

P98-114 - Capitol Park Homes

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to subdivide 31 existing parcels into 69 parcels.

LOCATION:	Portions of 12th-14th Streets, P-Q Streets APNs 006-0281-001, 8-11, 13, 14, 16-26, 28, and 006-0284-001, 7, 18-22 Central City Community Plan Area Council District 4
APPLICANT:	Alberto Esquivel (916) 449-8919 Shasta Downtown Sacramento Venture 3480 Sunrise Blvd. Rancho Cordova, CA 95814
OWNER:	State of California, Dept of General Services (916) 323-5529 400 R Street, Suite 5100 Sacramento, CA 95814

APPLIC. FILED: October 8, 1998

STAFF CONTACT: Mark Kraft, 264-8116

SUMMARY: The applicant is requesting the entitlement necessary to develop 64 single family homes on separate lots on portions of the area between 12th and 14th Streets, P and Q Streets. The project requires a tentative map to subdivide 31 existing parcels into 64 single family lots and 5 common area lots.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on the proposed use, which is consistent with the General Plan, Central City Community Plan designation and zoning for the site, as well as the Capitol Area Plan designation for the site. The recommendation is also based upon the consistency of the proposed project with General Plan and Central City Community Plan policies, and Central City Housing Strategy, which encourages the development of quality housing in the Central City. In addition, the recommendation is based upon the site and building design of the project which is compatible, in size, scale, and orientation, with surrounding development in the area.

PROJECT INFORMATION:

General Plan Designation: High Density Residential

Community Plan Designation: Multi-family Residential

Existing Zoning of Site: R-5

Existing Land Use of Site: Vacant, Surface Parking, SF and MF Residential

Surrounding Land Use and Zoning:

North: Surface Parking; R-5

South: SF, MF Residential, Commercial, Surface Parking, RMX(SPD)

East: Multi-Family Residential; R-5

West: Surface Parking and Daycare; C-2

Property Dimensions: 400' x 340' and 200' x 340'

Property Area: 150,400 square feet

Proposed Building Height 35' (3 stories)

Number of Units: 64

Required Parking: 64

Parking Proposed: 128

Exterior Building Materials: Horizontal siding, stucco, shingle

Roofing Materials: Composition

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

<u>Requirement</u>	<u>Agency</u>
Building Permits	Development Services
Building moves	Design Review

Conversion of alleys to one-way	Public Works
Staff review of alley design	Planning/Public Works

BACKGROUND INFORMATION:

Shasta Real Estate Company, in cooperation with the Capitol Area Development Authority is proposing the development of 64 unit single family homes to be located between P and Q, 12th and 14th Streets. The project will also include the demolition of two multi-family structures totaling 23 units, and the move of two multi-family structures totaling 16 units. The new units will be three stories in height, with garage and storage area on the ground floor, and living space on the second and third floors. The units each have two car garages, accessed from motor courts. The units front on the streets, as well as the alleys between P and Q streets.

The proposed 64 units would include two and three bedroom units ranging in size from 1248-1767 square feet. Each unit has a covered porch in front and a balcony/deck in the back. Exterior building materials are proposed to be stucco, horizontal siding, and shingle, with composition shingle roofs.

The Capitol Area Development Authority (CADA) Board of Directors approved the preliminary plans for the project on August 4, 1998. Prior to map submittal, CADA was required to obtain advisory input from the City Planning Commission and the City Design Review Board, as well as the Capitol Area Committee. The Design Review Board provided review and comment on July 15, 1998, and the City Planning Commission provided review and comment on July 23, 1998. Comments provided by these two bodies were forwarded to CADA and included in the CADA Board's final action on the project.

Pursuant to the Joint Powers Agreement (City and State) CADA is not required to obtain Planning entitlements from the City. However, projects initiated by CADA are required to comply with the requirements of the Subdivision Map Act. As a result, the applicant has requested the entitlement necessary to subdivide the land to create individual lots for the single family homes, and for commons areas.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed use is consistent with the General Plan and Central City Community Plan, as well as the existing zoning for the site. The proposed density (18.5 units per

acre) is less than is specified in the General Plan designation for the site (30+ units per acre). However, the project is consistent with the Capitol Area Plan Goal of providing ownership housing in this area.

The project, in providing residential infill housing units in the Central City, and in providing ownership opportunities, is consistent with the following General Plan Goals and Policies:

Sec 1-31 Policy 2-

It is the policy of the City that adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated.....providing a variety of residential uses near major employment centers...can help insure housing opportunities for all income households employed in those areas.

Section 1-33 Policy 3a-

Residential neighborhoods within the Central City can provide needed housing options for those choosing to be near their employment and activity hub, will offer contrasting land use to stimulate variety in the urbanscape, and afford opportunity of reduced dependency on auto usage.

Section 1-34 Policy 5-

Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary.

Sec 2-12 Goal B

Provide affordable housing opportunities for all income household categories throughout the city.

Sec 2-13 Goal C

Develop Residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

Sec 2-14 Policy 4

Promote infill development as a means to meet future housing needs...

Sec 3-47 Policy 1

Improve the infill incentive program to maximize housing development on urban vacant properties.

In moving two multi-family structures, totaling 16 units, to nearby lots, the project is consistent with General Plan policy (Sec 3-45) encouraging the retention of existing housing units. The project does propose the demolition of 23 units, however, the project still results in a net gain of 41 units.

B. Site Design/Building Design

Following the review and comment meetings held with the Design Review Board and the Planning Commission, the following comments were forwarded to the CADA Board of Directors:

- 1) Provide more variation in designs and more choices to buyers.
- 2) For exterior materials, the project should incorporate 25% stucco and 75% wood siding.
- 3) Consider rotating some end units 180 degrees to provide more life in the motor courts, and to provide an occasional garage accessed off the street, for variety.
- 4) Consider means to provide usable outdoor green space. Options include: 1) eliminating several units to make room for green space 2) Providing the buyer the option of having a one car garage with a single car driveway, and utilizing the extra first floor space for storage and the space provided by the reduced driveway for greenspace.
- 5) Final plans for the homes should reflect the same level of architectural detailing presented in the preliminary plans (soffits, window frames, roof line, gables, dormers, entryway detailing). If substantially changed, the proposed design should be resubmitted to staff for review and recommendation. Materials, trim details, and touchable surfaces like stairs and columns should be of the highest quality.
- 6) The use of applied window sills should be considered.
- 7) Stairways should be constructed of wood and have closed risers and bull-nose treads.
- 8) Roof colors should be consistent to tie the project together. Roofing material which provides texture should be selected. Add variety to roof shapes, with some gables at 90 degrees to others.
- 9) The proposed exterior colors should be earth tones, or colors more compatible with the craftsmanlike architecture. The final color choices should be submitted to staff for review and recommendations.
- 10) Mechanical equipment is recommended not to be located on the roof; mechanical equipment should be attic or ground mounted.

- 11) Backflow prevention devices, meters and other equipment are recommended to be located for minimum visibility.
- 12) The Plans for trash enclosure should be amended to provide individual trash storage for the units.
- 13) Final alley treatment plans should be submitted to staff for review and recommendation.
- 14) The Applicant should work with the City Arborist to develop a plan for protection of street trees and on-site trees both during and after construction.
- 15) Any planting strip areas on all street frontages within the project area which are currently paved over should be restored.
- 16) The project should provide historic acorn street lighting in the street right of way, as well as along alleys within the project area.
- 17) The applicant should address Public Works comments related to one way alleys, maneuvering distances, corner treatments, alley and sidewalk repair/replacement, parking restrictions, and elimination of driveways with trees in the center into the final project design. Specifically these comments are as follows:
 - a) A Tentative Map must be submitted in order for this project to be processed. The Tentative Map should show the proposed lot configuration, frontage improvements(existing and proposed) and any easements that currently exist on the site. If there are existing easements or right-of-way that needs to be abandoned, this should be indicated on the Tentative Map also.
 - b) Light Rail Transit has tracks running on both sides of 12th Street adjacent to this facility. The Light Rail Transit tracks must be shown on the Tentative Map. Regional Transit must be sent a copy of the proposal so that they can evaluate the impact of this project on their existing facilities.
 - c) The garages for the homes located on the ends of the "T" shaped motor courts have insufficient maneuvering space. Cars parked in the garages of these homes will not be able to reverse out and orient themselves properly in the motor court without a series of maneuvers. Steps must be taken to provide additional maneuvering room for these garages.
 - d) Round corners must be consistent with City standards, conform to A.D.A. requirements and be uniform throughout the subject site. Also if round corners are intended for the intersection of 13th Street and the alley, they shall not have handicap ramps which will encourage the mid-block crossing of 13th Street.

- e) The applicant shall repair or replace existing deteriorated alley improvements to City standards to the satisfaction of the Department of Public Works.
- f) The alleys shall be one way in opposite directions. Using 13th Street as a starting point, the alley bounded by 12th and 13th Streets shall be one way in a west direction, and the alley bounded by 13th and 14th Streets shall be one way in an east direction. This will prevent traffic buildup on 12th Street due to the Light Rail Transit presence and better control the traffic through the alleys. In addition, it will make a safer pedestrian environment. To make an alley one way requires City Council action, and the applicant must apply to the Department of Public Works to initiated this action.
- g) Repair or replace existing deteriorated curb, gutter and sidewalk to City Standards to the satisfaction of the Department of Public Works.
- h) The alley and "T" shaped motor courts shall be posted no parking. In addition, those residential driveways with less than 18 feet of clear space shall also be posted no parking. This is to preserve the limited maneuvering space available in the alley and "T" shaped motor courts.
- i) The centralized mail units shall be located in such a way that they do not interfere with stopping site distance.
- j) There are two driveways proposed on this site plan with trees located in their centers. This is an unsafe situation. The trees must be removed or the driveways must be relocated to eliminate this situation.
- k) From the site plan it appears that centralized trash collection is proposed for this project. Using turning templates, it has been determined that maneuvering room is insufficient for garbage collection vehicles. Either the trash enclosures will have to be relocated or another trash collection method must be employed.
- l) In order to maintain motor courts, gates, trash enclosures and other jointly used facilities, a Homeowners Association must be formed.
- m) Reciprocal ingress\egress and maneuvering easements shall be required.

In the resolution by which the CADA Board approved the preliminary plans, all Design Review/Planning Commission comments were made conditions of approval, with the exception of the recommendations that some units be rotated 180 degrees to provide more life in the motor courts, and that several units be eliminated to provide more usable green space.

3. Tentative Map

The proposed Tentative Map creates 64 single family lots, and 5 common area lots. The lots are approximately 2,100 square feet each. Issues raised included adequate maneuvering access to the motor courts, location of solid waste receptacles and method of collection, and fire fighting access to the homes. The site plan was modified to provide smaller units on the corners of the alley and the motor courts to provide increased maneuvering area. In addition, to the increased maneuvering room provided at the alley corners, fire access issues were addressed via the following conditions:

- 1) Pedestrian access gates will be provided to each motor court, and between courts C and E. Gates shall be at least 3 feet wide, and have Knox keyed system access.
- 2) Deeded access easements to the motor courts will be provided to facilitate enforcement of parking restrictions.
- 3) Provide hydrants at the corners of alleys.
- 4) Provide hose bibbs on all decks and determine fire rating, if any, for Trex or other proposed decking materials.
- 5) Allow the Fire Department to review draft C,C, and Rs.
- 6) Provide Sprinklers for any units which are located more than 150 feet from the nearest truck access.
- 7) Design weight for paved surfaces, including pavers, should be not less than 50,000 pounds.

The common solid waste collection areas were eliminated in favor of individually stored solid waste containers, thereby alleviating concerns. Parkland Dedication in-lieu (Quimby) fees, which are a standard condition of residential subdivisions, were waived for this project, per a 1982 Memorandum of Understanding indicating that CADA projects are exempted from these fees. City and CADA staff will revisit this issue as it pertains to future CADA projects when the City/CADA agreement is updated. The Tentative Map was unanimously approved at the December 16, 1998 Subdivision Review Committee meeting. Conditions of approval are included in the attached Notice of Decision.

PROJECT REVIEW PROCESS

A. Environmental Determination

The Capitol Area Development Authority served as the lead agency in the preparation of the environmental document for the project. The Capitol Area Development Authority, as lead agency, has reviewed the project and determined that it will not have a significant effect on the environment, and has prepared a Negative Declaration pursuant to Section 15070 of the CEQA Guidelines. A Mitigation Monitoring Plan was also prepared. The CADA Board of Directors adopted the Negative Declaration and Mitigation Monitoring Plan on January 16, 1998.

B. Public/Neighborhood Association Comments

The project has been routed to the Fremont Park Neighborhood Association, the Sacramento Old City Association, the Central City Alliance of Neighborhoods, the Stanford Park Neighborhood Association, and the CADA Tenants Council. To date, no comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The Notice of Decision identifies conditions from various agencies.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A-C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

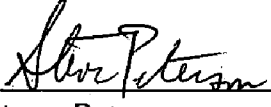
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Finding of Fact approving the Negative Declaration.
- B. Adopt the attached Notice of Decision and Finding of Fact approving the Mitigation Monitoring Plan
- C. Adopt the attached Notice of Decision and Finding of Fact approving the Tentative Map to subdivide 31 existing parcels into 69 parcels.

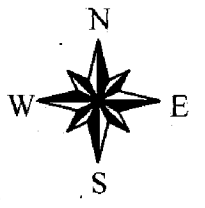
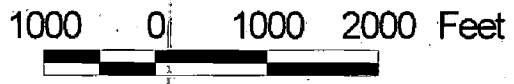
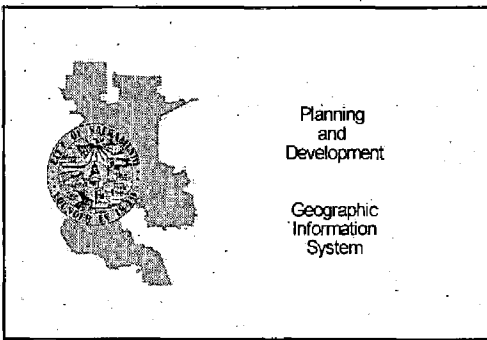
Report Prepared By,

Report Reviewed By,

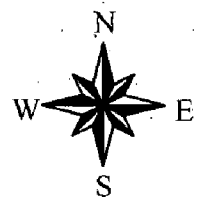
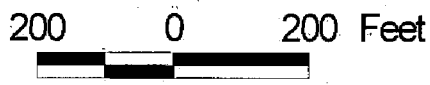
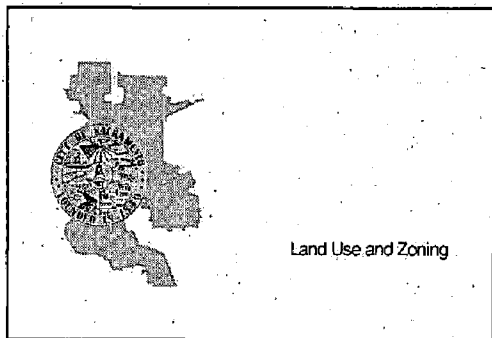
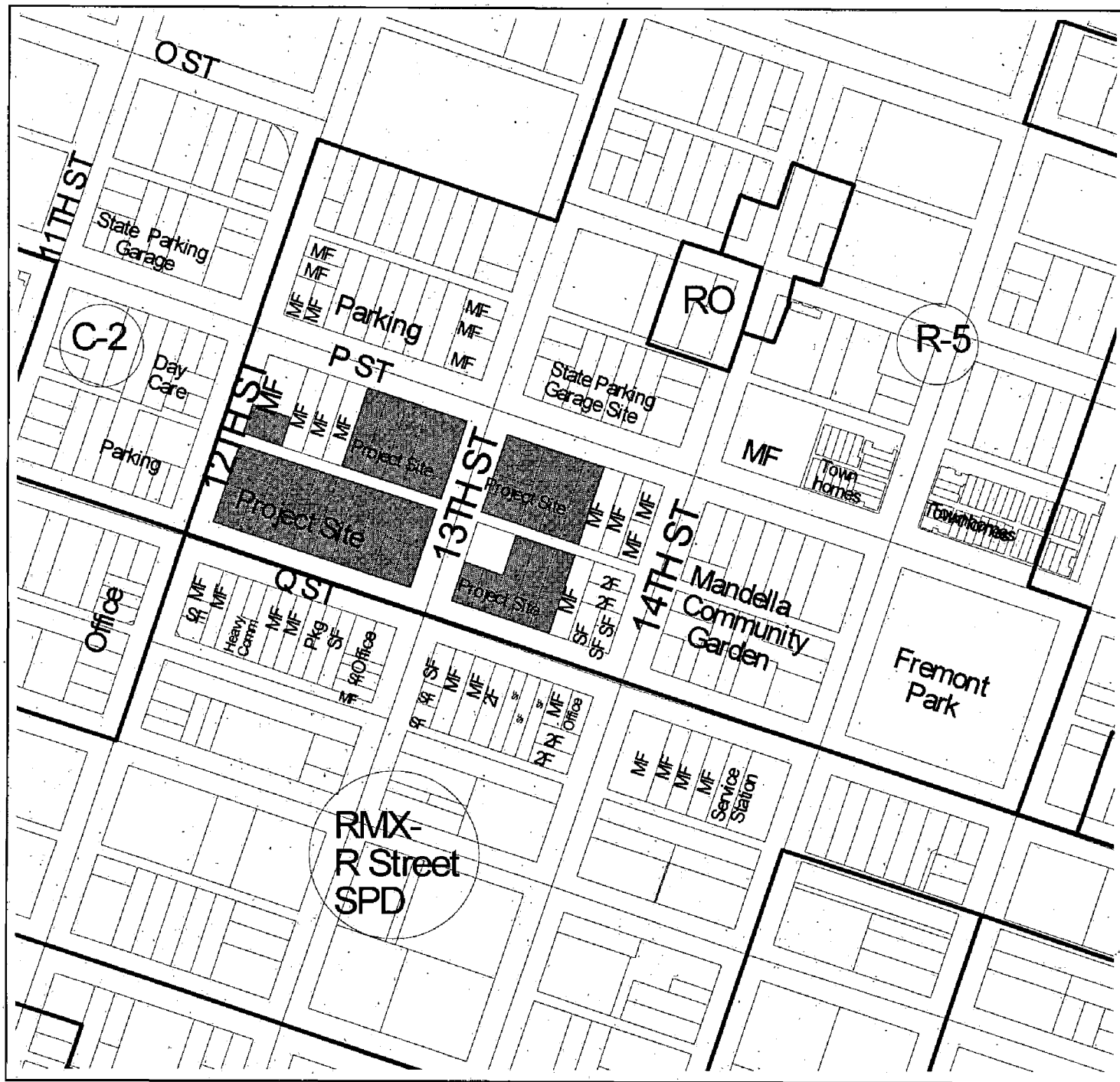

Mark Kraft
Associate Planner
Steve Peterson
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision
Exhibit C-1	Tentative Map/Site Plans/Elevations
Exhibit C-2	Mitigation Monitoring Plan



ATTACHMENT B
 Land Use and Zoning Map
 Capitol Park Homes(P98-114)



ATTACHMENT C
NOTICE OF DECISION AND FINDINGS OF FACT FOR
(Capitol Park Homes), LOCATED ON PORTIONS OF THE
BLOCKS BOUNDED BY P-Q STREET, 12TH-14TH STREETS
SACRAMENTO, CALIFORNIA IN THE
MULTIPLE FAMILY {R-5} ZONE (P98-114)

At the regular meeting of January 21, 1999 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Negative Declaration
- B. Approved the Mitigation Monitoring Plan
- C. Approved the Tentative Map to subdivide 31 existing parcels into 69 parcels.

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

FINDINGS OF FACT

- A. **Negative Declaration:** The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. **Mitigation Monitoring Plan:** The Mitigation Monitoring Plan is approved based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;

2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit C-2;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. The Tentative Map to subdivide 31 existing parcels into 69 parcels is hereby approved, based upon the following findings:
1. The City Planning Commission, on January 21, 1999 held a public meeting on the request for approval of a Tentative Map at the property located at the above described location.
 2. All government and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond.
 3. The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.
 4. The Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision.

CONDITIONS OF APPROVAL

- C. The Tentative Map to subdivide 31 existing parcels into 69 parcels is hereby approved, subject to the following conditions:

These conditions shall supersede any conflicting information shown on the tentative map or supporting documents. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code.

Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-114).

If unusual amounts of bone, stone, or artifacts are uncovered, work within 50

meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

Easements

Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways, except where buildings and structures are located.

Dedicate any private drive, ingress and egress easement or Irrevocable Offer of Dedication and 12.5 feet adjacent thereto as a public utility easement for underground public utility facilities and appurtenances, except where buildings and structures are located.

Show all existing easements.

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

Reciprocal ingress/egress and maneuvering easements are required for the private motor courts and the individual driveways along the motor courts. Show reciprocal ingress, egress and maneuvering easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel.

- I. Deeded access easements to the motor courts will be provided to facilitate enforcement of parking restrictions.

Utilities

- J. Provide fire hydrants at the corners of alleys to the satisfaction of the Fire Department and the Department of Utilities.
- K. The applicant shall comply with the requirements of the "Maintenance and Ownership Policy for Utilities in Private Streets" adopted by the City Council on March 9, 1993 (Resolution No. 93-110) for all water related utilities.
- L. The applicant shall mitigate the impacts to the combined sewer system to the satisfaction of the Department of Utilities.

- M. Separate storm drainage and sanitary sewer systems to the satisfaction of the Department of Utilities will be required. The project is in an area that will have a future 54-inch separated storm drain main in 14th Street. Storm drainage from the project shall be designed to allow for the future connection into the 54-inch line. The sanitary sewer shall be designed to go into the existing 30-inch combined sewer main in 13th Street.
- N. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- O. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned. The Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City Council Resolution 98-272) to the Department of Utilities for each water service to be abandoned. The applicant should be advised that the tap record research and verification of tap locations by the field crews, prior to sign-off of this condition, may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
- P. If reconstruction of alley is required, the applicant shall be responsible for any required water, and/or sewer main reconstruction needed to provide water and/or sewer services.
- Q. The applicant shall be responsible for any required off-site water and sewer main extensions, or provide utility easements to the satisfaction of the Department of Utilities.
- R. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.
- S. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded.

Streets

- T. Remove and reconstruct existing deteriorated curb, gutter, sidewalk and alley per City standards to the satisfaction of the Department of Public Works.

- U. Round corners adjacent to the project site must be reconstructed to City Standards and shall include standard handicap ramps.
- V. The alley and "T" shaped motor courts shall be posted no parking. In addition those residential driveways without guest spaces shall also be posted no parking. This is to preserve the limited maneuvering space available in the alley and "T" shaped motor courts.
- W. The two alleys which run through the subject site shall be designated as one way in opposite directions prior to obtaining any building/grading permits. The applicant shall coordinate with the Department of Public Works to accomplish this goal.

Private Streets

- X. Design the private motor courts to include hardscape on all corners which will insure accessibility to the private motor courts by emergency vehicles. Private streets shall be inspected to the satisfaction of the Department of Public Works.
- Y. Secure gated entries in a manner approved by the Fire and Police Departments.

CC&R's

- Z. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadways. The Homeowner's Association shall maintain all private streets, lights, alley's, sewers, drains and water systems.

Miscellaneous

- AA. Remove all existing structures on the site.
- BB. Conform to Uniform Building Code requirements.
- CC. Pedestrian access gates will be provided to each motor court, and between courts C and E. Gates shall be at least 3 feet wide, and have Knox keyed system access.
- DD. Provide hose bibbs on all decks and determine fire rating, if any, for Trex or other proposed decking materials.
- EE. Provide Sprinklers for any units which are located more than 150 feet from the nearest fire vehicle access.
- FF. Design weight for paved surfaces, including pavers, should be not less than

50,000 pounds.

ADVISORY NOTES:

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

- GG. The CC&R's for this project shall be routed to the Fire Department for review and comment.
- HH. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- II. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems
- JJ. The proposed project is located in the 100-year floodplain, designated as an AR zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone the following regulations shall apply:
- All new residential development is required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
- KK. Negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- LL. There are two driveways proposed on the subject site plan with trees located in their centers. This is an unsafe situation. The trees should be removed or the driveways should be relocated to eliminate this situation.

CHAIRPERSON

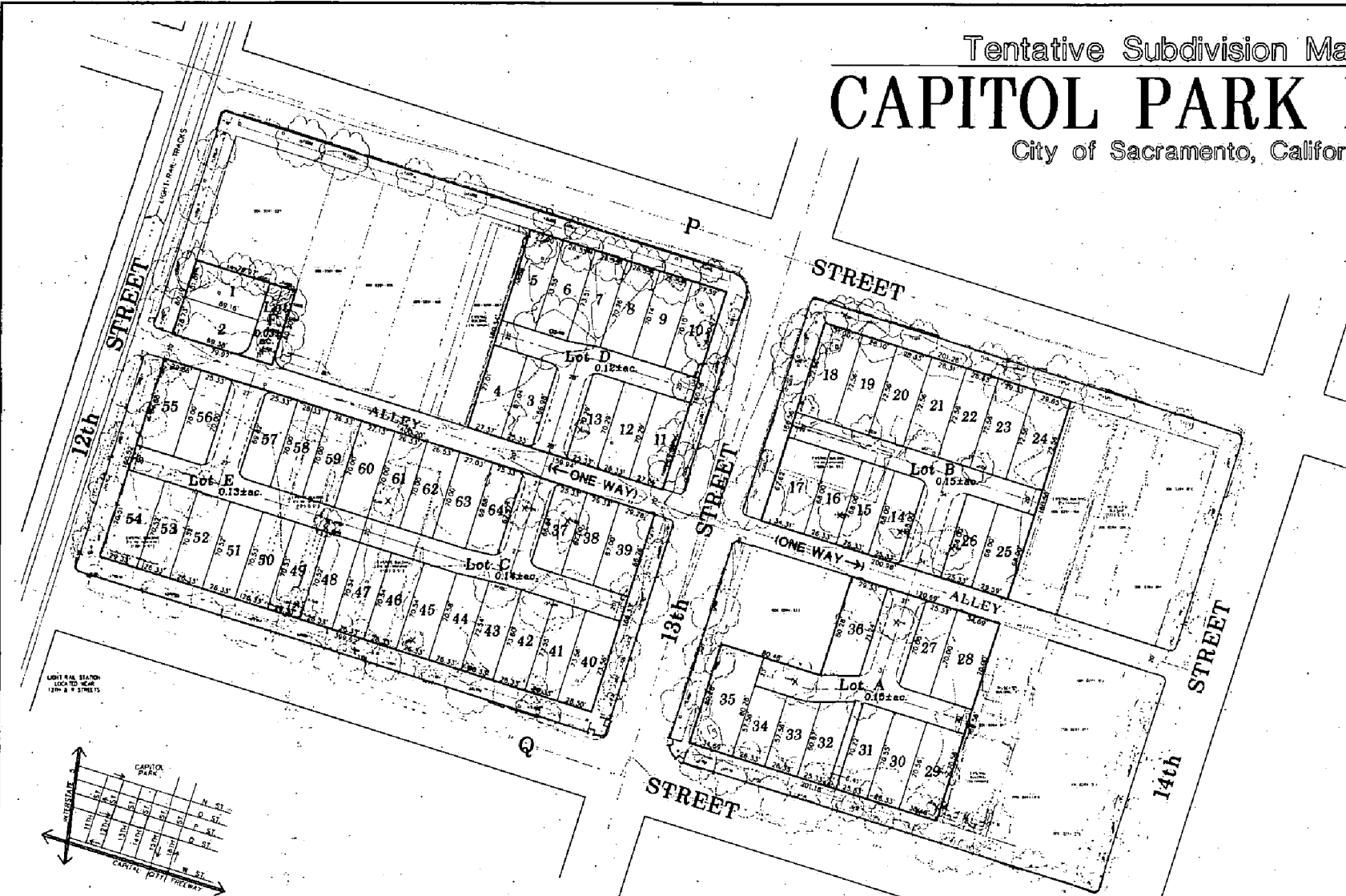
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-114)

Tentative Subdivision Map for CAPITOL PARK HOMES

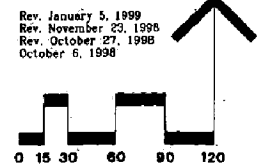
City of Sacramento, California



TREE TABLE:

Lot	Number	Description
1	111	1' x 1' x 1' x 1'
2	112	1' x 1' x 1' x 1'
3	113	1' x 1' x 1' x 1'
4	114	1' x 1' x 1' x 1'
5	115	1' x 1' x 1' x 1'
6	116	1' x 1' x 1' x 1'
7	117	1' x 1' x 1' x 1'
8	118	1' x 1' x 1' x 1'
9	119	1' x 1' x 1' x 1'
10	120	1' x 1' x 1' x 1'
11	121	1' x 1' x 1' x 1'
12	122	1' x 1' x 1' x 1'
13	123	1' x 1' x 1' x 1'
14	124	1' x 1' x 1' x 1'
15	125	1' x 1' x 1' x 1'
16	126	1' x 1' x 1' x 1'
17	127	1' x 1' x 1' x 1'
18	128	1' x 1' x 1' x 1'
19	129	1' x 1' x 1' x 1'
20	130	1' x 1' x 1' x 1'
21	131	1' x 1' x 1' x 1'
22	132	1' x 1' x 1' x 1'
23	133	1' x 1' x 1' x 1'
24	134	1' x 1' x 1' x 1'
25	135	1' x 1' x 1' x 1'
26	136	1' x 1' x 1' x 1'
27	137	1' x 1' x 1' x 1'
28	138	1' x 1' x 1' x 1'
29	139	1' x 1' x 1' x 1'
30	140	1' x 1' x 1' x 1'
31	141	1' x 1' x 1' x 1'
32	142	1' x 1' x 1' x 1'
33	143	1' x 1' x 1' x 1'
34	144	1' x 1' x 1' x 1'
35	145	1' x 1' x 1' x 1'
36	146	1' x 1' x 1' x 1'
37	147	1' x 1' x 1' x 1'
38	148	1' x 1' x 1' x 1'
39	149	1' x 1' x 1' x 1'
40	150	1' x 1' x 1' x 1'
41	151	1' x 1' x 1' x 1'
42	152	1' x 1' x 1' x 1'
43	153	1' x 1' x 1' x 1'
44	154	1' x 1' x 1' x 1'
45	155	1' x 1' x 1' x 1'
46	156	1' x 1' x 1' x 1'
47	157	1' x 1' x 1' x 1'
48	158	1' x 1' x 1' x 1'
49	159	1' x 1' x 1' x 1'
50	160	1' x 1' x 1' x 1'
51	161	1' x 1' x 1' x 1'
52	162	1' x 1' x 1' x 1'
53	163	1' x 1' x 1' x 1'
54	164	1' x 1' x 1' x 1'
55	165	1' x 1' x 1' x 1'
56	166	1' x 1' x 1' x 1'
57	167	1' x 1' x 1' x 1'
58	168	1' x 1' x 1' x 1'
59	169	1' x 1' x 1' x 1'
60	170	1' x 1' x 1' x 1'
61	171	1' x 1' x 1' x 1'
62	172	1' x 1' x 1' x 1'
63	173	1' x 1' x 1' x 1'
64	174	1' x 1' x 1' x 1'

NOTE:
X DENOTES TREE TO BE REMOVED



Rev. January 5, 1999
Rev. November 23, 1998
Rev. October 27, 1998
October 6, 1998

RECORD OWNER:
CAPITOL AREA DEVELOPMENT AUTHORITY (CAD)
1530 CANTON AVENUE
SACRAMENTO, CA 95824
(A.P.N. 008-0281-001, 008-011-013, 014, 016-016, 021-026, 028 AND 028-0284-001, 023-007, 018-023)

BERGER NEAL & WICK:
4513 WINDING WOODS WAY
GARDEN GROVE, CA 92646
(A.P.N. 008-0284-003)

BEISS, TONY & PETER J.
289 13RD AVENUE
SUN MAYO, CA 94107
(A.P.N. 008-0281-020)

APPLICANT:
SMART/POWERTOWN SACRAMENTO SINGLE FAMILY DEV. LLC
3480 SUNRISE BLVD. SUITE 200
RANCHO CORDOVA, CA 95742-7388

PLANNER/ENGINEER:
THE SPINK CORPORATION
2590 VENTURE GARDEN WAY
SACRAMENTO, CA 95833

ARCHITECT:
SDP ARCHITECTURE, INC.
333 BROADWAY
SAN FRANCISCO, CA 94133

ASSESSOR'S PARCEL NUMBERS:
008-0281-001, 008-011-013, 014, 016-028, 028
008-0284-001-003, 018-022

TOTAL SITE AREA: 3.45± AC.

64 SINGLE FAMILY LOTS: 273± AC.
LOT A-COURTYARD/Common AREA: 0.15± AC.
LOT B-COURTYARD/Common AREA: 0.15± AC.
LOT C-COURTYARD/Common AREA: 0.13± AC.
LOT D-COURTYARD/Common AREA: 0.12± AC.
LOT E-COURTYARD/Common AREA: 0.03± AC.

EXISTING USE AND ZONE:
VACANT, SURFACE PARKING, SF & MF RES. R-5

PROPOSED USE AND ZONE:
64 SINGLE FAMILY RESIDENCES, R-5
LOTS A-E-COURTYARD/Common AREA, R-5

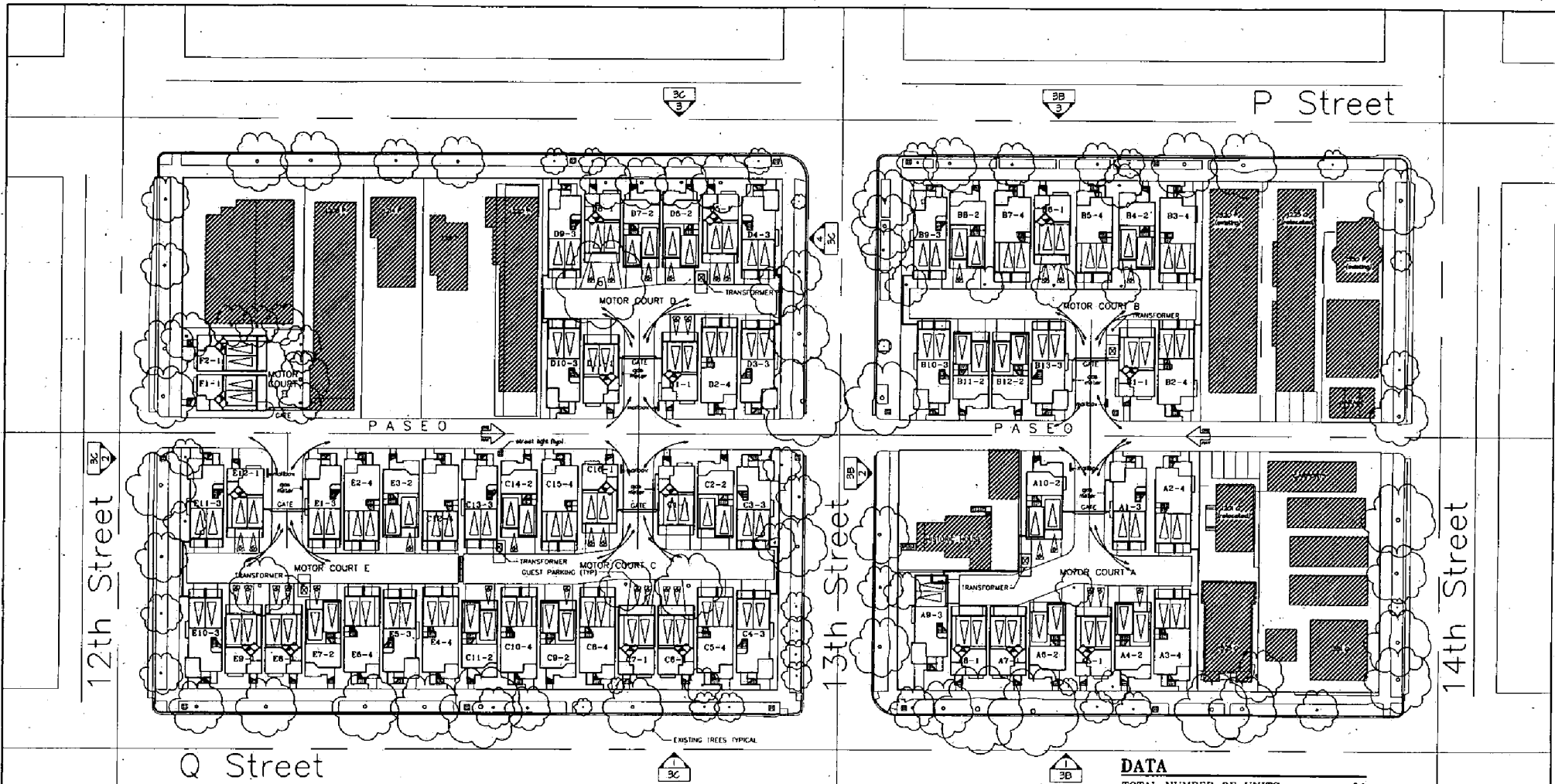
DENITV:
18.510/AC(INET)

DISTRICTS:
SEWER: CITY OF SACRAMENTO
WATER: CITY OF SACRAMENTO
OFF-RAMPAGE: CITY OF SACRAMENTO
P.G. & E. CITY OF SACRAMENTO
FIRE DISTRICT: S.M.U.D.
ELECTRICITY: CITY OF SACRAMENTO
NATURAL GAS: SACRAMENTO CITY UNIFIED
PARK DISTRICT: PACIFIC BELL
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
TELEPHONE: PACIFIC BELL

Note: This is an application for a development permit. Applicant reserves the right to record multiple final maps. Direction of alleys may be reversed at the discretion of City Staff.

The Spink Corporation
2590 VENTURE GARDEN WAY, SACRAMENTO CALIFORNIA 95833-3288
PHONE (916) 425-5550 FAX (916) 425-9274

ITEM # 1752-001



LEGEND
 — DIRECTION OF TRAVEL
 — TRUCK TRAILING EDGE



SITE PLAN/ACCESS EXHIBIT
 ◆ CAPITOL PARK SINGLE FAMILY HOMES ◆

DATA

TOTAL NUMBER OF UNITS	64
TOTAL NUMBER OF PARKING:	
COVERED	128
GUEST	34
TOTAL	162
PERCENTAGE OF COVERAGE:	
BUILDING	±55%
PAVING	±26%
LANDSCAPE	±19%
TOTAL	100%

SHASTA REAL ESTATE CO.

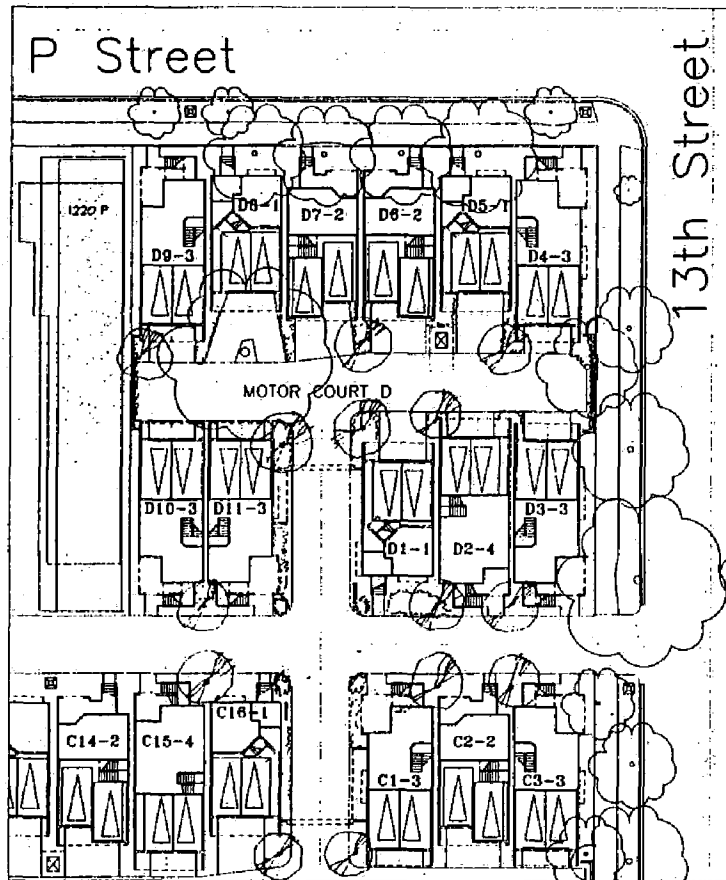
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 333 BROADWAY
 SAN FRANCISCO, CA 94133
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SACRAMENTO CALIFORNIA



REVISED BY:
The Spink Corporation
 2840 VENTURE GALE WAY, SACRAMENTO CALIFORNIA 95833-2888
 PHONE: (916) 988-9000 FAX: (916) 981-2888

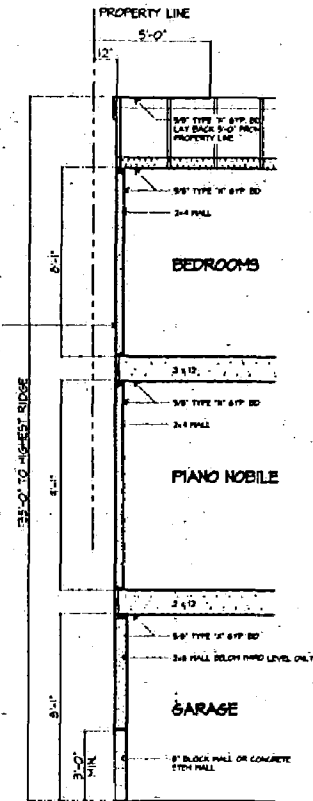
REV. DECEMBER 7, 1998
 REV. AUGUST 23, 1998



TYPICAL LANDSCAPE CONCEPT

- STREET**
 - EXISTING TREES
 - GRASS AT MEDIAN
- FRONT YARDS**
 - ORNAMENTAL TREES
 - CAPE MYRTLE
 - SAUCER MAGNOLIA
 - GROUND COVER
 - SHRUBS
- PASEO**
 - PASEO TREES
 - BRADFORD PEAR
 - GROUND COVER
 - SHRUBS
 - ACCENT PERENNIALS AT INTERSECTION TO MOTOR COURT ENTRIES
 - ACANTHUS
- MOTOR COURTS**
 - EXISTING TREES
 - COURT TREES
 - EVERGREEN PEAR
 - SOUTHERN LIVE OAK
 - MAYTEA TREE
 - GROUND COVER
 - SHRUBS
 - END FENCE VINES
 - BARDEN BERGIA
 - ENGLISH IVY
 - BOSTON IVY
 - GATE TRELLIS
 - WISTERIA
 - POTATO VINE

1/2" TO 1/4" PLANTING
OVER 2 LAYER GRADE TO
BALCONY FLOOR OVER
5/8" TYPE "C" 6" P. RD.
OR
5/8" TYPE "C" 6" P. RD.
OVER 2 LAYER GRADE TO
BALCONY FLOOR



TYPICAL WALL SECTION

DETAIL OF COURTYARD
 ◆ CAPITOL PARK SINGLE FAMILY HOMES ◆

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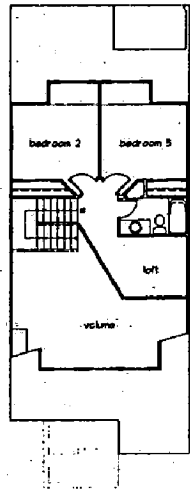
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SHASTA DOWNTOWN SACRAMENTO VENTURE

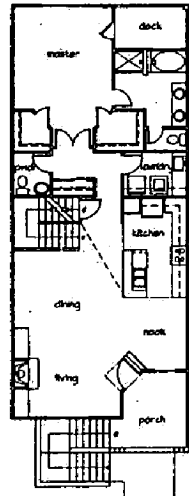
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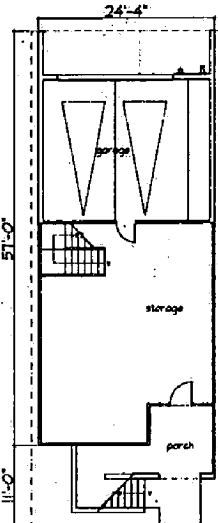
ITEM # 8
 PAGE 22



UPPER LEVEL



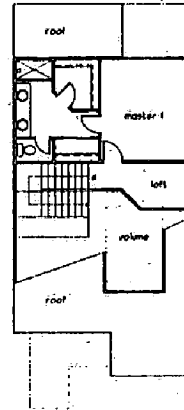
MAIN LEVEL



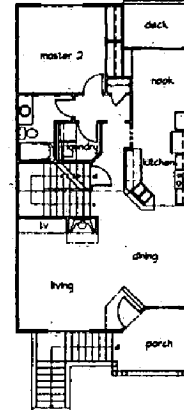
LOWER LEVEL

Plan 4

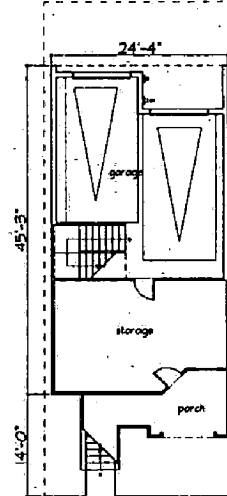
Upper 497
Main 1,270
TOTAL 1,767



UPPER LEVEL



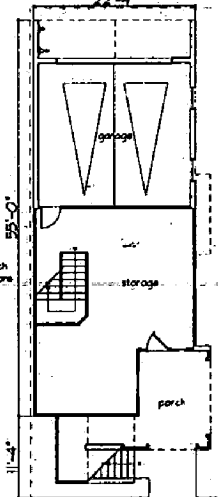
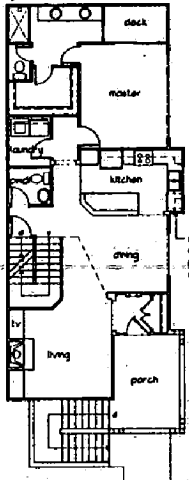
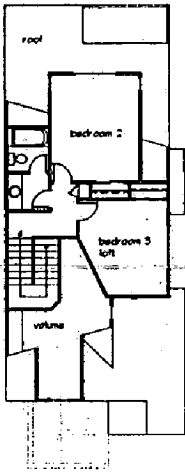
MAIN LEVEL



LOWER LEVEL

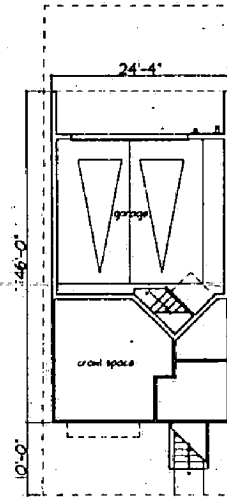
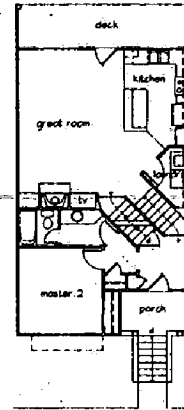
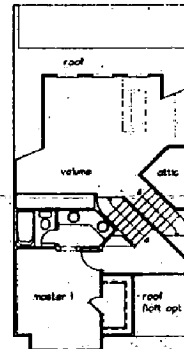
Plan 2

Upper 431
Main 1,018
TOTAL 1,449



Plan 3

Upper 489
Main 1,129
TOTAL 1,628



Plan 1

Upper 336
Main 912
TOTAL 1,248

FLOOR PLANS

◇ CAPITOL PARK SINGLE FAMILY HOMES ◇

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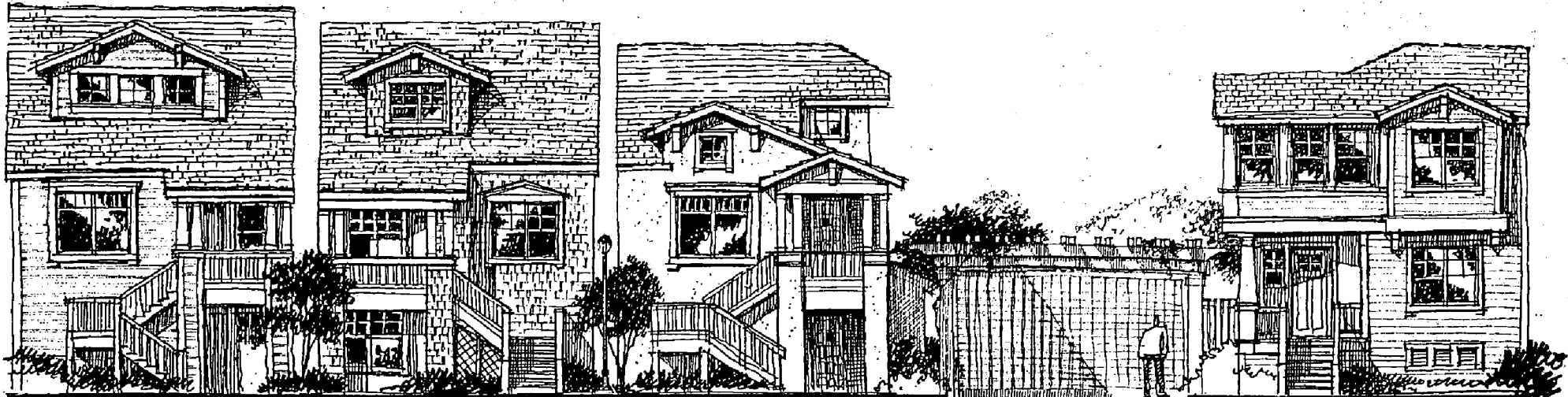


PAGE 2

SHASTA DOWNTOWN SACRAMENTO VENTURE

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ITEM # 8
PAGE 23



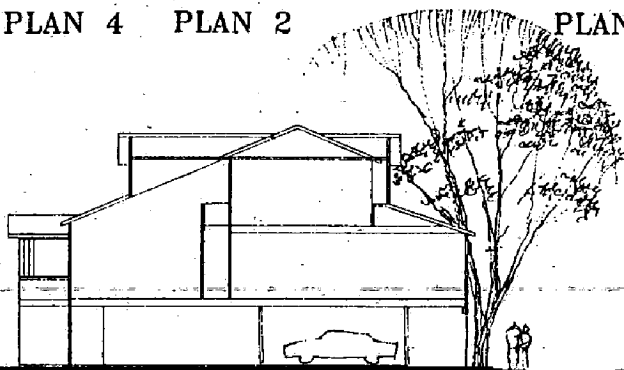
PLAN 4 PLAN 2

PLAN 3

ENTRY GATE
TYPICAL PASEO

PLAN 1

01724



TYPICAL MOTOR COURT



ENTRY GATE AND TRASH ENCLOSURE

TYPICAL PASEO AT MOTOR COURT ENTRY GATE 02400

PROPOSED COLOR SCHEDULE (COLOR MATCH TO OTHER SHEETS)

EXTREME	BODY	TRIM	ACCENT
1	(A) CRAMBE BAY OR (B) BLUE HAZARD OR (C)	WHITE	SLATE GRAY OR (D) 1115 OR (E) 1117
2	(A) SAGE SAND OR (B) OR (C) OFF WHITE	WHITE	STEEL BLUE OR (D) 1118 OR (E) 1119
3	(A) OFF WHITE OR (B) (C) TANNED TAPER OR (D) (E) TROPICAL TEAL OR (F) SILVER/BLACK OR (G)	WHITE	BLUE BIRCH OR (D) 1120 OR (E) 1121 OR (F) 1122 OR (G) 1123 OR (H) 1124

PROPOSED BUILDING MATERIALS

COMPOSITION SHINGLE ROOFS
A) HORIZONTAL SIDING
B) STUCCO
C) SHINGLES
WOOD TRIM
VINYL WINDOWS
PAINTED SECTIONAL GARAGE DOOR
PAINTED GALVANIZED SHEET METAL GUTTERS
CONCRETE SLAB FOUNDATIONS
TRIM PORCHES & STAIRS
LATHING
WOOD TRELLIS
OPEN GRATE ROLL UP GATES

ELEVATIONS

◇ CAPITOL PARK SINGLE FAMILY HOMES ◇

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PAGE 3a

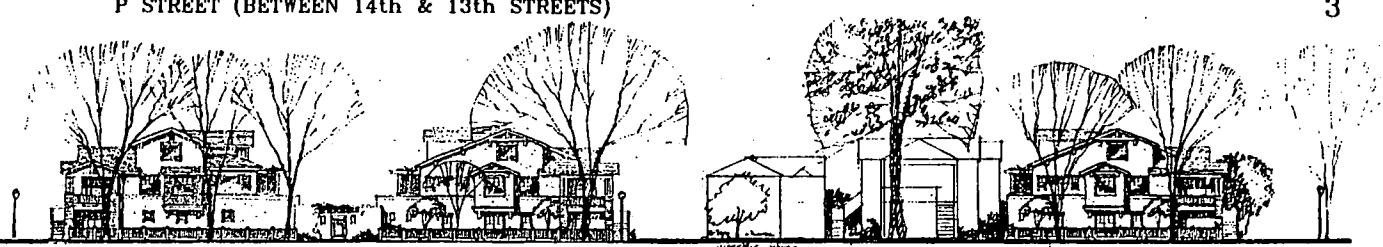
ITEM # 8
PAGE 24



TYPICAL MOTOR COURT ELEVATION 4



P STREET (BETWEEN 14th & 13th STREETS) 3



13th STREET (LOOKING EAST) 2



Q STREET (BETWEEN 13th & 14th STREETS) 1

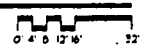
ELEVATIONS
 ◇ CAPITOL PARK SINGLE FAMILY HOMES ◇

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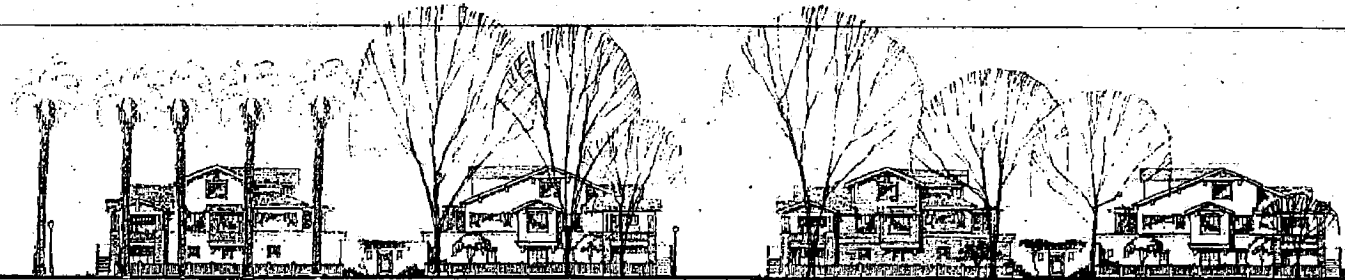
RICHARD C. HANDLEN, AIA
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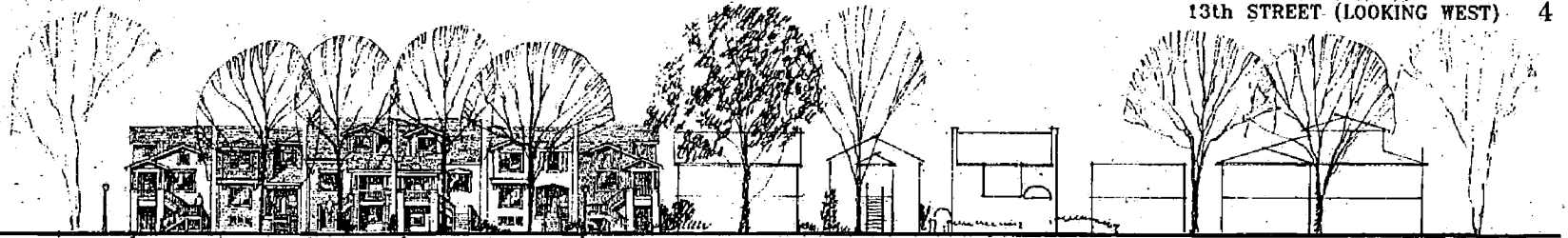


SHASTA DOWNTOWN SACRAMENTO VENTURE PAGE 3b

ITEM # 8
 PAGE 25



13th STREET (LOOKING WEST) 4



P STREET (BETWEEN 13th & 12th STREETS) 3



12th STREET 2



Q STREET (BETWEEN 12th & 13th STREETS) 1

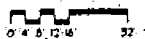
ELEVATIONS

◇ CAPITOL PARK SINGLE FAMILY HOMES ◇

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PAGE 3c

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ITEM # 8
PAGE 26

MITIGATION MONITORING PLAN
CADA RESIDENTIAL DEVELOPMENT
1301 Q STREET (SITE 18A/7A)

OCTOBER 1997

CAPITOL AREA DEVELOPMENT AUTHORITY

EXHIBIT C-2

ITEM # 8
PAGE 27

CADA RESIDENTIAL DEVELOPMENT PROJECT

1301 Q Street (Site 18A/7A)

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Report Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule	Other Agencies
III. GEOLOGICAL PROBLEMS					
Would the proposal result in or expose people to potential impacts involving erosion, changes in topography or unstable soil conditions from excavation, grading, or fill; or subsidence of the land?	1.0 Prepare a grading plan as part of the project design for review through the City of Sacramento building permit process. The grading plan will include erosion and water control measures.	Prepare and implement a grading plan, as specified:	CADA	Prior to Construction	City of Sacramento
V. AIR QUALITY					
Would the proposal violate any air quality standard or contribute to an existing or projected air quality violation?	2.1 The construction contractor shall maintain all construction equipment in optimum condition, including proper tuning of internal combustion engines.	For demolition and construction activities, contracts shall include the following specifications: <ul style="list-style-type: none"> • maintain equipment in good working order; and • compliance with soil watering requirements and treatment of stockpiles. 	CADA; Contractor/ Construction Manager	Prior to Construction	
	2.2 The construction contractor shall enclose, cover or water twice daily all soil piles.	For demolition and construction activities, contracts shall include requirement that soil piles be enclosed, covered or watered twice daily.	CADA; Contractor/ Construction Manager	Prior to Construction	
	2.3 The construction contractor shall water twice daily or apply chemical stabilizers to all exposed soil within the construction area.	To monitor contractor compliance, the site shall be visited on a regular basis and monthly reports shall be completed.	CADA; Contractor/ Construction Manager	Monthly	
VI. TRANSPORTATION/CIRCULATION					
Would the proposal result in increased trips or traffic congestion?	3.1 A Construction Traffic Management Plan shall be developed, and shall describe	Prepare and implement a Construction Traffic Management Plan as specified	CADA; Contractor	Prior to and during construction	City of Sacramento Fire Department and

**CADA RESIDENTIAL DEVELOPMENT PROJECT
1301 Q Street (Site 18A/7A)**

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Report Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule	Other Agencies
VI. TRANSPORTATION/CIRCULATION (con't)					
	<p>3.1 (con't) measures intended to minimize or avoid potential disruption to emergency response providers or evacuation routes. The Plan shall describe appropriate signage and local detours around the immediate construction site, and procedures to notify emergency response providers of planned activities. Construction phasing, access to adjacent properties, and emergency vehicle access shall also be described in the Plan.</p>				Police Department
	<p>3.2 Prior to the commencement of project construction activities, the contractor shall inform local emergency response providers (City of Sacramento Fire Department and SCEMD) of any road closures or detours.</p>	Inform local emergency providers of road closures and detours.	CADA; Contractor	Prior to construction	City of Sacramento Fire Department and Police Department
Would the proposal result in insufficient parking capacity on-site or off-site?	<p>4.1 As part of the building permit process the proposed project will be reviewed in regard to City of Sacramento Zoning Ordinance provisions for required on-site parking.</p>	Assure project design plans are reviewed in regards to parking, as specified.	CADA	Prior to construction	City of Sacramento Planning and Development Department
VII. BIOLOGICAL RESOURCES					
Would the proposal result in impact to locally designated species (e.g. heritage trees)?	<p>5.0</p> <ul style="list-style-type: none"> • Install a construction barrier along the curb and gutter side of any tree affected. • Prohibit machine trenching for utilities and irrigation lines within the dripline of the existing street trees except as may be allowed by this measure. Acceptable methods for installing utility and irrigation lines through tree dripline areas are 	Inspect site to ensure that provisions of tree alteration plan are being followed.	CADA; Contractor	During construction	City Arborist

**CADA RESIDENTIAL DEVELOPMENT PROJECT
1301 Q Street (Site 18A/7A)**

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Report Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule	Other Agencies
VII. BIOLOGICAL RESOURCES (con't)					
	<p>5.0 (con't) boring, tunneling, and hand trenching. All plans for trenching within the dripline areas shall be subject to approval of the City of Sacramento Arborist.</p> <ul style="list-style-type: none"> • Secure a permit for any planned pruning of the street trees. • Prohibit storage of materials or parking of vehicles within the dripline of the street trees. • Require an inspection by an arborist (selected from a list of qualified arborists as maintained by the Department of Planning and Development) prior to cutting any roots greater than two (2) inches in diameter if such roots are encountered during construction activities, site grading for roadways and sidewalks, and/or sidewalk repair. • Indicate all plans and protection methods on the improvement and grading plans submitted for buildings for the project. • Trimming of any tree with the City's jurisdiction shall be conducted according to the provisions of the City of Sacramento Heritage Tree Ordinance. • Alternative protection methods may be used subject to approval of the Department of Planning and Development. 				

**CADA RESIDENTIAL DEVELOPMENT PROJECT
1301 Q Street (Site 18A/7A)**

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Report Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule	Other Agencies
IX. HAZARDOUS MATERIALS					
<p>Would the proposal result in exposure of are residents, workers, visitors, or construction personnel to contaminated sites, underground tanks, or buried debris that could be hazardous.</p>	<p>6.1 Before each site is developed under the 1997 Capitol Area Plan, CADA shall ensure that the site is thoroughly investigated for the possible presence of hazardous materials in soil or development restrictions, if any. Investigative measures could include, but would not be limited to, a comprehensive review of historic maps and aerial photographs, Sanborn maps, review of available city or county records, and consultation with knowledgeable individuals.</p>	<p>A registered environmental assessor or other qualified inspector will assess each site prior to construction and/or grading activities to identify more precisely the types and quantities of hazardous materials present on the site.</p>	<p>CADA; registered environmental assessor</p>	<p>Prior to construction</p>	
	<p>6.2 In the event that site inspections find evidence of contamination, waste discharges underground storage tanks, abandoned drums, or other environmental impairment at locations to be developed or in the project area, a site remediation plan shall be prepared that (1) specifies measures to be taken to protect workers and the public from exposure to potential site hazards and (2) certifies that the proposed remediation measures would clean up the contaminants, dispose of the wastes, and protect public health in accordance with federal, state, and local requirements. Commencement of work in the areas of potential hazard shall not proceed until the site remediation plan has been completed. Depending on the nature of contamination, if any, appropriate</p>	<p>If determined necessary by the registered environmental assessor or other qualified inspector, a soils and groundwater quality investigation will be conducted. The results of the soils and ground water investigation will be provided to CADA.</p>	<p>CADA</p>	<p>Upon discovery of contamination</p>	<p>CVRWQCG, DTSC, SCEMD</p>

**CADA RESIDENTIAL DEVELOPMENT PROJECT
1301 Q Street (Site 18A/7A)**

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Report Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule	Other Agencies
IX. HAZARDOUS MATERIALS (con't)					
	6.2 (con't) agencies shall be notified (e.g., the CVRWQCB for groundwater contamination and the DTSD and SCEMD for soil contamination).	Based on the investigation, the removal or abatement of identified hazardous materials will be conducted in accordance with applicable regulations using appropriate abatement procedures.	CADA	Upon discovery of contamination	CVRWQCB, DTSC, SCEMD
	6.3 A site health and safety plan, which meets the intent of OSHA hazardous material worker requirements, shall be prepared and in place prior to commencing work on any contaminated sites. CADA shall, through its contractor, ensure proper implementation of the health and safety plan.	Construction contracts shall include contingency plans for worker health/safety, sampling, disposal, and remediation.	CADA; contractor(s)	Prior to construction.	
	6.4 In the event underground tanks or other features or materials that could present a threat to human health or the environment are discovered, construction shall cease immediately. A qualified professional shall evaluate the find and make appropriate recommendations.	Verify and document through site visits an on-site health and safety plan is in place and is being implemented.	CADA; Construction Manager	During construction	
		If underground storage tanks are located, stop work and prepare proper documentation of tank closure and/or removal to Sacramento County Department of Public Health.	CADA	During construction	SCEMD
		If necessary, remove tanks in accordance with applicable regulations.	CADA	During construction	SCEMD

CADA RESIDENTIAL DEVELOPMENT PROJECT
1301 Q Street (Site 18A/7A)

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Report Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule	Other Agencies
IX. HAZARDOUS MATERIALS (con't)					
	<p>6.5 Construction specifications for future development as part of the 1997 Capitol Area Plan shall include the following:</p> <p>(a) If PCBs are suspected or identified in soils or building materials, then CADA shall contract with qualified abatement contractors to identify such materials that could be present.</p> <p>(b) Demolition activities involving materials in which PCBs have been identified shall be performed by a licensed abatement contractor with properly trained personnel in accordance with all applicable federal, state and local regulations.</p>	<p>Prior to any building demolition, prepare a survey to identify the presence of any PCB or other potentially hazardous substance.</p>	<p>CADA; contractor(s)</p>	<p>Prior to construction</p>	
		<p>All construction contracts shall include specific provisions regarding the location of hazardous materials.</p>	<p>CADA; contractor(s)</p>	<p>Prior to construction</p>	
		<p>Document that adequate site remediation has been completed.</p>	<p>CADA</p>	<p>During construction</p>	
X. NOISE					
<p>Would the proposal result in an increase in existing noise levels?</p>	<p>7.1 The construction contractor shall ensure that construction activities associated with the 1997 Capitol Area Plan conform to one of the following requirements:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m. Monday through Saturday, and 9:00 a.m. to 6:00 p.m. on Sunday, and 	<p>All construction contracts for residential and office development shall include specifications to comply with City of Sacramento noise control requirements, including testing of construction equipment.</p>	<p>CADA</p>	<p>Prior to construction.</p>	

CADA RESIDENTIAL DEVELOPMENT PROJECT
1301 Q Street (Site 18A/7A)

Significant or Potentially Significant Impact	Mitigation Measure	Implementation, Monitoring and Report Actions	Monitoring and Reporting Responsibilities	Implementation, Monitoring and Reporting Schedule	Other Agencies
X. NOISE (con't)					
	<p>7.1 (con't) shall use internal combustion engines equipped with suitable exhaust and intake silencers that are in good working order.</p> <ul style="list-style-type: none"> Construction activities shall conform with the noise limits established in the City's Noise Ordinance. 	<p>Monitor contractor compliance with equipment noise requirements and prepare monthly contractor compliance reports.</p>	<p>CADA</p>	<p>Monthly during project construction activities.</p>	
	<p>7.2 Noise levels at the most exposed occupied residential/hotel property from project-related construction activities occurring outside of the above-described time ranges or involving equipment powered by internal combustion engines without appropriate exhaust and intake silencers shall not exceed the following limits for:</p>	<p>All construction contracts for residential and office development shall include specifications to comply with City of Sacramento noise control requirements, including testing of construction equipment</p>	<p>CADA; Contractor(s)</p>	<p>Prior to Construction</p>	
	<ul style="list-style-type: none"> The exterior ambient level (without construction) for more than 30 minutes per hour, The exterior ambient level plus 5 dBA (without construction) for more than 15 minutes per hour, The exterior ambient level plus 10 dBA (without construction) for more than 5 minutes per hour, The exterior ambient level plus 15 dBA (without construction) for more than 1 minute per hour, or The exterior ambient level plus 20 dBA (without construction) at any time. 	<p>Monitor contractor compliance with equipment noise requirements and prepare monthly contractor compliance reports.</p>	<p>CADA</p>	<p>Monthly during project construction activities</p>	

ITEM # 8
 PAGE 34

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X. NOISE (con't)					
Would the proposal result in exposure of people to severe noise levels from traffic and other noise sources?	8.1 Design all project structures that would house noise-sensitive interior areas (e.g., residential units) to ensure that noise intrusion from external noise sources (e.g., traffic) would not exceed 45 dBA Ldn within these interior spaces.	During project design for residential development, all noise-sensitive interior areas (i.e., residences) shall be designed to filter any adjacent noise intrusions.	CADA	During project design	
		Prepare a site specific acoustic analysis or demonstrate through documentation of building specifications that noise levels would not exceed 45 dBA.	CADA	During project design	
	8.2 To the extent feasible, shield common outdoor use areas (e.g., courtyards designed for extended use) from offsite noise sources sufficiently to assure that noise levels from these sources would not exceed 60 dBA Ldn within the outdoor use areas.	During project design, all residential projects shall be designed to minimize noise intrusions.	CADA	During project design	
		Prepare a site specific acoustic analysis or demonstrate through documentation of building specifications.	CADA	During project design	
XI. PUBLIC SERVICES					
Would the proposal have an effect on, or result in a need to new or altered government services, if any, of the following areas - fire protection, police protection, schools, maintenance	9.0 Payment of impact fees imposed on the project by the City of Sacramento, payment of property taxes, and school impact fees required by the Sacramento City School District directly related to the provisions of	Assure that all required fees are paid to the appropriate entity, as specified.	CADA	Prior to construction	City of Sacramento, Sacramento City Unified School District

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XI. PUBLIC SERVICES					
of public facilities, or other governmental services?	services to the project to the extent determined appropriate by the applicable entity.				
XII. UTILITIES AND SERVICE SYSTEMS					
Would the proposal result in the need for new systems or supplies, or substantial alterations to power or natural gas, communication systems, water treatment, or distribution facilities, sewer or septic tanks, storm water drainage, or solid waste disposal utilities?	10.0 Payment of applicable connection service fees directly related to the provision of such services imposed on the project by the City of Sacramento or respective utility service company.	Assure that all required service fees are paid to the applicable entity, as specified.	CADA	Prior to construction	City of Sacramento
XIV. CULTURAL RESOURCES					
Would the proposal disturb archaeological resources?	11.0 In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resources is significant.	CADA will retain the services of a professional archeologist to prepare a preliminary field inspection to CADA and monitor excavation activities as appropriate during site excavation.	CADA	Prior to construction and during project excavation	City Preservation Officer
	If the find is determined to be of significance, resources found on the site shall be donated to an appropriate museum or cultural center.	If determined to be necessary, subsurface testing will be performed.	CADA	Prior to construction and during project excavation	City Preservation Officer
Would the proposal affect historic resources?	12.0 Prepare photo documentation of 1609 13th Street by photographing the building from	Prepare the photo documentation, as specified.	CADA	Prior to construction	City Preservation Officer

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XIV. CULTURAL RESOURCES (con't)					
	several angles using a 35mm camera and black and white film. The photographs should be deposited with the appropriate local museum or historical center.				