Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Fire Station 34 Design Review
File #: DRCL22-00304
Request: Design Review
Location: 3255 Westwood Drive within Folsom Plan Area
Staff Contact: Brianna Gustafson, Associate Planner, 916-461-6238
bgustafson@folsom.ca.us

Property Owner
Name: City of Folsom
Address: 50 Natoma Street,
Folsom CA, 95630

Applicant
City of Folsom
50 Natoma Street,
Folsom CA, 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Design Review application for a 13,932-square-foot new fire station as illustrated on Attachment 5 for the fire station 34 project (DRCL22-00304) based on the findings (Findings A-G) and subject to the conditions of approval (Conditions 1-28) attached to this report.

Project Summary: The proposed project involves a request for Design Review approval for a 13,932-square-foot new fire station located at 3255 Westwood Drive within the Folsom Plan Area. The proposed fire station will include support areas, storage, kitchen, turnout room, training areas, fire equipment apparatus bays, and firefighter dorm rooms.

Table of Contents:
1. Description/Analysis
2. Background
3. Conditions of Approval
4. Vicinity Map
5. Architectural, Building and Landscape Plans dated October 5, 2022
7. Previously approved Categorical Exemption Documentation
Submitted,

PAM JOHNS
Community Development Director
APPLICANT'S PROPOSAL
The applicant, the City of Folsom, is requesting Design Review approval for development of a 13,932-square-foot fire station (fire station No. 34) on a 3-acre site within the Folsom Plan Area. The proposed fire station will include support areas, storage, kitchen, training areas, fire equipment apparatus bays, and firefighter dorm rooms. The zoning classification for the project site is SP-MLD-PD (Multi-Family Low Density within the Folsom Plan Area Specific Plan) and the General Plan designation is MLD (Multi-Family Low Density). The location of this fire station was planned and approved by the City Council as a part of the Folsom Plan Area Specific Plan.

The proposed fire station building has been designed to be consistent with fire station 39, which is located in the Empire Ranch Community. The exterior materials will include stone veneer, metal siding, aluminum windows, metal standing seamed roof.

Access to the project site will be provided by Westwood Drive and Old Ranch Way. A total of 20 parking spaces are proposed for the site. Additional site improvements include site lighting and landscaping. The site has previously been graded and currently has utilities installed to the site.

POLICY/RULE
Folsom Municipal Code (FMC), Section 17.06.030 requires that new office, industrial and commercial development of 1,000-square-feet in size or greater submit a Design Review Application for approval by the Planning Commission. While the proposed public fire station building does not specifically require Design Review approval per the FMC, the City in an effort to be transparent regarding the proposed fire station is bringing this application forward to the Planning Commission for review. Pursuant to FMC section 17.06.080(B), the Planning Commission must make the following findings with respect to this design review application:

1. Project compliance with the general plan and any applicable specific plans and zoning ordinances;
2. Conformance with any adopted City-wide design guidelines;
3. Conformance with any project-specific design guidelines and standards approved through the planned development permit process or similar review process;
4. Compatibility of building materials, textures and colors with surrounding
development and consistency with the general design theme of the neighborhood.

ANALYSIS

General Plan and Specific Plan Consistency
The Specific Plan designation for the project site is SP-MLD-PD (Multi-Family Low Density) within the Folsom Plan Area Specific Plan (FPASP) and the General Plan designation is MLD (Multi-Family Low Density). Per the FPASP, fire stations are a permitted use within the zone. In addition, the FPASP land use exhibit designated the subject site for a fire station. Accordingly, the use is allowed on the site and the location of the fire station was previously approved by the City Council.

The proposed project is subject to the development standards established by the Folsom Plan Area Specific Plan for MLD (Multi-Family Low Density)-designated properties. The following table demonstrates that the proposed project is consistent with the required development standards:

**TABLE 1: MLD DEVELOPMENT STANDARDS TABLE**

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Requirement</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>3,000 SF</td>
<td>130,680 SF</td>
</tr>
<tr>
<td>Front Primary Structure Setback</td>
<td>15 Feet</td>
<td>30 Feet</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>5 Feet</td>
<td>43 Feet, 59 Feet</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>10 Feet</td>
<td>303 Feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50%</td>
<td>10%</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35 Feet</td>
<td>31 Feet</td>
</tr>
</tbody>
</table>

Furthermore, construction of the new fire station no. 34 will meet the General Plan Fire Protection and Emergency Medical Services Goal PSF 7.1.1, which states that the City will strive to provide fire department facilities, equipment and vehicles, and services to adequately meet the needs of existing and future development.

**Land Use Compatibility/Site Considerations**
The proposed project is located on a 3.0-acre site situated on Westwood Drive between Old Ranch Way and Savannah Parkway within the Folsom Plan Area Specific Plan. The project site has been graded and does have site work completed on the property. Single-family residential homes border the property to the west and the north. The property is bound by Savannah Parkway, with single-family residential beyond. To the east, a new park and school are proposed.

Based on the proximity of the project site to residential land uses, City staff evaluated potential noise and aesthetic impacts associated with the proposed project. The nearest
existing single-family residential developments (Rockcress at Folsom Ranch) immediately abuts the property. There is an existing eight-foot-tall masonry sound wall that separates the two properties to help to lessen any noise impacts.

Initially, the site contained two 1.5-acre parcels as it was originally intended to accommodate a new fire station on the northern lot and a new police station on the southern lot. However, due to financing constraints, the new police station has been removed and the fire station will occupy the entire 3-acre lot. The two 1.5 acre lots have recently been merged to accommodate the proposed fire station.

As mentioned above, the site work has been completed but some modification to the recently installed utilities is required to meet City standards. As a result, the Environmental Water Resources Department has requested that Conditions No. 26 through No. 28 be included to correct these utility connections.

**Architecture/Design**

Folsom fire station No. 34 is a collaborative design effort between the various Departments within the City. In reviewing the submitted building elevations, color building elevations, and color and materials for the proposed fire station, City staff determined that the style is consistent with other fire stations in the City and with surrounding development and is consistent with the general design theme of the neighborhood. The fire station is proposed to be functional and durable, and will match the existing fire station No. 39, that is located in the Empire Ranch Community, with regards to color, materials, and design.

Fire station No. 34 is subject to the Folsom Plan Area Specific Plan Community Design Guidelines. The Community Design Guidelines do not give architectural guidelines for structures but provide direction on lighting, signs, and public realm design qualities. Those features will be discussed in other sections of the staff report.

The fire station incorporates horizontal metal wall siding, with manufactured stone veneer along the elevations. The metal wall siding will range in color between metallic silver, red, and iron ore color. The roof will be a standing seam metal roof which will be slate grey in color. The project is proposing to have a pre-engineered metal building attached to the fire station, which will be used to park the fire trucks when they are not in the bays. There will be numerous aluminum windows with black anodize frames along the building. The east elevations will have four-fold apparatus doors for the bays and will be colored iron ore, which will be consistent with the siding color.

Based on the similarities in architecture, building materials, and colors between the proposed project and existing fire stations, staff has determined that the proposed project is both compatible and complimentary. Staff forwards the following design recommendations to the Commission for consideration:
1. This approval is for development 13,932-square-foot fire station. The applicant shall submit building plans that comply with this approval and the attached building elevations dated October 05, 2022.

2. The design, materials, and colors of the proposed fire station building shall be consistent with the building elevations, building renderings, materials samples, and color scheme submitted dated January 28, 2023, to the satisfaction of the Community Development Department.

3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.

4. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design.

5. The final location, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval (Condition No. 20) presented for consideration by the Planning Commission.

**Traffic/Access/Circulation**
Access to the project site is provided via Westwood Drive, north of the proposed project site. The project has two access driveways, one off Westwood Drive and one off of Old Ranch Way. Pedestrian circulation will be provided by new sidewalks along both Westwood Drive and Old Ranch Way.

As part of the project, the City is proposing to construct a fire station-controlled traffic light at the intersection Westwood Drive and Old Ranch Way. The City’s Public Works Department will assess implementation process and schedule for this facility. Based on the traffic light installation, staff has determined that the proposed project will not result in any access or circulation-related impacts that were not previously contemplated.

**Parking**
The Folsom Plan Area Specific Plan does not state the exact number of parking spaces that are required for public or quasi-public facilities. Instead, it states that the ratio is to be determined by the Community Development Department. The Fire Department has indicated that the required number of parking spaces for fire stations is predominately a factor of foreseeable staffing at a particular station. Fire station No. 34 is considered a neighborhood station, that would be able to support a single engine fire crew working in three shifts (nine personnel per shift). As shown on the submitted site plan, the proposed
The proposed project is providing a total of 18 standard parking stalls and 2 van accessible stalls. The Fire Department has indicated that the 16 staff dedicated parking spaces should be ample, even considering a change of shift periods and the 2 additional parking spaces will accommodate any public visitors. Based on the information provided, City staff has determined that an appropriate number of vehicle parking spaces are provided.

The proposed site plan does not show any bicycle parking spaces, but they are encouraged in the Folsom Plan Area Specific Plan Community Design Guidelines. As such, staff recommends that 5 bicycle parking spaces be provided at or near the primary entrance to the fire station building, as shown in Condition No. 20-6.

There are no current plans to install EV chargers as part of the project but stubs for future installation of electric vehicle chargers within the parking lot area are proposed, as per Building Code requirements.

**Site Lighting**
The applicant is proposing to use building-attached lighting and pole-mounted parking lot lighting. Decorative wall-mounted or building-attached lights are proposed to provide illumination for architectural building features and to provide necessary lighting for the parking lot. The pole mounted lights are proposed to be 20' in height. Therefore, staff recommends that all exterior building-attached lighting be shielded and directed downward and to include internal cutoffs on light standards to minimize glare towards the surrounding residences. Condition No. 12 is included to reflect this requirement.

The Folsom Plan Area Specific Plan Community Design Guidelines states that buildings and parking lots should be illuminated for safety and aesthetics. Pole mounted luminaries, wall mounted fixtures and landscape lighting are acceptable to illuminate areas. It further states that shielded luminaries are preferred, which is included as a condition. Therefore, the project is consistent with the Folsom Plan Area Specific Plan Community Design Guidelines regarding lighting.

**Trash/Recycling Enclosure**
The proposed project includes one trash/recycling/organic waste enclosure located on the western edge of the project site. The applicant has not provided staff with specific details with respect to the design, materials, and colors of the proposed trash/recycling/food waste enclosure. Staff recommends that the orientation, design, materials, and colors of the trash/recycling/organic waste enclosure be consistent with the design of the proposed fire station and is subject to review and approval by the Community Development Department. Condition No. 20-5 is included to reflect this requirement.

**Signage**
All future signs for the project are required to comply with the Folsom Municipal Code (FMC, Section 17.59, Signs) and the Folsom Plan Area Specific Plan Community Design Guidelines. In addition, the applicant is required to obtain a sign permit for all future wall
signs. Condition No. 31 is included to reflect these requirements.

**Landscaping**
The applicant is proposing to install new landscaping in the street side and side of the property. The proposed landscape plan includes a variety of drought-tolerant trees, shrubs, and groundcover. The proposed shade and accent trees include Forest Pansy Redbuds, Natchez Crape Myrtle, St. Mary Southern Magnolia, Afghan Pines, Chinese Pistache, London Plane Tree, and Sawleaf Zelkova. Proposed shrubs and groundcover will consist of Howard McMinn Manzanita, Summer Lilac, Foerster’s Feather Grass, Dwarf Bottle Brush, Crimson Spot Rockrose, and others. The project does comply with the Folsom Municipal Code (FMC, Section 17.57.070, Development and Maintenance of Off-Street Parking Facilities) in that it is meeting the 40% parking lot shade requirement within fifteen years as they are currently proposing 46% shading. Furthermore, staff recommends that the final landscape plans be reviewed and approved by the Community Development Department and has included Condition No. 23 to reflect these requirements.

**Lighting and Energy Conservation**
The applicant is subject to the California Energy Standards as stated in Title 24 of the Uniform Building Code. The exterior building lighting will be required to achieve energy-efficient standards and the lighting will also need to be equipped with a timer or photo condenser. Condition No. 12 is included to reflect this requirement. Certified cool roofing is also being mandated to meet California Energy Commission Title 24 standards to reduce the urban heat island effect. The project does propose using cool roofing, but this has also been included per Condition No. 29.

**PUBLIC NOTICING**
A notice was posted on the project site five days prior to the Planning Commission meeting of February 15, 2023, that met the requirements of FMC Section 17.06.070.

**ENVIRONMENTAL REVIEW**
The project was previously determined to be categorically exempt under Class 32, Section 15332 (Infill Development) of the California Environmental Quality Act (CEQA) Guidelines. No significant changes to the project have occurred since that determination was made. No further environmental review is required.

**RECOMMENDATION**
Staff recommends approval of the proposed project, based on the following findings and subject to the conditions of approval included in this report.

**PLANNING COMMISSION ACTION**
Move to approve a Design Review Application for fire station No. 34 as illustrated on Attachment 5 (DRCL22-00304) based on the findings (Findings A-G) and subject to the
conditions of approval (Conditions 1-28) attached to this report.

**GENERAL FINDINGS**

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND APPLICABLE ZONING ORDINANCES.

**CEQA FINDINGS**

C. THE PROJECT WAS PREVIOUSLY DETERMINED TO BE CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CLASS 32, SECTION 15332 (INFILL DEVELOPMENT) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.

**DESIGN REVIEW FINDINGS**

E. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND APPLICABLE ZONING ORDINANCES.

F. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM PLAN AREA SPECIFIC PLAN COMMUNITY DESIGN GUIDELINES.

G. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
BACKGROUND
The Folsom Fire Department offers fire protection, emergency medical services, rescue, fire prevention, public education, and hazardous materials response for the City of Folsom. In an effort to meet the increasing need for fire protection and emergency medical services within the Folsom Plan Area, it was determined that an additional fire station is necessary. The concept and location for fire station 34 were included in the adopted Folsom Plan Area Specific Plan.

GENERAL PLAN DESIGNATION
MLD (Multi-Family Low Density)

SPECIFIC PLAN DESIGNATION
SP-MLD PD (Specific Plan-Multi-Family Low Density, Planned Development District)

ADJACENT LAND USES/ZONING
North: SP-MLD-PD (Enclave at Folsom Ranch)
South: Savannah Parkway with SP-SFHD-PD (Mangini Ranch Phase 2 Village 2) beyond
East: SP-P (Park) and SP-PQP (future school)
West: SP-MLD-PD (Rockcress at Folsom Ranch)

SITE CHARACTERISTICS
The project site has been graded and site improvements (underground utilities) are currently in the process.

APPLICABLE CODES
FPASP (Folsom Plan Area Specific Plan)
Folsom Plan Area Specific Plan Community Design Guidelines
FMC 17.06, Design Review
Attachment 3
Conditions of Approval
# CONDITIONS OF APPROVAL FOR THE FIRE STATION NO. 34 DESIGN REVIEW (DRCL22-00304)

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
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</table>
| 1.                  | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below and provided in Attachments 5 and 6:  
  - Architectural, Building, and Landscape Plans dated October 05, 2022  
  - Exterior Colors and Materials dated January 28, 2023  
  This project approval is for the fire station No. 34 Design Review, which includes design review approval for the construction of a new 13,932-square-foot fire station and associated site improvements (DRCL22-00304). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. | B | CD (P)(E) |
| 2.                  | Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards, and other requirements of the City of Folsom. | B | CD (P)(E)(B) |
| 3.                  | The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:  
  - The City bears its own attorney’s fees and costs; and  
  - The City defends the claim, action or proceeding in good faith  
  The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. | OG | CD (P)(E)(B) PW, PR, FD, PD, NS |
## DEVELOPMENT COSTS AND FEE REQUIREMENTS

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<tr>
<th></th>
<th>Description</th>
<th>Code</th>
<th>Notes</th>
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<tbody>
<tr>
<td>4</td>
<td>If applicable, the City shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
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<td>5</td>
<td>If applicable, the City shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</td>
<td>B</td>
<td>CD (E)</td>
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<td>6</td>
<td>The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</td>
<td>B</td>
<td>CD (P)(E)</td>
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<tr>
<td>7</td>
<td>If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.</td>
<td>B</td>
<td>CD (P)(E)</td>
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<td>8</td>
<td>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations, or other exactions imposed on this project will begin on the date of final approval (February 15, 2023). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</td>
<td>B</td>
<td>CD (P)(E), PW, PK</td>
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If applicable, the owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.

<table>
<thead>
<tr>
<th>ARCHITECTURE/SITE DESIGN REQUIREMENTS</th>
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<tr>
<td>9. If applicable, the owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</td>
</tr>
<tr>
<td>10. Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer, photo condenser, or internal cutoffs on light standards adjacent to the residences. Lighting shall be designed to be directed downward onto the project site and away from adjacent residences and public rights-of-way.</td>
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<tr>
<td>11. Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be provided in accordance with the current edition of the City of Folsom Standard Construction Specifications and the Design and Procedures Manual and Improvement Standards. All necessary rights-of-way and/or easements shall be dedicated to the City for these improvements.</td>
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<tr>
<td>12. The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.</td>
</tr>
<tr>
<td>13. The required public and private improvements including landscape and irrigation improvements for the project shall be completed and accepted by the Community Development Department prior to issuance of a Certificate of Occupancy for the project.</td>
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</tbody>
</table>
14. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom *Standard Construction Specifications.*

15. The owner/applicant shall coordinate the planning, development, and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).

16. Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.
17. The project shall comply with the following architecture and design requirements:

1. This approval is for development 13,932-square-foot fire station. The applicant shall submit building plans that comply with this approval and the attached building elevations dated October 05, 2022.

2. The design, materials, and colors of the proposed Fire Station building dated January 28, 2023, shall be consistent with the submitted building elevations, building renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.

3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.

4. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design.

5. The final location, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department.

6. Five (5) bicycle parking spaces shall be provided at the front entrance to the proposed building. The bicycle parking facilities shall consist of at least a stationary bicycle rack, a concrete slab or vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to a stationary object.
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<thead>
<tr>
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<th>FIRE DEPARTMENT REQUIREMENT</th>
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<th>FD</th>
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<tr>
<td>18.</td>
<td>The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.</td>
<td>B</td>
<td>FD</td>
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<td>19.</td>
<td>Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.</td>
<td>I, B</td>
<td>FD</td>
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</table>
## LANDSCAPING/TREE PRESERVATION REQUIREMENTS

| 20. | Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations, and restrictions pertaining to water conservation and outdoor landscaping. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans, and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with City-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Folsom fire station No. 34 project. |
| 21. | The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature. | I | CD (P)(E) | OG | CD (P)(E) |
## NOISE REQUIREMENTS

| 22. | Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction on Sundays or holidays shall be permitted. Construction equipment shall be muffled and shrouded to minimize noise levels. | G, I, B | CD (P)(E) |

## ENVIRONMENTAL WATER RESOURCES REQUIREMENTS

| 23. | The irrigation line shall be off the existing 8-inch non-potable waterline. This shall be corrected prior to the issuance of a Building Permit. | B | CD (E) PD |
| 24. | Multiple isolation valves shall be implemented per WR-23 and shall be corrected prior to the issuance of a Building Permit. | B | CD (E) PD |
| 25. | A lower lateral cleanout shall be placed within 5-feet of the property line and shall be corrected prior to the issuance of a Building Permit. | B | CD (E) PD |

## ENERGY CONSERVATION REQUIREMENTS

| 26. | The proposed fire station shall utilize a certified cool roof with an aged solar reflectance of at least 0.63 and a minimum thermal emittance of 0.75 per California Energy Commission Title 24 standards. | B | CD (P) (B) |

## OTHER AGENCY REQUIREMENT

| 27. | The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan. | G, I | CD (P)(E) |

## SIGNAGE REQUIREMENTS

| 28. | All future signage associated with the project shall comply with the Folsom Municipal Code and the Folsom Plan Area Specific Plan Community Design Guidelines. | OG | CD (B)(P) |

### RESPONSIBLE DEPARTMENT

| CD | Community Development Department |
| (P) | Planning Division |
| (E) | Engineering Division |
| (B) | Building Division |
| (F) | Fire Division |
| PW | Public Works Department |

### WHEN REQUIRED

<p>| I | Prior to approval of Improvement Plans |
| M | Prior to approval of Final Map |
| B | Prior to issuance of first Building Permit |
| O | Prior to approval of Occupancy Permit |
| G | Prior to issuance of Grading Permit |
| DC | During construction |</p>
<table>
<thead>
<tr>
<th></th>
<th>Park and Recreation Department</th>
<th>OG</th>
<th>On-going requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>PD</td>
<td>Police Department</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Planning Commission
Fire Station 34 Commercial Design Review (DRCL22-00304)
February 15, 2023
Attachment 4
Vicinity Map
Attachment 5
Building Plans dated October 05, 2022
City of Folsom Community Development Department

GENERAL NOTES:

1. All construction shall be designed and constructed in accordance with the requirements and regulations of the City of Folsom Community Development Department.
2. The contractor shall ensure that all work is performed in a manner that complies with all applicable codes, ordinances, and regulations.
3. All construction materials shall be of the quality and type specified in the contract documents.
4. The contractor shall ensure that all work is performed in a safe and prudent manner.
5. The contractor shall ensure that all work is performed in a timely manner.
6. The contractor shall ensure that all work is performed in a quiet and orderly manner.
7. The contractor shall ensure that all work is performed in a manner that is aesthetically pleasing.
8. The contractor shall ensure that all work is performed in a manner that is environmentally friendly.
9. The contractor shall ensure that all work is performed in a manner that is cost-effective.

WATER NOTES (PUBLIC AND PRIVATE):

1. All water lines shall be designed and constructed in accordance with the requirements and regulations of the City of Folsom Community Development Department.
2. The contractor shall ensure that all work is performed in a manner that complies with all applicable codes, ordinances, and regulations.
3. All water lines shall be of the quality and type specified in the contract documents.
4. The contractor shall ensure that all work is performed in a safe and prudent manner.
5. The contractor shall ensure that all work is performed in a timely manner.
6. The contractor shall ensure that all work is performed in a quiet and orderly manner.
7. The contractor shall ensure that all work is performed in a manner that is aesthetically pleasing.
8. The contractor shall ensure that all work is performed in a manner that is environmentally friendly.
9. The contractor shall ensure that all work is performed in a manner that is cost-effective.

WATER NOTES (PRIVATE):

1. All private water lines shall be designed and constructed in accordance with the requirements and regulations of the City of Folsom Community Development Department.
2. The contractor shall ensure that all work is performed in a manner that complies with all applicable codes, ordinances, and regulations.
3. All private water lines shall be of the quality and type specified in the contract documents.
4. The contractor shall ensure that all work is performed in a safe and prudent manner.
5. The contractor shall ensure that all work is performed in a timely manner.
6. The contractor shall ensure that all work is performed in a quiet and orderly manner.
7. The contractor shall ensure that all work is performed in a manner that is aesthetically pleasing.
8. The contractor shall ensure that all work is performed in a manner that is environmentally friendly.
9. The contractor shall ensure that all work is performed in a manner that is cost-effective.

FIRE NOTES (PUBLIC AND PRIVATE):

1. All fire lines shall be designed and constructed in accordance with the requirements and regulations of the City of Folsom Community Development Department.
2. The contractor shall ensure that all work is performed in a manner that complies with all applicable codes, ordinances, and regulations.
3. All fire lines shall be of the quality and type specified in the contract documents.
4. The contractor shall ensure that all work is performed in a safe and prudent manner.
5. The contractor shall ensure that all work is performed in a timely manner.
6. The contractor shall ensure that all work is performed in a quiet and orderly manner.
7. The contractor shall ensure that all work is performed in a manner that is aesthetically pleasing.
8. The contractor shall ensure that all work is performed in a manner that is environmentally friendly.
9. The contractor shall ensure that all work is performed in a manner that is cost-effective.

AQMD NOTES:

1. All air quality control measures shall be designed and constructed in accordance with the requirements and regulations of the Air Quality Management District (AQMD).
2. The contractor shall ensure that all work is performed in a manner that complies with all applicable codes, ordinances, and regulations.
3. All air quality control measures shall be of the quality and type specified in the contract documents.
4. The contractor shall ensure that all work is performed in a safe and prudent manner.
5. The contractor shall ensure that all work is performed in a timely manner.
6. The contractor shall ensure that all work is performed in a quiet and orderly manner.
7. The contractor shall ensure that all work is performed in a manner that is aesthetically pleasing.
8. The contractor shall ensure that all work is performed in a manner that is environmentally friendly.
9. The contractor shall ensure that all work is performed in a manner that is cost-effective.

GENERAL PAYING SURFACE NOTES:

1. All paying surfaces shall be designed and constructed in accordance with the requirements and regulations of the City of Folsom Community Development Department.
2. The contractor shall ensure that all work is performed in a manner that complies with all applicable codes, ordinances, and regulations.
3. All paying surfaces shall be of the quality and type specified in the contract documents.
4. The contractor shall ensure that all work is performed in a safe and prudent manner.
5. The contractor shall ensure that all work is performed in a timely manner.
6. The contractor shall ensure that all work is performed in a quiet and orderly manner.
7. The contractor shall ensure that all work is performed in a manner that is aesthetically pleasing.
8. The contractor shall ensure that all work is performed in a manner that is environmentally friendly.
9. The contractor shall ensure that all work is performed in a manner that is cost-effective.
ACCEPTANCE TESTS-SANITARY SEWERS

1. The term "acceptance test" shall mean the determination of whether or not a sanitary sewer system or facility is in accordance with the plans and specifications for the work. The work shall be considered as completed and accepted when all systems and facilities have been tested and found satisfactory.

2. Acceptance tests shall be conducted in accordance with the standards and specifications for the work. All personnel engaged in the testing shall be qualified and authorized to perform the tests. The tests shall be conducted in a manner that will not damage the system or facility being tested.

3. All tests shall be conducted in a manner that will not damage the system or facility being tested.

EROSION AND SEDIMENT CONTROL NOTES:

1. All erosion and sediment control measures shall be constructed and maintained in accordance with the plans and specifications for the work. All personnel engaged in the construction shall be qualified and authorized to perform the tests. The tests shall be conducted in a manner that will not damage the system or facility being tested.

2. Acceptance tests shall be conducted in accordance with the standards and specifications for the work. All personnel engaged in the testing shall be qualified and authorized to perform the tests. The tests shall be conducted in a manner that will not damage the system or facility being tested.

GENERAL NOTES:

1. All tests shall be conducted in a manner that will not damage the system or facility being tested.

2. Acceptance tests shall be conducted in accordance with the standards and specifications for the work. All personnel engaged in the testing shall be qualified and authorized to perform the tests. The tests shall be conducted in a manner that will not damage the system or facility being tested.
PLANTING NOTES:

1. All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be free of Triad grade before planting begins.
2. Fine grade shall be 2" surface of soil, mulch, and exposed grade. Planting areas shall be prepped as 2" surface of soil, mulch, and exposed grade.
3. A planting area shall be approved for a new planting if the existing soil is free of debris, trash, and construction materials larger than 2", and shall be free of Triad grade before planting begins.
4. Landscape contractor must avoid creating areas less than 6" deep to determine acceptable grades, for both planting and irrigation purposes. For all planting areas, steep, ramped, and exposed grades shall be kept level to prevent water erosion and soil instability.
5. Landscape contractor must avoid creating areas less than 6" deep to determine acceptable grades, for both planting and irrigation purposes. For all planting areas, steep, ramped, and exposed grades shall be kept level to prevent water erosion and soil instability.
6. Any areas shall be approved for a new planting if the existing soil is free of debris, trash, and construction materials larger than 2", and shall be free of Triad grade before planting begins.
7. All plants shall be top-quality nursery stock, free of disease and insect pests. Plants shall be in good condition, without defects, and shall be planted at the proper depth.
8. All plants shall be transplanted onto the grade, and shall be watered adequately.
9. All plants shall be top-quality nursery stock, free of disease and insect pests. Plants shall be in good condition, without defects, and shall be planted at the proper depth.
10. All plants shall be transplanted onto the grade, and shall be watered adequately.

IRRIGATION NOTES:

1. All plantings shall be irrigated with a temporary irrigation system approved by the Landscape Architect.
2. Irrigation systems shall be designed to ensure the proper amount of water is applied to each planting area.
3. All plants shall be top-quality nursery stock, free of disease and insect pests. Plants shall be in good condition, without defects, and shall be planted at the proper depth.
4. All plants shall be transplanted onto the grade, and shall be watered adequately.
5. All plants shall be top-quality nursery stock, free of disease and insect pests. Plants shall be in good condition, without defects, and shall be planted at the proper depth.
6. All plants shall be transplanted onto the grade, and shall be watered adequately.

GENERAL NOTES:

1. Landscape areas not covered with the material shall be covered with a 3" - 5" thick mulch layer.
2. All plants shall be top-quality nursery stock, free of disease and insect pests. Plants shall be in good condition, without defects, and shall be planted at the proper depth.
3. All plants shall be top-quality nursery stock, free of disease and insect pests. Plants shall be in good condition, without defects, and shall be planted at the proper depth.
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DRAWING INDEX:

1.0 - COVER SHEET
1.1 - IRRIGATION PLAN
2.1 - PLUMBING PLAN
2.2 - PLUMBING DETAILS
3.1 - CALCULATIONS
UNDESLAB INSULATION PLAN
### Folsom Fire Station No. 34

#### Folsom Fire Department

This page contains a table and a diagram related to outdoor lighting specifications for the Folsom Fire Station No. 34. The table provides details such as model number, fixture type, lumens, wattage, and other relevant information. The diagram likely illustrates the layout or configuration of the outdoor lighting system. The text is in English, and the page includes sections for outdoor lighting specifications and diagrams.
FIRE ALARM DEVICE ELEVATIONS

FIRE ALARM NOTES:
1. All fire alarm control panels are to be mounted in the area shown. Battery backs are to be installed in the area shown. All devices are to be interconnected with a suitable fire alarm system.
2. All fire alarm control panels are to be mounted in the area shown. All devices are to be interconnected with a suitable fire alarm system.
3. All fire alarm control panels are to be mounted in the area shown. All devices are to be interconnected with a suitable fire alarm system.
4. All fire alarm control panels are to be mounted in the area shown. All devices are to be interconnected with a suitable fire alarm system.
5. All fire alarm control panels are to be mounted in the area shown. All devices are to be interconnected with a suitable fire alarm system.
6. All fire alarm control panels are to be mounted in the area shown. All devices are to be interconnected with a suitable fire alarm system.

FIRE ALARM DIAGRAM

LIGHTING CONTROL CABINET "LCC"

LIGHTING CONTROL DIAGRAM "LCC"
Attachment 6
Exterior Colors and Materials Renderings dated January 28, 2023
MANUFACTURED STONE VENEER
ELDORADO STONE "FIELDLEDGE" - COLOR: ANDANTE

METAL ROOFING
METAL SALES SLATE GREY

METAL SIDING - WALLS
METAL SALES PATRIOT RED

METAL SIDING - WALLS
METAL SALES METALLIC SILVER

METAL SIDING - WALLS
METAL SALES MISTIQUE PLUS

EXTERIOR DOORS / FRAMES
ROOF TRIM & BRACING
PAINT: SHERWIN WILLIAMS
SW 7069 IRON ORE
Attachment 7
Previously Approved Categorical Exemption Documentation
Notice of Exemption

To: □ Office of Planning and Research
    1400 Tenth Street, Room 121
    Sacramento, CA 95814
    ☑ County Clerk
    County of Sacramento

From: (Public Agency) City of Folsom
Public Works Department
50 Natoma Street, Folsom, CA 95630

Project Title: City of Folsom Fire Station No. 34

Project Location – Specific: Southeast corner of the intersection of Westwood Drive and Old Ranch Way, Folsom, CA 95630

Project Location – City: Folsom Project Location – County: Sacramento

Description of Nature, Purpose, and Beneficiaries of Project:

The City of Folsom Fire Station No. 34 project includes the development of a 12,000-square-foot fire station (Fire Station No. 34) on a 1.5-acre parcel within the Folsom Plan area. See additional pages and figures.

Name of Public Agency Approving Project: City of Folsom

Name of Person or Agency Carrying Out Project: Public Works Department

Exempt Status: (check one)

☐ Ministerial (Sec. 21080(b) (1); 15268);
☐ Declared Emergency (Sec. 21080 (b) (3); 15269(a));
☐ Emergency Project (Sec. 21080 (b) (4); 15269(b) (c));
☑ Categorical Exemption. (In-Fill Development Project; Sec. 15332)
☐ Statutory Exemption. (State code number)

Reasons why project is exempt: This project is a Class 32 in-fill development project and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Section 15332.

Lead Agency
Contact Person: Brian Reed Area Code/telephone/Extension: (916) 461-6707

If filed by applicant:
1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: [Signature]
(TYPE NAME)
Date: 8/11/2022 Title: Engineering Manager
City of Folsom
Public Works

☐ Signed by Lead Agency Date received for filing at OPR:
☐ Signed by Applicant
AGENDA ITEM NO. 4
Type: Public Meeting
Date: February 15, 2023

Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Russell Ranch Phase 2 Villages 1 & 2 Residential Design Review Modifications

File #: DRCL22-00319

Request: Residential Design Review

Location: North of White Rock Road and east of Empire Ranch Road in the Folsom Plan Area Specific Plan

Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner
Name: AG Essential Housing CA 4, LP
Address: 8585 Hartford Drive, Suite 118
Scottsdale, AZ 85255

Applicant
Name: Lennar Homes of California
Address: 1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application to modify two master plans within the previously approved Russell Ranch Phase 2 Villages 1 and 2 project as illustrated on Attachment 7 (DRCL22-00319), based on the findings (Findings A-J) and subject to the conditions of approval (Conditions 1-14) attached to this report.

Project Summary: The proposed project involves a request for Residential Design Review approval to modify the design and increase the size of the two single-story master plans for Phase 2 Villages 1 and 2 of the previously approved Russell Ranch Subdivision.

Table of Contents:
1. Description/Analysis
2. Background
3. Conditions of Approval
4. Vicinity Map
5. Approved Subdivision Map
6. Originally Approved Plans and Color/Materials Board
7. Modified Plans, dated February 2, 2023
8. Project Narrative
9. Russell Ranch Design Guidelines

Submitted,

PAM JOHNS
Community Development Director
ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT’S PROPOSAL
The applicant, Lennar Homes of California, is requesting Residential Design Review approval to modify two single-story master plans within Villages 1 and 2 of the previously approved Russell Ranch Phase 2 Subdivision project. Specifically, the applicant is requesting to modify the design of their Sterling Hills Plans 1 and 2 products and increase their sizes from 1,991 square feet to 2,154 square feet for Plan 1 from 2,162 square feet to 2,421 square feet for Plan 2. Plan 1 now includes an additional bedroom (replacing an office), laundry room and patio and Plan 2 now includes an additional tandem garage parking space. The remaining two products will be architecturally unchanged. The architectural styles of the modified products (Spanish Colonial Revival, California Wine and Transitional Bungalow) and the approved colors and materials will also remain. The approved Plans 1-4 and colors and materials board are provided in Attachment 6 and the updated plans are included in Attachment 7. The approved and proposed front elevations are illustrated below.

FIGURE 1: APPROVED FRONT ELEVATIONS

FIGURE 2: PROPOSED FRONT ELEVATIONS
POLICY/RULE

Folsom Municipal Code (FMC), Section 17.06.030 requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission. Pursuant to FMC section 17.06.080(B), the Planning Commission must make the following findings in approving, conditionally approving, or denying the design review application:

1. Project compliance with the general plan and any applicable specific plans and zoning ordinances;
2. Conformance with any adopted city-wide design guidelines;
3. Conformance with any project-specific design guidelines and standards approved through the planned development permit process or similar review process;
4. Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

ANALYSIS

Project Compliance with Applicable Specific Plan - Development Standards

The proposed project is subject to the development standards established by the Folsom Plan Area Specific Plan for SFHD (Single-Family High Density)-designated properties. The following table demonstrates that the proposed project is consistent with the required development standards:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Requirement</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>4,500 SF</td>
<td>4,500 SF minimum</td>
</tr>
<tr>
<td>Front Porch Setback</td>
<td>12.5 Feet</td>
<td>12.5 Feet</td>
</tr>
<tr>
<td>Front Primary Structure Setback</td>
<td>12.5 Feet</td>
<td>12.5 Feet</td>
</tr>
<tr>
<td>Front Garage Setback</td>
<td>18 Feet</td>
<td>18 Feet</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>5 Feet</td>
<td>5 Feet</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>15 Feet (10 Feet for patio rooms)</td>
<td>15 Feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50% (55% with patio rooms)</td>
<td>50% (55% with patio rooms)</td>
</tr>
</tbody>
</table>

Conformance with Applicable Design Guidelines

The proposed project, which is located within the eastern portion of the Folsom Plan Area, is subject to the Russell Ranch Design Guidelines (included at Attachment 9), which were originally approved by the City Council in 2015 and modified on March 27, 2018. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Design Guidelines,
which are intended to act as an implementation tool for residential development within the Russell Ranch Subdivision, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. While these Design Guidelines establish the quality of architectural and landscape development for the overall subdivision, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City’s rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of residential projects within the Russell Ranch Subdivision. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Russell Ranch Subdivision to ensure quality development:

- Master Home Plan series must include a minimum of three unique building elevations
- Provide an elegant and diverse streetscape
- Building massing must be appropriate and authentic to the architectural style
- Horizontal and vertical articulation is required
- Include varied roof shapes and forms
- Avoid repetition of identical architectural styles
- Ensure four-sided architecture is provided
- Highly visible lots require additional architectural enhancements

In addition to the general architectural principles referenced above, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including building forms, roof details, wall materials, window and door designs, and decorative details. Each of the architectural styles is required to include a specific set of style elements (form, roof, walls, windows/doors, and details) based on the particular design theme. Based on the highly visible nature of the residential lots within the Russell Ranch Subdivision, the Design Guidelines also require that corner lots and lots adjacent to open space provide additional enhanced elements above and beyond the minimum required style elements for the building elevations facing the street(s) and open space areas respectively. The following are examples of required and enhanced style elements that are relevant to the proposed project:

- Provide symmetrical or asymmetrical form
- Utilize simple massing, front or side gabled
- Include a deep front entry porch
• Provide low-pitched roofs with large over-hanging eaves
• Wall materials should include stucco, lap siding, wood shingles, and masonry/brick
• Use windows individually or in groups
• Provide head and sill window trim or full window surrounds
• Utilize two stories with combination of one and two-story elements (enhanced element)
• Include steep pitched accent gable (enhanced element)
• Provide smooth or imperfect smooth stucco (enhanced element)
• Utilize casement windows (enhanced element)
• Feature entry porch columns with single or multiple posts (enhanced element)
• Include exposed rafter tails or eaves (enhanced element)

In reviewing the architecture and design of the project, staff determined that the modified design of the Sterling Hills Plan 1 product and the increased massing of the Sterling Hills Plan 2 product continue to accurately reflect the level and type of high-quality design features recommended by the Russell Ranch Design Guidelines. Specifically, the modified master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: varied roof shapes and forms, covered entries, themed garage doors, distinct window design, and enhanced decorative elements. In addition, each of the proposed modified master plans meet or exceed the minimum and enhanced style element requirements as articulated in the Design Guidelines.

Compatibility With Surrounding Development and Consistency with General Design Theme of the Neighborhood

The proposed colors and materials remain unchanged and remain consistent with the materials recommended by the Russell Ranch Design Guidelines. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the master plans are consistent with the design principles established by the Russell Ranch Design Guidelines. As a result, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for the modification to two master plans (Sterling Hills, Plans 1 and 2), each with three building elevations within Phase 2 Villages 1 and 2 of the previously approved Russell Ranch Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated February 2, 2023.

2. The design, materials, and colors for the Russell Ranch Phase 2 Villages 1 and 2 residential units shall be consistent with the submitted building elevations, as well as the previously approved materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.

4. Driveways shall only be placed in the locations shown in plot plans approved by Community Development Department. No additional driveways shall be constructed on these lots.

5. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.

6. Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.

7. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

These recommendations listed above are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 12).

Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans, with the proposed conditions, is consistent with the design principles established by the Design Guidelines and is also compatible with surrounding development and consistent with the general design theme of the neighborhood.

ENVIRONMENTAL REVIEW
An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Staff has determined that no new impacts will result from development of the subject project that were not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION
Staff recommends approval of the proposed project, based on the following findings and
subject to the conditions of approval included in this report.

**PLANNING COMMISSION ACTION**
Move to Approve a Residential Design Review Application to modify two master plans within the previously approved Russell Ranch Phase 2 Villages 1 and 2 project as illustrated on Attachment 7 for the Russell Ranch Phase 2 Villages 1 and 2 Residential Design Review Modifications project (DRCL22-00319) based on the findings (Findings A-J) and subject to the conditions of approval (Conditions 1-14) attached to this report.

**GENERAL FINDINGS**

A. **NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.**

B. **THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE RUSSELL RANCH DESIGN GUIDELINES, AS AMENDED IN ASSOCIATION WITH THIS APPLICATION.**

**CEQA FINDINGS**

C. **THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.**

D. **THE CITY PREVIOUSLY DETERMINED THAT THE RUSSELL RANCH SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.**

E. **THE CITY PREVIOUSLY DETERMINED THAT THE RUSSELL RANCH SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.**

F. **NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.**

G. **NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.**

**DESIGN REVIEW FINDINGS**

H. **THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE APPLICABLE ZONING ORDINANCES.**
I. THE PROJECT IS IN CONFORMANCE WITH THE RUSSELL RANCH DESIGN GUIDELINES.

J. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
ATTACHMENT 2
BACKGROUND

BACKGROUND
On October 6, 2021, the Planning Commission approved a Residential Design Review Application for 305 traditional single-family residential units within Phase 2 Village 3 and Phase 3 of the previously approved Russell Ranch Subdivision and an amendment to the Russell Ranch Design Guidelines to allow for garages to be located in front of living space and porches in one master plan containing multi-generational units. The design review approval included thirteen individual master plans, seven distinct California heritage-themed architectural styles and nine color and material alternatives.

On December 15, 2021, the Planning Commission approved Large Lot and Small Lot Vesting Tentative Subdivision Map Amendments and Russell Ranch Design Guideline Amendments to remove the Active Adult designation, and Design Review for the 208 units of Villages 1, 2 and 4 of the previously approved Russell Ranch Phase 2 subdivision. The design review approval included nine individual master plans, five distinct California heritage-themed architectural styles and 12 color and material alternatives.

GENERAL PLAN DESIGNATION
SFHD (Single-Family High Density)

SPECIFIC PLAN DESIGNATION
SP-SFHD (Folsom Plan Area Specific Plan, Single-Family High Density District)

ADJACENT LAND USES/ZONING
North: Folsom Heights subdivision (SP-SFHD)
South: Open Space (SP-PQP) with Russell Ranch Phase 2 and White Rock Springs Ranch subdivisions (SP-SF and SP-SFHD) beyond
East: Folsom Heights subdivision (SP-SF) and land zoned P/QP with Empire Ranch Road beyond
West: Open Space (SP-PQP) with land designated for parks (SP-P) and public-quasi public uses (SP-PQP) with Russell Ranch Phase 2 and White Rock Springs Ranch subdivisions (SP-SF and SP-SFHD) beyond

SITE CHARACTERISTICS
The project site has been rough graded. Site improvements (underground utilities,
roadways, curbs, gutters, sidewalks, etc.) are under construction.

**APPLICABLE CODES**

- FMC 17.06, Design Review
- FPASP (Folsom Plan Area Specific Plan)
- Russell Ranch Design Guidelines
Attachment 3
Conditions of Approval
### CONDITIONS OF APPROVAL FOR RUSSELL RANCH PHASE 2 VILLAGES 1 AND 2 RESIDENTIAL DESIGN REVIEW MODIFICATIONS (DRCL22-00319)

<table>
<thead>
<tr>
<th>Condition</th>
<th>WhenReqd.</th>
<th>ResponsibleDept.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td>• Modified Plans, dated February 2, 2023</td>
<td></td>
<td></td>
</tr>
<tr>
<td>This project approval is for the Russell Ranch Phase 2 Villages 1 and 2 Design Review Modifications (DRCL23-00319), which includes design review approval to modify two master plans within the previously approved Russell Ranch Phase 2 Villages 1 and 2 project, as illustrated on Attachment 7. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</td>
<td>B</td>
<td>CD (P)(E)(B)</td>
</tr>
<tr>
<td>3. The project approvals granted under this staff report shall remain in effect for two years from final date of approval (February 15, 2025). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</td>
<td>B</td>
<td>CD (P)</td>
</tr>
<tr>
<td>4. All conditions of approval for the Russell Ranch Phase 2 Subdivision Lots 24-32 project (PN 21-118), as modified by the conditions of approval for this project (DRCL22-00319) remain in effect and are incorporated by reference.</td>
<td>OG</td>
<td>CD (P)(E)(B)</td>
</tr>
<tr>
<td>5. The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</td>
<td>OG</td>
<td>CD (P)(E)(B)</td>
</tr>
<tr>
<td>• The City bears its own attorney’s fees and costs; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The City defends the claim, action or proceeding in good faith</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</td>
<td></td>
<td>PW, PR, FD, PD, NS</td>
</tr>
<tr>
<td>DEVELOPMENT COSTS AND FEE REQUIREMENTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
</tbody>
</table>
### CONDITIONS OF APPROVAL FOR RUSSELL RANCH PHASE 2 VILLAGES 1 AND 2 RESIDENTIAL DESIGN REVIEW MODIFICATIONS (DRCL22-00319)

<table>
<thead>
<tr>
<th>Condition</th>
<th>When Req'd.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>7. If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</td>
<td>B</td>
<td>CD (E)</td>
</tr>
<tr>
<td>8. The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td>9. If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td>10. This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (February 15, 2023). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</td>
<td>B</td>
<td>CD (P)(E), PW, PK</td>
</tr>
<tr>
<td>11. The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</td>
<td>B</td>
<td>CD (P)</td>
</tr>
</tbody>
</table>

### ARCHITECTURE/SITE DESIGN REQUIREMENTS
## CONDITIONS OF APPROVAL FOR RUSSELL RANCH PHASE 2 VILLAGES 1 AND 2 RESIDENTIAL DESIGN REVIEW MODIFICATIONS (DRCL22-00319)

<table>
<thead>
<tr>
<th>Condition</th>
<th>When Reqd.</th>
<th>Responsible Dept.</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. The project shall comply with the following architecture and design requirements:</td>
<td>B</td>
<td>CD (P) (B)</td>
</tr>
<tr>
<td>1. This approval is for the modification to two master plans (Sterling Hills, Plans 1 and 2), each with three building elevations within Phase 2 Villages 1 and 2 of the previously approved Russell Ranch Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated February 2, 2023.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. The design, materials, and colors for the Russell Ranch Phase 2 Villages 1 and 2 residential units shall be consistent with the submitted building elevations, as well as the previously approved materials samples, and color scheme to the satisfaction of the Community Development Department.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Driveways shall only be placed in the locations shown in plot plans approved by Community Development Department. No additional driveways shall be constructed on these lots.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.</td>
<td></td>
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</tr>
<tr>
<td>7. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.</td>
<td></td>
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</tbody>
</table>
## CONDITIONS OF APPROVAL FOR RUSSELL RANCH PHASE 2 VILLAGES 1 AND 2 RESIDENTIAL DESIGN REVIEW MODIFICATIONS (DRCL22-00319)

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<tr>
<th>Condition</th>
<th>When Req'd.</th>
<th>Responsible Dept.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FIRE DEPARTMENT REQUIREMENT</strong></td>
<td></td>
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</tr>
<tr>
<td>13. The buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.</td>
<td>B</td>
<td>FD</td>
</tr>
<tr>
<td><strong>POLICE/SECURITY REQUIREMENT</strong></td>
<td></td>
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</tr>
<tr>
<td>14. The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</td>
<td>B</td>
<td>PD</td>
</tr>
<tr>
<td>• A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).</td>
<td></td>
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</tr>
<tr>
<td>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</td>
<td></td>
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</tbody>
</table>

### RESPONSIBLE DEPARTMENT

<table>
<thead>
<tr>
<th>When Required</th>
<th>CD</th>
<th>Community Development Department (P) Planning Division (E) Engineering Division (B) Building Division (F) Fire Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td></td>
<td>Prior to approval of Improvement Plans</td>
</tr>
<tr>
<td>M</td>
<td></td>
<td>Prior to approval of Final Map</td>
</tr>
<tr>
<td>B</td>
<td></td>
<td>Prior to issuance of first Building Permit</td>
</tr>
<tr>
<td>O</td>
<td></td>
<td>Prior to approval of Occupancy Permit</td>
</tr>
<tr>
<td>G</td>
<td></td>
<td>Prior to issuance of Grading Permit</td>
</tr>
<tr>
<td>DC</td>
<td></td>
<td>During construction</td>
</tr>
<tr>
<td>OG</td>
<td></td>
<td>On-going requirement</td>
</tr>
</tbody>
</table>

PD | Police Department
Attachment 4
Vicinity Map
Attachment 5
Approved Subdivision Map
Attachment 6
Originally Approved Plans and Color/Materials Board
Refer to landscape drawings for wall, tree, and shrub locations.
Refer to landscape drawings for wall, tree, and shrub locations.

**EXTERIOR LIGHTS**

- "A" SPANISH COLONIAL REVIVAL
- "B" CALIFORNIA WINE
- "C" TRADITIONAL BUNGALOW

**PLAN 3 (3008)**

**FRONT ELEVATIONS**

Sterling Hills at **RUSSELL RANCH**

55' x 105'  
20119F

09/27/2022

A-73
Refer to landscape drawings for wall, tree, and shrub locations.
STERLING HILLS AT RUSSELL RANCH
FOLSOM, CA

**EO ELEVATIONS SPANISH COLONIAL REVIVAL**

**SCHEME 1** | **SCHEME 2** | **SCHEME 3**
---|---|---
STUCCO PAINT BODY | SW7126 | SW7173 | SW7130
NAVADO WHITE | SW7126 | EAGLE BEIGE | BARCELONA BEIGE
FASCA / TRIM / GARAGE DOOR | SW6968 | SW7134 | SW7187
SREVITY BROWN | STATUS BRONZE | RIVIERA MEDIUM BROWN
FRONT DOOR / SHUTTERS | SW2803 | SW9140 | SW2812
RIOCO TERRA COTTA | BLUSTERY SKY | COASTAL PLAIN
CABLE END DETAIL | SW1011 | SW1011 | SW1011
TAMBARK | TAMBARK | TAMBARK
ROOF: FULL "S" TILE | 1HBCS3564 | 1HBCS3562 | 1HBCS3561
BARCELONA MISSION BLEND | GARNET BLEND | SMOKEY TOPAZ BLD
TERRACOTTA PAVERS | SALTO TILES SQ | UNSEALED SAT SQ | UNSEALED SAT SQ
**FASCIA / TRIM / GARAGE**

**SCHEME 4** | **SCHEME 5** | **SCHEME 6**
---|---|---
STUCCO PAINT BODY | SW1074 | SW1074 | SW1074
COCOA WHIP | KEYSTONE GRAY | DOUBLE LATTE
FASCA / TRIM / GARAGE DOOR | SW6878 | SW7136 | SW7136
REALIST BEIGE | ACCESSIBLE BEIGE | KLIM BEIGE
FRONT DOOR / SHUTTERS | SW2719 | SW1872 | SW1872
DORING SLATE | GARDEN GATE | FOX
ROOF: FLAT SLATE | 1FACS1152 | 1FACS1152 | 1FACS1152
CHERRYWOOD | CHARCOAL BROWN BLD | MONTE SERENO BLD
METAL ROOF: | PARCHMENT | ZINC GREY | DARK BRONZE
STONE: | FIELD EDGE | HILLSTONE | FIELD EDGE
GROUT | GRAY | GRAY | GRAY

**CO ELEVATIONS TRANSITIONAL BUNGALOW**

**SCHEME 7** | **SCHEME 8** | **SCHEME 9**
---|---|---
STUCCO PAINT BODY | SW7308 | SW7301 | SW7540
TAMARIND | ANALYTICAL GRAY | ARTISAN
FASCA / TRIM | SW7310 | SW7310 | SW7310
TEA CHEST | DORSET WHITE | COCONUT HUSK
DARLING DOOR / SHINGLE SIDING | SW7252 | SW7252 | SW7252
SW7252 | TOASTY HARDWARE | ROCKWOOD CLAY
BOARDS & BATTEN SIDING | SW7338 | SW7338 | SW7338
TAMARIND | ANALYTICAL GRAY | ARTISAN
FRONT DOOR | SW2806 | SW2806 | SW2806
FAIRBCO BROWN | CAST IRON | HOBBERL GRAY
ROOF: FLAT SHHKE | 1FBCJ116 | 1FBCJ4071 | 1FBCD007
SMOKEY TOPAZ BLD | OCEAN JASPER BLD | TOPAZ
STONE: | MT LEDGE PANELS | MT LEDGE PANELS | MOUNTAIN LEDGE
MOUNTAIN LEDGE | SILVERTON | WHISKEY CREEK | DURANGO

**WRITTEN COLOR SCHEMES**

---

**PAINT:** SHERWIN WILLIAMS
**STON / BRICK:** ELORIADO STONE
**ROOF:** BORAL
**GROUT:** ORCO / EQUAL
**PAVERS:** CASA CASTILLO
**METAL ROOF:** TAYLOR METALS

---

**NOTES:**
- ALL PLANNED HARNESS, DOWNspouts, ETC, TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
- ADDITIONAL PAINT AREAS ARE PERmitted TO BE PAINTED DIFFERENT OFF PAINT BREAKS.
- TOOLS AND MACHINES TO BE KEPT CLEAN.
- ALL MACHINES TO BE KEPT CLEAN.
- ALL MACHINES TO BE KEPT CLEAN.
- **SOLICITAR PAIS DE PHOTOSHOP & REPRESENTACIONES. NO COAR EL CAMPO.**
COLOR BOARDS - "A" SPANISH COLONIAL

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.
COLOR BOARDS - “B” CALIFORNIA WINE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.
COLOR BOARDS - "C" TRANSITIONAL BUNGALOW

STERLING HILLS
FOLSOM, CA
APR. 21, 2021
#20119F

TRANSITIONAL BUNGALOW
SCHEME #7

STERLING HILLS
FOLSOM, CA
APR. 21, 2021
#20119F

TRANSITIONAL BUNGALOW
SCHEME #8

STERLING HILLS
FOLSOM, CA
APR. 21, 2021
#20119F

TRANSITIONAL BUNGALOW
SCHEME #9

COLOR BOARDS - "C" TRANSITIONAL BUNGALOW
SEE SHEET L1.5 FOR PLANT PALETTE LISTS

6’ HIGH STREET FACING WOOD FENCING / GATES
PER APPROVED STANDARD (TYP.)
SEE DETAILS THESE PLANS SHEET L1.5
NOTE THAT VIEW FENCE OPTION MAY BE REQUIRED

6’ HIGH GOOD NEIGHBOR WOOD FENCING / GATES
PER APPROVED STANDARD (TYP.)
SEE DETAILS THESE PLANS SHEET L1.5
NOTE THAT VIEW FENCE OPTION MAY BE REQUIRED
SEE SHEET L1.5 FOR PLANT PALETTE LISTS

6' HIGH GOOD NEIGHBOR WOOD FENCING / GATES
PER APPROVED STANDARD (TYP.)
SEE DETAILS THESE PLANS SHEET L1.5
NOTE THAT VIEW FENCE OPTION MAY BE REQUIRED
DESIGN REVIEW LANDSCAPE NOTES:
The Landscape Construction Documents for the Final Plot plans and Plat Plans, which detail the construction of landscape elements, must be submitted for review and approval. These plans are for Design Review and Construction purposes only.

Landscape Notes:
1. Install all plant materials on the Hillside and Hillform Plan. Submit for approval for addition, including all grading, grading area, and landscape construction. If not completed, these materials will be installed immediately after the Final Plot and Plat Plans are approved.
2. Final inspection of all plant materials and installation shall be in accordance with the Final Plot Plans and Plat Plans approved by the City of Folson. Any damage or loss shall be the responsibility of the installer.
3. All work within public right-of-way shall be performed in compliance with the City of Folson's roadway and/or construction standards. All materials shall be maintained in accordance with the Construction Documents.
4. All plant materials shall be installed as shown on the plan and shall be approved by the City of Folson. Any damage or loss shall be the responsibility of the installer.
5. Chalk lines will be left on the ground and all work shall be installed in accordance with the Construction Documents. Note that these lines are not landscape materials and should be removed before the final inspection.
6. All plant materials shall be installed as shown on the plan and shall be approved by the City of Folson. Any damage or loss shall be the responsibility of the installer.
7. All plant materials shall be installed as shown on the plan and shall be approved by the City of Folson. Any damage or loss shall be the responsibility of the installer.
8. All plant materials shall be installed as shown on the plan and shall be approved by the City of Folson. Any damage or loss shall be the responsibility of the installer.
9. All plant materials shall be installed as shown on the plan and shall be approved by the City of Folson. Any damage or loss shall be the responsibility of the installer.
10. All plant materials shall be installed as shown on the plan and shall be approved by the City of Folson. Any damage or loss shall be the responsibility of the installer.

GOOD NEIGHBOR FENCING/GATES
Scale: 1/4"

STREET FACING FENCING/GATES
Scale: 1/4"
Attachment 7
Modified Plans, dated February 2, 2023
Refer to landscape drawings for wall, tree, and shrub locations.
"A" - SPANISH COLONIAL REVIVAL

"B" - CALIFORNIA WINE

"C" - TRANSITIONAL BUNGALOW

ROOF PLANS
PLAN 1 (2154)

Sterling Hills at RUSSELL RANCH
FOLSOM, CA

55' x 105'
20119F
02/02/2023
A-8

LENNAR
FLOOR PLAN

PLAN 2 (2421 "A")
4 BEDROOM, 2.5 BATH, 3 CAR
SEE SHEET L1.3 FOR PLANT PALETTE LIST

6'-0" HIGH GOOD NEIGHBOR WOOD FENCING / GATES PER APPROVED STANDARD (TYP.) SEE DETAILS THESE PLANS SHEET L1.3

NOTE THAT VIEW FENCE OPTION MAY BE REQUIRED

This plan provides details for the landscape design, including the location of driveways, sidewalks, streets, and turf areas. The plans reference other sheets for details on the plant palette list and fence specifications.
TREE PLANTING

- GOOD NEIGHBOR FENCING/GATES
- STREET FACING FENCING/GATES
- SHRUB PLANTING
- TUBULAR STEEL VIEW FENCING
GENERAL IRRIGATION NOTES:
- Design and placement of manifolds, shut-off valves, and system components is subject to site conditions.
- System backflow preventer valves are to be installed in accordance with local plumbing codes.
- System is designed per the irrigation system manufacturer's guidelines.

GRAINAGE NOTES:
- Grains should be stored under ground or in an insulated structure.
- Grains should be kept dry and not exposed to moisture or rain.

WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.):
- Irrigation POC shown at house. Systems are designed at 50 PSI at POC. Design flow is 3.0 GPM.
- Static water pressure at meter estimated at 50 PSI. Notify landscape architect if a discrepancy exists.

LIMIT OF HYDROZONE (TYP.):
- Planting areas only

SCH. 40 PVC SLEEVES AS REQ'D. (TYP.)

HZ A3
- LOW
- LOW
- EXTEND 1" SCH. 40 PVC AND EXTEND 1/2" SCH. 40 PVC TO REAR YARD

HZ A2
- MOD

HZ A1
- HIGH
- EXTEND 1" SCH. 40 PVC AND EXTEND 1/2" SCH. 40 PVC TO REAR YARD

CL
- SCHEDULE 40 PVC EXPOSED MANHOLE RINGS, SEAT, AND ALL MANHOLE PROJECTS AND MANHOLE PROJECTS.

2.0' TYP.

TREES

DRIP

SHRUBS

GALLONS PER MINUTE / HOUR

A1 2.8 TURF

A2 .9 TREES

HV

NW

AB-TPC 0.645HP 220V-1PH-60HZ

AB-TPC 0.645HP 220V-1PH-60HZ

PRECISION SPRINKLER SYSTEM

IREH 145R58-5000
IREH 145R58-5000

3' WALK

3' WALK

3' WALK

PLAN

2154

DRIVEWAY

3' WALK

STREET

PLANTING AREAS ONLY

WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 PSI AT POC. DESIGN FLOW IS 3.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS.

LIMIT OF HYDROZONE (TYP.):
PLANTING AREAS ONLY

SCH. 40 PVC SLEEVES

AS REQ'D. (TYP.)

HZ A3
- LOW
- LOW
- EXTEND 1" SCH. 40 PVC AND EXTEND 1/2" SCH. 40 PVC TO REAR YARD

HZ A2
- MOD

HZ A1
- HIGH
- EXTEND 1" SCH. 40 PVC AND EXTEND 1/2" SCH. 40 PVC TO REAR YARD

CL
- SCHEDULE 40 PVC EXPOSED MANHOLE RINGS, SEAT, AND ALL MANHOLE PROJECTS AND MANHOLE PROJECTS.

2.0' TYP.

TREES

DRIP

SHRUBS

GALLONS PER MINUTE / HOUR

A1 2.8 TURF

A2 .9 TREES

HV

NW

AB-TPC 0.645HP 220V-1PH-60HZ

AB-TPC 0.645HP 220V-1PH-60HZ

PRECISION SPRINKLER SYSTEM

IREH 145R58-5000
IREH 145R58-5000

3' WALK

3' WALK

3' WALK

PLAN

2154

DRIVEWAY

3' WALK

STREET

PLANTING AREAS ONLY

SCH. 40 PVC SLEEVES

AS REQ'D. (TYP.)

HZ A3
- LOW
- LOW
- EXTEND 1" SCH. 40 PVC AND EXTEND 1/2" SCH. 40 PVC TO REAR YARD

HZ A2
- MOD

HZ A1
- HIGH
- EXTEND 1" SCH. 40 PVC AND EXTEND 1/2" SCH. 40 PVC TO REAR YARD

CL
- SCHEDULE 40 PVC EXPOSED MANHOLE RINGS, SEAT, AND ALL MANHOLE PROJECTS AND MANHOLE PROJECTS.
A. All landscape irrigation audits shall be conducted by a third-party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e., production home developments), an auditing rate of 1 in 7 lots or approximately 15% of the project's irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune-up, system test, distribution uniformity, reporting overspray or run-off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil type, plant factors, slope, exposure, and any other factors necessary for accurate programming; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including irrigation schedules (established and established), maintenance schedule, Water Audit, as well as all other requirements.
Attachment 8
Project Narrative
January 1, 2023

Josh Kinkade
Planning Department
City of Folsom
50 Natoma Street
Folsom, CA 95630

Re: Russell Ranch Phase 2 Villages 1, 2 and 4 Design Review PN-21-118

Dear Mr. Kinkade,

Lennar Homes is submitting a new 2421 plan for our previously approved Sterling Hills product for Villages 1, 2 and 4 of Russell Ranch Phase 2. This new single story home will be built in place of the previously approved 1991 single story home (see the attached site map for reference). Our 2421 plan offers an additional bedroom and additional garage bay than our 1991 plan. We believe this additional bedroom square footage and garage parking will be a more desirable home for our residents within the Russell Ranch Phase 2 Community.

The overall architectural program for Russell Ranch Phase 2 Villages 1, 2 and 4 has not changed, we will still offer nine different floor plans with a mix of two single story homes and seven 2-story homes and the elevational styles are all the same. The only change is the square footage range is now 2154 square feet to 3308 square feet. Also, it’s important to note that our previously approved plan names have changed due to the minor change in square footage as a result of adding a tanked water heater to the homes, this did not impact the exterior or the footprint of the homes.

I’ve prepared the following table below to show the changes to our Sterling Hills product for your reference.

<table>
<thead>
<tr>
<th>Product</th>
<th>Product Details</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan 1 – 1991 Plan</td>
<td>Single Story, 3 Bed, 2.5 Bath, 2 Car Garage, Covered Patio</td>
<td>This previously approved Plan 1 will be removed from product line</td>
</tr>
<tr>
<td>Plan 1 – 2154 Plan (Previous 2162 Plan)</td>
<td>Single Story, 4 Bed, 2.5 Bath, 2 Car Garage, Covered Patio</td>
<td>This was previously approved “Plan 2” and is now our “Plan 1”</td>
</tr>
<tr>
<td>Plan 2 – 2421 Plan (New Plan)</td>
<td>Single Story, 4 Bed, 2.5 Bath, 3 Car Garage, Covered Patio</td>
<td>This plan has been added to the Product Line as “Plan 2”</td>
</tr>
<tr>
<td>Plan 3 – 3008 Plan (Previous 3028 Plan)</td>
<td>Two Story, 5 Bed, 3 Bath, 3 Car Garage, Patio, Deck Option</td>
<td>Previously approved Plan 3 (no change)</td>
</tr>
</tbody>
</table>

1025 Creekside Ridge Drive, Suite 240, Roseville, CA 95678
LENNAR.COM
Our new 2421 Plan is consistent with the previously approved design entitlement, I have highlighted some design features below:

- Plan 2 has the same Spanish Colonia Revival, California Wine and Transitional Bungalow styles as previously approved.
- Incorporates a rear covered patio
- Incorporates Architectural Articulation – The garage and front porch are recessed 5’ from the front living space of the home, the porch is 5’ 11” deep to the front door. The rear outdoor patio minimizes the visual impact of repetitious flat plans.

I’ve attached our original project narrative which details some design features for the product lines and describes our various elevations and colors schemes for reference. Our color schemes for this project are consistent with the previously approved design entitlement.

In addition, our Typical Plotting and Articulation Plans have been revised to show the accurate setbacks for Village 1, 2 and 4. Per the Russell Ranch Design Guidelines our front setbacks for SFHD are 18’ to the garage and 12.5’ to the front living space w/attached walks, we do not have separated sidewalks in Villages 1, 2 and 4. The lot coverage is 55% including the lot coverage bonus for the rear covered patios. The rear setback is 10’ for a single story with a covered patio. While the guidelines do allow for a 10’ rear setback our typical plotting exhibit shows that our rear yards exceed 15’+.

I’ve previously provided our revised design package for Sterling Hills and Silver Knoll and provided a reduced down version of the package with only the Sterling Hills product including the updated typical landscape plans with the new 2421 Plan added.

Please let me know if you have any questions regarding this submittal or require any additional information.

Thank you,

Rachel Corona
Rachel Corona
Lennar Homes
Rachel.corona@lennar.com
916-886-0265
Attachment 9
Russell Ranch Design Guidelines
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CHAPTER ONE: INTRODUCTION

“A city is not an accident but the result of coherent visions and aims.”
-Leon Krier, The Architecture of Community

1.1 HISTORY

The Russell name in Folsom dates back to just after the Civil War, when a Union Cavalry General named D.A. Russell, came to the region from Illinois to find opportunity. General Russell established Folsom as his home and started the family that would become an area legacy. Upon his death, General D.A. Russell was buried at what is now Folsom Lake, being moved to Mormon Island prior to the lake being filled. General Russell’s sons, D.A. and Jack participated in what would eventually become known as rodeo, riding bucking horses and taking bets (a foreshadowing of what would become a family - and Folsom - legacy). Through the years, D.A. and Jack became successful businessmen and continued to prosper in the area. D.A.’s son Melvin became a significant cattle rancher, developing what was known as the Home Ranch, off of Scott Road and eventually buying up the land all the way north to Highway 50. Melvin’s son, Dan H. Russell, continued the legacy and eventually expanded what became known as the Russell Ranch to be one of the largest cattle operations in the country. Dan H. Russell further contributed to local Folsom history by entering the rodeo business in the 1960’s and designing the Dan Russell Arena, which was considered to be one of the best in the nation and propelled the city to be known as the Rodeo Cowboy Capital of the Western States in 1976.

Today, Russell Ranch reflects its history as grazing land through minimal natural vegetation, presenting a prime opportunity to introduce a new neighborhood with a localized landscape palette that respects the natural terrain and topography. The rolling hills of Russell Ranch present breathtaking views of the Sacramento valley and city lights, and will become a trademark of the new neighborhood.

1.2 LOCATION AND SETTING

Russell Ranch and Broadstone Estates are located in the City of Folsom, approximately 25 miles east of Sacramento in the foothills of the Sierra Nevada Mountains. Used through the years as cattle grazing pastures, the land features rolling topography and minimal native vegetation. The site is bordered on the west by Placerville Road and the Sacramento-Placerville Transportation Corridor (old Southern Pacific railroad right-of-way) to the north.
by US Highway 50, to the south by White Rock Road, and to the east by a parcel within the City of Folsom, with the Sacramento County/El Dorado County line beyond. Adjacent land to the south across White Rock Road is within Sacramento County outside of the Folsom Plan Area Specific Plan (FPASP or Plan Area).

As part of the FPASP, Russell Ranch will be part of a holistic, interconnected community featuring a network of both on-street and off-street bicycle and pedestrian connections. The Plan Area will also feature residential neighborhoods with a variety of densities to appeal to a broad diversity of residents, community-serving retail, services, a town center, office and industrial uses, schools, parks, and significant preserved open space. All of these components work together to create an integrated community intended to respect and complement the City of Folsom’s commitment to a high quality of life for its residents.

The FPASP zoning for the approximately ±437 acre site is Single Family (SP-SF-PD), Single Family High Density (SP-SF-HD-PD), Multi-Family Low Density (SP-MLD-PD), Open Space (SP-OS-PD), Park (SP-P-PD), and Public-Quasi Public (SP-P-QP-PD). The neighborhood will include residential home sites, a gathering Recreation Center, and an open space network of walking trails and a neighborhood park.

1.3 PURPOSE

The purpose of this document is to work in concert with the Planned Development Zoning Ordinance, consistent with Chapter 17.38 PLANNED DEVELOPMENT DISTRICT of Title 17 of the City of Folsom Municipal Code and Chapter 17.06 DESIGN REVIEW, also of Title 17 of the Folsom Municipal Code, to guide the planning and design of the neighborhood. These Guidelines provide a comprehensive overview of the design criteria required to implement the desired physical form of the community and its key features. The Guidelines address land use, site design, circulation, landscaping, architectural character, and other components to create a distinguished community comprised of high quality design and interconnected open spaces.

These Guidelines function to:

1. Implement the City of Folsom General Plan goals for the Plan Area.
2. Implement the Folsom Plan Area Specific Plan.
3. Complement the design guidelines for “Public Realm” space set forth in the Community Design Guidelines that apply to the entire Plan Area with project-level design standards.
4. Establish a design framework within which developers, builders, and architects/designers can conceive and produce high-quality design and construction within the development.
5. Create a design review framework by which to evaluate, critique, and approve development projects on individual sites within the Plan Area.

The FPASP (and amendments to the FPASP) and the Planned Development Permits provide the zoning and development standards for the project, with further project-level refinements included in these Design Guidelines. The FPASP provides that in the event of conflict between the FPASP and the Folsom Municipal Code, the provisions of the FPASP will take precedence. The project-level Design Guidelines are required by the FPASP and approved as part of the Planned Development Permits. Therefore, the project-level Design Guidelines also take precedence over any conflicting provision in the Folsom Municipal Code. The Community Design Guidelines, also required by the FPASP, apply to the entire Plan Area, and govern design features for the “Public Realm” space (as defined in the Community Design Guidelines). Pursuant to
Development agreements in place on most properties within the FPASP, the Community Design Guidelines (referred to as “Design Guidelines”) cannot be amended without the consent of all “Participating Landowners,” which is generally defined as those owners with approved, executed and recorded development agreements.

1.4 DOCUMENT AUTHORITY

The Plan Area consists of property within the city limits of the City of Folsom and is subject to the land use and jurisdictional authority of the City’s relevant ordinances and codes. The Plan Area, and the Russell Ranch project in particular, are within the FPASP (including those amendments to the FPASP approved for the Russell Ranch project). The Russell Ranch project (including Broadstone Estates) also is subject to First Amended and Restated Development Agreements by and between the City of Folsom and TNHC Russell Ranch, LLC and separately between the City of Folsom and Elliott Homes, Inc. relative to the Folsom South Specific Plan (“Amended and Restated Development Agreement”). Both the FPASP and the Amended and Restated Development Agreements require preparation and approval of both community-wide and project-level design guidelines.

The Folsom City Council approved Community Design Guidelines to govern the Public Realm portions of the FPASP. These project-level design guidelines will satisfy the second requirement of the FPASP and the Amended and Restated Development Agreement. Pursuant to the Amended and Restated Development Agreement approved by the City Council, the provisions of the Community Design Guidelines and the project-level Design Guidelines shall be vested for the term of that agreement. Environmental review for the Russell Ranch project (including these Design Guidelines) was completed by certification of the Final Environmental Impact Report in 2015 and for Broadstone Estates in 2016; by approval of these Design Guidelines, the Folsom City Council also made a finding of consistency with the General Plan and the FPASP.

The General Plan provides the overall guidance for the City’s physical development by setting forth general goals, objectives, policies, and programs for the entire City planning area. The Planned Development Zoning Ordinance adopted for the property, consistent with Chapter 17.38 PLANNED DEVELOPMENT DISTRICT of Title 17 of the City of Folsom Municipal Code, along with these Guidelines, implement the City General Plan and the FPASP with specific development standards and design guidelines for this Project, governing individual project applications and construction. This set of guidelines establishes a link between the General Plan, FPASP and future individual project level development proposals.

1.5 ADMINISTRATION OVERVIEW

1.5.1 Compliance

The FPASP (and approved amendments to the FPASP) and the Planned Development Permits provide the zoning and development standards for this project, with further project-level refinements included in these Design Guidelines. The City Planning staff, Planning Commission, and City Council will use these Design Guidelines as a vehicle to review specific development proposals and to implement the project’s vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these Guidelines, as well as the General Plan, FPASP (and amendments to the FPASP) and Zoning Code, where applicable. These Design Guidelines are intended to be used by City staff, property owners, architects, landscape architects,
designers, builders, and developers in the planning and design of individual projects within the Plan Area.

1.5.2 Conflicts with City Code and other Approved Entitlements or Policies

The Russell Ranch SPA and Broadstone Estates SPA (separately) modified certain provisions of the FPASP, and these Design Guidelines are intended to implement the provisions of these Specific Plan Amendments. Therefore, should particular elements in these Design Guidelines or the Planned Development Zoning Ordinance adopted for the property conflict with development standards or regulations in the Folsom Zoning Code or the Folsom Plan Area Specific Plan, these Design Guidelines shall prevail. However, design components within the “Public Realm” (as defined in the Community Design Guidelines) cannot be amended without the consent of all “Participating Landowners” (as defined in development agreements between the landowners and the City). Therefore, the Community Design Guidelines will prevail in the event of any inconsistency between these Design Guidelines and the Community Design Guidelines. Where these Design Guidelines provide greater specificity on design detail for components of projects within the Public Realm, the Community Development Director shall determine that the project level design detail of components included within the Public Realm is consistent with, and does not purport to amend, the requirements set forth in the Community Design Guidelines. Conversely, any particular element or provision not specifically covered in these Design Guidelines shall be subject to the provisions of the Community Design Guidelines for the Plan Area (as to components of the “Public Realm”), and otherwise to the provisions of the Russell Ranch and Broadstone Estates SPAs, the FPASP and/or the Folsom Municipal Code as applicable. As provided for in the FPASP (as amended by the Russell Ranch Specific Plan Amendment), in any instances where the Russell Ranch and Broadstone Estates SPAs provisions and Design Guidelines conflict with the requirements of the Folsom Municipal Code, the Russell Ranch and Broadstone Estates SPAs provisions and the Design Guidelines will take precedence. Where the Russell Ranch and Broadstone Estates SPAs or its Design Guidelines do not address a specific provision, the FPASP and/or the Community Design Guidelines (as to components of the “Public Realm”) will take precedence. If none of these entitlements or policy documents addresses a specific provision, the Folsom Municipal Code requirements remain in force.

1.5.3 Modifications and Amendments

The Planned Development Design Guidelines are intended to encourage and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions. However, deviations to these guidelines may be considered for projects with special and unique design characteristics during the Russell Ranch Design Review Committee (RRDRC) and the City’s Design Review process and are categorized as either minor administrative modifications or amendments. The criteria to be applied for evaluating such modifications and amendments are set forth in Section 13.3.1 of the FPASP and shall be controlling for this project. Amendments to these Design Guidelines shall be reviewed and approved as required by the FPASP, the Folsom Municipal Code and/or California Government Code Section 65453.

In addition to the criteria set forth in Section 13.3.1, minor administrative modifications shall also include, but are not limited to, architectural style design modifications and architectural material substitutions that are consistent with and do not substantially change the overall intent of these Design Guidelines. Review and approval of minor administrative modifications shall be conducted by the Community Development Director.
The Community Development Department may, at its discretion, defer review and action of any item where it has decision making authority to the City Planning Commission and/or City Council; however, unless subject to an appeal, minor administrative modifications do not require review by either of these legislative bodies. Decisions of the Community Development Director are subject to appeal to the Planning Commission, and decisions of the Planning Commission are subject to appeal to the City Council.

1.6 RESIDENTIAL DESIGN REVIEW PROCESS

The design review process described in this section is intended to ensure that residential villages within Russell Ranch contribute to the character and quality envisioned for the neighborhood. This four-step process is intended to be efficient, without compromising the quality of design solutions. The Russell Ranch Design Review Committee (RRDRC), comprised of representatives of the master developer and design professionals appointed by the master developer, will review all designs developed for the Russell Ranch neighborhood prior to submittal to the city.

Step 1: Project Application

The design review process will commence upon receipt of the Builder’s application form and review fee. At the applicant’s request, a kick-off and orientation meeting with the RRDRC during this phase may be scheduled.

Submittal Requirements:

Completed application form and fee

Step 2: Preliminary Design Review

This step is intended to establish and define the project’s preliminary architectural and landscape character and concepts.

Upon review and approval of the Builder’s submittal package, the RRDRC will schedule a Preliminary Design Review Session, during which the RRDRC will meet with the builder to review and discuss the submittal.

The Preliminary Design Review Session is an opportunity to review the following design criteria:

- Selected architectural styles from the Russell Ranch Architectural Palette. Applicant may propose additional architectural styles that are consistent with the neighborhood vision for the RRDRC’s review and approval.
- Architectural form, massing, roofs, and details, which establish character.
- Preliminary concepts for colors and materials.
- Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed character.
- Walls and fencing

Following the Preliminary Design Review, the RRDRC shall prepare and submit to the applicant, within 15 business days of plan submittal, a written memorandum outlining the agreed-upon direction of the RRDRC and the applicant.

Submittal Requirements:

Civil / Planning

1. Location map showing project location within the overall neighborhood.

Landscape

2. Landscape concept plans, identifying the general planting scheme, street tree program, typical front, side, and rear yards. Plans shall be prepared at a minimum scale of 1"=20’.
3. Color illustrative depicting typical landscape
treatment for at least three contiguous lots, including one corner lot. The typical plan shall include at least one of each floor plan proposed for the project. The plan shall include a description of the landscape concept.

**ARCHITECTURE**

1. Preliminary building floor plans and front elevations for all proposed plans. These should be at minimum 1/4”=1’-0” scale.
2. Building coverage or floor area ratio calculations.
3. Consistency with project development standards and architectural guidelines.
4. Architectural color and material sample boards (or equivalent information as approved by the RRDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

The RRDRC will issue a Preliminary Design Review Memorandum (PDRM) detailing the results of the Preliminary Design Review. The PDRM will state one of the following:

1. Approved to move forward to Final Design Review
2. Approved to move forward to Final Design Review with Comments & Conditions
3. Denied with Comments; resubmittal of Preliminary Design Review is required

**Step 3: Final Design Review**

This step is intended to review the specific designs for the architecture and landscape elements of the project.

Upon receipt of an approved PDRM, more detailed project plans shall be prepared and submitted to the RRDRC for design review. Plans shall be a progression of the approved plan and direction established during Preliminary Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture plans. No non-licensed design work shall be permitted.

Submittal Requirements:

**Civil / Planning**

1. Dimensioned site plan showing:
   - Building footprints
   - Porches and patios
   - Garages
   - Street curbs and rights-of-way
   - Easements
   - Driveways and walkways
   - Dimensioned building setbacks
   - Compliance with project development standards
   - Garbage locations

2. On all motor court lots, utility coordination drawings, showing location and visual mitigation measures for all major utilities must be provided. Careful attention should be given to the placement of utility and irrigation cabinets, backflow preventers, and garbage bin locations to mitigate their visibility.

**Landscape**

3. Landscape Plans (minimum scale 1”=20’)
   including:
   - Cover sheet with sheet index.
• Plant material and hardscape list and key, including finishes and colors of hardscape and fencing.
• Typical landscape, planting, and irrigation plans for each unique footprint type and each lot type (i.e., corner lot, loop lot, or other non-standard lot).
• Fencing, hardscape, and planting details.
• Fencing site plan.
• Plant lists should include species diversity identified with WUCOL ratings, relating to water efficient landscape ordinance AB 1881.

4. Site Plan / Landscape Concept for Model Home Complex, Sales Office, and Temporary Marketing Facility (minimum scale 1”=20’). Model landscape plans may be deferred at the discretion of the RRDRC.

ARCHITECTURE

5. Colored street scene showing at least three contiguous lots, actually occurring within the subject site, including one corner lot. Each plan type and an example of each selected architectural style must be depicted. The lot number, plan type, and architectural style shall be identified for each lot.

6. Architectural construction drawings, including floor plans, roof plans, secondary unit plans, alternatives or options, all exterior elevations (including interior courts), sections, and key details, prepared at a minimum scale of 1/4”=1’-0”).

7. Architectural color and material sample boards (or equivalent information as approved by the RRDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

8. The builder shall submit to the RRDRC, plotting for each phase of construction to ensure that housing diversity is delivered for each neighborhood.

MISCELLANEOUS

9. Comment response memo identifying the steps taken to address RRDRC comments from Step 2: Preliminary Design Review.

10. Estimated Construction Schedule for completion of the project, including improvements, model home complex site improvements, and phasing.

STEP 4: CITY DESIGN REVIEW SUBMITTAL

After final approval by the RRDRC, applicant shall submit for Design Review by the City of Folsom. The Community Development Department will evaluate and determine the proposed project’s consistency with the Russell Ranch Design Guidelines and the City’s other applicable requirements as set forth in Section 1.5.2 of these Design Guidelines (and in the order of priority established in that Section) and forward the project to the Planning Commission for final review and approval.

STEP 5: CONSTRUCTION DOCUMENT REVIEW

After Design Review approval by the City of Folsom, applicant shall submit completed construction documents to the RRDRC to review for consistency of designs with approvals through the design review process.

Within 15 days of construction document submittal, the RRDRC will submit to the applicant a memorandum indicating one of the following:

1. Approved to move forward for building permit submittal to the City of Folsom.
2. Denied with comments; resubmittal of construction documents is required.

The RRDRC reserves the right to inspect plans and conduct field inspections.
1.7 DOCUMENT ORGANIZATION

The Russell Ranch Design Guidelines have been prepared according to the following structure to guide development of the neighborhood.

CHAPTER 1: INTRODUCTION
Chapter 1 summarizes the context of the Russell Ranch site, its location and purpose, and outlines the authority and structure of this document.

CHAPTER 2: NEIGHBORHOOD FRAMEWORK
This chapter describes the overall vision and goals for the Russell Ranch neighborhood, specifies the guiding design and planning principles, and explains the physical framework for key elements such as land use and circulation, residential land uses and densities, open space, and parks.

CHAPTER 3: STREETSCAPE & NATURAL ENVIRONMENT GUIDELINES
This chapter describes the landscape framework and principals applied to the Russell Ranch neighborhood for streetscape, community interface, park, and open space landscapes. This section also discusses guidelines for landscape design elements such as lighting, site furniture, fences and walls, conservation, and sustainable planting.

CHAPTER 4: ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
This chapter outlines design principles, development standards, and architectural guidelines for Russell Ranch to assist homebuilders in creating unique, memorable, meaningful, and relevant housing solutions for the neighborhood. Design guidelines for the neighborhood gathering Recreation Center are also addressed within this chapter.

CHAPTER 5: BROADSTONE ESTATES
Chapter 5 summarizes the context of the Broadstone Estates site, its location and purpose, and outlines the standards that apply specifically to this community.
“While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many”.

–Lady Bird Johnson

2.1 NEIGHBORHOOD VISION

Russell Ranch is in the eastern region of the Folsom Area Specific Plan and is unique from much of the other more flat land within the region through the nature of its natural rolling landforms and lower valleys. The distinctive hillsides present a unique opportunity to create a truly three-dimensional design approach, with detailed consideration of view corridors (both of the neighborhood and from the neighborhood) and interstitial spaces, such as slopes, street corridors, and natural open space areas. At its core, Russell Ranch endeavors to create a distinctive new neighborhood that emphasizes the best of California living through an enhanced outdoor-centric focus and a true blending of indoor/outdoor spaces and private/public realms.

This neighborhood will appeal to Folsom’s active, family-oriented lifestyle with an interconnected network of open space and trails, a neighborhood park, and a neighborhood recreation center. Residents of Russell Ranch will be able to cycle or walk on off street trails to the vibrant East Bidwell shopping district as well as the FPASP Town Center and other neighborhood retail, service, and open space destinations within the Plan Area and connect to the greater Folsom community.

The following pages describe and illustrate the roadmap to create a new neighborhood that embraces and enhances its history, environment, and the culture of its surroundings.

As depicted by the conceptual land use illustrative (FIGURE 2.1), the proposed neighborhood plan will consist of single-family housing, a neighborhood recreation center, a school, parks, and open spaces. Meaningful open spaces act as a unifying organizational element for the Russell Ranch neighborhood, just a short walk from every home within the neighborhood. These open spaces include hillside areas, which will be carefully designed to create a soft and textural landscape expression. With a complementary palette of authentic and interpreted California architectural styles, the neighborhood will embody contemporary neighborhood design. The following set of guiding principles will serve to influence and direct future individual development projects within the neighborhood to ensure that the overarching vision for the neighborhood is respected and achieved.
Figure 2.1: Conceptual Land Use Illustrative
2.2 GUIDING PRINCIPLES

ONE. Embrace understated elegance.

TWO. Create thresholds, destinations, and experiences.

THREE. Celebrate California’s rich heritage: fresh, unique, local.

FOUR. Reflect the natural beauty of the site and its surroundings.

FIVE. Carefully consider transition feathering of refined edges to natural open space.

SIX. Deliver a lifestyle of health, wellness, fitness, activity, and outdoor living in a family-oriented environment.

SEVEN. Celebrate hillside living through unparalleled views and carefully designed slopes creating meaningful open spaces.

2.3 LAND USE

The individual land uses within the Russell Ranch neighborhood include:

- The Residential Neighborhood
- The Recreation Center
- The School
- The Parks
- The Open Space

2.3.1 The Residential Neighborhood

The residential neighborhood of Russell Ranch is composed of traditional single-family homes typically ranging from 5,000 to 9,000 square foot lots, with some lots being as large as 16,000 square feet. These homes create a distinctive streetscape in a welcoming and familiar configuration.

The Multi-Family Low Density area within Russell Ranch comprise a micro neighborhood of court homes. With six homes per court, these homes present a unique opportunity for young professionals, young families, and older adults looking for a low-maintenance living solution with a traditional single-family detached home, but on a smaller lot.

2.3.2 The Recreation Center

Located at the crest of the hill overlooking spectacular views of the Sacramento Valley, the recreation center at Russell Ranch presents an opportunity for neighborhood socialization, events, and recreation. The recreation center will feature indoor and outdoor amenities including a swimming pool and BBQ area, designed to appeal to youth and adults alike.

2.3.3 The School

An elementary school joins Russell Ranch and the adjacent land to the south, providing a great walkable amenity for the future families of Russell Ranch.

2.3.4 The Parks

Russell Ranch features two parks within easy walking distance of the neighborhood’s residences. Active and passive amenities will offer a broad multi-generational appeal for residents of the neighborhood.
2.3.5 The Open Space

The open space of Russell Ranch is woven throughout the neighborhood, connecting the tiered street network and providing an off-street trail system through the naturalized open space corridors. Open space areas will consist of undisturbed preserve areas intended to protect sensitive biology and habitat, as well as passive areas that will accommodate trail systems and act as a transition to more formalized landscape areas. Respites have been created to supplement the neighborhood open space by providing informal resting and meeting spots throughout the community.
CHAPTER 4: ARCHITECTURE

“Home is a name, a word, it’s a strong one; stronger than magician ever spoke, or spirit ever answered to, in the strongest conjuration.”

-Charles Dickens

4.1 INTRODUCTION

By employing an authentic architectural palette and creative site planning techniques, Russell Ranch will be a neighborhood with a strong architectural identity and distinctive character within the City of Folsom.

Chapter 4 defines the design principles and development standards that apply to all residential development within Russell Ranch. These guidelines and standards articulate the lot characteristics, setbacks, garage type and orientation, and building massing.

Further, Chapter 4 includes a detailed architectural design guidelines section, which identifies, defines, and articulates the architectural styles appropriate for Russell Ranch.

4.2 DESIGN PRINCIPLES

4.2.1 Diversity of Streetscape

An elegant and diverse streetscape is a defining characteristic of enduring landmark neighborhoods. Simple and elegant planning and design elements can change the essence of a community while maintaining an overall unified theme. The intent of this section is to articulate the standards and unique defining elements by which Russell Ranch shall be built in order to create a cohesive and animated streetscape with a diverse character.

A. MASTER HOME PLAN REQUIREMENTS

To achieve streetscape variation, a master home plan series must comprise master home plans with a minimum of three (3) associated elevations per plan (each elevation must be a different architectural style) per each collection of home offerings, based upon the number of lots to be built upon by one builder as an individual project within the neighborhood. Further, a certain number of architectural styles is required, which will be applied based on appropriate massing (i.e., every floor plan will not have every architectural style applied. Certain home collections will benefit from a greater number of elevations per floor plan and architectural styles, whereas others may benefit from a more cohesive palette (such as the court homes, which provide an opportunity for a unified architectural statement based upon a singular style). This selective architectural style application will enhance the eclectic nature and variety of the streetscape. Master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing.
CHAPTER 4: ARCHITECTURE

B. MASSING AND ROOF FORM

Proportion and placement of architectural forms and elements must be appropriately and authentically applied in a manner consistent with the historical architectural style being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and diversity of the streetscape.

- Massing must be appropriate and authentic to the architectural style (e.g., the Monterey style has a cantilevered second story balcony as a signature defining element; it would be inauthentic to design a single story Monterey home).

- One out of every three homes must have a significantly different roof form than its neighbors (e.g., forward-facing gable versus side-facing gable).

- Horizontal and vertical articulation is required on all homes, as appropriate to each architectural style, and can be achieved through differing roof forms, combinations of one and two story elements, architectural projections, porches, etc.

- Front porches, when appropriate to the building style, must have a minimum depth of six (6) feet.

D. REPETITION

Avoiding repetition of identical floor plans or architectural styles is important to create a sense that a neighborhood has been built over time.

- In the areas of the neighborhood with a traditional home-to-street relationship, the same floor plan with the same architectural style shall be no less than three (3) lots away in any direction (on the same side of the street as well as the opposite side of the street).

- It is appropriate to exhibit a cohesive architectural theme within the court homes to create a village concept, as such, deviation to the repetition requirement is allowable within this enclave.

4.2.2 Four-Sided Architecture

The continuation of style-specific architectural elements from the front façade around to the side and rear elevations creates an authentic architectural statement. As defined in the Architectural Guidelines section found in Section 4.4, there is a minimum level of enhancement required on all homes based on architectural style.

Russell Ranch features single-loaded streets with highly visible front and rear elevations and side elevations that are less prominent. The approach should be a hierarchy of treatment based on location. Blank, unadorned building faces are never permitted; a certain minimum amount of detail is required to reflect a unified architectural treatment. The front elevation should be the most highly detailed; the rear elevation should exhibit a specific number of style-specific architectural elements; typical side elevations may exhibit fewer style-specific architectural elements, while corner lots will feature a consistent level of detail on both the side and rear elevations.

The following section identifies enhanced lot situations as well as the four-sided elements that are required on these lots.

Figure 4.1 identifies home sites that are visible from multiple angles, public ways, open space, community edges, and major arterials. Home sites identified as enhanced lots are subject to the requirements in the following section.
A. ENHANCED LOTS

Home sites that are highly visible warrant special attention to any visible building faces to present an authentic and cohesive appearance. The following standards apply to highly visible lots within the neighborhood in addition to the standard requirements and enhancements for all homes described in section 4.4.

- All corner lots (those with two adjacent streets), identified in blue on Figure 4.1, must employ at least three enhancements from the enhanced elements portion of the corresponding architectural style matrix (found in Section 4.4) on all street adjacent building faces (in addition to the minimum enhancements required for all homes).

- All other highly visible home sites (such as those adjacent to open space corridors), identified in red on Figure 4.1, must employ at least two enhancements from the enhanced elements portion of the corresponding architectural style matrix (found in Section 4.4) on all building faces adjacent to public ways, open space, community edges, and/or major arterials (in addition to the minimum enhancements required for all homes).
This illustration is a conceptual plan intended to guide the determination of highly visible lots. Actual determination of enhanced lots will be based on final lotting of subdivisions.
4.2.3 Reciprocal Use Easements

Reciprocal use easements are an innovative way to increase the usable yard area for a small lot home (reciprocal use easements are permitted on The Courts Homes only). By allowing one home to utilize the side yard of an adjacent home, side yard space effectively doubles. When reciprocal use easements are used, the following factors apply:

- The resident of the home relinquishing its side yard has the right to access the adjacent home’s side yard for home maintenance and painting.

- Reciprocal use easements are required to be detailed on individual plot plans as part of the project construction phasing. Traditional setbacks shall not apply to reciprocal use easement areas, for landscape related features.

- Landscape structures, such as fountains, pergolas, etc. are permitted within the use easement and must be 3’ from the face of the adjacent structure, consistent with building and fire code.

4.2.4 Garages

Reducing garage dominance on the streetscape and bringing living space closer to the street creates streetscenes that are inviting and safe with an “eyes on the street” environment. Using design techniques that enhance a home’s architectural style and relegating the garage to a less visible position promotes a more pedestrian-oriented neighborhood. The following section describes the permitted garage mitigation measures for Russell Ranch.

- Garages must be recessed a minimum of 5’ from living space or porches when accessed from a traditional street configuration. Garages that are located along alleys or motor courts shall not be required to meet the 5’ requirement.

- Garages accommodating more than two cars are allowable only in a split or tandem configuration. Three car front-loaded garages are not permitted.

Figure 4.2: Garage Recess
This illustration is a conceptual plan intended to guide the determination of highly visible lots. Actual determination of view lots will be based on final lotting of subdivisions.
4.3 DEVELOPMENT STANDARDS

4.3.1 The Court Homes

<table>
<thead>
<tr>
<th>DESCRIPTION:</th>
<th>Court SFD</th>
<th>CATEGORY:</th>
<th>MLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area:</td>
<td>2,150 Square Feet</td>
<td><strong>A. Minimum front setback at court (to living or covered outdoor space):</strong></td>
<td>4’</td>
</tr>
<tr>
<td>Minimum lot width:</td>
<td>43’</td>
<td><strong>B. Minimum garage setback:</strong></td>
<td>4’</td>
</tr>
<tr>
<td>Minimum lot depth:</td>
<td>50’</td>
<td><strong>C. Minimum rear setback:</strong></td>
<td>3’</td>
</tr>
<tr>
<td>Maximum lot coverage (single story / 2-story):</td>
<td>60% / 60%</td>
<td><strong>D. Minimum interior side setback:</strong></td>
<td>3’</td>
</tr>
<tr>
<td>Maximum height (single story / 2-story):</td>
<td>28’ / 35’</td>
<td><strong>E. Minimum street side setback:</strong></td>
<td>8’</td>
</tr>
</tbody>
</table>
| Minimum parking requirement:                      | 2 covered spaces/unit & 0.8 uncovered guest spaces/unit | Note: Setbacks are measured from property line (P).

Note: Setbacks are measured from property line (P).
Page Left Intentionally Blank
4.3.2 Single Family High Density (SFHD)

**DESCRIPTION:**

- SFD traditional lot

**CATEGORY:**

- **A. Minimum front setback to living space or covered outdoor space (attached sidewalk/detached sidewalk):** 12.5'/24.5'
- **B. Minimum garage setback (attached sidewalk/detached sidewalk):** 18'/30'
- **C. Minimum rear setback:** 15'
- **D. Minimum interior side setback:** 5'
- **E. Minimum street side setback:** 10'

**Minimum lot area:** 4,500 Square Feet

**Minimum lot width:** 50'

**Minimum lot depth:** 90'

**Maximum lot coverage:** 50%

**Maximum height (single story / 2-story):** 28' / 35'

*Note: Setbacks are measured from property line (PL).*
### 4.3.3 Townhomes (MLD)

**DESCRIPTION:**

<table>
<thead>
<tr>
<th>MLD lot</th>
<th>CATEGORY</th>
<th>SFHD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,188.8 Square Feet</td>
<td><strong>A. Minimum front setback at landscape/paseo to living space or covered outdoor space:</strong></td>
<td>0'</td>
</tr>
<tr>
<td>21.4'</td>
<td><strong>B. Minimum rear garage setback at alley:</strong></td>
<td>5'</td>
</tr>
<tr>
<td>55.5'</td>
<td><strong>C. Minimum rear setback at alley (lower floor/upper floor):</strong></td>
<td>5'/3'</td>
</tr>
<tr>
<td>90%</td>
<td><strong>D. Minimum interior side setback:</strong></td>
<td>0'</td>
</tr>
<tr>
<td>35'</td>
<td><strong>E. Minimum street side setback:</strong></td>
<td>12.5'</td>
</tr>
</tbody>
</table>

**Minimum lot area:**

**Minimum lot width:**

**Minimum lot depth:**

**Maximum lot coverage:**

**Maximum height (single story / 2-story):**

**Minimum parking requirement:**

---

Note: Setbacks are measured from property line (PL).
4.3.4 Single Family (SF)

**DESCRIPTION:**
- SFD traditional lot

<table>
<thead>
<tr>
<th>Category</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area:</td>
<td>6,600 Square Feet</td>
</tr>
<tr>
<td>Minimum lot width:</td>
<td>60’</td>
</tr>
<tr>
<td>Minimum lot depth:</td>
<td>110’</td>
</tr>
<tr>
<td>Maximum lot coverage:</td>
<td>50%</td>
</tr>
<tr>
<td>Maximum height (single story / 2-story):</td>
<td>28’ / 35’</td>
</tr>
</tbody>
</table>

**CATEGORY:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Minimum front setback to living space or covered outdoor space:</td>
<td>24.5’</td>
</tr>
<tr>
<td>B. Minimum garage setback:</td>
<td>30’</td>
</tr>
<tr>
<td>C. Minimum rear setback:</td>
<td>15’</td>
</tr>
<tr>
<td>D. Minimum interior side setback:</td>
<td>5’</td>
</tr>
<tr>
<td>E. Minimum street side setback:</td>
<td>22’</td>
</tr>
</tbody>
</table>

Note: Setbacks are measured from property line (PL).
4.3.5 Development Standards Footnotes

1. MLD lot coverage shall be calculated as the percentage of lot area covered by the roof, including covered porches and patios. SFHD and SF lot coverage shall be calculated as the percentage of lot area covered by the roof, including covered porches but excluding outdoor covered unconditioned spaces (i.e., patios) and guest house/pool house/casita (i.e., detached habitable structure with only sleeping, living, and bathroom).

2. Accessory structures shall be consistent with the FPASP standards of 5’ side yard (interior lot lines) and 5’ rear yard setbacks, notwithstanding provision 3a below.

3. Minimum rear setback (view lots)
   a. View lots, as identified in Figure 4.3, shall have a rear yard setback measured from the top of slope of the lot (as opposed to the downslope property line).
   b. A View Lot Easement shall be recorded over the sloping portion of the lot (from the hinge point to the rear property line, see page 25, Rear Yard View Fencing section).
   c. The easement area landscape shall conform to the slope area landscape treatments described in Chapter 3.
   d. Monitoring and compliance with slope area requirements shall be the responsibility of Russell Ranch Homeowners Association. Any violations observed by the City of Folsom shall be referred to the Russell Ranch Homeowners Association.

4. Street side setback shall be 5’ (measured from back of sidewalk) when adjacent to an open space lot 5’ or greater in width.

5. A 5% lot coverage bonus for 3-sided outdoor covered unconditioned spaces (except with fireplace option, then 2-sided permitted) and/or guest house/pool house/casita (i.e., detached habitable structure with only sleeping, living and bathroom) shall be granted. In no case shall the total lot coverage exceed 55%.

6. A 10% lot coverage bonus for 3-sided outdoor covered unconditioned spaces (except with fireplace option, then 2-sided permitted) and/or guest house/pool house/casita (i.e., detached habitable structure with only sleeping, living and bathroom) shall be granted. In no case shall the total lot coverage exceed 60%.

7. For SF and SFHD lots, front yard setbacks shall be measured from property lines. Property lines shall be located as depicted in Figure 4.3. The Public Utility Easement (PUE) shall be located co-terminous with the front property line and extend into the lots as shown in yellow on Figure 4.3.

8. For single story residences on SFHD lots, a 5’ encroachment into the rear yard setback will be granted for 3-sided outdoor covered unconditioned spaces (this exception also applies to 2-sided spaces with a fireplace).
4.4 ARCHITECTURAL GUIDELINES

The concept, inspiration, and vision for Russell Ranch is one of a distinctively California village with a unique and compelling design character derived from successful landmark neighborhoods throughout California.

Russell Ranch presents a cohesive collection of nine architectural styles, which will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will animate and activate the streetscape, creating a dynamic and vibrant community palette. Additional architectural styles that are consistent with the neighborhood vision will be reviewed and approved by the RRDRC on a case by case basis.

ARCHITECTURAL PALETTE

- The California Wine Country
- The Monterey
- The Spanish Eclectic
- The California Cottage
- The Transitional Bungalow
- The California Prairie
- The Spanish Colonial Revival
- The California Craftsman
- The California Villa

Streetscape Example
**HOW TO USE THESE GUIDELINES**

The guidelines found in this section are formatted into individual style spreads, with each architectural style being defined and articulated over the course of three pages. The first page of the style spread defines the history and intent of the style; the second page provides a matrix that identifies the minimum elements for each style along with applicable enhanced elements and the third page identifies key style elements.

The core requirements for home design within the Russell Ranch neighborhood are concentrated in each style matrix (the second page of each spread), with the remaining pages intended as supporting and inspirational material. The sketches, key style elements, and details are intended to be an overview of the defining characteristics of the style and are not intended to be exhaustive, nor to represent all of the appropriate details inherent to each style.

With the intent of creating authentic representations of these architectural styles, all of the minimum elements outlined on the style specific matrix are required along with three enhanced elements.

To further define and emphasize the architecture of Russell Ranch, the following statements apply to all styles:

- Masonry must be applied authentically, wrapping outside corners and terminating at inside corners.
- Stone or brick scattered over stucco to mimic building age is not appropriate.
- Heavy knock down or “Spanish Lace” stucco is not permitted. Stucco finish options may include light lace, sand, smooth, imperfect smooth, cat face, or similar.
- All material changes must occur at an inside corner or other defined terminus (i.e., a fence line).
- No fascia gutter (gutter that serves as fascia) is permitted.
- No concrete rake tiles are permitted.
- Where wood is specified, cementitious material is acceptable to promote longevity and ease of maintenance.
- Grooved plywood siding and vinyl siding are not permitted.
- Garage doors shall complement the architectural style.
- House lights shall complement the architectural style.
- When shutters are used, each shutter shall be sized to one-half of the entire adjacent window width, such that if the shutters were closed, they would completely cover the window.
THE CALIFORNIA WINE COUNTRY

Reflective of the rolling terrain of the California Wine Country, this casual and rustic architectural style borrows European accents and reinterprets them to be authentically California. Asymmetrical forms are layered to create casual massing and the use of rustic accent materials, such as overgrouted stone or brick, wrought iron, and heavy beams add to the charm of this style.

The California Wine Country style will add a rustic element to the streetscape, offering a casual and lower profile complement to the more formal vertical styles.
<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements&lt;sup&gt;1, 2&lt;/sup&gt; (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Form</strong></td>
<td>• Simple rectangular massing in one, one-and-a-half, full two-story, or a combination thereof.</td>
<td></td>
</tr>
</tbody>
</table>
| **Roof**      | • Low-pitched gabled primary roofs (3:12 to 5:12).  
  • Shed porches.  
  • Tight rake at gables (0” to 6”).  
  • 12” to 16” eaves.  
  • Barrel or S-tile roof.  
  • Exposed rafter tails.  
  • Boosted roof tiles. |                                                     |
| **Walls**     | • Stucco is the primary wall material.  
  • Overgrouted stone or brick as entire massing element.  
  • Smooth or imperfect smooth stucco finish. |                                                     |
| **Windows & Doors** | • Head and sill window trim or full window surrounds.  
  • Simple wood panel doors with vertical panels.  
  • Divided light windows.  
  • Front elevation with all windows inset 2” or one feature window recessed 12”.  
  • Shutters (plank or diagonal brace).  
  • Colored window frames (e.g. cranberry, sage green, dark brown, etc.) |                                                     |
| **Details**   | • Rustic wood railing and column posts.  
  • Massive chimney (may be battered or tapered) clad in stucco, stone, or brick.  
  • Wood trellises, applied sheds over windows, or Bermuda shutters.  
  • Carriage style garage doors with hardware.  
  • Typical downspouts replaced with “rain chains” or round metal downspouts. |                                                     |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE MONTEREY

The historic Monterey style blends the Spanish cultures of original California residents with the influences brought to the west by the first European settlers. These homes are a juxtaposition of local indigenous materials with colonial detailing applied. The dominant feature of the Monterey style is the always-present upper-story balcony element, which is contained within the principal roof form and cantilevered. The balcony is of heavy timbered construction, defining the structure.

The Monterey style is a direct link to the colonial heritage of California. Only appropriate for two-story homes, this style will enhance the animation of the streetscape, both vertically and horizontally, through height, recess, and significant shadow play.
### The Monterey Style

#### Minimum Elements (All Required on All Homes)

<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Form</th>
<th>Roof</th>
<th>Walls</th>
<th>Windows &amp; Doors</th>
<th>Details</th>
</tr>
</thead>
</table>
|                | • Two-story, rectangular form.  
                • Principal side gabled roof.  
                • Cantilevered second story balcony covered by principal roof. | • Low-pitched gabled roofs (4:12 to 5:12).  
• Flat tile roof with barrel ridge and hip tiles.  
• 12” to 16” overhangs.  
• Thin eaves with either a half-round or ogee gutter. | • Stucco is the dominant exterior finish.  
|                | • L-shaped form with front facing cross gable.  
• Hipped roof elements. | • Brick at first floor, which may be painted.  
• Horizontal wood siding at upper floor.  
• Thickened walls. | • Paired windows in groups of twos or threes.  
• Tall vertical windows.  
• Rustic plank entry door. | • First floor arched picture window at cross gable.  
• Bermuda shutters.  
• At least one pair of French doors accessing the balcony. | • Fixed panel or louvered wood shutters.  
• Wood railing at balcony to match posts and beams. | • Exposed decorative wood elements at balconies.  
• Ornate wrought iron railing at balcony. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE SPANISH ECLECTIC

The Spanish Eclectic architectural style in California gained in popularity and sophistication in surface design after the 1915 Panama-California Exposition in San Diego. The Spanish Eclectic house is popular in many historic neighborhoods due to its adaptability of formal and casual, playful character. Historic precedence can be drawn from a wide and diverse range of influences; region, chronology, and function all contribute to the evolution of the Spanish Eclectic style. Truly one of the most diverse architectural styles, the Spanish Eclectic can vary from playful to exotic, bungalow to hacienda.

The Spanish Eclectic style will add to the intrinsic character and rich diversity of the streetscape. Offering an opportunity for bold color statement and whimsical forms, the style will add a playful element to the neighborhood.
### The Spanish Eclectic

#### Style Elements

<table>
<thead>
<tr>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements¹,² (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Form</strong></td>
<td></td>
</tr>
<tr>
<td>• One, one-and-a-half (with strong one-story element and stepped back second story), or full two-story massing. (The form is not rigidly defined; this style can be applied to a wide variety of asymmetrical building mass configurations.)</td>
<td>• Massive chimney with buttressed form and elaborate cap with arched opening and small tiled roof.</td>
</tr>
<tr>
<td>• Roof form is predominately pitched, hipped or gabled, but may also be parapeted.</td>
<td>• Massive battered (tapered) chimney with finial chimney cap.</td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td></td>
</tr>
<tr>
<td>• Low pitched roof (3:12 to 5:12).</td>
<td>• &quot;Boosted&quot; or raised tiles (may be all or a percentage of the roof field).</td>
</tr>
<tr>
<td>• Simple flat, hip, or gable roof with one intersecting gable roof.</td>
<td>• Applied shed roof elements over windows.</td>
</tr>
<tr>
<td>• Overhangs are typically tight, but can be up to 18&quot;.</td>
<td>• Exposed rafter tails.</td>
</tr>
<tr>
<td>• Fascia is either tight to the building (6&quot; max) or nonexistent with rake tile providing the transition from wall to roof.</td>
<td>• Overgrouted stone, brick, or adobe expressed as a single massing element.</td>
</tr>
<tr>
<td>• S-shaped concrete tiles.</td>
<td>• Accent beveled glass recessed window.</td>
</tr>
<tr>
<td>• Thin eaves with either a half-round or ogee gutter.</td>
<td>• Single or grouped arched windows.</td>
</tr>
<tr>
<td><strong>Walls</strong></td>
<td></td>
</tr>
<tr>
<td>• Stucco is the dominant exterior finish.</td>
<td>• Decorative precast concrete door and window surrounds.</td>
</tr>
<tr>
<td><strong>Windows &amp; Doors</strong></td>
<td></td>
</tr>
<tr>
<td>• Feature recessed arched picture window or three grouped arched windows.</td>
<td>• Heavy wood head trim at windows.</td>
</tr>
<tr>
<td>• Vertical multi-paned windows or inserts at front elevations.</td>
<td>• Juliet balconies.</td>
</tr>
<tr>
<td>• Window head and jamb trim is absent.</td>
<td>• Bermuda shutters.</td>
</tr>
<tr>
<td>• Modest (4&quot; max) window sill trim.</td>
<td>• Shaped rafter tails at feature areas.</td>
</tr>
<tr>
<td><strong>Details</strong></td>
<td></td>
</tr>
<tr>
<td>• Masonry vents.</td>
<td>• Wrought iron balconies and accent details.</td>
</tr>
<tr>
<td>• Canales.</td>
<td>• Arched stucco column porches.</td>
</tr>
<tr>
<td></td>
<td>• Vibrant and colorful glazed Spanish tile accents.</td>
</tr>
</tbody>
</table>

¹. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
². An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE CALIFORNIA COTTAGE

The California Cottage introduces a quaint and picturesque element to the eclectic Russell Ranch streetscape. The Cottage typically has a steeply pitched roof, with the principal roof being side gabled, and multiple asymmetric cross gables. The Cottage is a popular style throughout historic California neighborhoods, with French and English European influences.

Homes may have applied half-timbering, and may feature face brick, which can be painted. Gabled dormers are common, with only modest eave extension. Details such as eyebrow dormers, bell-cast eaves, and arched windows add charm and whimsy to the storybook architectural style. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. Cottage houses generally have prominent chimneys.
## Style Elements

### Minimum Elements (All Required on All Homes)

- One, one-and-a-half, or full two-story massing.
- Asymmetrical massing and proportions.
- Gable roof form (either front-to-back, side-to-side, or cross-gable).

### Enhanced Elements (Minimum of 3 Required on All Homes)

- Single eyebrow dormer.
- Multiple (two or three) gable dormers.
- Massive chimney, usually integrated with the dominant gable.

### Form

- Low pitched main roof (3:12 to 6:12).
- Asphalt composition shingles preferred, concrete tile allowed with raised bargeboard.
- Rake at gables up to 12”.

### Roof

- Steeply pitched accent gable (6:12 to 9:12).
- Standing seam metal accent roof at dormers or bay windows.
- Up to 16” eaves.

### Walls

- Smooth or imperfect smooth stucco.
- Stone or brick wainscot.
- Horizontal siding accents at gables and single massing elements.
- Masonry as an entire massing element (e.g., chimney, gable end, etc.)
- Painted brick.

### Windows & Doors

- Front elevation with all windows inset 2” or one feature window recessed 12”.
- Round accent window or arched accent window flanked with arched shutters.
- Soft arch or radius top windows.
- Casement windows.
- Mullioned window groupings.
- Arched entry door.
- Brick or stone window and/or door surrounds at key locations.
- Bay window.
- Deep recessed entry door.

### Details

- Shutter

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE TRANSITIONAL BUNGALOW

The Craftsman bungalow was the first truly American vernacular style and became a very popular and beloved addition to historic California streetscapes. The Craftsman plan form broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses.

Russell Ranch's Transitional Bungalow reinterprets the traditional Craftsman style through a reduction in ornamentation and delicacy, bold material placement emphasizing major architectural elements, and prominent strong architectural forms. Focused on the blending of structure with nature, window walls and clerestory forms effectively bring the outdoors in to the home.
# The Transitional Bungalow

## Style Elements

### Minimum Elements

- **Form**
  - Simple massing, front or side gabled, typically one- to one-and-a-half-story massing.
  - Symmetrical or asymmetrical form.
  - Deep front entry porch.
  - Stylized column and beam detailing at porches

- **Roof**
  - Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.
  - 4:12 to 6:12 roof pitch.
  - 12” to 18” overhangs.
  - Asphalt composition shingles

- **Walls**
  - Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco.

- **Windows & Doors**
  - Single hung windows at front elevations.
  - Use windows individually or in groups (typically two or three).
  - Doors with full surrounds.
  - Windows with full surrounds and a projected sill/apron.

- **Details**
  - Entry porches with columns resting on larger piers or bases.
  - Porch rails of repeated vertical elements.

### Enhanced Elements

- **Form**
  - Cross-gabled massing.
  - Two stories with a combination of one and two-story elements.
  - 6’ minimum full width, deep porch at entry.

- **Roof**
  - Concrete roof tile with raised bargeboard.
  - Varied porch roofs; shed or gabled.
  - Metal roof at porch (standing seam or corrugated).
  - Cascading (multiple) gables.
  - Single large shed dormer.
  - 18” to 36” overhangs.
  - Extended and shaped barge rafters.
  - Exposed rafter tails at eaves.

- **Walls**
  - Brick chimneys.
  - Battered (tapered) stone foundation or wainscot.
  - Foundation or wainscot using brick.

- **Windows & Doors**
  - Casement windows.
  - Three or more windows in a “ribbon.”
  - Grouped windows with a high transom.
  - Large feature picture window flanked by two narrow vertical windows.
  - Wide wood entry door with integrated glass.
  - Wood door and window surrounds.

- **Details**
  - Entry porch columns consisting of single or multiple wood posts with rectangular or battered brick or stone piers or bases.
  - Wood brackets or knee braces.
  - Porch rails comprised of decoratively cut boards that create a horizontal pattern.
  - Typical downspouts replaced with “rain chains” or round metal downspouts.
  - Open eave overhangs with plumb or square cut rafter tails.
  - Exposed square cut ridge beams, outlookers, and purlins.
  - Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch.

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1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE CALIFORNIA PRAIRIE

The Prairie style was borne of the Chicago Prairie School movement. The style is organic in nature, integrated with the land, using natural materials and abstracted nature forms. The Prairie emphasizes the integration of indoor and outdoor spaces with its trademark wide overhangs, appropriate for the regional climate, identifying the style. Although not as prevalent in the area as the Craftsman style, Prairie homes are very distinctive and add a strong horizontal presence to the community.

The California Prairie at Russell Ranch is a slightly abstracted version of the traditional Prairie style with simplicity in form and detail. A commitment to strong orthogonal forms and linear arrangements tie the California Prairie to its Midwestern roots.
<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements&lt;sup&gt;1, 2&lt;/sup&gt; (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| **Form**       | • One or two-story with strongly horizontal massing.  
• Secondary masses perpendicular to the primary forms. | • Porte-cocheres (where applicable) and raised porches extending out from the entry of the home.  
• Accentuated horizontal base extending out as a site or planter wall. |
| **Roof**       | • Long, horizontal low-pitched hip roofs with large overhangings eaves, emphasizing horizontal planes (3.5:12 to 4:12 roof pitch).  
• 36” minimum overhangs.  
• Gable roof forms are also appropriate.  
• Flat concrete tile with a shingle appearance or asphalt composition shingles.  
• Terraces covered by primary roof form with massive rectilinear stone piers for roof support.  
• 12” – 18” overhangs | |
| **Walls**      | • Stucco in combination with ledge stone or masonry wainscot base.  
• Ledge stone used as post bases and fireplaces only. | • Extensive use of brick or ledge stone, used to emphasize the horizontal planes, with struck horizontal grout joints.  
• Cement plank lap siding is found in some examples. |
| **Windows & Doors** | • Square or rectangular windows  
• Grouping and arrangement of windows should emphasize the geometry of the elevation.  
• Ribbons of windows under deep roof overhangs.  
• Wood window and door trim. | • Clerestory windows.  
• Leaded glass inserts at entry.  
• Accent colored window frames.  
• Style-specific divided lights |
| **Details**    | • Ornamental railings and gates.  
• Wood beams and brackets. | • Metal or wood fascia.  
• Carpenter detailing 3.  
• Style-specific unique lighting fixtures.  
• Low garden walls to enclose and frame outdoor living spaces.  
• Massive chimney forms, wrapped in stone or brick. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.  
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.  
3. Wood trim details (e.g., at doors, windows, eaves, terraces and pergola style porte-cocheres).
THE SPANISH COLONIAL REVIVAL

The 1915 Panama-California Exposition, designed by Spanish Colonial architecture expert Bertram Grosvenor Goodhue, ended the precedent of free adaptations of the Mission style and brought the emergence of precise imitations of more elaborate Spanish prototypes. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Fashionable architects of the time began to look directly to Spain for source material, finding a long and rich sequence of architectural traditions, which became melded into a style that became the Spanish Colonial Revival.

The Spanish Colonial Revival introduces a more formal and symmetrical counterpart to the playful Spanish Eclectic style, adding diversity to the Russell Ranch streetscape.
# The Spanish Colonial Revival

<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements[^1,^2] (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| Form           | • One, one-and-a-half (with strong one-story elements), or full two-story massing.  
• Roof form is predominantly pitched, hipped or gabled, but may also have a parapeted accent, which may be shaped in a traditional mission form.  
• Primarily symmetrical form. | • Massive chimney with buttressed form and elaborate cap with arched opening and small tiled roof.  
• Massive battered (tapered) chimney with finial chimney cap.  
• Recessed arcade along front elevation.  
• Arcaded wing wall.  
• Balconies.  
• Cantilevered second story elements with brackets. |
| Roof           | • Low pitched roof (3:12 to 5:12).  
• Overhangs are typically tight, but can be up to 18”.  
• Fascia is either tight to the building (6” max) or nonexistent with rake tile providing the transition from wall to roof.  
• S-shaped concrete tiles.  
• Thin eaves with either a half-round or ogee gutter. | • “Boosted” or raised tiles (may be all or a percentage of the roof field).  
• Exposed rafter tails. |
| Walls          | • Stucco is the dominant exterior finish. | |
| Windows & Doors| • Feature recessed arched picture windows or three grouped arched windows.  
• Vertical multi-paned windows or inserts at front elevations.  
• Window head and jamb trim is absent.  
• Modest (4” max) window sill trim.  
• Oversized wood entry door. | • Multiple feature recessed arched windows.  
• Accent beveled glass recessed window.  
• Single or grouped arched windows.  
• Decorative precast concrete door and window surrounds.  
• Heavy wood head trim at windows.  
• Thickened walls.  
• Juliet balconies.  
• Bermuda shutters. |
| Details        | • Masonry vents.  
• Canales. | • Scalloped eaves.  
• Shaped rafter tails at feature areas.  
• Wrought iron balconies and accent details.  
• Arched stucco column porches.  
• Vibrant and colorful glazed Spanish tile accents. |

[^1]: An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
[^2]: An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE CALIFORNIA CRAFTSMAN

The Craftsman bungalow was an enormously influential form and style of architecture in America between 1906 and 1918, the first truly American vernacular style. The Craftsman plan form broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses.

Architecturally, the Craftsman bungalow was designed to achieve harmony between the house and its landscape, to get as close as possible to nature. A Craftsman bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile, and shingle), and oversized eave brackets painted in colors of nature.

The California Craftsman recalls the comfortable and welcoming nature of the much-loved historic Craftsman bungalows with a uniquely California flair with large windows and an emphasis on the blending of indoor and outdoor spaces. These homes reflect a sense of permanence that only artisanship and careful design can convey.
### The California Craftsman

<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements¹, ² (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| Form           | • Simple massing, front or side gabled, typically one- to one-and-a-half-story massing.  
• Symmetrical or asymmetrical form.  
• 6’ minimum deep front entry porch.  
• Stylized column and beam detailing at porches | • Cross-gabled massing.  
• Two stories with a combination of one and two-story elements.  
• Full width, deep porch at entry. |
| Roof           | • Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.  
• 4:12 to 6:12 roof pitch.  
• 12” to 18” overhangs.  
• Asphalt composition shingles preferred. | • Concrete roof tile with raised bargeboard.  
• Varied porch roofs; shed or gabled.  
• Cascading (multiple) gables.  
• Roof dormers (shed or gable form).  
• 18” to 36” overhangs.  
• Extended and shaped barge rafters.  
• Exposed rafter tails at eaves. |
| Walls          | • Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco. | • Stone, brick or combination chimneys.  
• Eliminate stucco as a wall treatment.  
• Foundation or wainscot using brick, stone, or a combination.  
• Battered (tapered) stone foundation or wainscot. |
| Windows & Doors| • Single hung windows at front elevations.  
• Use windows individually or in groups (typically two or three).  
• Doors with full surrounds.  
• Windows with full surrounds and a projected sill/apron. | • Casement windows.  
• Divided light windows.  
• Three or more windows in a “ribbon.”  
• Grouped windows with a high transom.  
• Wide wood entry door with integrated glass.  
• Wood door and window surrounds. |
| Details        | • Entry porches with columns resting on larger piers or bases.  
• Porch rails of repeated vertical elements. | • Wood brackets or knee braces.  
• Entry porch columns consisting of single or multiple wood posts with rectangular or battered brick or stone piers or bases.  
• Porch rails comprised of decoratively cut boards that create a pattern.  
• Additional “stick-work” in gable ends.  
• Typical downspouts replaced with “rain chains.”  
• Open eave overhangs with shaped rafter tails.  
• Decorative ridge beams, outlookers, and purlins.  
• Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch. |

¹. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.  
². An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE CALIFORNIA VILLA

The Villa pays homage to Italian Renaissance architecture while introducing elements of California style. Simple, symmetrical, unornamented facades with decorative elements focused to high-visibility areas, such as doors and windows. Small details concentrated in high impact locations work to create a highly ordered style with classical elegance and restrained formality.

Being more formal and vertical in nature, the Villa adds an attractive contrast to some of the casual and eclectic styles within the neighborhood.
### The California Villa

#### Style Elements

<table>
<thead>
<tr>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements$^{1, 2}$ (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Form</strong></td>
<td></td>
</tr>
<tr>
<td>• Two-story form.</td>
<td>• Full-width loggia with a formal and elegantly detailed colonnade.</td>
</tr>
<tr>
<td>• Simple hipped roof with a flat, symmetrical facade.</td>
<td></td>
</tr>
</tbody>
</table>

| **Roof**                                   |                                                             |
| • Low pitched roof (4:12 to 5:12).         | • Decorative brackets at eaves.                             |
| • Simple hipped roof.                      | • Hipped roof with single-story projecting wings (i.e., porte-cochere or sunroom). |
| • Broadly overhanging (24” min) boxed eaves. | • Decorative frieze.                                       |
| • Barrel or S-shaped concrete tiles.        |                                                             |

| **Walls**                                   |                                                             |
| • Stucco is the dominant exterior finish.  | • Yellow brick walls.                                      |
|                                             | • Horizontal rusticated base of stone or masonry.          |

| **Windows & Doors**                         |                                                             |
| • Formal window arrangement across full facade. | • Full-length first-story windows with arches above.     |
| • Symmetrical placement of windows.         | • Palladian window arrangements.                           |
| • Smaller windows on upper floors.          | • Precast concrete door and window surrounds.             |
| • Classical door surrounds.                 | • Pedimented door surround with columns.                   |
|                                             | • Arched entry door.                                       |
|                                             | • Pedimented windows.                                      |

| **Details**                                 |                                                             |
| • Belt-course to accent second floor plate or window sills. | • Roof-line balustrades.                                |
|                                             | • Molded cornices.                                         |
|                                             | • Bracketed window cornices.                              |
|                                             | • Molded precast concrete belt-course to accent second floor plate or window sills. |
|                                             | • Shutters (louvered).                                    |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
4.5 THE TOWNHOMES

The Townhomes provide an opportunity to create an eclectic urban micro-neighborhood environment within Russell Ranch and there are certain defining elements that the Townhomes must exhibit. When designing townhomes, which are typically distinguished as being narrow in nature, the quantity, scale, and placement of architectural detail must be judicious to not overwhelm the scale of the building.

- The architectural style must be selected from the permitted architectural styles described in this chapter.

- To avoid dominant unbroken planes and create shadow lines, The Townhomes must provide vertical articulation at the front elevation.

- Varied setbacks for different portions of the home, such as garages, second floors, balconies, etc., are encouraged.

- Massing of forms must be established using the fundamental characteristics of the selected architectural style.

- Contemporary interpretations of the architectural styles permitted for The Townhomes are encouraged through the use of eclectic materials, such as metals (must be anti-reflective) and variations on traditional siding, asymmetrical roof pitches, and playful massing and use of color.

4.6 THE RECREATION CENTER

Russell Ranch will feature a recreation center, which will provide an opportunity for residents of the neighborhood to gather and enjoy a beautiful indoor-outdoor environment. The Recreation Center will feature architecture that blends historic with contemporary to create a truly iconic neighborhood building that residents and visitors alike will admire. The design intent is to convey the impression of an historic structure with a contemporary addition.

The following defining characteristics are intended as a kit of parts and set of rules to influence the design of the Recreation Center. A combination of these elements should be used to inform the design of the building (all of the elements are not required).

- Casual, asymmetrical form with a combination of gable and shed roof forms.

- Overgrouted stone as a significant wall material, utilized to present full massing elements. For example, an entire central mass of the structure may feature stone, with wings of a complementary material, such as stucco. This design solution gives the appearance of an original structure with wings added on over time.

- A clerestory roof form in the central portion of the structure is appropriate.

- Wall materials may be overgrouted stone or brick, smooth or imperfect smooth stucco or plaster, and glass.

- Accent materials include heavy beams, rusted metal, wrought iron, copper, and precast concrete.
• The primary roof should be barrel or S-tile, which may be boosted.

• The contemporary portion of the building may feature a metal standing seam roof.

• Rain chains should be used in place of traditional downspouts.

• Windows may be recessed and void of trim, or feature full window surrounds, which may be precast concrete or wood.

• Arched windows are appropriate as feature or accent windows.

• Exposed beams and structural connections should be celebrated as part of the design statement.

• Site structures, such as restrooms, cabanas, pool equipment rooms, and trash enclosures must complement the design of the primary structure.

• Mechanical and pool equipment must be screened from sight through integrated walls, landscaping, or a combination of both.
4.8 THE SCHOOL

Although it is recognized that school architecture is governed by functionality and a specialized kit of parts and set of rules, the elementary school located at Russell Ranch is encouraged to complement the surrounding neighborhood in its design. The following recommendations are encouraged for consideration in design of the school:

- The school is encouraged to draw inspiration from the approved architectural styles found in these Guidelines.
- A simplified interpretation of the selected architectural style is appropriate.
- Earth tone colors are encouraged in rich hues.
- Recommended wall materials include stucco, brick, horizontal siding, and board and batten siding.
- Standing seam metal is the recommended material for the roof in dark earth tone colors.
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Kinetic Ink Conditional Use Permit
File #: USPT22-00310
Request: Conditional Use Permit
Location: 47A Natoma St.
Parcel(s): 071-0310-009
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner
Name: Eandi Family Properties, LLC
Address: PO Box 5490,
Vacaville CA 95696

Applicant
Name: Faun O’Neel
Address: 140 Chimney Bluff Ct.
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion approve a Conditional Use Permit application to operate a tattoo parlor and piercing shop at 47A Natoma Street (USPT22-00310) subject to the findings included in this report (Findings A-G) and attached conditions of approval (Conditions 1-14).

Project Summary: The proposed project includes operation of a tattoo parlor and piercing shop business within an existing 1,248-square-foot commercial building located at 47A Natoma Street.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Conditions of Approval
4 - Vicinity Map
5 - Proposed Floor Plans
6 - Applicant’s Narrative
7 - Photographs of the Project Site
Submitted,

[Signature]

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicant, Faun O’Neel, is requesting approval of a Conditional Use Permit (USPT22-00310) to operate a tattoo parlor and piercing shop business (Kinetic Ink Tattoo) within an existing 1,248-square foot commercial building located at 47A Natoma Street, within the Folsom Village Square Shopping Center. According to the attached project narrative (Attachment 6), the business would consist of eight tattoo stations and a piercing station with four to five tattoo artists and a piercer present at the business at any given time. The applicant is proposing to be open to the public Tuesday through Saturday between the hours of 12:00 pm and 8:00 pm and Sunday and Monday by appointment only. Existing on-site parking would be utilized. No exterior modifications to the building are proposed other than installation of a wall sign.

POLICY/RULE
Section 17.60.010 of the Folsom Municipal Code states that the Planning Commission shall have final authority relating to the issuance of Conditional Use Permits for any of the uses or purposes for which such permits are required or permitted by the terms of this title. FMC section 17.22.030 states that tattoo establishments require issuance of a Conditional Use Permit in C-2 and C-3 zones. FMC 17.60.020 states that application for a use permit shall be made to the Community Development Department in writing, on a form prescribed by the department, and shall be accompanied by plans and elevations necessary to show details of the proposed land use activities on the subject property. FMC 17.60.040 states that the Commission’s findings shall be that the establishment, maintenance or operation of the use or building applied for will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city.

GENERAL PLAN AND ZONING CONSISTENCY
The General Plan land use designation for the project site is CC (Community Commercial) and the zoning designation for the project site is C-2- Central Business. The Folsom Municipal Code states that tattoo/body art establishments are a permitted use within the C-2 zoning district upon the issuance of a Conditional Use Permit (CUP) by the Planning Commission. Therefore, staff has determined that the proposed use requires a CUP.

ANALYSIS
In order to approve a request for a Conditional Use Permit, the Commission must find that the “establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the
neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City” (FMC, Section 17.60.040).

In reviewing this request for a Conditional Use Permit, staff took into consideration the proposed use and the compatibility of the proposed business in relation to surrounding land uses and businesses. The Kinetic Ink establishment is proposed to be located within an existing commercial/retail space located at 47A Natoma Street in the Folsom Village Square Shopping Center. Existing uses within Folsom Village Square include retail, office space, a barber shop, a beauty salon, a massage parlor, a martial arts studio and a restaurant. There is a senior apartment complex located directly to the south of the center. Proposed hours of operation in which the shop would be open to the public (Tuesday through Saturday, 12:00 p.m. to 8:00 p.m. and Sunday and Monday by appointment only) are compatible with those of existing businesses in the area, which are generally open Monday through Saturday between 8:30 a.m. and 8:00 p.m. To account for potential future expansions in business or flexibility in appointment times, staff has conditioned that the allowable hours be expanded to Monday through Sunday from 11:00 a.m. and 8:00 p.m. Condition No. 1 reflects these hours. Furthermore, there is no proposed entertainment or outdoor use associated with the business (which is prohibited by Condition No. 12).

Based on the commercial nature of the project area and the operational characteristics of Kinetic Ink, staff has determined that the proposed use is compatible with the surrounding land uses and businesses and would not result in any additional impacts to nearby uses beyond any other business allowed by right in the C-2 zone. Existing and prior tattoo studios and piercing shops in Folsom have not generated any significant impacts to nearby properties as conditioned based on the absence of Code Enforcement cases associated with these uses in recent years.

In considering the request by the applicant for a Conditional Use Permit, staff also evaluated potential health and safety-related impacts that may be associated with operation of a tattoo business and piercing shop at the subject commercial location in relation to existing State regulations. On October 9, 2011, Governor Brown signed AB 300, also known as the “Safe Body Art Act”, which has been amended since its passage. The intent of the law is to provide fair, safe, and enforceable standards across California for body art, including tattooing, permanent makeup, body piercing, and branding. The law requires a person performing body art work to register annually with the local enforcement agency, requires blood-borne pathogen training, establishes sanitation requirements, and requires the owner of a body art facility to obtain and annually renew a health permit.

In this particular case, the Sacramento County Environmental Management Department is the local enforcement agency relative to the aforementioned requirements. Staff recommends that the owner/applicant provide evidence that they have filed a Certificate of Registration with the Sacramento County Environmental Management Department for each individual tattoo artist and piercer working at Kinetic Ink. In addition, staff recommends that owner/applicant comply with all requirements of the Safe Body Art Act.
Health & Safety Code § 119300, et seq. Conditions No. 10 and No. 11 are included to reflect these requirements.

Planning staff consulted with the City of Folsom Police Department to determine if there are any potential issues associated with operation of the tattoo parlor and piercing business as proposed. The Police Department does not have any safety-related concerns about the proposed operation of the business as described by the applicant at the subject location.

Pursuant to Sections 17.60.050 of the Folsom Municipal Code, in any case where the conditions to the granting of a Use Permit have not been, or are not, complied with, the Planning Commission may revoke the permit after a public hearing on the matter. Therefore, the Kinetic Ink Conditional Use Permit is subject to ongoing review by the Community Development Department to ensure that it does not result in adverse impacts to the community. If the Community Development Director finds evidence that conditions of approval for the Kinetic Ink business have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the Use Permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit following a hearing on the matter. Condition No. 2 is included to reflect this requirement.

Regarding parking, FMC Section 17.57.040(6) requires one off-street parking space per 200 square feet of commercial use. Given the 1,248 square feet of building space, this would result in a requirement of 6.24 spaces for this use. The existing private parking lot was approved as part of the initial Folsom Village Square and is shared with the other tenants of the center. This lot meets the parking requirements for the existing square footage of the center. Furthermore, the proposed use will retain the same commercial parking standard as a commercial use allowed by right, and therefore will not create additional parking demand beyond that of an allowed use. As such, adequate off-street parking currently exists on the project site for the proposed use.

Finally, signage for the proposed use is not included in this application. Signage is subject to FMC Chapter 17.59 and the Folsom Village Square Shopping Center sign program. Condition No. 13 is included to reflect this requirement.

ENVIRONMENTAL REVIEW
The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. Based on staff’s analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

RECOMMENDATION
Staff recommends approval of the proposed project, based on the following findings and subject to the conditions of approval attached to this report.

PLANNING COMMISSION ACTION
Move to approve the Kinetic Ink Conditional Use Permit (USPT22-00310), based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-14).

GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

CONDITIONAL USE PERMIT FINDING

F. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, AS THE PROPOSED BUSINESS WILL HAVE NOT HAVE NEGATIVE IMPACTS TO NEARBY USES THAT HAVE NOT BEEN MITIGATED.
ATTACHMENT 2

BACKGROUND

A Tentative Parcel Map for the Folsom Village Square Shopping Center was approved by the Planning Commission in 1982. The development was constructed in 1983 according to Sacramento County Assessors records. The center includes various office, service and retail uses, along with a restaurant.

GENERAL PLAN DESIGNATION

CC, Community Commercial

ZONING

C-2, Central Business

ADJACENT LAND USES/ZONING

North: Natoma Street with City Hall campus beyond (C-2 CD)

South: Retirement Home (R-4)

East: Office buildings (C-2)

West: Commercial Buildings (C-2)

SITE CHARACTERISTICS

The 0.59-acre parcel consists of a one-story 25,713-square-foot multi-tenant commercial and retail building with a parking lot and associated landscaping.

APPLICABLE CODES

FMC Chapter 17.22; Commercial Land Use Zones

FMC Chapter 17.60; Use Permits
ATTACHMENT 3
Conditions of Approval
### CONDITIONS OF APPROVAL FOR KINETIC INK CONDITIONAL USE PERMIT (USPT22-00310)

<table>
<thead>
<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
</table>
| 1.        | This Conditional Use Permit is approved for the establishment of the Kinetic Ink business at 47A Natoma Street, which includes operation of a tattoo parlor and piercing station within a 1,248-square-foot commercial space. Hours of operation for which the business is open to the public shall not exceed the hours of 12:00 p.m. through 8:00 p.m. Tuesday through Saturday and shall be by appointment only on Sunday and Monday. The Kinetic Ink business shall substantially conform to the exhibit referenced below:  
  - Floor Plans, attached to the February 15, 2023 staff report | OG | CD (P) |
| 2.        | If the Community Development Director finds evidence that conditions of approval for the Kinetic Ink Conditional Use Permit have not been complied with or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit. | OG | CD (P) |
| 3.        | This Conditional Use Permit shall be deemed revoked without further action by the Planning Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months. | OG | CD |
4. The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:

- The City bears its own attorney’s fees and costs; and
- The City defends the claim, action or proceeding in good faith

The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.

### DEVELOPMENT COSTS AND FEE REQUIREMENTS

5. The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.

6. The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.

7. This project approval shall remain in effect for one year until February 15, 2024. If a Conditional Use Permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Chapter 17.60 of the Folsom Municipal Code.
### CONDITIONAL USE PERMIT REQUIREMENTS

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<tbody>
<tr>
<td>9.</td>
<td>Any intensification or expansion of the use approved and conditioned herein will require a Use Permit modification approval by the Planning Commission.</td>
<td>B, OG</td>
<td>FD NS (B)</td>
</tr>
<tr>
<td>10.</td>
<td>The owner/applicant shall provide evidence that they have filed a Certificate of Registration with the Sacramento County Environmental Management Department for each individual tattoo artist and piercer working at Kinetic Ink prior to approval of each individual’s business certificate.</td>
<td>B, OG</td>
<td>CD (P)</td>
</tr>
<tr>
<td>11.</td>
<td>The owner/applicant shall comply with all requirements of California Health &amp; Safety Code sections 119300, et seq. (“Safe Body Art Act”) including but not limited to: registering annually with the local enforcement agency, complying with vaccination, blood borne pathogen training, conforming to sanitation requirements, and obtaining and annually renewing a health permit.</td>
<td>OG</td>
<td>CD (P)</td>
</tr>
<tr>
<td>12.</td>
<td>Entertainment (as defined in Section 5.90 of the Folsom Municipal Code) and outdoor activity of any kind at Kinetic Ink shall be prohibited.</td>
<td>OG</td>
<td>CD (P)</td>
</tr>
<tr>
<td>13.</td>
<td>Signage for the site shall comply with the Folsom Municipal Code Chapter 17.59 and the Folsom Village Square Shopping Center sign program.</td>
<td>OG</td>
<td>CD (P, B)</td>
</tr>
<tr>
<td>14.</td>
<td>Compliance with the City of Folsom’s Noise Control Ordinance (Folsom Municipal Code Chapter 8.42) and General Plan Noise Element shall be required.</td>
<td>OG</td>
<td>CD (P)</td>
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### RESPONSIBLE DEPARTMENT

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<thead>
<tr>
<th>Responsible Department</th>
<th>When Required</th>
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<tbody>
<tr>
<td><strong>CD (P)</strong> Community Development Department Planning Division</td>
<td>I Prior to approval of Improvement Plans</td>
</tr>
<tr>
<td><strong>E</strong> Engineering Division</td>
<td>M Prior to approval of Final Map</td>
</tr>
<tr>
<td><strong>B</strong> Building Division</td>
<td>B Prior to issuance of first Building Permit</td>
</tr>
<tr>
<td><strong>F</strong> Fire Division</td>
<td>O Prior to approval of Occupancy Permit</td>
</tr>
<tr>
<td><strong>PW</strong> Public Works Department</td>
<td>G Prior to issuance of Grading Permit</td>
</tr>
<tr>
<td><strong>PR</strong> Park and Recreation Department</td>
<td>DC During construction</td>
</tr>
<tr>
<td><strong>PD</strong> Police Department</td>
<td>OG On-going requirement</td>
</tr>
</tbody>
</table>

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Attachment 4
Vicinity Map
ATTACHMENT 5
Proposed Floor Plans
floor plan update 01/01/2023

1. Procedure Chair/Bed
2. Procedure/artist box
3. Procedure/artist chair
4. Waiting area chairs
5. Coffee table
6. Biohazard Procedure trash
   + Non Bio - Trash

Procedure Area

Waiting Area

10+10
Piercing/Private booth

Cabinets/Storage
Attachment 6
Applicant’s Narrative
We are operating a veteran and first responder friendly tattoo and piercing shop. We are open Tuesday-Saturday from 12pm to 8pm. We do not have any employees but have 4-5 artists and a piercer that operate as independent contractors. We have been in business since 2016 but were previously located in Rocklin.

In the year of 2022, Kinetic Ink Tattoo Company donated over $20,000 back into the community of Folsom. Our motto is, “More than a tattoo shop”. Our artists have formal training in tattooing people with post-traumatic stress and we often tattoo people who have recently beat cancer, endured mastectomy’s or lost a loved one.

We are excited to be in the Folsom community and look forward to continuing our business here!
Attachment 7
Photographs of the Project Site