

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, May 24, 2001, the Zoning Administrator approved with conditions a Special Permit Major Modification and a Special Permit to allow an expansion to the Greenhaven Lutheran Church complex, a day care center, wall variance, and a temporary RV parking site for the project known as Z00-160. Findings of Fact and conditions of approval for the project are listed on pages 3-7.

**Project Information**

- Request:
1. **Zoning Administrator Special Permit Major Modification** to construct a new 4,648 square foot education classroom addition, 3,638 square feet administrative and meeting room addition, and 55 additional parking spaces for an existing church complex on 3.00± developed acres in the Agriculture (A) zone.
  2. **Zoning Administrator Special Permit** to allow a day care/pre-school program for up to 60 children.
  3. **Zoning Administrator Variance** to waive the required six foot masonry wall along the north property line.
  4. **Zoning Administrator Special Permit Major Modification** to allow a temporary Recreation Vehicle park in the proposed parking area for the church construction workers (aka Laborers for Christ).

Location: 475 Florin Road (D7, Area 2)

Assessor's Parcel Number: 030-0370-002

Applicant: Earl Rogers  
475 Florin Road  
Sacramento, CA 95831

Property Owner: Greenhaven Lutheran Church  
475 Florin Road  
Sacramento, CA 95831

Project Planner: Sandra Yope

General Plan Designation: Public/Quasi-Public-Miscellaneous  
Pocket  
Community Plan Designation: Public/Quasi-Public Use  
Existing Land Use of Site: Church  
Existing Zoning of Site: Agriculture (A)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-1; Vacant	Front:	25'	25'	25'
South: R-1; School and Residential	Side (E):	10'	152	152'
East: R-1; Church	Side (W):	12.5'	27'	21'
West: R-1; Vacant	Rear:	15'	112'	20'

Property Dimensions:	Irregular
Property Area:	3.0+ acres
Parking Spaces Required:	112 spaces (based on maximum seats in church-448)
Parking Spaces Provided:	112 spaces
Square Footage of Buildings:	Existing structures- Sanctuary: 4,445 square feet Multi-Purpose 3,854
	Proposed structures: 10,546 square feet
	Total: 18,845 square feet
Height of Building (Tallest):	Sanctuary: 1 story, 52 feet
Exterior Building Materials:	Stucco, T-11 Wood Siding, Cedar Lap Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing

Project Plans: See Exhibits A-G

Previous Files: P, 3185, P86-133, and P86-229

Background Information: On February 27, 1968, the Planning Commission approved a 4,111 square foot church with a 108 seat sanctuary and a 28 space parking lot (P3185). On May 8, 1986, the Planning Commission approved a special permit to enlarge the existing church by adding seats, offices, classrooms and parking in four phases (P86-133). One of the specific conditions required the applicant to apply for a new special permit for the construction of an education building as mentioned for Phase IV because no plans were submitted with the original master plan proposal. Additionally, there was no request for childcare facilities as part of the master plan. On July 10, 1986, the Planning Commission approved a variance to waive the wall requirement along the north side for the parking lot expansion as part of phased development (P86-229). Any additions to the existing special permit require a modification of the original special permit.

Additional Information: The Greenhaven Lutheran Church is proposing to expand their existing facilities by constructing a new 4,648 square foot education classroom building, a 3,638 square foot administrative and meeting room addition, and 55 additional parking spaces. There is an existing 4,445 square foot sanctuary building and an existing 3,854 multi-use building for a total of 8,299 square feet. The new education/preschool addition will be located to the north and attached to the existing multi-use building. The 3,638 square foot administration and meeting room addition will connect the existing sanctuary building to the existing multi-use building. There will be a new playground area installed to the northeast of the proposed education building. All new structures will be single story and match current structures in design and materials. The existing parking lot will be expanded by 55 more spaces to the north.

The church is requesting a special permit to operate a daycare/pre-school center for 60 children within the proposed education building. The childcare center would be operated

Monday through Friday between 7 a.m. to 6 p.m. by a staff of five. The play area will be between the building and the parking area.

Any expansion of the church requires that a solid masonry wall be constructed along all property lines adjacent to residentially zoned property or residential uses per the Zoning Code. The applicant was previously granted a variance to waive the wall along the east property line.

The applicant would now be required to construct a solid six foot high wall along the north property line. The adjacent property to the north is vacant. The applicant is requesting a Variance to waive the wall requirement.

The church is requesting a special permit to allow temporary recreational vehicle (RV) parking pads to house the incoming church construction workers. A group of construction workers who build churches for the Lutheran Church body across the nation will come to the site to construct the additions and live on-site in trailers or RVs during the construction process. The proposed temporary parking area will be outfitted with electrical hook-ups. The parking area will then be converted to the new parking area for the church once construction on the additions is completed.

The project is within the Lake Greenhaven Association. The proposed plans have been submitted to the neighborhood association. No comments were received. The project was noticed and staff received several calls requesting additional information. Additionally, several neighbors wanted a wall along the east property line; however the original church master plan included a variance that was approved to waive the wall requirement along the east side.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions, the Fire Department, and the Police Department. Their requirements are included within the Conditions of Approval.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Sections 15303(c), 15311(b), and 15332. On an initial site visit, staff discovered many apparent animal holes in the vacant area proposed for future development. A Biologist was contracted to provide a site assessment of any specific sensitive wildlife habitats or species. The biologist concluded there were no potential impacts to any sensitive species at the proposed site.

#### Conditions of Approval

1. The day care/pre-school population shall not exceed 60 children combined. The church is limited to 448 fixed seats. The hours of operation for the day care shall be 7 a.m. to 6 p.m.
2. The required six foot masonry wall required along the north property line is deferred until the property is developed with residential units. Once development begins on the property, then the church must construct the solid six foot masonry wall. (If the property is developed with a non-residential use then a wall is not required.) The applicant shall construct a six foot high decorative masonry wall along the east property line from the south end Parcel A.P.N. 030-0300-004) north to the north property line.
3. The temporary Recreational Vehicle (RV) parking area will be removed including all

services outlets within 30 days of the completion on the new construction. The RV parking pads and access road must be paved (Compacted aggregate base rock is allowed).

4. The proposed materials, colors, and design of the buildings shall be compatible with the existing structures.
5. The new parking spaces shall conform with the Zoning Ordinance to include shading requirements.
6. Size and location of the building shall conform to the plans submitted. Any additional changes, modifications, or additions will require Planning review and approval.
7. The applicant shall obtain all necessary building permits prior to commencing construction.
8. Repair, replace or reconstruct any existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
9. The site shall conform to A.D.A. requirements in all respects (The site requires a total of 5 Handicap Spaces). This shall include the reconstruction of any non-compliant round corner handicap ramps. All work shall be done to the satisfaction of the Department of Public Works.
10. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
11. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
12. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed point(s) of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedure Manual, to satisfy, the more critical of the two following conditions:
  - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per inch.
  - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per inch.

The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

13. Only one domestic water service per parcel will be allowed. Any new domestic water service shall be metered.


14. Multiple fire service is allowed and may be required.
15. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
16. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.
17. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
18. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control and is greater than 1 acre, both source control and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
19. **Advisory Note:** The proposed project is located in a FEMA designated A-99 zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 10.3 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply:
  - All new commercial or residential development, excepting single family residential infill areas will be required to be constructed with the lowest floor, including basement, at or above elevation 10.3 feet, or 3 feet above the highest adjacent grade, whichever is lower.
  - Commercial projects will have the option of flood proofing in lieu of the elevation requirement.
20. Any new trash enclosures for the facility shall comply with the Zoning Ordinance to include adequate recycling facilities.
21. Any new signage shall comply with Sign Ordinance and have a Sign Permit.
22. Any other additions or modifications require Planning review and approval.

Findings of Fact-Special Permits:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed expansion will not substantially alter the characteristics of the site or the surrounding residential area;
  - b. the child care center will utilize underutilized facilities during weekdays; and
  - c. the RV parking area will be temporary for use by church construction workers and completely removed once the addition is completed.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate on-site parking, adjacent parking, landscaping, and setbacks will be provided; and
  - b. the proposed RV parking will only be a temporary use during the construction phase.
3. The project is consistent with the General Plan and the Pocket Community Plan which designate the subject site as Public/Quasi-Public-Miscellaneous and respectively. A church facility is permitted in any zone with a Special Permit.

Findings of Fact-Variance:

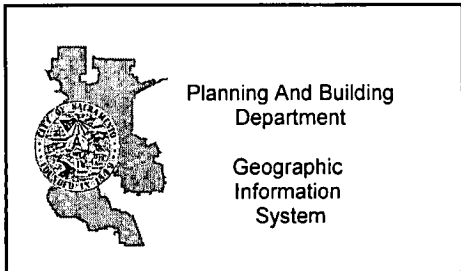
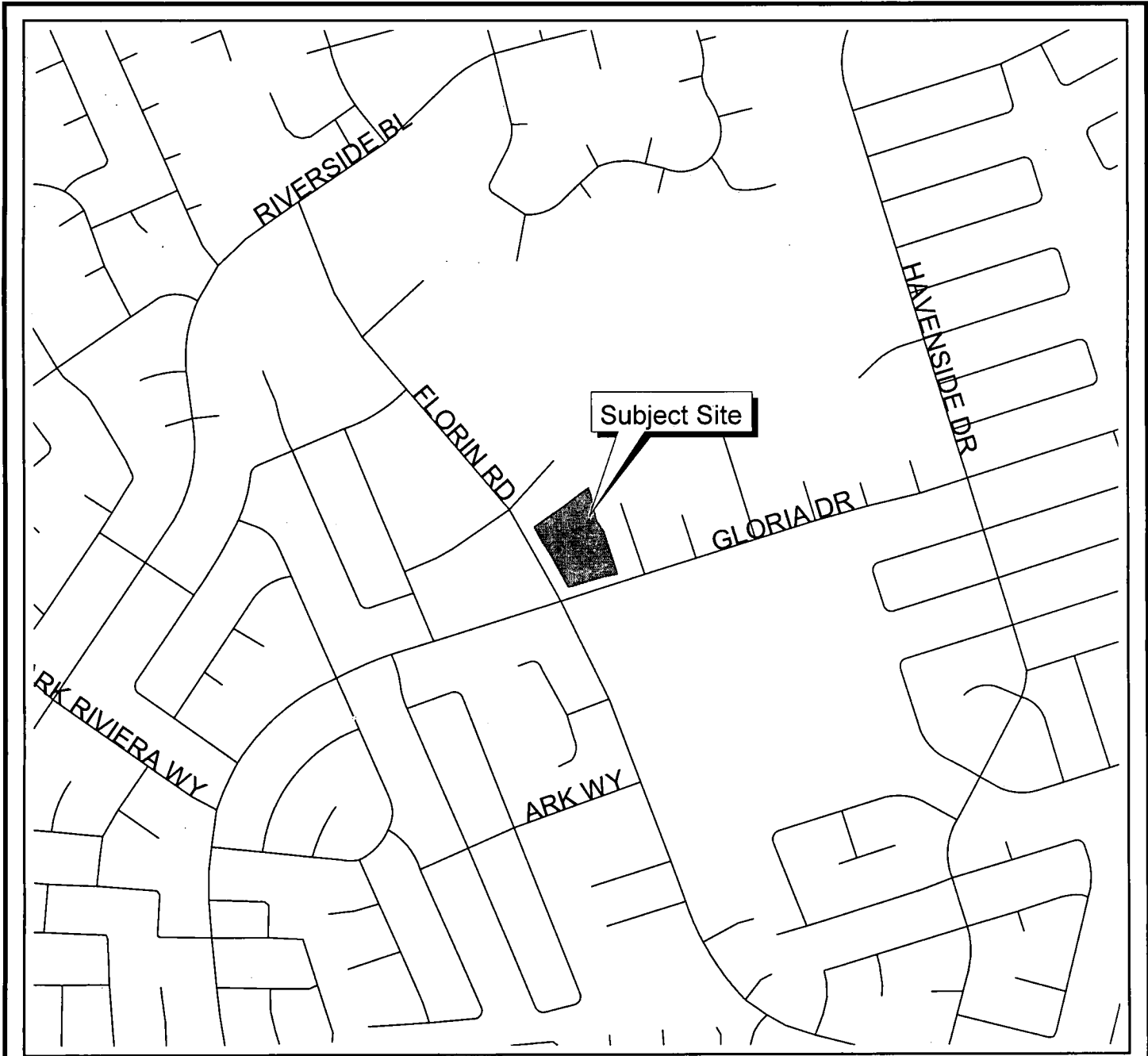
1. The variance request does not constitute a special privilege extended to one property owner. Similar variances have been granted to churches adjacent to residentially zoned vacant land.
2. Waiving the masonry wall will not be materially detrimental to the other properties or uses in the area in that:
  - a. the adjacent area is vacant, and
  - b. a wall will be required to be constructed should the adjacent residentially zoned property to the north ever be developed with residential uses.
3. The project is not considered a use variance as a church is allowed in the A zone with a Special Permit.

  
\_\_\_\_\_  
Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit and/or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit and/or Variance shall be deemed to have expired and shall be null and void. A Special Permit and/or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

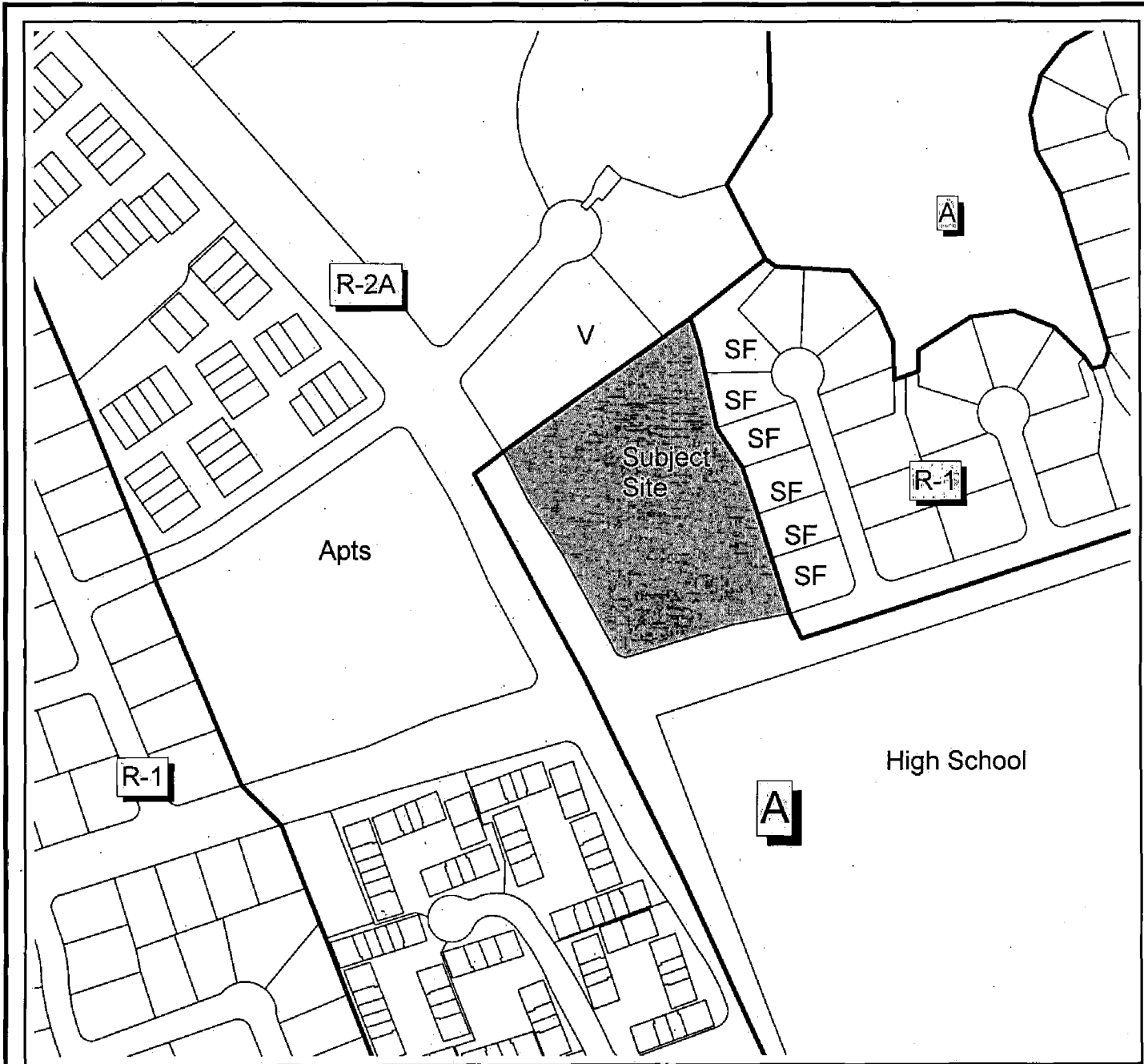
cc: File  
Applicant  
ZA Log Book



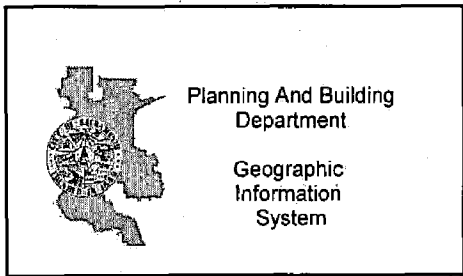
# VICINITY MAP







400 0 400 Feet



# LAND USE AND ZONING



# Greenhaven Lutheran Church

## Major Modification To Existing

### Special Use Permit



WENELL  
MATTHEIS  
BOWIE

ARCHITECTURE

PLANNING

INTERIORS

Larry Reed  
Tim Matthews  
Thomas Bowe  
Architect

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Greenhaven  
Lutheran Church

175 Florin Road  
Sacramento, California

TITLE SHEET

EXHIBIT A

T1

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0021/040/T1

LIST OF DRAWINGS

- T1 TITLE SHEET
- A1 EXISTING SITE PLAN
- A2 PROPOSED SITE PLAN
- A3 PROPOSED FLOOR PLANS
- A4 PROPOSED BUILDING ELEVATIONS
- L1 PROPOSED LANDSCAPE PLAN - EDUCATION ADDITION
- L2 PROPOSED LANDSCAPE PLAN - ADMINISTRATION ADDITION

LIST OF CONSULTANTS

**CIVIL**

GERMAN ENGINEERING  
3000 FRANKLIN BLVD  
SACRAMENTO, CA 95818  
(916) 455-3000  
FAX (916) 455-3118  
JOHN GERMAN

**LANDSCAPE:**

H&A GROUP  
1930 THIRD STREET, SUITE 500  
SACRAMENTO, CA 95814  
(916) 447-7400  
FAX (916) 447-8270  
BOB HABILTZEL

PROJECT DATA

**PROJECT DESCRIPTION:** CHURCH MULTIPURPOSE / EDUCATION BUILDING

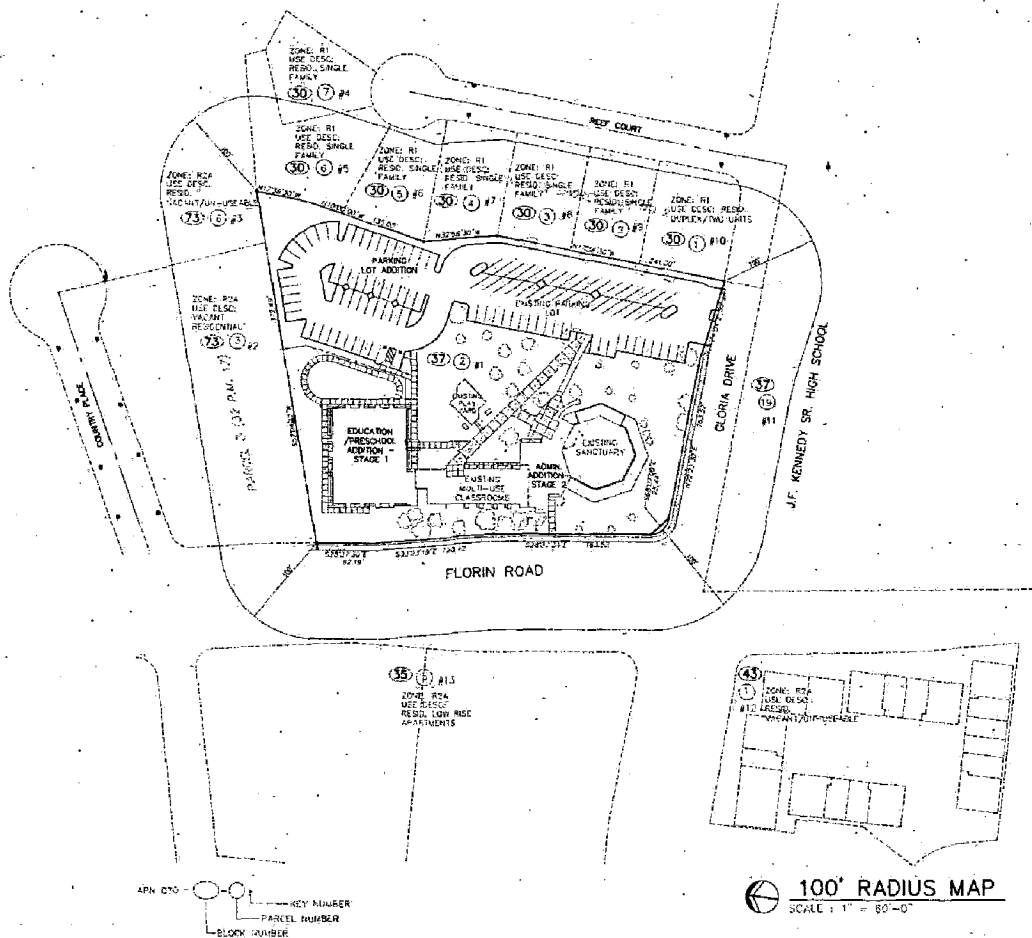
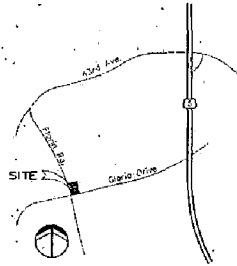
**BUILDING HEIGHT:** 28'-0" - ONE STORY

**ZONING CLASSIFICATION:** A

**USE PERMIT #:** P88 --133

**APN #:** 030-0370-002

VICINITY MAP

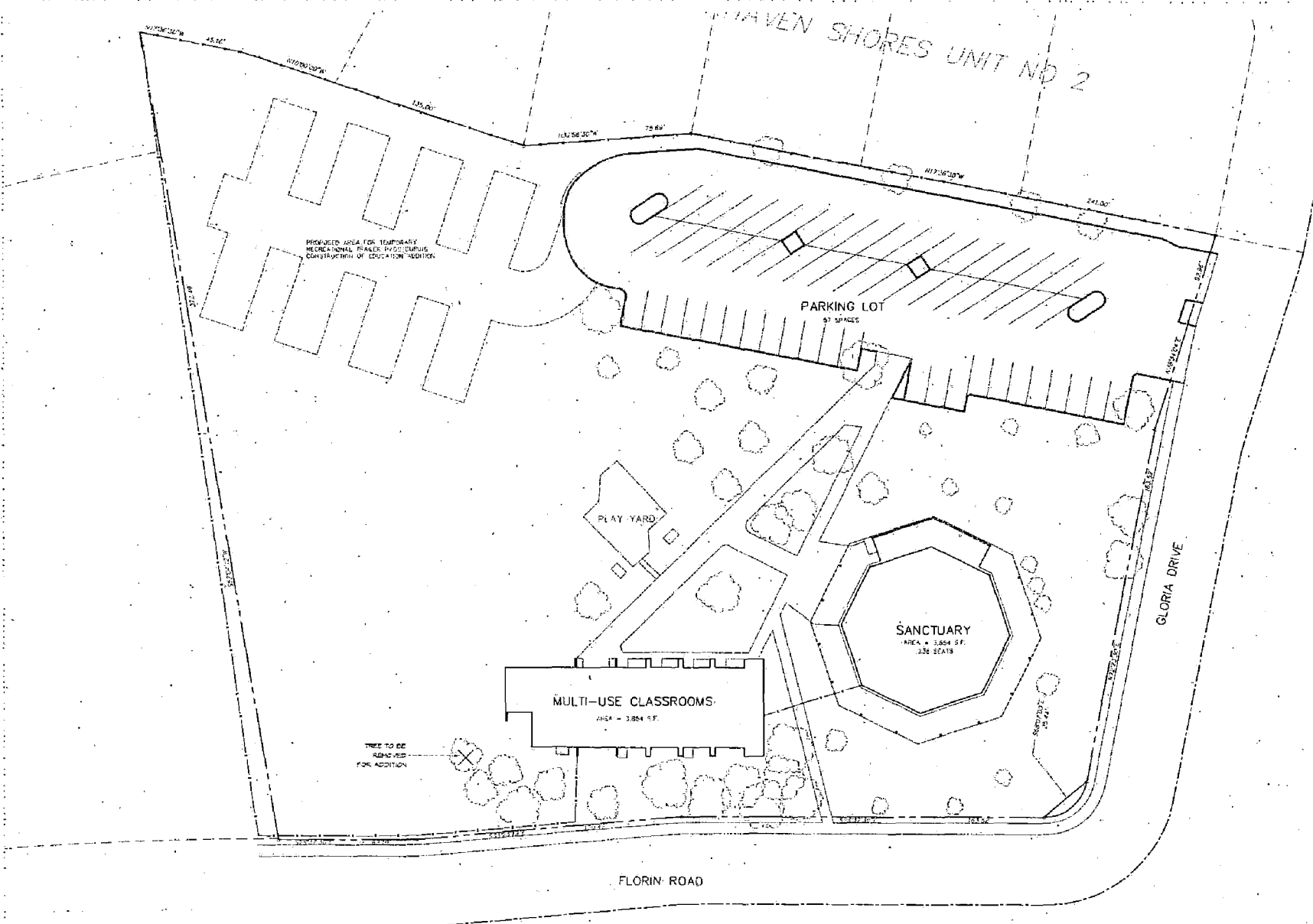


100' RADIUS MAP  
SCALE: 1" = 80'-0"

Z00-160

May 24, 2001

ITEM 4



WENELL  
MATTHEIS  
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Greenhaven  
Lutheran Church

475 Florin Road  
Stockton, California

Existing Site Plan

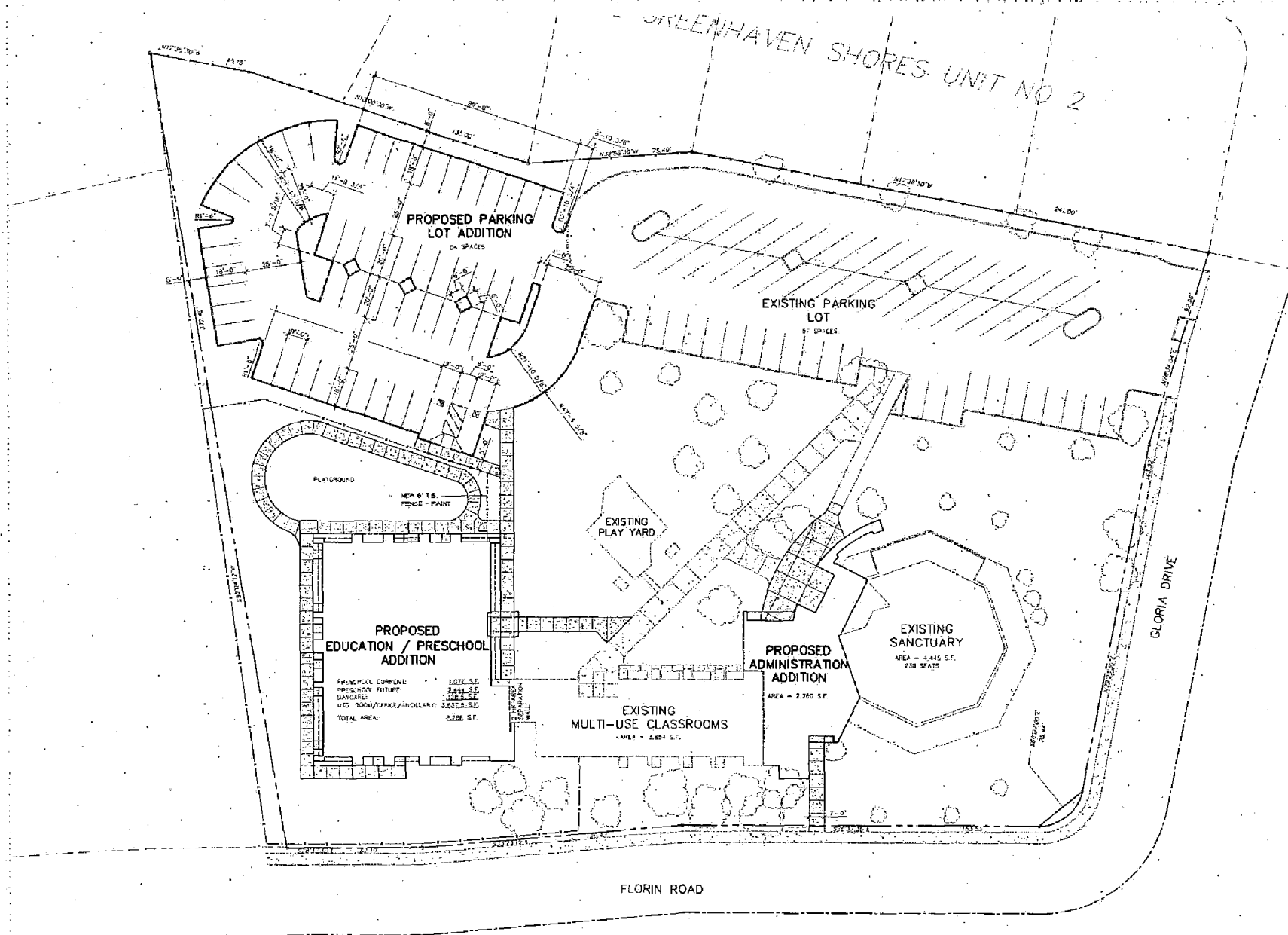
EXHIBIT B

A1

EXISTING SITE PLAN  
SCALE: 1" = 30'-0"

© WMB 11/21/00  
0021/CAO/(E) SITE PLAN





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Greenhaven  
Lutheran Church

475 Florin Road  
Sacramento, California

PROPOSED SITE PLAN

EXHIBIT C

A2

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0021/CAD/SITE PLAN

PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



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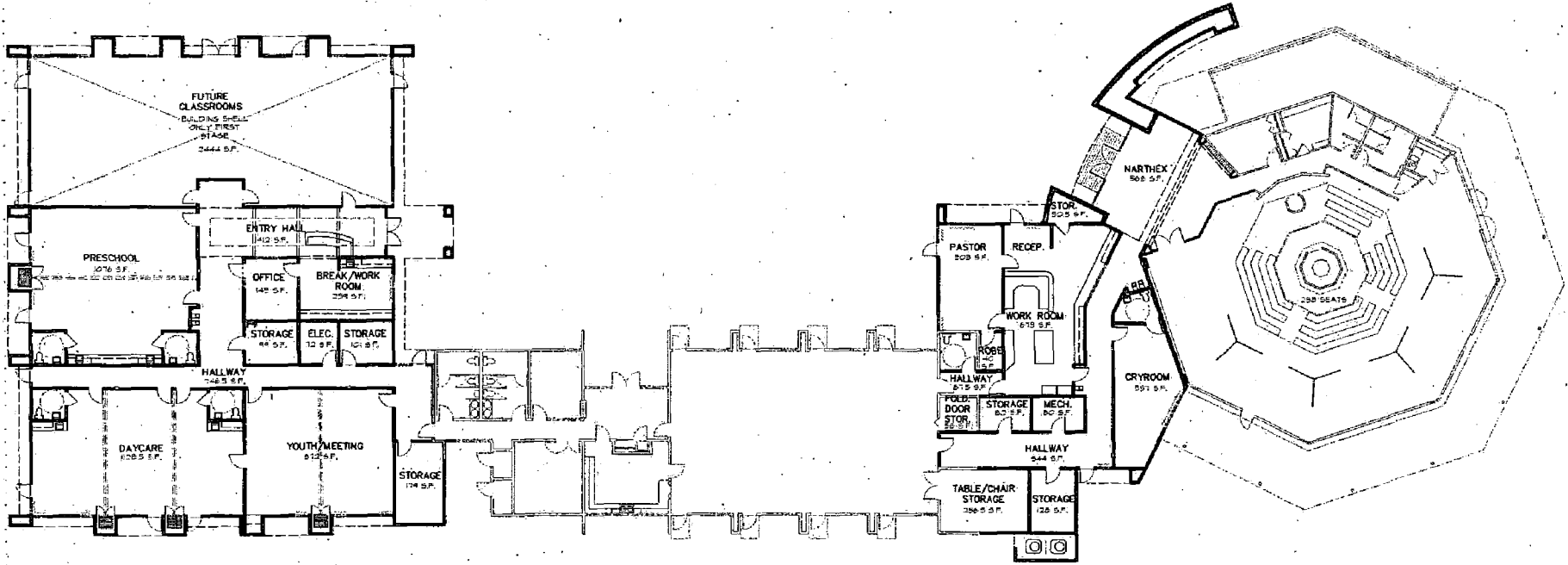
FAX :  
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Greenhaven  
Lutheran Church

475 Florio Road  
Sacramento, California

PROPOSED FLOOR PLANS

EXHIBIT D



PROPOSED EDUCATION ADDITION

PRESCHOOL, CURRENT	1,076 S.F.
PRESCHOOL, FUTURE	2,444 S.F.
DAYCARE	1,025 S.F.
OTH. ROOMS/OFFICE/ANCILLARY	3,621 S.F.
TOTAL	8,226 S.F.

EXISTING MULTI-USE CLASSROOMS

3,854 S.F.

PROPOSED ADMINISTRATION ADDITION

2,360 S.F.

EXISTING SANCTUARY

4,449 S.F.



PROPOSED FLOOR PLAN  
SCALE : 3/32" = 1'-0"



ARCHITECTURE

PLANNING

INTERIORS

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Tom Mathew  
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Lutheran Church

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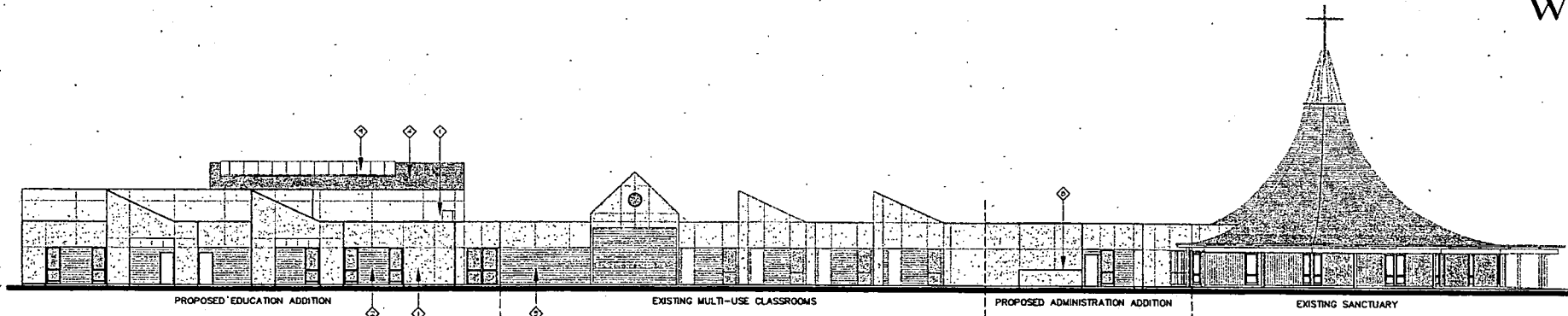
PROPOSED BUILDING  
ELEVATIONS

EXHIBIT E

A4

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0021/CAD/ELEVATIONS

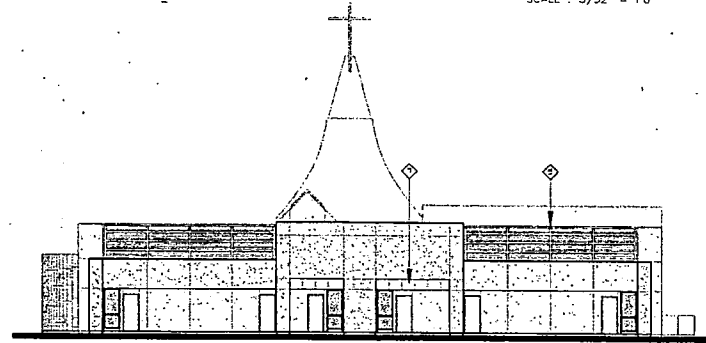


FLORIN ROAD STREET ELEVATION

SCALE : 3/32" = 1'0"

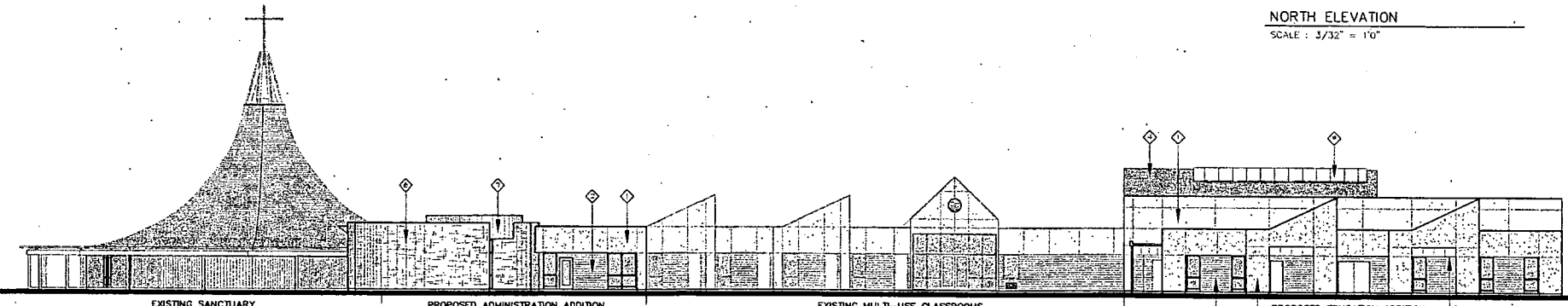
NUMBERED NOTES

- ◇ STUCCO SIDING TO MATCH EXISTING.
- ◇ 1x6 CEDAR LAP SIDING - STAIN.
- ◇ REPLACE (E) THE PLYWOOD WITH 1x6 CEDAR LAP SIDING.
- ◇ ASPHALT SHINKLES TO MATCH EXISTING.
- ◇ STEEL FRAMWORK - PAINT.
- ◇ STONE VENEER.
- ◇ PREPARED METAL SIDING.
- ◇ STUCCO WALL SCREEN PER AC COMPRESSORS.
- ◇ RIDGE ENLIGHT.



NORTH ELEVATION

SCALE : 3/32" = 1'0"

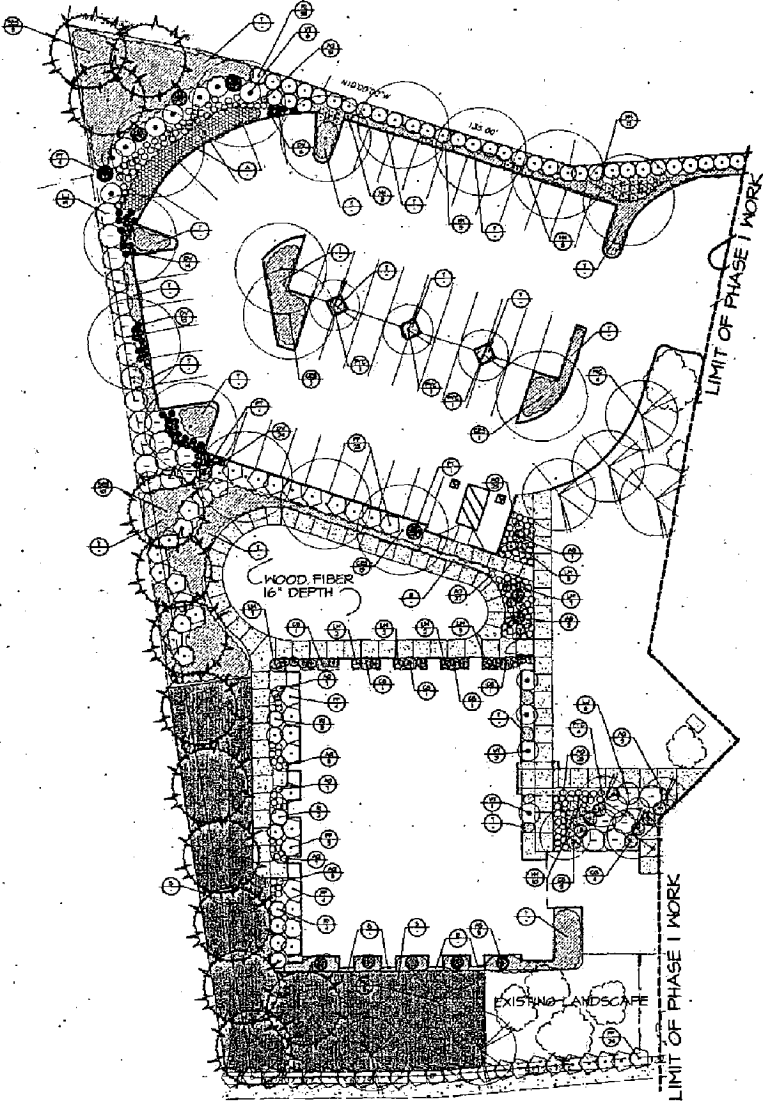


EAST ELEVATION

SCALE : 3/32" = 1'0"

100% 05/24/01 11:58 AM 11/21/00 0021/CAD/ELEVATIONS

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CODE	PLANT SPECIES	QUANTITY	SIZE	REMARKS
AG	ADAPTUS QUEEN ANNY	1	1 GALLON	
AF	ALALBA SCOTCHDIWINKIA TERRILUMI	1	1 GALLON	
CR	CAPELLA SPANGLIA VETULIBERICA	1	1 GALLON	
CV	CORTEX VILLOSA	1	1 GALLON	
EW	EMERILLUS HIRSEYI	1	1 GALLON	
LM	LIRIOPE AMLACUS 'LILY BELLE'	1	1 GALLON	
LJ	LEUCOPHYLLIS JANTHONITICUM	1	1 GALLON	
PT	PRODRUM TENUA LUDOVICIANA	1	1 GALLON	
PR	PRUNELLA FRAGILIS	1	1 GALLON	
RI	RAIPROLOPIS BONGA JACK PAVAS	1	1 GALLON	
VJ	VIBURNUM TRILI SPINOSA BOLDYI	1	1 GALLON	

CODE	1 @ 400 S.F.	2 @ 720 S.F.	3 @ 480 S.F.	0600 S.F.
GRS	1	2	3	0600
PLC	0	0	0	1440
PYG	0	0	0	480
TOTAL PROVIDED SPACE				8270 S.F.
TOTAL PAVED AREA				10330 S.F.
SHADE PERCENTAGE				51.5 %

USE	SHADE PERCENTAGE
High Water Use Tree and Annuals	50% (20% 16000) 32000
Medium Water Use	25% (20% 16000) 8000
Low Water Use	10% (20% 16000) 3200
TOTAL SHADE PERCENTAGE	
TOTAL PAVED AREA	
TOTAL SHADE PERCENTAGE	

**1.** PLANT MATERIAL QUANTITIES SHOWN ON DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REQUIRED.

**2.**  PLANT KEY QUANTITY

**3.** IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IF PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A GREATER LOSS TO THE OWNER.

**4.** EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WITH FLATLY FLOODED WITH WATER SHALL BEAR WITHIN 1 HOUR OF FILLING. THE CONTRACTOR SHALL ENSURE ALL PLANT PITS HAVE POSITIVE DRAINAGE. SEE SPECIFICATIONS FOR EXACT REQUIREMENTS.

**5.** ALL PLANT MATERIALS SHALL COMPLY WITH FORM AND CHARACTERISTIC REQUIREMENTS AS SPECIFIED. ALL PLANT MATERIAL WILL COMPLETELY FIT AND BE SUITABLE FOR NEEDED SIZES.

**6.** CONTACT THE CITY'S STREETSCAPE OFFICE 48 HOURS PRIOR TO ANY PLANTING FOR THE INSPECTION AND APPROVAL OF PLANT MATERIALS, AT 484-7223.

**7.** THE LOCATION OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIMITS, STREETCLOSURES, ETC.

**8.** PLANT SPECIES SHALL HAVE A HEIGHT OF NO GREATER THAN 30 FEET ON MATURE DATE. TRUNK LANCES SHALL BE PLANT FREE.

**9.** NO TREES SHALL BE PLANTED WITHIN THE EXCEPTED OF GROUND COVER UP TO THE EDGE OF THE CURB FROM PLANTING BECAUSE OF THE RISK OF COLLISION TO KEEP THEM FROM THE CURB OF THE STREET.

**10.** LANDSCAPE INSTALLATION SPECIFICATIONS ARE IN BOOK FORM. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS AND REQUIREMENTS CONTAINED THEREIN. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE JOB SITE AT ALL TIMES THE CONTRACTOR'S OWN SPECIFICATION FOR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY IN THE MANUAL, ALL OFFICIAL / APPROVED ADDRESS AND/OR CHANGE ORDERS RELATIVE TO THE LANDSCAPE INSTALLATION IN CHRONOLOGICAL ORDER.

**11.** MAINTENANCE SHALL MEET OR EXCEED THE CITY OF SACRAMENTO LANDSCAPE MAINTENANCE SPECIFICATIONS AND PROVISIONS 8.5 (4) FOR A COPY, CONTACT THE STREETSCAPE OFFICE AT 484-2223.

**12.** THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS FOR A MINIMUM PERIOD OF 6 MONTHS AFTER THE INSTALLATION OR LATER, SUCH TIME AS THE CITY DETERMINES THE PARTISANANCE RESPONSIBILITY.

**13.** THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROL. MEASURES THAT MAY BE REQUIRED THROUGH THE DURATION OF THE CONTRACT PERIOD, SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE VERIFICATION WITHIN THE CONTRACTOR'S INITIAL ACCEPTANCE OF THE SITE. THE LANDSCAPE ARCHITECT OR OTHER SHOULD BE ALERT TO ANY EXISTING FAILURE OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OR OTHER BEFORE ACCEPTANCE OF THE SITE BY THE CONTRACTOR IN ITS EXISTING CONDITION. ALL COSTS NECESSARY TO MITIGATE EXISTING EROSION PROBLEMS SHALL BE AT THE CONTRACTOR'S EXPENSE AND AT NO EXTRA COST TO THE OWNER OR AGENT OF THE OWNER.

**14.** THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO EXISTING STRUCTURES. CALL 811 TO LOCATE EXISTING UTILITIES AT 800-832-4464. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR / REPLACEMENT OF DAMAGED UTILITIES TO THE SATISFACTION OF THE OWNER OR AGENT'S AGENT AND AT NO EXTRA COST TO THE OWNER OR AGENT OF THE OWNER.

**15.** ALL PLANTER BEDS TO BE LUSH BEDS SHALL BE PROVIDED IN ALL NON-LAWN PLANTER BEDS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. A BRASS #10 PRESHIELD SHALL BE INSTALLED IN ALL PLANTER BEDS.

**16.** ALL PLANTER BEDS TO BE LUSH BEDS PRIOR TO THE TIME OF PROJECT ACCEPTANCE.



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**GREENHAVEN LUTHERAN CHURCH**  
**EDUCATION ADDITION**  
**SACRAMENTO, CA**

**EXHIBIT F**

**PLANTING PLAN**

Drawn By: PHD  
 Checked By: RDH  
 Job No: 20000.01  
 Date: 10/30/00  
 Title:

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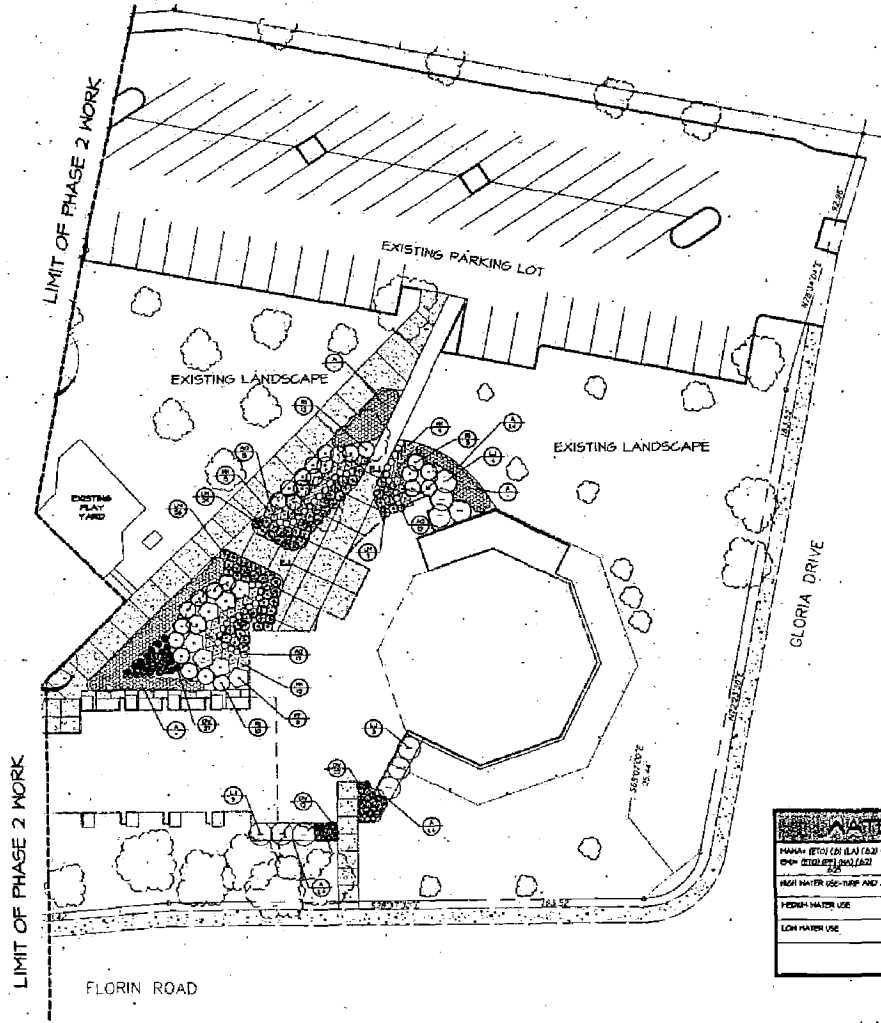
Drawing Number:

Signature:   
 Title:

May 24, 2001

ITEM 4

THE HIA GROUP LANDSCAPE ARCHITECTS AND PLANNERS HAS BEEN RETIRED. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL CONTRACTOR. LANDSCAPE ARCHITECTS AND PLANNERS HAVE BEEN ADVISED BY THE HIA GROUP LANDSCAPE ARCHITECTS AND PLANNERS.



WATER	
DES	CELTIS SERRIFOLIA
PG	PRUNUS SPINOSA
PYG	PRUNUS CALIFORNICA
SES	SEBUCA SOBERBIFLORA

PLANTING NOTES	
HIGH WATER USE-TREE AND SHRUBS	EPN 027(1) 027(2) 0
MEDIUM WATER USE	EPN 027(1) 027(2) 30/4
LOW WATER USE	EPN 027(1) 027(2) 34/5
TOTAL EPN	31/34
TOTAL HANA	12/32
	EPN 1 HANA

WATER		PLANTING NOTES	
DES	CELTIS SERRIFOLIA	GREASE HACKBERRY	3 GALLON STANDARD
PG	PRUNUS SPINOSA	GREASE NUT	3 GALLON STANDARD
PYG	PRUNUS CALIFORNICA	ORNAMENTAL PEAR	3 GALLON STANDARD
SES	SEBUCA SOBERBIFLORA	COAST REDWOOD	3 GALLON STANDARD

PLANTING NOTES			
AD	ADONIS AEMULUS	ORANGE BLOSSOM	1 GALLON
AD	ADONIS AEMULUS	ORANGE BLOSSOM	1 GALLON
CE	CAMELIA	CAMELIA	1 GALLON
DM	DIPTERIS	FORBENT LILY	1 GALLON
HM	HEDERA HELIX	DAYLILY	1 GALLON
LM	LIRIODENDRON	VARIEGATED LILY	1 GALLON
LI	LIRIODENDRON	TEARDROP	1 GALLON
PT	PRUNUS TOMENTOSA	RITA HEN	1 GALLON
PT	PRUNUS TOMENTOSA	PRUNUS TOMENTOSA	1 GALLON
R	RHODODENDRON	INDIA HAWTHORN	1 GALLON
VT	VIBURNUM	VIBURNUM	1 GALLON

PLANTING NOTES				
A	ANDROMEDA	ORANGE BLOSSOM	1 GALLON	30' O.C.
B	BANK SYCAMORE	STAR JASMINE	1 GALLON	48' O.C.
S	SUN	MATCH EXISTING		30' O.C.

- ### CONSTRUCTION NOTES
- PLANT MATERIAL QUANTITIES SHOWN ON DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REQUIRED.
  - NO PLANT KEY QUANTITY
  - IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL SOURCES. IN CASE A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
  - EXCAVATED PLANT BEDS SHALL HAVE POSITIVE DRAINAGE. PLANT BEDS WHICH FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 1 HOUR OF RAINING. THE CONTRACTOR SHALL ENSURE ALL PLANT BEDS HAVE POSITIVE DRAINAGE. SEE SPECIFICATIONS FOR EXACT REQUIREMENTS.
  - ALL PLANT MATERIALS SHALL COMPLY WITH FORM AND CHARACTERISTIC REQUIREMENTS AS SPECIFIED. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 STANDARD FOR NURSERY STOCK.
  - CONTACT THE CITY STREETWORKS OFFICE 48 HOURS PRIOR TO ANY PLANTING FOR THE INSPECTION AND APPROVAL OF PLANT MATERIALS AT 916-433-2220.
  - THE LOCATION OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, SPRINKLERS, ETC.
  - PLANT SPECIES SHALL HAVE A HEIGHT OF NO GREATER THAN 30 INCHES ON HEIGHT AT MATURITY. LOW LINES SHOULD BE PLANTED FIRST.
  - NO MEDIAN SHALL BE PLANTED WITHIN THE EXISTING OR PROPOSED CURB OR TO THE EDGE OF THE CURB. WHEN PLANTS REACH MATURITY, THEY MUST BE TRIMMED TO KEEP THEM WITHIN THE CURB OF THE MEDIAN.
  - LANDSCAPE INSTALLATION SPECIFICATIONS ARE IN BROOK FORK. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS AND REQUIREMENTS GOVERNING THE USE OF BROOK FORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE INSTALLATION OF PLANT MATERIALS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CHANGES TO THE ORIGINAL SPECIFICATIONS. APPROVED CHANGES AND/OR CHANGES RELATIVE TO THE LANDSCAPE INSTALLATION IS CONSIDERED FINAL.
  - MAINTENANCE SHALL BE AT THE CITY OF SACRAMENTO LANDSCAPE MAINTENANCE SPECIFICATIONS AND PROVIDED IN 916-433-2220. CONTACT THE STREETWORKS OFFICE AT 916-433-2220.
  - THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS WITH A MINIMUM HEIGHT OF 6 MONTHS AFTER THE INSTALLATION OF TREES, SHRUBS, OR GRASS.
  - THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROL MEASURES THAT MAY BE REQUIRED THROUGH THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE REMEDIATION WITHIN THE CONTRACTOR'S INITIAL ACCEPTANCE OF THE SITE, THE LANDSCAPE ARCHITECT OR OWNER SHALL BE RESPONSIBLE TO THE EXISTING FAILURE OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNER BEFORE ACCEPTANCE OF THE SITE BY THE CONTRACTOR. ALL COSTS NECESSARY TO REMEDIATE EXISTING EROSION PRIOR TO THE START OF THE CONTRACTOR'S OBLIGATION AND AT NO EXTRA COST TO THE OWNER OR INCREASE IN ORIGINAL BID AMOUNT.
  - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO EXISTING STRUCTURES. CALL USA TO LOCATE EXISTING UTILITIES AT 800-368-2444. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED UTILITIES TO THE SATISFACTION OF THE OWNER OR GOVERNING AGENCY AND AT NO EXTRA COST TO THE OWNER OR INCREASE IN BID AMOUNT.
  - A 2" LAYER OF SAND FILLING SHALL BE PROVIDED IN ALL NEW LAWNS AND PATIO DECKS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. A MANUAL PUMP DISPENSER SHALL BE INSTALLED IN ALL PLANTER BEDS.
  - ALL PLANTER BEDS TO BE SOAK NEED PRICE AT THE TIME OF PROJECT ACCEPTANCE.

- ### CONSTRUCTION NOTES
- ALL WORK IS TO BE PERFORMED BY A LICENSED CONTRACTOR AND EXPERIENCED WORKERS. CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO OWNER.
  - CONTRACTOR SHALL CONTACT USA (800) 368-2444 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES 48 HOURS BEFORE STARTING EXCAVATION.
  - CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES.
  - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO COMPLETE WORK.
  - PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DRAWINGS. REFER TO TOOL POINT SPECIFICATIONS UPON BIDDING A BID PRICE. IT IS ASSUMED THAT THE CONTRACTOR HAS READ AND UNDERSTOOD ALL CONTAINED THEREIN.
  - CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PLANS PRIOR TO PROCEEDING WITH WORK. THE WRITTEN UNDERGROUND SHALL SUPERSEDE THE DRAWING OVERALL. ALL FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL DIMENSIONS ARE TO FACE OF CURB, BACK OF WALL, FACE OF WALL, CENTER LINE OF CURBING, FACE OF CURBING, EDGE OF PARKING OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE AT 90 OR 45 DEGREES UNLESS OTHERWISE NOTED.
  - SLEEVING SHALL BE COORDINATED WITH CONCRETE WORK. REFER TO IRRIGATION PLAN FOR SLEEVING LOCATIONS.
  - ALL MATERIALS AND FINISHES SHALL BE AS PER DRAWINGS, DETAILS AND SPECIFICATIONS. SOME MATERIALS MAY REQUIRE A SPECIALTIES CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS AND PROVIDING REQUIRED MATERIALS AT THE PROJECT SITE IN A TIMELY MANNER. UNAPPROVED SUBSTITUTIONS WILL BE ALLOWED. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF A SPECIFIED MATERIAL IS NOT AVAILABLE.



LANDSCAPE ARCHITECTS & PLANNERS

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GREENHAVEN LUTHERAN CHURCH  
ADMIN. ADDITION  
SACRAMENTO, CA 95811  
EXHIBIT 50

PLANTING PLAN

Drawn By: PFC  
Checked By: RDH  
Scale: As Shown  
Date: 10/20/00  
Project: 10-00000

Drawn Number: L2  
Drawn At: 10/20/00

