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PLANNING
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95814

November 19, 2007

**PLANNING DIRECTOR'S PLAN REVIEW
FOR OFFICES AND A "WISHING PLACE" FOR THE MAKE-A-WISH FOUNDATION**

FILE: The Wishing Place (P07-101)

PREVIOUS FILE NUMBER(S): P95-085, P99-066, P03-091

PROJECT LOCATION: 2800 Club Center Drive

ASSESSOR'S PARCEL NUMBER(S): 201-1090-084

APPLICANT'S NAME/ADDRESS: Alison Doherty
Buzz Oates Construction
8615 Elder Creek Road
Sacramento, Ca. 95828

DATE APPLICATION FILED: July 20, 2007

STAFF CONTACT: Jennifer Matthews, Junior Planner

APPROVAL: This Planning Director's Plan Review (PDPR) approval is for the development of approximately 1.1 net acres with a proposed first floor "Wishing Place" and second-story office space for the Make-A-Wish Foundation. The overall size of the building totals 15,682 square feet and is located in the C-1 Planned Unit Development (PUD). After approval of the PDPR, Building Permits (Building Division) are required prior to construction of the office project known as The Wishing Place.

PROJECT INFORMATION:

General Plan Designation: Community /Neighborhood Commercial and Offices
Community Plan Designation: Neighborhood Convenience Commercial
Existing Zoning of Site: Limited Commercial (C-1-PUD) zone.
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: R-2A-PUD; Residential
South: R-2A-PUD; Residential
East: A-OS-PUD; Residential
West: R-1A-PUD; Residential

Setbacks:	Required	Provided
Front:	20'-0"	145'
Side: (interior):	22.5'-0"	25'
Street:	5'	15'
Rear Yard:	15'	20'

Property Dimensions: Irregular
Property Area: 1.1± net acres (Vacant)
Square Footage of Units: Approximately 15,682 square feet
Height of Building: 2 Story (33 feet for the building 35 feet for the tower)
Exterior Building Materials: Stucco
Roof Material: Tile

Building Colors:
Exterior Stucco/Field: Tan
Exterior Stucco/Accent: Brown
Wood/Gutters: Brown
Door/Windows: Red

Parking Provided: 36 spaces: Parking required: 31 spaces (15,682 total square feet divided by 500 square feet)
Topography: Flat
Street Improvements: Existing and To Be Constructed
Utilities: Existing and To Be Constructed
Project Plans: Exhibits 1A through 1H

SUMMARY:

The Make-A-Wish Foundation of Sacramento and Northern California is proposing to develop an approximate 1.1 acre vacant parcel located at 2800 Club Center Drive in North Natomas. The proposed project is called the "Wishing Place" and will consist of a two story 15,682 square foot building. The project site is located in the Limited Commercial, Planned Unit Development (C-1 PUD) zone. The proposed use is consistent with the zoning and the PUD schematic plan, and was submitted as a Planning Director Plan Review (PDPR) as required by the PUD.

According to the Make-A-Wish Foundation, their web-site states:

"Since 1980, the Make-A-Wish Foundation® has enriched the lives of children with life-threatening medical conditions through its wish-granting work. The Foundation's mission reflects the life-changing impact that a Make-A-Wish® experience has on children, families, referral sources, donors, sponsors and entire communities.

The Make-A-Wish Foundation was founded in 1980 after a little boy named Chris Greicius realized his heartfelt wish to become a police officer. Since its humble beginnings, the organization has blossomed into a worldwide phenomenon, reaching more than 144,000 children around the world.

Although it has become one of the world's most well-known charities, the Make-A-Wish Foundation has maintained the grassroots fulfillment of its mission.

A network of more than 25,000 volunteers enable the Make-A-Wish Foundation to serve children with life-threatening medical conditions. Volunteers serve as wish granters, fundraisers, special events assistants and in numerous other capacities."

The Wishing Place project is a unique project for the Make-A-Wish Foundation. There are only a handful of these facilities in the United States. Wishing Place facilities provide spaces for the presentation of a wish, for making a wish, for volunteer training, for small family gatherings and office and conference space. These uses are consistent with the current zoning and PUD guidelines for this location.

BACKGROUND:

On August 7, 1997, the Sacramento City Council approved the Northborough Planned Unit Development (P95-085), including the Northborough and Park Plaza area (Resolution 97-451). The Northborough area, encompassing 1,107 acres, was approved as a mixed-use group of several neighborhoods incorporating low, medium, and high-density residential, commercial, open space, public, and quasi-public land uses. One of the key components of the Northborough PUD is to encourage a variety of housing types and diverse lot types.

On November 23, 1999, the Sacramento City Council approved amendments to the Northborough PUD, to amend the northern portion of the previously approved Northborough project area (P99-066). Specifically, the following amendments were approved: 1) relocate

the neighborhood commercial use northward and eliminate the originally approved convenience commercial site; 2) split the employment center use into two sites; 3) comply with the NNCP and City Code (Quimby) requirements for park acreage; and 4) reduce the number of units generated by the project area by 242 units compared to the originally approved plan.

On August 05, 2004, The Sacramento City Council approved amendments to the Northborough PUD Schematic plan and guidelines modifying the existing guidelines and schematic plan to address the Natomas Park Commons project resolution 2004-640 (P03-091). Specifically the following amendments were approved: 1) re-designate approximately 9.7 acres from 7.3 acres of mixed use and 2.4 acres of Community Neighborhood Commercial and Offices to 1.0 acres of Low Density Residential, 7.3 acres of Medium Density Residential and 1.3 acres of Community/Neighborhood Commercial Offices.

The applicant is requesting the necessary entitlements to allow the development of approximately 1.1 acres as a "Wishing Place" for the Make-A-Wish Foundation. The proposed project includes a 15,682 square foot office and celebration structure with lobby, kitchen, meeting areas and storage in the Limited Commercial Planned Unit Development (C-1 PUD) zone.

PROJECT DETAILS:

A. Policy Considerations

General Plan and Zoning

The General Plan land use designation for the subject site is Community /Neighborhood Commercial and Offices. This land use typically includes shopping centers (less than 200,000 square feet), commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. These uses maybe located adjacent to residential areas without significant adverse impacts (Commerce and industry Land Use Designations – Commerce/Neighborhood Commercial and Office 4-10). The General Plan Commerce and Industry Land Use Element addresses a broad range of economic activities, facilities and support systems that constitute Sacramento's economic base. This Element presents Sacramento's program for fostering economic development and ensuring the continued vitality of the City's commercial and industrial districts. The proposed Wishing Place meets this goal and policy of the General Plan and is therefore consistent with the General Plan land use designations.

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. Promote designs for development that compatible with the scale and character of Sacramento's existing neighborhoods.
2. Promote opportunities for community education and involvement though volunteerism and civic engagement.

The proposed project complies with the above guiding principles by providing an office use that allows for employment and volunteerism within the community and a design that is compatible and consistent with the surrounding neighborhood.

North Natomas Community Plan (NNCP)

The 1994 North Natomas Community Plan designates the subject site as Convenience Commercial. Neighborhood convenience commercial (NCC) is intended to provide the day-to-day, carryout convenience goods and services to an immediate neighborhood. A typical neighborhood convenience commercial tenant might be a coffee shop/deli, convenience market, grocery store, service station, or dry cleaners/Laundromat. These opportunities can also include smaller, neighborhood scale employment center uses, such as doctor's offices, insurance agencies and/or real estate offices.

The proposed Wishing Place office use is consistent with the policies related to Neighborhood convenience commercial uses within North Natomas in that the office use provides a neighborhood scale employment center use, is convenient to the neighborhood and provides potential volunteering and employment opportunities to local residents.

Northborough PUD Guidelines and Schematic Plan

The proposed project is in the Northborough Planned Unit Development (PUD). The project is consistent with the Northborough PUD Guidelines in that the site is zoned Limited Commercial Planned Unit Development (C-1-PUD), which allows office uses C-1-PUD zone. The Northborough PUD Schematic Plan depicts the proposed site and addresses the proposed uses in the staff report for the Natomas Park Commons (P03-091). Since this project is consistent with the adopted PUD Schematic Plan, the project is subject to a Planning Director Plan Review.

B. Plan Review to Develop an office use with a "Wishing Place".

The applicant is requesting a Planning Director Plan Review to develop the office space on the second floor and a "Wishing Place" on the first floor for the Make-A-Wish Foundation. A Planning Director Plan Review is required for development within a PUD under Chapter 17.220.

1. Site Design

The approximate 1.1 acre site is irregularly shaped, bounded by Club Center Drive to the north and Maybrook Drive to the east. A row of five medium density residential single family homes border the project along the southeast property line separated by an existing six foot masonry wall. A bicycle/pedestrian trail borders the property along the southwestern edge of the site. Across the street along Club Center Drive is a masonry wall separated by a landscape buffer with 5 residential homes on the other side of the masonry wall. There are also five residential homes across the street on Maybrook Drive. All of the residential homes are oriented with rear yards facing the street and the front doors oriented to face the court as "zipper lots".

The site is oriented consistently with the surrounding residential uses with a six foot masonry wall proposed along Club Center and Maybrook Drive. The parking lot is oriented on the east portion of the site facing Maybrook Drive. Access is provided from Club Center Drive with a circulation pattern that provides additional landscaping in the center of the parking area with a pedestrian pathway leading towards the main entrance.

The entrance is identified with a pathway that leads to a patio area along the left side of the structure. A two-story tower is located to the right of the entrance and the entrance is further identified by a covered decorative trellis over the front double doors. Additional ingress/egress areas are provided around the structure. Interior and exterior doors are located around the "celebration room", off the kitchen and near stairwells.

The on-site parking lot contains 36 spaces with a landscape buffer consistently located along the perimeter inside the six foot masonry wall.

Setbacks:

There are no setback requirements in Northborough PUD Guidelines specific to (C-1 PUD) zone although front and side setbacks may be 0'0" to allow for town-like commercial areas. Because the proposed project is adjacent to residential uses staff has referred to the zoning code for consistency with setbacks. The zoning code requires a 20 foot front setback, a 15 foot rear setback, an interior sideyard setback of 22.5 feet and 5 foot setback from the street.

The site plan shows a front setback of approximately 145 feet from Maybrook Drive, a 15 foot street side setback from Club Center Drive, 25 foot setback to the south property line which borders residential properties and a 20 foot rear setback is provided on the western property line. The rear setback is adjacent to a bicycle/pedestrian trail which is zoned Agricultural-Open Space Planned Unit Development (AOS-PUD).

Landscaping, Fencing, and Lighting:

The applicant has provided a detailed Landscape Plan (Exhibit 1A), including a plant legend. This project has been conditioned to meet any requirements set by the Master Landscape Plan of the Northborough PUD Guidelines.

Significant landscaping and hardscape is proposed at the front of the building and around the parking lot area. The parking lot will comply with the City's Tree Shading Ordinance to provide fifty percent shading within 15 years.

A six foot tall masonry wall will be provided to buffer the Wishing Place site from adjacent residences and to maintain consistency with the surrounding neighborhood. There is an existing masonry wall surrounding the corners at the intersection of Club Center Drive and Maybrook Drive.

Lighting for parking lots and other public spaces shall be installed per the City of Sacramento standards. Because the site is adjacent to residential uses, the project has been conditioned to provide screening on the parking lot lights to reduce glare and fugitive light.

Trash Enclosure:

One trash & recycling enclosure is located adjacent to the southeast corner of the building and southwest of the parking area. The containers will be enclosed by a six foot tall masonry fence to allow screening from public view.

Signage:

All signage requires a sign permit and must comply with the Northborough PUD Guidelines. If the PUD guidelines are silent, then signage is required to comply with the City's Sign Ordinance.

Monument signs:

The Northborough PUD Guidelines for Neighborhood and Convenience Commercial Building Standards allows for one ground mounted detached monument sign per street frontage with a maximum of two (2) for corner lots. The monument sign may be no larger than 32 square feet, including the base. No monument signs were requested as a part of this approval, however, this project has been conditioned so that all signage requires a sign permit and must comply with the Northborough PUD Guidelines.

Attached signs:

The elevations submitted with this application show two attached sign elements on the North side of the building facing Club Center Drive. However, no signage was requested as a part of this approval. One of the sign elements in the elevations appears to be an attached sign. Per the PUD Guidelines, 1 sign is allowed per street

frontage with a maximum of 3 square feet of signage per 1 linear foot of building frontage. The sign must be no closer than 3 feet from the ground and no closer than 1 foot from the sides of the walls and roofline. Staff considers this to be an attached sign, but no dimensions were provided.

The other sign on the north elevation appears to be a banner sign. According to the PUD guidelines, specialty flags and banners may be permitted upon approval from the City provided they contribute to the over all theme and are in scale with the buildings. Banners must be maintained and/or replaced as needed. Staff considers the banner sign referenced on the elevations to be consistent with the PUD guidelines but no information was provided regarding this sign and therefore is not a part of this approval.

2. Parking and Circulation

Vehicular access to the site is located on the north side of the property line from Club Center Drive. A minimum of 31 parking spaces (1 space per 500 gross square feet.) is required per Northborough PUD Guidelines (Resolution 97-451 page 67 H. Parking). The applicant has proposed 36 parking spaces, which exceeds the required number of parking spaces by 5. Of the provided parking spaces, 2 spaces are designated handicap parking both of which are van accessible. Staff supports the number of provided parking spaces.

The subject site is well situated for both pedestrian and bicycle access. The Natomas Central PUD makes extensive use of functional paths for pedestrians and bicyclists. There are several interconnecting paths through the Natomas Central community, accommodating easy pedestrian and bicycle access to the recreation center. Sidewalks are provided along all public streets around the perimeter of the site and from the parking area to the front door and rear entrance of the clubhouse.

Bicycle Parking:

The Zoning Ordinance requires one bicycle space for every twenty (20) required off-street vehicle parking spaces. At least half of the *required* bicycle spaces must be Class I bicycle lockers. This requirement translates into 2 bicycle parking spaces. Of the 2 required bicycle parking spaces, 50% (for a total of 1 space) must be a Class I bicycle locker.

3. Building Design

The floor plan of the "Wishing Place" consists of a reception area, lobby, library, wish room, tower, celebration room, kitchen, and storage rooms on the first level. The second story is accessed by two stairwells and an elevator, and contains office and cubicle areas with a break room, conference and print rooms with storage. Bathroom facilities are provided on both levels. The building is two-story and is 35 ft to the top of tower element and 33 ft to the top of the tallest ridge line.

The exterior of the "Wishing Place" will feature stucco with concrete. The elevations are well designed and employ many architectural features such as arches, columns, balconies, roof soffits, recessed windows, foam pop-outs and trim. Likewise, the building is well articulated with several breaks in mass at the roof line.

Building colors are to be neutral in order to blend in with the surrounding residential homes. Overall, the architectural style of the building is attractive and distinctive, and will serve as an effective landmark to establish the character of the neighborhood. Staff finds the project to be well designed and consistent with the Northborough PUD as well as the immediate neighborhood.

4. Summary

Staff supports the Planning Director Plan Review to allow the development of the "Wishing Place" in that: 1) the Wishing Place is well-designed with quality materials; 2) the Wishing Place is compatible in massing and scale with the rest of the neighborhood 3) the Wishing Place creates an opportunity for community education and volunteerism and 4) adequate parking, landscaping, lighting, and setbacks are provided for the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The City of Sacramento's Environmental Planning Services Manager has reviewed this Project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section number 15332, which consists of project characterized as "infill development". The project complies with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site no more than five (5) acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality. The site is adequately served by all required utilities and public services.

B. Public/Neighborhood/Business Association Comments

The project application was routed to applicable neighborhood associations, advisory groups, and interested members of the public including WalkSacramento, Creekside Natomas Neighborhood Association, Heritage Park HOA, Heritage Park, Natomas Chapter of the Partnership for Active Communities, Natomas Park Planning Committee, the Natomas Community Association (NCA), Natomas Journal and the North Natomas Community Association.

Staff received the following response from the Natomas Park Planning Committee:

September 3, 2007

RE: PROJECT# PO7-101, The Wishing Place

To whom it may concern,

The Natomas Park Planning Committee has reviewed project PROJECT#PO7-101 and we have the following comments and questions:

• **Until the Sacramento Police Department is staffed at nationally accepted standards, no more Natomas land should be approved for development:**

- We request the city staff Natomas Police at 2.5 sworn officers per 1000 residents & an additional 2.5 non-sworn officers per 1000 residents to match other cities of similar size & crime rate.
- This staffing ratio needs to be maintained for all proposed developments and updated annually for projected population.
- A North Natomas Sac PD substation needs to be established as required by the North Natomas Community plan.

• **Until levees are repaired, no more Natomas land should be approved for development:**

- A comprehensive flood evacuation needs to be established first.
- All new development needs to be evaluated for impact to the evacuation plan.
- All projects require a quantitative assessment of levee impacts and flood risks
- There are 8000+ *unbuilt* approved residential units in Natomas now. Evacuating our current population of approx. 90,000 residents may not be feasible.

Project Specific Issues and Concerns

The overall project is a nice addition to the community. One point of interest is the rear of the facility that backs up to Mount Stephens Court. The project does not show any trees as a barrier to the neighbors that back up to the facility and they may want more privacy.

General Requests

We request that look down lighting be utilized on all street and parking lot lighting.

We request that all landscaping be low water and drought resistant.

Sincerely,

The Natomas Park Planning Committee

Please address correspondence to:

Natomas Park Planning Committee
Attn: Christine Paros

Staff Response: *There is no moratorium on development at this time. The building is setback and buffered by a landscape planter to screen the project from the residences and the use is not anticipated to generate any nuisance for the neighbors. The project has been conditioned to address downward facing lighting as well as low water and drought resistant landscaping.*

On August 23, 2007 the Notice of Proposed Development was mailed out to all property owners within a 500 foot radius of the subject site. Staff received two telephone calls. One neighbor was interested in more information about the project and requested a copy of the routing package. Another neighbor contacted staff in opposition of the project. He indicated that he did not want any type of commercial development at that location and said he would send staff an e-mail to that effect. This person declined to provide staff with his address or contact information and, to date, no e-mail or other correspondence has been received.

CONDITIONS OF APPROVAL

A. General:

- A1. The project shall participate in the North Natomas Financing Plan.
- A2. Mitigation Monitoring Plan: The applicant shall comply with all requirements of the previously adopted Mitigation Monitoring Plan for Natomas Park Commons (P03-091).
- A3. The applicant shall obtain all necessary building permits prior to construction.
- A4. The Wishing Place shall be built as shown on the attached site plan, floor plan, and elevations for the project (Exhibits 1A-1F).
- A5. Two bicycle parking spaces are required. Of the two required bicycle parking spaces, 50% (for a total of 1 space) must be a Class I bicycle locker.
- A6. The bicycle locker and bicycle rack shall be provided in an area specifically designed for the purpose, in a relatively prominent location near the front entrance to the building without obstructing pedestrian ingress and egress.
- A7. A minimum of 31 parking spaces (1 space per 500 gross square feet.) is required per Northborough PUD Guidelines.
- A8. All handicapped, compact loading/unloading, and delivery parking spaces shall be clearly marked with pavement markings and appropriate signs.

- A9. All mechanical equipment and storage areas shall be screened from public view.
- A10. The trash enclosure shall be constructed of masonry block and painted to match the color of the building.
- A11. Lighting fixtures shall be colored or painted to match or compliment the colors used in the building design and shall be consistent with the Northborough PUD Guidelines.
- A12. Lighting levels shall be as follows: The parking lot lighting shall be shielded with no more than 1.0 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. The light posts shall be no taller than 15 feet in height from the finished grade.
- A13. All exterior lighting, including lighting in parking areas, shall be downward facing and shielded to minimize glare to adjacent residential uses and adjacent streets.
- A14. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building during the same hours.
- A15. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project.
- A16. All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30"); and tree limbs shall be trimmed so that they hang no lower than six feet (6') above grade level.
- A17. All landscape choices should be consistent with the Northborough Planned Unit Development Guidelines with low water and drought resistant plants utilized whenever possible.
- A18. The applicant shall comply with the City's Tree Shading Ordinance.
- A19. Signage for this site shall require sign permit, and shall comply with the Northborough PUD guidelines. If the PUD guidelines are silent, the signage is required to comply with the City's Sign Ordinance.
- A20. A minimum six foot high solid wall of masonry, brick or similar material along all property lines which abut a residential zone or residence is required.
- A21. All special paving treatments must be reviewed and approved by the Planning Director prior to issuance of building permits.

B. Parks:

- B21 As per City Code the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$5,332. This is based on 15,682 square feet at the commercial (other) rate of \$0.34 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

C. Development Engineering:

- C22 Construct standard subdivision improvements as pursuant to section 16.48.110 of the City Code (if not already in place). All improvements shall be designed and constructed to the satisfaction of the Development Engineering. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights (if not already installed) and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk (if improvements already exist) per City standards to the satisfaction of the Development Engineering Division.
- C23 All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division. More specifically current City standards do not support round corners on driveways and the minimum driveway width for this project is 24'.
- C24 The minimum throat distance for all site driveways shall be 30' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- C25 The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- C26 The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). More specifically 26' of maneuvering is required behind parking stalls this site plan currently shows 20'. Although it can be interpreted as 24' when taking overlap into account it is still inadequate and must be revised.
- C27 The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight

distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

D. Fire:

- D28 All turning radii for fire access shall be designed as 35' inside and 55' outside. Inside parking lot northeast and southeast corners.
- D29 Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- D30 Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- D31 Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- D32 The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)
- D33 Provide appropriate Knox access for site.
- D34 An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 4,999(3,599 01-01-08) square feet. Refer to City Code 15.36.1003, Amendment of Article 10, Section 1003, for exceptions.
- D35 Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

E. City Utilities:

- E36 Show all existing and proposed easements on the site plan.
- E37 Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the DOU. The study shall include a shed map as described in Section 11.7 of the City Design and Procedures Manual. The 10-year and 100-year hydraulic grade lines (HGL's) for this study shall be calculated using existing grade lines, for the public drainage system, along Club Center Drive and/or Maybrook Drive. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the

direction of storm-water runoff. The drainage study shall include an overland flow release map for the proposed project.

- E38 Drain inlets shall be at least 6-inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling flow overland release elevation.
- E39 All on-site water, storm drain and sanitary sewer facilities shall be private systems. The private on-site surface drainage system shall be connected to the street drainage system by means of a storm drain service tap and shall be designed per the standards for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- E40 Street taps for the storm drain system shall conform to the approved Master Drainage Plan for that specific area.
- E41 The parcel shall be graded so that on-site drainage does not cross property lines or private drainage easements shall be dedicated (if not already in place).
- E42 All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- E43 Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, the lot/parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU.
- E44 This project site may require a separate metered irrigation service.
- E45 Along all streets with separated curb and sidewalk (if any); place minimum 2-inch diameter sleeves under the sidewalk for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks. The irrigation sleeves shall be placed at maximum 200 linear foot intervals under the sidewalks.
- E46 The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD-1 requirements.

- E47 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. At a minimum, one-foot off-site contours within 100 feet of the project boundary may be required. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- E48 This project is greater than 1 acre in size; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- E49 The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans 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.
- E50 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 served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and maintenance areas, and (6) waste management areas. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.

Advisory notes:

1. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the DOU 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 fire suppression system.

2. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities (DOU).
3. Multiple fire services are allowed and may be required.

F. Urban Forest Services:

- F51 . Revise landscape plan to provide a species specific plant legend and proposed planting locations.
- F52 Eliminate four trees shown east of parking stall #28. Plant one large canopy species tree approximately 10' east of stall #28, (see species selection).
- F53 Eliminate five trees shown east of parking stall #30. Plant one large canopy species tree approximately 10' east of stall #28, (see species selection).
- F54 Revise plan show one centrally located large canopy tree in the SE corner planter.
- F55 Eliminate *Liriodendron tulipifera* from the tree pallet, (species is susceptible to aphid drip), replace with:
- | | |
|--------------------------|----------------|
| <i>Ginko Biloba</i> | (Ginko) |
| <i>Quercus lobata</i> | (Valley Oak) |
| <i>Quercus shumardii</i> | (Shumared Oak) |
- F56 Eliminate *Magnolia grandiflora* 'Little Gem' unless trees are to be planted at least 15' from any paved surface. If a columnar substitution is needed use:
- | | |
|--------------------------------------|---------------------|
| <i>Acer nigrum</i> 'Greencolumn' | (Greencolumn Maple) |
| <i>Acer rubrum</i> 'Bowhall' | (Bowhall Maple) |
| <i>Carpinus betulus</i> 'Fastigiata' | (European Hornbeam) |
| <i>Fagus sylvatica</i> 'Fastigiata' | (Fastigate Beech) |
- F57 Eliminate *Platanus acerifolia*, replace with:
- | | |
|------------------------------------|------------------------|
| <i>Acer freemanii</i> | (Autumn Fantasy Maple) |
| <i>Quercus cerris</i> | (Turkey Oak) |
| <i>Quercus shumardii</i> | (Shumared Oak) |
| <i>Ulmus japonica x wilsoniana</i> | (Accolade Elm) |
- F58 Eliminate *Robinia pseudoacacia*, replace with:
- | | |
|--|-------------------|
| <i>Fraxinus pennsylvanica</i> 'Oconee' | (Georgia Gem Ash) |
|--|-------------------|

Ostrya virginiana
Zelkova serrata

(American Hophornbeam)
(Japanese Elm)

- F59 Revise plan to specify 'Keith Davey cultivar of Pistacia chinensis, (this variety is reputed to have good Verticillium wilt resistance).
- F60 Eliminate Sapium sebiferum, (has become an invasive species) replace with
Carpinus caroliniana (American Hornbeam)
Eucommia ulmoides (Hardy Rubber Tree)
Tilia x euchlora (Crimean Linden)
- F61 Eliminate Tipuana Tipu, (trees have a very high rate of limb failure and are prone to frost damage).
- F62 Revise plan to show 24 box Quercus cerris or Quercus shumardii trees east of parking stalls #28 and #30, (total of two trees).

G. SMUD:

- G63 Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public street rights of way.
- G64 Dedicate the common area as a public utility easement for underground facilities and appurtenances excepting those areas where building structures or pool are located.

H. Building:

H64 No Conditions

Advisory:

- a. provide detective warnings when a walk crosses or adjoins a vehicular way, & the walking surfaces are not separated by curbs, railings, or other elements, between the pedestrian areas & vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide per CBC section 1133B.8.5.
- b. Provide curb ramp from sidewalk to asphaltic paving area per CBC section 1127B.5.

I. Sanitation:

- I65 Connection to the District's sewer system shall be required to the satisfaction of County Sanitation District 1 (CSD-1). Sacramento County Improvement Standards apply to sewer construction.

- I66 Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
- I67 The trunk and collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to issuance of a building permit.

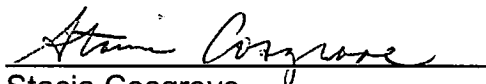
Advisory Notes:

1. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.



Jennifer Matthews
Junior Planner



Stacia Cosgrove
Senior Planner

A use for which a Plan Review is granted, must be established within three years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review use; which requires a Building Permit, shall be deemed established when such Building Permit is secured and construction there under physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

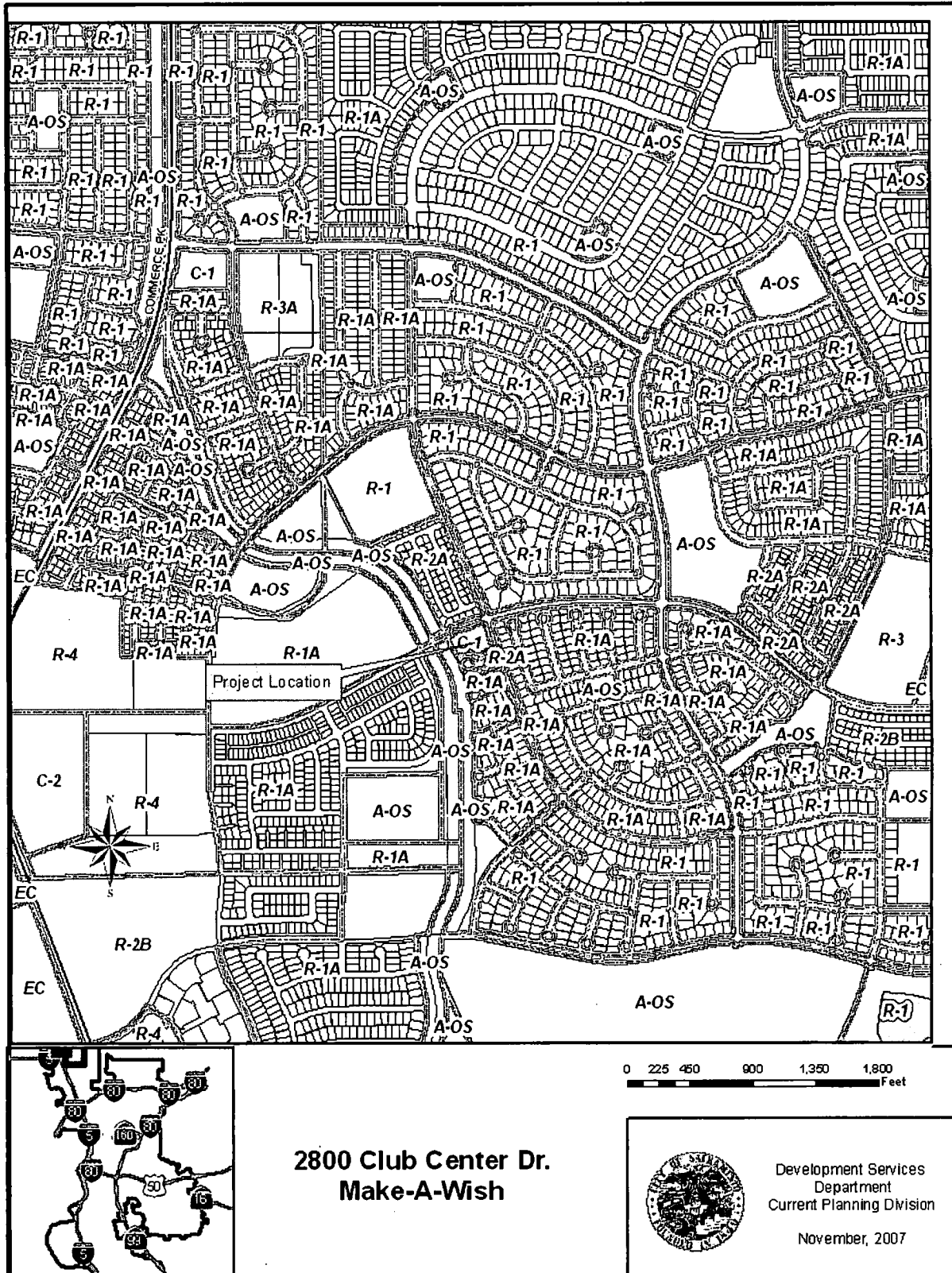
The decision of the Planning Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the decision of the Planning Director. If an appeal is not filed, the action of the Planning Director is final.

Attachments

- | | |
|--------------|----------------------------|
| Attachment 1 | Vicinity Map |
| Exhibit 1A | Site Concept (Landscape) |
| Exhibit 1B | Site Plan |
| Exhibit 1C | First Floor Plan |
| Exhibit 1D | Second Floor Plan |
| Exhibit 1E | North and South Elevations |
| Exhibit 1F | East and West Elevations |
| Attachment 2 | Land Use and Zoning Map |

cc: File P07-101 (original)
Applicant

Attachment 1: Vicinity Map



**2800 Club Center Dr.
Make-A-Wish**



Development Services
Department
Current Planning Division
November, 2007



site concept

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	HT.	SPACING
TREES				
ARRIPIUS UMEDO	STRAWBERRY TREE	24" BOX	10'-35'	PER PLAN
CORNIUS NUSTALIA	PACIFIC DOGWOOD	24" BOX	40'-50'	PER PLAN
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	25'-30'	PER PLAN
GINNAGO BILCOBA 'AUTUMN GOLD'	HAIRYRAIR TREE	24" BOX	30'-40'	PER PLAN
KOELERIA PANICULATA	GOLDENRAIN TREE	24" BOX	20'-35'	PER PLAN
LAGESTROEMIA L. 'MUSKOGEE'	CRABE MYRTLE	24" BOX	22'-25'	PER PLAN
LIKODENDRON TULIPIFERA	TULIP TREE	24" BOX	60'-80'	PER PLAN
MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	20'-25'	PER PLAN
NYSSA SILVATICA	TURPELO	24" BOX	30'-50'	PER PLAN
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'-60'	PER PLAN
PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	40'-80'	PER PLAN
PRUNUS C. 'AURICULPURPUREA'	FLOWERING PLUM	24" BOX	25'-35'	PER PLAN
PRUNUS C. 'NEWPORT'	FLOWERING PLUM	24" BOX	15'-20'	PER PLAN
PYLUS KAWAKAWI	EVERGREEN PEAR	24" BOX	15'-20'	PER PLAN
QUERCUS COCCINEA	SCARLET OAK	24" BOX	60'-80'	PER PLAN
ROBINIA PSUEDOACACIA	BLACK LOCUST	24" BOX	40'-75'	PER PLAN
SAPINDUS SEBIFERUM	CHINESE TALLOW TREE	24" BOX	30'-40'	PER PLAN
TRILIARIA LIRY	LIRY TREE	24" BOX	25'-40'	PER PLAN
ZIZIPHUS JUIUBA	AJUBE	24" BOX	15'-20'	PER PLAN
SHRUBS				
ACORUS GRAMPREUS	SWEET FLAG	1 GAL	1'	18" O.C.
ACAPANTHUS 'PETER PAN'	LILY OF THE Nile	1 GAL	1.5'	18" O.C.
AZALEA HYBRID	AZALEA	5 GAL	NA	36" O.C.
ASTIBE X ARENDSEI 'FANAL'	FALSE SPIRAEA	1 GAL	1.5' - 2.5'	18" O.C.
BAMBUSIA M. 'GOLDEN GODDESS'	BAMBOO	5 GAL	6'-8'	48" O.C.
BERBIS L. 'CRIMSON PYGMY'	JAPANESE BARBERY	1 GAL	2.5'	36" O.C.
CANNA HYBRID	COMMON CANNA	5 GAL	4'-6'	36" O.C.
CHORSYA TERNATA	AMERICAN ORANGE	5 GAL	6'-8'	48" O.C.
ESCALONIA 'NEWPORT DWARF'	NEWPORT DWARF	5 GAL	2.5'	36" O.C.
FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	5'-8'	36" O.C.
GALRA LINDENHNERI	GALRA	1 GAL	2.5'-4'	24" O.C.
GREVILLEA 'NOELII'	GREVILLEA	5 GAL	4'	36" O.C.
HELIANTHEMUM NUMMULANUM	SUNROSE	1 GAL	6'-8"	6" O.C.
HELICTOTHICHON SEMPERVIRENS	BLUE DAT GRASS	1 GAL	1'	18" O.C.
HEMEROCALLIS HYBRID	DANIEL	1 GAL	2.5'-4'	24" O.C.
IMPATIENS SOLJAMATA 'BLUE STAR'	BLUE STAR IMPATIENS	1 GAL	2'-3'	36" O.C.
IMPATIENS 'BEE'S SUNSET'	RED-HOT POKER	1 GAL	2'	24" O.C.
LIPOPH. MUSCARI	LILY TURF	1 GAL	1'	18" O.C.
MANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	4'-6'	36" O.C.
PENNISETUM ORIENTALE	PURPLE FOUNTAIN GRASS	1 GAL	2'	36" O.C.
PHILADELPHUS MICROPHYLLUS	MOCK ORANGE	5 GAL	4'-5'	48" O.C.
PHORADENDRUM HYBRID	FLAX	5 GAL	VARIABLES	VARIABLES
PHYLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL	6'-8'	36" O.C.
PHYLOSTACHYS ALPINA	GOLDEN BAMBOO	5 GAL	6'-8'	36" O.C.
PTISOCYBIUM L. 'WHISPER'S DWARF'	WHISPER'S DWARF	5 GAL	1.5' - 2.5'	36" O.C.
RHAPHIOLEPIS L. 'BALLERINA'	INDIAN HAWTHORN	1 GAL	2'	36" O.C.
SANTONINIA C. 'NANA'	LAVENDEY COTTON	1 GAL	2'	36" O.C.
SERJUM ALBUM	STONECROP	4" POTS	2'-6"	12" O.C.
SPIRAEA DENSIFLORA	MOUNTAIN SPIRAEA	1 GAL	1'-3'	36" O.C.
GROUND COVER				
LANTANA 'RAINBOW'	LANTANA	1 GAL	1'	18" O.C.
MYOPORUM P. 'PROSTRATUM'	MYOPORUM	1 GAL	3'-6"	6" O.C.
OPHIPOGON JAPONICUS	MOUND GRASS	1 GAL	6'-8"	6" O.C.
ROSMARINUS O. 'PROSTRATUS'	ROSEMARY	1 GAL	7"	48" O.C.
SARCOCOCCA H. HUMBIS	SWEET BOX	1 GAL	1.5'	6" O.C.

NOTE: IRRIGATION TO BE OVERHEAD SPRAY AND/OR DRIP SYSTEM TO PROVIDE ADEQUATE COVERAGE FOR ALL PLANT MATERIAL



Exhibit 1A: Site Concept (Landscape)

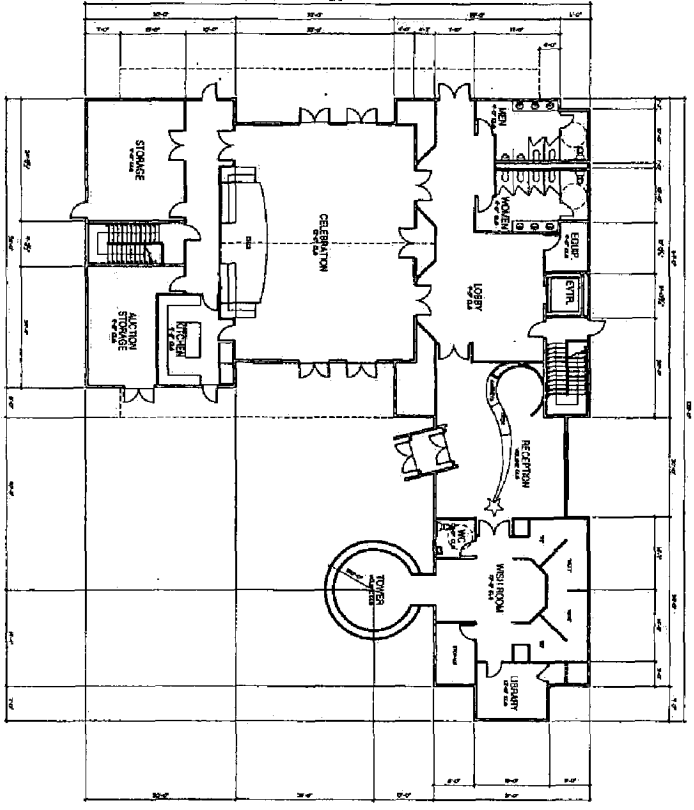


MAKE-A-WISH

MAKE-A-WISH
PSS07105
April 25 2007

P07-101
7-20-2007

P07-101
7-20-2007



Main Floor Plan

A2.1

07-12-2007 DESIGN DEVELOPMENT



Make-A-Wish Foundation
 Natomas, CA



DATE	
BY	
REVISION	

Exhibit 1F: East and West Elevations

07-12-2007 DESIGN DEVELOPMENT

Make-A-Wish Foundation
National, CA

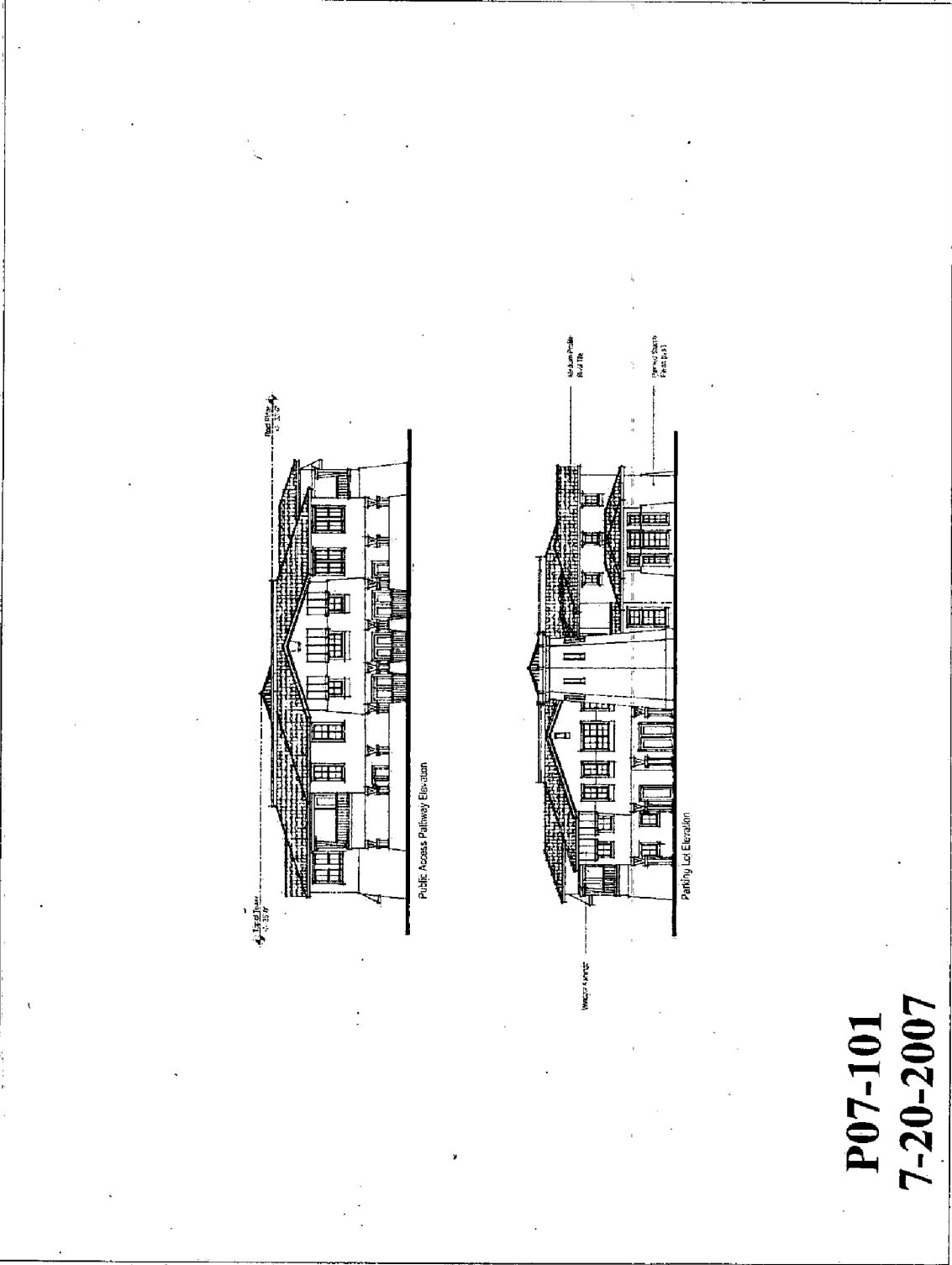


Project Name	
Client	
Architect	
Date	

A32

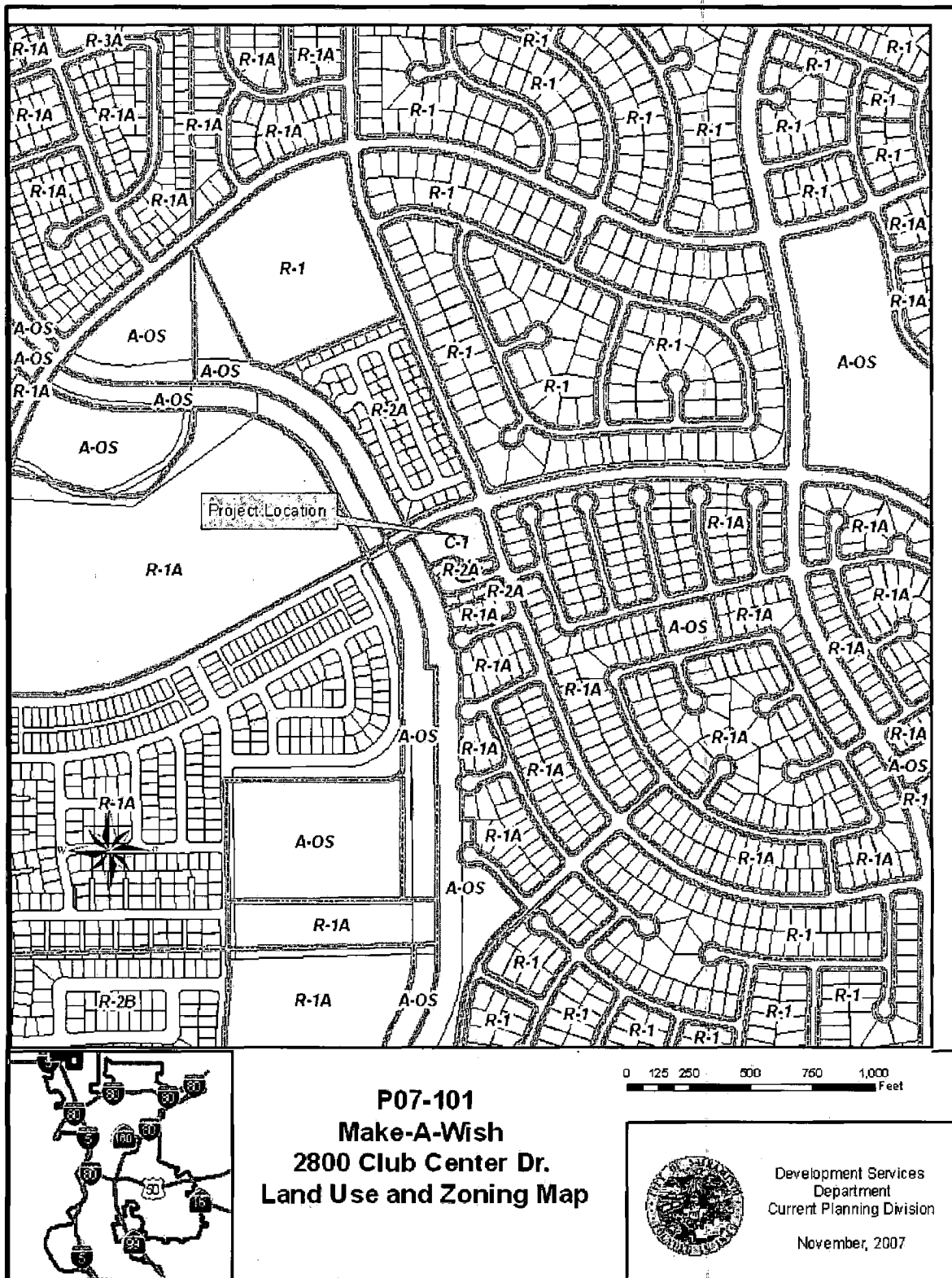
Scale	
Notes	
Revisions	

MAKE-A-WISH



P07-101
7-20-2007

Attachment 2: Land Use and Zoning Map



PLANNING DIVISION APPLICATION

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help us in expediting the application process. Please complete all sections providing as much detail as possible regarding the scope of your proposal. Questions regarding the application can be directed to the Development Services Helpdesk from 7:30 a.m. - 3:30 p.m. weekdays at 916-808-5656 (option 3 for Planning) or you can visit either public counter at 915 I Street, 3rd Floor, New City Hall or 2101 Arena Blvd. Suite 200 to speak to a Planner-on-Duty. Visit our website at www.cityofsacramento.org/dsd

SUBJECT SITE INFORMATION

Site Address/
Location of Property: 2800 Club Center Drive
Assessor's Parcel Number 201-1090-084
Total Property Size in acres (Gross/Net) 1.091 acres
or square feet if less than 1 acre: na
Lot Dimensions: _____

APPLICANT INFORMATION

Contact Name: Alison Doherty
Company Name: Buzz Dates Construction
Mailing Address: 8615 Elder Creek Rd.
City: Sacramento State: CA Zip: 95828
Phone: (916) 379-3862 Ext: / Fax: (916) 381-4707
E-Mail alisondoherty@buzzdates.com

STAFF USE ONLY

Dated Filed: 7-20-07 Received By: J. Broker
File Number(s): P07-101

P07-101
7-20-2007

OWNER INFORMATION

Property Owner Name: Make-A-Wish Foundation
 Mailing Address: 3841 North Freeway Blvd, Ste. 185
 City: Sacramento State: CA Zip: 95834
 Phone: (916) 437-0206 Ext: _____ Fax: (916) 437-0205
 E-Mail: mcarson@makeawish-sacto.org

ZONING INFORMATION

Zoning: C-1-PUD
 Overlay Zone: n/a
 Special Planning District: n/a
 Planned Unit Development: Northborough PUD
 Design Review District: Expanded North
 Preservation Area: n/a Landmark Structure: _____ Yes No
 Community Plan Designation: Neighborhood Convenience Commercial
 General Plan Designation: Community/Neighborhood Commercial & Offices

ZONING & EXISTING LAND USE ADJACENT TO THE PROJECT SITE:

	Zone	Existing Land Use (i.e., residential, commercial, industrial)
North	<u>R-2A-POD</u>	<u>residential</u>
South	<u>R-2A-POD</u>	<u>residential</u>
East	<u>A-OS-POD</u>	<u>residential</u>
West	<u>R-1A-POD</u>	<u>residential</u>

JA
7-20-07
JB

JA
7-20-07
JB

PROJECT INFORMATION

Name of your Project: Wishing Place
(Please enter a name you would like to give your project for future reference.)

PLANNING ENTITLEMENT TYPE

- | | | |
|--|--|--|
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Zoning Administrator | <input checked="" type="checkbox"/> Planning Director |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Preservation | |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Preliminary Review |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Minor Modification | | <input type="checkbox"/> General Plan Amendment |
| <input checked="" type="checkbox"/> Plan Review | | <input type="checkbox"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification | (file #) _____ | <input type="checkbox"/> Schematic Plan Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Permit | <input type="checkbox"/> Guidelines Amendment |
| <input type="checkbox"/> Design Review (Board) | <input type="checkbox"/> Plan Review | |
| <input type="checkbox"/> Design Review (Staff) | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Preservation (Board) | <input type="checkbox"/> Tentative Map | |
| <input type="checkbox"/> Preservation (Staff) | | |

* If you are unsure of the planning entitlement type you are applying for, please meet with a Planner-on Duty to review your project at one of our two public counters listed on the first page of this application.

PREVIOUS LAND USE

List existing and previous land use(s) of site for the last 10 years:
vacant - no previous structures

Has the project or project site received previous planning entitlement? X No _____ Yes _____

If yes, please identify the project number and date of approval:

0110297, approved 8/31/01 IR 07-360
0518494, approved 11/21/05

Bldg permits

STATEMENT OF INTENT

Your Statement of Intent will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Special Permit, Variance, Design Review, Preservation, etc.). Provide as much detail as possible regarding all the characteristics of your project. Explain the reasons why you are applying for this project.

See attached.

Statement of Intent

The Make-A-Wish Foundation of Sacramento & Northeastern California is proposing to develop a 1.091 acre piece of vacant property located at 2800 Club Center Drive in North Natomas. The proposed project is called the "Wishing Place" and will be approximately 14,000 total square feet of building. The project site is zoned C-1-PUD and is contained in the Northborough PUD. The use proposed for this Wishing Place is consistent with the zoning, however since it is within a PUD, we are submitting this application for a Planning Director Plan Review as required.

Given the nature of this proposed project, there will be Make-A-Wish employees present during normal business hours, Monday thru Friday, from 8:00am to 5:00pm. The times when children and their families visit to make their wish will vary. Typically, it may be after school, or occasionally on the weekends. We will provide plenty of parking on the project site, for both the employees and for when the children and family members visit to make their wish.

There should be little to no noise impact on the neighboring residential properties. The spaces for where the children make their wish and also where the family can gather to celebrate afterwards are all located inside the building.

The Wishing Place project is a very unique and special project for the Make-A-Wish Foundation, and will also be very special for the community. There are only a handful of these facilities in the United States. Wishing Place facilities provide spaces for the presentation of a wish, for making a wish, for volunteer training, for small family gatherings, and office and conference space. These uses are consistent with the zoning at 2800 Club Center Drive, the proposed project site.

NEIGHBORHOOD CONTACT

Please describe contact with property owners and/or neighbors adjacent to the subject site:

no contact yet.

Please describe any contact you have had with Neighborhood Associations, Community Groups, and/or Business Associates in the area surrounding your project site:

contact with Neighborhood Association. They are aware of the project and have forwarded a donation. We plan on presenting the project to them in the near future.

SITE CHARACTERISTICS

Are there any structures on the project site? No Yes.

If yes, how many? _____

Proposed use of existing structure(s) n/a

Are any structures to be demolished? No Yes. If yes, the age _____

Are there any trees on the project site? No Yes.

Are trees to be removed? No Yes.

Are there any easements crossing the site? No Yes. If yes, please show on site plan.

**RESIDENTIAL PROJECTS
PART 1**

Fill in the next three sections if your project has residential use components.
Complete both residential and non-residential sections if you are submitting a mixed-use project.

Total Number of Lots: _____ Gross Density/Acre: _____

Total Dwelling Units: _____ Total Acreage: _____

Acreage gross and/or net: _____ Square Feet per Unit: _____

Number of Single-family Units: _____

Number of 2-family/Duplex/Halfplex Units: _____

Number of Multi-family/Apartments/3+ Units: _____

Number of Condominium Units: _____

Are any of these proposed units to be subsidized? _____ No _____ Yes.

If yes, please describe the number of subsidized units, the type and source of the subsidy.

Has the required number of low-income units been provided? _____ No _____ Yes. Number _____

**RESIDENTIAL PROJECTS
PART 2**

Structure Size

Size of all existing structures. (Identify separately):

Residence Gross square footage _____

Garage Gross square footage _____

Other Gross square footage _____

Size of new structure(s) or building addition(s): Gross square footage _____

Total Sq. Ft. _____

Building Height

Existing Building Height

(Measured from Ground to Highest Point): _____ Ft. _____ Number of floors.

Proposed Building Height

(Measured from ground to Highest Point): _____ Ft. _____ Number of floors.

Lot Coverage

Building Coverage Area* (Sq. Ft.): _____ Project Site Lot Area (Sq. Ft.): _____

Total lot Coverage Percentage _____ %

Example: Building Area (2000')/Lot Area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garage, etc.)

**RESIDENTIAL PROJECTS
PART 3**

Exterior Materials

Existing Exterior Building Materials: _____

Existing Roof Materials: _____

Proposed Exterior Building Materials: _____

Proposed Roof Materials: _____

Existing Exterior Building Colors: _____

Proposed Exterior Building Colors: _____

Parking Requirements

Total Number of Off-Street Parking Spaces: On site req. _____ Proposed _____

Total Number of Off-Site Parking: _____

(Include a Signed Lease Agreement or Letter of Agency)

Signage

Does this Proposal include signs? _____ No _____ Yes.

**NON-RESIDENTIAL PROJECTS
PART 1**

Fill in the next three sections if your project has non-residential use components.
Complete both residential and non-residential sections if you are submitting a mixed-use project.

Type of use(s) proposed: office

Last former use(s) in the building: n/a

Hours of operation of proposed use: 8-5, M-F

If your project includes fixed seats, how many are there?: n/a

Gross Square Footage of :

Warehouse Area: _____

Sales Area: _____

Office Area: _____

Medical Office Area: _____

Storage Area: _____

Church Area: _____

Restaurant/Bar Area: _____

Theater Area: _____

Other Area*: _____

Other Area*: _____

*Describe use type of "other" areas

**NON-RESIDENTIAL PROJECTS
PART 2**

Structure Size

Size of all existing structures. (Identify separately):

Commercial	Gross square footage	<u>15,682⁷ -</u>
Other	Gross square footage	<u>14,000⁺ -</u>
Other	Gross square footage	_____

Size of new structure(s) or building addition(s):

Gross square footage	_____
Total Sq. Ft.	_____

Building Height

Existing Building Height
(Measured from Ground to Highest Point): _____ Ft. _____ Number of floors.

Proposed Building Height
(Measured from ground to Highest Point): _____ Ft. 2 Number of floors.

Lot Coverage

Building Coverage Area* (Sq. Ft.): _____ Project Site Lot Area (Sq. Ft.): _____ Total lot Coverage Percentage _____ %

Example: Building Area (2000')/Lot Area (5000') = 40% total lot coverage

*Include all covered structures (patios, carports, detached outbuildings, etc.)

**NON-RESIDENTIAL PROJECTS
PART 3**

Exterior Materials

Existing Exterior Building Materials: _____

Existing Roof Materials: _____

Proposed Exterior Building Materials: stucco, paint

Proposed Roof Materials: tile roof

Existing Exterior Building Colors: _____

Proposed Exterior Building Colors: neutral, blend w/ surrounding homes.

Parking Requirements

Total Number of Off-Street Parking Spaces: On-site required _____ Proposed 36

Total Number of Off-Site Parking: na
(Include a Signed Lease Agreement or Letter of Agency)

Signage

Does this Proposal include signs? X No _____ Yes.

**CITY OF SACRAMENTO
LETTER OF AGENCY**

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 7/18/07

To: City of Sacramento
Development Services Department
1231 I St., Suite 200
Sacramento, CA 95814

Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Alison Doherty Phone: (916) 379-3862

Applicant's Address: 8615 Elder Creek Rd., Sacramento, CA 95828

to apply for the following entitlement(s):

- | | | |
|---|---|---|
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Preliminary Review |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> General Plan Amendment |
| <input checked="" type="checkbox"/> Plan Review | <input type="checkbox"/> Parcel Merger | <input type="checkbox"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification | (file #) _____ | <input type="checkbox"/> Schematic Plan Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Permit | <input type="checkbox"/> Guidelines Amendment |
| <input type="checkbox"/> Design Review (Board) | <input type="checkbox"/> Plan Review | |
| <input type="checkbox"/> Design Review (Staff) | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Preservation (Board) | <input type="checkbox"/> Tentative Map | |
| <input type="checkbox"/> Preservation (Staff) | | |

The subject property located at: 2800 Country Club Drive

Assessor's Parcel Number: 201-1090-084

Signature of owner of record: Melinda Carson
(must be original signature)

Printed name of owner of record: Make-A-Wish Foundation (Melinda Carson, CEO)

Address of owner of record: 3841 N. Freeway Blvd. Ste. 185
Sacramento, CA 95834 Phone: (916) 437-0206

ENVIRONMENTAL QUESTIONNAIRE

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your environmental review. If your site contains structures more than 49 years old, large trees, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project. If you are quite certain that your project includes the demolition of older structures, removal of trees or impact wetlands you may wish to provide the appropriate information with your original submittal.

You may contact Environmental Planning Services at (916) 801-9736 to obtain information on the types of reports that may be required in these situations.

**ENVIRONMENTAL QUESTIONNAIRE
PART 1**

Describe the project site as it exists today, including information on topography, water features, soil stability, plants and animals and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.

Property is vacant no previous structures, no existing trees or landscaping.

**ENVIRONMENTAL QUESTIONNAIRE
PART 2**

Describe the surrounding properties, including information on plants and animals, water features and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

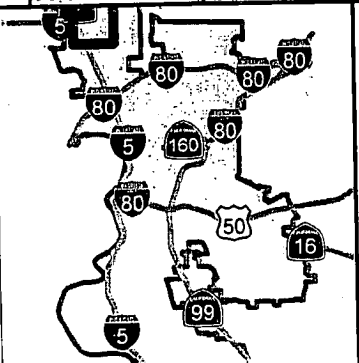
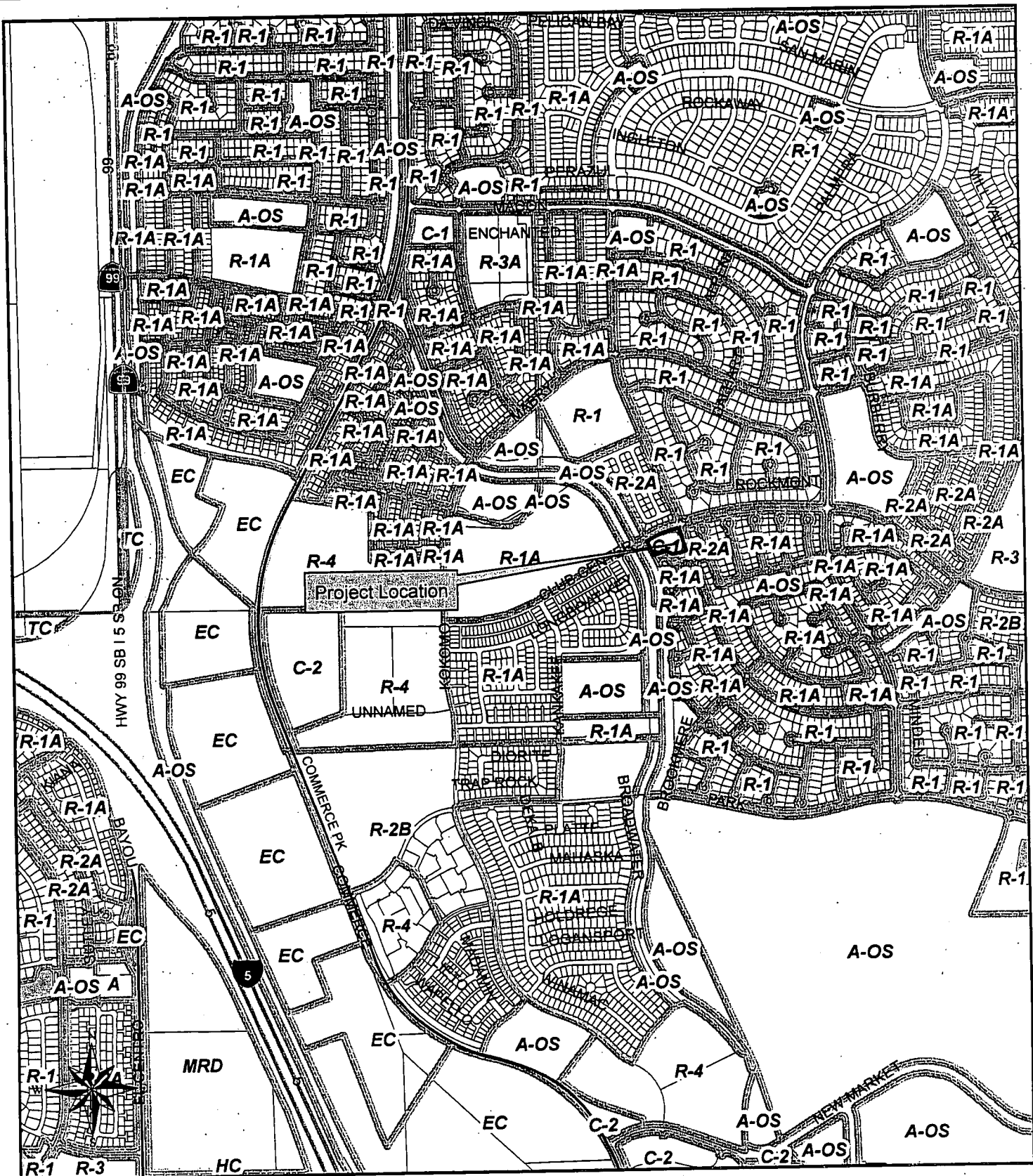
Surrounding properties are all developed residential homes. A bike path borders on the west end of a street on the North & East.

CERTIFICATION

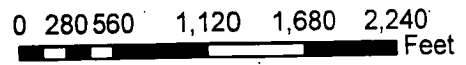
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

DATE: 7/18/07

SIGNATURE: Melinda Carson



Vicinity Map
2800 Club Center Drive
P07-101



Development Services
 Department
 Current Planning Division

August, 2007

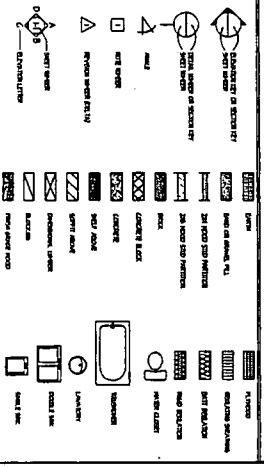
GENERAL

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL ADJACENT PROPERTIES AT ALL TIMES.

BSB ABBREVIATIONS

A	ARCHITECT	P	PROJECT
B	BUILDING	Q	QUALITY
C	CONTRACT	R	REVISION
D	DESIGN	S	STRUCTURE
E	EXISTING	T	TEMPORARY
F	FOUNDATION	U	UTILITIES
G	GENERAL	V	VENTILATION
H	HANDLING	W	WORK
I	INSTALLATION	X	EXHIBIT
J	JOB	Y	YIELD
K	KITCHEN	Z	ZONING
L	LOADING	AA	ARCHITECTURAL ASSOCIATION
M	MATERIAL	AB	ARCHITECTURAL BOARD
N	NOTES	AC	ARCHITECTURAL COUNCIL
O	OPENING	AD	ARCHITECTURAL DESIGN

SYMBOLS



P07-101
7-20-2007

MAKE-A-WISH

SHEET INDEX

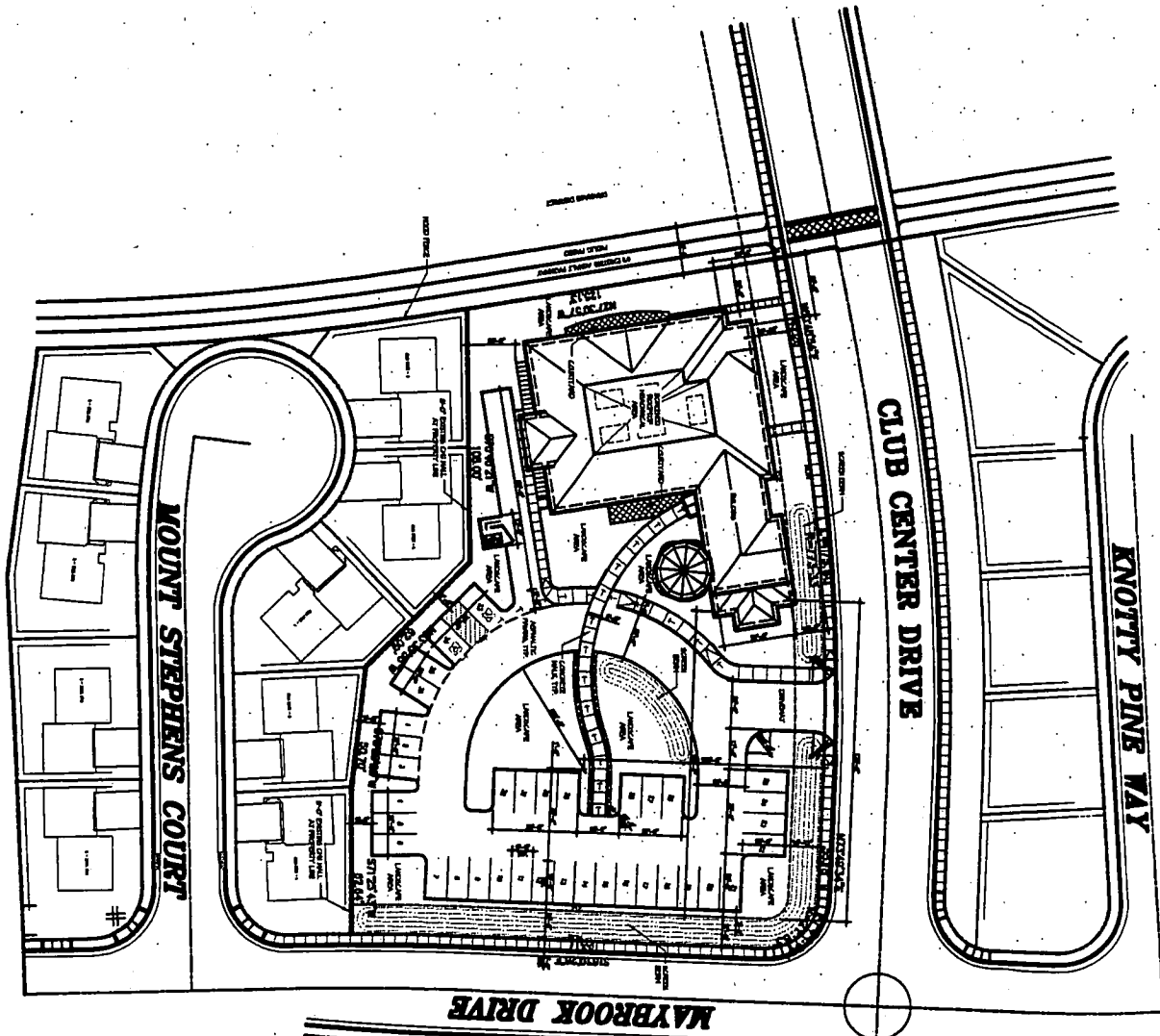
- ARCHITECTURAL**
- A1.1 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
 - A1.2 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
 - A1.3 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
 - A1.4 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
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Make-A-Wish Foundation
Natomas, CA



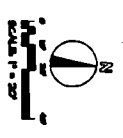
A1.1



Building Area

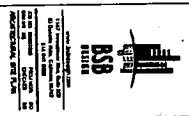
7811 sq. ft. **Net Area**
 7811 sq. ft. **Gross Area**
 15000 sq. ft. **Site Area**

SITE DATA
 Gross Area: 11 Ac.
 Building: 6671 sq. ft.
 0.20 ac. (10% site coverage)
 Parking: 5400 sq. ft.
 0.50 ac. (25% site coverage)
 Landscaping: 25150 sq. ft. - 0.55 ac.
 of 60% site coverage)
 Parking: 50 spaces

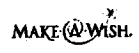


A2.0

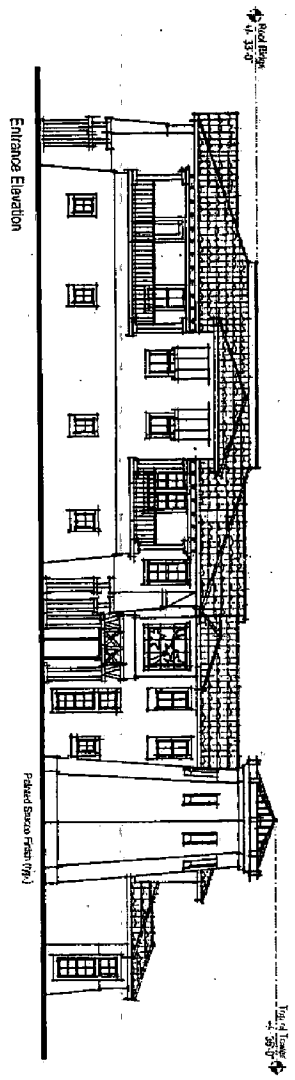
07-12-2007 DESIGN DEVELOPMENT



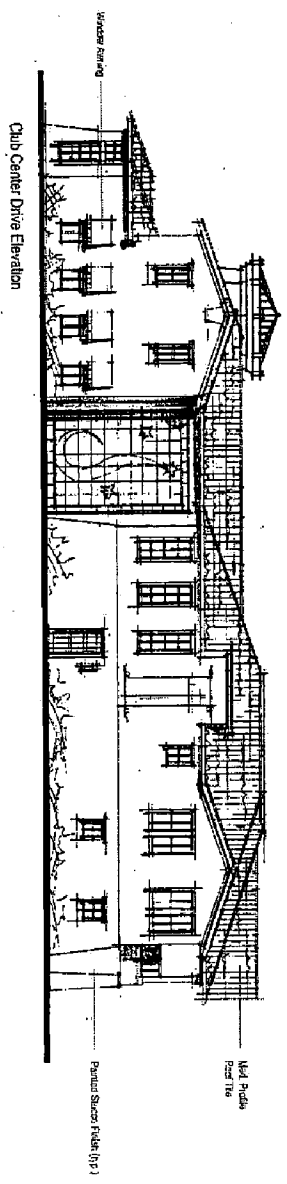
Make-A-Wish Foundation
 Natomas, CA



NO.	DATE	REVISION



Entrance Elevation



Club Center Drive Elevation

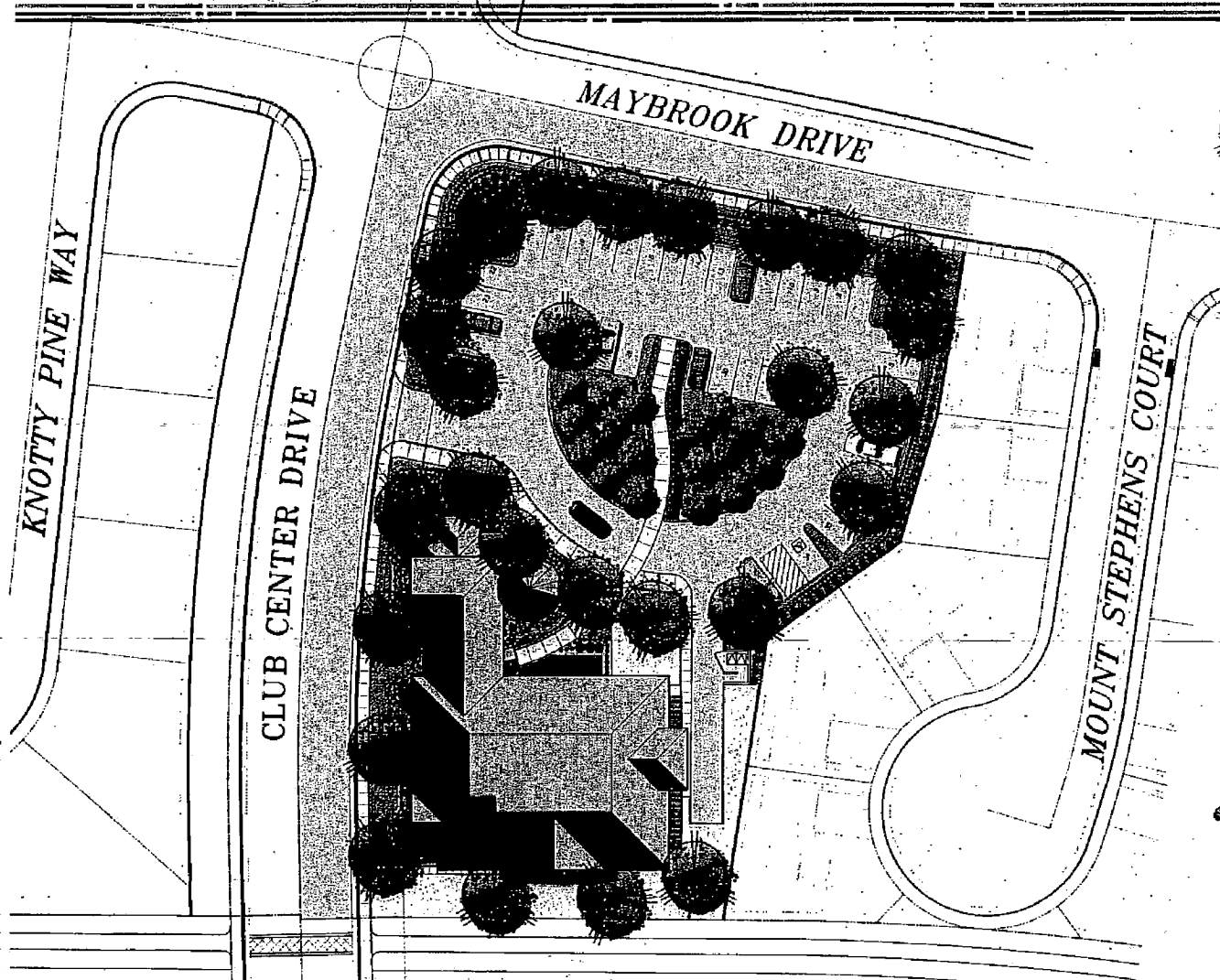
REVISION	DATE



Make-A-Wish Foundation
 Natomas, CA



A3.1

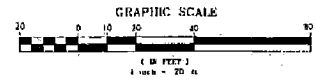


site concept

PLANT LEGEND

BOTANICA NAME	COMMON NAME	SIZE	HT.	SPACING
TREES				
ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	10'-35'	PER PLAN
CORNUS NUTTALLII	PACIFIC DOGWOOD	24" BOX	40'-50'	PER PLAN
GEIGERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	25'-30'	PER PLAN
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	30'-40'	PER PLAN
KOIREUTERIA PANICULATA	GOLDENRAIN TREE	24" BOX	20'-35'	PER PLAN
LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	22'-25'	PER PLAN
LIRODENDRON TURPIFERA	TULIP TREE	24" BOX	60'-80'	PER PLAN
MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	20'-25'	PER PLAN
NYSSA SYLVATICA	TUPELO	24" BOX	30'-50'	PER PLAN
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'-50'	PER PLAN
PLATANUS X ACERFOLIA	LONDON PLANE TREE	24" BOX	40'-80'	PER PLAN
PRUNUS C. 'ATROPURPUREA'	FLOWERING PLUM	24" BOX	25'-35'	PER PLAN
PRUNUS C. 'NEWPORT'	FLOWERING PLUM	24" BOX	15'-20'	PER PLAN
PYRUS KAWAKAMI	EVERGREEN PEAR	24" BOX	15'-30'	PER PLAN
QUERCUS COCCINEA	SCARLET OAK	24" BOX	60'-80'	PER PLAN
ROBINIA PSUEGOCACIA	BLACK LOCUST	24" BOX	40'-75'	PER PLAN
SAPINDUS SEBIFERUM	CHINESE TALLOW TREE	24" BOX	30'-40'	PER PLAN
TIPLIANA TIPI	TIPU TREE	24" BOX	25'-40'	PER PLAN
ZIPHOPHUS JUJUBA	JUJUBE	24" BOX	15'-20'	PER PLAN
SHRUBS				
ACORUS GRAMINEUS	SWEET FLAG	1 GAL	1'	18" O.C.
AGAPANTHUS 'PETER PAN'	LILY-OF-THE-NILE	1 GAL	1.5'	18" O.C.
AZALEA HYBRID	AZALEA	5 GAL	NA	36" O.C.
ASTILBE X ARENDII 'FANAL'	FALSE SPIRAEA	1 GAL	1.5'-2.5'	18" O.C.
BAMBUSA M. 'GOLDEN GODDESS'	BAMBOO	5 GAL	6'-8'	48" O.C.
BEBBIS T. 'CRIMSON PYGMY'	JAPANESE BARBERRY	1 GAL	2'-3'	36" O.C.
CANNA HYBRID	COMMON CANNA	5 GAL	4'-6'	36" O.C.
CHOISYA TERNATA	MEXICAN ORANGE	5 GAL	6'-8'	48" O.C.
ESCALONIA 'NEWPORT DWARF'	NEWPORT DWARF	5 GAL	2.5'	36" O.C.
FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	5'-8'	36" O.C.
GAURA LINDHEIMERI	GAURA	1 GAL	2.5'-4'	24" O.C.
GREVILLEA 'NOELII'	GREVILLEA	5 GAL	4'	36" O.C.
HELIANTHEMUM NUMMULANILUM	SUNROSE	1 GAL	6'-8"	6" O.C.
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	1'	18" O.C.
HEMEROCALLIS HYBRID	DAYLILY	1 GAL	2.5'-4'	24" O.C.
JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	1 GAL	2'-3'	36" O.C.
KNIPHOFIA 'BEE'S SUNSET'	RED-HOT POKER	1 GAL	3'	24" O.C.
LIROPE MUSCARI	LILY TURF	1 GAL	1'	18" O.C.
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	4'-6'	36" O.C.
PENNISETUM OBIENIALE	PURPLE FOUNTAIN GRASS	1 GAL	2'	36" O.C.
PHILADELPHUS MICROPHYLLUS	MOCK ORANGE	5 GAL	4'-5'	48" O.C.
PHORMIUM HYBRID	FLAX	5 GAL	VARIES	VARIES
PHYLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL	6'-8'	36" O.C.
PHYLOSTACHYS AUREA	GOLDEN BAMBOO	5 GAL	6'-8'	36" O.C.
PITIOSORUM T. 'WHEELER'S DWARF'	'WHEELER'S DWARF'	5 GAL	1.5'-2.5'	36" O.C.
RHAPHIOLEPIS I. 'BALLERINA'	INDIAN HAWTHORN	5 GAL	2'	36" O.C.
SANTONINA C. 'NANA'	LAVENDER COTTON	1 GAL	2'	36" O.C.
SEDUM ALBUM	STONECROP	4" POTIS	2'-6"	12" O.C.
SPIRAEA DENSIFLORA	MOUNTAIN SPIRAEA	1 GAL	1'-3'	36" O.C.
GROUND COVER				
LANTANA 'RAINBOW'	LANTANA	1 GAL	1'	18" O.C.
MYOPORUM P. 'PROSTRATUM'	MYOPORUM	FLATS	3'-6"	6'-8" O.C.
OPHIPOGON JAPONICUS	MONDO GRASS	FLATS	6'-8"	6'-8" O.C.
ROSMARINUS O. 'PROSTRATUS'	ROSEMARY	1 GAL	2'	48" O.C.
SARCOCOCCA H. HUMILIS	SWEET BOX	1 GAL	1.5'	6" O.C.

NOTE:
IRRIGATION TO BE OVERHEAD SPRAY AND/OR DRIP SYSTEM
TO PROVIDE ADEQUATE COVERAGE FOR ALL PLANT MATERIAL



MAKE-A-WISH

MAKE-A-WISH

95507005
April 25, 2007



Rear Elevation



Front Elevation

Elevations



MAKE-A-WISH



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Left Elevation



Right Elevation

Elevations

MAKE -A- WISH



PE07005