

Report Amended by Staff 4-28-93

City Planning Commission
Sacramento, California

Members in Session:

- Subject:
- A. Mitigation Monitoring Plan.
 - B. Tentative Map Time Extension for "Hidden Village" to divide 3.9± vacant acres into 12 single family and 6 half-plex lots in the Standard Single Family (R-1) zone.
 - C. Variance Time Extension to create one lot less than 100 feet in depth.
 - D. Subdivision Modification Time Extension to create one lot less than 100 feet in depth.

Location: Strawberry Lane, approximately 400 feet south of 27th Avenue

SUMMARY: The subject site consists of 3.9± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The applicant is requesting a *three year* time extension of a tentative map, variance and subdivision modification. The variance and subdivision modification is to allow one parcel to be less than 100 feet in depth. *(Staff added 4-28-93)*

BACKGROUND INFORMATION: On January 29, 1991, the City Council approved a tentative map to subdivide 3.9± acres into 13 single family and two half-plex lots known as Hidden Village (P90-165). The Planning Commission also approved a variance and subdivision modification to allow one parcel less than 100 feet deep. The density of the proposed development is 4.1 units per acre.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 17, 1993, the Subdivision Review Committee, by a vote of four ayes and five absent, recommended approval of the tentative map time extension.

STAFF ANALYSIS: Staff has no objection to the time extension of the tentative map *for three years* or special permit *for one year*. *(Staff added 4-28-93)* The applicant has been working diligently towards the recording of the tentative map. The proposal is consistent with the General Plan. Staff recommends approval of the time extension subject to the conditions below. The tentative map conditions have been modified to provide compliance with current standards.

APPLC.NO. P93-010

May 13, 1993
~~April 8, 1993~~

ITEM NO. 2

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061{b-1}). There is, however, a Mitigation Monitoring Plan (Exhibit B) which addresses the mitigation measures of the previous Negative Declaration (P90-165).

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

- A. Adopt the attached Mitigation Monitoring Plan.
- B. ~~Recommend approval of~~ *Adopt the attached Resolution approving* the Tentative Map Time Extension subject to conditions ~~and forward to City Council.~~
- C. Approve the Variance Time Extension based upon findings of fact which follow.
- D. ~~Recommend approval of~~ *Approve* the Subdivision Modification Time Extension ~~and forward to City Council.~~ *(Staff Amended 4-28-93)*

Findings of Fact - Variance

- 1. Granting the Variance does not constitute a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances.
- 2. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
- 3. The project including the abandonment of a portion of Strawberry Lane, is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Respectfully Submitted,

Will Weitman
Principal Planner

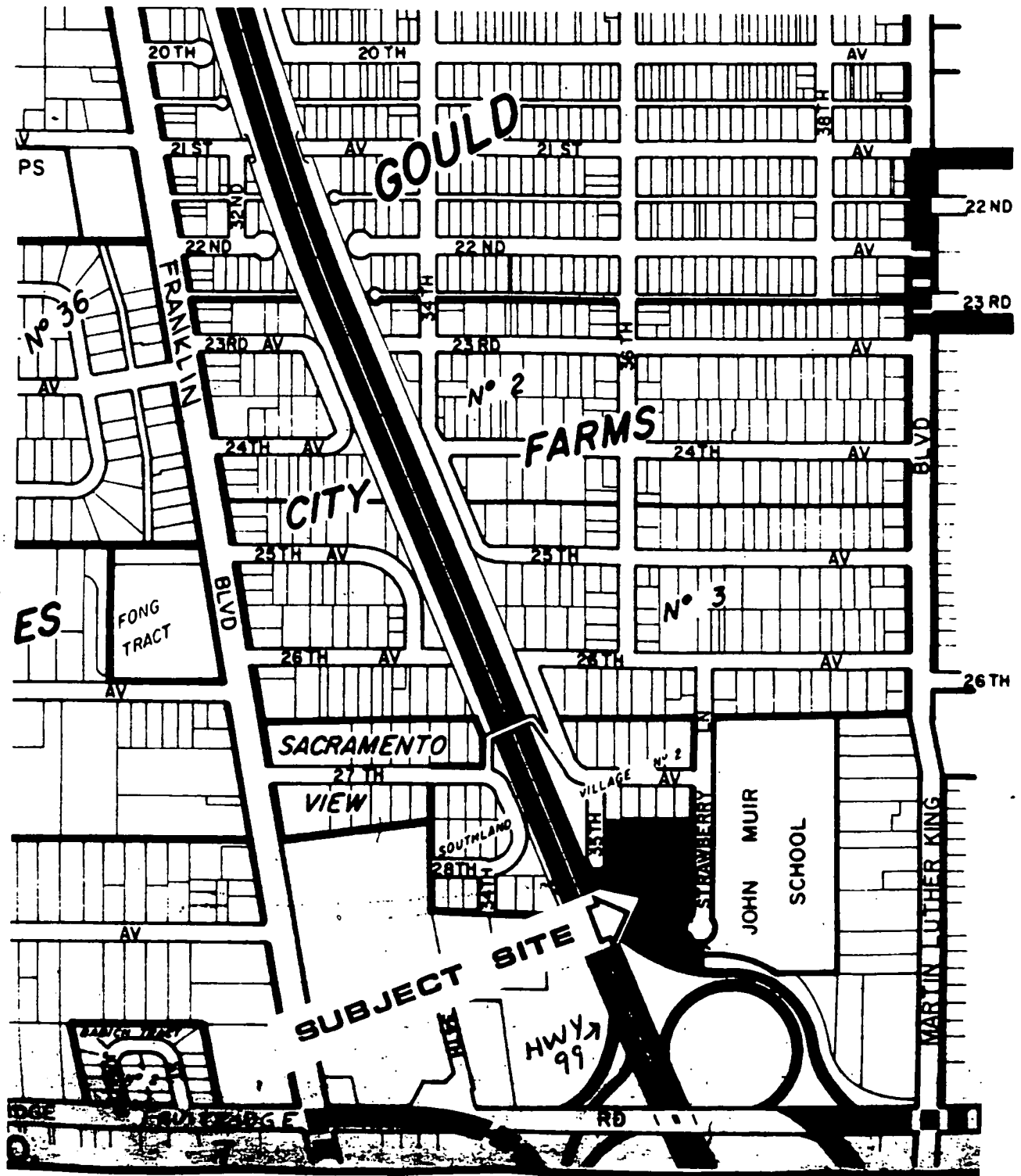
Report Prepared By,

Cindy Gnos
Associate Planner

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ITEM NO. 2

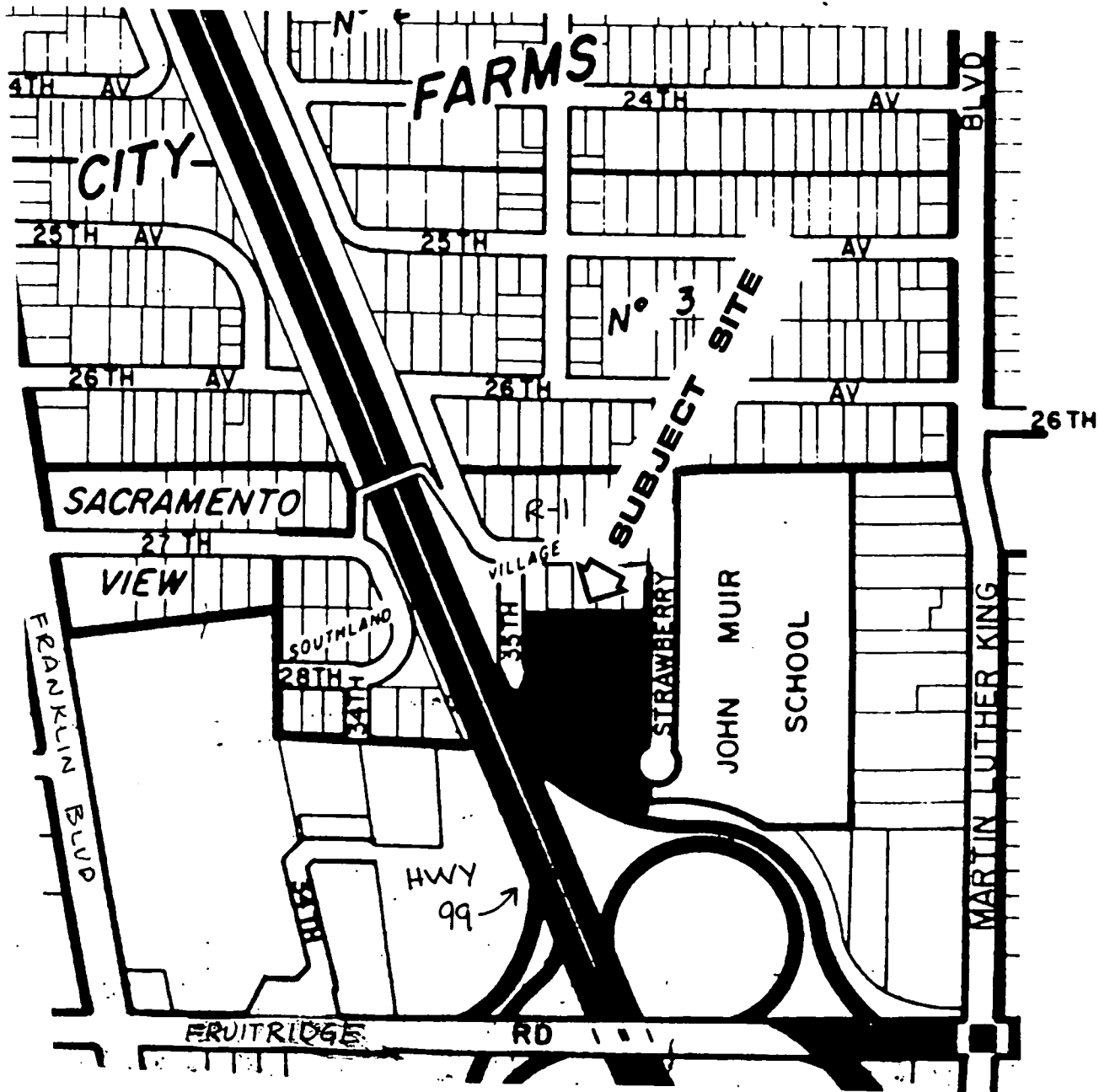


VICINITY MAP

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Mem# 5



Surrounding Property is zoned R-1 and is Single Family, except John Muir School

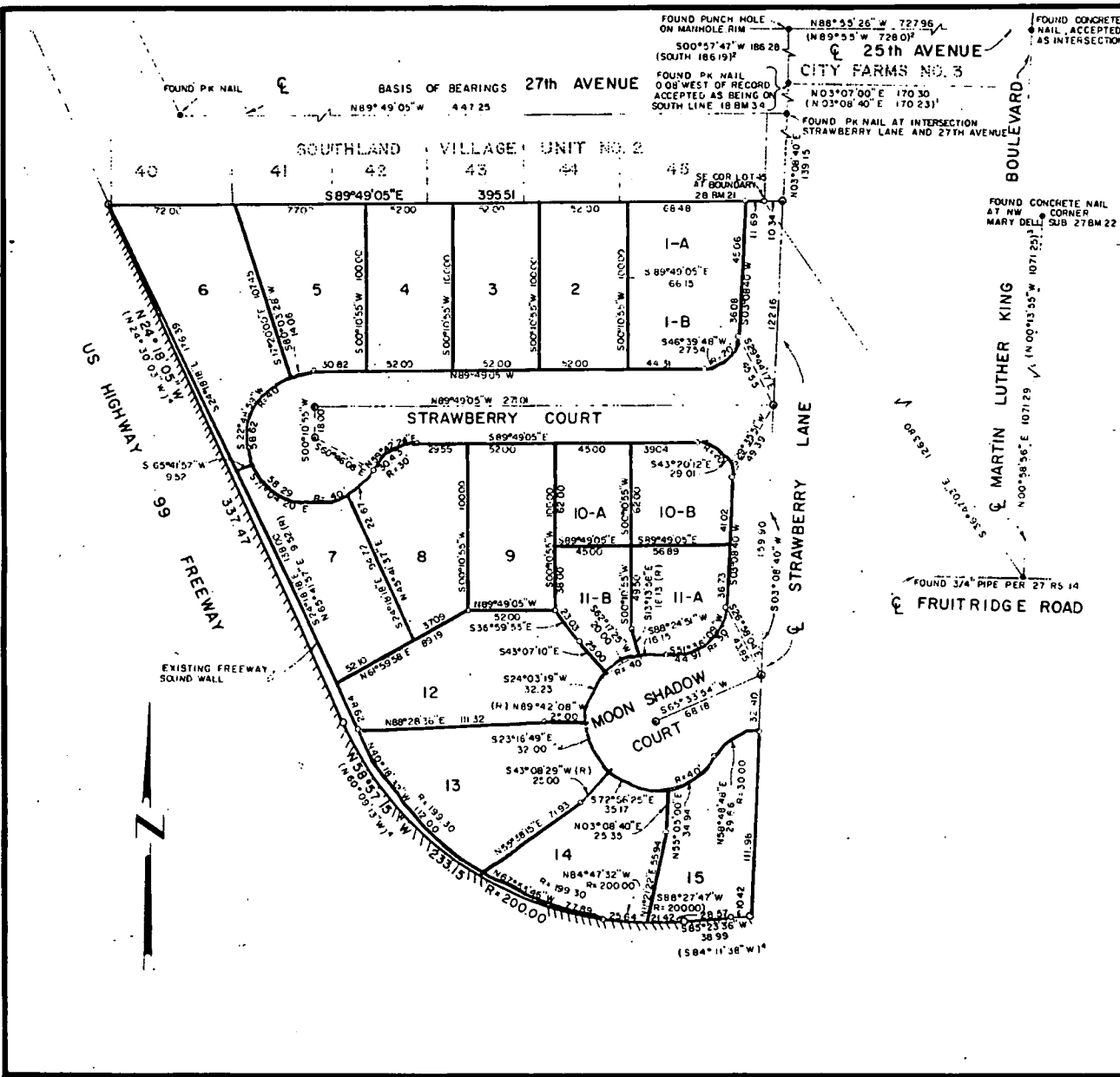


LAND USE & ZONING MAP

P93-D10

Map 13
Apr 18, 1993

16m #5



PLAT OF
HIDDEN VILLAGE
 BEING A PORTION OF THE SOUTHWEST 1/4 OF
 SECTION 19 T.8N., R.5E., M.D.B. 8.M.
 CITY OF SACRAMENTO, STATE OF CALIFORNIA
 1991
 SCALE - 1"=40'
 LARRY L. LAND SURVEYS
 SHEET 2 OF

BASIS OF BEARING'S

THE BEARINGS OF THIS SURVEY ARE BASED ON THE CENTERLINE OF 27TH AVENUE AS SHOWN ON THE PLAT OF "SOUTHLAND VILLAGE UNIT, ON. 2" RECORDED IN BOOK 28 OF MAPS, MAP NO. 21, THE BEARING BEING N89°49'05"W BETWEEN FOUND MONUMENTS SHOWN HEREON.

LEGEND

- FOUND MONUMENT AS SHOWN
- SET 1/4" PIPE WITH PLASTIC CAP STAMPED L.S. 5030
- ⊙ SET PK NAIL IN STREET CENTERLINE
- () RECORD DATA PER 28 BM 21
- () RECORD DATA PER 18 BM 34
- () RECORD DATA PER 27 RS 14
- () RECORD DATA PER DIVISION OF HIGHWAYS MONUMENT MAP SAC-99-22.2-SHEET 13 OF 24, DATED 5-4-62
- DIMENSION POINT ONLY.
- PUE L PUBLIC UTILITY EASEMENT LINE
- LACK OF ABUTTERS RIGHTS LINE
- SBL SET BACK LINE

EXHIBIT A

EXHIBIT B

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Hidden Village/P90-165 (P93-010)

Initial Study

Prepared By:

City of Sacramento Environmental Services Division

February 11, 1993

Adopted By:

City of Sacramento City Council

Date: _____

MAYOR

City Clerk

P93-010

May 13
~~April 8~~, 1993

Mem # 5²

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Hidden Village/ P90-165 (P93-010)
Owner/Developer- Name: Harrison Properties, Inc.
Address: 7961 La Riviera Dr.
Sacramento, CA 95826

Project Location / Legal Description of Property (if recorded):

Parcel no. 1:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, IN TOWNSHIP 8 NORTH, RANGE 5°EAST M.D.B. & M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN SECTION 19, IN TOWNSHIP 8°NORTH, RANGE 5°EAST, M.D.B. & M., WHICH IS NORTH 0°14' EAST 170 FEET FROM A POINT IN THE CENTERLINE OF THE FRUITRIDGE ROAD, WHICH LAST NAMED POINT IN THE SAID ROAD IS DISTANT NORTH 89°05' WEST 955 FEET, MEASURED ALONG THE CENTERLINE OF THE SAID ROAD IS DISTANT NORTH 89°05' WEST 955 FEET, MEASURED ALONG THE CENTERLINE OF SAID FRUITRIDGE ROAD FROM THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE FROM SAID POINT OF BEGINNING NORTH 1°14' EAST 445 FEET TO A POINT ON THE SOUTH LINE OF CITY FARMS NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE ALONG SAID SOUTH LINE SOUTH 89°49' EAST 395 FEET; TO THE WEST LINE OF A LANE 38 LINKS IN WIDTH DESCRIBED IN THE DEED DATED JANUARY 4, 1939, RECORDED JANUARY 17, 1939, IN BOOK 828 OF OFFICIAL RECORDS, PAGE 425, EXECUTED BY CALIFORNIA TRUST AND SAVINGS BANK, TO GEORGIA DE LONG; THENCE SOUTH 3°50' WEST ALONG THE SAID WEST LINE OF SAID LANE 450.5 FEET; THENCE NORTH 89 05' WEST 375 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SUBDIVISION OF SOUTHLAND VILLAGE UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON JULY 23, 1948, IN BOOK 28 OF MAPS, MAP NO. 21.

Parcel No. 2:

BEGINNING AT A STAKE LOCATED IN THE DIVISION LINE COMMON TO THE LANDS OWNED BY A KUHN AND MRS. E. FOLEY, AT A POINT WHICH IS LOCATED WEST 14.494 CHAINS, THENCE NORTH 6.266 CHAINS FROM THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29, AND 30 OF TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M., AND WHICH SAID POINT IS FURTHER

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DESCRIBED AS BEING NORTH 5.812 CHAINS FROM THE SOUTHWEST CORNER OF THE LANDS OF MRS. E. FOLEY; AND RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 4.188 CHAINS TO THE NORTHEAST CORNER OF THE LANDS OF A. KUHN; THENCE ALONG THE DIVISION LINE COMMON TO THE LANDS OF MRS. FOLEY AND A. KUHN WEST 2.96 CHAINS TO THE SOUTHEAST CORNER OF THE LANDS OF A. SCHULTZ; THENCE ALONG THE DIVISION LINE COMMON TO THE LANDS OF MRS. FOLEY AND A. SCHULTZ NORTH 2.58 CHAINS TO A STAKE; THENCE EAST 5.696 CHAINS TO A STAKE; THENCE ALONG THE WESTERLY BOUNDARY LINE OF A ROADWAY 23 FEET WIDE SOUTH 2 48' WEST 6.775 CHAINS TO A STAKE; THENCE WEST 2.405 CHAINS TO THE PLACE OF BEGINNING.

BEING A FRACTIONAL PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF THE SOUTHEAST 1/4) OF SECTION 19, TOWNSHIP 8ⁿ NORTH, RANGE 5^e EAST, M.D.B. & M., TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO A PERPETUAL EASEMENT OVER A STRIP OF LAND 25 FEET IN WIDTH FOR PUBLIC LAND PURPOSES LOCATED IMMEDIATELY ADJACENT TO AND EAST OF THE LAND HEREINABOVE DESCRIBED AND ON THE CONTINUATION OF THE SAME LINE SOUTHERLY TO THE COUNTY ROAD KNOWN AS STRAWBERRY LAND.

EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT FROM WHICH THE 3/8 INCH BOLT MARKING THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS SOUTH 47 49' 42" EAST 1636.23 FEET, SAID POINT BEING DISTANT 110.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM ENGINEERS STATION "B4"708+50.00 OF THE BASE LINE OF THE DEPARTMENT OF PUBLIC WORKS' 1953 SURVEY FROM 2 MILES SOUTH OF FLORIN ROAD TO 30TH AND "U" STREETS IN SACRAMENTO, ROAD III-SAC-4-B, SAC. (THE CALIFORNIA STATED ZONE II COORDINATES FOR SAID POINT OF BEGINNING ARE X-2, 152,256.67 AND Y-314,152.14); THENCE FROM SAID POINT OF BEGINNING SOUTH 24 30' 03" EAST 457.50 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200 FEET, THROUGH AN ANGLE OF 71° 18' 19" AN ARC DISTANCE OF 248.90 FEET (THE CHORD OF WHICH CURVE BEARS SOUTH 60 09' 13" EAST 233.15 FEET); THENCE NORTH 84°11' 38" EAST 125.48 FEET.

Parcel No. 3:

A PORTION OF THAT CERTAIN PARCEL OF LAND IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 19, T. 8 N., R. 5 E., M.D.B. & M., ACQUIRED BY THE STATE OF CALIFORNIA BY DEED DATED JULY 6, 1954, RECORDED AUGUST 26, 1954, IN BOOK 2662, AT PAGE 354, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

SAID PORTION IS ALL THAT PART OF SAID PARCEL LYING NORTHEASTERLY FROM THE LINE DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT DISTANT NORTH 50° 14' 44" WEST 905.16 FEET FROM THE 3/8 INCH BOLT MARKING THE SOUTHEAST CORNER OF SAID SECTION 19; SAID POINT BEING DISTANCE 382.99 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM ENGINEER'S STATION "B4"701+69.88 OF THE BASE LINE OF THE DEPARTMENT OF PUBLIC WORKS' SURVEY FROM 2 MILES SOUTH OF FLORIN ROAD TO 30TH AND "U" STREETS IN SACRAMENTO, ROAD III-SAC-4-B, SAC; THENCE FROM SAID POINT OF BEGINNING SOUTH 84° 11' 38" WEST 125.48 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200 FEET THROUGH AN ANGLE OF 71 18' 19" AN ARCDISTANCE OF 248.90 FEET (THE CHORD OF WHICH CURVE BEARS NORTH 60° 09' 13" WEST 233.15 FEET); THENCE NORTH 24° 30' 03" WEST 457.50 FEET TO A POINT DISTANT 110.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM ENGINEER'S STATION "B4"708+50 OF SAID BASE LINE.

On the Northerly by the centerline of Garden Highway Levee Road; on the West by the property contained in that certain Deed to Thomas N. Gilbert, et al, recorded July 26, 1979 in Book 79-07-26, Page 1004, Official Records, Sacramento County on the South by the South line of Lot 10, as shown on said map; on the East by the property contained in that certain Deed to A.T. Hay and Constance D. Hay, His Wife, recorded May 21, 1958 in Book 3513, Page 246, Official Records.

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Air and Noise. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Tentative Map to be called Hidden Village to divide 3.75± vacant acres into 15 single-family lots in the Standard Single-Family (R-1) zone; a Variance to establish a corner lot less than 62 feet wide to 60 feet; a Variance to establish lots less than 52 feet wide at 25 feet building setback line on radius; a Variance to establish through lots and two lots with three street frontages; and a Subdivision Modification to establish lots with less than minimum width, through lots with three street frontages, and street of a street of 40 feet R/W, less than the 44 foot R/W standard. The site is located between Highway 99 and Strawberry Lane, just north of Fruitridge Avenue (APN #022-0224-003) within the South Sacramento Community Plan area. Presently the lots contain two Eucalyptus trees. These two mature trees exist on the southeast corner of the property and can be saved or removed at the developer's discretion (P90-165, Pers. Comment Ed Reese, City Arborist, 7-14-90). The Sacramento General Plan designation is low density residential (4-15 du/na). The current zoning is Standard Single Family (R-1).

SECTION 3: PLAN CONTENTS

A. Air Quality

Watering during construction will reduce fugitive dust to a less-than-significant level. The applicant has

agreed to the following mitigation measure to reduce air quality impacts to a less-than-significant level:

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:

- 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%.
- Cover stockpiles of sand, soil, and similar materials with a tarp.
- Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM:

Since the date of the original Negative Declaration preparation which included Air Quality mitigation for particulate matter, it has been found that the Sacramento City Code(SCC)(Section 9.3810) states that any person who has been issued a building permit shall take responsible precautions to prevent and control movement of dust created by construction activities. If a project is in violation of this article, the Building Department Director may order the work to be stopped (SCC, Section 9.382). Enforcement of these sections under the SCC regarding proper maintenance of a job site will ensure that there is a less-than-significant impact upon air quality due to particulate matter. As this mitigation is now enforced by the Sacramento City Code, no project-specific monitoring program is being established.

B. Noise Exposure

General:

- B.
1. No two-story homes should be permitted.
 2. Bedrooms should be located as far from US 99 as possible. When this is not possible, bedrooms on lots closest to the roadway should be placed as close as possible to the rear of the house with no or small windows facing the roadway. For all other lots, it should be possible to locate bedrooms on the side of the house away from US 99.
 3. All joints in exterior walls shall be grouted or caulked airtight.
 4. 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.
5. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
 6. All sleeping spaces shall be provided with carpet and pad.
 7. There shall be no through-the-door or through-the-wall mail or paper chutes.
 8. Basic exterior wall construction shall include:
 - 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 1/2" insulation board or structural plywood.
 9. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
 10. The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent weight, 30 lb. felt paper and minimum 240 lb./square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
 11. 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 areas 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. The damper shall permit less than 0.75 CFM/lin.ft. of air infiltration with a 25 MPH wind when completely closed.
 12. Windows shall have a minimum STC rating of 28.
 - a. Windows must comprise less than 15 percent of the floor area.
 - b. Windows shall have an air infiltration rate of less-than or equal to 0.015 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.
 13. All hinged exterior doors shall have a minimum STC rating of 30.
 - a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
 14. Sliding glass doors shall have a minimum STC rating of 32 if facing US 99.
 15. 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.
 16. Gravity vent openings in attic space shall not exceed code minimum in size and number.
 17. 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 degree bend in the duct such that there is not direct line of sight from the exterior through the duct into the attic.
 18. 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 degree bend in the duct such that there is not direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.

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Item # 5

C. Lots 5-13, Bedrooms on US 99 Side

1. Small bedrooms (approximately 100 sq. ft.)
 - a. Windows with a full view of the roadway shall have a minimum STC rating of 44. An STC rating of 34 or better can be used to achieve an interior Ldn of 45 DB. In all cases, the window size must not exceed 12 percent of the floor area. If the window has only a 90 degree view of US 99, an STC rating of 34 or better can be used to reach a 43 dB, Ldn.
 - b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
2. Master bedrooms (approximately 155 sq. ft.)
 - a. Windows with a full view of the roadway shall have a minimum STC rating of 34. An STC rating of 28 or better can be used to achieve an interior rating of 45. The window shall not exceed 13 percent of the floor area. If the window has only a 90 degree view of US 99, an STC rating of 28 or better can be used to reach a 43 dB, Ldn.
 - b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
3. Family Room/Dining Room
 - a. If the window has a partial view of US 99, it must have a minimum STC rating of 34. For other cases, the window shall meet general requirements.

D. Lots 1-4

1. Small Bedroom
 - a. Windows must have a minimum STC rating of 38 to meet 43 dB, Ldn. Requirements of General Construction are all that is needed to meet 45 dB, Ldn.

OR

- b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.
2. Master Bedroom
 - a. Windows must have a minimum STC rating of 34 to meet 43 dB, Ldn.

E. Lots 14 & 15 Yard on Strawberry Lane Side

1. Family Room/Dining Room
 - a. Windows with a full view of the roadway shall have a minimum STC rating of 34. An STC rating of 28 or better can be used to achieve an interior Ldn of 45 dB. The window size must not exceed 15 percent of the floor area. If the window has only a 90 degree view of US 99, an STC rating of 28 or better can be used to reach a 43 dB, Ldn.
 - b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

F. Lots 14 & 15; Yard on US 99 Side

1. Small Bedroom

- a. Windows with a full view of the roadway shall have a minimum STC rating of 34. An STC rating of 28 or better can be used to achieve an interior Ldn of 45 dB. If the window has only a 90 degree view of US 99, an STC rating of 28 or better can be used to reach a 43 dB, Ldn.
- b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

2. Master Bedroom

- a. Either windows must have a minimum STC rating of 44 to meet 43 dB, Ldn.

OR

- b. The exterior wall must be constructed using either dense stucco or resilient channels beneath the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

In addition, to reduce the maximum interior sound level in the small and master bedrooms, more effort is required to meet the day-night average sound levels. The following are the requirements for each of these spaces. The applicant has agreed to the following mitigation measure to reduce the impact on the small and master bedrooms:

G. Small Bedroom or Master Bedroom

1. Windows must have a minimum STC rating of 44.
2. The exterior wall must be constructed using dense stucco with resilient channels between the wood stud and the interior gypsum board. The remainder of the exterior construction must meet the minimum standard.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

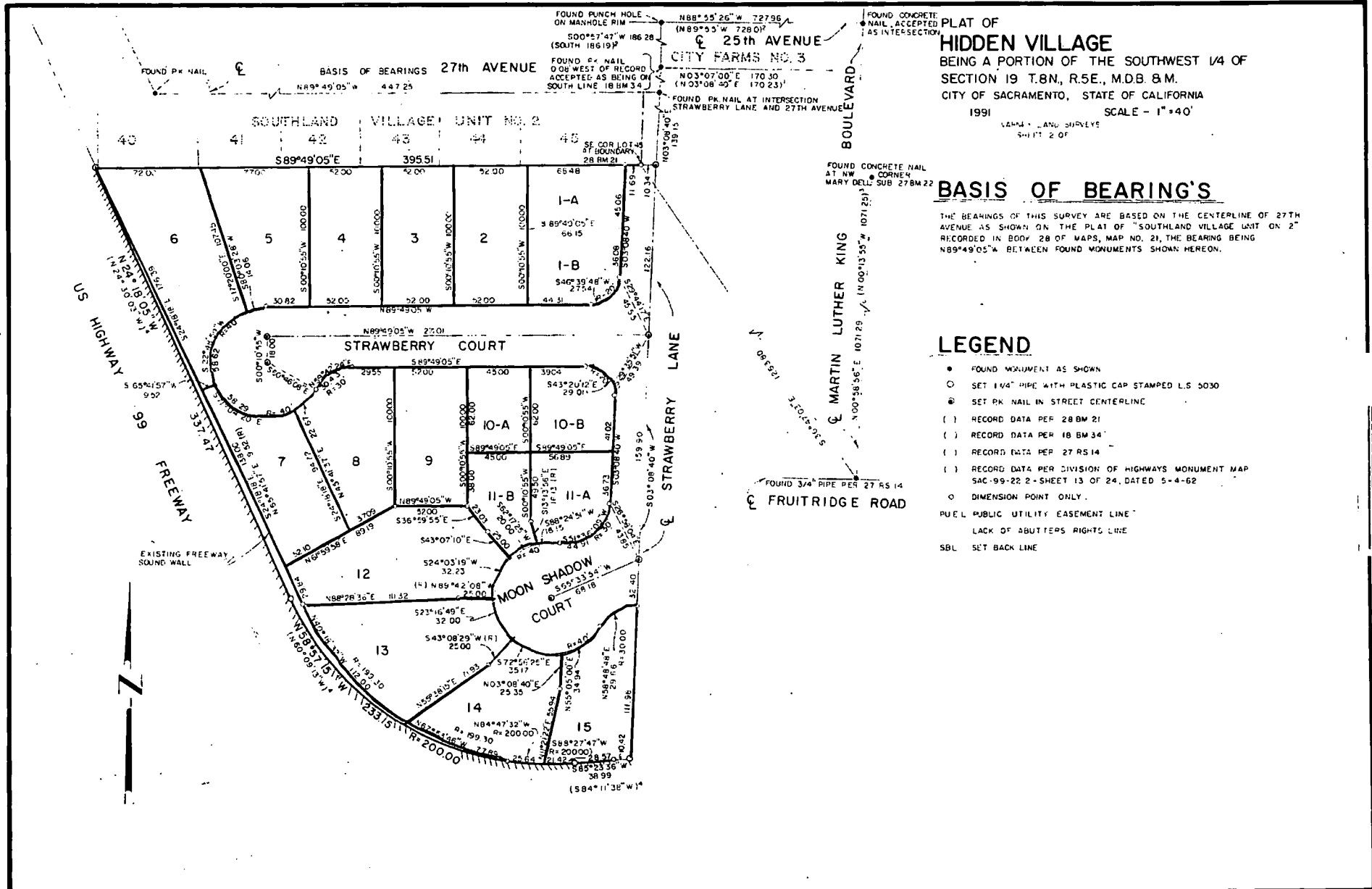
MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Permits, Certificate of Occupancy, or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

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Map # 13
April 18, 1993

Item # 5



PLAT OF
HIDDEN VILLAGE
 BEING A PORTION OF THE SOUTHWEST 1/4 OF
 SECTION 19 T.8N., R.5E., M.D.B. & M.
 CITY OF SACRAMENTO, STATE OF CALIFORNIA
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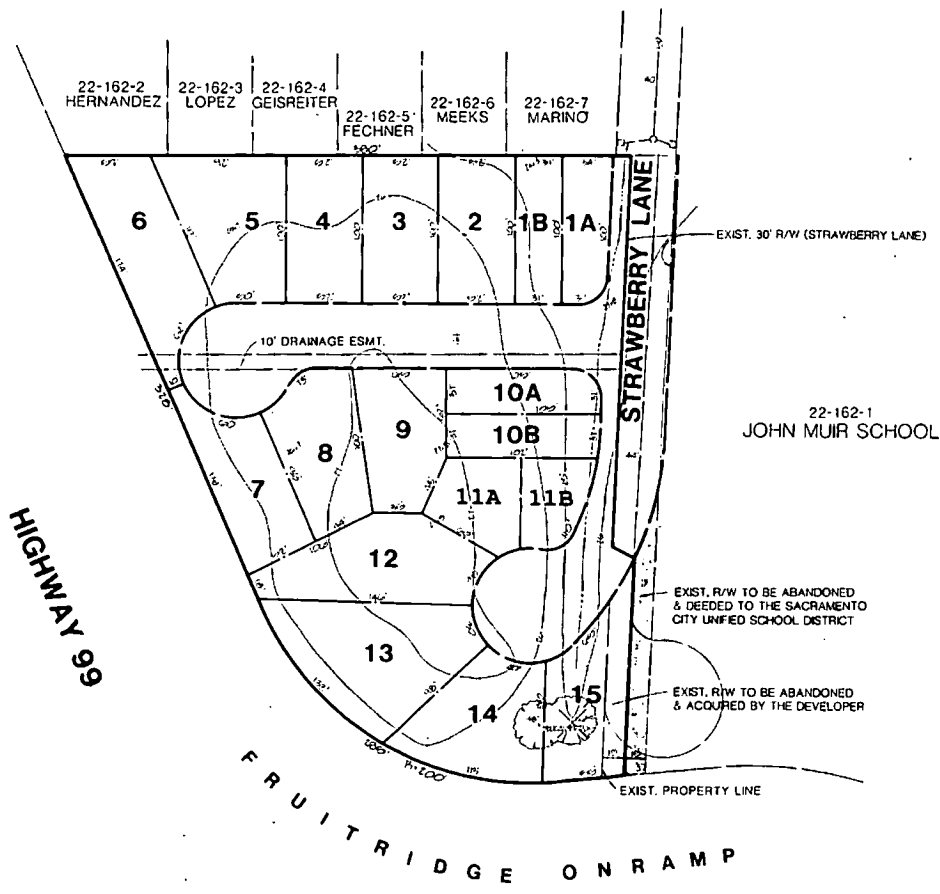
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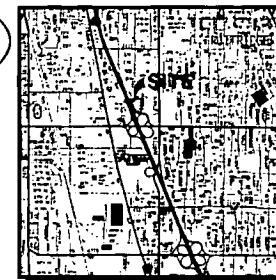
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- ⊙ SET PK NAIL IN STREET CENTERLINE
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- () RECORD DATA PER 18 BM 34
- () RECORD DATA PER 27 RS 14
- () RECORD DATA PER DIVISION OF HIGHWAYS MONUMENT MAP SAC-99-22 2-SHEET 13 OF 24, DATED 5-4-62
- DIMENSION POINT ONLY.
- PUE L PUBLIC UTILITY EASEMENT LINE
- LACK OF ABUTTERS RIGHTS LINE
- SBL SET BACK LINE

EXHIBIT A



SUPERSEDED



VICINITY MAP
NO SCALE

TENTATIVE SUBDIVISION MAP
HIDDEN VILLAGE
CITY OF SACRAMENTO SEPTEMBER 1990



OWNERS
Harrison Properties
7961 La Riviera Drive
Sacramento, California
95826

DEVELOPER
Harry Feller
7561 La Riviera Dr.
Sacramento, CA 95826

APPLICANT
Charles Johnson & Associates
926 J Street, Suite 1208
Sacramento, California 95814
ASSESSOR'S PARCEL NO'S.
22-162-1 & 22-224-3

AREA
3.9 Ac.
ZONING
R-1

STORM DRAINAGE
SACRAMENTO COUNTY WATER AGENCY

SANITARY SEWER
CITY OF SACRAMENTO

WATER
CITY OF SACRAMENTO

ELECTRICITY
S.P.U.D.

GAS
P.G. & E.

SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED

PARKS & RECREATION
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JAN 19 1993

RECEIVED

F P 93 - 010