September 9, 2022

SUBJECT: Approval Letter: Design Review Approval for a 5,327-square-foot custom home and 1,051-square-foot garage located at 720 Townsend Court (DRDL22-00150)

The City of Folsom Community Development Department (CDD) has reviewed an application for Design Review of a 5,327-square-foot custom home and 1,051-square-foot garage located at 720 Townsend Court. The CDD has made the decision to conditionally approve the application based on the following findings:

- The project is compliant with the General Plan, the Zoning Ordinance, and all applicable Specific Plans;
- The project is in conformance with all applicable city-wide design guidelines;
- The project is in conformance with all applicable project-specific design guidelines and standards approved through the Planned Development Permit process or similar review process;
- The project provides compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood.
- The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

The project is subject to the following condition(s) of approval:

1. The project shall be in substantial conformance with the submitted grading plan submitted 10/11/2021, floor plans, elevations and colors/materials on file with the CDD and attached to the Design Review approval email.
2. All exterior windows on the proposed residence are required to be recessed, have window trim (foam trim or similar architectural element) or window frames that contrast in color with the color of the exterior material to the satisfaction of the CDD.

3. Fencing shall not exceed 3 ½ feet in height in the front of the residence and shall not exceed 6 feet in height in the side and rear of the residence. Open view fencing shall be required adjacent to open space.

4. Building Permits are required for the custom home and retaining walls (if applicable). The final location, size, materials, and design of any proposed retaining wall is subject to review and approval by the Community Development Department. With respect to the design of the retaining walls, a decorative material or veneer is required to cover any exposed portion of the walls to the satisfaction of the Community Development Department. If special inspection is required for the construction of the wall(s), a final observation letter shall be submitted to the Community Development Department prior to the issuance of a Certificate of Occupancy.

5. **Pursuant to the state's Model Water Efficient Landscape Ordinance (MWELO), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.**

   Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELO.

   Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELO.

   Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein.

   The City-approved landscape plan shall be installed at the time of the final inspection for the building permit, prior to Certificate of Occupancy. Any significant modification to the City-approved landscaping shall comply with the State's Model Water Efficient Landscape Ordinance.

   For purposes of this condition of approval, "landscape area" means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or

stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

6. **Tree permits and a tree protection plan shall be required to protect the existing onsite oak tree and account for tree impacts from the proposed development activities. The tree protection plan shall be prepared in collaboration with a qualified arborist and shall be subject to review and approval by the CDD. The tree protection plan shall contain the contact information of the project arborist and shall be included in all associated plan sets for the project.**

7. **The applicant shall retain the services of a project arborist for the duration of the development project to monitor the health of protected trees to be preserved and carry out the City-approved tree protection plan. All regulated activity conducted within the Critical Root Zone of protected trees, as that term is defined in Folsom Municipal Code (FMC) 12.16.020, shall be performed under the direct supervision of the project arborist. A copy of the executed contract for these arboricultural services shall be submitted to the CDD prior to the issuance of any tree or grading permits.**

8. **A certification letter by the project arborist attesting compliance with these conditions shall be submitted to the CDD at the time of the final inspection, prior to the Certificate of Occupancy.**

9. Retaining walls of any height shall not be permitted unless shown on the approved Design Review plan. Retaining walls found at the project site not approved in Design Review are subject to a notice of correction. Note that retaining walls are not allowed in the Public Utility Easement.

10. Prior to issuance of a building permit, all proposed encroachment, grading and retaining walls shall be permitted and completed.

11. Condition #2 shall be made a note on the construction drawings.

12. If a complete application for a building permit is not submitted within two years of this approval, this design review approval will expire.

The application is subject to a ten-day appeal period which commences on September 9, 2022 and ends on September 19, 2022. Should you have any questions regarding this letter, please do not hesitate to call me at (916) 461-6238 or email me at bgustafson@folsom.ca.us

Best regards,

Brianna Gustafson
Associate Planner
City of Folsom