

COUNTY OF SACRAMENTO

Intra-Department Correspondence

August 3, 2015

To: **Meredith Plant**
Department of Community Development
Planning and Environmental Review Division

Brendan Koon
bkoon@vitaearchitecture.com

From: Michael Wall, Landscape Architect
Department of Community Development
Planning and Environmental Review Division

Subject: **Development Plan Review**
St. Ignatius Use Permit amendment
3235 and 3245 Arden Way, Sacramento, CA 95825
APPLICATION CONTROL NUMBER: PLNP2015-00105
APN: 279-0210-028

Staff of this Department has reviewed the proposed site plan and has the following comments/recommendations:

Prior to issuance of building permits for the project:

- The applicant shall submit complete landscape planting and irrigation plans that are consistent with the requirements of the County's Water Use and Conservation Ordinance and Zoning Code requirements for landscaping/parking lot shade to this Department for review and approval.
- Turf grass is discouraged, except as necessary for recreation use areas. Warm season turf grass is allowed. Cool season turf grass is not permitted. An approved concrete mow strip shall separate all turf and shrub beds.
- Turf grass shall not be used as a best management practice for bio-retention areas, except as approved for recreational use or with low water requirement grasses.
- All grass shall be installed from sod.
- Plant materials shall be installed from container sizes consistent with Section 5.2.4.1.a of the Sacramento County Zoning Code adopted July 22, 2015 and in effect August 22, 2015.
- Tree plantings shall include 40% evergreen species per Section 5.2.4.1.b of the Sacramento County Zoning Code adopted July 22, 2015 and in effect August 22, 2015.

3235 and 3245 Arden Way.

PLNP2015-00105

August 3, 2015

- Bio-retention areas shall incorporate plant materials, including low water use grasses and other approved low growing flowering ground covers, as approved by the County Landscape Architect and as required for the minimum expected soil moisture in the bio-retention area as a best management practice.
- No required canopy shade tree planting area or shrub planting bed shall be narrower than 5 feet wide.
- A weather-based irrigation controller that measures evapo-transpiration or soil moisture-based irrigation controller shall be installed. A rain shut off device shall be installed connected with the irrigation controller.
- Plant materials within shrub areas shall be drought-tolerant, water-efficient and hydro-zoned to a low or medium water use designation in accordance with WUCOLS III in Region 2 (Central Valley). Plant materials shall not be mixed within one hydro-zone irrigation valve using both low and moderate water use plant materials.
- No landscape area may exceed 33% slope or 3:1.
- Street trees shall be added/installed where necessary to meet the requirements of the County Zoning Code. Street tree species shall be located no closer than 5' and no further than 10' from the back of sidewalk, selected per utility company requirements for trees beneath power lines, and spaced no more than 30' on-center.
- All trees shall be double staked with rubber type ties nailed to the lodge pole stakes in at least two vertical locations. Trunk protection devices shall be provided to all trees located in turf grass areas.
- Root barriers of a continuous polyethylene type shall be installed for all trees planted within 10 feet of paving along public streets. Within the project, linear root barriers of a continuous polyethylene type shall be installed for all trees located within 5 feet of paving.
- All three sides of trash enclosure walls shall have a minimum 5 foot wide planting area (excluding curbing, walkway strip, and wall footing encroachment). Flowering vines shall be trained on to the walls. Trees, shrubs and ground covers shall be included.

Prior to approval of the Site Improvement Plans:

- Areas of the existing parking lot that lack landscaping or are in non-conformance with minimum County Zoning Code requirements shall be designed to include additional planters as required.
- All light fixtures and utilities shall be identified on the grading and site plan. No light fixture, electric transformer, fire detector check or fire hydrant, or backflow assembly shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan.

3235 and 3245 Arden Way.

PLNP2015-00105

August 3, 2015

- Above ground utility locations shall be approved with prior permission of the Community Development Department. Building backflow prevention units, fire detector checks and electric transformers shall be located in shrub areas outside of the County right-of-way and screened with shrubs. All double detector check and backflow assemblies shall be located in shrub beds clearly identified on the grading or site plan prior to approval of the site plan. The detector check /backflow devices shall be painted a neutral/earth-tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (3 feet on sides and 8 feet at the front doors).
- All parking lot planting areas, curbing, irrigation, and bumper overhang shall be consistent with Section 5.2.4 of the Sacramento County Zoning Code. Parking spaces shown at less than 19 feet in length require additional dedication of landscape area for required bumper overhang.
- Existing trees that are located on or that overhang the project site shall be identified on the site plans by species, size and location. If native oak trees are located on or overhang the site, they shall be located on the site plan and shall be preserved and protected to the extent possible pursuant to the Sacramento County Tree Preservation Ordinance. If the Department of Environmental Review and Assessment has proposed adoption of a Mitigation Monitoring and Reporting Program (MMRP) with regard to preservation of tree(s) on-site, then adoption of the MMRP shall supersede this condition.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 874-7624.

MW:mw