

DEPARTMENT OF
PUBLIC WORKS
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

927 TENTH STREET
ROOM 100
SACRAMENTO, CA
95814-2795

916-449-8210
FAX 916-449-8678

December 13, 1990

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: NORTHSIDE SUBDIVISION DRAINAGE (P-87108)

Summary

At the November 19, 1990 Planning Commission meeting, the commission requested that the Department of Public Works report on drainage issues affected by Northside Subdivision, east Marysville Boulevard and north of Magpie Creek.

Project

The proposed project would subdivide 28± acres into single-family lots between Rio Linda and Marysville Boulevards just north of the historic Magpie Creek. The project will also make major improvements to the creek and create seasonal wetlands (See Exhibit A).

Purpose

This report will attempt to explain the current drainage issues in the vicinity of the proposed project. Specifically, drainage problems immediately to the east (upstream) of the proposed channel improvements will be highlighted. The effect of the proposed channel improvements on the current drainage problems will also be explained.

Current Conditions

The historic Magpie Creek flows along the southern portion of the proposed subdivision. From the

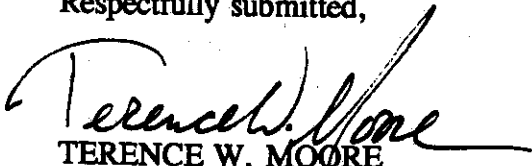
Conclusions

The area upstream from the project site has a minor localized flooding problem. The lack of major drainage improvements in the area allows surface runoff to accumulate in major storm events. The proposed project will not make the drainage worse in this area. In fact, it is projects like the proposed development that will eventually provide enough infrastructure improvements to eliminate minor flooding in this older residential area.

Recommendation

The tentative map for Northside Subdivision should be granted a time extension. The improvements which will result from this subdivision are a significant step in improving the drainage within the project limits. The improvements will also reduce some upstream drainage problems and provide the necessary infrastructure to allow the area to continue to develop and reduce localized flooding.

Respectfully submitted,


TERENCE W. MOORE
Supervising Engineer

SMP:m
SMP10-01.A

Attachments

EXHIBIT A

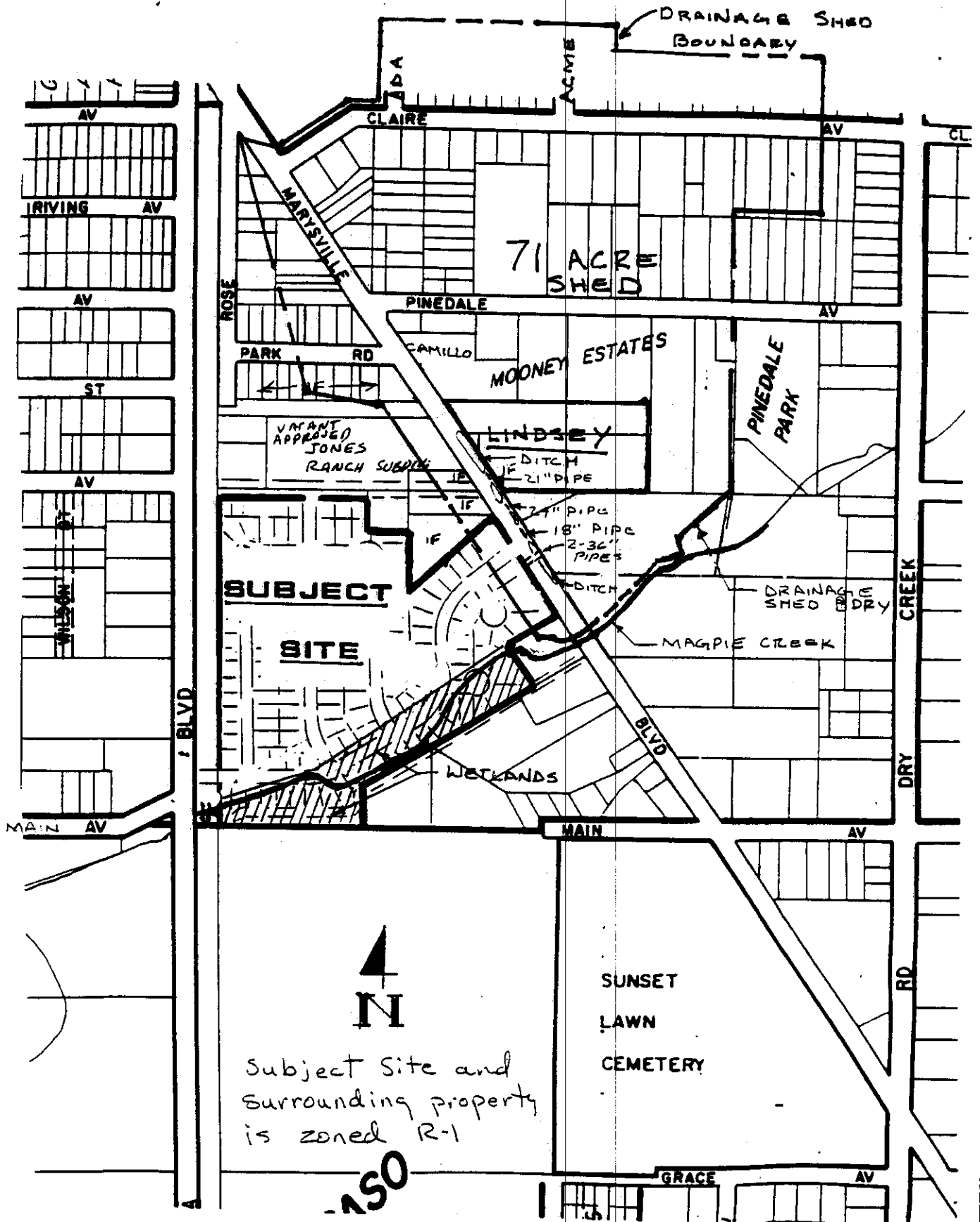
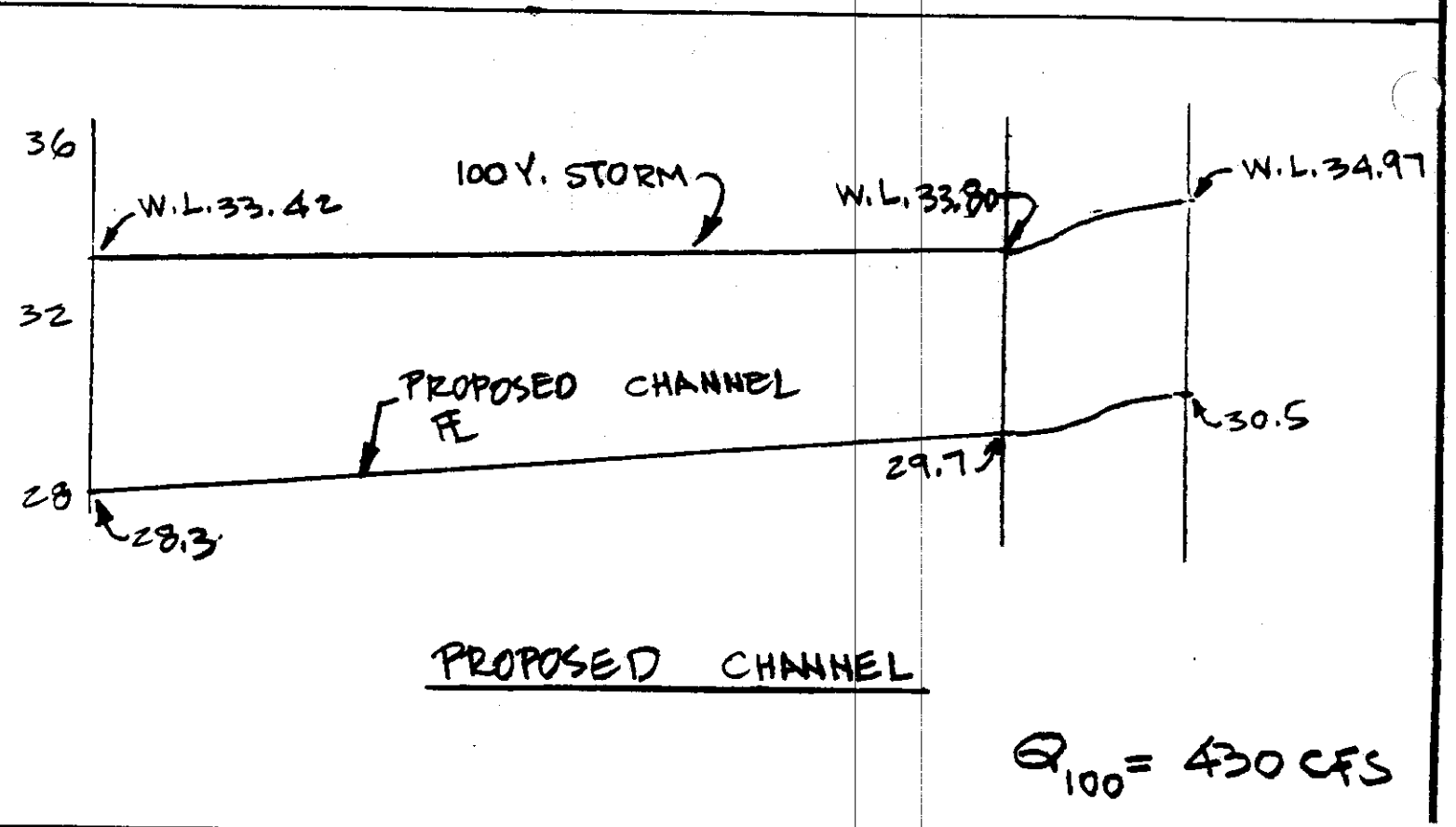
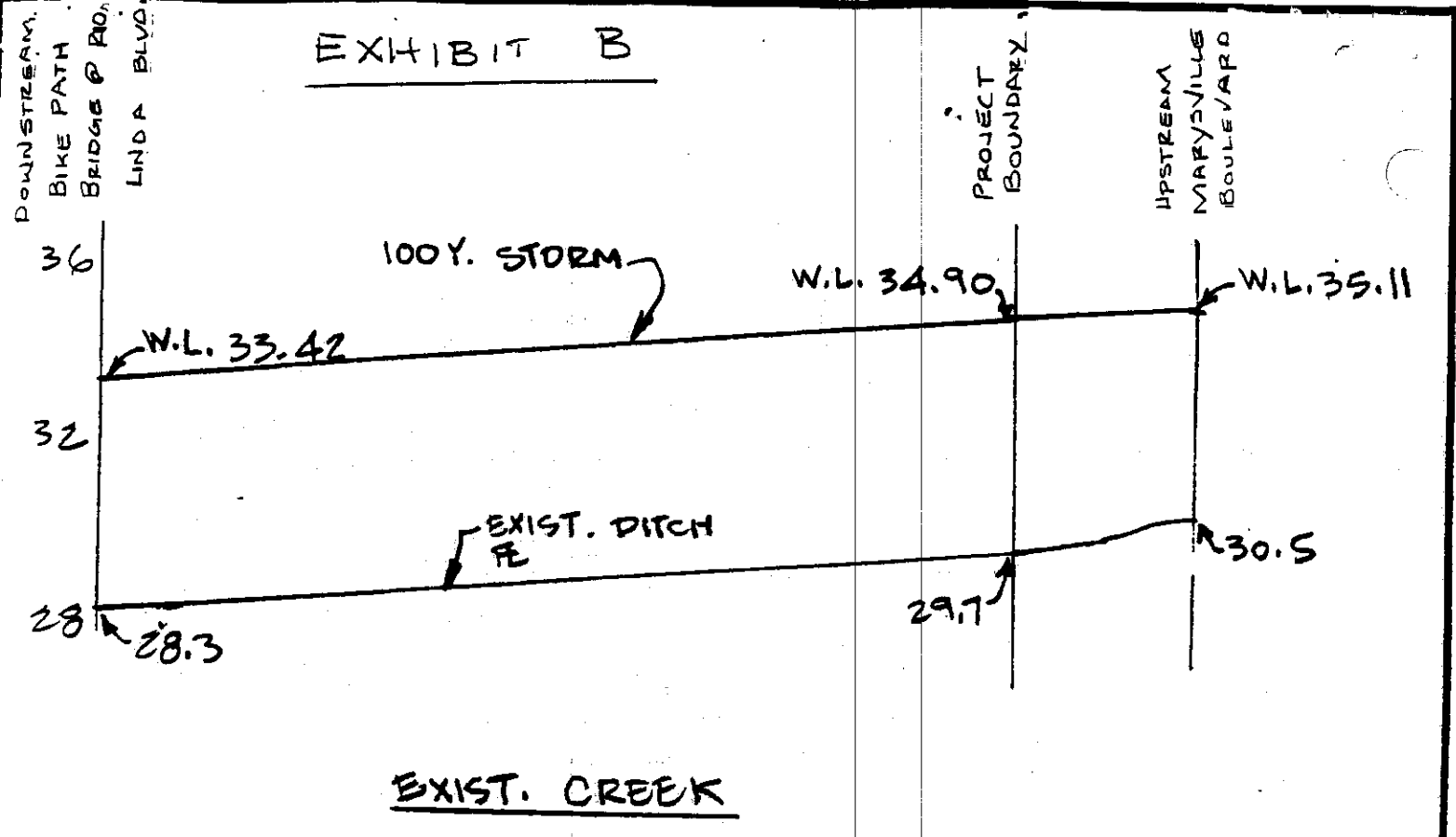


EXHIBIT B



mp MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

DATE: 12/5/90 JOB NO: 880270

SCALE: NONE DRAWN/ENGR:

SHEET OF

NORTHSIDE
LOWER MAGPIE CREEK



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

City Planning Commission
Sacramento, California

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Members in Session:

- SUBJECT:**
- A. Negative Declaration;
 - B. Tentative Map Time Extension to subdivide 28.03± vacant acres into 112 single family and one open space lot;
 - C. Variance to reduce the minimum required lot depths of eight parcels to less than 100 feet (93' to 98');
 - D. Subdivision Modification to reduce the minimum required lot depths of eight parcels to less than 100 feet (93' to 98');
 - E. Subdivision Modification to create three through lots; and,
 - F. Subdivision Modification to reduce the originally approved number of lots from 146 to 112 with one open space lot in the Standard Single Family (R-1) zone.

LOCATION: Northeast corner of future Main Avenue and Rio Linda Blvd.

SUMMARY:

This is primarily a request for a one year time extension for the approved tentative map on 28.03± acres in the Standard Single Family (R-1) zone. In addition, the applicant requests a variance to create eight parcels that have lot depths less than the standard 100 feet. Three subdivision modifications are also requested due to the irregular shape of the property and due to efforts taken to preserve the adjacent wetlands.

BACKGROUND INFORMATION:

On June 21, 1987, the City Council approved the tentative map to subdivide 28± acres into 146 single family and duplex lots. The approved map was extended for one year in April 1989. In February 1990, the applicant informed City staff of the need to redesign the map due to the discovery of a wetlands area on the south side of the subdivision. A revised map was submitted in March 1990 showing a reduction of the overall number of lots from 146 to 112 with one open space lot.

Subdivision Review Committee:

On October 24, 1990 the Subdivision Review Committee reviewed the subject project. By a vote of 6 ayes and 3 absent, the Committee voted to recommend approval of the project based on the revised conditions listed below.

Evaluation:

Variance and Subdivision Modifications- A variance and several subdivision modification requests are incorporated into the project. The variance and the one subdivision modification request reducing the minimum required lot depth to below 100 feet for eight parcels. Lots 40, 41, 42, 44, 49, 69, 89 and 103 will have depths ranging from 93 feet to 98 feet. The reduced depths of these lots are necessary due to: the street radius requirements; constraints caused by existing development that surrounds the site; and, by constraints of the adjacent wetlands.

A second Subdivision Modification requests the creation of three through lots adjacent to and west of Marysville Boulevard. Creation of the through lots is necessary due to the physical constraints that the wetlands impose on the site. A sound wall is required along Marysville Boulevard which will restrict access off the Marysville side of the three parcels.

A final Subdivision Modification is requested to reduce the originally approved number of lots from 146 to 112 with the one open space lot. Because of the wetlands, the project has been scaled back leaving the southerly portion of the property in open space to protect the wetlands area. A certain amount of reconstruction and maintenance of the wetlands will be performed by the developer to retain and enhance the habitat value of the area.

Staff and the Subdivision Review Committee support the requested one year time extension for the tentative map, variances and subdivision modifications subject to the conditions of approval listed below.

ENVIRONMENTAL ANALYSIS:

The Environmental Services Division has worked closely with the Army Corps of Engineers, the City Department of Public Works and

the developer to resolve the wetlands and other issues that pertain to the property. The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with mandatory mitigation measure that shall be implemented as noted below.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map Time Extension to subdivide 28.03± vacant acres into 112 single family and one open space lot and forward to the City Council;
- C. Approve the Variance to reduce the minimum required lot depths of eight parcels to less than 100 feet (93' to 98') subject to the findings of fact listed below;
- D. Recommend approval of the Subdivision Modification to reduce the minimum required lot depths of eight parcels to less than 100 feet (93' to 98') and forward to the City Council;
- E. Recommend approval of the Subdivision Modification to create three through lots and forward to the City Council; and,
- F. Recommend approval of the Subdivision Modification to reduce the originally approved number of lots from 146 to 112 with one open space lot in the Standard Single Family (R-1) zone and forward to the City Council.

Conditions:

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 oversized lines for both sewer and drainage. Drainage discharge shall be subject to conditions of the City Flood Control and Sewer Division as required by the Nationwide Permit Number 198900202;
3. 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;
4. 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;

5. Annex to Regional Sanitation District and pay fees;
6. Submit a soils test prepared by a registered engineer to be used in street design;
7. Right-of-way study required for existing canal and wetlands replacement area. Dedicate right-of-way for and construct canal, wetlands and access ramps;
8. Construct chain link fence along canal and wetland right-of-way;
9. Provide full channel improvements between Rio Linda Boulevard and Marysville Boulevard and necessary improvements to channel downstream to Bell Avenue, or as modified by the Director of Public Works. A study for downstream improvements shall be provided;
10. Dedicate a 12.5± foot P.U.E for underground facilities and appurtenances adjacent to all public ways except Main Avenue;
11. Remove all trash, tires and rubbish to an approved dump site to the satisfaction of City/County Health;
12. Submit a right-of-way study for Marysville Boulevard, Rio Linda Boulevard. Main Avenue and Marsh Creek Drive. Dedicate right-of-way as necessary. A portion of Lots 48 and 49 shall be dedicated to conform to Tentative Map for Jones Ranch P90-118.
13. If any off-site right-of-way is needed, City will condemn at developer's expense;
14. Construct a six foot decorative masonry wall along the west property line of the site. Decorative design shall be to the satisfaction of the Planning Director. Setback lines shall be respected;
15. Landscaping shall be provided off-site adjacent to the bikeway to the satisfaction of the Community Services Department;
16. Applicant shall contribute their share of the improvements on Main Avenue;
17. The developer shall maintain the replacement wetlands area adjacent to Magpie Creek in accordance with the mitigation plan requirements. Maintenance shall be provided for two years, or until the maintenance district is formed, whichever is less. The two year period shall begin following acceptance by the City (issuance of a notice of completion).

18. The developer/applicant agrees to join a maintenance district as established by the City for the maintenance of the replacement wetlands. Developer/applicant further agrees to provide each purchaser of a parcel within this project with written notice of the pending formation of the district. It is the City's intent that all parcels within the project participate in the cost of said district;
19. The developer shall provide the funds necessary to form the maintenance district. Funds will be used for consultant services and related City costs associated with formation of the maintenance district;
20. Developer shall comply with mitigation plan for Nationwide Permit Number 198900202. Conditions for implementing the mitigation plan shall be to the satisfaction of the Flood Control & Sewer Division of the City of Sacramento.
21. Place a note on the final map: Dwellings shall be constructed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator (P87-108).

Mandatory Mitigation Measures:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

- B.
1. The developer shall perform all measures for the reconstruction and maintenance of wetlands proposed in the Wetland Mitigation Plan prepared by Huffman Associates, dated May, 1990 (attachment B) except and unless any measures are modified by the City of Sacramento and approved by the Army Corps of Engineers. These measures are detailed in Sections 6.,7.and 8. of the Wetland Mitigation Plan.
 2. The project will conform to the work permitted under the authority of the Army Corps of Engineers as detailed in their letter dated June 12, 1990 (attachment C) and/or as permitted by their authority to approve revisions to the wetlands mitigation plan proposed by the City of Sacramento, Flood Control and Sewer Division.
 3. The project will include all mitigation measures specified in the "Agreement Regarding Proposed Stream Or Lake Alteration" from the State Department of Fish and Game, dated July 7, 1990 (attachment D).
 4. The maintenance of the wetland area by the developer shall be for a period of two years from the date of acceptance of the subdivision by the City or until a maintenance district is formed, whichever is less.
 5. The project shall be included in a maintenance district to be established by the City, for the purpose of maintenance of the wetlands. This project shall include the measures regarding formation of the maintenance district:
 - a. All parcels within the project shall be a part of the maintenance district and shall participate in the cost of the district.
 - b. The developer shall provide notice to all purchasers of property within the development of the pending formation of the district.
 - c. The developer shall provide the funding necessary to form the district, including consultant costs and related City costs associated with the formation of the district.
 6. Plans for the implementation of the mitigation plan shall be accompanied by certification of approval from the City of Sacramento, Flood Control and Sewer Division.

C. Exterior Noise Mitigation Measures

1. A six foot high noise barrier shall be constructed along the property lines of lots adjacent to Rio Linda Boulevard and Main Avenue (Lots 1, 12-15, 66-72). On lots 1 and 12 the wall shall extend from the front setback line to the rear property line. On lot 13 the wall shall wrap around corner onto the street side of the lot for a minimum of 15 feet in order to enclose the rear yard.
- ✓ 2. A six foot six inch high noise barrier shall be constructed along the property lines adjacent to Marysville Road (Lots 87-91). On lot 87 the wall shall extend onto the rear (south) property line for a distance of 15 feet. On lot 90 the wall shall extend along the street side of the lot for a minimum of 15 feet. On lot 91 the wall shall extend from the front setback to the rear property line and then along the rear (north) property line for a minimum of 15 feet.
3. Noise barriers must be massive and airtight, with no air gaps in the barrier or at the bottom where the barrier meets grade.
4. Noise barriers may be constructed of wood, masonry or metal and must have a minimum surface weight of 3.75 to 4 lbs/square foot. Barrier heights are to be measured from pad height.
5. Plans for noise barriers shall be shown on improvement plans for the development.

D. General Interior Noise Mitigation Measures

1. Two story homes on lots bordering or closest to a roadway should be discouraged. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to be acceptable.
2. All joints in exterior walls shall be grouted or caulked airtight.
3. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
4. Window or through-the-wall ventilation and air condition units shall not be permitted.

5. All sleeping spaces shall be provided with carpet and pad.
6. There shall be no through-the-door or through-the-wall mail or paper chutes.
7. Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
 - a. 2'x4' wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - d. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
8. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
9. The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - a. Skylights shall not be used unless they have an STC rating of 30 or better.
10. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper that closes completely.
11. Windows shall have a minimum STC rating of 28.
 - a. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 - b. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.

12. All hinged exterior doors shall have a minimum STC rating of 28.
 - a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
 13. Sliding glass doors shall have a minimum STC rating of 29.
 14. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
 15. Gravity vent openings in attic space shall not exceed code minimum in size and number.
 16. If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
 - a. The transfer ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
 17. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 - a. The ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° end in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.
 18. Alternative measures or materials may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.
- E. **General Noise Mitigation Requirements** -- To be applied to the 2nd story of all houses on the following lots; 1, 12-15, 71-72 & 87-91. (Note: With the construction of the noise barrier along the streets, these measures are not necessary for 1st floor rooms)

1. Small bedrooms (~100 sq. ft.)
 - a. The exterior walls with a full or partial view of the roadway must be constructed using either dense stucco or with a wood finish, using resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
 2. Master bedrooms (~168 sq. ft.)
 - a. Either windows with a full view of the roadway shall have a minimum STC rating of 34. If the window has only a 90 degree view of US 99, an STC rating of 28.
 - b. Or, the exterior wall with a full or partial view of the roadway must be constructed using either dense stucco or with a wood finish, using resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
 - c. For lots 71 and 72 and 88 and 91, the wall has to be upgraded and the window may meet minimum requirements.
 3. Family Room/Dining Room
 - a. If windows have a partial view of the road, it must have a minimum STC rating of 34. For other cases, the window shall meet general requirements.
 - b. Sliding glass doors facing the roadway must have a minimum STC rating of 31.
 - c. For Lots 88 through 91, the exterior walls with a full or partial view of the roadway must be constructed using either dense stucco or with a wood finish, using resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
- F. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
- G. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

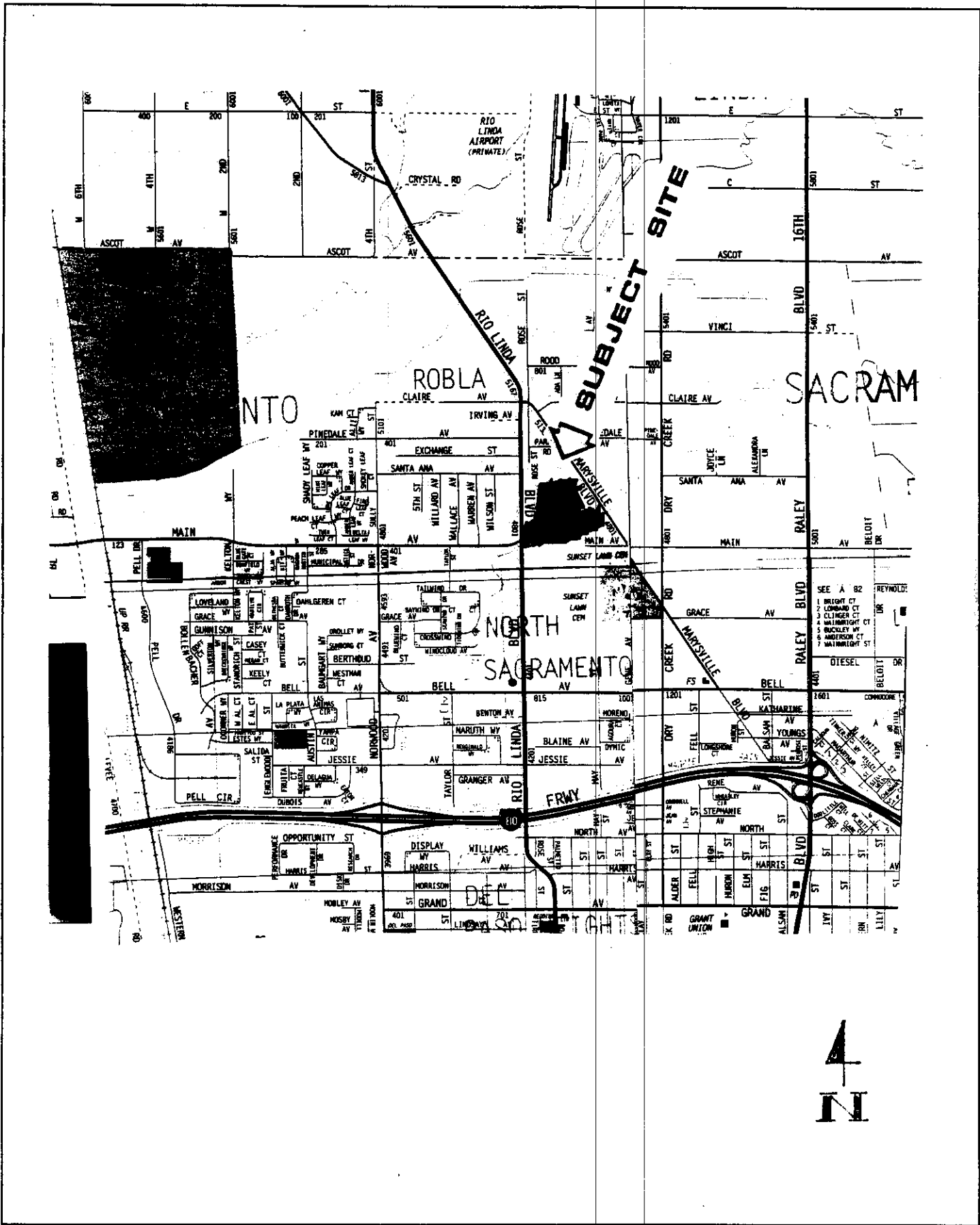
Findings of Fact- Variance

1. Granting the Variance would not constitute a special privilege extended to one individual property owner, in that:
 - a. the subdivision design is subject to constraints created by the preservation of the adjacent wetlands area;
 - b. existing development and other approved development necessitate the variance requests; and,
 - c. similar requests have been granted to other development; and,
2. Granting the variance would not be injurious to the public safety and welfare in that:
 - a. adequate yard area and building setbacks will be provided.
3. The Variance, as proposed, is a residential subdivision, consistent with the General and Community Plan policies for the subject property.

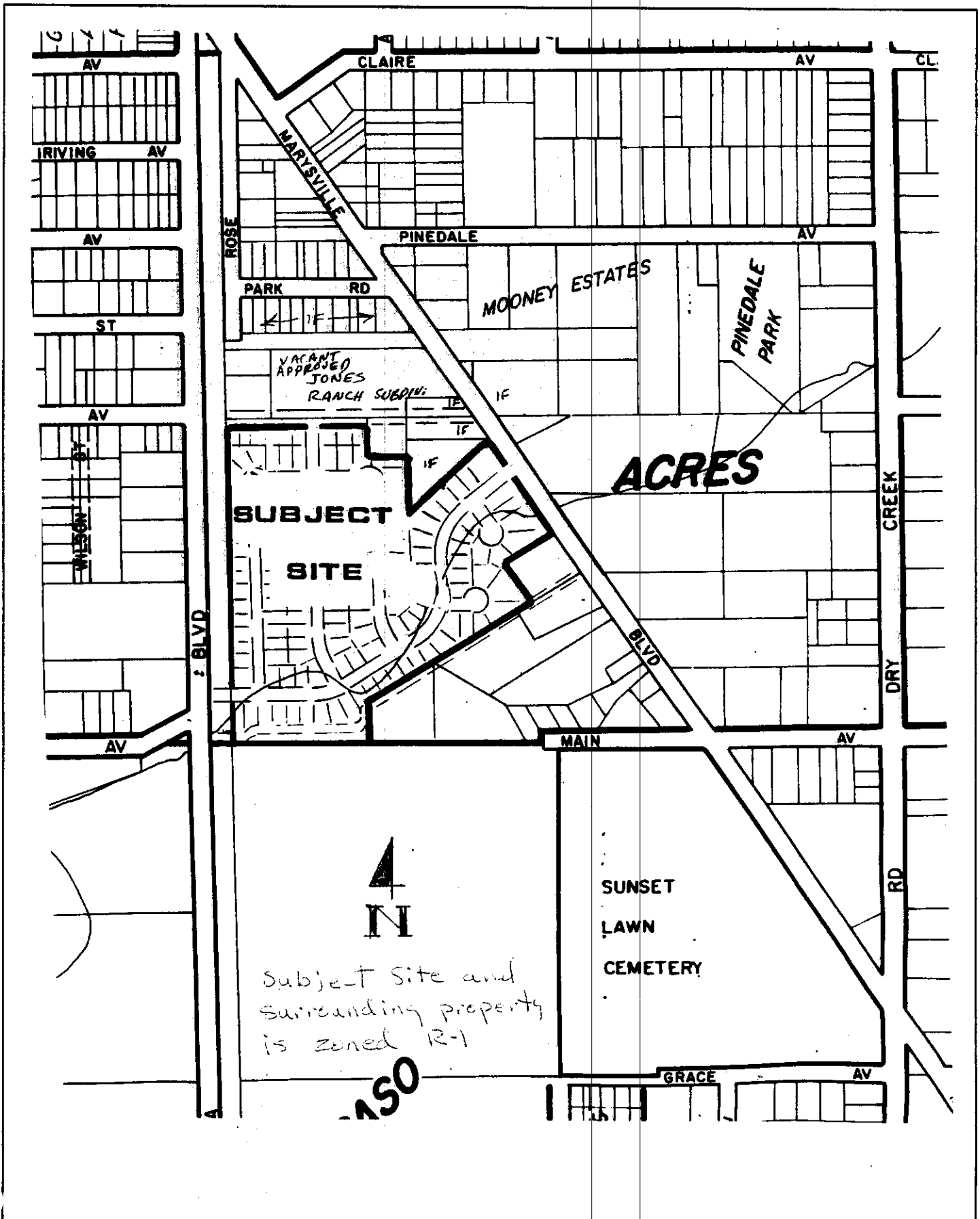
Respectfully Submitted,

Joy Patterson
for Will Weitman
Principal Planner

Attachments



VICINITY MAP

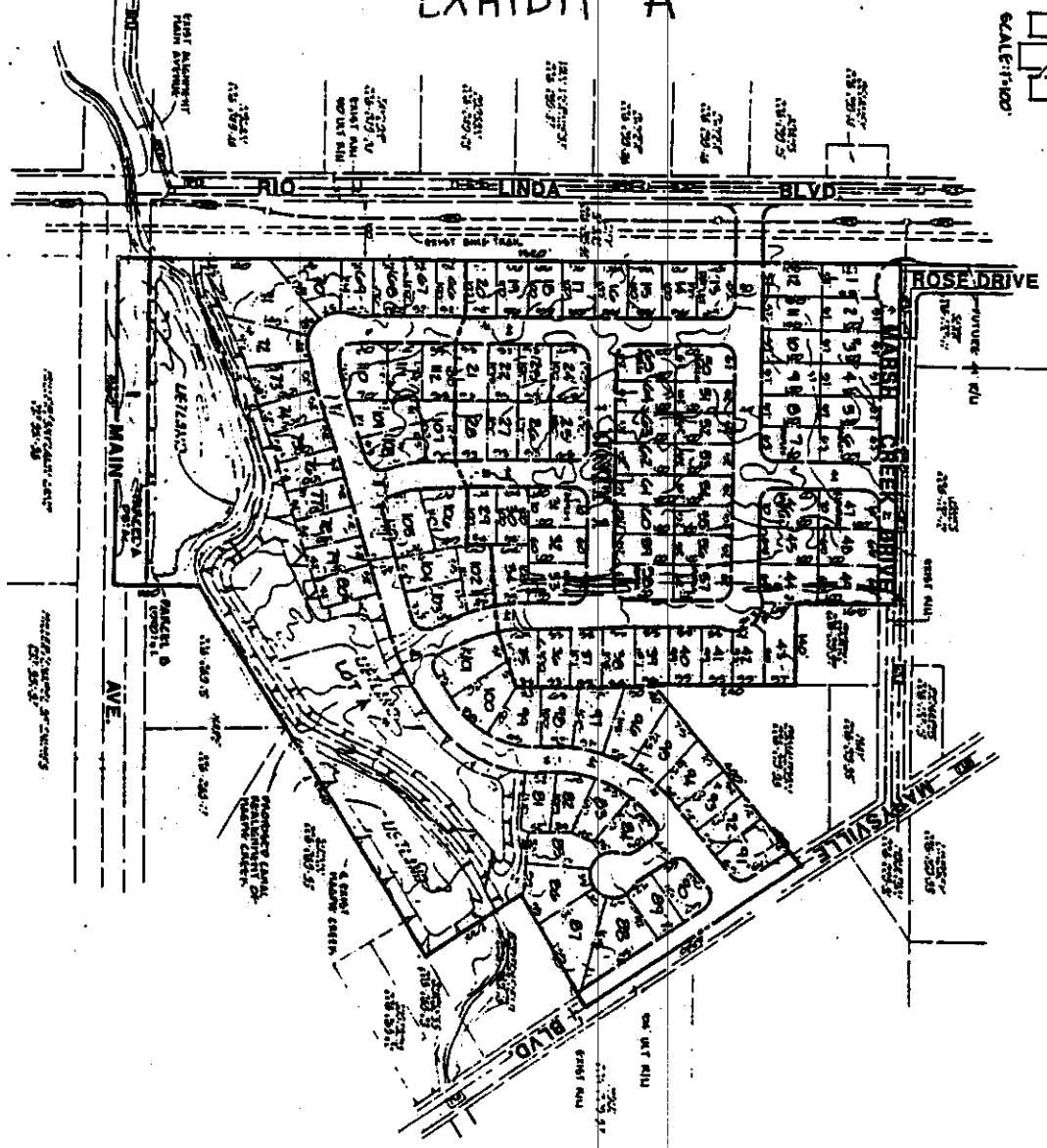


LAND USE & ZONING MAP

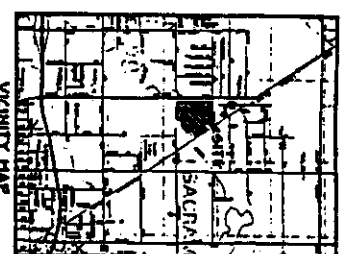


SCALE: 1"=100'

EXHIBIT A



REVISED SITE PLAN



PREPARED BY: MORTON & PITALO, INC. (Formerly Tahoma Robla)
 PROJECT NO.: 87-108
 DATE: DECEMBER 18, 1990
 SHEET NO.: 1 OF 1
 SCALE: 1"=100'
 CITY OF SACRAMENTO
 PROJECT: TENTATIVE SUBDIVISION MAP
 NORTH SIDE UNITS 1 & 2
 OF SACRAMENTO

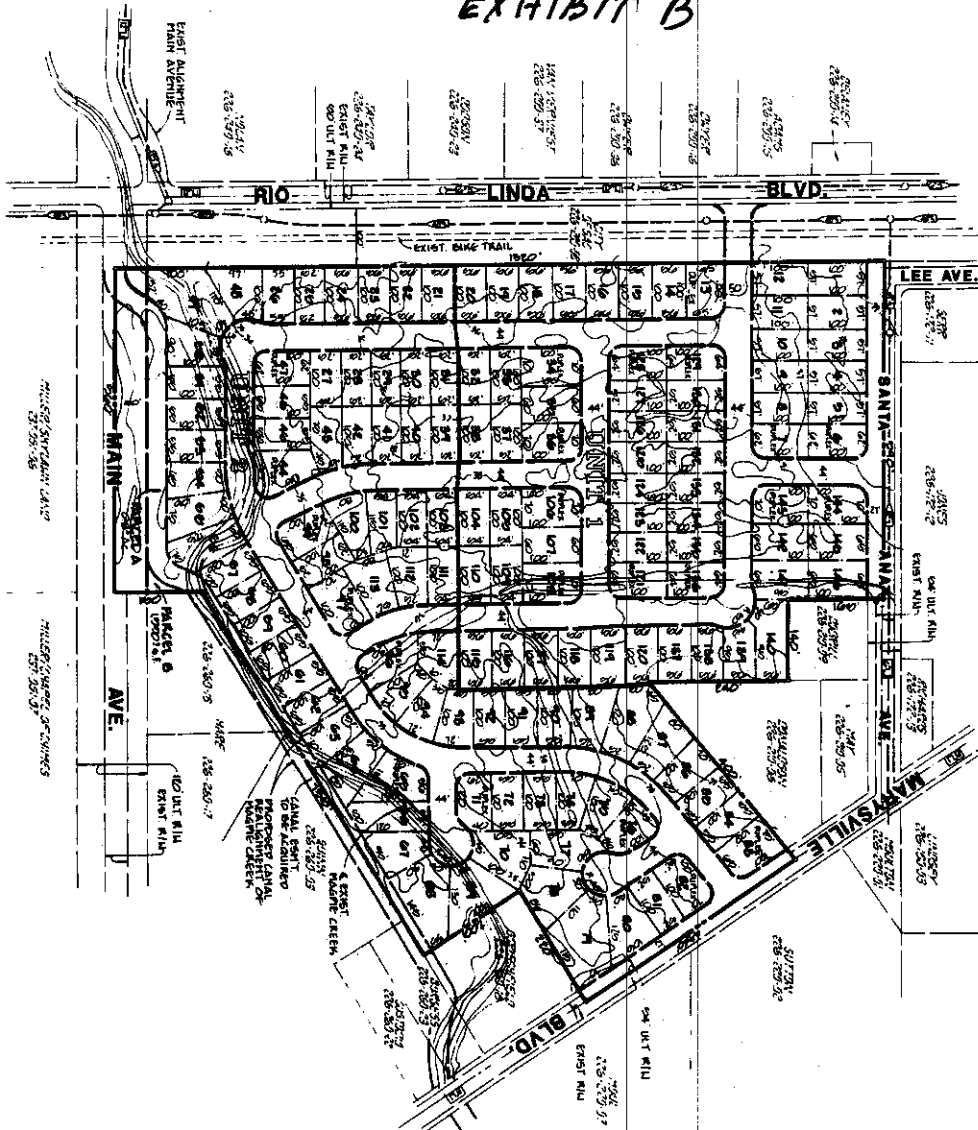
REVISED MAP

MORTON & PITALO, INC.	
PLANNING SURVEYING ENGINEERING	
1111 N. MARKET ST. SACRAMENTO, CA 95811	
PROJECT NO.	87-108
DATE	DECEMBER 18, 1990
CITY	SACRAMENTO
PROJECT	TENTATIVE SUBDIVISION MAP NORTH SIDE UNITS 1 & 2 OF SACRAMENTO
SHEET NO.	1 OF 1
SCALE	1"=100'
PREPARED BY	MORTON & PITALO, INC.
DATE	DECEMBER 18, 1990
CITY	SACRAMENTO
PROJECT	TENTATIVE SUBDIVISION MAP NORTH SIDE UNITS 1 & 2 OF SACRAMENTO
SHEET NO.	1 OF 1
SCALE	1"=100'
PREPARED BY	MORTON & PITALO, INC.
DATE	DECEMBER 18, 1990
CITY	SACRAMENTO
PROJECT	TENTATIVE SUBDIVISION MAP NORTH SIDE UNITS 1 & 2 OF SACRAMENTO
SHEET NO.	1 OF 1

EXHIBIT B



SCALE: 1"=100'



REVISIONS	
NO.	DESCRIPTION

SCALE: 1"=100'

DATE: 12/13/90

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

mp MORTON & PITALO, INC.
CIVIL ENGINEERING & SURVEYING

APPROVED	DATE

CITY OF SACRAMENTO

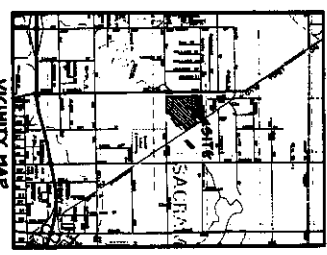
(FORMERLY TAHOMA ROBLA)

TENTATIVE SUBDIVISION MAP

NORTHSIDE UNITS 1 & 2

OF SACRAMENTO

FILE NO. 280220



ORIGINAL SITE PLAN
SEE REVISED MAP