


COUNTY OF SACRAMENTO

Department of Regional Parks

Inter-Department Correspondence

December 16, 2014

To: Chris Castorena, Project Manager
Planning and Environmental Review Division

From: Jim Schubert 
Consulting Plan Reviewer
Department of Regional Parks

Subject: Development Plan Review
Stanfield House on Parkway
APPLICATION CONTROL NUMBER: PLNP2014-PSS-00157
APN: 246-0250-037

Regional Parks has reviewed the above referenced project to determine compliance with the Parkway Combining Zone as per Sacramento County Zoning Code, Chapter 35. On December 15, 2014, the project owners' and their representative met with the sub-committee of the American River Parkway Advisory Committee and Regional Parks staff at the project site to review the building proposal.

The Applicant proposes a new single story, single family home on a vacant lot, located at the northwest terminus of Edgevale Court in the Fair Oaks community. The project site is situated on a bluff on the north side of the American River Parkway, and is subject to the Parkway Combining Zone overlay regulations.

It is noted that the proposed home is located more than 200 feet back from the edge of the bluff, outside any erosion zone. The lot is set back behind adjacent vacant lots that will eventually be developed and provide screening and buffering of this new development. The exterior building materials use extensive wood shingle siding, and a small entry facing of natural stone veneer.

The Applicant's plan proposes to remove (5) existing native oak trees and (1) non-native tree. (7) existing native oak trees and one non-native oak tree are shown to remain.

Regional Parks recommends approval of the project with the following conditions:

1. Applicant shall use earth-tone exterior colors and building materials of the structures. The materials labeled "sheet metal gutter" and "sheet metal shroud with spark arrestor" shall be painted or treated to reduce the shiny reflective appearance of bare steel, preferably with a complimentary earth-tone color.
2. Applicant shall not make any changes to the proposed footprint of the structures, or set-backs that encroach into the erosion zone, without prior notice to and approval by Regional Parks.

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3. To avoid erosion and contamination, the applicant shall ensure that no new or concentrated drainage occurs into the Parkway during construction or after completion of the project.
4. Applicant shall not make changes or additions to the lighting plan without prior notice to and approval by Regional Parks. High wattage, non-directional floodlighting or direct spotlighting of the Parkway is not permissible.
5. All native oak trees to remain shall be protected during construction according to the County Tree Preservation Ordinance and as conditioned by the County Tree Coordinator. If pruning or removal of existing oak trees is determined to be necessary, an approved County Tree Permit is required prior to the pruning or removal.
6. For oak tree mitigation requiring replacement of healthy native oaks, planting of replacement oaks on-site or within the subdivision is recommended. Replacement oak tree plantings within the 70 foot erosion zone setback of the bluff edge is preferred so to provide habitat river-edge groupings as well as providing additional screen and buffering of the structures from the American River Parkway. Oak trees shall be native species and planted no closer than 20' on center to allow for full growth size.
7. Final planting, irrigation, and swimming pool plans were not submitted with this application and will require additional review and approval by Regional Parks staff prior to installation.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 874-7911.

Cc: Jeff Leatherman, Director - Regional Parks