


**COUNTY OF SACRAMENTO**  
**Department of Regional Parks**  
*Inter-Department Correspondence*

December 9, 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**  
**Morris Way Addition on Parkway – 600 Morris Way**  
**APPLICATION CONTROL NUMBER: PLNP2014-PSS-00223**  
**APN: 292-0520-014**

Staff has reviewed the above referenced project to determine compliance with the Parkway combining Zone as per Sacramento County Zoning Code, Chapter 35.

The Applicant proposes a 353 square foot bedroom addition to an existing single-story, single family home at 600 Morris Way. The project site is situated approximately 1.44 miles east of Watt Avenue, on the north side of the American River Parkway. This parcel is subject to the Parkway Combining Zone overlay regulations.

It is noted that the proposed home addition will occur within the existing footprint of the home, and the structure setback is more than 35 feet back from the landward toe of the levee. The existing home is a single story structure and the height of the structure will not be increased with this addition. There is no erosion zone in this location due to protection by the existing levee. The single story height and set-back meets the restrictions required by the Combining Zone regulations for structures protected by levees.

The lot is 270 feet from the paved trail and 475 feet from the water's edge. The existing levee separates the home from the ARP trail and is not visible from those locations. The gravel levee road adjacent to this home is sometimes used by parkway users for walking or running as an alternative to the paved trail. When using this levee road, one is higher than the adjacent properties and can view down upon the homes and yards from that point. It is common and unavoidable to view homes while on the levee road along the many miles of levee adjacent to the Parkway, however, in this case, there are existing plantings of property line trees that provide screening and buffering of this home from that viewpoint. The Applicant's plan proposes to protect all existing trees.

Because the proposed addition does not significantly alter or impact the existing conditions within the combining zone jurisdiction, Regional Parks recommends approval of the project with the following conditions:

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1. Applicant shall use earth-tone exterior colors and building materials of the structures.
2. The roofing material is proposed to be asphalt shingle composition material of comparable earth-tone color to the existing roof structure.
3. 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.
4. 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.
5. 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.
6. The new windows facing the parkway shall be a neutral reflective class (no silver or copper highly reflective film).
7. If new landscaping or backyard renovation, including accessory structures and garden lighting, is to be proposed at a later time, please submit structure, landscape and irrigation plans that describe the proposed work

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