

COUNTY OF SACRAMENTO
CALIFORNIA

For the Agenda of:
January 22, 2015

To: Recreation and Park Commission

From: Department of Regional Parks

Subject: Development Plan Review: Rush Residence, 3909 Edgevale Court, Fair Oaks

Supervisory
District: Peters

Contact: Liz Bellas, (916) 875-5925

Overview:

This project proposes a new two story residence at 3909 Edgevale Court in Fair Oaks, and falls within the Parkway Corridor (PC) Combining Zone. The proposed home and pool area terrace are located behind the required setback per the PC Combining Zone, and therefore a Conditional Use Permit is NOT required.

Staff have reviewed the project and suggested conditions for approval, which are outlined in Attachment A, the transmittal to County Planning.

Recommendations:

- 1) Direct staff to approve the project with the conditions as outlined in this staff report.

Measures and Evaluation:

The proposed action fits into the “Sustainable and Livable Communities” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for park users.

Fiscal Impact:

This project will not have a negative impact to the County General Fund. Per the PC Zone ordinance, the applicant is required to pay fees for staff time.

BACKGROUND

The Parkway Corridor (PC) Combining Zone as shown on the Comprehensive Zoning Plans shall be used to regulate property along the American River within the unincorporated area of the County. The goals promoted by establishment of this zone include:

- a) Preserve and enhance the American River and its immediate environment consistent with the goals and policies of the American River Parkway Plan, and the Sacramento County General Plan.

- b) Ensure, to the extent possible, the compatibility of land uses within the American River Parkway and land adjacent to the Parkway for their mutual benefit.
- c) Ensure that development with access or adjacent to the American River Parkway is designed to reduce as much as possible visible intrusion into the Parkway and to complement the naturalistic amenities of the Parkway.
- d) Provide flexibility in development requirements such as setback, height, bulk and landscaping applicable to parcels of property subject to the regulations of the (PC) Parkway corridor zone.
- e) Minimize risks to public health, safety and welfare in areas which are potentially threatened by erosional processes.
- f) Ensure that bluff development, including related storm runoff, foot traffic, site preparation, construction activity, irrigation and other activities and facilities accompanying such development, does not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding areas.
- g) Ensure that bluff development is sited and designed to assure stability and structural integrity for its expected economic lifespan while minimizing alteration of natural landform features.
- h) Ensure that development within the American River Parkway Corridor zone occurs in a manner that maintains a safe environment for homes and other improvements, and protects the aesthetic and environmental quality of the Parkway.

DISCUSSION

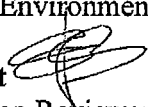
Staff have reviewed this project and recommend approval with the following conditions:

1. Applicant shall not make any changes to the proposed exterior earth-tone colors and materials of the structures without prior notice to and approval by Regional Parks.
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.
4. Applicant shall not make changes or additions to the exterior 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 living and structurally sound native oak trees and bluff edge vegetation to remain shall be protected during construction according to the County Tree Preservation Ordinance and as conditioned by the County Tree Coordinator. Pruning and removal of existing oak trees determined to be necessary to construct the project requires an approved County Tree Permit

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