

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Glenn F. Williams Eng., 6020 Rutland Dr., Carmichael, CA 95608
OWNER Efferson Smith, 7208 Elder Creek Rd., Sacramento, CA 95821
PLANS BY Glenn F. Williams Engineering
FILING DATE 9-17-90 ENVIR. DET. Neg Dec REPORT BY DCS
ASSESSOR'S PCL. NO. 040-0010-011

APPLICATION: A. Negative Declaration;
B. Tentative Map to be called "Elder Creek Park" to divide 3.8± vacant acres into 16 single family and five halfplex lots.

LOCATION: Southwest corner of Elder Creek Road and Cougar Drive

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 3.8± vacant acres into 16 Single Family and five halfplex lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Parks, Recreation and Open Space
1986 South Sacramento	
Community Plan:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Residential, R-1	Setbacks: Required: Provided:
South: School, R-1	Front: 25' Setbacks
East: Residential, R-1	Side(Int): 5' Will Be
West: Residential, R-1	Side(St): 12.5' Provided
	Rear: 15' As Required

Property Dimensions:	640.62'X 256'
Property Area:	3.8± gross acres, 3.76± net acres
Density of Development:	6.9± d.u. per net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1990, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.8± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Parks, Recreation and Open Space. The South Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning for the subject site are Single Family Residential (R-1). The Camellia Elementary School is located to the south. Also on the south side of the project is a SMUD power line and easement.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide 3.8± vacant acres into 16 single family and five halfplex lots (10 units) in the Standard Single Family (R-1) zone. The proposed density of the development is 6.9 dwelling units per net acre.

C. Staff Analysis

Site Design and Lot Layout- The subdivision would create 16 single family and five halfplex lots. The single family lots are primarily 5200 square feet in size. There are two lots (Lots #1 and #2) that are 7500± square feet in size. Staff recommended these wider lots along Elder Creek Road to allow a wide common driveway that will reduce the need for vehicles to back on to Elder Creek Road, a major street. Five halfplex lots are planned for the corner lots. These are consistent with the existing subdivision to the east which consists of single family and halfplex lots. The General Plan designates the site as Parks, Recreation and Open Space. The South Sacramento Community Plan designates the site as Residential (4-8 du/na). Because the site is less than five acres in size, the General Plan defers to the Community Plan and a General Plan amendment will not be required. Because of this, the overall design of the map is compatible with the General Plan, South Sacramento Community Plan, zoning and surrounding land uses.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

A. Ratify the Negative Declaration; and,

- B. Recommend approval of the Tentative Map to be called "Elder Creek Park" to divide 3.8+ vacant acres into 16 single family and five halfplex lots and forward to the City Council.

Conditions- Tentative Map:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; Existing improvements along Cougar Drive at new street locations shall be removed to provide a standard pavement, curb, gutter and sidewalk transition to the new streets;
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. Meet all County Sanitation District requirements;
6. Submit a soils test prepared by a registered engineer to be used in street design;
7. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
8. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
9. Driveway(s) for Lot 3 A & B to be off Cougar Drive only.
10. Label SMUD's transmission line easement as a "Restricted Building and Use Area".
11. Prior to the issuance of any grading or building permits, the developer shall obtain a joint use agreement from SMUD consenting to the proposed development within SMUD's transmission line

easement. Contact Property Administrator, Sacramento Municipal Utility District for application procedures;

13. Individual dwellings shall be subject to the review and approval of the Design Review Board staff prior to issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require approval;
14. Applicant shall provide a temporary traffic turn around at the end of the stub streets to the satisfaction of the Traffic Engineer and Solid Waste Division.
15. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-399).

Mandatory Mitigation Measures

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

II. General

- A. Two story homes should be discouraged along Elder Creek Road. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to achieve acceptable interior L_{eq} sound levels.
- B. All joints in exterior walls shall be grouted or caulked airtight.
- C. All penetrations of exterior wall shall include a 1/2 inch airspace around the perimeter. 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.

- D. Window or through-the-wall ventilation and air condition units shall not be permitted.
- E. All sleeping spaces shall be provided with carpet and pad.
- F. There shall be no through-the-door or through-the-wall mail or paper chutes.
- G. Basic exterior wall construction on Lots 1 through 4 for exterior walls with a view of Elder Creek Road and which are common to habitable interior spaces shall include the following or an equivalent:
 - 1. 2'x4" wood studs
 - 2. R-11 insulation in the cavities
 - 3. 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.
 - 4. The exterior surface shall be finished with 5/8" T-111 siding over either 1/2" insulation board or 3/8" structural plywood or material of equivalent surface weight. For example, 3/8" or 1/2" gypsum board can be placed on the interior face of studs instead of insulation board or 3/8" plywood on the exterior. This would result in two layers of gypsum board on interior face.
- H. Basic exterior wall construction on Lots 5 through 21 and for lots 1-4 where the exterior wall has no view of Elder Creek Road and which is common to habitable interior spaces shall include the following or an equivalent:
 - 1. 2'x4" wood studs
 - 2. R-11 insulation in the cavities
 - 3. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully tapered and finished and also sealed around the perimeter with a resilient caulking.
 - 4. The exterior surface shall be finished with 5/8" T-111 siding over building paper.
- I. Ceilings shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
- J. The roof shall be finished with a minimum 7/16" OSB or plyboard of equivalent weight, 30 lb. felt paper and minimum 220 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 28 or better.
- K. Fireplaces shall contain a fully operable damper.
- L. Windows must have a minimum STC rating of 28 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
- M. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
- N. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- O. Gravity vent openings in attic space shall not exceed code minimums in number and size. For Lots 1 through 8, the openings facing Elder Creek Road shall be fitted with transfer ducts at least 3 ft. in length and shall be lined with 1' duct liner full length. Each duct

- shall include a lined 90° bend to prevent direct line of sight from the exterior through the duct into the attic.
- P. If a fan is used for forced ventilation on lots within 200 feet of Elder Creek Road, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 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.
 - Q. On Lots 1 through 8, 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. This applies only where the outlet is on the side of the house with a view of Elder Creek. the kitchen range exhaust is exempted.

III. Special Requirements

A. Lot 3 - No barrier

1. Doors

- a. Sliding glass doors with a view of Elder Creek Road shall have a minimum STC rating of 37.
- b. Exterior doors with a view of the road shall have a minimum STC rating of 35.

2. Option 1

- a. Exterior wall shall be finished with dense 7/8" stucco (not 1-coat system) applied over building paper and a minimum 1/2" plywood base if they face or have a view of Elder Creek Road. (Or a material of equal surface weight)
- b. Windows facing or with a view of the road shall have a minimum STC rating of 40 if dual glazed with lites less than 3/16" or minimum STC rating of 35 if glass is minimum 1/4" laminated glass. They shall have a maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.

3. Option 2

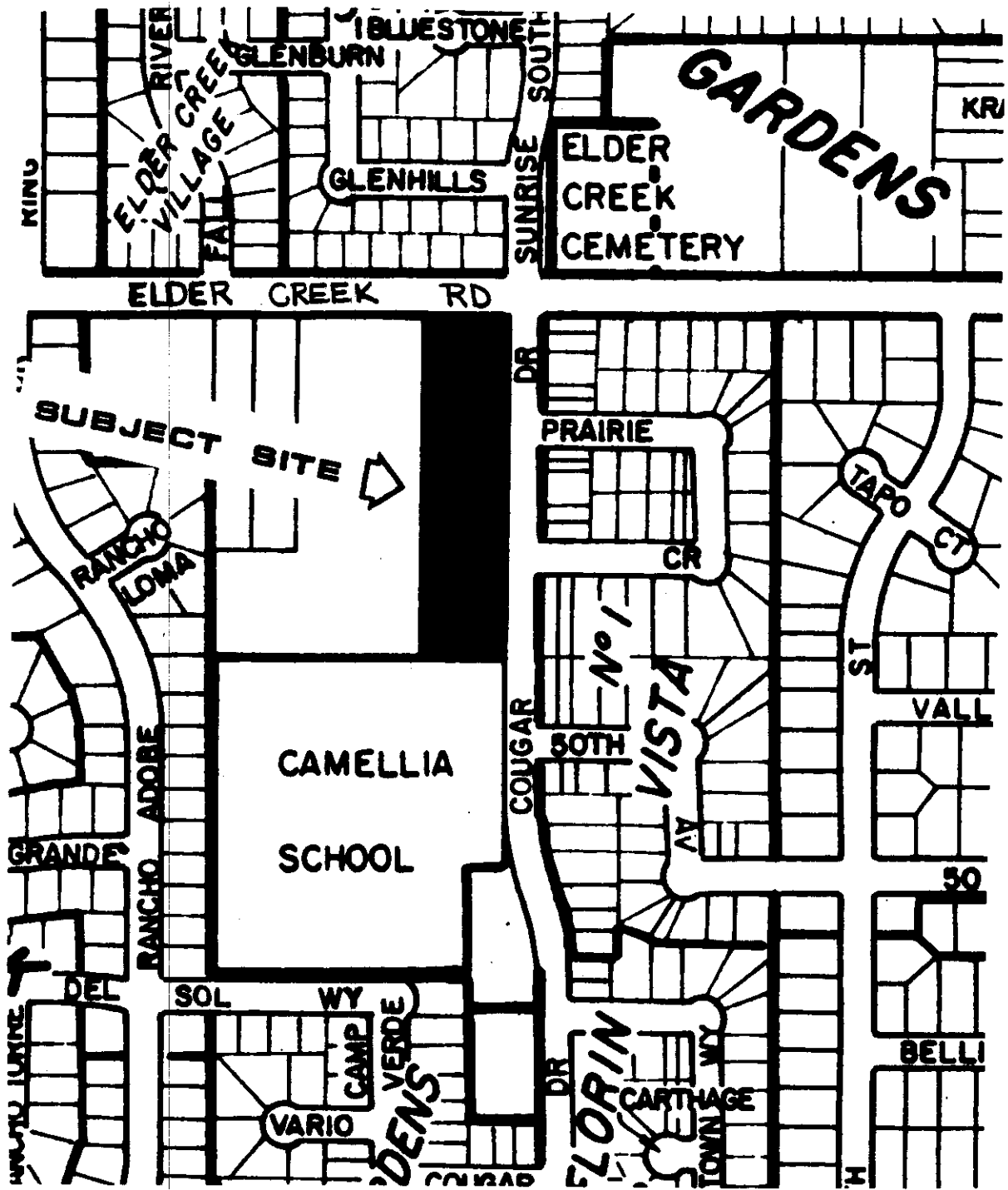
- a. Dense 7/7" stucco (not 1-coat system) applied over building paper and wire mesh be used on exterior walls facing or with a view of Elder Creek Road. (Or a material of equal surface weight)
- b. Resilient channels shall be used between wood stud and gypsum board on interior face. Flange of channel shall face down except near floor. Spacing shall be 24 inches on center or as required by fire codes and manufacturer. resilient channel can be replaced with a layer of 5/8" gypsum board.
- c. Windows facing or with a view of the road shall have a minimum STC rating of 34. They shall have a maximum air infiltration rate of 0.15 CFM/lin.ft. of window with a 25 MPH wind per ASTM standard.

B. Lot 3 - With Barrier

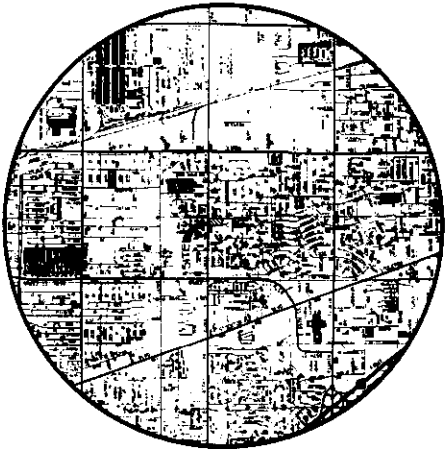
- 1. Barrier less than or equal to 7 feet.

- a. **Either Dense stucco must be used on exterior walls facing or with a view of Elder Creek Road (or a material of equal surface weight),**
- b. **Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the road if wood siding is used. A material of equal surface weight may be used in place of the wood siding. Resilient channels may be replaced by gypsum board as described above.**
- 2. **Barrier Height equal to or greater than 8 feet**
 - a. **No special construction required beyond that described in Section I.**
- C. **Lots 1-2, 1st Floor, 40 foot setback**
 - 1. **Either Dense stucco must be used on exterior walls facing or with a view of Elder Creek Road (or a material of equal surface weight),**
 - 2. **Or, resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the road if wood siding is used. A material of equal surface weight may be used in place of the wood siding. Resilient channels may be replaced by gypsum board as described above.**
 - 3. **The remainder of the exterior walls common to inhabited rooms shall be as described in Section I.**
- D. **Lots 1-2, 2nd Floor, 40 foot setback**
 - 1. **Exterior Walls shall be as described in Section II.B1.a.**
 - 2. **Windows shall be as described in Section II.A.3.c**

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.



LAND USE & ZONING MAP



VICINITY MAP

TENTATIVE SUBDIVISION MAP
ELDER CREEK PARK
 A PORTION OF THE NW 1/4 OF SECTION 34,
 T. 8 N. R. 5 E., M.D.B. & M.
 CITY OF SACRAMENTO CALIFORNIA
 AUGUST, 1990 SCALE 1" = 40'

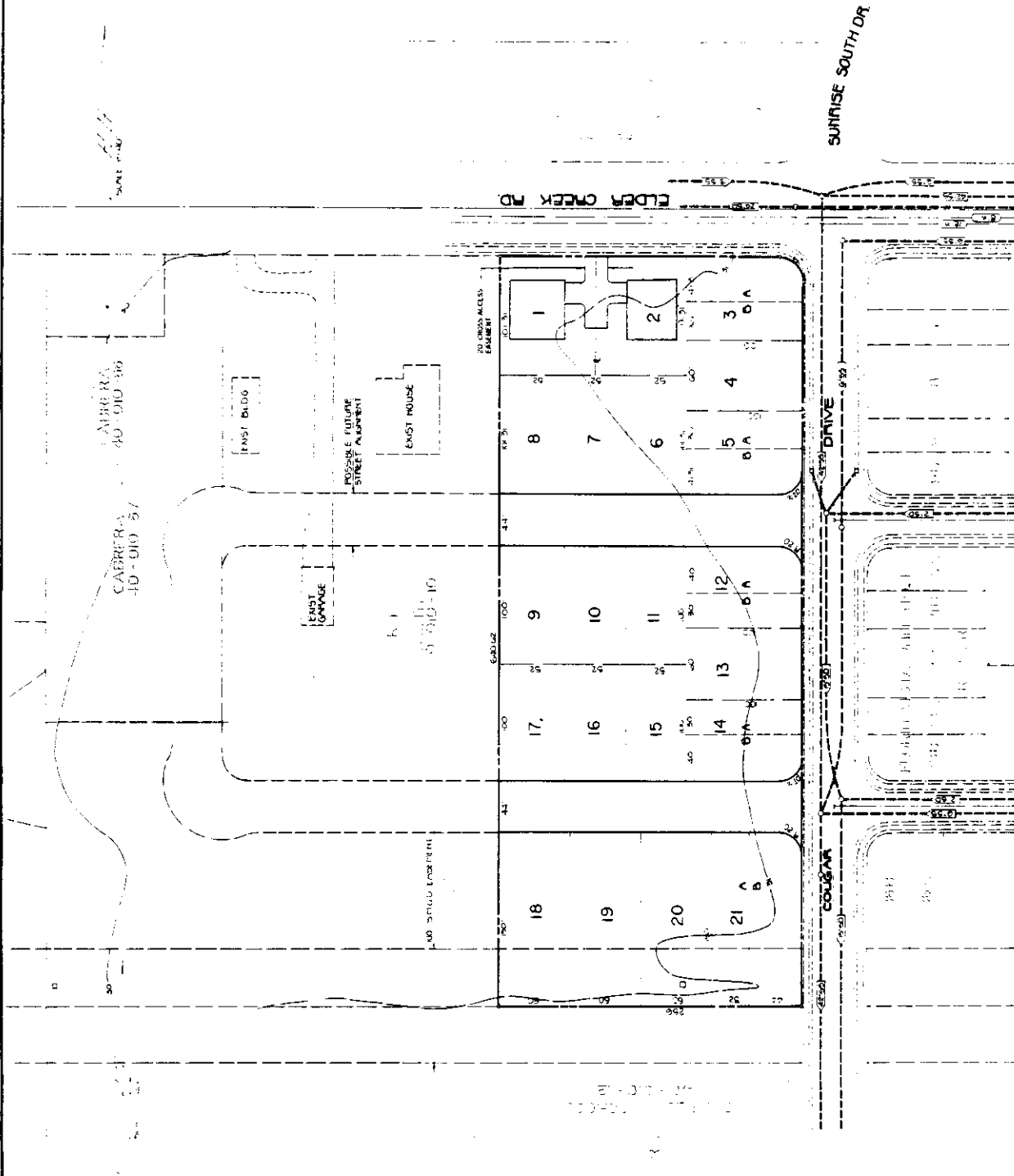
OWNER:
 EFFERSON SMITH
 7008 ELDER CREEK ROAD
 SACRAMENTO, CA 95824

DEVELOPER:
 SHANVEST DEVELOPMENT CO
 7008 ELDER CREEK ROAD
 SUITE A 3
 8035 MADISON AVE
 CITRUS HEIGHTS, CA 95610 - PH (916) 765-8645

GENERAL NOTES:
 ASSESSOR'S PARCEL NO. 40-010-11
 EXISTING USE VACANT
 PROPOSED USE 16 SINGLE FAMILY & 10 HALF-FLEX (5 DUPLEX)
 ZONING R-1
 AREA 27.6 ACRES NET
 WATER SUPPLY CITY OF SACRAMENTO
 WASTE WATER SUPPLY SACRAMENTO WASTE DIST
 FIRE PROTECTION SACRAMENTO FIRE DIST
 ELECTRIC SERVICE S.F.P.U.D.
 TELEPHONE SERVICE PACIFIC BELL
 GAS SUPPLY P.G. & E
 SCHOOL DISTRICT SACRAMENTO UNIFIED

REVISED FEBRUARY 19, 1991

TENTATIVE SUBDIVISION MAP
ELDER CREEK PARK
 CITY OF SACRAMENTO CALIFORNIA



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