back-on lots and other studies done along Bell Avenue, staff found that similar noise levels exist along Bell Avenue. Therefore, in lieu of a new acoustical study for the Basham property, the same mitigation measures required for the Chardonay subdivision (SW corner of Taylor and Bell Avenue) shall suffice. These measures include the following: (staff added)

- a. All dwellings fronting on Main Avenue shall incorporate the following construction methods designed to achieve maximum interior noise attenuation in addition to the minimum noise attenuation construction techniques:
1. All walls from which there is line of sight to Main Avenue must use resilient channels on the wood studs and then screw the gypsum wallboard to the resilient channels.
 2. If material other than standard dense stucco must be used on the exterior.
 3. All windows with line of sight to Main Avenue must have a minimum STC rating of 40 or higher.
 4. No ducts shall penetrate building facades facing Main Avenue.
 5. Exterior doors with a view of Main Avenue must have a minimum STC rating of 35 with complete perimeter seals.
 6. All sliding glass doors with a line of sight to Main Avenue must have a minimum STC rating of 40.
 7. Window and door frames should be installed with a minimum of clearance to the building structure and the gap between the frame and structure filled with expandable foam, fiberglass, or similar material and then sealed with a nonhardening resilient caulking before mounting the trim.

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- b. All other dwellings in the subdivision that are not adjacent to Main Avenue shall incorporate the following minimum noise attenuation construction techniques: (staff added)
1. All joints in exterior walls shall be grouted or caulked airtight.
 2. All penetrations of exterior wall 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, nonhardening caulking or mastic.
 3. Windows or through the wall ventilation and air conditioning units shall not be permitted.
 4. All sleeping spaces shall be provided with carpet and pad.
 5. There shall be no through the door or through the wall mail or paper chutes.
 6. Windows must have a minimum STC rating of 29 or better except in areas with a partial view of Main Avenue, where the STC rating must be 34 or better. Windows 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 hour wind per ASTM standards.
 7. Sliding glass doors must carry an STC rating of 29 or better except in areas with a partial view of Main Avenue, which must carry an STC rating of 34 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
 8. Exterior entrance doors should have a minimum STC rating of 31. They must include complete perimeter door seals.

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 reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- C. Approve the variance to reduce the rear yard setbacks based upon findings of fact which follow; and
- D. Recommend approval of the subdivision modification to establish one back-on through lot.

Tentative Map - Conditions (if approved)

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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and/or oversizing;
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 (0.2682 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 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Meet all County Sanitation District requirements and coordinate;
8. Submit a soils test prepared by a registered engineer to be used in street design;

9. Show all existing easements;
10. Dedicate right-of-way along Main Avenue to a 40 ft. half street as per study on file with the City;
11. Petition for annexation to Regional Sanitation District prior to recordation of the map or prior to approval of improvement plans, whichever occurs first;
12. Preserve the oak tree on the site to the satisfaction of the City Arborist. Construct a 6 ft. high chain link fence, 10 feet outside drip line during construction. No grade alteration or underground work is allowed within construction fence;
13. Developer shall provide tower protection at Sextant Way and Kings Drive to the satisfaction of PG&E. Construction activities are restricted under the easement. Land uses are restricted within the easement. Applicant shall provide proof of consent agreement with PG&E;
14. Properly abandon well under permit from the City-County Health Department prior to recordation of final map;
15. Remove all garbage and debris (fencing, sheds, construction material, etc.) to a licensed disposal site prior to recordation of the final map;
16. City may enter into a reimbursement agreement for over width pavement construction on Main Avenue;
17. Prepare a master site plan showing all building setbacks for lots under and adjacent to the PG&E power line easement;
18. Extend off-site water main in 10 feet easement along west property line of Lot 3 and north property line of Lot 3 to existing fire hydrant;
19. For Lots 2 and 8 with reduced rear yard setbacks, the maximum building height shall be restricted to one story. Note to be placed in deeds referencing this height restriction to respective lots;
20. Dedicate Sim's property for a round corner. City will condemn at developer's expense.
21. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways; and

22. 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.

23. The applicant shall submit a revised acoustical evaluation of the lots fronting on Main Avenue to determine the STC rated construction material for one-story and two-story dwellings prior to filing a final map. *In lieu of a new acoustical study, the applicant shall comply with the following mitigation measures: (staff amended)*

a. All dwellings fronting on Main Avenue shall incorporate the following construction methods designed to achieve maximum interior noise attenuation. In addition to the minimum noise attenuation construction techniques:

1. All walls from which there is line of sight to Main Avenue must use resilient channels on the wood studs and then screw the gypsum wallboard to the resilient channels.
2. Standard dense stucco must be used on the exterior.
3. All windows with line of sight to Main Avenue must have a minimum STC rating of 40 or higher.
4. No ducts shall penetrate building facades facing Main Avenue.
5. Exterior doors with a view of Main Avenue must have a minimum STC rating of 35 with complete perimeter seals.
6. All sliding glass doors with a line of sight to Main Avenue must have a minimum STC rating of 40.
7. Window and door frames should be installed with a minimum of clearance to the building structure and the gap between the frame and structure filled with expandable foam, fiberglass, or similar material and then sealed with a nonhardening resilient caulking before mounting the trim.

b. All other dwellings in the subdivision that are not adjacent to Main Avenue shall incorporate the following minimum noise attenuation construction techniques: (staff added)

1. All joints in exterior walls shall be grouted or caulked airtight.

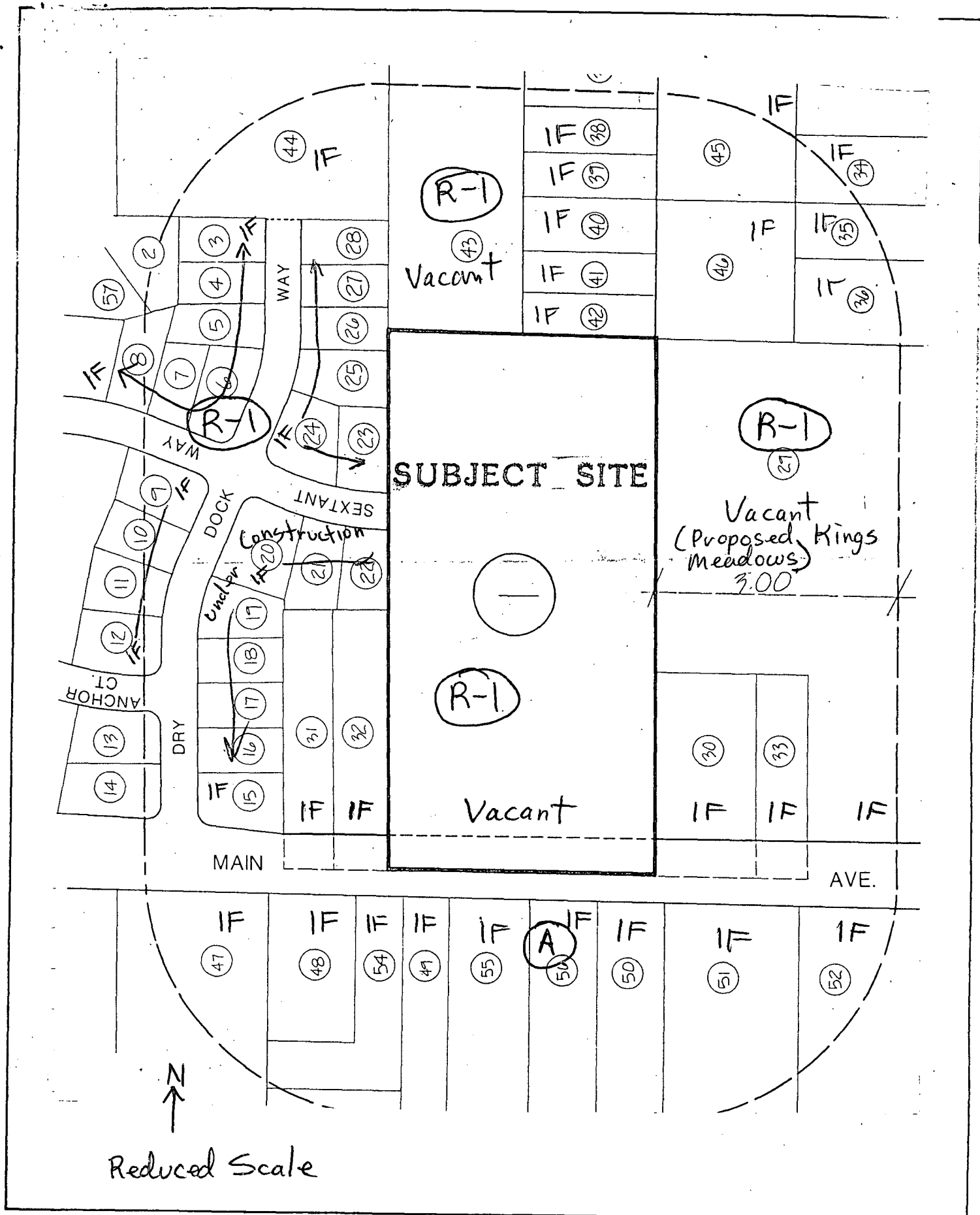
2. *All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, nonhardening caulking or mastic.*
3. *Windows or through the wall ventilation and air conditioning units shall not be permitted.*
4. *All sleeping spaces shall be provided with carpet and pad.*
5. *There shall be no through the door or through the wall mail or paper chutes.*
6. *Windows must have a minimum STC rating of 29 or better except in areas with a partial view of Main Avenue, where the STC rating must be 34 or better. Windows 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 hour wind per ASTM standards.*
7. *Sliding glass doors must carry an STC rating of 29 or better except in areas with a partial view of Main Avenue, which must carry an STC rating of 34 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.*
8. *Exterior entrance doors should have a minimum STC rating of 31. They must include complete perimeter door seals.*

Conditions - Variance

1. The structures on Lot 2 and Lot 8 shall be a maximum one story in height and maintain the setbacks as indicated on Exhibits B and C.

Findings of Fact - Variance

1. Granting the variance would not constitute a special privilege extended to an individual property owner in that:
 - a. a variance would be granted to other property owners facing similar circumstances when the subject site was divided by a public utility easement restricting the design of lots;
2. Granting the variance would not be injurious to the public health and safety in that reduced rear yard setback to 5 feet is offset by the allowance for substitute rear yard areas either in the front or side yard areas of lots effected by the presence of a 100 foot wide PG&E overhead transmission line easement.
3. Granting the variance does not constitute a use variance in that single family lots are allowed in the R-1 Zone by right.
4. The proposed project is consistent with the General Plan and 1984 North Sacramento Community Plan which designate the site for Low Density Residential uses.



LAND USE & ZONING MAP

P-89-040

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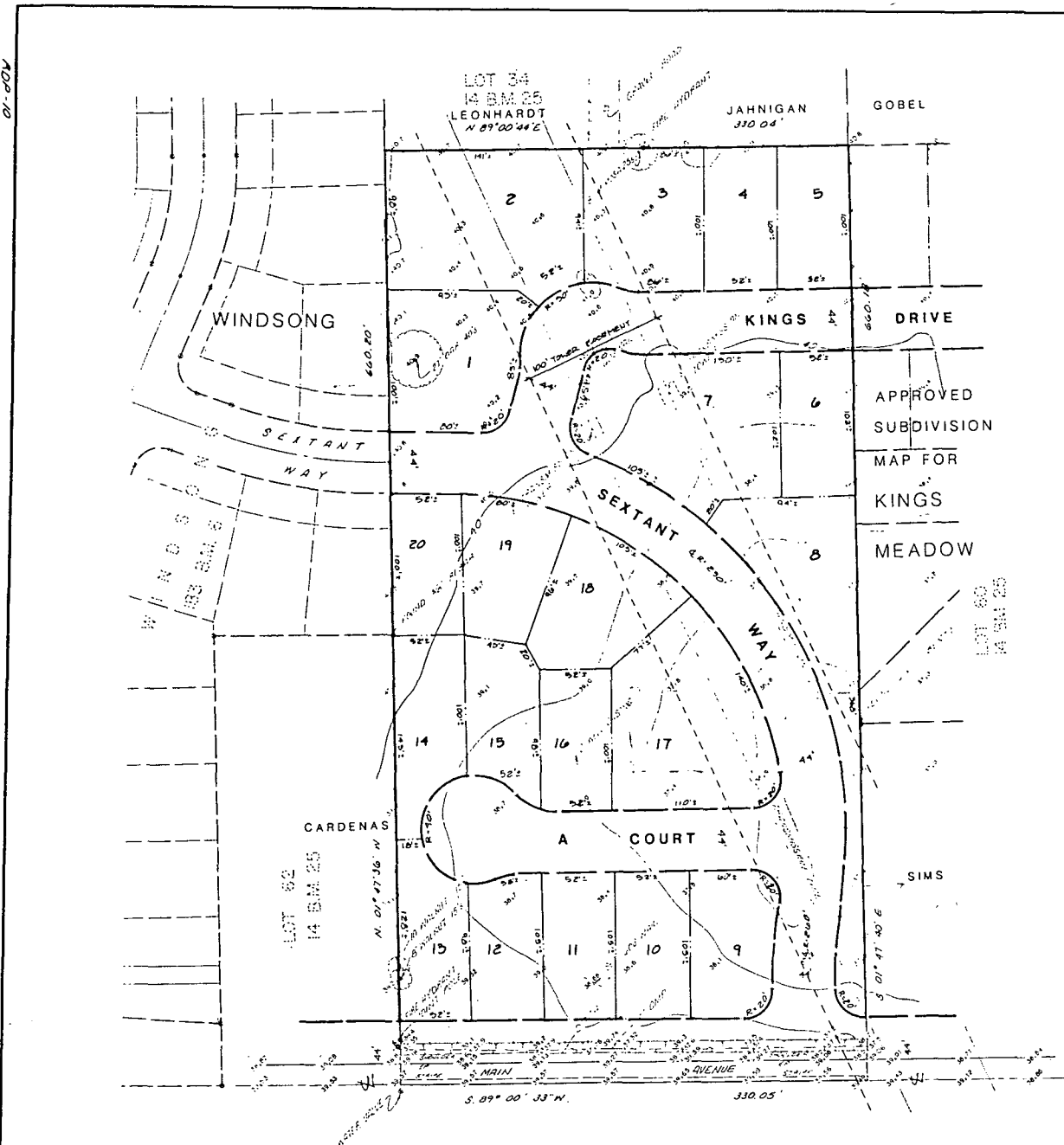
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Item 9



TENTATIVE SUBDIVISION MAP
**BASHAN
PROPERTY**

A.P.N. 226-0230-003
CITY OF SACRAMENTO, CALIFORNIA
DECEMBER, 1988

NOTES:

RECORD OWNER
Ernest C. Bashan
P.O. Box 464
Brodbeck, CA 95605

SUBDIVIDER
Phillip Tond & Associates
936 Enterprise Drive
Sacramento, CA 95825

ENGINEER
The Spink Corporation
2590 Venture Oaks Way
Sacramento, CA 95833

ASSESSORS PARCEL NUMBER
726-0230-003

ACREAGE
5.02 acres

EXISTING USE AND ZONE
Vacant, R-1

PROPOSED USE AND ZONE
20 single family lots, R-1

DENSITY
4.0 DU/AC gross

PROPOSED IMPROVEMENTS
City of Sacramento standards

WATER SUPPLY
City of Sacramento

SEWAGE DISPOSAL
City of Sacramento

STORM DRAINAGE
City of Sacramento

FIRE DISTRICT
City of Sacramento

SCHOOL DISTRICT
City of Sacramento

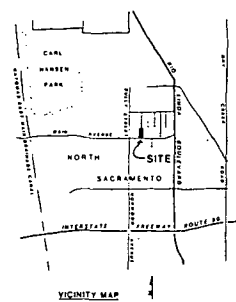
PARK DISTRICT
City of Sacramento

TELEPHONE
Pacific Bell

ELECTRICITY
SMUD

NATURAL GAS
P.G. & E.

**ALL TREES SHOWN
ARE TO BE SAVED.**



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2590 VENTURE OAKS WAY, SACRAMENTO, CA 95833, TEL. (916) 928-1000

REGISTERED PROFESSIONAL ENGINEER - 12410, 0177, 006001 102 99-May-88 12:28 PM / 0000-001-1-1

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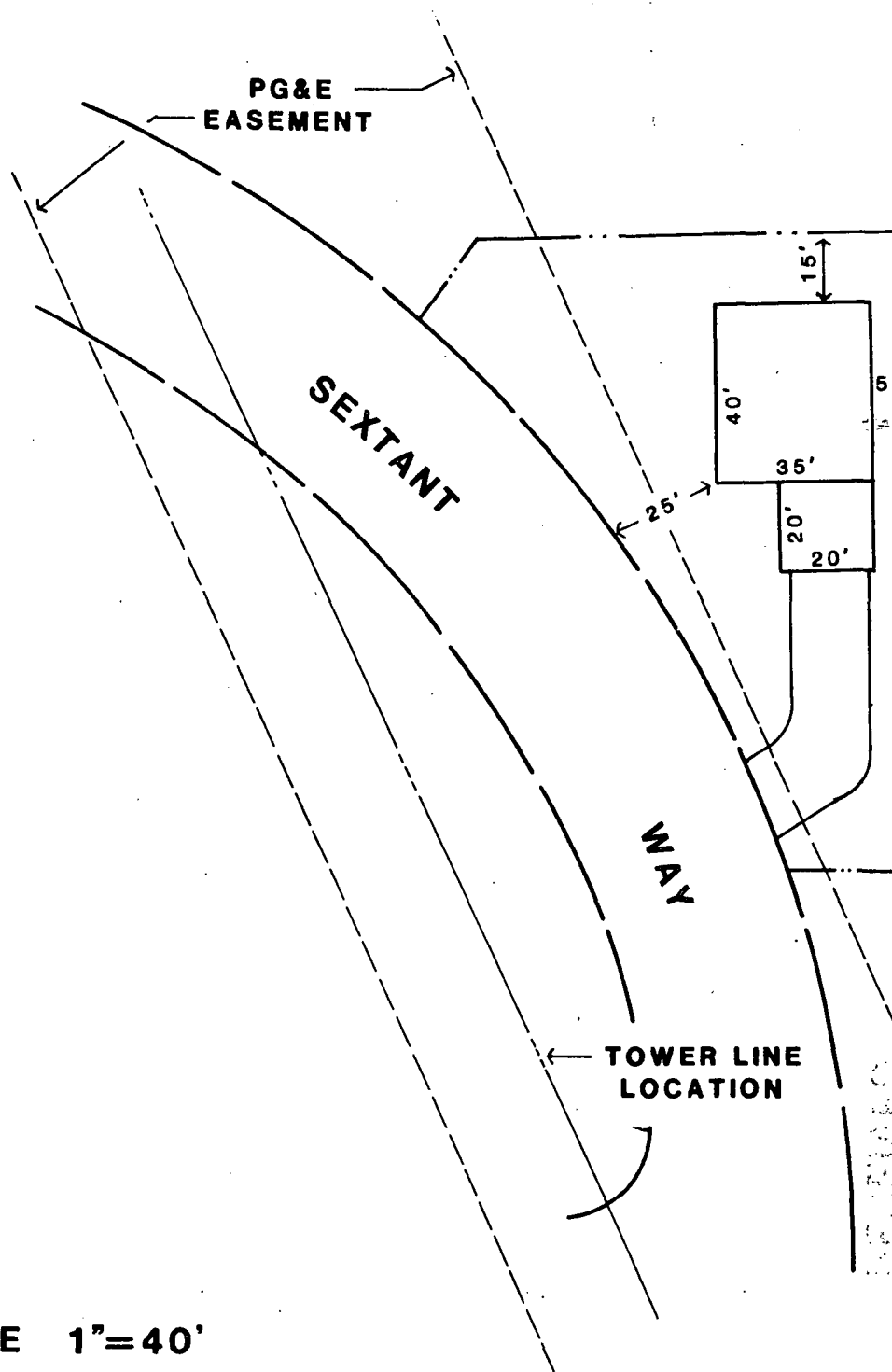
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EXHIBIT A
TENTATIVE MAP

EXHIBIT B

SCHEMATIC BUILDING FOOTPRINT

LOT #8



SCALE 1"=40'

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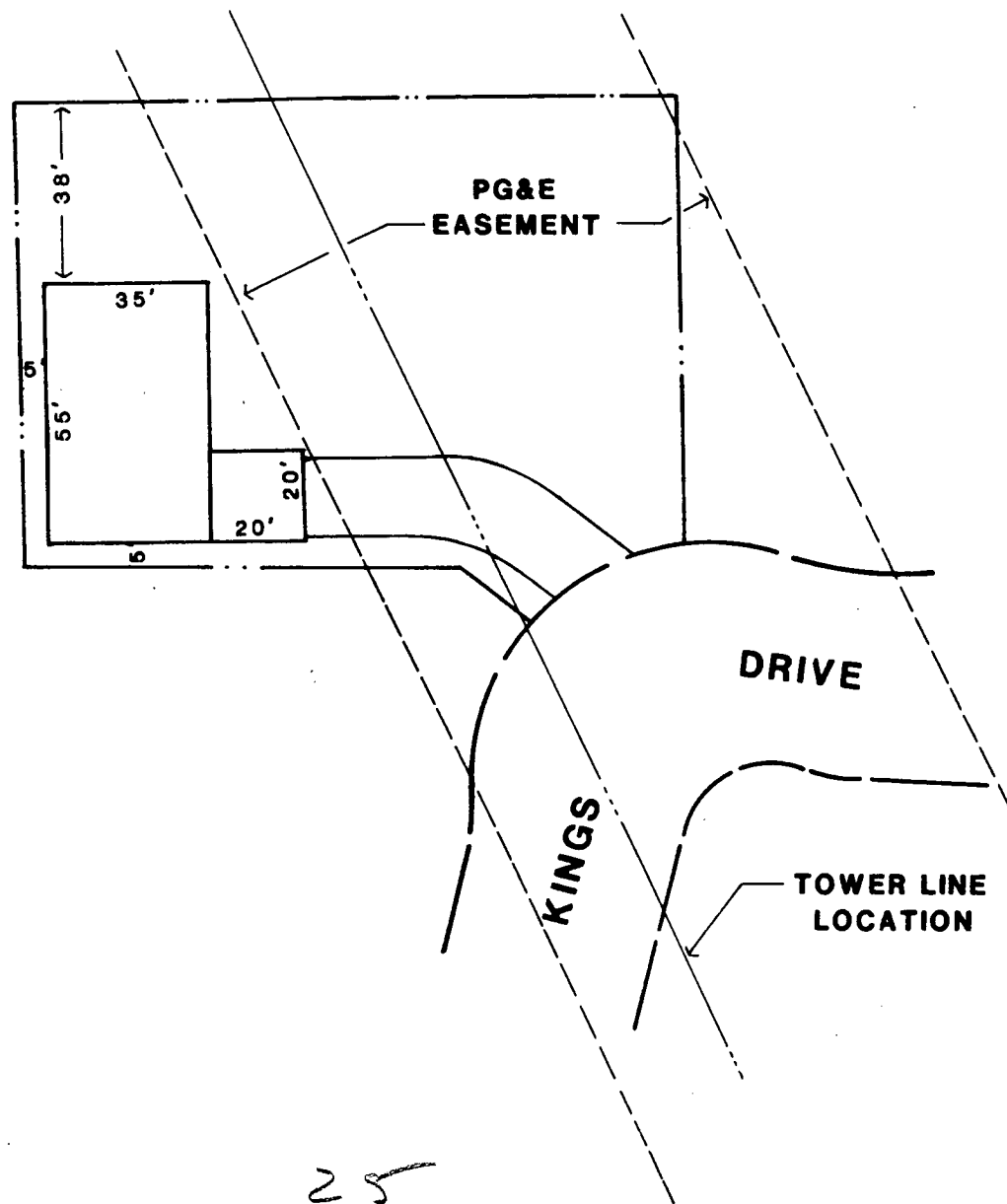
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EXHIBIT C

SCHEMATIC BUILDING FOOTPRINT

LOT #2



SCALE 1"=40'

1-10-89

P-89-040

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9-14-89

item #

Pacific Gas and Electric Company

Sacramento Division
5555 Florin-Perkins Road
P.O. Box 277444
Sacramento, CA 95826

EXHIBIT E



November 21, 1988

Main Ave Project
652

Mr. James H. Eblen
Lakemont Development Inc.
1150 Murphy Avenue, Suite 200
San Jose, CA 95181

Dear Mr. Eblen:

This letter is in regards to your recent conversation with Mr. Michael Gunby concerning your proposed project in North Sacramento.

As you requested, this Company's choice is study plan "C", of the four plans submitted. This is due to the least amount of exposure to the towers by vehicle traffic.

Additionally, some restrictions and conditions apply to the land use within the easement including, but not limited to, no permanent structures, maximum height of trees 15 feet, anti-climbing guards on towers may be required, tower protection barriers may be required, no swimming pools allowed, maximum height of street lamps is 15 feet, etc.

Thank you for your inquiry. If you have additional questions, please contact Michael Gunby at (916) 386-5284.

Sincerely,

D.W. Metzler
Support Services Manager

By: 

Debra L. Canadas
Land & Property Maintenance
Supervisor

MAG/rjt

7-040

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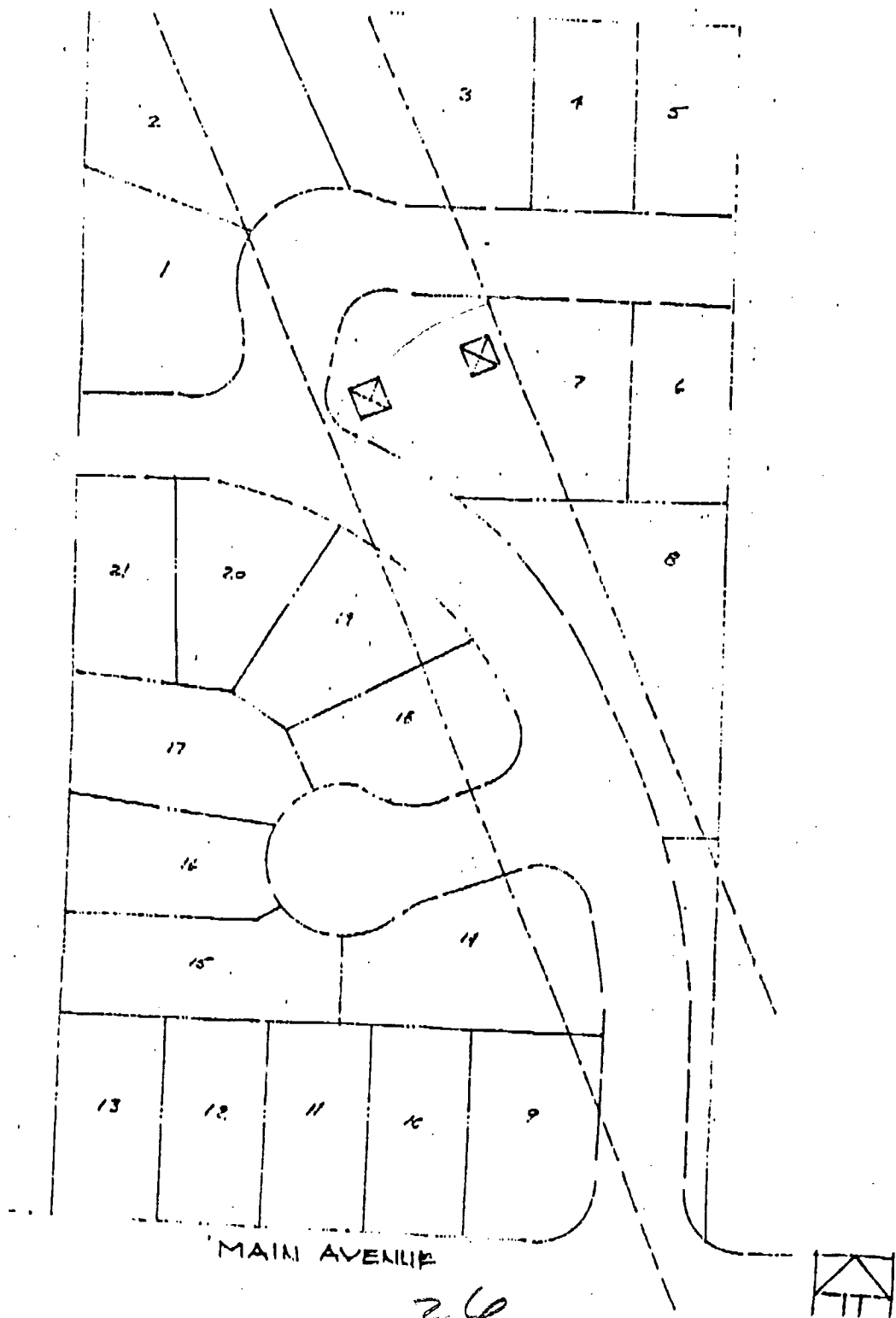
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STUDY PLAN C

OCTOBER 1988

1"=40'



P-89-040

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ATTACHMENT A

INITIAL STUDY DISCUSSION

BASHAN SUBDIVISION (P89-040)

PROPOSED PROJECT

The applicant is proposing to divide 5.0 acres into 20 single family lots. The property is located on the north side of Blair Avenue, at the eastern terminus of Sextant Way. The site currently contains three single family residences (to be demolished) and is traversed by a 100 foot wide high voltage electrical line in a southeasterly direction. The property is zoned Standard Single Family (R-1) and is designated for Residential (7-15 DU/NA) in the 1984 North Sacramento Community Plan and Low Density Residential (4-15 DU/NA) in the 1986-2006 General Plan.

ENVIRONMENTAL IMPACTS

1. Earth

The proposed development will result in compaction and overcovering of the soil on this site. As the site has been designated for urban uses, this impact is considered less than significant. The site will be graded prior to construction commencing; this action will temporarily expose the ground surface to potential wind erosion during summer months. This impact can be reduced to a less than significant level by requiring that any exposed soils on the site be watered after grading and both prior to and during construction. This requirement is also a UBC requirement and is enforced and monitored by Building Division field inspectors.

2. Air Quality

Construction will create a short-term increase in particulate matter both as dust raised from the ground and as vehicle and machinery emissions. A major portion of the dust particles will settle out on and immediately adjacent to the site. A minor portion will remain suspended in the local atmosphere until the next rain. Dust could be a nuisance to adjacent residents, but generally dust is not considered a health hazard, and is a temporary occurrence. Construction equipment powered by internal combustion engines would emit an indeterminable quantity of No_x , HC, particulate, SO_2 and CO. The creation of these emissions would be temporary and is therefore considered to be a less than significant impact.

3. Water

This project will not impact surface or groundwater patterns. Site drainage will be engineered and will use existing City storm drain and/or sewer systems.

The proposed project is identified as being outside the 100 year floodplain as defined on the City adopted Floor Insurance Rate Map, dated February 1988. Based on this adopted map, no significant impacts are expected to occur.

4. Plant Life

The site contains two walnut trees and one oak tree to be preserved. These trees are mainly along the property lines and can easily be retained while still allowing for construction on the lots. The following mitigation measure is required to retain in a viable condition the trees on site.

1. All trees to be retained shall be protected from damage during construction on the site. The applicant shall install a chainlink construction fence around the dripline, to be installed prior to issuance of any permits for site development. The Building Division shall receive proof of this by submission of either (a) a copy of the rental agreement between the developer and the company renting the fence or (b) photographs showing the construction fence in place.

5. Animal Life

The proposed project will not impact animal life.

6. Noise

The site has been identified as being impacted by roadway noise from Main Avenue, and an acoustical study was commissioned to identify and propose mitigation measures for the site. The results of the study are discussed below.

Existing Noise Environment

The site is impacted mainly by roadway traffic on Main Avenue and by military aircraft operations from McClellan Air Force Base. There is some noise influence on the site due to the corona effect of the high voltage power transmission line that traverses the site. Other sources are roadway noise from I-80, small aircraft operations from the Rio Linda Airport and train movement on the Union Pacific Railroad east main line. Lesser sources are human activity from the development occurring in the area, barking dogs, and bird and frog noises. These last two sources are expected to decrease in the future due to development and the other sources to increase.

Measurements to determine the ambient sound levels were made at four different positions on the site. Position 1 was on the future lot 11, 12m. from Main Avenue. Position 2 was under the high voltage line at the entrance to the project. Position 3 was 107 m. from Main Avenue, directly below the high voltage line, on future lot 18. Position 4 was 80 m. from Main Avenue, on future lot 15. The measured and calculated average sound levels are tabulated below:

TABLE 1 - MEASURED SOUND LEVELS, dB (A)

<u>Description</u>	<u>Time</u>	<u>L10</u>	<u>L50</u>	<u>L90</u>	<u>Lmax</u>	<u>Leq</u>	<u>Calced Leq</u>
Position 2	4-5 am	51	44	42	77	54	54
Position 2	8-8:15 am	67	55	45	78	63	63
Position 1	7-8 am	65	54	47	77	61	62
Position 3	8:15-8:30 am	52	45	41	74	50	47
Position 4	8:39-9 am	54	46	41	71	52	49

(Source: Bashan Property Noise Impact Study, TAVG, April 1989)

Positions 1 and 2 are the sites most impacted by traffic noise from Main Avenue positions 3 and 4 less so. The corona effect, which normally produces 50 to 55 dB(a) directly below the wires, was not heard during the measuring. The trains can be heard but do not have an appreciable impact. Single-incident military aircraft fly-over impact the entire site, with measurements recorded at 78dB.

Future Noise Environment

The noise from roadway traffic on Main Avenue will increase with the widening of Main Avenue from 2 lanes to 4 lanes, and will be the dominant noise source for the lots abutting Main Avenue. Lots in the interior of the development will experience an incremental increase in noise due to Main Avenue traffic, but the dominant noise source will still be from aircraft fly overs and human activity. The maximum instantaneous noise will continue to be generated by aircraft. Relatively high maximum sound levels near Main Avenue can also occur from truck movements, loud automobiles and loud motorcycles. The calculated day-night noise levels will average 67-68 Ldn for lots adjacent to Main Avenue, and 59-60 Ldn for interior lots. In terms of consistency with the Noise Element of the General Plan, the lots abutting Main Avenue are "Conditionally Acceptable", as the levels exceed the 60 Ldn threshold for acceptable noise levels, but it is possible to reduce the noise impact by constructing a noise barrier. Therefore, the following mitigation measures are required to reduce the impact to a less than significant level:

2. No two-story residence shall be permitted on the lots abutting Main Avenue. This condition shall appear as a note on the recorded final subdivision plat for this project.
3. Prior to a Certificate of Occupancy for the residences abutting Main Avenue, the applicant and/or developer shall construct a seven foot high noise barrier (including berm) along the property line adjacent to the Main Avenue right-of-way on all lots abutting Main Avenue.

Interior day-night average sound levels were calculated only for the bedrooms (the most sensitive receptor location) of a generic house, as specific plans were unavailable. The Noise Ordinance assumes a 15 dB reduction from exterior to interior noise levels with an open window. Therefore, exterior day-night noise levels in excess of 60 Ldn interpret to interior noise levels in excess of 45 Ldn. Even with closed windows, the interior day-night average will equal or exceed 45 dB unless the

building construction is designed with sufficient sound transmission loss. To reduce interior noise levels to acceptable levels, the following mitigation measures are required.:

4. All joints in exterior walls shall be grouted or caulked airtight.
5. All penetrations of exterior wall 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.
6. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
7. All sleeping spaces shall be provided with carpet and pad.
8. There shall be no through the door or through the wall mail or paper chutes.
9. Windows must have a minimum STC rating of 29 or better except in designated areas where the STC rating must be 34 or better. Windows 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 hour wind per ASTM standards.
10. 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.
11. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

7. Light and Glare

The project will produce new light in the form of illuminated rear yards and standard interior lighting. The introduction of this type of light is not considered a significant impact.

8. Land Use

The proposed use is consistent with the adopted 1986-2006 General Plan and the 1984 North Sacramento Community Plan, and is therefore not an alteration of the present or planned land use.

9. Natural Resources

The proposed project will not substantially deplete any non-renewable natural resource nor increase the rate of use of any natural resource.

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10. Risk of Upset

The proposed project does not involve any hazardous substances nor will it interfere in any emergency response or evacuation plan.

11. Population

The addition of 20 housing units does not substantially alter the population density or growth rate in the North Sacramento Community Plan Area.

12. Housing

The proposed project provides 20 housing units which contribute to the housing stock in the area.

13. Transportation/Circulation

Primary access to the site will be from Main Avenue. It is currently constructed as two lanes, but is proposed to be widened to four lanes. Traffic estimated to be generated by this project will not impact current or future roadway networks for the site. Impacts to traffic will be less than significant.

14. Public Services

The project will not impact Police or Fire protection services. School children generated from this project can be accommodated in local schools without the planned enrollment exceeding capacity. Impacts to public services are considered less than significant.

15. Energy

The proposed project will not use substantial amounts of fuel or energy nor increase demand upon existing energy sources.

16. Utilities

The project will not result in the need for any new utility system.

17. Human Health

The project site is traversed by two 115 KV high voltage power transmission lines. There are two potential hazards arising from these lines. The first is the danger of construction equipment coming within 10 feet of the power lines and the second is the effect of the corona's electromagnetic field on human health. The first hazard can be avoided by warning all operators of heavy equipment to obey Article 86, Title 8, the High Voltage Electrical Safety Order. Information on this law is readily available through PG and E, which has an aggressive educational program aimed at heavy equipment operators. In essence, the law requires a minimum 10 foot clearance from energized high voltage conductors.

The second hazard is less documented and the evidence contradictory. Two studies (the Savitz Study and the New York Power Lines Project) have shown conflicting results regarding the effect of long-term exposure to electromagnetic fields (EMF). Most carefully controlled studies of EMF effects have failed to produce noticeable changes in health and bodily functions. However, extremely large doses of any chemical or physical agent or extreme environmental conditions can often force an effect. Evidence gathered so far, though does not demonstrate that power lines adversely affect public health. Therefore, this impact is considered less than significant.

18. Aesthetics

The project will not obstruct any scenic view nor create an aesthetically offensive site.

19. Recreation

The project will not impact recreation opportunities.

20. Cultural Resources

The project will not impact historic or prehistoric resources.

REFERENCES

The Acoustics and Vibration Group, "Bashan Property Noise Impact Study",
April 1989

The City of Sacramento, "Environmental Impact for the 1986-2006 General Plan",
January 1988

State of California Department of Industrial Relations, "Bulletin S-140, Keep
Away from Power Lines", October 1973

Pacific Gas and Electric Company, Public Safety Program, "Why Bet Your Life",
May 1976

Pacific Gas and Electric Company, "Transmission and Distribution Lines:
Electromagnetic Fields", Public Issue Policy Statement, October 1988

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