


COUNTY OF SACRAMENTO
Department of Regional Parks
Inter-Department Correspondence

April 4, 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
Smith Residence on Parkway
APPLICATION CONTROL NUMBER: PLNP2014-PSS-00031
APN: 246-0250-036

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 new two-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 Applicant's plan proposes to protect all existing trees.

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 roofing material labeled "annodized corrugated roofing" 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.
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.

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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 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.

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