

CITY PLANNING COMMISSION

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

APPLICANT CNA Engineering, Inc., 2575 Valley Road, Sacramento, CA 95821
OWNER Sunridge Homes, 7610 Auburn Blvd., No. 2, Citrus Heights, CA 95610
PLANS BY CNA Engineering, Inc., 2575 Valley Road, Sacramento, CA 95821
FILING DATE 11/9/88 ENVIR. DET. Neg. Dec. REPORT BY DH:pe
ASSESSOR'S PCL. NO. 237-140-006

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to divide 9.8+ partially developed acres into 55 standard single family lots in the R-1 Zone.

LOCATION: Southwest corner Bell Avenue and May Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 55 unit standard single family residential subdivision.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/net acre)
1984 North Sacramento Community
Plan Designation: Residential 7-15 du/acre
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family dwelling, out buildings and outdoor storage with vacant.

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25';35' on Bell	20';35' on Bell
South: Single Family; R-1	Side(Int):	5'	To be
East : Single Family & New S.F.; R-1	Side(St):	12-1/2'	Shown
West : Single Family & vacant; R-1	Rear:	15'	"

Property Dimensions: 660' x 660'
Property Area: 10.0 + acres gross; 7.8+ acres net
Density of Development: 5.5 d.u. per acre gross; 7.1 du/net acre
Topography: Flat
Street Improvements: To be extended
Utilities: To be extended

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 22, 1989, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 10.0+ acres developed with a standard single family dwelling, five detached accessory buildings and numerous trees in the Standard Single Family (R-1) Zone. The General Plan and 1984 North Sacramento Community Plan designate the site for Low Density Residential 4-15 du/net acre and Residential 7-15 du/net acre respectively. The site is bordered by single family land uses to the south and west with Cindy Woods Unit No. 1 (P88-045) under construction to the east across May Street, and Linda Woods Unit 1 (P87-092) now called Heritage Glen, under construction to the northeast of the subject site. Surrounding zoning is Standard Single Family (R-1) zone. The density of 7.1 units per acre is consistent with the area plan.

B. Project Description

The applicant proposes to subdivide the 10+ acre parcel into 55 Standard Single Family lots. Lots fronting on Bell Avenue are proposed to be 52 feet wide except for the 62 foot wide corner lot at May Street, and 125 feet deep. Remaining lots meet the minimum width depth and area requirements in the R-1 Zone. The applicant proposes to remove all buildings on the site and most existing trees. The City Arborist has recommended preparation of a tree preservation plan for review and approval prior to issuance of building permits.

C. Subdivision Design

The applicant proposes 12 lots, lots 1 to 12, which back out onto Bell Avenue. Bell Avenue is proposed to be 80 feet in width and planned to be a major east-west street. In order to prevent an unsafe back-out situation, staff recommended increasing the lot depth and lot width/ The applicant has agreed to increase the lot depth from the original 105 feet to 125 feet but has not increased the lot width. Staff recommends that lots 1 to 12 be increased in width to a minimum of 70 feet in order to allow a hammer-head driveway and allow adequate front yard landscaping. The recently approved map for Pickard Woods on 2.27 acres creating 10 lots was designed with four lots fronting on Bell Avenue with a minimum of 70 feet of lot width. (P88-296). Lots established fore Linda Woods Unit 1 are 60 feet wide. After review of the site plans, the paved impervious areas for 60 foot wide lots exceed the maximum 40% of the required front yard coverage with the turn-around area and two car garage driveway. Staff has learned from past approvals where hammer-head driveways are required to eliminate backout maneuvering onto major streets, if the lots are not wider than 60 feet, the site design normally exceed the 40% impervious area allowed in the front yard as per the City Zoning Ordinance. Staff recommends the applicant revise the tentative map for lots 1 to 12 to be a minimum of 70 feet in width. This reduces the lot count by three units. However, if the applicant can demonstrate that the specific building footprint can comply with the front setback 40% coverage and turn around with a lot less than 70 feet in width. Staff would consider a reduced lot width.

Since the overall net density is 7.1 dwelling units per net acre, staff recommends the addition of at least three corner duplex or halfplex units on three corner lots in the subdivision. With this modification, the density of seven dwelling units per net acre is maintained.

Kalisa Drive is proposed as a dead end street until development occurs to the west. Staff recommends that an appropriate turning area be provided to allow large emergency vehicles such as fire trucks the ability to turn without requiring backing up. Design of either a cul-de-sac or offsite improvements shall be reviewed and approved by the City Traffic Engineer and Planning Director. Staff recommends that the turn-around portion of the driveways on Bell Avenue be constructed of turf block or paverstone and that the area between the turn-around and sidewalk be landscaped and bermed. Staff will review these site plans for appropriate landscaping and building materials prior to issuance of building permits.

D. Schools

The Grant Joint Union High School district and the Robla Elementary School District have implemented developer fees which will be collected at the time building permits are issued.

E. Parkland Dedication

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

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore a Negative Declaration has been prepared in compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly the significant effects would occur:

- A. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundations and structural design and construction.
- B. The applicant shall present a tree preservation plan for the review and approval of the City Arborist prior to application for any building permits. This plan shall include a description by species, size and vitality of each tree to be removed and/or retained.

C. Walls

- 1. Exterior walls shall have a minimum STC rating of 40.

2. Minimum 1/2" sheathing shall be nailed on the outside face of the 2x4: wood stud construction. The top and bottom edges of the sheathing shall be sealed with the resilient caulking. The sheathing shall be butted tightly together and covered with a minimum 15 lb. felt paper.
3. A wood or clapboard finish shall be used over the felt paper. The sheathing and finish material shall have a minimum weight of 3 lbs/sq. ft.
4. R-11 insulation shall be used in the cavity of all studs and shall fit snugly throughout the cavity.
5. A minimum 1/2 inch gypsum board shall be fastened interior face. The gypsum board shall be completely taped and finished. The perimeter of the wall shall be sealed with a resilient, non-hardening caulking.

D. Fireplaces

1. Fireplaces are not recommended because the chimney serves as a conduit for the sound. If used, fireplaces shall include a fully operable damper.

E. Windows

1. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with 25 mile hour wind, per ASTM E283.
2. Windows shall have a minimum STC rating of 29.

F. Doors

1. Exterior doors and sliding glass doors shall have a minimum STC rating of 29 including any lites and using door seals needed to meet STC rating. This should include full perimeter seals.
2. Sliding glass doors shall meet air leakage requirements given for windows.

G. Roof

1. The combined roof and ceiling shall have an STC rating of 39 or better.

H. Ceiling

1. The ceiling shall be constructed from a minimum 1/2 gypsum wall board in all habitable spaces.
2. The attic space above the ceiling shall contain a minimum R-19 insulation.

I. Ventilation

1. A mechanical ventilation system shall be installed that 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.
2. Gravity vent openings in attic space shall not exceed code minimums in number and size.
3. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge galvanized steel. The duct shall be a minimum of six feet long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90 bend to prevent direct line of sight.
4. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner and containing one 90 bend with the exception of the kitchen range exhaust.
5. Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material.

J. Rooms Facing Bell Avenue

1-Story

1. Rooms with bay windows must use resilient clips on inside face of wood stud. Windows must have a minimum STC of 34.
2. Other rooms must use either the resilient chips or the higher STC window.

2-Story

3. Bedrooms must incorporate design No. 1, 1-story.
4. Living rooms must design No. 2, 1-story.

K. Units along South Boundary

5. All units must incorporate No. 2, 1-story design for bedrooms, family rooms, living rooms, dining rooms and great rooms.

L. General

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 non-hardening caulking or mastic.
3. Window 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.

All owners are advised that the lots in this subdivision are subject to overflight from aircraft going to and coming from McClellan Air Force Base. As a result, the use and enjoyment of the lots may be subject to noise, vibration, discomfort and inconvenience. This disclosure is made pursuant to the requirements of the County of Sacramento and is not intended to be a covenant.

This disclosure shall be recorded as a note on the final map for this subdivision.

RECOMMENDATION: Staff recommends that the Commission:

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

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;
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;
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

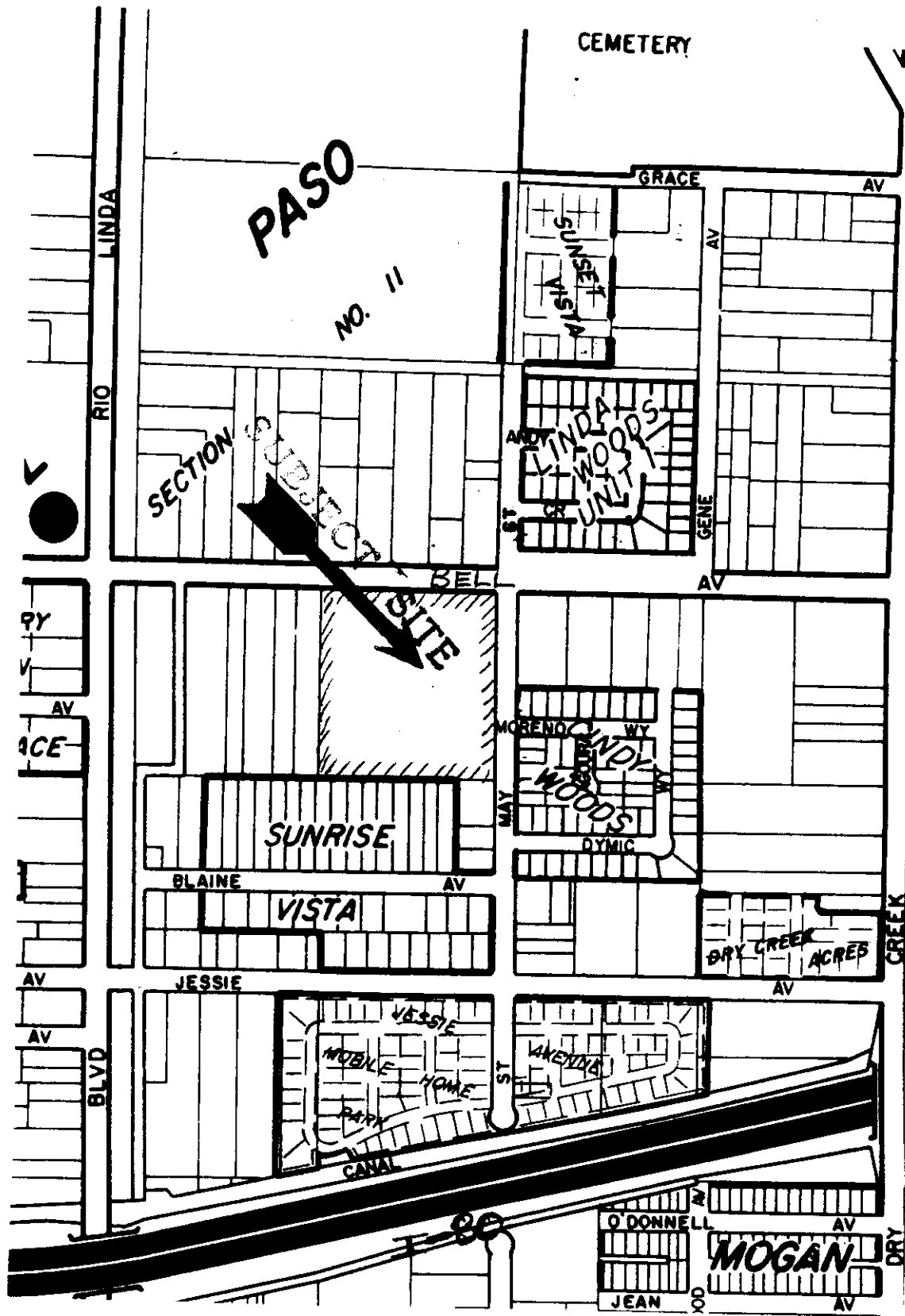
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Meet all County Sanitation District requirements;
8. Submit a soils test prepared by a registered engineer to be used in street design;
9. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
10. No parking shall be allowed on Bell Avenue. Bell Avenue shall be posted to the satisfaction of the City Traffic Engineer.
11. Place the following note on the face of the final map and in the deeds to all lots:

"All owners are advised that the lots in this subdivision are subject to overflight from aircraft going to and coming from McClellan Air Force Base. As a result, the use and enjoyment of the lots may be subject to noise, vibration, discomfort and inconvenience. This disclosure is made pursuant to the requirements of the County of Sacramento and is not intended to be a covenant."
12. Place the following note on the face of the map and in the deeds to all lots:

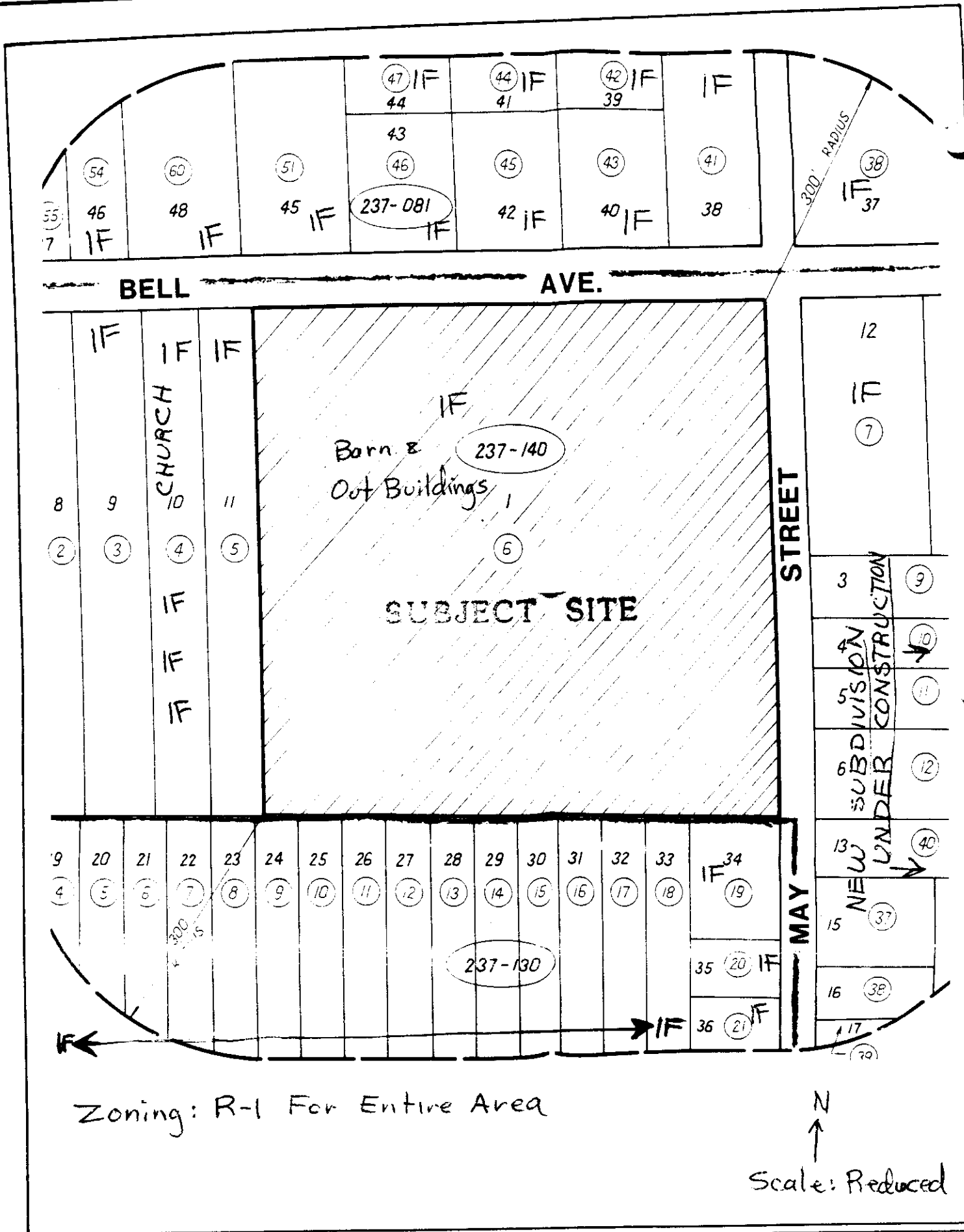
"The property owner shall be responsible for assuring compliance with the mitigation measures for construction of dwellings in accord with the mitigation measures for construction of dwellings in accord with the Negative Declaration for P88-467 on file with the City Planning Department."
13. Properly abandon existing septic system to County Health Department requirements.
14. Remove all abandoned vehicles and debris to a legal disposal site.
15. Applicant shall secure appropriate demolishing permits and cap existing utility services, i.e. natural gas and electricity, prior to start of grading.
16. Place the following note on the final map: Front yard landscaping shall be installed by the builder for lots 1 through 12. Site plans indicating appropriate driveway hammerhead and sidewalk shall be submitted for Planning Staff review and approval prior to issuance of building permits (refer to file P88-467 on file at Sacramento City Planning Department);
17. Provide a survey showing size, species and location of all trees to be retained and all trees to be removed. This survey must be reviewed and approved by the City Arborist. Should the Arborist determine that removal of any tree may

adversely impact the site, an approved tree preservation plan and re-vegetation plan must be submitted and reviewed by the City Planning Division prior to the issuance of any building permit.

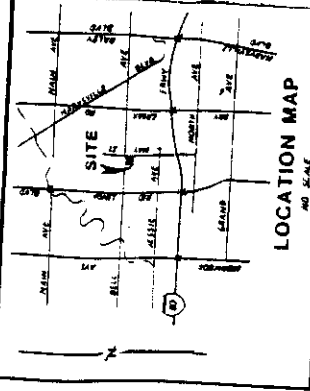
18. Annexation to Regional Sanitation District and payment of necessary fees.
19. Dedicate and construct right-of-way along Bell Avenue to a 40 ft. half-section and May Avenue to a 25 foot half-section.
20. Place flood hazard warning note on the final map, if necessary. Note will be prepared by the Department of Public Works.
21. Developer shall join the Bell Avenue Sewer Assessment District and pay fair share of costs if District has not been formed. If sewer assessment district has been formed, developer shall join the Fee District to reimburse the assessment district for fair share of costs.
22. Applicant/developer shall provide a temporary turnaround at the west end of Kalisa Drive to the satisfaction of the City Traffic Engineer.
23. The tentative map shall be revised to show minimum lot widths of 70 feet and 125 lot depth with a 35 foot building setback along Bell Avenue. Smaller lot width may be as approved if the applicant complies with all yard setback and coverage requirements to the satisfaction of the Planning Director.



VICINITY MAP



LAND USE & ZONING MAP



LEGAL DESCRIPTION:
LOT 38 OF SUBDIVISION OF SECTION 11 OF
RANCHO DEL PASO 14 S.M. S.

OWNER:
ADDRESS HEREAS
2000 1/2
CITY OF SACRAMENTO, CA 95811
PHONE (916) 731-5113

AREA:
40 AC GRADS
5.28 AC NET

SUBDIVIDER:
LAND AND
2000 1/2
CITY OF SACRAMENTO, CA 95811
PHONE (916) 731-5113

ENGINEER:
CNA ENGINEERING INC
2315 VALLEY ROAD
SACRAMENTO, CA 95821
PHONE (916) 488-3748

SCHOOL DISTRICT:
MORAGA SCHOOL DISTRICT
UNION COUNTY SOUTHWEST
DISTRICT

WATER:
CITY OF SACRAMENTO

SEWER DISPOSAL:
CITY OF SACRAMENTO

PRESENT ZONING:
R-1

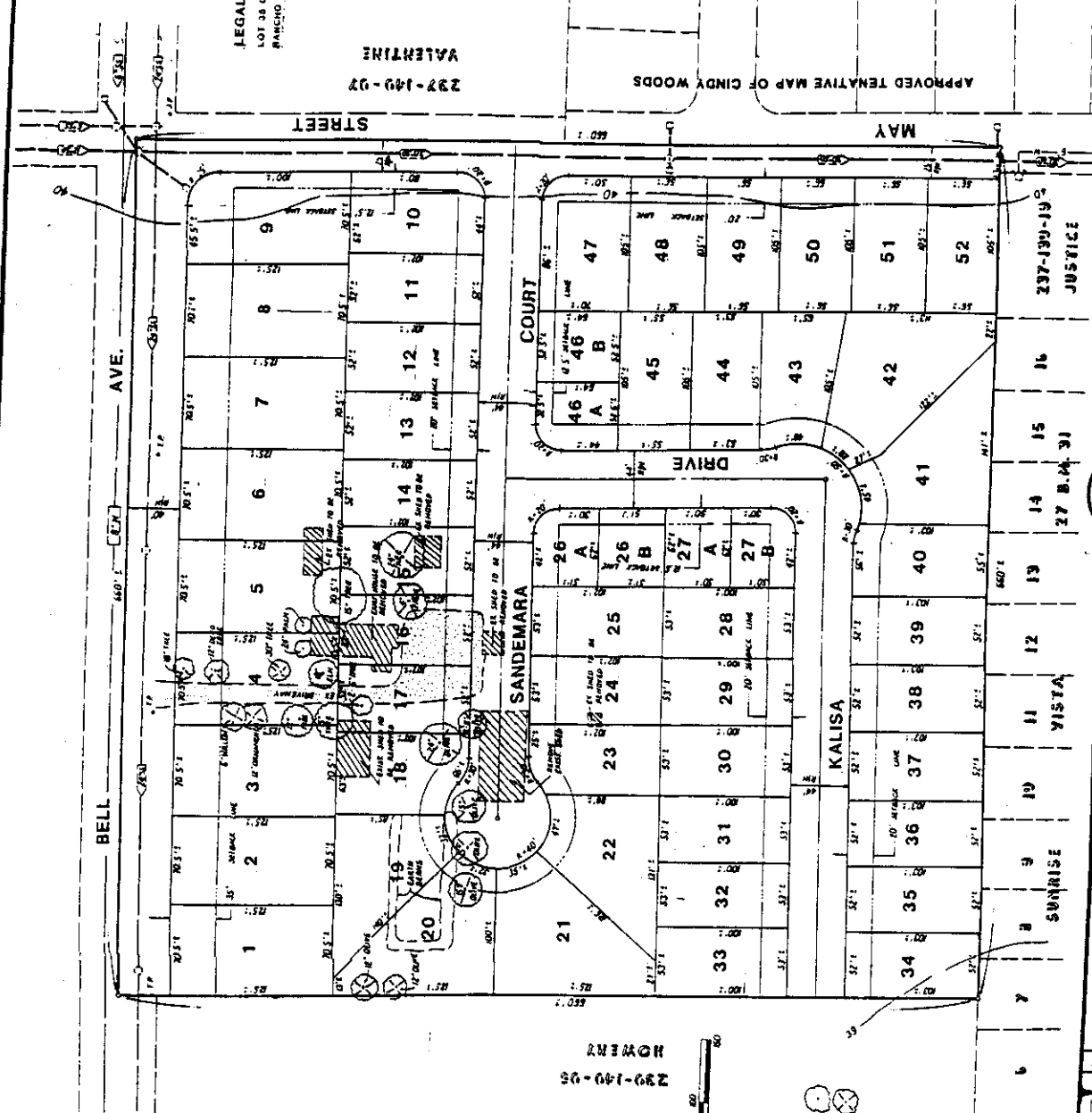
PROPOSED ZONING:
R-1

PRESENT USE:
SINGLE FAMILY

PROPOSED USE:
SINGLE FAMILY

NUMBER OF LOTS:
52

A.P.N.:
237-140-06



CNA ENGINEERING INC.
CITY ENGINEERING LAND SURVEY PLANNING STRUCTURAL DESIGN

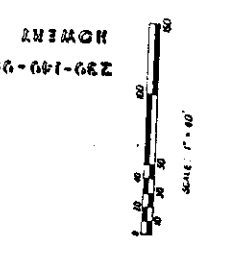
PHONE: (916) 488-3748
2315 VALLEY ROAD, SACRAMENTO, CA 95821



NO.	DESCRIPTION	DATE
1	PREPARED BY	
2	CHECKED BY	
3	DESIGNED BY	
4	SCALE	
5	DATE	
6	PROJECT NO.	
7	PROJECT NAME	
8	PROJECT ADDRESS	
9	PROJECT PHONE	
10	PROJECT FAX	
11	PROJECT E-MAIL	
12	PROJECT WEBSITE	

TENTATIVE SUBDIVISION MAP FOR
SUNRISE

CITY OF SACRAMENTO
STATE OF CALIFORNIA



237-140-07

237-140-06

EXISTING LEGAL DESCRIPTION

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

Lot 35 as shown on the "Plat of Subdivision of Section No. 11 of the Rancho Del Paso", recorded in Book 14 of Maps, Map No. 5, Sacramento County Records.

ATTACHMENT A

INITIAL STUDY DISCUSSION

WASHINGTON HEIGHTS (P88-467)

PROPOSED PROJECT

The applicant is proposing to subdivide a 10 acre parcel located at the southwest corner of Bell Avenue and May Drive in the Standard Single Family (R-1) zone into 55 standard residential lots. The site currently contains one single family residence and five out buildings, and is designated for Low Density Residential (4-15 DU/NA) land uses in the 1986-2006 General Plan and for Residential (7-15 DU/NA) in the 1984 North Sacramento Community Plan.

ENVIRONMENTAL EFFECTS

1. Earth

Development of the site will lead to a further over-covering of the soil. The project site is in an urban area and has been allocated to urban uses in the General Plan and Community Plan. This impact therefore is not considered significant.

Recent studies of potential earthquake intensity have identified the maximum credible earthquake that might occur in the Sacramento area as having an intensity of VIII. The modified Mercalli Scale describes the impacts of an intensity VIII earthquake as follows:

"Damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Chimneys, factory stacks, columns, monuments, and walls fall. Heavy furniture overturned. Disturbs persons driving vehicles"

The following mitigation measure is required to reduce this impact to a less than significant level:

- A. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundations and structural design and construction.

4. Plant Life

The site contains several mature ornamental trees and palms, as well as several olive trees proposed for removal. One tree proposed to be retained appears to be an oak; therefore, the following mitigation measure shall apply:

- B The applicant shall present a tree preservation plan for the review and approval of the City Arborist prior to application for any building permits. This plan shall include a description by species, size and vitality of each tree to be removed and/or retained.

6. Noise

The Citywide Noise Study prepared for the 1986-2006 General Plan identifies the project site as an area subject to potentially severe noise levels. Specifically the Noise Study identifies noise levels of 74 dB CNEL within 45 feet of the centerline of Bell Avenue, levels in excess of 65 dB CNEL from aircraft overflight paths of McClellan Air Force Base and levels in excess of 60 dB CNEL from I-80 traffic.

The noise levels identified above are in excess of those defined as "normally acceptable" in the General Plan Noise Element. The Noise Element requires that an acoustical study shall be prepared for any project which would be exposed to noise levels in excess of those shown as normally acceptable unless the City has an existing applicable acoustical report on file. The acoustical study is intended to identify existing noise levels and to propose mitigation measures to reduce existing noise to normally acceptable levels.

In compliance with the above policy, noise information from the Sacramento General Plan Update EIR and an existing applicable acoustic report were applied to the proposed project.

Acoustic Report Background

The City of Sacramento Noise Element establishes a land use compatibility criterion of 60 dB day/night average (Ldn) for exterior noise levels in the outdoor activity areas of residential uses, which is intended to provide an acceptable noise environment for outdoor activities. An exterior noise level of up to 65 dB (Ldn) is allowed only after a detailed acoustical analysis of construction requirements is made and necessary noise abatement features are included in the project design. In addition, an interior noise level criterion of 45 dB Ldn is applied to residential uses. The intent of this standard is to provide a suitable environment

for indoor communication and sleep. The City Noise Element further establishes a criterion for maximum allowable aircraft generated noise of 50 dBA in bedrooms and 55 dBA in other habitable rooms.

SOUND SOURCES

1. Aircraft

The site lies west of the main north-south runway at McClellan AFB and under or near the main flight corridors for training flights. Field observations disclosed that a large percentage of the aircraft practicing touch-and-go landings passed directly over the site. These training flights practicing landings to the south, turn west and then north, flying over or nearby the project site. Most aircraft flights occur between 7 a.m. and 10:00 p.m., thus not incurring the 10 dB penalty. However, there are some nighttime operations.

The Noise section of the General Plan EIR indicates that there will be no change in the noise from McClellan AFB to the year 2016. This is based on the assumption that future aircraft will be no noisier and that the number of operations will not substantially change. However, it also states that aircraft have tended to become noisier as they become more sophisticated, which leaves the possibility of increased noise impacts. The General Plan EIR also assumes the flight patterns will not change, although current corridors were selected because of the low population density. As this area becomes developed, there might be changes in overflight patterns, but options are limited.

2. Traffic

Noise from Interstate-80 dominates near the south end of the property during the day, while noise from Bell Avenue traffic is the principal source at the north end. Close to the west end of the site, traffic from Rio Linda Boulevard can be heard. During the early morning hours traffic noise from I-80 dominates all of the project site.

Traffic noise is factored by speed and volume. Traffic speeds along Bell Avenue vary between 30 mph for heavier construction vehicles and 45 mph for regular traffic. Speeds on I-80 average 65 mph, and on Rio Linda Boulevard average 45 mph. The following table was used in calculating day-night average sound levels under existing conditions:

<u>Street Name</u>	<u>AADT</u>	<u>Heavy Trucks</u>	<u>%Med Trucks</u>	<u>%Night Trucks</u>
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Bell Avenue	3300	0.1	0.3	8.0
Rio Linda Blvd.	5000	0.1	0.3	8.0
I-80	78.000	7.3	2.9	10.0

(Regular automobile traffic at night was 14% for all three roads).

EVALUATION OF THE PROJECT AREA NOISE ENVIRONMENT

The aircraft and roadway traffic noise sources was quantified by conducting noise measurements and applying accepted analytical modeling techniques. These measurements were somewhat affected by the air temperature at night, which detracted the sound waves at a higher elevation, thus giving a higher decibel reading further away from I-80. Also, daytime construction noise generated by a development across May Street from the site gave a higher daytime background noise reading. This was factored in, although construction is considered a temporary noise source. It is estimated that the site is at approximately the 67 dB noise contour. The total day-night average sound level due to the roadway and aircraft sources would range from 68 to 70 dB. The military aircraft flights are the major noise impact of the nighttime measurements are ignored. The maximum sound level recorded from military aircraft overflights exceeded 95 dB; however, these occurrences did not result in the day-night equivalent exceeding 70 dB.

FUTURE NOISE ENVIRONMENT

- Exterior

It is assumed that noise contours for military flights out of McClellan AFB will remain the same to the year 2016. This indicates that the project site will continue to be within the 67 dB Ldn contour. The noise from roadway traffic will increase significantly and will become the dominant noise for lots facing Bell Avenue. Noise from traffic on I-80 and Rio Linda Boulevard will also increase. The exterior day-night average sound levels will exceed City limits as defined in the Noise Element for both aircraft and roadway sources. It will not be possible to provide backyard day-night average sound levels less than 65 dB. Future residents must be made aware of the high noise levels and the influence these will have on outdoor activities, including speech and relaxation. As a further condition to any further discretionary or ministerial residential land use entitlements, developers shall be required to notify potential residents of the development of the overflights by aircraft using McClellan AFB as follows:

Disclosure Regarding Overflight:

All owners are advised that the lots in this subdivision are subject to overflight from aircraft going to and coming from McClellan Air Force Base. As a result, the use and enjoyment of the lots may be subject to noise, vibration, discomfort and inconvenience. This disclosure is made pursuant to the requirements of the County of Sacramento and is not intended to be a covenant.

This disclosure shall be recorded as a note on the final map for this subdivision.

Interior

Without special construction, the maximum interior sound level will far exceed City requirements. The construction detail applicable to the reduction of exterior sound levels are given below. To approach the requirements for maximum interior instantaneous sound levels, the following is required:

C. WALLS

1. Exterior walls shall have a minimum STC rating of 40.
2. Minimum 1/2" sheathing shall be nailed on the outside face of the 2x4: wood stud construction. The top and bottom edges of the sheathing shall be sealed with the resilient caulking. The sheathing shall be butted tightly together and covered with a minimum 15 lb. felt paper.
3. A wood or clapboard finish shall be used over the felt paper. The sheathing and finish material shall have a minimum weight of 3 lbs/sq. ft.
4. R-11 insulation shall be used in the cavity of all studs and shall fit snugly throughout the cavity.
5. A minimum 1/2 inch gypsum board shall be fastened interior face. The gypsum board shall be completely taped and finished. The perimeter of the wall shall be sealed with a resilient, non-hardening caulking.

D. FIREPLACES

1. Fireplaces are not recommended because the chimney serves as

a conduit for the sound. If used, fireplaces shall include a fully operable damper.

E. WINDOWS

1. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with 25 mile hour wind, per ASTM E283.
2. Windows shall have a minimum STC rating of 29.

F. DOORS

1. Exterior doors and sliding glass doors shall have a minimum STC rating of 29 including any lites and using door seals needed to meet STC rating. This should include full perimeter seals.
2. Sliding glass doors shall meet air leakage requirements given for windows.

G. ROOF

1. The combined roof and ceiling shall have an STC rating of 39 or better.

H. CEILING

1. The ceiling shall be constructed from a minimum 1/2 gypsum wall board in all habitable spaces.
2. The attic space above the ceiling shall contain a minimum R-19 insulation.

I. VENTILATION

1. A mechanical ventilation system shall be installed that 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.
2. Gravity vent openings in attic space shall not exceed code minimums in number and size.

3. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge galvanized steel. The duct shall be a minimum of 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90 bend to prevent direct line of sight.
4. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner and containing one 90 bend with the exception of the kitchen range exhaust.
5. Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material.

J. Rooms Facing Bell Avenue

1-Story

1. Rooms with bay windows must use resilient clips on inside face of wood stud. Windows must have a minimum STC of 34.
2. Other rooms must use either the resilient clips or the higher STC window.

2-Story

3. Bedrooms must incorporate design #1, 1-story.
4. Living rooms must design #2, 1-story.

K. Units Along South Boundary

5. All units must incorporate #2, 1-story design for bedrooms, family rooms, living rooms, dining rooms and great rooms.

L. GENERAL

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, non-hardening caulking or mastic.
3. Window 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.

REFERENCES

City of Sacramento, 1986-2006 General Plan for Sacramento, 1988

City of Sacramento, Environmental Impact Report for the General Plan Update, 1988

The Acoustics and Vibration Group, Aircraft and Roadway Noise Impact Study for Sunridge Homes Single Family Residential Development on Bell Avenue and May Street, 1988