

COUNTY OF SACRAMENTO  
CALIFORNIA

For the Agenda of:  
January 16, 2015

To: American River Parkway Advisory Committee  
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) Approve the project with the conditions outlined by staff and direct staff to bring it to the Recreation and Park Commission for approval.

**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 prior to the pruning or removal. Tree replacement mitigation will be required for healthy, structurally safe native oak trees. Replacement trees will be required on-site where room and

siting allows.

6. A preliminary planting plan was submitted and reviewed. 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. Replacement trees will be required on-site where room and siting allow and planting within the 70' setback area to provide additional screening of the home is preferred.

7. The south facing roof area has proposed the option of integrated solar panels to collect sun energy to power the home. If the owner chooses to install this solar panel option, then the panels will need to be the dark, non-reflecting type to reduce glare and shine towards the Parkway. Submittal of the proposed panels requires review and approval by Regional Parks staff prior to installation.

These conditions are outlined in Attachment A, the transmittal to County Planning staff.

#### *Site Visit*

On December 15, 2014 staff met with the project applicant and two members of the American River Parkway Advisory Committee (ARPAC), Betsy Weiland and Leigh Rutledge at the project site. The project plans were reviewed and discussed.

#### **MEASURES/EVALUATIONS**

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.

#### **FINANCIAL ANALYSIS**

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.

Respectfully submitted,

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JEFFREY R. LEATHERMAN, Director  
Department of Regional Parks


Attachments:

A. Transmittal to County Planning

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

January 14, 2015

**To:** Christopher Castorena, Project Planner  
Planning Department and Development Department

**From:** Jim Schubert   
Consulting Plan Reviewer  
Department of Regional Parks

**Subject:** Development Plan Review  
Rush Residence on Parkway  
APPLICATION CONTROL NUMBER: PLNP2014-PSS-00218  
APN:246-0250-033, 035  
ADDRESS: 3909 Edgevale Court, Fair Oaks

Staff has reviewed the above referenced project to determine compliance with the Parkway combining Zone (PC) as per Sacramento County Zoning Code, Chapter 35. The proposed home and pool area terrace are located behind of the minimum 70 bluff/terrace edge setback line required from the existing bluff edge for Erosion Zone 2 as described in the Parkway Combining Zone (PC). Therefore a Conditional Use Permit is not required for a new single-family detached dwelling, provided the structure meets the PC development standards. This Development Plan Review is to verify the development standards and provide any recommend development requirements to carry out the intent of the PC.

Parkway Combining (PC) Zone – Purpose: The (PC) zone contains several goals (purposes). There are contained in Zoning Code Section 235-30:

- 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.
- 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.
- 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.
- 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.

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- 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.
- 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.
- 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.

Project Description: The Rush Residence project proposes a new two story residence at 3909 Edgevale Court in Fair Oaks. Edgevale Court occurs at the southern terminus of Earnscliff Avenue and the proposed development is on an approved lot immediately adjacent to the American River Parkway.

It is noted that the Rush Residence lot occurs on one of six approved lots in the Edgevale Court gated development. Two homes have already been built: 3906 Edgevale Court and 3920 Edgevale Court. Additionally, plans for a new home, the "Stanfield House", at 3902 Edgevale Court were recently reviewed and approved by Staff and presented as an Information Item to the ARPAC at their December 19, 2014 meeting. Upon construction of the Rush Residence project, and the Stanfield House project, four of the six approved lots will have been developed.

The proposed Rush Residence includes 5,120 square feet living area, 1607 square foot garage area and 1544 square feet of covered porch area (total 8271 square feet), as well as a terraced area to accommodate a future swimming pool. The lot size is approximately .97 acre in size.

This site occurs on a gently sloped hillside on the north bluff of the American River Parkway. It is across the river from the Upper Sunrise area. Sailor Bar is upstream to the east and the Old Fair Oaks Bridge is approximately 2000 lineal feet downstream to the west.

The south facing view of the proposed home from the parkway is approximately 220 feet from the American River's edge and 700 feet from the American River Bike Trail. Currently there are native oak trees and grassy understory covering the site. Some of the trees occur adjacent to the riverside bluff edge, within the 70 foot required bluff edge setback area. These trees will be retained in this area and will serve to screen and buffer the new home from the Parkway from the south facing view. Upon build-out of a future new home on the lot east of this home, east views of the Rush Residence from the American River Parkway will be partially blocked by that future home's structure.

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The height of the structure is 29'-6" from finished grade and partially sits on an additional fill of 8'-6" feet making the combined height 38' at the southwest corner. This is within the parameters of the PC zone.

Exterior construction will be of typical stucco wall faces and concrete tile roofing with use of pre-cast stone facing on the front elevation that occurs on the north side. The architectural style and building form is not out of character with other approved homes built in the surrounding area. Using earth-tone colors and materials are required on the exterior of the house, which is of an acceptable shape and height. The colors are beige, browns, and tans with dark bronze trim. Concrete roof tiles are a blend of those colors.

A "dry-stack" rock terrace wall will be built to retain fill soil to create the building pad and the upper rear yard on the southeast corner of the structure... This terracing wall will be constructed using two 3' high walls separated by 5 feet of landscape area. The walls are of natural rock in earthtone colors and buffered with landscaping.

The south facing roof area has proposed the option of integrated solar panels to collect sun energy to power the home. If the owner chooses to install this solar panel option, then the panels will need to be dark, non-reflecting type to reduce glare and shine towards the Parkway.

While the visual intrusion onto the American River Parkway will be apparent, the south facing view as seen from the Upper Sunrise recreation area will be screened and buffered by the existing grove of native oak trees. The proposed entry and parking occurs on the north side of the home and will not be visible from the Parkway.

Conclusion: This request appears consistent with the American River Parkway Plan policies and Combining Zone intent. A Conditional Use Permit is not required for this project, as the applicant is building within the approved parcel map and meets setback requirements. The final hearing body for this project is Planning Department staff.

Staff has elected to bring all Combining Zone projects before the Parks and Recreation Commission, when historically projects of this type would have only been subject to staff level review. This change in process is an outcome of the Commission's support of the concept of a future building moratorium on the Parkway.

The staff recommendations are based upon the following considerations:

- The applicant's request is consistent with the American River Parkway Plan (an element of the County General Plan) policy 5.7 which states: "structures that are in the Parkway or are visible from the Parkway shall be of a design, color, texture, and scale that minimizes adverse visual intrusion into the Parkway". Applicant has provided color boards for approval.

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- The applicant's request is consistent with the (PC) Parkway Corridor Combining Zone goal to "ensure that development with access within and adjacent to the American River Parkway is designed to reduce as much as possible visible intrusion into the Parkway and to compliment the naturalistic amenities of the Parkway"
- Development as proposed is consistent with the (PC) Parkway Corridor Combining Zone's Authorized Uses. The proposed home and pool area terrace are located behind of the minimum 70 bluff/terrace edge setback line required from the existing bluff edge for Erosion Zone 2 as described in the Parkway Combining Zone (PC).
- Development as proposed by the applicant is consistent with the (PC) Parkway Corridor Combining Zone's Development Standards, as the project will be screened by both existing vegetation and additional plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the Parkway, and the structures will be finished in earthtones (Zoning Code Section 235-36 (b)).
- Staff has identified no effects from the proposal that would result in a significant detrimental impact on the Parkway if the limitations and conditions, as recommended by staff, are adopted.

Site Visit: Staff met the project applicant at the site on October 14, 2014. Betsy Weiland and Leigh Rutledge, ARPAC members, also attended this site visit.

American River Parkway Advisory Committee: The American River Parkway Advisory Committee (ARPAC) will meet on January 16, 2015 to review this project.

Conditions of Approval: Regional Parks staff recommends the following conditions, contingent upon Recreation and Park Commission concurrence and approval,

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.

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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 prior to the pruning or removal. Tree replacement mitigation will be required for healthy, structurally safe native oak trees. Replacement trees will be required on-site where room and siting allows.

6. A preliminary planting plan was submitted and reviewed. 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. Replacement trees will be required on-site where room and siting allow and planting within the 70' setback area to provide additional screening of the home is preferred.

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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